



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 15, 2015

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Filing Date: April 6, 2015
Case No.: **2014.0847A**
Project Address: **881 - 883 Fulton Street**
Landmark District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
50-X Height and Bulk District
Block/Lot: 0797 / 024
Applicant: Charlie Patton
150 Glenbrook Avenue
San Francisco, CA, 94114
Staff Contact Alexandra Kirby - (415) 575-9133
alexandra.kirby@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

881 - 883 Fulton Street, west side between Fillmore and Webster Streets, Assessor's Block 0797, Lot 024. The three-story-over-basement flat was constructed by builder John D. Hooker in 1877 in the Italianate style as a two-family flat. The subject property is a contributing building within the Alamo Square Landmark District, designated in 1984. The adjacent building at 885 Fulton Street is a twin building and the two properties share a party wall. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 50-X Height and Bulk District.

The Alamo Square Landmark District contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The period of significance spans the 1870s to the 1920s. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height that are also included as contributing buildings. The Alamo Square Landmark District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." The Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier and larger dwellings. During the latter half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

PROJECT DESCRIPTION

The proposal involves the insertion of a 9'-wide by 6'-10"-high garage at the basement level of the primary (north) façade beneath the existing window bay. The proposed addition includes the removal of two double-hung windows and a service door at the ground level and a cast stone retaining wall with an elevated concrete slab at the front setback. The proposed front setback would provide two elevated planters with a total of 45 square feet of landscaping and a driveway paved in permeable pavers.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

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

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 landmark 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 C – The Alamo Square 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 Alamo Square Landmark District as described in Appendix E 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 will retain the two-family residential use of the building while creating a garage to support the contemporary use of the building. The garage will retain the overall character of the primary façade of the building and the proportions, details and materials of the entry stairs and bay window.

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.

All aspects of the historic character of the building will be retained and preserved, including the historic bay window, decorative trim, and non-historic entry stair. No distinctive materials, architectural elements, or spaces that characterize the property would be removed or altered. The cast stone siding, double hung windows, and basement doorway at the ground story and the paved front setback proposed for removal do not appear to be character-defining or distinctive features of the subject 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.

No new elements will be added to the historic building that would confuse its historical development. The proposed garage will be clearly contemporary yet compatible in design. No conjectural elements are proposed.

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.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project. The proposed garage will not require changes to the existing historic bay or associated trim detailing.

Therefore, the proposed project complies with Rehabilitation Standard 5.

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 garage will not destroy historic materials, features, or spatial relationships that characterized the property. The garage and driveway design will retain the openness of the front yard and will retain the existing straight-run entry stairs. The proposed planters at either side of the permeable driveway will also retain plantings in the yard area and soften the transitional space between the street and the building.

The proposed garage will be designed in a contemporary style that clearly reads as a modern intervention. Overall the garage is compatible with the historic building and the district in terms of its minimal size and subordinate proportions and details in relation to the historic house. The

new opening will not alter the projecting bay above, which is a character-defining feature of the facade.

The proposed garage is in keeping with other garage installations on the block and within the district, including the existing garage installed at the adjacent property to the immediate west in the district. For these reasons, the work will retain the integrity of both the historic house and the district.

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.

While unlikely, the proposed alterations could be reversed in the future without impairing the form and integrity of the building. The existing condition could be recreated by relying upon historic photographs, physical evidence, and the building permit record.

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 largely compatible with the character-defining features of the subject building and with the Alamo Square Landmark District. All aspects of the historic character of the existing building would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed.

Staff finds that the new garage opening and driveway will not destroy significant historic material and will retain the spatial relationships of the building and district. The proposed garage will be clearly contemporary in its design and would not create a false sense of historical development in the Alamo Square Landmark District. The garage design is in keeping with the existing garage installed at the adjacent property to the west (885 – 887 Fulton Street) within the district, among others, which feature minimal surround trim, painted wood doors with simple designs, are installed entirely below the projecting bay windows, and are typically partially below grade to further reduce visibility. The proposed garage door would be 9' wide and 6'-10" tall, constructed of wood with a painted exterior to match the historic residence. The wood trim surrounding the door will be 1" by 5", set within the stucco surround. The garage opening will be set approximately 4' behind the face of the projecting bay, where the existing historic wall is located.

The garage design will retain the openness of the front yard and will retain the existing straight-run entry stairs. The proposal would remove the existing curb, retaining walls, and concrete slab at the front of the residence. The proposed planters at either side of the permeable driveway will retain plantings in the yard area and soften the transitional space between the street and the building.

Department staff finds that proposed work will be in conformance with the Secretary'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 contributing building and landmark district.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior Standards for Rehabilitation of a Historic Property.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends **APPROVAL WITH CONDITIONS** of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*. Staff supports the project with the following conditions:

- The project sponsor shall use a stucco finish at the base of the historic property to match the existing cast stone finishes.
- Prior to sign off on site permit, sponsor shall provide specifications of how the proposed cast stone will be recreated.
- The project sponsor shall complete a site visit with Department preservation staff following demolition work to verify compliance with the approved project description and conditions of approval.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans

AK: G:\Preservation\881 fulton CofA\881 fulton_exec summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0XXXX

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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 024 IN ASSESSOR'S BLOCK 0797, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 5, 2014, Charlie Patton, the property owner (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to add a garage to the subject property on lot 024 in Assessor's Block 0797 for continued use as a two-family flat. The work includes a new garage entrance located beneath the existing bay on the primary (north) façade, including addition of new landscaping elements at the front setback and relocating the existing gas meter beneath the existing stair.

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 15, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0847A (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 with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated received January 5, 2015 and labeled Exhibit A on file in the docket for Case No. 2014.0847A based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor shall use a stucco finish at the base of the historic property to match the existing cast stone finishes.
- Prior to sign off on site permit, sponsor shall provide specifications of how the proposed cast stone will be recreated.
- The project sponsor shall complete a site visit with Department preservation staff following demolition work to verify compliance with the approved project description and conditions of approval.

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 landmark district as described in the designation report.

