



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: DECEMBER 16, 2015

*Date:* Wednesday, December 9, 2015  
*Case No.:* 2013.0829A  
*Permit Application No.:* 2013.06.20.0057  
*Project Address:* 2476-2478 THIRD STREET  
*Historic Landmark:* Dogpatch Landmark District  
*Zoning:* NCT-2 (Small-Scale Neighborhood Commercial Transit)  
45-X height and Bulk District  
*Block/Lot:* 4108/003D  
*Project Sponsor:* Harvey Hacker  
528 Bryant Street  
San Francisco, CA 94107  
*Staff Contact* Brittany Bendix - (415) 575-9114  
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### PROPERTY DESCRIPTION

2476-2478 THIRD STREET, west side between 22<sup>nd</sup> and 20<sup>th</sup> Streets. Assessor's Block 4108, Lot 003D. The subject property is a residence located on a 2,000 square foot lot measuring approximately 25 feet wide by 80 feet deep. Designed prior to 1900, the Italianate-style, three-story, two-family residence features wood-frame construction, stucco siding, double-hung aluminum-sash windows, and a simple roofline articulated with a cornice and mission roofing tiles.

Per Article 10 of the San Francisco Planning Code, 2476-2478 Third Street is designated as a contributing resource to the Dogpatch Landmark District.

### PROJECT DESCRIPTION

The proposed scope of work includes the following alterations to the existing three-story, two-family dwelling:

1. Construction of a roof deck with a 42-inch tall cable rail that is setback 25.5 feet from the face of the building;
2. Construction of a three-story wood deck and stairwell system at the rear of the building;
3. Removal of (8) eight non-historic vinyl windows on the rear façade, (3) three non-visible windows on the south façade, and (2) two non-visible windows on the north façade;

4. Installation of (3) wood doors and (4) four double hung-wood windows on the rear façade, (5) five double-hung wood windows on a non-visible portion of the south façade, and (2) two double-hung wood windows on a non-visible portion of the north façade. Some of these new door and windows will be in new relocated openings; and,
5. Infill below a raised two-story rear addition and removal of interior stairs.

## OTHER ACTIONS REQUIRED

None.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project requires a Rear Yard Variance from the Zoning Administrator for stairs that encroach into the required rear yard area.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### ARTICLE 10 – Appendix L – Dogpatch Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

### 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 1.** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The project would retain the existing two-family residential use on the site. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**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.

*The proposal removes non-historic windows on the rear and non-visible secondary façades and replaces them with Loewen double-hung wood windows and wooden doors. The creation of new window and door openings are modest in size and are appropriately proportioned relative to the building. Any voided areas will be in-filled with wood siding to match existing. The rear deck and stairwell system are wood, simple in detail and does not remove or alter any features or spaces that characterize the property. The proposed alterations are not visible from the public rights-of-way and do not detract from the historic character of the property. Therefore, the proposed project complies with Rehabilitation Standard 2.*

**Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new doors and windows will be consistent with the original character of the building. Therefore, the proposed project complies with Rehabilitation Standard 3.*

**Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*The proposed project would preserve distinctive features of the building and the district; no alterations will be visible from the public right-of-way. Additionally, the new windows, doors, and deck are compatible with the District in terms of materials, configuration, and, finish. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 6.** Deteriorated historic features will be repaired rather than replace. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*The subject building is a common property type within the District. The proposed materials of new wood windows and wooden doors are compatible in terms of material, shape, profile, finish and the overall character of the building and district. Further, where the existing windows have been removed, the in-fill siding will match the existing wood siding. Therefore, the proposed project complies with Rehabilitation Standard 6.*

**Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed wooden stair and deck system at the rear of the property is simplified in design and will not destroy historic materials, features or spatial relationships that characterize the property. Further, the proposed roof deck is not visible from the public right-of-way. Any siding at the rear that is removed for the expansion or relocation of windows is modest in size, and where windows are removed, the void will be in-filled with in-kind wood siding. Additionally, the infill below the raised two-story rear addition is modest in size, non-visible and will also match the existing building materials. Therefore, the proposed project complies with Rehabilitation Standard 9.*

**Standard 10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed decks, stairs, new doors and windows could all be removed in the future without harming the integrity of the historic property. While unlikely, the alterations to the rear portions of the building could be reversed by re-constructing the existing walls based on building permit plan documentation. Therefore, the proposed project complies with Rehabilitation Standard 10.*

## PUBLIC/NEIGHBORHOOD INPUT

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

## STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject property and with the Dogpatch Landmark District.

Staff finds that the proposed work will be in conformance with the Secretary of Interior's Standards and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark. Any new portions of walls are on secondary non-visible facades and will match the existing walls in design, color, texture, and where possible, materials. Similarly the infill below the two-story adding at the rear is also non-visible and will match existing wall. Further, the new windows, doors, decks and stairwell materials are all compatible with the existing historic features.

## 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*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior's Standards for Rehabilitation.

## ATTACHMENTS

Draft Motion  
Photographs  
Plans  
Specifications

*BB: G:\DOCUMENTS\Cases\COFA\Case Reports\2476-2478\_CofA\_Case Report.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 16, 2015

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*Hearing Date:* December 16, 2015  
*Filing Date:* August 12, 2015  
*Case No.:* **2013.0829A**  
*Permit Application No.:* 2013.06.20.0057  
*Project Address:* **2476-2478 THIRD STREET**  
*Historic Landmark:* Dogpatch Landmark District  
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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 003D IN ASSESSOR'S BLOCK 4108, WITHIN AN NCT-2 (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, A 45-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on August 12, 2015, Harvey Hacker (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to (1) construct a roof deck with a 42-inch tall cable rail setback 25.5 feet from the face of the building; (2) construct a three-story wood deck and stairwell system at the rear of the building; (3) remove non-historic vinyl windows on secondary elevations; (4) install wood doors and double-hung wood windows on secondary elevations; and (5) infill below a raised two-story rear addition.

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 December 16, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0829A (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 May 14, 2013, and labeled Exhibit A on file in the docket for Case No. 2013.0829A 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 Dogpatch Landmark District as described in the designating ordinance and Article 10 of the San Francisco Planning Code.

- That the proposed project features exterior alterations that are compatible with the landmark district, and that the proposed work would require removal of only a modest amount of historic materials in order to accommodate appropriately proportioned new fenestration.
- That the essential form and integrity of the landmark district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of the Dogpatch Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

***Standard 1.***

*A property shall be used for its historic purpose or be placed in a new use that requires a change to the defining characteristics of the building and its site and environment.*

***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 3.**

*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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 subject building 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 restoration 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 subject building and 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:

*The project will not reduce the affordable housing supply as the proposal retains the existing two dwelling units.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening 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 project will not affect the City's diverse economic base and will not displace any business sectors due to commercial office development.*

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

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.*

- 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 a Certificate of Appropriateness** for the property located at Lot 003D in Assessor's Block 4108 for proposed work in conformance with the renderings and architectural sketches dated May 14, 2013, and labeled Exhibit A on file in the docket for Case No. 2013.0829A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**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. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**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 December 16, 2015.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 16, 2015



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2476-2478 Third Street		4108/003D	
Case No.	Permit No.	Plans Dated	
2013.0829A	2013.06.20.0057	5/14/13	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval. Exterior alterations to secondary facade, in-fill below rear porch, new construction of deck and stairs to new roof deck.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A: Known Historical Resource. GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input checked="" type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> :
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> No impact on historic materials or features of the district.	
<b>Preservation Planner Signature:</b> Brittany Bendix <small>Digitally signed by Brittany Bendix DN: cn=Brittany Bendix, ou=CityPlanning, ou=Current Planning, email=brittany.bendix@sfgov.org Date: 2015.12.07 13:20:55 -0800</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Brittany Bendix	<b>Signature:</b>  Brittany Bendix <small>Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2015.12.07 13:20:55 -0800</small>
	<b>Project Approval Action:</b> <b>Other (HPC)</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

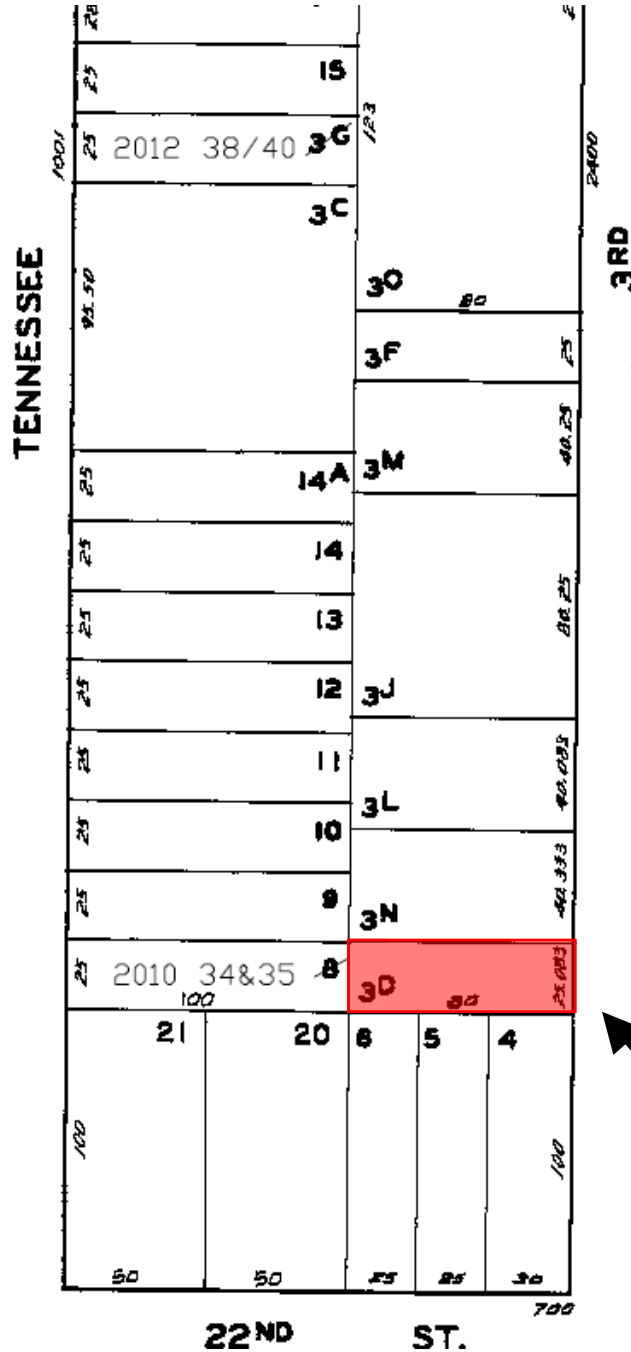
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b> <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>



# Parcel Map

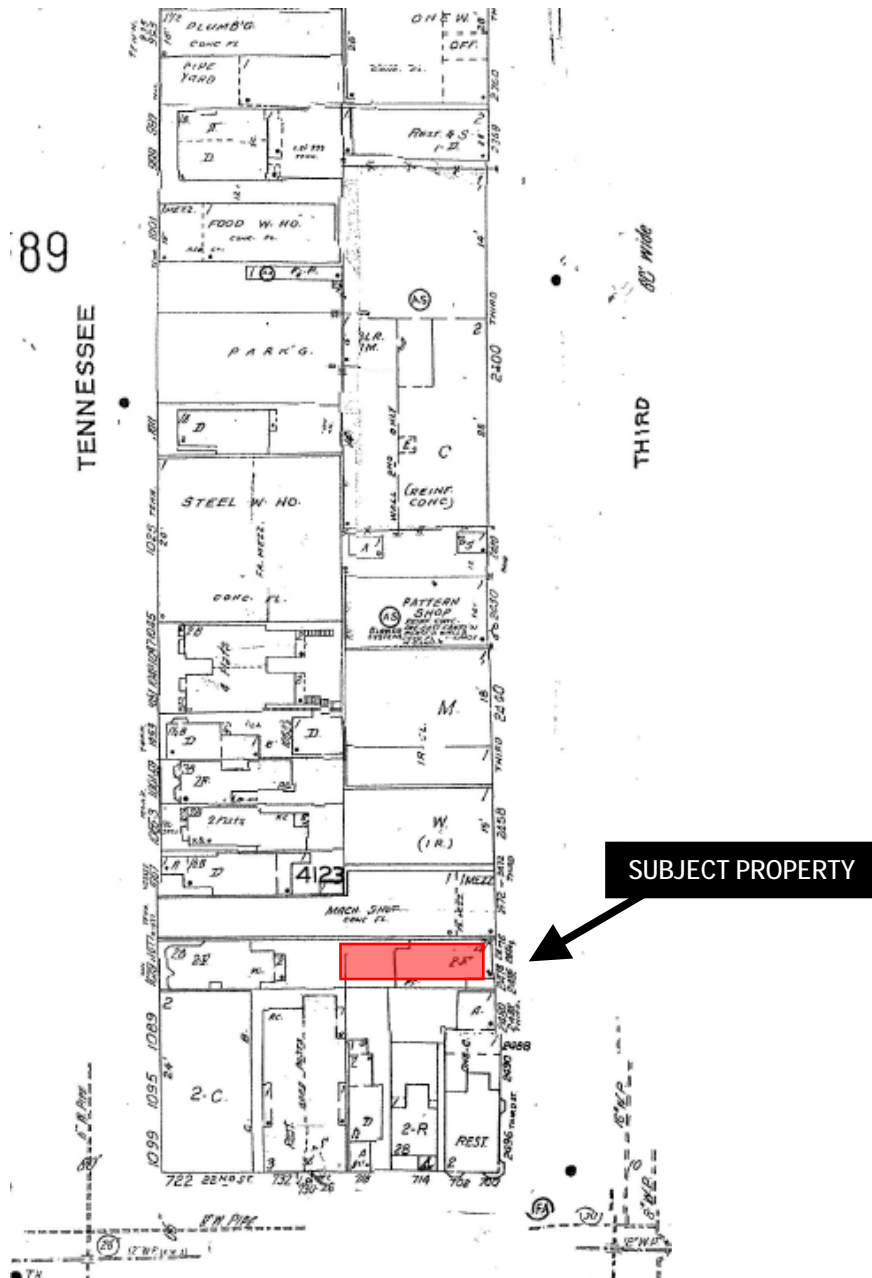


**SUBJECT PROPERTY**



Certificate of Appropriateness  
 Case Number 2013.0829A  
 2476-2478 Third Street  
 Dogpatch Landmark District

