



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JUNE 21, 2017

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Filing Date: August 15, 2016
Case No.: **2016-010363COA**
Project Address: **714 22nd Street**
Historic Landmark: Dogpatch Landmark District
Zoning: NCT-2 (Small-Scale Neighborhood Commercial Transit) District
45-X Height and Bulk District
Block/Lot: 4108 / 005
Applicant: Mark Bucciarelli, AIA
58 Fairlawn Avenue
Daly City, CA 94015
Staff Contact Douglas Vu - (415) 575-9120
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Reviewed By Timothy Frye – (415) 575-6822
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PROPERTY DESCRIPTION

714 22nd STREET is a four-story, non-contributory three-family dwelling measuring approximately 3,195 sq. ft. and located on a 25-ft. x 100-ft. rectangular lot on the north side between Tennessee and 3rd Streets. Originally constructed prior to 1906, the significantly altered Italianate style building features wood-framed construction, a stucco-clad front and horizontal wood-clad side exteriors, vinyl windows, a shallow gable roof behind a stepped parapet wall, a rusticated ground floor with a garage door, and raised entry stair with metal railing that is oriented parallel to the street. The existing building is a non-contributing resource to the Dogpatch Landmark District.

PROJECT DESCRIPTION

The proposed project includes the construction of a 20' x 26' rear addition at the first and second floors of the building that would add a new dwelling unit for a total of four units. The addition would be clad with 1" x 6" horizontal wood lap siding, include five single-hung, divided-lite wood windows with 2" x 4" trim and a centered wood double-door at the rear elevation, two additional single-hung, one casement, and an exterior entry door at the west side elevation. At the third floor of the building, two approximately 4' x 6' rear window openings will be reduced in size and patched to match the existing horizontal wood siding. The project also includes the widening of the garage opening at the front of the building from 7' to 8'-6", and a replacement wood paneled roll-up door. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project requires 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 for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.

APPENDIX L OF ARTICLE 10

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 Dogpatch Landmark District as described in Appendix L 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 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 add a new dwelling unit that would continue the building's historic and current use as a multi-family residential structure. The existing building is a non-contributing resource to the surrounding Dogpatch Landmark District and a modest two-story addition at the rear of the structure and widening of the existing garage opening at the primary façade will not impact the integrity 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.

The proposed project would not remove or alter any features or spaces that characterize the landmark district in which it is located, and would maintain the historic character through compatible construction that is consistent with the character-defining features of residential buildings, including, but not limited to, wood sash windows that are vertical in orientation, horizontal wood siding, and simple architectural details and trim. 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 two-story addition has been designed to be compatible with the existing materials, features, size, scale and proportion of the building, but without the addition of conjectural elements or architectural features from other buildings that would create a false sense of historical development. 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 building is a non-contributor to the Dogpatch Landmark District. Therefore, the proposed project is not applicable to 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 features, finishes, construction techniques or fine craftsmanship that characterizes residential buildings will be altered or modified because the building is a non-contributor to the Dogpatch Landmark District, although the rusticated base is distinct and will be repaired and preserved when the garage is widened. Therefore, the proposed project is not applicable to Rehabilitation Standard 5.

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

The proposed project is limited to the existing non-contributing structure and does not include the repair or replacement of any historic features. Therefore, the proposed project is not applicable to 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 existing building is a non-contributor to the Dogpatch Landmark District. Therefore, the proposed project is not applicable to 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 does not involve any excavation work. Therefore, the proposed project is not applicable to 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 addition will not be visible from the public right-of-way but includes an approximately 5-ft. side setback that will differentiate it from the original construction while using compatible fenestration, materials, design features and architectural detail. Additionally, the garage will be enlarged to a modest width of 8'-6" with a replacement wood paneled roll-up door that would require minimal impact to the building's rusticated base and is comparable in size to other garages in the Landmark District. 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 a rear addition and modest widening of the garage opening that would not affect the essential form and integrity of the landmark district or impact any surrounding character-defining features. The addition has been also been designed to require the minimal removal or disturbance of any existing construction so that if removed in the future, the essential form and integrity of the building and surrounding district would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.

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

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public input regarding the project as of the date of this report.

ISSUES & OTHER CONSIDERATIONS

Following the approval of a Certificate of Appropriateness, the Project Sponsor will be required to apply for a building permit that prior to approval, would include providing notice to property owners, occupants and residents on and within 150 feet of the project site, and to interested neighborhood organizations, so that potential concerns about the project may be identified and resolved during the review of the permit, pursuant to Planning Code Section 312.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and proposed project. Based on the requirements under Section 1006.6 of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

APPENDIX L OF ARTICLE 10

714 22nd Street is a non-contributing resource located within the Dogpatch Landmark District, as designated in Appendix L of Article 10 of the San Francisco Planning Code. The Dogpatch Landmark District is significant under events and design/construction as an industrial workers' housing enclave and for the strong collection of industrial and commercial buildings, which are representative of San Francisco's maritime, labor and industrial activities for the period of significance between 1867 and 1945. This district is also significant for the collection of Victorian and Edwardian-era dwellings, many of which were designed by noted San Francisco architect, John Cotter Pelton Jr., constructed between 1870 and 1910.

Pursuant to Section 6 of Appendix L, the Dogpatch Landmark District is characterized by the following character-defining features:

A. Residential - Features of Existing Buildings.

1. *Overall Form and Continuity – Building height is generally within a three-story range, with a substantial number of structures built at one or two stories in height. The majority of structures have been either elevated or altered to allow for the construction of a garage level at grade. However, despite these and other alterations, the majority of residences in the district retain their historic integrity. Residential buildings are generally set back an average of 10 feet from the public right-of-way.*
2. *Scale and Proportion – The buildings vary in height, bulk, scale and proportion. The width of lots in Dogpatch range from single lots of 20 feet to 40 feet for larger lots. Early homes in Dogpatch constructed circa 1870 were designed in a vernacular style with Greek Revival influences. Later homes continued in the Greek Revival form, but were joined by homes designed in the Queen Anne, Italianate and Classical Revival styles, as well as the Eastlake styled Pelton Cottages. Multi-story residences are large in bulk, often as great as 3,500 square feet. Smaller cottage-size structures, typically 800 square feet, are well scaled to the smaller lots.*
3. *Fenestration – Existing fenestration consists of predominantly double-hung, wood sash windows that are vertical in orientation. Residential buildings feature a fairly symmetrical and regular pattern of windows with consistent dimensions along primary facades. Generally, the size and shape of window openings have not been altered over time.*
4. *Materials – Horizontal rustic wood siding is the traditional cladding material found in the district. However, fish-scale wood shingles and asbestos siding are also found throughout the district.*
5. *Design Features – Recessed porches and entry porticos are characteristic design features of the district.*

6. *Architectural Detail – Architectural detail found in the district usually follows transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles.*

As noted within Section 7 of Appendix L, the Dogpatch Landmark District outlines standards for new construction and alterations within the District (See Appendix L, Section 7). The standards for review address the character of the historic district, alteration and new construction of residential and industrial/commercial properties. The proposed project appears to be compatible and in general conformity with the historic character and character-defining features of residential properties in the Dogpatch Landmark District, as outlined in Appendix L of Article 10 of the San Francisco Planning Code, and as follows:

Overall Form and Continuity

Residential buildings in the Dogpatch Landmark District that retain their historic integrity are generally up to three-stories in height, where many that have been altered to allow for garage levels at grade, and are set back from the public right-of-way. This overall form and continuity is preserved with the proposed two-story rear addition and widening of the garage.

Scale and Proportion

Residential properties within the landmark district are located on lots which range from 20 to 40-ft in width, with multi-story residences that are large in bulk, and often as large as 3,500 square feet. The proposed project includes a two-story 1,040 sq. ft. rear addition that is subordinate in size, of an appropriate scale and proportion to the existing four-story 3,195 sq. ft. structure, and not visible from the street.

Fenestration

Residential properties in the Dogpatch Landmark District are primarily characterized by double-hung, wood sash windows that are symmetrical in pattern, vertical in orientation, and consistent in dimensions. The proposed addition includes compatible single-hung wood sash windows and double doors that are also symmetrical, vertically oriented, and balanced in proportion to the surrounding areas of solid wall.

Materials, Color and Texture

Residential properties in the Dogpatch Landmark District are primarily characterized by painted horizontal rustic wood siding. The proposed project includes 1" x 6" horizontal wood lap siding that is slightly differentiated but compatible with the building's existing rustic wood siding, and will be painted to complement the building.

Design Features and Architectural Details

Residential properties in the Dogpatch Landmark District are primarily characterized by architectural details that follow transitional elements associated with the Greek Revival, Eastlake, Queen Anne, Italianate and Classical Revival architectural styles. The proposed project includes unadorned wood trim, window sills, and a lack of ornamentation that is compatible with the building's Italianate style. In addition, the widening of the garage door will be carefully completed to cause minimal impact and preserve the remainder of the rusticated base and elevated entry stairs at the primary façade.

ENVIRONMENTAL REVIEW STATUS

On June 9, 2017, the Planning Department determined that the proposed project is categorically exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e) – Minor Alteration of Existing Structure for Additions Under 10,000 sq. ft., and 15331 – Historical Resource Rehabilitation Consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties.

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* and requirements of Article 10.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. The Project Sponsor shall provide dimensioned window details that illustrate all exterior profiles on the Building Permit plans for Department review.
2. The Project Sponsor shall provide a manufacturer’s cut sheet for the wood paneled roll-up garage door for Department review.

