



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 15, 2018

<i>Filing Date:</i>	May 17, 2018	<i>Reception:</i>	1650 Mission St. Suite 400
<i>Case No.:</i>	2018-002110COA	<i>Fax:</i>	San Francisco, CA 94103-2479
<i>Project Address:</i>	904 Steiner Street	<i>Planning</i>	
<i>Landmark District:</i>	Alamo Square	<i>Information:</i>	
<i>Zoning:</i>	RM-4 (Residential, Mixed, High Density) 40-X Height and Bulk District	415.558.6378	
<i>Block/Lot:</i>	0779 / 015	415.558.6409	
<i>Applicant:</i>	Levy Design Partners 90 South Park Street San Francisco, CA 94107	415.558.6377	
<i>Staff Contact</i>	Alexandra Kirby - (415) 575-9133 alexandra.kirby@sfgov.org		
<i>Reviewed By</i>	Tim Frye – (415) 575-6822 tim.frye@sfgov.org		

PROPERTY DESCRIPTION

904 Steiner Street, east side between Fulton and McAllister Streets, northeast of Alamo Square Park, Assessor's Block 0779, Lot 015. The two-story-over-basement, single-family residence was designed by Adolph C. Lutgens and constructed by builder C. Mason. The building was constructed in 1885 in the Italianate style as a single-family house. The subject property is a contributing building within the Alamo Square Landmark District. It is located in a RM-4 (Residential, Mixed, High Density) Zoning District and a 40-X Height and Bulk District.

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

PROJECT DESCRIPTION

The proposal includes:

- Conversion of the basement level to habitable space to add a new two-bedroom second unit, which would include infill of a historic basement-level window.
- A 15' horizontal expansion at the rear of the first story on the east façade, to allow additional habitable space for the new second unit. The addition would be setback approximately 50' from the front façade and feature four large panes of glazing at the rear to overlook the yard.
- Constructing a deck above the rear pop-out with access from the existing upper unit.

OTHER ACTIONS REQUIRED

The proposed work requires 311 Neighborhood Notification and a Building Permit from the Department of Building Inspection (DBI). 311 notification commenced on July 31, 2018 and expires on August 30, 2018.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

ARTICLE 10 – Appendix E – The Alamo Square Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work will be compatible with the character of the Alamo Square Landmark District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

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

The project would retain the existing residential use of the building and does not require significant changes to the distinctive elements of the building or of the landmark district.

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.

Most aspects of the historic character of the building would be retained and preserved. The massing of the building would be minimally affected by the horizontal addition, which would not be visible from Steiner Street, as it would be located approximately 50 feet from the rear façade of the building and obscured by an existing gate. No historic character-defining features would be altered in the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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

No new elements would be added to the historic building that may confuse its historical development. The proposed horizontal addition would not be visible from the public right of way and constructed in a contemporary yet compatible design. All new fenestration on the rear of the addition would be compatible in design and material, yet differentiated from the original windows on the front façade by their simple wood surrounds, larger proportions, and contemporary glazing. No conjectural elements are proposed.

Therefore, the proposed project complies with Rehabilitation Standard 3.

- Standard 4.** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The existing rear deck appears to be a later addition, according to historic Sanborn fire insurance maps, and has not acquired historic significance in its own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed addition would not destroy the materials, features, or spatial relationships that characterize the property or the district as it is entirely located at the rear ground story of the property where prior alterations have occurred. The horizontal addition would remove a portion of the rear wall, which is not character-defining, and would not be visible from the public right of way. The design of the addition is utilitarian in style and would be subordinate and compatible with the historic fabric of the residence, and the massing and scale of the new addition would relate to the existing massing of the subject building.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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

While unlikely, the proposed alterations could be reversed in the future relying upon historic photographs, physical evidence, and the building permit record.

Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Landmark District. All aspects of the historic character of the existing building, most notably those at the primary façade facing Steiner Street, would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed.

Staff finds that the proposed horizontal addition would not destroy significant historic material and would minimally affect the massing of the property as seen from Steiner Street. The addition would be located approximately 50 feet from the front façade and extend approximately 15 feet to the rear of the property with a 3' side setback from the south side property line. The small portion extending into the

existing side yard approximately four feet would be obscured by the existing fence and six-story apartment complex to the south. Overall the proposed massing is compatible with and subordinate to the scale of the existing building.

The new addition would be clad in horizontal wood siding to match the dimensions of the existing siding on the rear of the property. The new window materials and configuration at the rear of the building would relate to the materiality of fenestration on the subject building and in the surrounding district, as they will be wood sash, while reading as simple and compatible contemporary alterations in scale and design. The proposed scale of the windows would be significantly larger than existing historic windows on the property, thereby reading as a contemporary alteration.

Department staff finds that proposed work will be in conformance with the *Secretary's Standards* and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site. The new materials specified for the rear addition would be in alignment with the district's character-defining features, which include wood siding and wood-sash windows. No decorative or conjectural elements are proposed in the design of the alterations.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans

AK: G:\2018 Building permits\904 Steiner\904 Steiner COA report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion XXXXX

HEARING DATE: AUGUST 15, 2018

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: May 17, 2018
Case No.: **2018-002110COA**
Project Address: **904 Steiner Street**
Landmark District: Alamo Square
Zoning: RM-4 (Residential, Mixed, High Density)
40-X Height and Bulk District
Block/Lot: 0779 / 015
Applicant: Levy Design Partners
90 South Park Street
San Francisco, CA 94107
Staff Contact Alexandra Kirby - (415) 575-9133
alexandra.kirby@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 015 IN ASSESSOR'S BLOCK 0779, WITHIN AN RM-4 (RESIDENTIAL, MIXED, HIGH DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 17, 2018, Toby Levy of Levy Design Partners (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate and expand a single-family residence located on the subject property on lot 015 in Assessor's Block 0779 to convert the property to a two-unit residence. Exterior work includes construction of a horizontal addition at the ground story of the south (rear) façade set back approximately 50 feet from the primary façade and addition of new deck above the proposed addition. In total, the project will add approximately 357 square feet to the existing 3,846 square-foot building for a total of approximately 4,203 square feet of habitable space.

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

WHEREAS, on August 15, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-002110COA ("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 received May 17, 2018 and labeled Exhibit A on file in the docket for Case No. 2018-002110COA based on the following findings:

CONDITIONS OF APPROVAL

- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The proposed project will retain the residential use while adding a minimal horizontal addition at a non-visible façade.
- The proposed horizontal addition will not be visible from the public right-of-way and will require minimal removal of historic materials.
- The proposed scale of the addition will be compatible with the existing scale of the building.
- The design of the addition will be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and wood-framed window openings.

- The proposed project will not add any conjectural historical features or features that add a false sense of historical development.
- The project will retain distinctive materials and finishes from the period of significance, including the decorative elements, wood siding, and wood-frame structure.
- If the proposed additions were removed in the future, the essential form and integrity of the site will remain intact.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 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 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 will 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 904 Steiner Street and the

Alamo Square Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the rehabilitation of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark 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 increase the affordable housing supply as it proposed to add a new two-bedroom unit.

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient bicycle parking for the proposed unit.

- 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 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 eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 0779 for proposed work in conformance with the renderings and architectural sketches dated May 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2018-002110COA.