# Sanborn Map\*

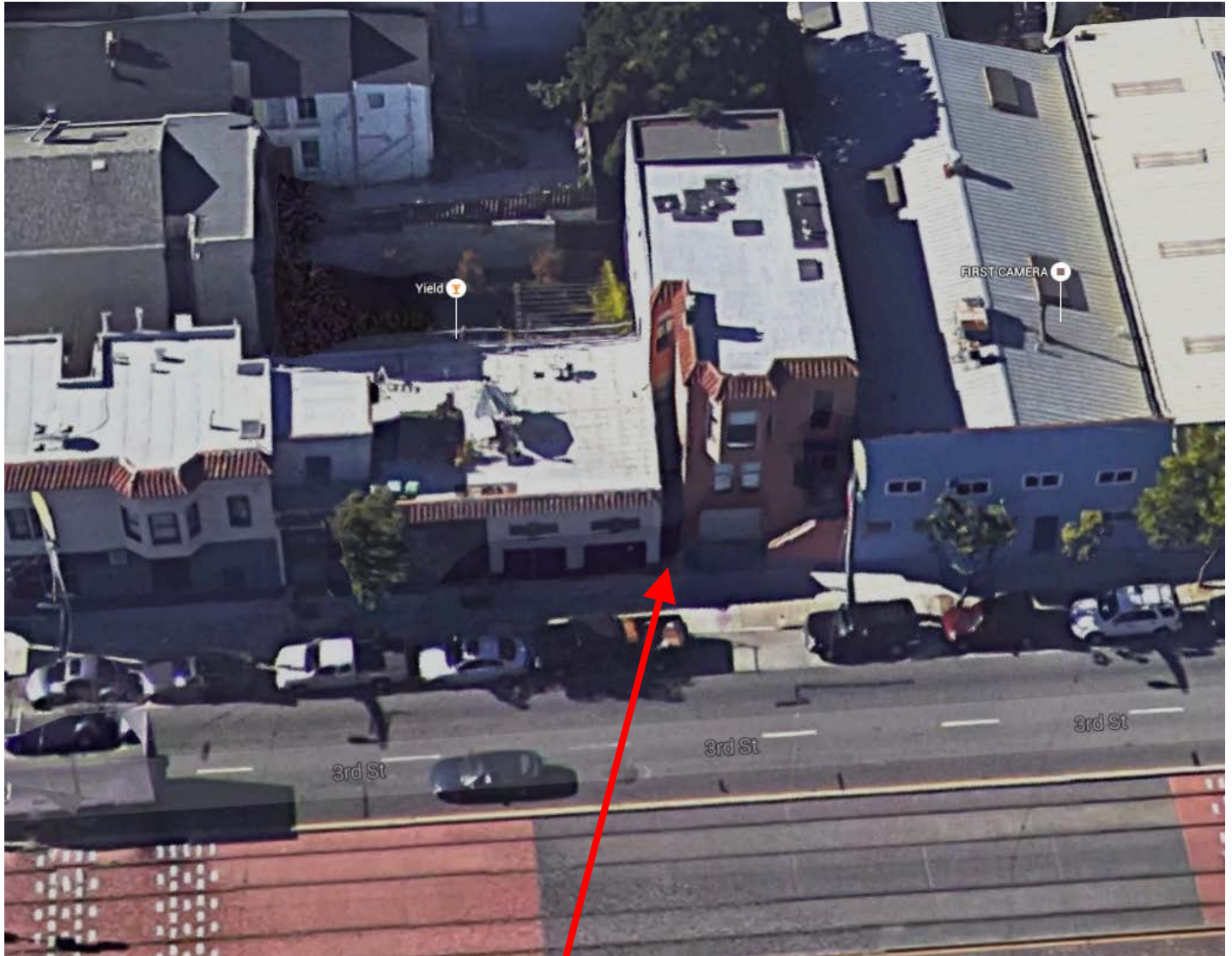


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness  
Case Number 2013.0829A  
2476-2478 Third Street  
Dogpatch Landmark District

# Aerial Photo

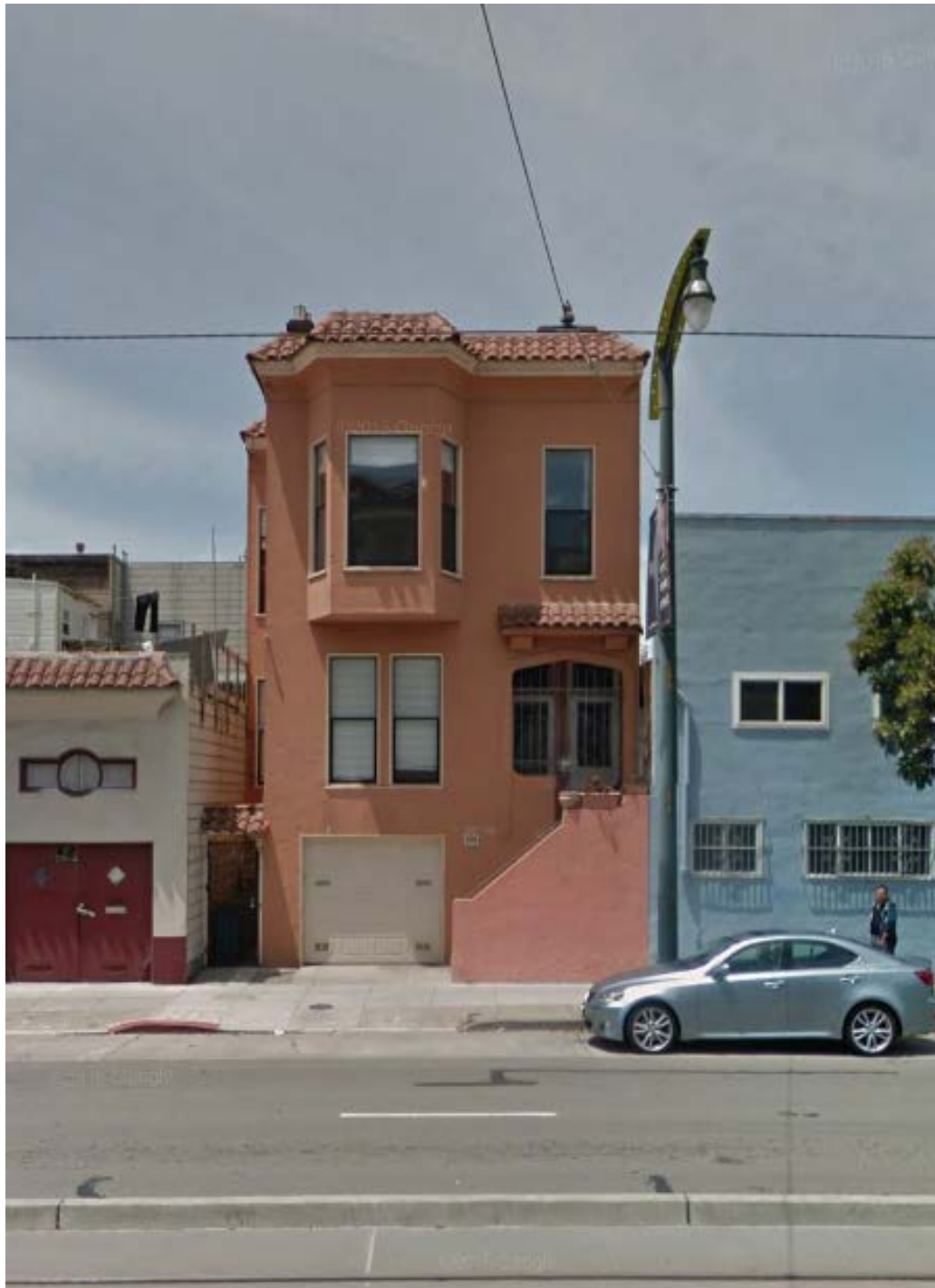


**SUBJECT PROPERTY**



Certificate of Appropriateness  
Case Number 2013.0829A  
2476-2478 Third Street  
Dogpatch Landmark District

# Site Photo



Certificate of Appropriateness  
Case Number 2013.0829A  
2476-2478 Third Street  
Dogpatch Landmark District

## PRODUCT FEATURES

### STYLES

Double Hung, Single Hung, Radius Top and Cottage options.

### STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen-frame color is matched to exterior finish on metal clad units.

### HARDWARE

A selection of hardware finishes are available. See the Hardware section on page A10 for more information.

### GLAZING

Heat-Smart® Double, Heat-Smart® Triple and StormForce™. StormForce not available on all products.

### SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm).

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

### CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

### METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in [Cyprium Collection](#) (see section N)



Double/Single Hung

LEGEND: ● Standard ○ Optional

	Double/ Single Hung
<b>HARDWARE STYLES</b>	
Sash Lock	●
Sash/Lift	○
<b>FINISH OPTIONS</b>	
Linen	●
Sandstone	●
Bronze	●
Black	●
Oil Rubbed Bronze	○
Antique Brass	○
Bright Brass	○
Brushed Chrome	○

	Double/ Single Hung
<b>VARIABLES</b>	
<b>Function:</b>	
Use for Egress	●
Available with Screen	●
<b>Durability:</b>	
Low Maintenance Metal Clad Exterior <sup>1</sup>	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
<b>Performance:</b>	
Heat-Smart® Double	●
Heat-Smart® Triple	○
StormForce™	○
<b>Appearance:</b>	
SDL	○

1 – Various Standard and Architectural metal clad colors, including anodized finishes

## SPECIFICATIONS

### STANDARDS

Most units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

### FRAME & SASH

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

### ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany or optional FSC® chain of custody certified Douglas Fir (SW-COC-001739).

### PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

### GLAZING

With countless glazing configurations and Low E coating options, we ensure that you can choose the perfect blend of protection and comfort.

### INSULATING GLASS

Available in double glass configuration or triple glass configuration with 1/2" (13 mm) airspace.

### HEAT-SMART® SYSTEMS

Heat-Smart® best describes the benefits of the product that incorporates Low E coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

### SIMULATED DIVIDED LITES (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

### METAL CLADDING

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Standard and Architectural Palette colors, including anodized finishes. Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

### HARDWARE

Hardware is standard in bronze, linen, sandstone or black. Optional sash lifts are available at an additional charge. Operable sash with single-handle tilt latch enables inward tilting of sash for easy cleaning.

### WEATHERSTRIP

Flexible weatherstrip ensures a positive weather seal.

### SCREEN

Standard screens have a bronze, linen or sandstone aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High Transparency mesh, full screens and half screens available.

### EGRESS

Consult local building codes for confirmation of size requirements for your area. Consult your Authorized Loewen Dealer for more details.

Visit the [Loewen Photo Gallery](#) online at [www.loewen.com](http://www.loewen.com) for a large collection of Loewen product and elevation photography.

Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer.

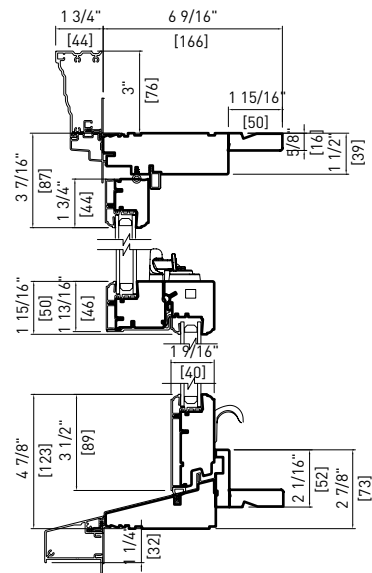
Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. [Example: 3/4" is shown as 19 mm for all glass measurements.]

CAD Download: [www.loewen.com/architect](http://www.loewen.com/architect) | Installation Instructions: [www.loewen.com](http://www.loewen.com)



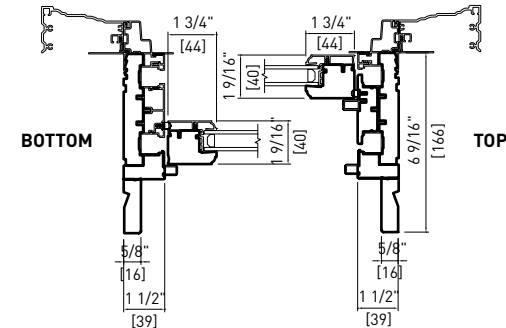
# DOUBLE/SINGLE HUNG - LIBERTY (NON-TILTING) WINDOW DETAIL

## HEAD & SILL DETAIL



**METAL CLAD DOUBLE**  
6 9/16" (166 mm)  
ADAMS CASING BC SILL NOSE

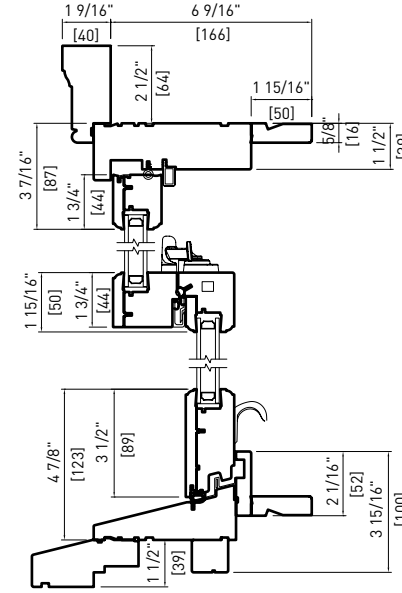
## PLAN VIEW



**METAL CLAD DOUBLE**  
6 9/16" (166 mm)  
ADAMS CASING

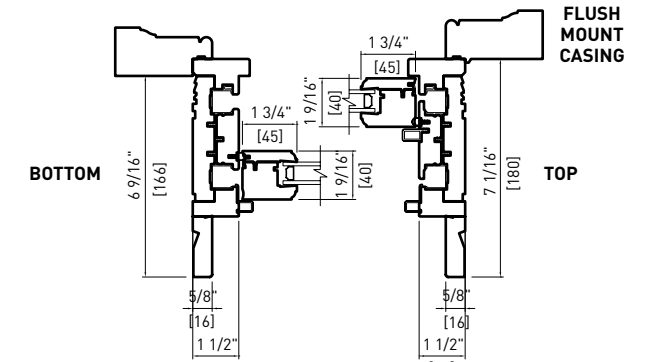
# DOUBLE/SINGLE HUNG - LIBERTY (NON-TILTING) WINDOW DETAIL

## HEAD & SILL DETAIL



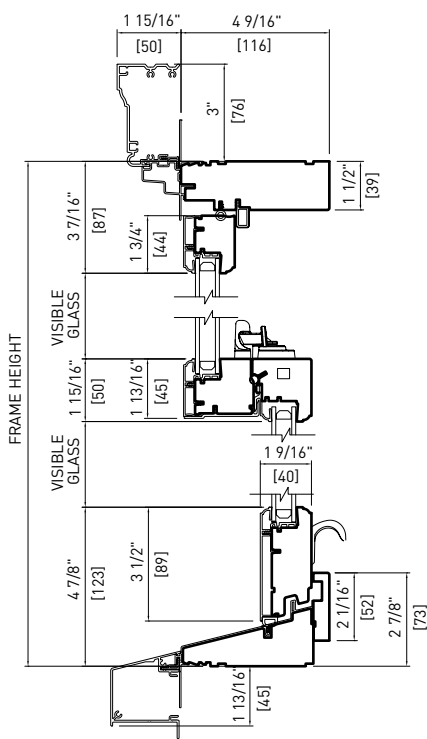
**WOOD EXTERIOR DOUBLE**  
6 9/16" (166 mm)  
WILLIAMSBURG CASING BC SUBSILL

