### **Certificate of Appropriateness Case Report**

**HEARING DATE: NOVEMBER 16, 2016** 

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: December 8, 2015
Case No.: 2015-016154COA
Project Address: 3555 20th STREET

Historic Landmark: Liberty-Hill Landmark District

Zoning: Valencia St NCT (Neighborhood Commercial Transit) Zoning District

50-X Height and Bulk District

Block/Lot: 3609/080

Applicant: Steve Shogun, Lawson Willard Architecture

2147 Union Street

San Francisco, CA 94123

Staff Contact Richard Sucre - (415) 575-9108

richard.sucre@sfgov.org

*Reviewed By* Timothy Frye – (415) 575-6822

tim.frye@sfgov.org

#### PROPERTY DESCRIPTION

3555 20<sup>th</sup> STREET is a three-story, two-family residence located on a rectangular lot (measuring approximately 22 ft x 85 ft) on the south side of 20<sup>th</sup> Street, between Lexington and San Carlos Streets. The subject property is designed in a Stick/Eastlake architectural style. Constructed prior to 1900, the existing building features wood-frame construction, a stucco-clad exterior, double-hung wood-sash windows, and a gable roof with a tall parapet and pent roof.

#### PROJECT DESCRIPTION

The proposed project would undertake repairs to an existing rear wood stair and would install a new one-hour fire wall along the south and west facades at the rear stair. The new fire wall would rise to 11-ft 4-in.

#### OTHER ACTIONS REQUIRED

The proposed project requires a Rear Yard Variance from the Zoning Administration, neighborhood notification per Planning Code Section 312, 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.

#### PUBLIC/NEIGHBORHOOD INPUT

As of November 9, 2016, the Department has received one inquiry requesting information about the proposed project. This inquiry did not express either support or opposition to the project.

#### **ISSUES & CONSIDERATION**

• <u>Variance</u>: The Zoning Administrator must grant a rear yard variance, pursuant to Planning Code Section 134, for the construction of new fire wall taller than 10-ft within the required rear yard.

#### 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.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

The proposed project would maintain the subject property's current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

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

The proposed project preserves the historic character of the subject property and surrounding landmark district by focusing proposed alterations within the rear yard, which is not visible from any public rights-of-way. The rear yard already possesses an existing rear stair, which will remain in the same location and be repaired. The new fire wall would be constructed up against an existing blind wall, which is part of the adjacent property to the south. The proposal would not

affect the historic character of the existing residence. Therefore, the proposed project complies with Rehabilitation Standard 2.

#### Standard 3:

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed rear stair and fire wall are clearly contemporary in construction and design. 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 proposed project does not involve alterations to the subject building that have acquired significance in their own right. The existing rear stair is a non-historic feature located within the rear yard. 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.

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form and massing. The project would not impact any distinctive features of the subject property. 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 will repair the existing wood stair located within the required rear yard. The repair will replace treads and steps, as needed, to match the existing wood stair. 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 does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

#### 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 includes construction of a fire wall within the required rear yard and repair of an existing rear stair.

At the rear, the new fire wall is clearly differentiated from the historic mass of the original residence, as noted by the construction type and design. The new wall is compatible with the subject property's overall historic character, since the new work is occurring within the rear yard, is not visible from any public rights-of-way, and the new wall would match the property's historic wood siding.

Overall, the proposed project maintains the historic integrity of the subject property and provides exterior alterations, which are compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.

#### Standard 10:

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

The proposed project includes construction of a new fire wall, which would be located within the required rear yard. This new wall would not affect the essential form and integrity of the landmark district, and does not impact any character-defining features of the subject property. 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*.

#### 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:

Repair of Rear Stair & New Fire Wall: The proposed project includes construction of a fire wall within the required rear yard and repair of an existing rear stair. This new work would occur within the required rear yard and would not be visible from any public right-of-way. The new fire wall is clearly differentiated from the historic mass of the original residence, as noted by the construction type and design. This new work would not impact any character-defining features of the subject property or surrounding historic district. Therefore, this alteration would comply with the Secretary of the Interior's

Case No. 2015-016154COA 3555 20th Street

Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic features.

**Summary:** 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.

#### **ENVIRONMENTAL REVIEW STATUS**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior alterations to an existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

#### PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

#### **ATTACHMENTS**

Draft Motion
Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos
Public Correspondence
Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2015-016154COA 3555 20th St\CofA Case Report\_3555 20th St.doc

# Historic Preservation Commission Motion No. XXXX

**HEARING DATE: NOVEMBER 16, 2016** 

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

Reception:

Fax:

Planning Information:

415.558.6378

415.558.6409

415.558.6377

Case No.: **2015-016154COA** 

Project Address: 3555 20th STREET

Historic Landmark: Liberty-Hill Landmark District

Zoning: Valencia St NCT (Neighborhood Commercial Transit) Zoning District

50-X Height and Bulk District

*Block/Lot:* 3609/080

Applicant: Steve Shogun, Lawson Willard Architecture

2147 Union Street

San Francisco, CA 94123

Staff Contact Richard Sucre - (415) 575-9108

richard.sucre@sfgov.org

*Reviewed By* Timothy 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 080 IN ASSESSOR'S BLOCK 3609, WITHIN THE LIBERTY-HILL LANDMARK DISTRICT, VALENCIA ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

WHEREAS, on December 8, 2015, Steve Shogun (Project Sponsor), on behalf of Demetre Lagios (Property Owner), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to construct a fire wall within the required rear yard and repair an existing rear stair located at 3555 20th Street on Lot 080 in Assessor's Block 3609.

WHEREAS, the Project received an exemption from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption (CEQA Guideline Sections 15301) on November 9, 2016.

WHEREAS, on November 16, 2016 the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-016154COA (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

Motion No. XXXX Hearing Date: November 16, 2016

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 a Certificate of Appropriateness, in conformance with the project information dated October 10, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-016154COA based on the following findings:

#### **FINDINGS**

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

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

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code.

- That the proposed project is compatible with the Liberty-Hill Landmark District, since the new work does not affect the historic mass and form of the existing residence, does not destroy historic materials, and provides for new construction, which is compatible, yet differentiated.
- That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, as well as, other elements identified in the designating ordinance for Liberty-Hill Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Liberty-Hill Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*.
- 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.