ATTACHMENTS

Draft Motion
Dogpatch Landmark District Map
Parcel Map
Sanborn Map
Zoning Map
Site Photos
Categorical Exemption Determination
Architectural Drawings

DV: G:\Documents\COA\714 22nd Street_2016-010363COA\714 22nd Street_COA Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: JUNE 21, 2017

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Hearing Date: February 17, 2010
Filing Date: August 15, 2016
Case No.: **2016-010363COA**
Project Address: **714 22nd Street**
Historic Landmark: Dogpatch Landmark District
Zoning: NCT-2 (Small-Scale Neighborhood Commercial Transit) District
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Block/Lot: 4108 / 005
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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 005 IN ASSESSOR'S BLOCK 4108, WITHIN THE DOGPATCH LANDMARK DISTRICT, NCT-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 10, 2016, Mark Bucciarelli (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct a 20' x 26', two-story rear addition for a new dwelling unit, and the widening of the garage opening from 7' to 8'-6" at the front of the existing four-story, three-family dwelling located on Lot 005 in Assessor's Block 4108.

WHEREAS, on June 9, 2017, the Department determined that the proposed application to be categorically exempt from environmental review under CEQA Guideline Sections 15301(e) – Minor Alteration of Existing Structure for Additions Under 10,000 sq. ft., and 15331 – Historical Resource Rehabilitation Consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 21, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-010363COA ("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 March 24, 2017 and labeled Exhibit A on file in the docket for Case No. 2016-010363COA based on the following findings:

CONDITIONS OF APPROVAL

To ensure the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. The Project Sponsor shall provide dimensioned window details that illustrate all exterior profiles on the Building Permit plans for Department review.
2. The Project Sponsor shall provide a manufacturer's cut sheet for the wood paneled roll-up garage door for Department review.

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 Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code.

- That the proposed project would retain the residential use of the property and is a compatible alteration of a non-contributing structure within the Dogpatch Landmark District.
- That the proposed project does not destroy or damage historic materials or character-defining features of the Dogpatch 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 proposed project respects the character-defining features of Dogpatch Landmark District.
- That the proposed project meets the requirements of Article 10.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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 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:

The project includes the alteration 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 not negatively impact any existing housing and will preserve the neighborhood character by respecting the character-defining features of the Dogpatch 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 includes the addition of a new dwelling unit and will not reduce the City's affordable housing supply.

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

The proposed project is located within a transit-friendly neighborhood with walkable access to bus, light-rail and train lines, and 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 is residential in scope and will not displace industrial and service sector jobs for new commercial office development.

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

The project will be engineered and constructed to conform to the structural and seismic safety requirements of the City Building Code, and will not impact the City's preparedness to protect against injury and loss of life in an earthquake.

- 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 for Rehabilitation.

- 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 005 in Assessor's Block 4108 for proposed work in conformance with the project plans dated March 24, 2017 and labeled Exhibit A on file in the docket for Case No. 2016-010363COA.

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 June 21, 2017.

Jonas P. Ionin
Commission Secretary

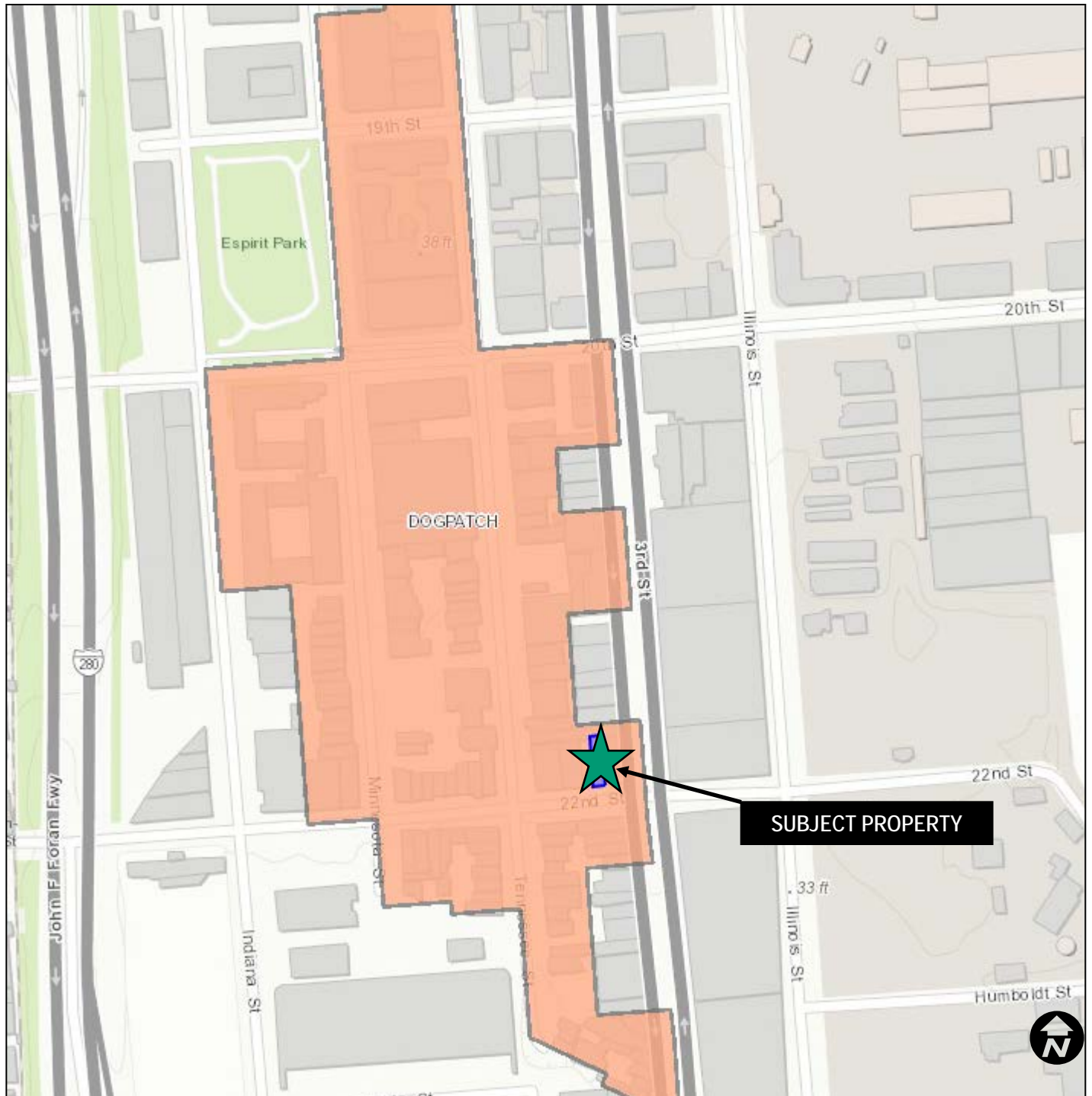
AYES:

NAYS:

ABSENT:

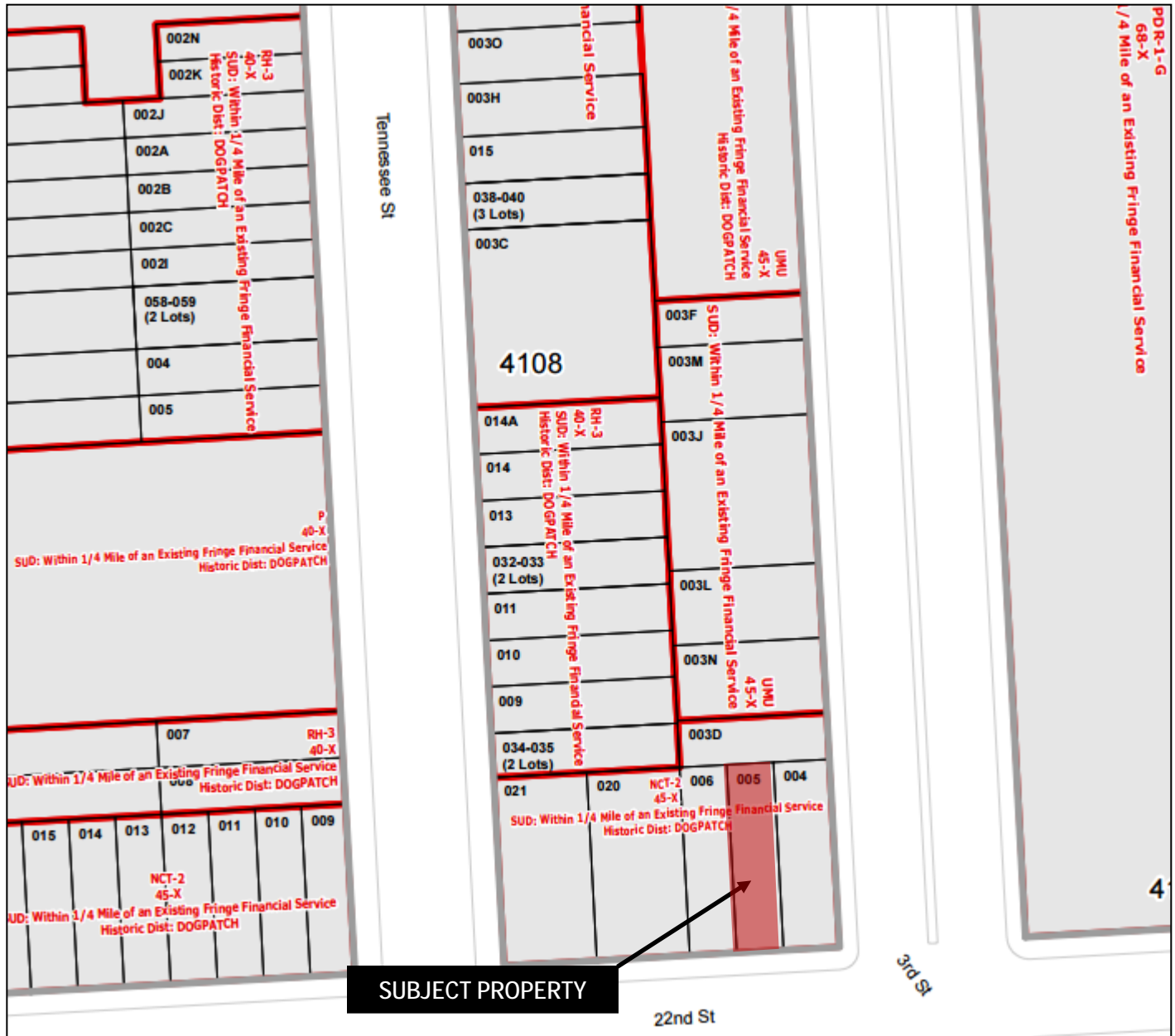
ADOPTED: June 21, 2017

Dogpatch Landmark District Map



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Block Book Map



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Sanborn Map*



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



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Zoning Map



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

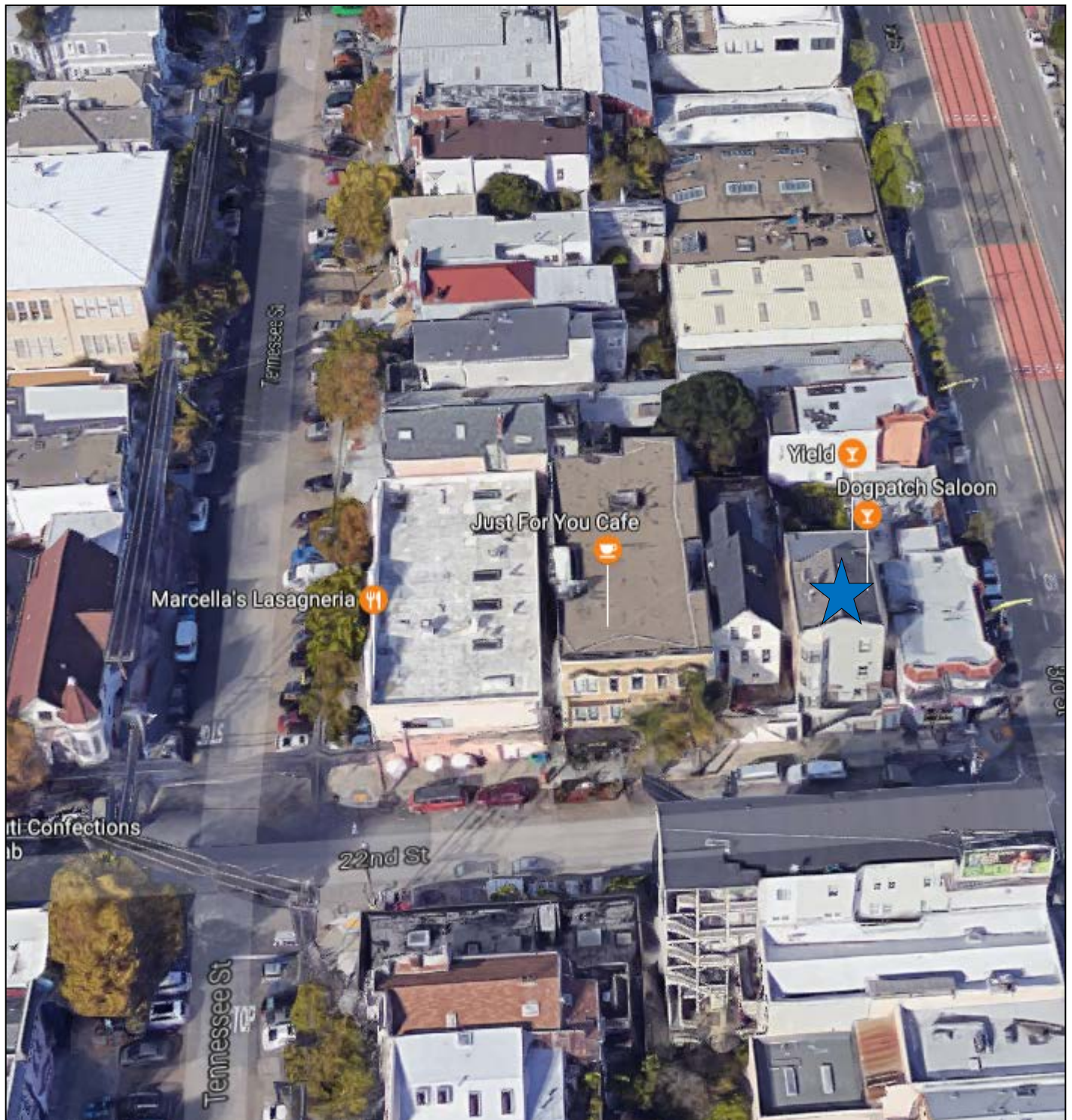
Height & Bulk Map



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Aerial Photo

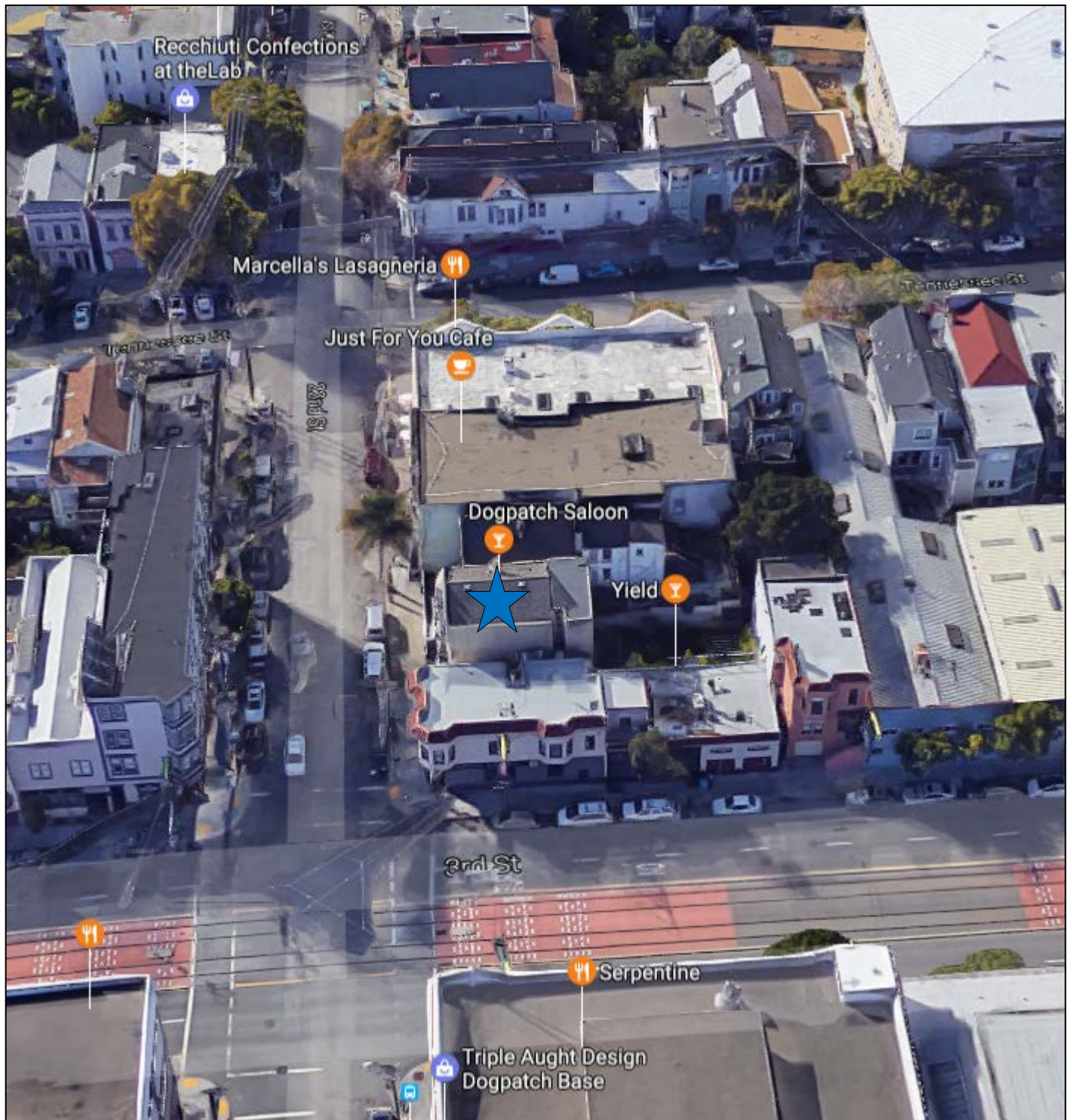
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Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Aerial Photo

