



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

Hearing Date: April 7, 2010
Filing Date: March 11, 2010
Case No.: **2010.0172A**
Project Address: **1027 Hayes Street**
Historic District: Alamo Square Historic District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0823/014
Applicant: Robert Spjut and Sue Valentine
1027 Hayes Street
San Francisco, CA 94117
Staff Contact Aaron Starr - (415) 558-6362
aaron.starr@sfgov.org
Reviewed By Tina Tam – (415) 558-6325
tina.tam@sfgov.org

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PROPERTY DESCRIPTION

1027 HAYES STREET, south side between Pierce and Steiner Streets. Assessor's Block 0823, Lot 014 -. The Queen Anne-style, two-story-over-basement, four-family residence is a contributing building within the Alamo Square Historic District. The building was commissioned by John Wilton who was associated with the California Market, an all but forgotten popular grocery store in San Francisco at the time and designed by an unknown architect in 1891. By 1974 the subject property was in sever disrepair, when a past owner- John Orishyn- purchases the building and with the help of a federally assisted Code Enforcement loan began the process of renovation that several subsequent owners were to continue. The portion of the building subject to this Certificate of Appropriateness was constructed in 1946 and is located at the rear of the lot not visible from the public right-of-way. The subject property is zoned RH-3 (Residential, House, Three-Family) District and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed work includes demolishing the 1-story unit at the rear of the lot, keeping only approximately 75 sq. ft. for storage and utilities, reducing the total unit count for the property from four to three units. The newly exposed wall would be clad in wood cove siding to match what is currently at the rear of the building. The purpose of the proposal is to increase the amount of usable rear yard space on the subject property.

OTHER ACTIONS REQUIRED

The proposed project requires Planning Code Section 311 Neighborhood Notification and a hearing before the Planning Commission per Planning Code Section 317 for the loss of the dwelling unit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

The Alamo Square Historic District is designated under Appendix E of Article 10 in the Planning Code. The period of significance for the district is between the 1870's and the 1920's. The main character defining features of the Alamo Square Historic District include buildings that are residential in character almost exclusively clad in wood with heavy ornamentation and constructed during the Victorian and Edwardian era; buildings that are predominantly two to three stories in height with a basement and sometimes an attic that occupy the full width of the lot and with a rear yard and a small front setback.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

PUBLIC/NEIGHBORHOOD INPUT

The Department received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

Both the structure to be demolished and the unit to be removed are non-complying per the Planning Code.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely effect the historic district or to the subject building.

Staff finds that the remove of the 1946 addition will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property. Furthermore, the subject addition was not constructed within Alamo Square's period of significance and staff does not find that the addition has acquired historic significance in its own right, and its removal is consistent with the Standards.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

DRAFT MOTION FOR CONSIDERATION

The Historic Preservation Commission hereby GRANTS the Certificate of Appropriateness, in conformance with the architectural plans dated March 11, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0172A

Findings:

- That the removal of the 1946 addition will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property.
- The subject addition was not constructed within Alamo Square's period of significance and staff does not find that the addition has acquired historic significance in its own right.
- That the essential form and integrity of the historic property and its environment would be unimpaired.
- That the proposal respects the character-defining features within the Alamo Square Historic District.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion

Certificate of Appropriateness
April 7, 2010

Case Number 2010.0172A
1027 Hayes Street: Alamo Square Historic District

Parcel Map
Aerial Photos
Sanborn Map
Plans
Photographs

AS: G:\DOCUMENTS\CofA\1027 Hayes Street\1027 Hayes St.Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 7, 2010

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 014 IN ASSESSOR'S BLOCK 0823, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 11, 2010, Robert Spjut and Sue Valentine (Project Sponsors) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to demolish a non-contributing rear structure on the subject lot. The work includes demolishing the majority of a dwelling unit- located at the rear of the lot- that was constructed between 1946 and 1947. Approximately 75 sq. ft. of the dwelling unit will remain for storage and mechanical equipment.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on April 7, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0172A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received March 11, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0172A based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the historic district as described in Appendix E of Article 10 of the Planning Code.

- That the removal of the 1946 addition will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property.
- The subject addition was not constructed within Alamo Square's period of significance and staff does not find that the addition has acquired historic significance in its own right.
- That the essential form and integrity of the historic property and its environment would be unimpaired.
- That the proposal respects the character-defining features within the Alamo Square Historic District.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Alamo Square Historic District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the alteration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

While the project will remove a rent controlled unit from the City's housing stock it will not reduce the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not have a negative impact on MUNI transit service and will not overburden the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will conform to the structural and seismic safety requirements of the Building Code.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the

Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS Certificate of Appropriateness No. 2010.0172A** in conformance with the plans marked Exhibit A and dated March 11, 2010.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified through a job card signed by a District Building Inspector) after issuance of an appropriate Building Permit.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 7, 2010.