SAN FRANCISCO
PLANNING DEPARTMENT

CASE NO. 2015-016154COA 3555 20<sup>th</sup> Street

Motion No. XXXX Hearing Date: November 16, 2016

#### **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 Dogpatch 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:

CASE NO. 2015-016154COA 3555 20<sup>th</sup> Street

Motion No. XXXX Hearing Date: November 16, 2016

The proposed project will not have any effect on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

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

The proposed project would maintain the existing residence, and will strengthen neighborhood character by respecting the character-defining features of Liberty-Hill Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no effect upon affordable housing, since there are no identified affordable housing units on the project site.

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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

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 effect on industrial and service sector jobs on the project site.

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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

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

Motion No. XXXX CASE NO. 2015-016154COA Hearing Date: November 16, 2016 3555 20<sup>th</sup> Street

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.

Motion No. XXXX CASE NO. 2015-016154COA Hearing Date: November 16, 2016 3555 20<sup>th</sup> Street

#### **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 080 in Assessor's Block 3609 for proposed work in conformance with the project information dated October 10, 2016, labeled Exhibit A on file in the docket for Case No. 2015-016154COA.

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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on November 16, 2016.

Commission Secretary

AYES:

NAYS:

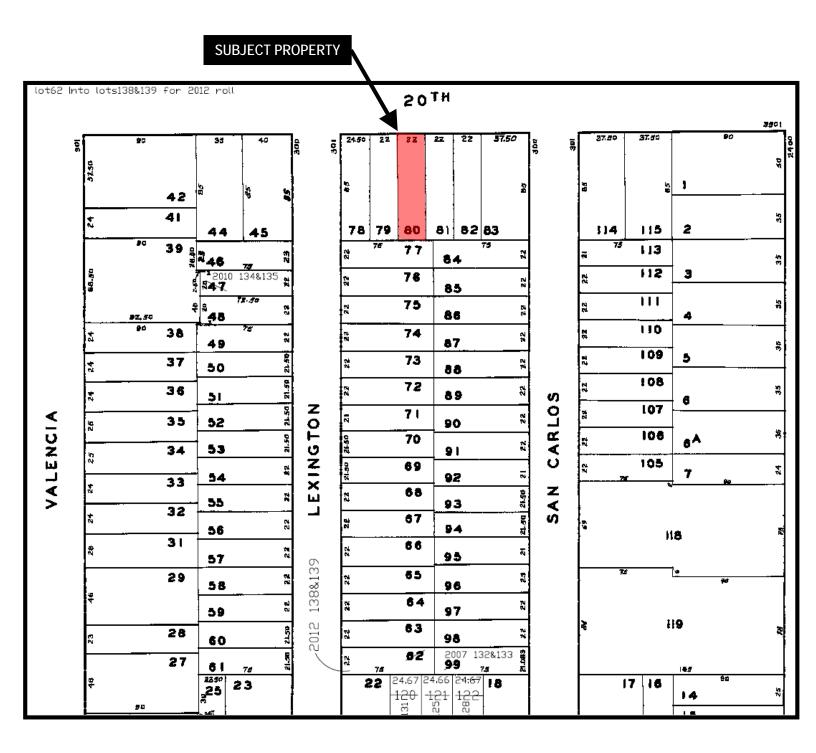
ABSENT:

ADOPTED: November 16, 2016

Jonas P. Ionin

6

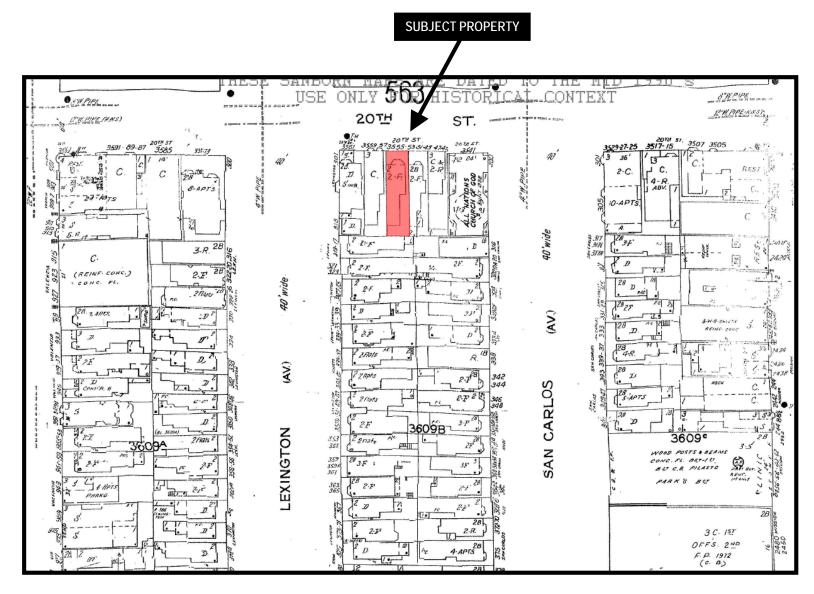
### **Parcel Map**





Certificate of Appropriateness Hearing **Case No. 2015-016154COA** 3555 20<sup>th</sup> Street