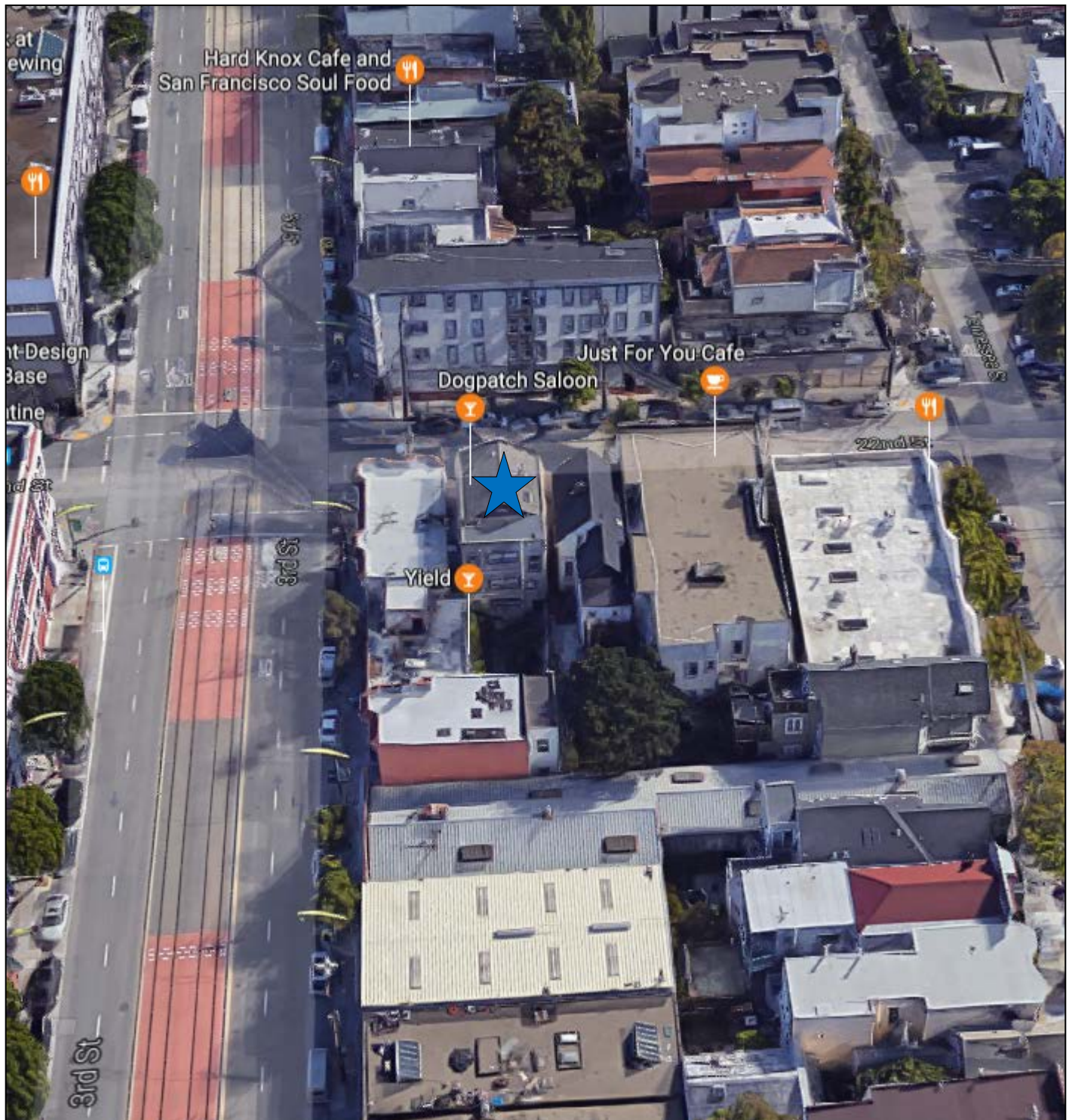
facing west



Certificate of Appropriateness Hearing
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714 22nd Street