Linda D. Avery
Commission Secretary

AYES: X

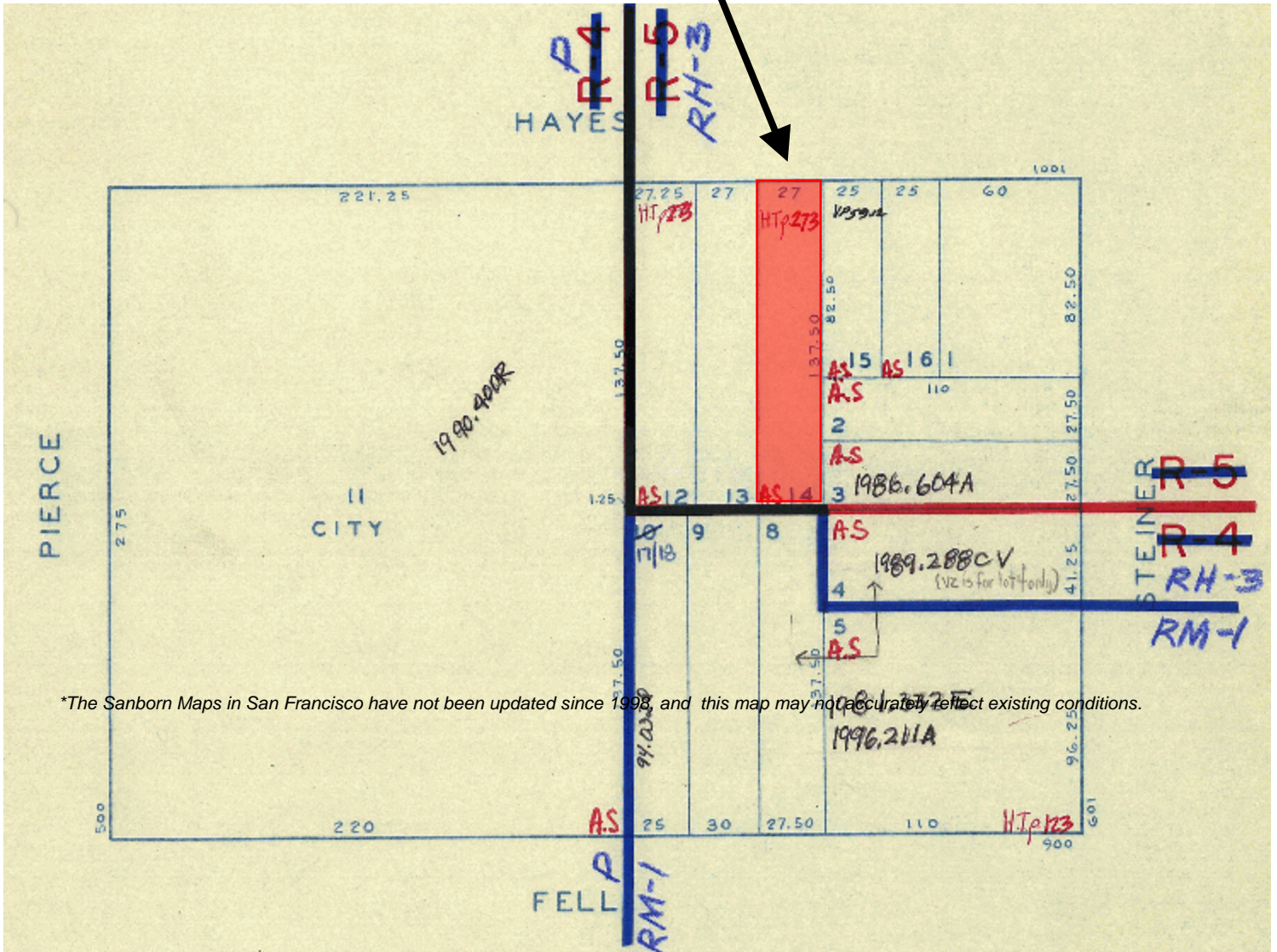
NAYS: X

ABSENT: X

ADOPTED: April 7, 2010

Parcel Map

SUBJECT PROPERTY

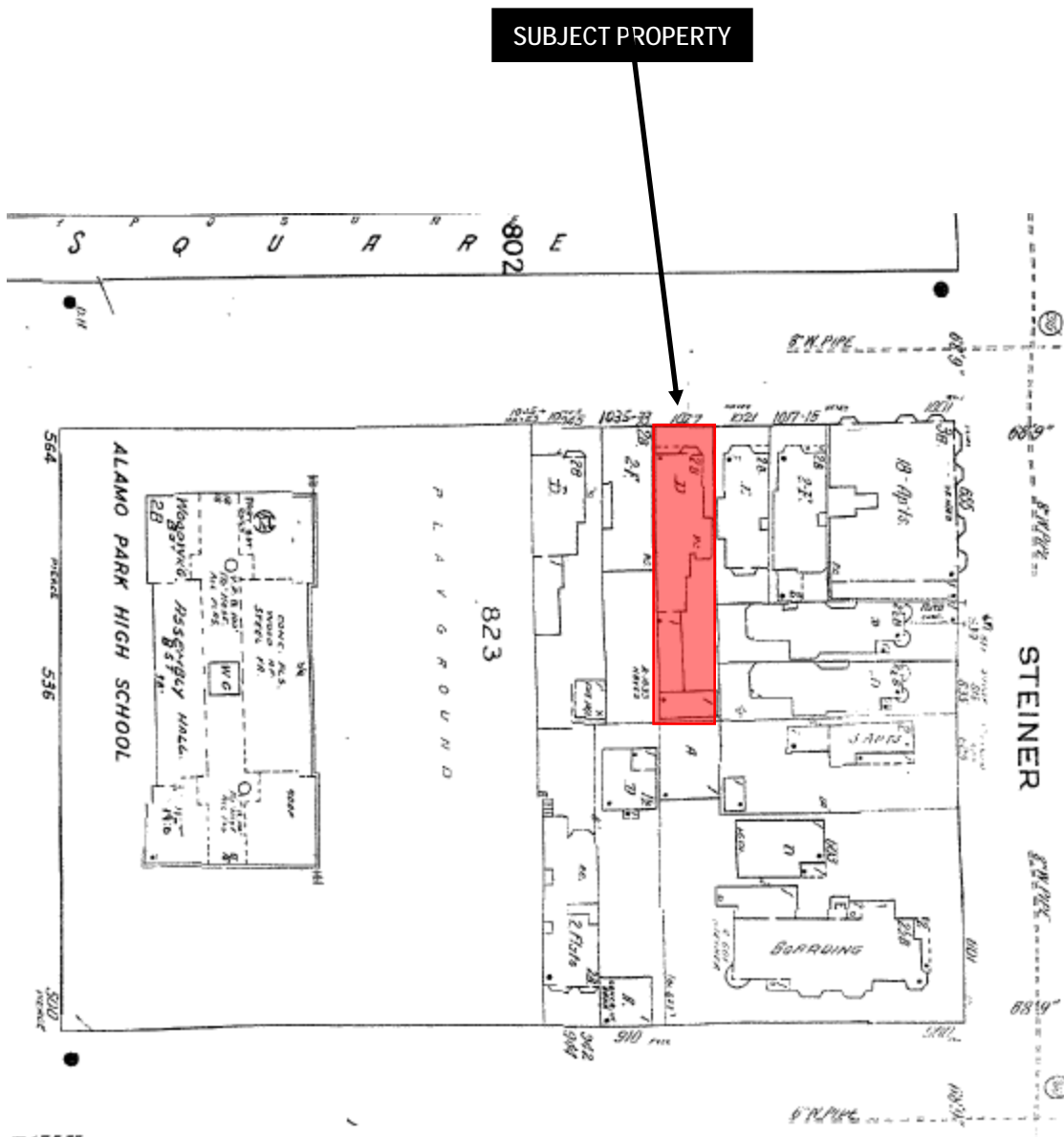


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Certificate of Appropriateness Hearing
Case Number 2010.0172A
 Alamo Square Historic District
 1027 Hayes Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
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 Alamo Square Historic District
 1027 Hayes Street

