



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MAY 17, 2017

CONSENT

Filing Date: April 5, 2017
Case No.: 2017-000054COA
Project Address: 601-605 Waller Street
Historic Landmark: Duboce Park Landmark District
Zoning: RTO (Residential Transit Oriented)
40-X Height and Bulk District
Block/Lot: 0864/026-028 (3 lots)
Applicant: Claire Beasley, Architect
Five Design
320 Judah Street, Suite 4
San Francisco, CA 94122
Staff Contact: Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

601-605 WALLER STREET, south side between Pierce and Carmelita Streets, Assessor's Block 0864, Lots 026-028. The subject property is a three-and-a-half story frame building constructed in approximately 1900. A three-story addition was erected at the rear of the building as early as 1913, but has been altered multiple times since. The subject property is designed in the Queen Anne style. The property is within a RTO (Residential Transit Oriented) Zoning District and a 40-X Height and Bulk District and is contributory to the Duboce Park Landmark District.

PROJECT DESCRIPTION

The proposed project involves interior and exterior alterations to the subject building. The scope of the work subject to this Certificate of Appropriateness includes:

- Demolition of the irregular, pitched roof at the rear addition;
- Construction of a new roof deck in place of the existing pitched roof, the deck will have an open railing no higher and no more enclosed than is required by the Building Code;
- Replacement of two (2) existing windows and installation of one (1) additional new window on the visible Pierce Street (east) façade;
- Replacement of an existing window at the rear (south) elevation with an enlarged door to provide access to the new roof deck.

Although not subject to this Certificate of Appropriateness, this project also includes interior kitchen remodeling and the replacement of two windows at a non-visible rear lightwell.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects 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 N – Duboce Park 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 Duboce Park Landmark District as described in Appendix N of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The project would retain the existing use as a multi-family home. None of the building's distinctive materials, features, spaces or spatial relationships will be affected by the proposed project.

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 historic character of the property would be retained. No distinctive materials, architectural elements, or spaces that characterize the property would be altered. The project would involve the removal of the non-historic, irregularly shaped rear addition roof and replacing it with a new roof deck and access door in an existing window opening. Two new windows would also be installed on the Pierce Street façade, one of which will be located at an existing opening. The alterations to the addition's roof would have a slight impact on the shape and massing of the property, but this would be limited and occur at the roof of the addition, which has been altered various times with a contemporary garage door, windows, and the irregular roof. Replacing it with a minimally visible roof deck with wood railing would not alter any character-defining-features of the property as none are located at the non-historic addition. Similarly, the new vertically oriented double-hung wood windows will be located at this addition. This window type and material are consistent with the property, landmark district, and the district ordinance. The single historic window that is proposed for removal (Window E, Sheet A2.3 of project plans) will be replaced with a new wood window matching it in configuration, material, and all exterior profiles and dimensions, thereby resulting in no change to the character of the property. For life safety reasons railing along the remainder of the deck perimeter will be composed of metal, but as these portions of the deck have no visibility and the metal railing will have the same configuration as the wood railing regardless, this will not alter any features that characterize the property.

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

The project would not create a false sense of historical development. The deck and railing will clearly be a new feature, but the design and use of wood for the railing along Pierce Street is compatible with the character of the building. Two of the new windows will be installed on the non-character-defining, altered addition directly underneath the location of the new deck. As they will be vertically oriented double-hung wood windows they will be compatible with the character of the building and of the landmark district. The single historic window proposed for removal will be replaced with a new wood window matching it in configuration, material, and all exterior profiles and dimensions, thereby avoiding any conjectural features and retaining the current condition.

- 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 or craftsmanship examples that characterize the property would be altered. The new deck will replace the minimally visible roof of the non-historic rear addition. New windows would also be located at this addition, with limited amounts of non-historic siding and wall removed to accommodate the new openings. As the single historic window proposed for removal will be replaced with a new window matching it in configuration, material, and all exterior profiles and dimensions, there will be no change to distinctive features that characterize the property.

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 exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The deck, railing, windows, and door would be new features, but are compatible with the building and district's historic character and materials. All alterations will occur at the non-historic addition and will be minimally visible from the public right-of-way.

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

The roof deck and new windows could be removed in the future without harming the essential form and historic integrity of the building. These modifications are isolated to the rear addition, which has undergone various alterations and is not a character-defining-feature of the property. As it has been modified multiple times there is no established, historic appearance for the addition, but the deck and windows at the rear addition could be easily removed with the addition further modified if so desired.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

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

The proposed alterations, including the roof deck, new door, and all windows installed in new openings are solely located at the rear addition of the building and would be minimally visible from the street. They would not alter character-defining features of the building and could be removed in the future without impacting the integrity of the property. The removal of the rear addition's roof to accommodate the deck is a minor modification and isolated to the portion of the building that does not characterize the property and has been altered on multiple occasions. The deck will have wood railing while new windows will be vertically oriented double-hung wood windows to ensure compatibility with the building and the design and materials of these features throughout the landmark district. One historic window (located at the third floor, adjacent to the rear addition) will be removed and replaced with a new wood window matching it in configuration, material, and all exterior profiles and dimensions, thereby resulting in no change to the character of the property.

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)

because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Parcel Map
1998 Sanborn Map
Duboce Park Landmark District Map
Aerial Photograph
Zoning Map
Plans



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MAY 17, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: April 5, 2017
Case No.: 2017-000054COA
Project Address: 601-605 Waller Street
Historic Landmark: Duboce Park Landmark District
Zoning: RTO (Residential Transit Oriented)
40-X Height and Bulk District
Block/Lot: 0864/026-028 (3 lots)
Applicant: Claire Beasley
Five Design
320 Judah Street, Suite 4
San Francisco, CA 94122
Staff Contact Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
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 LOTS 026-028 IN ASSESSOR'S BLOCK 0864, WITHIN A RTO (RESIDENTIAL TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 5, 2017 Claire Beasley, Five Design (Project Sponsor), on behalf of Michael Rubin (Property Owner), filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to make alterations to the interior and exterior of the subject building, including the demolition of the pitched roof at the rear addition and its replacement with a new roof deck with open railing no higher and no more enclosed than is required by the Building Code, the installation of two new windows on the Pierce Street façade, replacement of one existing window, and the replacement of an existing window at the rear elevation with an enlarged door to access the deck at 601-605 Waller Street, a Contributory building to the Duboce Park Landmark District located on lots 026-028 in Assessor's Block 0864.

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 May 17, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-000054COA (Project) for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated May 8, 2017 and labeled Exhibit A on file in the docket for Case 2017-000054COA 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 dated May 13, 2013.

- That the proposed project is compatible with the character-defining-features of the subject contributory property and those of the landmark district it is located within.
- That the project would maintain the existing use of the building as a residential property.
- That the proposed project maintains and does not alter or destroy the building's character-defining features or materials.
- The proposed project meets the requirements of Article 10.
- 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 will not have an impact on any existing neighborhood serving retail use, since there are no retail uses located on the project site.

- 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 respect the character-defining features of the contributory property 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 affect the City's affordable housing supply.

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

The proposed project will not 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 will not be affected by the project. All construction will be executed in compliance with all applicable construction and safety measures.

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

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lots 026-028 in Assessor's Block 0864 for proposed work in conformance with the renderings and architectural sketches dated May 8, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-000054COA.

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 May 17, 2017.