## PLAN VIEW



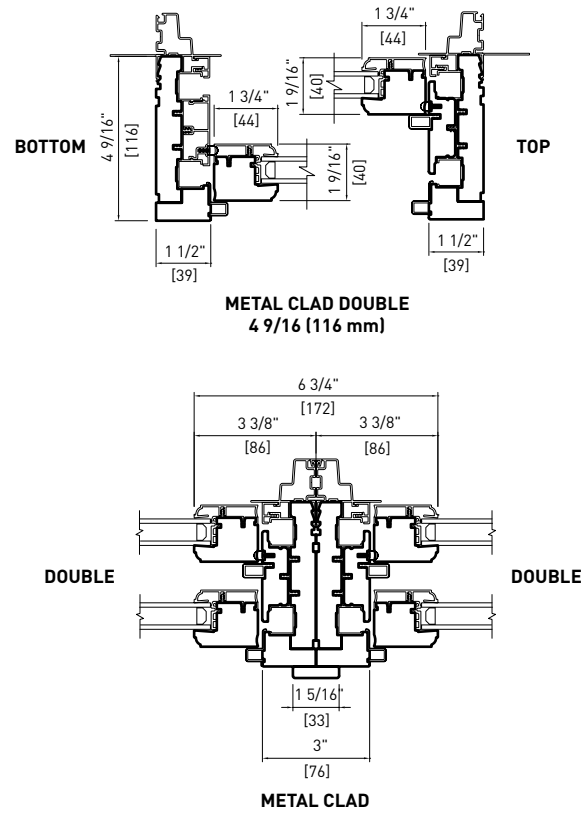
**WOOD EXTERIOR DOUBLE**  
6 9/16" (166 mm) + (130 mm)  
WILLIAMSBURG CASING

## HEAD & SILL DETAIL



**METAL CLAD DOUBLE**  
4 9/16" (116 mm)  
WILLIAMSBURG CASING HERITAGE SILL NOSE

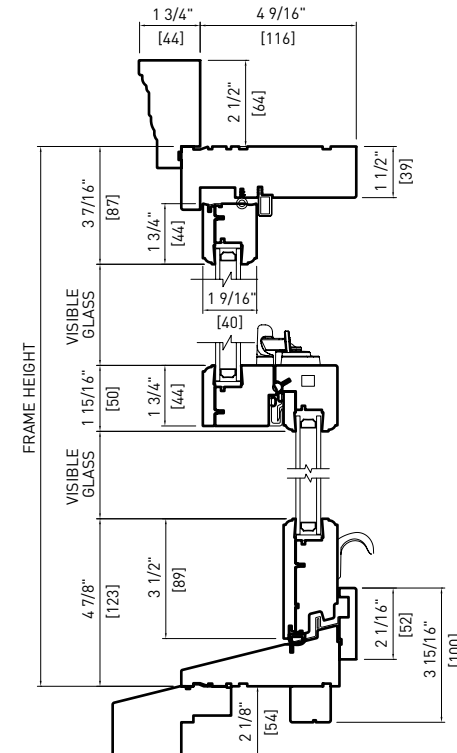
## PLAN VIEW



**METAL CLAD DOUBLE**  
4 9/16" (116 mm)

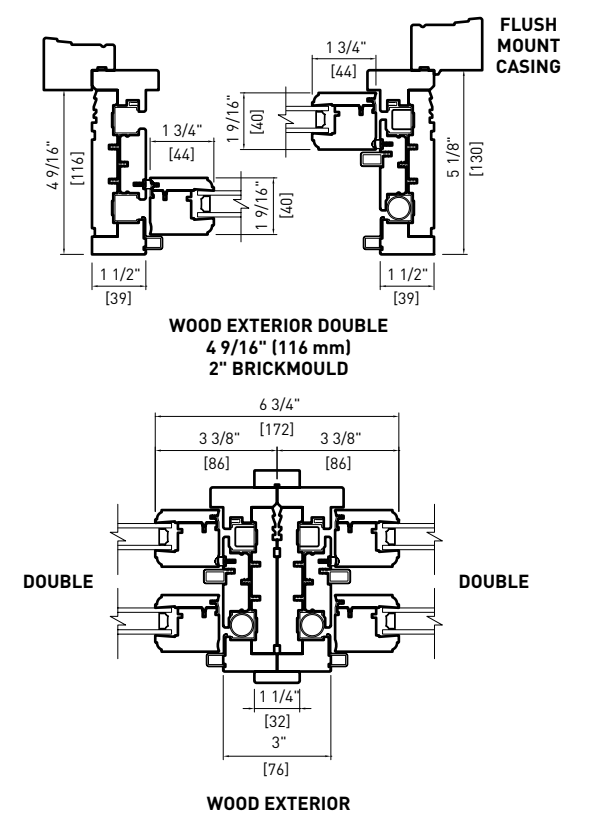
**METAL CLAD**

## HEAD & SILL DETAIL



**WOOD EXTERIOR DOUBLE**  
4 9/16" (116 mm)  
ADAMS CASING HERITAGE SUBSILL

## PLAN VIEW



**WOOD EXTERIOR DOUBLE**  
4 9/16" (116 mm)  
2" BRICKMOULD

**WOOD EXTERIOR**

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

## LOEWEN - DOUBLE HUNG (NON-TILTING) WOOD WINDOW



2" Solid fir (classic profile)

## PRODUCT FEATURES

### STYLES

Traditional, French, Camber Top, Quarter Round and Full Radius options.

### STANDARD FEATURES

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

### HARDWARE

Multiple hardware type and finish choices are available. See the Hardware section on page A10 for more information.

### GLAZING

Heat-Smart® Double, Heat-Smart® Triple, StormForce™

### SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm).

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

Square Profile (interior only)— 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

### CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

### METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in [Cyprium Collection](#) (see section N).



Terrace



French Terrace



Half Round Terrace  
Available in wood exterior only.



Half Round French Terrace

LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Swinging Terrace	Swinging French Terrace
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○
FINISH OPTIONS		
Black	○	○
Oil Rubbed Bronze	○	○
Rustic Bronze	○	○
Antique Brass	●	●
Brushed Chrome	○	○
Satin Nickel Resista	○	○
Polished Brass / Satin Brass Resista	○	○
Polished Brass Resista	●	●

VARIABLES	Swinging Terrace	Swinging French Terrace
Function:		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability:		
Low Maintenance Metal Clad Exterior <sup>1</sup>	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprium Collection	○	○
Performance:		
Heat-Smart® Double	●	●
Heat-Smart® Triple	○	○
StormForce™	○	○
Appearance:		
SDL	○	○
Vertical Grain Fir Panel	●	●

1 – Various Standard and Architectural metal clad colors, including anodized finishes

## SPECIFICATIONS

### STANDARDS

Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

### PANEL & FRAME

Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extrusion thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

### ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany or optional FSC® chain of custody certified Douglas Fir (SW-COC-001739).

### PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

### GLAZING

With countless glazing configurations and Low E coating options, we ensure that you can choose the perfect blend of protection and comfort.

### INSULATING GLASS

Double or triple insulating tempered glass configuration with 1/2" (13 mm) airspace.

### HEAT-SMART® SYSTEMS

Heat-Smart® best describes the benefits of the product that incorporates Low E coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

### SIMULATED DIVIDED LITES (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

### METAL CLADDING

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Standard and Architectural Palette colors, including anodized and Cyprium (copper and bronze cladding). Interior of window can be natural wood (unfinished) or primed. Metal clad units are supplied ready-to-install complete with integral metal nailing flange.

### HARDWARE

Multi point locking hardware — complete with brass handle set and escutcheon — and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

**Note:** French doors with handle activated shoot bolts on inactive panel.

### WEATHERSTRIPPING

High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

### DOOR SWINGS

**Traditional Terrace Door:** Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

**French Terrace Doors:** Hinged on the jambs to allow both doors to open/close from the middle.

**Note:** Outswinging versions of both door styles are available as options.

Visit the [Loewen Photo Gallery](#) online at [www.loewen.com](#) for a large collection of Loewen product and elevation photography.

Numerous custom window configuration opportunities exist — please contact your Authorized Loewen Dealer.

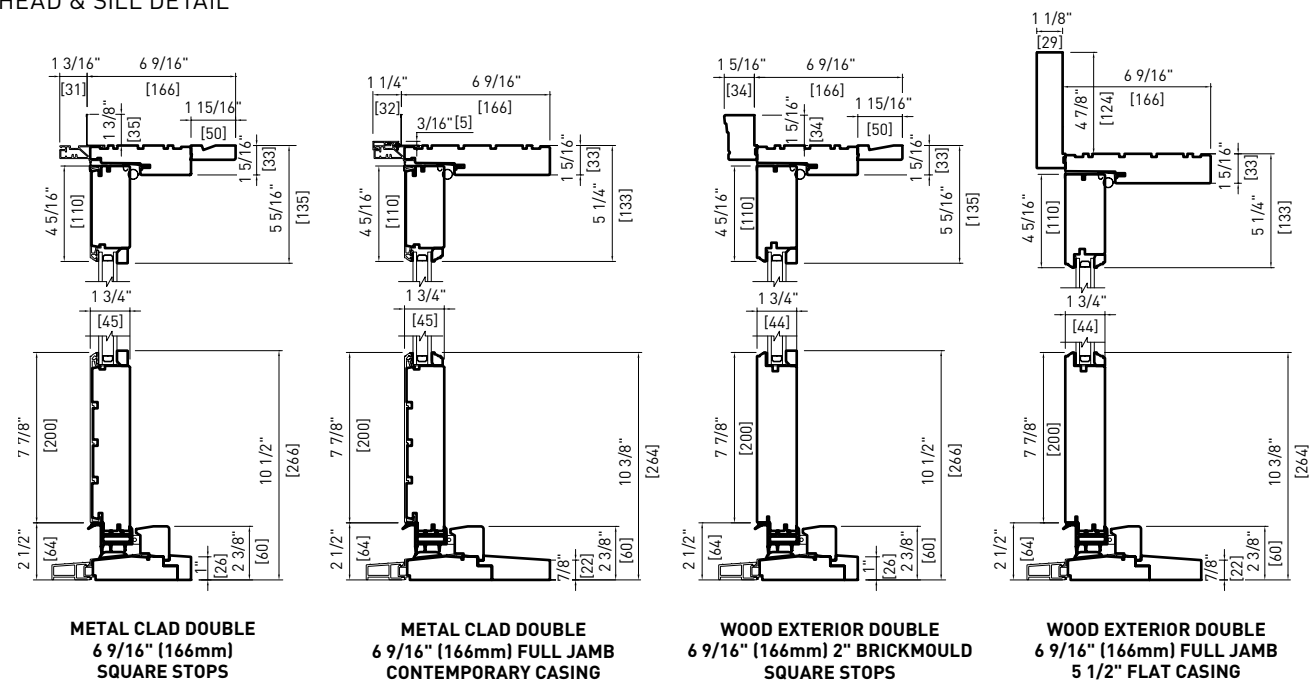
Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. [Example: 3/4" is shown as 19 mm for all glass measurements.]