Aerial Photo

SUBJECT PROPERTY



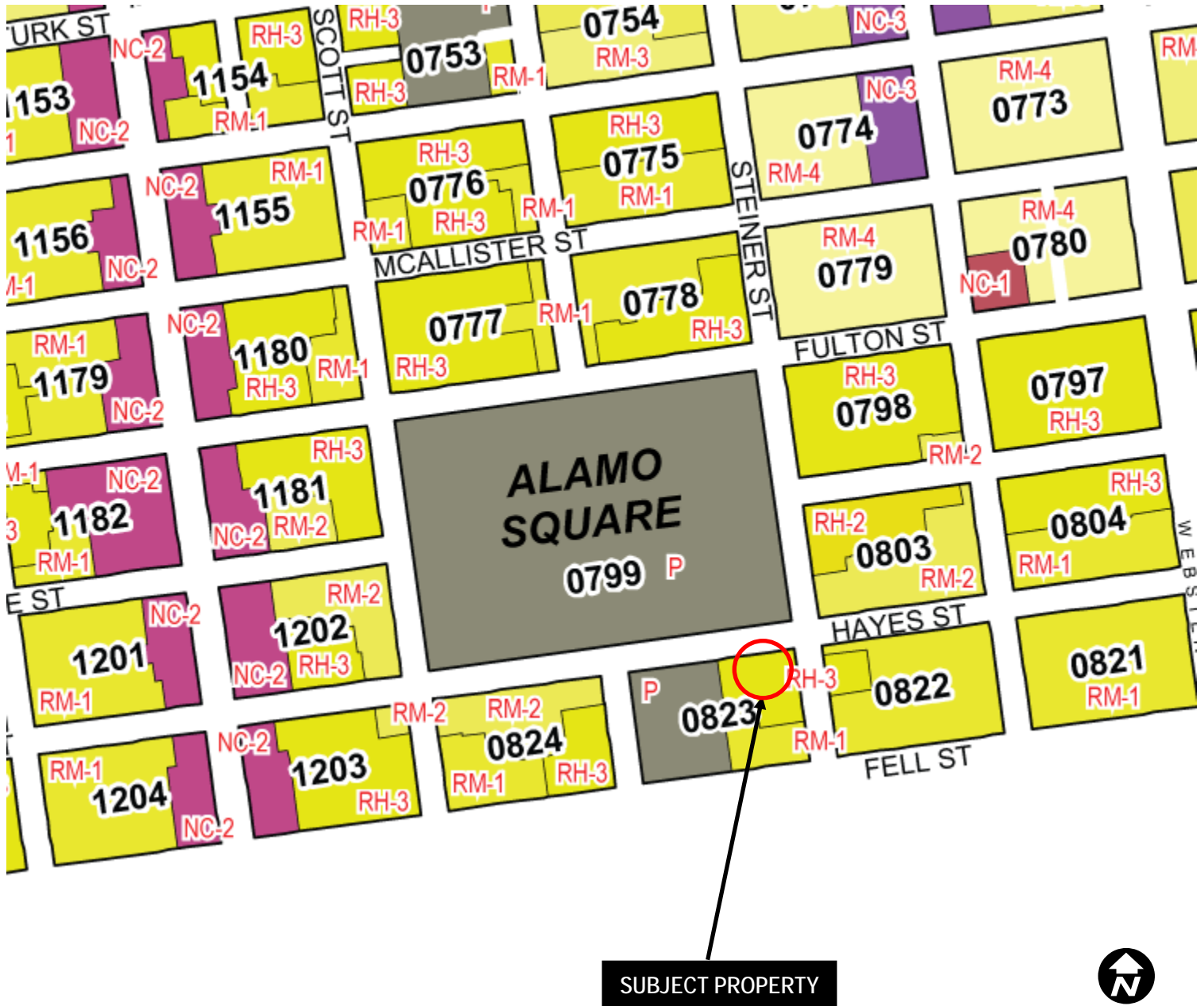
Aerial Photo

SUBJECT PROPERTY

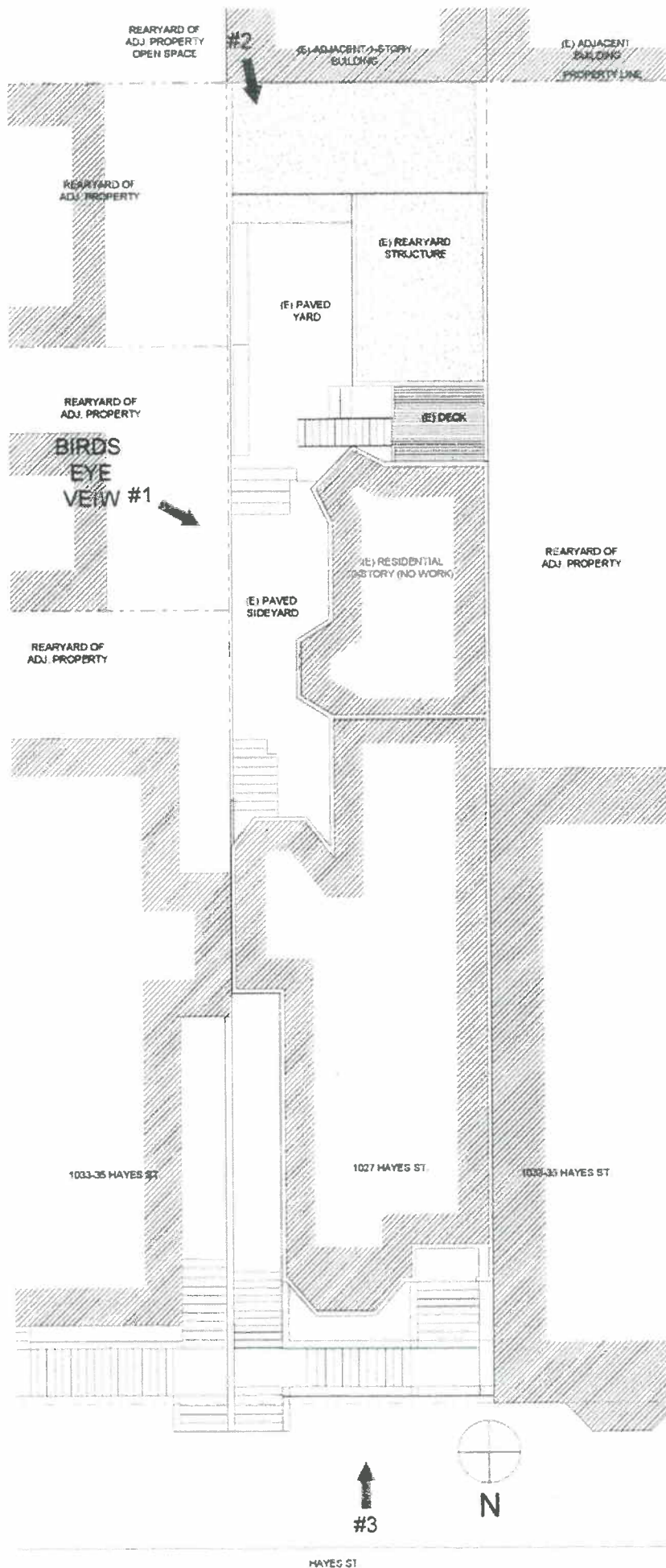


Certificate of Appropriateness Hearing
Case Number 2010.0172A
Alamo Square Historic District
1027 Hayes Street

Zoning Map



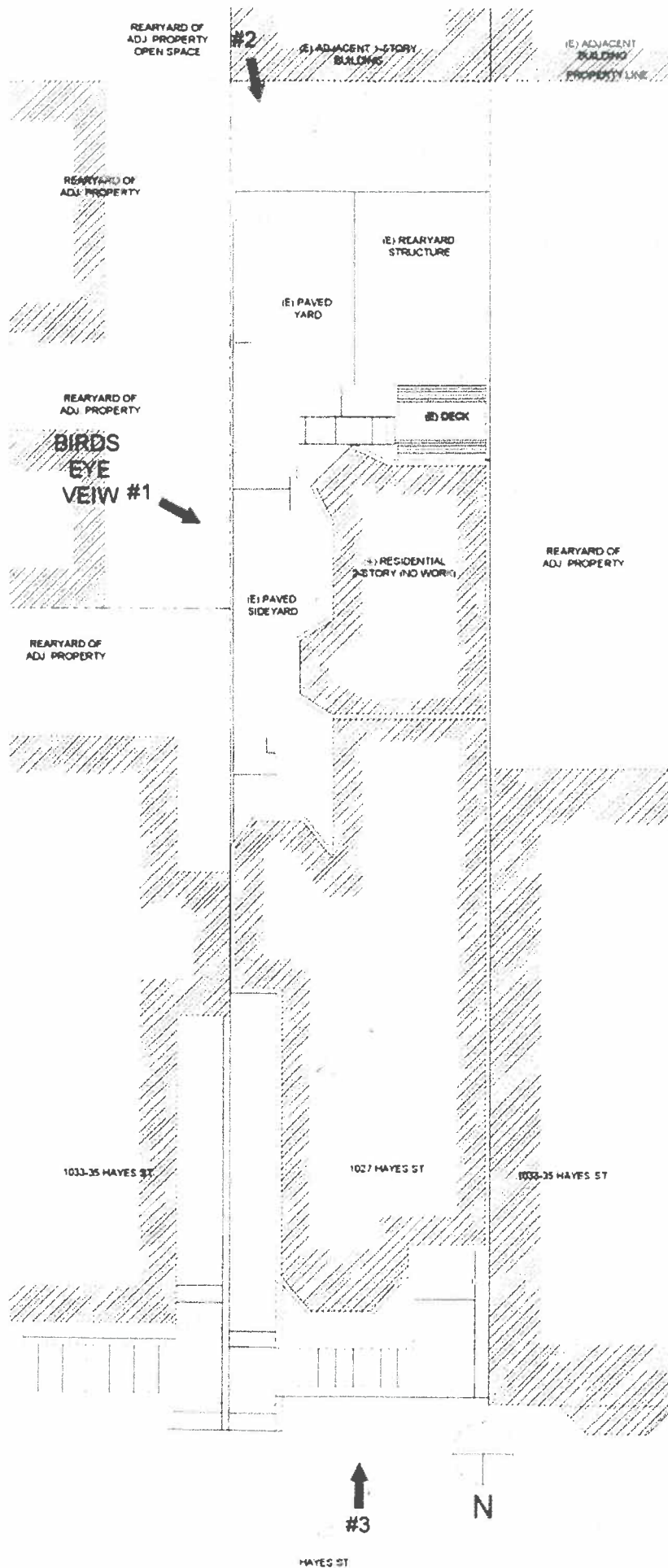
Certificate of Appropriateness Hearing
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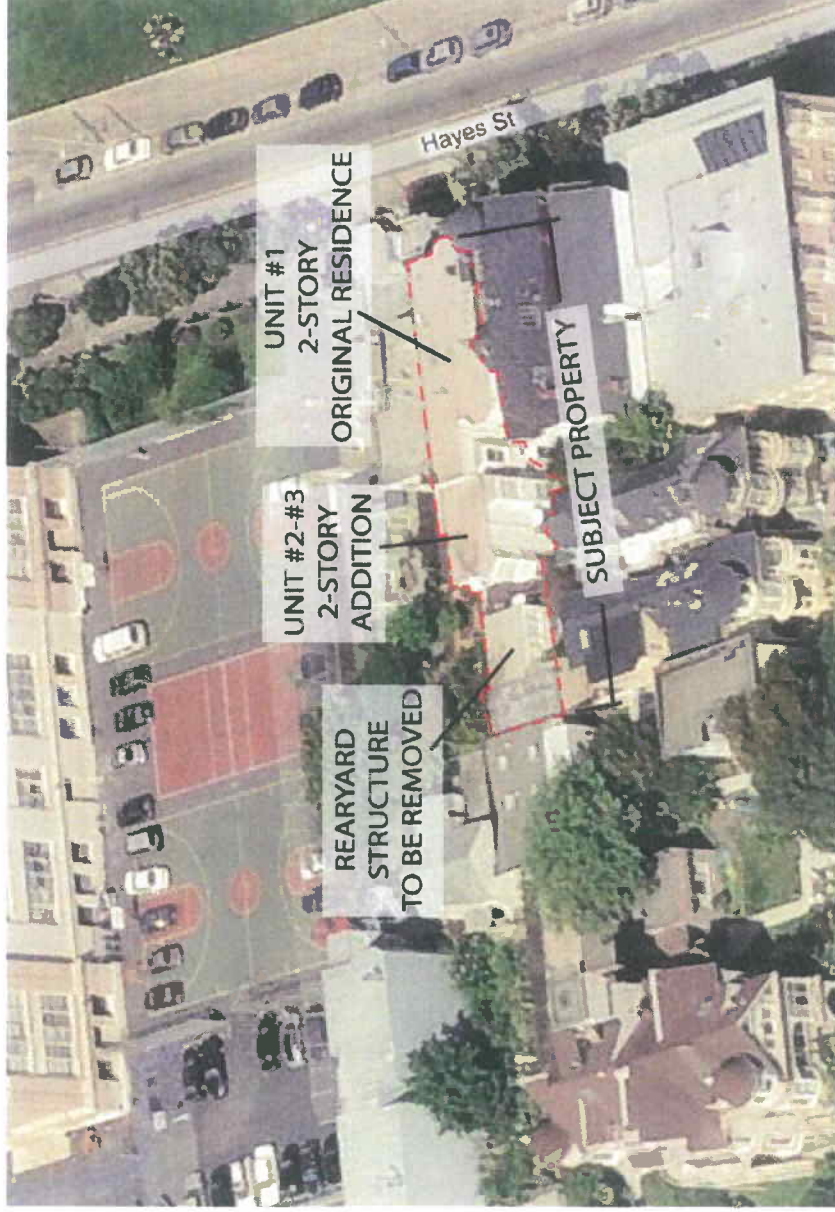
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Photos of 1027 Hayes Street and Adjacent Buildings