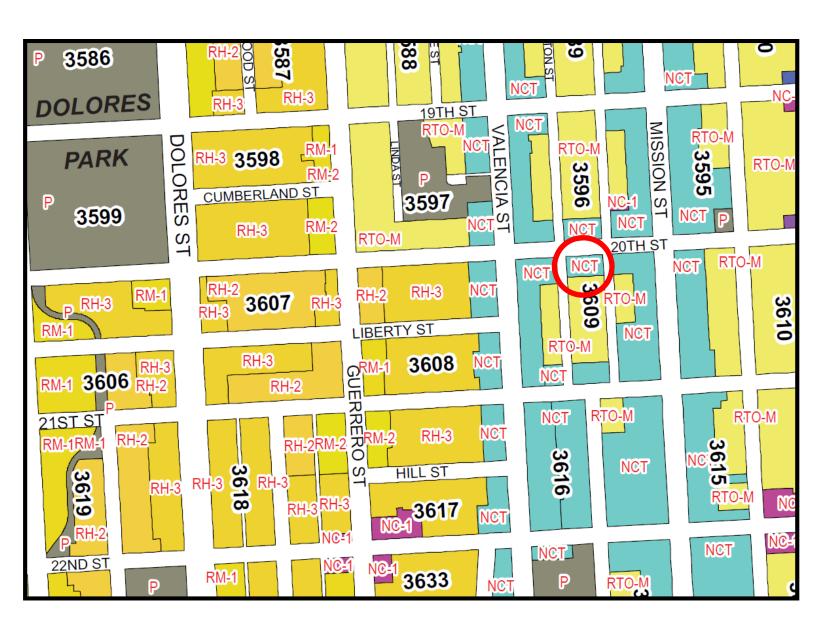
## Sanborn Map\*



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



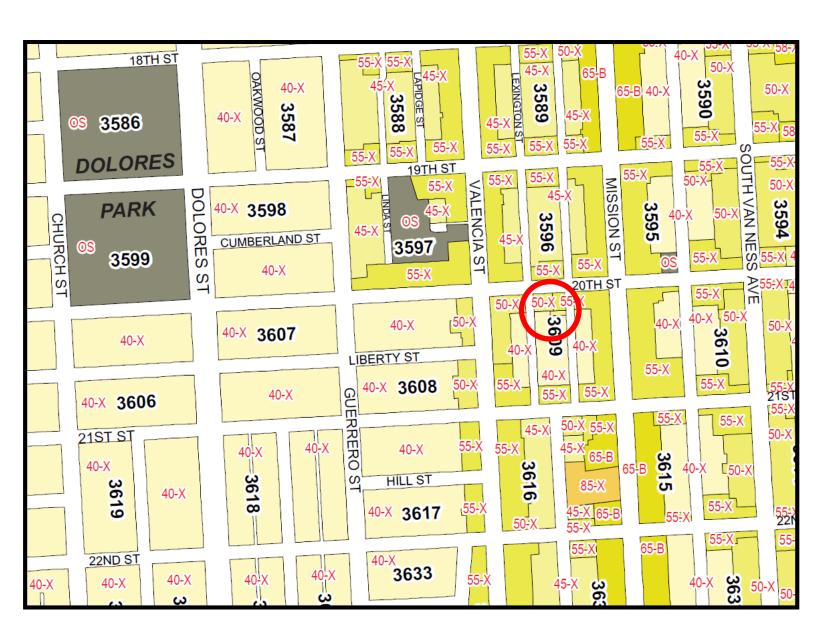
### **Zoning Map**





Certificate of Appropriateness Hearing Case No. 2015-016154COA 3555 20<sup>th</sup> Street

