



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report HEARING DATE: MARCH 6, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* July 20, 2018  
*Case No.:* **2018-000619COA/VAR**  
*Project Address:* **50-52 FAIR OAKS STREET**  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* RH-3 (Residential House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 3618 / 045  
*Applicant:* Jeffrey Justice  
Elevation Architects  
1189 Green Street, Suite 4  
San Francisco, CA 94109  
*Staff Contact* Rebecca Salgado – (415) 575-9101  
rebecca.salgado@sfgov.org  
*Reviewed By* Tim Frye – (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**50-52 FAIR OAKS STREET** is a contributing building within the Liberty-Hill Landmark District. The subject property is located on the west side of Fair Oaks Street between 21<sup>st</sup> Street and 22<sup>nd</sup> Street, on Assessor's Block 3618, Lot 045. The property's lot has approximately 32 feet of frontage on both Fair Oaks Street and Quane Alley, and is 117'-6" feet deep. 50-52 Fair Oaks Street was constructed in 1877. The subject property is a two-story, wood-frame, two-family, Italianate-style residence. The Liberty-Hill Landmark District was designated in 1985.

### 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 both Fair Oaks Street and 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 (built circa 1931) 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.
- Removal of a small portion of the historic wood drop-channel siding for the 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.

Please see exhibits, photographs, and plans for details.

### **OTHER ACTIONS REQUIRED**

The proposed project requires a variance from the rear yard requirements outlined in Section 134 of the Planning Code because the new garage will be located within the required rear yard for the property; Section 311 Notification; and a Building Permit from the Department of Building Inspection (DBI).

### **COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project is in compliance with all other provisions of the Planning Code.

### **APPLICABLE PRESERVATION STANDARDS**

#### **ARTICLE 10**

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

**Article 10, Appendix F—Liberty-Hill Landmark District**

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Landmark District shall mean the exterior architectural features of the Liberty-Hill Landmark District.

**THE SECRETARY OF THE INTERIOR’S STANDARDS**

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

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.*

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed project would not remove any historic materials or features that characterize the property, with the exception of the removal a small amount of historic drop-channel wood siding at the first floor of the Fair Oaks Street façade for the creation of a new window opening. The existing rear addition proposed to be removed has been constructed and altered over several different time periods, and does not contain any features that characterize the property. The circa-1931 garage proposed to be replaced with a new garage does not date to the period of significance for the landmark district, and no information has been located to suggest that this addition has acquired historical significance in its own right. The proposed new addition and garage would be located at the rear of the property. The proposed vertical and horizontal addition will be minimally visible from the primary Fair Oaks Street façade. While the new garage and addition will be more visible from Quane Alley, the new garage is less prominent on the landmark site than the existing garage, and the new addition is set far back from the rear lot line. The proposed project retains and preserves the Italianate architectural style of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 2.*

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

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the proposed project complies with Rehabilitation Standard 3.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*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. There is nothing about the existing garage or rear addition that would allow these elements to have acquired historical significance in their own right, as they are utilitarian spaces, and the rear addition appears to have been modified since its initial construction. Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project, with the exception of the removal a small amount of historic drop-channel wood siding at the first floor of the Fair Oaks Street façade for the creation of a new window opening. The historic siding to be removed has already been altered through the previous installation of utility pipes and meters, and the overall removal of historic material will be as minimal as possible to allow for the installation of a new window. The materials of the garage and rear addition proposed to be removed are not distinctive, and appear to have been added over multiple construction and repair campaigns. Therefore, the proposed project complies with Rehabilitation Standard 5.*

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

*The proposed project does not call for the replacement or repair of deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project would not involve chemical or physical treatments that would cause damage*



*to historic materials. Therefore, the proposed project complies with Rehabilitation Standard 7.*

**Standard 8:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

*The proposed project includes excavation at the rear yard in order to construct the new garage. Under Planning Department Case No. 2018-000619ENV, the project sponsor submitted a geotechnical report in connection with the proposed excavation, and Planning Staff determined that the proposed excavation meets CEQA requirements. Therefore, the proposed project complies with Rehabilitation Standard 8.*

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

*The proposed project will not destroy historic features that characterize the property, and the new work will be compatible with yet differentiated from the historic elements of the property and the surrounding district. 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. 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 rear addition is proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district. The rear addition will reference the decorative millwork found on historic buildings in the district through its simplified horizontal wood roof cornice and the decorative horizontal wood sun fins at its second-floor balcony. 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. 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 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. The new garage is proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district, and will reference the decorative millwork found on historic buildings in the district through its simplified horizontal wood roof cornice. 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.*

*The new window at the primary Fair Oaks Street facade will be compatible with the historic windows at the building, in that they will match the materials, configuration, and operation of the historic windows found at the upper floors of the Fair Oaks Street facade, while also being differentiated from the historic windows due to their slightly different proportions and details. Therefore, the proposed project complies with Rehabilitation Standard 9.*

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

*The proposed project would not affect the essential form and integrity of the subject property. The proposed rear addition is set back 40'-10.5" from the rear lot line, will be minimally visible from Fair Oaks Street, and could be removed in the future without affecting the form and integrity of the building.*

*The proposed garage is not physically attached to the historic main building, and could be removed in the future without impacting the form and integrity of the main building.*

*The changes to the Fair Oaks Street facade of the building are limited to the installation of a window at the first floor matching the materials and configuration of the historic windows at this facade. This window could be removed in the future, and wood siding could be restored at the opening, without impacting the essential form and integrity of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 10.*

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

## **PUBLIC/NEIGHBORHOOD INPUT**

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. Prior to the ARC Meeting held on December 19, 2018, two

members of the public contacted Planning Staff to express concerns about the project, and their concerns were shared with the ARC Committee.

## ISSUES & OTHER CONSIDERATIONS

At the request of the Planning Department, the proposed project was brought to the Architectural Review Committee (ARC) on December 19, 2018. At the ARC meeting, the Planning Department requested review and comment on the preliminary proposed plans to bring the project into compliance with the *Secretary of the Interior's Standards* and local guidelines and policies. Staff believed that the proposed new rear addition and garage appear compatible with the overall form and continuity; scale and proportion; fenestration; and materials, textures and details of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

### New Rear Addition

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. No information has been located about the rear addition that would indicate that it has acquired historical significance in its own right, and the rear addition appears to have been modified since its initial construction.

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. 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 rear addition's proposed painted horizontal wood siding is compatible with cladding materials found on the subject property and throughout the landmark district. The rear addition will reference the decorative millwork found at the subject property and at historic buildings in the district through its simplified horizontal wood roof cornice and the decorative horizontal wood sun fins at its second-floor balcony.

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'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.

The proposed rear addition is set back 40'-10.5" from the rear lot line, will be minimally visible from Fair Oaks Street, and could be removed in the future without affecting the form and integrity of the building.

### **New Garage**

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. There is nothing about the existing garage that would indicate that this structure has acquired historical significance in its own right.

The proposed project includes excavation at the rear yard in order to construct the new garage. Under Planning Department Case No. 2018-000619ENV, the project sponsor submitted a geotechnical report in connection with the proposed excavation, and Planning Staff determined that the proposed excavation meets CEQA requirements.

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 to the existing garage. 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. The new garage is proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district, and will reference the decorative millwork found on historic buildings in the district through its simplified horizontal wood roof cornice. 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.

The proposed garage is not physically attached to the historic main building, and could be removed in the future without impacting the form and integrity of the main building.

### **New Window at Fair Oaks Street Facade**

The proposed creation of a new window opening at the first floor of the Fair Oaks Street facade would involve the removal a small amount of historic drop-channel wood siding. The historic siding to be removed has already been altered through the previous installation of utility pipes and meters, and the overall removal of historic material will be as minimal as possible to allow for the installation of a new window.

Department staff finds that the proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the subject site and with the Liberty-Hill Landmark District.

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) and 15303 (Class Three-New Construction or Conversion of Small Structures) because the project is a minor alteration of an existing structure, includes demolition and new construction of an accessory structure, and meets the *Secretary of the Interior's Standards*.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and the requirements of Appendix F of Article 10 of the Planning Code for the Liberty-Hill Landmark District.

## ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Maps
- Liberty-Hill Landmark District Map

ARC Hearing Meeting Notes

Preservation Team Review Form (completed as part of associated Planning Department Case No. 2018-000619ENV)

Project Sponsor submittal, including:

- Aerial, site, and exterior photos
- Reduced Plans



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 6, 2019

1650 Mission St.  
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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 045 IN ASSESSOR'S BLOCK 3618, WITHIN AN RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on July 20, 2018, Jeffrey Justice of Elevation Architects (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for work at the subject property located on lot 045 in Assessor's Block 3618.

The proposed project includes the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from both Fair Oaks Street and 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 (built circa 1931) 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.
- Removal of a small portion of the historic wood drop-channel siding for the 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.

WHEREAS, the Project was determined by the Department to be exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) and 15303 (Class Three-New Construction or Conversion of Small Structures) because the project is a minor alteration of an existing structure, includes demolition and new construction of an accessory structure, and meets the *Secretary of the Interior's Standards*. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 6, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-000619COA ("Project") for its appropriateness.

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

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated October 30, 2018, and labeled Exhibit A on file in the docket for Case No. 2018-000619COA based on the following findings:

## **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report dated October 15, 1985.

- The project would retain the existing residential use of the building.
- The project includes the removal of the existing rear addition and the construction of a new rear addition in its place. The rear addition appears to have been constructed between 1905 and 1914, and likely dates to after the district's period of significance (which ends in 1906). No information has been located about the rear addition that would indicate that it has acquired historical significance in its own right, and the rear addition appears to have been modified since its initial construction.
- 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.
- The new rear addition's flat roof aligns with the appearance of the house from its primary Fair Oaks Street façade. The rear addition's proposed painted horizontal wood siding is compatible with cladding materials found on the subject property and throughout the landmark district. The rear addition will reference the decorative millwork found at the subject property and at historic buildings in the district through its simplified horizontal wood roof cornice and the decorative horizontal wood sun fins at its second-floor balcony.
- The new rear addition's rear-facing elevation 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'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.
- The project would preserve the essential form and integrity of the subject property, and the district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.
- The proposed rear addition is set back 40'-10.5" from the rear lot line, will be minimally visible from Fair Oaks Street, and could be removed in the future without affecting the form and integrity of the building.
- The existing garage proposed to be demolished appears to date from 1931, which places it firmly outside of the district's period of significance. There is nothing about the existing



garage that would indicate that this structure has acquired historical significance in its own right.

- The proposed project includes excavation at the rear yard in order to construct the new garage. Under Planning Department Case No. 2018-000619ENV, the project sponsor submitted a geotechnical report in connection with the proposed excavation, and Planning Staff determined that the proposed excavation meets CEQA requirements.
- 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 to the existing garage. 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. The new garage is proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district, and will reference the decorative millwork found on historic buildings in the district through its simplified horizontal wood roof cornice.
- The proposed garage is not physically attached to the historic main building, and could be removed in the future without impacting the form and integrity of the main building.
- 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.
- The proposed creation of a new window opening at the first floor of the Fair Oaks Street facade would involve the removal a small amount of historic drop-channel wood siding. The historic siding to be removed has already been altered through the previous installation of utility pipes and meters, and the overall removal of historic material will be as minimal as possible to allow for the installation of a new window.
- The proposed project meets the requirements of Article 10, Appendix F, of the Planning Code.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

***Standard 1.***

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

**Standard 2.**

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**Standard 3.**

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

**Standard 4.**

*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**Standard 5.**

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

**Standard 8.**

*Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

**Standard 9.**

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

**Standard 10.**

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**I. URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

**GOALS**

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Liberty-Hill Landmark District for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project will not have any impact on neighborhood serving retail uses.*
  - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards.*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not reduce the affordable housing supply as the existing units will be retained as part of the proposed work.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed project will not have any impact on industrial and service sector jobs.*

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

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

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

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

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

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

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

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the property located at Lot 045 in Assessor's Block 3618 for proposed work in conformance with the renderings and architectural sketches dated October 30, 2018, and labeled Exhibit A on file in the docket for Case No. 2018-000619COA.

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

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission APPROVES the foregoing Motion on March 6, 2019.

Jonas P. Ionin  
Commission Secretary

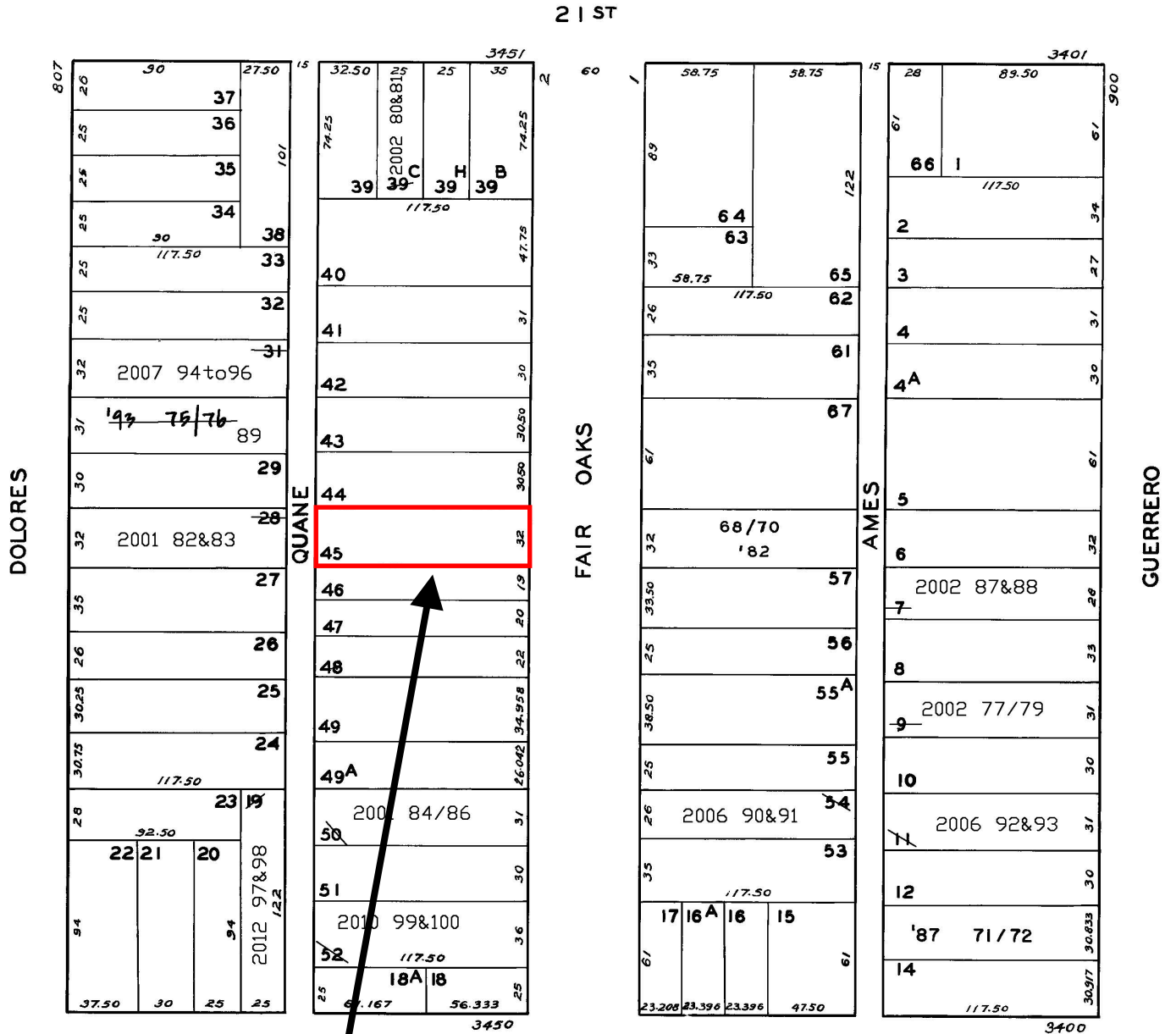
AYES: X

NAYS: X

ABSENT: X

ADOPTED: March 6, 2019

# Parcel Map



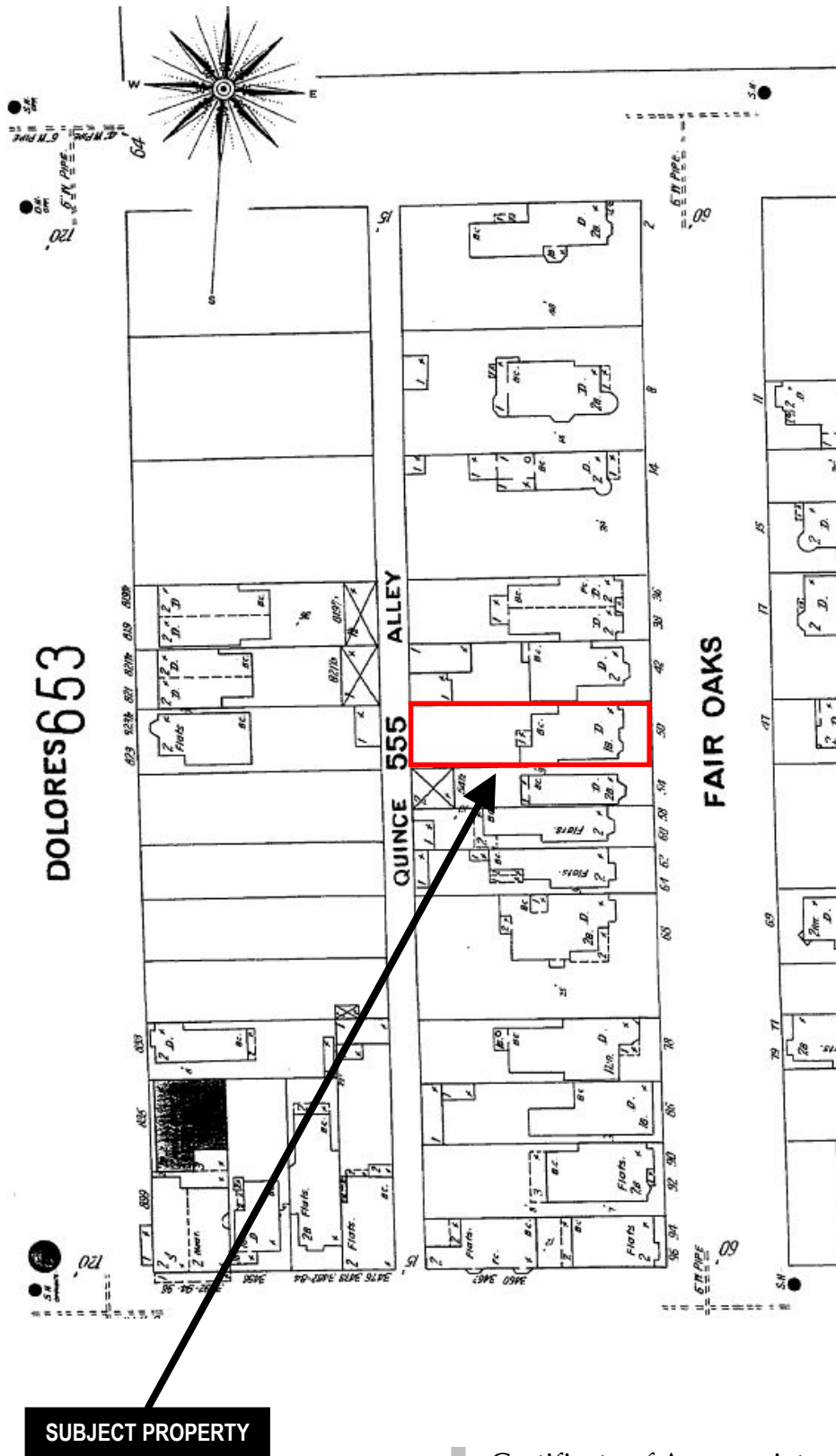
**SUBJECT PROPERTY**



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

964-966-968 GUERRERO ST.  
 A CONDOMINIUM

# 1900 Sanborn Map

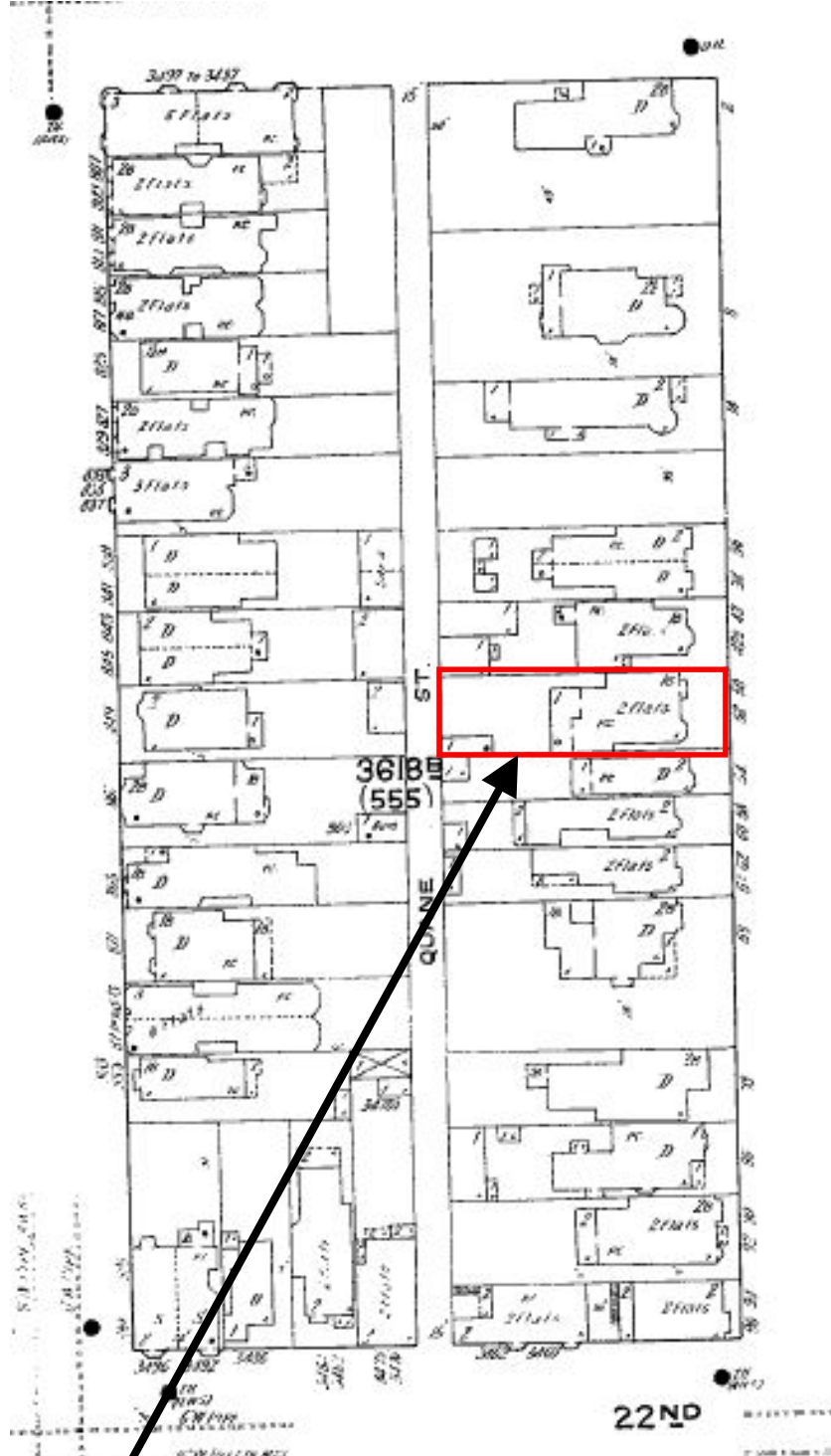


**SUBJECT PROPERTY**

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



# 1914 Sanborn Map



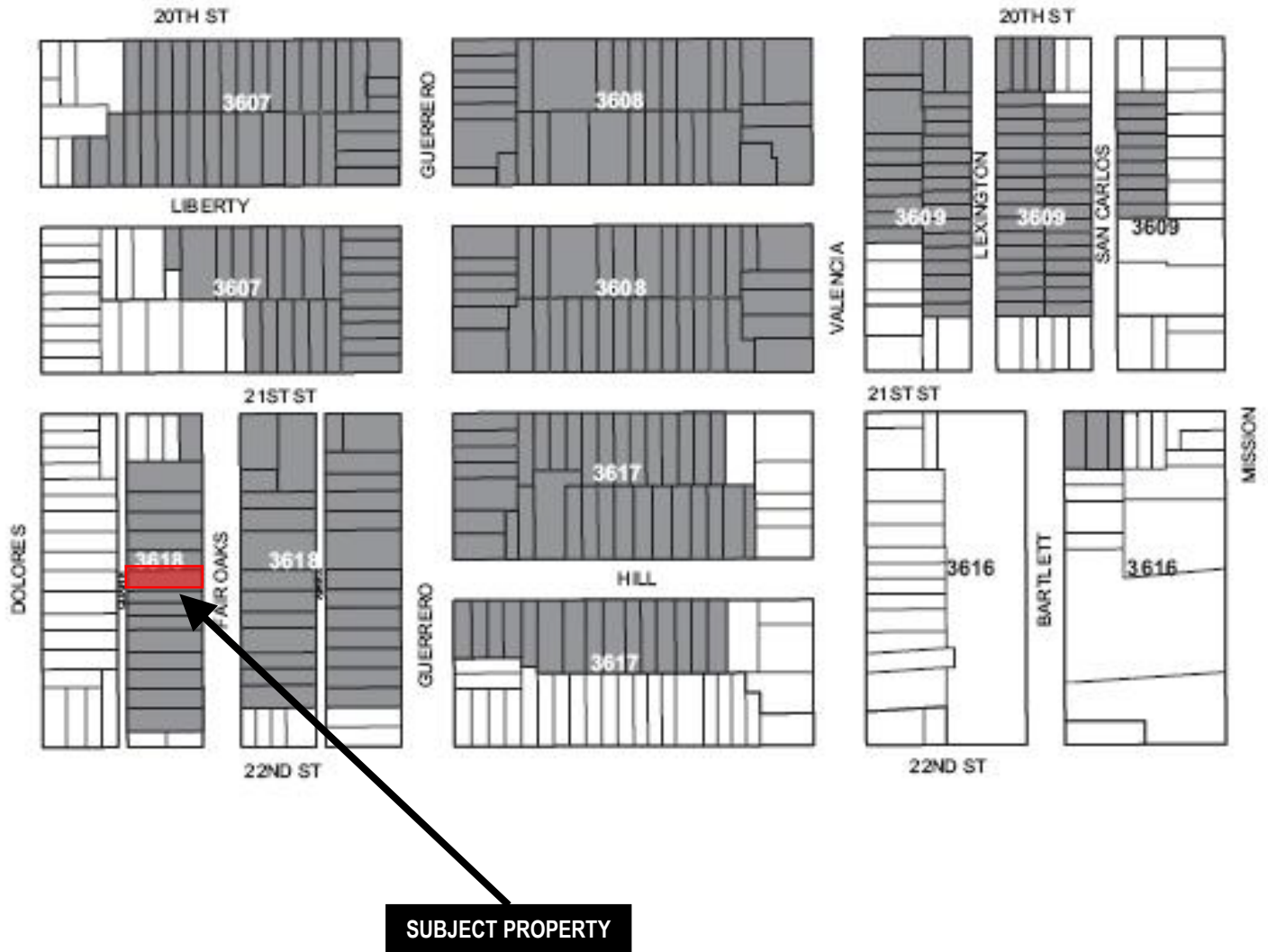
**SUBJECT PROPERTY**



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



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** January 17, 2019

**TO:** Jeffrey Justice

**CC:** Historic Preservation Commission

**FROM:** Rebecca Salgado, Preservation Planner  
(415) 575-9133

**REVIEWED BY:** Architectural Review Committee of the  
Historic Preservation Commission

**RE:** **Meeting Notes from Review and Comment at the  
December 19, 2018, ARC-HPC Hearing for 50-52 Fair Oaks Street**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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At the request of the Planning Department, the design for a proposal at 50-52 Fair Oaks Street to remove an existing two-story rear addition and construct a new, larger three-story rear addition visible from Quane Alley; demolish an existing garage and construct a new garage in the rear yard; and modify the existing rear fence was brought to the Architectural Review Committee (ARC) on December 19, 2018. At the ARC meeting, the Planning Department requested review and comment on the preliminary proposed plans to bring the project into compliance with the *Secretary of the Interior's Standards* and local guidelines and polices. The Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

## ARC COMMENTS

1. **Overall Form and 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.