CAD Download: [www.loewen.com/architect](#) | Installation Instructions: [www.loewen.com](#)

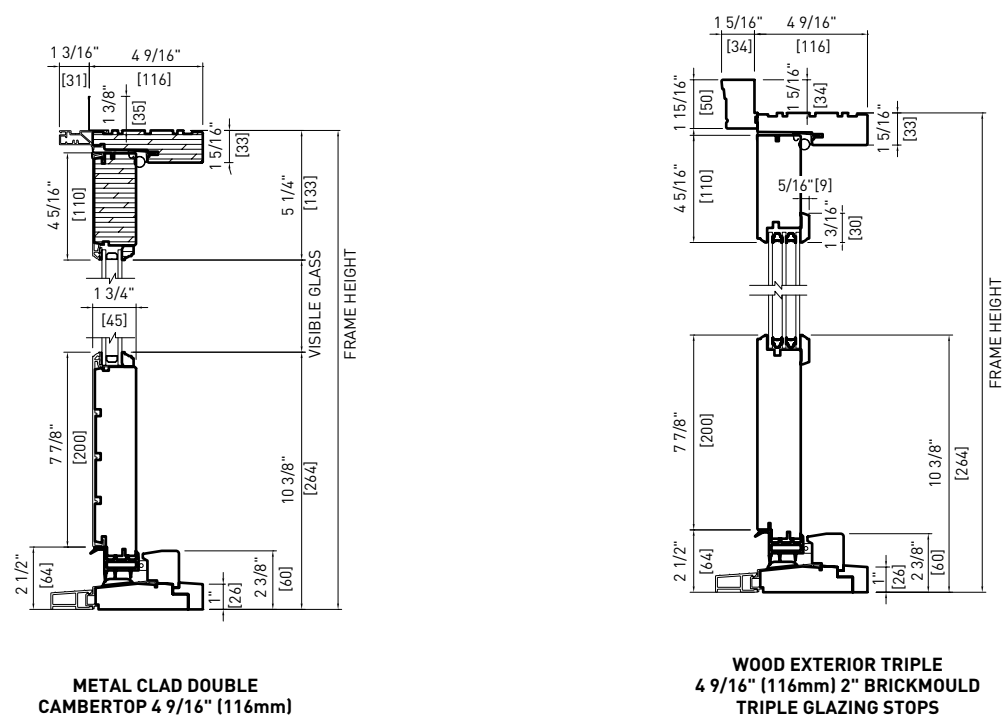


# OUTSWING FRENCH TERRACE DOOR DETAIL

## HEAD & SILL DETAIL



## HEAD & SILL DETAIL

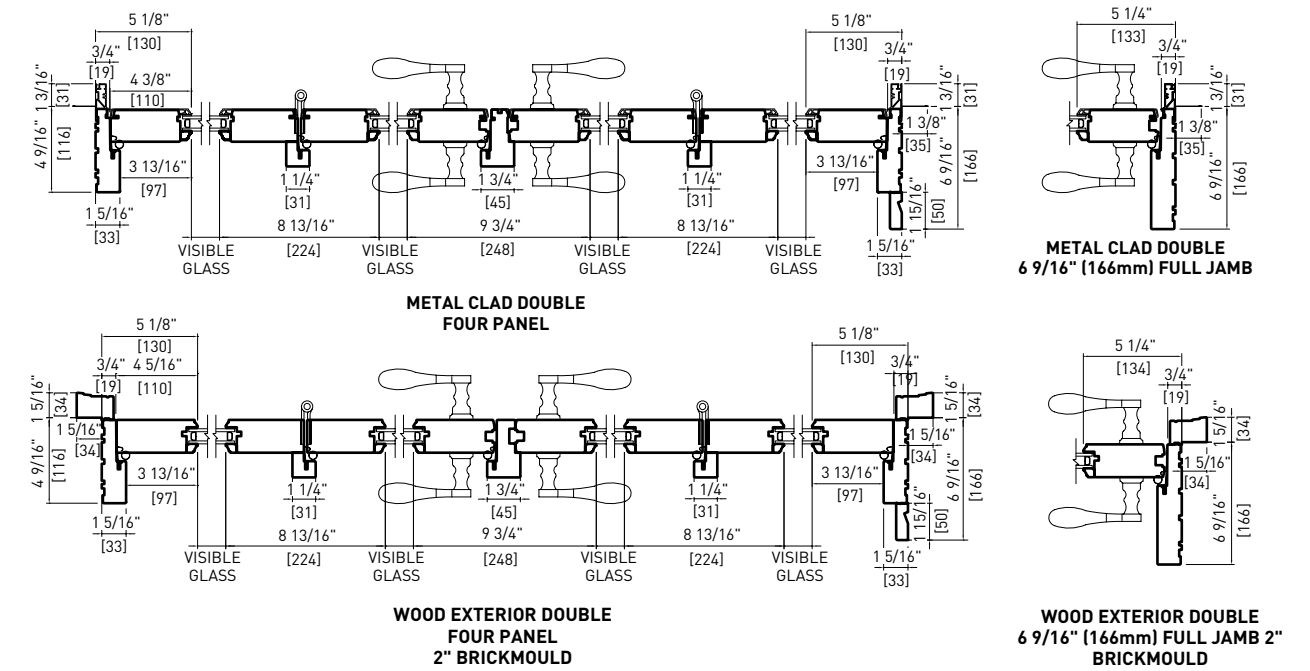


Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

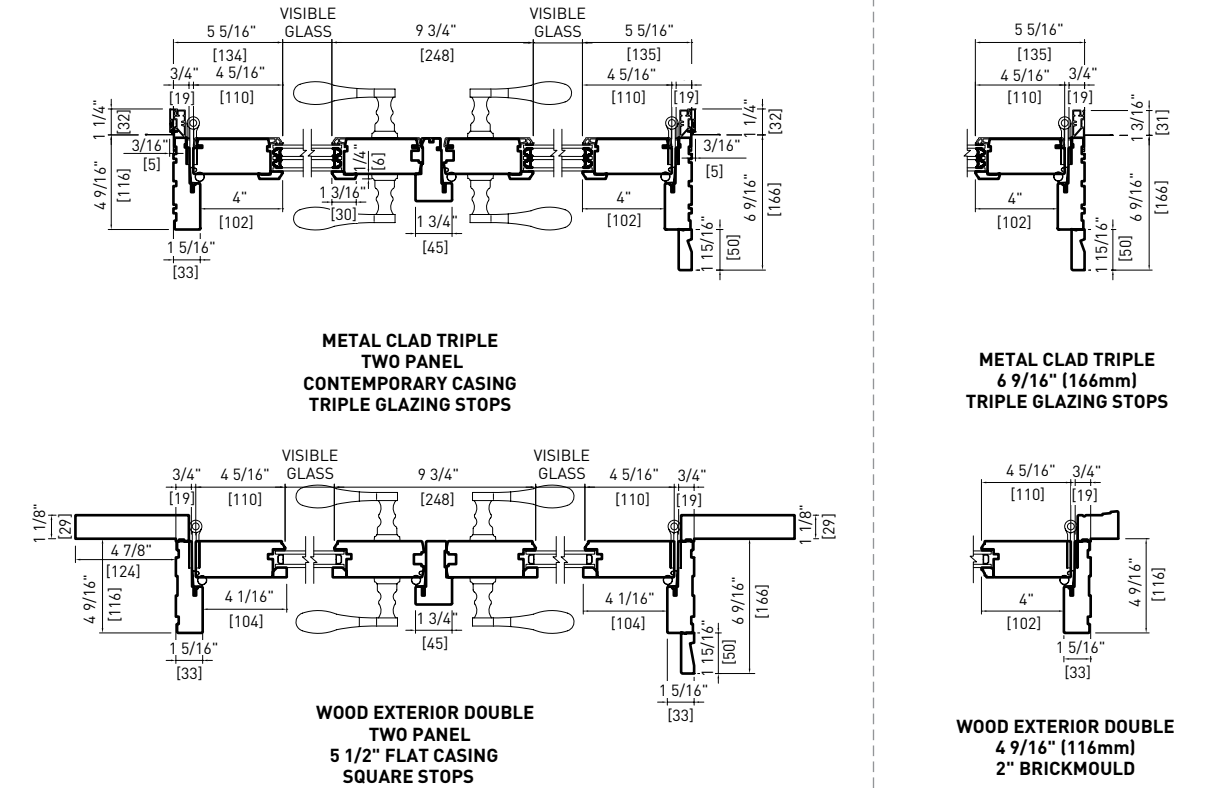


# OUTSWING FRENCH TERRACE DOOR DETAIL

## PLAN VIEW



## PLAN VIEW



Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" [2 mm] tolerance.

**INDEX**

- A0. SITE/ROOF PLAN
- A1. EXISTING FLOOR PLANS
- A2. EXISTING ELEVATIONS
- A3. PROPOSED PLANS
- A4. PROPOSED ROOF/DECK PLAN
- A5. PROPOSED ELEVATIONS
- A6. PROPOSED SECTIONS
- S1. STRUCTURAL FRAMING & DETAILS

**SCOPE OF WORK UNDER THIS PERMIT**

AT 2476 AND 2478 3RD STREET THE SCOPE OF WORK IS TO REMOVED UNNECESSARY EXISTING STAIRS AT THE BEDROOMS AREAS AND TO ADD CLOSETS INSTEAD. NO ELECTRICAL, NO PLUMBING, NO MECHANICAL TO BE DONE.

TO BUILD A NEW 3 STORIES DECK FROM BACKYARD TO ROOF

TOTAL AREA TO BE WORKED AT BEDROOMS IS 369 SQ. FT.

NEW DECK TOTAL AREA IS 570 SQ. FT.

**PROPERTY DATA**

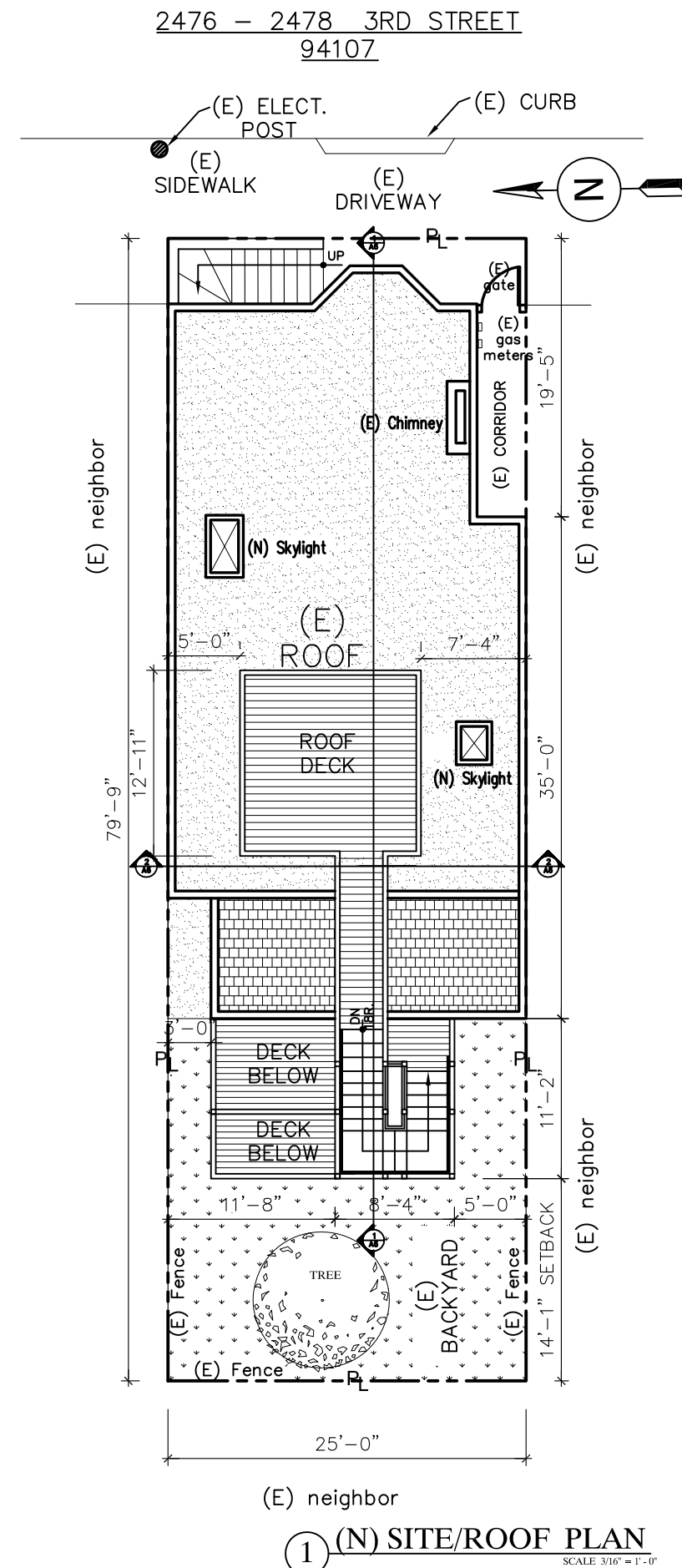
SITE AREA: 1,994 SQ. FT.

NOTE: THESE AREAS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. ALL OTHER USES SHOULD VERIFY IN FIELD PRIOR TO RELYING ON THE GIVEN SQUARE FOOTAGES.

FLOOR	EXISTING AND NEW DECK AREA
SECOND STORY	1,188 SQ. FT.
FIRST STORY	1,169 SQ. FT.
TOTAL STORY AREAS	2,357 SQ. FT.
GARAGE	1,124 SQ. FT.
NEW DECK	570 SQ. FT.
TOTAL	4,051 SQ. FT.



② (E) VICINITY PLAN  
SCALE NONE



① (N) SITE/ROOF PLAN  
SCALE 3/16" = 1'-0"

REVISIONS

07 JAN 2014	DELTA 1	JG
31 MAR 2014	DELTA 2 / COA	CR
19 SEP 2014	DELTA 4 / COA	CR

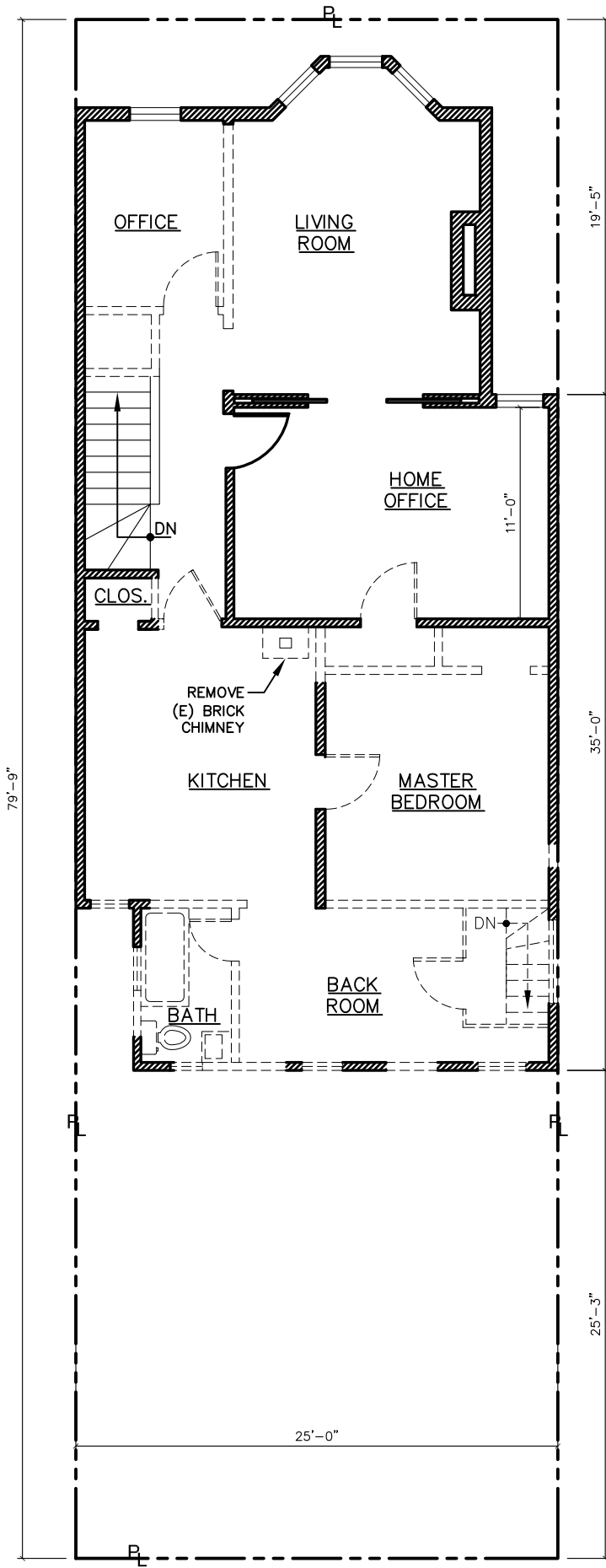
BEAUMONT & ASSOCIATES  
ARCHITECTURE & PLANNING  
4050 HARLAN STREET, EMERYVILLE, CALIFORNIA 94608  
TEL: 510.652.4433 FAX: 510.652.5111

