



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: MARCH 7, 2018

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

*Case No.:* 2016-012813COAVAR  
*Project Address:* 31-33 LIBERTY STREET  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* RH-3 (Residential-House, Three Family)  
40-X Height and Bulk District  
*Block/Lot:* 3608/100-101  
*Applicant:* Brent Hatcher  
07 STUDIOS  
1305 Indiana Street  
San Francisco, CA 94107  
*Staff Contact:* Natalia Kwiatkowska - (415) 575-9185  
[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)  
*Reviewed By:* Tim Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

**31-33 LIBERTY STREET** is a three-story, two-unit residential building located on a rectangular midblock lot (measuring approximately 25 feet by 115 feet) on the south side of Liberty Street between Guerrero and Valencia Streets. The subject property was originally constructed in the late 19<sup>th</sup> century in the Stick/Eastlake style. The building is a contributor to the Article 10 Liberty-Hill Landmark District.

The Liberty-Hill Landmark District is significant as an intact representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential “suburbs” to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The District’s houses range in size from the small “workingman’s cottages” on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks.

### PROJECT DESCRIPTION

The proposed project entails the replacement of the existing unpermitted two-level deck and stair at rear with a new two-level deck and spiral stair within a similar footprint, measuring approximately 11 feet 6 inches in depth by 21 feet 6 inches in width, addition of a solid fire-wall at eastern shared property line, measuring approximately 8 feet 6 inches in height, replacement of the existing foundation, infill of the existing lightwell at ground level on east elevation, replacement of the existing windows and doors at ground level of the west elevation with casement, wood-sash windows and fully glazed, wood-sash doors within new openings, and interior remodel. Please reference the plans and photographs for details.

## OTHER ACTIONS REQUIRED

The project requires a Variance from the rear yard requirement of Section 134 of the Planning Code.

## 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 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 F – Liberty-Hill 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 Liberty-Hill Landmark District as described in Appendix F 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 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.

*The proposed project would maintain the subject property's current and historic use as a residence. 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 proposed project would not remove or alter any features or spaces, which characterize the building or surrounding landmark district. The existing windows and doors at the side façade will be replaced with casement, wood-sash windows and fully glazed, wood-sash doors within new openings that are subordinate to the fenestration at the upper floors. The project includes a modest change in window area less than 100 square feet. The proposed casement windows are compatible with the building and surrounding landmark district, which features a high concentration of double-hung windows, in terms of size, scale, proportions, and materials. Additionally, the proposed windows are located on a secondary elevation and will not be visible from the public right-of-way. 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 architectural elements from other buildings, shall not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work will not create a false sense of historical development. The project includes wood-sash windows and doors in proportions that match and are subordinate to the existing fenestration at the upper floors. Additionally, the proposed windows and doors are located at the ground level of a secondary elevation and will not be visible from the public right-of-way. The new work will be compatible with building and surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.*

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

*The proposed project does not impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. The project does not include any changes to the front façade or visible from the public right-of-way. 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 project would not destroy or damage any contributing elements to the Liberty-Hill Landmark District. The proposed project will replace the existing unpermitted two-level deck and stairs at rear with a new two-level deck, spiral stairs, and a solid fire-wall within a similar footprint. The addition will be compatible in terms of size, scale, and proportion by aligning the width of the deck with the width of the building at rear and decreasing the existing encroachment into the required rear yard. The proposed deck and stairs will not be visible from the public right-*

*of-way and will feature compatible materials including wood decking, wood stairs, and cable guard rail.*

*The project also proposes to replace the existing foundation, which shall be undertaken in a manner not to impact any of the existing character-defining features of the building or district. The foundation replacement will include minor excavation which will result in an increase of the floor to ceiling heights at the ground level and the infill of the existing lightwell at the ground level on east elevation. The proposed cladding on the lightwell infill will feature wood lap siding to match existing cladding. The foundation replacement and lightwell infill will not be visible from the public right-of-way and will feature compatible materials to be consistent with the Standards.*

*Therefore, the proposed project complies with Rehabilitation Standard #9.*

**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.

*The proposed project includes replacement of the existing unpermitted two-level deck at rear with a new two-level deck, spiral stair, and fire-wall, which would not affect the essential form and integrity of the landmark district, The project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the building and district would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

## **PUBLIC/NEIGHBORHOOD INPUT**

To date, the Department has not received any public correspondences about the proposed project.

## **STAFF ANALYSIS**

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10, Appendix F of Article 10 of the Planning Code, and the *Secretary of Interior's Standards*, Department staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Liberty-Hill Landmark District.

The project will retain the historic residential use and historic character of the building and landmark district while replacing the existing deck at rear, upgrading the existing foundation, with minor changes to the east and west facades. All of the work will not be visible from the public right-of-way.

The proposed project includes the replacement of the existing unpermitted two-level deck and stairs at rear with a new two-level deck, spiral stairs, and a solid fire-wall within a similar footprint. The width of the deck will align with the width of the existing building at rear and will decrease the existing

encroachment within the required rear yard, resulting in bringing the project further into compliance with the requirements of the Planning Code. The deck addition will be compatible in terms of size, scale, and proportion. Additionally, the proposed deck and stairs will not be visible from the public right-of-way and will feature compatible materials including wood decking, wood stairs, and cable guard rail.

The project includes the replacement of the existing foundation, which shall be undertaken in a manner not to impact any of the existing character-defining features of the building or district. The foundation replacement will include minor excavation which will result in an increase of the floor to ceiling heights at the ground level and the infill of the existing lightwell at the ground level on east elevation. The proposed cladding on the lightwell infill will feature wood lap siding to match existing. The proposal also includes the replacement of the existing windows and doors on the ground level of the west façade. The replacements will feature casement, wood-sash windows and fully glazed, wood-sash doors within new openings that result in modest change to window area of less than 100 square feet. The proposed windows are subordinate to the fenestration at the upper floors and compatible in terms of materials, features, size, scale and proportion of the building and surrounding district. The proposed changes to the side facades will not be visible from the public right-of-way.

Department staff finds that the proposed work will be in conformance with the *Standards* and requirements of Article 10, and that the work is compatible with the Liberty-Hill Landmark District. Staff recommends approval.

## ENVIRONMENTAL REVIEW STATUS

The 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, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## 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* and requirements of Article 10.

1. Prior to approval of the Site Permit, the Project Sponsor shall provide a protection plan for the proposed foundation work to demonstrate all of the existing character-defining features and historic materials shall be protected during any construction work.

## ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph

- Site Photograph

Environmental Analysis

Project Sponsor submittal, including:

- Letters of Support
- Photographs
- Reduced Plans



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## Historic Preservation Commission Draft Motion

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[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**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 100-101 IN ASSESSOR'S BLOCK 3608, WITHIN RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on October 4, 2016, Brent Hatcher ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior alteration of the subject property including: replacement of the existing unpermitted two-level deck at rear, replacement of the existing foundation, infill of the existing lightwell at ground floor, and replacement of the existing windows and doors at ground level of the west façade.

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

WHEREAS, on March 7, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-012813COA (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 labeled Exhibit A on file in the docket for Case 2016-012813COA 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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The project will retain the existing residential use and historic character of the building and landmark district.
- The removal of the non-historic decks at the rear of the building and its replacement with a new two-level deck in a similar footprint and addition of a solid fire-wall will not be visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the rear two-level deck makes it compatible with the building.
- The foundation work will strengthen the existing building and not impact the character-defining features of the building or district.
- The project will replace the existing fenestration at the ground level of the west façade. All new fenestration will be designed to be subordinate to and compliment the existing fenestration at the upper levels. This work will not be visible from the public right-of-way.
- The infill of the existing lightwell at ground level on the east elevation will not be visible from the public right-of-way and will be clad in wood lap siding to match existing.
- The proposed project meets the requirements of Article 10, Appendix F of the Planning Code.
- The proposed project meets the following *Secretary of 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 the contributory property and 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 rehabilitation of a residential property and will not have any effect 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 site 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 units will be retained.*

- 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 have any impact on industrial and service sector jobs.*

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

*Preparedness against injury and loss of life in an earthquake will be improved by the proposed work. The work 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 100-101 in Assessor's Block 3608 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2016-012813COA