- Staff believed 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. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.
2. **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.
- Staff believed 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. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.
3. **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.

- Staff believed 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. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

4. **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.
  - o Staff believed that the proposed new rear addition and garage appear compatible with the overall materials, textures, and details of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff’s assessment at the December 19, 2018, meeting.



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	2/14/2019
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PROJECT INFORMATION:		
Planner:	Address:	
Rebecca Salgado	50-52 Fair Oaks Street	
Block/Lot:	Cross Streets:	
3618/045	21st Street and 22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	Liberty-Hill Landmark District	2018-000619ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	10/30/2018
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PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Proposed Project: Removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Fair Oaks Street and 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.	

PRESERVATION TEAM REVIEW:				
Category:		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	1860-1906	
		<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

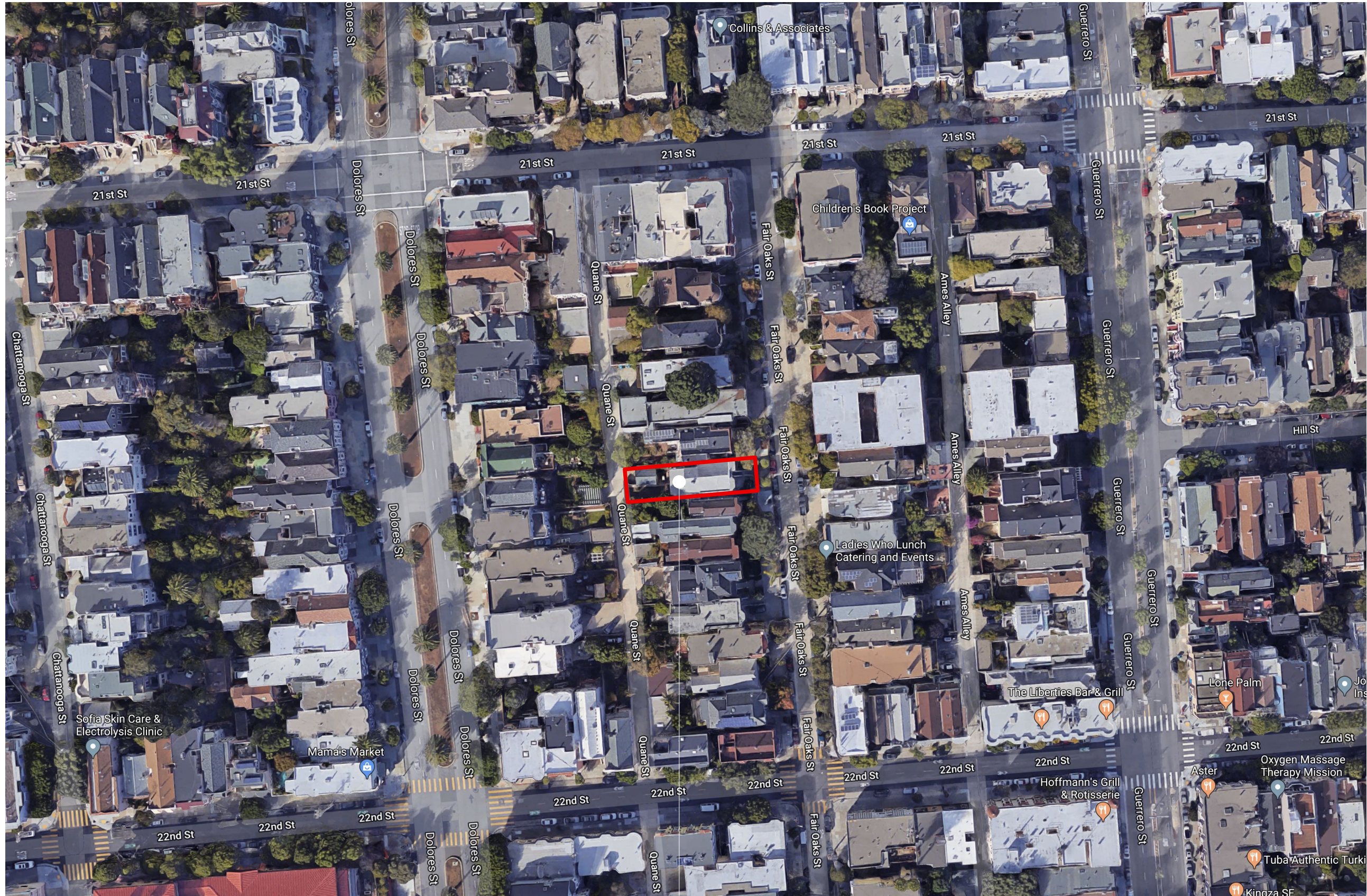
According to information found in Planning Department files, the subject property at 50-52 Fair Oaks Street contains a two-story, wood-frame, two-family dwelling clad in wood, designed in the Italianate style. The subject property is located in the Article 10 Liberty-Hill Landmark District. The Liberty-Hill Landmark District is locally designated in Appendix F of Article 10 of the San Francisco Planning Code, and 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. Although not explicitly stated in the district's designation documents, the period of significance for the Liberty-Hill Landmark District can be interpreted to be 1860-1906. The construction date of the subject building is estimated to be 1877 (source: city directories).

Known exterior alterations to the property include the construction of a rear addition between 1905 and 1914, and the construction of the rear garage circa 1931. The proposed project (2018-000619COA/VAR) includes the removal of both of these later alterations to the property, and the construction of a new rear addition and new rear garage. The existing rear addition proposed to be removed was constructed and altered over several different time periods, was likely built after the district's period of significance, and does not contain any features that characterize the property. The circa-1931 garage proposed to be replaced with a new garage does not date to the period of significance for the landmark district, and is utilitarian in design. No information has been located to suggest that the addition and garage have acquired historical significance in their own right. The survey form for the subject property prepared as part of the designation of the Liberty-Hill Landmark District does not mention either of these elements in its description of the property.

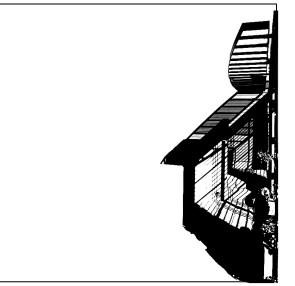
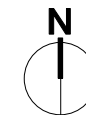
The Secretary of the Interior's Standards analysis prepared as part of the project's Certificate of Appropriateness Case Report outlines conformance of the project with all ten Standards and with the character of the Liberty-Hill Landmark District. The project will maintain the historic use of the property, and will not remove or obscure any character-defining features of the property. The materials, massing, fenestration, and details of the new garage and rear addition will be compatible with historic elements of the property and the district, and are reversible alterations to the property that could be removed in the future. As such, the project will not result in an impact to the property or district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice Date: 2019.02.21 11:57:55 -08'00'</small>	





**SUBJECT PROPERTY**  
50-52 FAIR OAKS STREET



**ELEVATION**architects

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

CONTEXT PHOTOGRAPHS

page 1 of 6

December 6, 2017



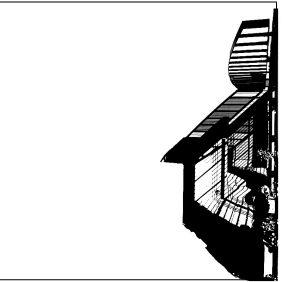


**SUBJECT PROPERTY**  
50-52 FAIR OAKS ST

VIEW OF BUILDINGS ALONG WEST SIDE OF FAIR OAKS ST



VIEW OF BUILDINGS ALONG EAST SIDE OF FAIR OAKS ST



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1159 Green Street, Suite 4  
San Francisco, CA 94109

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





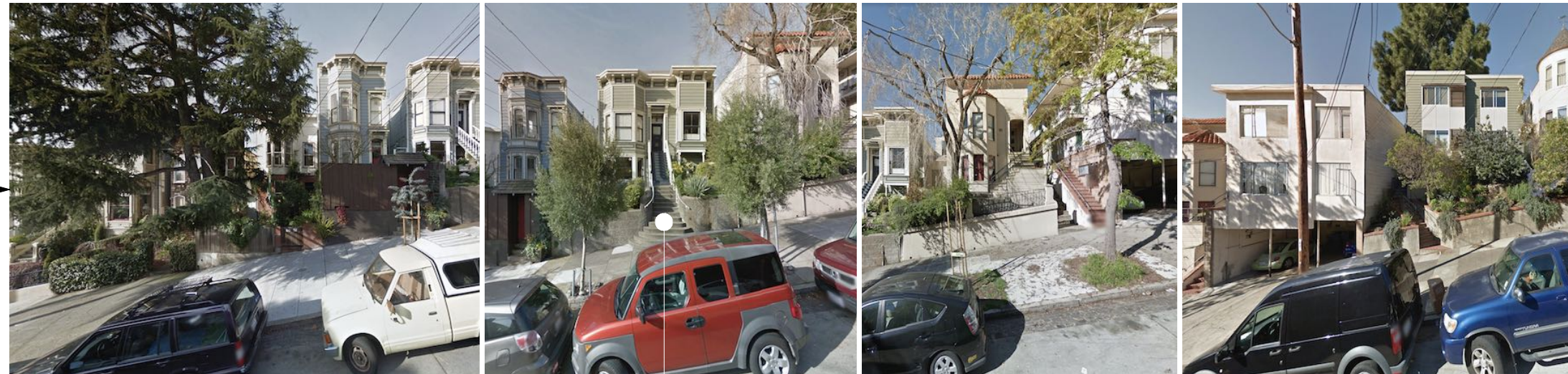
STREET LEVEL VIEW OF BUILDINGS ON WEST SIDE OF FAIR OAKS ST



**ELEVATION**architects

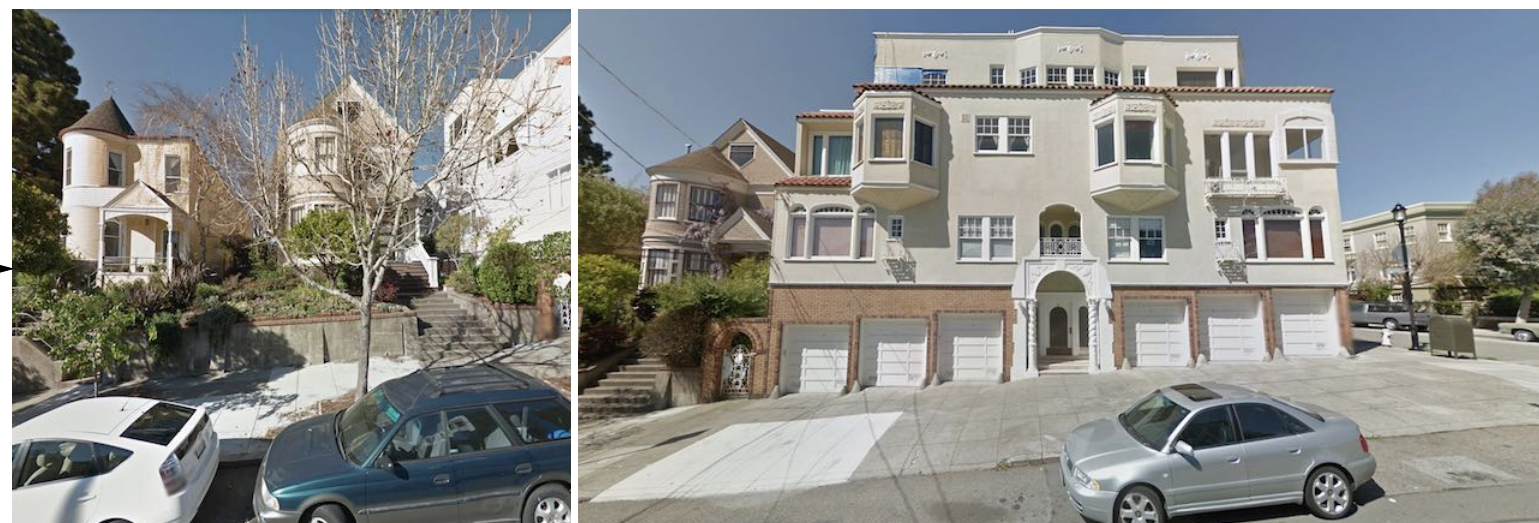
1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
www.elevationarchitects.com :w



**SUBJECT PROPERTY**  
50-52 FAIR OAKS ST

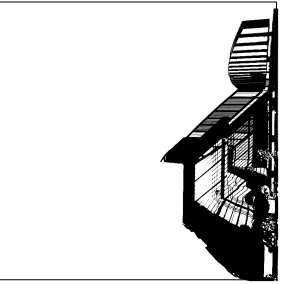
Addition/Renovation  
**COOK RESIDENCE**  
50-52 Fair Oaks Street  
San Francisco, CA 94110







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



**ELEVATION**architects

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



CONTEXT PHOTOGRAPHS

page 4 of 6

December 6, 2017



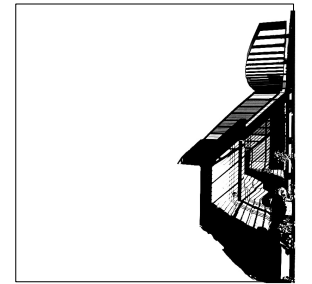


LOOKING SOUTH DOWN FAIR OAKS ST

**SUBJECT PROPERTY**  
50-52 FAIR OAKS ST

**SUBJECT PROPERTY**  
50-52 FAIR OAKS ST

LOOKING NORTH UP FAIR OAKS ST



**ELEVATION**architects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
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Addition/Renovation  
**COOK RESIDENCE**  
50-52 Fair Oaks Street  
San Francisco, CA 94110





REAR FACADE

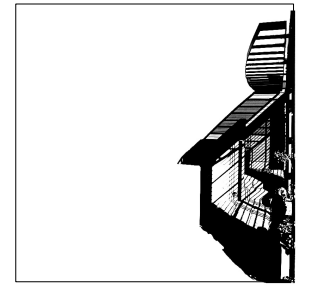


VIEW FROM ALLEY (QUANE ST)



FRONT FACADE

**SUBJECT PROPERTY**  
50-52 FAIR OAKS ST



**ELEVATION**architects

1159 Green Street, Suite 4  
San Francisco, CA 94109

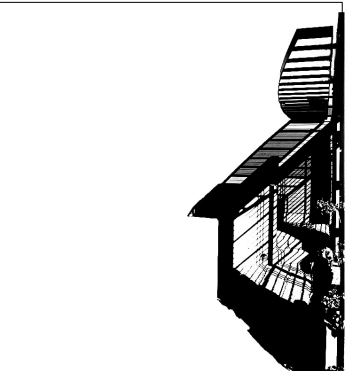
415.537.1125 :v  
www.elevationarchitects.com :w

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



# ADDITION/RENOVATION COOK RESIDENCE

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



ELEVATIONarchitects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
www.elevationarchitects.com :w



## 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
C. 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	RDW. 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	STR. 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:

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 UNDEIR 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.

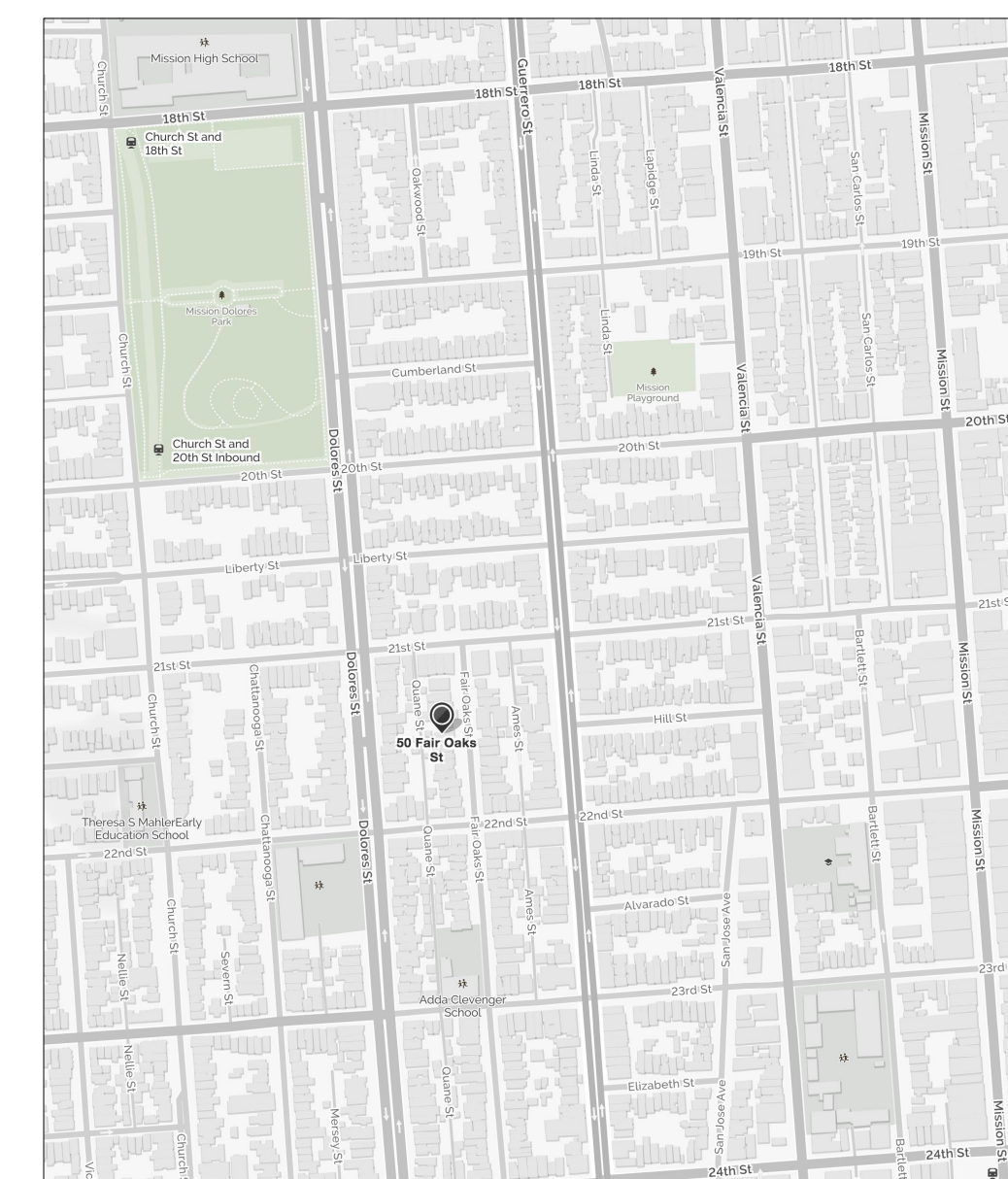
## PROJECT TEAM

**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



## TABLE OF CONTENTS

A-0.1	COVER SHEET
A-0.2	GREEN BUILDING
A-0.3	DEMOLITION CALCULATIONS
A-0.4	DEMOLITION CALCULATIONS
A-1.1	EXISTING & PROPOSED SITE PLAN
A-2.1	EXISTING & PROPOSED 1ST FLOOR PLAN
A-2.2	EXISTING & PROPOSED 2ND FLOOR PLAN
A-2.3	EXISTING ROOF PLAN & PROPOSED 3RD FLOOR PLAN
A-2.4	PROPOSED ROOF PLAN
A-3.1	EXISTING & PROPOSED EAST ELEVATION
A-3.2	EXISTING & PROPOSED WEST ELEVATION
A-3.3	EXISTING & PROPOSED SOUTH ELEVATION
A-3.4	EXISTING & PROPOSED NORTH ELEVATION
A-3.5	EXISTING BUILDING SECTIONS
A-3.6	PROPOSED BUILDING SECTIONS
A-3.7	PHOTOGRAPHIC EXHIBITS

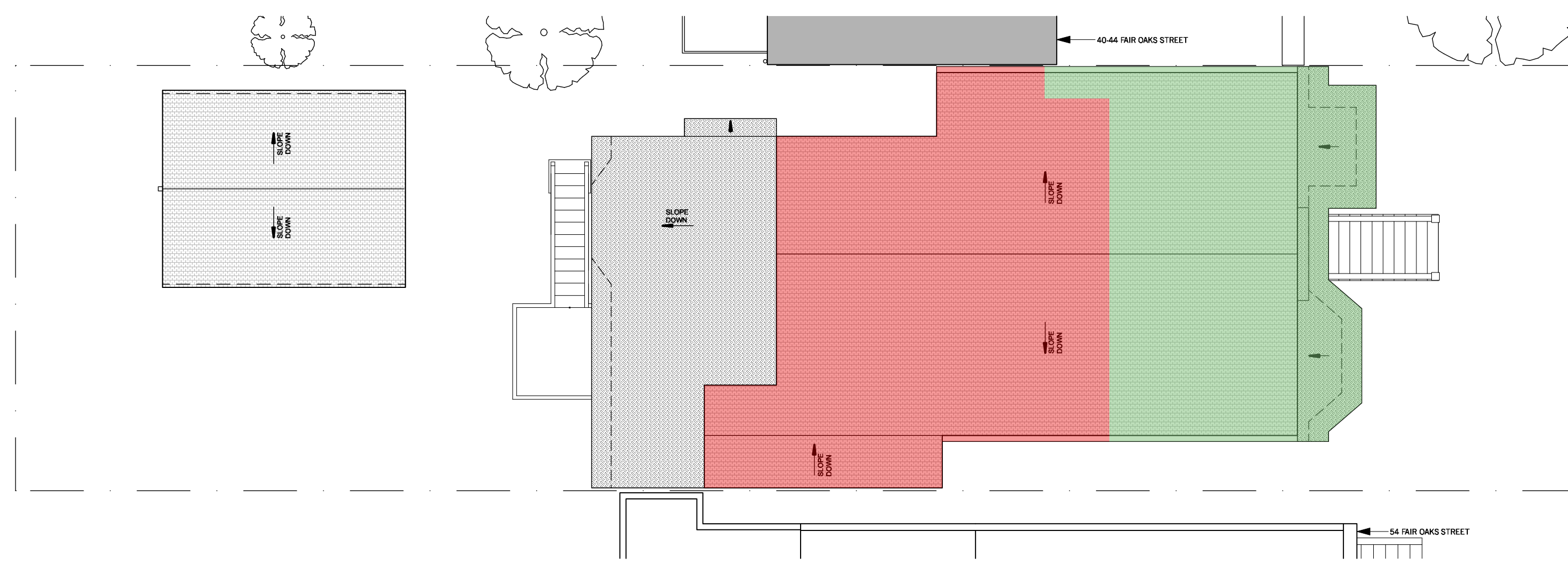
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checked by:	JP
date:	12.21.17
scale:	

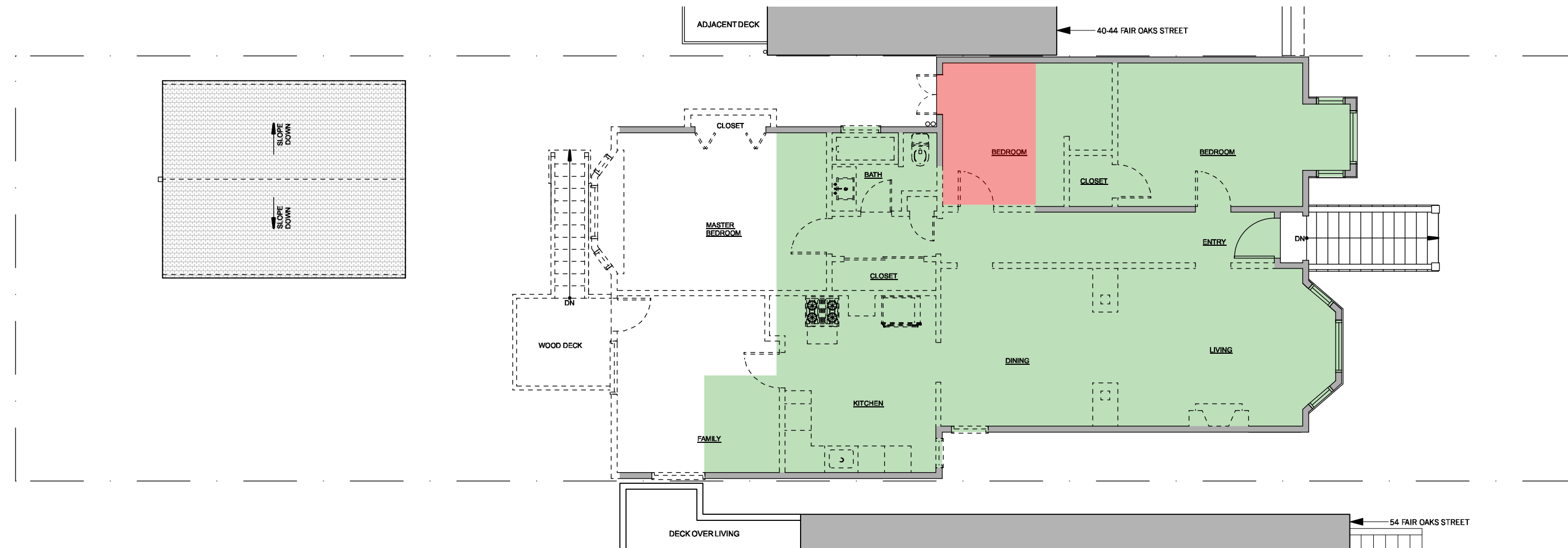
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Addition/Renovation  
**COOK RESIDENCE**  
 50-52 Fair Oaks Street  
 San Francisco, CA 94110  
**APP #2017-1221-7056**