Aerial Photo

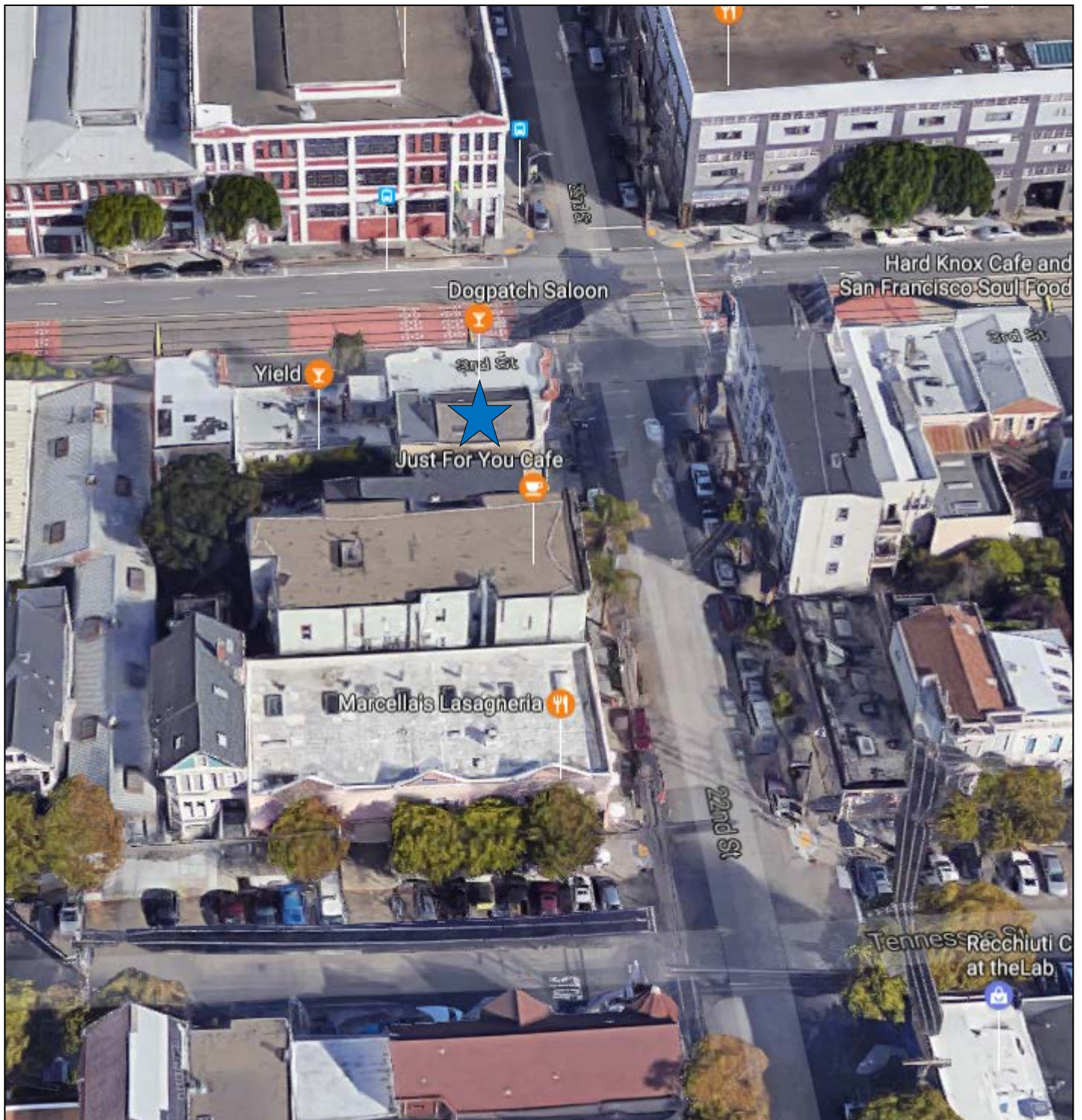
facing south



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Aerial Photo

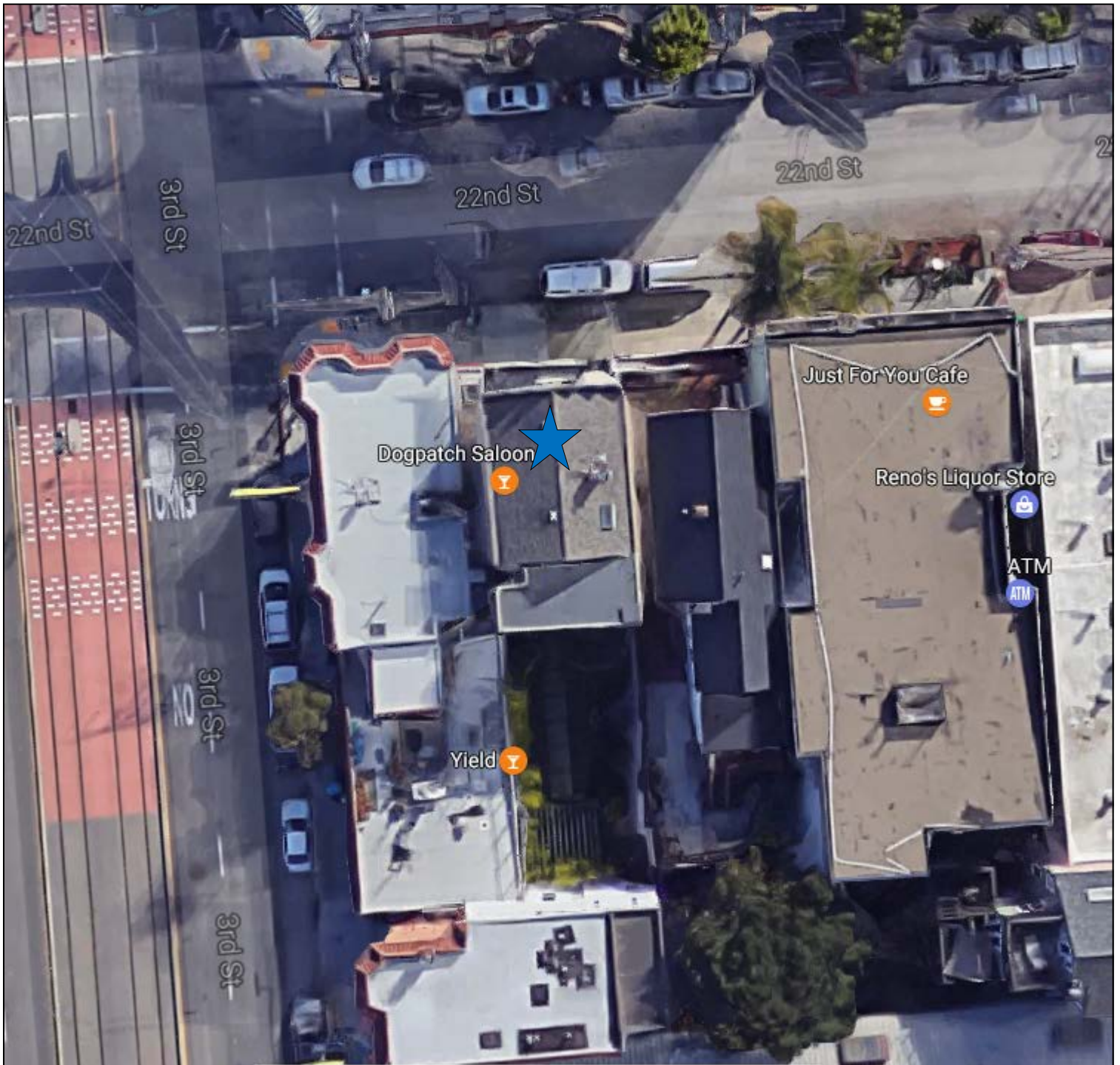
facing east



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Context Photo

Site Plan View



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Context Photo

Primary Façade



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street

Context Photo

Rear Façade



Certificate of Appropriateness Hearing
Case No. 2016-010363COA
714 22nd Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
714 22nd Street		4108/005	
Case No.	Permit No.	Plans Dated	
2016-010363COA		March 24, 2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construction of an approximately 26-ft. deep by 20-ft. wide two-story rear addition for a new fourth dwelling unit, and the widening of the garage opening from 7-ft. to 8-ft. 6-in at the front of the existing four-story, three-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class ³¹ Historical Resource Rehabilitation Consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Doug Vu <div style="float: right; font-size: small;"> Digitally signed by Doug Vu Date: 2017.06.09 12:50:42 -07'00' </div>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

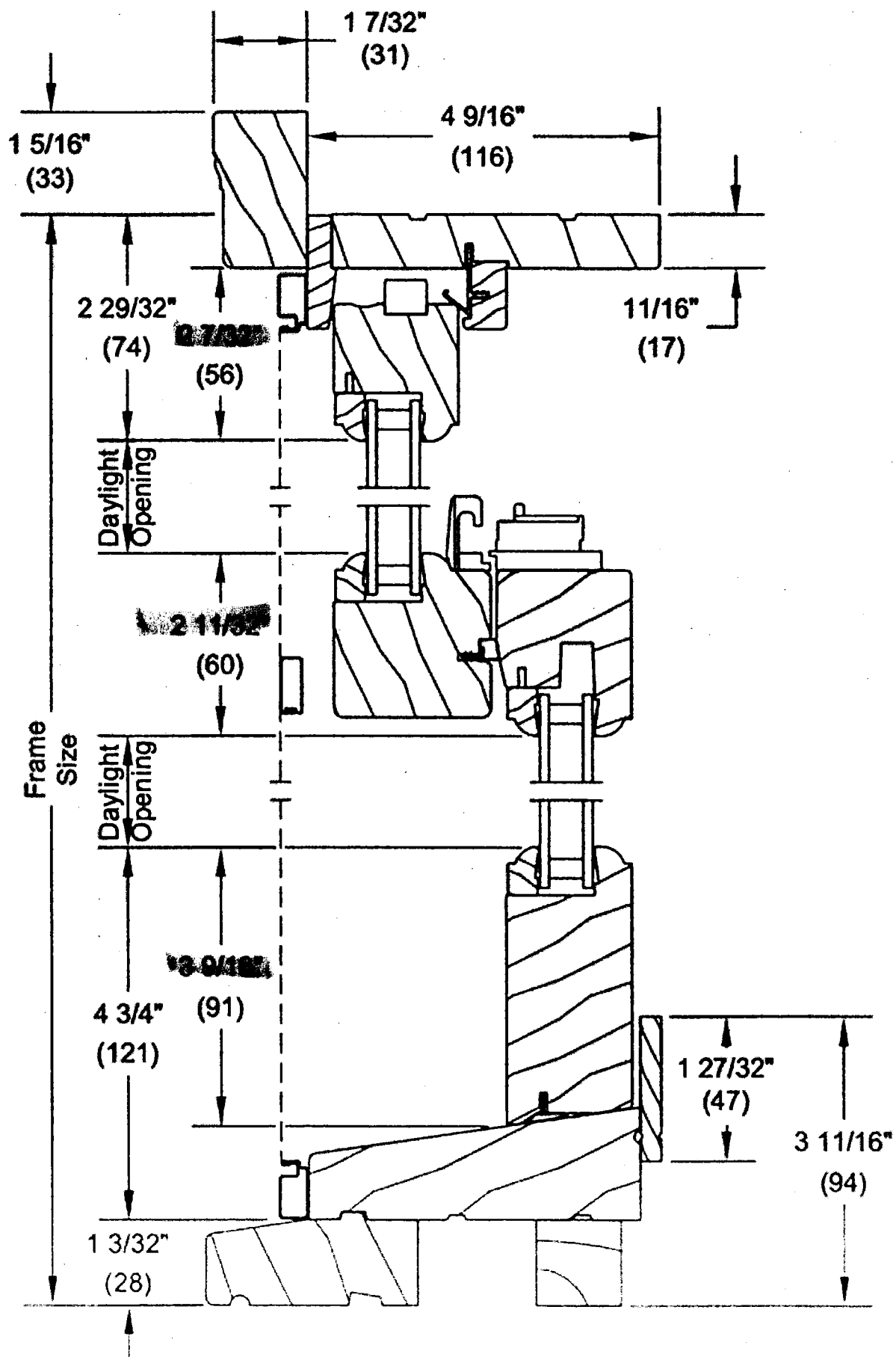
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Alteration of a non-contributor that is compatible and in general conformity with the historic character and character-defining features of residential properties in the Dogpatch Landmark District, pursuant to Appendix L of Article 10 of the San Francisco Planning Code

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Doug Vu</p> <p style="text-align: right;">Digitally signed by Doug Vu Date: 2017.06.09 12:50:59 -07'00'</p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Planner Name: Doug Vu</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%;"> <p>Signature:</p> <p>Doug Vu</p> <p>Digitally signed by Doug Vu Date: 2017.06.09 12:51:08 -07'00'</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name: Doug Vu</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p>Doug Vu</p> <p>Digitally signed by Doug Vu Date: 2017.06.09 12:51:08 -07'00'</p>
<p>Planner Name: Doug Vu</p> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p>Doug Vu</p> <p>Digitally signed by Doug Vu Date: 2017.06.09 12:51:08 -07'00'</p>			

Marvin Ultimate Wood Double-Hung



[illegible]

	PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
	EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
	INTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
	DETAIL NUMBER SHEET ON WHICH IT OCCURS
	REVISION NUMBER
	DOOR TYPE
	WINDOW TYPE
	GRIDLINE IDENTIFICATION
	ROOM NUMBER
	UNIT TYPE UNIT NUMBER
	REVISION CLOUD
	ELEVATION CHANGE (NOTED IN PLAN)
	CEILING HEIGHT
	DOWN SLOPE INDICATION
	DATUM ELEVATION
	(N) DOOR OR WINDOW LOCATION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	PROPOSED NEW WALL TO BE REMOVED

PROJECT COMMON ADDRESS:
710, 712, 714 22ND ST.,
SAN FRANCISCO, CA

BLOCK: 4108
LOT: 005

ZONING: NCT-2
LOT AREA = 25' X 100' = 2500 SF
MAX. UNIT DENSITY = NONE

REAR YARD SETBACK = 25% LOT DEPTH (25 FT.)
SIDE YARD SETBACKS = NONE
HT. & BULK: 45-X
HISTORICAL: 'A' - DOGPATCH HISTORICAL DISTRICT

SUMMARY OF EXISTING AREAS (COMMON CIRC. NOT INCLUDED):

1ST FLOOR GARAGE / SHELL SPACE (UNCONDITIONED)	= 1267 SF
2ND FLOOR LIVING (CONDITIONED)	#710 = 917 SF
3RD FLOOR LIVING (CONDITIONED)	#712 = 856 SF
4TH FLOOR LIVING (CONDITIONED)	#714 = 965 SF
<hr/>	
TOTAL BUILDING (CONDITIONED)	= 2738 SF
TOTAL BUILDING	= 4005 SF

SUMMARY OF PROPOSED AREAS (CONDITIONED):

1ST FLOOR 4TH D.U.	= 521 SF
2ND FLOOR 4TH D.U.	= 267 SF
<hr/>	
TOTAL 4TH D.U.	= 788 SF < 1000 SF (NO SPECIAL GREEN PROFESSIONAL REQ'D.)

SUMMARY OF PROPOSED COMMON OPEN SPACE (133 SF EA.):

4 X 133 SF	= 533 SF
<hr/>	
COMMON OPEN SPACE	= 625 SF AT REAR YARD (MEETS 25' X 25' EXPOSURE FOR NEW UNITS.)

An aerial photograph from Google Earth showing a residential neighborhood. The subject site is a small, light-colored rectangular lot located at the intersection of 714-224 St and a larger street. The surrounding area includes various residential buildings, some with multiple stories, and a mix of greenery. A red rectangular area is highlighted on the street to the left of the subject site. The Google Earth logo and URL are visible in the bottom right corner. A line points from the text 'SUBJECT SITE' to the highlighted lot.

