



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 19, 2018

TO: Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC)

FROM: Rebecca Salgado, Preservation Planner, (415) 575-9101

REVIEWED BY: Tim Frye, Historic Preservation Officer, (415) 575-6822

RE: **Review and comment for a proposed visible rear addition and new rear garage at 50-52 Fair Oaks Street (Liberty-Hill Landmark District), Case No. 2018-000619COA**

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BACKGROUND

The Planning Department (Department) requests review and comment before the Architectural Review Committee (ARC) regarding a proposal for the removal of an existing two-story rear addition and the construction of a new, larger three-story rear addition visible from Quane Alley. The proposed project also includes the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence. The proposed project also includes the installation of a new window opening at the Fair Oaks Street facade, new skylights at the roof, and interior alterations at all levels. The property is contributory in the Liberty-Hill Landmark District designated under Appendix F of Article 10 of the San Francisco Planning Code.

PROPERTY DESCRIPTION

The subject property is a 32' x 117'-6" rectangular-shaped lot on the west side of Fair Oaks Street between 21st Street and 22nd Street. The parcel is currently improved with a two-story, two-family freestanding dwelling. The building, designed in the Italianate style, is clad with horizontal channel-drop siding and has a gable roof. The primary (west) façade features two full-height bays terminating in a decorative cornice, and is set atop an elevated terraced front yard. The front yard setback appears to be a historic condition and is evident on other properties within the Landmark District. The rear south elevation is visible from Quane Alley, and is clad with a mixture of vertical board and channel-drop siding. The two-story rear addition at the south elevation has a shed roof. Only portions of the secondary north and south elevations are visible when viewed from the street. The existing garage is set back from the rear lot line, and is visible from Quane Alley. The one-story garage is clad with horizontal drop-channel siding and has a gable roof. Constructed in 1877, the property is contributory within the Liberty-Hill Landmark District. The subject property is located within the RH-3 (Residential House, Three-Family) Zoning District and has a 40-X Height and Bulk Limit.

The existing rear addition appears to have been constructed sometime between 1905 and 1914, according to Sanborn map research. Although not explicitly stated in the district's designation documents, the period of significance for the Liberty-Hill Landmark District can be interpreted to end in 1906, the year of the Great Earthquake and Fire, which would likely date the rear addition to just after the district's

period of significance. The existing garage appears to date from 1931, based on Building Permit research, which places it firmly outside of the district's period of significance

PROJECT DESCRIPTION

The proposed project includes the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Quane Alley; the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence; the installation of a new window opening at the Fair Oaks Street façade; new skylights at the roof; and interior alterations at all levels. Specifically, the proposal includes:

- Removal of an existing two-story rear addition with a composition roofing-clad shed roof and horizontal wood cladding, and construction of a new three-story stepped rear addition with a flat roof and a balcony and roof deck at the two setbacks at the second and third floors, respectively. The new addition will have painted horizontal wood siding, horizontal wood shading fins at the second-floor balcony, and a painted wood cornice. The new addition will have aluminum-clad wood windows and doors at all levels. The balcony and roof deck will have railings that are a combination of wood and glass. The addition will be visible from both Quane Alley and Fair Oaks Street.
- Removal of one (1) window opening at the portion of the rear elevation that is not part of the rear addition to be removed, and installation of one (1) new single-lite aluminum-clad wood door at the first floor and one (1) new single-lite aluminum-clad wood window opening at the second floor. The new door will be reached by new concrete stairs running along the north lot line, supported by a new concrete lot-line retaining wall.
- Removal of an existing one-story garage with horizontal wood cladding and a composition roofing-clad gable roof from the rear yard, as well as the existing rear yard fence, and construction of a new one-story garage with a flat roof and horizontal painted wood siding set back 10'-6" from the rear lot line and a new concrete planter/retaining wall along the portion of the rear lot line that does not consist of driveway leading to the new garage. The new garage will have a roof deck with solid wood railings that will be accessible from the rear yard.
- Creation of one (1) new one-over-one double-hung wood window at the first floor at the Fair Oaks Street façade.
- Interior alterations at all floors.

OTHER ACTIONS REQUIRED

Pursuant to Planning Code Section 1006.1, the Historic Preservation Commission (HPC) shall review the application for a Certificate of Appropriateness for compliance with Article 10 of the Planning Code, the Secretary of Interior's Standards, and any applicable provisions of the Planning Code at a future date. At a future hearing, the Zoning Administrator will consider a request for a variance from rear yard requirements.

ENVIRONMENTAL REVIEW

The proposed project will undergo environmental review pursuant to the California Environmental Quality Act (CEQA) prior to hearing before the HPC.

PUBLIC/NEIGHBORHOOD INPUT

The project team has conducted a Pre-Application Meeting. On May 13, 2018, a member of the public contacted the Planning Department to express concerns about the proposed design. The architects revised the project at that time to address the concerns. To date, the Department has not received any further public comment about the proposed project.

APPENDIX F OF ARTICLE 10

The Liberty-Hill Landmark District is locally designated in Appendix F of Article 10 of the San Francisco Planning Code. The Liberty-Hill Landmark District is significant under events and design/construction as 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. Seventy percent of the 293 buildings within the Liberty-Hill Landmark District date from the Victorian era.

Character-defining features of the Liberty-Hill Landmark District include:

General:

- Late 19th-century Victorian residences, largely designed in the Italianate and Stick architectural styles, with some Queen Anne examples;
- Consistency of scale and proportion, materials, orientation;
- Unifying characteristics related to color, texture, and extent of detailing;
- General absence of commercial uses outside of the historic Valencia Street corridor.

Overall Form:

- Buildings rising no more than 3 stories in height;
- Uniform facades and setbacks;
- Workingman's cottages, middle-class two-flats, single-family "grand" residences.

Scale and Proportion:

- Recessed, raised entries located well above grade;
- Emphasis on verticality;
- Boxed and octagonal bays on street-facing facades.

Fenestration:

- Tall, narrow fenestration patterns;
- Double-hung wood sash windows with ogee lugs;
- Decorative window framing, spandrel panels, and hoods.

Materials, Color, and Texture:

- Rustic, horizontal wood siding;
- Vertical wood siding or board-and-batten cladding;
- Decorative millwork, including heavy, bracketed cornices on false-front parapets and ornamented cross-bracing within a gable peak;
- Scored concrete retaining walls terraced within up-sloping front setbacks;
- "Suburban" emphasis on greenery, with extensive street tree program and landscaped front setbacks.

STAFF ANALYSIS

The Department seeks feedback from the ARC on the design, materiality, and relationship to setting for the proposed rear addition and new garage to the subject property and the surrounding landmark district as defined by the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards) and Article 10 of the San Francisco Planning Code.

Staff reviewed the compatibility of the proposal (Plans: Appendix B) for conformance with:

- The Secretary's Standards;
- Appendix F to Article 10 of the Planning Code;
- Character-defining features found on buildings within the Liberty-Hill Landmark District boundaries;
- Character-defining features found on buildings constructed during the District's period of significance.

The Department would like the ARC to consider the following information:

Secretary of the Interior's Standards for Rehabilitation & Appendix F of Article 10

The proposed new rear addition and garage will alter the existing forms and spatial relationships of the subject property, especially as viewed from Quane Alley. Since neither the existing rear addition nor the existing rear garage date from the Liberty-Hill Landmark District's period of significance, the proposed work will not remove any character-defining features from the subject property. Department staff will undertake a complete analysis of the proposed project per the applicable Secretary's Standards as part of the environmental review and the subsequent preservation entitlement (Certificate of Appropriateness). In addition, Department staff will undertake additional analysis of the proposed project per the standards outlined in Appendix F of Article 10, specifically to assess the project's conformance to the guidelines for additions to existing buildings and compatibility within the surrounding landmark district.

Overall Form & Continuity

The proposed new rear addition is taller than the existing rear addition, will extend further into the rear yard, and has a flat roof in comparison with the existing rear addition's gable roof. Although the main house has a gable roof behind its false front at Fair Oaks Street, the flat roof of the new rear addition aligns with the appearance of the house from its primary Fair Oaks Street façade. The new rear addition is compatible with other visible rear additions seen from Quane Alley and elsewhere within the district. Most of the adjacent properties appear to have rear additions that were constructed at a later date than the original main properties, and these additions exhibit a variety of roof forms and massing typologies. Most are between two and three stories tall. Some have a uniform setback at all floors, while others have a stepped massing from one floor to the next. Overall, since the existing rear additions on this block have such variation, the new rear addition will be compatible with the general appearance of the adjacent additions.

The new garage will be reconstructed on the south side of the lot and will have a similar setback dimension from the rear lot line. The modified location of the new garage on the downward side of the steeply sloping lot will allow the new garage to be less prominent than the existing garage. The new garage will have a flat roof matching the flat roof of the new rear addition, aligning with the overall form and massing of other rear garages found along Quane Alley.

Recommendation: Staff believes that the proposed new rear addition and garage appear compatible with the overall form and continuity of the subject property as well as other properties within the Liberty-Hill Landmark District, and asks for clarification on whether or not the Architectural Review Committee concurs with staff's assessment.

Scale & Proportion

The elements listed as character-defining features of the district for scale and proportion—including recessed, raised entries; an emphasis on verticality; and bays on street-facing facades—are more applicable to primary facades in the district, rather than rear additions and garage buildings. Overall, as noted in the discussion of the addition and garage's compatibility with the form and continuity of elements within the district, these proposed elements align with the scale and proportion of other rear additions and garages found along Quane Alley within the landmark district.

Recommendation: Staff believes that the proposed new rear addition and garage appear compatible with the overall scale and proportion of the subject property as well as other properties within the Liberty-Hill Landmark District, and asks for clarification on whether or not the Architectural Review Committee concurs with staff's assessment.

Fenestration

The rear addition's windows will be made of aluminum-clad wood, which is differentiated from yet compatible with the wood windows that are typical of the district. Although most of the new windows are fixed or casement operation rather than the district's characteristic double-hung fenestration operation, the addition's single new window facing Fair Oaks Street will be double-hung to align with the historic windows found at the primary façade.

The rear elevation of the building is visible from Quane Alley, and as such is differentiated from a more typical rear elevation that is not visible from a public right-of-way. As such, the windows at the new addition's rear elevation should demonstrate compatibility with the historic property and district beyond what would typically be required at a non-visible rear elevation. Overall, the windows in the rear addition that will be visible from a public right-of-way are vertically oriented, aligning with the tall, narrow fenestration patterns that are characteristic of the district. The rear addition will have decorative horizontal sun-shading fins at its rear elevation to reference the decorative window framing that is characteristic of the district. The single new window on the addition that faces Fair Oaks Street will be a one-over-one double-hung window matching the predominant configuration and operation of windows at the primary façade. The windows at the secondary south elevation will also consist of one-over-one double-hung windows, and will be minimally visible from Fair Oaks Avenue. The windows at the secondary north elevation are horizontally oriented fixed/casement windows, and will not be visible from a public right-of-way. The new garage does not have any fenestration.

Recommendation: Staff believes that the proposed new rear addition and garage appear compatible with the overall fenestration patterns of the subject property as well as other properties within the Liberty-Hill Landmark District, and asks for clarification on whether or not the Architectural Review Committee concurs with staff's assessment.

Materials, Texture, & Details

The Liberty-Hill Landmark District's characteristic materials, textures, and details include both horizontal and vertical wood siding, decorative millwork, scored concrete retaining walls terraced within up-sloping setbacks, and an emphasis on greenery. Both the new rear addition and the new garage are proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district. The rear addition and garage will reference the decorative millwork found on historic buildings in the district through their simplified horizontal wood roof cornices and the decorative horizontal wood sun fins at the second-floor balcony of the rear addition. The new concrete planter/retaining wall at the rear property line will have a board-formed finish, serving as a contemporary interpretation of the historic scored, textured concrete retaining wall found at the property's Fair Oaks Street lot line as well as other characteristic retaining walls in the district. The retaining wall will have a built-in planter at its top and will also incorporate new plantings and an ornamental tree at the street level along Quane Alley, making the new retaining wall more compatible with the district's emphasis on greenery.

Recommendation: Staff believes that the proposed new rear addition and garage appear compatible with the overall materials, colors, and textures of the subject property as well as other properties within the Liberty-Hill Landmark District, and asks for clarification on whether or not the Architectural Review Committee concurs with staff's assessment.

REQUESTED ACTION

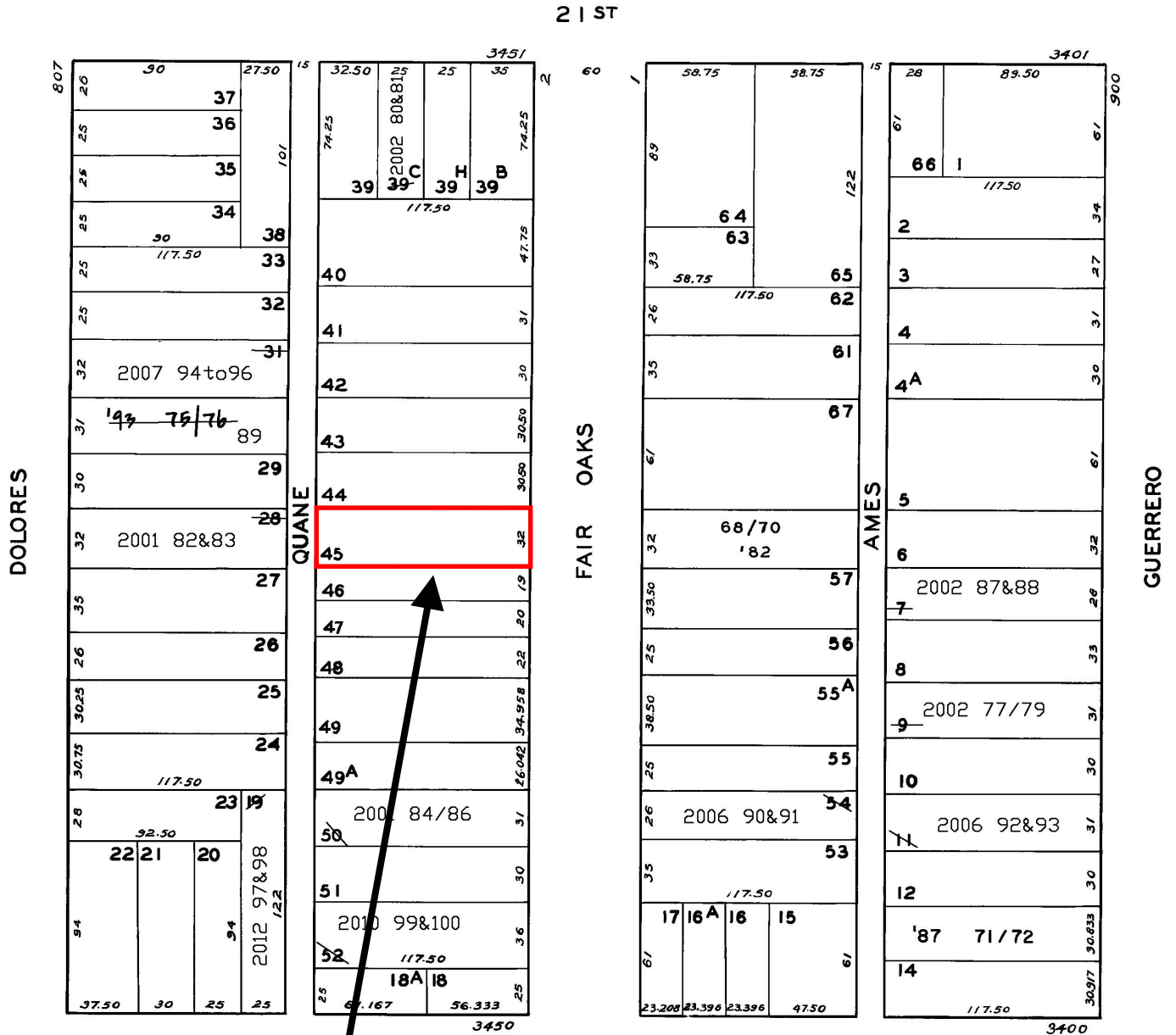
The Department seeks comments on:

- Compatibility of the proposal within the Liberty-Hill Landmark District, as it relates to Appendix F of Article 10;
- Recommendations for overall form and continuity;
- Recommendations for scale and proportion;
- Recommendations for fenestration;
- Recommendations for materials, texture, and details;

ATTACHMENTS

- Exhibits including:
 - Parcel Map
 - Sanborn Maps
 - Liberty-Hill Landmark District Map
- Appendix F of Article 10 and the Liberty-Hill Landmark District Case Report
- Aerial, site, and exterior photos provided by Elevation Architects
- Existing and Proposed Plans for 50-52 Fair Oaks Street

Parcel Map

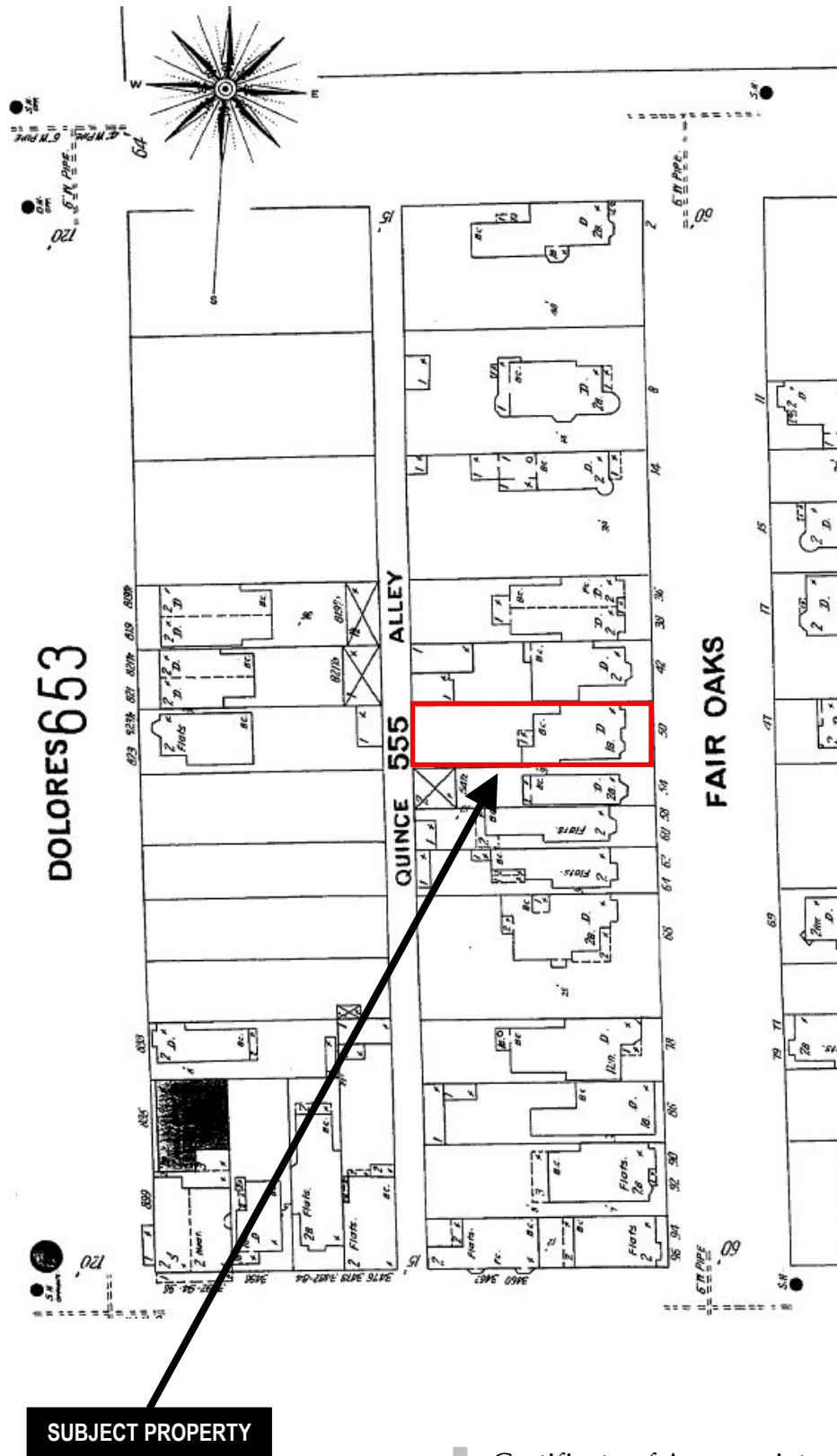


SUBJECT PROPERTY



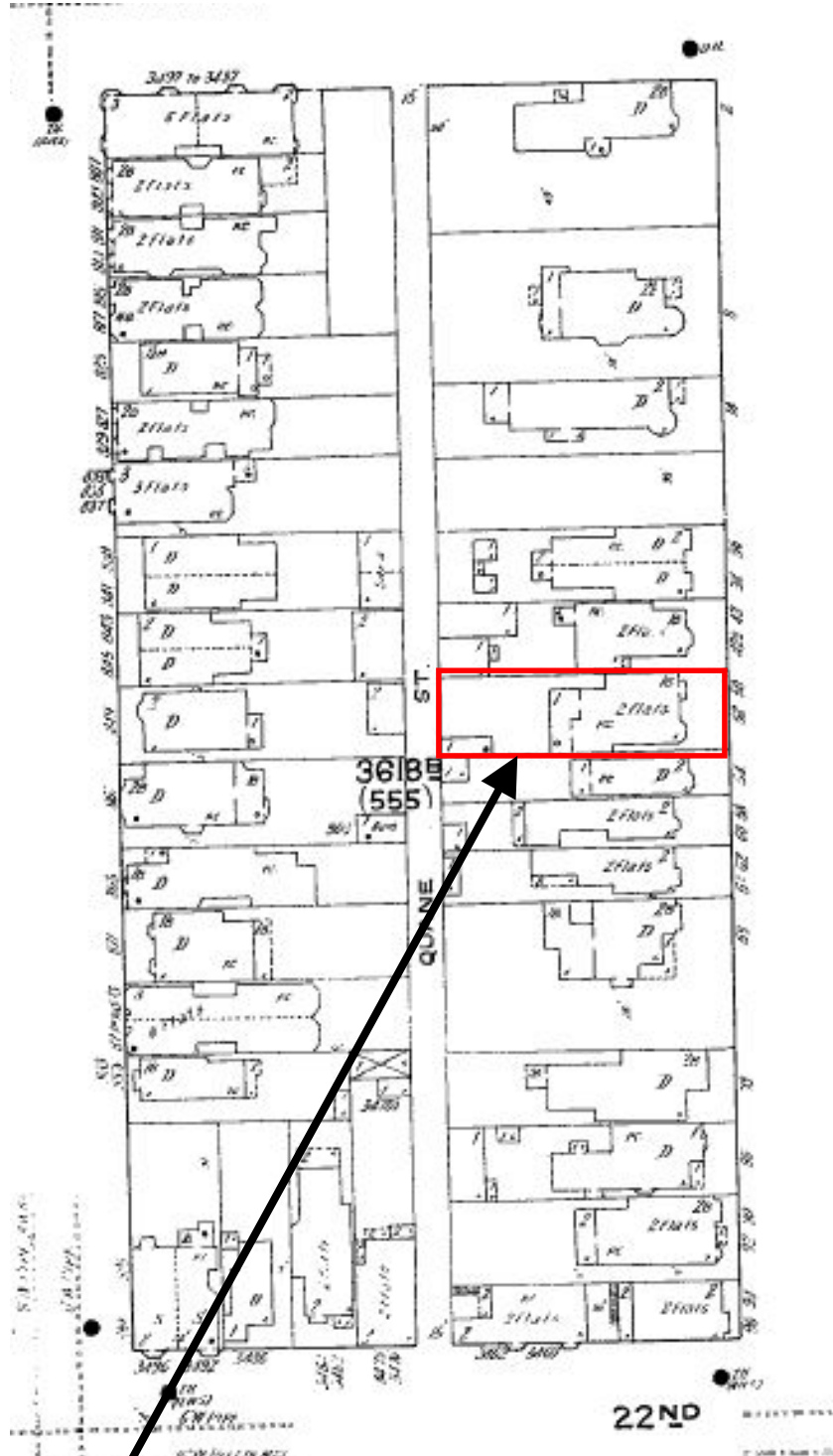
Certificate of Appropriateness/Zoning Variance
 Case Number 2018-000619COA
 Liberty-Hill Landmark District
 50-52 Fair Oaks Street

1900 Sanborn Map



Certificate of Appropriateness/Zoning Variance
Case Number 2018-000619COA
Liberty-Hill Landmark District
50-52 Fair Oaks Street

1914 Sanborn Map



SUBJECT PROPERTY



Certificate of Appropriateness/Zoning Variance
Case Number 2018-000619COA
Liberty-Hill Landmark District
50-52 Fair Oaks Street

Liberty-Hill Landmark District Map



Certificate of Appropriateness/Zoning Variance
Case Number 2018-000619COA
Liberty-Hill Landmark District
50-52 Fair Oaks Street

1 (LANDMARKS)

2
3 AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF CHAPTER II OF
4 THE MUNICIPAL CODE BY ADDING APPENDIX F DESIGNATING THE LIBERTY-HILL HISTORIC
5 DISTRICT

6 Be it ordained by the People of the City and County of San Francisco:

7 Article 10 of Part II, Chapter II of the San Francisco Municipal Code

8 (City Planning Code) is hereby amended by adding Appendix F to read as follows:

9 SECTION 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds
10 that the area known and described in this ordinance as the Liberty-Hill

11 Historic District contains a number of structures having a special character
12 and special historical, architectural and aesthetic interest and value and
13 constitutes a distinct section of the City. The Board of Supervisors further
14 finds that designation of said area as an Historic District will be in
15 furtherance of and in conformance with the purposes of Article 10 of the City
16 Planning Code and the standards set forth therein, and that preservation on an
17 area basis rather than on the basis of individual structures alone is in order.

18 This ordinance is intended to further the general purpose of historic
19 preservation legislation as set forth in Section 1004 of the City Planning
20 Code, to promote the health, safety and general welfare of the public.

21 SECTION 2. DESIGNATION. Pursuant to Section 1004 of the City Planning
22 Code, Chapter II, Part II of the San Francisco Municipal Code, the
23 Liberty-Hill Historic District is hereby designated as an Historic District.
24 this designation having been duly approved by Resolution No. 10266 by the City
25 Planning Commission.

26 SECTION 3. LOCATION AND BOUNDARIES. The location and boundaries of the
27 Liberty-Hill Historic District shall be as designated on the Liberty-Hill
28 Historic District Map, the original of which is on file with the Clerk of the
29 Board of Supervisors under File 90852 which Map is hereby incorporated herein
30 as though fully set forth.

SECTION 4. RELATION TO CITY PLANNING CODE.

(a) Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in the Liberty-Hill Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ration, required open space, off street parking and signs.

SECTION 5. STATEMENT OF SIGNIFICANCE. The Liberty-Hill Historic 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. Since the fire following the 1906 earthquake was stopped at the Twentieth Street boundary of the District, the District contains examples of all architectural styles prevalent during the developmental period.

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. While there are only a few "grand" houses in the District, a number were designed by architects well known in the Bay Area, including Albert Pissis, the Newsom brothers, Charles Shaner, William H. Toepke, Charles Havens, and Charles J. Rousseau.

The "suburban" quality of the Liberty-Hill area is retained to this day. It is enhanced by extensive street tree plantings and the very low incidence of commercial establishments in the residential areas. The great majority of

BOARD OF SUPERVISORS

1 District businesses are on Valencia Street, an historic and unifying
2 commercial corridor, as compared to the typical San Francisco pattern of a
3 grocery store or saloon on nearly every corner.

4 The District is significant in its representation of San Francisco
5 development modes of the period. The San Francisco Homestead Union, the
6 earliest such organization in the City, owned and subdivided one block in the
7 District in the 1860s. The Real Estate Associates (TREA), the largest builder
8 of speculative housing in San Francisco in the 1870s, developed Lexington and
9 San Carlos Streets as well as a number of other sites in the District. Other
10 blocks were purchased by real estate developers and sold lot by lot.

11 The initial residents in the Liberty-Hill Historic District comprised a
12 mix of professionals, laborers and small scale entrepreneurs. There have been
13 a number of famous residents and visitors to the District, including James
14 Rolph, Jr., John Daly, Susan B. Anthony and Lotta Crabtree. In addition, the
15 District is associated with both the last alcalde of San Francisco under
16 Spanish sovereignty, Jose de Jesus Noe, and the first mayor under American
17 rule, Washington Bartlett

18 Seventy percent (70%) of all the buildings in the District are Victorian,
19 with forty-two percent (42%) being Italianate, twenty percent (20%) Stick and
20 eight percent (8%) Queen Anne. Of the buildings in the District,
21 approximately one third are architect designed. Overall, one hundred and
22 sixty-three, or over half of all buildings, are classified as "contributing"
23 to the Victorian character of the District, while seventy-four are
24 "potentially contributing" in that reversal of inappropriate alterations could
25 restore the original character of the buildings.

26 SECTION 6. FEATURES. The exterior architectural features of the said
27 Historic District that should be preserved are described and depicted in the
28 Landmarks Preservation Advisory Board's case report with appendix titled
29 "Liberty-Hill Historic District", adopted January 16, 1985, which is hereby
30 incorporated herein and made a part hereof as though fully set forth.

BOARD OF SUPERVISORS

SECTION 7 ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS. The
procedures, requirements, controls and standards in Sections 1005 through
1006.8 of Article 10 of the City Planning Code shall apply to all applications
for Certificates of Appropriateness in the Liberty-Hill Historic District. In
addition, the following provisions shall apply to all such applications; in
the event of any conflict or inconsistency between the following provisions
and Article 10, those procedures, requirements, controls and standards
affording stricter protection to Landmarks, Landmark Sites, or the Historic
District shall prevail.

(a) Character of the Historic District. The standards for review of
all applications for Certificates of Appropriateness are set forth
in Section 1006.7 of Article 10. For purposes of review pursuant
to these standards, the character of the Historic District shall
mean the exterior architectural features of the Liberty-Hill
Historic District described in Section 6 of this ordinance.

(b) Minor Exterior Alterations. A Certificate of Appropriateness
shall be required for the following minor exterior changes if
visible from a public street: awnings, copings, retaining walls,
fences, balustrades and security gates.

(c) New Construction. New construction on vacant sites shall conform
with the general profile of the District, especially as to scale,
sculptural qualities of facade and entrance detailing,
fenestration patterns and materials as described in Section 6 of
this ordinance.

(d) Masonry, Brickwork and Stonework. A Certificate of
Appropriateness shall be required for painting previously
unpainted masonry, brick or stone exterior surfaces, for cleaning
such surfaces with abrasives and/or treatment of such surfaces
with water-proofing chemicals. Sandblasting and certain chemical
treatment detrimental to masonry will not be approved.