Jonas P. Ionin
Acting Commission Secretary

AYES: X

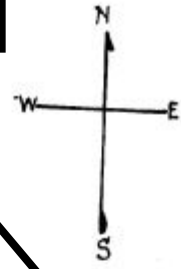
NAYS: X

ABSENT: X

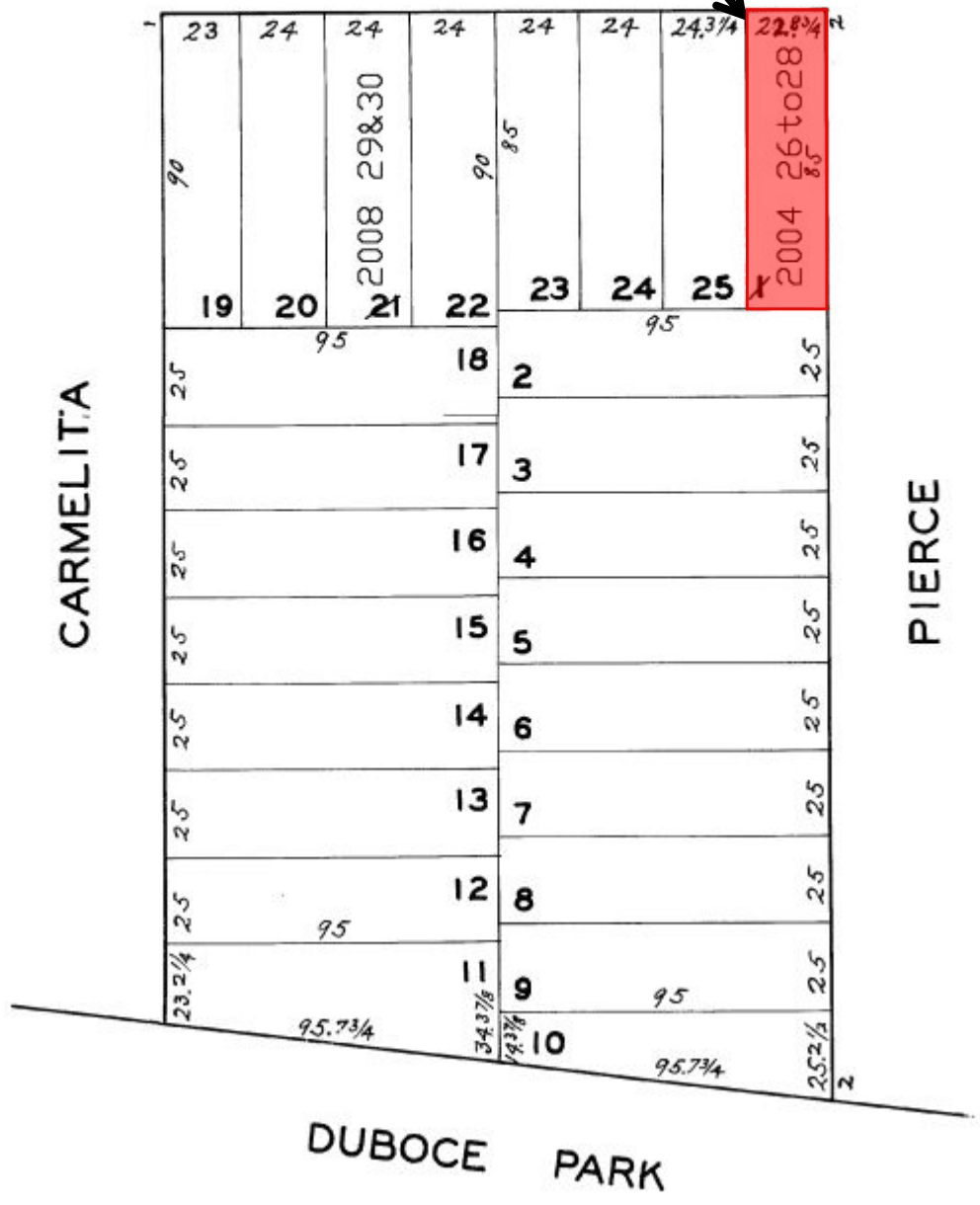
ADOPTED: May 17, 2017

Parcel Map

SUBJECT PROPERTY



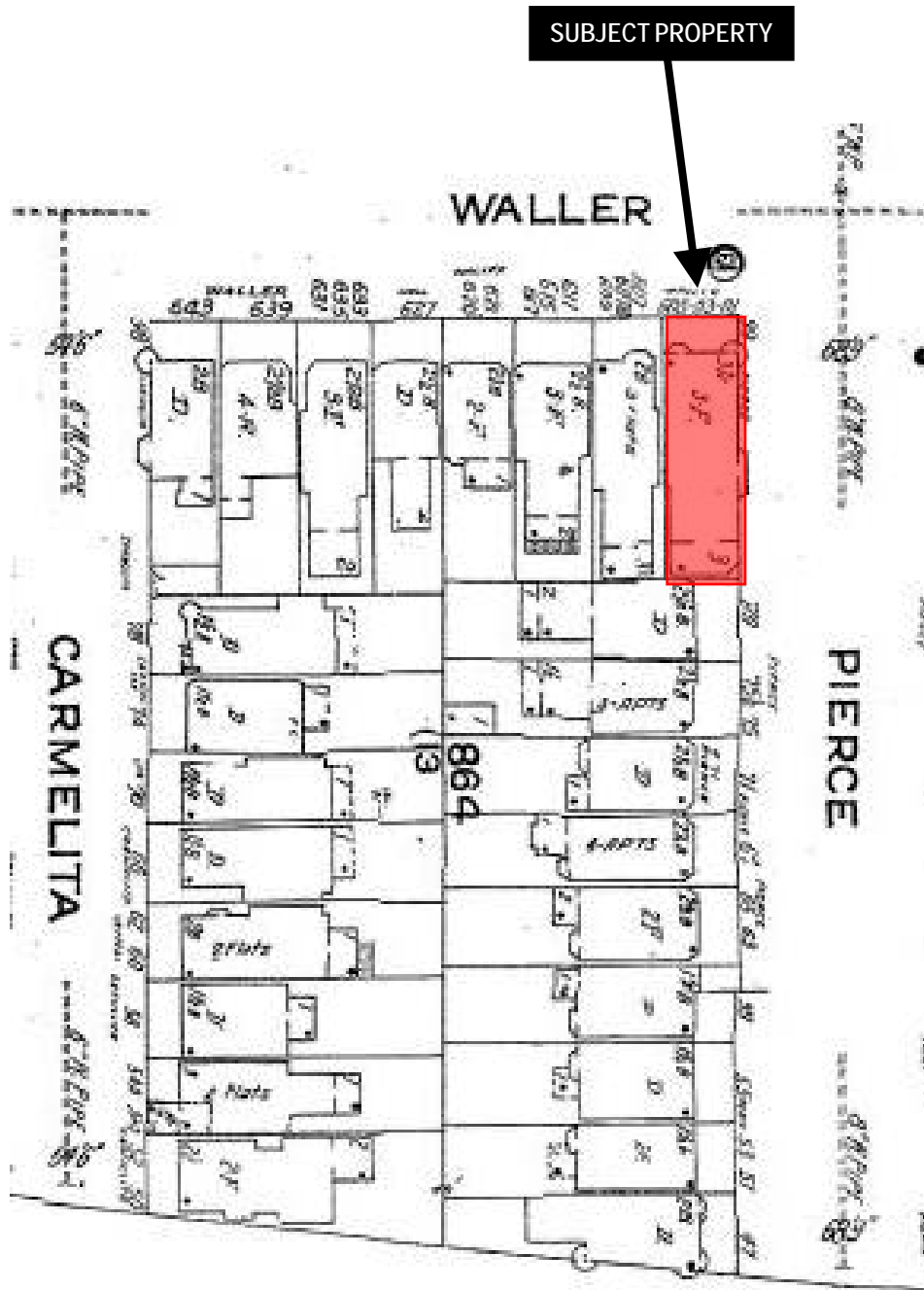
WALLER



Certificate of Appropriateness Hearing
 Case Number 2017-000054COA
 601-605 Waller Street



Sanborn Map*



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



Certificate of Appropriateness Hearing
Case Number 2017-000054COA
601-605 Waller Street

Duboce Park Landmark District



Duboce Park Landmark District boundary.



Aerial Photo

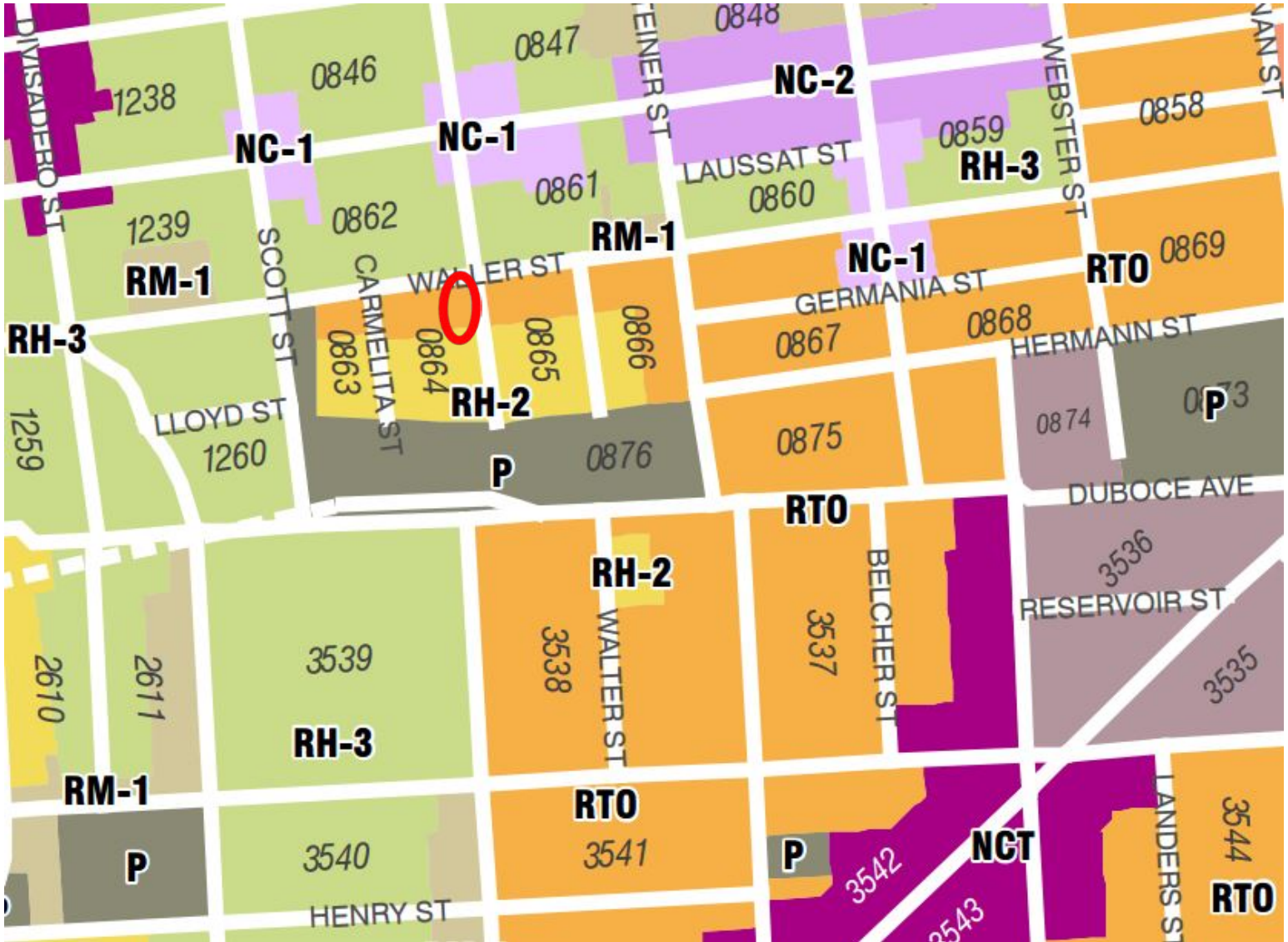


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2017-000054COA
601-605 Waller Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2017-000054COA
601-605 Waller Street

ABBREVIATIONS

ADJ	ADJUSTABLE	(N)	NEW
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURE	NO OR #	NUMBER
ASPH	ASPHALT		
BD	BOARD	O/	OVER
BDLG	BUILDING	OC	ON CENTER
BLK	BLOCK	OD	OUTER DIAMETER
BLKG	BLOCKING	OPCI	OWNER FURNISHED, CONTRACTOR INSTALLED
BM	BEAM		
B.O.	BOTTOM OF	OF0I	OWNER FURNISHED, OWNER INSTALLED
BU	BUILT-UP	OPNG	OPENING
CLG	CEILING	PL	PLATE
CLR	CLEAR	PLYWD	PLYWOOD
CNTL	CONTROL	PT	PRESSURE TREATED POINT
CONC	CONCRETE		
CONT	CONTINUOUS		
CTR	CENTER	R	RADIUS
		RA	RETURN AIR
DBL	DOUBLE	RDWD	REDWOOD
DF	DOUGLAS FIR	REF	REFERENCE
DIM	DIMENSION	REG	REGISTER
DN	DOWN	REQ	REQUIRED
DP	DOUBLE POLE	RET	RETURN
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	S	SOUTH
(E)	EXISTING	SA	SUPPLY AIR
E	EAST	SAD	SEE ARCHITECTURAL
EACH	EACH	SED	SEE ELECTRICAL
ELEC	ELECTRICAL		
ELEV	ELEVATION	SF	SUBFLOOR
EQ	EQUAL	SHT	SHEET
EXP	EXPOSED	SHTG	SHEATHING
EXT	EXTERIOR	SKD	SEE KITCHEN
		SLD	DRAWING SEE LIGHTING
FDN	FOUNDATION		
FF	FINISH FLOOR		
FIN	FINISH	SMD	DRAWING SEE MECHANICAL
FL	FLOOR		
FOC	FACE OF CONCRETE	SP	SINGLE POLE
FOF	FACE OF FINISH	SPD	SEE PLUMBING
FOS	FACE OF STUD	SQ	SQUARE
FOP	FACE OF PLYWOOD	SS	SINGLE SHELF
FURN	FURNACE	SSD	SEE STRUCTURAL
		STD	DRAWING STANDARD
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED		
GND	GROUND		
GYP BD	GYPSUM BOARD		
		TO	TOP OF
		TOFF	TOP OF FINISH FLR
		TOP	TOP OF PLATE
		TOS	TOP OF SLAB
HB	HOSE BIB	TOW	TOP OF WALL
HC	HOLLOW CORE	TP	TOILET PAPER
HDR	HEADER		
HR STL	HOT-ROLLED STEEL	TR	TOWEL RACK
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	TYP	TYPICAL
HW	HOT WATER HEATER	UON	UNLESS OTHERWISE NOTED
		VERT	VERTICAL
ICPV	INTEGRAL COLOR PLASTER VENEER	VIF	VERIFY IN FIELD
INSUL	INSULATION		
INT	INTERIOR		
		W	WEST
LAM	LAMINATE	W/	WITH
LT	LIGHT	W/O	WITHOUT
		WC	WATER CLOSET
MANUF	MANUFACTURER	WD	WOOD
MAX	MAXIMUM	WIND	WINDOW
MC	MEDICINE CHEST	WP	WATERPROOF
MECH	MECHANICAL		
MEMB	MEMBRANE		
MIN	MINIMUM		
MTL	METAL		

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF UNDERWRITERS, THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING AND MECHANICAL CODE, LATEST ADOPTED EDITION (2013) OF THE CALIFORNIA BUILDING CODE, AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES. NOTHING ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- ALL CONDITIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN OR IMPLIED OR SHALL MATCH EXISTING CONDITIONS.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW OR EXISTING BUILDINGS. REFER TO SPECIFIC REGULATIONS AND MANDATORY FEATURES AND DEVICES AS NOTED IN THE ENERGY PERFORMANCE CALCULATIONS INCLUDED ELSEWHERE IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY, AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL INTENT OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
- ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL . . ." OR "THE CONTRACTOR SHALL INSTALL . . ." WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING," "EXTG.," OR "(E)" ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL DIMENSIONS TAKE PRECEDENT OVER SCALE. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS WITH THE INTENT OF DETERMINING EXACT PLACEMENT OR LOCATION OF PARTICULAR ASSEMBLIES. ALL DIMENSIONS ARE TO BE FACE OF FINISH UNLESS OTHERWISE NOTED.
- VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. REPORT ANY DISCREPANCIES TO DESIGNER FOR RESOLUTION. DISCREPANCIES BETWEEN DESIGNER'S, ENGINEER'S OR MANUFACTURER'S CONSTRUCTION DETAILS SHALL BE RESOLVED TO SATISFY THE MOST STRINGENT REQUIREMENT.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.

PROJECT INFORMATION

PROJECT ADDRESS	605 WALLER STREET SAN FRANCISCO, CA 94117
BLOCK/LOT	0864 / 028
ZONING	RTO
OCCUPANCY	R-2
CONSTRUCTION TYPE	EXISTING: V B NEW: V B
APPLICABLE CODES	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 GREEN BUILDING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 SAN FRANCISCO BUILDING CODE
PROJECT DESCRIPTION	NEW ROOF DECK OUTSIDE EXISTING BEDROOM IN PLACE OF EXISTING SLOPED ROOF; REMOVE SUBSTANDARD STAIRS AND PENTHOUSE LEADING TO EXISTING ROOF; EXPAND KITCHEN INTO NEW FLAT-ROOF SUB AREA UNDER NEW DECK.