**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 March 7, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

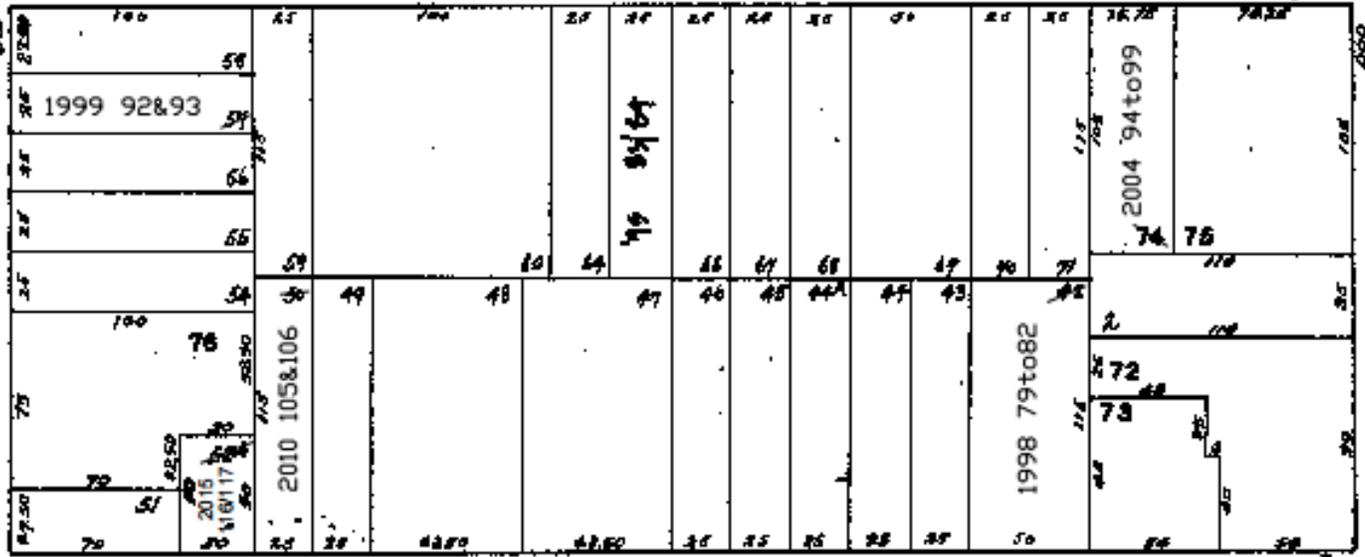
ADOPTED: March 7, 2018

# Parcel Map

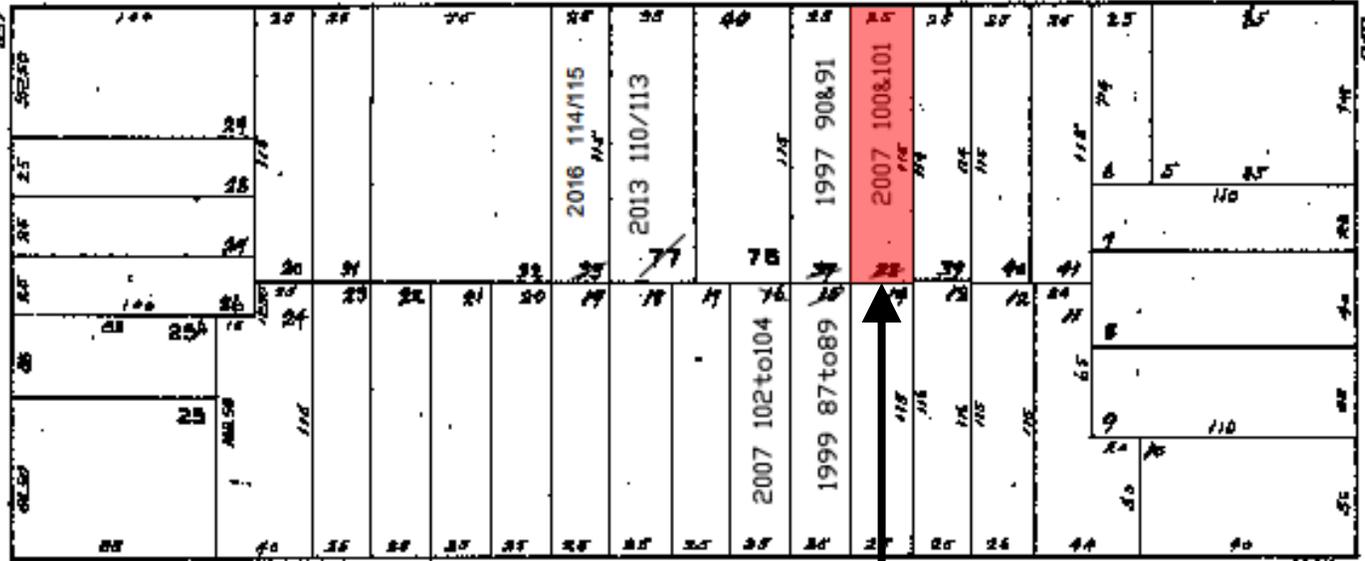
20 TH

GUERRERO

VALENCIA



LIBERTY



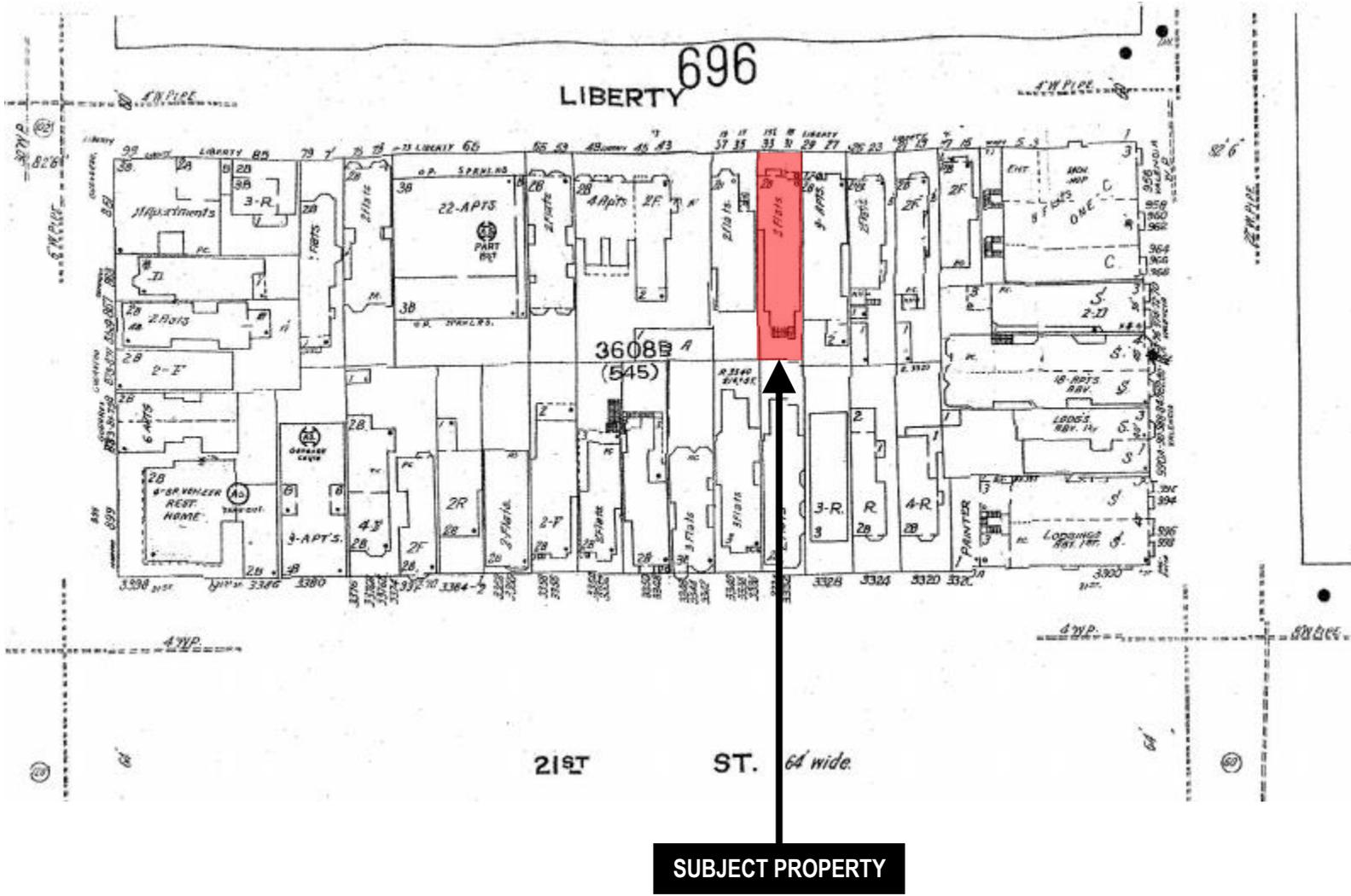
21 ST.

**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2016-012813COAVAR  
 31-33 Liberty Street  
 Block 3608 Lot 100-101

# Sanborn Map\*

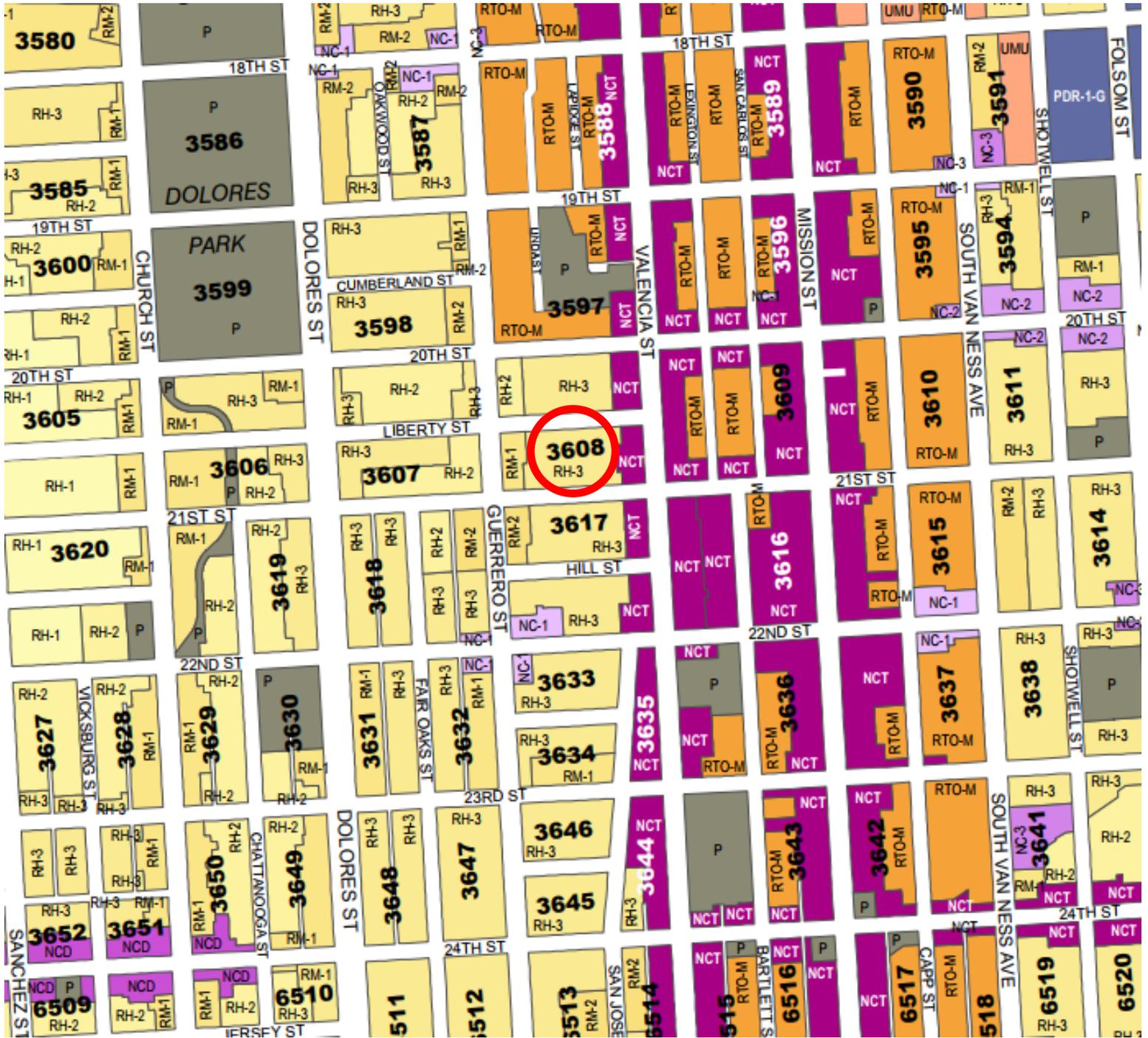


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



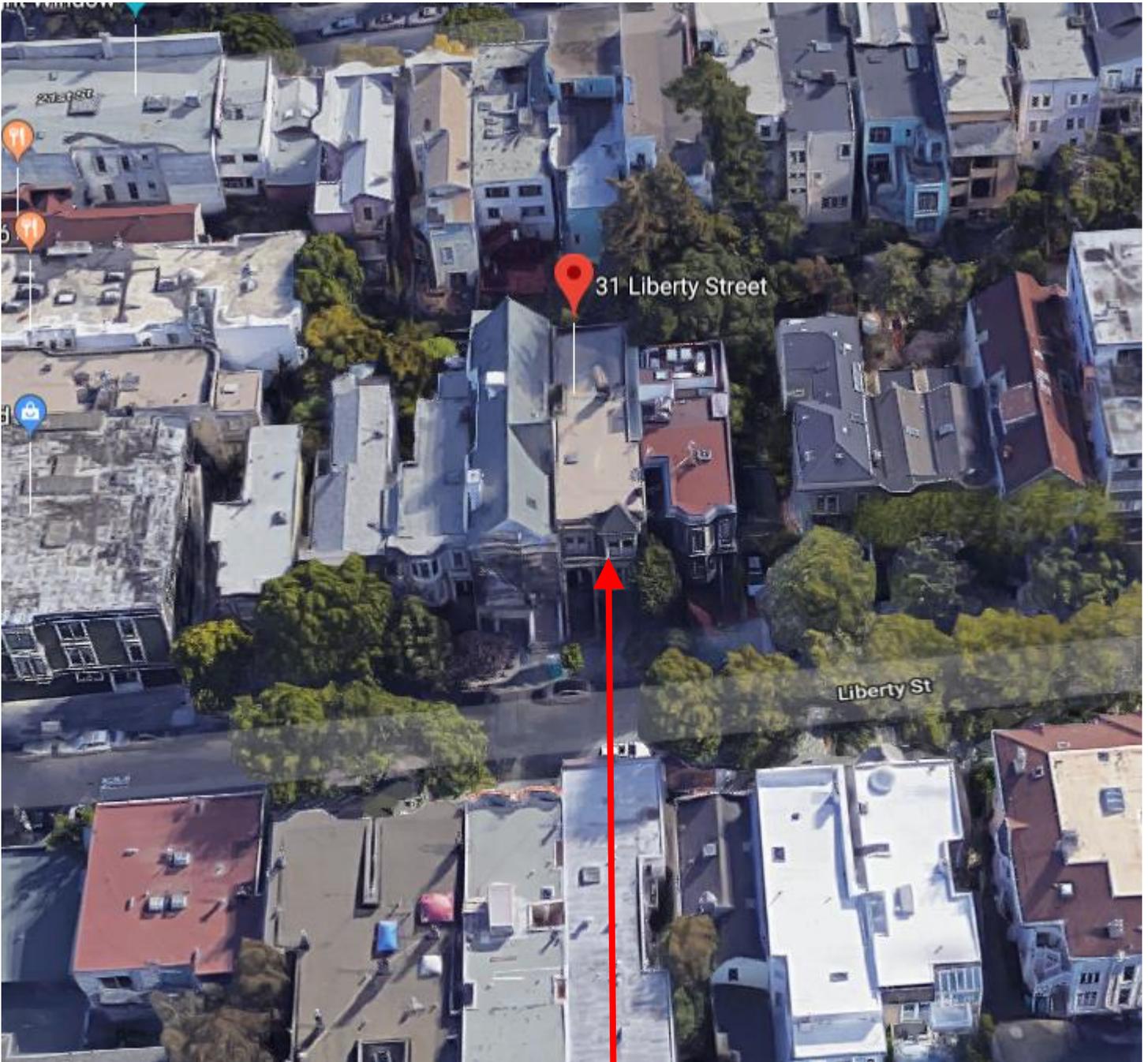
Certificate of Appropriateness Hearing  
Case Number 2016-012813COAVAR  
31-33 Liberty Street  
Block 3608 Lot 100-101

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2016-012813COAVAR  
31-33 Liberty Street  
Block 3608 Lot 100-101

# Aerial Photo



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2016-012813COAVAR  
31-33 Liberty Street  
Block 3608 Lot 100-101

# Site Photo



**SUBJECT PROPERTY**

Certificate of Appropriateness Hearing  
Case Number 2016-012813COAVAR  
31-33 Liberty Street  
Block 3608 Lot 100-101



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
31-33 Liberty Street		3608/100
<b>Case No.</b>		<b>Permit No.</b>
2016-012813PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The proposed project includes replacement of the existing unpermitted two-level deck at rear with a new two-level deck, spiral stair, and fire-wall,, replacement of the existing foundation, infill of the existing lightwell at ground floor, and replacement of the existing windows and doors at ground level of the west façade of the existing three-story, two-unit building. The project requires a variance from the rear yard requirements of the Planning Code and a Certificate of Appropriateness per Article 10 of the Planning Code.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class 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. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><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, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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></p>
<input type="checkbox"/>	<p><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?</p>
<input type="checkbox"/>	<p><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? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Natalia Kwiatkowska</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>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 checked="" 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 checked="" 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 checked="" 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 PROJECT 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 type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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 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 checked="" 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):  Replacement of existing deck at rear, foundation replacement, infill of lightwell at ground floor, and replacement of windows and doors at the ground level of the side façade. All work not visible from the public right-of-way and consistent with SOIS.
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): <input type="checkbox"/> Reclassify to Category C (attach HRER)
<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>	
<b>Preservation Planner Signature:</b> Natalia Kwiatkowska	

**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 (check all that apply): <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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Natalia Kwiatkowska
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/12/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## 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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
31-33 Liberty Street		3608/100
Case No.	Previous Building Permit No.	New Building Permit No.
2016-012813PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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>	

### 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.	
Planner Name:	Signature or Stamp:

GEOFFREY SCOTT GAINER

TO: San Francisco Planning Department  
RE: 31-33 Liberty Street

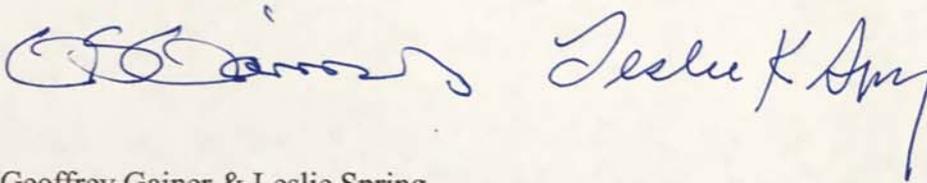
February 12, 2018

Sirs & Mesdames:

We at 27-29 Liberty Street would like to voice our support for the rear deck project of our adjacent neighbors' at 31-33 Liberty Street. The proposed deck broadens the rear open space with its smaller footprint, and increases fire safety by distancing the deck from property line—not to mention reducing the amount of combustible material.