(N) SITE - ROOF PLAN

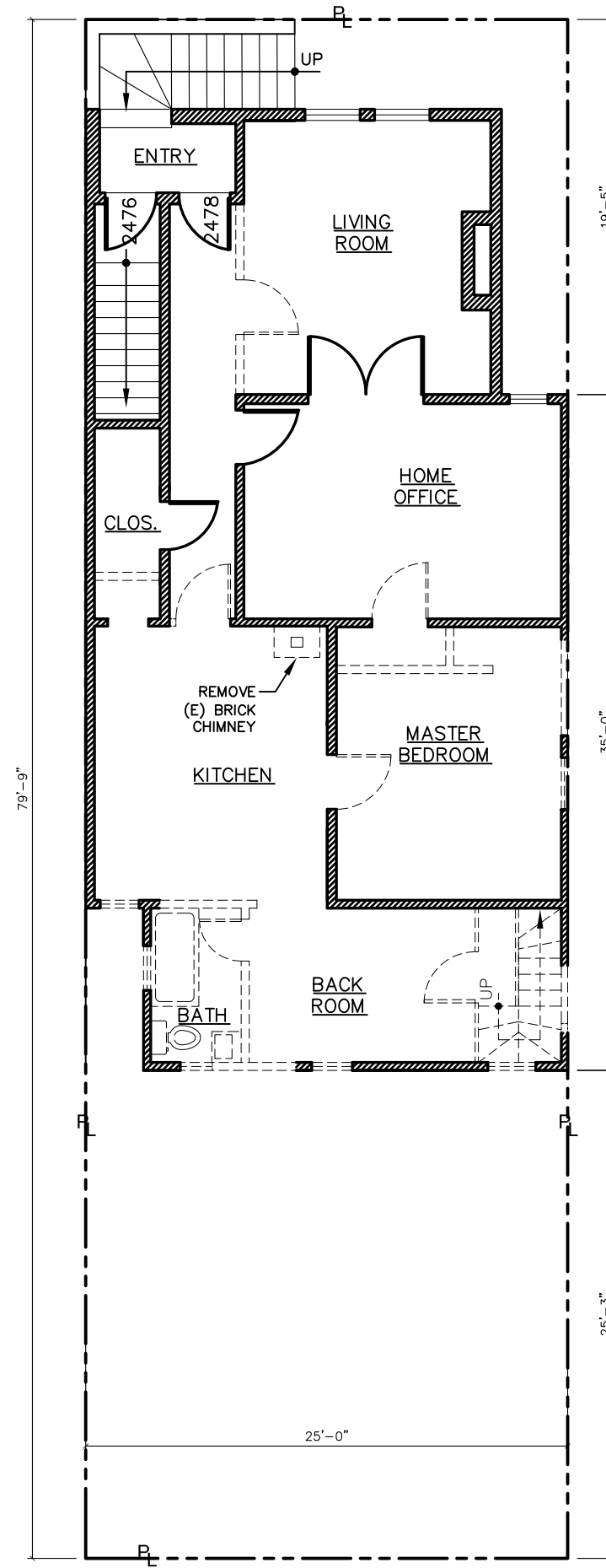
2476 - 2478 3RD STREET  
SAN FRANCISCO CA 94107  
BLOCK 4108 / LOT 003D

DATE 05/14/13  
DRAWN BY  
SHEET NO.

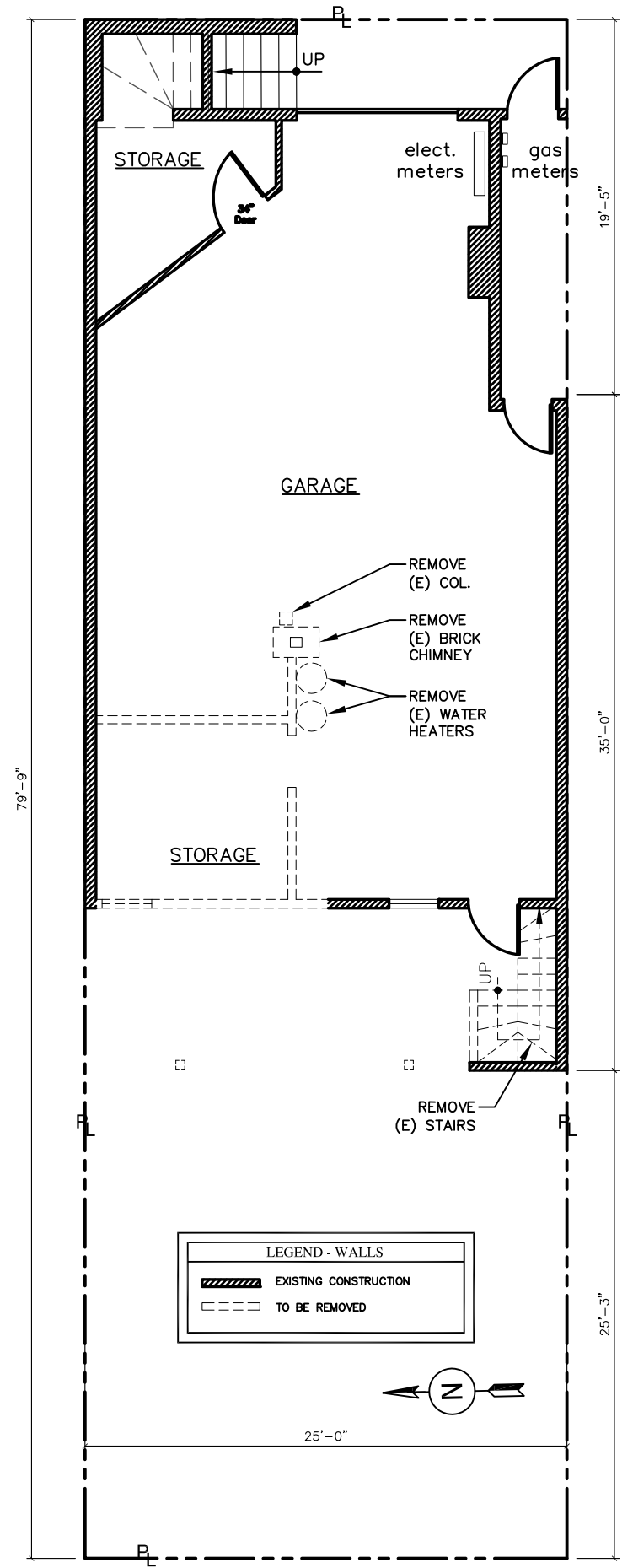
A0



③ (E) THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"



② (E) SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



① (E) GARAGE PLAN  
SCALE 1/4" = 1'-0"

REVISIONS	
07 JAN 2014	DELTA 1 JG
31 MAR 2014	DELTA 2 / COA CR
19 SEP 2014	DELTA 4 / COA CR

BEAUMONT & ASSOCIATES  
ARCHITECTURE & PLANNING

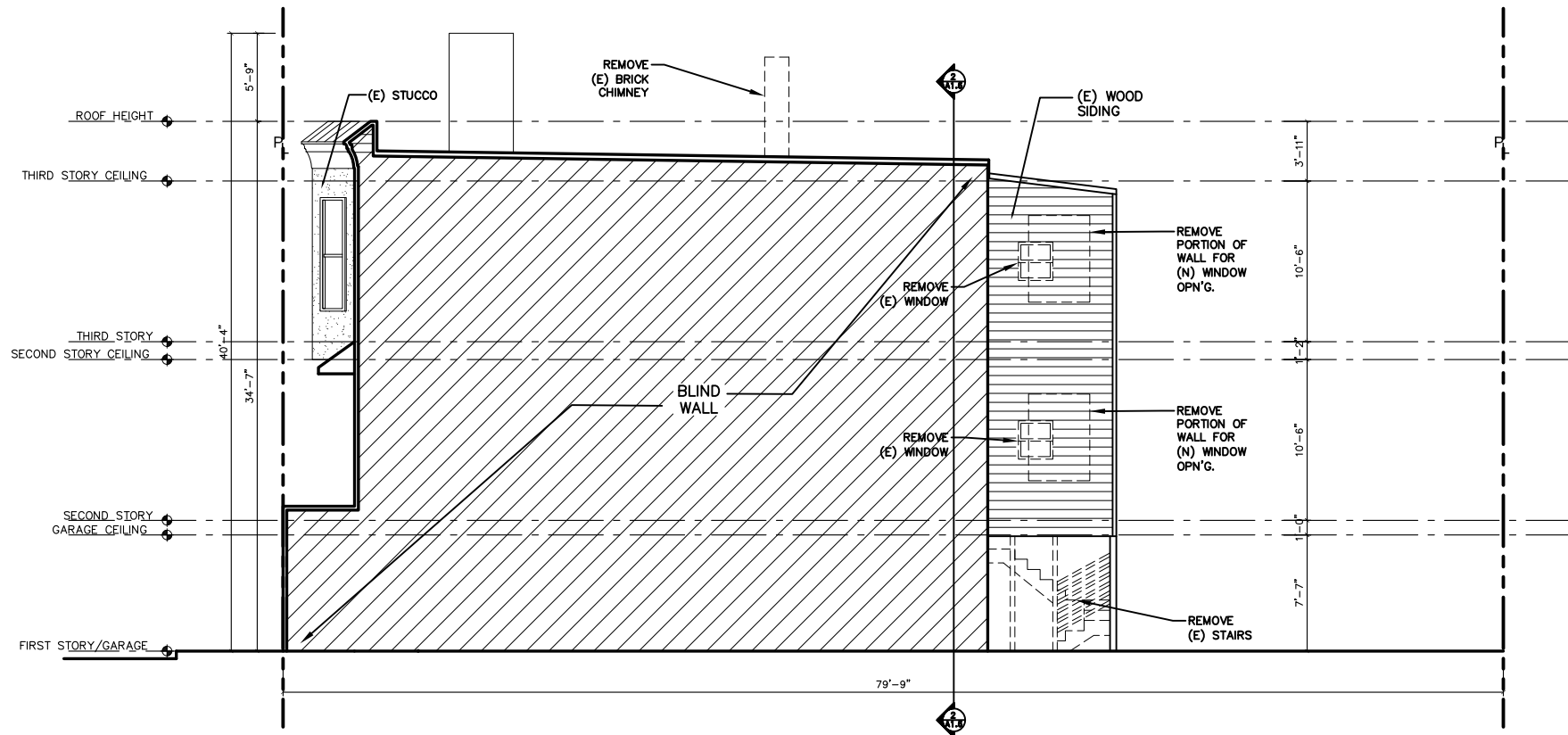
4050 HARLAN STREET, EMERYVILLE, CALIFORNIA 94608  
TEL: 510.652.4433 FAX: 510.652.5111

(E) FLOOR PLANS

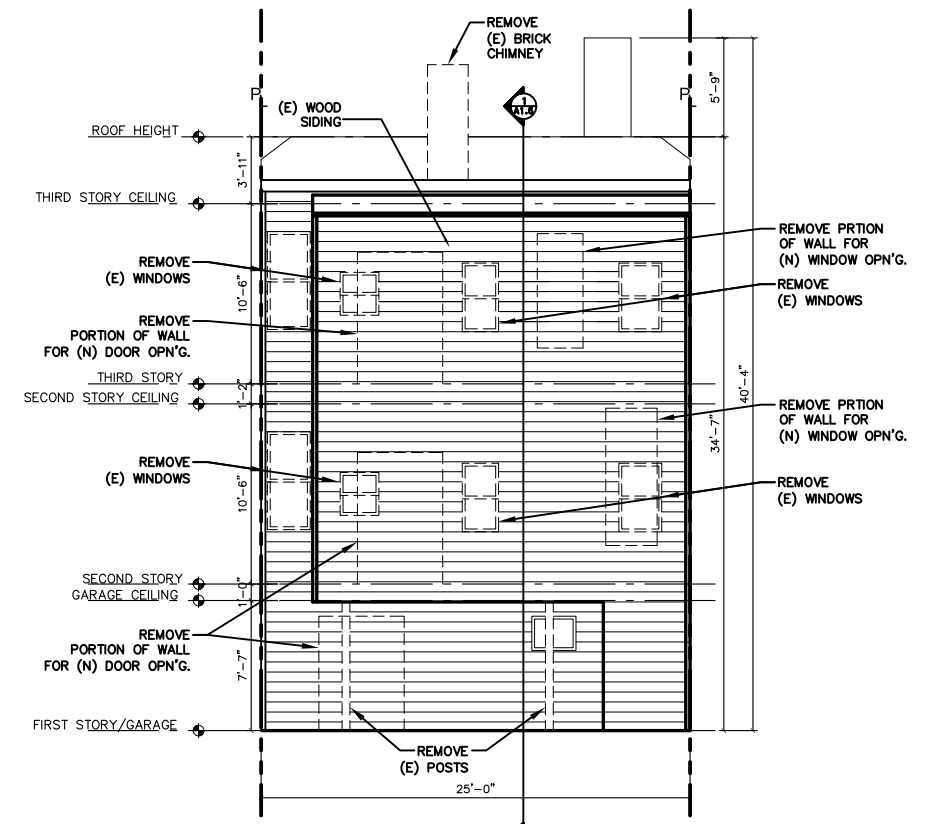
2476 - 2478 3RD STREET  
SAN FRANCISCO CA 94107  
BLOCK 4108 / LOT 003D