RENOVATIONS TO THE RUBIN RESIDENCE 605 WALLER STREET SAN FRANCISCO, CALIFORNIA 94117

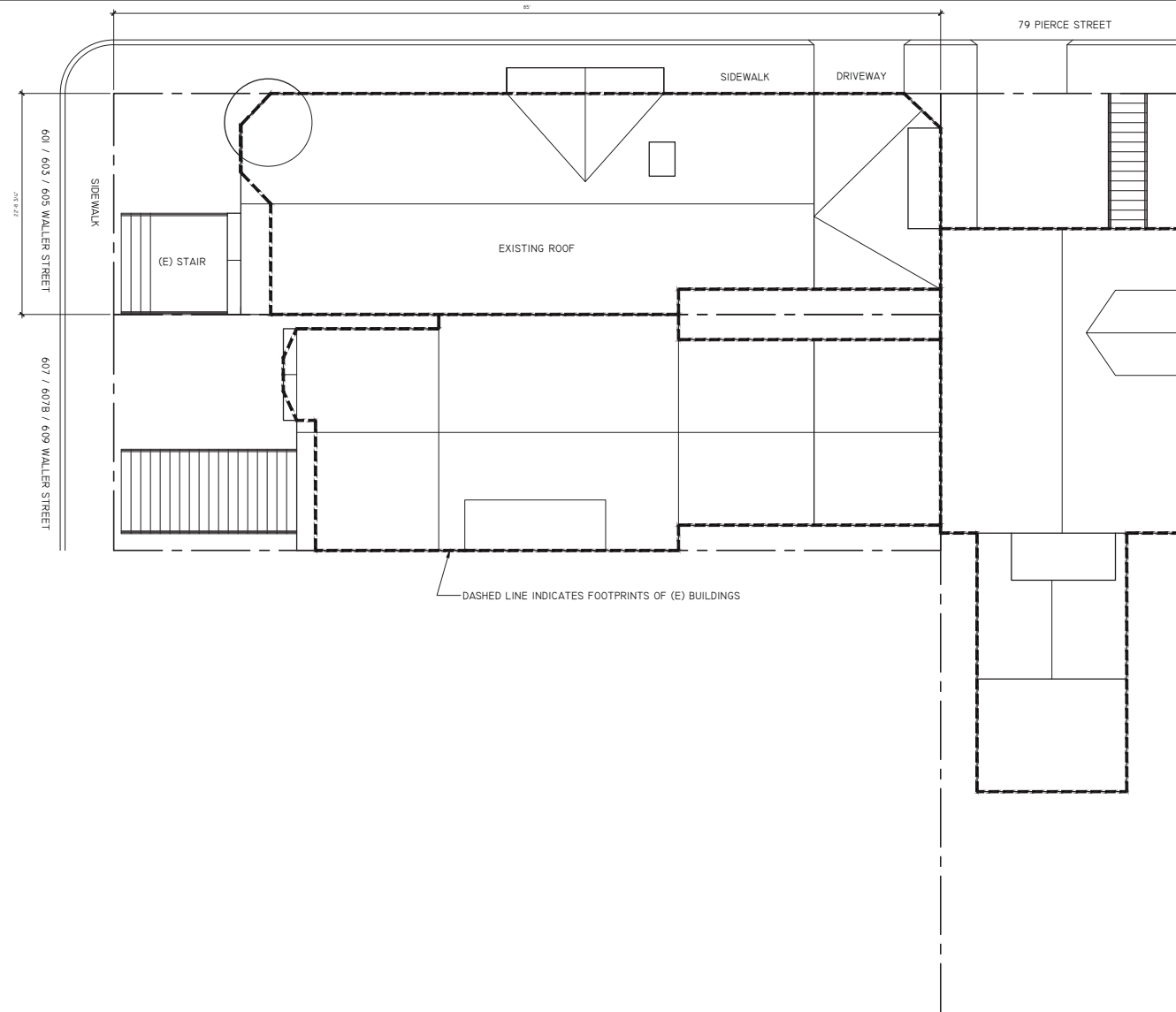
SHEET INDEX

A0.0	COVER SHEET
A2.1	EXISTING FLOOR PLANS
A2.2	DEMO FLOOR PLANS
A2.3	PROPOSED FLOOR PLANS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A4.4	EXTERIOR ELEVATIONS
A4.5	EXTERIOR ELEVATIONS
A4.6	EXTERIOR ELEVATIONS
A5.1	EXISTING SECTION
A5.2	PROPOSED SECTION
A8.1	DOOR & WINDOW SCHEDULES
A9.1	DETAILS

PROJECT DIRECTORY

OWNER	MICHAEL RUBIN SAN FRANCISCO, CA	BUILDER	TBD
DESIGNER	FIVE DESIGN BRYAN FOX/CLAIRE BEASLEY 320 JUDAH STREET, SUITE 04 SAN FRANCISCO, CA 94122 TEL (415) 931-9124 FAX (415) 334-3335	STRUCTURAL ENGINEER	L WONG ENGINEERING LARRY WONG 485 14TH STREET SAN FRANCISCO, CA 94103 TEL (415) 877-1392 FAX (415) 871-2230

PLOT PLAN



SITE LOCATION



SYMBOLS

	EXISTING WALL		WINDOW NO.	WINDOW SYMBOL
	NEW WALL		DOOR NO.	DOOR SYMBOL
	NEW CONCRETE CONSTRUCTION		DWG INDEX	DETAIL MARKER
	WALL REMOVED		SHT INDEX	DETAIL MARKER
	UNDERGROUND DRAIN LINE		DWG INDEX	ELEVATION MARKER
	LINE BELOW OR HIDDEN LINE		SHT INDEX	ELEVATION MARKER
	LINE ABOVE		DWG INDEX	SECTION MARKER
	CENTER LINE		SHT INDEX	SECTION MARKER
	PROPERTY LINE			REVISION MARKER
	DIMENSION TO FACE OF FINISH			DATUM POINT
	ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.			
	DIMENSION TO CENTERLINE			

five
320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE

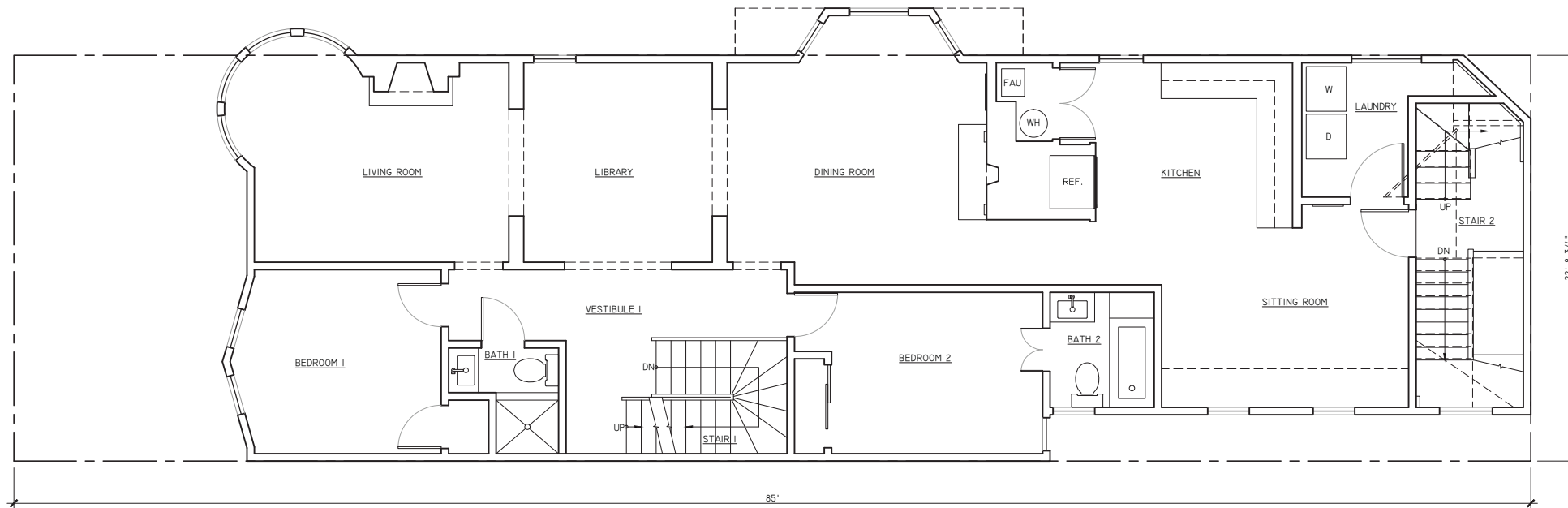
COVER SHEET

BY HW

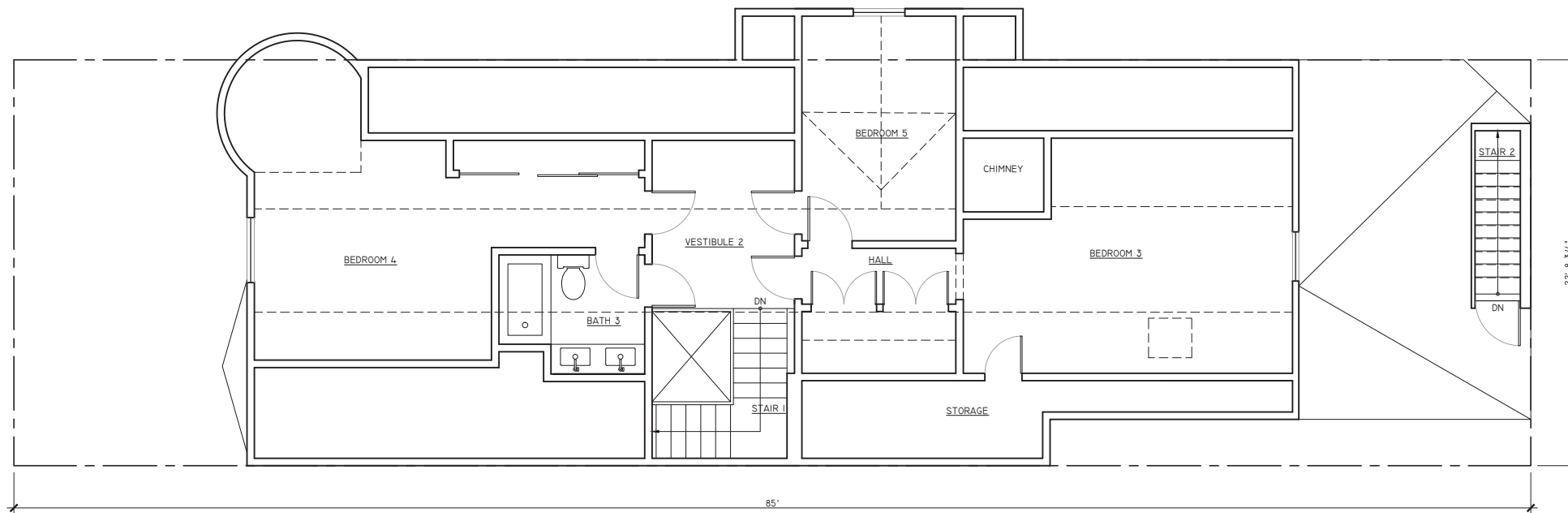
SCALE NO SCALE

DRAWING No.