- The proposed project would retain the residential use while adding a garage to support the contemporary use of the building.
- Other than the removal of the paved front yard and associated retaining wall, all aspects of the historic character of the existing building will be retained and preserved, and no distinctive materials, architectural elements, or spaces that characterize the property will be removed.
- The proposed location of the garage addition would be in keeping with the streetscape of the district and would require minimal removal of historic materials.
- The garage and driveway design will retain the openness of the front yard and will retain the existing straight-run entry stairs.

- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new garage would be clearly distinguished as a contemporary feature of the property.
- The project would retain distinctive materials and finishes from the period of significance, including the bay window decorative elements, wood siding, and wood-frame structure.
- If the proposed additions were removed in the future, the essential form and integrity of the property and district would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal 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 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 881 – 883 Fulton Street and the Alamo Square Landmark 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 retain neighborhood character by respecting the character-defining features of the contributing 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 existing two units at the property are uninhabitable.

- 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. It will provide sufficient off-street parking for the existing units.

- 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 have any effect 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.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed project 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 affect 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 with conditions a Certificate of Appropriateness** for the property located at Lot 024 in Assessor's Block 0797 for proposed work in conformance with the renderings and architectural sketches dated March 11, 2015, and labeled Exhibit A on file in the docket for Case No. 2014.0847A.

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 April 15, 2015

Jonas P. Ionin
Acting Commission Secretary

AYES:

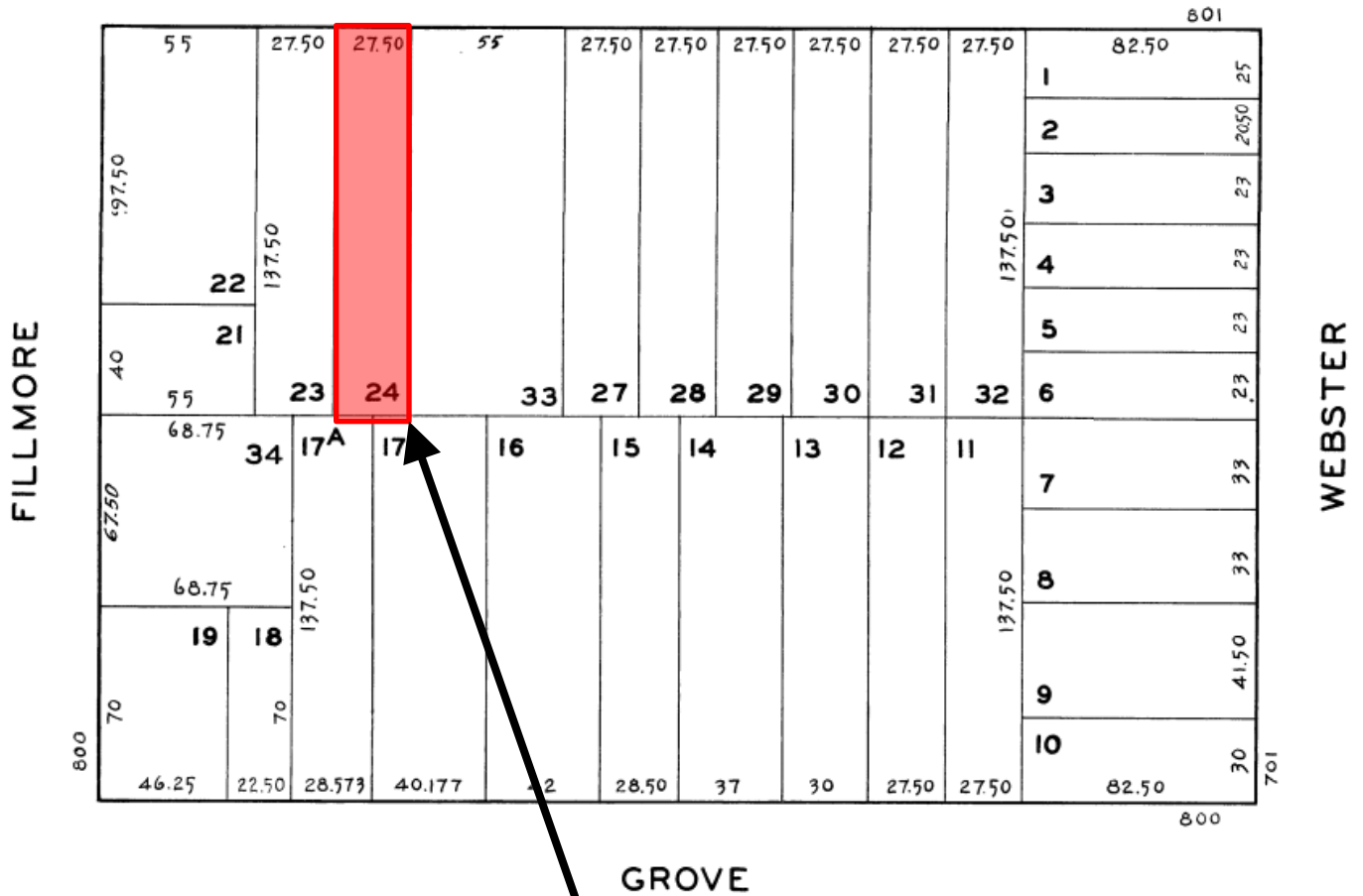
NAYS:

ABSENT:

ADOPTED:

Parcel Map

FULTON

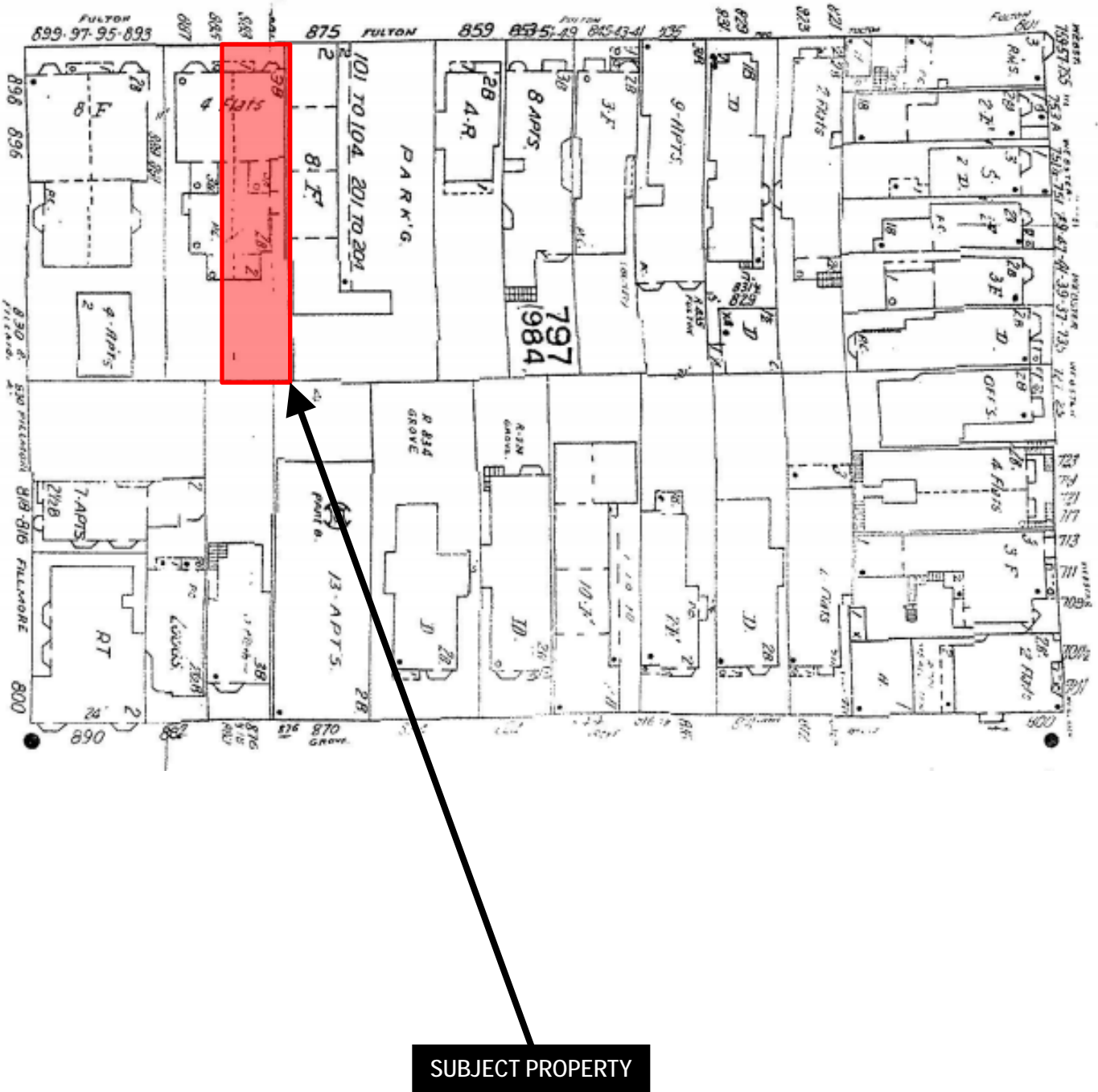


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2014.0847A
 881 – 883 Fulton Street
 Block 0797 Lot 024