BOARD OF SUPERVISORS

1 (e) A Certificate of Appropriateness shall be required for use of
2 texturizing paint products.
3 SECTION 8. PAINT COLOR. Nothing in this legislation shall be construed as
4 authorization to regulate paint colors used within this District.
5
6
7

8 APPROVED AS TO FORM:
9 George Agnost
10 CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

11 By James P. Chua
12 Deputy City Attorney

By Dean Morris
Dean L. Morris
Director of Planning

Board of Supervisors, San Francisco

Passed for Second Reading

§ Finally Passed

October 7, 1985

§ October 15, 1985

Ayes: Supervisors Britt Hongisto
Kennedy Maher Nelder Renne Silver
Walker Ward

§ Ayes: Supervisors Britt Hongisto
§ Molinari Nelder Silver Walker

Absent: Supervisors Kopp Molinari

§ Absent: Supervisors Kennedy Kopp
§ Maher Renne Ward

JHM/jg/35648

I hereby certify that the foregoing ordinance
was finally passed by the Board of Supervisors
of the City and County of San Francisco

File No.
90-85-2

OCT 25 1985

Date Approved

Clerk

Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 10266

WHEREAS, a proposal to designate the Liberty-Hill Historic District pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 2, 1985 and said Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, the City Planning Commission, after due notice given, held a public hearing on March 21, 1985 to consider the proposed designation and the report of the Landmarks Board; and

WHEREAS, the Commission believes that the proposed historic district has a special character and special historical, architectural and aesthetic interest and value; and

WHEREAS, the Commission believes that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

THEREFORE BE IT RESOLVED, the proposal to designate the aforementioned Liberty-Hill Historic District pursuant to Article 10 of the City Planning Code is hereby APPROVED;

AND BE IT FURTHER RESOLVED, the precise location and boundaries; the special character and special architectural, historical and aesthetic interest and value; and the features to be preserved as delineated and described in the Landmarks Preservation Advisory Board Resolution No. 299 adopted on January 2, 1985 are hereby incorporated herein and made a part thereof as though fully set forth;

AND BE IT FURTHER RESOLVED, that the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

Lee J. Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Klein,
Nakashima, Rosenblatt and Wright

NOES: None

ABSENT: Salazar

DATED: March 21, 1985



LIBERTY-HILL HISTORIC DISTRICT

LOCATION AND BOUNDARIES

The Liberty-Hill Historic District consists of 293 buildings, predominantly of the Victorian period, on parts of ten blocks bounded roughly by Mission, Dolores, Twentieth and Twenty-second Streets. It consists of all of Assessor's block 3608, and parts of blocks 3607, 3609, 3617 and 3618. The southern boundary is the pueblo charter line of 1834, drawn by Ensign M. G. Vallejo, commandante of Yerba Buena, and authorized by Governor Jose Figueroa. This line marked the boundary between the pueblo and the county, and remained so until the Consolidation Act of 1856 which merged city and county into one governmental unit. The fire following the 1906 earthquake was stopped at Twentieth Street, resolving the District's northern boundary. The western boundary conforms to a natural topographical plateau, where changes occur in the scale of homes as well as the period of time when most were constructed. The eastern boundary includes the "working-man's cottages" that were part of the same period of development.



HILL STREET FROM VALENCIA, 1890'S - GREG GARR

ZONING

Most of the District is zoned residential with commercial zoning on Valencia Street. The residential areas west of Valencia are zoned RH3, while the area east of Valencia is RH2. The commercial zoning on Valencia Street itself is C2.



68 FAIR OAKS STREET



3243-45 21ST STREET

STATEMENT OF SIGNIFICANCE

The Liberty-Hill Historic District encompasses a significant 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 after the turn of the century. Since the fire following the 1906 earthquake was stopped at the Twentieth Street boundary of the District, the District contains examples of all architectural styles prevalent during the developmental period.

The District's houses range in size from the small "working-man'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. While there are only a few "grand" houses in the District, a number were designed by architects well known in the Bay Area, such as Albert Pissis, the Newsom brothers, Charles Shaner, William H. Toepke, Charles Havens, Charles J. Rousseau and others. (See appendix)



900-02 GUERRERO STREET



986 GUERRERO STREET

The "suburban" quality of the Liberty-Hill area is retained to this day. It is enhanced by extensive street tree plantings and the very low incidence of commercial establishments in the residential areas. The great majority of District businesses are on Valencia Street, an historic and unifying commercial corridor, as compared to the typical San Francisco practice of a grocery store or saloon on nearly every corner.

The District is significant in its representation of San Francisco development modes of the period. The San Francisco Homestead Union, the earliest such organization in the City, owned and subdivided one block in the District in the 1860s. The Real Estate Associates (TREA), the largest builder of speculative housing in San Francisco in the 1870s, developed Lexington and San Carlos Streets as well as a number of other sites in the District. Still other blocks were purchased by real estate developers and sold lot by lot.

The initial residents in the Liberty-Hill Historic District comprised a mix of professionals, laborers and small scale entrepreneurs. There have been a number of famous residents and visitors to the District, including James Rolph, Jr., John Daly, Susan B. Anthony and Lotta Crabtree. In addition, the District is associated with both the last alcalde (mayor) of San Francisco under the Spanish rule, Jose de Jesus Noe, and the first under American rule, Washington Bartlett. (See history)

Seventy percent (70%) of all the buildings in the District are Victorian, with forty-two (42%) being Italianate, twenty percent (20%) Stick and eight percent (8%) Queen Anne. Of the buildings in the District, approximately one third are architect designed. Overall, one hundred and sixty-three, or over half of all buildings, are classified as "contributing" to the Victorian character of the District, while seventy-four are "potentially contributing".



75-85 HILL STREET

GENERAL DESCRIPTION OF STYLES

Most Liberty-Hill buildings share unifying characteristics relating to scale, height, orientation, material and extent of detailing. Most of the buildings are moderate in size, with one to three units per building as a rule. Typical Liberty-Hill buildings are two stories high, often with an attic or basement. First floors are usually raised above the street level, allowing easy access to the basement or, as the case may be, the garage. (These raised basements may have saved many San Francisco Victorians from the wrecker's ball, as they convert so easily to garages.) Most houses are oriented with the gable to the street, a typical pattern on narrow city lots. On Italianate and San Francisco Stick styles, the gable is hidden by a false front. Detailing is usually restrained and limited to elaborate doors, windows and cornices. Wood is the dominant construction material and rustic cove siding is the most common facade material. Individual buildings exhibit detailing typical of their own architectural style.

Flat-front Italianates usually have hooded and bracketed doors and windows, typically with three windows across a front. Windows are sometimes curved on the top and brackets usually appear at the cornice. Some houses have quoins at the corners.



3243-45 21ST STREET



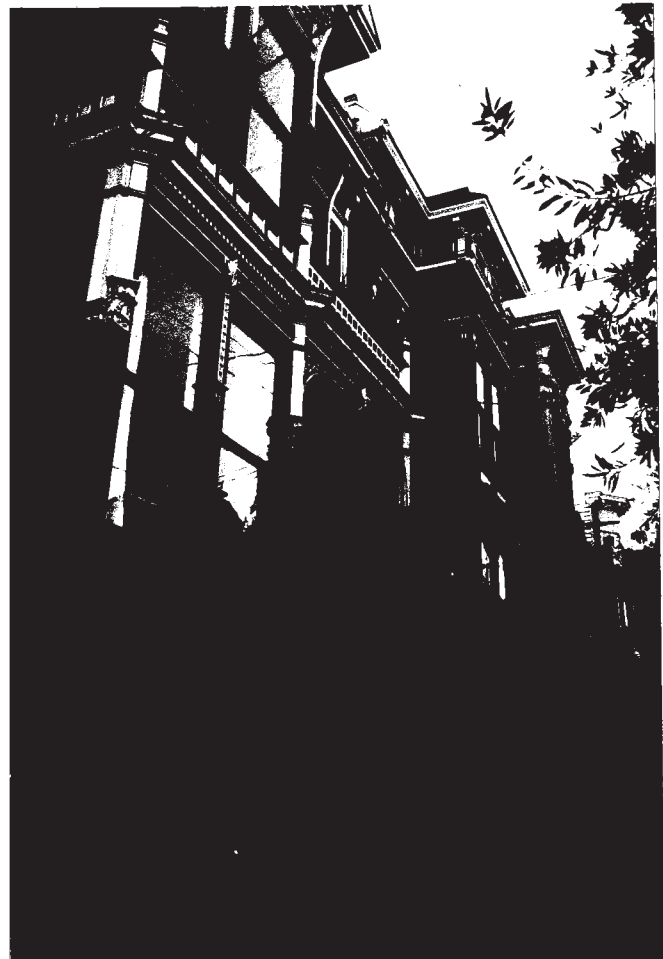
10 HILL STREET

Liberty-Hill's slanted Italianates are "classical" examples, probably because so many TREIA Italianates remain in the District. First floors have a side entrance and a bay window; second floors have a window above the door, as well as the bay. Doors and windows are hooded and bracketed, windows are often gently curved on top and columns often appear between the windows in the bay. Cornices are bracketed and quoins sometimes appear at the corners of the facade. Corinthian columns grace many doorways and entrances.

Stick buildings show the freedom from classic detail characteristic of Stick buildings elsewhere in the City. Typical details include brackets and dentils (sometimes replacing brackets) at the cornice and bull's eyes and diamonds on panels under the windows in the bay. The general feel of the massing is similar to that of slanted-bay Italianates; so much so, in fact, that the two styles harmonize very well, as can be seen on Hill Street.



00 BLOCK OF HILL STREET



3300 BLOCK OF 21ST STREET

The District has a few representative of later stick styles, occasionally merging with Queen Anne. A significant massing change in later sticks is the exposed gable, often including as gable decoration the sticks that give the style its name. Vertical battens with drips appear on some gables, as do shingles.

The District's Queen Annes continue the progression toward freer use of massing and detail. As is typical of the District, both massing and detail are relatively restrained. Gables and gabled entrance porches often contain sunbursts or other details. Several Queen Annes feature turrets, most notably the three at the top of Fair Oaks Street.

Most post-Victorian buildings continue the scale and range of detailing characteristic of the District. There are representatives of the Classic Revival, Craftsman and Mission Revival styles, and a fair number of Edwardians.



900-02 GUERRERO STREET



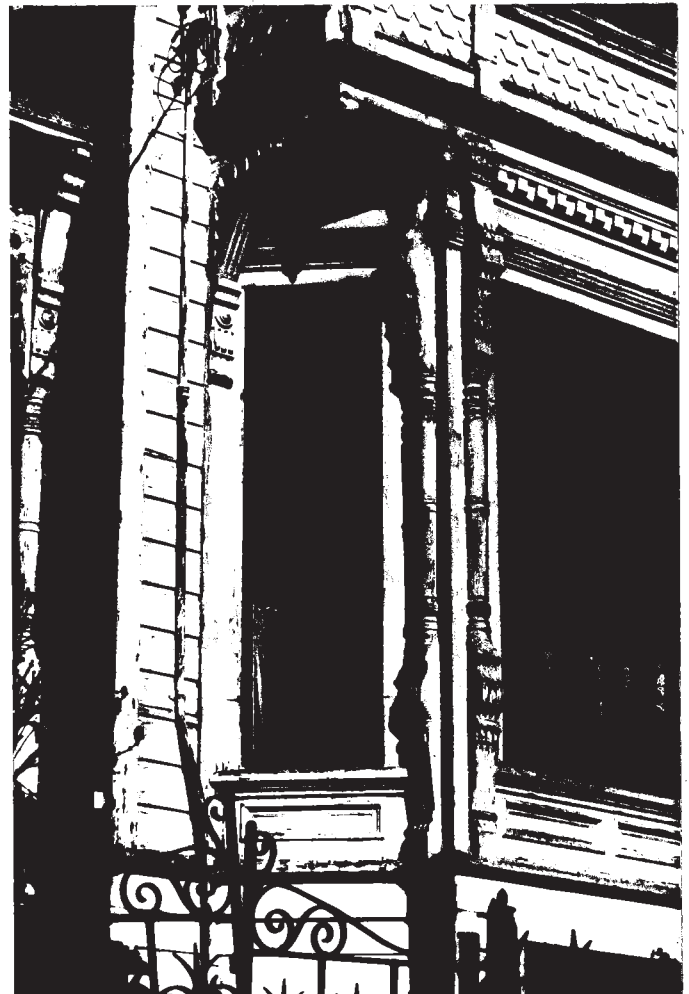
850-52 GUERRERO STREET

HISTORY

The history of the Liberty-Hill Historic District is a history of nineteenth century middle class San Francisco. The history starts in the Mexican era, on December 23, 1845, when Pio Pico, Mexican Governor of California, gave a grant of 4,443 acres to Jose de Jesus Noe. The grant, known as San Miguel Rancho, included the western part of the Mission District and stretched over Sutro Forest to the other side of Twin Peaks. Noe had come to California from Mexico in 1834 with a colonizing party, and he was the last alcalde (mayor) of Yerba Buena (San Francisco) under Mexican rule.

Noe sold 600 acres of his rancho to John M. Horner in January 1854, for \$36,000. The deed was recorded on January 10, 1854; the Recorder's copy still exists:

Comencing at a Small Brook in the Road South of the Mission Dolores Church 400 yards more or less and running up said Brook until it intersects a line of fence being erected by John M. Horner....



68 FAIR OAKS STREET

Horner's Addition, as the developer called it, consisted of 180 blocks, bounded on the west by Castro Street and on the east by the road to the old San Jose Mission (roughly today's Valencia Street). The Liberty-Hill Historic District lies in the middle of Horner's Addition.

John Horner was one of the most colorful characters in a colorful era of the City's history. A native of New Jersey, he and his bride were part of the party of 238 Mormons who came to San Francisco in 1846 with Sam Brannan on the ship Brooklyn. Horner settled near the San Jose Mission in Alameda County and founded the town of Union City. He became the premier agriculturist of California, the first to demonstrate that farm produce could be raised in California in paying quantities. In one year the Horner firm realized \$270,000 profit on the sale of wheat, fruit and vegetables. At California's first agricultural fair in 1852, Horner was honored as the "First Farmer of California." He operated the sidewheel steamer Union between Union City and San Francisco, carrying his produce and passengers. In 1853 he built the first flour mill of any size in California. In 1854, when Horner bought his San Francisco acreage, he was listed in the San Francisco City Directory as being in real estate, with offices in San Francisco.

In the early 1850s the assets of John M. Horner and Co., were estimated at nearly a million dollars, but the financial panic of 1854 ruined the Horners. The crops of 1854 were not sold; no one had any money to buy them, not even potatoes at ten cents per bushel.



3300 BLOCK OF 21ST STREET

Horner is said to have lost everything---house, carriage, even "the watch from his pocket." However, he appears to have held onto his property.

Horner continued to sell his San Francisco acreage after his financial reversal -- sometimes to real estate agents, sometimes to individuals and, on occasion, by the sheriff.

That the Mission District was early perceived to be a desirable residential area is attested to by the fact that the City's first street railroad was built on Valencia Street. Valencia was already important as an early transportation route, for the old San Jose Mission Road roughly paralleled today's Valencia in the Mission District. This was a road connecting Mission Dolores and the Mission San Jose de Guadalupe, founded in 1797, and located in Alameda County.

One of the first paved roads in San Francisco was a toll plank road running out Mission Street to the Mission (1850). On July 4, 1860, service began on the City's first street railroad, running from downtown out Market, on Valencia, and ending at Seventeenth Street. This line, operated by the San Francisco Market Street Railroad Company, was unusual in that the cars were not drawn by horses, as was usual in those days, but by small locomotives known as steam dummies. The firm lasted only a few years; its successor firm discontinued the steam dummies in 1867 and substituted horse-drawn cars. But this early transit on Valencia made this street an inevitable -- and historical -- commercial corridor.



VALENCIA STREET CABLE CAR. BUILT 1882 - BANCROFT LIBRARY

One of the earliest large real estate transactions affecting the District was by the San Francisco Homestead Union, which bought a large tract in Horner's Addition, including the block bounded by Guerrero, Dolores, Twenty-first and Twenty-second Streets. The tract was surveyed on January 30, 1864, and a map was filed at the Recorder's Office on February 24, 1864, at the request of C. S. Capp, one of the officers of the Union.

Homestead associations were popular in San Francisco in the 1860s as a way for persons of modest means to pool their money and purchase large tracts of land to be subdivided into individual building lots. The San Francisco Homestead Union was the oldest of these associations, founded in 1861 when land values were low. The



988-90 GUERRERO STREET



986 GUERRERO STREET

originator of the homestead association concept in San Francisco was said to be Washington Bartlett, one of the founding directors of the San Francisco Homestead Union. Bartlett was a member of the crew of the Portsmouth, which raised the American flag in San Francisco in 1846. He was appointed the first alcalde (mayor) of San Francisco under American rule. Bartlett was also responsible for changing the name of the City from Yerba Buena to San Francisco. It is through Bartlett and Noe that the Liberty-Hill Historic District brings together the end of the Mexican era and the beginning of the American era in San Francisco.

Another early purchase was by Benjamin F. Moulton, a realtor, in 1863. He bought the land bounded by Valencia, Guerrero, Twentieth and Hill Streets, and built a house on his property. He sold the land to real estate developer Aaron Holmes in 1868, who in the next several decades sold the tract off lot by lot.

Holmes' map of the subdivision, filed with the Recorder's Office on June 8, 1871, shows one lot, at about today's 27-29 Liberty Street, with "improvements", on it, presumably Moulton's former house. (An 1894 Queen Anne house is on the site now.) Holmes' map also shows lots with no price tags, and presumably not for sale. One of these lots is today's 45 Liberty, the residence from 1868 on of Marshall Doane, hay press manufacturer. This house still stands.



90-92 FAIR OAKS STREET

In February 1868, the Real Estate Circular noted that:

An active demand has been noticeable for lots lying within the boundary of 18th, 26th, Valencia and Castro Streets. This locality is occupied by rolling hills and table land, and heretofore has not been in favor with purchasers... But the perfect nature of its title, the fine view which is obtained from most of the land, and the good drainage which it will have, have lately operated favorably in elevating its prices.

Historian John Young wrote:

Before the close of the sixties....instead of the Mission being a single street with amply spaced houses, in the rear of which cattle grazed in meadows, it had become an indeterminate sort of place practically connected with the more densely inhabited part of the City. There was still plenty of meadow land, but houses were being erected on many streets which were rapidly taking on the shape of thoroughfares....



3434 21ST STREET

The real estate activity in the Mission in the late 1860s did not last. The seventies saw a depressed market, due partly to the depression that followed the completion of the transcontinental railroad, and partly to the invention of the cable car in 1873, which opened up areas of the City that were formerly too hilly to develop. In December 1873 the Real Estate Circular noted that although five years prior there had been a rush of buyers "Missionward," by 1873 "the tide had since turned," and the WEstern Addition, with its new cable car lines and marine views, was the favored site.

1875 marked a change in the mode of development of Liberty-Hill. In that year the Real Estate Associates (TREA) bought the property bounded by Mission, Valencia, Twentieth and Twenty-first Streets. TREA was a land and housing development company owned by William Hollis. Unlike the homestead associations, which sold lots, TREA bought land, subdivided it, and built and sold houses on speculation. TREA claimed to be the largest spec builder of its time, building more than 1,000 houses during the 1870s. Of these, about 100 were built in the Liberty-Hill District, all in 1875-1877. According to Anne Bloomfield, over fifty of these buildings remain in the District, most of them on Lexington and San Carlos Streets. These two streets offer one of the best remaining experiences of a late nineteenth century spec-built environment in San Francisco.

As with cities today, development was tied to good transportation. The effect of the cable car on the Mission's development has been mentioned earlier. The Real Estate Circular continued to lament throughout the seventies that the Mission would never be properly developed until the slow and crowded horse-drawn street cars were replaced by cable cars. Work on the Valencia Street cable car finally began in 1882; the line ran along Market and Valencia to Twenty-eighth Street. By the next year the Circular was able to report that "The Mission shows a larger relative increase of sales, and value, than any other quarter of the City."

In 1872 the Circular had reported that "Between Folsom and Guerrero, Eighteenth and Twenty-third, (there are) now about 300 first and second class residences. Many of the former are not surpassed by any in the City." But in the time of the upsurge in real estate reported by the Circular in 1883, the residents of the Mission were:

people of small, or at least medium means. It is every year becoming plainer that the Mission generally is not to have fine residences. It reached its ultimate efforts in that direction in 1869 and 1870. Large residences are a mistake there.

This observation, despite its somewhat patronizing tone, is an accurate description of Liberty-Hill. There are no grand mansions of the type built on Nob Hill and along Van Ness Avenue in the latter decades of the last century. The Liberty-Hill houses are generally middle-class residences - some larger, for more prosperous owners, others more modest and still suitable, even today, for single-family residency. The significance of Liberty-Hill is, in the words of researcher Anne Bloomfield, that the area is a "capsule history of middle-class housing" from the 1860s on, with examples of every architectural style prevalent during those years.

By the 1880s most of the District was built up. Building activity since 1906 has been limited to replacing older buildings, with post-World War II intrusions limited to a few examples. Liberty-Hill retains the scale and residential character it had a century ago - a remarkable record of stability for a neighborhood located so close to a major urban center.



988-90 GUERRERO STREET

RESIDENTS OF NOTE

A number of people who were, or were to become, well known lived in the District. James Rolph, Jr., grew up at 3416 Twenty-first Street and went on to become Mayor "Sunny Jim" Rolph of San Francisco (1911-30) and Governor of California (1931-34).

John Daly, for whom Daly City is named, was the proprietor of a 250 acre dairy farm in San Mateo and distributed his products from 1010 Valencia Street. In 1895 he built a large house in the District at 900-02 Guerrero. Following the 1906 earthquake, Daly subdivided his San Mateo properties, selling to those displaced by the catastrophe; this community was incorporated in 1911 as Daly City.

Mathew J. Sullivan moved to 3434 Twenty-first Street when he was seventeen and maintained his residence there for the next thirty years; he also owned other properties in the District. Sullivan was Chief Justice of the State Supreme Court, special legal advisor to Governor James Rolph, State supervisor for the expenditure of \$5,000,000 for the 1915 Panama Pacific International Exposition, and author of a bill to turn over title to San Francisco of the lands where the Palace of Fine Arts is located. Sullivan was one of sixteen prominent citizens appointed to serve in place of those Supervisors involved in the Mayor Schmitz-Abe Ruef bribery scandals of 1906, and served as volunteer attorney for the prosecution after Francis Heney was shot during the trial.



986 GUERRERO STREET

H. H. Birkholm of 3755 Twentieth Street, was a sea captain who went on to become the Danish Consul in San Francisco; following the 1906 earthquake and fire, the Consulate was moved to his home on Twentieth Street and remained there until his death in 1912.

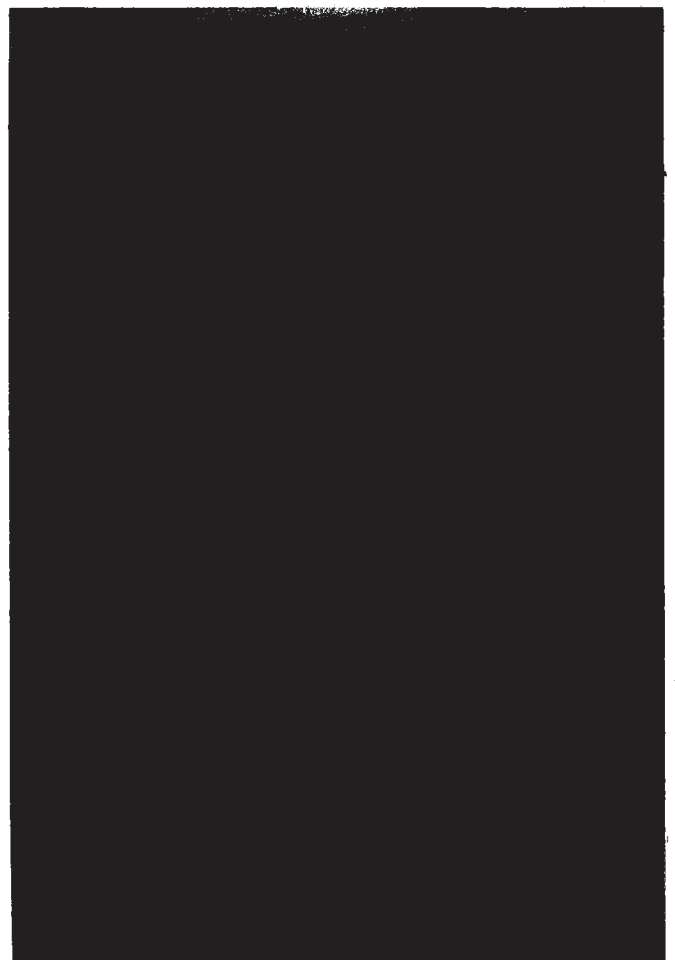
One of America's most famous actresses, Lotta Crabtree, owned and lived at what is now 90-92 Fair Oaks Street. She was the most highly paid American actress of her day until her retirement in 1891.

John McMullen, owner of the grand house at 827 Guerrero, built his San Francisco Bridge Co., into one of the major construction firms in the Pacific, and built dry-docks and bridges at Hunter's Point, Fort Mason, Pearl Harbor, Manilla and in the Pacific Northwest and Canada.

Famous Suffragette Susan B. Anthony attended an organization meeting at 159 Liberty Street on March 27, 1896, the home of Superior Court Judge and Mrs. Daniel J. Murphy.



3325 21ST STREET



3243-45 21ST STREET

CHARACTERIZATION OF THE AREA BY STREET

The historic and architectural values of Liberty-Hill lie in more than outstanding individual buildings. The District is valuable as a representation of a relatively intact nineteenth century middle-class San Francisco neighborhood. On most blocks, the total urban setting is greater than the sum of the parts. Thus, the most important unit of the District is the block rather than the individual buildings. Because blocks were developed in different ways, the feelings of individual blocks within the District vary widely. This variation in street feel within a common theme gives historic validity to the District. What follows is a block by block characterization of the District streets.

Fair Oaks. Fair Oaks is unusual for a street located so close to a major business center. First, the houses are set back from the street irregularly, so that some of the houses have front yards that would pass as such even in a suburb. Second, Fair Oaks was developed lot by lot, so the architectural style is unusually varied, from classic slanted-bay Italianates to the Queen Annes at the top of the street. Third, most of the houses are detached or semi-detached. The residents have taken advantage of the setbacks to plant greenery, so that Fair Oaks almost seems like a country lane in the city. All this is accomplished at an average density of two or more dwelling units per city lot.



14 FAIR OAKS STREET

68 FAIR OAKS STREET

Liberty Street. The two blocks of Liberty Street offer a street feel similar to that of Fair Oaks. Trees crowd both blocks, with the urbane houses poking their heads through the greenery. Some houses are detached, and there is a some variation in setback. Again, because lots were sold individually, the houses represent as diverse a range of architectural style as those on Fair Oaks, although the memory one comes away with is of the Italianates.

Twenty-First Street. Twenty-first Street between Valencia and Guerrero shares the street feeling of Fair Oaks and Liberty - once again there is a liberal use of street trees. The finest streetscape on this block is the row of San Francisco Sticks at 3341-3375, with their wrought iron railings and gas lamps at curbside.



21ST STREET



LEXINGTON STREET, EAST SIDE



Lexington and San Carlos Streets. Lexington and San Carlos Streets are narrower than others in the District and the houses are smaller. Lexington and San Carlos are two of the most intact nineteenth century speculation built streets in San Francisco, and each offers possibly the best experience of its type: Lexington for flat-front Italianates and San Carlos for slanted-bay Italianates.

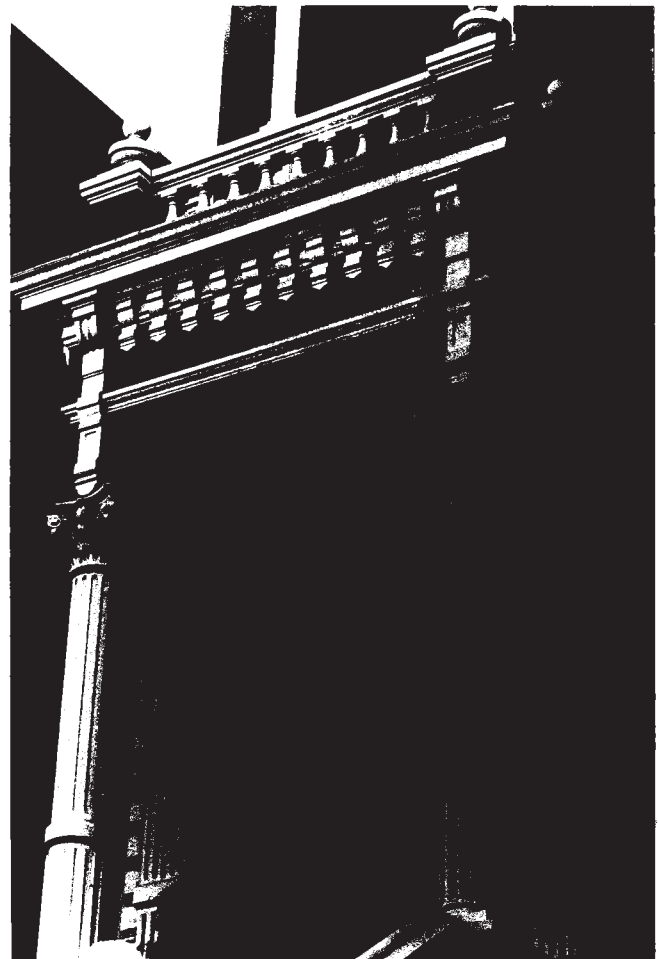


LEXINGTON STREET, WEST SIDE



20TH STREET

Twentieth Street. Twentieth Street, the northern border of the District, offers the kind of experience one would hope for in a border. Only the houses on the south side of the street are a part of the District. Because of the geography, the south side of Twentieth Street is higher in elevation than the north side. Thus, the Victorians of the south side of the street seem to look down on the "newer" houses of the north side and form an edge; the north side of the street having been destroyed by the 1906 fire.



3755 20TH STREET

Guerrero Street. By contrast, Guerrero Street forms the gateway to the District from the north. Although it is a major north-south street, Guerrero is free of commercial intrusions for its entire length through the District. The block between Twentieth and Liberty - the first block of Guerrero as you enter the District from downtown - is distinguished by several outstanding houses, notably the John McMullen house (827 Guerrero) and the house on the corner of Liberty and Guerrero (845 Guerrero), both City Landmarks. These houses alert even the most insensitive commuters that they have entered an area different from the one they were passing through.



827 GUERRERO STREET

Valencia Street. Valencia, the other major north-south street, is more commercially oriented than Guerrero, but it retains several Victorians, notably some TREA slanted-bay Italianates. Because of its unique mix of support services, Valencia seems somewhat off the beaten tract of late twentieth century commerce, in spite of its commercial nature.

Hill Street. Hill Street offers another feeling, that of an architectural set piece. Hill Street is much less dominated by street trees than are the blocks mentioned above, although the flowering cherry trees put on quite a show when they are in bloom in the spring. As a result, architecture takes the lead. The strongest vision on Hill Street is of the bays - continuous rows



VALENCIA STREET CIRCA 1917 - CALIFORNIA HISTORICAL SOCIETY

of them on both sides of the street. Square bays and slanted bays are represented in profusion in a perfect merging of Italianate and San Francisco Stick. Hill Street offers one of San Francisco's most complete visions of a city street of a century ago.



8 FAIR OAKS STREET

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Architects' Biographical Information

Bolles, Edward Y. (73-75 Liberty)

Had been a member of the San Francisco Chapter AIA (1901). May be the same Edward Bolles who designed Western Pacific Railroad Company building at 526 Mission in 1920.

Biographic Dictionary of American Architecture (deceased), H. F. Whitney, Elsie R. Withey, New Age Publishing, Los Angeles 1956

Bugbee, Arthur S. (923-27 Valencia)

Born in San Francisco March 28, 1879. Received his California Architect Certificate June 3, 1910.

Index to Architects' Certificates for the State of California. Available at the San Francisco Hall of Records

Devlin, Charles J. (3639-41 Twentieth Street) and Devlin, Leo J. (3433 Twenty-first)

Charles J. Devlin, (b. 1858, d. 1928) formerly in partnership with brother Leo J., (d. 1933). Native, life-long resident of San Francisco. Specialized in Roman Catholic Church work. One of the Devlin Brothers' noted works was an addition to St. Ignatius Church at Fulton & Potter, said at the time of its dedication in 1914 to be the largest steel frame structure west of Chicago. They also designed St. Patrick's seminary in San Mateo.

Biographic Dictionary of American Architects (deceased), H. F. Whitney, Elsie R. Withey, New Age Publishing, Los Angeles 1956.