A0.0



2 | EXISTING FLOOR 3 PLAN
A2.1 | 1/4" = 1'-0"



1 | EXISTING FLOOR 4 PLAN
A2.1 | 1/4" = 1'-0"

five
320 Judah St., Suite 4
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA, 94117

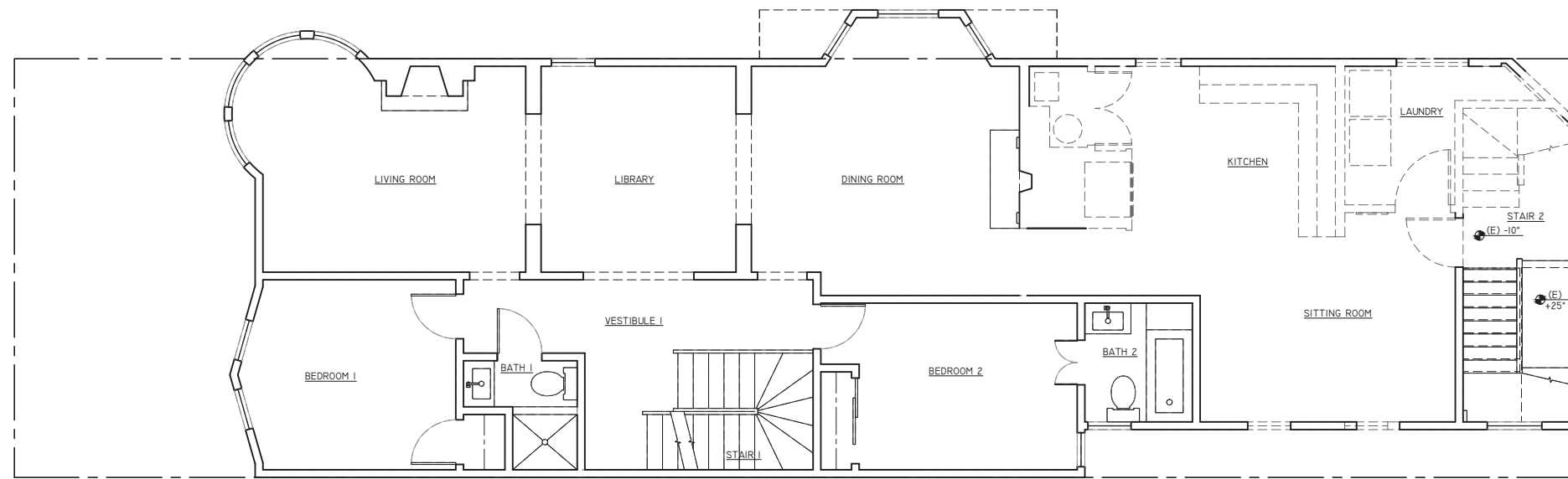
DRAWING TITLE
EXISTING
PLANS

BY HW
SCALE 1/4" = 1'-0"

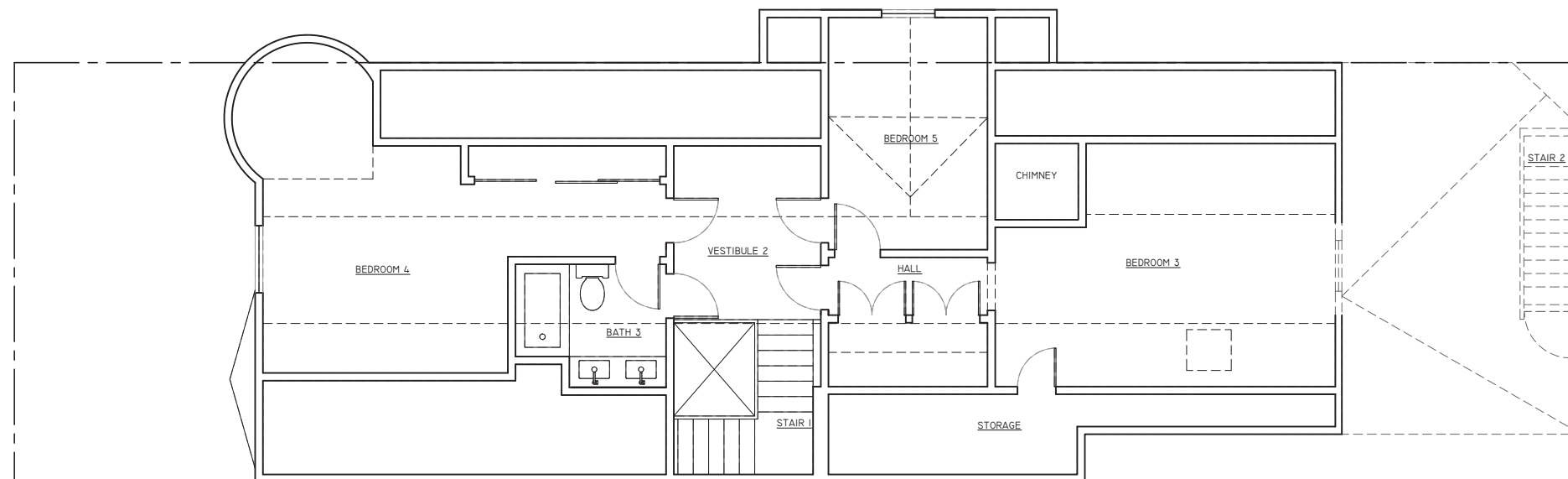
DRAWING NO.

A2.1





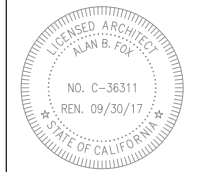
2 | DEMO FLOOR 3 PLAN
A2.2 | 1/4" = 1'-0"



1 | DEMO FLOOR 4 PLAN
A2.2 | 1/4" = 1'-0"

five
320 Judah St., Suite 4
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA, 94117

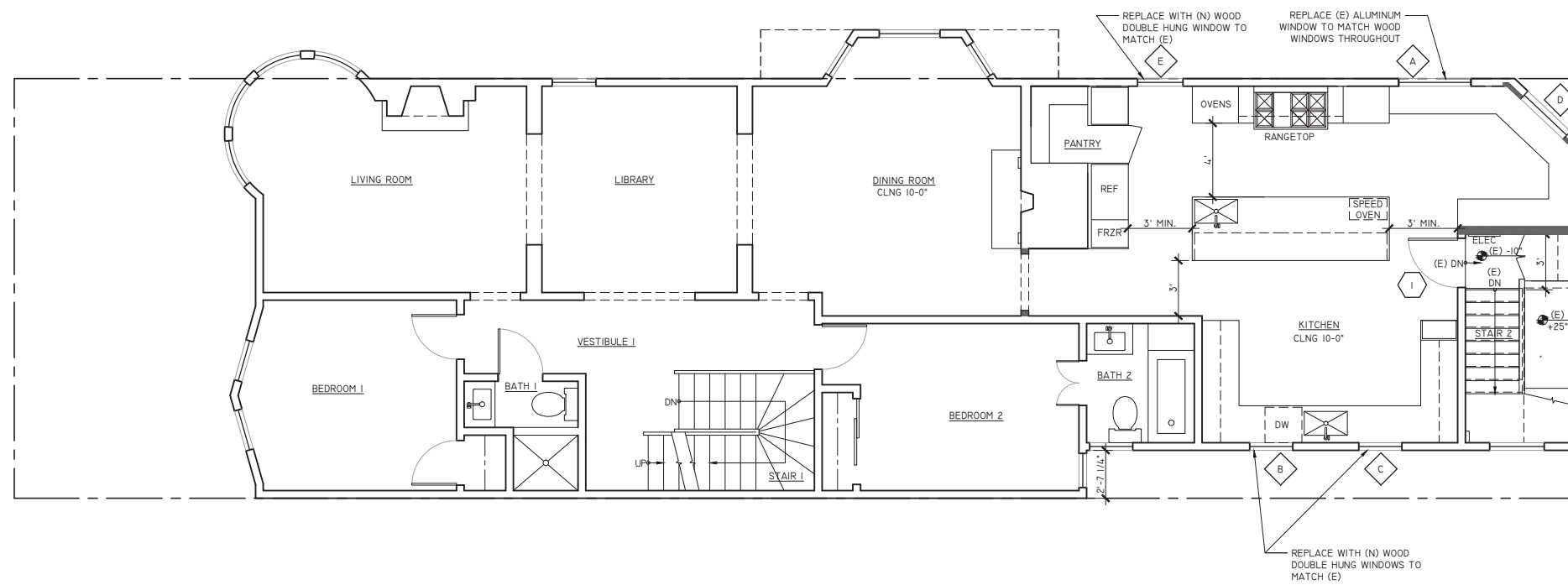
DRAWING TITLE
DEMO
PLANS

BY HW
SCALE 1/4" = 1'-0"

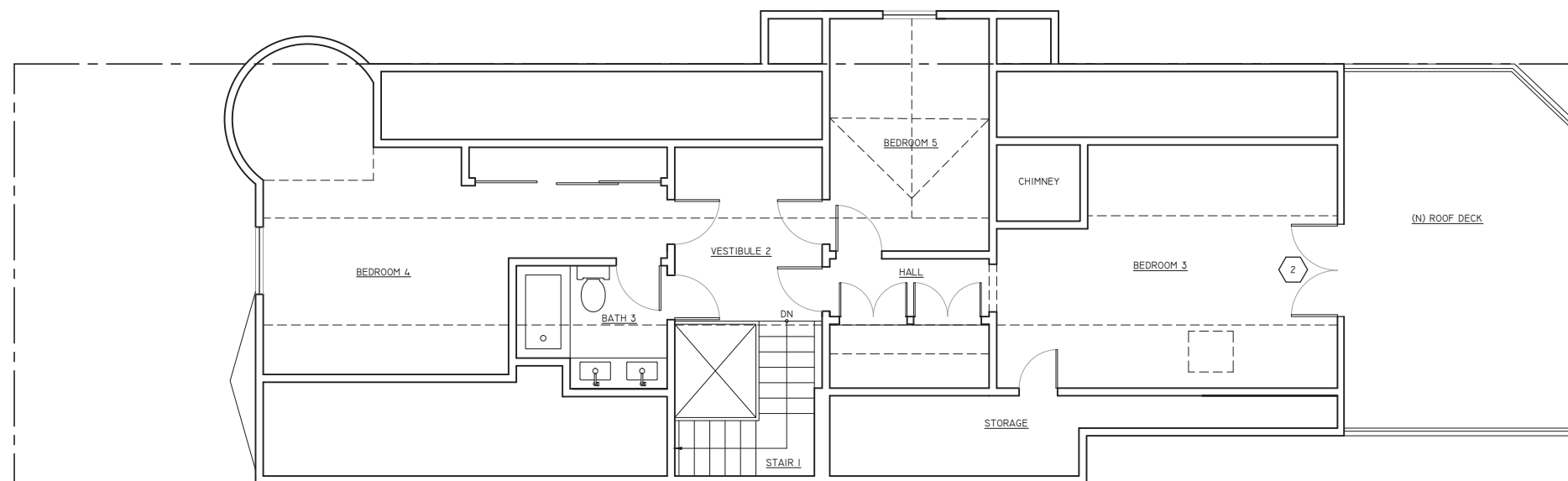
DRAWING No.

A2.2





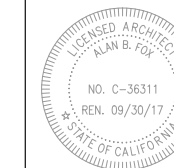
2 | PROPOSED FLOOR 3 PLAN
A2.3 1/4" = 1'-0"



1 | PROPOSED FLOOR 4 PLAN
A2.3 1/4" = 1'-0"

five
320 Judah St., Suite 4
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA, 94117

DRAWING TITLE
PROPOSED
PLANS

By HW
SCALE 1/4" = 1'-0"
DRAWING No.

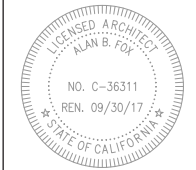
A2.3



five

320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



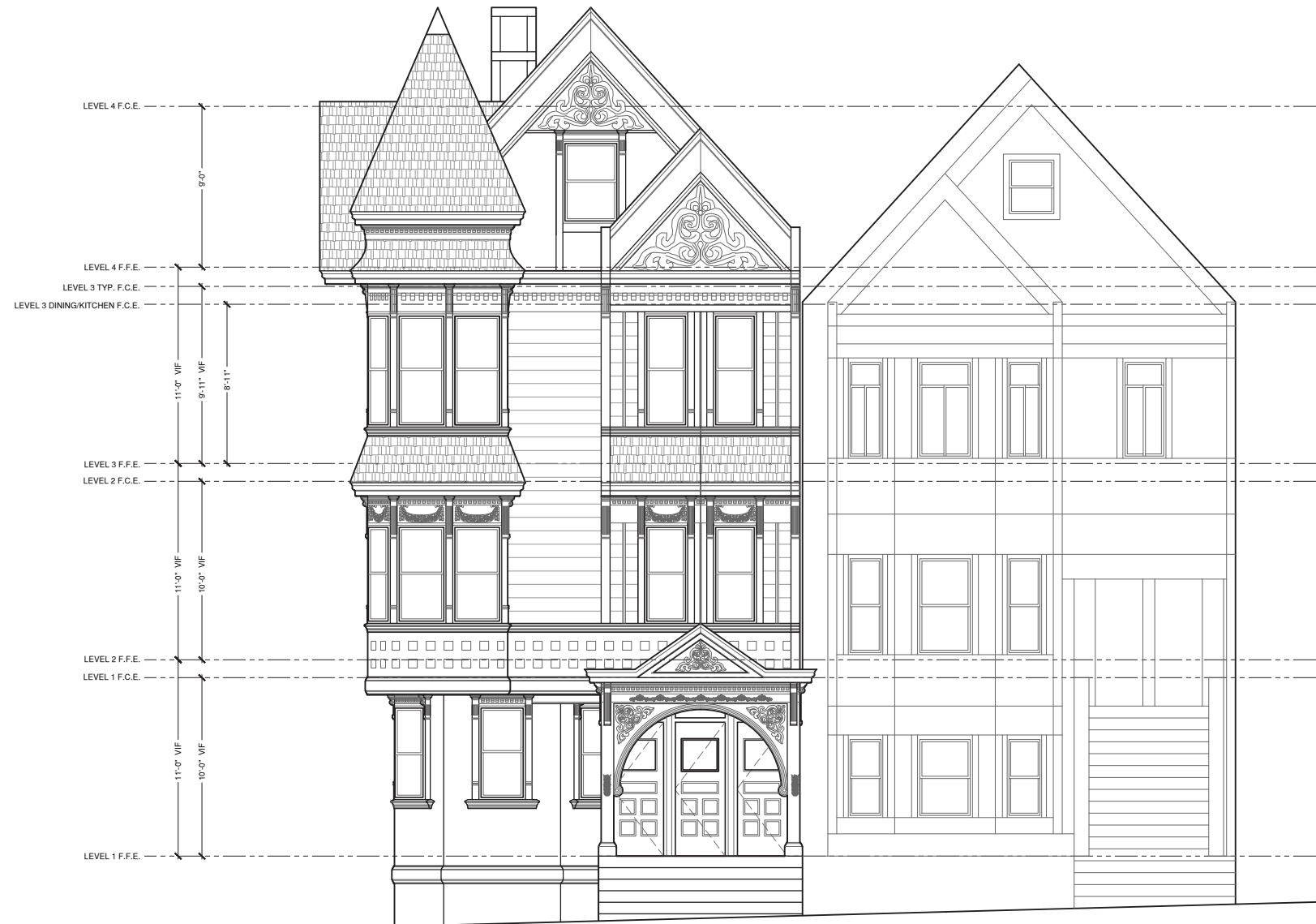
5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
EXTERIOR
ELEVATIONS

By HW
SCALE 1/4"=1'-0"
DRAWING No.