Sanborn Map*

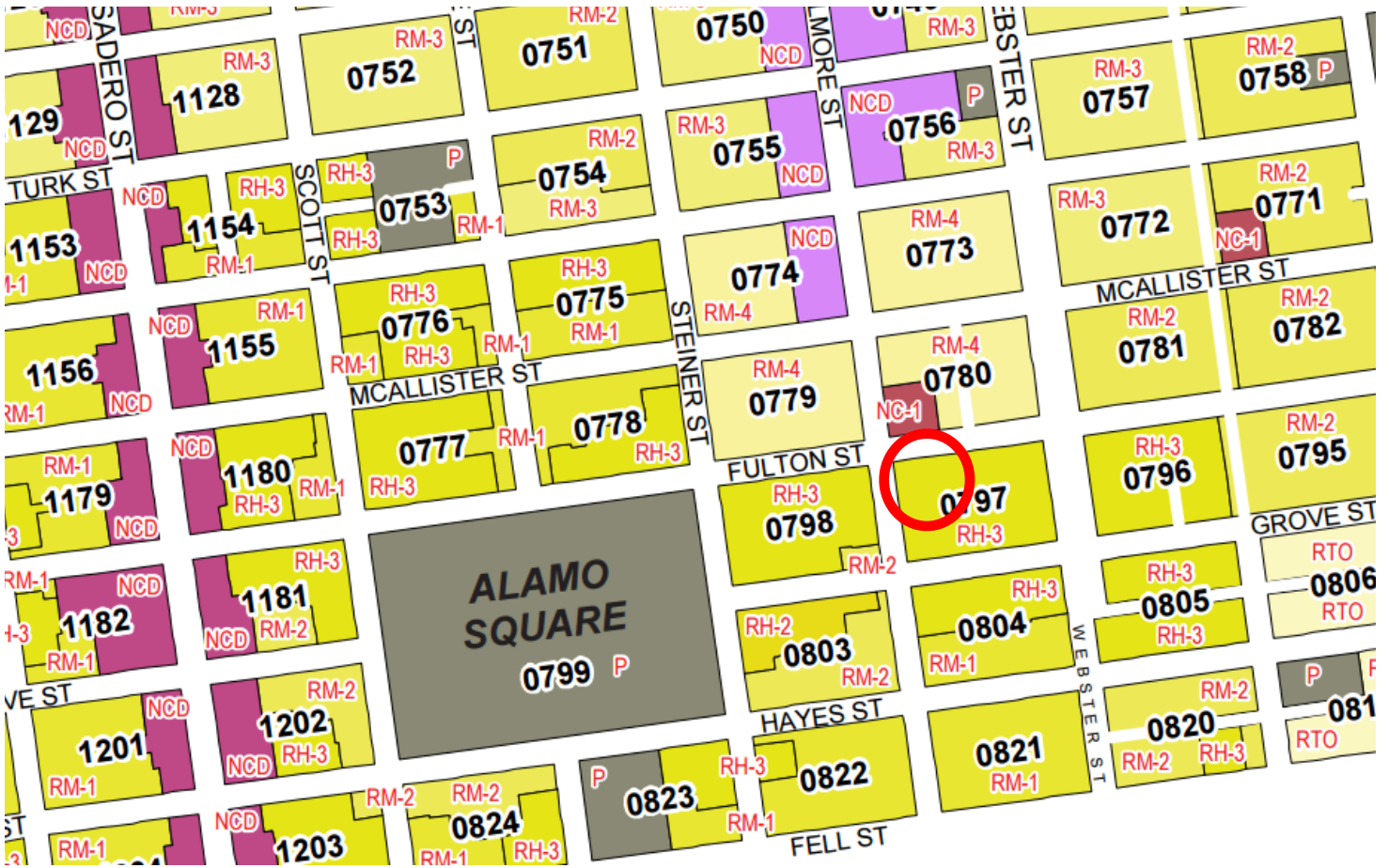


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



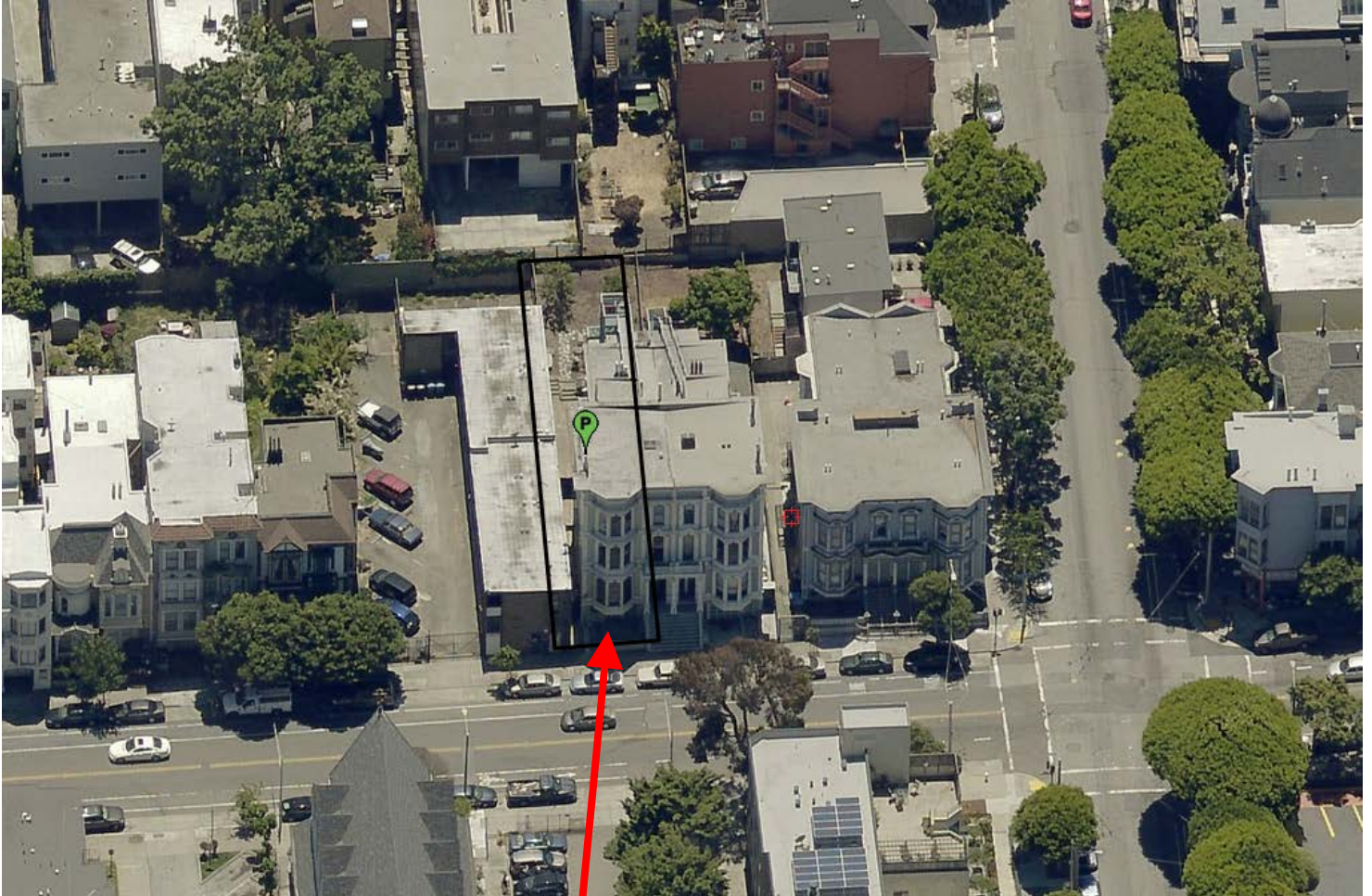
Certificate of Appropriateness Hearing
Case Number 2014.0847A
881 – 883 Fulton Street
Block 0797 Lot 024

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2014.0847A
881 – 883 Fulton Street
Block 0797 Lot 024

Aerial Photo (looking east)



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2014.0847A
881 – 883 Fulton Street
Block 0797 Lot 024