Havens, Charles I. (3356-58 Twenty-first Street)

Admitted to the San Francisco Chapter of AIA in 1901. Died at Kenwood, Calif., April 28, 1916. Credited with the Flatiron Building in 1913 with Havens & Toepke and the Bartlett Doe Building (now Dubbs Building), 1909; and the Maskey Building, 1908.

Biographic Dictionary of American Architects (deceased), H. F. Whitney, Elsie R. Withey, New Age Publishing, Los Angeles 1956.

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Newsom, Joseph Cather (3339-42 21st St.)

b. 1857 d. 1930. See Also Newsom, Samuel. Produced buildings throughout Calif. from the late 1870's through the early 1900's.

With his brother, Samuel, produced a 4 volume set of pattern books, Picturesque California Homes along with a number of other pattern books.

The brothers' partnership was stormy but highly productive. They designed buildings for "rich lumber barons, financiers and expanding commercial entrepreneurs" of California's land boom era. Their designs also appeared to home builders and middle income groups. Their most famous building is the Carson Mansion in Eureka.

The Newsoms believed late 19th century buildings should be "up-to-date." They were never originators of a style: J Cather wrote: "There is no disgrace to copy, but the brains have to be extended to know where to put what you have copied."

Samuel & Joseph Cather Newsom, Victorian Architectural Imagery in California, 1878-1908, David Beghard, et al, University of California Press, 1979.

Newsom, Samuel (327 Guerrero)

b. 1848 d. 1908. See Joseph Cather Newsom.

In an article written on the Santa Barbara Mission for the Overland Monthly in 1907, Samuel quotes from Proverbs 22:28 "Remove not the ancient landmark which thy fathers have set."

Immigrated from Canada in 1855

According to Architecture, San Francisco: the Guild: 827 Guerrero was built in 1881 and remodelled in 1890 by S. Newsom. The "moon-gate" entrance is described as "a hallmark of Newsom design".

As a committee member of the California Midwestern Fair held in San Francisco in 1894, he designed the Agricultural and Horticultural Hall, described in California's Architectural Frontier: "whether Moorish, Indian or Franciscan - demonstrated on an immense scale how easily the mission style could become ridiculous."

California's Architectural Frontier, Harold Kirker, Peregrine Smith Publishing, 1973.

Architecture, San Francisco: The Guide, S. Woodbridge and John Woodbridge, American Institute of Architects, 101 Productions, San Francisco, 1982.

O'Brien Brothers & Wilbur D. Peugh (3450 21st St.)

In 1930 O'Brien Brothers & W. D. Peugh designed 130 Montgomery Street, a narrow office building with "modern" styling.

O'Brien with Werner is credited with the 1911 Regency Theater at 1320 Van Ness, a former Scottish Rite Temple

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Paff & Baur (901-05 Guerrero)

Charles Paff and John Albert Baur together designed the Olympic Club built in 1912 as winners of a 1909 competition. Charles designed the 1912 Orient Building at 332 Pine.

Splendid Survivors, The Foundation of San Francisco's Architectural Heritage, California Living Books, San Francisco, 1979.

Pissis, Albert (3367-69, 3371, 3375 21st St.)

b. 1852 d. 1914. Born in Guaymas, Mexico. Came to California as a boy in 1858, graduated from the local schools; studied in Paris and Rome; entered Ecole des Beaux-Arts, Paris 1872 as a pupil of Guadet; returned to San Francisco to become a leader in the Western Neoclassic Revival of the Pacific frontier. He is the only known Mexican to practice architecture in California after the province became American.

Responsible in 1908 for retaining the 1896 Joseph Moore facade of the Emporium and designing the present building behind the facade. Among many others, he designed the James Flood Building; The White House; with Wm. Moore, the Hibernia Bank at Market and Jones; the Mechanics Institute, Baker & Hamilton Warehouse at 700-68 7th St., The California Casket Co. (1909) at 965 Mission. Was one of the 5 architects who served on the advisory committee of architectural procedure for the 1915 Exposition.

Architecture, San Francisco: The Guide, Op. Cit.

California's Architectural Frontier, Op. Cit.

Splendid Survivors, Op. Cit.

Toepke, William H. (3343-45 21st St.)

Apprentice of William Mooser (leading American-Swiss architect of the 19th century who co-founded the San Francisco Architecture Society in 1861). In 1891 Toepke was listed in the City Directory as a draughtsman with C.I. Havens with whom he was later to become partners. Admitted to the San Francisco Chapter of AIA in 1901.

"Identified with the profession of architecture for the last eighteen years both in San Francisco and San Mateo Counties. Drew out the plans for the surviving Union High School and other civic buildings and numerous residences in Burlingame, San Mateo and Redwood City. Also an apartment building for the Cuneo Estate and the Doe Estate", History of San Mateo County.

Biographic Dictionary of American Architecture, Op. Cit.

San Francisco City Directory, 1891.

History of San Mateo County, Phillip W. Alexander, Charles F. Hamm, Burlingame, California, 1916.

Rousseau, Charles J. (850-52 Guerrero)

The Rousseau family designed many commercial and residential buildings between 1900 and 1924. Charles J. was in partnership with his father, Charles M., as Rousseau & Son for about four years until 1902 when he left his father's firm to work on his own.

Rousseau, Arthur Francis (probably 899 Guerrero)

Was in partnership at the time of the above building construction (1919) with his brother, Oliver, as Rousseau & Rousseau. Designed and constructed hundreds of commercial and residential buildings in San Francisco.

Shaner, Charles (3755 20th Street)

One of Alameda's leading architects in the 1880's and 1890's - a boom time for Alameda. He was associated with a builder named Brehaut. In contrast to a house built in 1891 and designed by Shaner at 1117 Morton Street (Alameda), described as being "notable for its . . . sparing use of ornament", 3755 20th Street is quite a departure. However, Shaner's own residence in

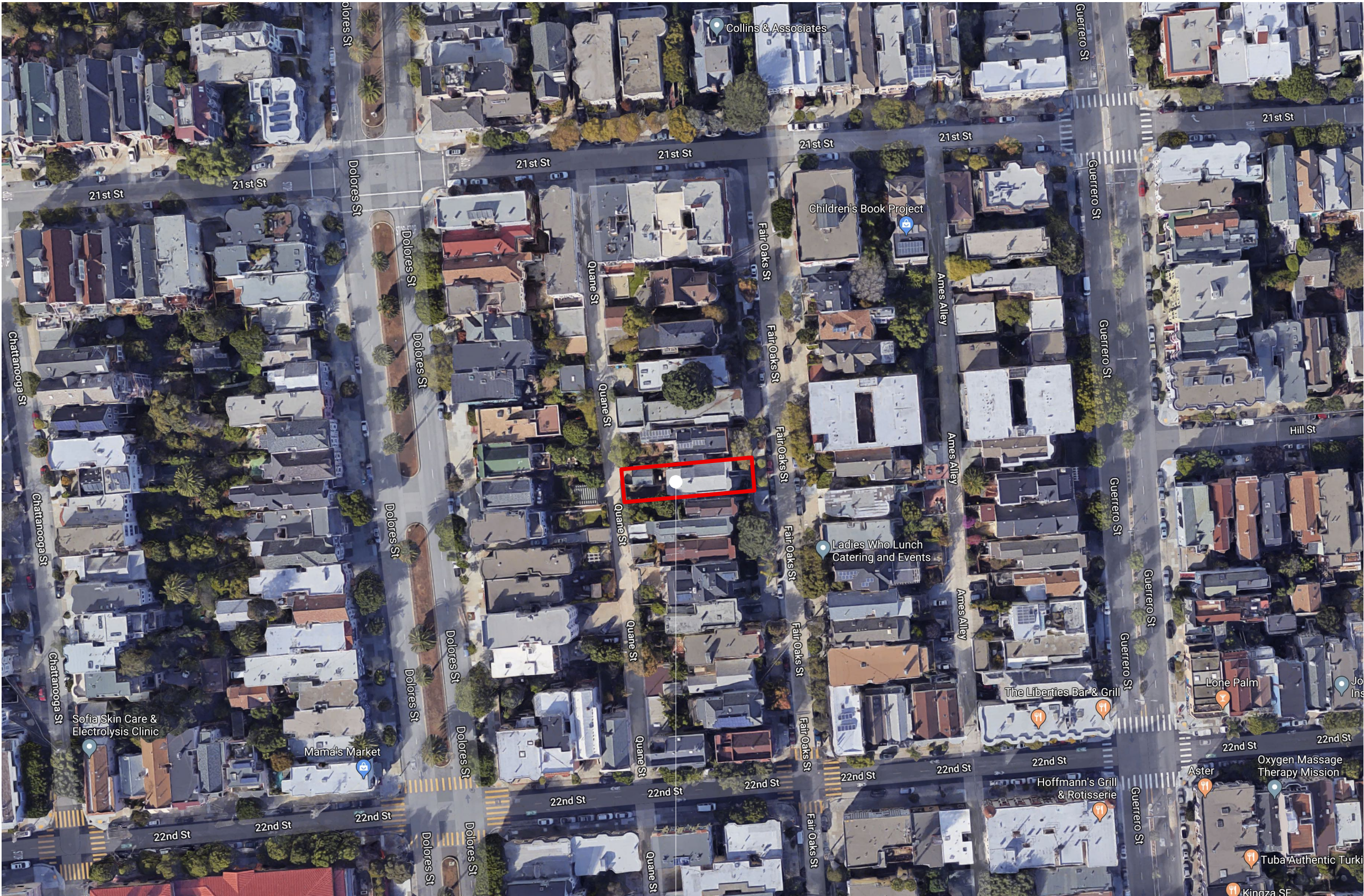
Alameda is described as having "very elaborate ornamental plasterwork."

Victoria's Legacy, J.L. Waldhorn, S.B. Woodbridge, 1978, 101 Productions,
San Francisco, 1982.

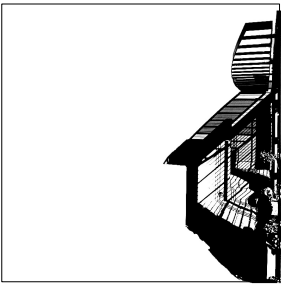
Welsh, Michael J. (907-11 Guerrero & 3763 20th Street)

Other buildings attributed to Welsh include two others in our neighborhood, one on Castro and two in "Pacific Heights West".

Victoria's Legacy, Op. Cit.



SUBJECT PROPERTY
50-52 FAIR OAKS STREET



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w

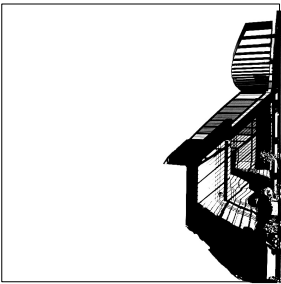
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110



SUBJECT PROPERTY
50-52 FAIR OAKS ST

VIEW OF BUILDINGS ALONG WEST SIDE OF FAIR OAKS ST

VIEW OF BUILDINGS ALONG EAST SIDE OF FAIR OAKS ST



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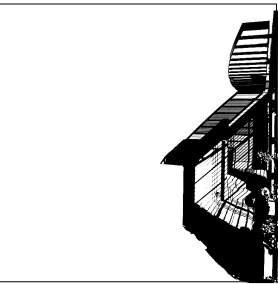
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Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110



STREET LEVEL VIEW OF BUILDINGS ON WEST SIDE OF FAIR OAKS ST



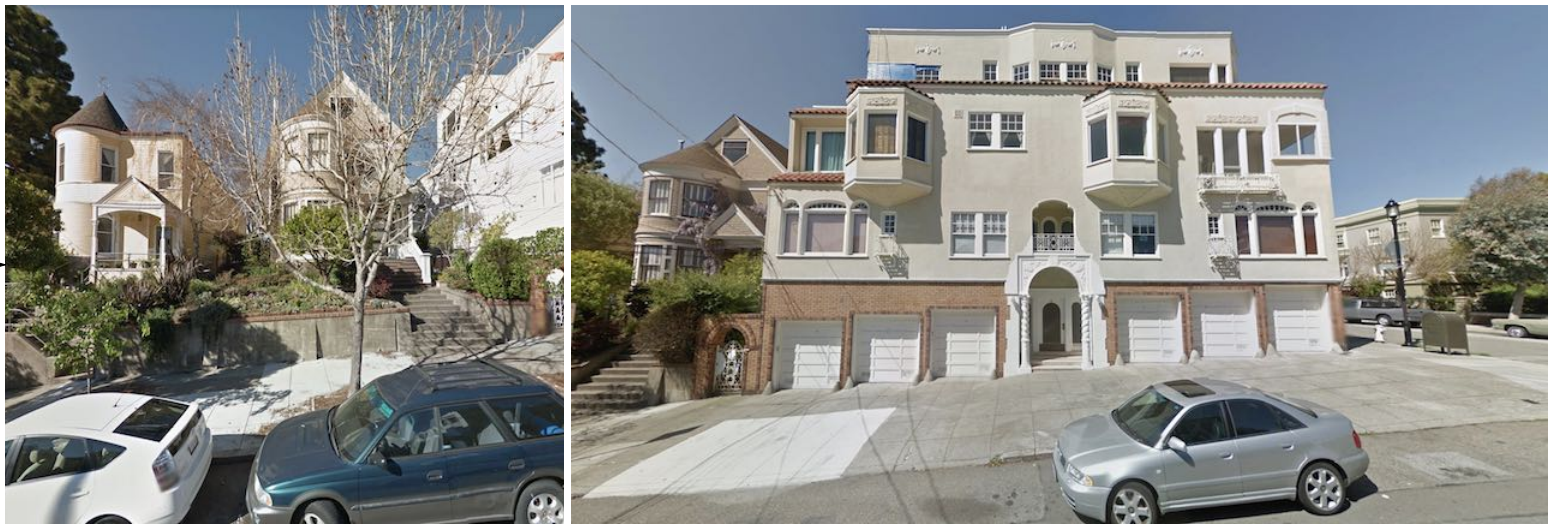
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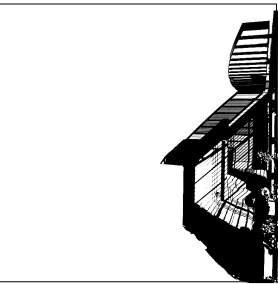
SUBJECT PROPERTY
50-52 FAIR OAKS ST



Addition/Renovation
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50-52 Fair Oaks Street
San Francisco, CA 94110



STREET LEVEL VIEW OF BUILDINGS ON EAST SIDE OF FAIR OAKS ST



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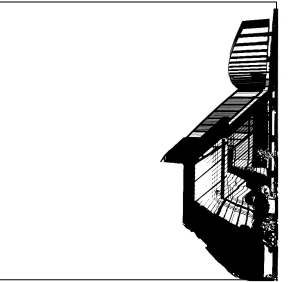
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LOOKING SOUTH DOWN FAIR OAKS ST

SUBJECT PROPERTY
50-52 FAIR OAKS ST

SUBJECT PROPERTY
50-52 FAIR OAKS ST

LOOKING NORTH UP FAIR OAKS ST



Addition/Renovation
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REAR FACADE

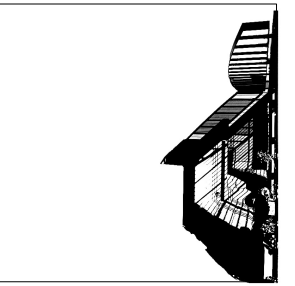


VIEW FROM ALLEY (QUANE ST)



FRONT FACADE

SUBJECT PROPERTY
50-52 FAIR OAKS ST



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Addition/Renovation
COOK RESIDENCE
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CONTEXT PHOTOGRAPHS

page 6 of 6

December 6, 2017

ADDITION/RENOVATION

COOK RESIDENCE

50-52 FAIR OAKS STREET, SAN FRANCISCO, CA 94110

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ.	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
		PTD	PAINTED
DIA	DIAMETER	RAD	RADICAL
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E), EX.	EXISTING	RO	ROUGH OPENING
EA.	EACH	RDWD	REDWOOD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SHTG	SHEETING
EL., ELEV.	ELEVATION	SHT	SHEET
EMB.	EMBEDDED	SIM	SIMILAR
EQ	EQUAL	SQ	SQUARE
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DWGS
FA	FIRE ALARM	STL	STEEL
FD	FLOOR DRAIN	ST. STL	STAINLESS STEEL
FF	FINISH FLOOR	STOR	STORAGE
FLR	FLOOR	STRL	STRUCTURAL
F.O.S.	FACE OF STUD	STV	SHEET VINYL
F.O.M.	FACE OF MASONRY		
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
GWB	GYPSUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

PERMITS

- SITE PERMIT
- MECHANICAL, ELECTRICAL, & PLUMBING WORK TO BE DESIGN/BUILD. APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
CURRENT NFPA 13
2016 CALIFORNIA ENERGY CODE
2016 SAN FRANCISCO BUILDING CODE

SCOPE OF WORK:

ADDITION/RENOVATION OF EXISTING 2-UNIT RESIDENCE:

- NEW FOUNDATION WORK
- HORIZONTAL ADDITION AT REAR OF 1ST FLOOR
- VERTICAL ADDITION OF NEW THIRD FLOOR
- NET ADDITION OF 631 SF
- DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IN THE REAR YARD UNDER SEPARATE PERMIT (SHOWN IN THIS DRAWING SET FOR REFERENCE ONLY)

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 50-52 FAIR OAKS STREET
BLOCK/LOT: 3618/045
TOTAL LOT AREA: 3,760 SF
ZONING: RH-3
EXISTING BUILDING USE:
2-UNIT RESIDENTIAL
PROPOSED BUILDING USE:
2-UNIT RESIDENTIAL

SETBACKS:

FRONT - AVERAGE OF ADJACENT PROPERTIES (NOT GREATER THAN 15 FT)
SIDE - NONE
REAR - 45% OF LOT DEPTH = 0.45 X 117'-6" = 52'-10 1/2"

HEIGHT & BULK: 40-X
EXISTING BUILDING HEIGHT: 30'-0 1/2"
PROPOSED BUILDING HEIGHT: 36'-8 1/2"
FAR: N/A
REQUIRED PARKING: NONE
EXISTING PARKING: 1 SPACE
PROPOSED PARKING: 2 SPACES
REQUIRED USABLE OPEN SPACE:
100 SF/UNIT IF PRIVATE (TABLE 209.1)
133 SF/UNIT IF COMMON (TABLE 209.1)
EXISTING USABLE OPEN SPACE:
1,145 SF COMMON OUTDOOR SPACE FOR UNITS 1 & 2 (573 SF/UNIT)
PROPOSED USABLE OPEN SPACE:
444 SF PRIVATE OPEN SPACE FOR UNIT 1
925 SF PRIVATE OPEN SPACE FOR UNIT 2

FRONT SETBACK PERMEABLE AND LANDSCAPING AREAS:
FRONT SETBACK AREA: 624 SF
REQUIRED PERMEABLE AREA: 50% x 624 SF = 312 SF
PROVIDED PERMEABLE AREA: 338 SF
REQUIRED LANDSCAPING AREA: 20% x 624 SF = 125 SF
PROVIDED LANDSCAPING AREA: 338 SF

BUILDING AREA:	EXISTING	PROPOSED
1ST FLOOR:	1,397 SF	1,566 SF
2ND FLOOR:	1,494 SF	1,275 SF
3RD FLOOR:	0 SF	681 SF
TOTAL:	2,891 SF	3,522 SF

GARAGE AREA: 262 SF 494 SF (SEPARATE PERMIT)

EXISTING RENTAL UNIT: 838 SF (INCLUDING PART OF SHARED LAUNDRY)
PROPOSED RENTAL UNIT: 775 SF (775/838 = 92.5% ==> OK)

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASSIFICATION: R-3
OCCUPANCY SEPARATION: 1 HR BETWEEN UNITS
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 FLOORS

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS: 36'-8 1/2" TO ROOF

EGRESS REQUIREMENTS: 1 MEANS OF EGRESS FROM EACH UNIT

UNIT SUMMARY

UNIT 1: 775 SF 1 BEDROOM/1 BATH (RENTAL UNIT)
UNIT 2: 2,747 SF 3 BEDROOM/3.5 BATH

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROJECT TEAM

Building Owner:
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Architect:
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San Francisco, CA 94122
Contact: Kevin O'Connor
415.665.5223
kevin@kocengineering.com

VICINITY MAP

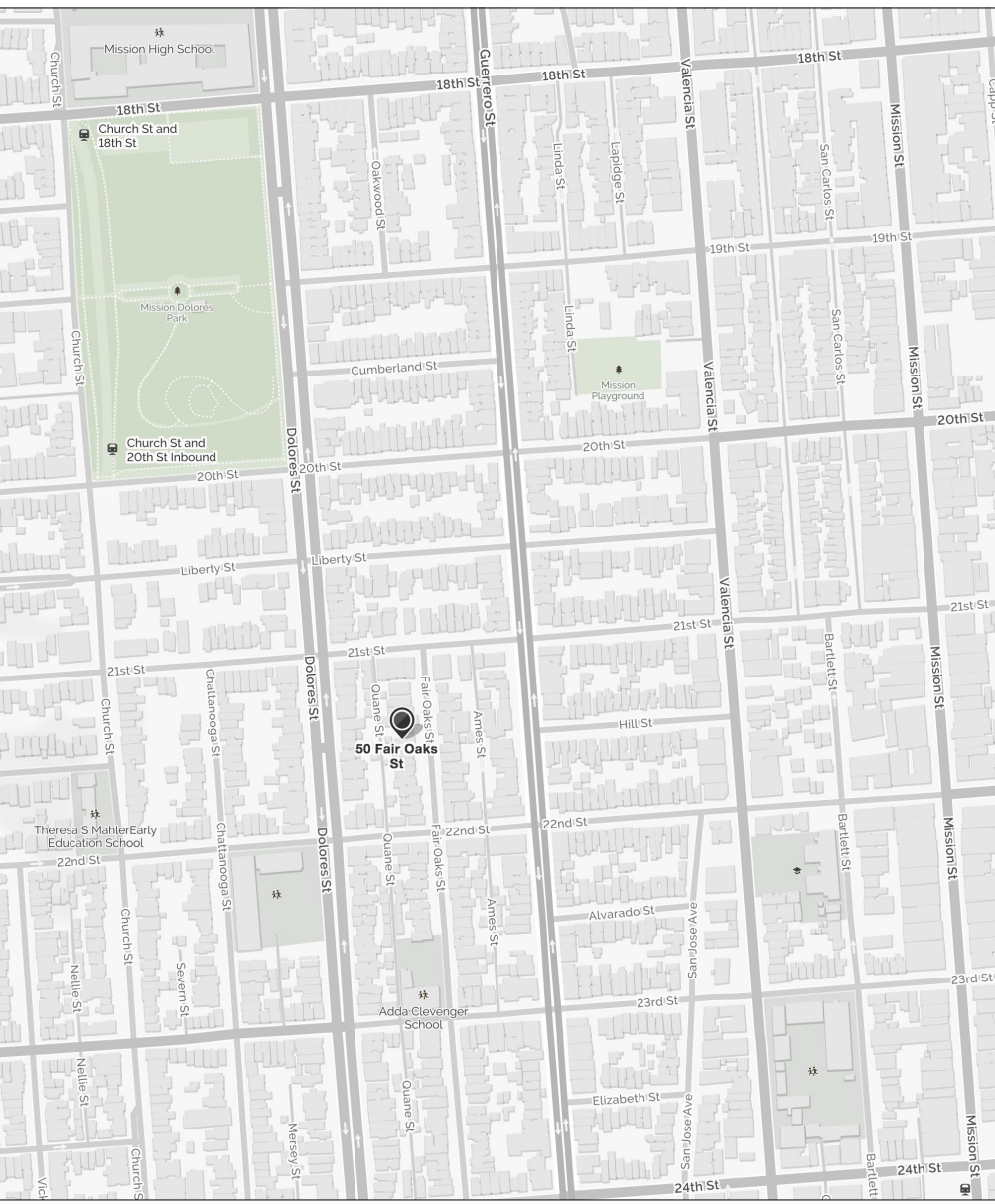
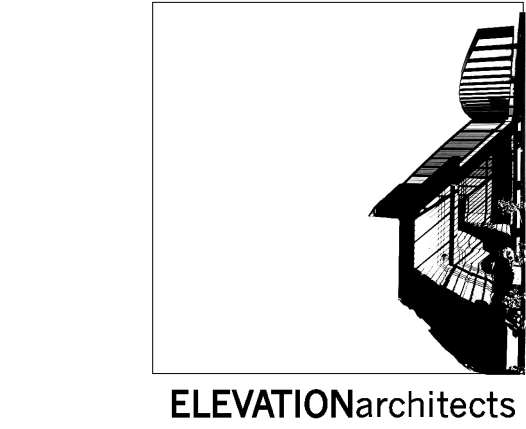


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Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110
APP #2017-1221-7056

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP



Cover Sheet

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-0.1

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

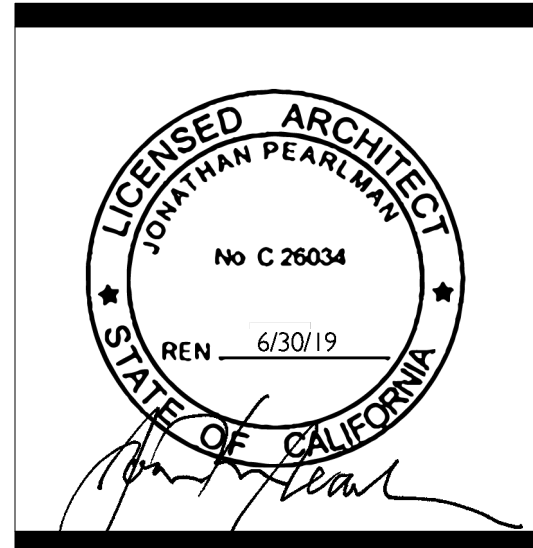
INSTRUCTIONS:				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify project requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. Provide the Project Information in the column at right.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT 									50-52 Fair Oaks				
2. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".													PROJECT NAME				
3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.													3618/045				
4. LEED or GreenPoint Rated scorecards are not required with Site Permit applications, but should be used as early as possible.													BLOCK/LOT				
Attachment GS2, GS3, GS4, GS5 or GS6 will be due with applicable addenda. "FINAL COMPLIANCE VERIFICATION" form is required prior to Certificate of Completion. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6. See Administrative Bulletin 93 for details.													50-52 Fair Oaks Street San Francisco, CA 94110				
TITLE				SOURCE OF REQUIREMENT				DESCRIPTION OF REQUIREMENT				ADDRESS					
LEED/GPR	Required LEED or GPR Certification Level		SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.			LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	R-3, residential	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building		SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.						n/r		n/r			n/r	PRIMARY OCCUPANCY	
MATERIALS	LOW-EMITTING MATERIALS		CAL Green 4.504.2.1-5 & 5.504.1.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.1.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).			4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	3,522 SF	
																GROSS BUILDING AREA	
WATER	INDOOR WATER USE REDUCTION		CAL Green 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).			•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	<div>07/25/18</div> <div></div> <div>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)</div>	
	NON-POTABLE WATER REUSE		Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.			n/r	•	•	n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION		Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.			•	•	•	•	•	•	•	•	•		
	WATER METERING		CAL Green 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).			n/r	n/r	•	•	n/r	n/r	•	•	•		
ENERGY	ENERGY EFFICIENCY		CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.			•	•	•	•	•	•	•	•	•		
	BETTER ROOFS		SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.			•	≤10 floors	•	•	n/r	n/r	n/r	n/r			
	RENEWABLE ENERGY		SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).			n/r	n/r	•	•	n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx)		CAL Green 5.410.2 - 5.410.4.5.1	For projects ≥100,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.			n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•			
PARKING	BICYCLE PARKING		CAL Green 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.			SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added		
	DESIGNATED PARKING		CAL Green 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.			n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added		
	WIRING FOR EV CHARGERS		CAL Green 4.106.4 & 5.106.5.3	Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (5.106.5.3), 3% of spaces for multifamily with ≥17 units (4.106.4.2), and each space in 1-2 unit dwellings (4.106.4.1). Installation of chargers is not required.			•	•	•	•	n/r	n/r	n/r	n/r	n/r		
WASTE DIVERSION	RECYCLING BY OCCUPANTS		SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.			•	•	•	•	•	•	•	•	•		
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT		SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.			•	75% diversion	75% diversion	•	•	•	•	75% diversion	•		
HVAC	HVAC INSTALLER QUALS		CAL Green 4.702.1	Installers must be trained and certified in best practices.			•	•	n/r	n/r	•	•	n/r	n/r	n/r		
	HVAC DESIGN		CAL Green 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			•	•	n/r	n/r	•	•	n/r				



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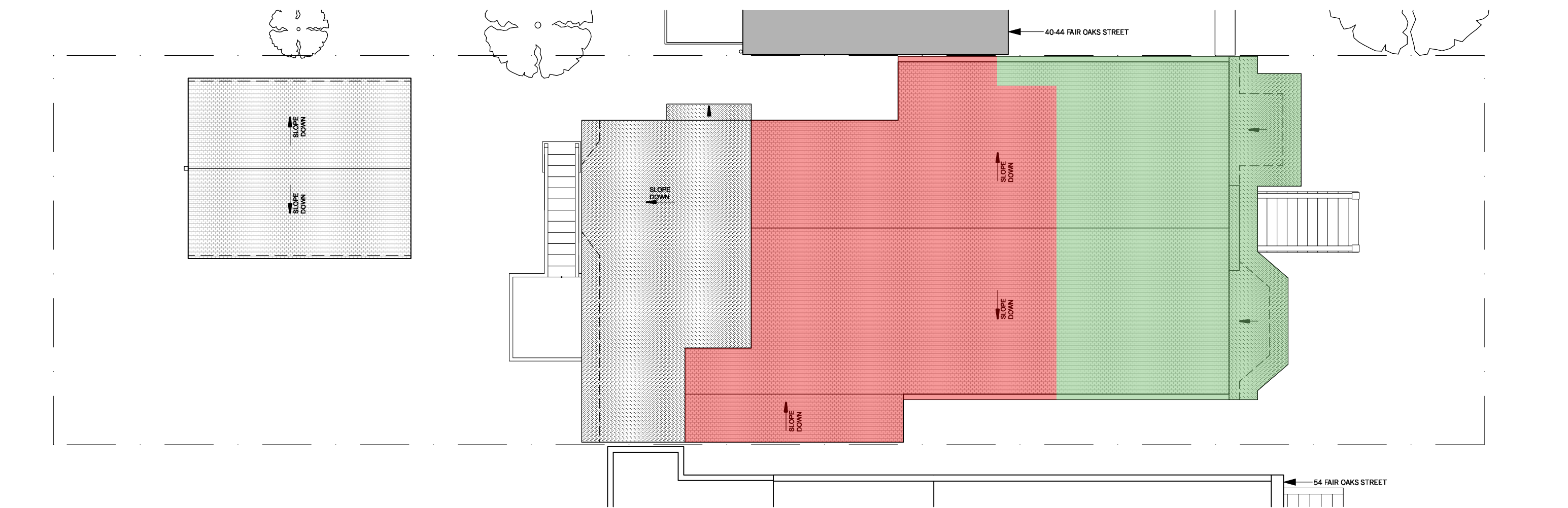
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

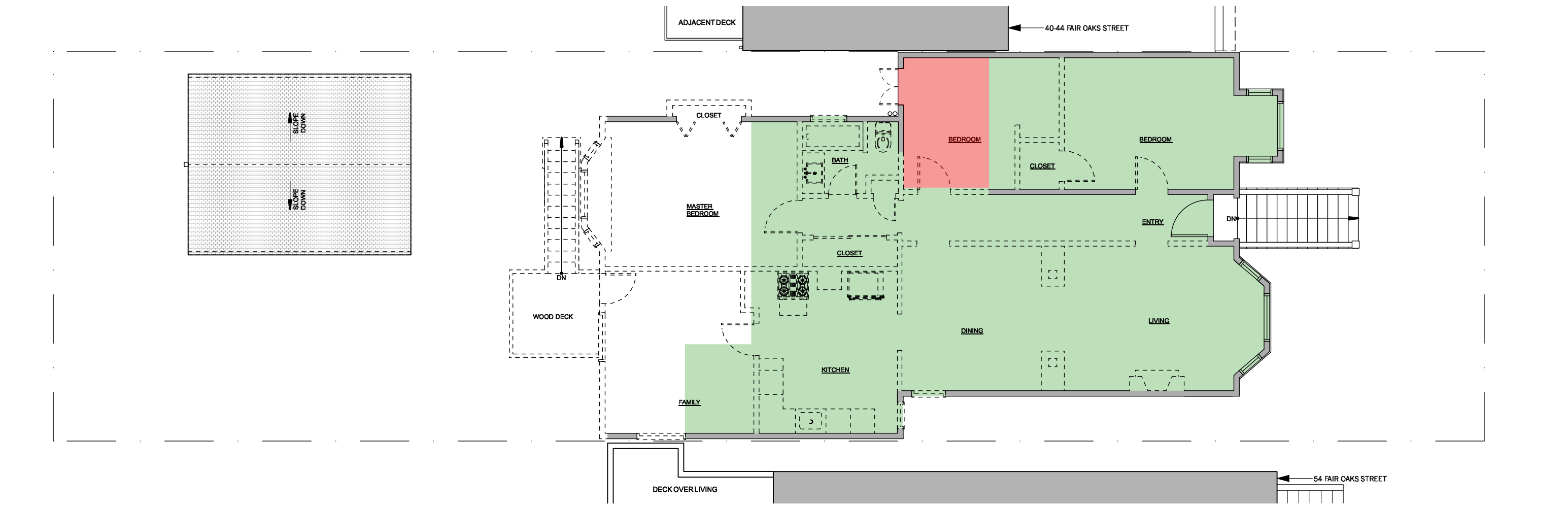
Green Building

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

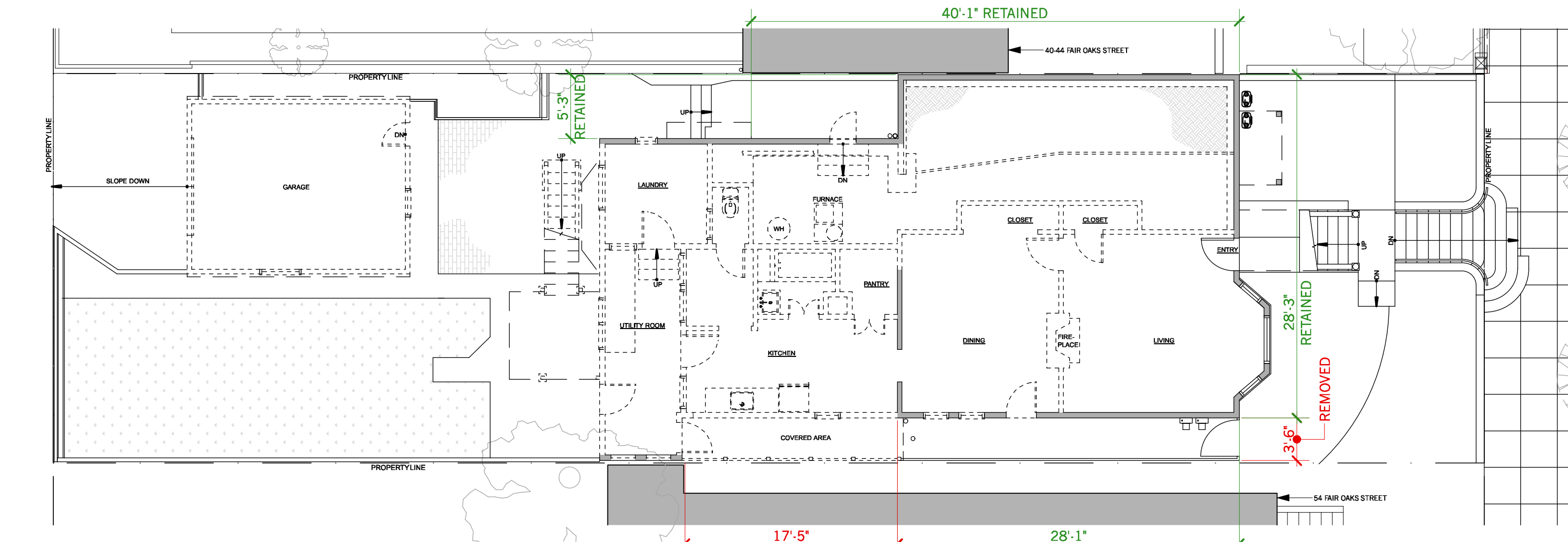
A-0.2



3 (E) ROOF PLAN
Scale: 1/8" = 1'-0"



2 (E) 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 (E) 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 317(b)(2)

SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)

DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.