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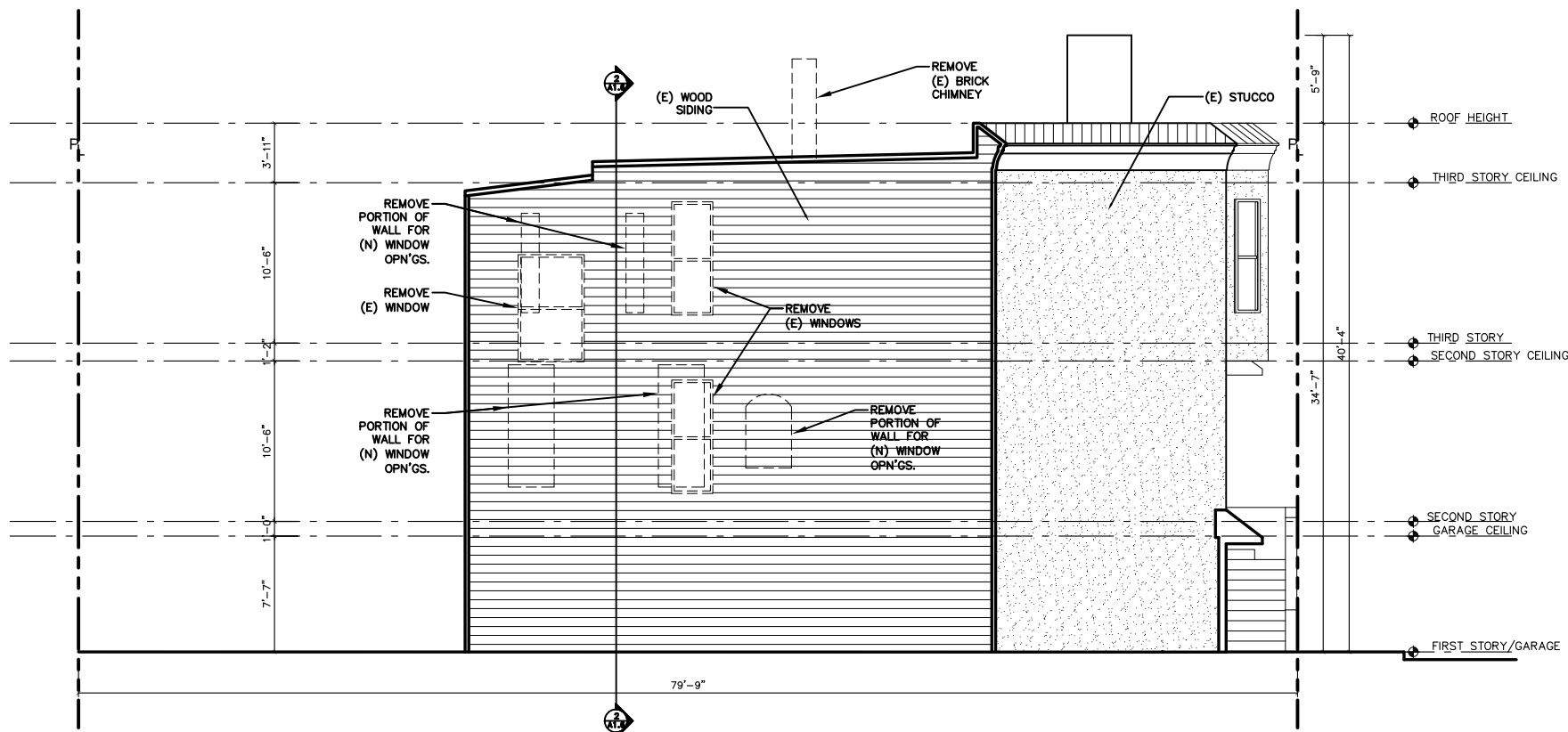
A1



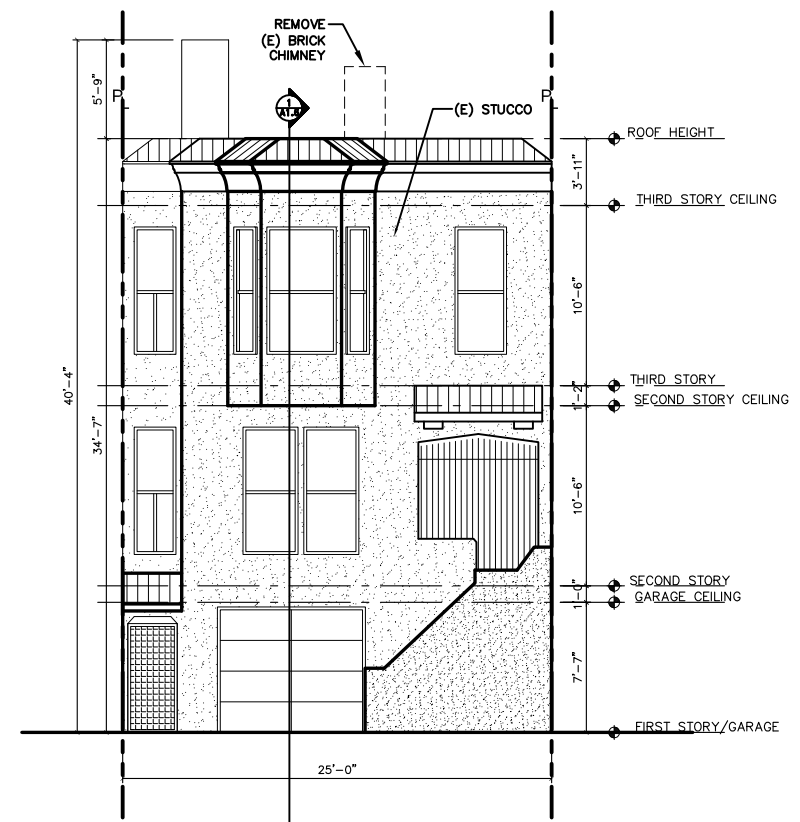
④ (E) LEFT ELEVATION  
SCALE 3/16" = 1'-0"



③ (E) REAR ELEVATION  
SCALE 3/16" = 1'-0"



② (E) RIGHT ELEVATION  
SCALE 3/16" = 1'-0"



① (E) FRONT ELEVATION  
SCALE 3/16" = 1'-0"

REVISIONS		
07 JAN 2014	DELTA 1	JG
31 MAR 2014	DELTA 2 / COA	CR
19 SEP 2014	DELTA 4 / COA	CR

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(E) ELEVATIONS

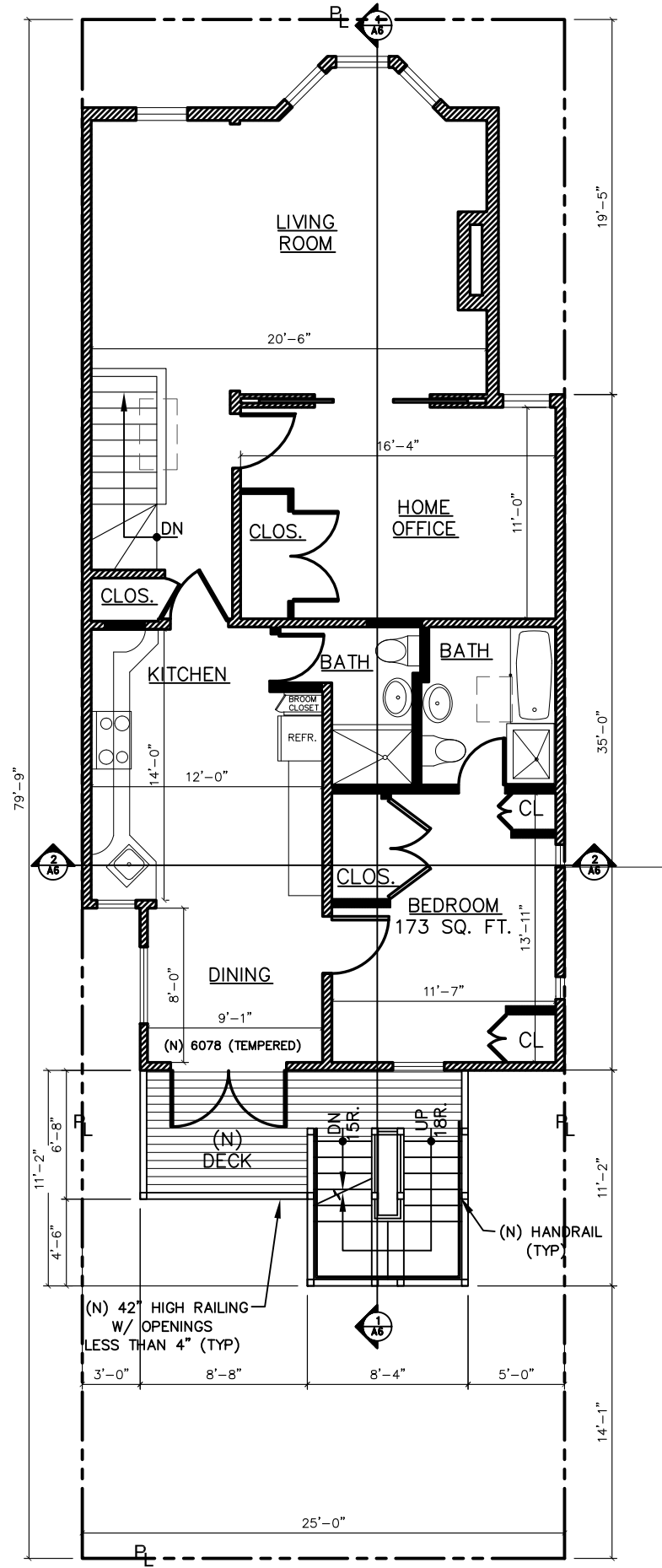
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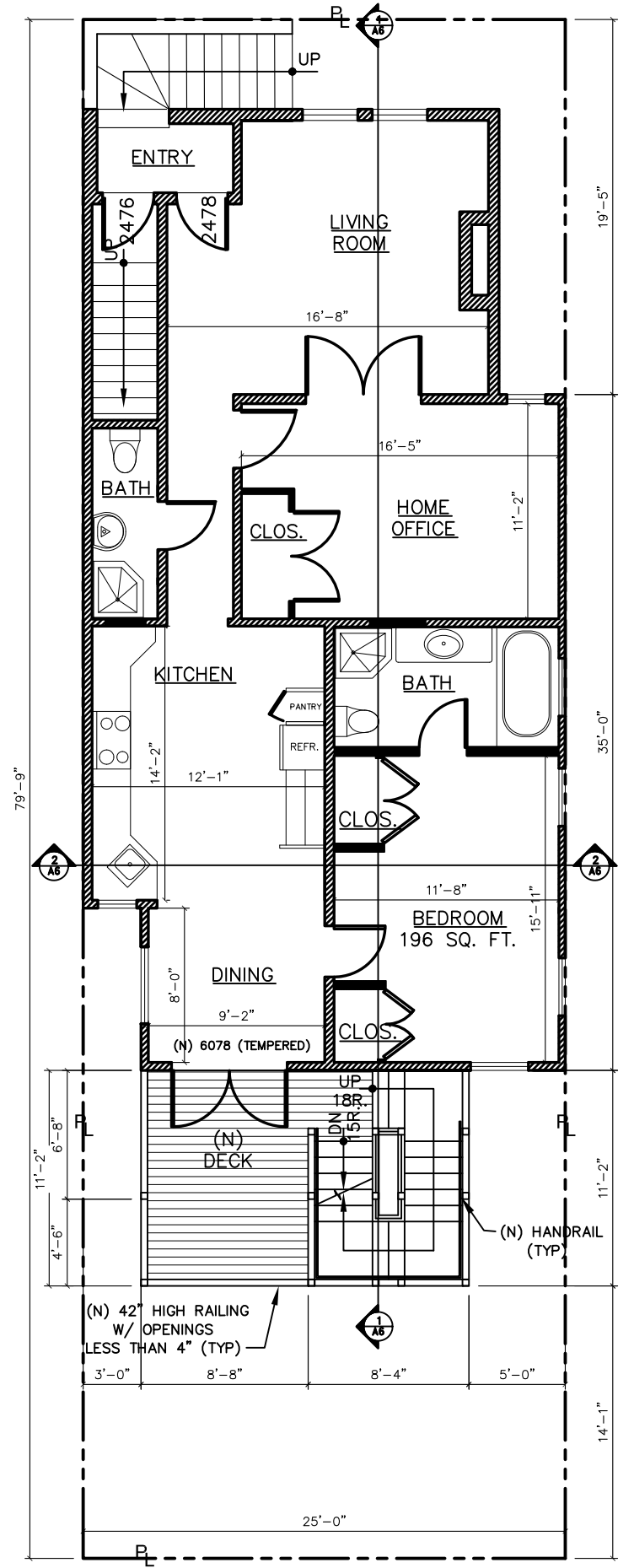
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SHEET NO.