<u>Page</u>	<u>Photos of Subject Property</u>
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2	View from Rearyard Roof of 1027 Hayes Street
3	Front Elevation View of 1027 Hayes Street
4	Google Earth View of 1027 Hayes Street
5	View of Exterior of Annex
	* View from Middle of Rearyard of 1027 Hayes Street
	* View from Second Floor of Rear Bedroom of 1027 Hayes Street
6	Exterior View of Annex Roof in Foreground Facing
	* Rear of 1027 and 1045 Hayes
	* Rear of 1021 and 1027 Hayes Street
7	* Rear of 635 Steiner Street
	* Rear of 601 Steiner Street
8	Interior View of Annex in rear of 1027 Hayes Street
	* View of Living Room
	* View of Kitchen
9	* View of Bedroom Closet
	* View of Bedroom
10	* Views of Bathroom

<u>Page</u>	<u>Photos of Adjoining Properties</u>
11	601 Steiner Street * Front View - From Steiner Street * Front View - From Corner of Steiner and Fell Streets * Front View - From Fell Street * Rear View - From 1027 Hayes Street Facing towards Steiner & Fell Street Corner * Rear View - from 1027 Hayes Street Facing towards Fell Street
12	
13	625 Steiner Street * Front View - From Steiner Street * Rear View - From 1027 Hayes Street Facing towards Steiner Street
14	635 Steiner Street * Front View - From Steiner Street * Rear View - From 1027 Hayes Street Facing towards Steiner Street
15	639 Steiner Street * Front View - From Steiner Street * Rear View - From 1027 Hayes Street Facing towards Steiner Street
16	1015, 1021, 1027, 1035 and 1045 Hayes Street Facing towards Steiner Street
17	1021 Hayes Street * Front View - From Hayes Street * Rear View - From 1027 Hayes Street Facing towards Hayes Street
18	1035 Hayes Street * Front View - From Hayes Street * Rear View - From 1027 Hayes Street Facing towards Hayes Street
19	910 Fell Street * Front View - From Fell Street * Rear View - From 1027 Hayes Street Facing towards Fell Street

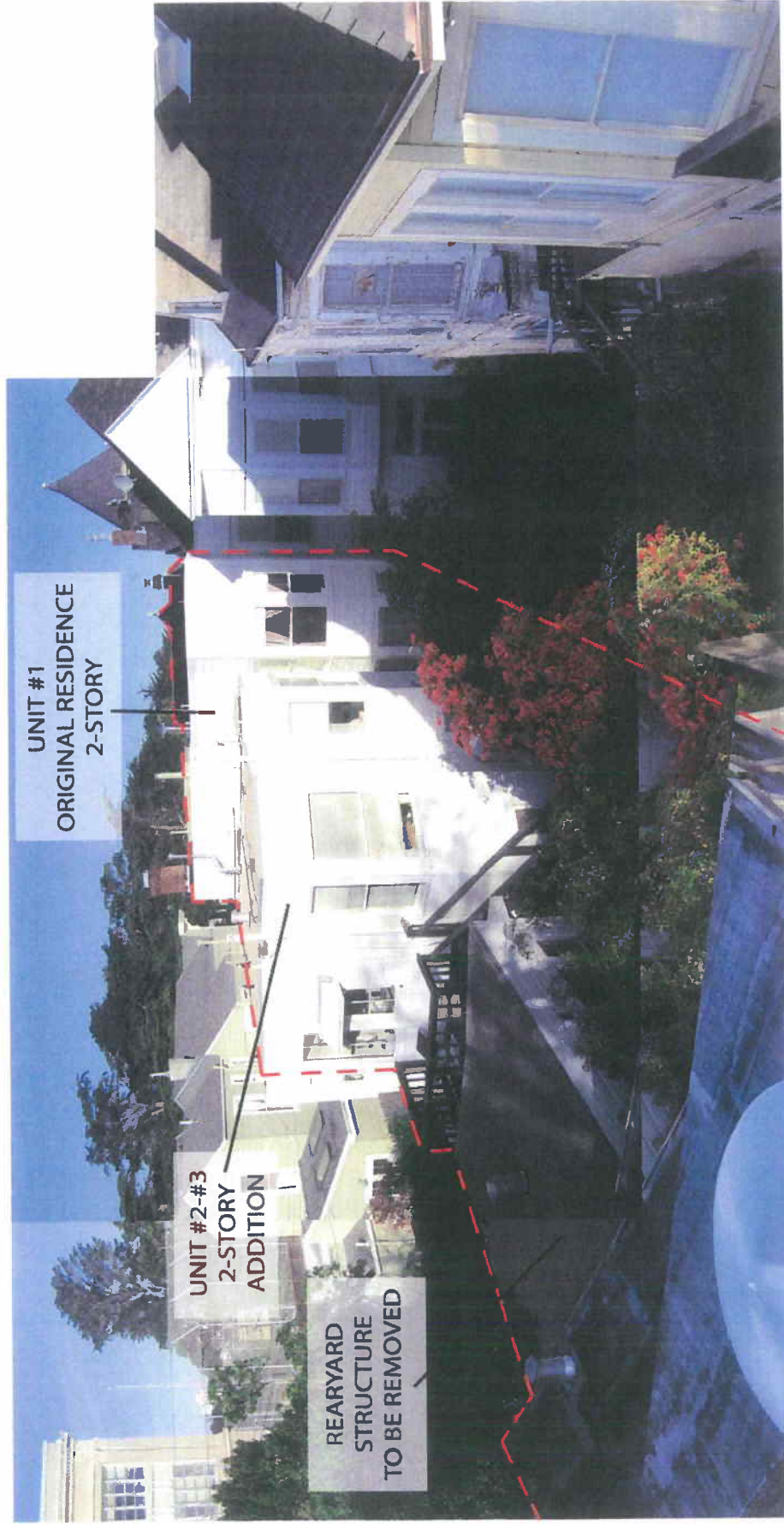


Bird's Eye View #1 of 1027 Hayes St.

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View #2 from Rearyard Roof of 1027 Hayes St.

SUBJECT PROPERTY



Front Elevation View #3 of 1027 Hayes St.

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Google Earth View of 1027 Hayes St.