Feel free to contact us with any questions.

Thank you,

Two handwritten signatures in blue ink. The first signature is 'Geoffrey Gainer' and the second is 'Leslie Spring'.

Geoffrey Gainer & Leslie Spring  
27-29 Liberty Street

**Brian Garrett & Stephen Fronk  
37 Liberty Street  
San Francisco, CA 94103**

February 12, 2018

Ms. Natalia Kwiatkowska  
Senior Planner  
San Francisco Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 31 - 33 Liberty Street project

Dear Ms. Kwiatkowska:

We live in the property adjacent to 31- 33 Liberty. We are writing this letter in support of the project presently before the Planning and Preservation Departments, namely the new decks and stair at 31-33 Liberty Street.

The owners of 33 Liberty, Brent Hatcher and Lawrence Siracusa, have kept us abreast at each stage of the planning and design of their new decks and stairs. We support the project completely and are excited about the removal of the large structure currently standing. It will be nice to have a smaller upper deck and a stair with a smaller footprint. Having a spiral stair in our rear yard, we understand the difference it makes in the amount of additional light that it affords. The materials of the decks, too, will make a difference in this regard.

If you have any questions, feel free to contact us.

Very truly yours,



Brian Garrett & Stephen Fronk



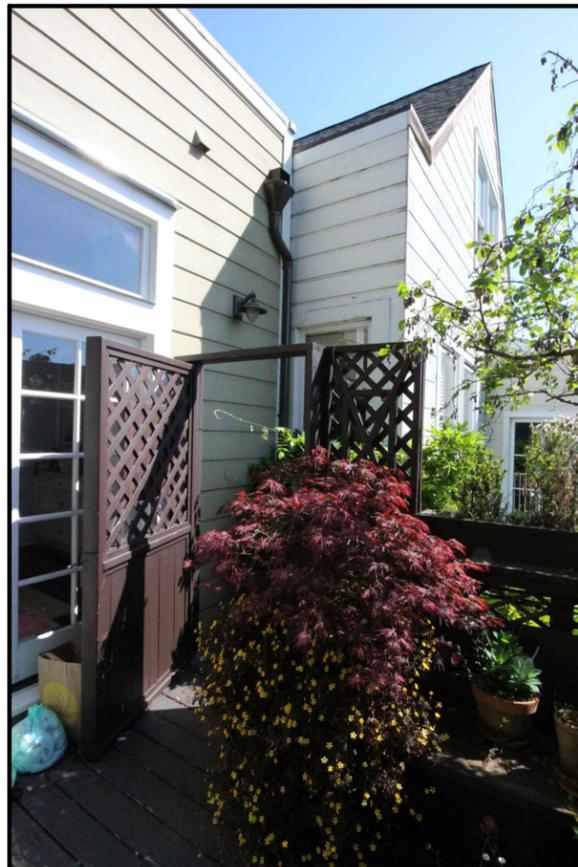
O7 STUDIOS



VIEW OF REAR FACADE OF 31-33 LIBERTY ST



VIEW OF UPPER DECK OF 31-33 LIBERTY ST



VIEW OF REAR FACADE OF 31-33 LIBERTY ST & 27-29 LIBERTY (RIGHT)



VIEW OF REAR FACADE OF 31-33 LIBERTY ST

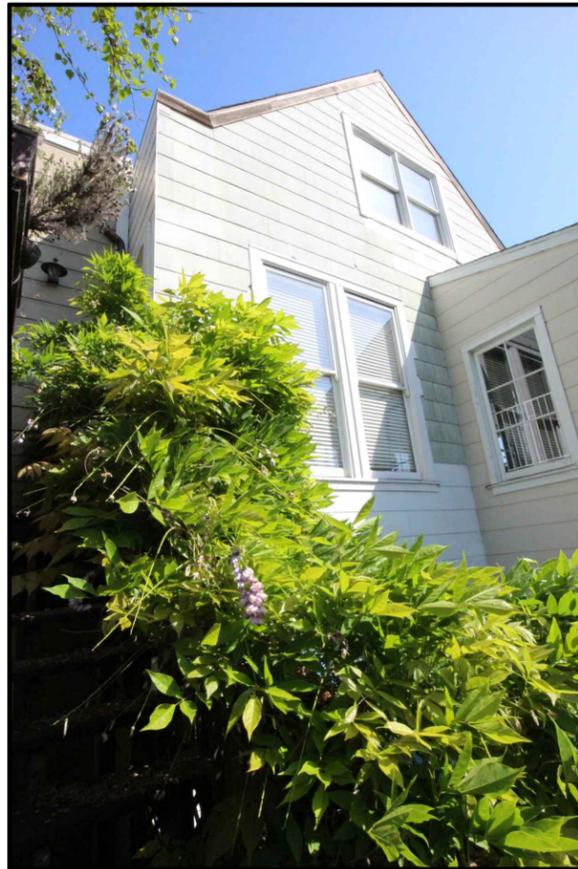
Hatcher-Siracusa  
& Manzari  
Residences

31-33 Liberty Street  
San Francisco, CA 941101  
APN: 3608 / 100 & 3608 / 101

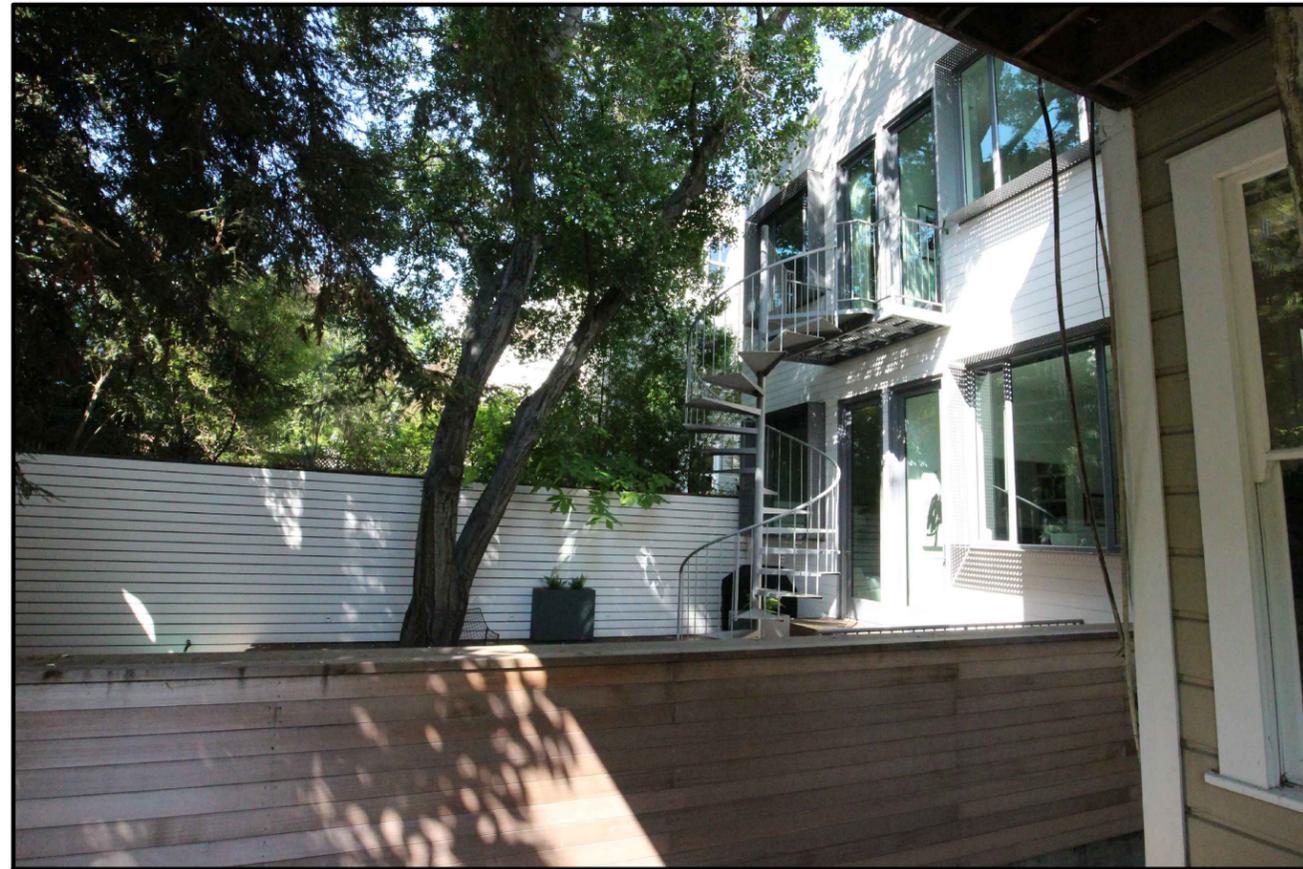
3 October 2016



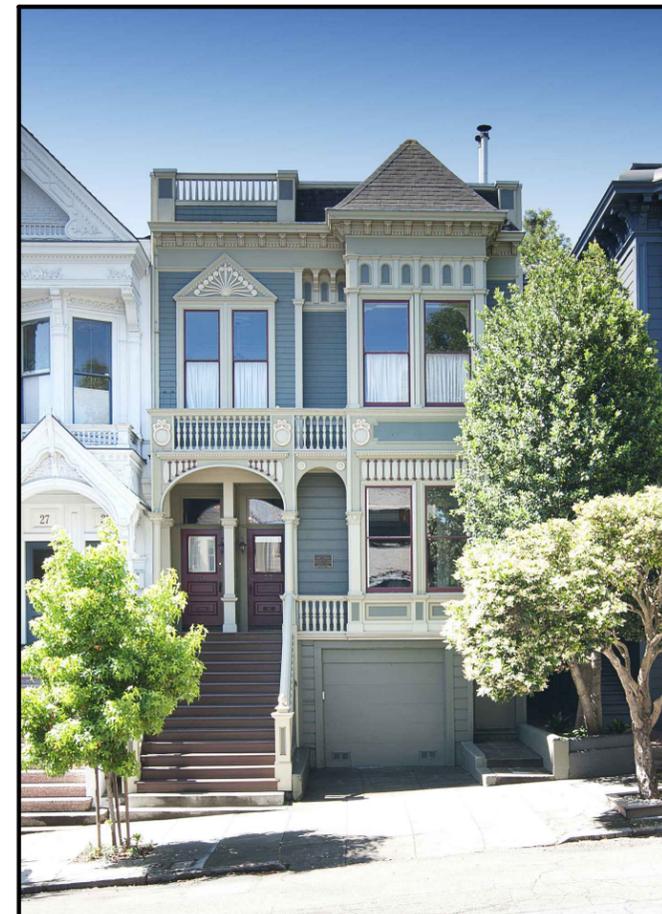
O7 STUDIOS



VIEW OF 27-29 LIBERTY ST



VIEW OF 35-37 LIBERTY ST



STREET VIEW OF 31-33  
LIBERTY ST (NO CHANGES  
TO THIS ELEVATION)

## Hatcher-Siracusa & Manzari Residences

31-33 Liberty Street  
San Francisco, CA 941101  
APN: 3608 / 100 & 3608 / 101

3 October 2016



**07 STUDIOS**  
 1305 INDIANA STREET  
 SAN FRANCISCO CA 94107  
 415.890.4834  
 07STUDIOS.COM

**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN  
 3608100103 LIBERTY  
 3608101 33 LIBERTY

3133 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

**NOT FOR  
 CONSTRUCTION**

**VARIANCE  
 APPLICATION**

**GENERAL NOTES,  
 DRAWING INDEX,  
 PROJECT INFO,  
 ABBREVIATIONS**

DATE 3 OCTOBER 2016

SCALE

REVISIONS

**A0.0**

**PROJECT DESCRIPTION**

REMOVE (E) DECKS, STAIR AND SUPPORTING STRUCTURE IN REAR YARD AND CREATE TWO NEW DECKS W/ SUPPORTING STRUCTURE AND A CONNECTING SPIRAL STAIR. REPLACE (E) FOUNDATION FOR ENTIRE BUILDING. EXCAVATE REAR PORTION OF BUILDING TO ALLOW FOR A 8'-0" CEILING HEIGHT. CURRENT IS 6'-8" - IT VARIES AS THE SLAB SLOPES A BIT FROM THE REAR TO THE FRONT. TOTAL EXCAVATION WOULD BE 41.8 CUBIC YARDS. REPLACE (E) WINDOWS/DOORS AT BASEMENT LEVEL ON WEST ELEVATION, INFLIGHT LIGHT WELL AT BASEMENT/GARAGE LEVEL ON EAST ELEVATION.