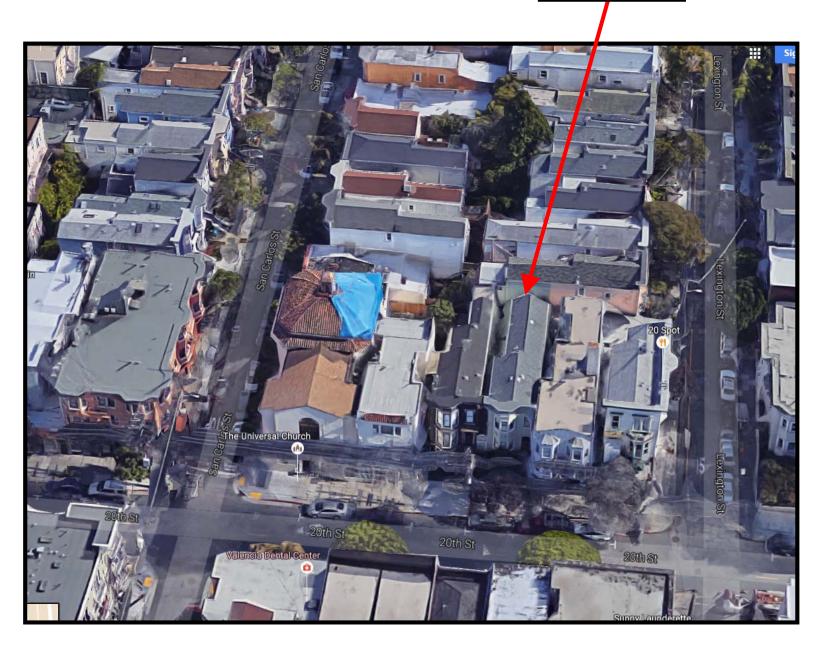
### **Height Map**





### **Aerial Photo**

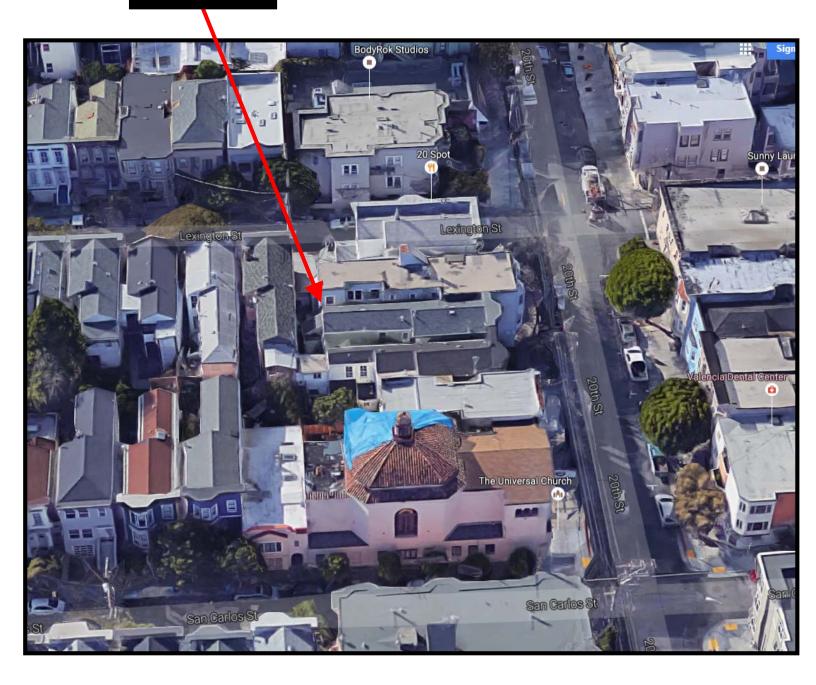
SUBJECT PROPERTY





### **Aerial Photo**

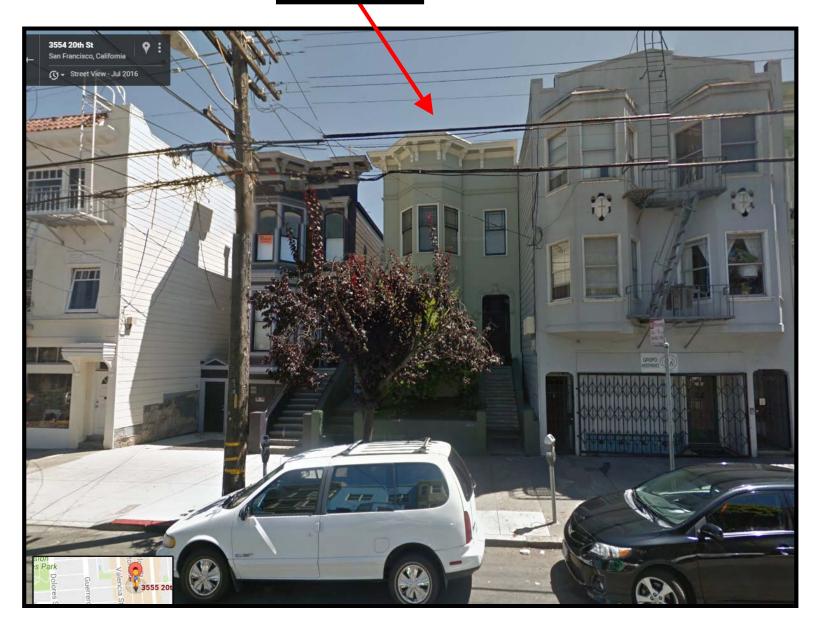
SUBJECT PROPERTY





### **Site Photo**

### SUBJECT PROPERTY



3555 20th Street (Source: Google Maps, July 2016)

Certificate of Appropriateness Hearing **Case No. 2015-016154COA** 3555 20<sup>th</sup> Street

#### **GENERAL NOTES**

- 1. Codes. Regulations and Standards All material and workmanship shall conform to the 2013 San France 1. Codes, Regulations and Standards All material and workmanship shall conform to the 2013 San Francis Building Code (SFBC) which consists of the 2013 California Building Code (CBC) with San Francisco Amendme along with the 2013 San Francisco Electrical Code (SFEC), which consists of the 2013 California Electrical Code (SFEC) with San Francisco Energy Code, the 2013 California Francisco Mountain and Electrical Code (SFEC), which consists of the 2013 California Francisco Mechanical Code (SFEC) which consists of the 2013 California Mechanical Code (CMC) with San Francisco Amendments, and the 2013 Francisco Francisco Plumbing Code (SFPC) consists of the 2013 California Plumbing Code (CPC) with San Francisco Plumbing Code (SPC) consists of the 2013 California Plumbing Code (CPC) with San Francisco Plumbing Code (SPC) consists of the 2013 California Plumbing Code (CPC) with San Francisco Plumbing Code (SPC) consists of the 2013 California Plumbing Code (CPC) with San Francisco Plu Amendments, along with the latest adopted edition of the Health and other applicable Codes, Amendme Regulations, Government Standards and applicable Standards referenced in the Contract Documents. It is Contractor's responsibility to construct this Project according to these Codes, Regulations and Standards. The Contract Documents do not relieve the Contractor or his Subcontractors from the responsibility of knowledgy Code, bidding per Code and/or building to Code. The Contractor shall notify the Designer of all items containe the Contract Documents that, in his opinion, do not meet Code requirements. Contractor will inform Subcontractors of their mutual responsibility as licensed contractors to bid and construct according to the Documents and Code requirements. Contractor shall verify that any work performed after 10/10/16 complies vectored to the Codes of the Codes Conflicts shall be brought to the Architect's attention prior to commencement the work. Architect shall be notified if any changes are made to the drawings and if work is performed urapplicable crides other than specified on these drawings. applicable codes other than specified on these drawings.
- 2. Agreement with Drawing Convention and Level of Detailing The Contractor agrees, by proceeding v construction and using these Construction Documents, that he/she has reviewed them in detail, understands the and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriately. and adequate to allow his/her satisfactory construction of the Project.
- 3. Conflicts In the event of a conflict between the plans, specifications, and/or manufacturers' literature, the
- **4. Existing Condition Discrepancies** Report to the Architect any discrepancies between the existing conditions the drawings, prior to proceeding with the work.
- **5. Dimensions** The Contractor shall verify all dimensions and site conditions before starling work. The Arch shall be notified of any discrepancies. DO NOT SCALE THE DRAWINGS. Field-verify all dimensions. Conditions shown or foreseen may alter new work shown and may require additional work. Contractor shall pro verification of dimensions and conditions shown prior to commencement of new work.
- 6. Replacement of Decayed and Damaged Items The Contractor shall review and assess the condition of all exposed to view after demolition, including, but not limited to, framing members, joists, studs, blocking, bea plates, concrete elements, connectors, fasteners, siding, sheathing, flashing, gutters, rainwater leaders, build papers, trim, utility elements, electrical, plumbing and other items, to determine existence of decay, deteriorat damage or other unsuitability. Replace or repair such items as directed by the Architect.