DEMOLITION PER SEC. 317(b)(2)(A) ? ☐ NO

SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS
(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)
LINEAR FEET OF WALLS AT GRADE LEVEL

LINEAR FOOTAGE MEASUREMENT - PART 1			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (EAST) FACADE	31'-9"	3'-6"	11.0%
REAR (WEST) FACADE	5'-3"	0'-0"	0.0%
TOTALS	37'-0"	3'-6"	9.5%

LINEAR FOOTAGE MEASUREMENT - PART 2			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (EAST) FACADE	31'-9"	3'-6"	11.0%
REAR (WEST) FACADE	5'-3"	0'-0"	0.0%
NORTH SIDE FACADE	40'-1"	0'-0"	0.0%
SOUTH SIDE FACADE	45'-6"	17'-5"	38.3%
TOTALS	122'-7"	20'-11"	17.1%

DEMOLITION PER SEC. 317(b)(2)(B) ? ☐ NO

SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS
(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

SQUARE FOOTAGE MEASUREMENT			
VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (EAST)	874 SF	45 SF	5.1%
REAR FACADE (WEST)	105 SF	19 SF	18.1%
NORTH SIDE FACADE	803 SF	10 SF	1.2%
SOUTH SIDE FACADE	1,028 SF	160 SF	15.6%
VERTICAL TOTAL	2,810 SF	234 SF	8.3%

HORIZONTAL ELEMENTS			
1ST FLOOR	N/A	N/A	
2ND FLOOR	1,186 SF	76 SF	6.4%
ROOF	1,252 SF	718 SF	57.3%
HORIZONTAL TOTAL	2,438 SF	794 SF	32.6%

DEMOLITION PER SEC. 317(b)(2)(C) ? ☐ NO

DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 1005(f)

SEC. 1005(f)(1) - EXTERNAL WALLS FACING A PUBLIC STREET
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)
SF OF WALL SURFACE AREA

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
WEST FACADE:	19 SF	105 SF	18.1%
TOTAL:	64 SF	979 SF	6.5%

DEMOLITION PER SEC. 1005(f)(1) ? ☐ NO

SEC. 1005(f)(2) - EXTERNAL WALLS FUNCTIONING AS EXTERNAL WALLS
(REMOVAL OF 50% OR MORE IS CONSIDERED DEMOLITION)
SF OF WALL SURFACE AREA

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
SOUTH FACADE:	160 SF	1,028 SF	15.6%
WEST FACADE:	19 SF	105 SF	18.1%
NORTH FACADE:	10 SF	803 SF	1.2%
TOTAL:	234 SF	2,810 SF	8.3%

DEMOLITION PER SEC. 1005(f)(2) ? ☐ NO

SEC. 1005(f)(3) - EXTERNAL WALLS FUNCTIONING AS EITHER EXTERNAL OR INTERNAL WALLS
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)
SF OF WALL SURFACE AREA

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
SOUTH FACADE:	160 SF	1,028 SF	15.6%
WEST FACADE:	19 SF	105 SF	18.1%
NORTH FACADE:	10 SF	803 SF	1.2%
TOTAL:	234 SF	2,810 SF	8.3%

DEMOLITION PER SEC. 1005(f)(3) ? ☐ NO

SEC. 1005(f)(4) - INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATES
(REMOVAL OF 75% OR MORE IS CONSIDERED DEMOLITION)

SF OF HORIZONTAL ELEMENTS SURFACE AREA (EXCEPT AT/BELOW GRADE)			
ELEMENT	REMOVED (SF)	TOTAL (SF)	% REMOVED
1ST FLOOR:	N/A	N/A	
2ND FLOOR:	76 SF	1,186 SF	6.4%
ROOF:	718 SF	1,252 SF	57.3%
TOTAL:	794 SF	2,438 SF	32.6%

LF OF INTERNAL STRUCTURAL FRAMEWORK			
ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	0 LF	0 LF	
2ND FLOOR:	0 LF	0 LF	
TOTAL:	0 LF	0 LF	0.0%

COMBINED TOTAL: 32.6%

DEMOLITION PER SEC. 1005(f)(4) ? ☐ NO



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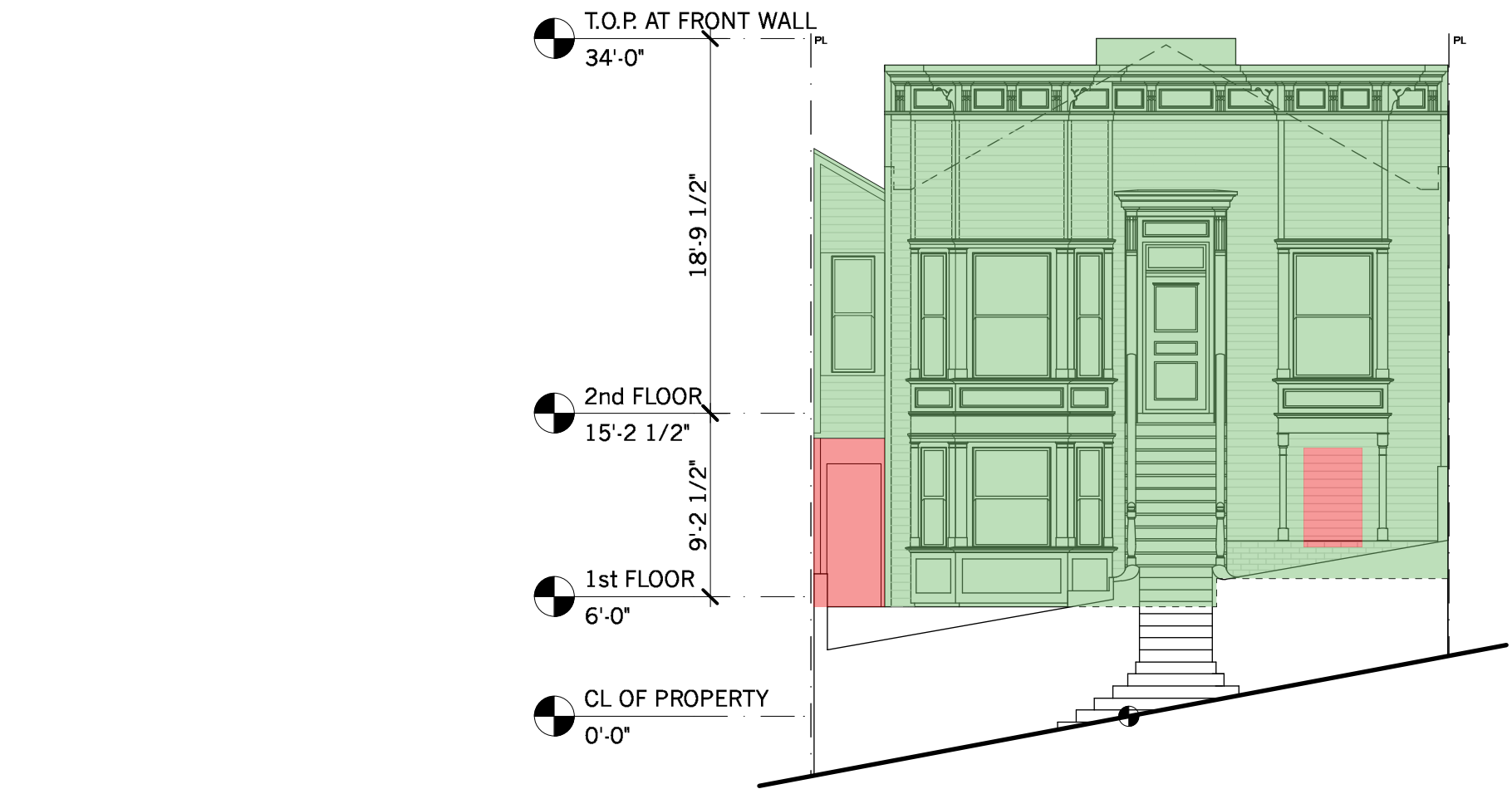
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

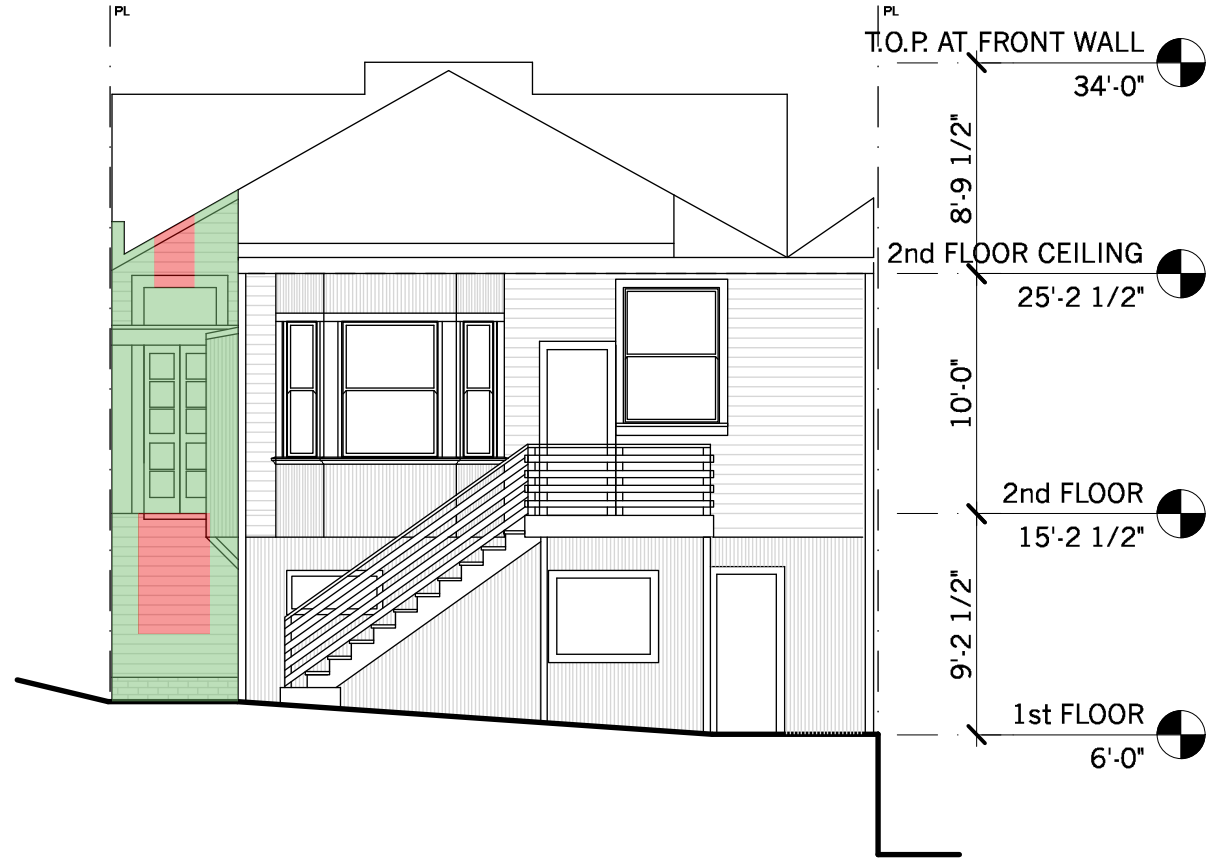
Demolition Calculations

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

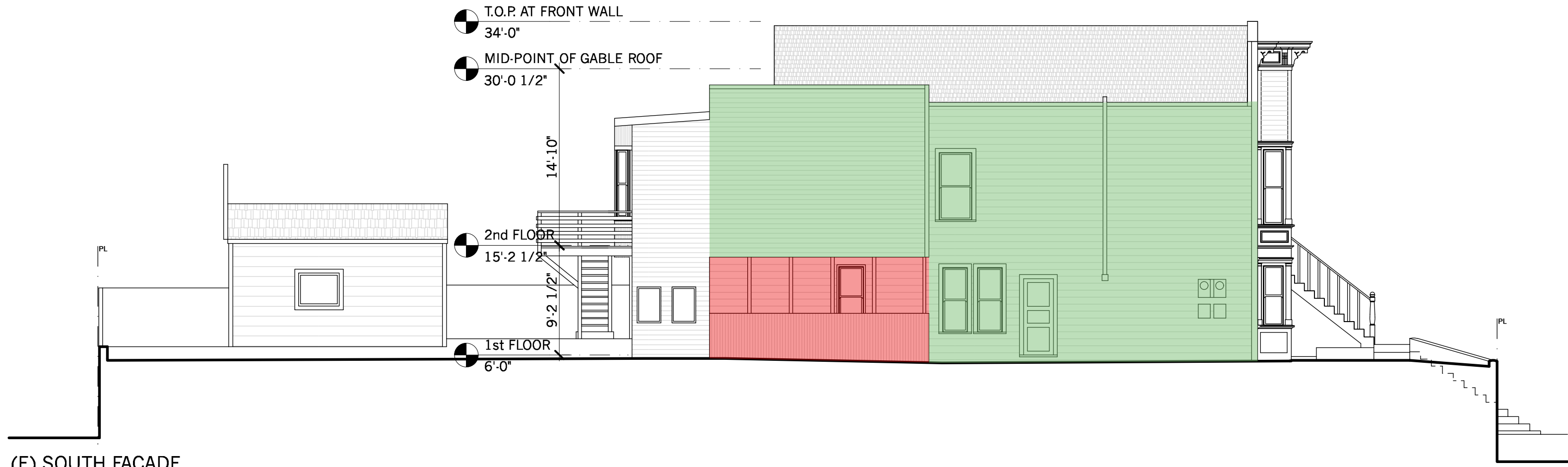
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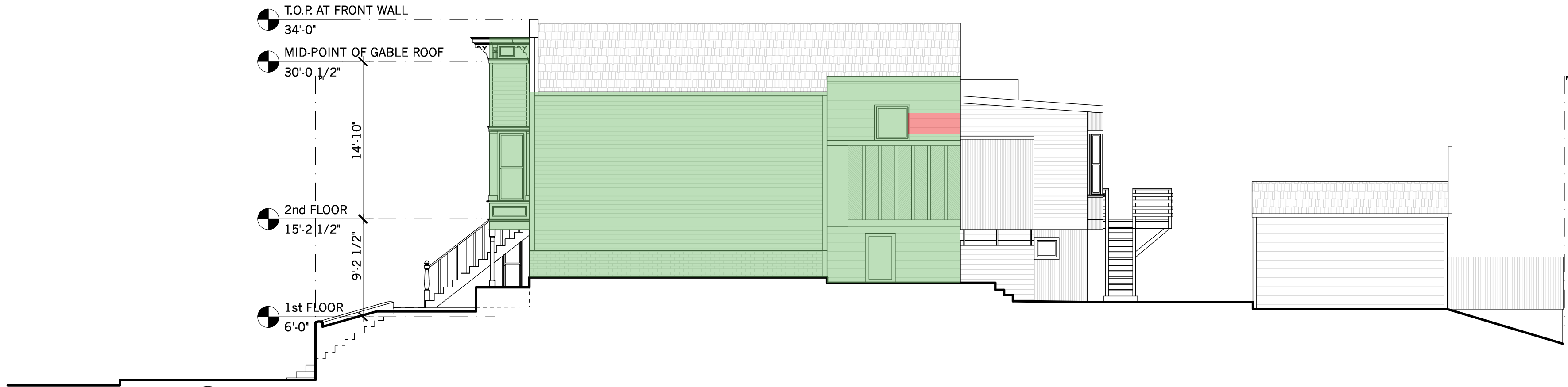
4 (E) FRONT (EAST) FACADE
Scale: 1/8" = 1'-0"



3 (E) REAR (WEST) FACADE
Scale: 1/8" = 1'-0"



2 (E) SOUTH FACADE
Scale: 1/8" = 1'-0"



1 (E) NORTH FACADE
Scale: 1/8" = 1'-0"

DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 317(b)(2)

SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)

DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.

DEMOLITION PER SEC. 317(b)(2)(A) ? ☐ NO

SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS
(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)

LINEAR FOOTAGE MEASUREMENT - PART 1

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (EAST) FACADE	31'-9"	3'-6"	11.0%
REAR (WEST) FACADE	5'-3"	0'-0"	0.0%
TOTALS	37'-0"	3'-6"	9.5%

LINEAR FOOTAGE MEASUREMENT - PART 2

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (EAST) FACADE	31'-9"	3'-6"	11.0%
REAR (WEST) FACADE	5'-3"	0'-0"	0.0%
NORTH SIDE FACADE	40'-1"	0'-0"	0.0%
SOUTH SIDE FACADE	45'-6"	17'-5"	38.3%
TOTALS	122'-7"	20'-11"	17.1%

DEMOLITION PER SEC. 317(b)(2)(B) ? ☐ NO

SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS
(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

SQUARE FOOTAGE MEASUREMENT

VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (EAST)	874 SF	45 SF	5.1%
REAR FACADE (WEST)	105 SF	19 SF	18.1%
NORTH SIDE FACADE	803 SF	10 SF	1.2%
SOUTH SIDE FACADE	1,028 SF	160 SF	15.6%
VERTICAL TOTAL	2,810 SF	234 SF	8.3%

HORIZONTAL ELEMENTS

1ST FLOOR	N/A	N/A	
2ND FLOOR	1,186 SF	76 SF	6.4%
ROOF	1,252 SF	718 SF	57.3%
HORIZONTAL TOTAL	2,438 SF	794 SF	32.6%

DEMOLITION PER SEC. 317(b)(2)(C) ? ☐ NO

DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 1005(f)

SEC. 1005(f)(1) - EXTERNAL WALLS FACING A PUBLIC STREET
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
WEST FACADE:	19 SF	105 SF	18.1%
TOTAL:	64 SF	979 SF	6.5%

DEMOLITION PER SEC. 1005(f)(1) ? ☐ NO

SEC. 1005(f)(2) - EXTERNAL WALLS FUNCTIONING AS EXTERNAL WALLS
(REMOVAL OF 50% OR MORE IS CONSIDERED DEMOLITION)

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
SOUTH FACADE:	160 SF	1,028 SF	15.6%
WEST FACADE:	19 SF	105 SF	18.1%
NORTH FACADE:	10 SF	803 SF	1.2%
TOTAL:	234 SF	2,810 SF	8.3%

DEMOLITION PER SEC. 1005(f)(2) ? ☐ NO

SEC. 1005(f)(3) - EXTERNAL WALLS FUNCTIONING AS EITHER EXTERNAL OR INTERNAL WALLS
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	45 SF	874 SF	5.1%
SOUTH FACADE:	160 SF	1,028 SF	15.6%
WEST FACADE:	19 SF	105 SF	18.1%
NORTH FACADE:	10 SF	803 SF	1.2%
TOTAL:	234 SF	2,810 SF	8.3%

DEMOLITION PER SEC. 1005(f)(3) ? ☐ NO

SEC. 1005(f)(4) - INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATES
(REMOVAL OF 75% OR MORE IS CONSIDERED DEMOLITION)

SF OF HORIZONTAL ELEMENTS SURFACE AREA (EXCEPT AT/BELOW GRADE)

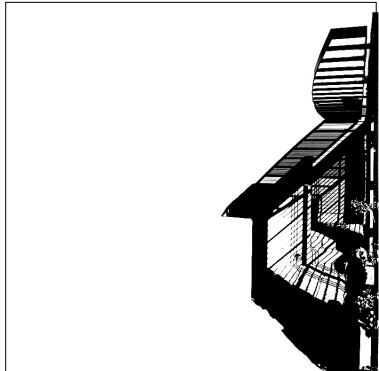
ELEMENT	REMOVED (SF)	TOTAL (SF)	% REMOVED
1ST FLOOR:	N/A	N/A	
2ND FLOOR:	76 SF	1,186 SF	6.4%
ROOF:	718 SF	1,252 SF	57.3%
TOTAL:	794 SF	2,438 SF	32.6%

LF OF INTERNAL STRUCTURAL FRAMEWORK

ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	0 LF	0 LF	
2ND FLOOR:	0 LF	0 LF	
TOTAL:	0 LF	0 LF	0.0%

COMBINED TOTAL: 32.6%

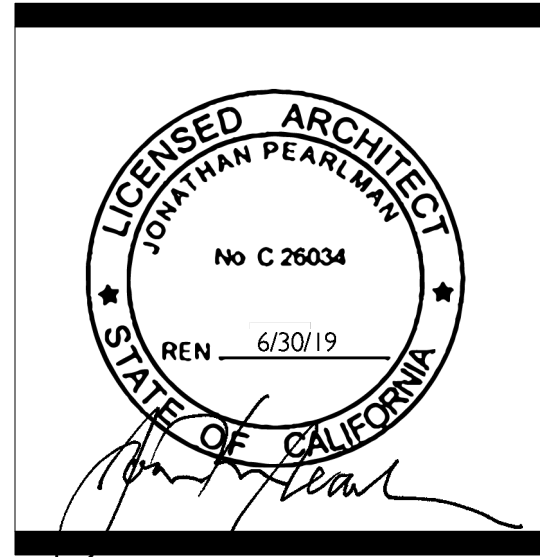
DEMOLITION PER SEC. 1005(f)(4) ? ☐ NO



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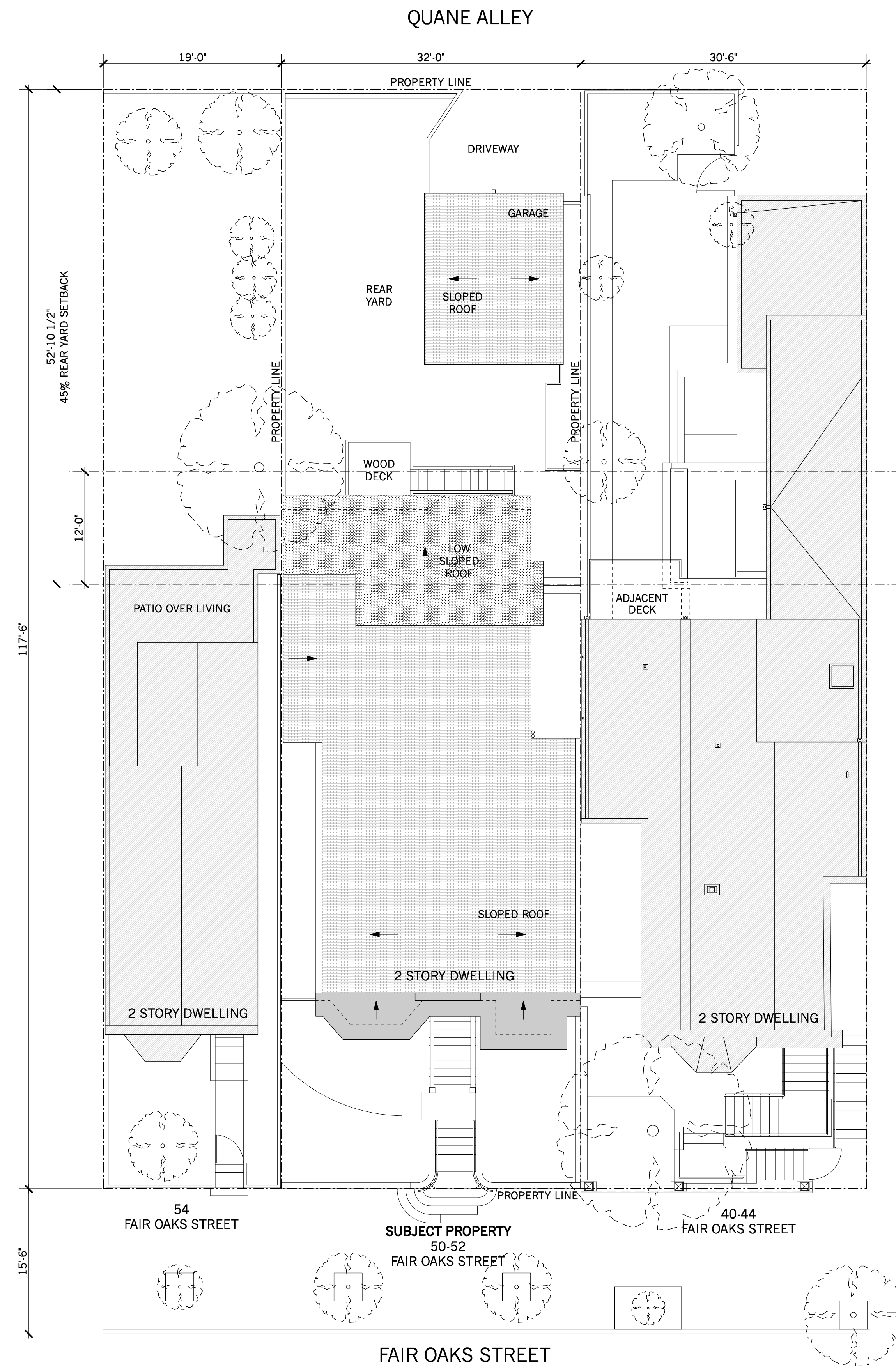
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

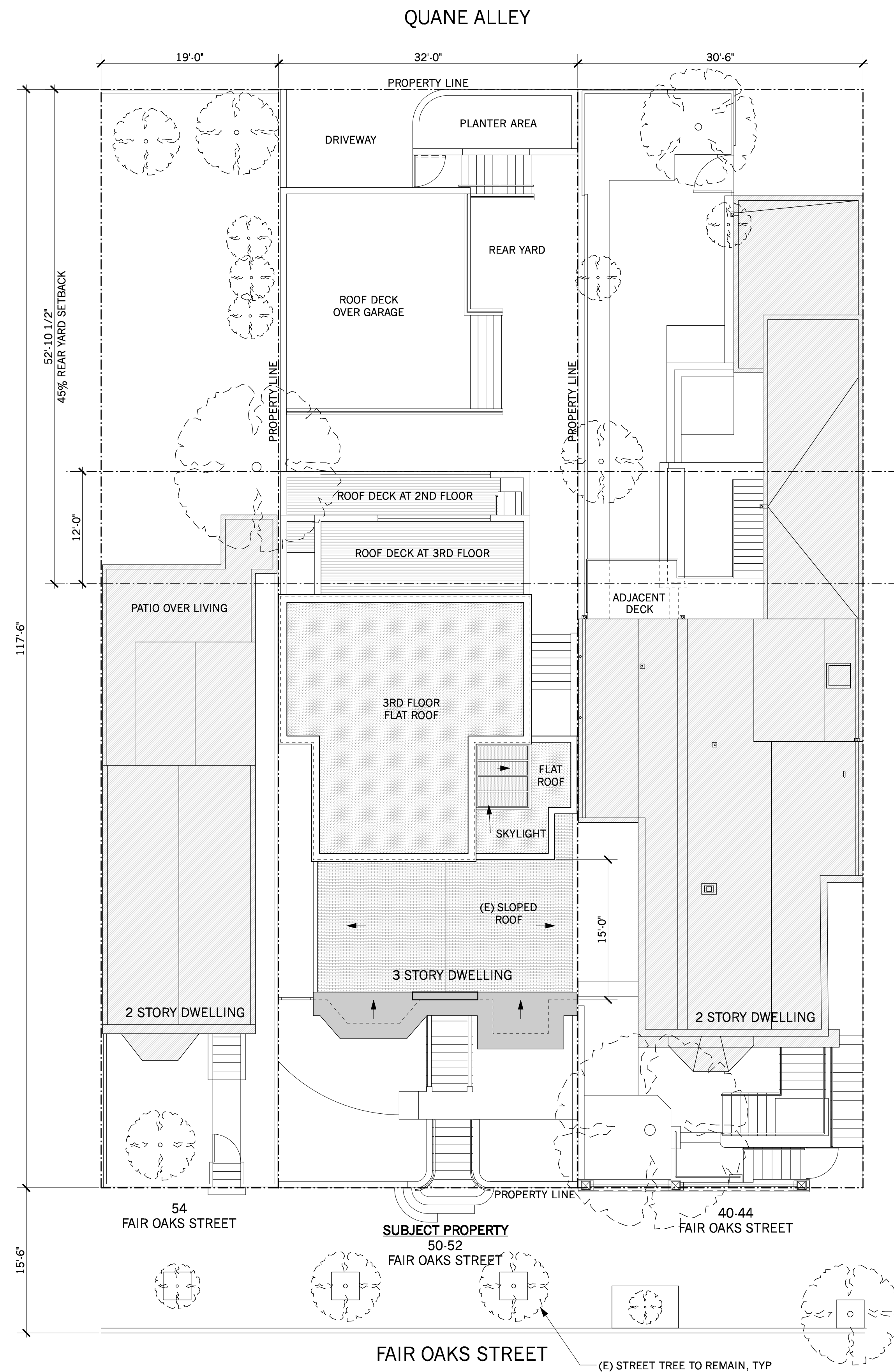
Demolition Calculations

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-0.4



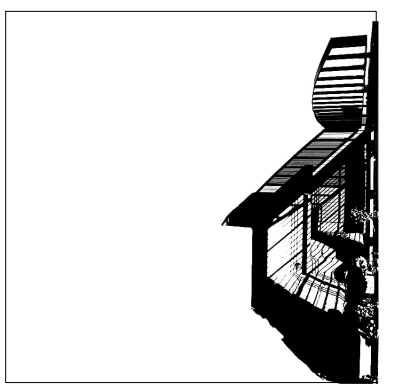
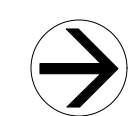
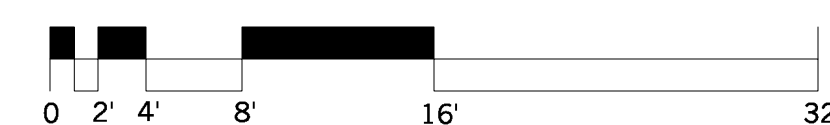
1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

SHEET NOTES:

DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.