NO CHANGE TO THE NORTH (STREET) ELEVATION IS PROPOSED. NO WORK WILL BE VISIBLE FROM THE STREET.

**PROJECT INFORMATION**

APN	3608100 (31 LIBERTY ST) 3608101 (33 LIBERTY ST)
ADDRESS:	31-33 LIBERTY STREET SAN FRANCISCO, CA 94110
OWNERS 31 LIBERTY ST	JOHNNIE AND ALLISON MANZARI
OWNERS 33 LIBERTY ST	THE HATCHER-SIRACUSA 2012 LIVING TRUST DAVID BRENT HATCHER AND LAWRENCE STEPHEN SIRACUSA, TRUSTEES
BUILDING CODE:	2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE
ZONING	RH3
HISTORIC RESOURCE:	YES
LOT SIZE:	2,875 SF
SETBACKS:	FRONT: 12'-0" (LEGISLATED) REAR: 25% SIDES: 0'-0"
SPECIAL SETBACKS:	NONE
MAXIMUM HEIGHT:	40'-0"
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V-B (NON-RATED)
THE EXISTING BUILDING IS NOT PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM	

AREA CALCULATIONS	EXISTING HABITABLE	PROPOSED HABITABLE	CHANGE
31 LIBERTY FLOOR AREA:	1627 SF	1936 SF	309 SF
33 LIBERTY FLOOR AREA:	1526 SF	1835 SF	309 SF

**CONSULTANTS**

**STRUCTURAL**  
 SHAUN MOYNAHAN  
 SEMCO ENGINEERING, INC.  
 360 LANGTON ST  
 SAN FRANCISCO, CA 94103  
 SHAUN@SEMCOENGINEERING.NET  
 415,553,8810

**2 PROJECT INFORMATION**

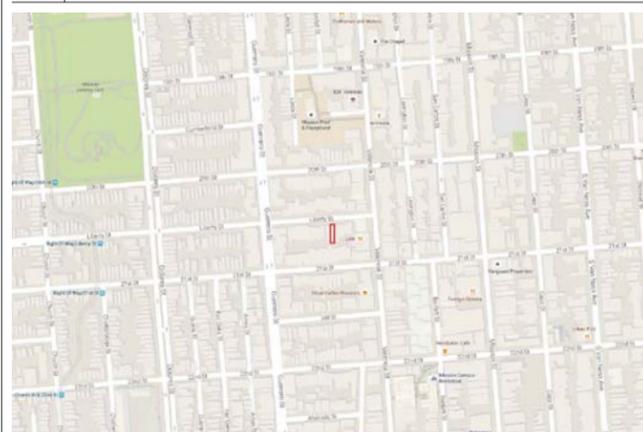
**ARCHITECTURAL**

- A0.0 COVER
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.1 EXISTING & PROPOSED FIRST FLOOR PLAN
- A2.2 EXISTING & PROPOSED SECOND FLOOR PLAN
- A2.3 EXISTING & PROPOSED THIRD FLOOR PLAN
- A2.4 EXISTING & PROPOSED ROOF PLAN
- A3.1 EXISTING EXTERIOR ELEVATION - WEST
- A3.2 EXISTING EXTERIOR ELEVATION - SOUTH
- A3.3 EXISTING EXTERIOR ELEVATION - EAST
- A3.4 PROPOSED EXTERIOR ELEVATION - WEST
- A3.5 PROPOSED EXTERIOR ELEVATION - SOUTH
- A3.6 PROPOSED EXTERIOR ELEVATION - EAST

**1 DRAWING INDEX**

ABV	ABOVE	IT	JOINT
A.F.F.	ABOVE FINISHED FLOOR	KIT	KITCHEN
ADJ	ADJUSTABLE	L.B.	LAG BOLT
ALUM	ALUMINUM	LAM	LAMINATE(D)
A.B.	ANCHOR BOLT	LH	LEFT HAND
APPK	APPROXIMATE(LY)	LT	LIGHT
AUTO	AUTOMATIC	L.W.	LIGHTWEIGHT
A.N.G.	AVERAGE NATURAL GRADE	M.B.	MACHINE BOLT
AWN	AWNING	MFR	MANUFACTURER
BSSD	BASEBOARD	MTL	MATERIAL(S)
BM	BEAM	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BEL	BELOW	MMB	MEMBRANE
BTWN	BETWEEN	MET	METAL
BLK	BLOCK	M/W	MICROWAVE
BLKG	BLOCKING	MPN	MINIMUM
BD	BOARD	MIR	MIRROR
BLDG	BUILDING	MISC	MISCELLANEOUS
CAB	CABINET	MULL	MULLION
CBL	CABLE	(N)	NEW
CPT	CARPETED( ) (ING)	N.I.C.	NOT IN CONTRACT
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CK	CAULKING	O.C.	ON CENTER
CLG	CEILING	OPG	OPENING
C.L.L	CENTER LINE	OPER	OPERABLE
CR	CIRCLE	OPP	OPPOSITE
CRIC	CIRCUMFERENCE	O.S.B.	ORIENTED STRAND BOARD
CLR	CLEARANCE	Q.D.	OUTSIDE DIMENSION
C.A.R.	COLD AIR RETURN	PNT	PAINTED
COL	COLUMN	PR	PARR
CONC	CONCRETE	PNL	PANEL
C.M.U.	CONCRETE MASONRY UNIT	PERF	PERFORATE(D)
CONT	CONTINUE(US)	PL	PLATE
CJT	CONTROL JOINT	PLY	PLYWOOD
CORR	CORRUGATED	PREFAB	PREFABRICATE(D)
CFT	CUBIC FOOT	P.T.	PRESSURE TREATED
CYD	CUBIC YARD	P.L.	PROPERTY LINE
CUST	CUSTOM	RAD	RADIUS
DEG	DEGREE	RHW	REDWOOD
DTL	DETAIL	REFR	REFRIGERATOR
DIA	DIAMETER	REIN	REINFORCE(D), (ING)
DIM	DIMENSION	REM	REMOVE
D/W	DISHWASHER	REQ	REQUIRED
DISP	DISPOSAL	REV	REVISION( ) (S)
DR	DOOR	R.H.	RIGHT HAND
D/H	DOUBLE HUNG	R	RISER
D.F.	DOUGLAS FIR	RFG	ROOFING
DN	DOWN	RM	ROOM
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DWG	DRAWING	SOH	SCHEDULE
D	DRYER	SEC	SECTION
EA	EACH	S.L.D.	SEE LANDSCAPE DRAWINGS
ELEC	ELECTRIC(AL)	S.S.D.	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATION	SEP	SEPARATE( ) (S)
ENG	ENGINEER(ED), (ING)	SHH	SHEATHING
EQ	EQUAL(E)VALENT	SHT	SHEET
EXH	EXHAUST	SM	SIMILAR
(E)	EXISTING	SKL	SKYLIGHT
EXP	EXPOSED	S.O.G.	SLAB-ON-GRADE
EXT	EXTERIOR	SLDR	SLIDER
F.O.F.	FACE OF FINISH	S.C.	SOLID CORE
F.O.S.	FACE OF STUDS	SPK	SPEAKER
F.F.	FINISHED FLOOR	SPEC	SPECIFICATION(S)
FLR	FLOOR	SO	SQUARE
FLR	FLOOR	SOFT	SQUARE FOOT
FPL	FIREPLACE	SST	STAINLESS STEEL
FX	FIXED	STD	STANDARD
FLG	FLASHING	STL	STEEL
FL	FLOORING	STR	STRUCTURE(AL)
FLUR	FLUORESCENT	SUPP	SUPPLY(ED)
FT	FOOT	SYS	SYSTEM
FTG	FOOTING	TEL	TELEPHONE
F.A.U.	FORCED AIR UNIT	TV	TELEVISION
FRD	FOUNDATION	THK	THICKNESS
FRM	FRAME(D), (ING)	T.B.D.	TO BE DETERMINED
FRDR	FRENCH DOOR	TPO	TOILET PAPER DISPENSER
F.B.O.	FURNISHED BY OTHERS	TA.B.L.E.	TO MATCH EXISTING
FUT	FUTURE	T&G	TONGUE & GROOVE
GA	GAUGE	T.O.P.	TOP OF PLATE
GALV	GALVANIZED	T.O.S.	TOP OF SLAB
G.S.M.	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GL	GLASS(ING)	TRN	TRANSOM
GD	GRADE(ING)	T	TREAD
GVL	GRAVEL	TYP	TYPICAL CONDITION
GT	GROUT	U.N.O.	UNLESS NOTED OTHERWISE
GWB	GYP SUM BOARD	V.B.	VAPOR BARRIER
HDW	HARDWARE	VENT	VENTILATE(ION)
HWD	HARDWOOD	V.F.	VERIFY IN FIELD
HDR	HEADER	VERT	VERTICAL
HIG	HEATING	V.G.	VERTICAL GRAIN
HTG	HEIGHT	W	WASHER
HORIZ	HORIZONTAL	W/P	WATERPROOF(ING)
H.R.	HOSE BIBB	WIN	WINDOW
HWH	HOT WATER HEATER	WTH	WITH
INCL	INCLUDE(D), (ING)	WO	WITHOUT
I.D.	INSIDE DIAMETER	WD	WOOD
INS	INSULATE(D), (ION)		
INT	INTERIOR		