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

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 2, 2018

Jonas P. Ionin
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

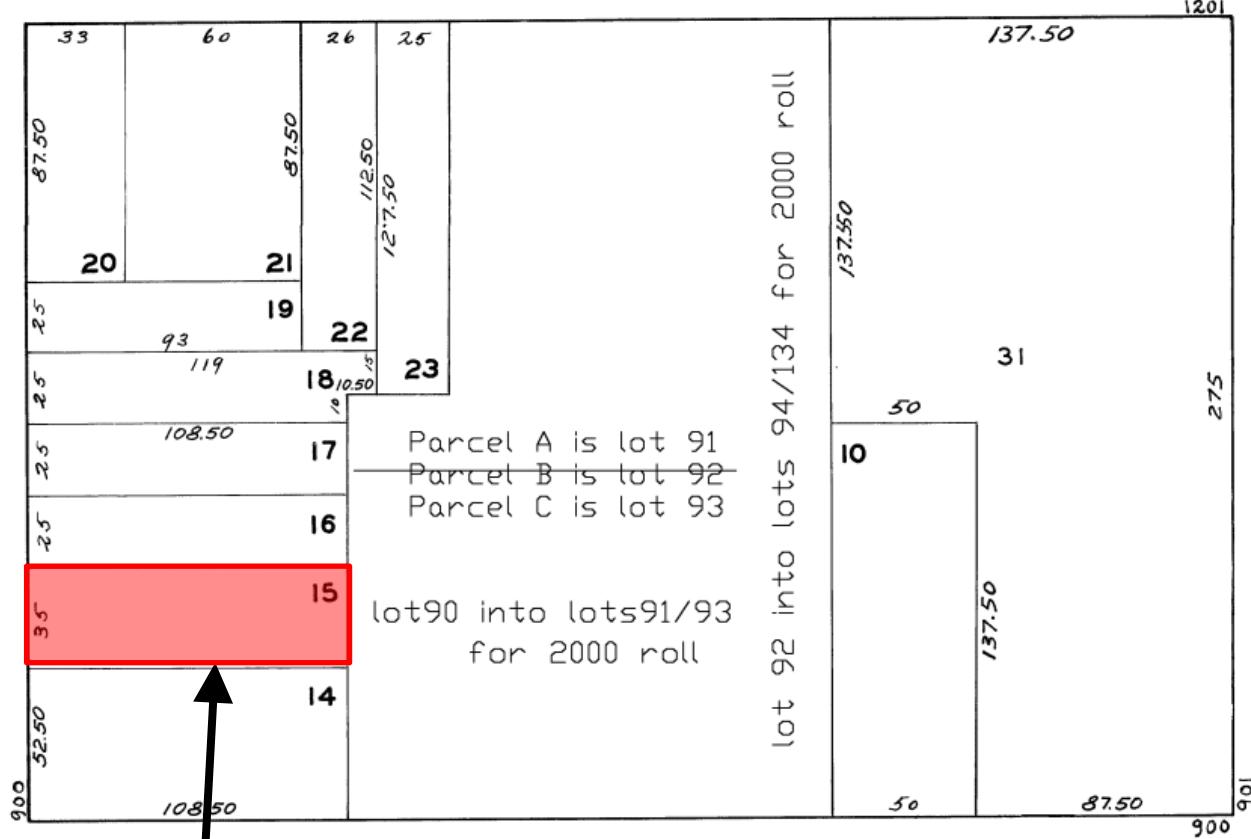
ADOPTED: August 15, 2018

Parcel Map

STEINER

McALLISTER

FILLMORE



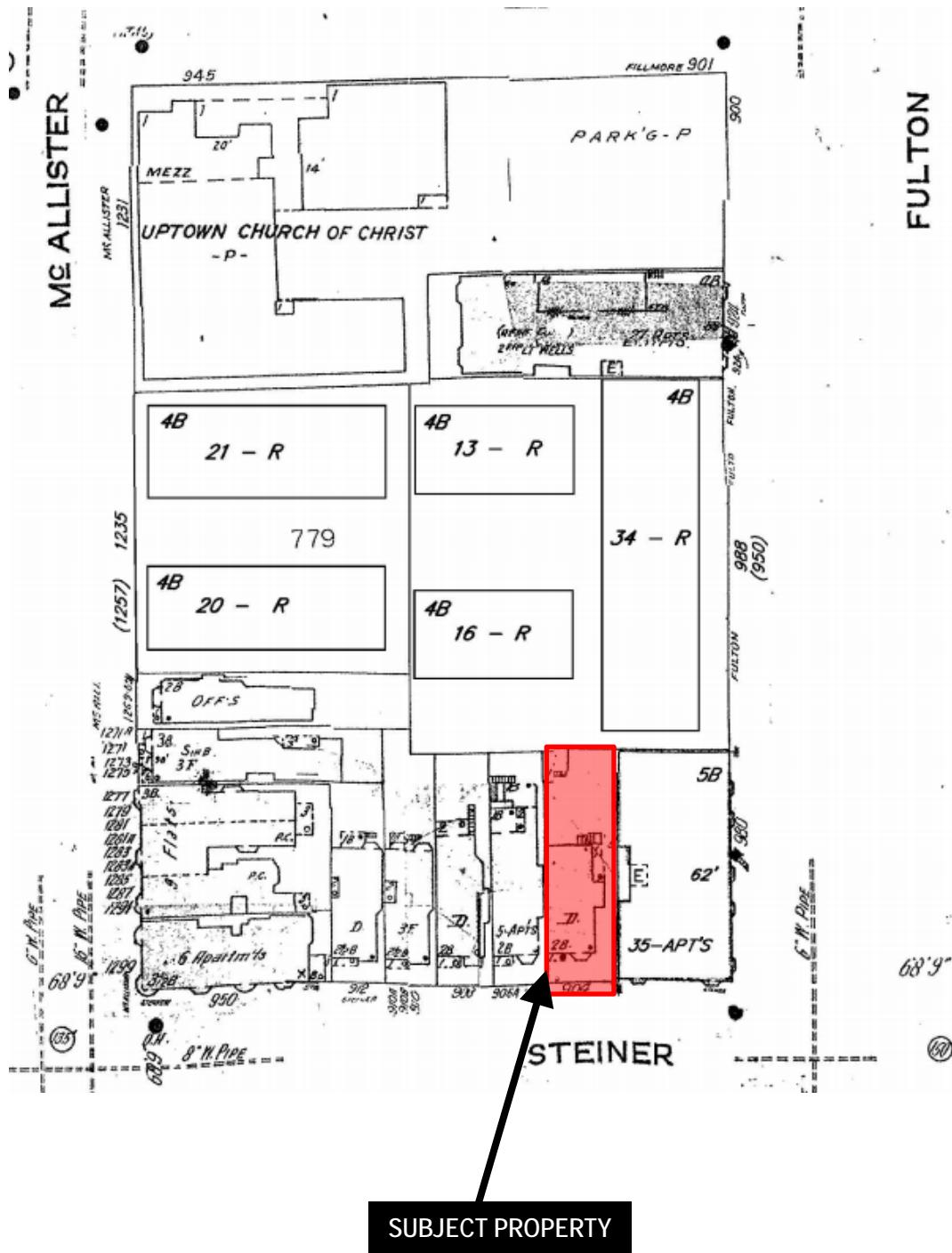
FULTON

SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2018-002110COA
904 Steiner Street
Block 0779 Lot 015