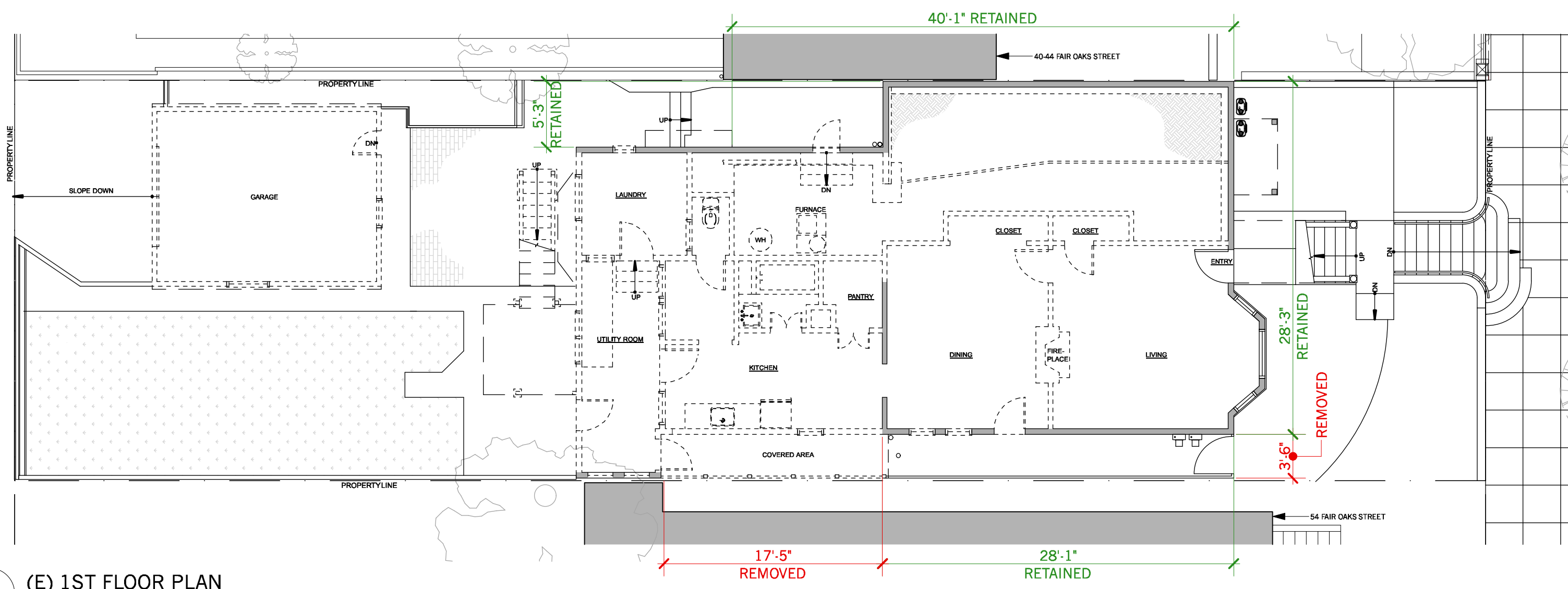




3 (E) ROOF PLAN  
Scale: 1/8" = 1'-0"



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%
<b>TOTALS</b>	<b>37'-0"</b>	<b>3'-6"</b>	<b>9.5%</b>

**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%
<b>TOTALS</b>	<b>122'-7"</b>	<b>20'-11"</b>	<b>17.1%</b>

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%
<b>VERTICAL TOTAL</b>	<b>2,810 SF</b>	<b>234 SF</b>	<b>8.3%</b>

HORIZONTAL ELEMENTS	REMOVED	% REMOVED
1ST FLOOR	N/A	N/A
2ND FLOOR	76 SF	6.4%
ROOF	718 SF	57.3%
<b>HORIZONTAL TOTAL</b>	<b>794 SF</b>	<b>32.6%</b>

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%
<b>TOTAL:</b>	<b>64 SF</b>	<b>979 SF</b>	<b>6.5%</b>

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%
<b>TOTAL:</b>	<b>234 SF</b>	<b>2,810 SF</b>	<b>8.3%</b>

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%
<b>TOTAL:</b>	<b>234 SF</b>	<b>2,810 SF</b>	<b>8.3%</b>

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)

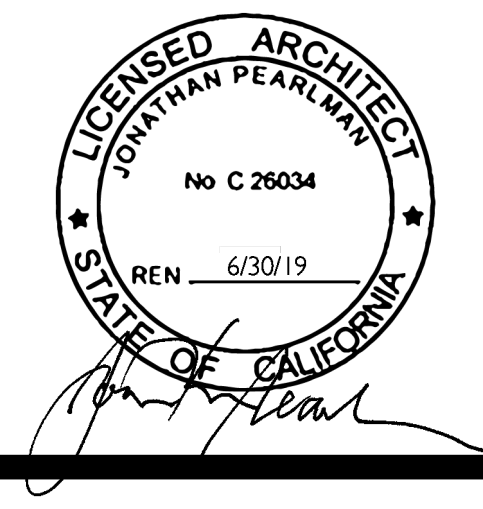
ELEMENT	REMOVED (SF)	TOTAL (SF)	% REMOVED
1ST FLOOR:	N/A	N/A	
2ND FLOOR:	76 SF	1,186 SF	6.4%
ROOF:	718 SF	1,252 SF	57.3%
<b>TOTAL:</b>	<b>794 SF</b>	<b>2,438 SF</b>	<b>32.6%</b>

LF OF INTERNAL STRUCTURAL FRAMEWORK

ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	0 LF	0 LF	
2ND FLOOR:	0 LF	0 LF	
<b>TOTAL:</b>	<b>0 LF</b>	<b>0 LF</b>	<b>0.0%</b>

**COMBINED TOTAL:** 32.6%

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



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

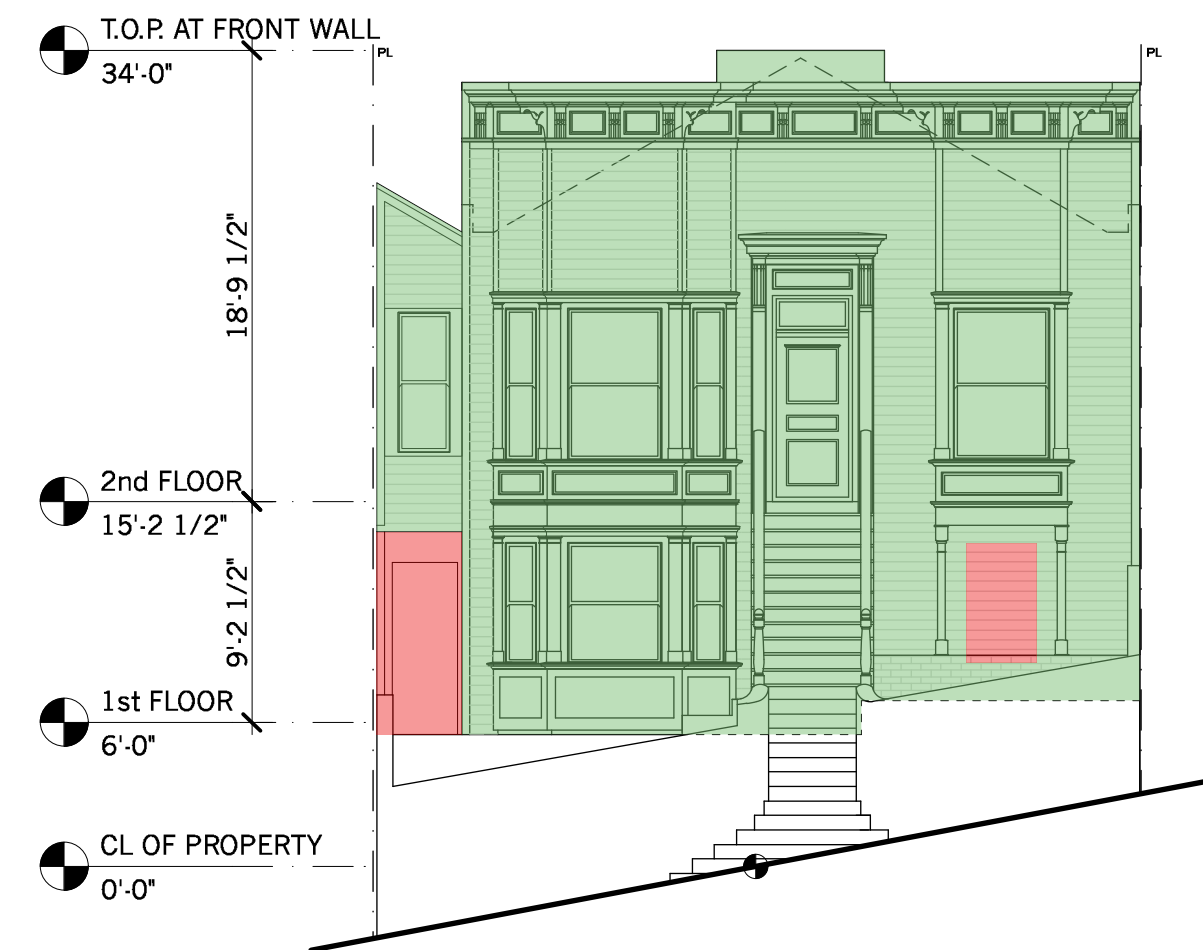
drawn by: JJ

checked by: JP

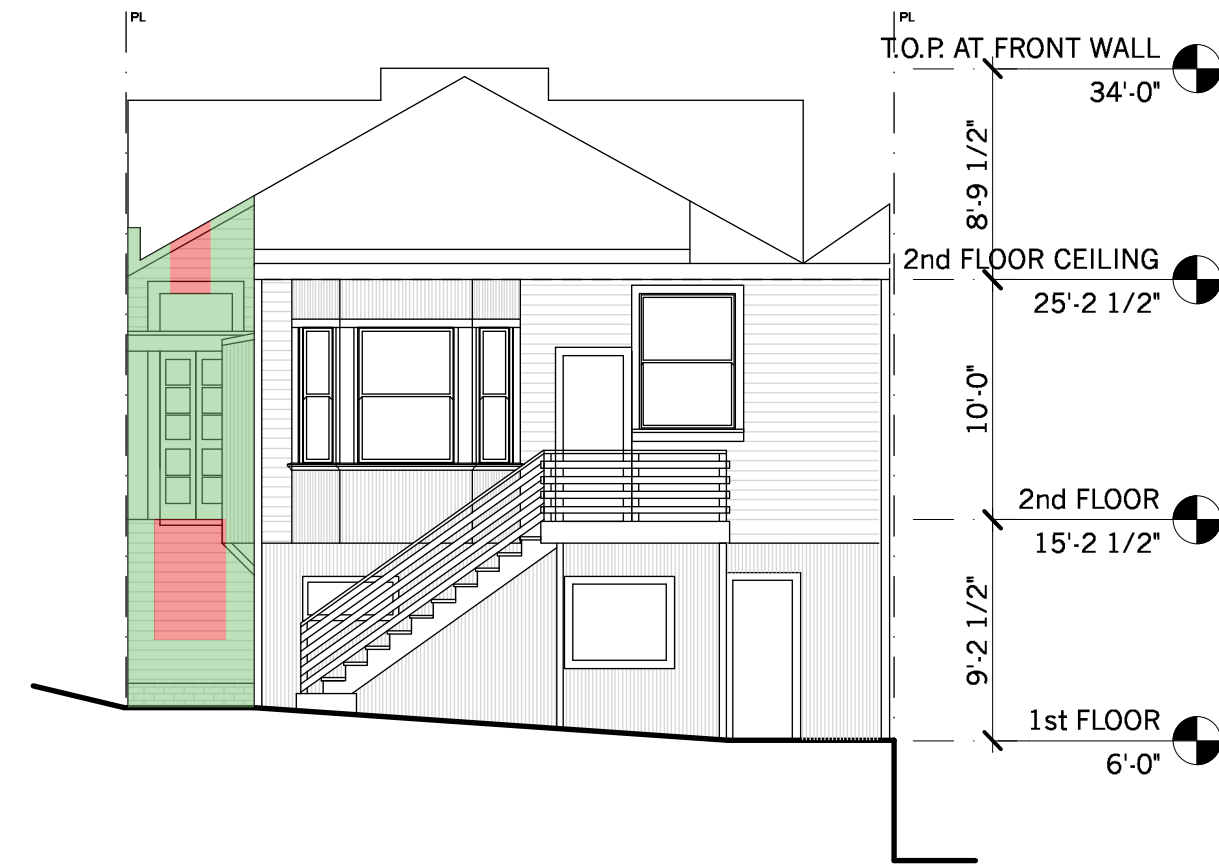
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scale:

**A-0.3**



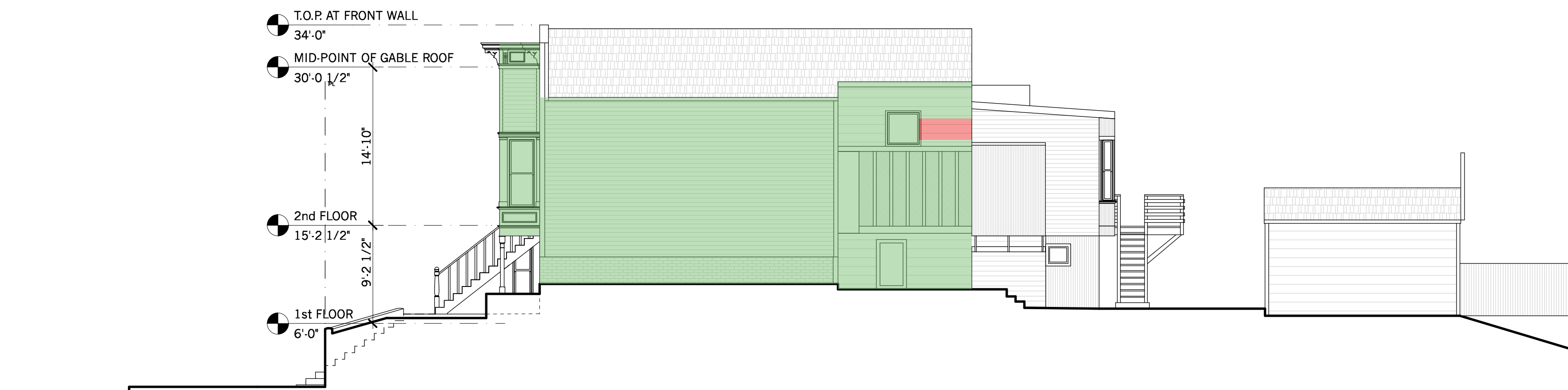
4 (E) FRONT (EAST) FACADE  
Scale: 1/8" = 1'-0"



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)

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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%
<b>TOTALS</b>	<b>37'-0"</b>	<b>3'-6"</b>	<b>9.5%</b>

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%
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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

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<b>VERTICAL TOTAL</b>	<b>2,810 SF</b>	<b>234 SF</b>	<b>8.3%</b>

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%
<b>HORIZONTAL TOTAL</b>	<b>2,438 SF</b>	<b>794 SF</b>	<b>32.6%</b>

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%
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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

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WEST FACADE:	19 SF	105 SF	18.1%
NORTH FACADE:	10 SF	803 SF	1.2%
<b>TOTAL:</b>	<b>234 SF</b>	<b>2,810 SF</b>	<b>8.3%</b>

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
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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)

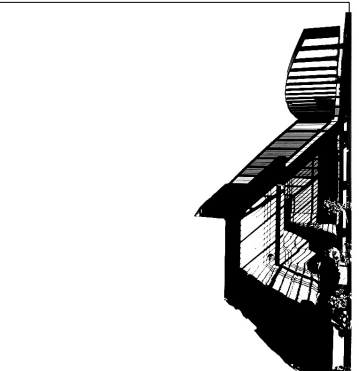
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<b>TOTAL:</b>	<b>794 SF</b>	<b>2,438 SF</b>	<b>32.6%</b>

LF OF INTERNAL STRUCTURAL FRAMEWORK

ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	0 LF	0 LF	
2ND FLOOR:	0 LF	0 LF	
<b>TOTAL:</b>	<b>0 LF</b>	<b>0 LF</b>	<b>0.0%</b>

COMBINED TOTAL: 32.6%

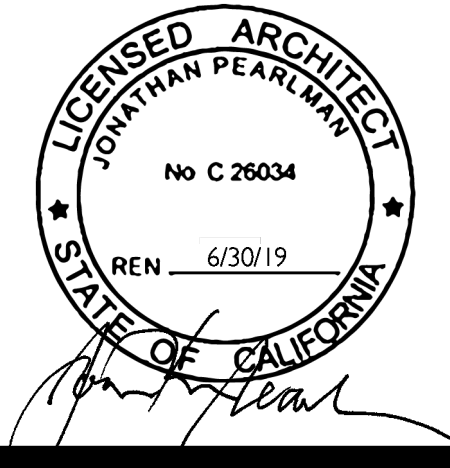
DEMOLITION PER SEC. 1005(f)(4) ?  NO



ELEVATION architects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 :v  
www.elevationarchitects.com :w



Addition/Renovation  
**COOK RESIDENCE**  
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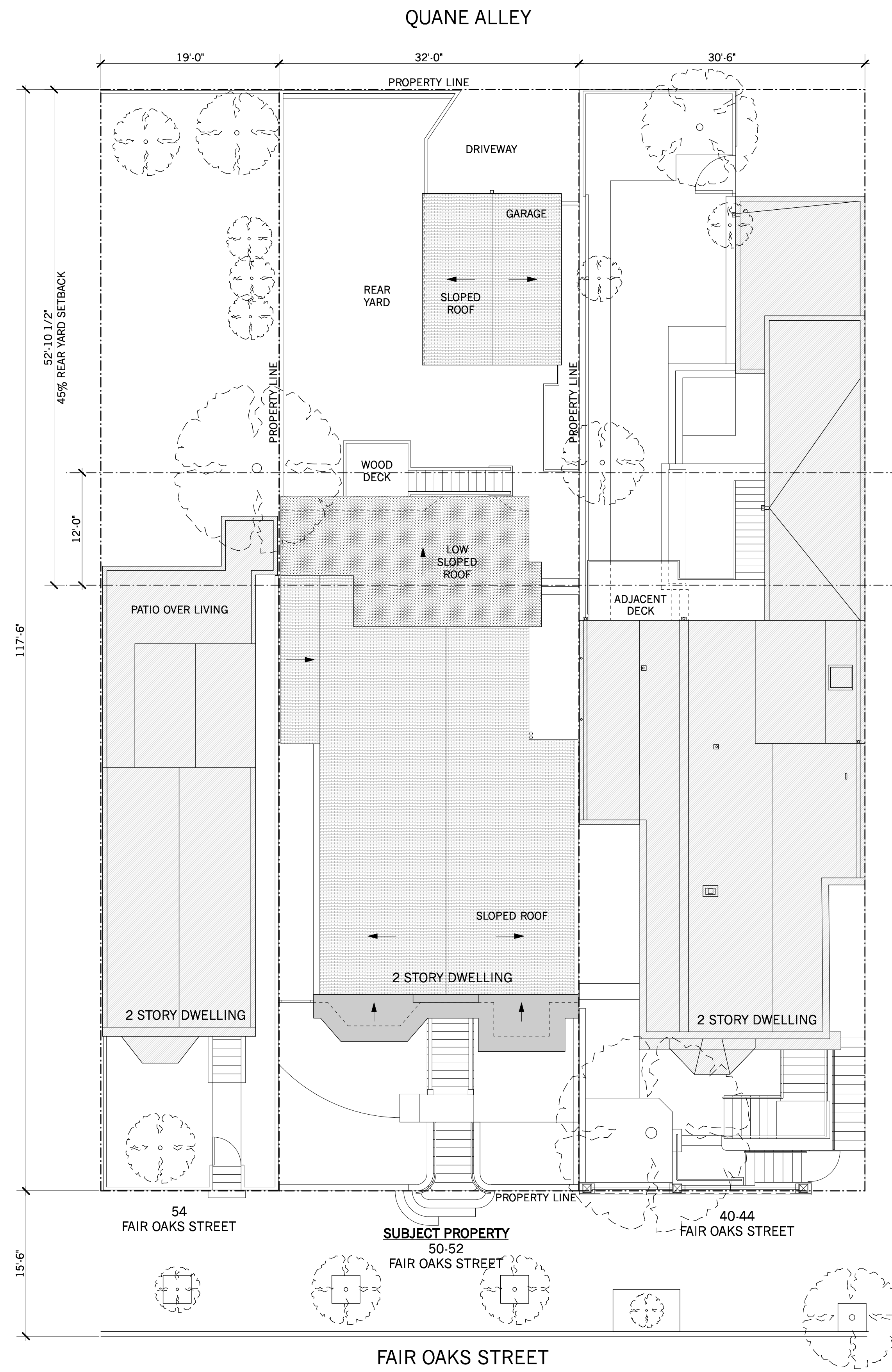
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

**Demolition Calculations**

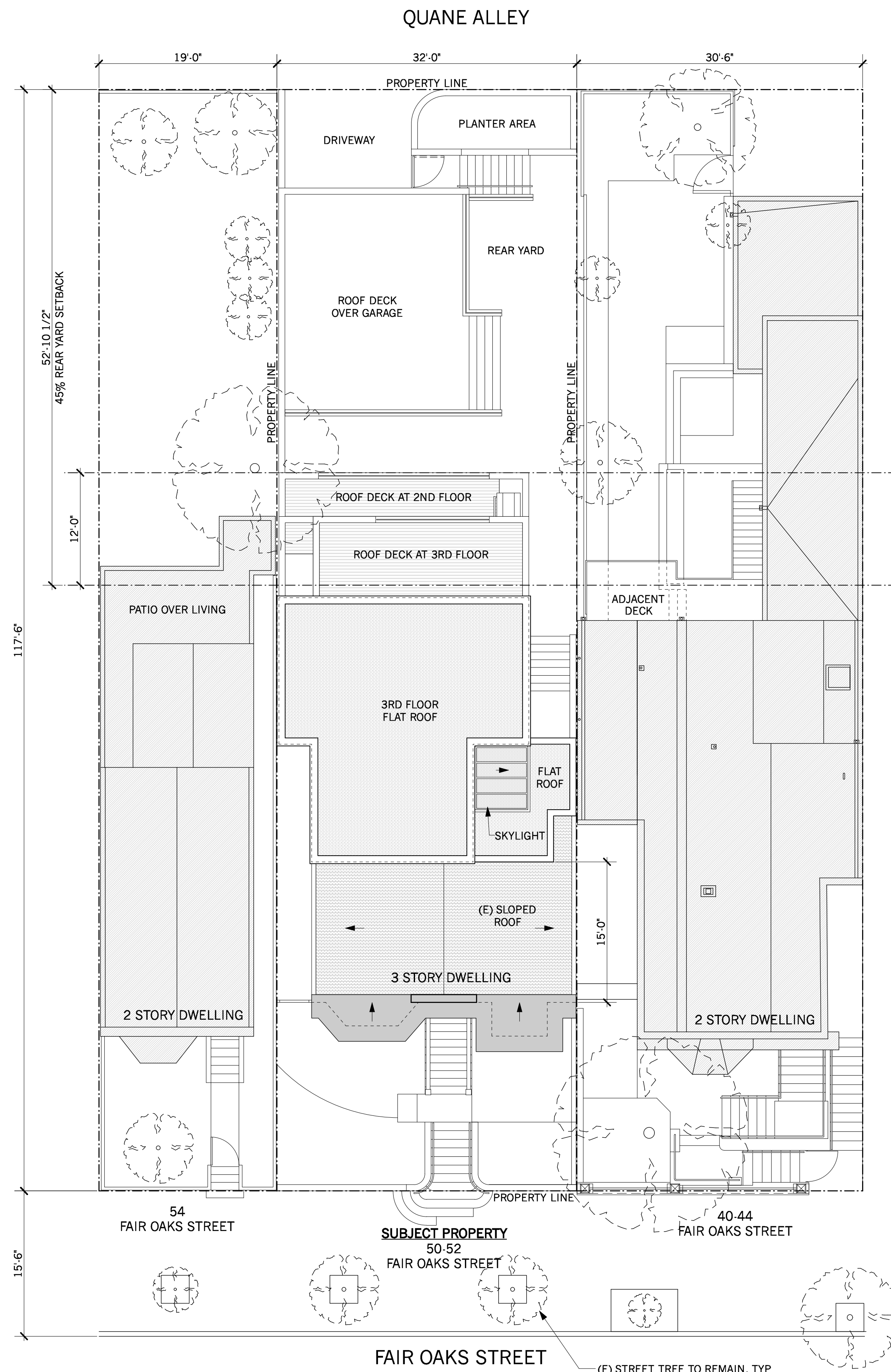
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checked by:	JP
date:	12.21.17
scale:	

**A-0.4**



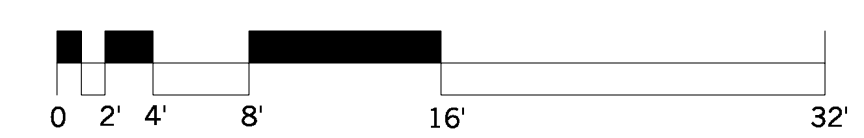


1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"

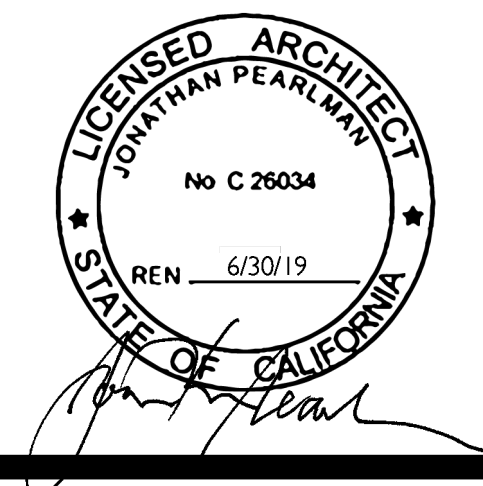


2 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"

**SHEET NOTES:**  
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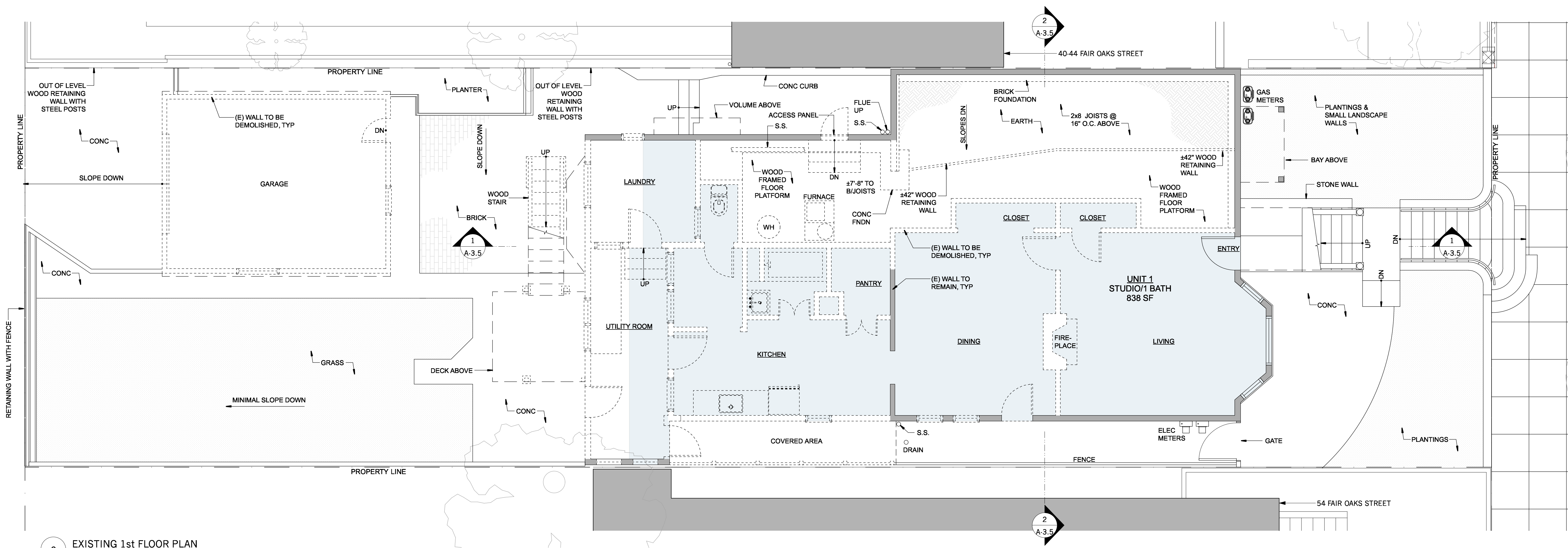
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Site Plan