**4 ABBREVIATIONS**



**3 VICINITY MAP**

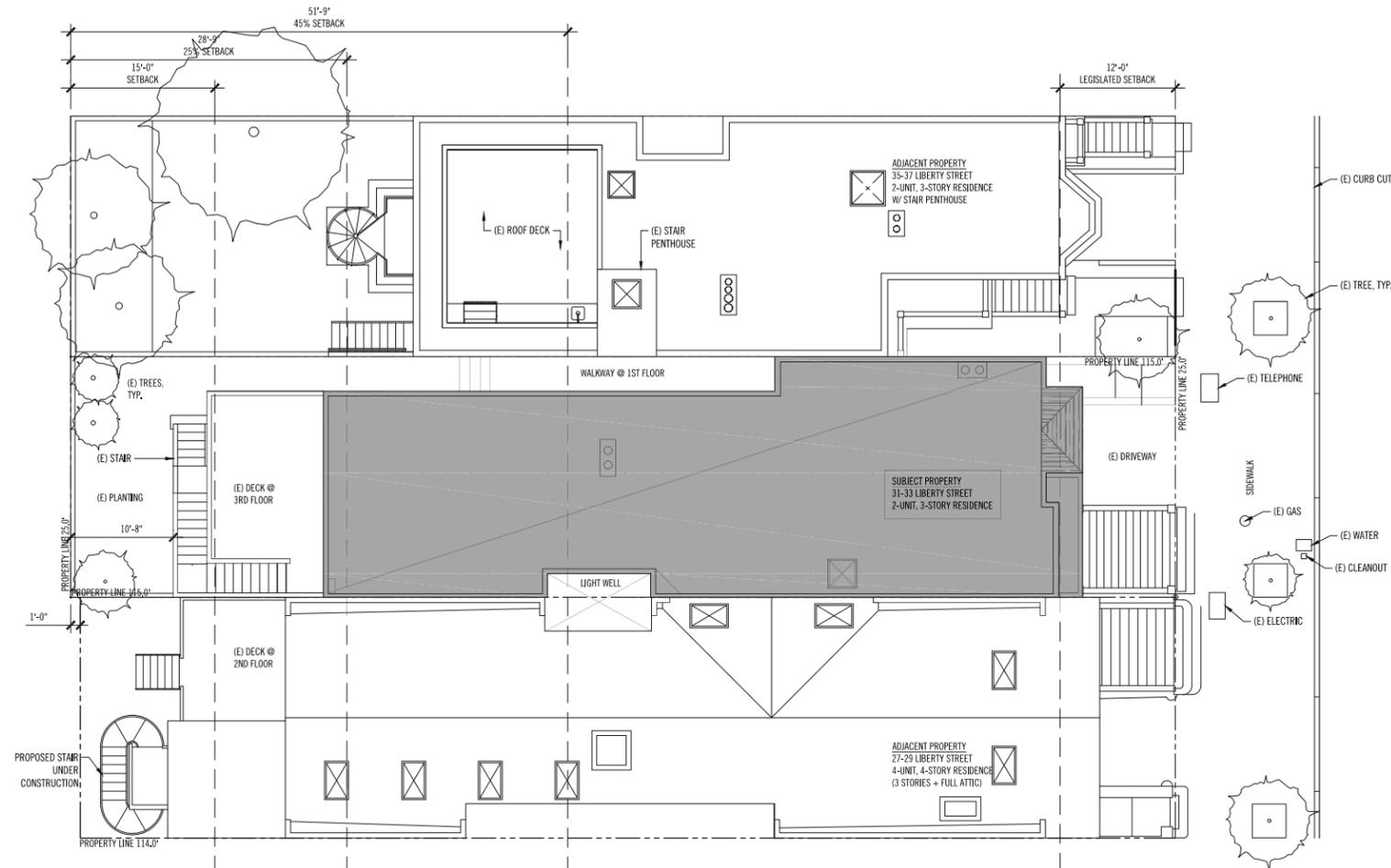


- 01 MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE 2013 CALIFORNIA BUILDING CODE, NATIONAL ELECTRICAL, MECHANICAL, FIRE AND SAFETY CODES, CALIFORNIA TITLE-24 AND ALL LOCAL ORDINANCES GOVERNING CONSTRUCTION. NOTHING ON THE DRAWINGS SHALL BE INTERPRETED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS AND CODES.
- 02 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE DRAWINGS AND SPECIFICATIONS, AND EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL BRING ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, AND THE ACTUAL SITE CONDITIONS TO THE IMMEDIATE ATTENTION OF THE DESIGNERS FOR RESOLUTION. SHOULD THE CONTRACTOR FAIL TO REPORT SUCH DISCREPANCIES, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTIONS AND/OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.
- 03 ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS SPECIFIED TO THE CONTRARY.
- 04 THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR EQUIPMENT PROVIDED BY OTHERS. ALL DIMENSIONS NOTED "VERIFY" OR "V.L.F.," SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS.
- 05 ALL MATERIALS SHALL BE NEW AND UNUSED, U.O.N. AND OF THE HIGHEST QUALITY IN EVERY RESPECT. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WORKMANSHIP SHALL BE EQUAL TO THE BEST STANDARDS OF PRACTICE.
- 06 ALL INCIDENTAL WORK OR MATERIALS NOT SPECIFICALLY INDICATED HEREIN, WHICH ARE REQUIRED TO COMPLETE THE WORK IN A SATISFACTORY MANNER AND WHICH MAY BE FAIRLY IMPLIED AS INCLUDED IN THE CONTRACT AND WHICH THE DESIGNERS SHALL JUDGE TO BE SO INCLUDED, SHALL BE DONE OR FURNISHED BY THE CONTRACTOR WITHOUT EXTRA COMPENSATION.
- 07 THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COORDINATE WITH ALL OTHER TRADES SO AS TO FACILITATE THE GENERAL PROGRESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK AND FOR THE STORAGE OF THEIR MATERIALS.
- DRAWINGS**
- 08 THESE PLANS ARE THE PROPERTY OF 07 STUDIOS AND ARE NOT TO BE USED FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON. NO CHANGES ARE TO BE MADE TO THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF 07 STUDIOS.
- 09 NO SUBSTITUTION SHALL BE MADE FOR ANY MATERIAL, ARTICLES OR PROCESS HEREIN SPECIFIED AND/OR SHOWN ON THE DRAWINGS UNLESS APPROVED IN WRITING BY DESIGNER. MATERIALS SPECIFIED, FOLLOWED BY AN "OR EQUAL" OR "OR EQUIVALENT" PHRASE IN THE DRAWINGS SHALL IN ALL WAYS EQUAL OR EXCEED QUALITIES OF NAMED MATERIALS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PERFORMANCE OF ANY SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL BY DESIGNER.
- 10 ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL..." OR "THE CONTRACTOR SHALL INSTALL...".
- 11 DIMENSIONS AS INDICATED ARE TO BE USED FOR CONSTRUCTION. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED.
- 12 DETAILS SUPERCEDE PLANS AND ELEVATIONS. LARGER SCALE DRAWINGS SUPERCEDE SMALLER SCALE DRAWINGS, AND THE SPECIFICATIONS AND/OR WRITTEN NOTICES AND/OR SCHEDULES ON THE DRAWINGS SUPERCEDE INFORMATION FURNISHED AS LINE DRAWINGS.
- 13 ALL CONDITIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN, OR MATCH (E) DETAILS IN THE FIELD.
- 14 REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CATEGORIES OF DRAWINGS FOR DIMENSIONS, DETAILS, EQUIPMENT AND OTHER INFORMATION PERTAINING TO SCOPE OF WORK ASSOCIATED WITH SAID CATEGORIES.
- 15 NO DEVIATION FROM THE DRAWINGS AND/OR SPECIFICATIONS FOR ANY REASON WHATSOEVER, AND WITH REGARD TO ANY PORTION OF THE SERVICES, MATERIALS, LABOR AND/OR EQUIPMENT REQUIRED FOR THE WORK SHALL BE CONSTRUED TO BE A PRECEDENT FOR THE HANDLING OF ANY SUBSEQUENT INTERPRETATION OR APPLICATION OF THE PROVISIONS OF THE DRAWINGS AND/OR SPECIFICATIONS.
- 16 PROVIDE SHOP DRAWINGS OF CABINERY AND MILLWORK FOR THE DESIGNERS' APPROVAL PRIOR TO PLACING ORDERS.
- 17 WHEN REQUESTED BY THE OWNER OR DESIGNERS, THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISH MATERIALS PRIOR TO PURCHASE FOR OWNER AND/OR THE DESIGNERS' APPROVAL.
- JOB SITE**
- 18 THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO INTERFERE UNDULY WITH NEIGHBORS, ETC. THE CONTRACTOR SHALL ALLAY DUST BY APPROVED MEANS AND MINIMIZE NOISE AS MUCH AS PRACTICAL. IN NO CASE SHALL THE WORK INTERFERE WITH EXISTING STREETS, PASSAGEWAYS, OR NEIGHBOR'S PROPERTY WITHOUT OBTAINING AN ENCROACHMENT PERMIT FROM THE APPROPRIATE LOCAL AGENCY.
- 19 ALL ON-SITE STORAGE OF TOOLS, EQUIPMENT AND MATERIALS BY THE CONTRACTOR AND ALL SUBCONTRACTORS IS DONE AT THEIR OWN RISK.
- 20 ALL WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF BY THE CONTRACTOR. THE PREMISE SHALL BE LEFT COMPLETELY CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER.
- 21 WHEN STRUCTURE TO REMAIN OCCUPIED DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN ALL EXISTING EMERGENCY EGRESS ELEMENTS INCLUDING BUT NOT LIMITED TO CORRIDORS, DOORS AND LIGHTING.
- 22 WHEN STRUCTURE TO REMAIN OCCUPIED DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN ALL EXISTING FIRE PROTECTION SYSTEMS INCLUDING BUT NOT LIMITED TO WET AND DRY STANDPIPES, FIRE EXTINGUISHERS, SPRINKLERS, ALARMS, SMOKE DETECTORS, ANNUNCIATORS, AND FIRE SEPARATIONS.
- 23 THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED, BROKEN, OR SCRATCHED GLASS, AND BEFORE FINAL ACCEPTANCE SHE SHALL REPLACE ALL SUCH GLASS AT HIS/HER OWN EXPENSE.
- 24 IN ADDITION TO GENERAL BROOM CLEANING, THE CONTRACTOR SHALL DO THE FOLLOWING SPECIAL CLEANING FOR ALL TRADES PRIOR TO FINAL ACCEPTANCE OF THE WORK:  
 A. REMOVE PUTTY STAINS AND PAINT FROM ALL GLASS AND WASH AND POLISH SAME. CARE SHALL BE TAKEN NOT TO SCRATCH ANY GLASS.  
 B. REMOVE ALL MARKS, FINGERPRINTS AND OTHER SOIL OR DIRT FROM ALL PAINTED, DECORATED AND STAINED.  
 C. REMOVE ALL TEMPORARY PROTECTIONS AND CLEAN AND VACUUM ALL FLOORS AND HORIZONTAL SURFACES OF TRIM  
 D. CLEAN AND POLISH ALL HARDWARE; THIS SHALL INCLUDE REMOVAL OF ALL STAINS, DUST, DIRT, PAINT, ETC.

**5 GENERAL NOTES**



**07 STUDIOS**  
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 415.890.4834  
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LIBERTY STREET

**1** EXISTING SITE PLAN  
 1/8"=1'-0"

GENERAL SITE PLAN NOTES

01 SITE PLAN DOES NOT REPRESENT A SITE SURVEY, I.L.O.N.



**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN 3608/00 (31 LIBERTY)  
 3608/01 (33 LIBERTY)

31-33 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

VARIANCE  
 APPLICATION

EXISTING  
 SITE PLAN

DATE 24 OCTOBER 2017

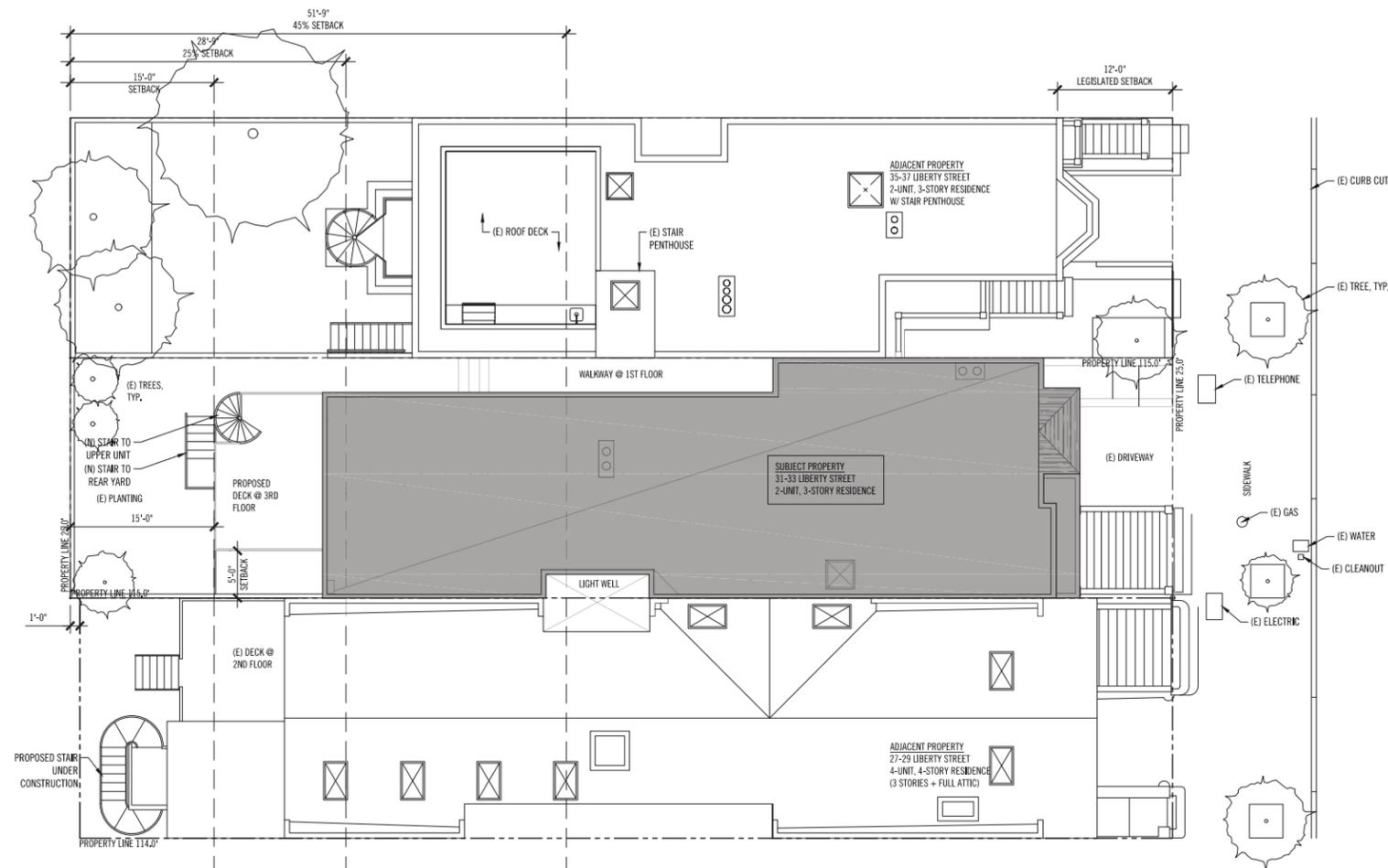
SCALE 1/8" = 1'-0"

REVISIONS

**A1.0**



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 1305 INDIANA STREET  
 SAN FRANCISCO CA 94107  
 415.890.4834  
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LIBERTY STREET

**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN 3809/00 (31 LIBERTY)  
 3808/01 (33 LIBERTY)

31-33 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

**VARIANCE  
 APPLICATION**

**PROPOSED  
 SITE PLAN**

DATE	24 OCTOBER 2017
SCALE	1/8" = 1'-0"
REVISIONS	

**1 PROPOSED SITE PLAN**  
 1/8"=1'-0"



**GENERAL SITE PLAN NOTES**

- 01 SITE PLAN DOES NOT REPRESENT A SITE SURVEY, U.O.N.
- 02 REFER TO DWG 2/A2.2 FOR MORE INFO ON DECK AT LOWER UNIT (33 LIBERTY)
- 03 REFER TO DWG 2/A2.3 FOR MORE INFO ON DECK AT UPPER UNIT (31 LIBERTY)
- 04 NO WORK PROPOSED @ NORTH (STREET) ELEVATION. NO WORK WILL BE VISIBLE FROM THE STREET