- 7. Determinations and Statements by Building Inspector Determinations and statements by the Building Inspector or other authorities shall not imply permission to deviate from the Contract Documents. Refer any discrepancies to the Architect for interpretation or clarification.
- 8. Temporary Bracing/Safety The design adequacy and safety of the erection bracing abhorring and tempo supports is the sole responsibility of the Contractor. Observation visits to the job site by the Designer shall include inspection or approval of above items. Jobsite safety, safety training and OSHA-required provisions are Contractor's responsibility. The Architect has made no provision in these documents for construction technique.
- **9. Superintendent** The Owner and the Contractor, by their mutual contract for construction, shall provide for insure that there is a full-time, qualified Superintendent at the job side at all times during construction and Final Walkthrough or until the Architect and Owner agree, in writing, that no on-site supervision is required o
- 10. Utilities Underground utilities and other items are to be coordinated with the local power companie required. Verify all utility data and locations prior to commencing any work. The locations of the utilities which be shown on these plans are based on the best information available; however, the Architect and Owner ass no responsibility for the accuracy of such information, or for the omission of any information. The Contractor cooperate with all utility companies and other contractors working within the limits of construction. The Contractors shall telephone the appropriate utilities before beginning any underground work. The Contractor shall be awai the possibility of unknown underground items and to exercise care.
- 11. Note to Building Inspector Accept no ink or pencil correction to these drawings. All changes shall be mad the Contract Documents by the Architect, with prints submitted by the Architect of Record for Final Build Department stamps and issuance (This includes handwritten notes by the Building Department). The Architect Owner assume no responsibility for alterations to these Documents not in accordance with this requ
- 12. Changes to Construction Documents The Architect and Owner shall be held harmless for all changes no accordance with General Requirements/General Conditions procedure. All users of these documents agree, using said Documents, to hold the Architect, Lawson Willard Architecture, and the Owner, harmless for any and work that does not conform specifically to these Documents, the California Building Code, applicable lo ordinances and accepted standards of good craftsmanship. Only Documents approved by the Building Departm having jurisdiction are to be used for construction, on this Project only. (See Item #1 and #11 above, and General Requirements and General Conditions of the Specifications).
- 13. Use of Documents These Documents shall not be used in whole or in part for any work other than at
- 14. Work Hours Construction activity shall not commence prior to 7:00 AM nor continue after 8:00 PM. Mor through Sunday. Noise generating activities (hand operated tools such as hammers, power tools such as saws drills, heavy equipment or delivery vehicles) shall not begin before 7:00 AM nor continue after 8:00 PM, Mor through Sunday. No construction activity is allowed on legal holidays unless approved by both the Central Pe Bureau and the Owner.
- 15. Use of Architect's Instrument of Service Drawings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for the Owner's use solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the Project or termination of this Agreement, the Owner's right to use the instruments of service shall cease. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.
- **16. Cleaning** Execute periodic cleaning to keep the work and adjacent areas free from dust and debris. Upon completion of the Work, remove all rubbish in and about the building, all tools, scaffolding, and surplus materials, and employ professional cleaners to clean all glass (including removal of paint at edges of panes), clean all plumbing fixtures and fittings, and in general, leave the Work completely clean.