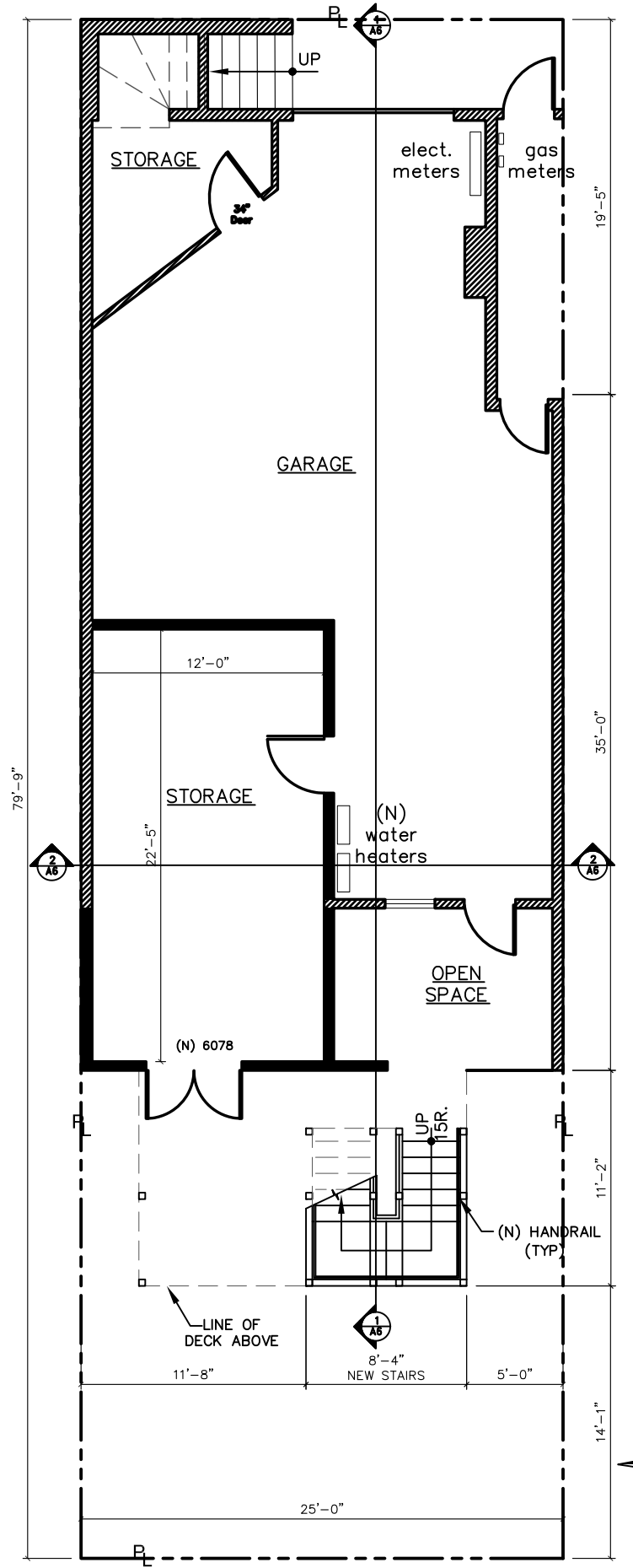
A2



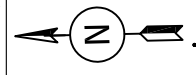
③ (N) THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"



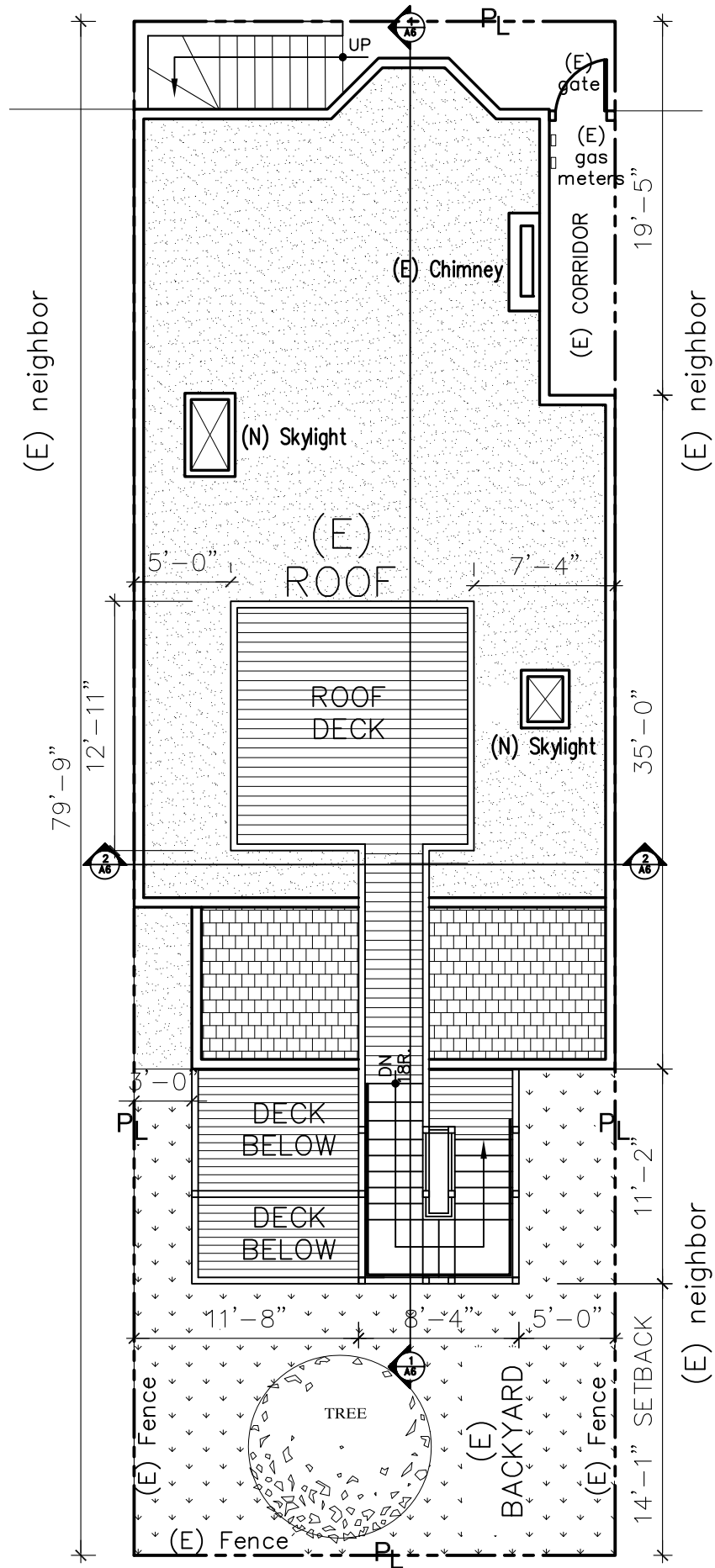
② (N) SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



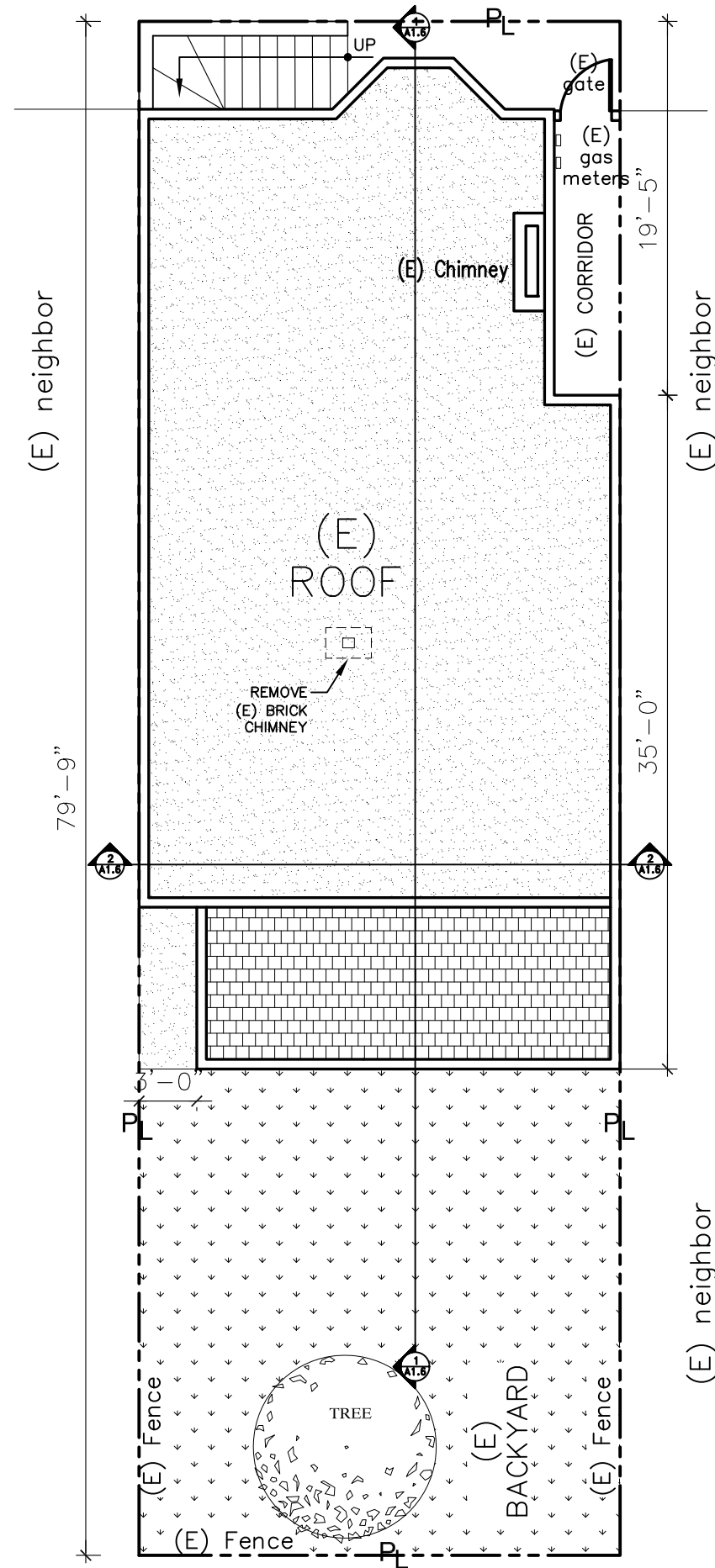
① (N) GARAGE PLAN  
SCALE 1/4" = 1'-0"



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(N) FLOOR PLANS	
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② (N) ROOF/DECK PLAN  
SCALE 1/4" = 1'-0"



① (E) ROOF/DECK PLAN  
SCALE 1/4" = 1'-0"

REVISIONS	
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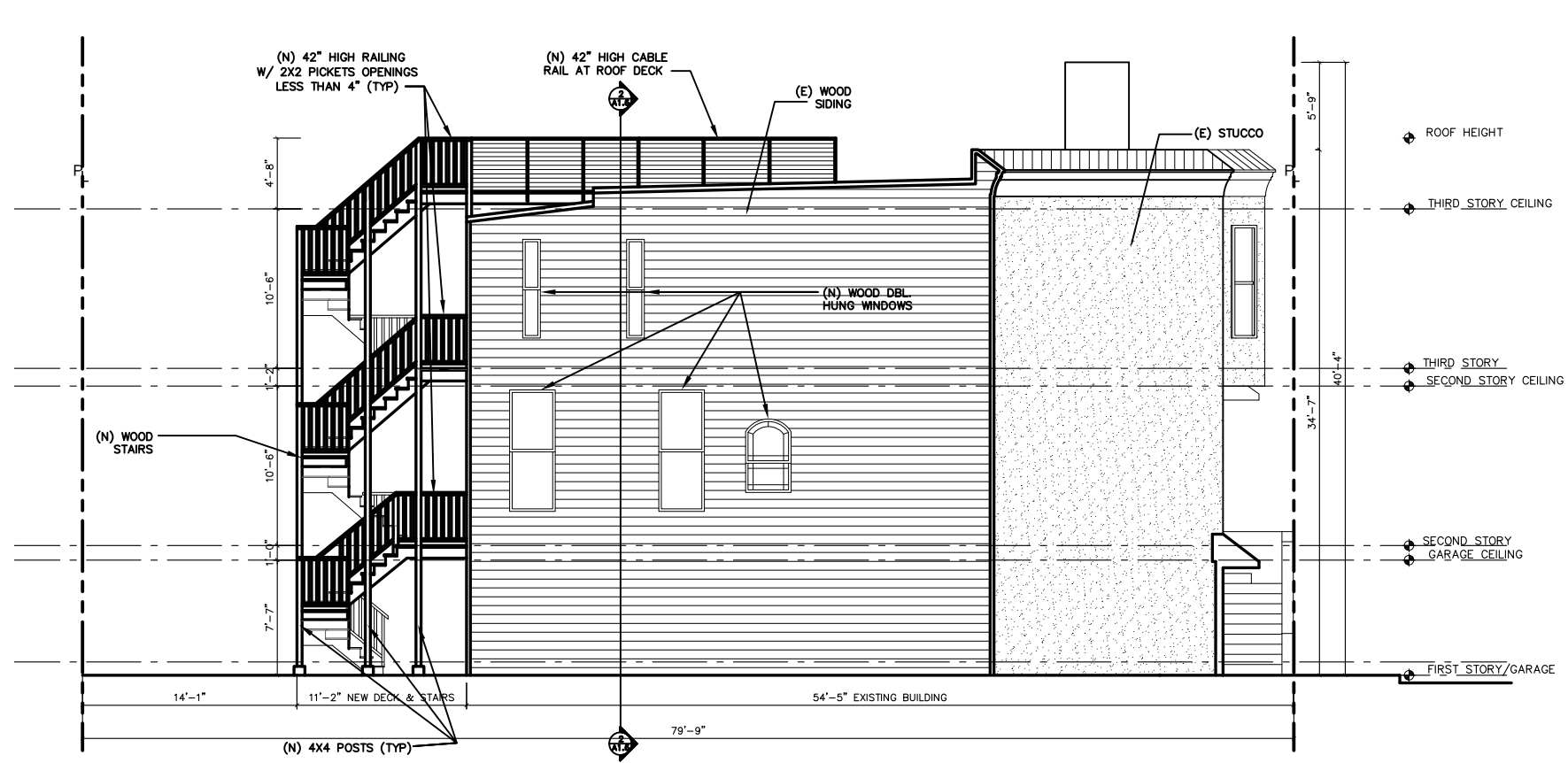
(N) ROOF/DECK PLAN