Sanborn Map*

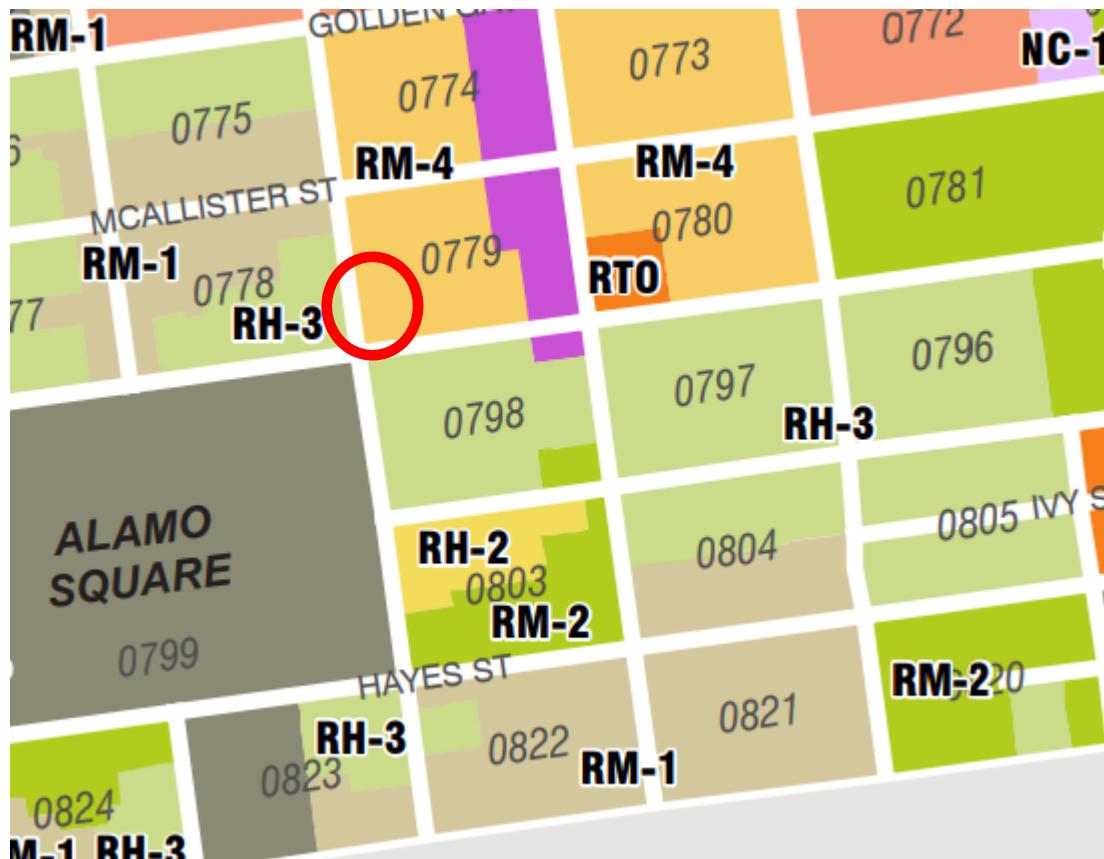


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



**Certificate of Appropriateness Hearing
Case Number 2018-002110COA
904 Steiner Street
Block 0779 Lot 015**

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2018-002110COA
904 Steiner Street
Block 0779 Lot 015

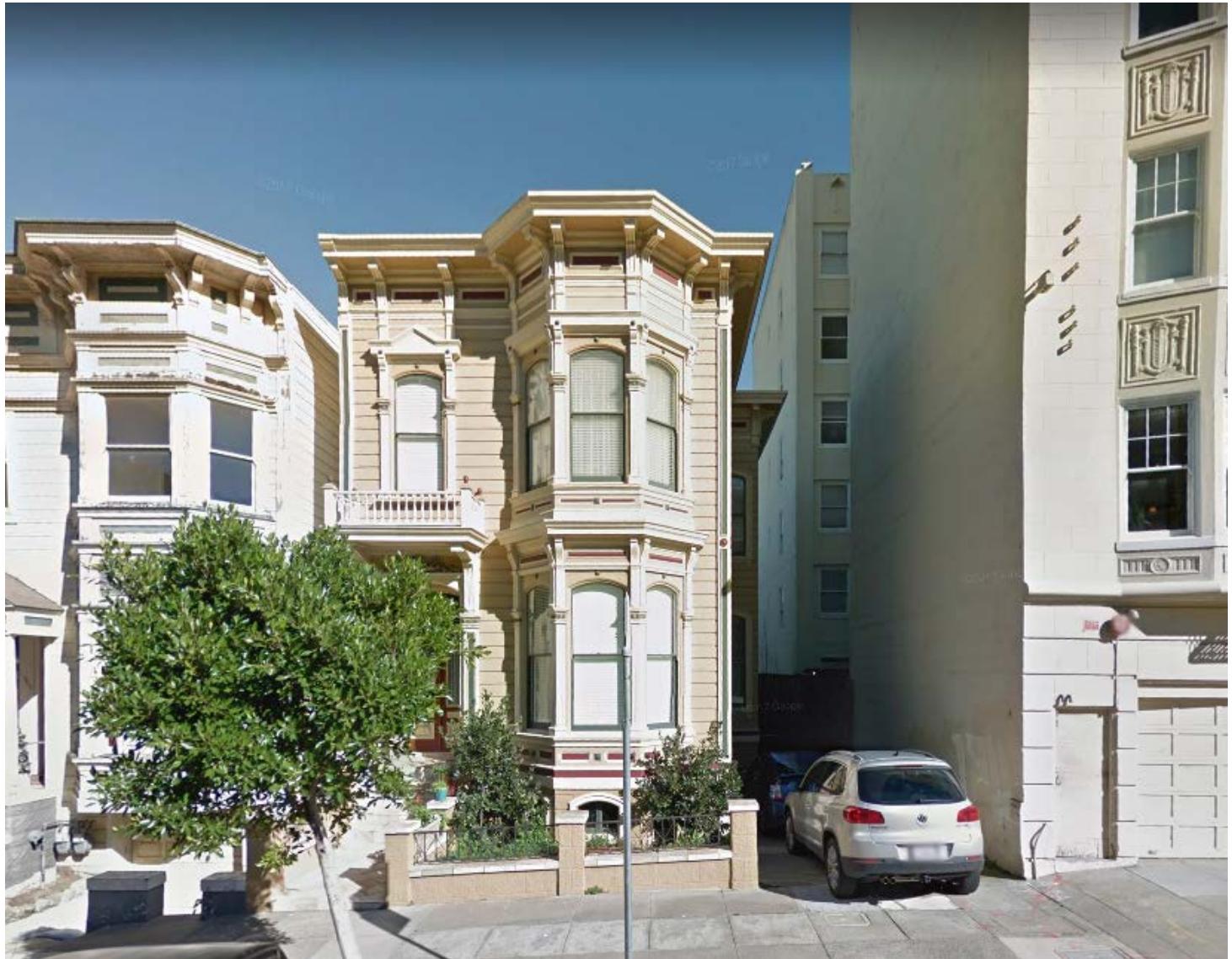
Aerial Photo (looking east)



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2018-002110COA
904 Steiner Street
Block 0779 Lot 015

Site Photo

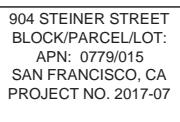


Certificate of Appropriateness Hearing
Case Number 2018-002110COA
904 Steiner Street
Block 0779 Lot 015