  F.R. Fire Retardant PROJECT DIRECTORY

	ARRI	And Angle At Control of the Control				
	٠٠	And And		Co. Tours	DNII	Daniel
ncisco nents	& 	Angle	F.I. FT.	Foot OR Feet	PR.	Panei Pair
Code	@	At	FTG.	Footing	PT.	Point
2013	©	Copyright	rui.	ruture	PTN.	Partition
FMC),	o	Degrees	GA.	Gauge	D	Diene
3 San	#	Number/Pound	G.C.	Galvarilzed General Contractor	RAD.	Radius
nents	Ø	Square Feet	G.D.	Garbage Disposal	R.C.P.	Reflected Ceiling Plan
is the	Ï	Parallel Perpendicular	G.F.C.I.	General Ground Fault Circuit	REC.	Recessed
These	±	Plus or Minus	CI	Interruption	REF.	Reference OR Refrigerator
dge of	IL.	rroperty tine	GND.	Ground	REM.	Remaining
m his	ABV.	Above Air Condition	G.R. GR	Guardrail Grade	REQ.	Required Resilient
these	ACOUS.	Acoustical	GYP.BD.	Gypsum Board	RET.	Retaining
s with	A.D.	Area Drain	H R	Hose Rih	REV.	Revised / Revision
ent of	ADJ.	Adjustable	HD.	Head	RFL.	Reflected
unacı	ADJA. Δ F F	Adjacent Above Finished Floor	HDBD.	Hard Board Header	RGTR.	Register
	AL.	Aluminum	HDW.	Hardware	RND.	Round
with	A.P. APPROX	Access Panel Approximate	HDWD. HT	Hardwood Height	R.O. R P	Rough Opening Radius Point
nriate	ANCH.	Anchor	H.M.	Hollow Metal	R.W.L.	Rain Water Leader
priore	AKCH. AUTO.	Architectural	HUK. H.R.	Handrail	S.	South
	DD.	David	HR.	Hour	SAN.	Sanitary
more	BFI.	Below	H.V.A.C.	Conditioning	SCHED.	Schedule
	BLDG.	Building	H.W.	Hot Water	SECT.	Section
ns and	BM.	Beam	IN.	Inch	S.F.P.D.	See Fire Protection
	B.M.	Brick Module	INCAN.	Incandescent	CED	Drawings
hitoct	BOT.	Bottom	INCL.	Information	S.F.D.	Square Foot (Feet)
ns not	BRK.	Brick Puilt Up Poofing	INSUL.	Insulation	S.H.	Sprinkler Head
rovide	BSMT.	Basement	INTER.	Intermediate	SHR.	Shower
	c	Carnot	I POV	Junction Pov	SHT.	Sheet
items	CAB.	Cabinet	JST.	Joist	SL.	Sliding
eams,	CAT.	Category	JT.	Joint	S.L.D.	See Ländscape Drawings
uilding	CER.	Ceramic	KIT.	Kitchen	SPEC.	Specification
ration,	C.G.	Corner Guard	KO. K P	Knockout Kick Plate	SPKR.	Speaker
	Č.J.	Control Joint		I d	S.S.	Stainless Steel
pector	CLG. CLKG.	Caulking	L. LAM.	Lengtn Laminate	S.S.D. S.T.C.	See Structural Drawings Sound Transmission
such	CLO.	Closet	LAV.	Lavatory	CTD	Coefficient
	C.M.U.	Concrete Masonry Unit	LG. L.F.	Linear Foot	STL.	Standard
porary	COL.	Column	L.PT.	Low Point	STOR.	Storage
all not	CONSTR.	Construction	LT.FIXT.	Light Fixture	STRUCT.	Structural
re the	CONT.	Continuous	M	Motor	SUSP.	Suspend (ed)
que oi	CPT.	Carpet	MM	Millimeter	S.Y.	Square Yards
	C.T.	Ceramic Tile	MACH. MAINT	Machine Maintenance	SYM.	Symmetrical
or and	C.W.	Cold Water Outlet	MAT.	Material	J1J.	- I
of the	DBL.	Double	MAX.	Masonry Maximum	I. T-24	Tread Title 24
0	DEPT.	Department	MEMB.	Membrane	T&G	Tongue & Groove
	DIA.	Detail Diameter	IVI.E.P.	Plumbing	T.B.D.	To Be Determined
es, as	DIM.	Dimension	MET./MTL	. Metal	TEL.	Telephone
ssume	D.O.	Door Opening	MH.	Manhole	TERR.	Terrazzo
r shall	DR.	Door	MID.	Middle Minimum	THK.	Thick Top of
ractor	DS.	Downspout	MIRR.	Mirror	T.O.C.	Top of Curb
ale UI	D.W.	Dishwasher Drawing	MISC.	Miscellaneous Masonry Opening	T.O.CONC	. Top of Concrete
	DWGS.	Drawings	MTD.	Mounted	T.O.P.	Top of Pavement OR
ade to	DVVK.	Drawer	WUL.	Wullion	T.O.PL.	Top of Plate
ot and	E.	East	(N)	New	T.O.S.	Top of Slab
ct unu	EA.	Each	N.I.C.	Not In Contact	T.O.W.	Top of Wall
	E.J.	Expansion Joint	NO.	Number	T.P.D.	Toilet Paper Dispenser
not in	ELEC.	Electrical	N.T.S.	Not To Scale	T.W.	Top of Wall
and all	ELEV. EMER.	Elevator Emergency	Ο Λ	Overall	TYP.	Typical
local	ENCL.	Enclosure	0.A. 0.C.	Overall On Center	U.B.C.	Uniform Building Code
tment	ENGR.	Engineer Equal	0.D.	Outside Diameter/Outside Dimension	U.C. U.L.	Under Counter Underwriters Laboratory
nd the			O.F.C.I.	Owner Furnished		
	EXP. FXPO	Expansion Exposed	OFD.	Contractor Installed Overflow Drain	Ü.O.N.	Unless Otherwise Noted
at the	EXPO. EXST. EXT.	Existing	OFL.	Overflow Leader	VAR.	Varies
	EXI.	Exterior	0.F.0.I.	Owner Furnished Owner Installed	V.B. V.C.T. VEN.	Vapor Barrier Vinyl Composition Tile
onday	F. F.A.	Fabric	O.H.	Over Head	VEN.	Veneer
vs and	F.D.	Fire Alarm Floor Drain OR Fire Damper	OPNG. OPP.	Opening Opposite	VERT. VEST.	Vertical Vestibule
onday	FDN.	Foundation	OPP.HD.	Opposite Opposite Hand Oriented Strand Board	V.I.F.	Verify in Field
Permit	F.E. F.E.C.	Fire Extinguisher Fire Extinguisher Cabinet Flat Head OR Full Height	O.S.B. OVHD.	Overnead	W.	West OR Width
	F.H. F.H.C.	Flat Head OR Full Height Fire Hose Cabinet	OZ.	Ounce	W/ WD.	With Wood
y the	FIN.	Finish	P	Paint	WDW.	Window
roject. Upon	FIXT. FL./FLR.	Fixture Floor	PAV. PERP.	Paving Perpendicular	W.F. W.H.	Wood Flooring Water Heater
service	FLASH.	Flaching	P.G.	Paint Grade	W/O	Without
party	FLUOR. F.O.B.	Fluorescent Face of Building	PL. P.LAM.	Plate Plastic Laminate	WP. WPT.	Waterproof Work Point
ner to	FOC	Face of Concrete	PLAS.	Plaster	W.R.	Water Resistant
	F.O.F. F.O.S. F.P.	Fluorescent Face of Building Face of Concrete Face of Finish Face of Stud	PLYWD. PLBG.	Plywood Plumbing	WSCT. WT.	Wainscot Weight
Upon	F.P. F.R.	Fireproof (ing) Fire Retardant	POL.	Polished	W.W.F.	Welded Wire Fabric
erials	1.13.	riic Netaruani				

Owners:	Demetre Lagios 3555 20th Street	Phone:	415.647.0243
	San Francisco, CA 94110	Email:	misterpixel@mac.com
Architect:	Lawson Willard, AIA Lawson Willard Architecture 2147 Union Street San Francisco, CA 94123	Phone: Fax: Email: Web:	415.674.1102 415.276.3775 lw@lawsonwillard.com www.lawsonwillard.com
General Contractor:	Jack Schnell High Ground Construction 2266 35th Avenue San Francisco, CA 94116	Phone: Fax: Email:	415.682.0505 www.highgroundconstruction.co

#### DRAWING INDEX

COVER SHEET AND SITE PLAN

A1.10 EXISTING AND PROPOSED FIRST AND SECOND FLOOR PLANS

A3.00 EXISTING EXTERIOR ELEVATIONS A3.10 PROPOSED EXTERIOR ELEVATIONS



1,870 square feet

Cable / Satellite Television Receptacle

Smoke Detector

Sprinkler Head

HTV

(SD)

Duplex Outlet

₩P Waterproof Outlet

Quadruplex Qutlet

Ground Fault Circuit Interrupter, Mounted @ 42" A.F.F., U.O.N.