© 2014 Google
© 2014 Google

Google Earth

37°45'28.80" N, 122°23'13.32" W, elev: 451 ft, Apr 18, 2014

Exterior view of a three-story building with a garage and service entrance. The building features a light-colored, textured facade and a dark roof. A wooden staircase leads up to the entrance. The building is surrounded by greenery, including trees and bushes. The image is labeled with the following text:

- #714 (4TH FLOOR)
- #712 (3RD FLOOR)
- #710 (2ND FLOOR)
- GARAGE / SERVICE

A0.0 TITLE SHEET
 A0.1 ADJACENT NEIGHBOR CONTEXT W/ EXISTING CONDITIONS
 A0.2 ADJACENT NEIGHBOR CONTEXT W/ PROPOSED
 ARCHITECTURAL
 A2.1 (E) / DEMO & PROPOSED 1ST FLOOR PLAN
 A2.2 (E) / DEMO & PROPOSED 2ND FLOOR PLAN (#710)
 A2.3 (E) / DEMO & PROPOSED 3RD FLOOR PLANS (#712)
 A2.4 (E) / DEMO & PROPOSED 4TH FLOOR PLANS (#714)
 A2.5 (E) / DEMO & PROPOSED ROOF PLANS
 A3.1 (E)/DEMO & PROPOSED FRONT ELEVATION
 A3.2 (E)/DEMO & PROPOSED REAR ELEVATION
 A3.3 (E)/DEMO & PROPOSED LEFT SIDE (WEST) ELEVATIONS
 A3.4 (E)/DEMO & PROPOSED RIGHT SIDE (EAST) ELEVATIONS
 A4.1 (E)/DEMO LONGITUDINAL SECTION
 A4.2 PROPOSED LONGITUDINAL SECTION

1. WIDENING OF (E) GARAGE DOOR OPENING BY ABOUT 18". NEW GARAGE DOOR "IN-KIND"

2. ADDITION OF 2-STORY, LOFT-STYLE 4TH DWELLING UNIT AT REAR YARD

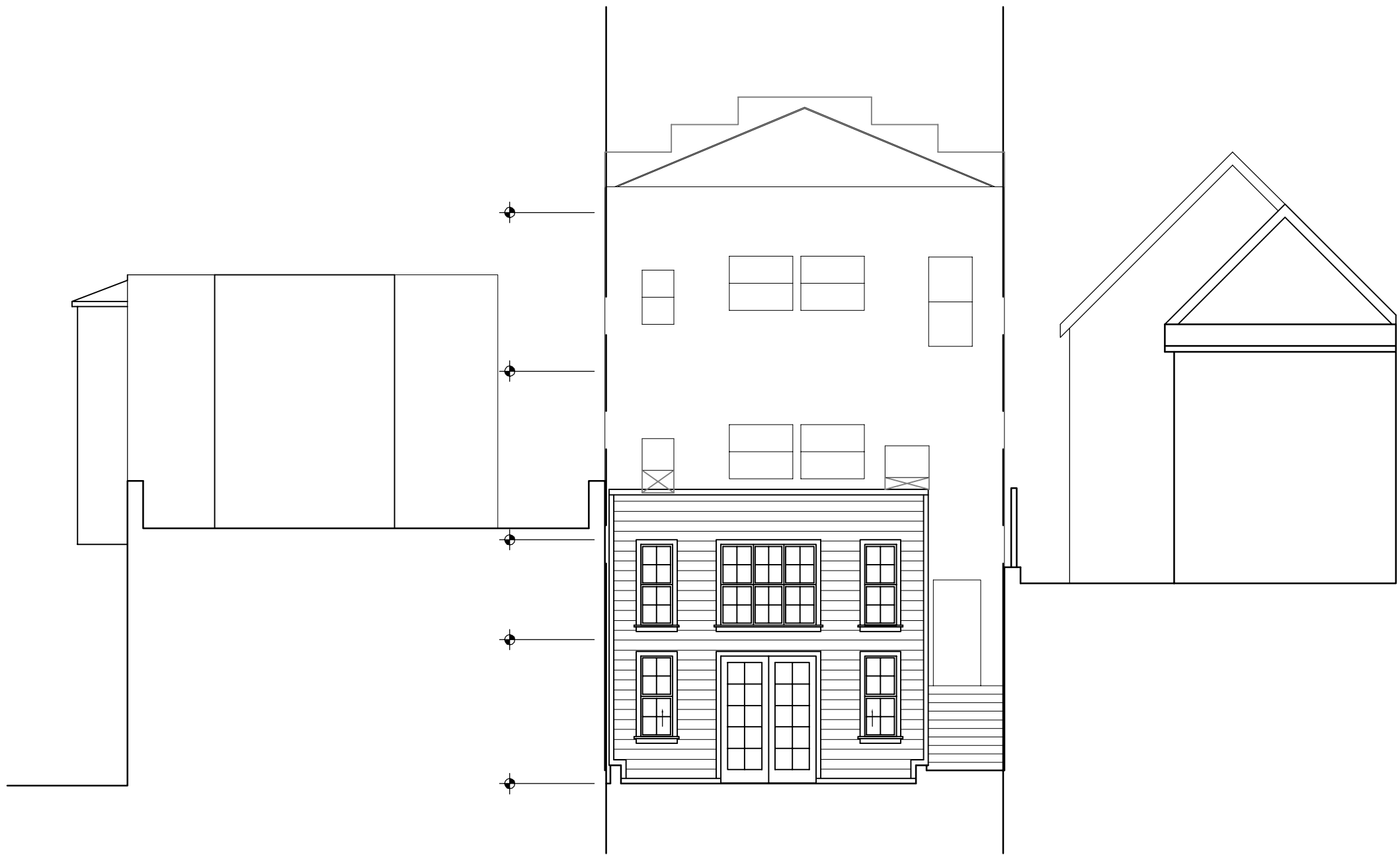
PROVIDE FIRE SPRINKLER SYSTEM AT 4TH D.U..
UNDER A SEPARATE PERMIT.
NOTE EXISTING SPRINKLERS AT 1ST FLOOR GARAGE/
SHELL SPACE TO REMAIN

1. BY INSPECTION, LESS THAN 25% OF EXTERIOR WALL SEEN FROM PUBLIC WAY TO BE REMOVED (22ND ST.)
14 SF / 1049 SF (SURFACE AREA) = 1.3% < 25%, OK
2. BY INSPECTION, LESS THAN 50% OF ALL EXTERIOR FROM THEIR FUNCTION AS EXT. WALLS BEING REMOVED.
374 SF / 5144 SF = 7.2% < 50%, OK
3. BY INSPECTION, LESS THAN 25% OF EXT. WALLS FROM THEIR FUNCTION AS EXT. OR INT. WALLS.
374 SF / 5144 SF = 7.2% < 25%, OK
4. BY INSPECTION, LESS THAN 75% OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES, NO SEISMIC WORK PROPOSED AT EXISTING 3 D.U. OR CHANGE.

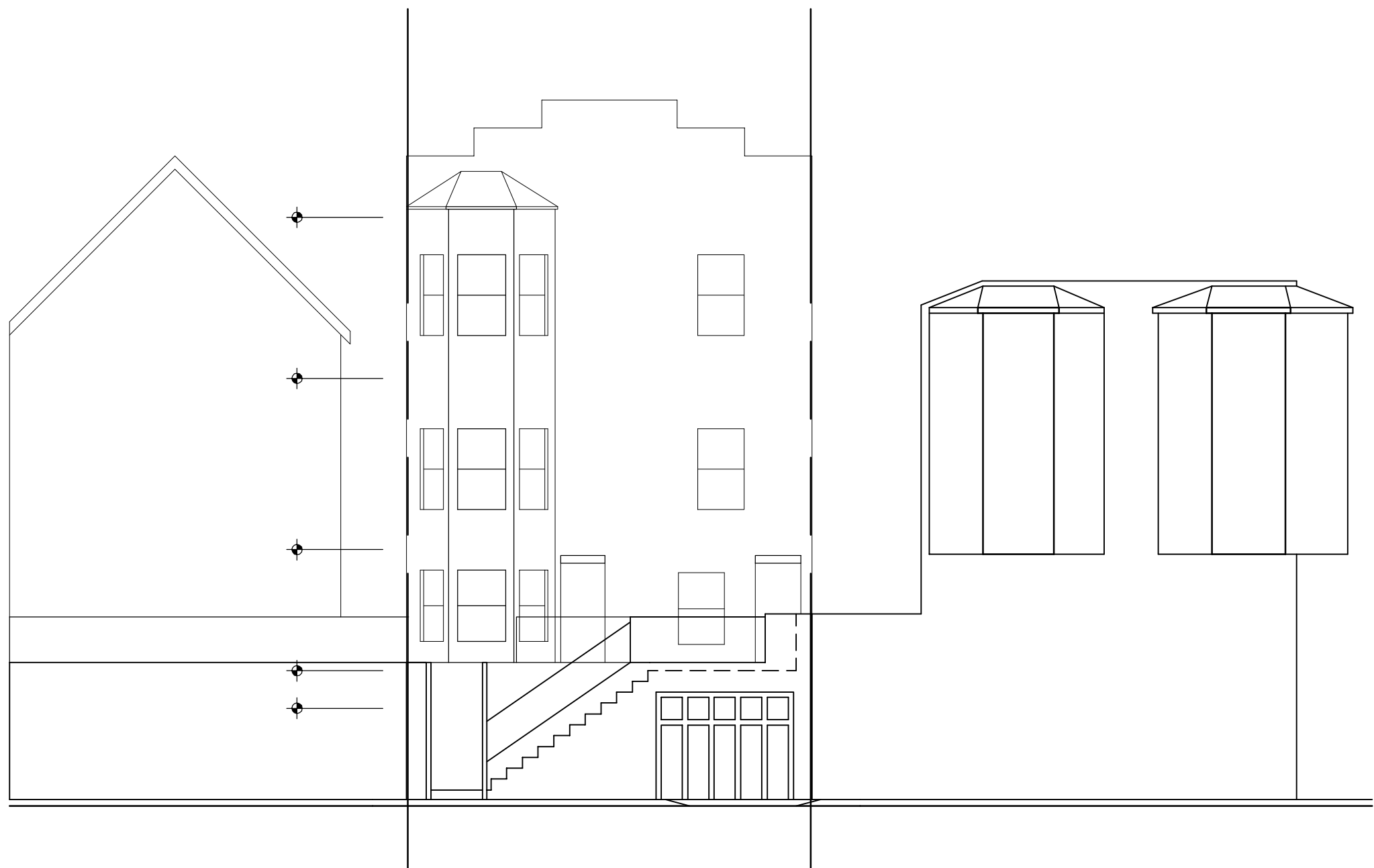
CERT. OF APP. SUBMISSION
3/24/17 RESUB.