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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 08B7100 03 LIBERTY  
 08B7100 03 LIBERTY  
 08B7100 03 LIBERTY

01-13 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

BID SET

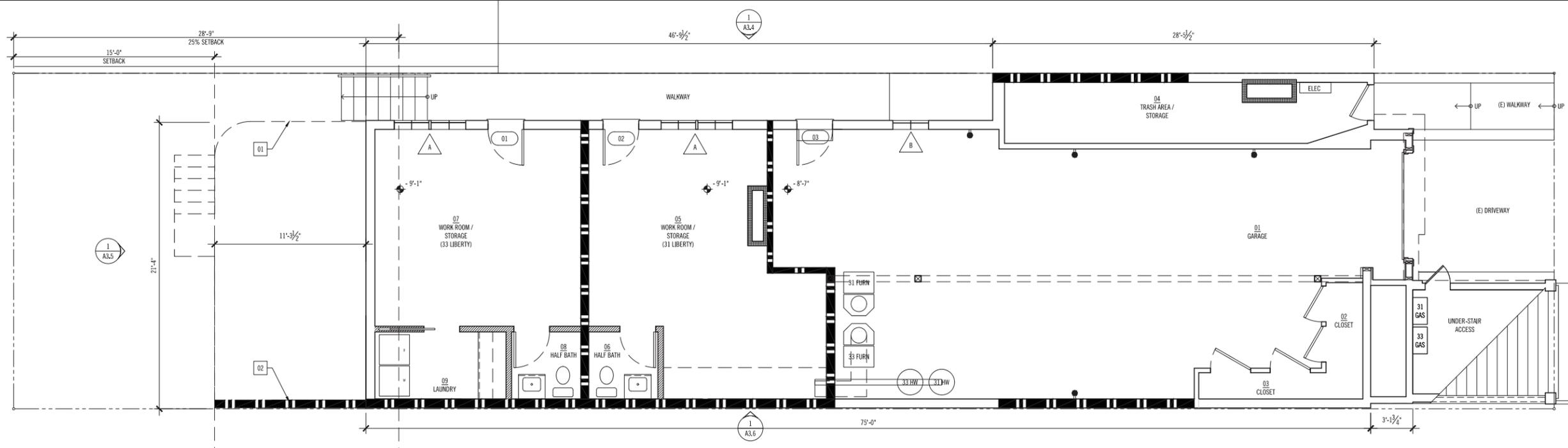
EXISTING & PROPOSED  
 FIRST FLOOR PLANS

DATE 3 OCTOBER 2016

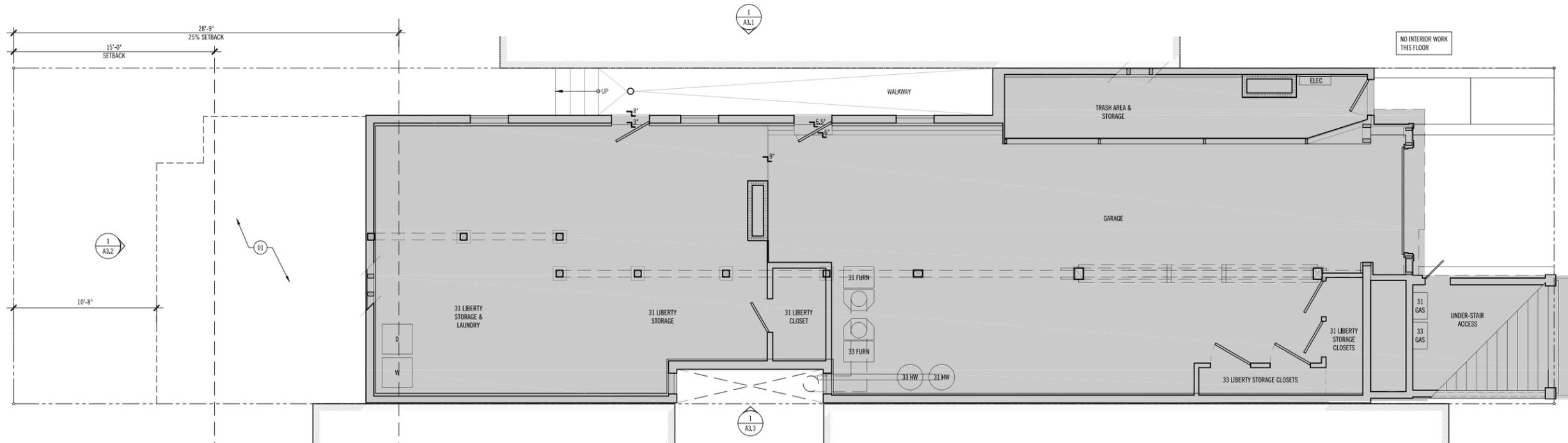
SCALE 1/4" = 1'-0"

REVISIONS

**A2.1**



**2** PROPOSED FIRST FLOOR PLAN  
 1/4"=1'-0"



**1** EXISTING FIRST FLOOR PLAN  
 1/4"=1'-0"

**GENERAL FLOOR PLAN NOTES**

- 01 CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- 02 ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.M.
- 03 ALL PROPERTY LINE FENCES TO REMAIN

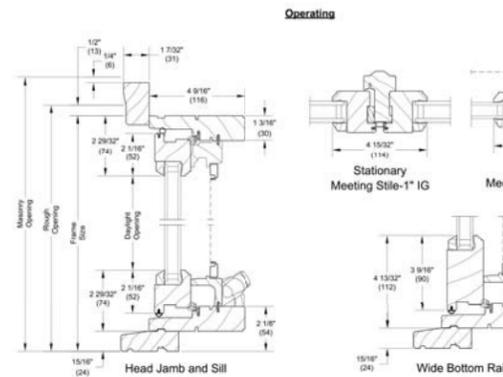
**EXISTING/DEMO PLAN KEYNOTES**

- 01 REMOVE (E) PIERS, POSTS, & DECKING (ABOVE)

**FLOOR PLAN KEYNOTES**

- 01 LINE OF (N) DECK ABOVE
- 02 (N) CONC. FOOTING FOR PROPERTY LINE FIREWALL

**WINDOW DETAILS**

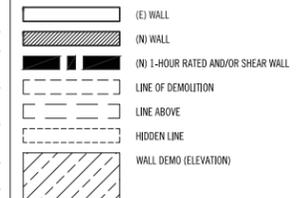


**WINDOW & DOOR SCHEDULE**

WINDOWS							
TAG	QTY	LOCATION	TYPE	MFR	ROUGH OPENING	MATERIAL	FINISH INT. NOTES
△ 4		RM 05 & 07	FRENCH CASEMENT PAIR	MARVIN	64 1/2" X 40 1/2"	PG WD	PRIMED FACTORY MULLED
△ 1		RM 01	FRENCH CASEMENT	MARVIN	32 1/2" X 40 1/2"	PG WD	PRIMED
DOORS							
01	1	RM 07	INSWING FRENCH (R)	MARVIN	33 5/16" X 82 1/2"	PG WD / GLASS	PG WD TEMPERED
02	1	RM 05	INSWING FRENCH (L)	MARVIN	33 5/16" X 82 1/2"	PG WD / GLASS	PG WD TEMPERED
03	1	RM 01	INSWING TS1000	TM COBB	33 5/16" X 82 1/2"	PG WD	PG WD EXTERIOR

PG WD = PAINT-GRADE WOOD

**WALL TYPE LEGEND**





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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 38067100 (33 LIBERTY)  
 38067100 (31 LIBERTY)  
 38067100 (30 LIBERTY)

1513 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

BID SET

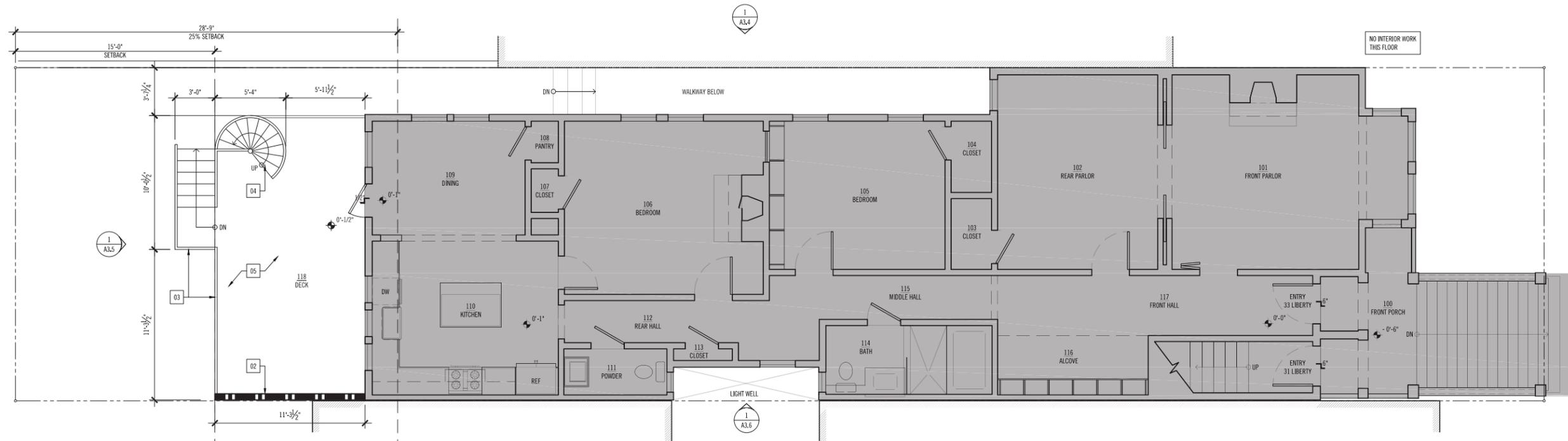
EXISTING & PROPOSED  
 SECOND FLOOR PLANS

DATE 3 OCTOBER 2016

SCALE 1/4" = 1'-0"

REVISIONS

**A2.2**



**2** PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"



**1** EXISTING SECOND FLOOR PLAN  
 1/4" = 1'-0"

**GENERAL FLOOR PLAN NOTES**

- 01 CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- 02 ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.N.
- 03 ALL PROPERTY LINE FENCES TO REMAIN

**EXISTING/DEMO PLAN KEYNOTES**

- 01 REMOVE (E) DECKS, SUPPORTING STRUCTURE AND CONNECTING STAIR

**FLOOR PLAN KEYNOTES**

- 01 NOT USED THIS SHEET
- 02 (N) FIREWALL @ EAST PROPERTY LINE, >= 42" ABOVE DECKING @ LOWER UNIT (33 LIBERTY); CLAD TO MATCH (E) LAP SLIDING
- 03 (N) 42" GUARDRAIL W/ PAINTED STEEL POSTS, TENSION CABLE RAILING & REDWOOD RAIL CAP, TYP.
- 04 (N) PAINTED SPIRAL STEEL STAIR W/ PERFORATED STEEL TREADS AND STEEL GUARDRAIL
- 05 (N) DECKING OF 1X6 REDWOOD PLANKS

**WALL TYPE LEGEND**

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)



07 STUDIOS

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415.890.4834  
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HATCHER-SIRACUSA &  
MANZARI RESIDENCE