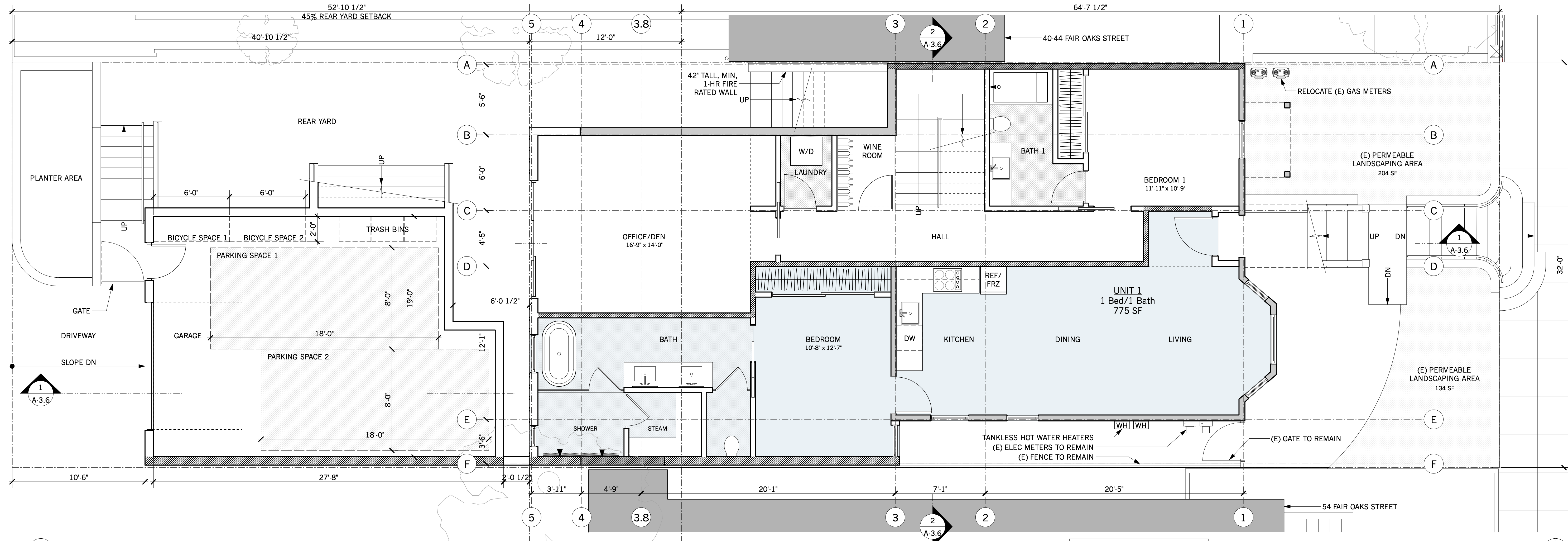
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date:	12.21.17
scale:	

A-1.1





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

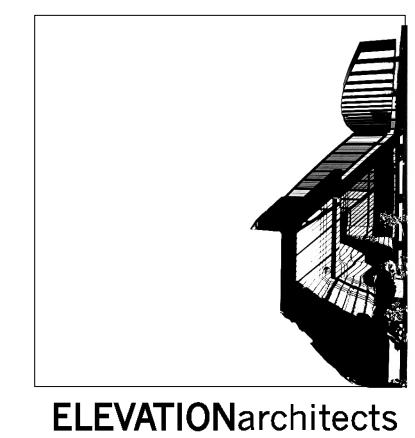
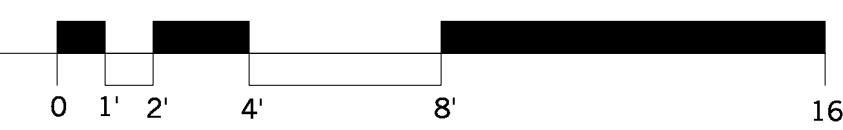


1 PROPOSED 1st FLOOR PLAN  
Scale: 1/4" = 1'-0"

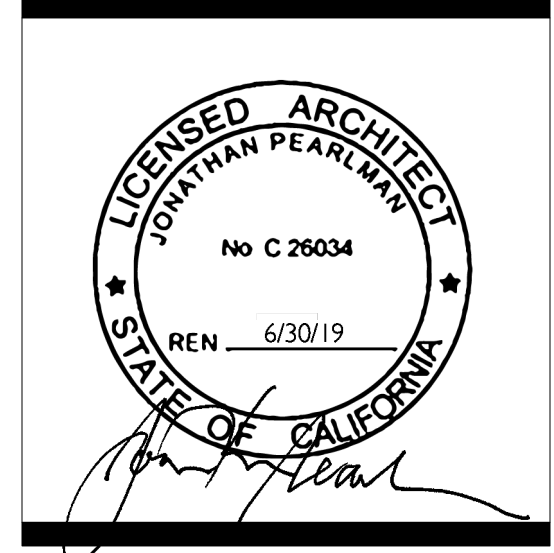
**SHEET NOTES:**  
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**KEY**

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



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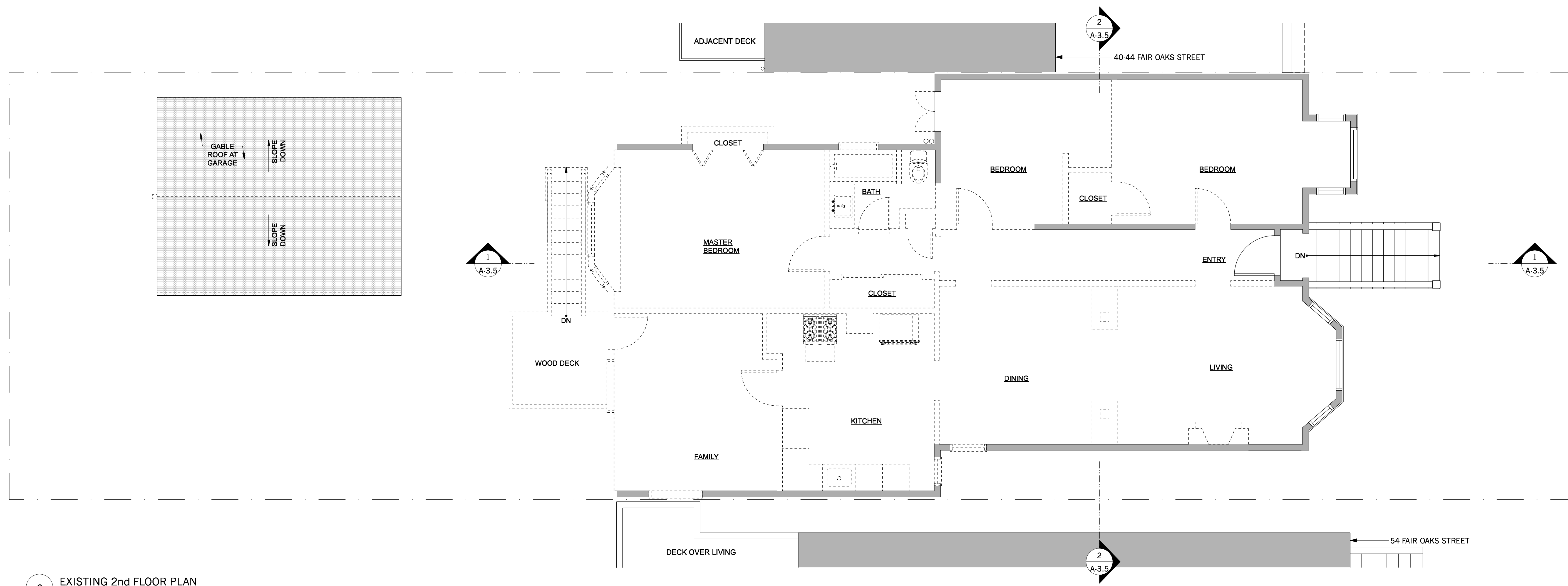
Addition/Renovation  
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05.03.18	NOPDR 1	RESP
07.25.18	OWNER	REV
10.30.18	NOPDR 2	RESP

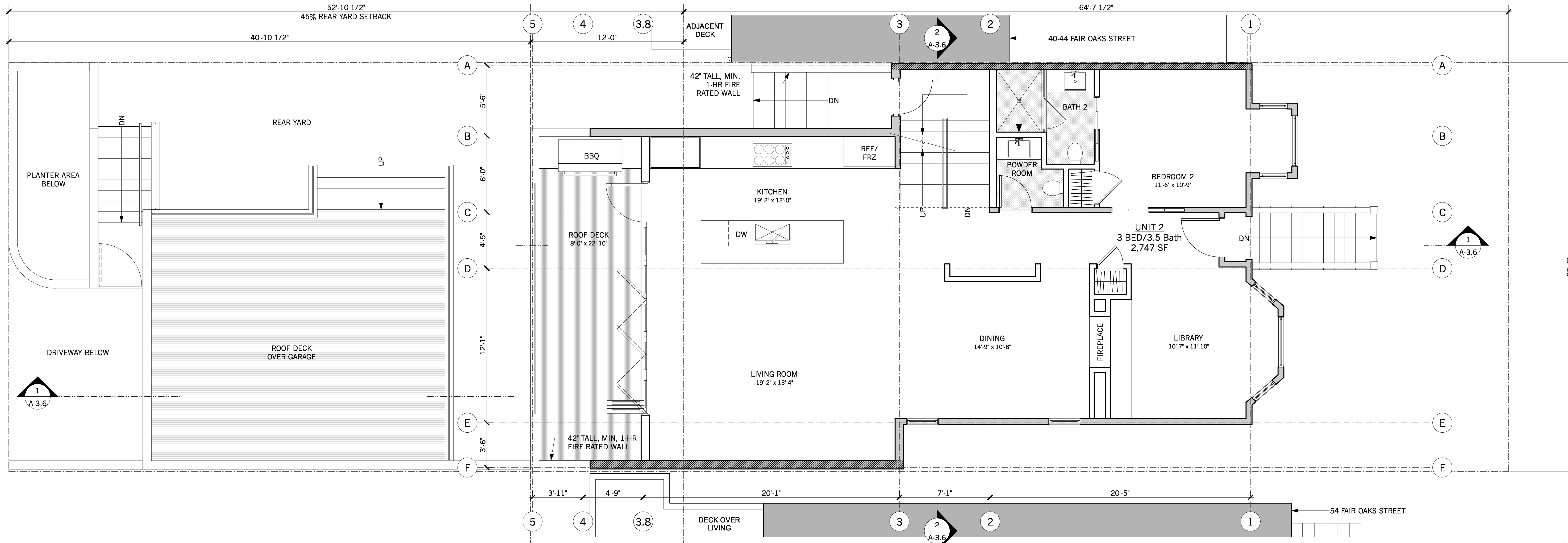
**1st Floor Plan**

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"

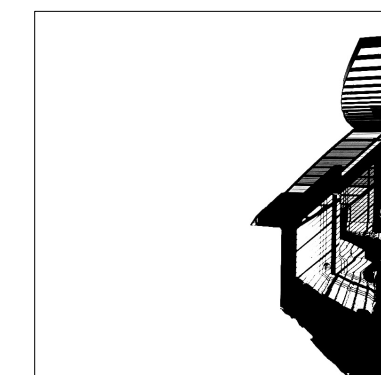
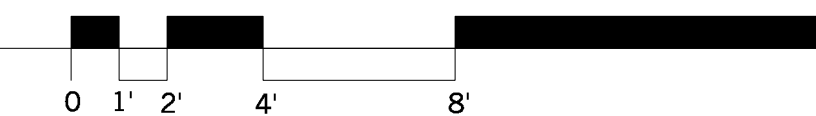


1 PROPOSED 2nd FLOOR PLAN  
Scale: 1/4" = 1'-0"

**SHEET NOTES:**  
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**KEY**

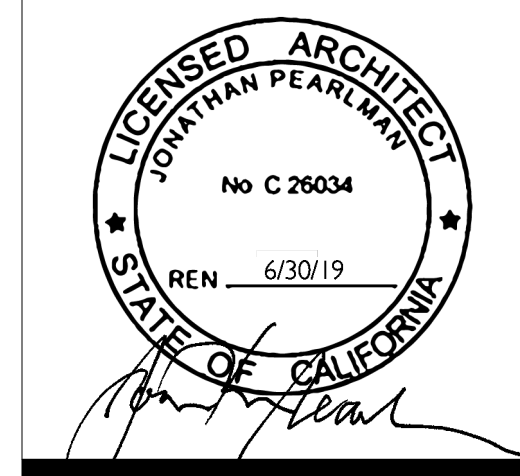
	(E) WALL
	(N) NON-RATED WALL
	(N) 1-HR RATED WALL



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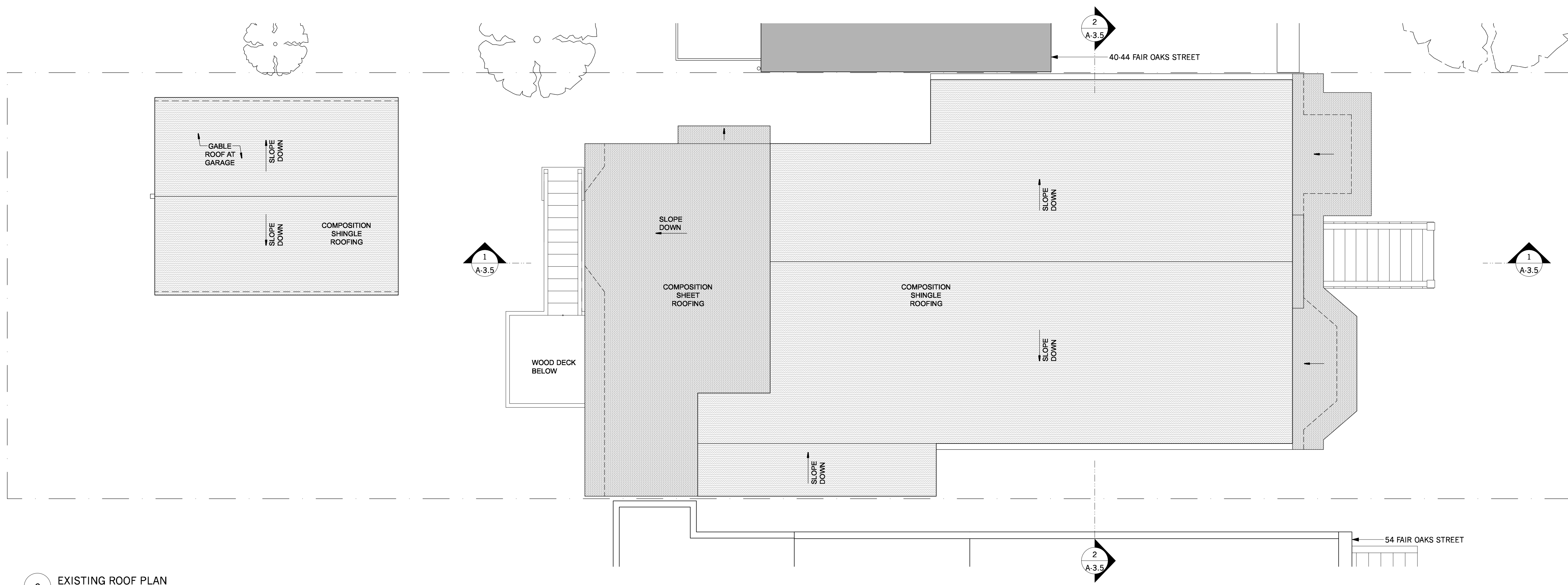
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#	date	issue
05.03.18	NOPDR 1	RESP
07.25.18	OWNER	REV
10.30.18	NOPDR 2	RESP

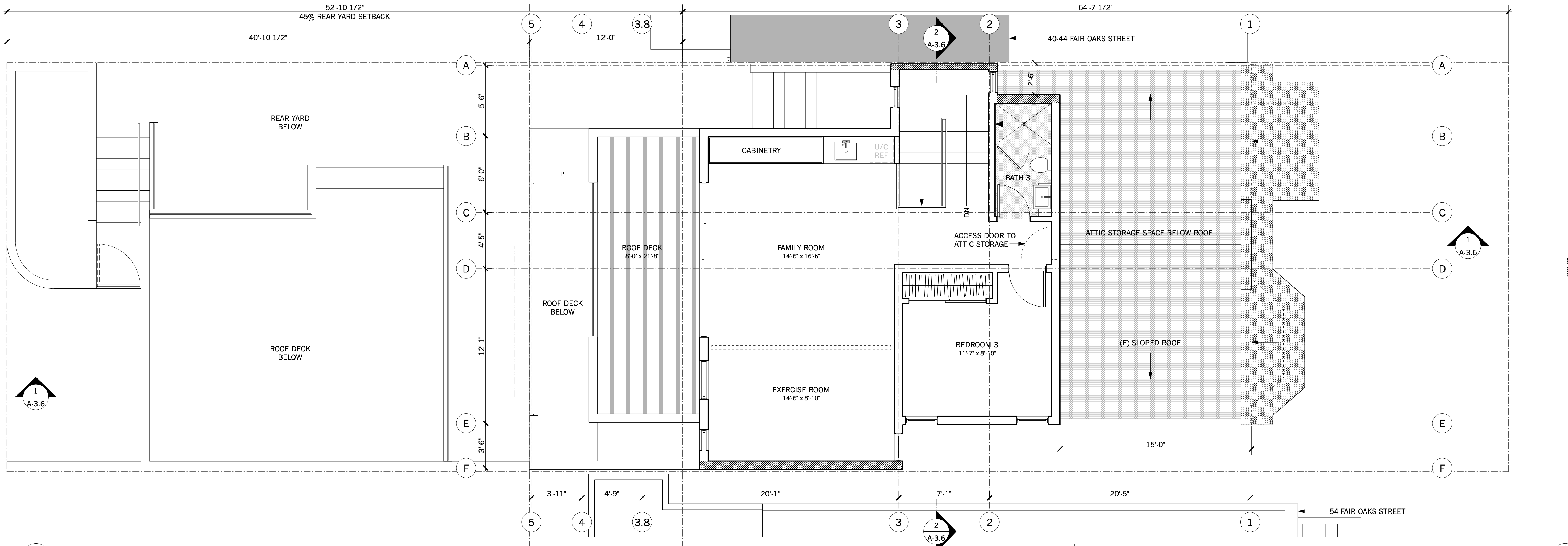
**2nd Floor Plan**

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

**A-2.2**



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

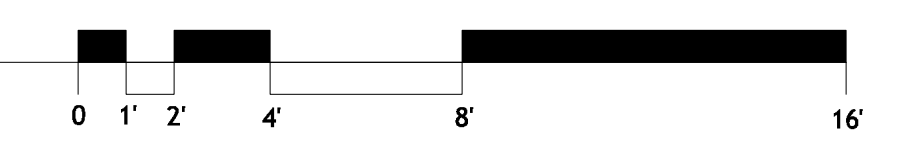


1 PROPOSED 3rd FLOOR PLAN  
Scale: 1/4" = 1'-0"

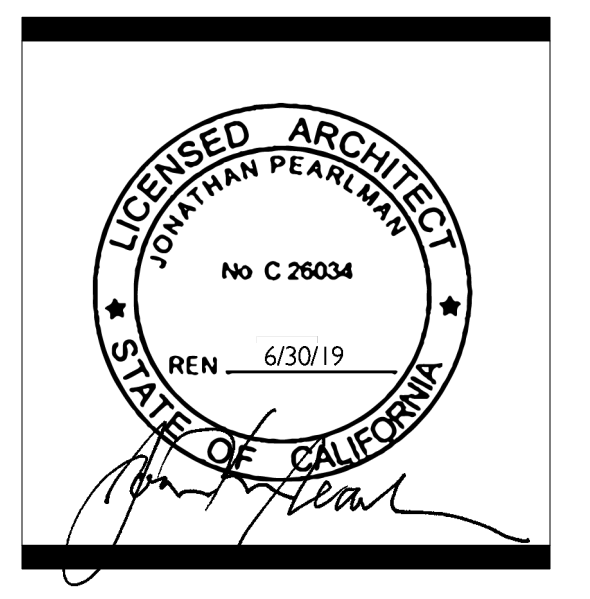
**SHEET NOTES:**  
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**KEY**

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



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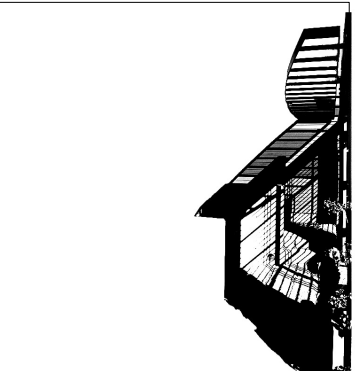
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07.25.18	OWNER REV	
10.30.18	NOPDR 2 RESP	

**Proposed 3rd Floor Plan & Existing Roof Plan**

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

**A-2.3**

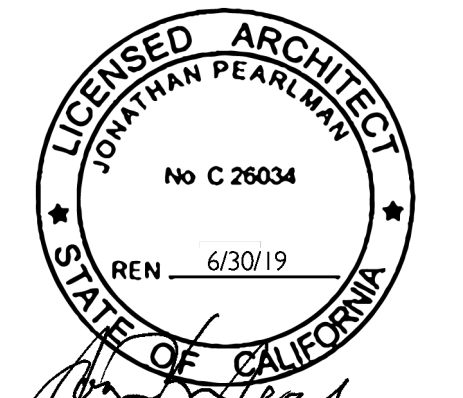




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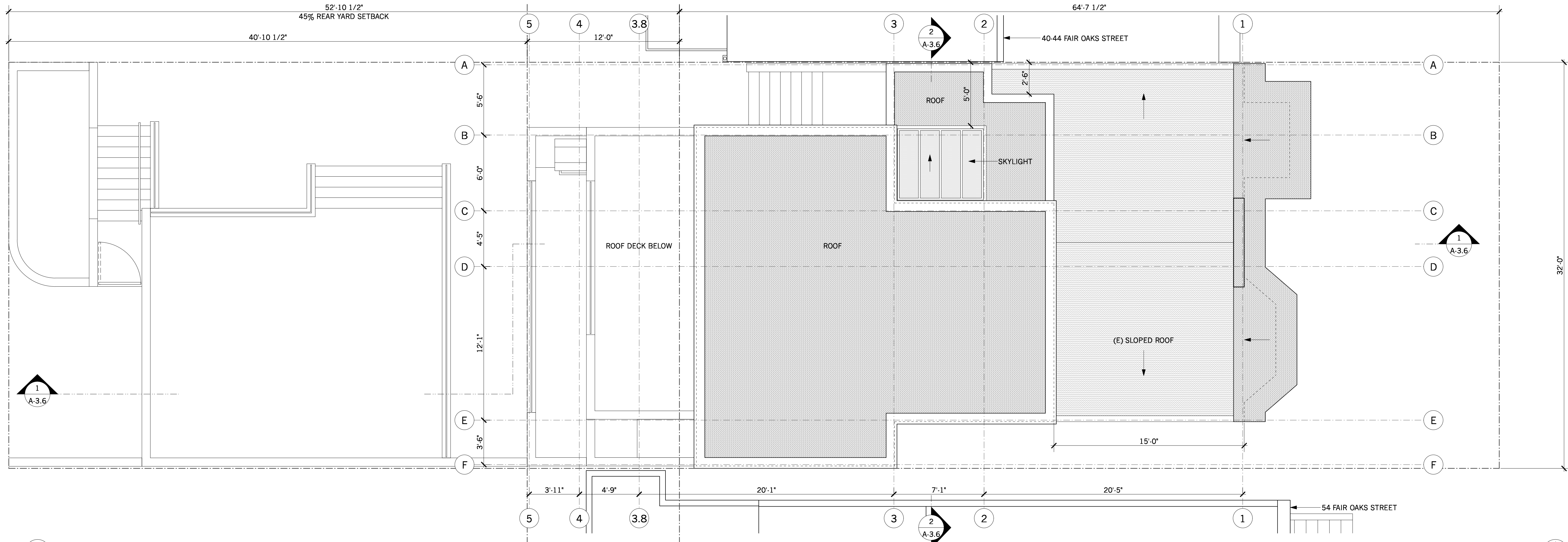
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#	date	issue
05.03.18	NOPDR 1 RESP	
07.25.18	OWNER REV	
10.30.18	NOPDR 2 RESP	

Proposed Roof Plan

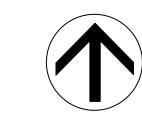
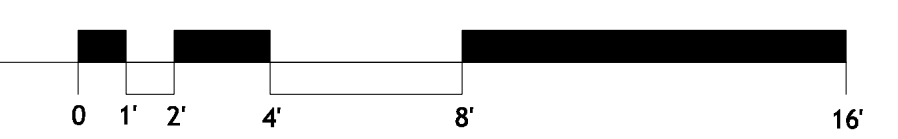
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scale:	

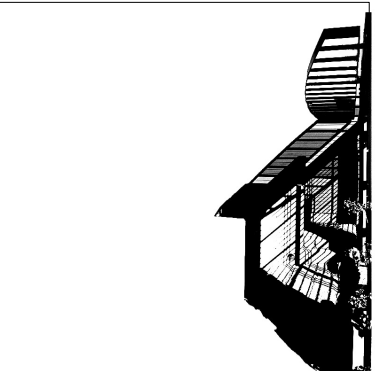
A-2.4



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

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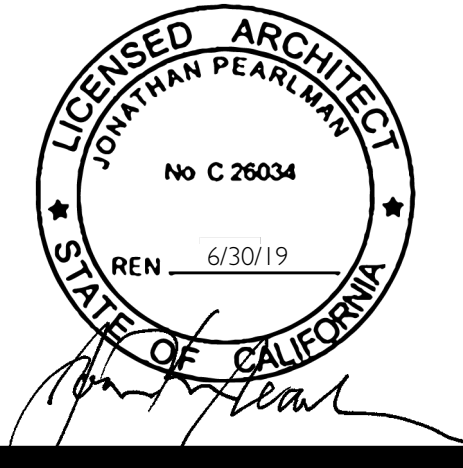