The image is a vertical architectural drawing of a building facade. It features a large, bold, sans-serif font for the text 'PROPOSED 4TH D.U.' at the top. Below this, in a smaller font, is '710, 712, 714 22ND ST.,' followed by 'SAN FRANCISCO, CA' at the bottom. The drawing shows a building with a flat roof and a series of vertical lines suggesting windows or structural elements. The overall style is minimalist and modern.

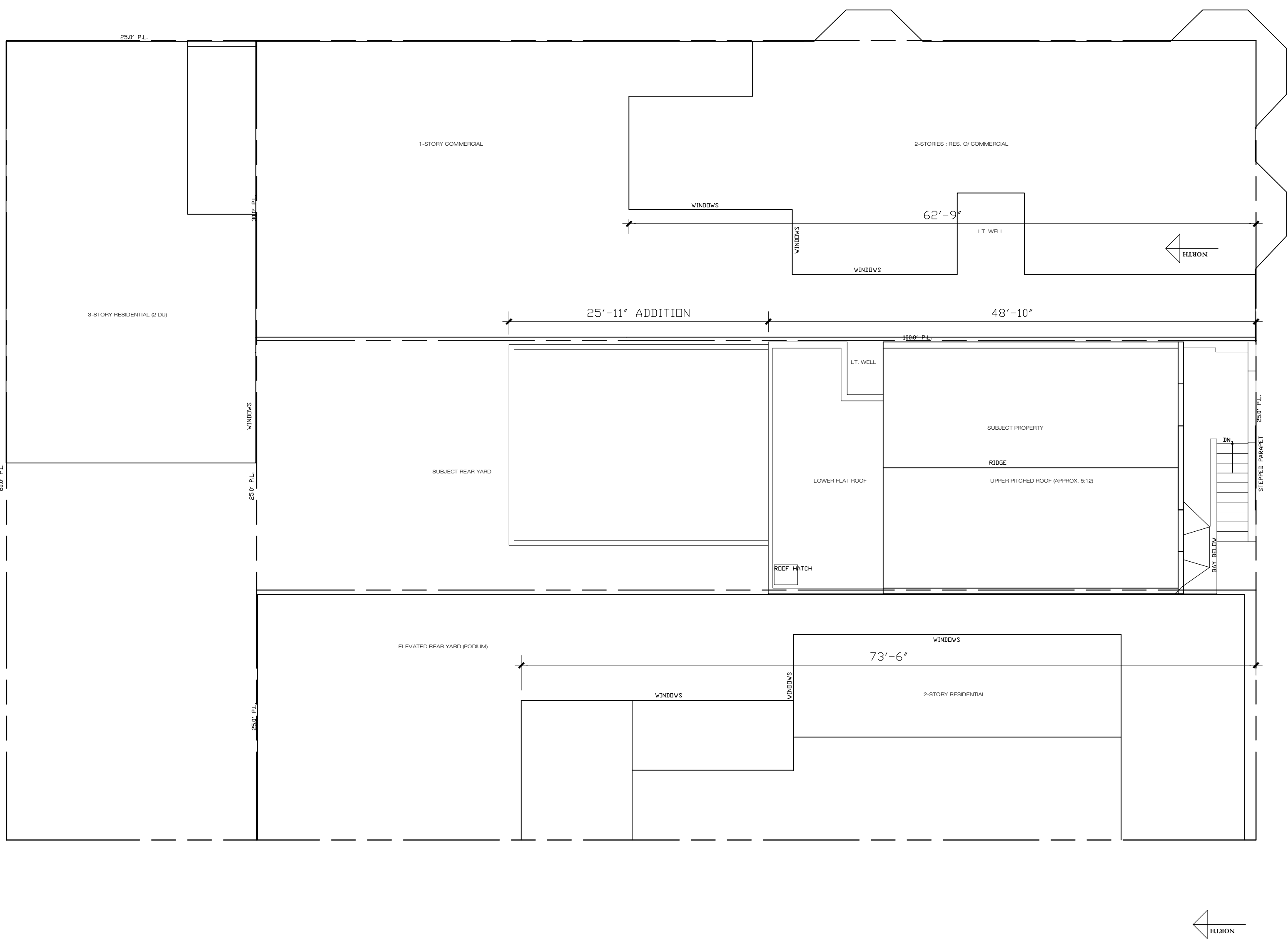




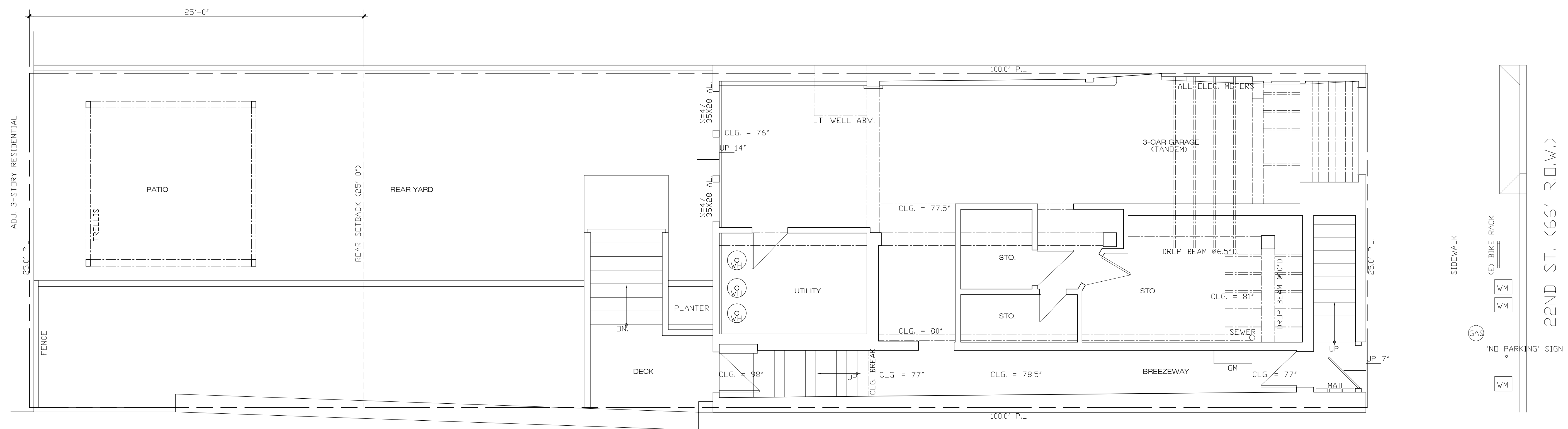
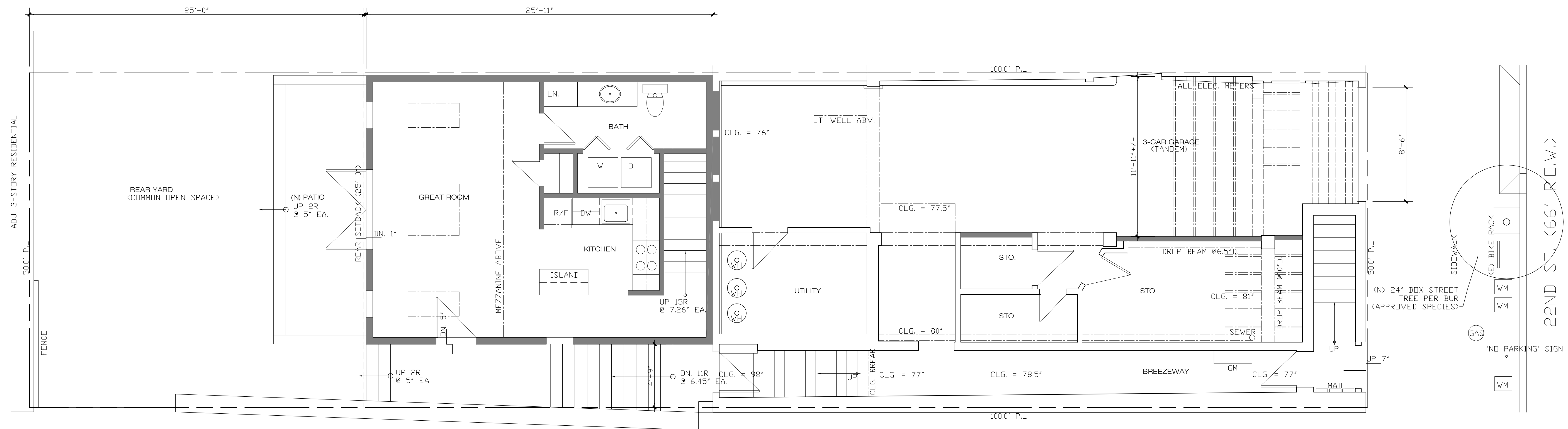
PROPOSED REAR ELEV. W/ CONTEXT