A4.1

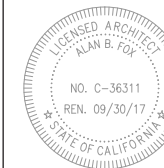


1 | EXISTING WALLER STREET ELEVATION (NO PROPOSED CHANGES)
A4.1 | 1/4" = 1'-0"

five

320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
02/15/17	PLAN CHECK
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
EXTERIOR
ELEVATIONS

By HW

SCALE 1/4" = 1'-0"

DRAWING No.

A4.2

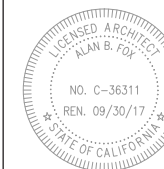


1 | EXISTING PIERCE STREET ELEVATION
A4.2 | 1/4" = 1'-0"

five

320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
02/15/17	PLAN CHECK
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

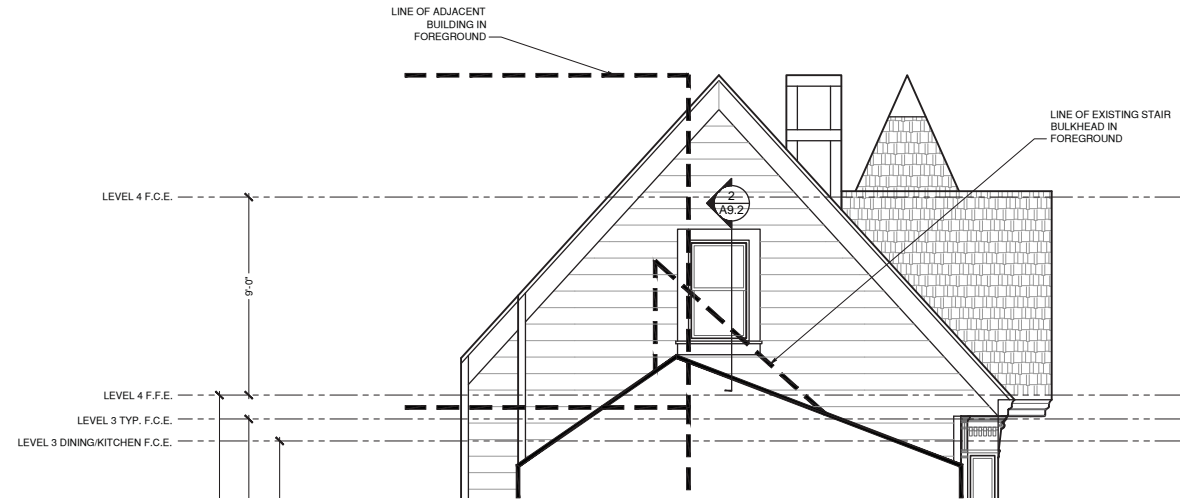
DRAWING TITLE
EXTERIOR
ELEVATIONS

By HG
SCALE 1/4" = 1'-0"
DRAWING No.

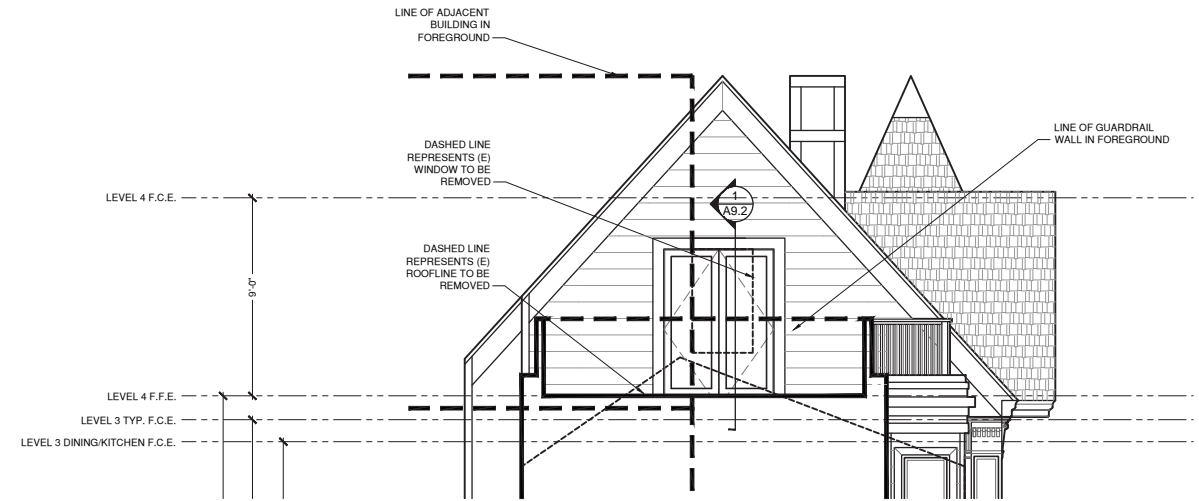
A4.3



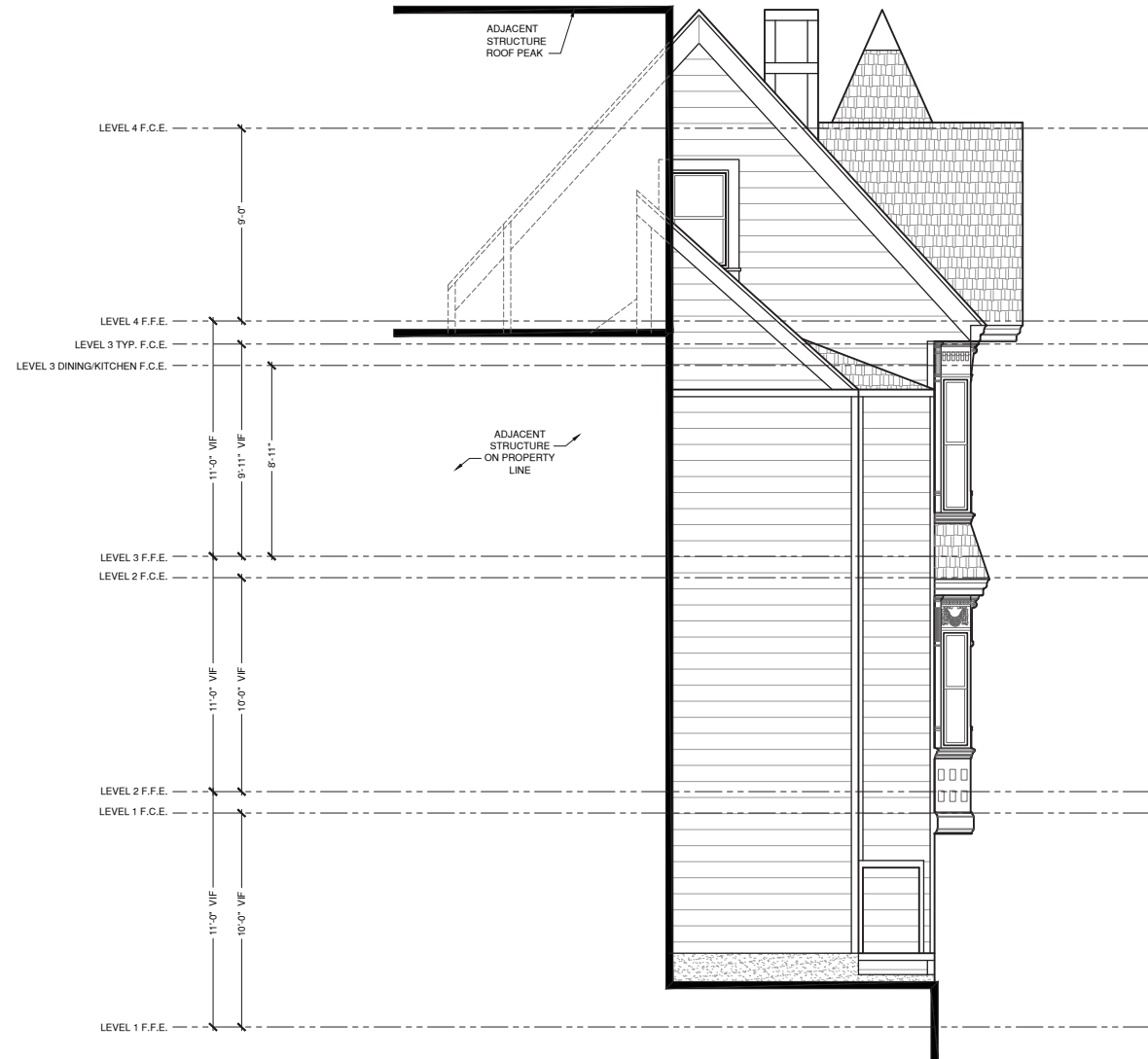
1 | PROPOSED PIERCE STREET ELEVATION
A4.3 | 1/4" = 1'-0"



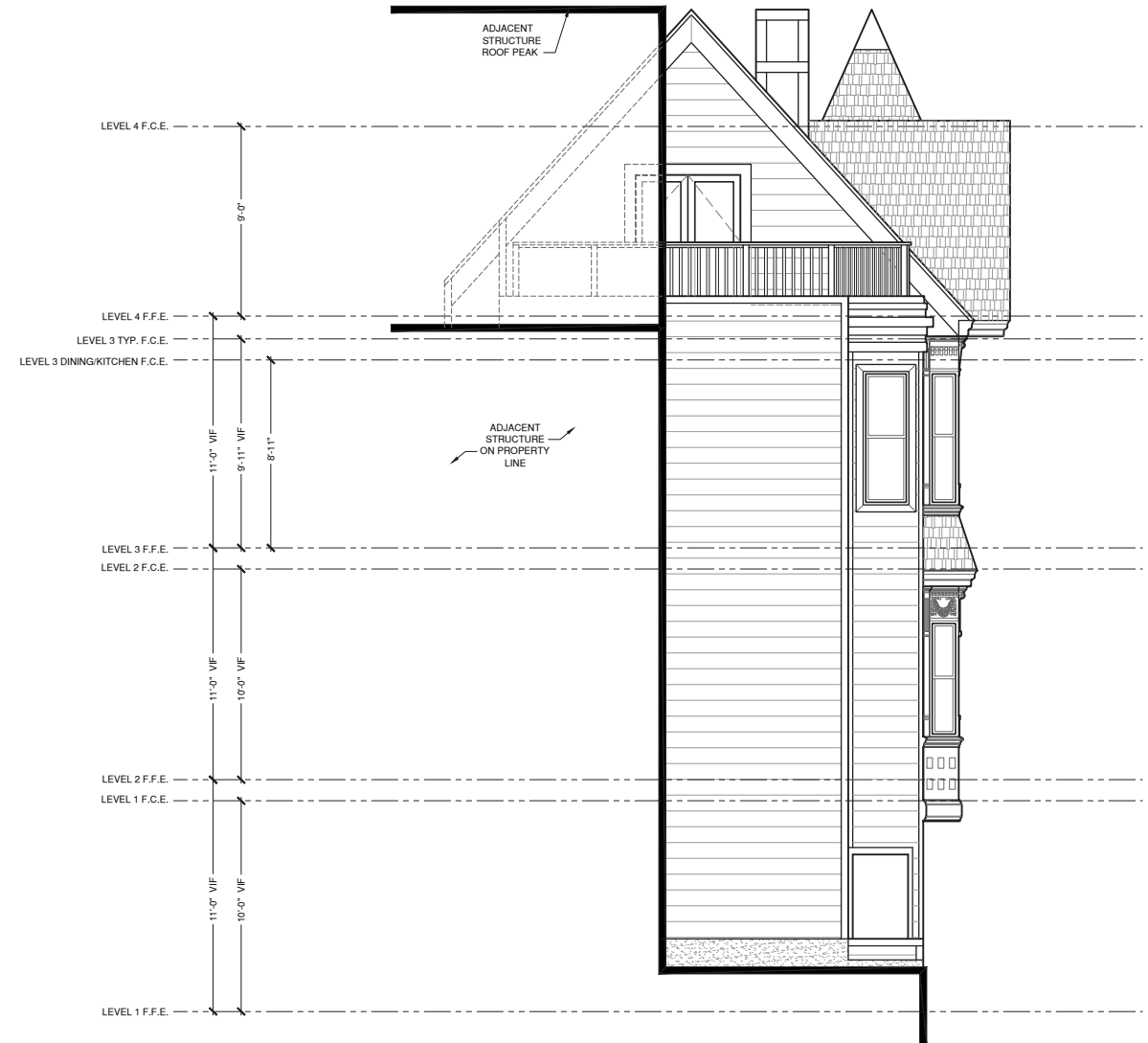
3 | EXISTING REAR SECTIONAL ELEVATION THROUGH LOWER ROOF
A4.4 | 1/4" = 1'-0"