APN  
3807100 03 LIBERTY  
3808100 03 LIBERTY

1513 LIBERTY STREET  
SAN FRANCISCO, CA 94110

NOT FOR  
CONSTRUCTION

BID SET

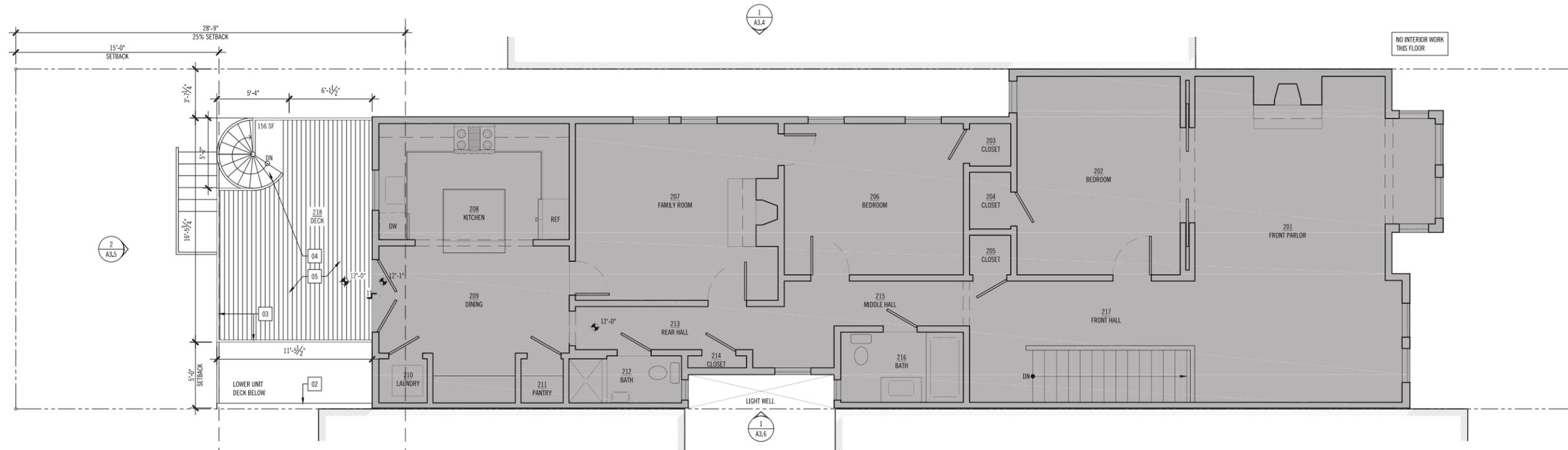
EXISTING & PROPOSED  
THIRD FLOOR PLANS

DATE 3 OCTOBER 2016

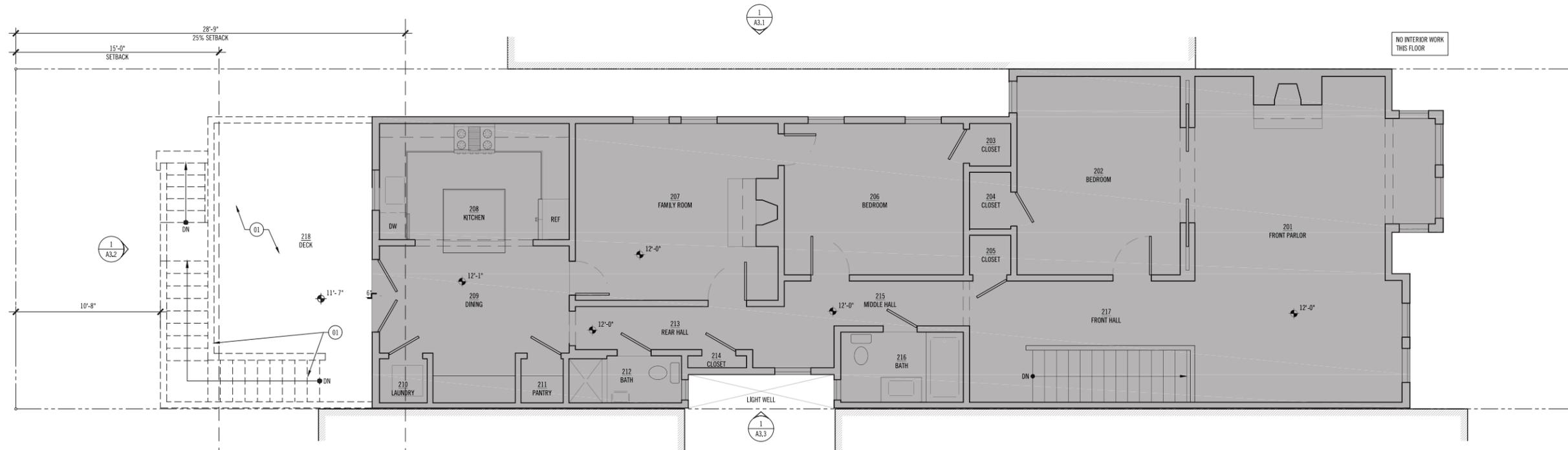
SCALE 1/4" = 1'-0"

REVISIONS

A2.3



2 PROPOSED THIRD FLOOR PLAN  
1/4"=1'-0"



1 EXISTING THIRD FLOOR PLAN  
1/4"=1'-0"

GENERAL FLOOR PLAN NOTES

- 01 CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- 02 ALL DIMENSIONS ARE FROM FACE OF FINISH, U.O.N.
- 03 ALL PROPERTY LINE FENCES TO REMAIN

EXISTING/DEMO PLAN KEY NOTES

- 01 REMOVE (E) DECKS, SUPPORTING STRUCTURE AND CONNECTING STAIR

FLOOR PLAN KEY NOTES

- 01 NOT USED THIS SHEET
- 02 (N) FIREWALL @ EAST PROPERTY LINE, >= 42" ABOVE DECKING @ LOWER UNIT (33 LIBERTY)
- 03 (N) 42" GUARDRAIL W/ PAINTED STEEL POSTS, TENSION CABLE RAILING & REDWOOD RAIL CAP, TYP.
- 04 (N) PAINTED SPIRAL STEEL STAIR W/ PERFORATED STEEL TREADS AND STEEL GUARDRAIL
- 05 (N) DECKING OF 1X6 REDWOOD PLANKS

WALL TYPE LEGEND

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)



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 SAN FRANCISCO CA 94107  
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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 3807100 001 LIBERTY  
 3808 1/2 US LIBERTY

1513 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

BID SET

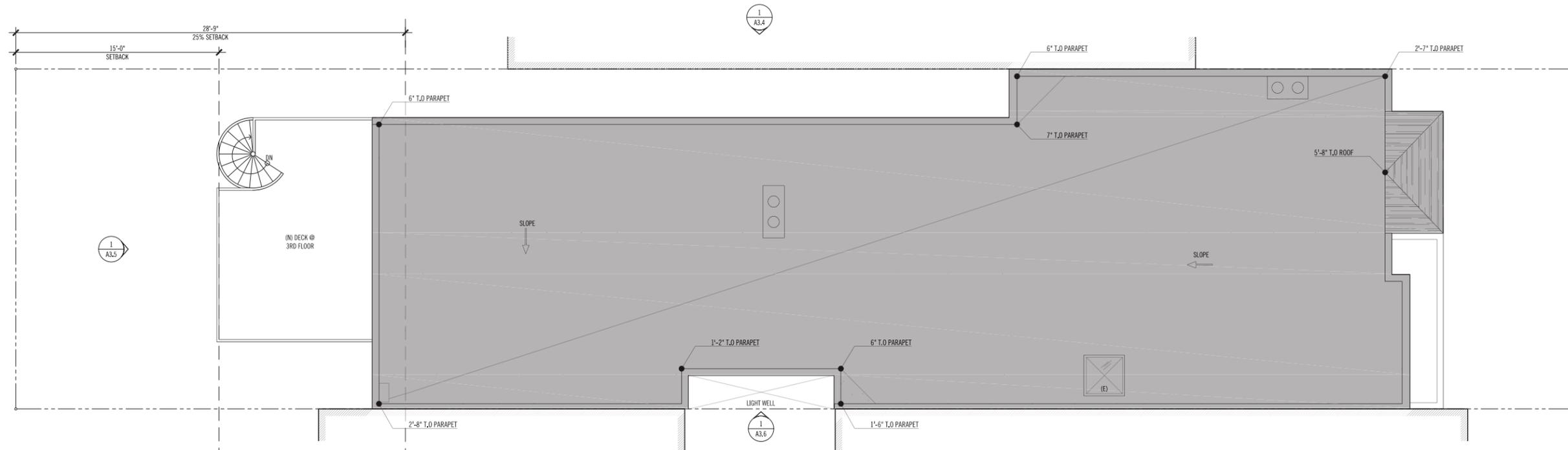
EXISTING & PROPOSED  
 ROOF PLANS

DATE 3 OCTOBER 2016

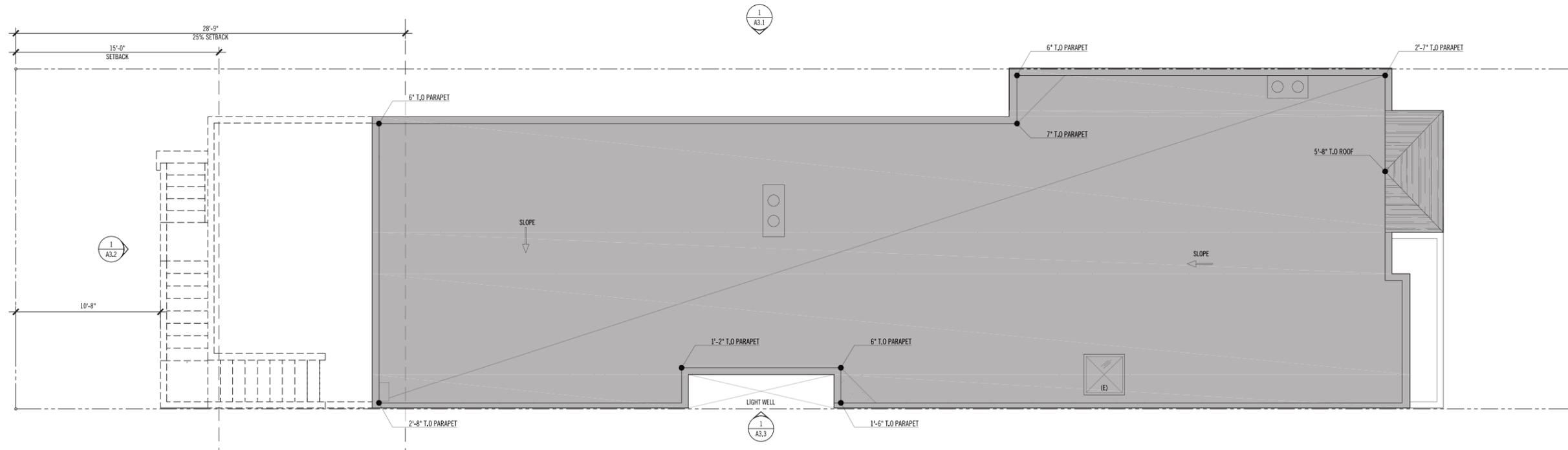
SCALE 1/4" = 1'-0"

REVISIONS

**A2.4**



**2** PROPOSED ROOF PLAN  
 1/4" = 1'-0"



**1** EXISTING ROOF PLAN  
 1/4" = 1'-0"

**GENERAL FLOOR PLAN NOTES**

- 01. CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- 02. ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.N.
- 03. ALL PROPERTY LINE FENCES TO REMAIN

**EXISTING/DEMO PLAN KEYNOTES**

**FLOOR PLAN KEYNOTES**

**WALL TYPE LEGEND**

	(E) WALL
	(N) WALL
	1-HOUR RATED AND/OR SHEAR WALL
	LINE OF DEMOLITION
	LINE ABOVE
	HIDDEN LINE
	WALL DEMO (ELEVATION)



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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 39067100 (21 LIBERTY STREET)  
 39067100 (21 LIBERTY STREET)  
 39067100 (21 LIBERTY STREET)

1313 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION



**1 EXISTING EXTERIOR ELEVATION - WEST**  
 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

- 01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

**EXIST/DEMO ELEVATION KEY NOTES**

- 01 REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS; CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D
- 02 (E) LAP SIDING TO REMAIN

**WALL TYPE LEGEND**

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)

**VARIANCE APPLICATION**

**EXTERIOR ELEVATIONS**

DATE 24 OCTOBER 2017

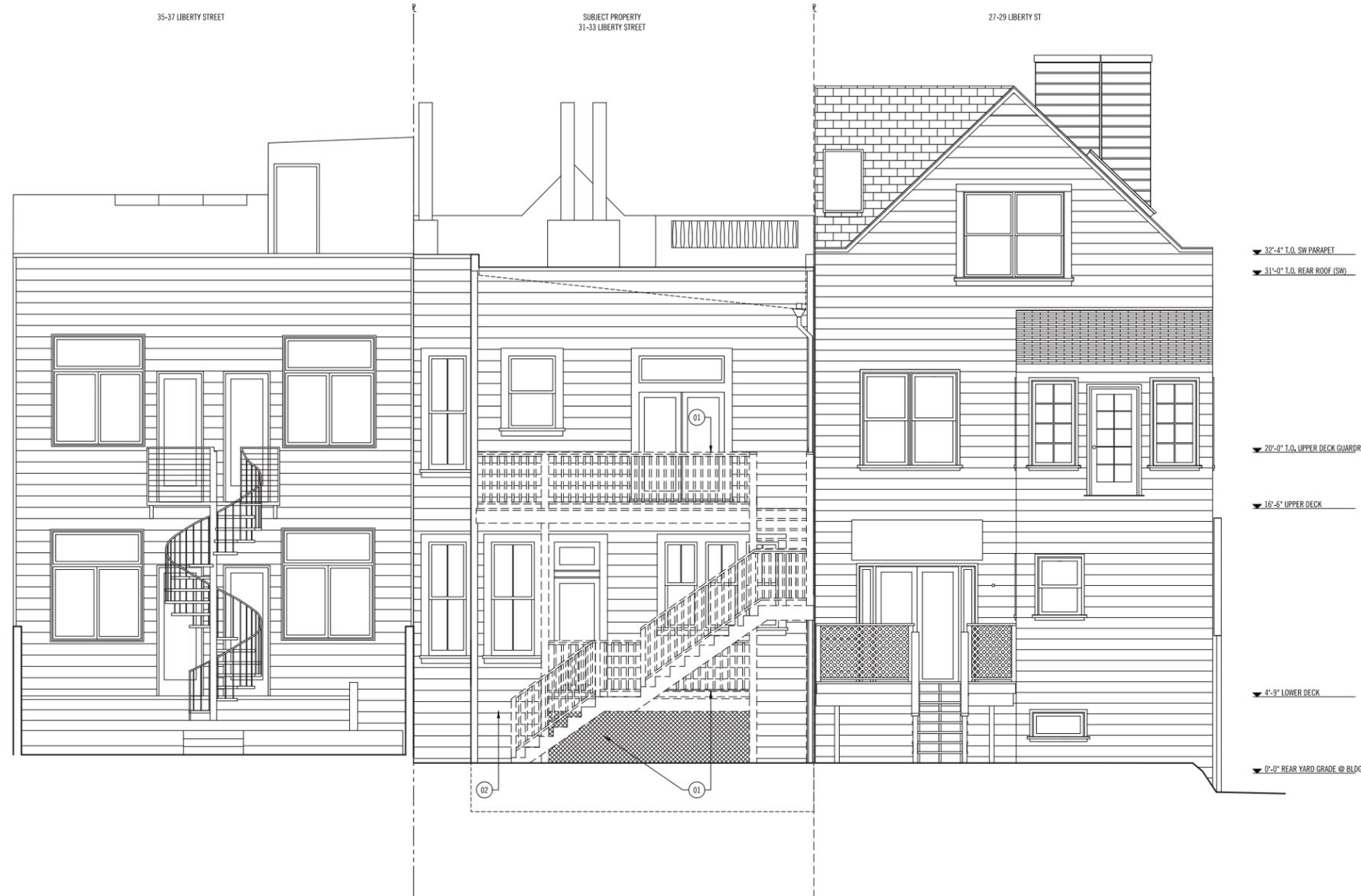
SCALE 1/4" = 1'-0"