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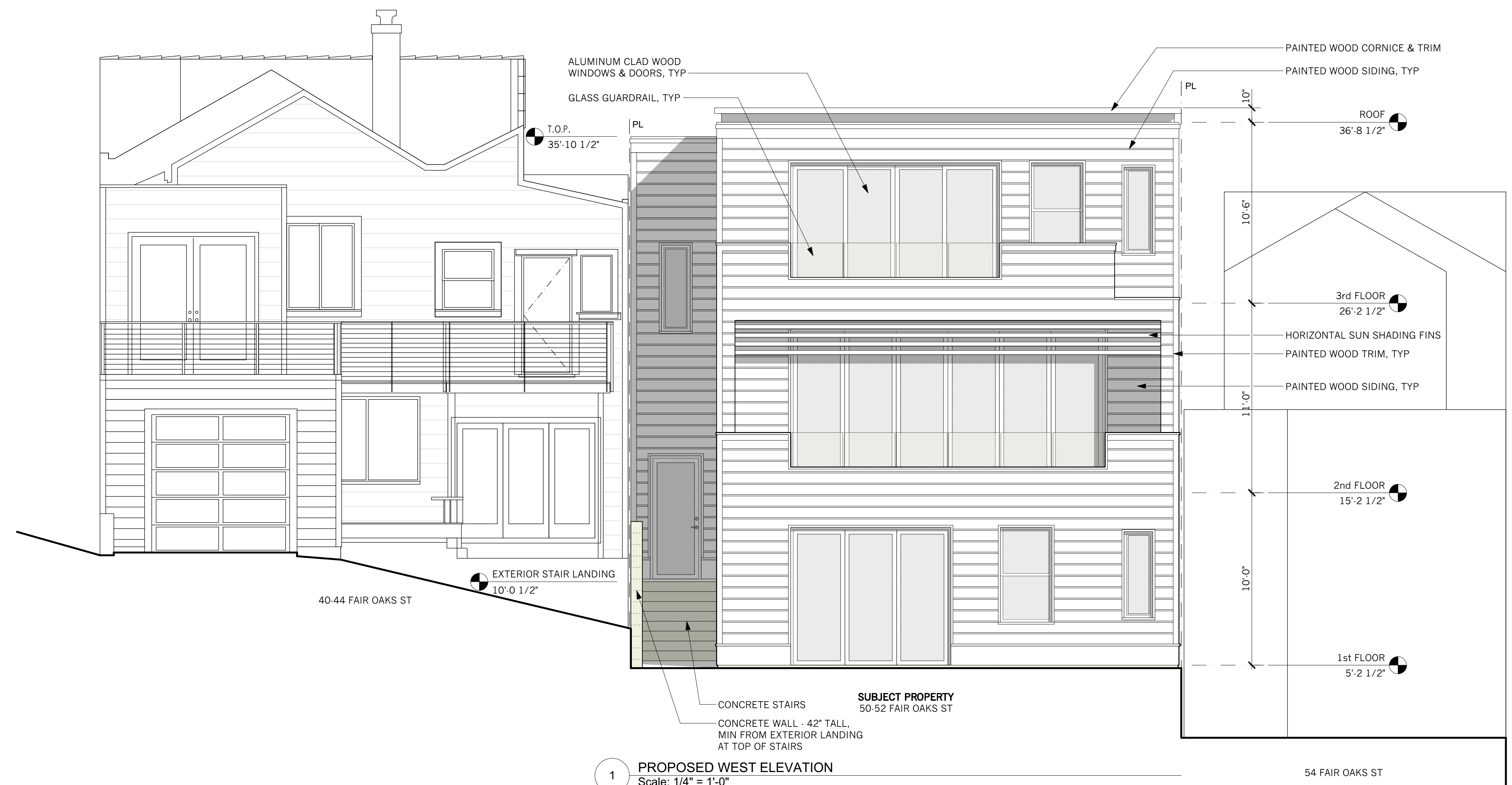
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed  
East Elevation

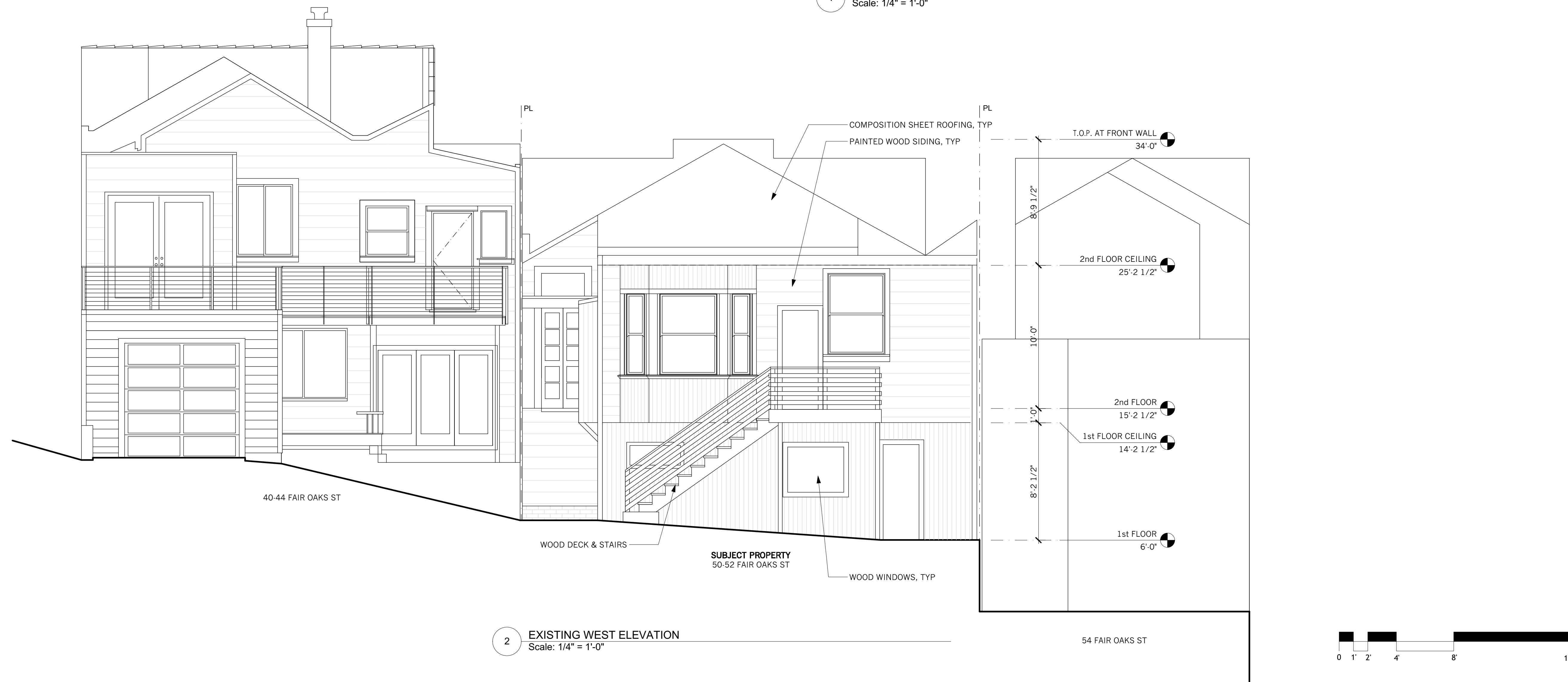
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A-3.1

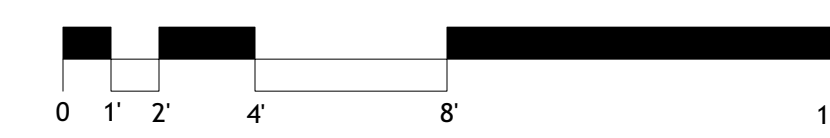




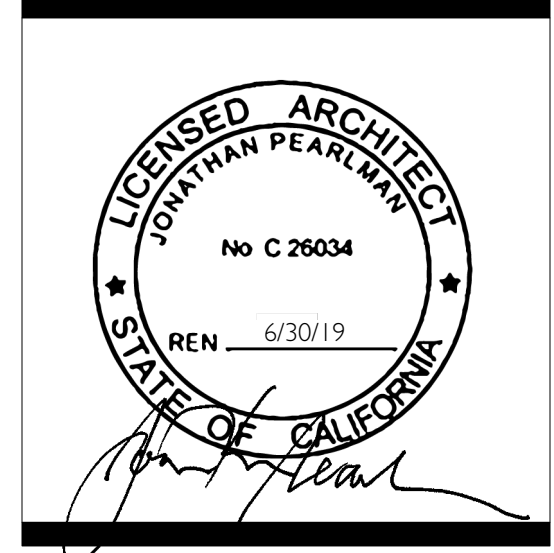
1 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



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



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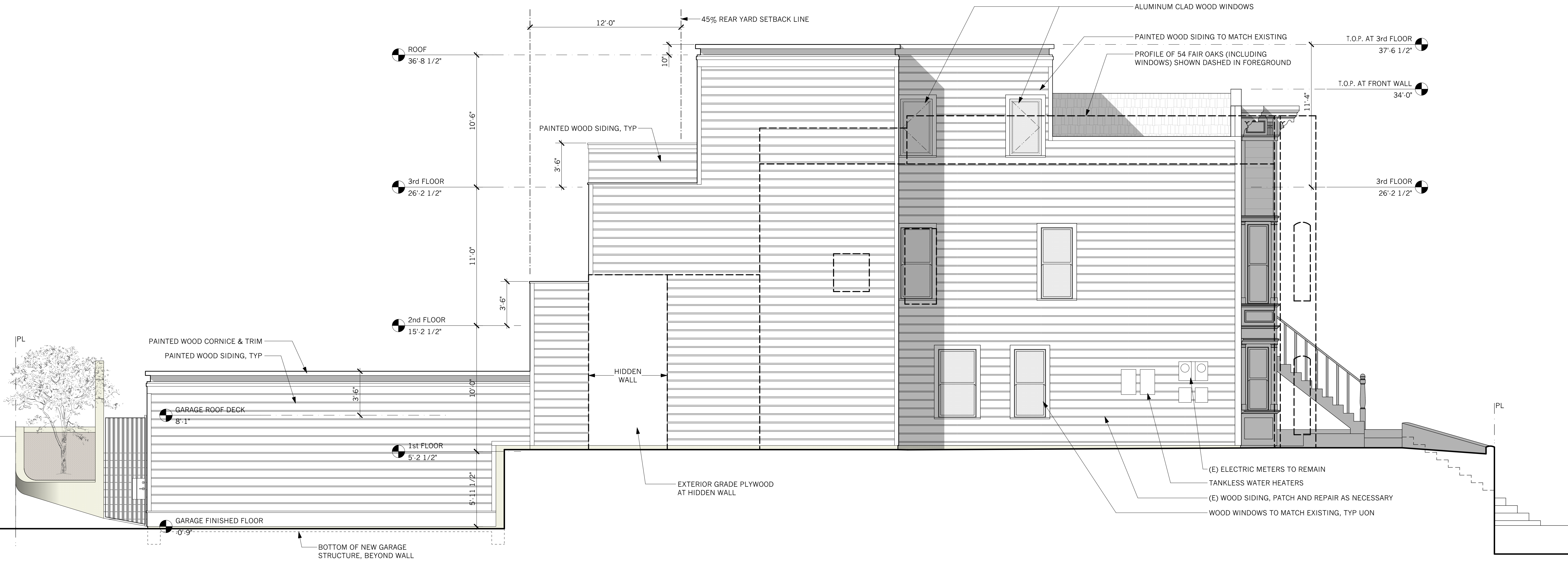
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#	date	issue
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

**Existing & Proposed West Elevation**

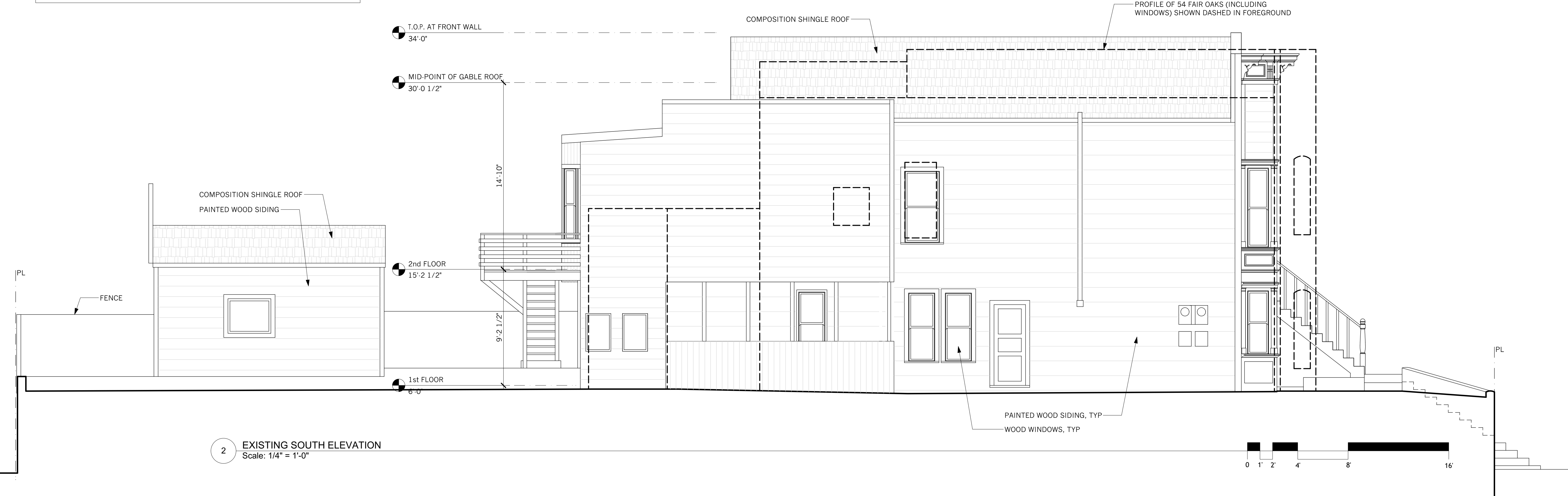
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scale:	

**A-3.2**

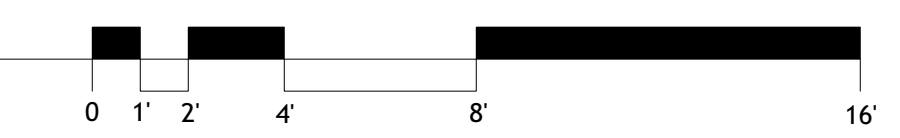


1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

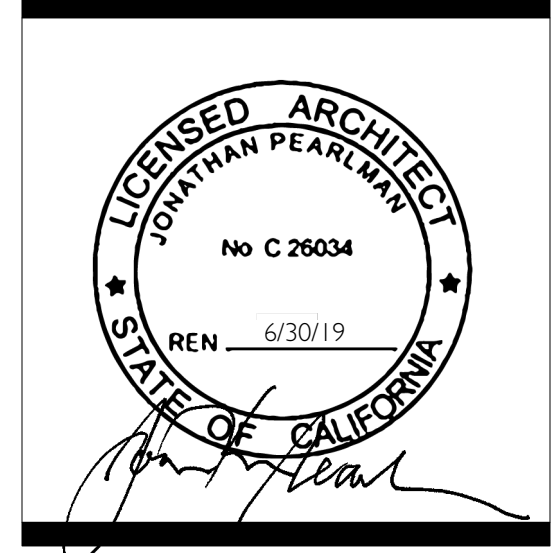
**SHEET NOTES:**  
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2 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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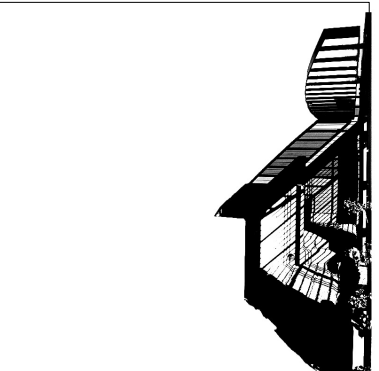
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed  
South Elevation

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

A-3.3

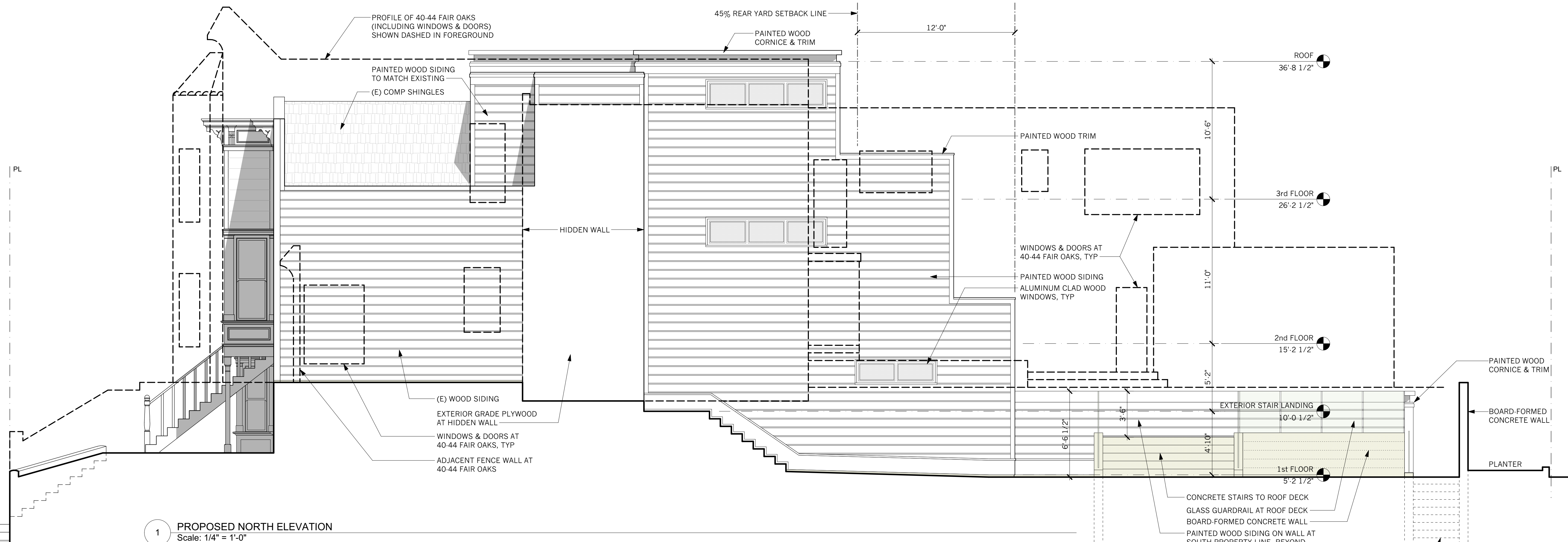
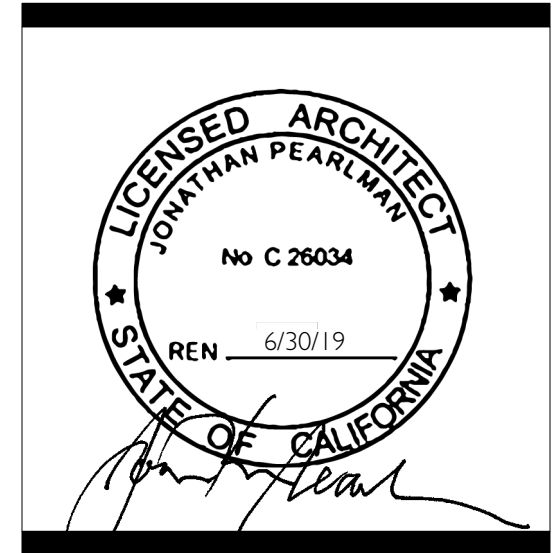




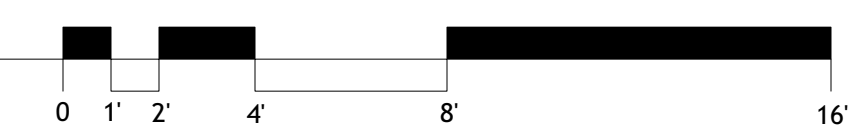
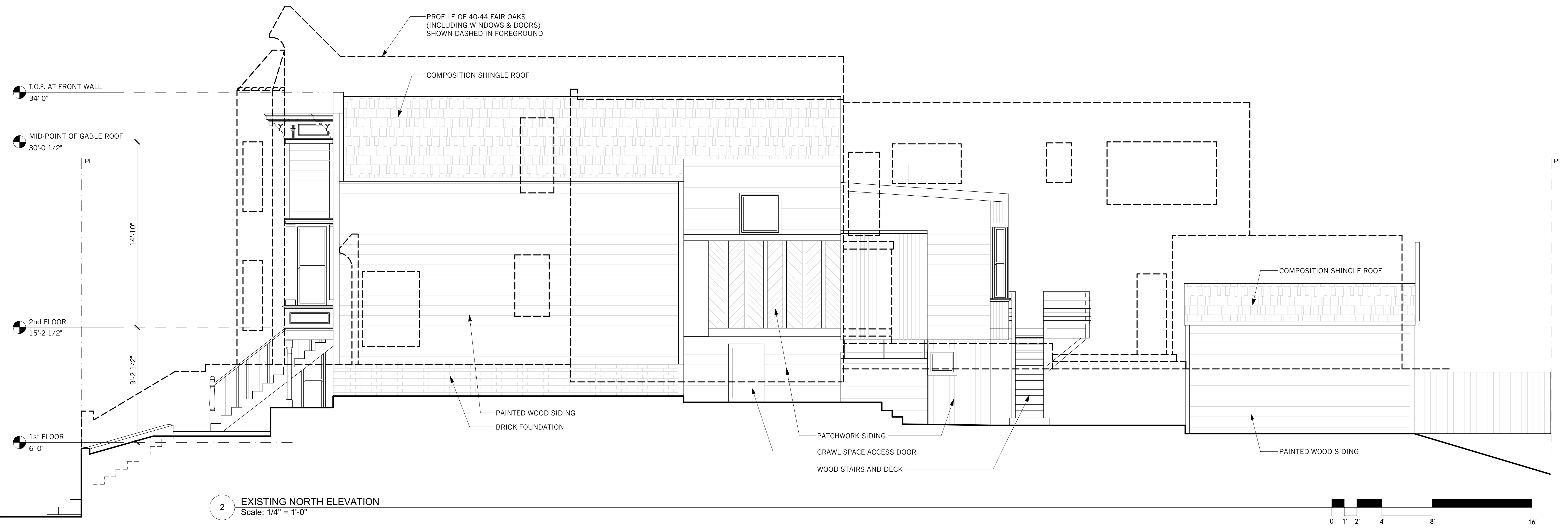
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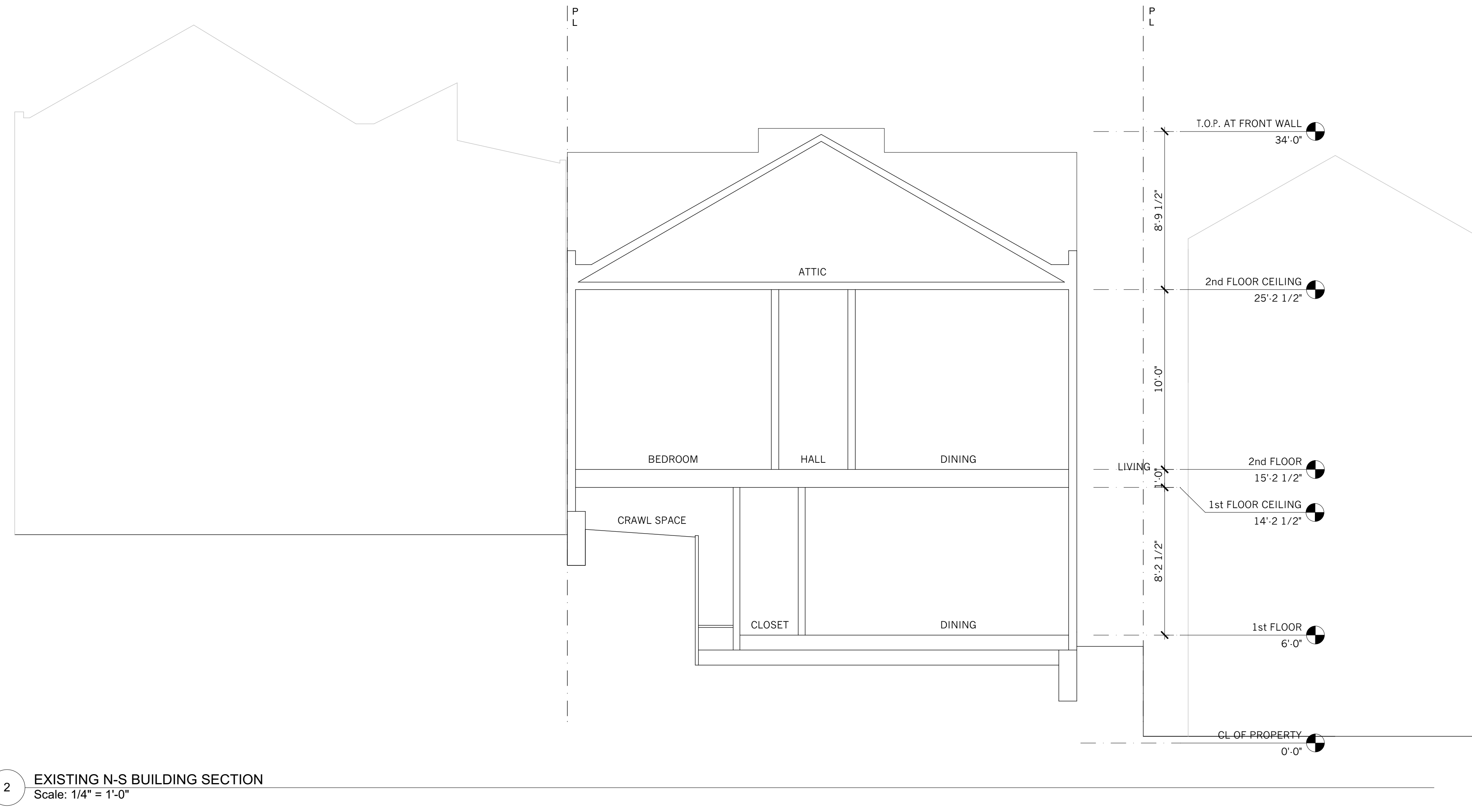
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07.25.18	OWNER	REV
10.30.18	NOPDR 2	RESP