1027 Hayes – Annex Exterior from Rearyard



1027 Hayes – Annex Exterior from Rear Bedroom



Annex Roof in Foreground Facing
Rear of 1027 and 1045 Hayes



Annex Roof in Foreground Facing
Rear of 1021 and 1027 Hayes Street



Annex Roof in Foreground Facing
Rear of 635 Steiner Street



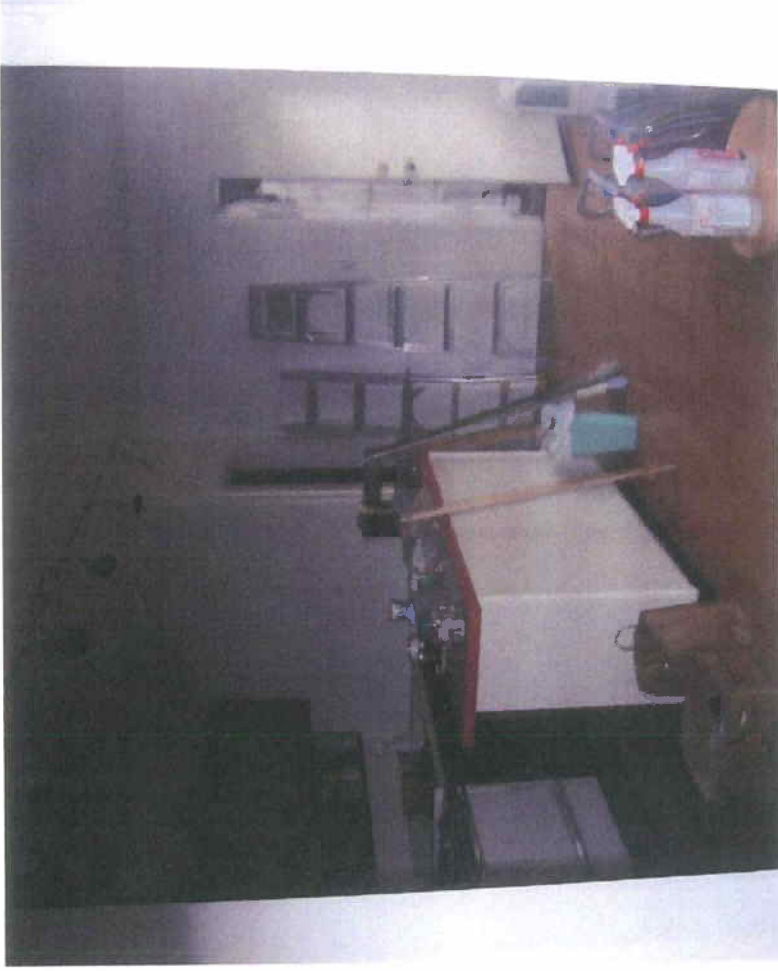
Annex Roof in Foreground Abutting
Rear of 601 Steiner Street