4 | PROPOSED REAR SECTIONAL ELEVATION THROUGH ROOF DECK
A4.4 | 1/4" = 1'-0"



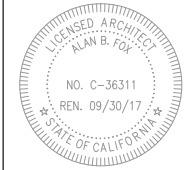
1 | EXISTING REAR LOT LINE ELEVATION
A4.4 | 1/4" = 1'-0"



2 | PROPOSED REAR LOT LINE ELEVATION
A4.4 | 1/4" = 1'-0"

five
320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



ISSUED	DESCRIPTION
5/8/17	C OF A
3/6/17	PLAN CHECK
02/15/17	PLAN CHECK
12/16/16	SITE PERMIT

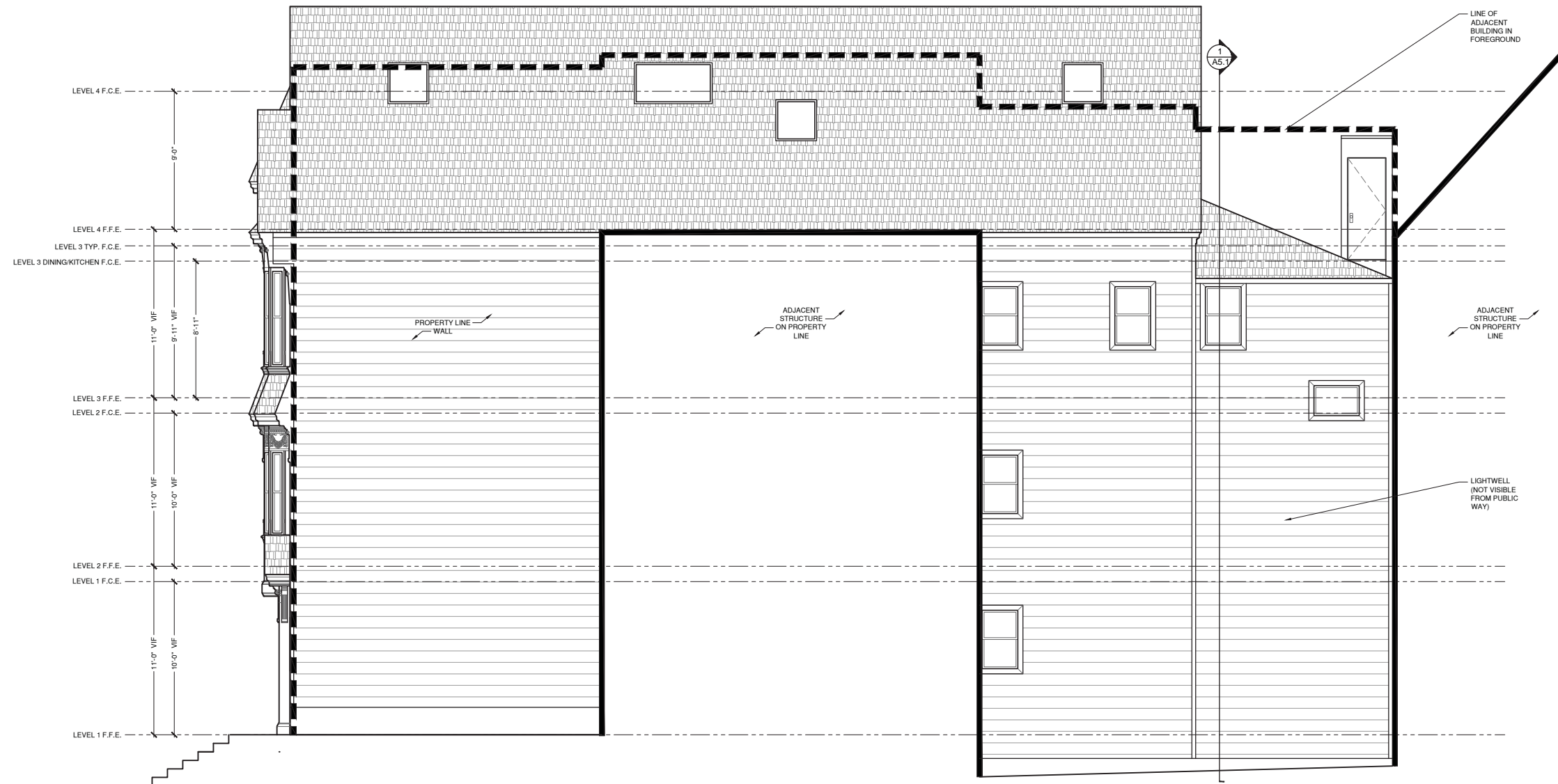
THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
EXTERIOR
ELEVATIONS

By HW
SCALE 1/4" = 1'-0"

DRAWING No.

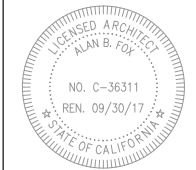
A4.4



1 | EXISTING SIDE LOT LINE ELEVATION
 A4.5 | 1/4" = 1'-0"

five
 320 Judah St.
 San Francisco, CA 94122

415.931.9124 V
 415.354.3335 F



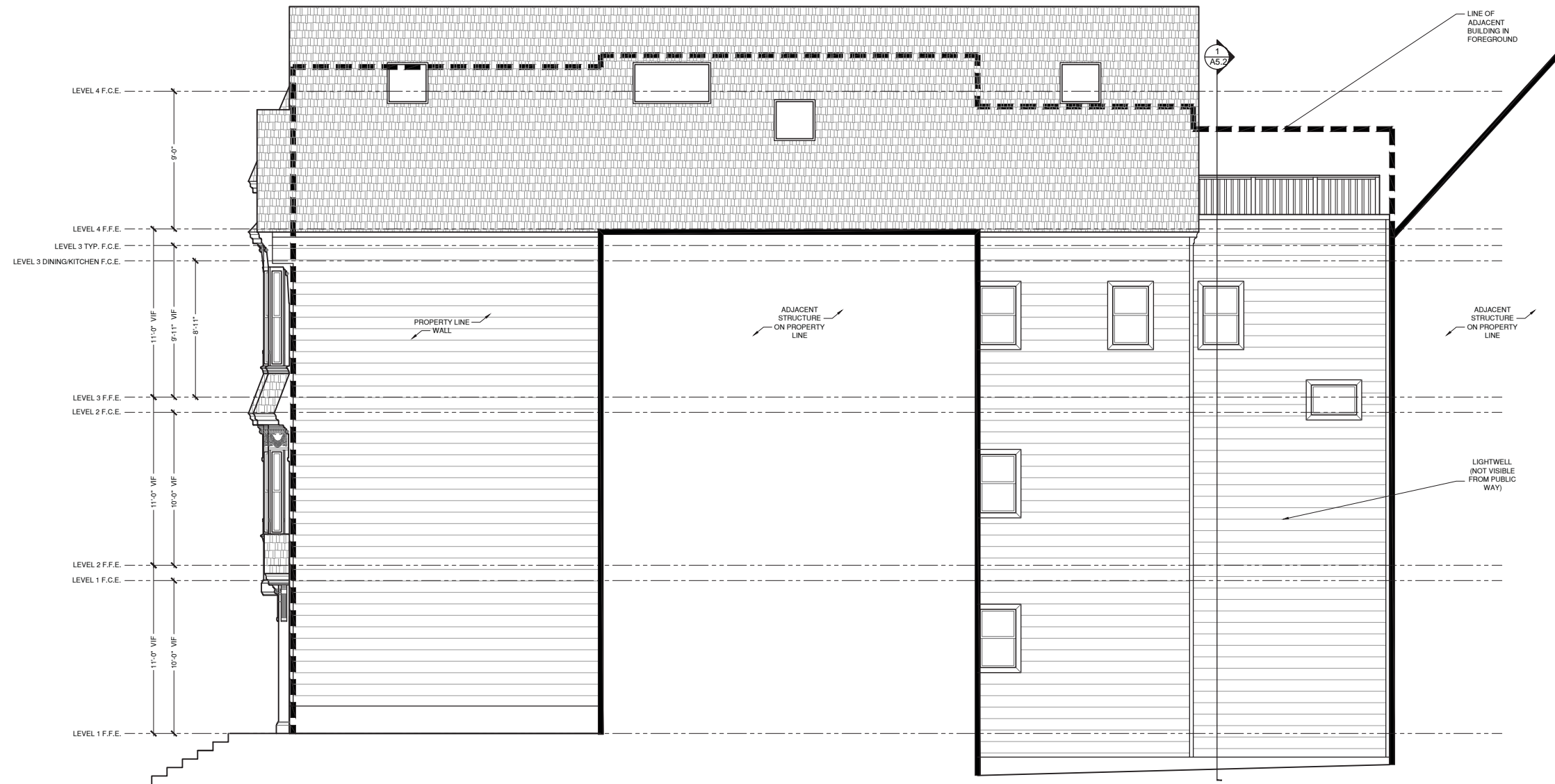
5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
 EXTERIOR ELEVATIONS

By HW
 SCALE 1/4" = 1'-0"
 DRAWING No.

A4.5

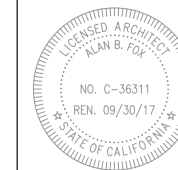


1 | PROPOSED SIDE LOT LINE ELEVATION
A4.6 | 1/4" = 1'-0"