904 STEINER STREET

SAN FRANCISCO, CA

ABBREVIATIONS	LEGEND	GENERAL NOTES	PROJECT ELEVATION										
A/C AIR CONDITIONING ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATELY ARCH. ARCHITECT(URAL) A.C.T. ACOUSTIC CEILING TILE B.BD. TELEPHONE BACK BOARD BLDG. BUILDING BLKG. BLOCKING BOT. BOTTOM C./CL CENTER LINE C.G. CORNER GUARD CHG. CHANGE CLG. CEILING CLS. CLEAR CMU. CONCRETE MASONRY UNIT COL. COLUMN CONN. CONNECTION CONST. CONSTRUCTION CORR. CORRIDOR C.T. CERAMIC TILE CTR. CENTER DET. DETAIL DIA./Φ DIAMETER DIM. DIMENSION DWG. DRAWING DS. DOWN SPOUT (E) EXISTING EA EACH EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EQ. EQUIPMENT EQUIP. EQUIPMENT EXP. EXPANSION EXPOS. EXPOSED EXT. EXTERIOR F.D. FLOOR DRAIN FIN. FINISH FL. FLASHING FLASH. FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.S. FACE OF STUD FPRF. FIREPROOF FURR. FURRING GA. GAGE GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. BD. GYPSUM BOARD H.B. HOSE BIB HC. HANDICAPPED H.C. HOLLOW CORE HDWR. HARDWARE HGT. HEIGHT H.M. HIGH METAL HP. HIGH POINT HR. HOUR H.W. HOT WATER INSUL. INSULATION/INSULATED INT. INTERIOR JAN. JANITOR JT. JOINT L.P. LOW POINT MAX. MAXIMUM M.C. MEDICINE CABINET M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE O.C. ON CENTER OFF. OFFICE OPNG. OPENING OPP. OPPOSITE O.T.B. OPEN TO BELOW PR. PAIR P-LAM. PLASTIC LAMINATE PTD. PAINTED PL-WD. PLWOOD P.O. PRIVATE OFFICE R. RISER R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM RO. ROUGH OPENING S.C. SCREW STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL T. TREAD T&G TONGUE AND GROOVE TEL. TELEPHONE TOP. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED V. VENTURE IN FIELD WD. WOOD W.P. WATERPROOF R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM RO. ROUGH OPENING S.C. SCREW STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL T. TREAD T&G TONGUE AND GROOVE TEL. TELEPHONE TOP. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED V. VENTURE IN FIELD WD. WOOD W.P. WATERPROOF	<p>GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.</p> <p>EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS TAKE PRIORITY OVER SCALE OF THE DRAWINGS.</p> <p>CODES: ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING, MECHANICAL, AND PLUMBING CODES AND 2005 ENERGY CODES AND 2004 CALIFORNIA ELECTRICAL CODE AND THE 2001 CALIFORNIA FIRE CODE BUT NOT LIMITED TO: HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.</p> <p>SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.</p> <p>CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM THE SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.</p> <p>PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.</p> <p>ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THE WORK.</p> <p>"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.</p> <p>"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND GUARANTEES SHALL BE GIVEN TO THE OWNER.</p> <p>SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.</p> <p>SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY THE CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.</p> <p>GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.</p> <p>ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL HAZARDOUS MATERIALS. CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY HAZARDOUS MATERIALS ARE SUSPECTED, SO THAT OWNER MAY HAVE THEM TESTED AND REMOVED. ALL HANDLING AND/OR REMOVAL OF HAZARDOUS WASTE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.</p> <p>CONTRACTOR TO COORDINATE CONNECTION FROM WATER MAIN TO FIRE SPRINKLER RISER INSIDE THE BUILDING.</p> <p>CONTRACTOR TO SUBMIT NECESSARY DRAWINGS FOR ANY CITY APPROVAL.</p>												
PROJECT TEAM													
OWNER MIKE MCCUNE 904 STEINER ST SAN FRANCISCO, CA 94117 EMAIL: Mike.McCune@ucsf.edu PH: 415.595.1567	ARCHITECT LEVY DESIGN PARTNERS 90 SOUTH PARK SAN FRANCISCO, CA 94107 CONTACT: TOBY LEVY PH: 415.777.0561 FAX: 415.777.5117	SCOPE OF WORK ADDING ONE RESIDENTIAL UNIT AT EXISTING LOWER LEVEL AND NEW REAR EXTENSION											
SCOPE OF WORK													
PROJECT AREA MAP													
	<h3>DRAWING INDEX</h3> <ul style="list-style-type: none"> ARCHITECTURAL <ul style="list-style-type: none"> A0.0 COVER SHEET PARCEL (BLOCK/LOT): 0779/015 DENSITY: ALLOWED: 1 UNIT PER 200 SF OF LOT AREA =18 UNITS PROPOSED: 2 UNITS LOT SIZE: 3,798 SF HEIGHT-BULK: ALLOWED: 40-X PROPOSED: 40 FT GROSS SQUARE FOOTAGE: EXISTING: 3,846 GSF PROPOSED: 4,203 GSF REAR SETBACK: REQUIRED: 25% OF LOT DEPTH = 27'-1.5" PROVIDED: 31'-5" A0.1 PROPOSED SITE PLAN A2.1 FLOOR PLANS-LOWER LEVEL: DEMO & NEW A2.2 FLOOR PLANS-FIRST FLOOR: DEMO & NEW A2.3 FLOOR PLANS-SECOND FLOOR: DEMO & NEW A3.1a BUILDING ELEVATION: EXISTING & NEW A3.1b BUILDING ELEVATION: EXISTING & NEW A3.2a BUILDING ELEVATION: EXISTING A3.2b BUILDING ELEVATION: NEW A4.1a BUILDING SECTION - EXISTING A4.1b BUILDING SECTION - NEW 	<h3>PLANNING DEPARTMENT</h3> <ul style="list-style-type: none"> ADDRESS: 904 STEINER ST, SAN FRANCISCO, CA 94117 ZONING DISTRICT: RM-4 PARCEL (BLOCK/LOT): 0779/015 DENSITY: ALLOWED: 1 UNIT PER 200 SF OF LOT AREA =18 UNITS PROPOSED: 2 UNITS LOT SIZE: 3,798 SF HEIGHT-BULK: ALLOWED: 40-X PROPOSED: 40 FT GROSS SQUARE FOOTAGE: EXISTING: 3,846 GSF PROPOSED: 4,203 GSF REAR SETBACK: REQUIRED: 25% OF LOT DEPTH = 27'-1.5" PROVIDED: 31'-5" 											
AREA CALCULATIONS													
<table border="1"> <tr> <td>EXISTING GROSS SQUARE FOOTAGE</td> <td>3,846 SF</td> </tr> <tr> <td>PROPOSED GROSS SQUARE FOOTAGE</td> <td></td> </tr> <tr> <td>LOWER LEVEL</td> <td>1,639 SF</td> </tr> <tr> <td>GROUND FLOOR</td> <td>1,282 SF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1,282 SF</td> </tr> <tr> <td>TOTAL</td> <td>4,203 SF</td> </tr> </table>	EXISTING GROSS SQUARE FOOTAGE	3,846 SF	PROPOSED GROSS SQUARE FOOTAGE		LOWER LEVEL	1,639 SF	GROUND FLOOR	1,282 SF	SECOND FLOOR	1,282 SF	TOTAL	4,203 SF	<h3>BUILDING DEPARTMENT</h3> <ul style="list-style-type: none"> ADDRESS: 904 STEINER ST, SAN FRANCISCO, CA 94117 OCCUPANCY : R-3 BUILDING TYPE: TYPE-VB CODES: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE
EXISTING GROSS SQUARE FOOTAGE	3,846 SF												
PROPOSED GROSS SQUARE FOOTAGE													
LOWER LEVEL	1,639 SF												
GROUND FLOOR	1,282 SF												
SECOND FLOOR	1,282 SF												
TOTAL	4,203 SF												
	SCALE: AS NOTED												
COVER SHEET													
A0.0													



904 STEINER STREET
BLOCK/PARCEL/LOT:
APN: 0779/015
SAN FRANCISCO, CA
PROJECT NO. 2017-07

DATE SET ISSUE
01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

904 STEINER STREET

SAN FRANCISCO, CA



1. BUILDINGS ON SAME SIDE



2. 6-STORY BUILDING NEXT TO SITE



3. BUILDINGS ACROSS STREET OF SITE



4. BUILDINGS NEXT TO SITE



5. BUILDINGS ON FACING SIDE



SCALE: N.T.S.
SITE PHOTOS



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-23-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

40.2

**904 STEINER STREET
SAN FRANCISCO, CA**

LEVY DESIGN PARTNERS
90 South Park
San Francisco
CA 94107

TERMS:
These drawings and specifications
are the property and copyright of
Levy Design Partners Inc. and shall
not be used except by written
agreement with Levy Design Partners