1027 Hayes Street --
Annex Living Room



Annex Kitchen



Annex Bedroom



Annex Bathroom



601 Steiner Street

601 Steiner Street –
Steiner Street Front View



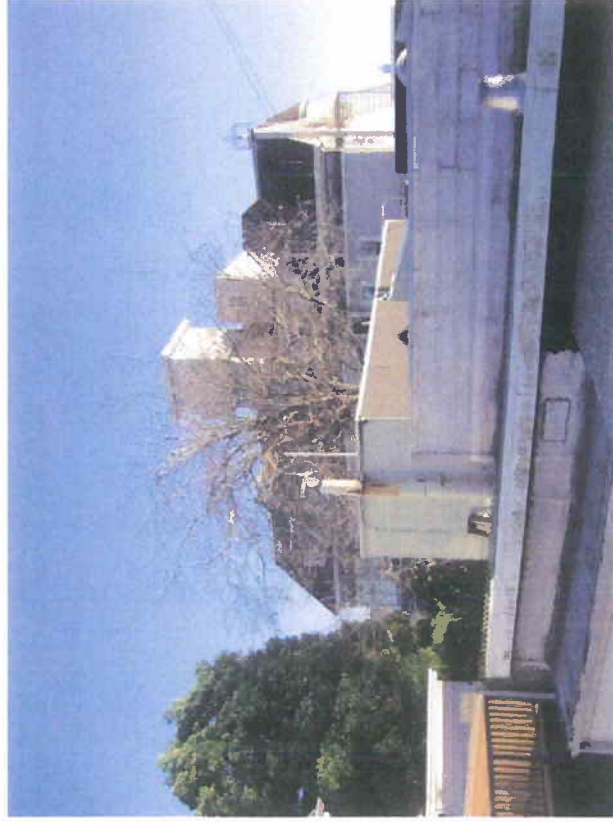
Corner of Steiner & Fell Streets View



Fell Street View



601 Steiner Street – Rear Views - from 1027 Hayes Street
Facing towards Steiner & Fell Street Corner



Facing towards Fell Street



625 Steiner Street
Front View



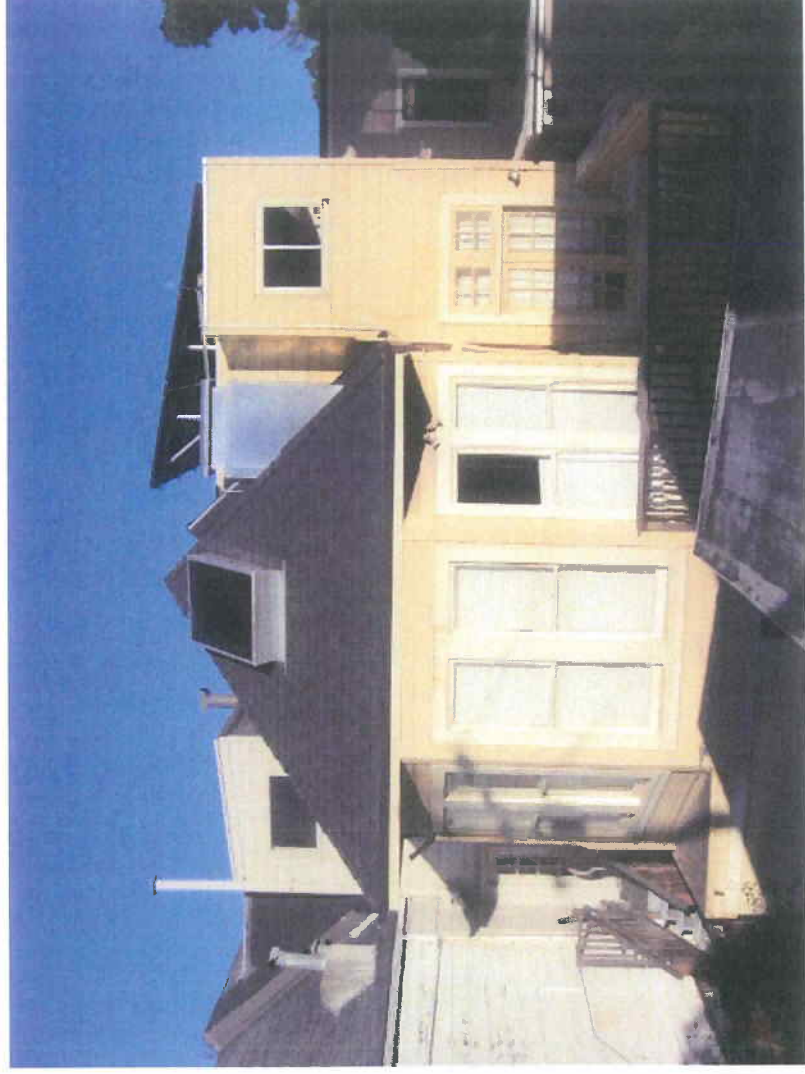
Rear View



635 Steiner Street –
Front View



Rear View



639 Steiner Street
Front View



Rear View



1015, 1021, 1027, 1035 and 1045 Hayes Street



1021 Hayes Street –
Front View



Rear View



1035 Hayes Street –
Front View



Rear View

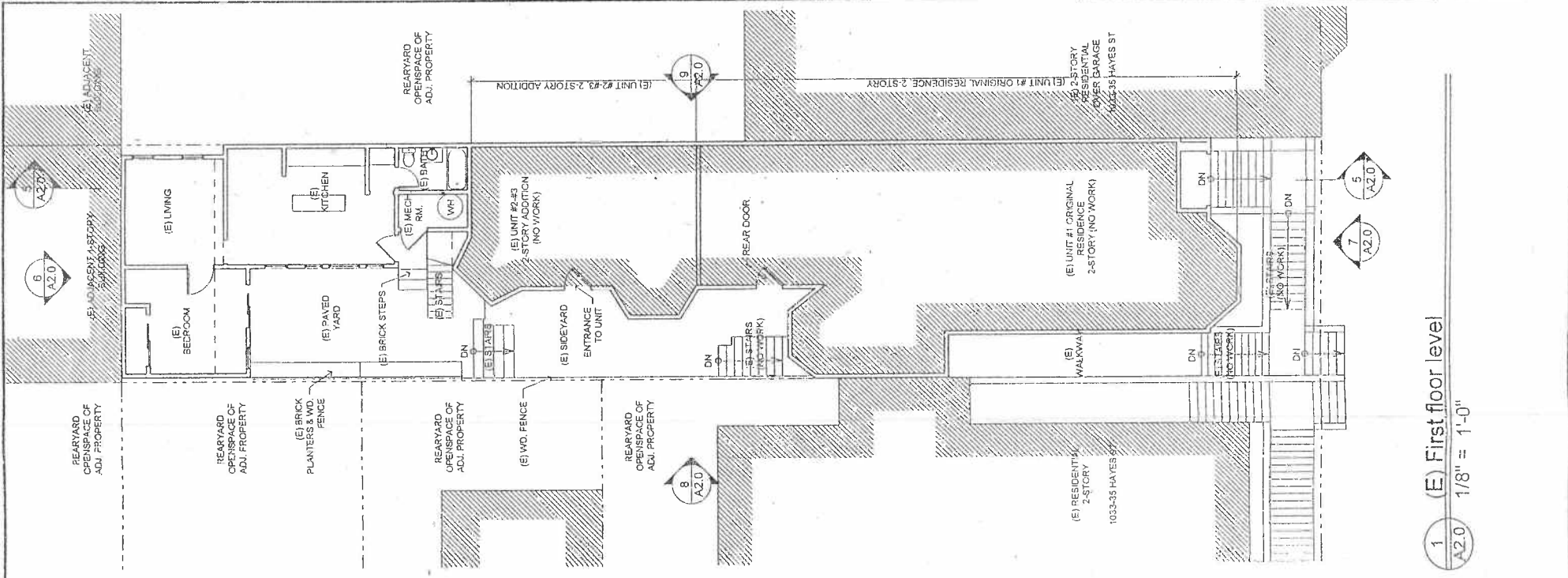


910 Fell Street –
Front View

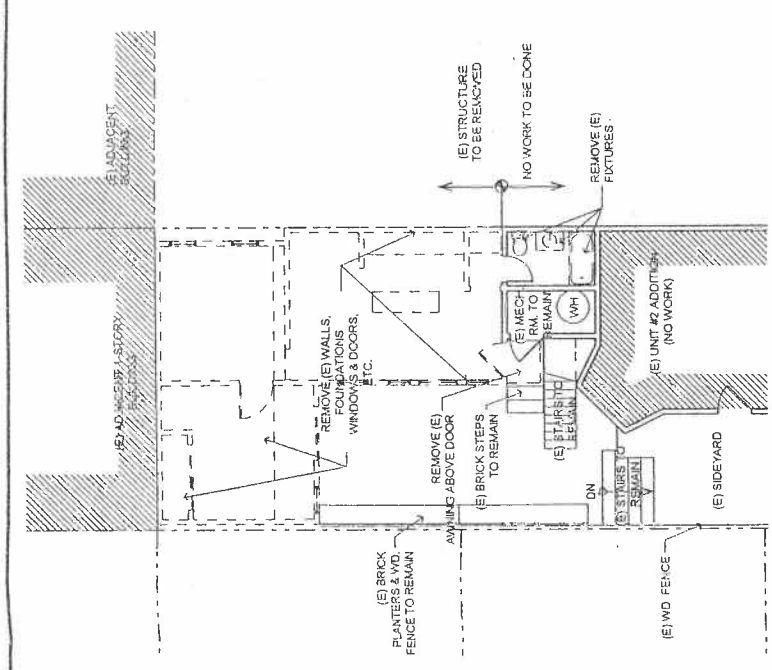


Rear View

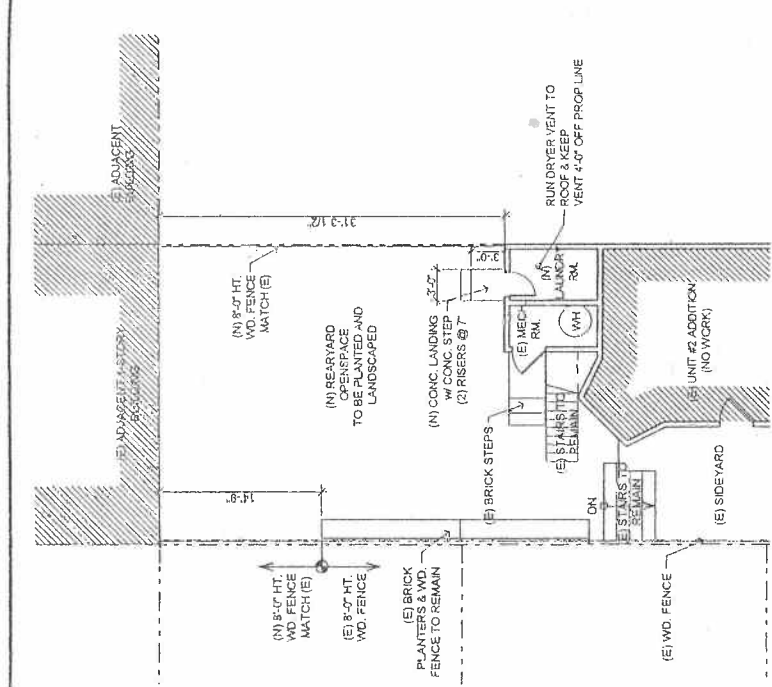




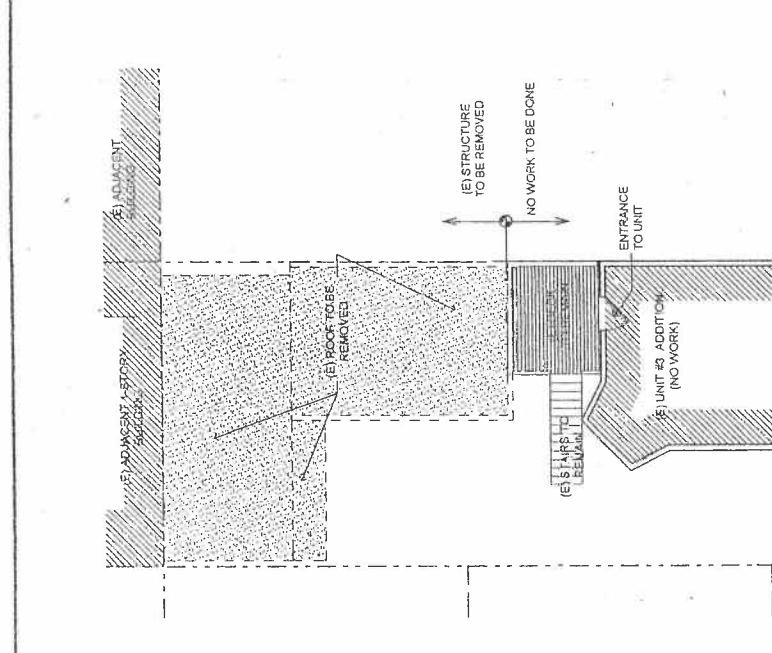
1
A2.0 (E) First floor level
1/8" = 1'-0"