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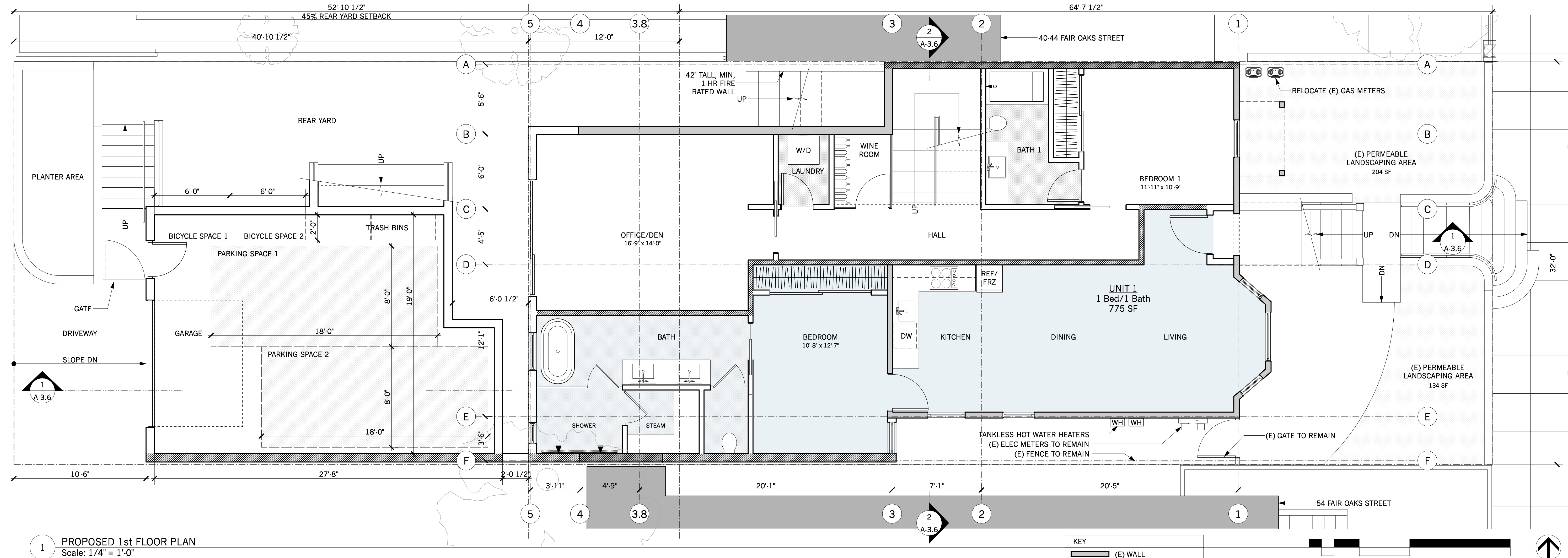
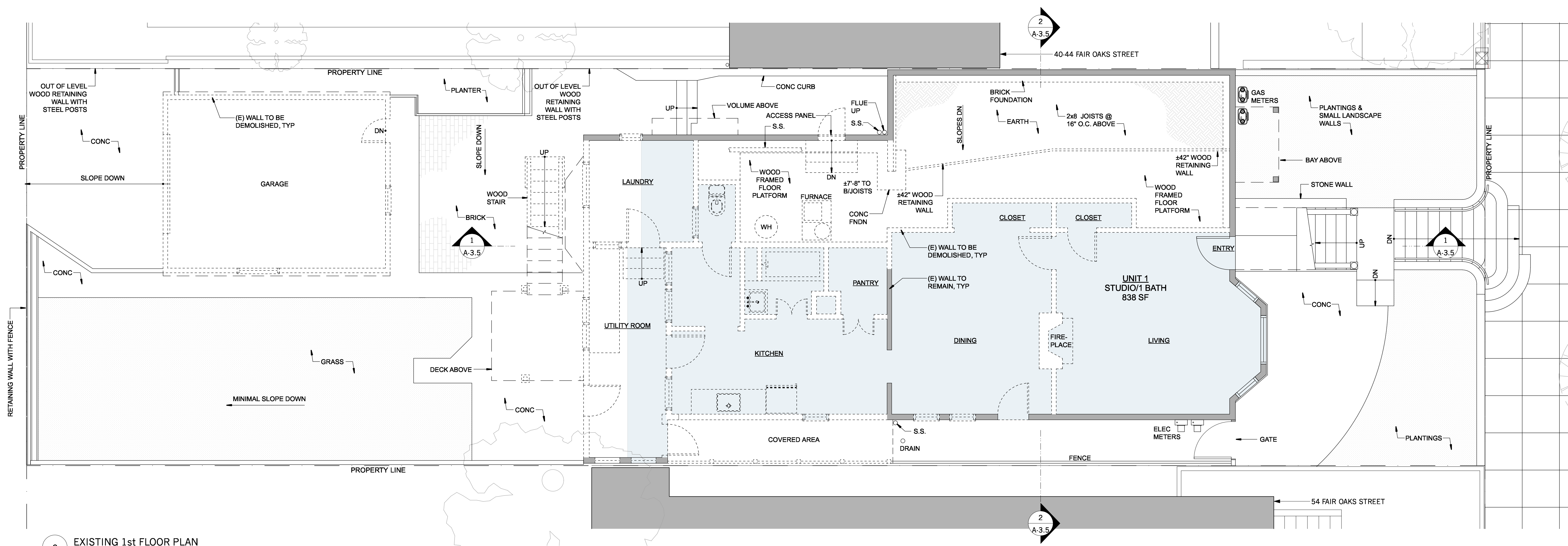
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP



Site Plan

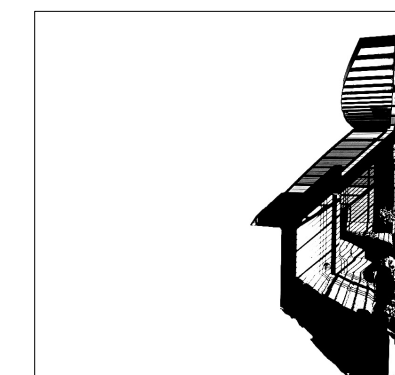
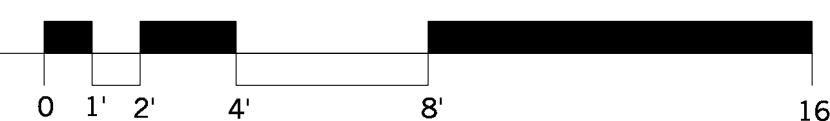
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checked by:	JP
date:	12.21.17
scale:	

A-1.1



SHEET NOTES:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.

KEY	
	(E) WALL
	(N) NON-RATED WALL
	(N) 1-HR RATED WALL



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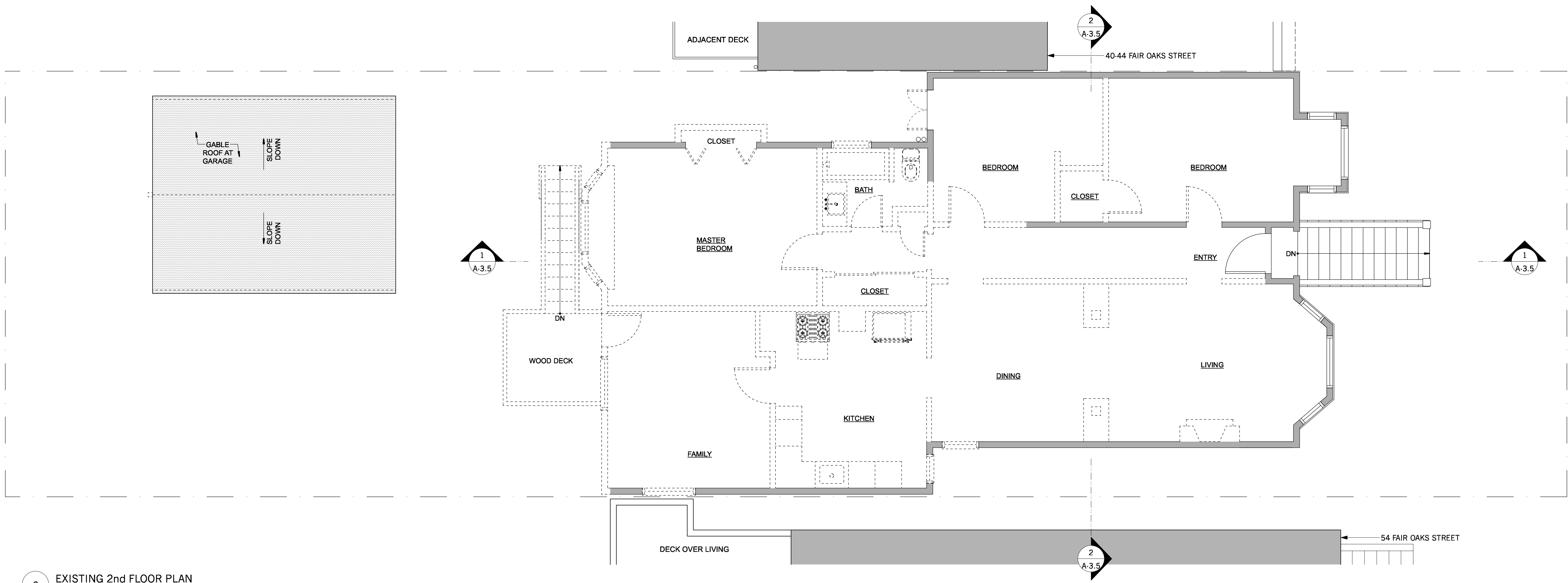
Addition/Renovation
COOK RESIDENCE
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San Francisco, CA 94110

#	date	issue
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

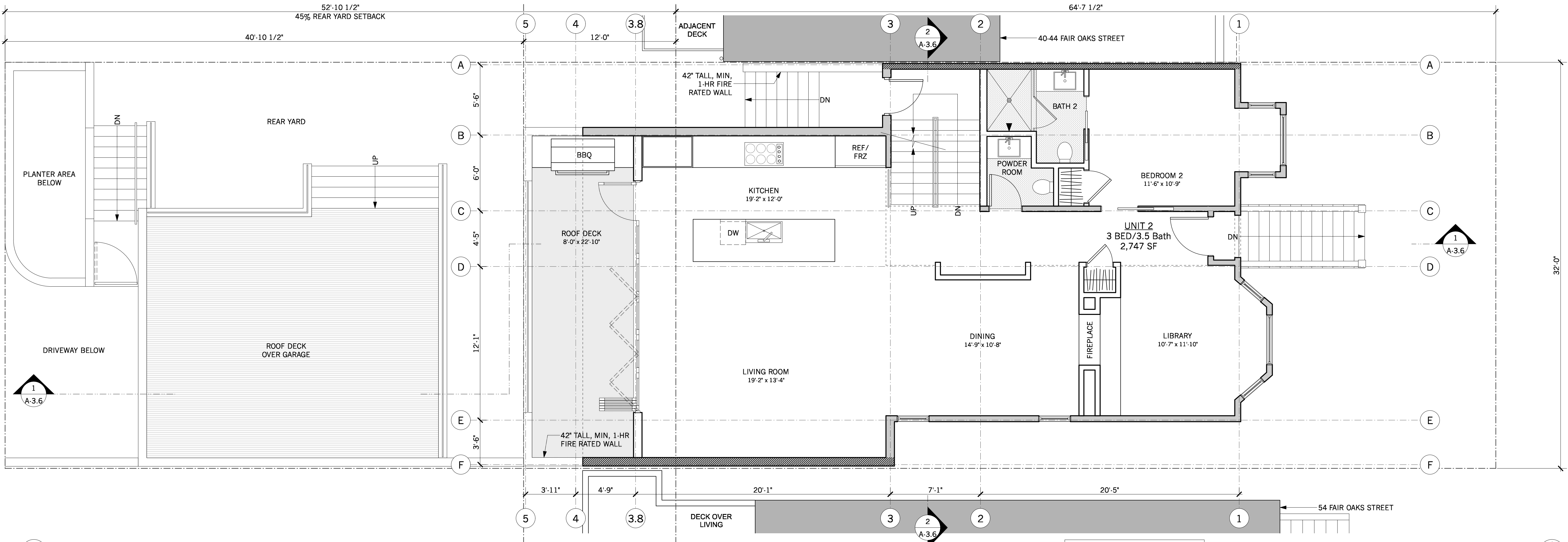
1st Floor Plan

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-2.1



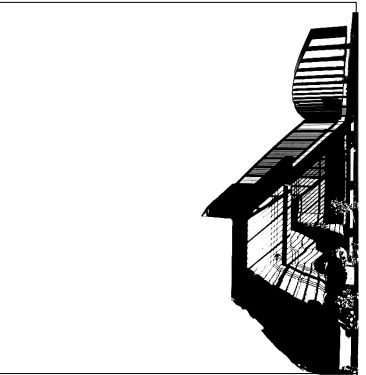
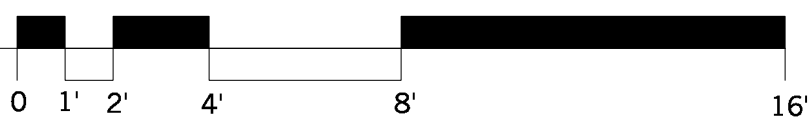
2 EXISTING 2nd FLOOR PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED 2nd FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET NOTES:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.

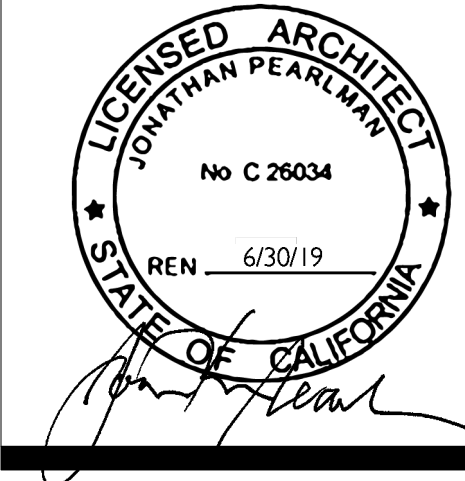
KEY	
	(E) WALL
	(N) NON-RATED WALL
	(N) 1-HR RATED WALL



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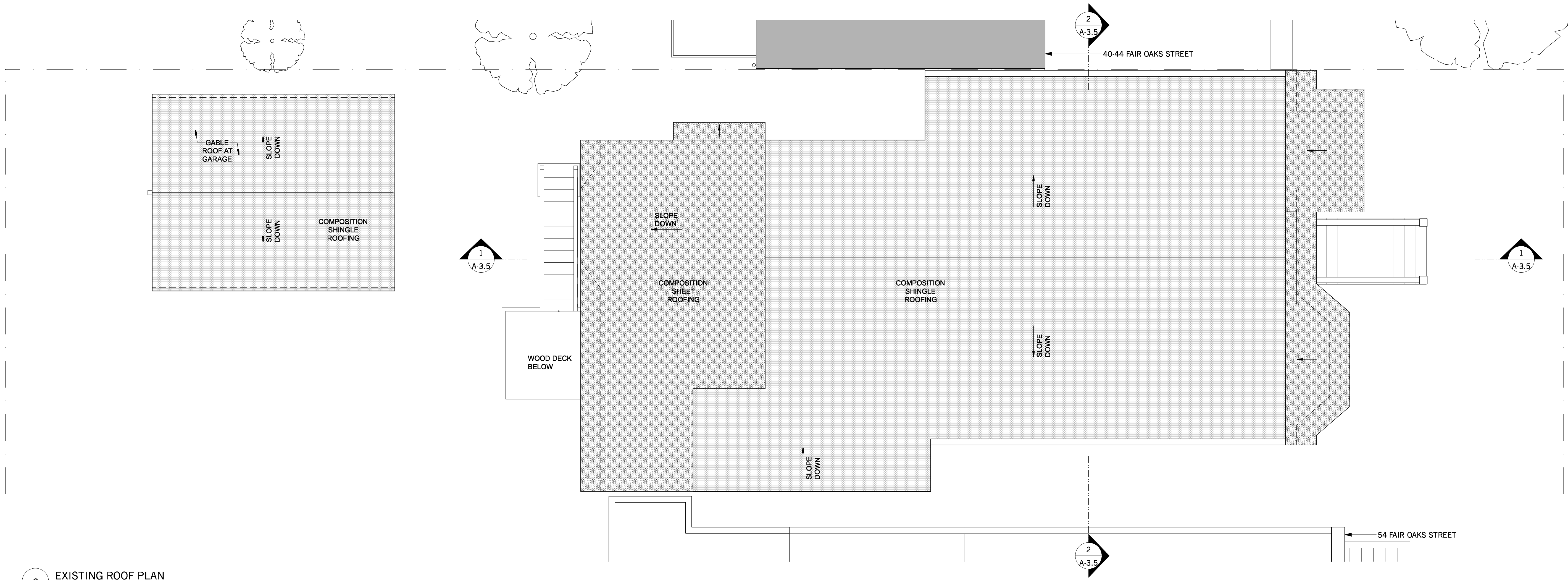
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

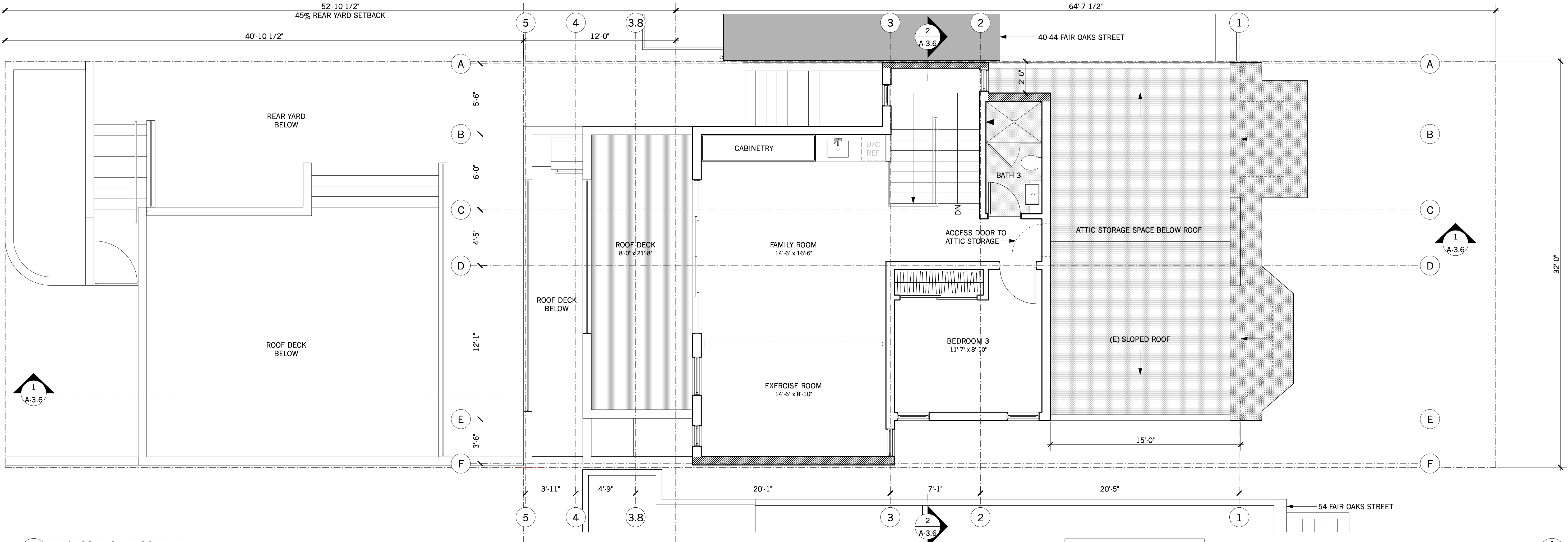
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drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-2.2



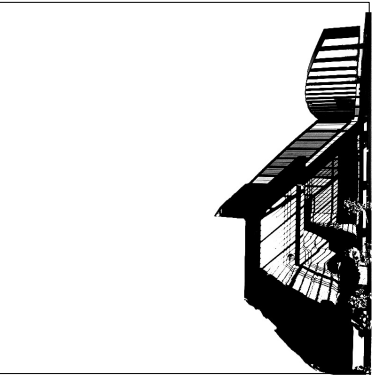
2 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED 3rd FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET NOTES:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.

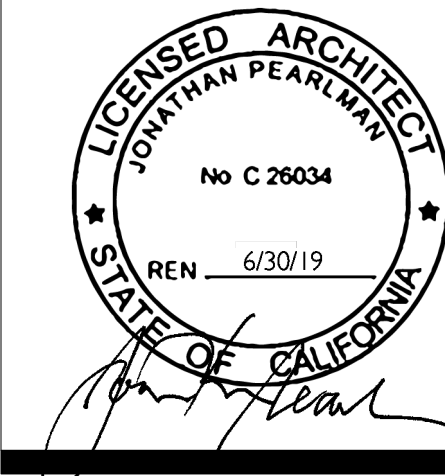
KEY	
	(E) WALL
	(N) NON-RATED WALL
	(N) 1-HR RATED WALL



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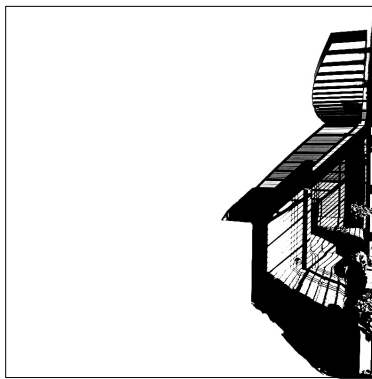
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
05.03.18	NOPDR 1	RESP
07.25.18	OWNER REV	
10.30.18	NOPDR 2	RESP

Proposed 3rd Floor Plan
& Existing Roof Plan

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

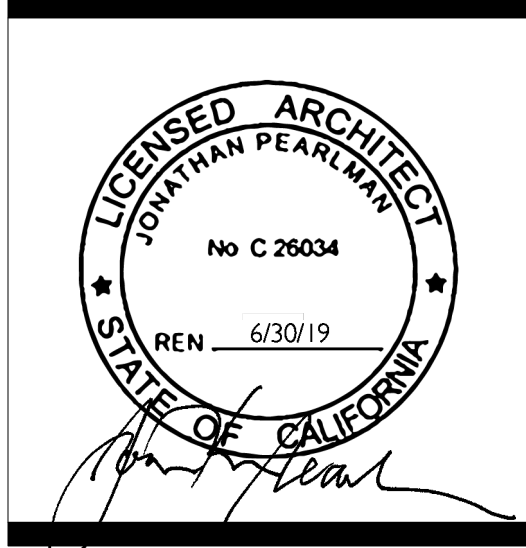
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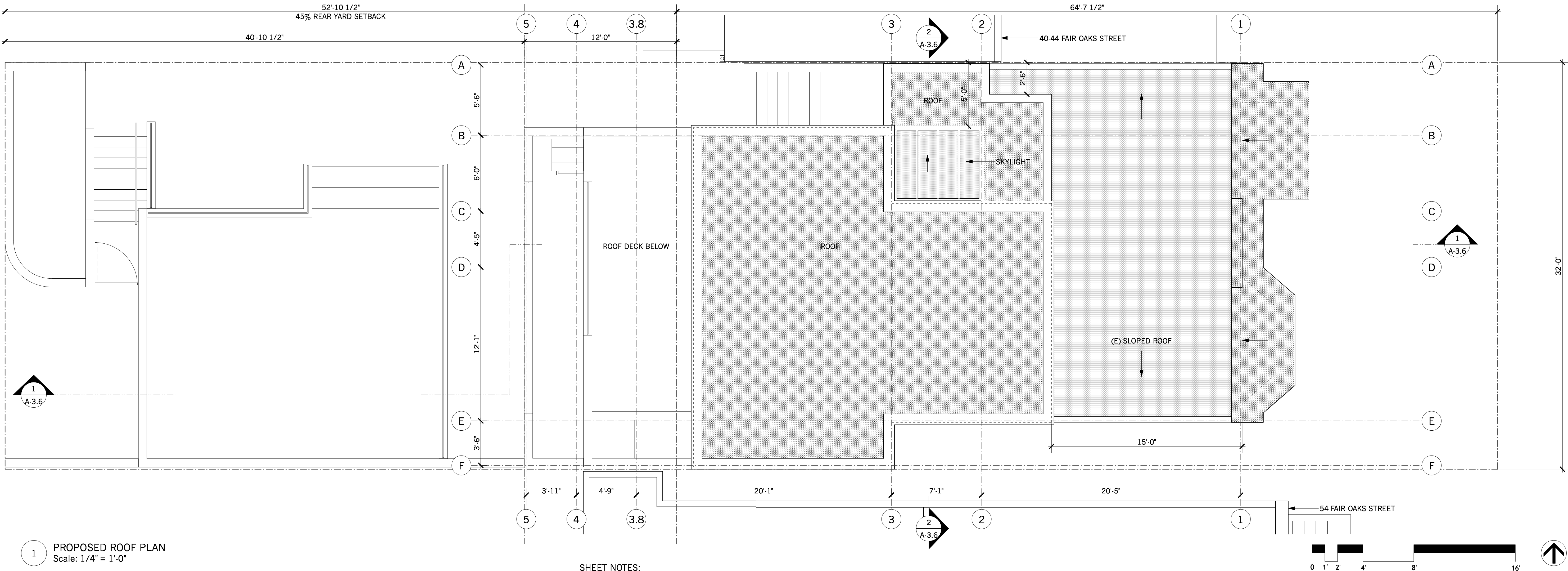
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Proposed Roof Plan

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-2.4



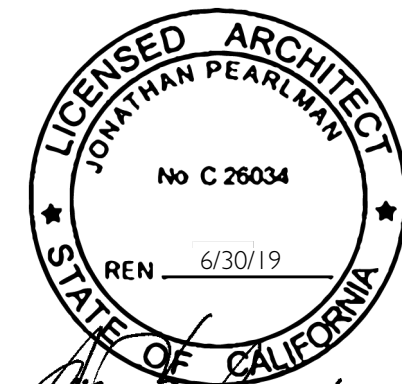
SHEET NOTES:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.