five

320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

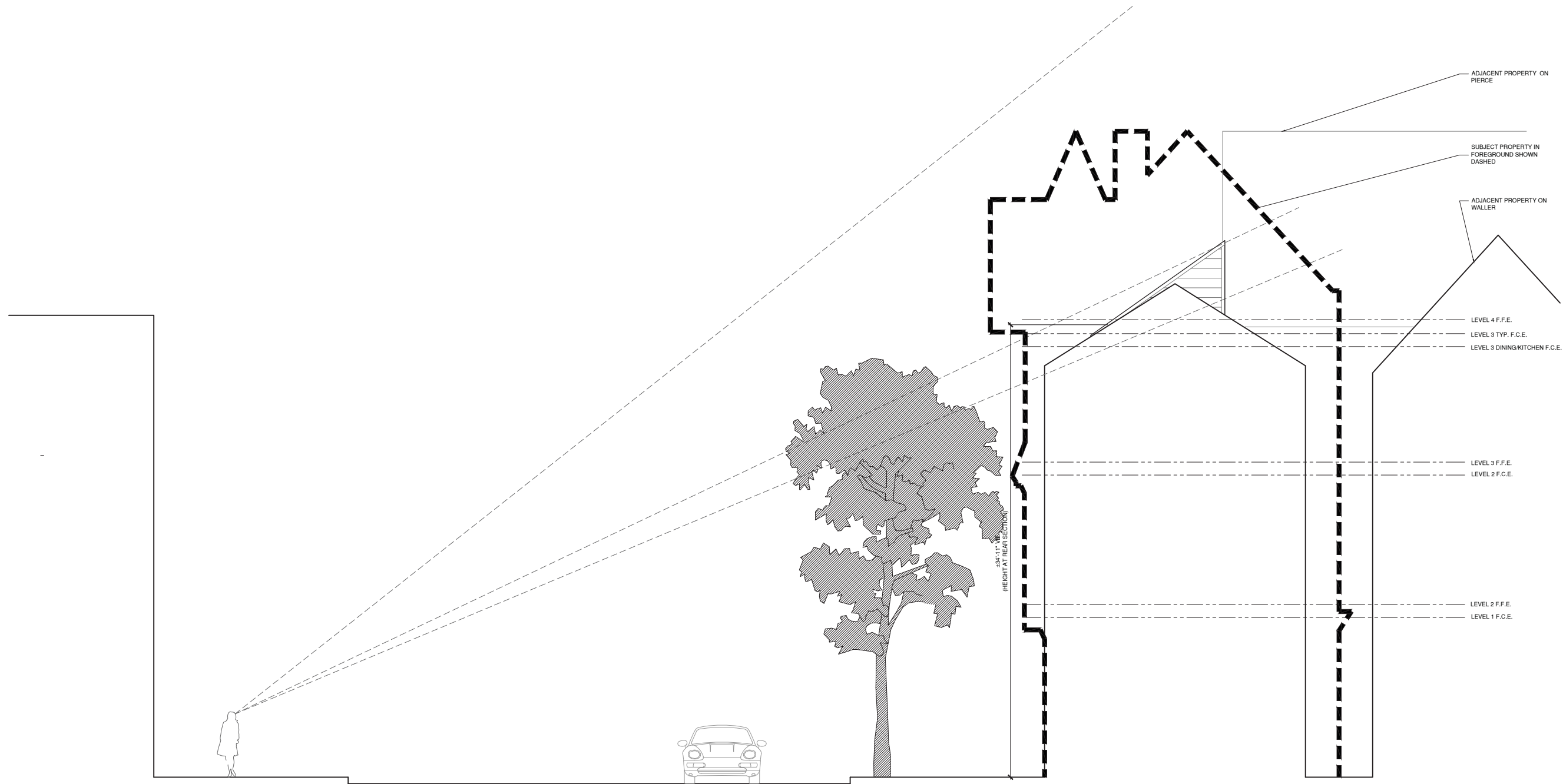
DRAWING TITLE
EXTERIOR
ELEVATIONS

By HG

SCALE 1/4" = 1'-0"

DRAWING No.

A4.6



five
320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C. OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

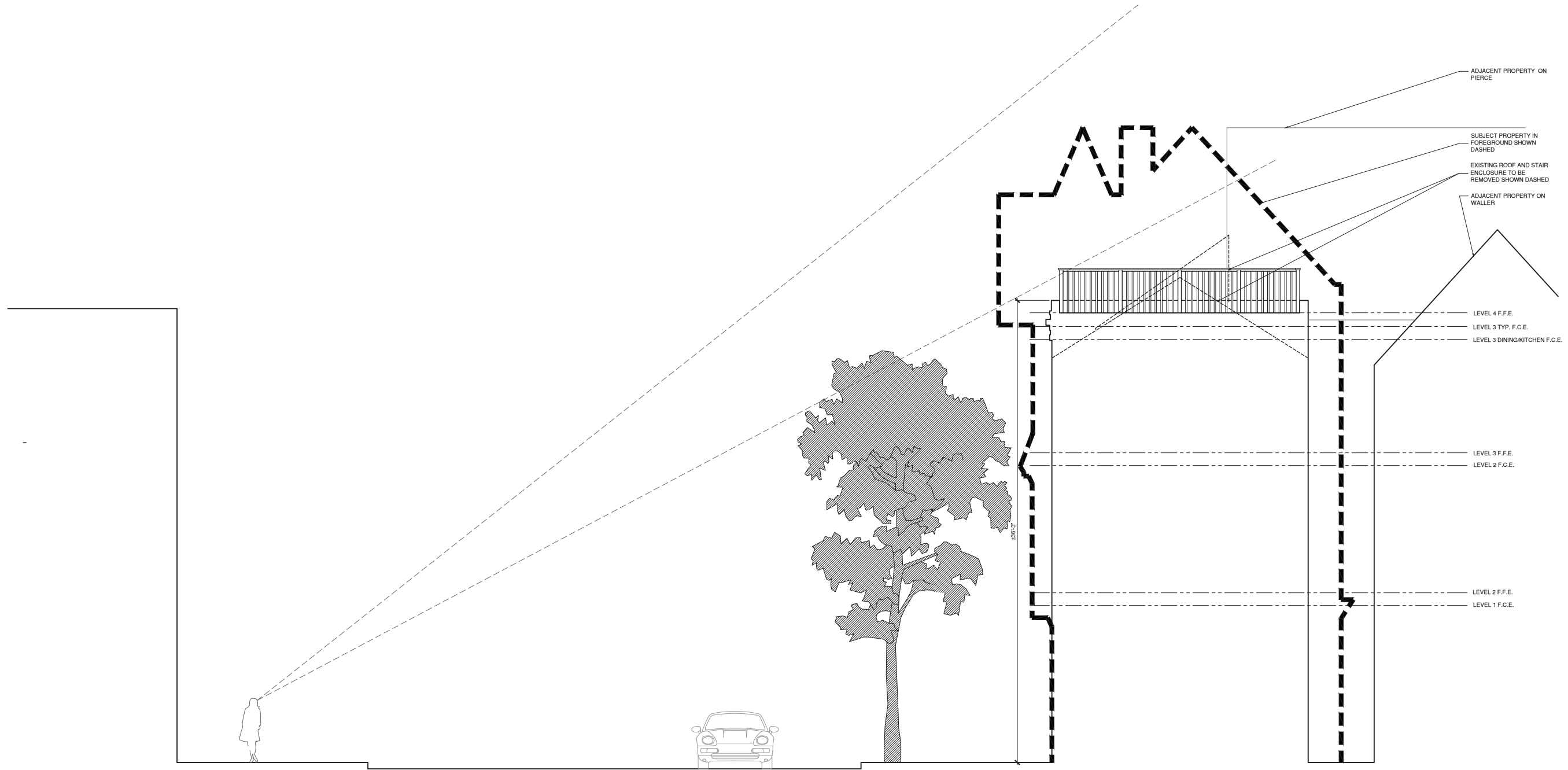
THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
EXISTING SECTION

BY HG
SCALE 1/4"=1'-0"
DRAWING NO.

A5.1

1 | EXISTING SECTION
A5.1 | 1/4" = 1'-0"



five
320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C. OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

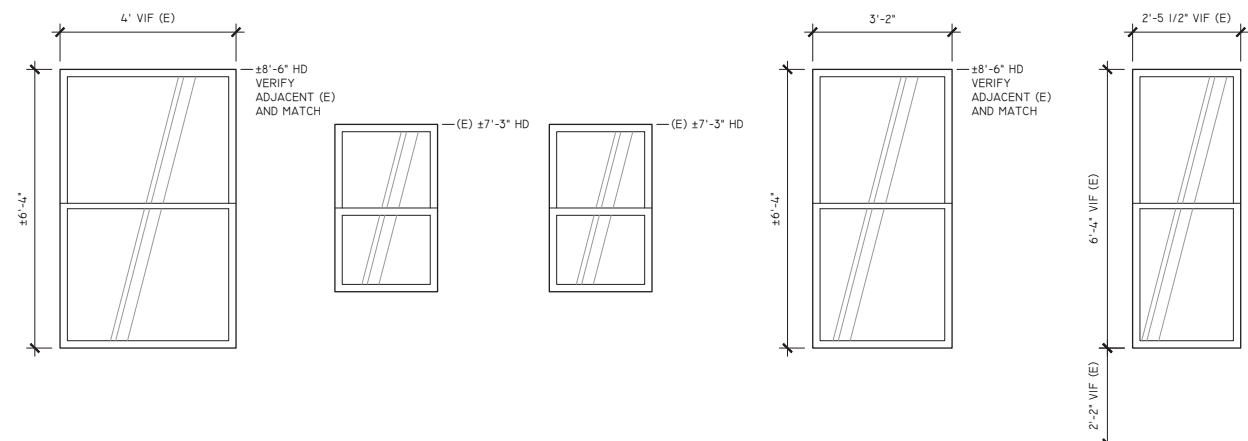
THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
PROPOSED SECTION

BY HG
SCALE 1/4"=1'-0"
DRAWING NO.

A5.2

1 | PROPOSED SECTION
A5.2 | 1/4" = 1'-0"

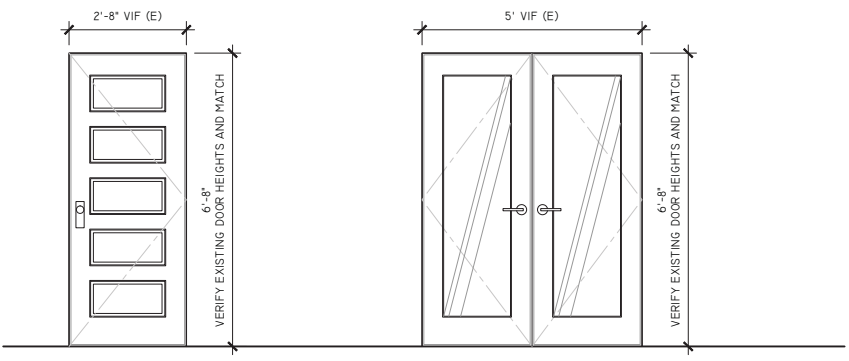


A B C D E

WINDOW SCHEDULE

LEVEL	WINDOW MARK	OPENING W X H	TYPE	FRAME MAT+FINISH	GLAZING ²	REMARKS
3	A	REFER TO ELEVS A8.1	DOUBLE HUNG	WD, PTD	CLR	
3	B	REFER TO ELEVS A8.1	DOUBLE HUNG	WD, PTD	WHITE LAMINATED	
3	C	REFER TO ELEVS A8.1	DOUBLE HUNG	WD, PTD	WHITE LAMINATED	
3	D	REFER TO ELEVS A8.1	DOUBLE HUNG	WD, PTD	CLR	
3	E	REFER TO ELEVS A8.1	DOUBLE HUNG	WD, PTD	CLR	

NOTES:
 1. PROVIDE SHOP DRAWINGS FOR DESIGNER APPROVAL.
 2. ALL GLAZING IN NEW WINDOWS AND SASHES TO BE INSULATED CLEAR LOW E SQUARE. TEMPER WHERE SCHEDULED AND AS OTHERWISE REQUIRED. U VALUE < .40
 3. PROVIDE INSECT SCREENS FOR OPERABLE PANELS (VERIFY W/ OWNER).



1 2

SQUARE FOOTAGE OF GLAZING	
(E) REMOVED (E) IN LOCATION OF (N) WINDOW A (E) IN LOCATION OF (N) DOOR A	18 SF 13 SF
(E) REPLACED WINDOW B WINDOW C WINDOW E	9 SF 9 SF 16 SF
(N) WINDOW A WINDOW D DOOR 2	25 SF 20 SF 54 SF
DIFFERENCE BTWN (E) AND (N) TOTALS	+ 48 SF < 50SF

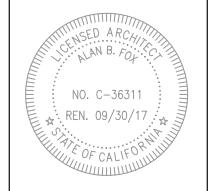
DOOR SCHEDULE

LEVEL	DOOR SYMBOL	OPENING W X H	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING	HARDWARE GROUP	REMARKS
3	1	REFER TO ELEVS A8.1	1-3/8"	SWINGING	WOOD	PAINT	N/A	ENTRANCE	
4	2	REFER TO ELEVS A8.1	1-3/8"	SWINGING	WOOD	PAINT	CLR	ENTRANCE	

NOTES:
 1. PROVIDE SHOP DRAWINGS OF UNTYPICAL DOORS FOR ARCHITECT'S REVIEW.
 2. HARDWARE INSTALLED BY OWNER, PROVIDED BY CONTRACTOR.

five
 320 Judah St.
 San Francisco, CA 94122

415.931.9124 V
 415.354.3335 F



5/8/17	C OF A
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

**THE RUBIN RESIDENCE
 605 WALLER STREET
 SAN FRANCISCO, CA 94117**

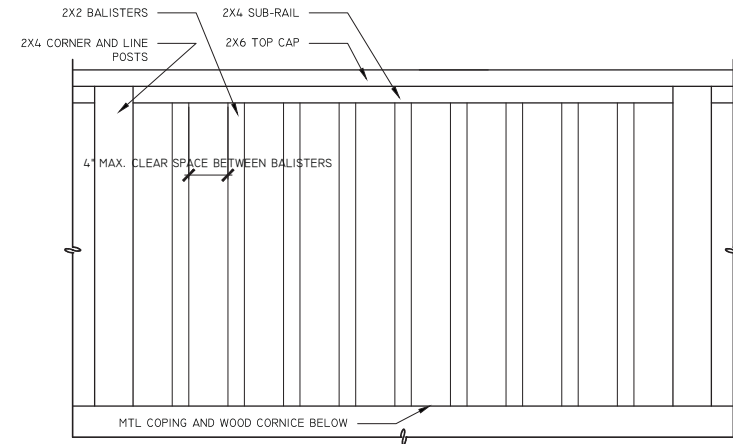
DRAWING TITLE
**WINDOW &
 DOOR
 SCHEDULES**