 $\rightarrow$ 



**FOR REVIEW** 10/10/16

> STREET **20TH**

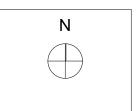
2

 $\mathbf{C}$ 

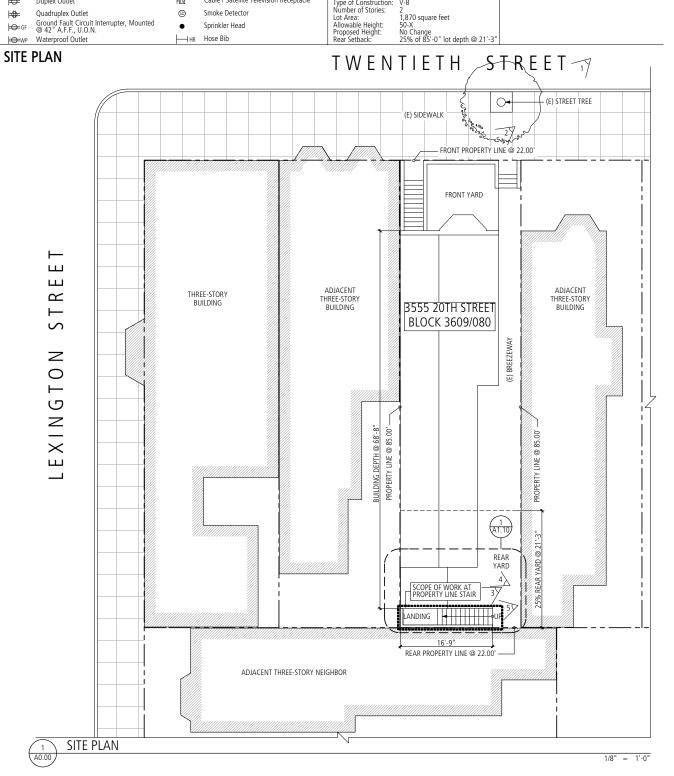
2  $\mathfrak{C}$ 

3555 20TH STREET SAN FRANCISCO, CA 94110 BLOCK 3609 / LOT 080

REV. LISSUED FOR DATE: 12-08-15



**COVER SHEET** AND SITE PLAN









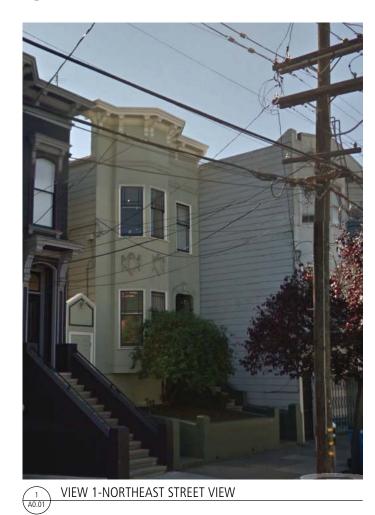




VIEW 5 - EXISTING REAR (SOUTH) NEIGHBOR WALL



VIEW 2-EXISTING FRONT FACADE TO REMAIN



VIEW 1-NORTHEAST STREET VIEW



**FOR REVIEW** 10/10/16

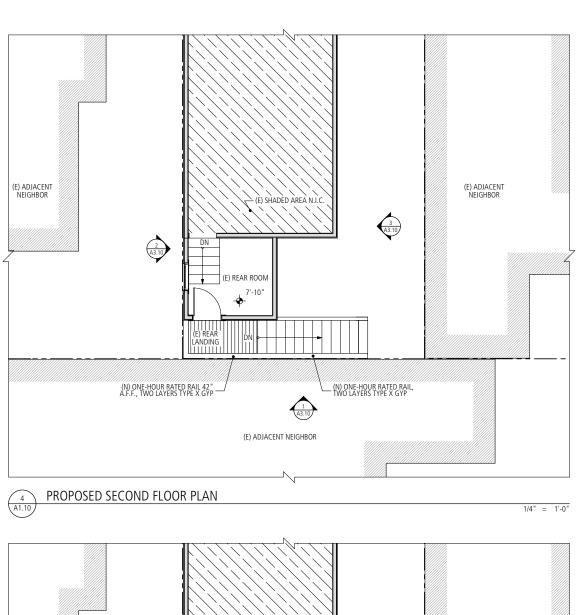
3555 20TH STREET

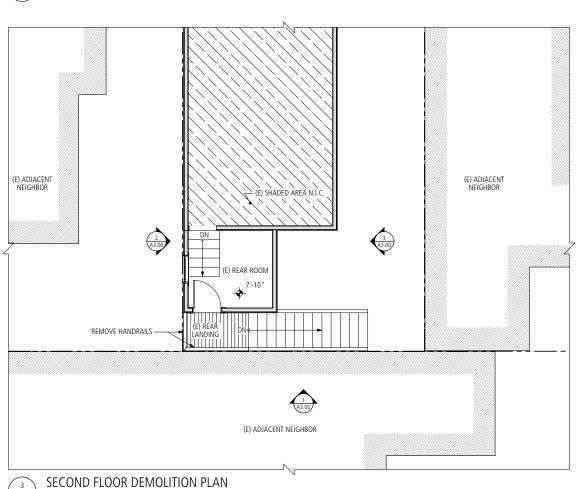
3555 20TH STREET SAN FRANCISCO, CA 94110 BLOCK 3609 / LOT 080

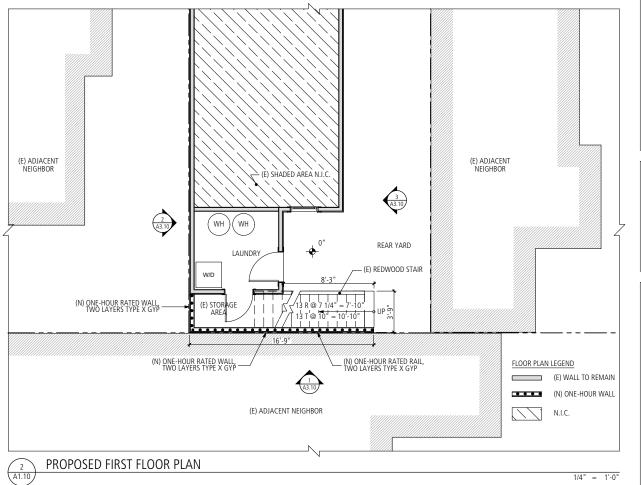
REV.	ISSUED FOR:	DAT
	CERTIFICATE OF APPROPRIATENESS	12-08-1