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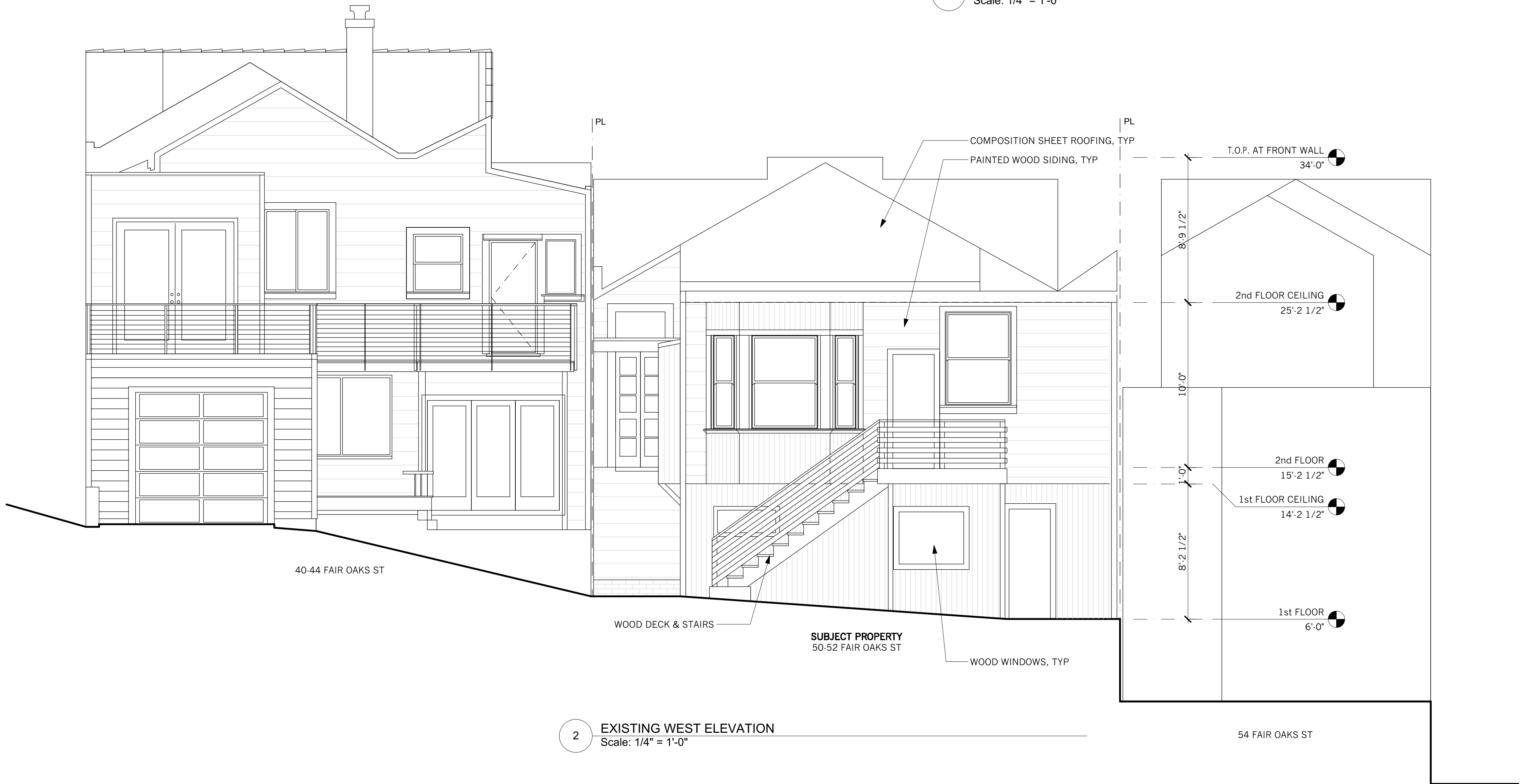
Addition/Renovation
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San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed East Elevation

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

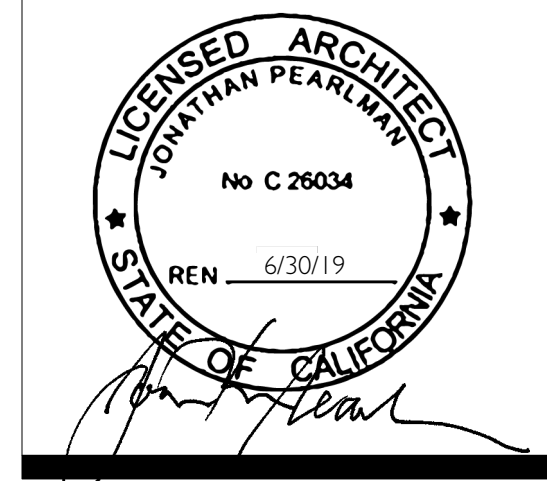
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www.elevationarchitects.com :w



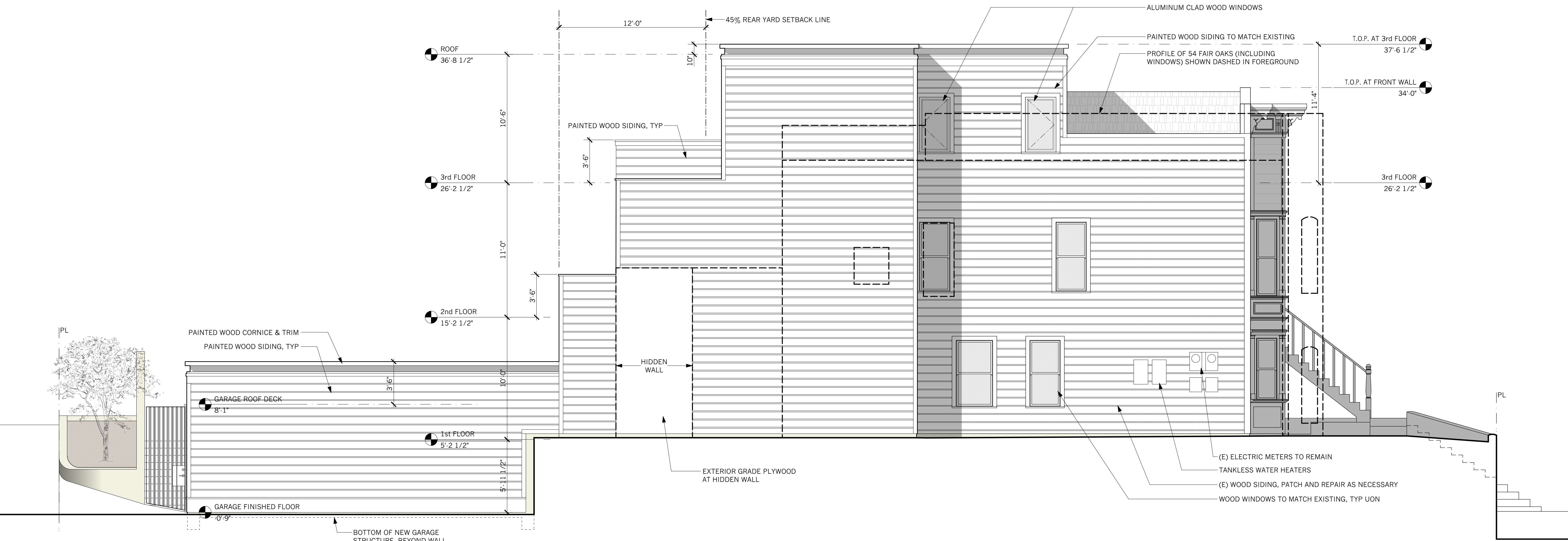
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed West Elevation

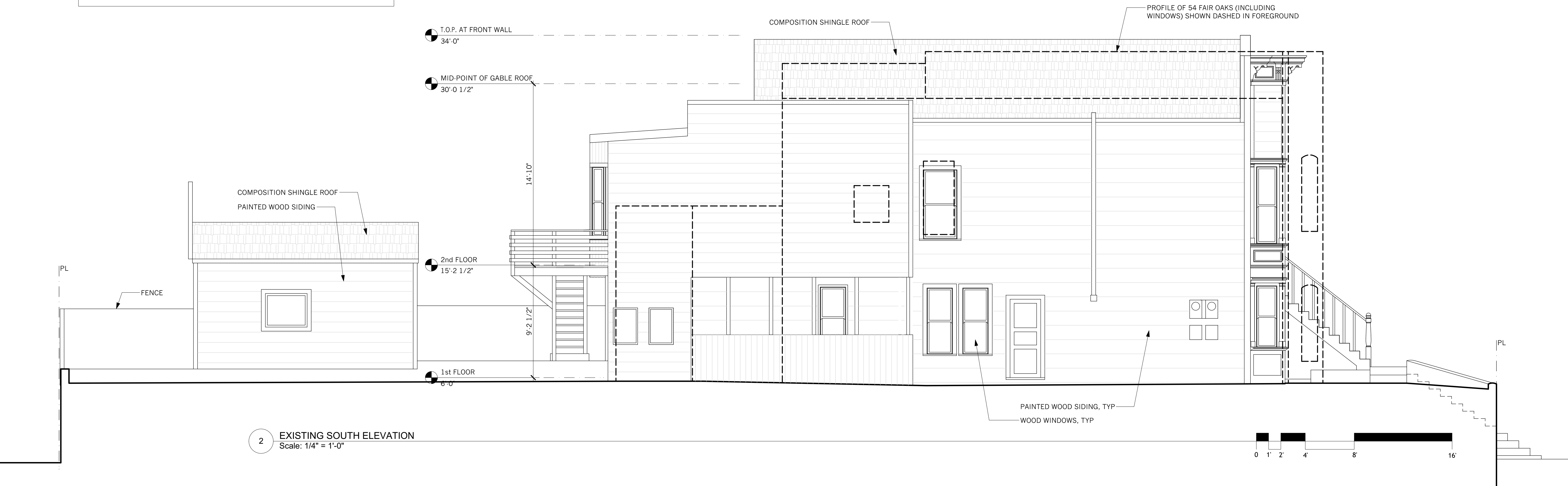
project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.2



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES:
DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE IS UNDER A SEPARATE PERMIT. THE GARAGE SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.



2 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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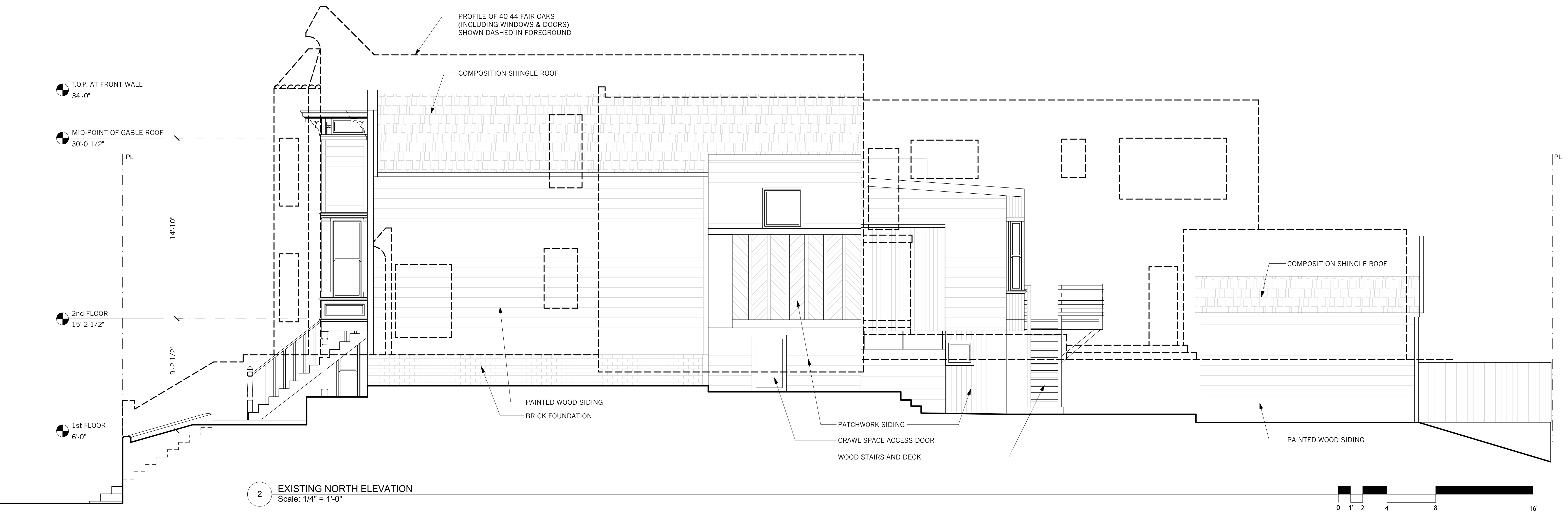
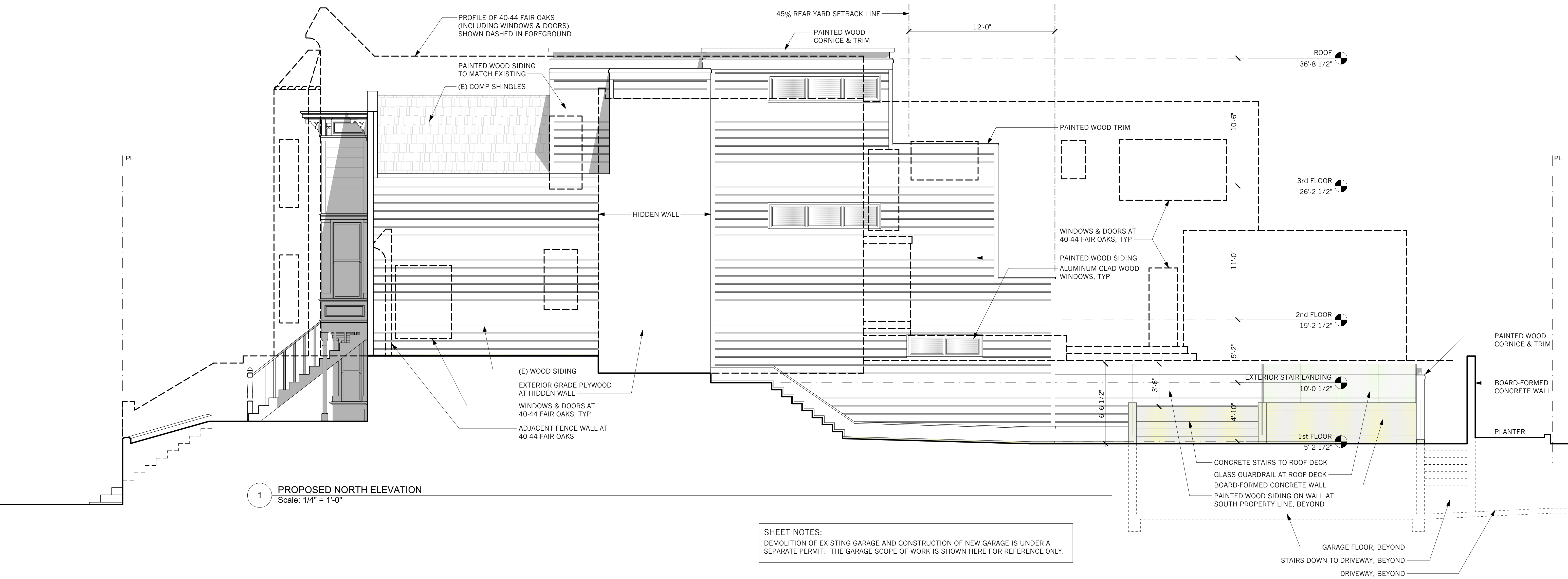
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed South Elevation

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

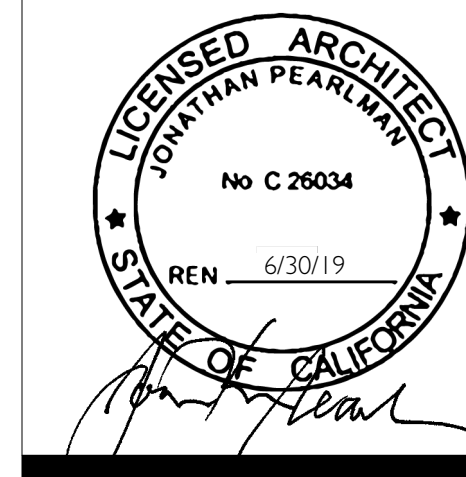
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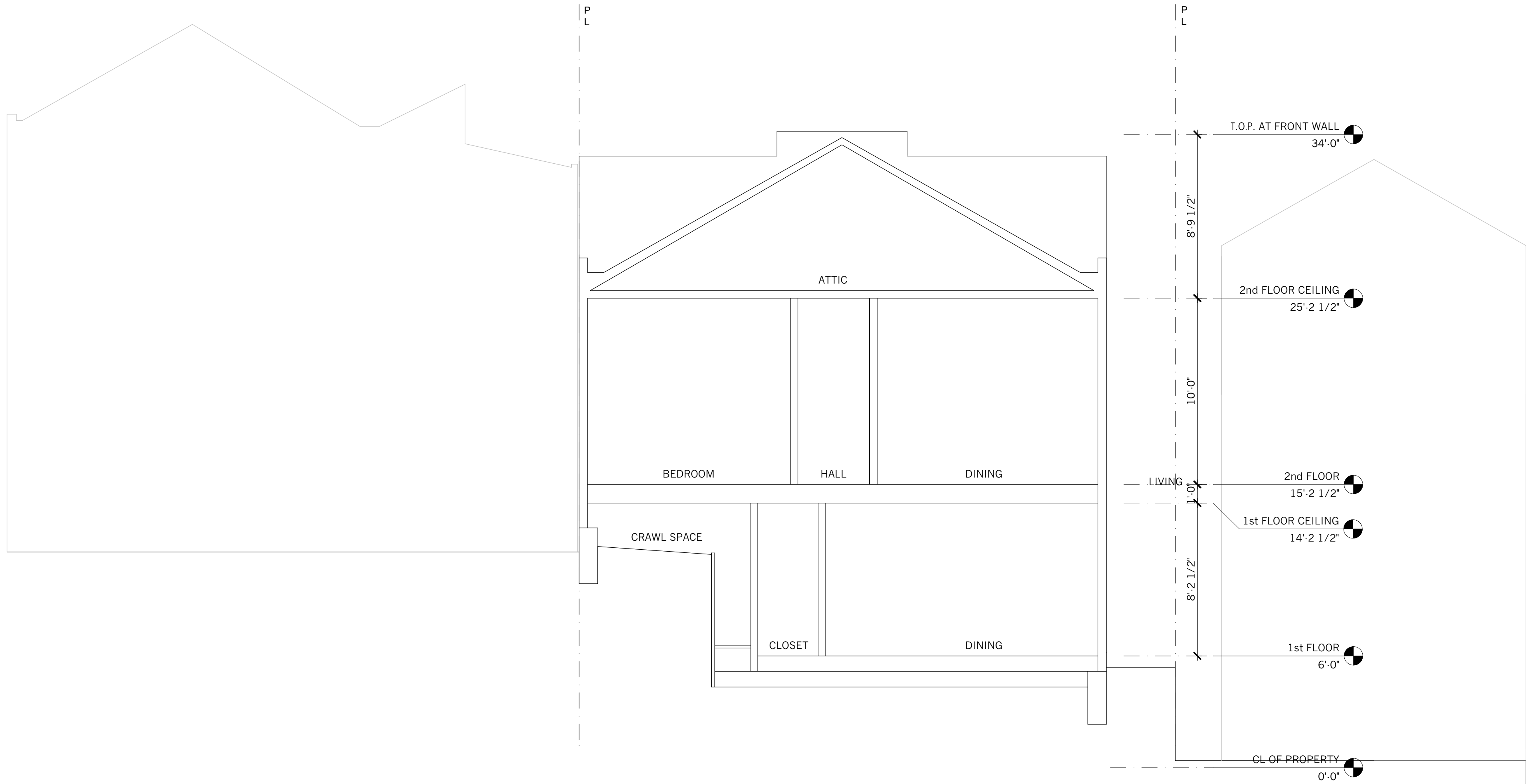
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

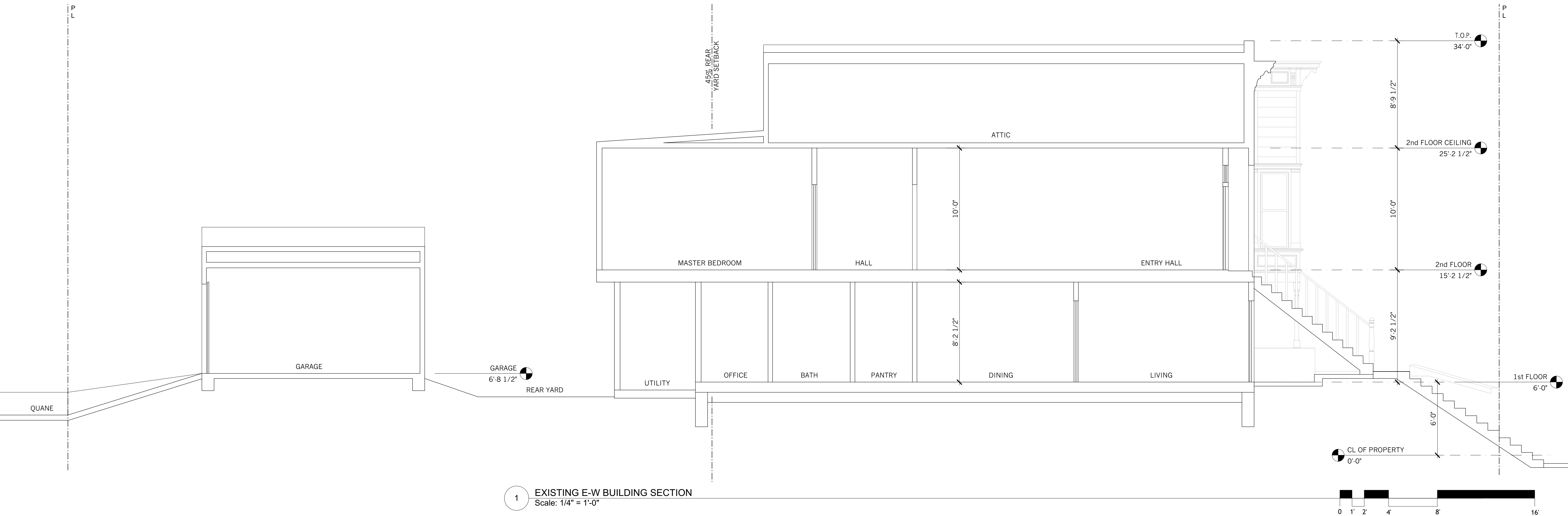
Existing & Proposed North Elevation

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.4



2 EXISTING N-S BUILDING SECTION
Scale: 1/4" = 1'-0"



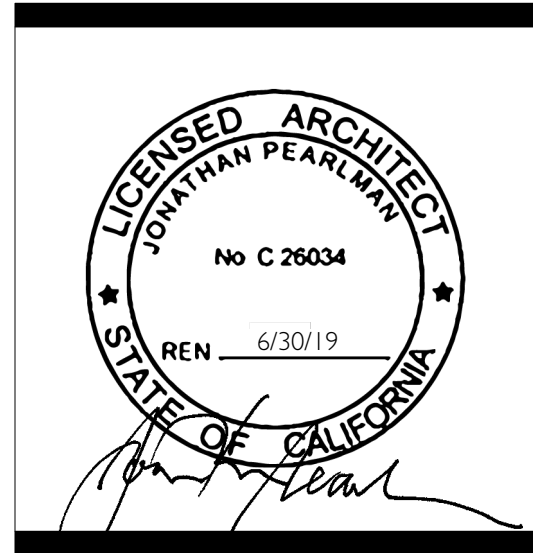
1 EXISTING E-W BUILDING SECTION
Scale: 1/4" = 1'-0"



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COOK RESIDENCE

Addition/Renovation
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing Building Sections

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.5



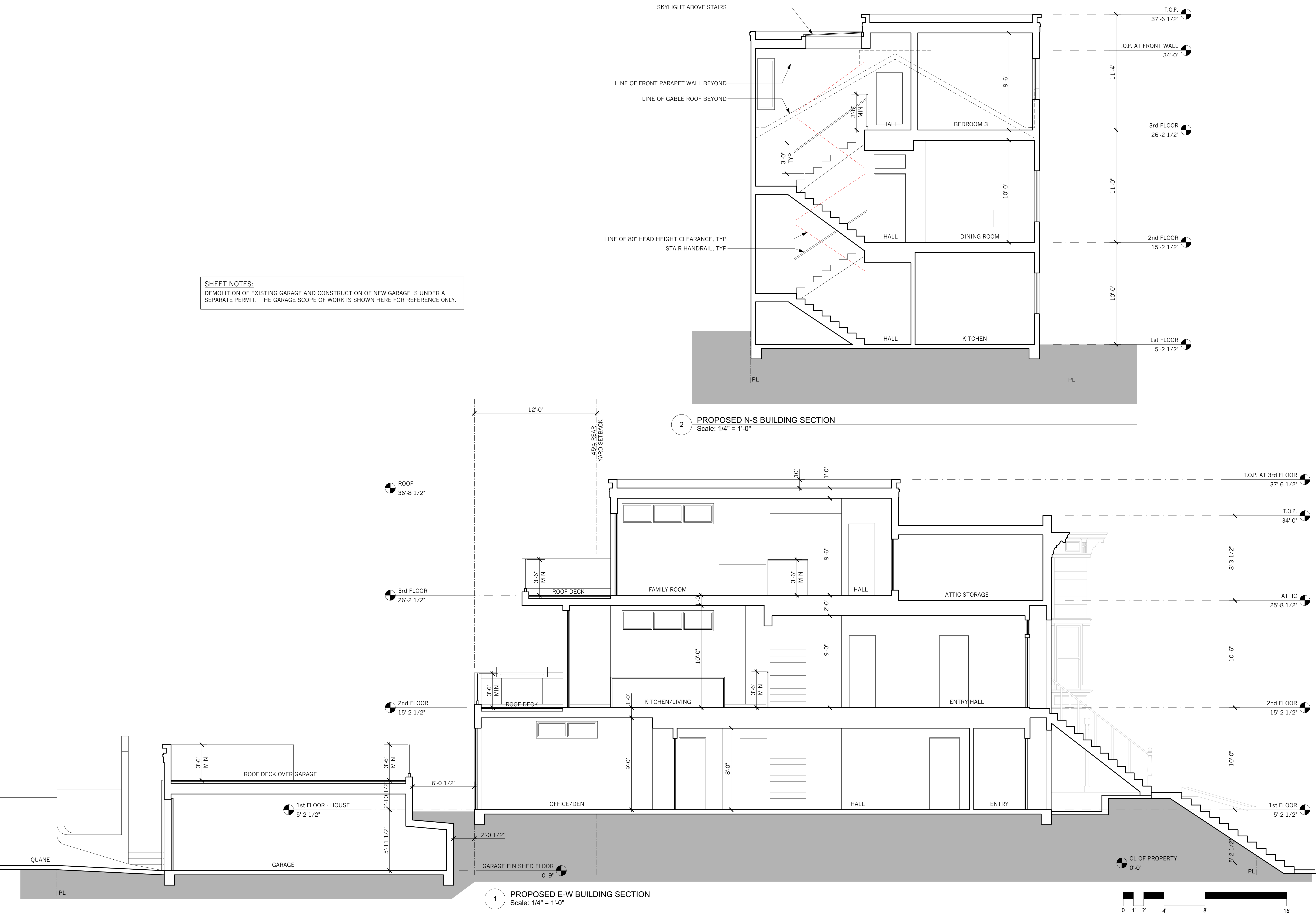
Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Proposed Building Sections

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.6

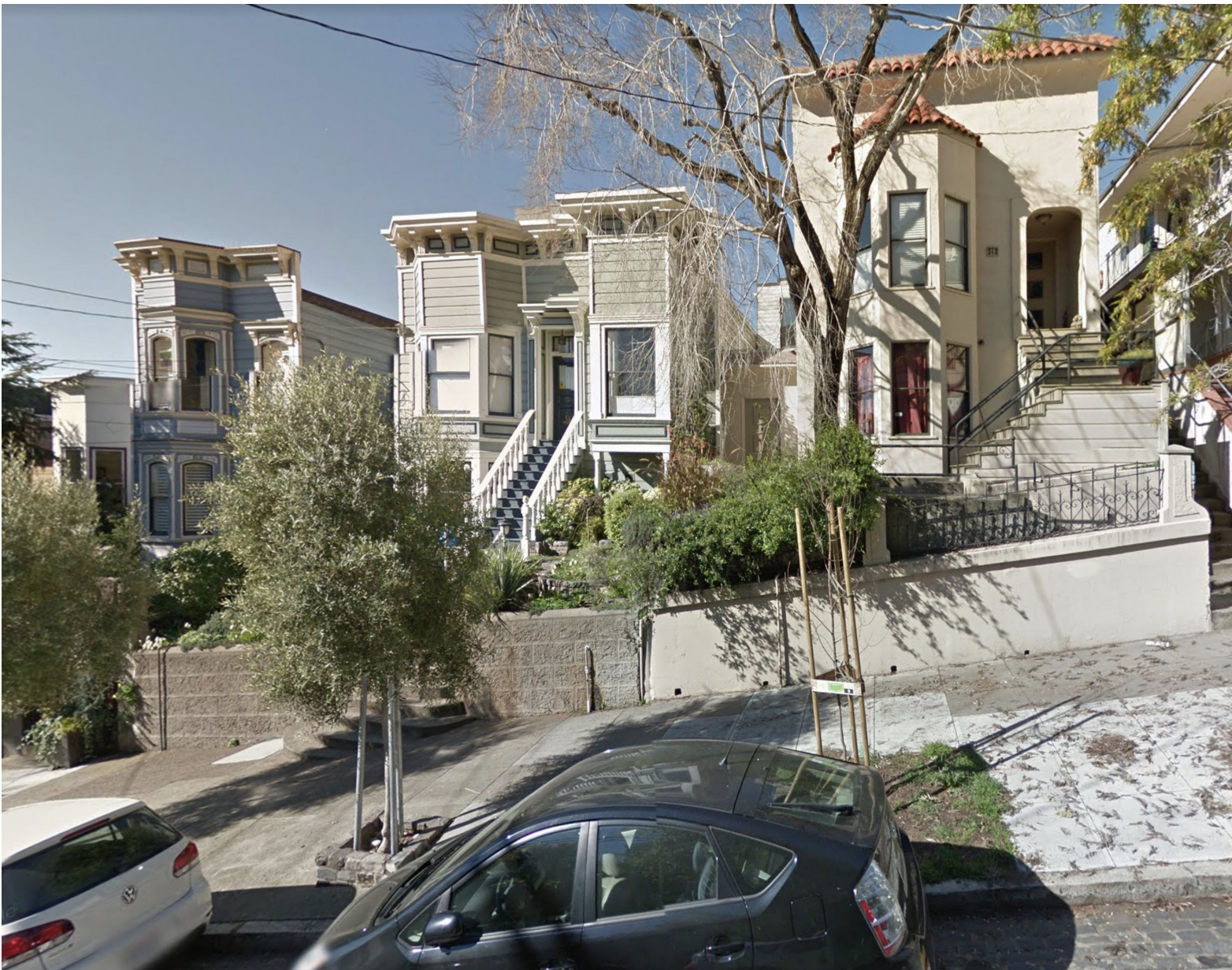




EXISTING VIEW FROM DOWNHILL



EXISTING VIEW FROM FRONT



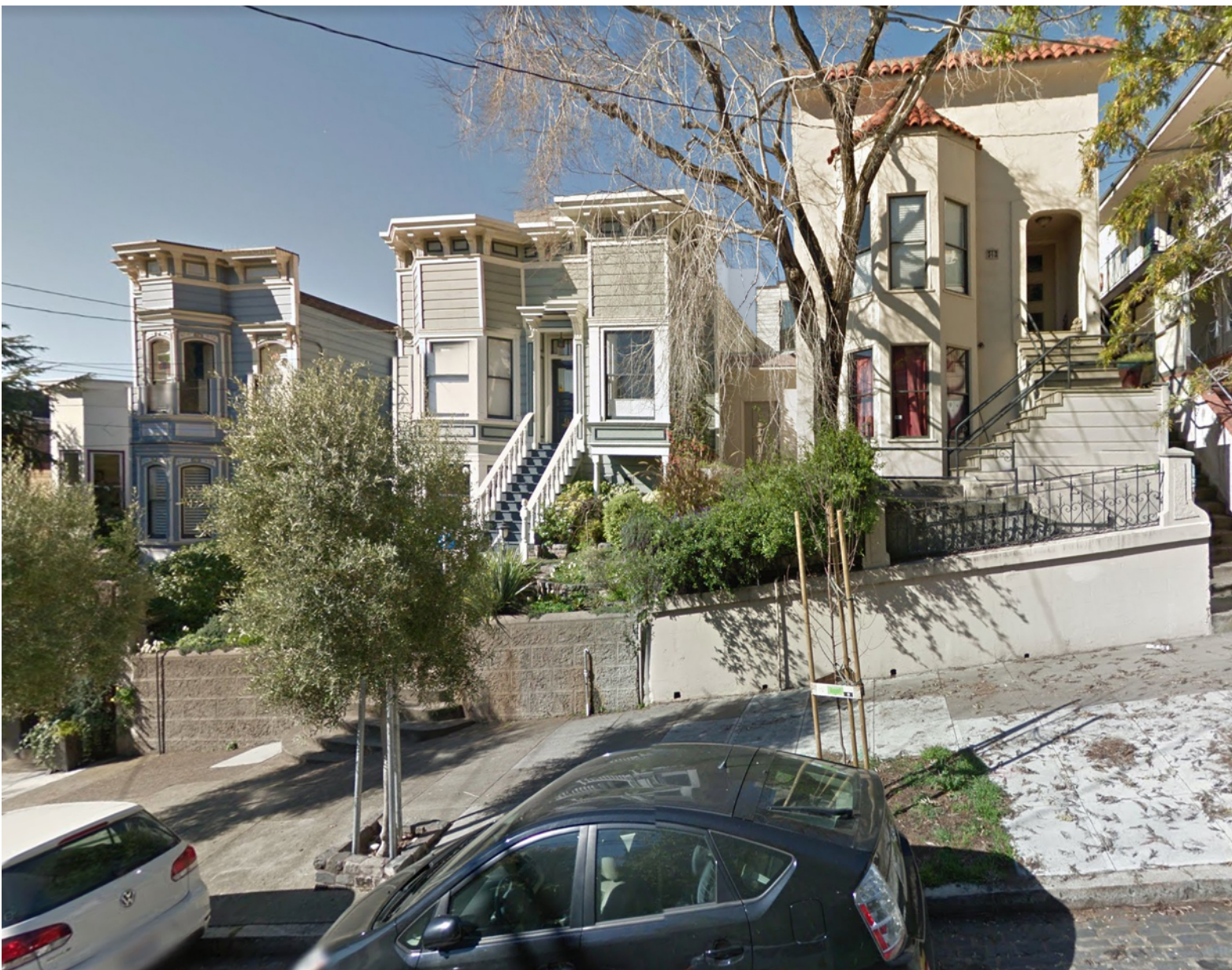
EXISTING VIEW FROM UPHILL



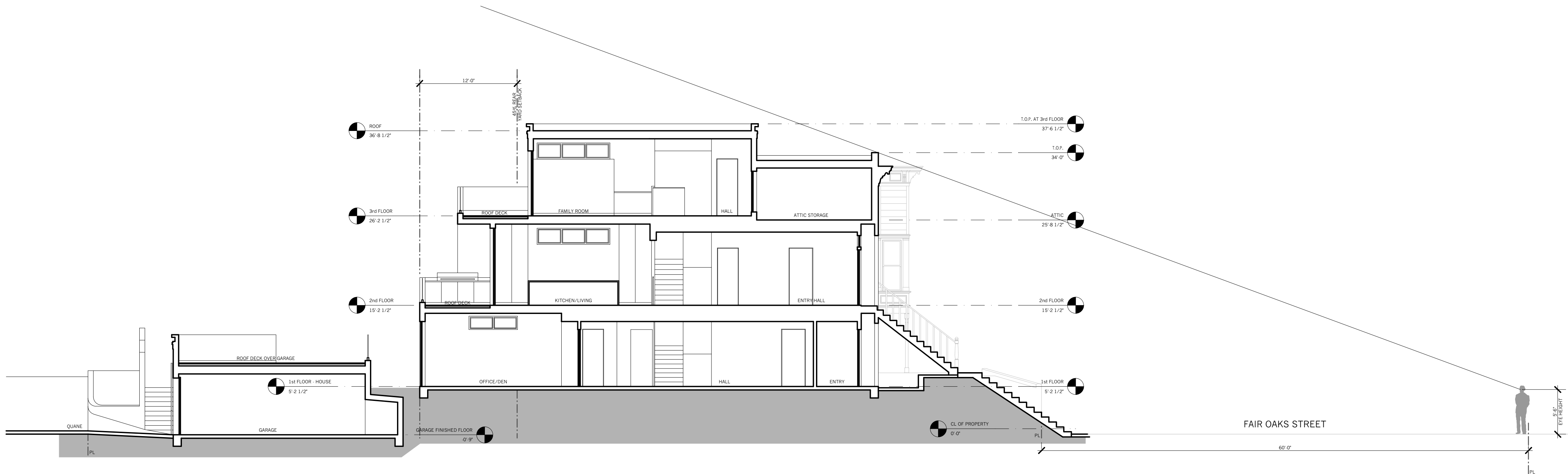
PROPOSED VIEW FROM DOWNHILL



PROPOSED VIEW FROM FRONT



PROPOSED VIEW FROM UPHILL



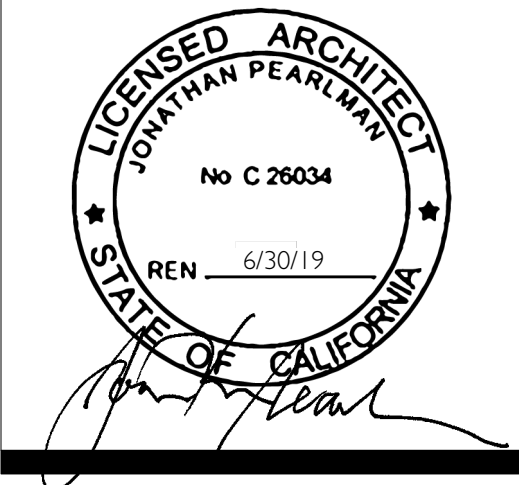
1 PROPOSED E-W BUILDING SECTION WITH VISIBILITY SIGHT LINE
Scale: 1/8" = 1'-0"