**REVISIONS**

NO.	DESCRIPTION



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 SAN FRANCISCO CA 94107  
 415.890.4834  
 07STUDIOS.COM



**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN  
 38067100 03 LIBERTY  
 38067100 04 LIBERTY

03 31 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

**VARIANCE  
 APPLICATION**

EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION

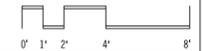
**1 EXISTING EXTERIOR ELEVATION - SOUTH**  
 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

**ELEVATION KEYNOTES**

01 REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS. CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D  
 02 (E) LAP SIDING TO REMAIN



**WALL TYPE LEGEND**

	(E) WALL
	(N) WALL
	(N) 1-HOUR RATED AND/OR SHEAR WALL
	LINE OF DEMOLITION
	LINE ABOVE
	HIDDEN LINE
	WALL DEMO (ELEVATION)



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 SAN FRANCISCO CA 94107  
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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 0807100 001 LIBERTY  
 0806101 LIBERTY

01-13 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

**VARIANCE  
 APPLICATION**

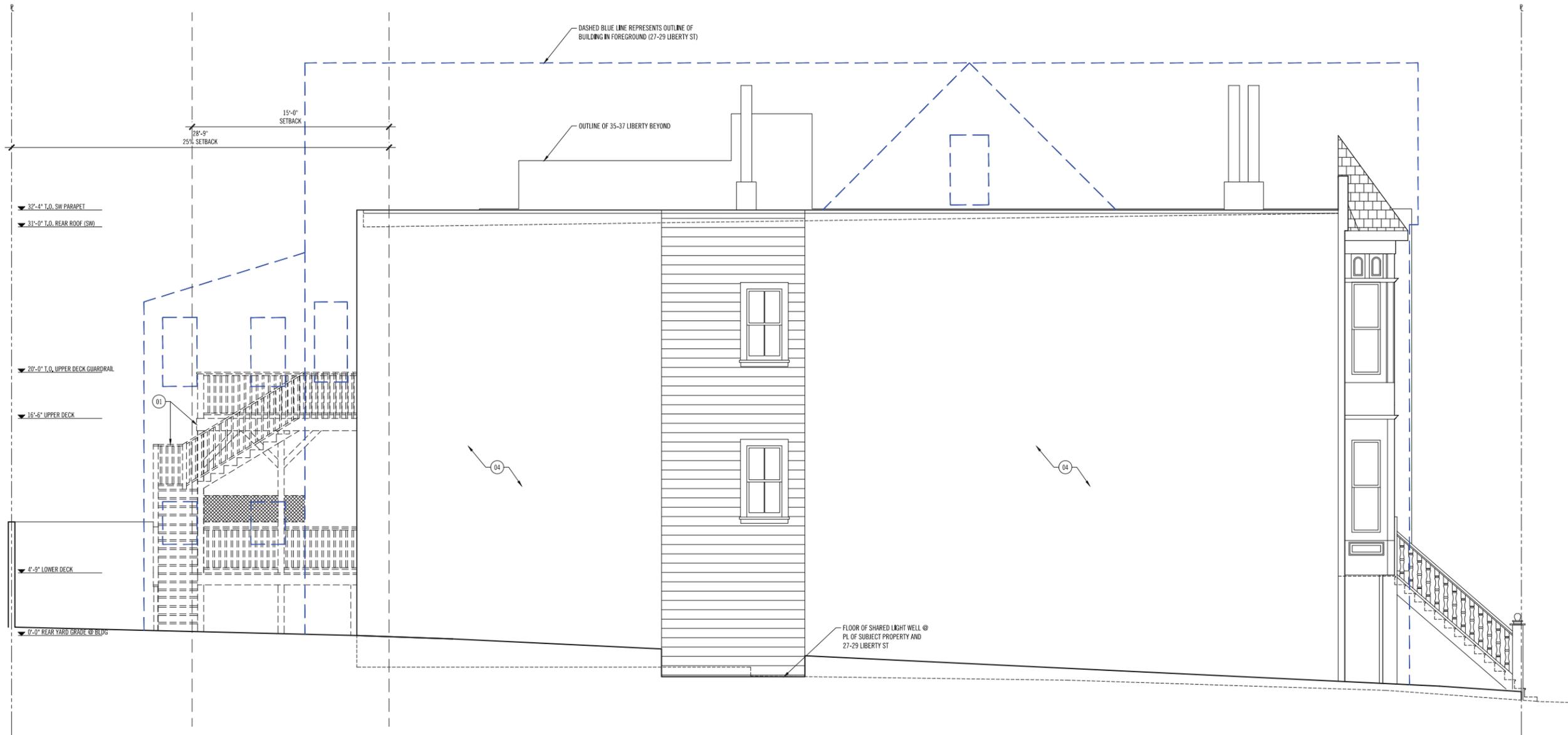
EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

**A3.3**



**1 EXISTING EXTERIOR ELEVATION - EAST**  
 1/4" = 1'-0"



**GENERAL ELEVATION NOTES**

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

**EXIST/DEMO ELEVATION KEYNOTES**

- 01 REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS; CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D
- 02 NOT USED THIS SHEET
- 03 NOT USED THIS SHEET
- 04 (E) BLIND WALL

**WALL TYPE LEGEND**

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)



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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN  
 08067100 01 LIBERTY  
 08067100 02 LIBERTY

01 131 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

**VARIANCE  
 APPLICATION**

EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

**A3.4**



**1** PROPOSED EXTERIOR ELEVATION - WEST  
 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

- 01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

**ELEVATION KEYNOTES**

- 01 NOT USED THIS SHEET
- 02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
- 03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS.
- 04 (E) BLIND WALL
- 05 NOT USED THIS SHEET
- 06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE
- 07 (N) UNDERDECK DRAINAGE SYSTEM (DASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
- 08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
- 09 (N) PERFORATED METAL PANELS

**WALL TYPE LEGEND**

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)





07 STUDIOS

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SAN FRANCISCO CA 94107  
415.890.4834  
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HATCHER-SIRACUSA &  
MANZARI RESIDENCE

APN  
38067100 03 LIBERTY  
38067100 04 LIBERTY

03-13 LIBERTY STREET  
SAN FRANCISCO, CA 94110

NOT FOR  
CONSTRUCTION

VARIANCE  
APPLICATION

EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

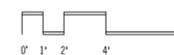
SCALE 1/4" = 1'-0"

REVISIONS

A3.5



1 PROPOSED EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0"



GENERAL ELEVATION NOTES

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

ELEVATION KEYNOTES

- 01 NOT USED THIS SHEET
- 02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
- 03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS.
- 04 NOT USED THIS SHEET
- 05 NOT USED THIS SHEET
- 06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE, 42" ABOVE LOWER DECK (33 LIBERTY), TO BE CLAD IN LAP SIDING TO MATCH EXISTING HOUSE SIDING
- 07 (N) UNDERDECK DRAINAGE SYSTEM (OASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
- 08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
- 09 (N) PERFORATED METAL PANELS



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**HATCHER-SIRACUSA &  
 MANZARI RESIDENCE**

APN: 38B07100 03 LIBERTY  
 38B07100 03 LIBERTY  
 38B07100 03 LIBERTY

41-13 LIBERTY STREET  
 SAN FRANCISCO, CA 94110

NOT FOR  
 CONSTRUCTION

**VARIANCE  
 APPLICATION**

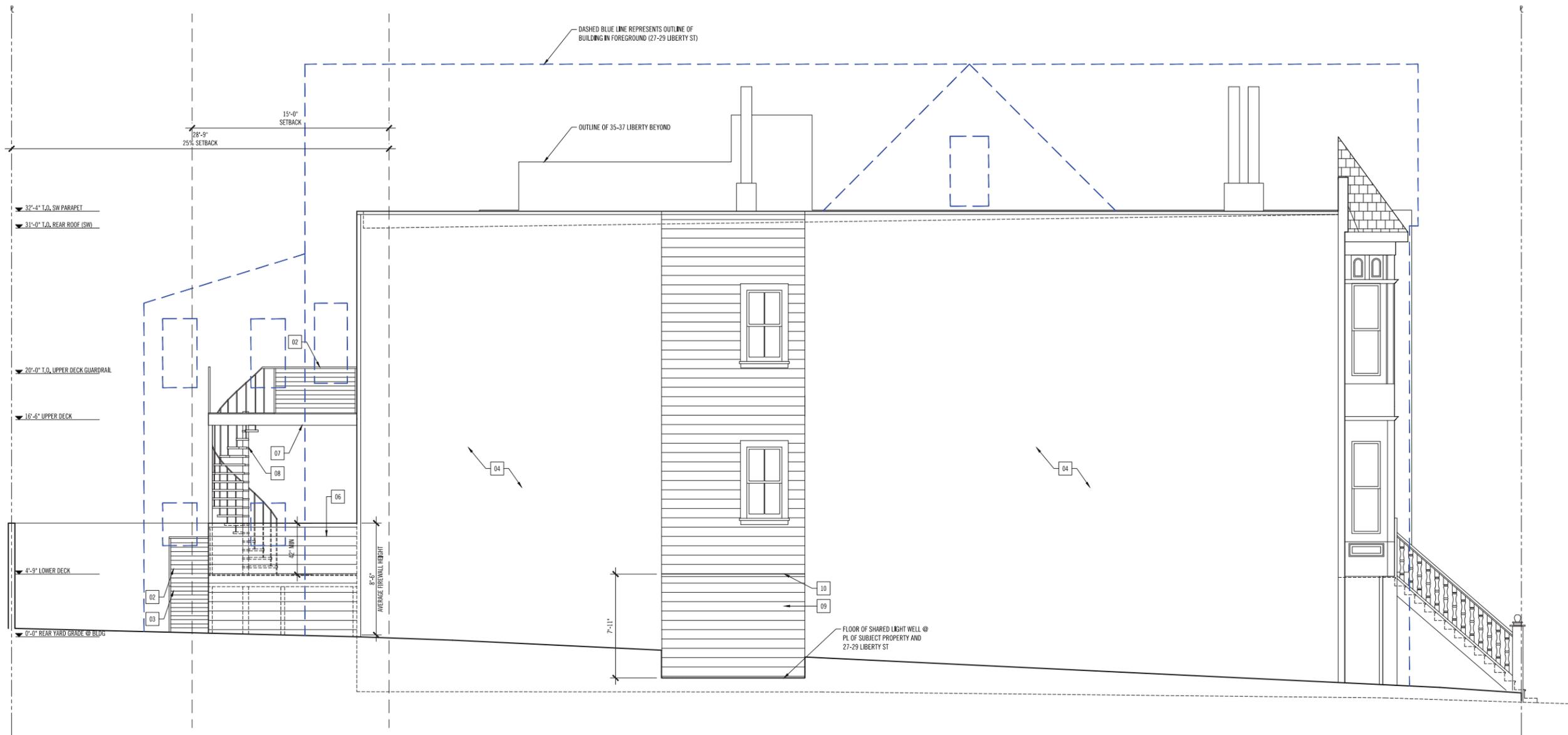
EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

**A3.6**



**1** PROPOSED EXTERIOR ELEVATION - EAST  
 1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

- 01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

**ELEVATION KEYNOTES**

- 01 NOT USED THIS SHEET
- 02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
- 03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS.
- 04 (E) BLIND WALL
- 05 NOT USED THIS SHEET
- 06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE, 42" ABOVE LOWER DECK (33 LIBERTY), TO BE CLAD IN LAP SIDING TO MATCH (E) HOUSE SIDING
- 07 (N) UNDERDECK DRAINAGE SYSTEM (OASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
- 08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
- 09 (N) WALL @ LIGHT WELL INFILL CLAD IN LAP SIDING TO MATCH EXISTING
- 10 T.O. PARAPET @ (N) LIGHT WELL INFILL

**WALL TYPE LEGEND**

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)