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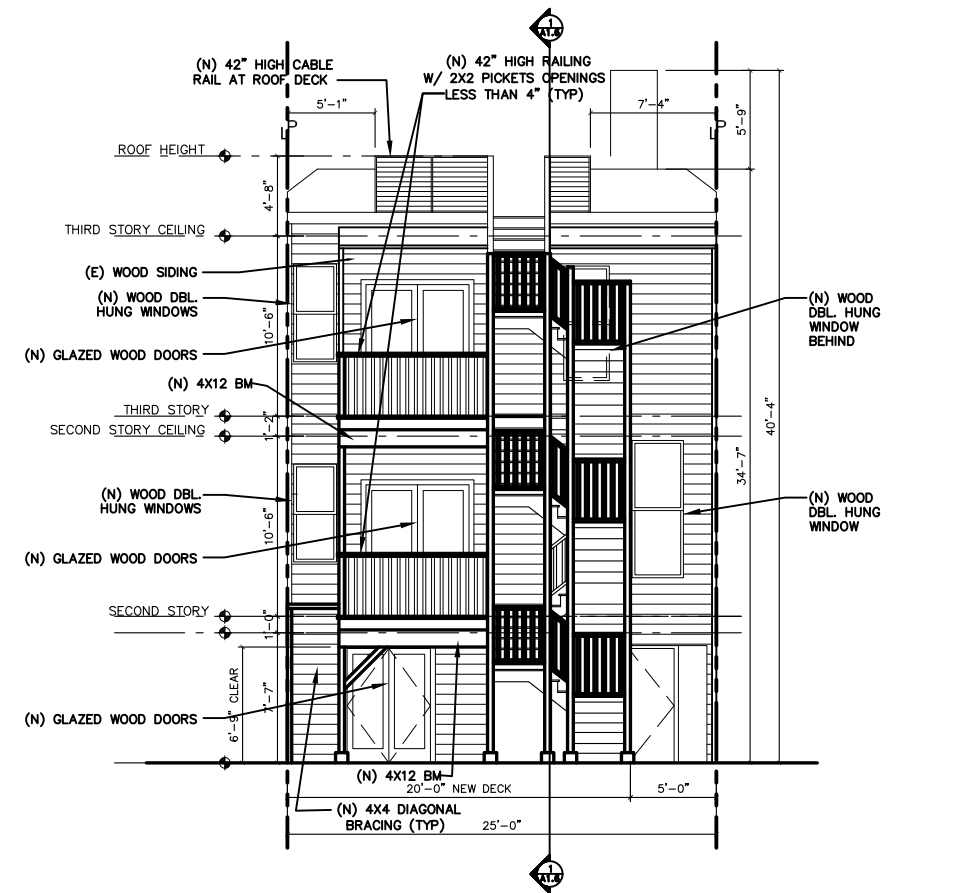
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A4

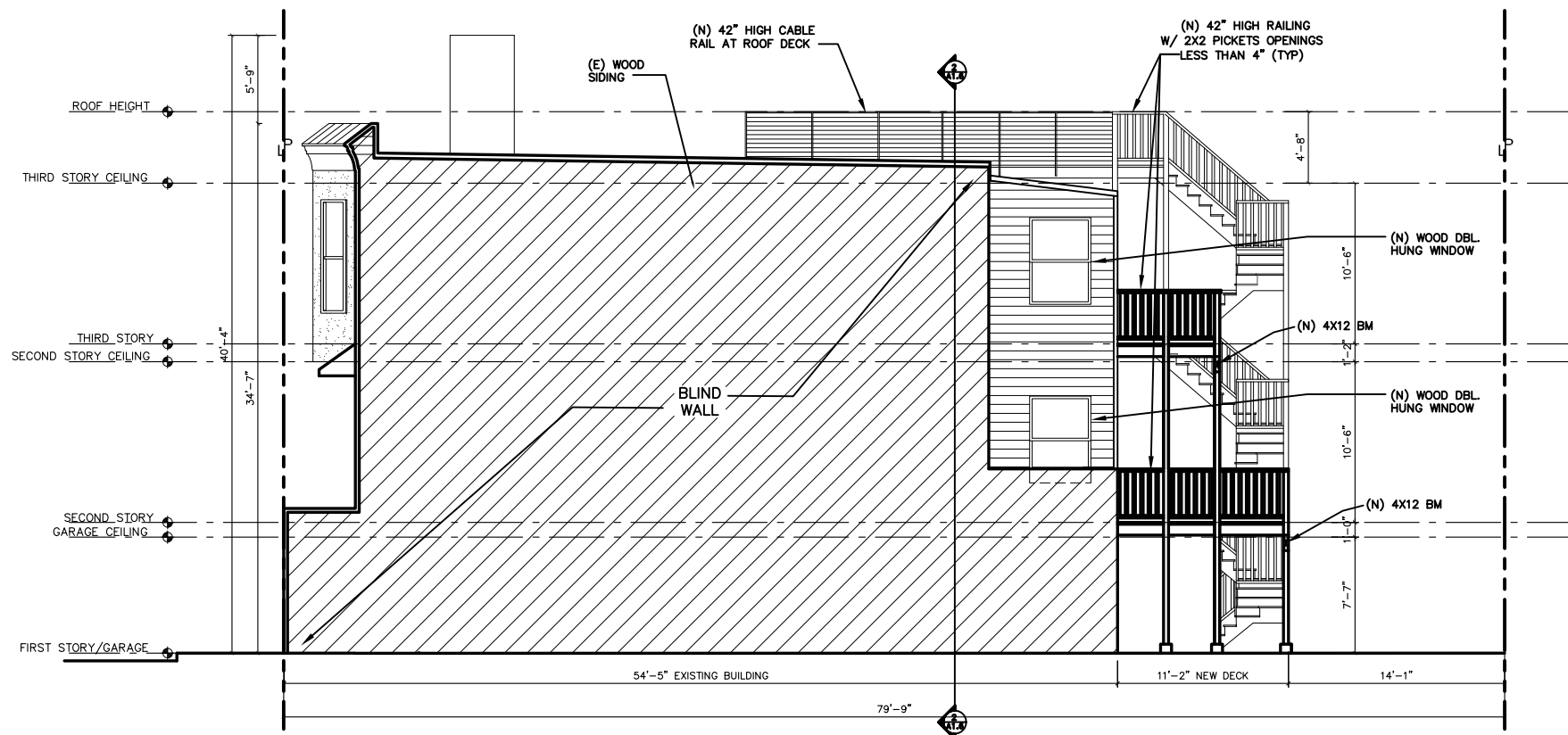




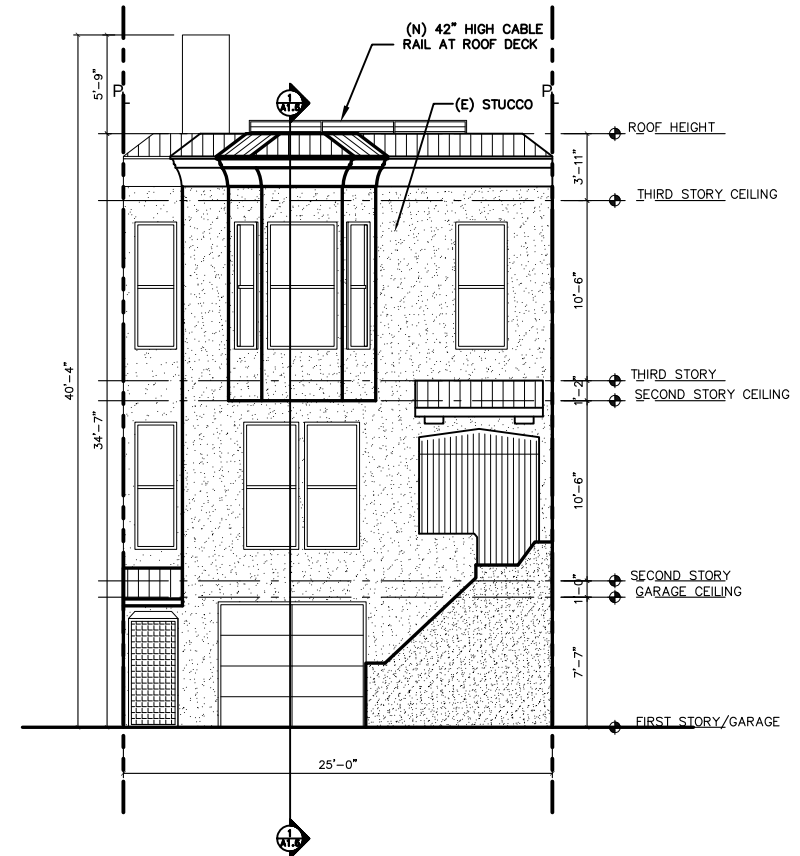
④ (N) LEFT ELEVATION  
SCALE 3/16" = 1'-0"



③ (N) REAR ELEVATION  
SCALE 3/16" = 1'-0"



② (N) RIGHT ELEVATION  
SCALE 3/16" = 1'-0"



① (E) FRONT ELEVATION  
SCALE 3/16" = 1'-0"

SHEET NOTE: WHERE WINDOWS ARE REMOVED, THE IN-FILL SIDING WILL MATCH THE EXISTING WOOD SIDING

REVISIONS		
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(N) ROOF/DECK PLAN

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A5

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(N) SECTIONS

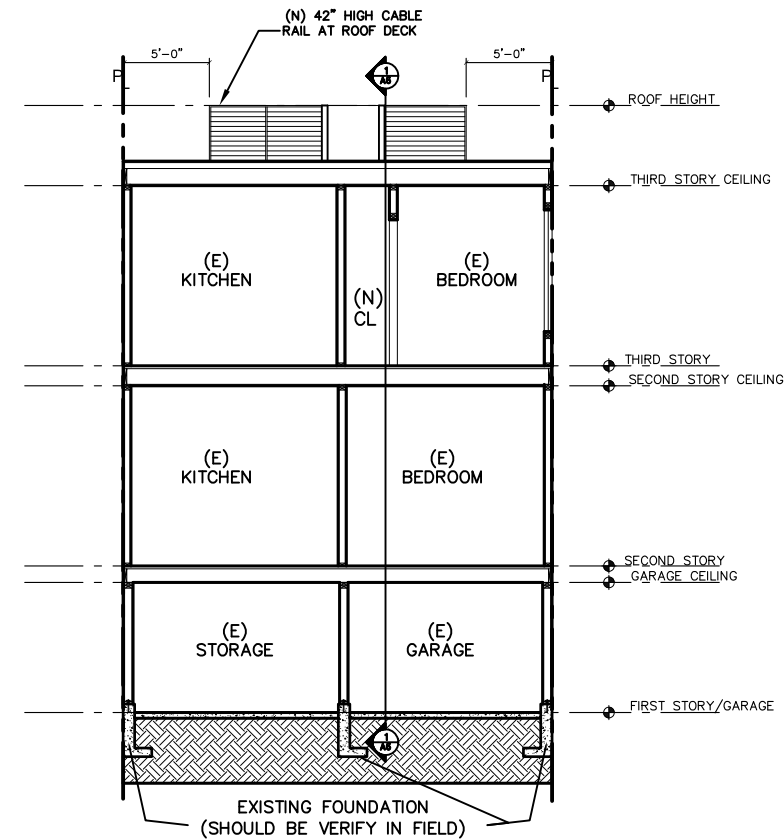
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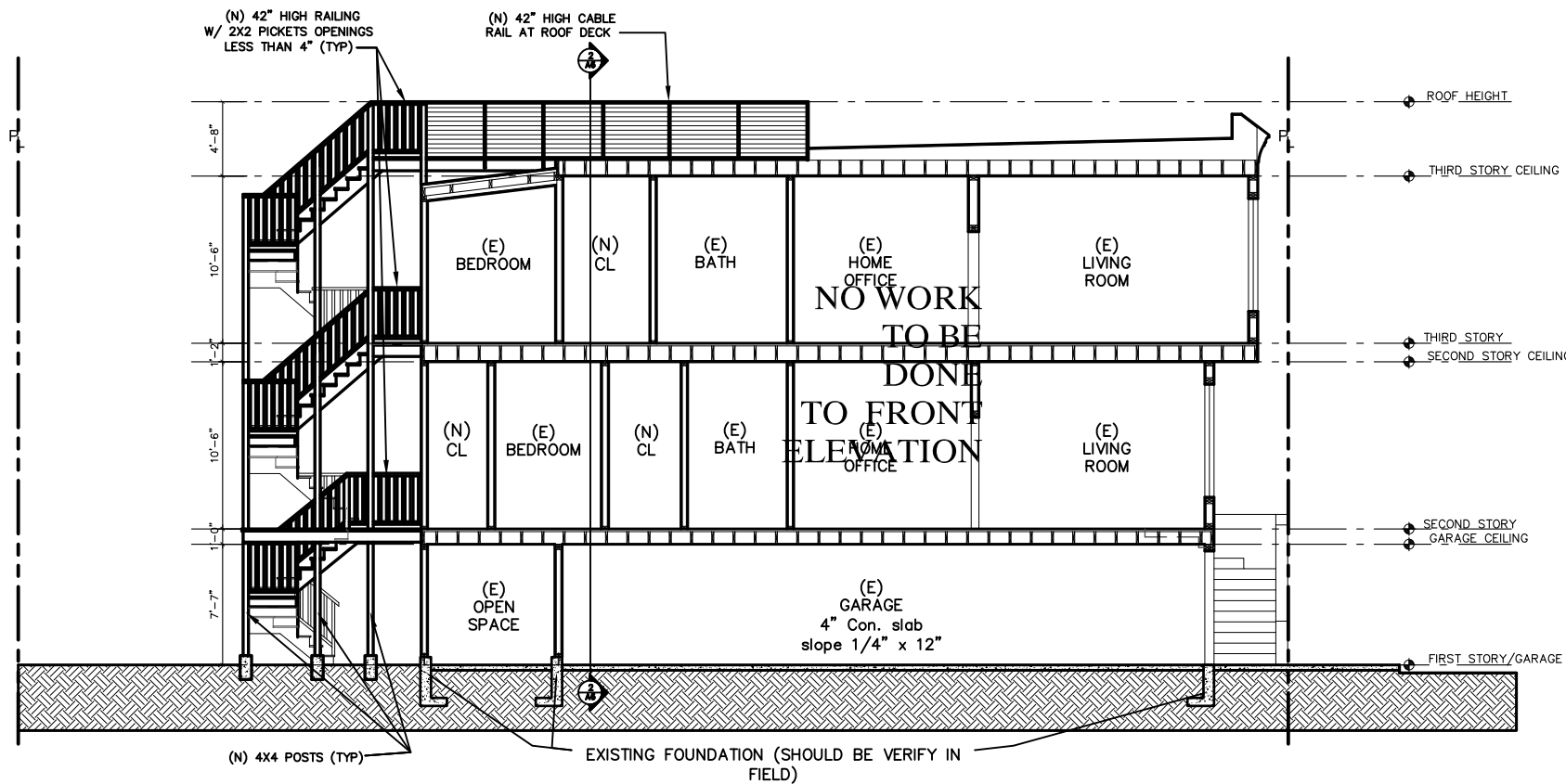
DRAWN BY

SHEET NO.

A6



2 (N) SECTION  
 SCALE 3/16" = 1'-0"



1 (N) SECTION  
 SCALE 3/16" = 1'-0"