Existing & Proposed  
North Elevation

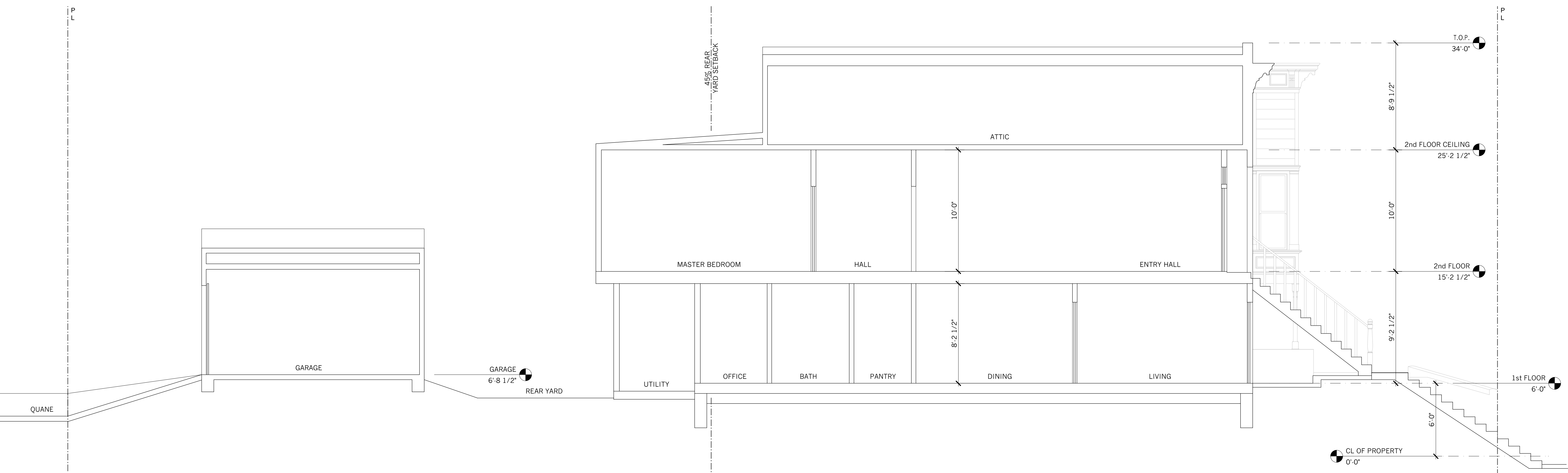
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scale:	

A-3.4

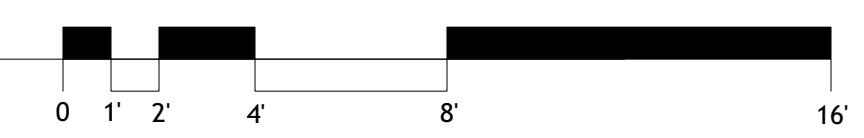




2 EXISTING N-S BUILDING SECTION  
Scale: 1/4" = 1'-0"



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



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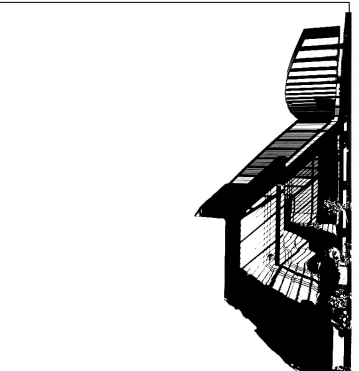
Addition/Renovation  
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San Francisco, CA 94110

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

**Existing Building Sections**

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

**A-3.5**



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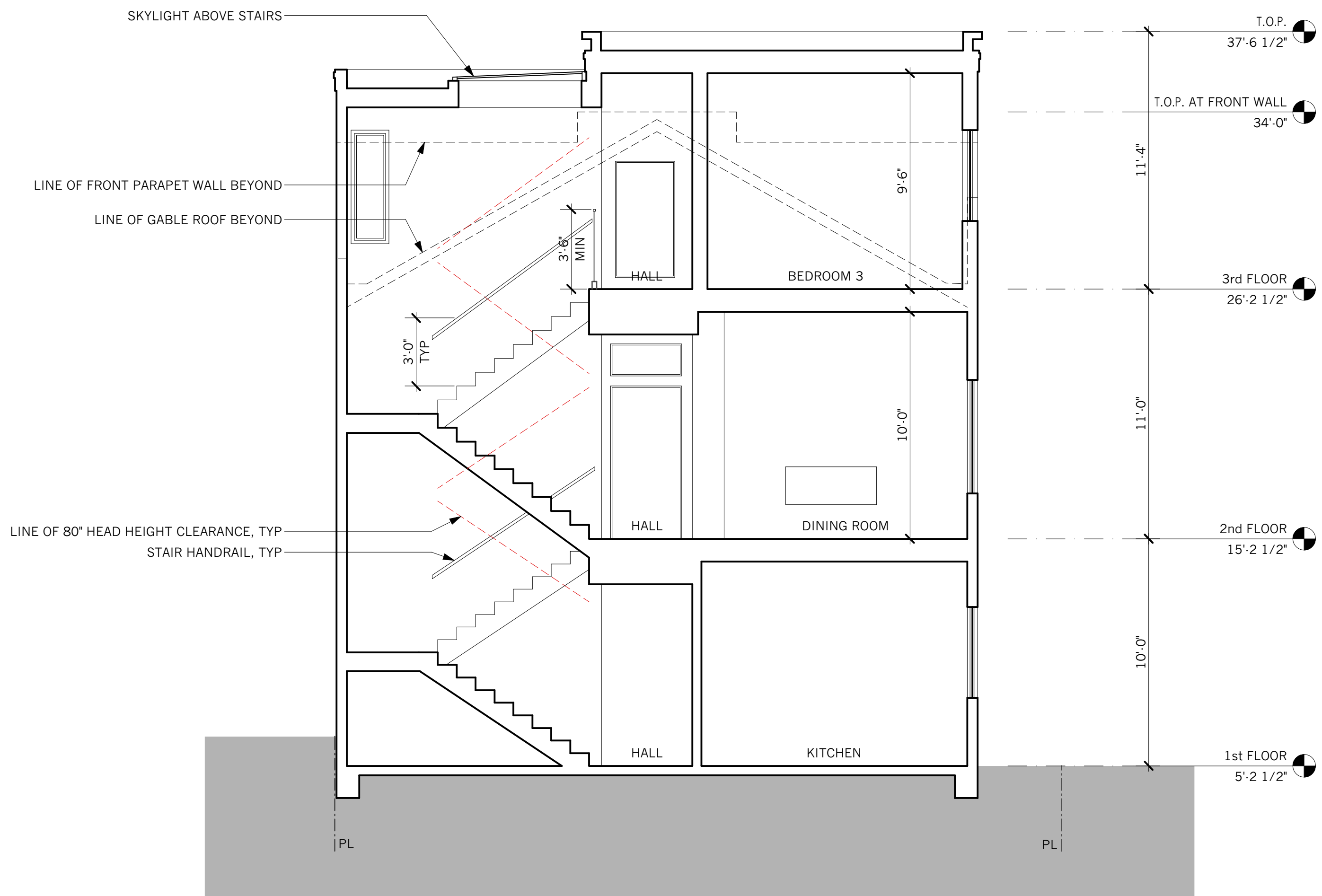
Addition/Renovation  
**COOK RESIDENCE**  
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San Francisco, CA 94110

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

Proposed Building Sections

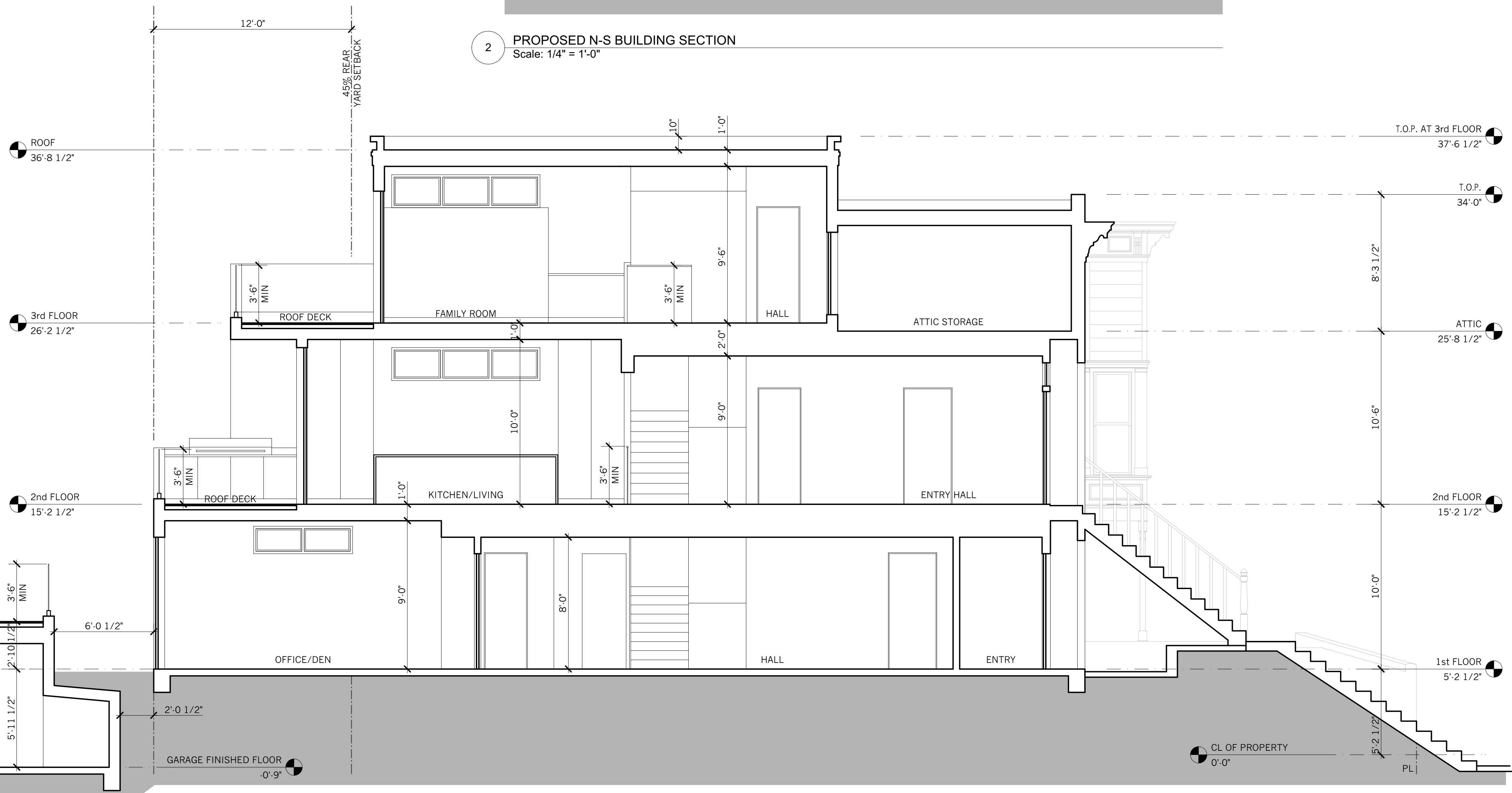
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A-3.6

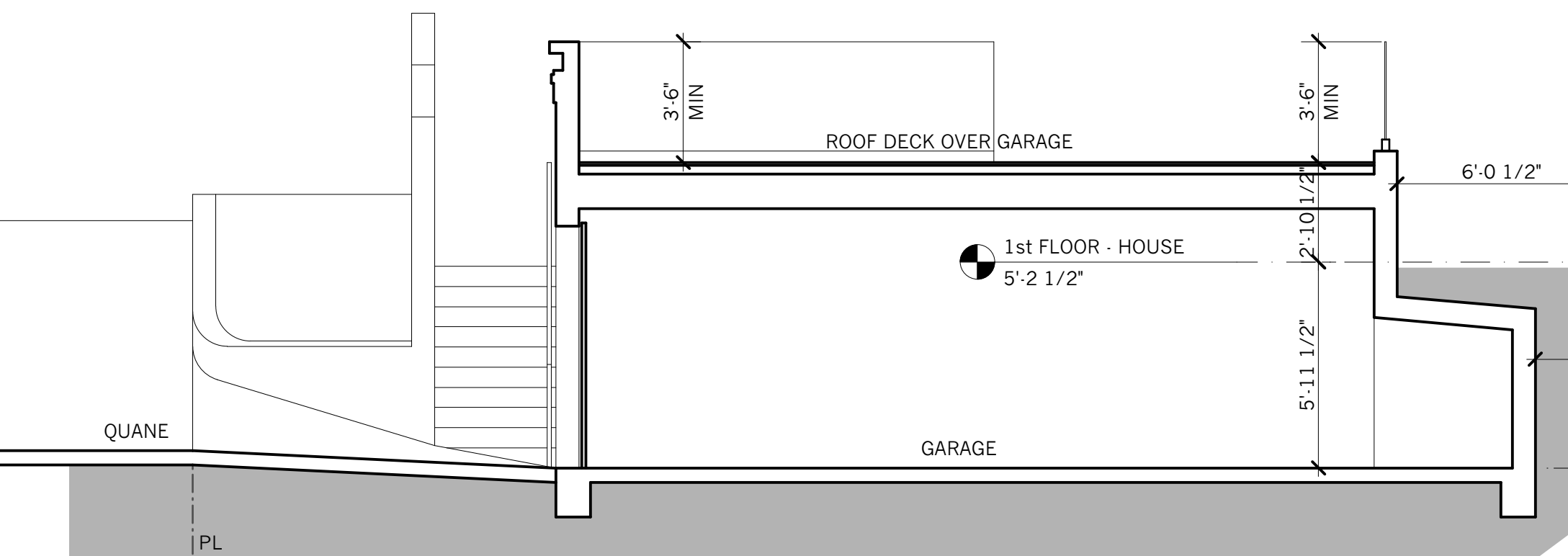
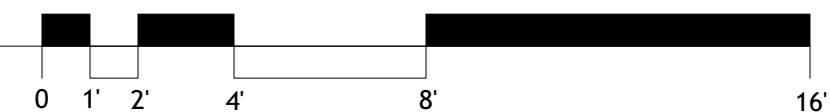


2 PROPOSED N-S BUILDING SECTION  
Scale: 1/4" = 1'-0"

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



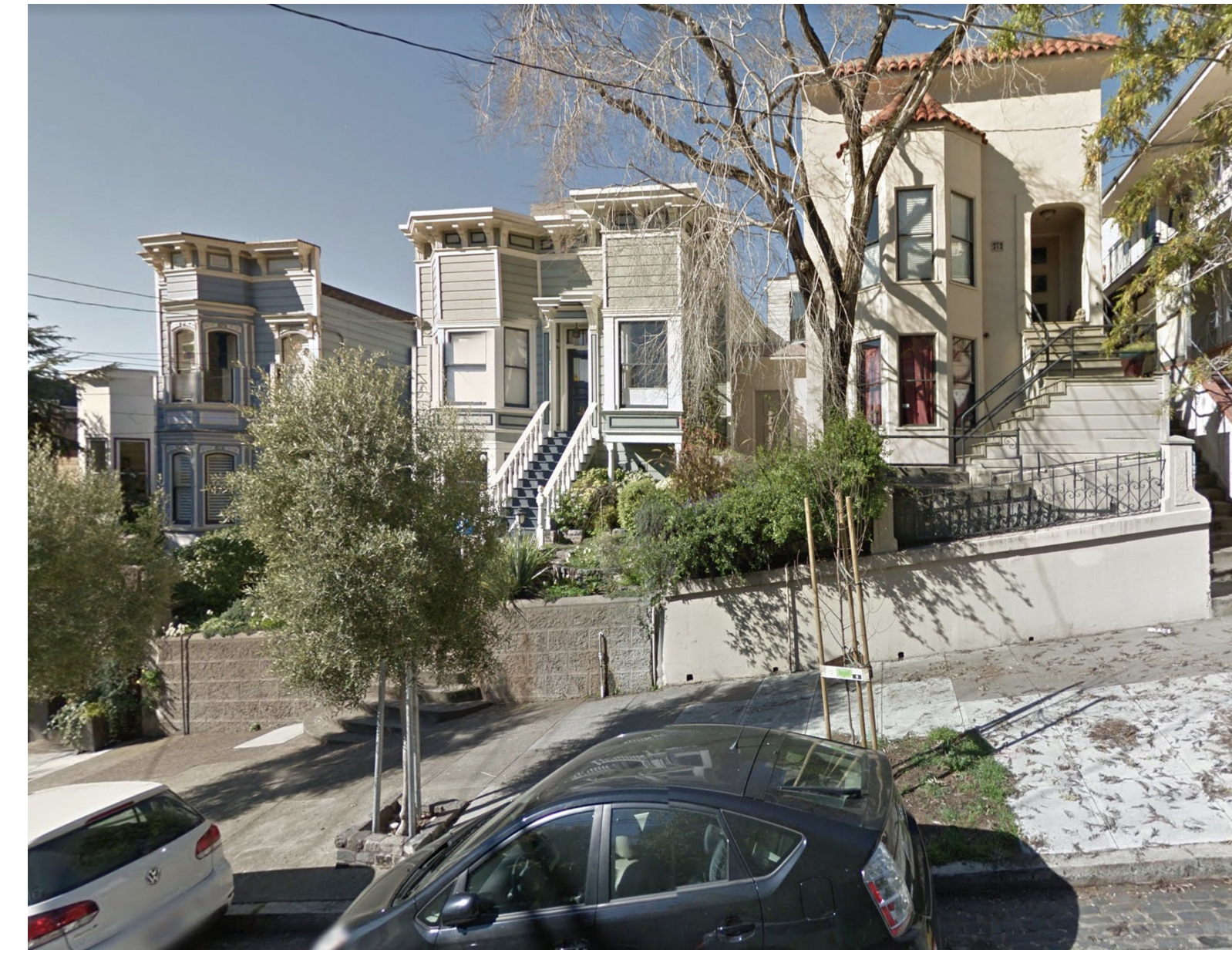




EXISTING VIEW FROM DOWNHILL



EXISTING VIEW FROM FRONT



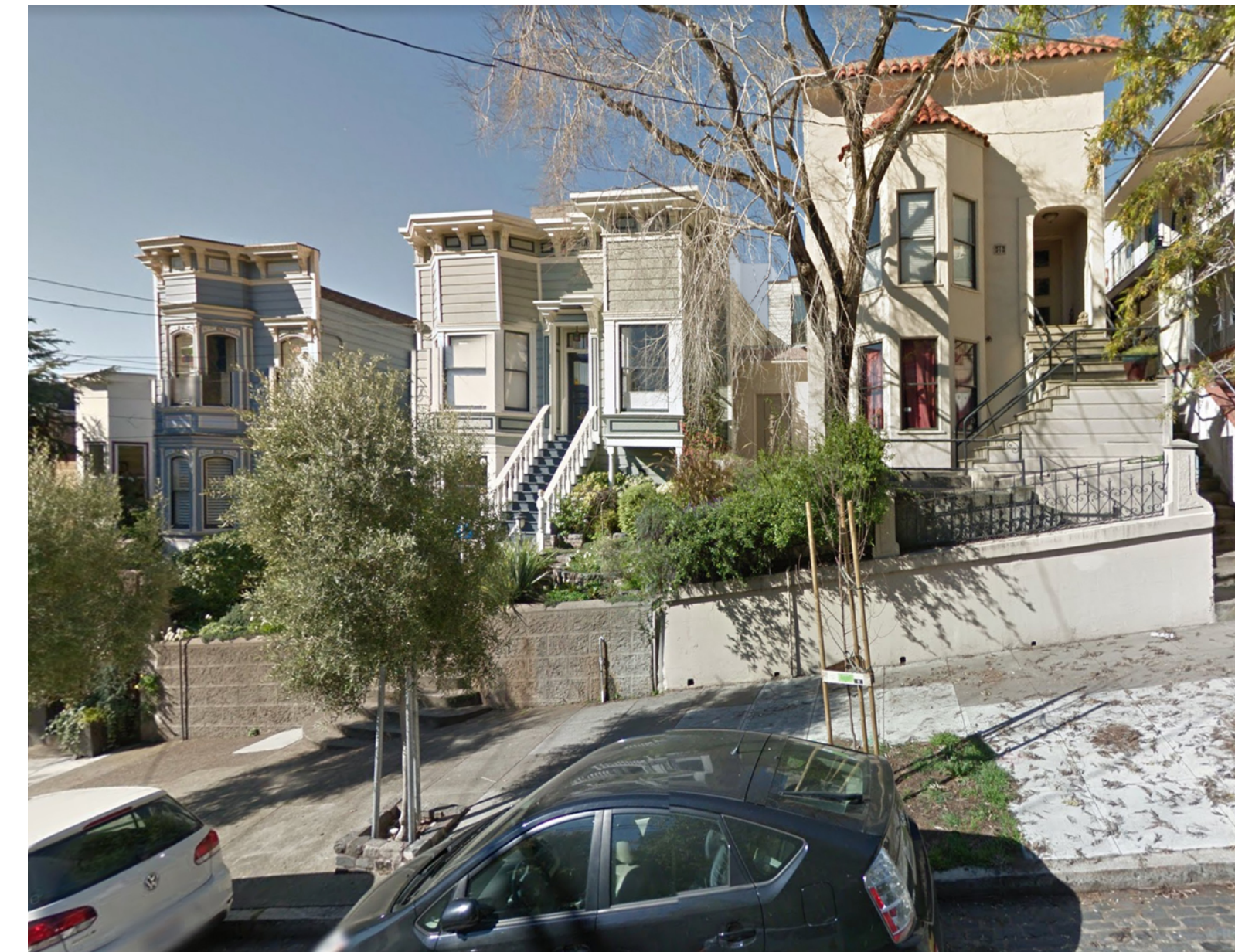
EXISTING VIEW FROM UPHILL



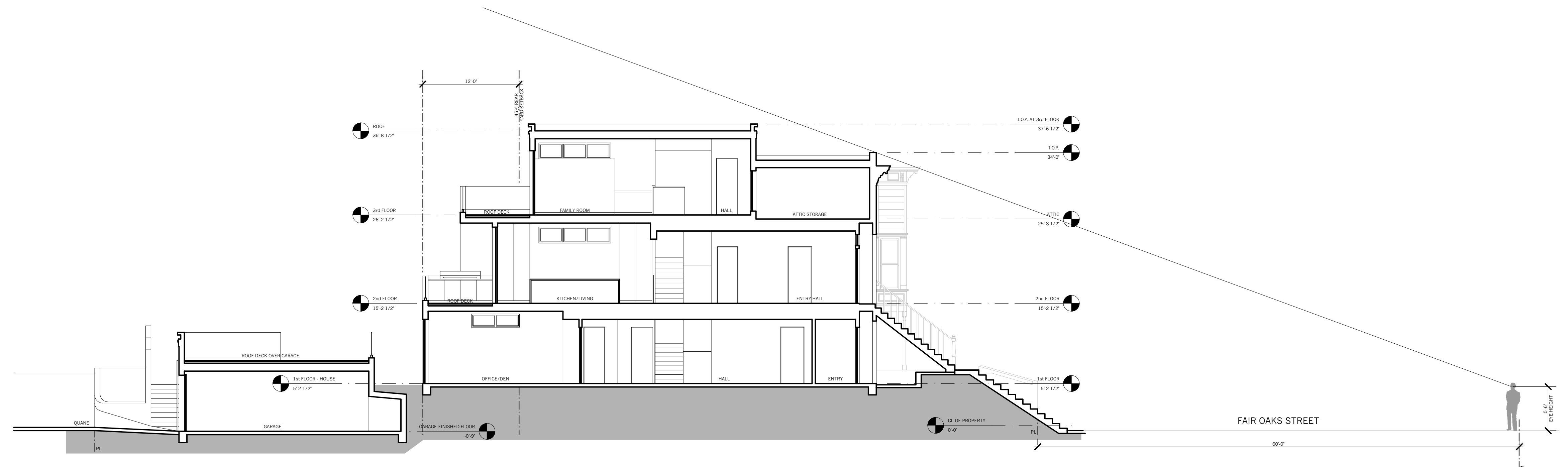
PROPOSED VIEW FROM DOWNHILL



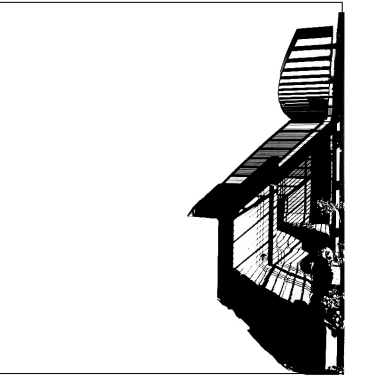
PROPOSED VIEW FROM FRONT



PROPOSED VIEW FROM UPHILL



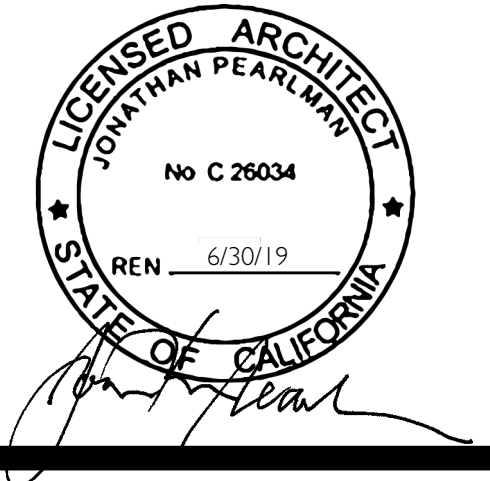
1 PROPOSED E-W BUILDING SECTION WITH VISIBILITY SIGHT LINE  
Scale: 1/8" = 1'-0"



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Addition/Renovation  
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#	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:	

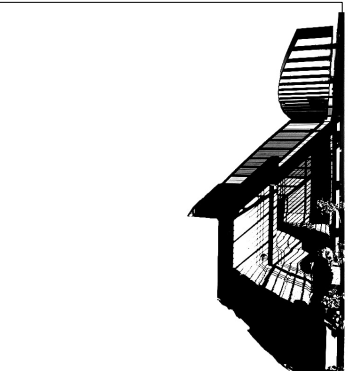
A-3.7



NEW CONSTRUCTION

# COOK RESIDENCE - GARAGE

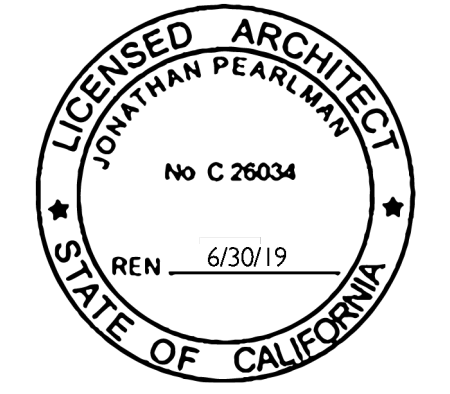
50-52 FAIR OAKS STREET, SAN FRANCISCO, CA 94110



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**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
C. 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	RDW. 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	STR. 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
	1,397 SF	1,566 SF
1ST FLOOR:	1,494 SF	1,275 SF
2ND FLOOR:	0 SF	681 SF
3RD FLOOR:		
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, EXCEPT 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.