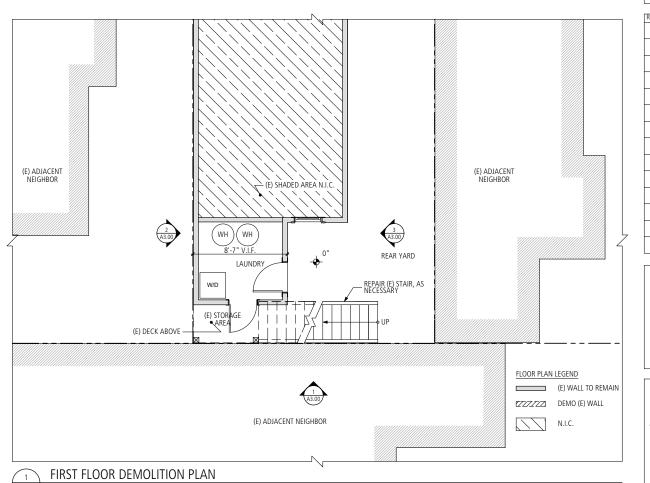
SITE PHOTOS

AO.01









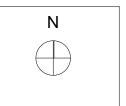


FOR REVIEW 10/10/16

3555 20TH STREET

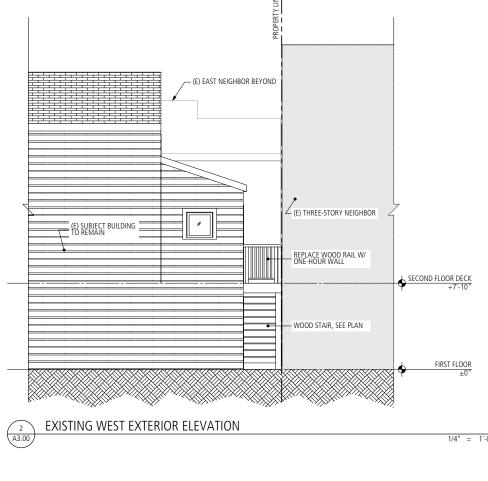
3555 20TH STREET SAN FRANCISCO, CA 94110 BLOCK 3609 / LOT 080

REV.	ISSUED FOR:	DATE:
	CERTIFICATE OF APPROPRIATENESS	12-08-15



EXISTING AND PROPOSED FIRST AND SECOND FLOOR PLANS

A1.10





FOR REVIEW 10/10/16

3555 20TH STREET

3555 20TH STREET SAN FRANCISCO, CA 94110 BLOCK 3609 / LOT 080

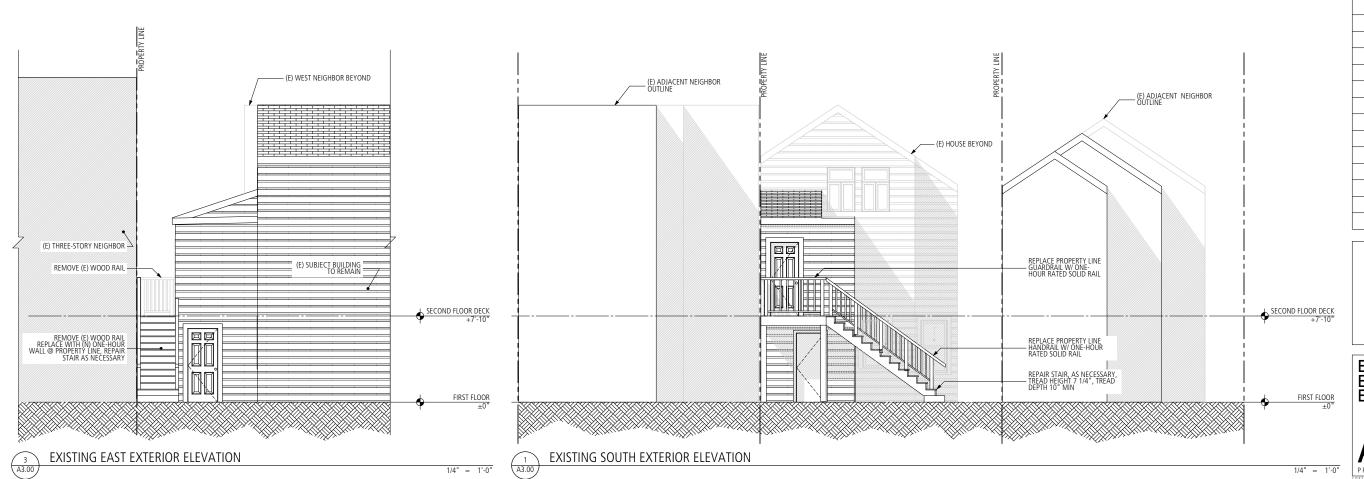
REV. ISSUED FOR: DATE:

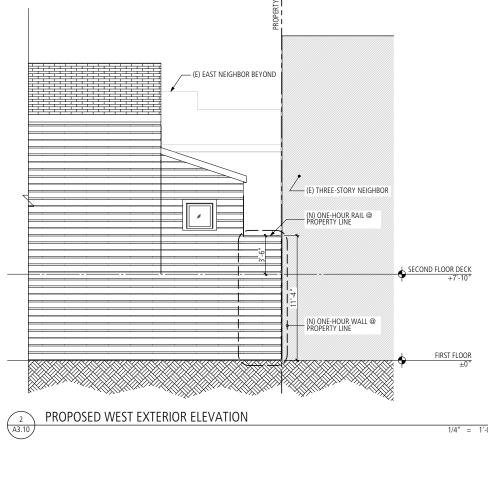
CERTIFICATE OF
APPROPRIATENESS 12-08-15



EXISTING EXTERIOR ELEVATIONS

A3.00







FOR REVIEW 10/10/16

3555 20TH STREET

3555 20TH STREET SAN FRANCISCO, CA 94110 BLOCK 3609 / LOT 080

REV. ISSUED FOR: DATE:

CERTIFICATE OF
APPROPRIATENESS 12-08-15



PROPOSED EXTERIOR ELEVATIONS

A3.10