SHEET NOTES



04 STEINER STREET
LOCK/PARCEL/LOT:
APN: 0779/015
SAN FRANCISCO, CA
PROJECT NO. 2017-07

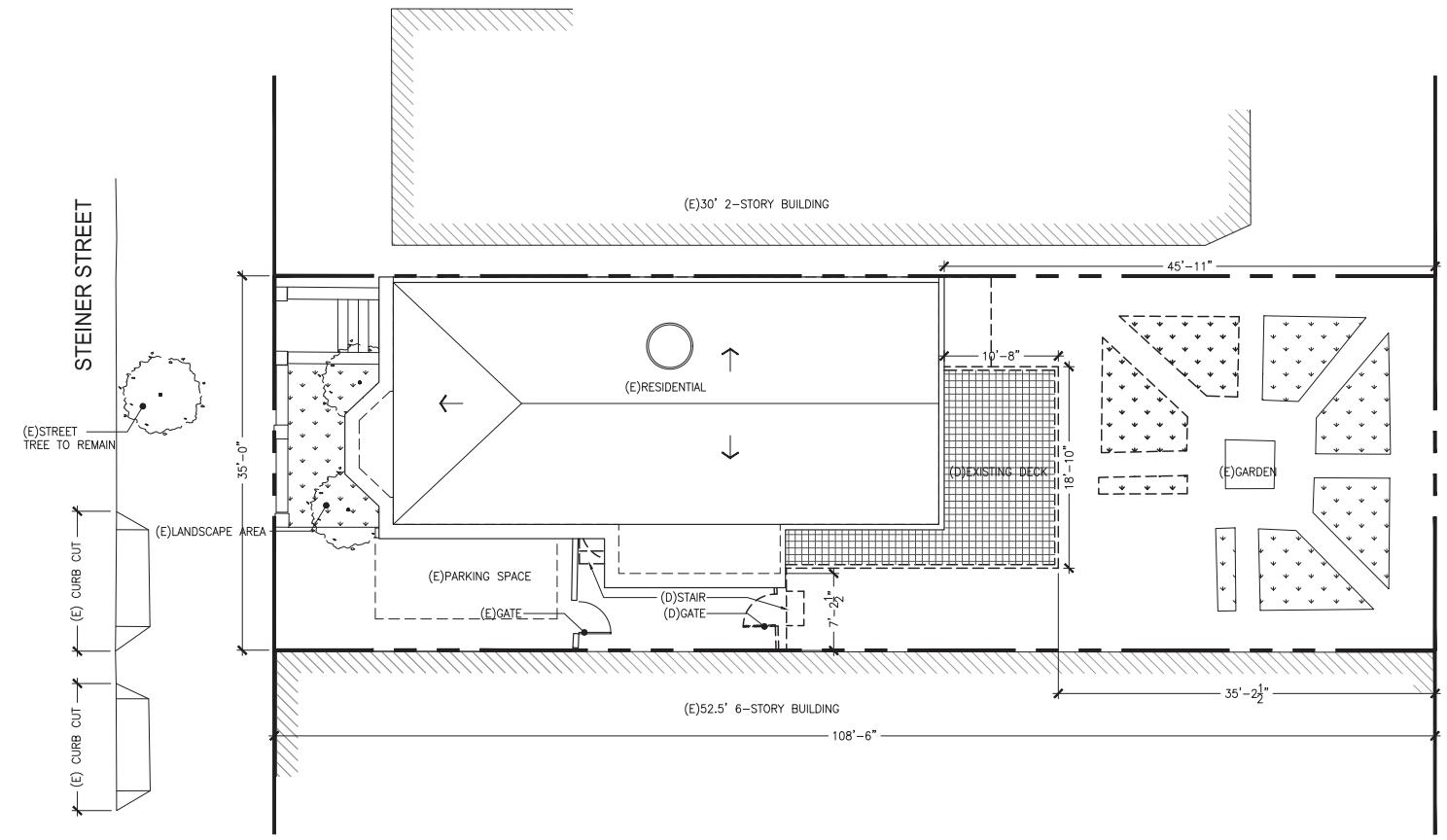
SET ISSUE

CONTACT: TOBY LEVY

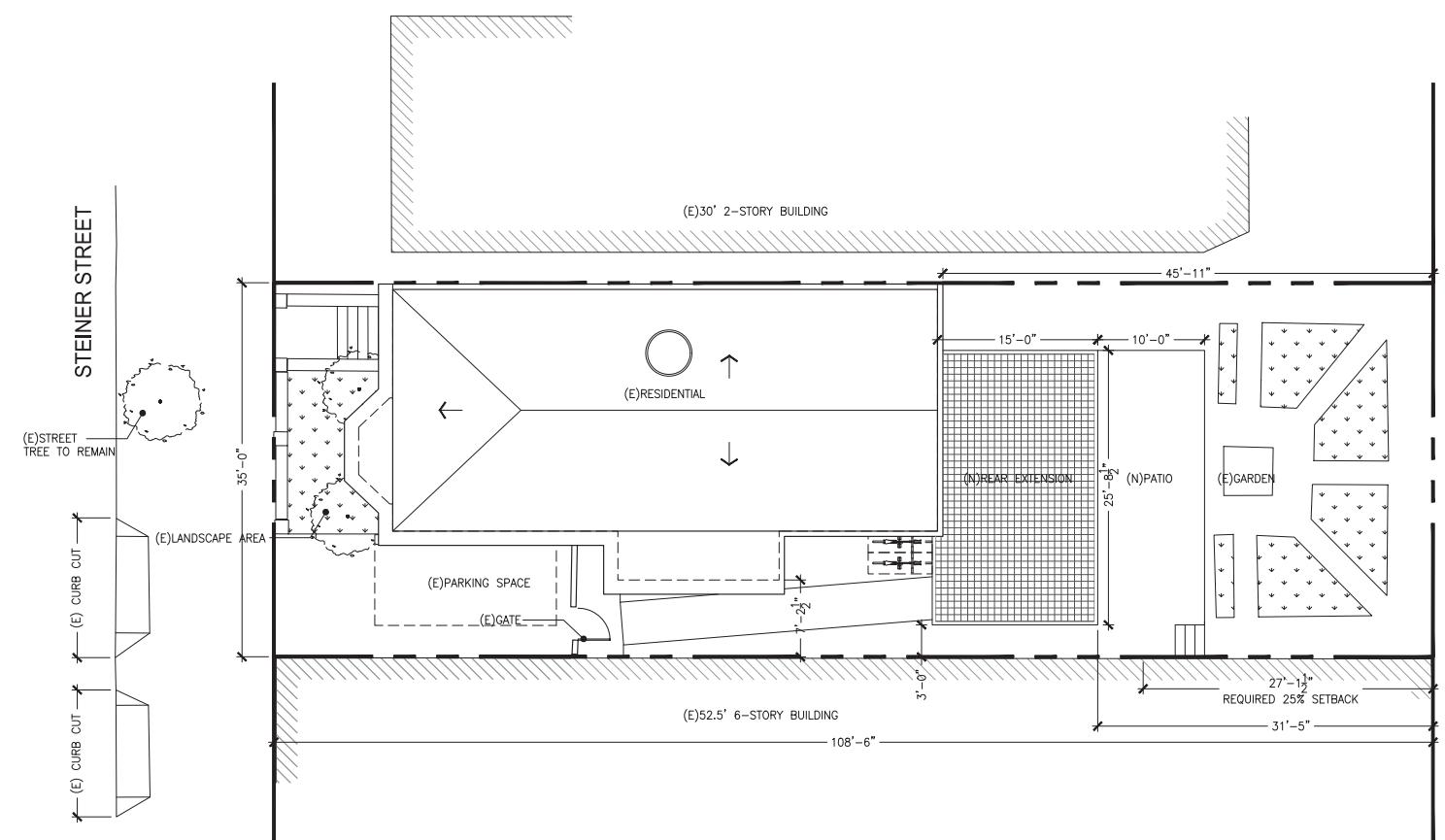
4/21 4/21

XISTING & ROPOSED

A1.1



2 SITE PLAN: EXISTING



1 SITE PLAN: PROPOSED

NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-23-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