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Addition/Renovation
COOK RESIDENCE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Photographic Exhibits

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.7

NEW CONSTRUCTION

COOK RESIDENCE - GARAGE

50-52 FAIR OAKS STREET, SAN FRANCISCO, CA 94110

SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL., ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.M.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
GWB	GYPSUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

PERMITS

- SITE PERMIT
- MECHANICAL, ELECTRICAL, & PLUMBING WORK TO BE DESIGN/BUILD. APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
CURRENT NFPA 13
2016 CALIFORNIA ENERGY CODE
2016 SAN FRANCISCO BUILDING CODE

SCOPE OF WORK:

CONSTRUCTION OF NEW 2-CAR GARAGE
(DEMOLITION OF EXISTING 1-CAR GARAGE IS UNDER A SEPARATE PERMIT)

(ADDITION AND RENOVATION OF EXISTING 2-UNIT RESIDENCE IS UNDER A SEPARATE PERMIT AND THAT SCOPE OF WORK IS SHOWN IN THIS DRAWING SET FOR REFERENCE ONLY)

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 50-52 FAIR OAKS STREET
BLOCK/LOT: 3618/045
TOTAL LOT AREA: 3,760 SF
ZONING: RH-3
EXISTING BUILDING USE:
1-CAR PRIVATE GARAGE
PROPOSED BUILDING USE:
2-CAR PRIVATE GARAGE

SETBACKS:
FRONT - AVERAGE OF ADJACENT PROPERTIES
(NOT GREATER THAN 15 FT)
SIDE - NONE
REAR - 45% OF LOT DEPTH = 0.45 X 117'-6" = 52'-10 1/2"

HEIGHT & BULK: 40-X
PROPOSED BUILDING HEIGHT: 8'-1"
FAR: N/A
REQUIRED PARKING: NONE
EXISTING PARKING: 1 SPACE
PROPOSED PARKING: 2 SPACES

GARAGE AREA:	EXISTING	PROPOSED
	262 SF	494 SF
BUILDING AREA (SEPARATE PERMIT):		
	EXISTING	PROPOSED
1ST FLOOR:	1,397 SF	1,566 SF
2ND FLOOR:	1,494 SF	1,275 SF
3RD FLOOR:	0 SF	681 SF
TOTAL:	2,891 SF	3,522 SF

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASSIFICATION: U
OCCUPANCY SEPARATION: NONE
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 1 FLOOR

HEIGHT OF BUILDING FROM
LOWEST POINT OF FIRE DEPT.
ACCESS: 8'-1" TO ROOF

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

PROJECT TEAM

Building Owner:
Ben Cook
1350 Natoma Street, #5
San Francisco, CA 94103
510.435.3392
ben.cook@gmail.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

Structural Engineer:
Kevin O'Connor, Inc.
3401 Lawton Street
San Francisco, CA 94122
Contact: Kevin O'Connor
415.665.5223
kevino@kocengineering.com

VICINITY MAP

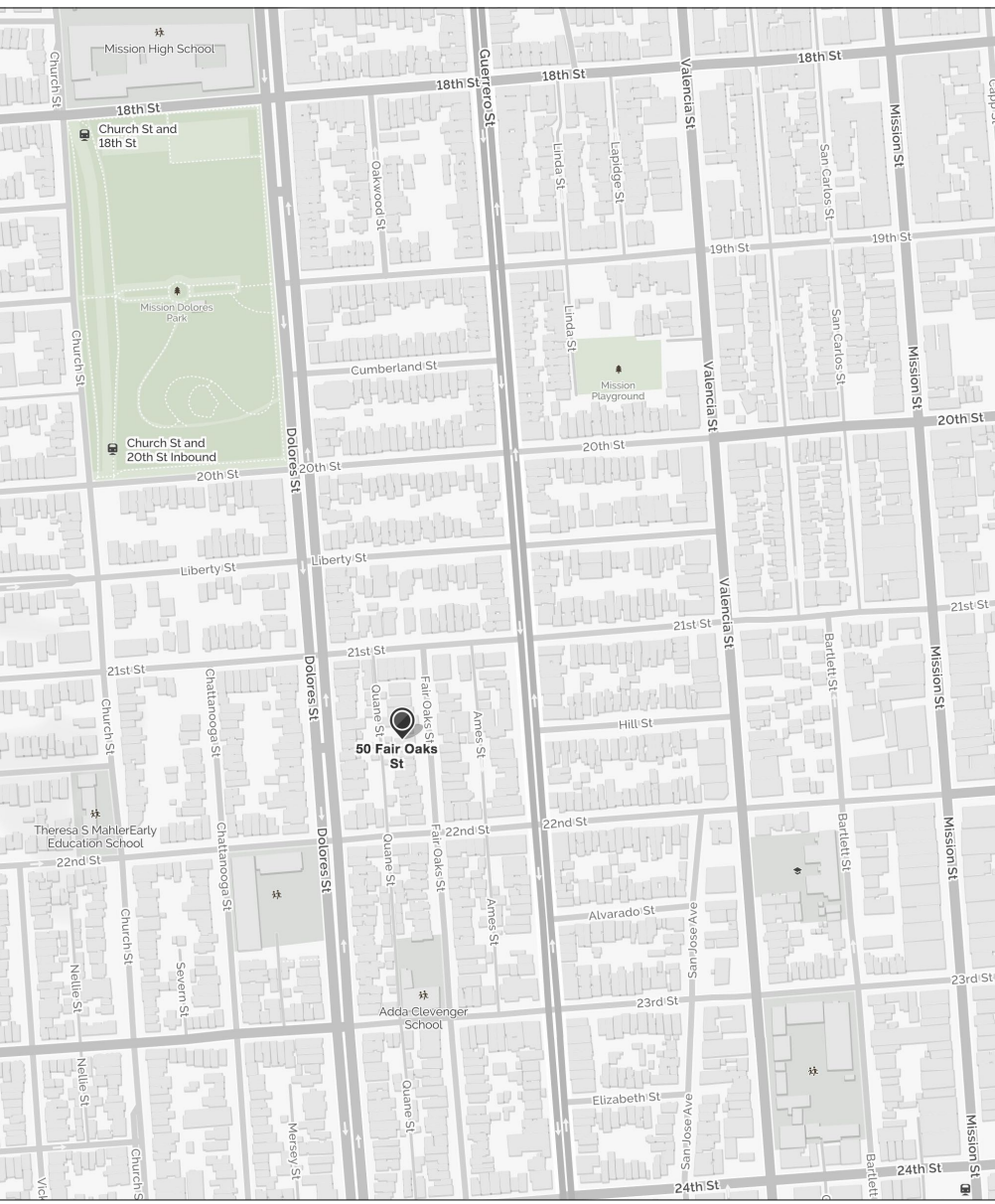
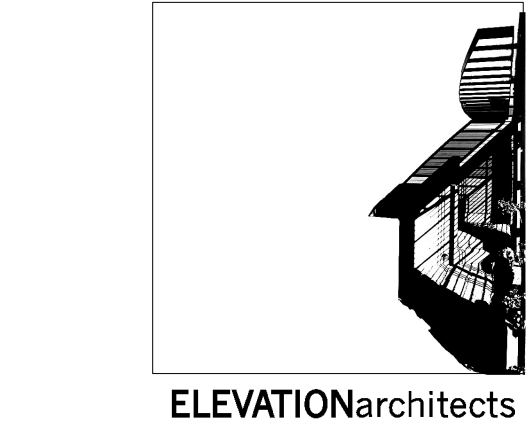


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A-3.2a	EXISTING & PROPOSED WEST ELEVATION
A-3.2b	WEST ELEVATION FROM DRIVEWAY
A-3.3	EXISTING & PROPOSED SOUTH ELEVATION
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A-3.6	PROPOSED BUILDING SECTION



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New Construction
COOK RESIDENCE - GARAGE
50-52 Fair Oaks Street
San Francisco, CA 94110
APP #2017-1221-7064


#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Cover Sheet

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-0.1

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)



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New Construction
COOK RESIDENCE - GARAGE
150-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

project: 16.10

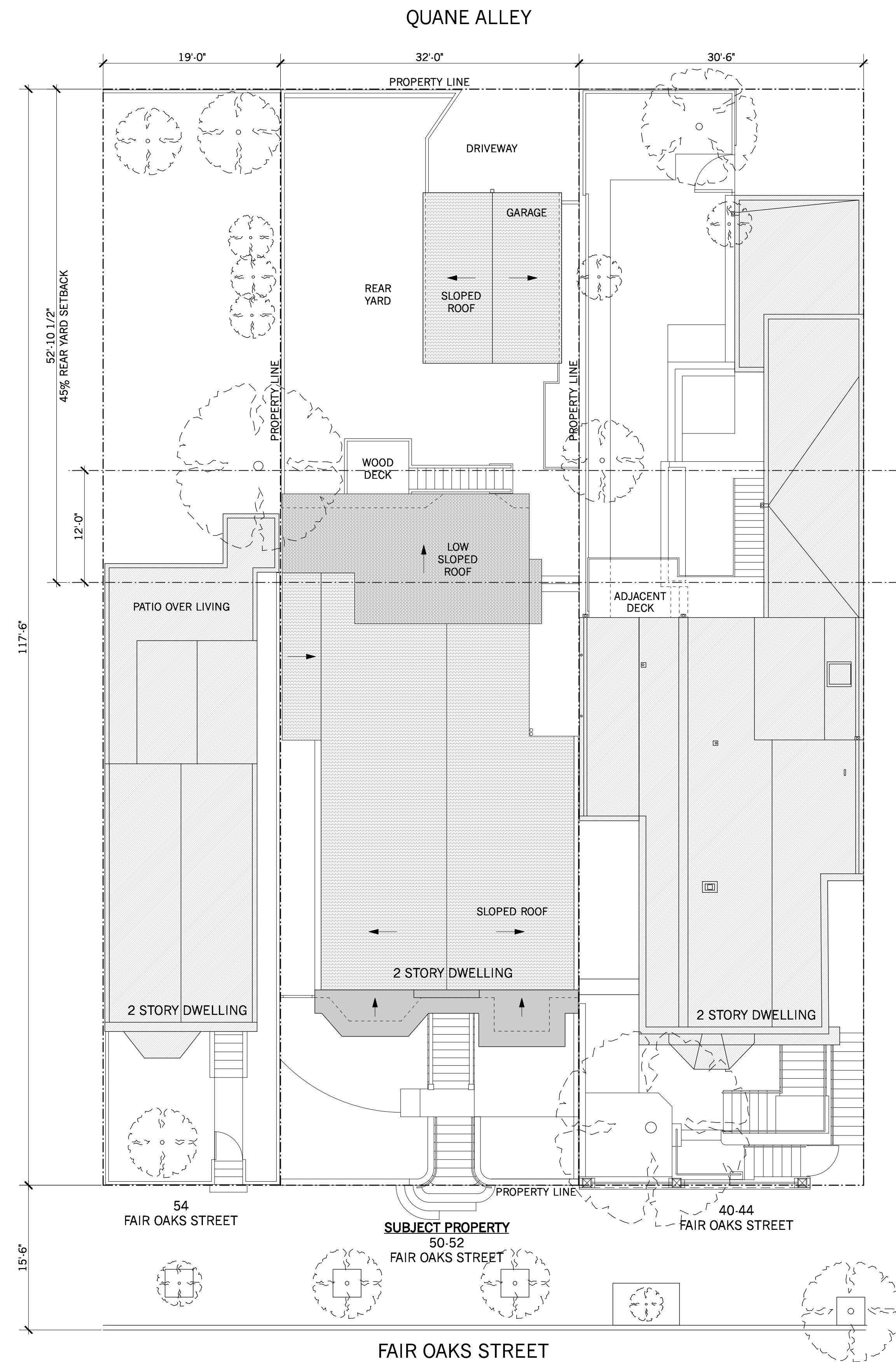
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checked by: JP

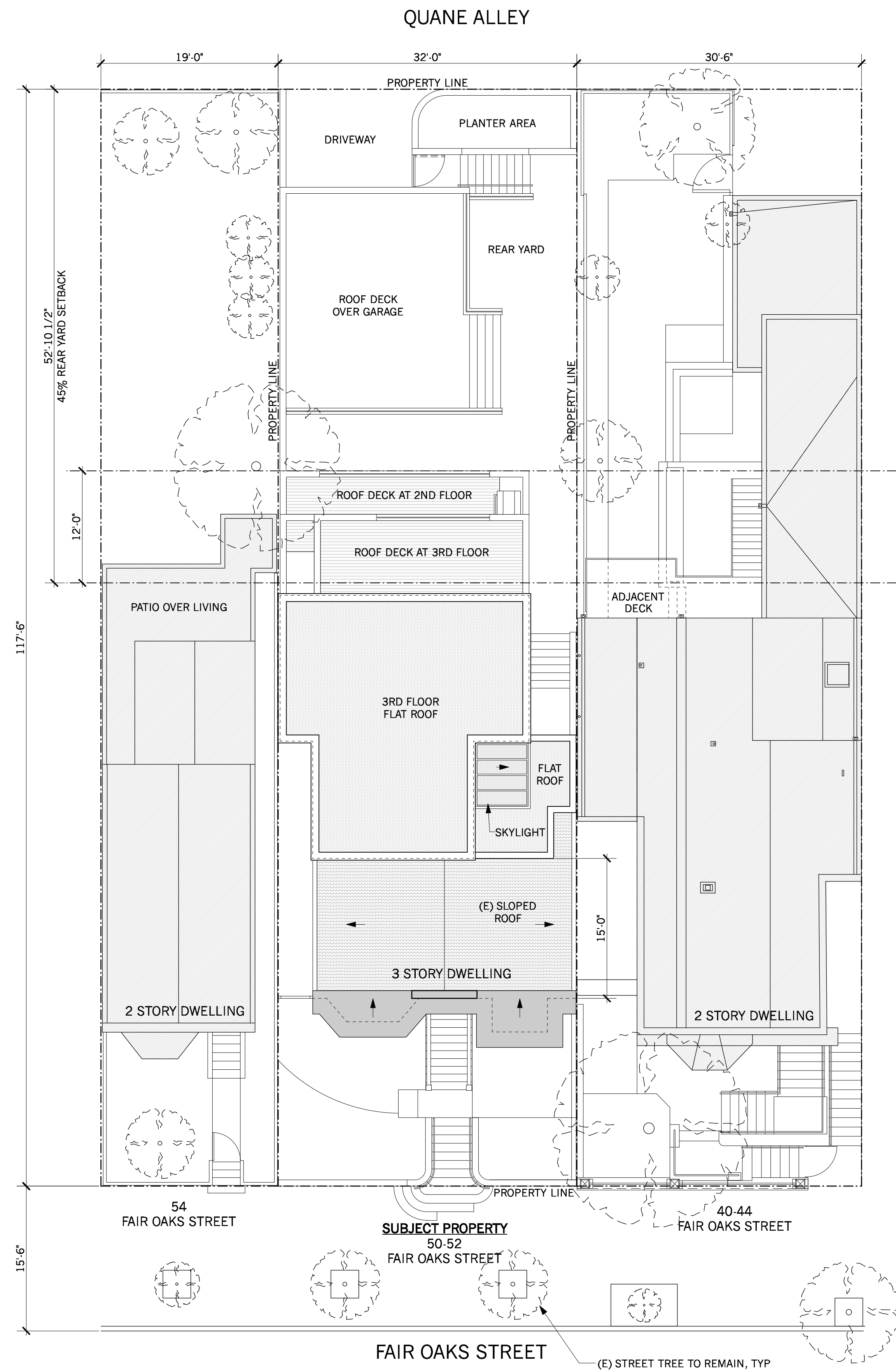
date: 12.21.17

scale:

A-0.2



1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

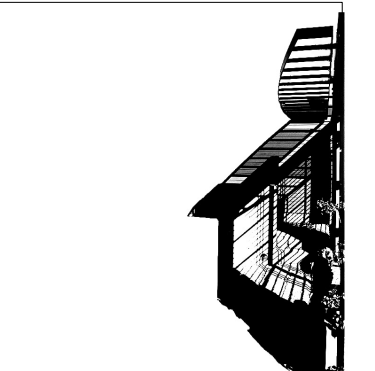
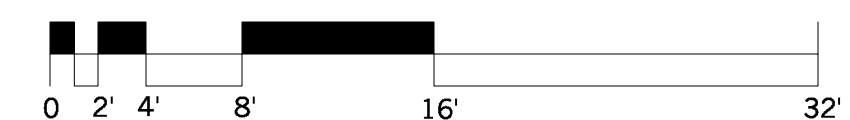


2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

SHEET NOTES:

ADDITION & RENOVATION OF EXISTING 2-UNIT RESIDENCE IS UNDER A SEPARATE PERMIT. THE ADDITION/RENOVATION SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY.

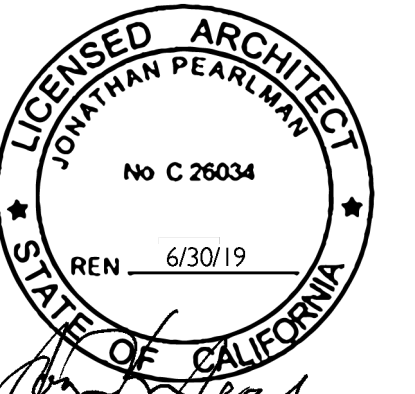
DEMOLITION OF EXISTING GARAGE IS ALSO UNDER A SEPARATE PERMIT.



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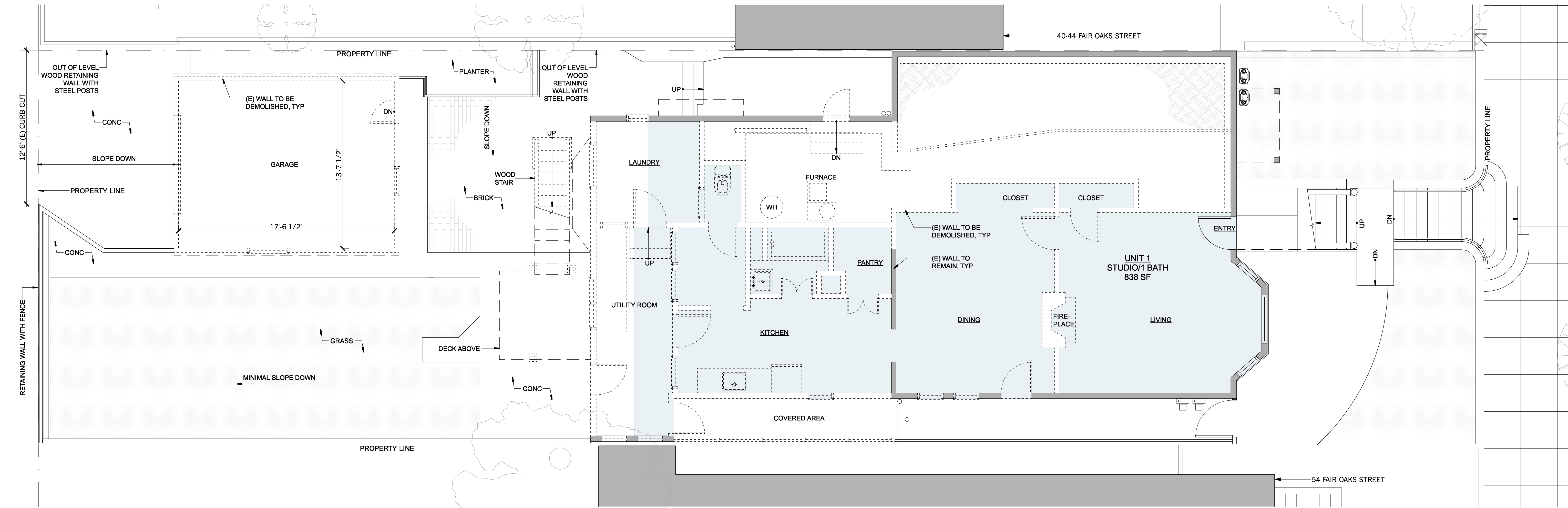
New Construction
COOK RESIDENCE - GARAGE
50-52 Fair Oaks Street
San Francisco, CA 94110

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	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
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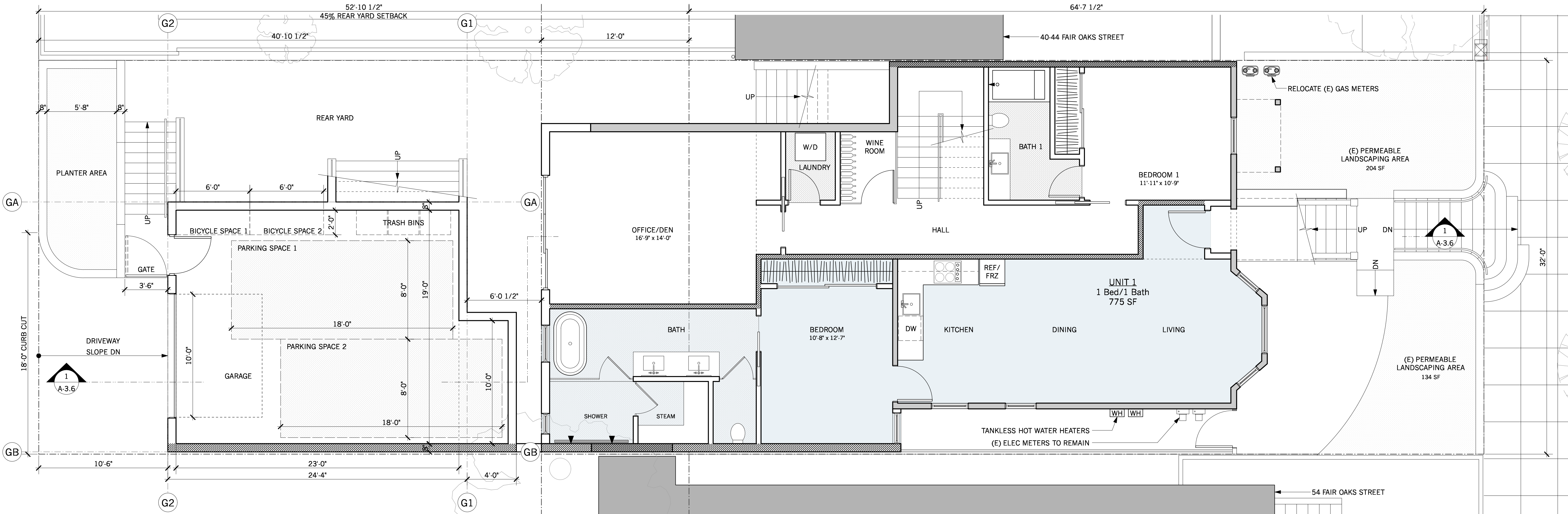
Site Plan

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-1.1



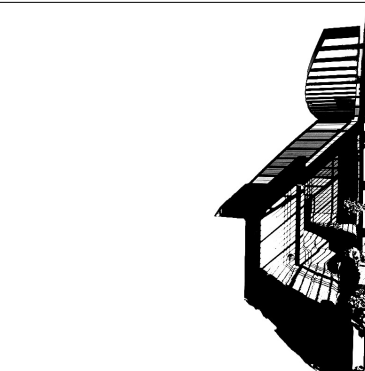
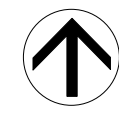
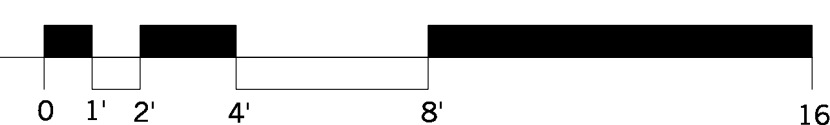
2 EXISTING 1st FLOOR PLAN
Scale: 1/4" = 1'-0"



1 PROPOSED 1st FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET NOTES:
ADDITION & RENOVATION OF EXISTING 2-UNIT RESIDENCE IS UNDER A SEPARATE PERMIT. THE ADDITION/RENOVATION SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY. DEMOLITION OF EXISTING GARAGE IS ALSO UNDER A SEPARATE PERMIT.