BY HW

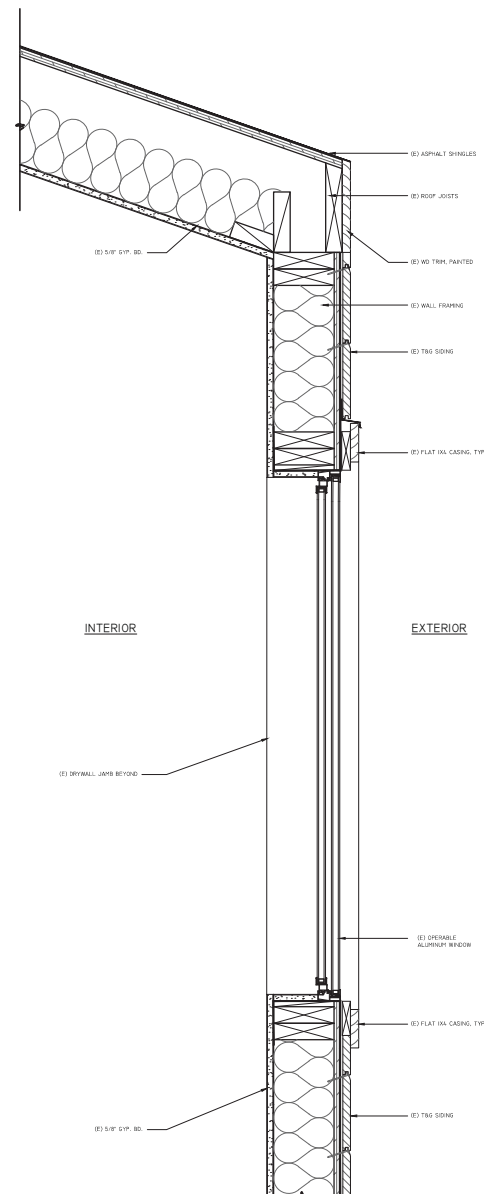
SCALE 1/2" = 1'-0"

DRAWING No.

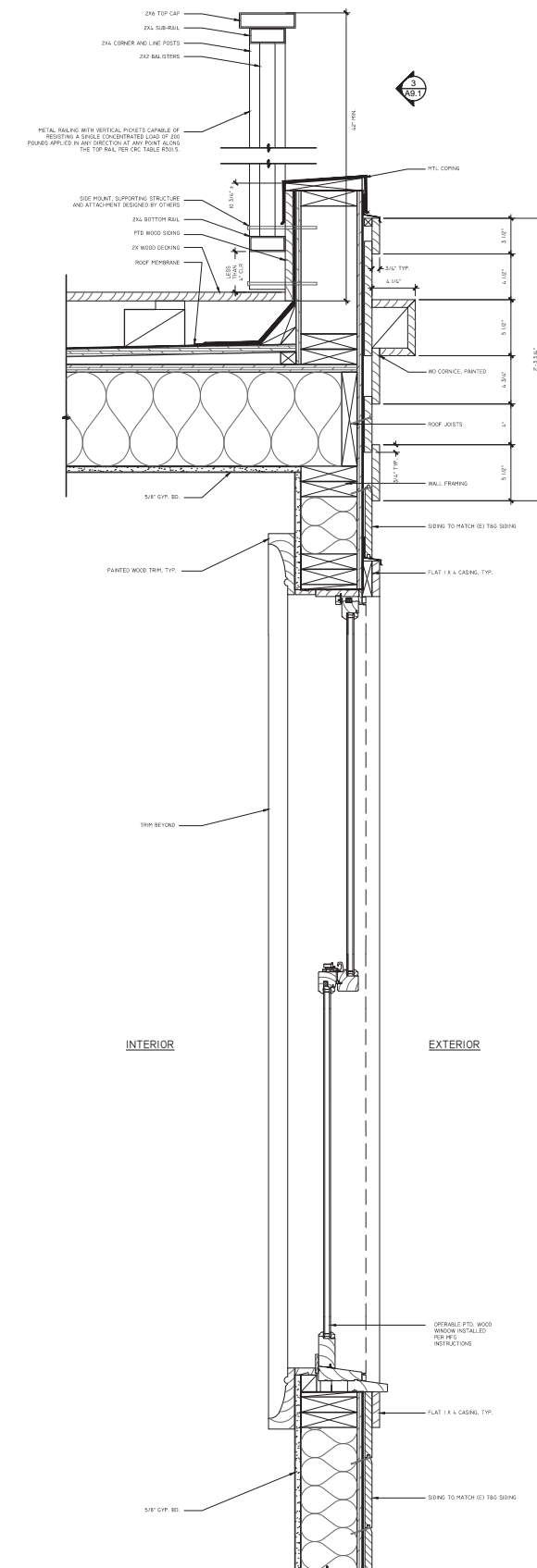
A8.1



3 | DETAIL ELEVATION: RAILING
A9.1 | 1-1/2" = 1'-0"



2 | EXISTING DETAIL SECTION: ROOF, WINDOW HEAD & SILL
A9.1 | 1-1/2" = 1'-0"



1 | DETAIL SECTION: RAILING, CORNICE, WINDOW HEAD & SILL
A9.1 | 1-1/2" = 1'-0"

five
320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



5/8/17	C OF A
02/15/17	PLAN CHECK
12/16/16	SITE PERMIT
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

DRAWING TITLE
DETAILS

BY HW
SCALE AS NOTED
DRAWING NO.

A9.1

five

320 Judah St.
San Francisco, CA 94122

415.931.9124 V
415.354.3335 F



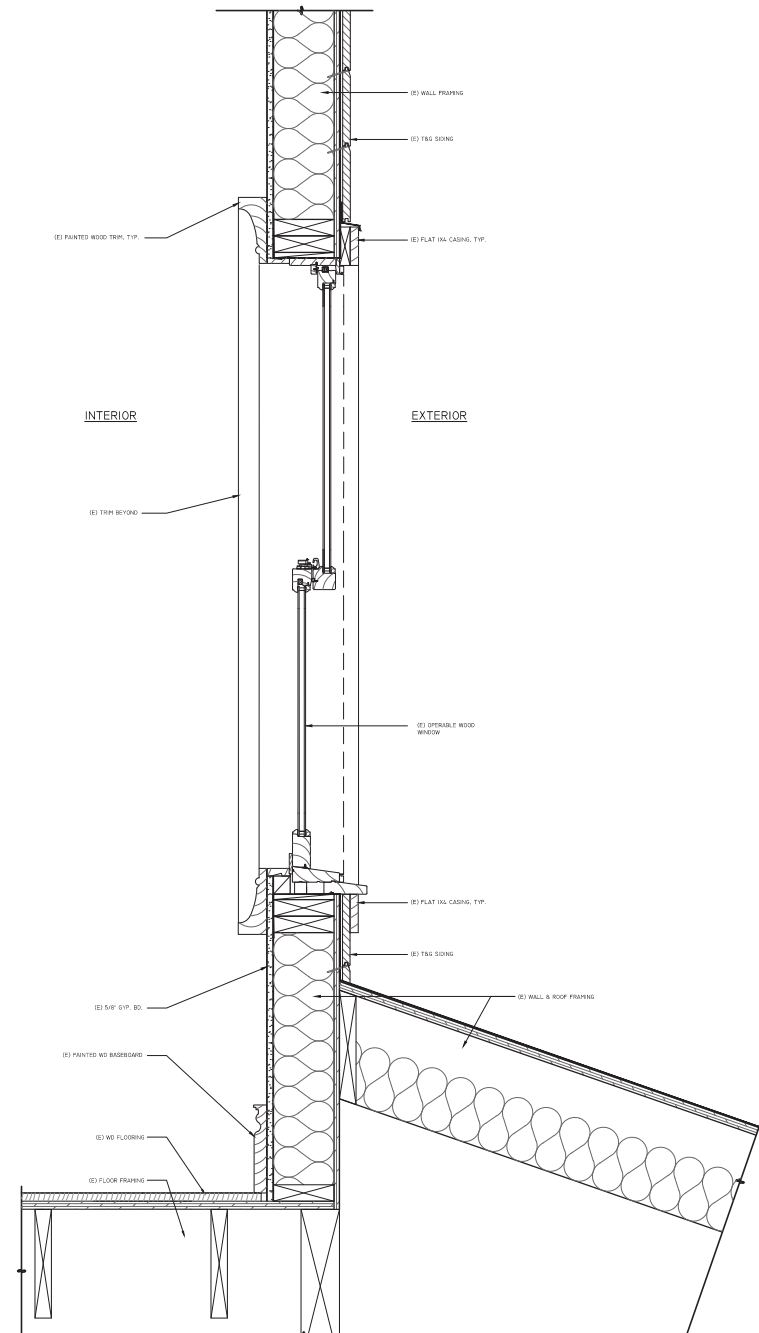
5/8/17	C OF A
ISSUED	DESCRIPTION

THE RUBIN RESIDENCE
605 WALLER STREET
SAN FRANCISCO, CA 94117

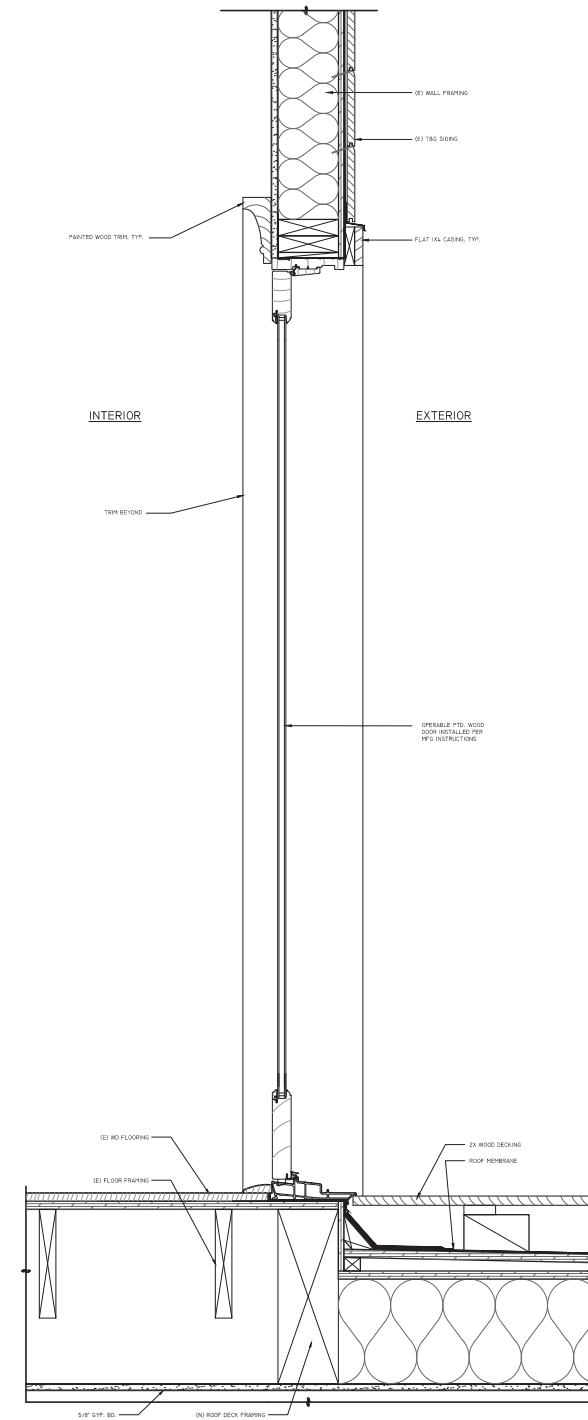
DRAWING TITLE
DETAILS

BY HW
SCALE AS NOTED
DRAWING No.

A9.2



2 | EXISTING DETAIL SECTION: WINDOW HEAD & SILL
A9.2 | 1-1/2" = 1'-0"



1 | DETAIL SECTION: DOOR HEAD & SILL
A9.2 | 1-1/2" = 1'-0"