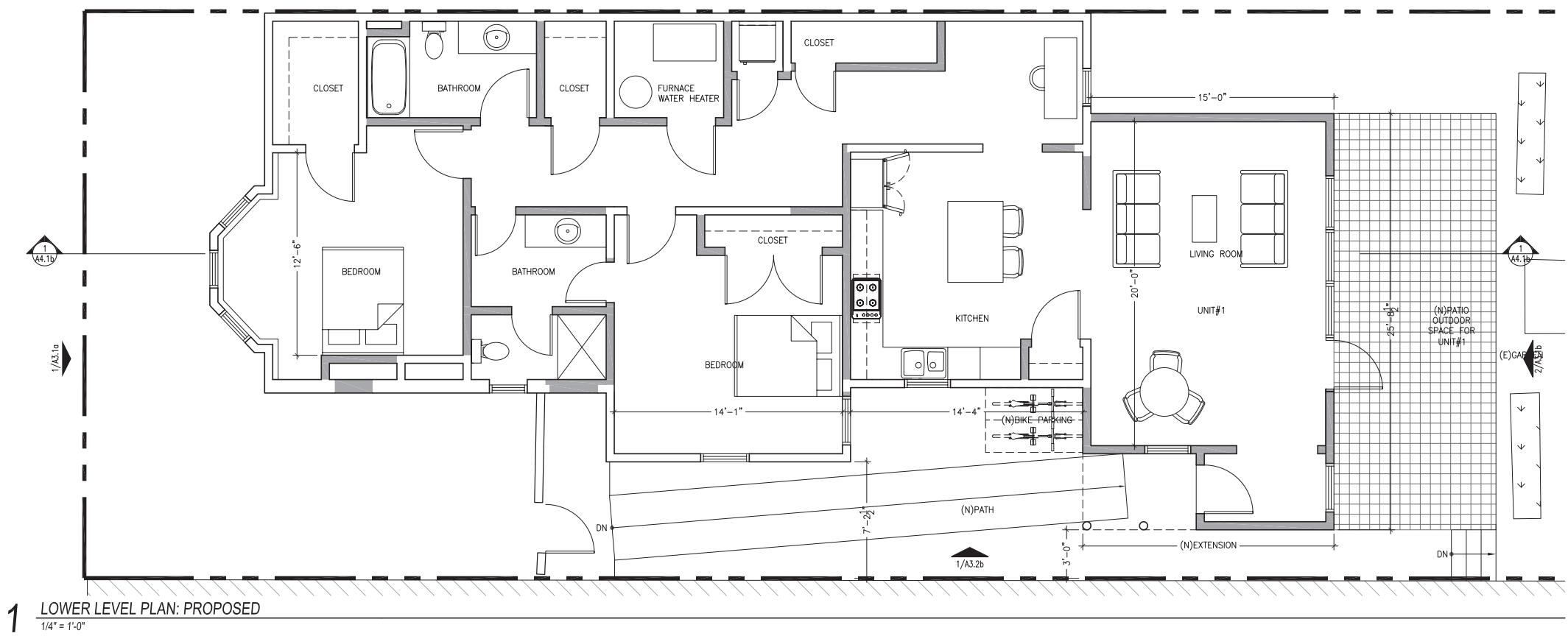
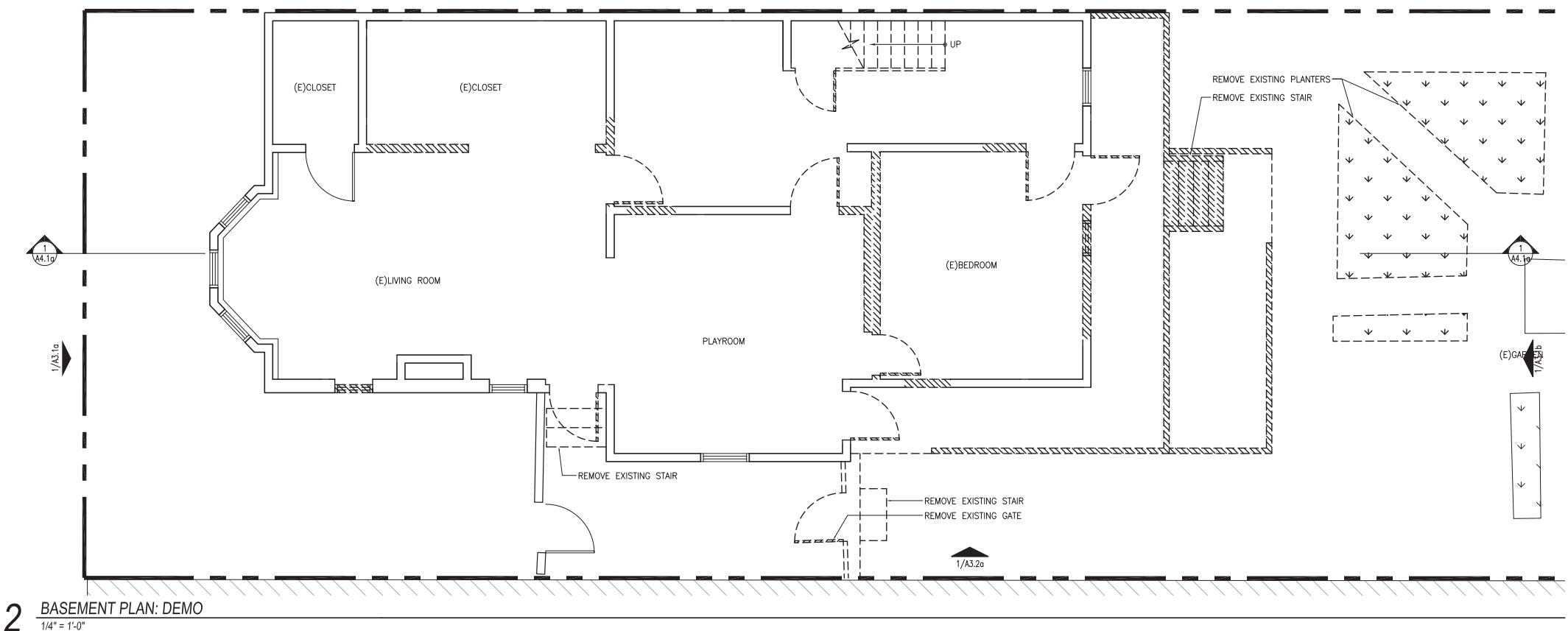
(415) 777-0561 P
 (415) 777-5117 F