Site Photo

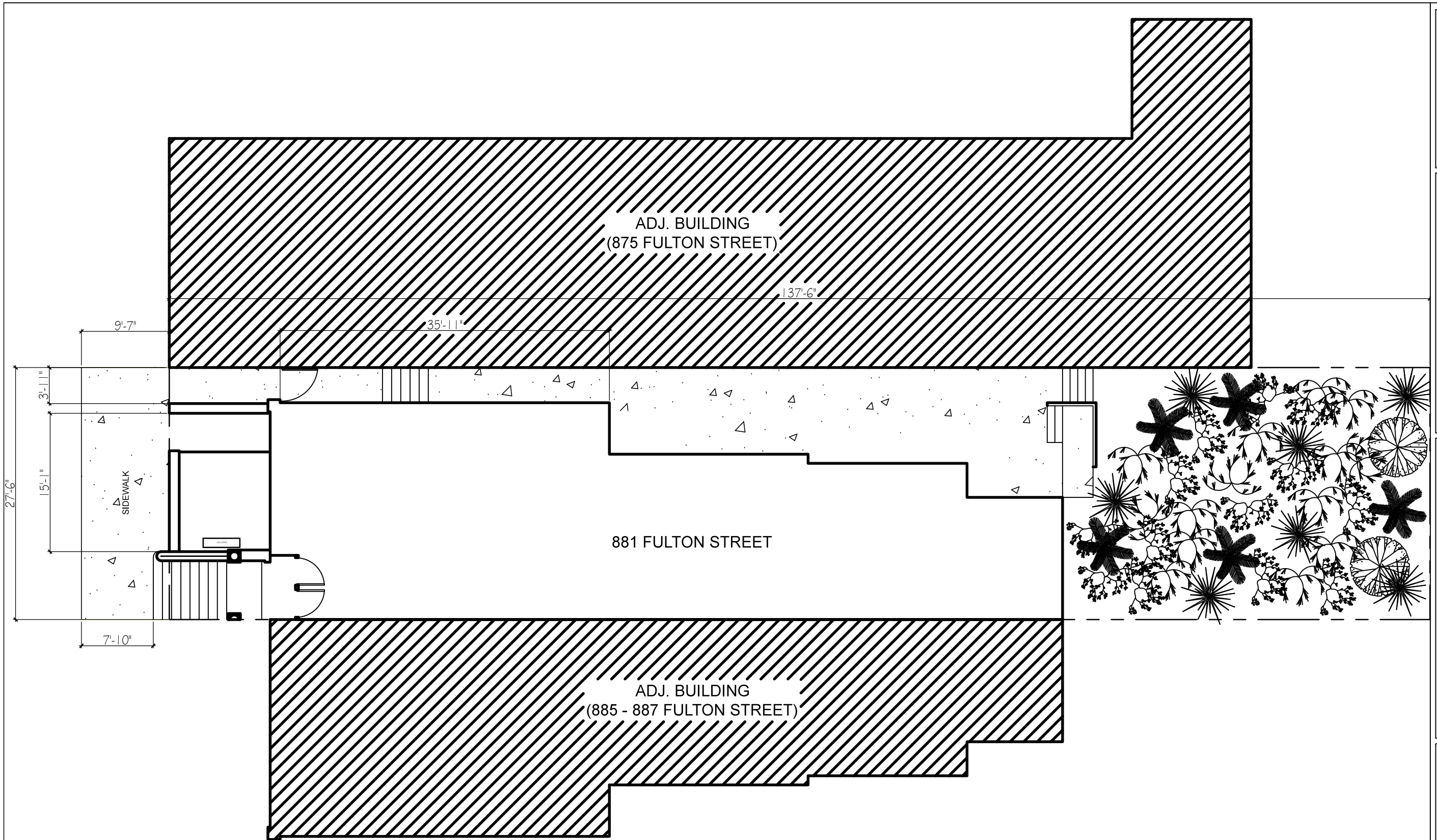


Certificate of Appropriateness Hearing
Case Number 2014.0847A
881 – 883 Fulton Street
Block 0797 Lot 024

Historic Photo



Certificate of Appropriateness Hearing
Case Number 2014.0847A
881 – 883 Fulton Street
Block 0797 Lot 024



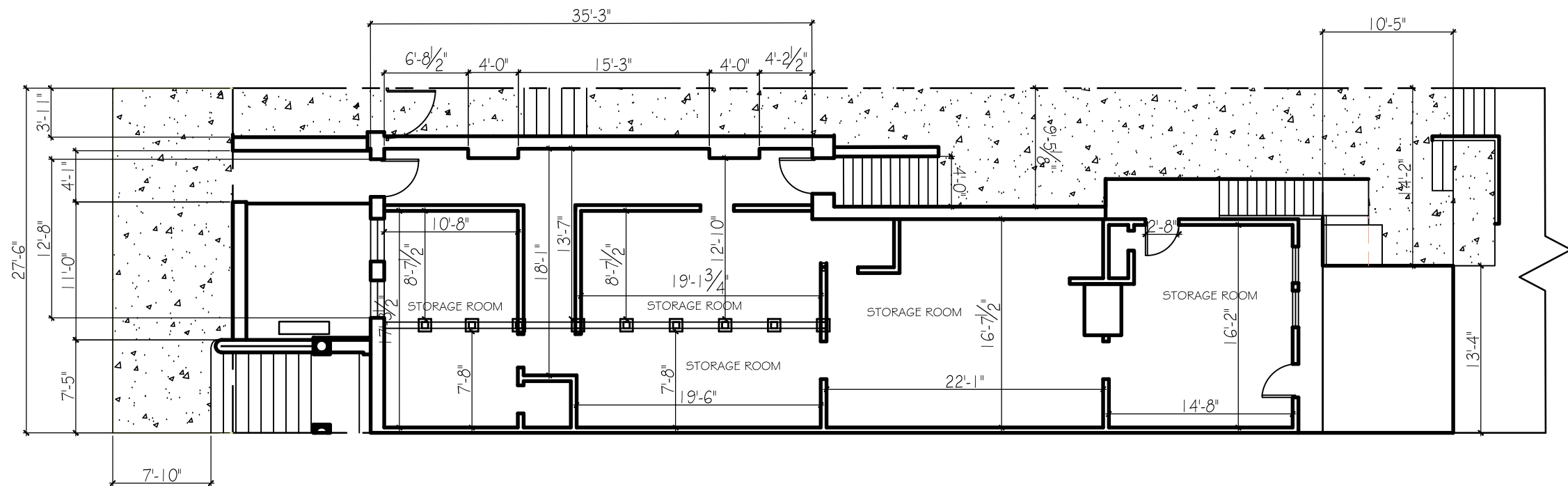
1 EXISTING SITE PLAN
3/32" = 1'-0"

OWNER:
CHARLIE PATTON
883 FULTON STREET
SAN FRANCISCO, CA 94117
619-890-4131

PROJECT
FULTON GARAGE ADDITION
881 Fulton Street
San Francisco, CA 94117

ARCHITECT
BRUCE TEEL ARCHITECT
933 ALVARADO ROAD
BERKELEY, CALIFORNIA 94705
TEL 415.993.2690

EXISTING SITE PLAN
Date 1.5.15
Drawn by CBP
Checked by
SHEET NO
A-1
Scale 3/32"=1'-0"