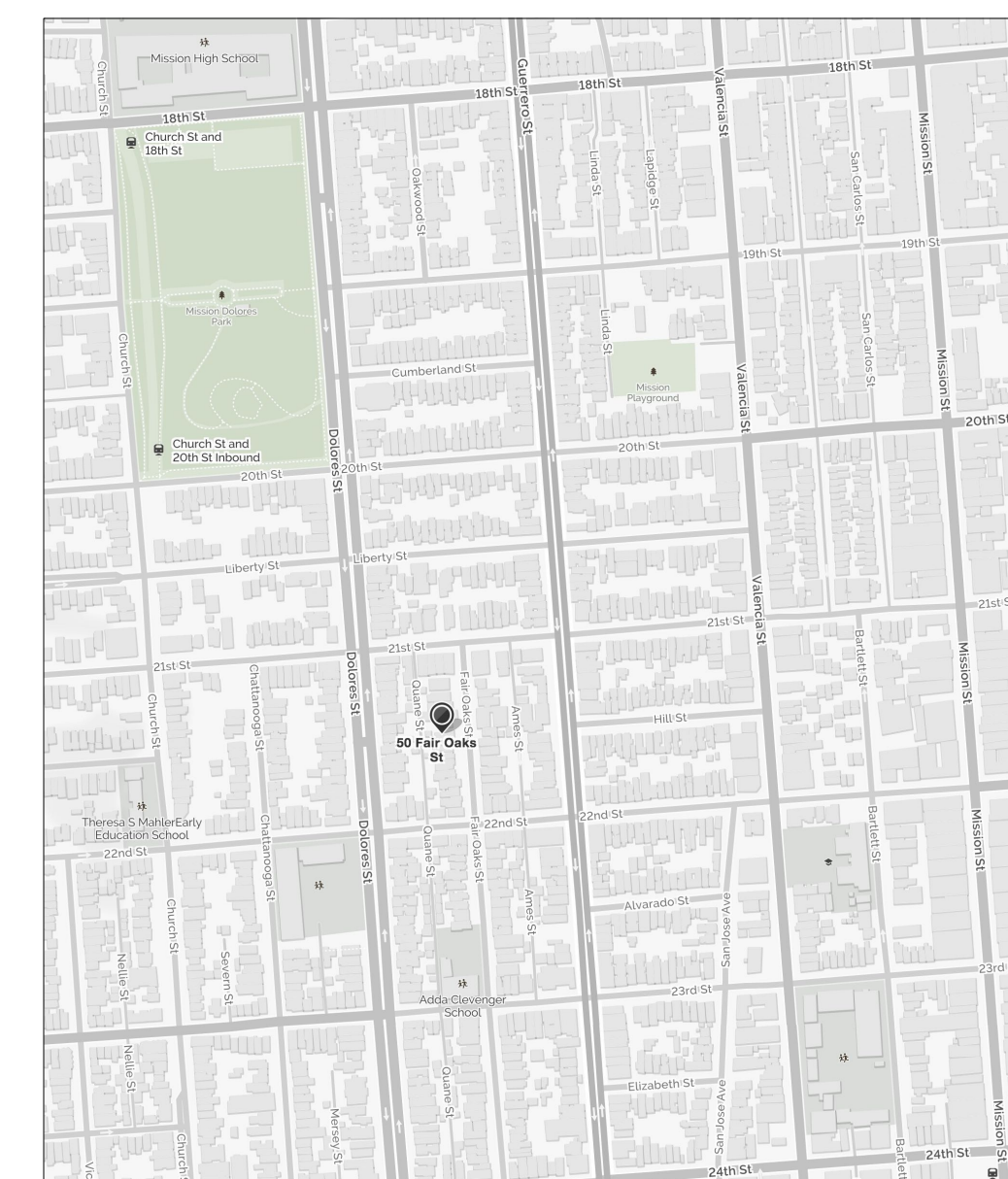
**PROJECT TEAM**

**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 Pearman  
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  
kevin@kocengineering.com

**VICINITY MAP**



**TABLE OF CONTENTS**

A-0.1	COVER SHEET
A-0.2	GREEN BUILDING
A-1.1	EXISTING & PROPOSED SITE PLAN
A-2.1	EXISTING & PROPOSED GARAGE FLOOR PLAN
A-2.2	EXISTING & PROPOSED GARAGE ROOF PLAN
A-3.1	EXISTING & PROPOSED EAST ELEVATION
A-3.2a	EXISTING & PROPOSED WEST ELEVATION
A-3.2b	WEST ELEVATION FROM DRIVEWAY
A-3.3	EXISTING & PROPOSED SOUTH ELEVATION
A-3.4	EXISTING & PROPOSED NORTH ELEVATION
A-3.5	NOT USED
A-3.6	PROPOSED BUILDING SECTION

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

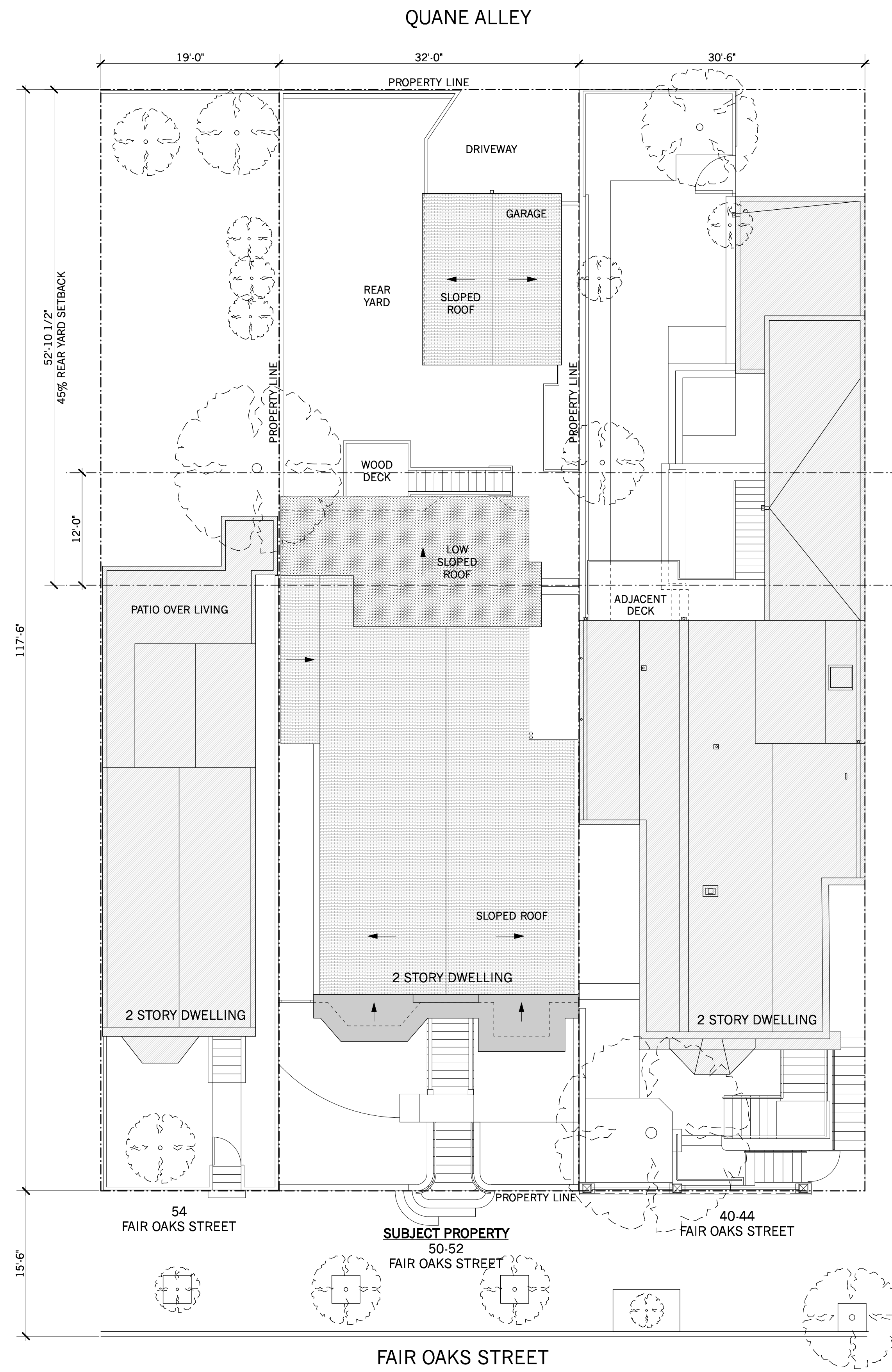
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

**Cover Sheet**

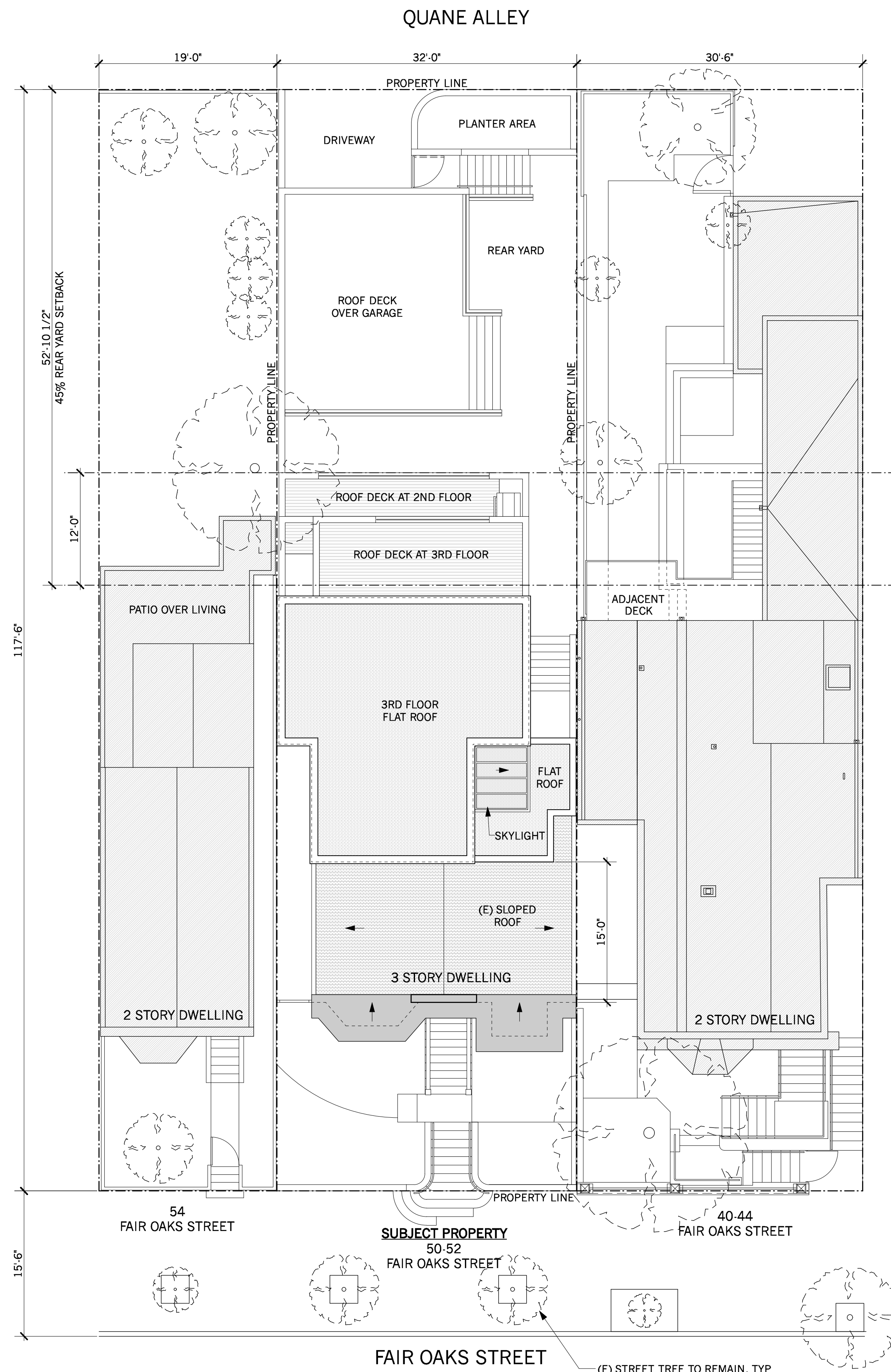
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drawn by: JJ  
checked by: JP  
date: 12.21.17  
scale:

**A-0.1**



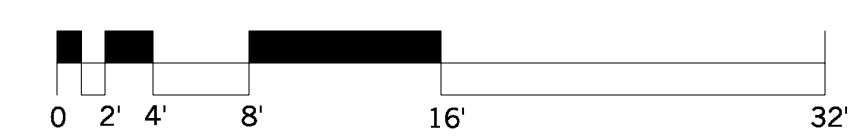


1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"



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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1159 Green Street, Suite 4  
San Francisco, CA 94109  
415.537.1125 :v  
www.elevationarchitects.com :w



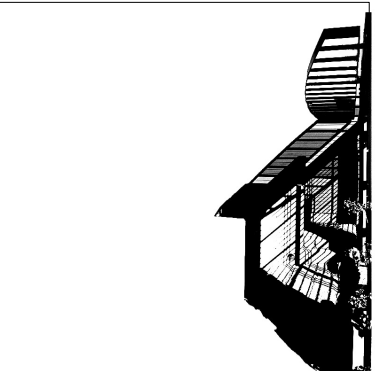
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**COOK RESIDENCE - GARAGE**  
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San Francisco, CA 94110

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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

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checked by:	JP
date:	12.21.17
scale:	

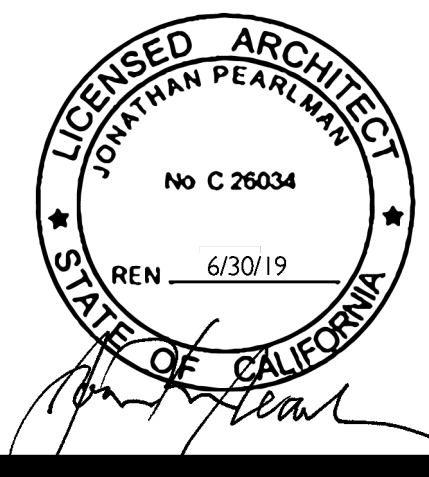
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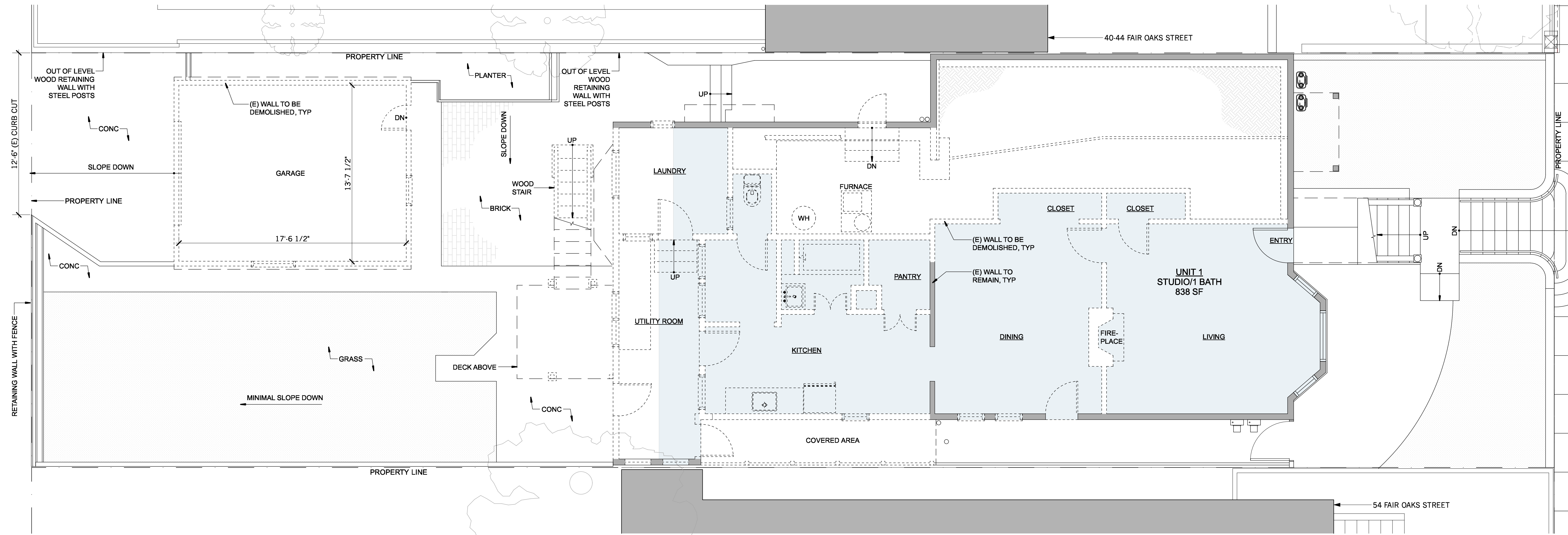
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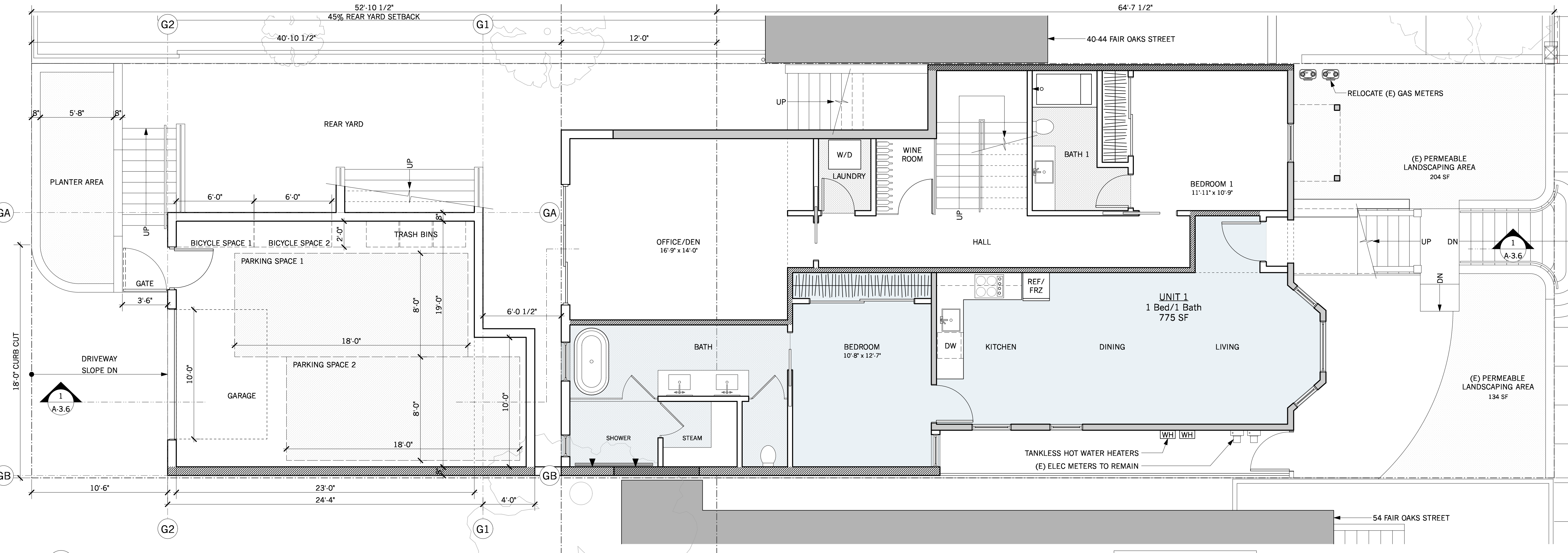
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project:	16.10
drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

A-2.1



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

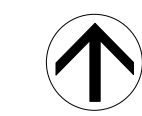
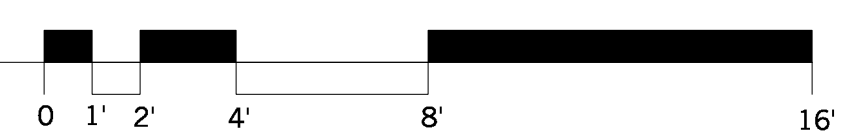


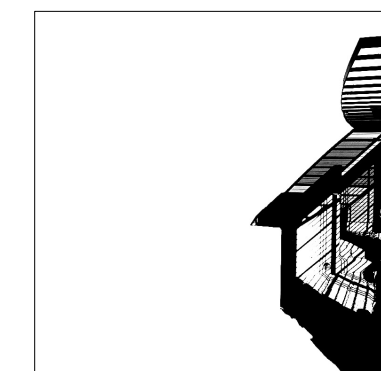
1 PROPOSED 1st FLOOR PLAN  
Scale: 1/4" = 1'-0"

**SHEET NOTES:**  
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**KEY**

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

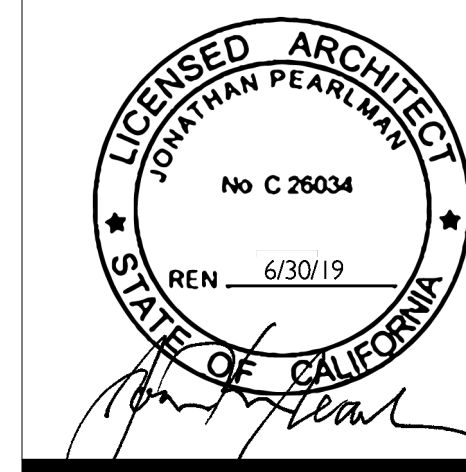




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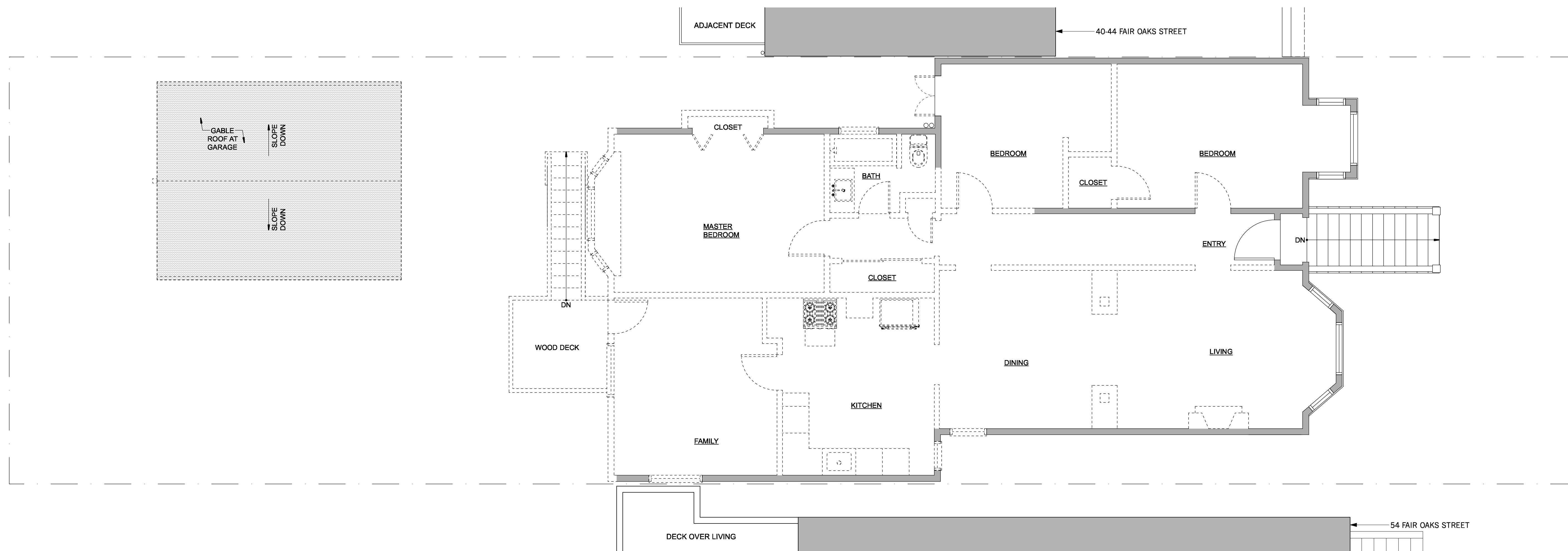
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**COOK RESIDENCE - GARAGE**  
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San Francisco, CA 94110

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07.25.18	OWNER	REV
10.30.18	NOPDR 2	RESP

Garage Roof Plan

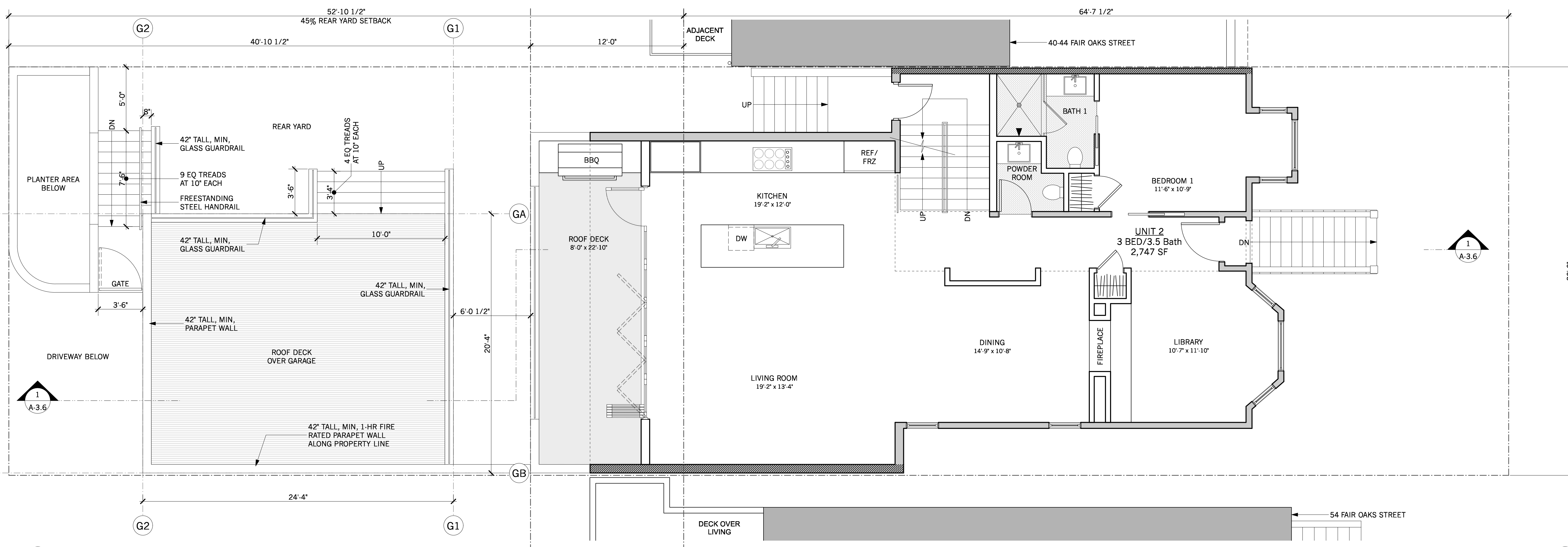
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drawn by:	JJ
checked by:	JP
date:	12.21.17
scale:	

**A-2.2**



2 EXISTING GARAGE ROOF PLAN

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



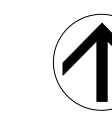
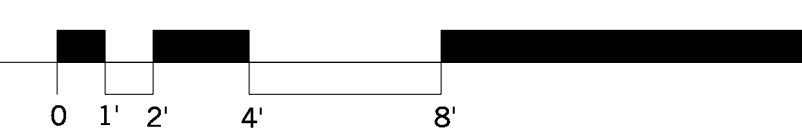
1 PROPOSED GARAGE ROOF PLAN

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

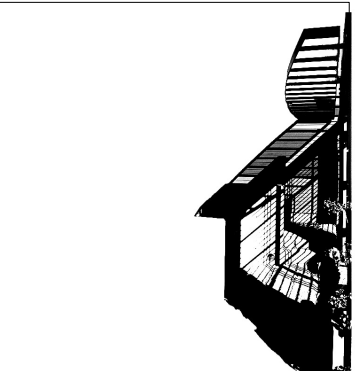
SHEET NOTES:

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



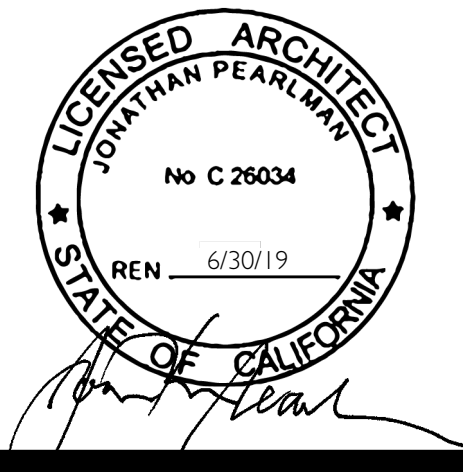




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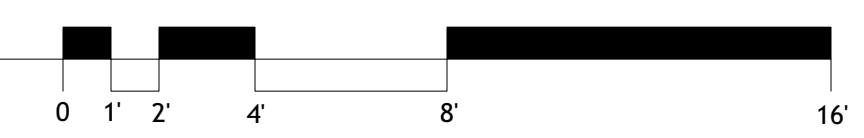
**SHEET NOTES:**  
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1 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



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



New Construction  
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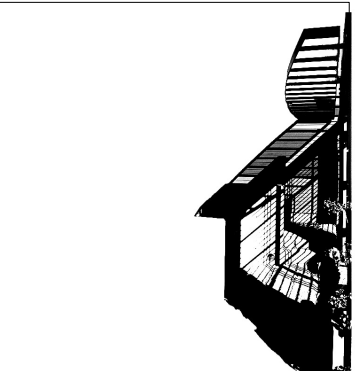
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	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

Existing & Proposed East Elevation

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

A-3.1

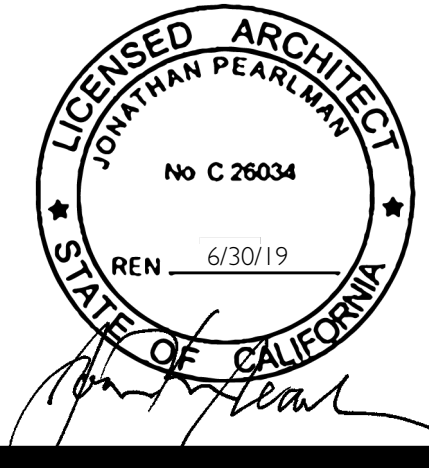




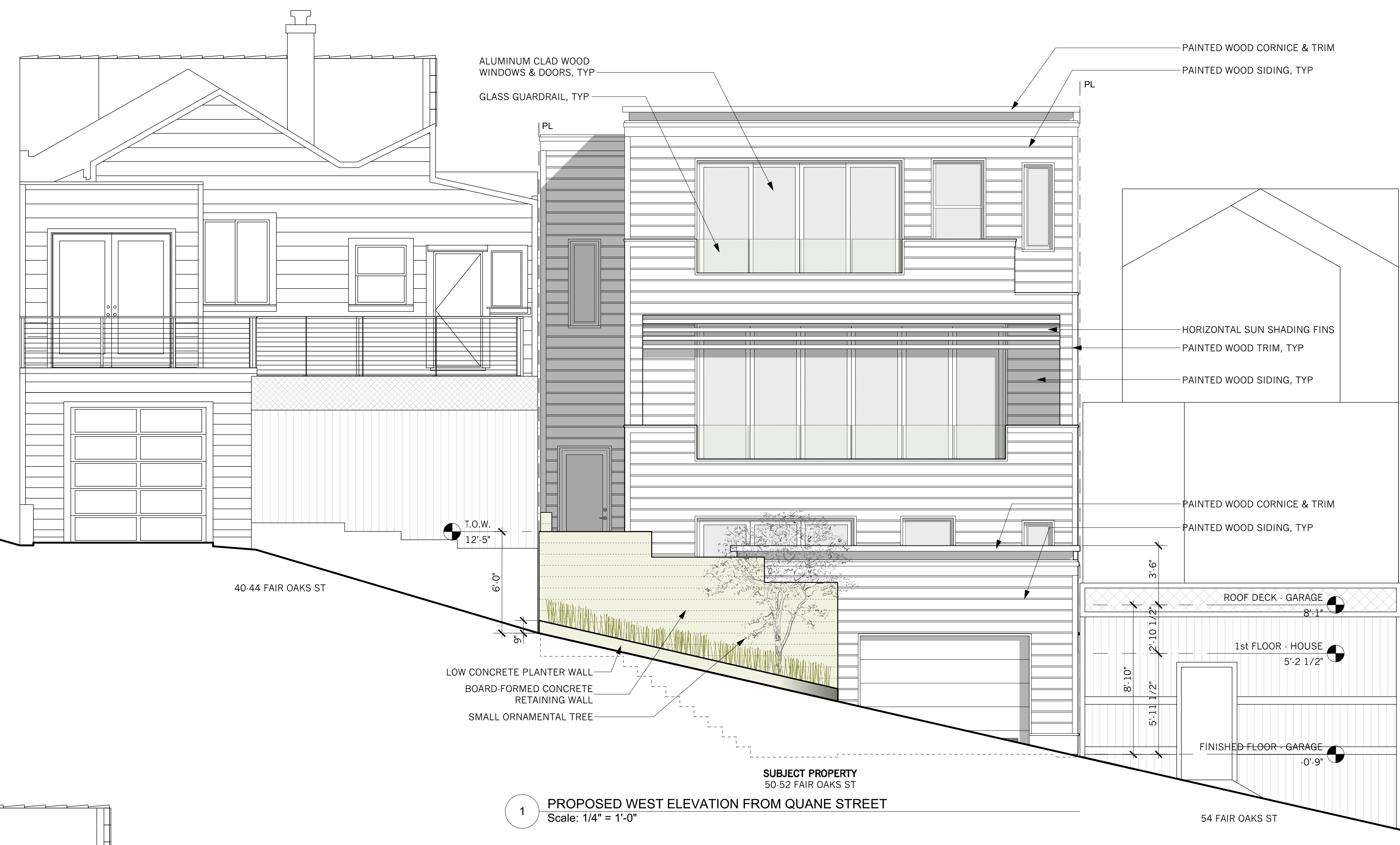
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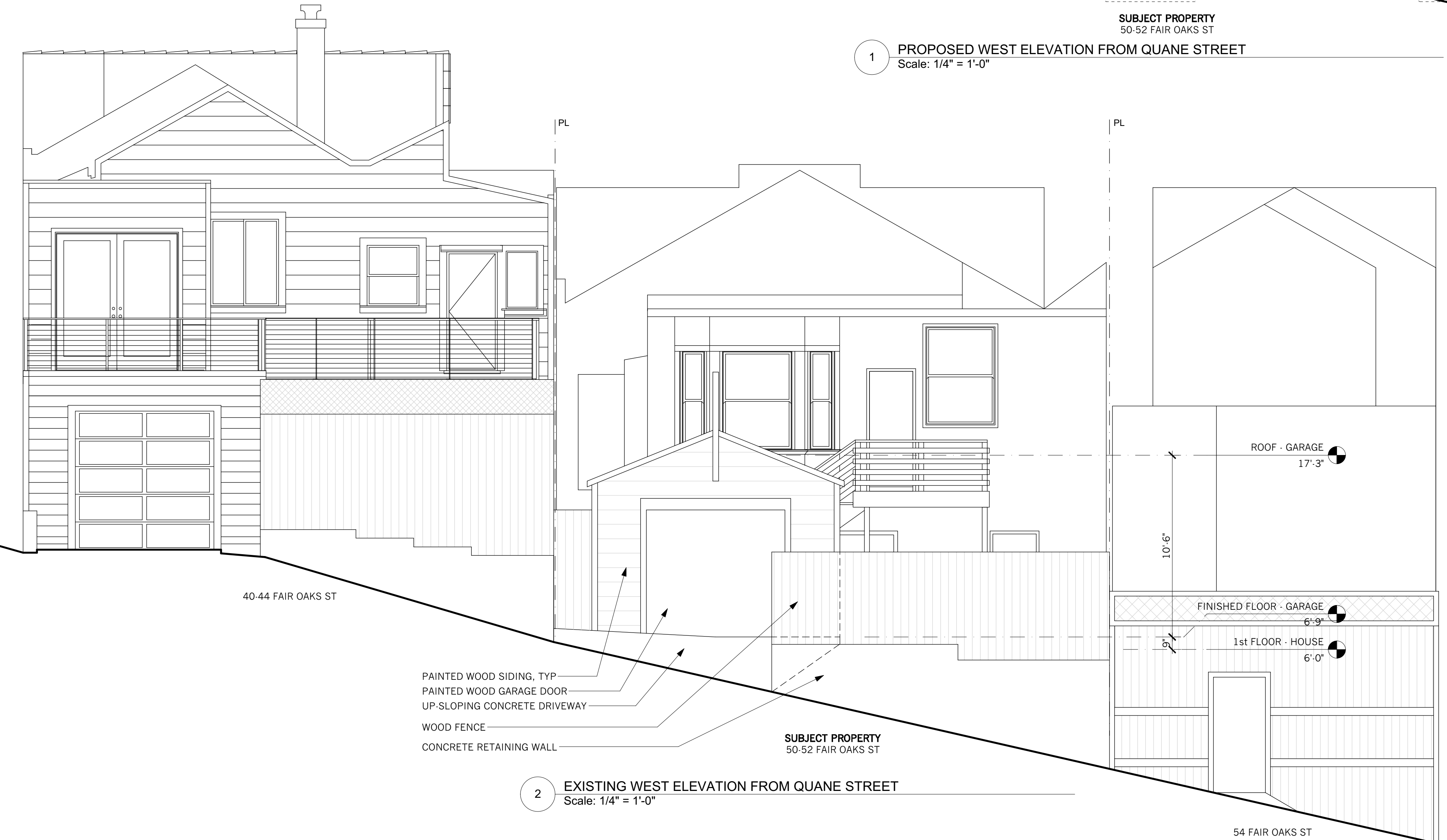


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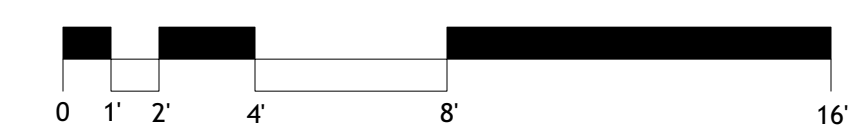


1 PROPOSED WEST ELEVATION FROM QUANE STREET  
Scale: 1/4" = 1'-0"

**SHEET NOTES:**  
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DEMOLITION OF EXISTING GARAGE IS ALSO UNDER A SEPARATE PERMIT.



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

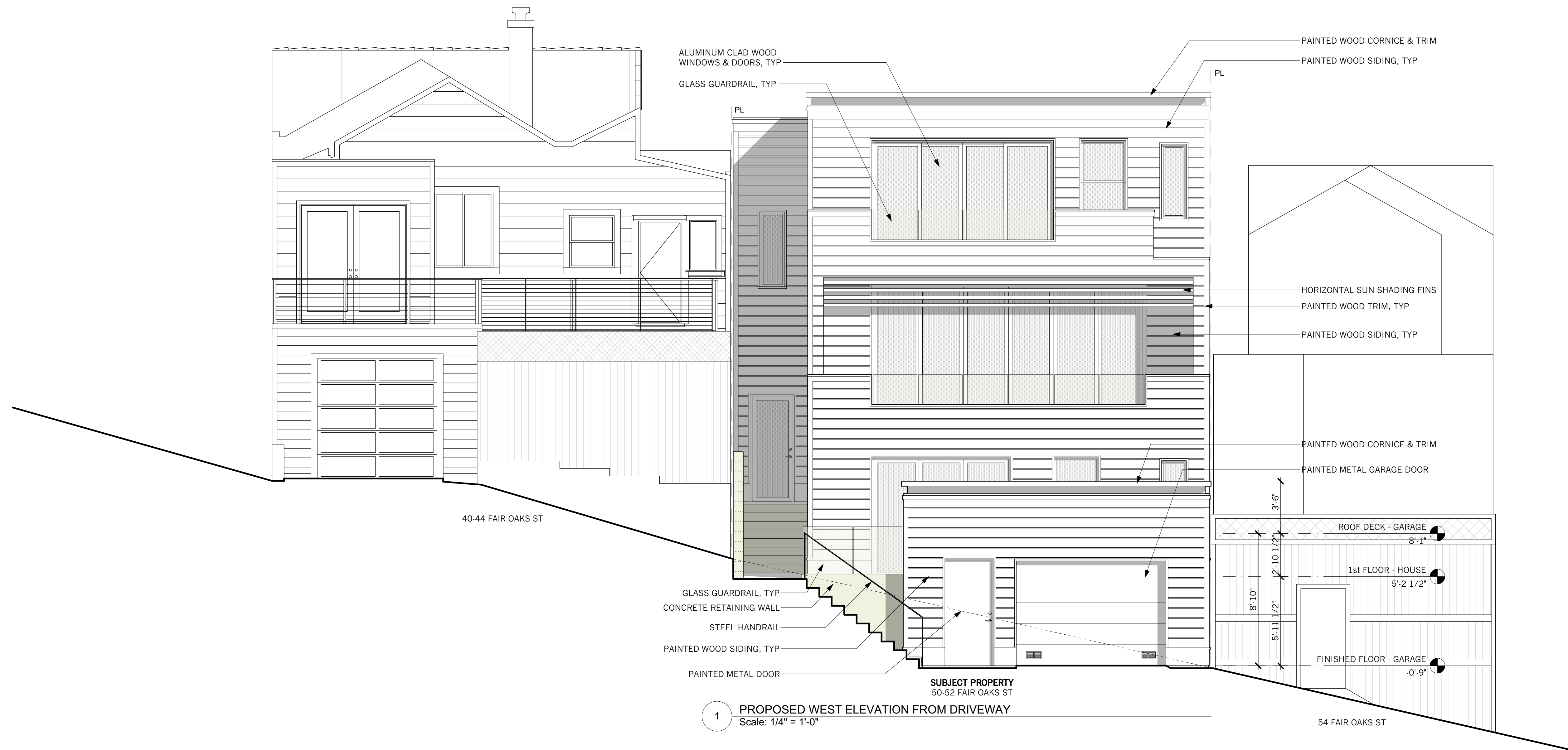


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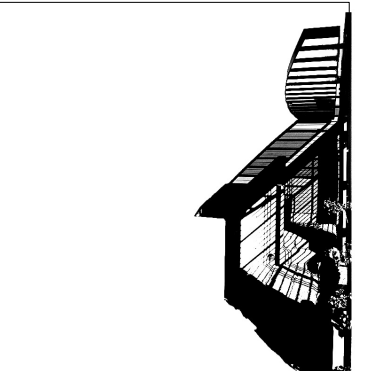
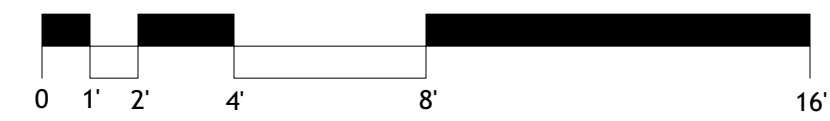
Existing & Proposed  
West Elevation

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

A-3.2a



**SHEET NOTES:**  
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 San Francisco, CA 94109

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	05.03.18	NOPDR 1 RESP
	07.25.18	OWNER REV
	10.30.18	NOPDR 2 RESP

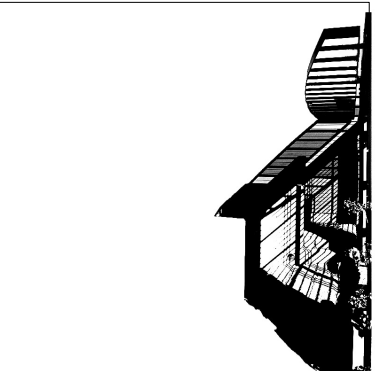
**West Elevation From Driveway**

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

**A-3.2b**







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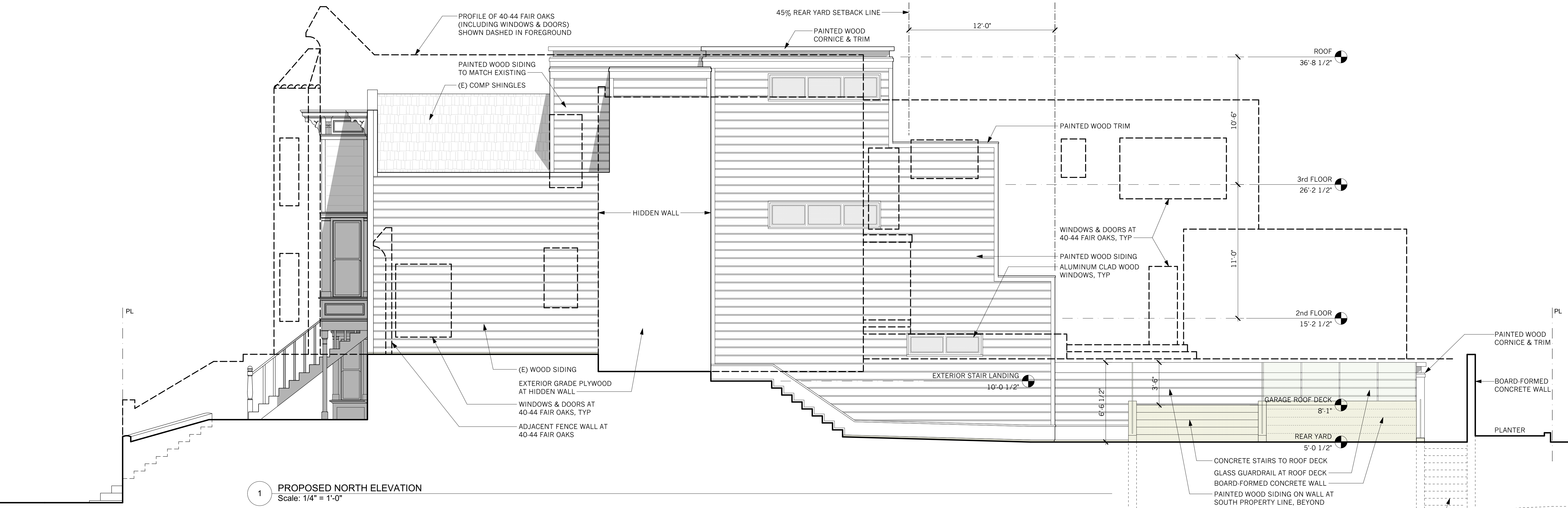
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San Francisco, CA 94110

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

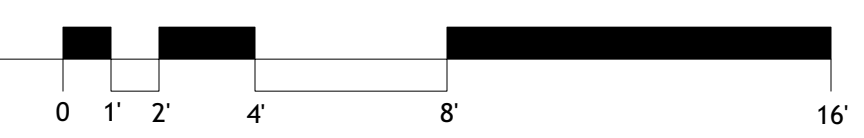
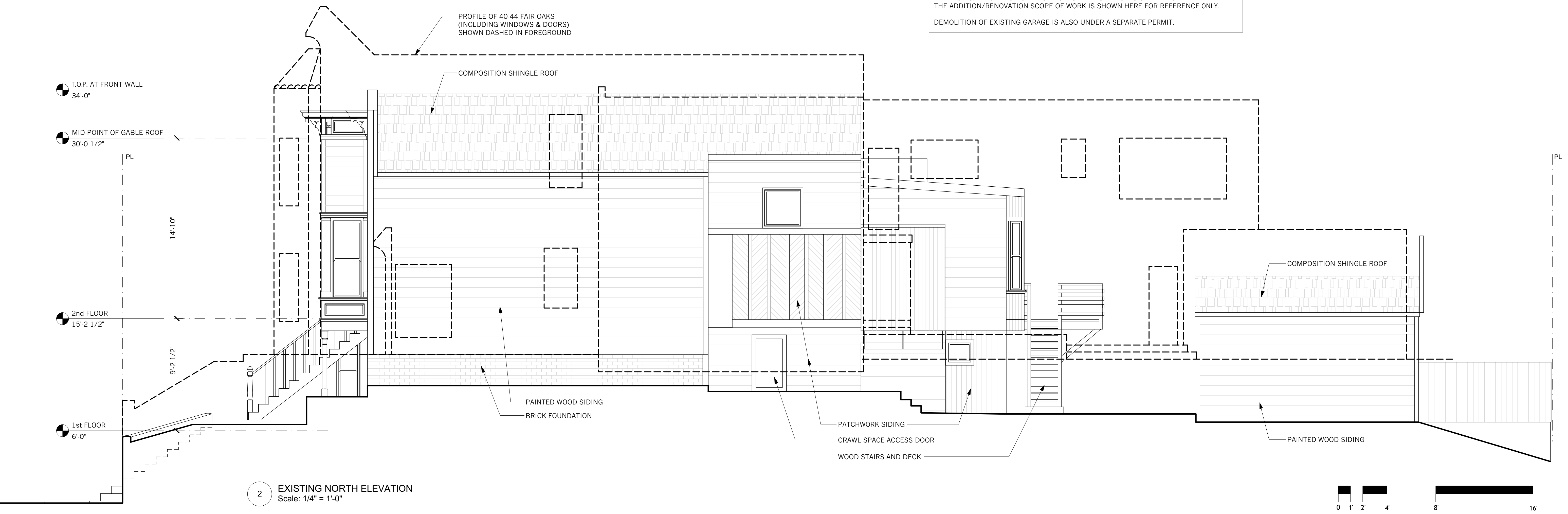
Existing & Proposed  
North Elevation

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

A-3.4



**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.





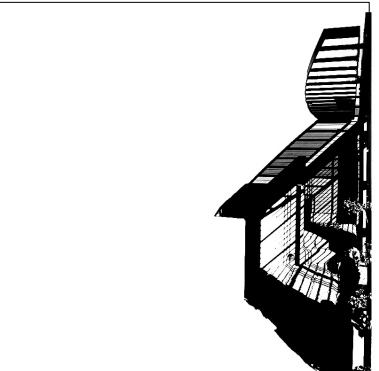


PROPOSED VIEW FROM UPHILL ON QUANE ST



PROPOSED VIEW FROM DOWNHILL ON QUANE ST

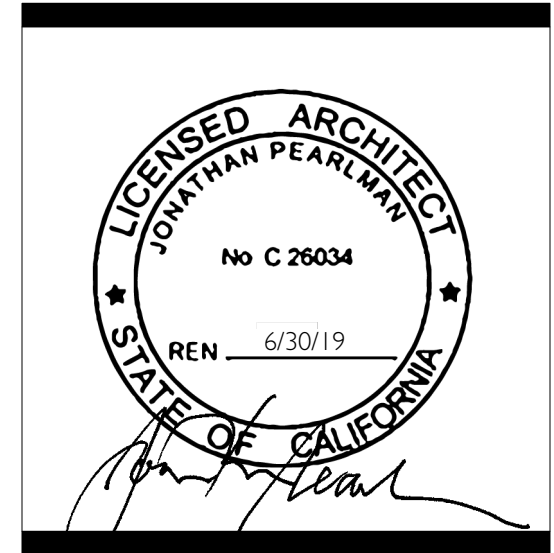
2 PROPOSED VIEWS FROM QUANE STREET  
Scale: NTS



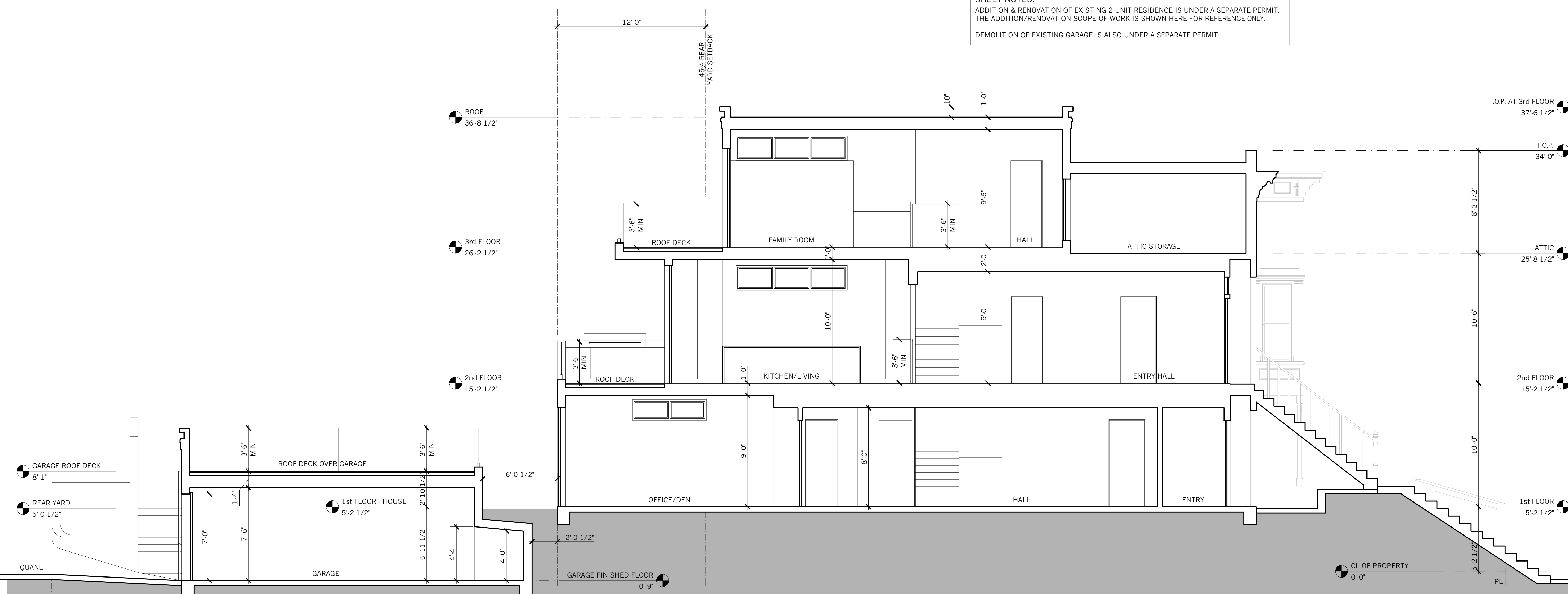
ELEVATIONarchitects

1159 Green Street, Suite 4  
San Francisco, CA 94109

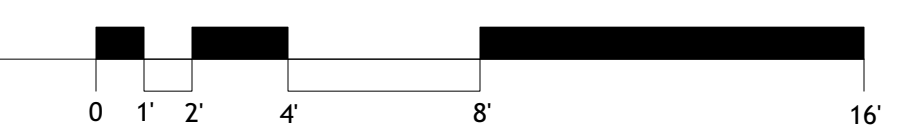
415.537.1125  
www.elevationarchitects.com



**SHEET NOTES:**  
ADDITION & RENOVATION OF EXISTING 2-UNIT RESIDENCE IS UNDER A SEPARATE PERMIT.  
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1 PROPOSED E-W BUILDING SECTION  
Scale: 1/4" = 1'-0"



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

Proposed Building Section

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

A-3.6