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

FLOOR PLAN-
LOWER LEVEL:
DEMO & NEW

A2.1

GENERAL



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

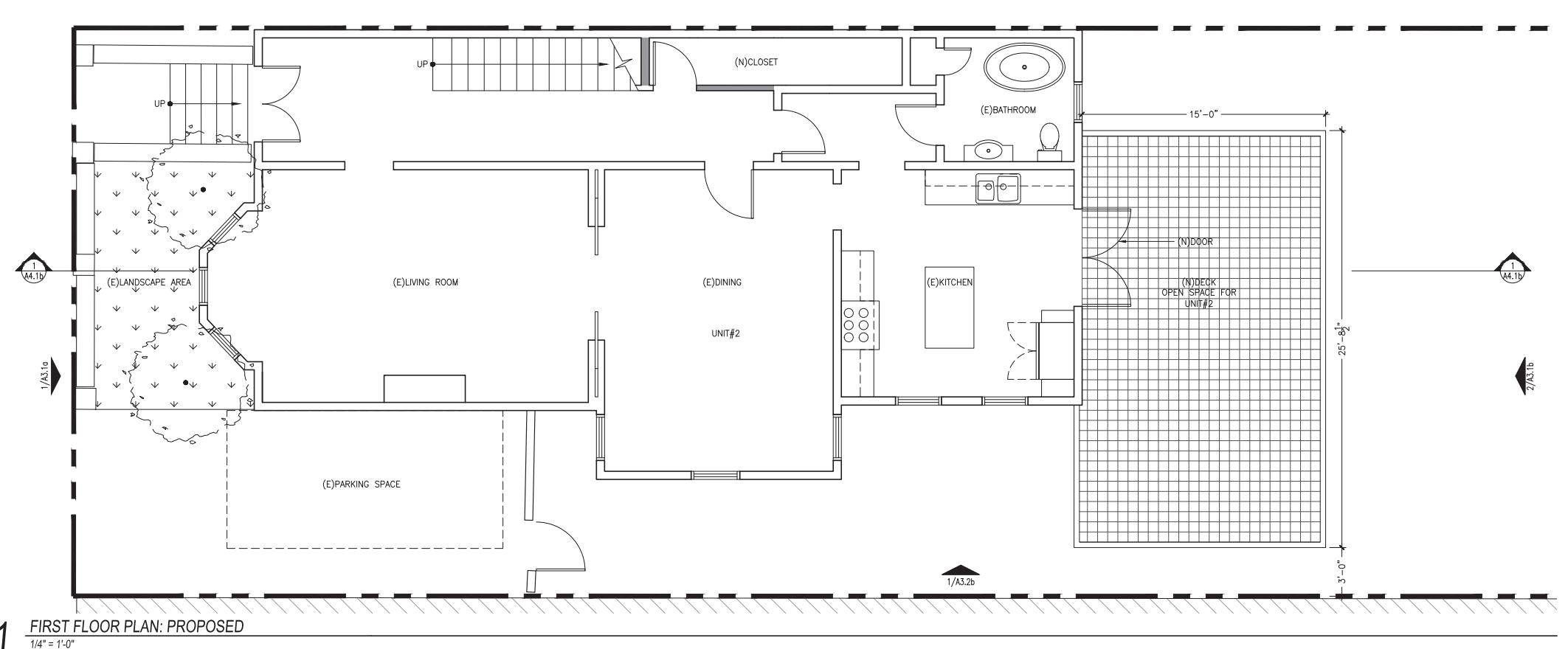
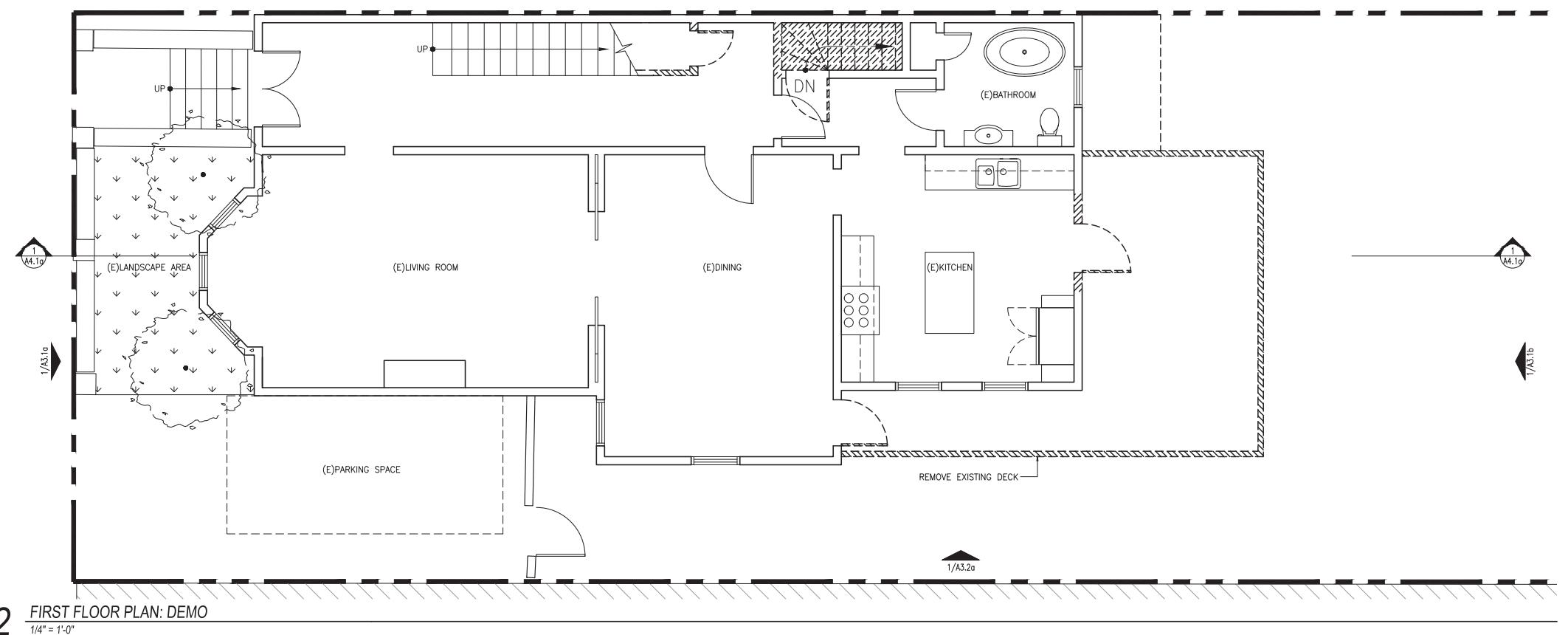
(415) 777-0561 P
 (415) 777-5117 F

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

FLOOR PLAN-
FIRST FLOOR:
DEMO & NEW

A2.2

GENERAL



LEGEND

- EXISTING WALL
- ~~~~ REMOVED WALL
- NEW WALL

DIMENSION NOTES

- STUD WALL FRAMING: ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONCRETE, U.O.N.



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE	SET ISSUE
01-29-2018	PLANNING SUBMISSION

CONTACT: TOBY LEVY

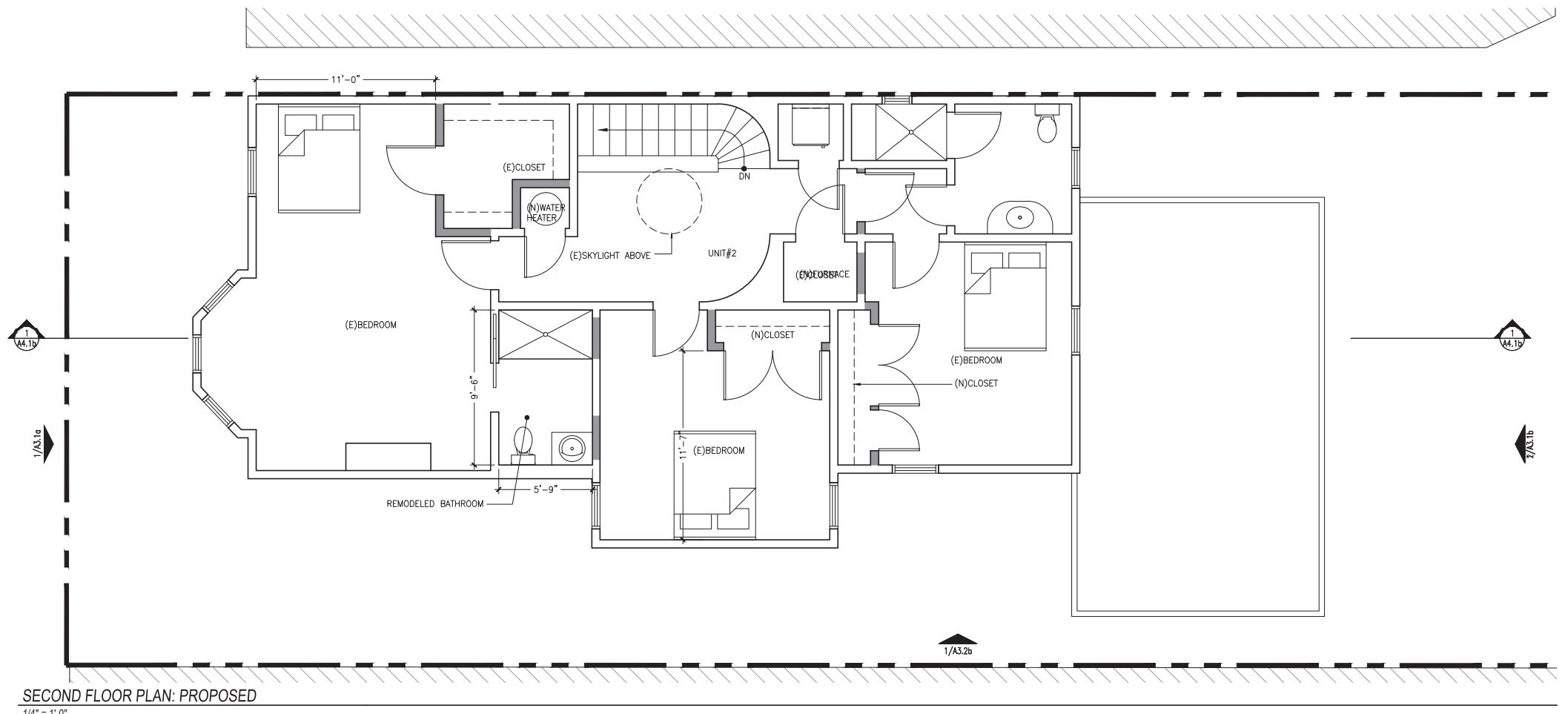
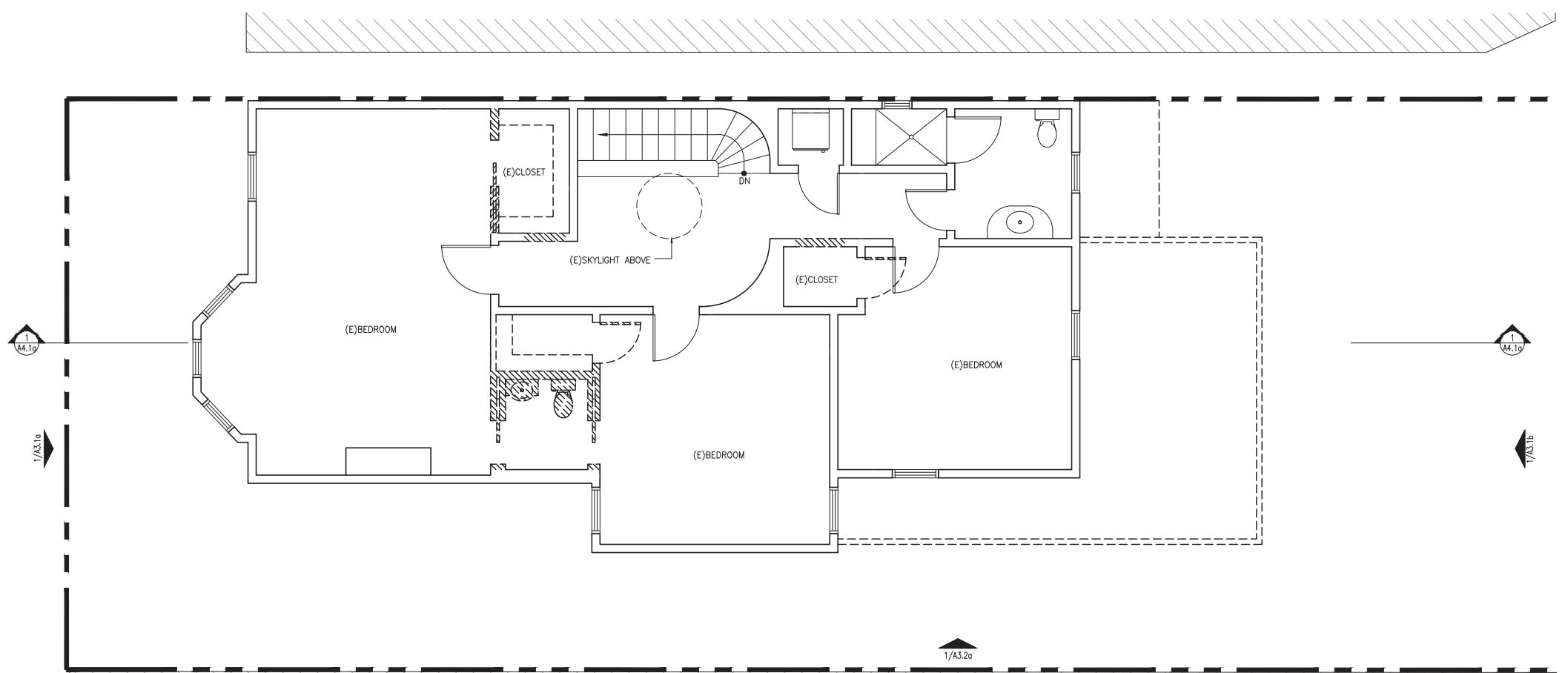
(415) 777-0561 P
 (415) 777-5117 F

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

FLOOR PLAN-
SECOND FLOOR:
DEMO & NEW

A2.3

GENERAL



LEGEND

- EXISTING WALL
- ~~~~~ REMOVED WALL
- NEW WALL