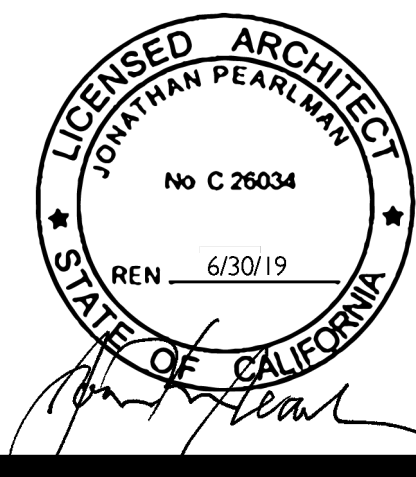
KEY	
	(E) WALL
	(N) NON-RATED WALL
	(N) 1-HR RATED WALL



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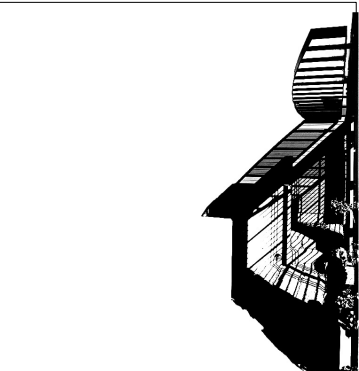
New Construction
COOK RESIDENCE - GARAGE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Garage Floor Plan

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

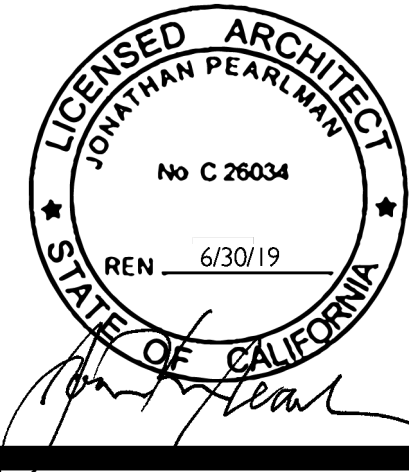
A-2.1



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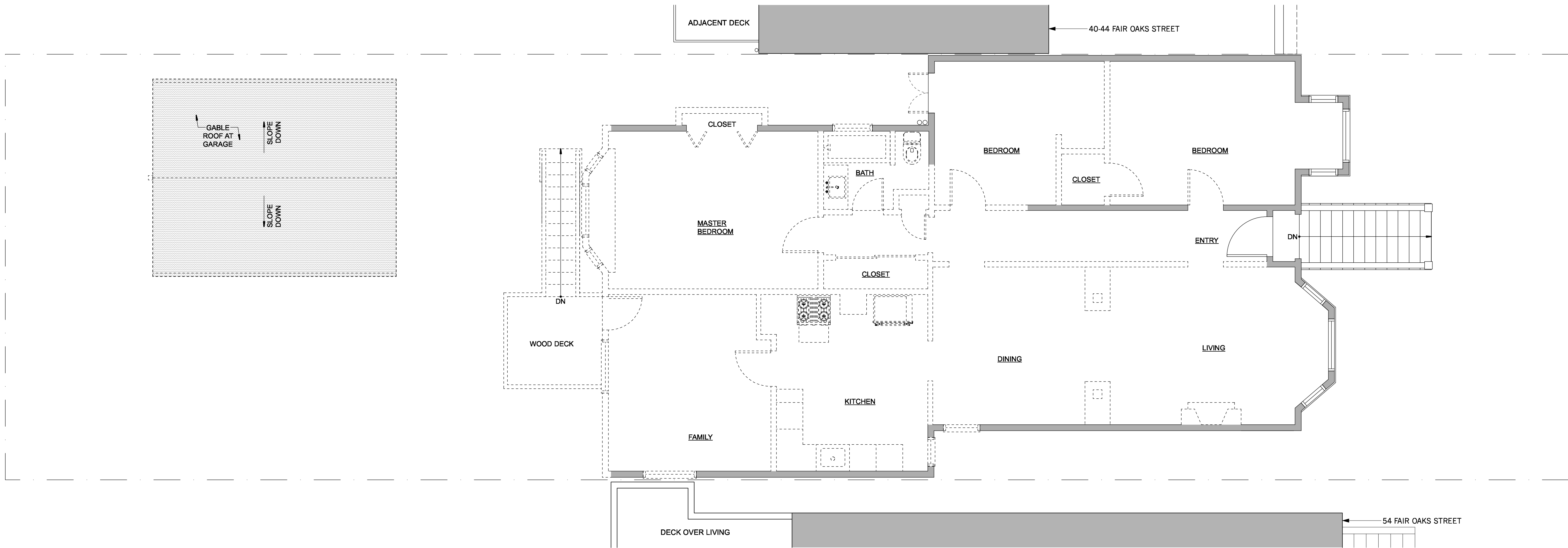
New Construction
COOK RESIDENCE - GARAGE
50-52 Fair Oaks Street
San Francisco, CA 94110

#	date	issue
	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Garage Roof Plan

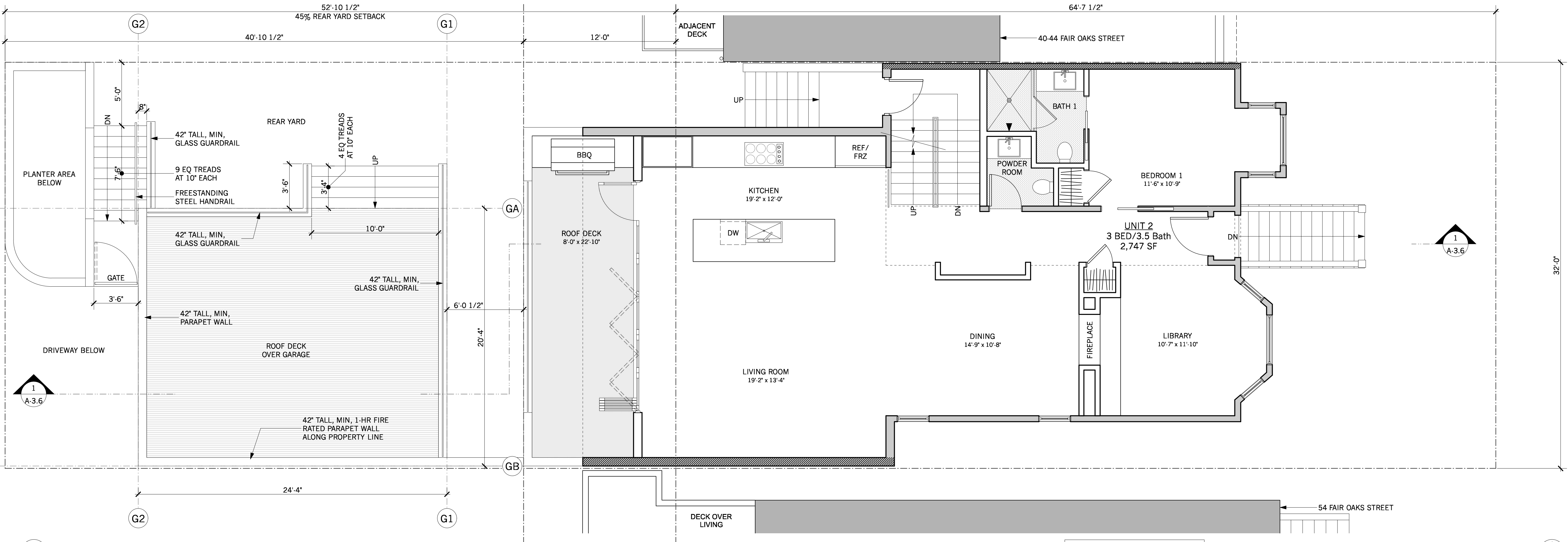
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checked by:	JP
date:	12.21.17
scale:	

A-2.2



2 EXISTING GARAGE ROOF PLAN

Scale: 1/4" = 1'-0"



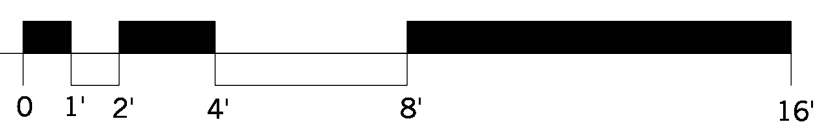
1 PROPOSED GARAGE ROOF PLAN

Scale: 1/4" = 1'-0"

SHEET NOTES:

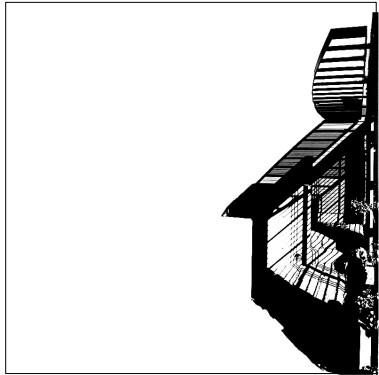
ADDITION & RENOVATION OF EXISTING 2-UNIT RESIDENCE IS UNDER A SEPARATE PERMIT. THE ADDITION/RENOVATION SCOPE OF WORK IS SHOWN HERE FOR REFERENCE ONLY. DEMOLITION OF EXISTING GARAGE IS ALSO UNDER A SEPARATE PERMIT.

KEY	
(E) WALL	
(N) NON-RATED WALL	
(N) 1-HR RATED WALL	





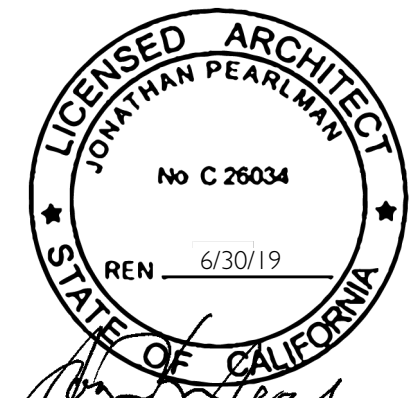
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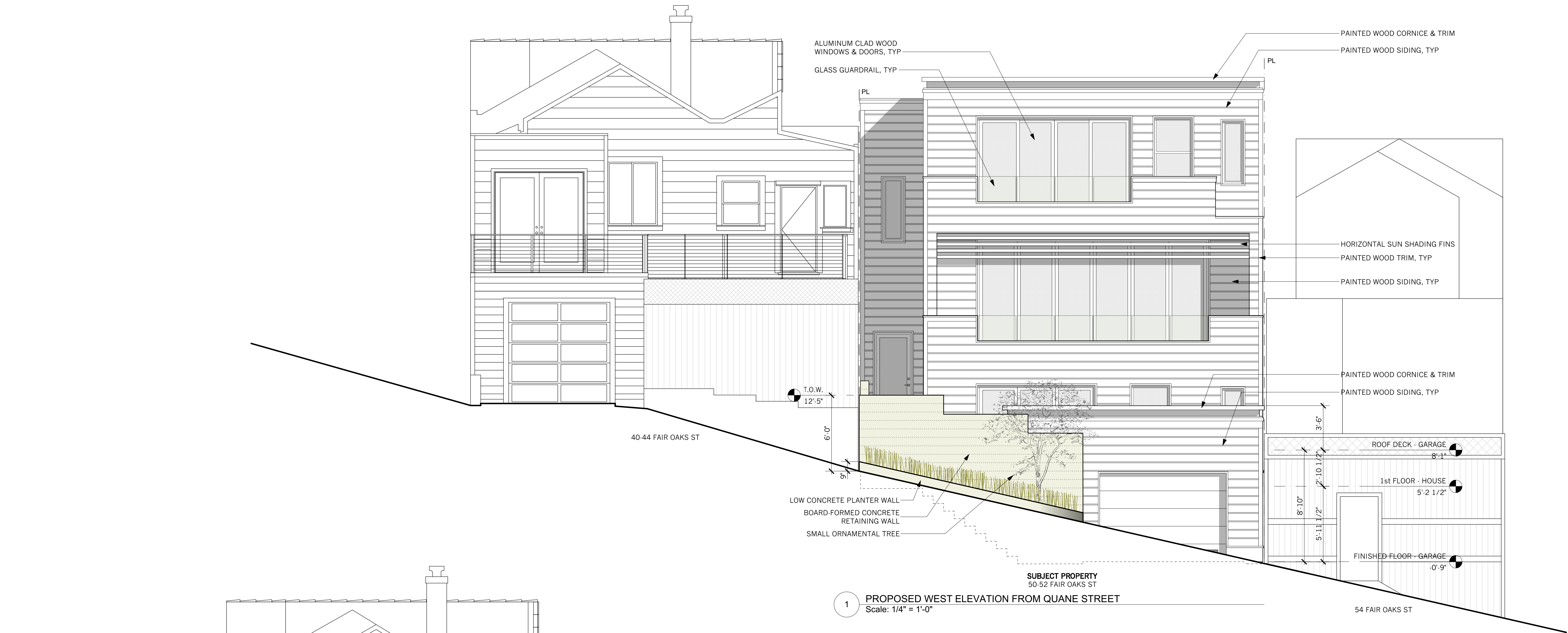
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**Existing & Proposed
East Elevation**

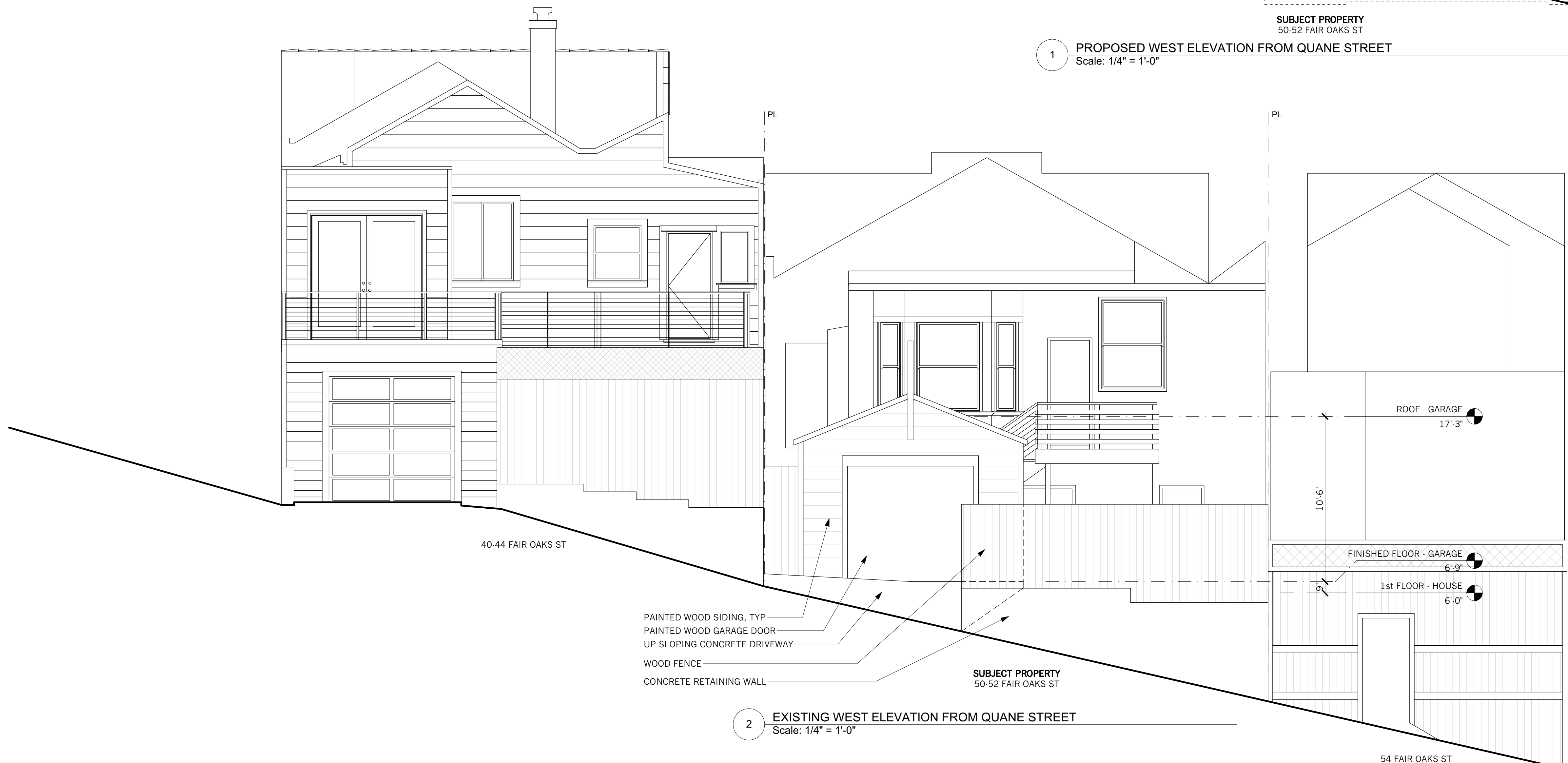
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A-3.1

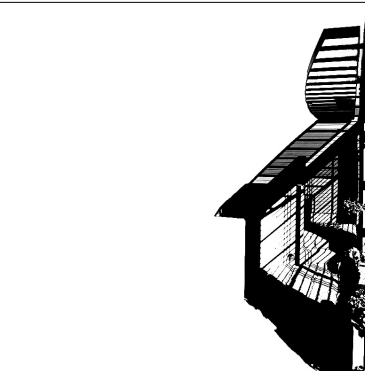
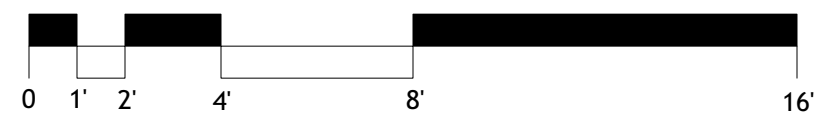


1 PROPOSED WEST ELEVATION FROM QUANE STREET
Scale: 1/4" = 1'-0"

SHEET NOTES:
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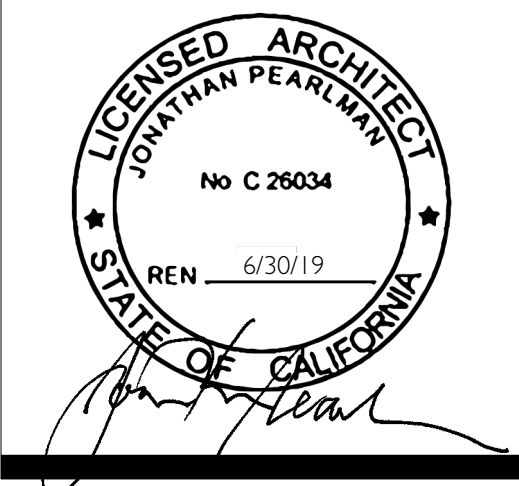
2 EXISTING WEST ELEVATION FROM QUANE STREET
Scale: 1/4" = 1'-0"



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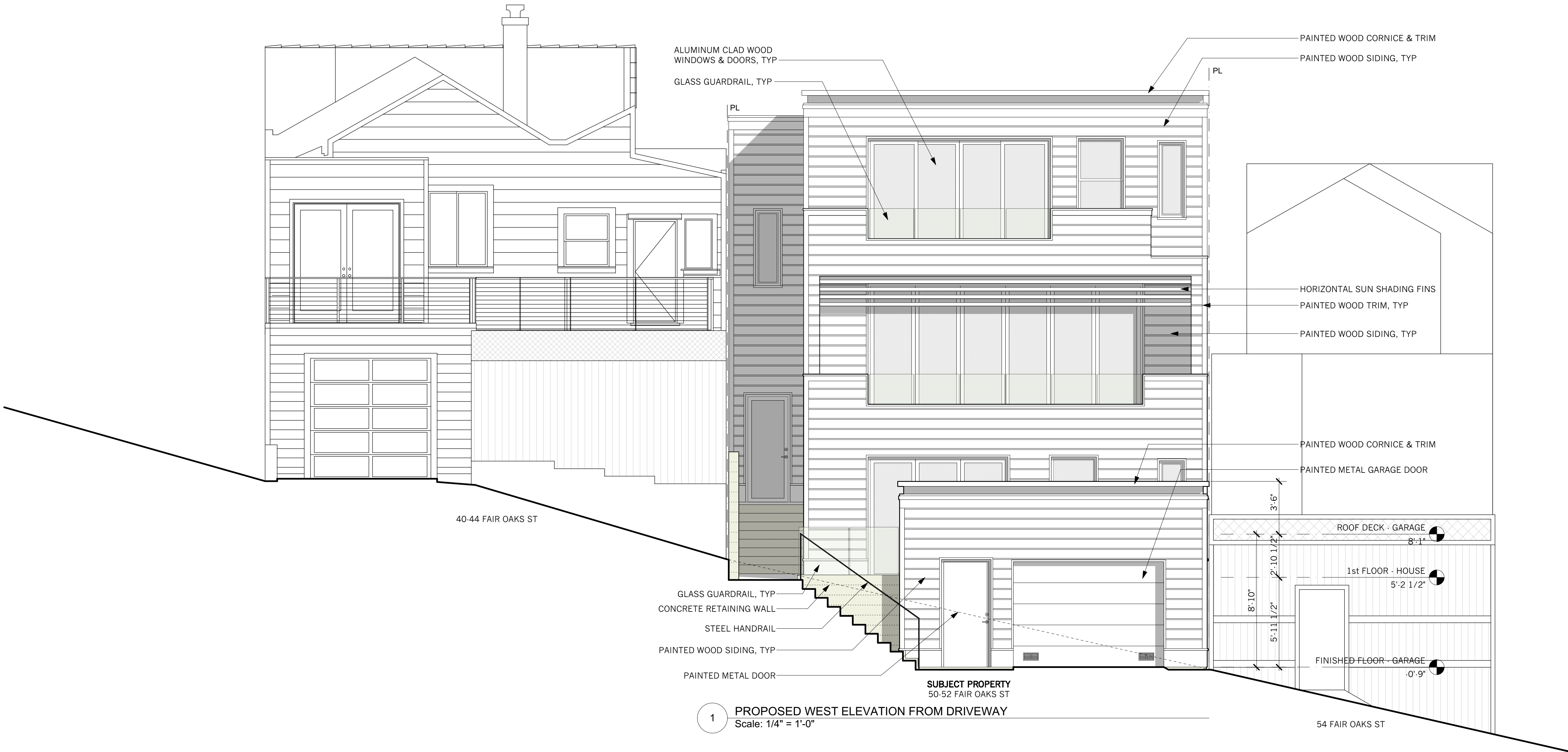
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10.30.18	NOPDR 2 RESP	

Existing & Proposed West Elevation

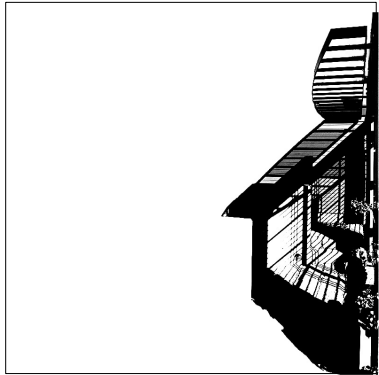
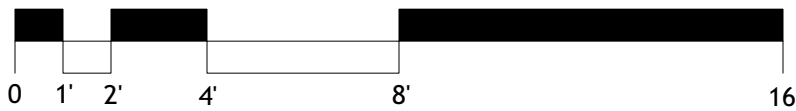
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scale:	

A-3.2a



1 PROPOSED WEST ELEVATION FROM DRIVEWAY
Scale: 1/4" = 1'-0"

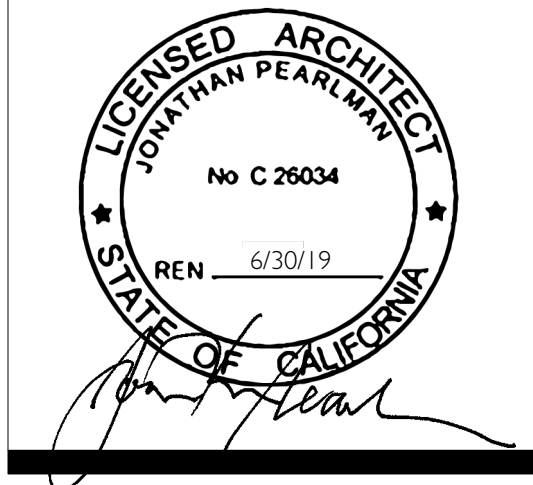
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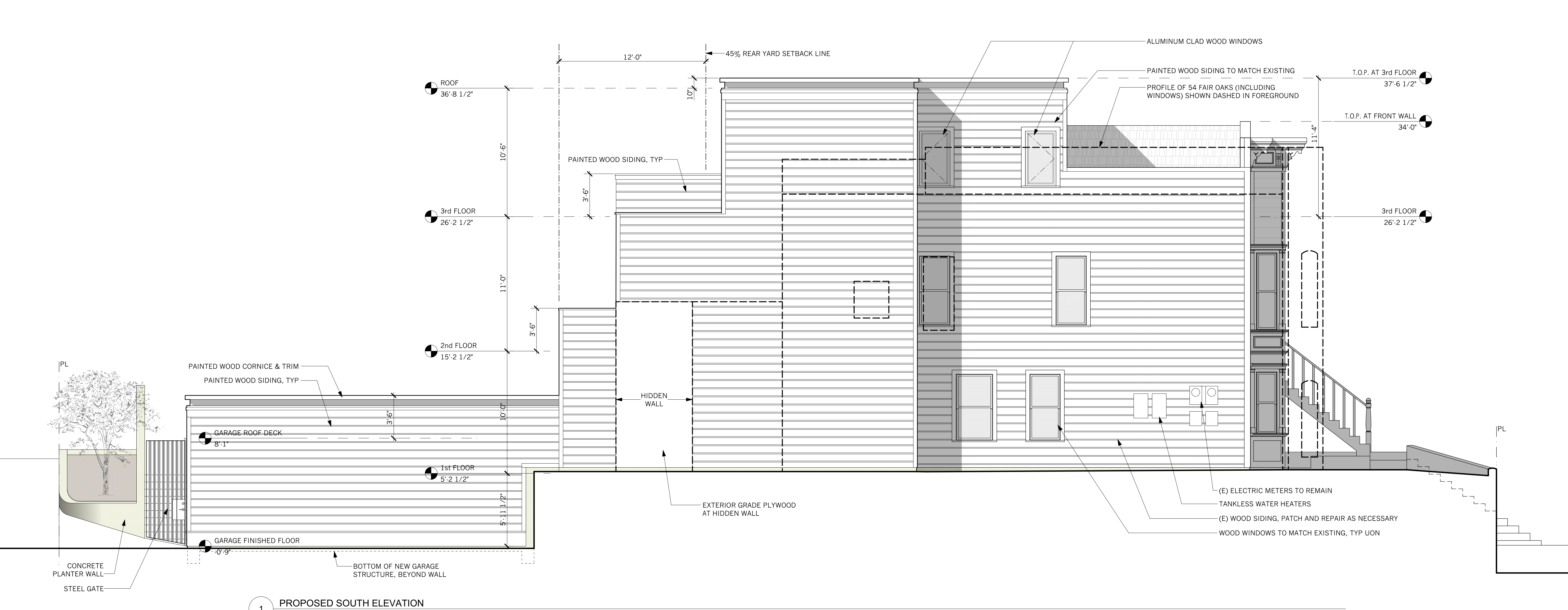
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

West Elevation From
Driveway

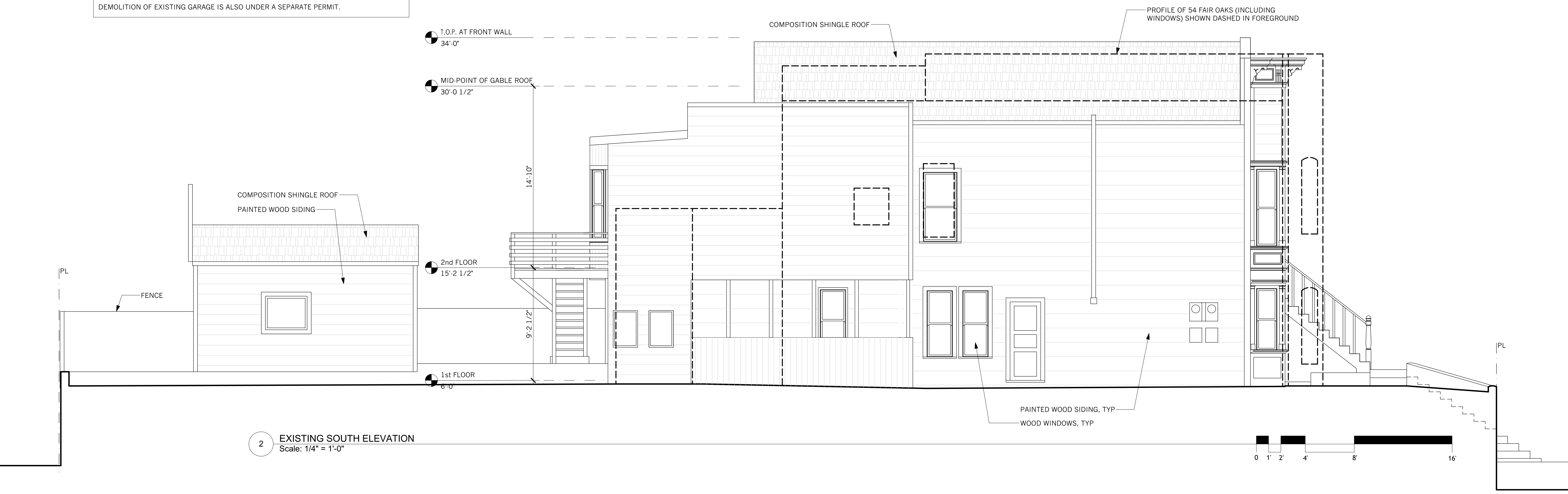
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A-3.2b

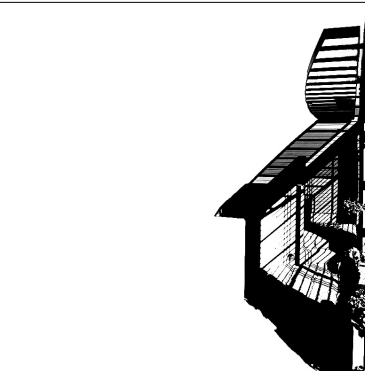
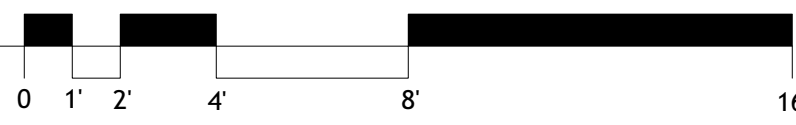


1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES:
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2 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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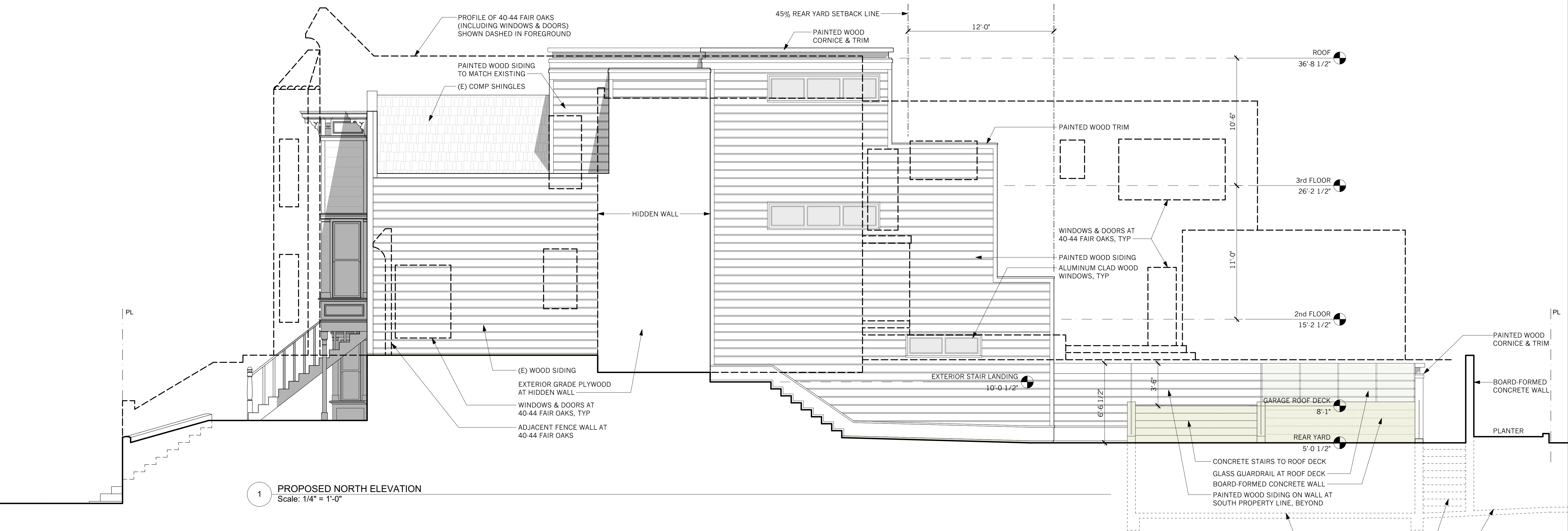
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

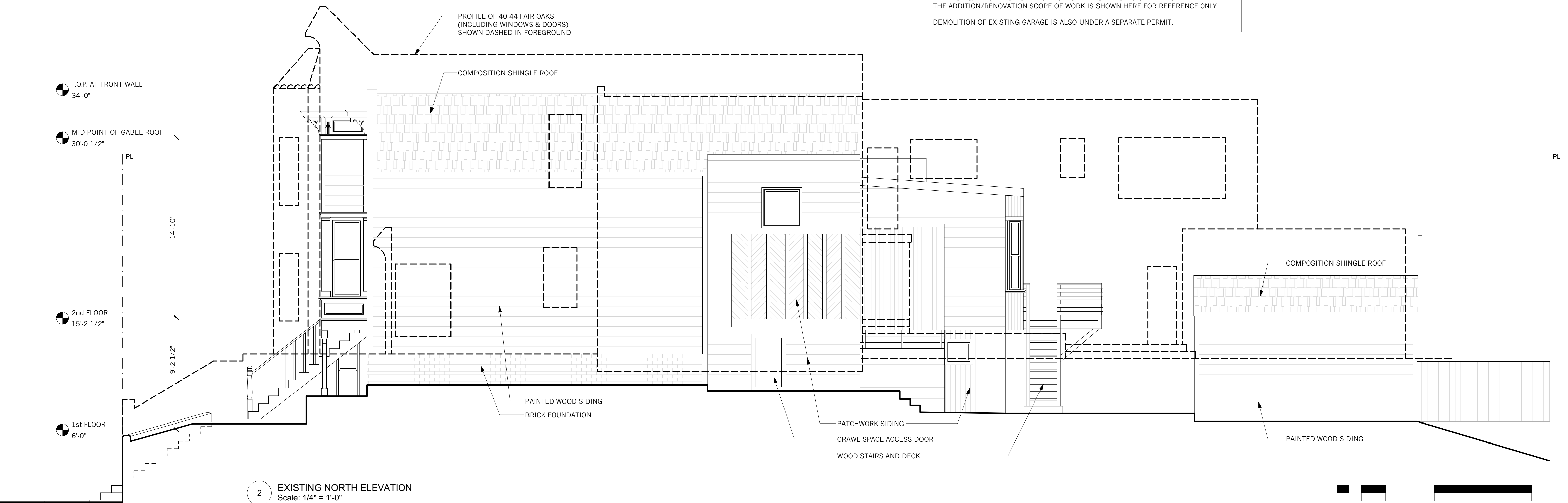
Existing & Proposed
South Elevation

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.3

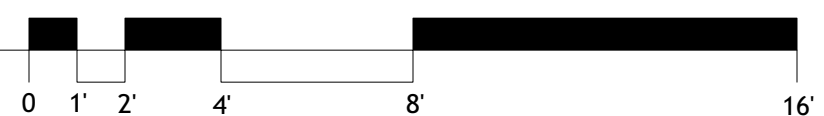


1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES:
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed North Elevation

project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-3.4



Scale: NTS

DEMOLITION OF EXISTING GARAGE IS ALSO UNDER A SEPARATE PERMIT.



A-3.6