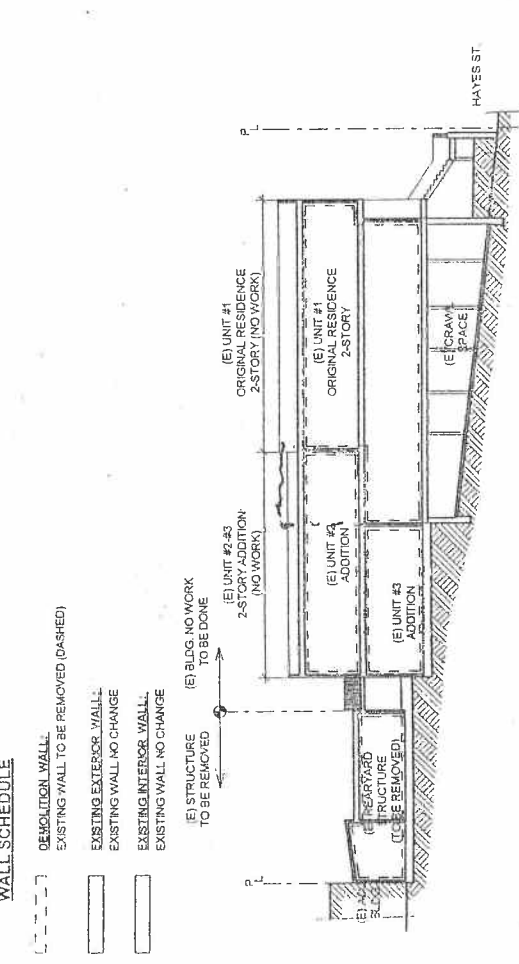
2 First Floor Demo Plan
A2.0 1/8" = 1'-0"



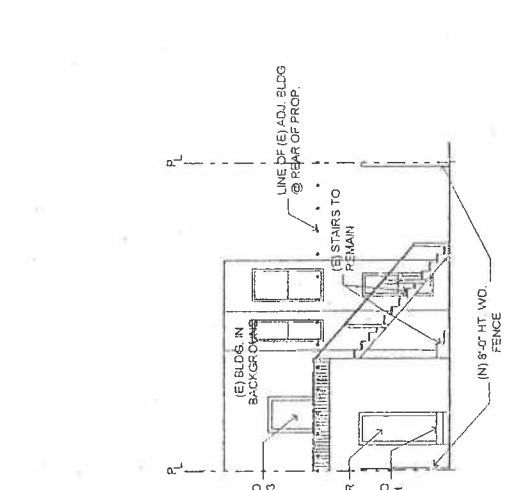
3 Proposed First Floor level
A2.0 1/8" = 1'-0"



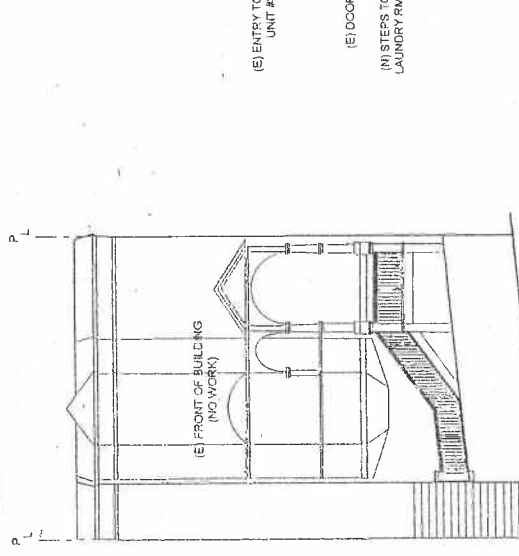
(E) Second floor level/Demo
1/8" = 1'-0"



5 (E) Section
A2.0 1/16" = 1'-0"



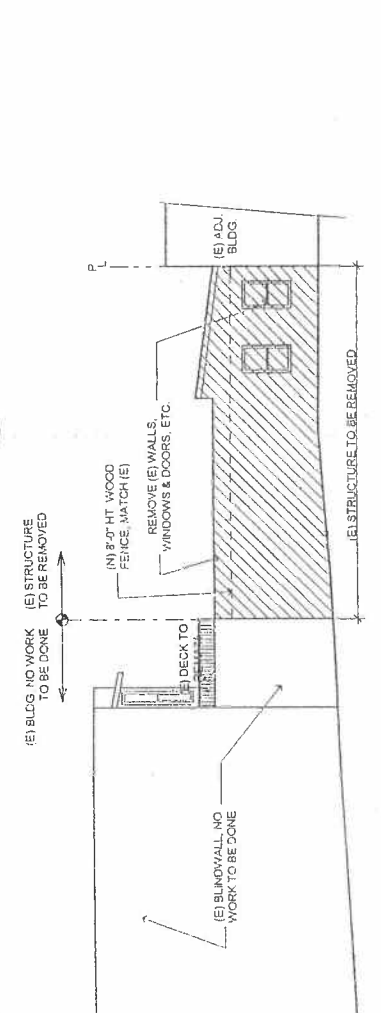
6 New Rear South Elevation
A2.0 1/8" = 1'-0"



7 (E) Front Elevation (NO WORK)
A2.0/ 1/8" = 1'-0"



8
A2.0
East Elevation
1/8" = 1'-0"



9 West Elevation
A2.0 1/8" = 1'-0"

1027 HAYES ST. ALAMO SQUARE HISTORIC DISTRICT

Block: 0823
Lot: 014
Zoning: RH-3
Ht Limit: 40-X
Occupancy: R-1
Construction:

<u>Square Footage:</u>	3.7125 Sq Ft
<u>Lot Size:</u>	

1999

Building Code:
2007 California Building Code (CBC)
2007 San Francisco Addendums to CBC
Energy Code - Title 24
2007 San Francisco Mech. & Elec. Code

ARCHITECTURAL
A1.0 SITE PLAN, C
A2.0 FLOOR PLANS

[illegible]

3 _____ DOOR NO.

WINDOW NO.	STEEL NO.
8	

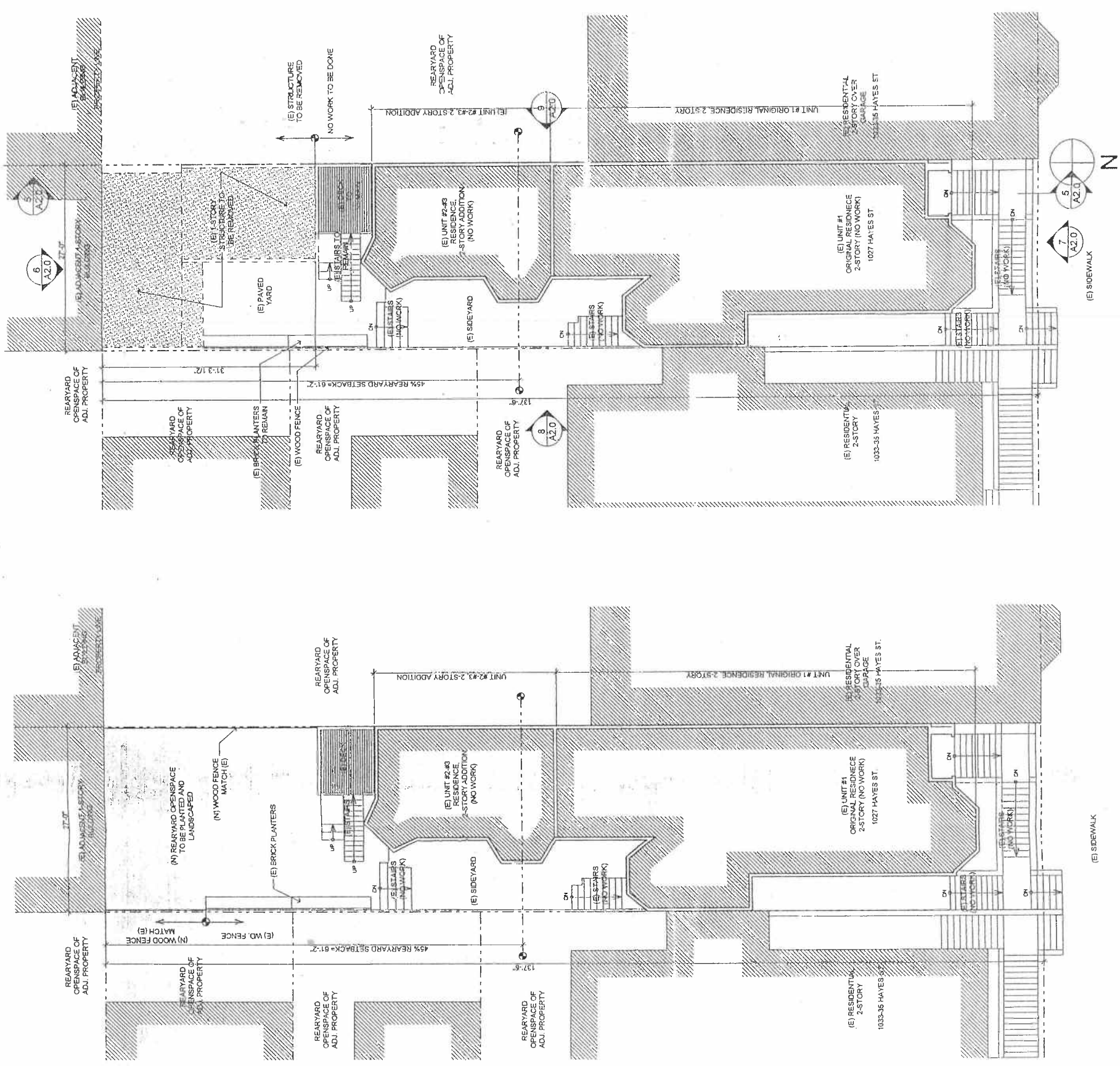
6
DETAIL NO.