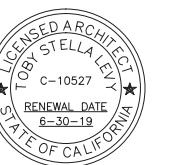
DIMENSION NOTES

1. STUD WALL FRAMING: ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONCRETE, U.O.N.



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE	SET ISSUE
01-29-2018	PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
 (415) 777-5117 F

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

BUILDING
 ELEVATION:
 EXISTING & NEW

NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

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

BUILDING
ELEVATIONS:
EXISTING & NEW

A3.1b



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
 (415) 777-5117 F

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

BUILDING
ELEVATION -
EXISTING

A3.2a



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
 (415) 777-5117 F

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

BUILDING
ELEVATION -
NEW

A3.2b



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE	SET ISSUE
01-29-2018	PLANNING SUBMISSION

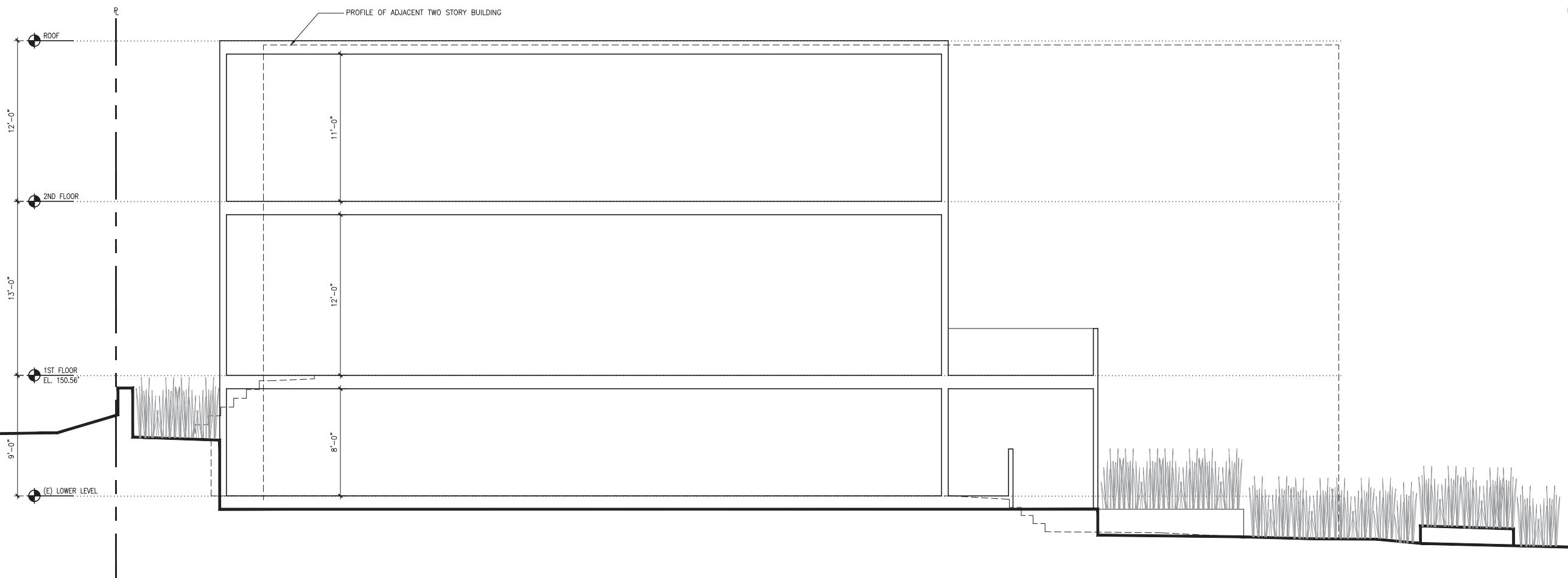
CONTACT: TOBY LEVY

(415) 777-0561 P
 (415) 777-5117 F

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

BUILDING
SECTION -
EXISTING

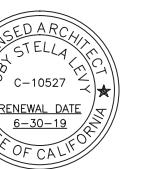
A4.1a



NOTICE:
 These drawings and specifications
 are the property and copyright of
 Levy Design Partners Inc. and shall
 not be used except by written
 agreement with Levy Design Partners

904 STEINER STREET

SAN FRANCISCO, CA



904 STEINER STREET
 BLOCK/PARCEL/LOT:
 APN: 0779/015
 SAN FRANCISCO, CA
 PROJECT NO. 2017-07

DATE SET ISSUE
 01-29-2018 PLANNING SUBMISSION

CONTACT: TOBY LEVY

(415) 777-0561 P
 (415) 777-5117 F

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

BUILDING
SECTION -
NEW

A4.1b