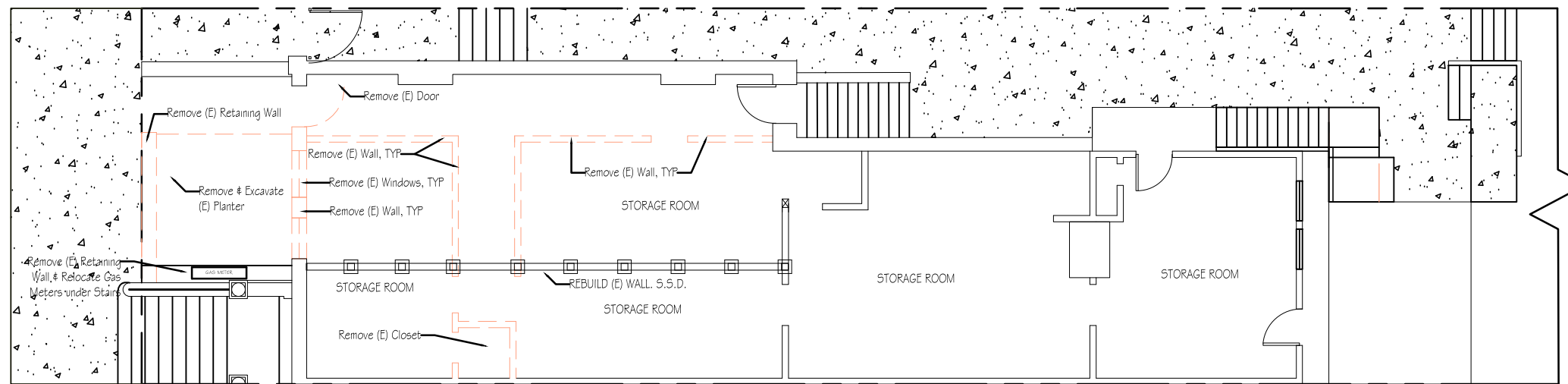
1 EXISTING BASEMENT PLAN
 3/32" = 1'-0"

OWNER:
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 883 FULTON STREET
 SAN FRANCISCO, CA 94117
 619-890-4131

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 San Francisco, CA 94117

ARCHITECT
 BRUCE TEEL ARCHITECT
 933 ALVARADO ROAD
 BERKELEY, CALIFORNIA 94705
 TEL 415.998.2690

EXISTING BASEMENT PLAN	
Date	1.5.15
Drawn by	CBP
Checked by	
SHEET NO	
A-2	
Scale	3/32"=1'-0"



LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

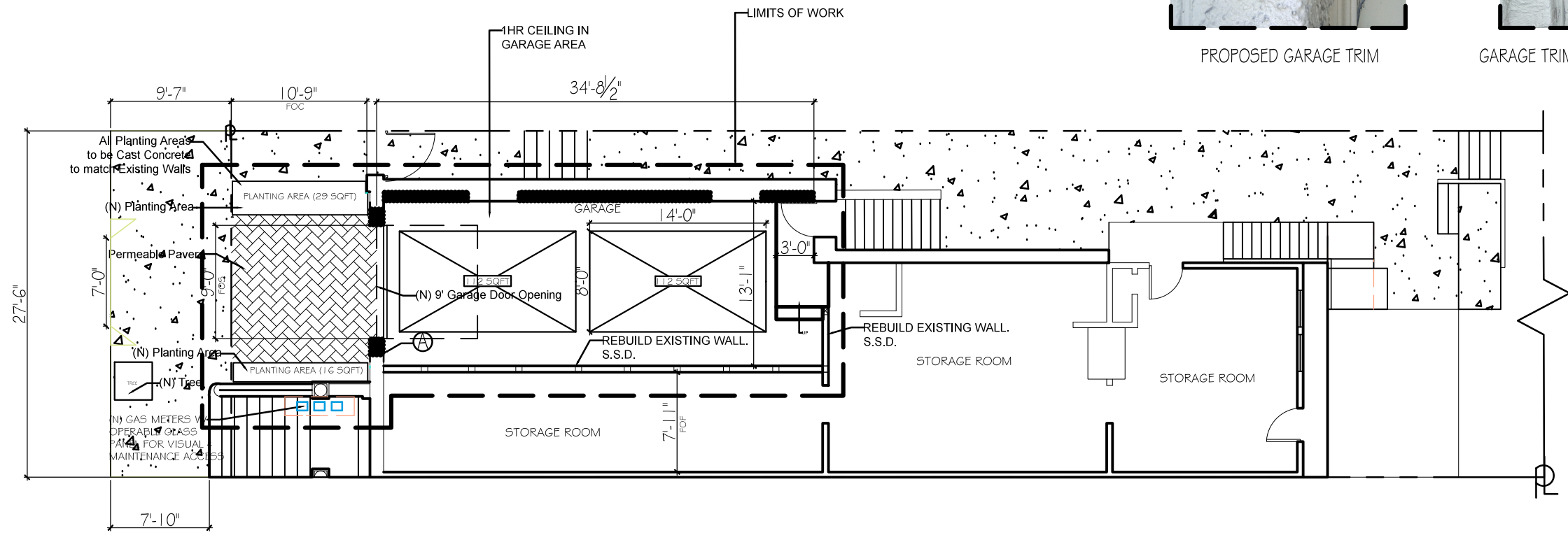
1 SITE & BASEMENT DEMOLITION PLAN
 3/32" = 1'-0"

OWNER:
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 SAN FRANCISCO, CA 94117
 619-890-4131

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 San Francisco, CA 94117

ARCHITECT
 BRUCE TEEL ARCHITECT
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 BERKELEY, CALIFORNIA 94705
 TEL 415.998.2690

BASEMENT DEMO PLAN	
Date	1.5.15
Drawn by	CBP
Checked by	
SHEET NO	
A-3	
Scale	3/32"=1'-0"



PROPOSED GARAGE TRIM



GARAGE TRIM TO MATCH EXISTING DOOR

FRONT YARD SETBACK CALCULATIONS:

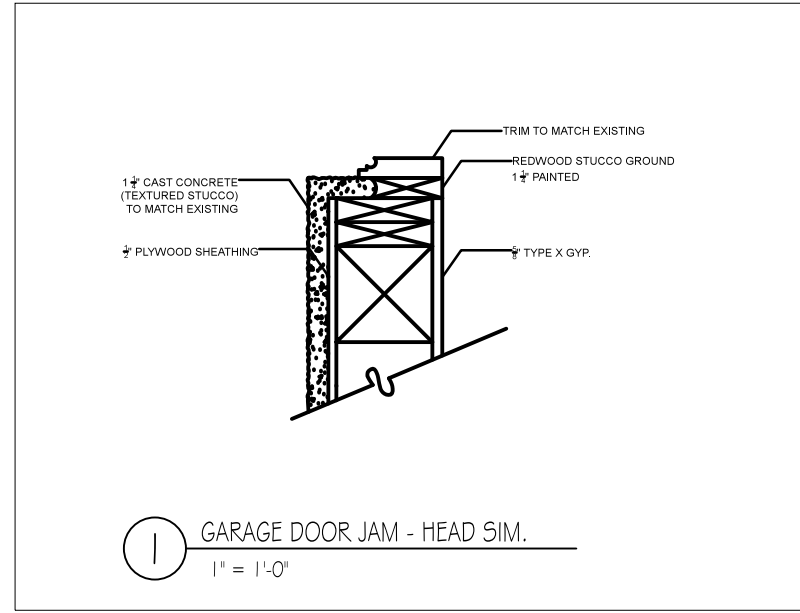
AREA: 20'1" X 10'9" = 215 SQFT
 20% OF 215 = 43 SQFT
 50% OF 215 = 107 SQFT

PLANTING AREA = 9 SQFT
 RAISED PLANTER AREA = 45 SQFT
 PERMEABLE PAVERS = 119 SQFT
 TOTAL = 173

DEFINITIONS:

FOF: FACE OF FINISH
 FOS: FACE OF STUD
 FOC: FACE OF CONCRETE

1 SITE & PROPOSED BASEMENT PLAN
 3/32" = 1'-0"



1 GARAGE DOOR JAM - HEAD SIM.
 1" = 1'-0"

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ARCHITECT
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PROPOSED BASEMENT PLAN	
Date	3.11.15
Drawn by	CBP
Checked by	
SHEET NO	
A-4	
Scale	3/32"=1'-0"