DINING ROOM ROOM NAME

SECTION NO. _____
SHEET NO. _____
ELEVATION _____

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30																																																																						

[- - -]	DEMOLITION WALL. EXISTING WALL TO BE REMOVED (DASHED)
[]	EXISTING EXTERIOR WALL. EXISTING WALL NO CHANGE
[]	EXISTING INTERIOR WALL. EXISTING WALL NO CHANGE

$$1\frac{1}{4}" = 1'-0"$$


Proposed Roof/Site Plan

$$1/8" = 1'-0"$$

(E) Roof/Site Plan

A1.0 $1/8'' = 1'-0''$

REMOVAL OF EXISTING STRUCTURE
1027 HAYES STREET
SAN FRANCISCO, CA

Sheet Title:
Site & City info:
Site Plan

As Noted
Scored:

Order:	11.25.08
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Drawn By. CE

Job Number: 1-1108

2007/5

0.7A

Kotas/
Pantaleoni
Architects

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Anthony A. Parziale
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f. 415 495 8895

1027 HAYES ST. (ALAMO SQUARE HISTORIC DISTRICT)

Zoning: RH-3
Ht. Limit: 40'-X
Occupancy: R-1
Construction: V-B

Square Footage: 3,712.6 Sq Ft
Lot Size:

Building Code:
2007 California Building Code (CBC)
2007 San Francisco Addendums to CBC
Energy Code - Title 24
2007 San Francisco Mech. & Elec. Codes
2007 San Francisco Fire Codes

ARCHITECTURAL

A1.0 SITE PLAN, CITY INFORMATION
A2.0 FLOOR PLANS & ELEVATIONS

[illegible]

3 DOOR NO.

5
A-3

INTERIOR & EXTERIOR
ELEVATION NO.
SHEET NO.

8 WINDOW NO

_____ INTERIOR ELEV. NO.
_____ SHEET NO.

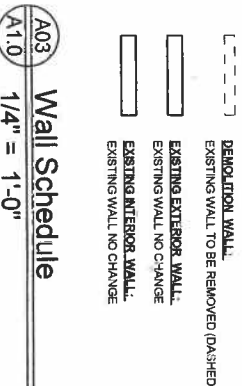
DETAIL NO.

DINING ROOM

SECTION NO. _____

NO.	EL. = 164.2'	ELEVATION
1	164.2	164.2
2	164.2	164.2
3	164.2	164.2
4	164.2	164.2
5	164.2	164.2
6	164.2	164.2
7	164.2	164.2
8	164.2	164.2
9	164.2	164.2
10	164.2	164.2
11	164.2	164.2
12	164.2	164.2
13	164.2	164.2
14	164.2	164.2
15	164.2	164.2
16	164.2	164.2
17	164.2	164.2
18	164.2	164.2
19	164.2	164.2
20	164.2	164.2
21	164.2	164.2
22	164.2	164.2
23	164.2	164.2
24	164.2	164.2
25	164.2	164.2
26	164.2	164.2
27	164.2	164.2
28	164.2	164.2
29	164.2	164.2
30	164.2	164.2
31	164.2	164.2
32	164.2	164.2
33	164.2	164.2
34	164.2	164.2
35	164.2	164.2
36	164.2	164.2
37	164.2	164.2
38	164.2	164.2
39	164.2	164.2
40	164.2	164.2
41	164.2	164.2
42	164.2	164.2
43	164.2	164.2
44	164.2	164.2
45	164.2	164.2
46	164.2	164.2
47	164.2	164.2
48	164.2	164.2
49	164.2	164.2
50	164.2	164.2
51	164.2	164.2
52	164.2	164.2
53	164.2	164.2
54	164.2	164.2
55	164.2	164.2
56	164.2	164.2
57	164.2	164.2
58	164.2	164.2
59	164.2	164.2
60	164.2	164.2
61	164.2	164.2
62	164.2	164.2
63	164.2	164.2
64	164.2	164.2
65	164.2	164.2
66	164.2	164.2
67	164.2	164.2
68	164.2	164.2
69	164.2	164.2
70	164.2	164.2
71	164.2	164.2
72	164.2	164.2
73	164.2	164.2
74	164.2	164.2
75	164.2	164.2
76	164.2	164.2
77	164.2	164.2
78	164.2	164.2
79	164.2	164.2
80	164.2	164.2
81	164.2	164.2
82	164.2	164.2
83	164.2	164.2
84	164.2	164.2
85	164.2	164.2
86	164.2	164.2
87	164.2	164.2
88	164.2	164.2
89	164.2	164.2
90	164.2	164.2
91	164.2	164.2
92	164.2	164.2
93	164.2	164.2
94	164.2	164.2
95	164.2	164.2
96	164.2	164.2
97	164.2	164.2
98	164.2	164.2
99	164.2	164.2
100	164.2	164.2

4	Allyl	PM	Coatation	
5	Allyl	PM	Feath	
6	Allyl	PL	Coat	
7	Allyl	PL	Coat	
8	Allyl	PL	Coat	
9	Allyl	PL	Coat	
10	Allyl	PL	Coat	
11	Allyl	PL	Coat	
12	Allyl	PL	Coat	
13	Allyl	PL	Coat	
14	Allyl	PL	Coat	
15	Allyl	PL	Coat	
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18	Allyl	PL	Coat	
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22	Allyl	PL	Coat	
23	Allyl	PL	Coat	
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43	Allyl	PL	Coat	
44	Allyl	PL	Coat	
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46	Allyl	PL	Coat	
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71	Allyl	PL	Coat	
72	Allyl	PL	Coat	
73	Allyl	PL	Coat	
74	Allyl	PL	Coat	
75	Allyl	PL	Coat	
76	Allyl	PL	Coat	
77	Allyl	PL	Coat	
78	Allyl	PL	Coat	
79	Allyl	PL	Coat	
80	Allyl	PL	Coat	
81	Allyl	PL	Coat	
82	Allyl	PL	Coat	
83	Allyl	PL	Coat	
84	Allyl	PL	Coat	
85	Allyl	PL	Coat	
86	Allyl	PL	Coat	
87	Allyl	PL	Coat	
88	Allyl	PL	Coat	
89	Allyl	PL	Coat	
90	Allyl	PL	Coat	
91	Allyl	PL	Coat	
92	Allyl	PL	Coat	
93	Allyl	PL	Coat	
94	Allyl	PL	Coat	
95	Allyl	PL	Coat	
96	Allyl	PL	Coat	
97	Allyl	PL	Coat	
98	Allyl	PL	Coat	
99	Allyl	PL	Coat	
100	Allyl	PL	Coat	



Wall Schedule

A1.0 1/4" = 1'-0"



Proposed Roof/Site Plan

A1.0 1/8" = 1'-0"

A01 (E) Roof/Site Plan

A1.0 $1/8" = 1'-0"$

**Kotas/
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Revisions	By

REMOVAL OF EXISTING STRUCTURE
1027 HAYES STREET
SAN FRANCISCO, CA

Sheet Title:
Site & City info:
Site Plan

As Noted

Date: 44 25 08

Drawn By:

<p> Table 1 Continued </p>	<p> Table 1 Continued </p>
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A1.0

Revision	By

REMOVAL OF EXISTING STRUCTURE
1027 HAYES STREET
SAN FRANCISCO, CA

Sheet Title	Floor Plans: & Elevations
Scale	As Noted
Date	11.25.08
Drawn By	EF
Job Number	1-1108
Sheet	A2.0