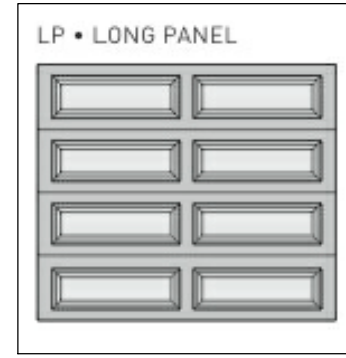
EXISTING ENTRY STAIRS



EXISTING FACADE



885 FULTON GARAGE "SISTER" BLDG.

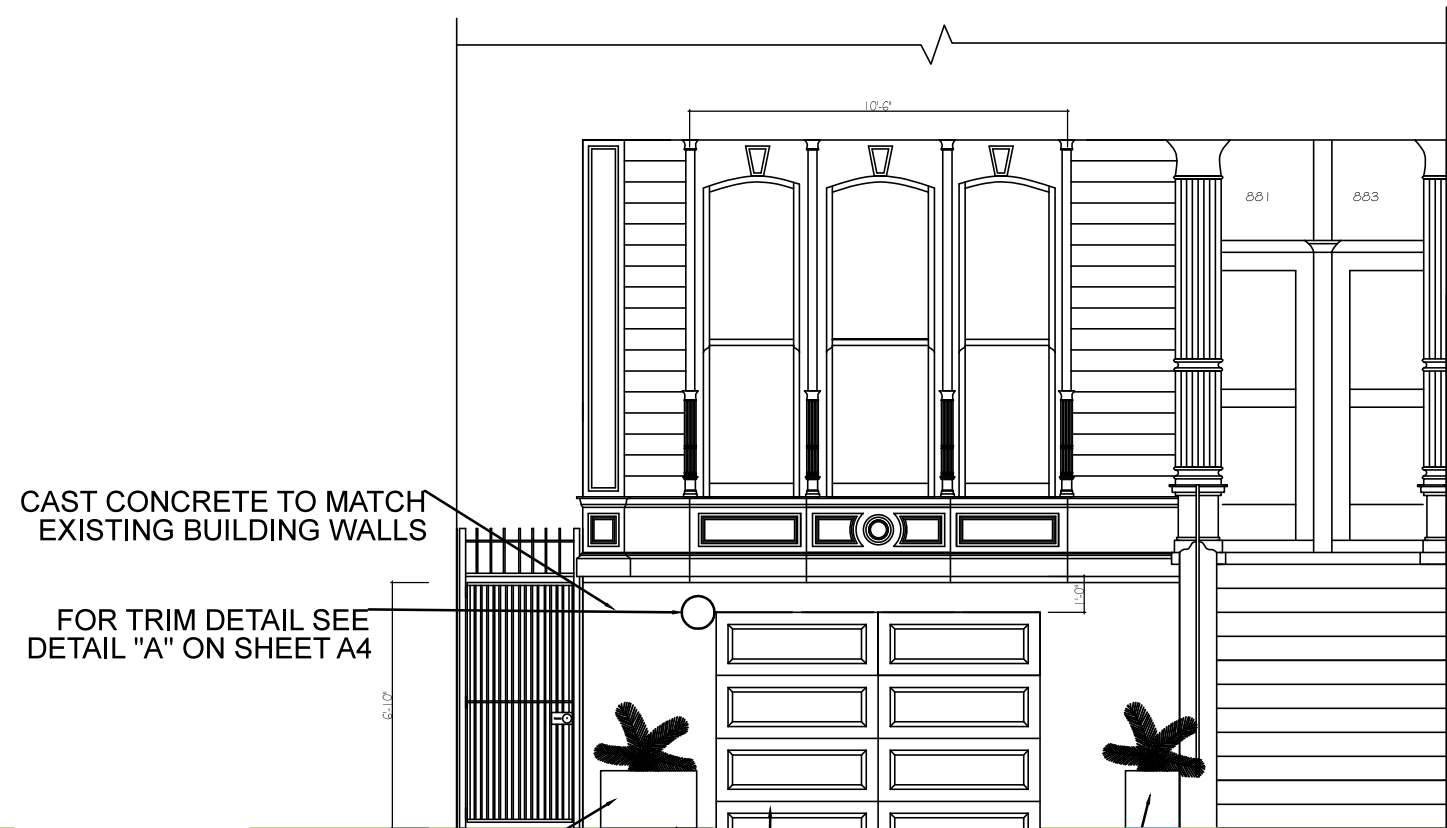


PROPOSED GARAGE DOOR



CAST CONCRETE EXTERIOR WALLS & PLANTER WALLS

1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



CAST CONCRETE TO MATCH EXISTING BUILDING WALLS

FOR TRIM DETAIL SEE DETAIL "A" ON SHEET A4

CAST CONCRETE TO MATCH EXISTING BUILDING WALLS

GARAGE DOOR COLOR TO MATCH EXISTING BUILDING

CAST CONCRETE TO MATCH EXISTING BUILDING WALLS

2 PROPOSED FRONT ELEVATION
3/16" = 1'-0"

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619-890-4131

PROJECT
FULTON GARAGE ADDITION
881 Fulton Street
San Francisco, CA 94117

ARCHITECT
BRUCE TEEL ARCHITECT
933 ALVARADO ROAD
BERKELEY, CALIFORNIA 94705
TEL 415.998.2690

ELEVATIONS

Date 3.11.15

Drawn by CBP

Checked by

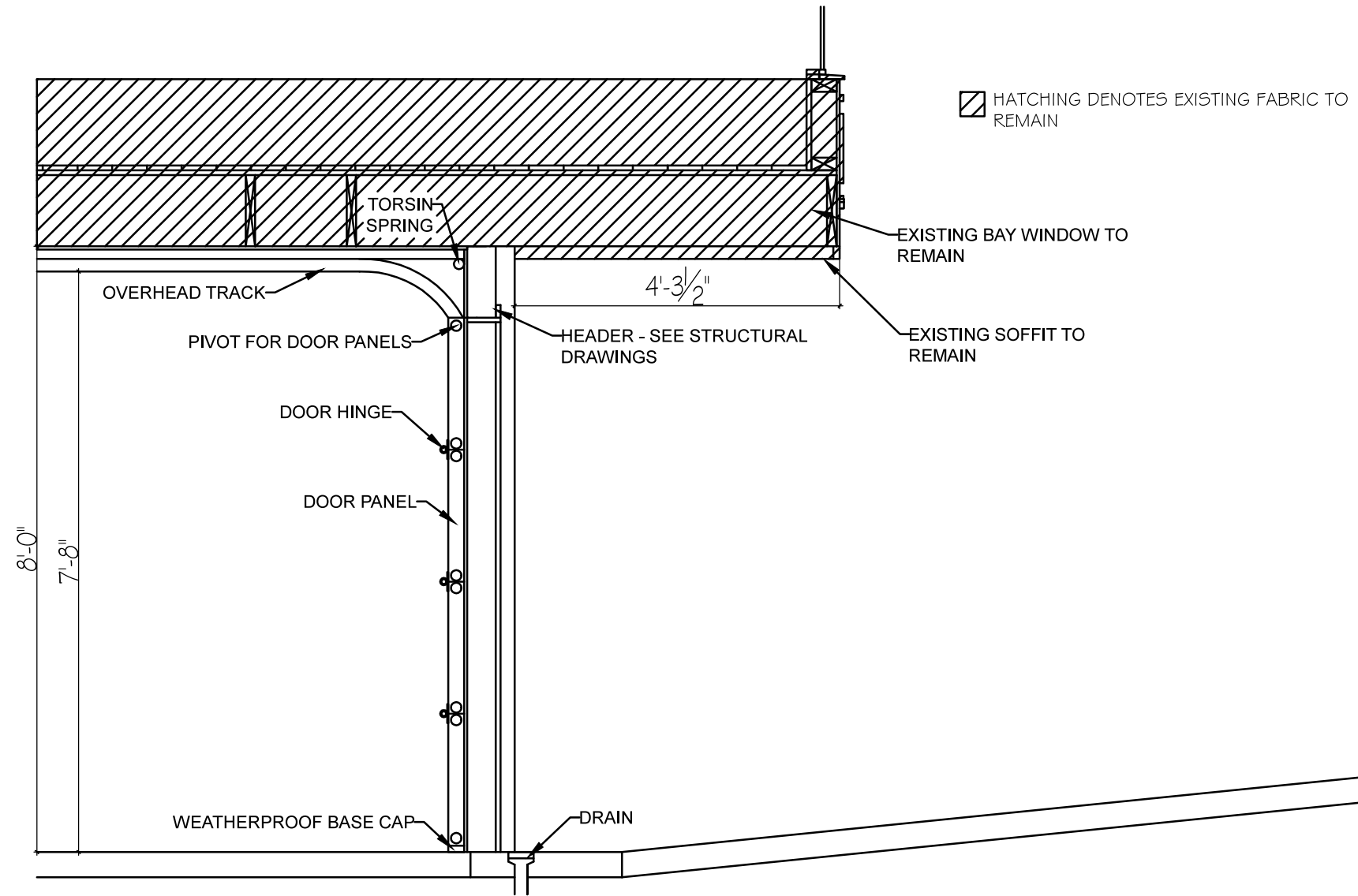
SHEET NO

A-5

Scale 3/16"=1'-0"



EXISTING FACADE PROFILE



1 PROPOSED GARAGE DOOR SECTION
1/2" = 1'-0"

OWNER:
CHARLIE PATTON
883 FULTON STREET
SAN FRANCISCO, CA 94117
619-890-4131

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SECTION	
Date	3.11.15
Drawn by	CBP
Checked by	
SHEET NO	
A-6	
Scale	1/2"=1'-0"