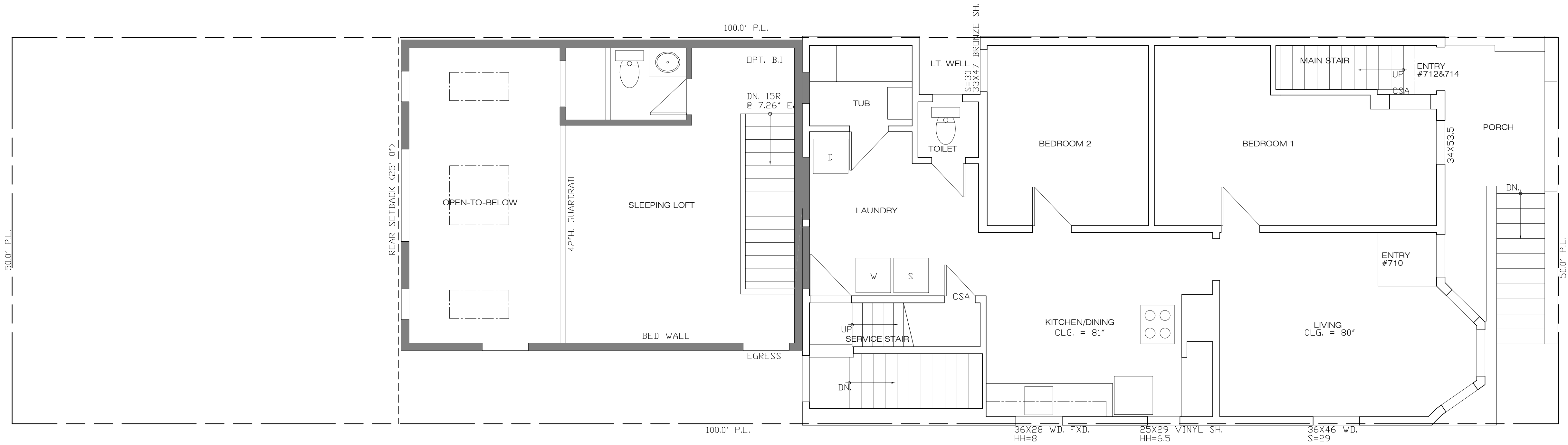


PROPOSED FRONT ELEV. W/ CONTEXT

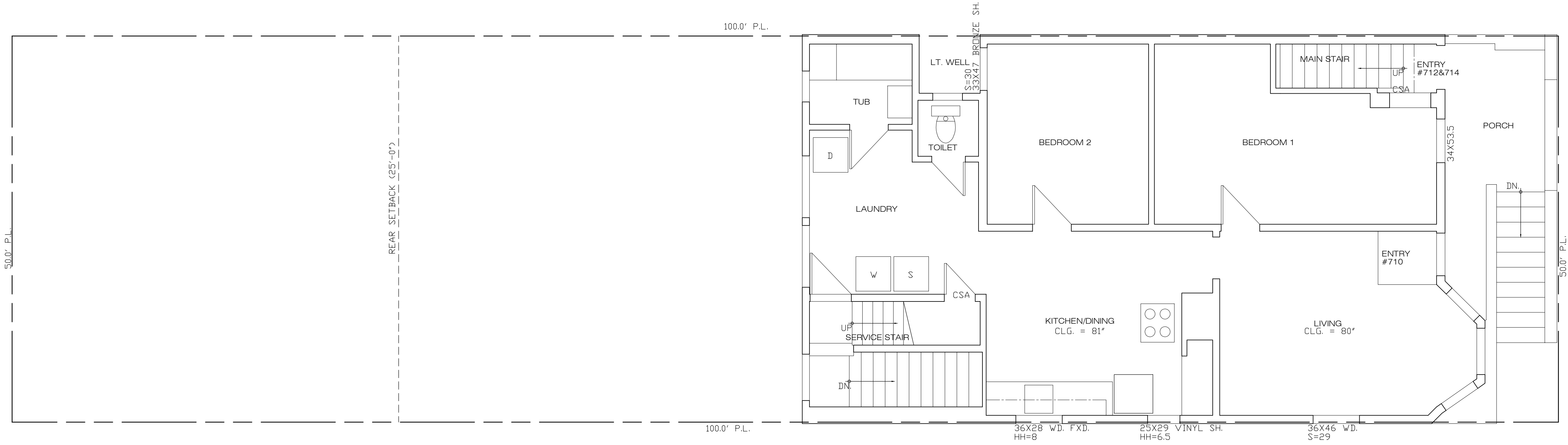
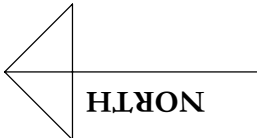


PROPOSED NEIGHBOR CONTEXT SITE PLAN





PROPOSED 2ND FLOOR PLAN



(E) / DEMO 2ND FLOOR PLAN

PROPOSED 4TH D.U.
710, 712, 714 22ND ST.,
SAN FRANCISCO, CA

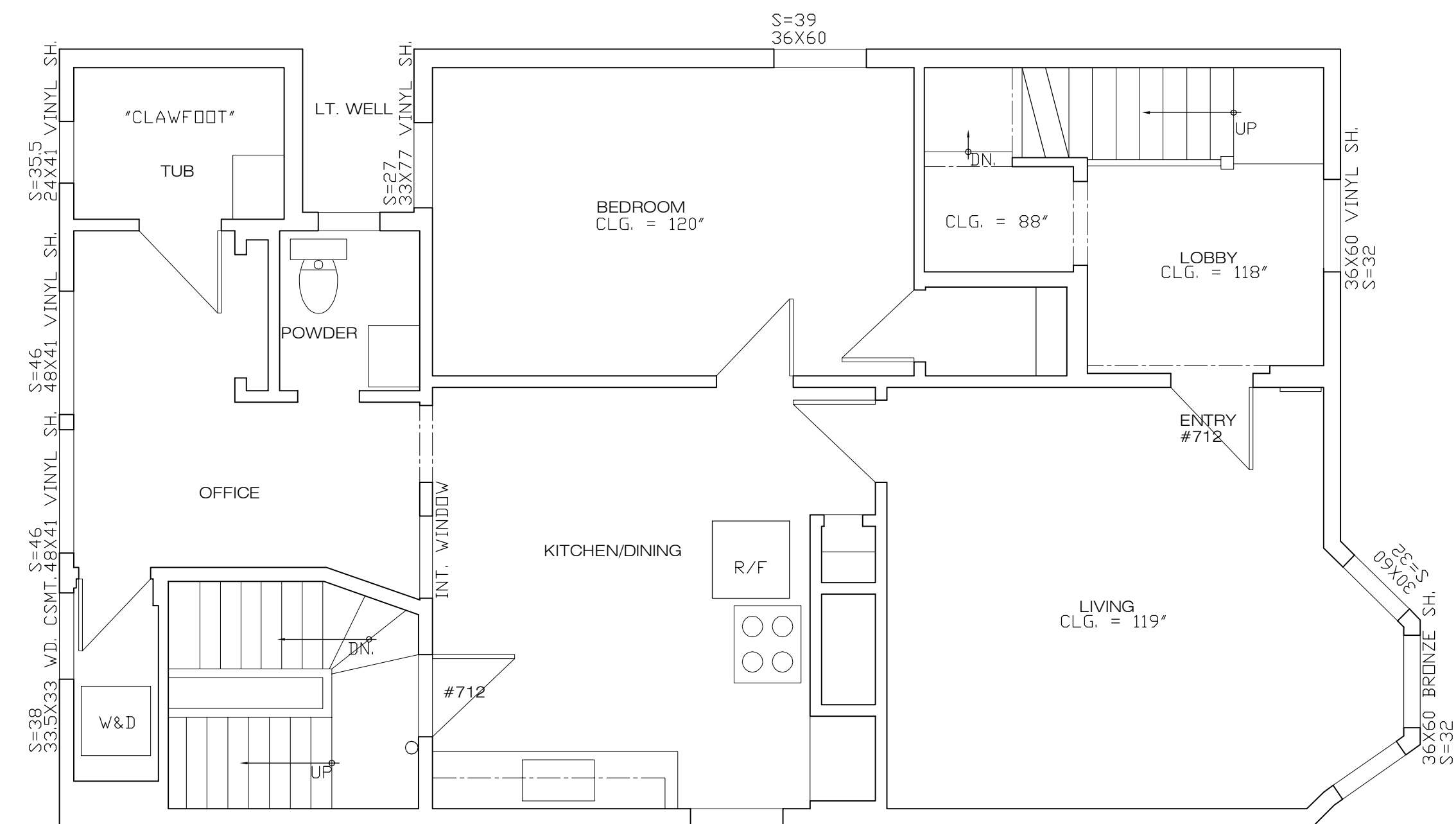
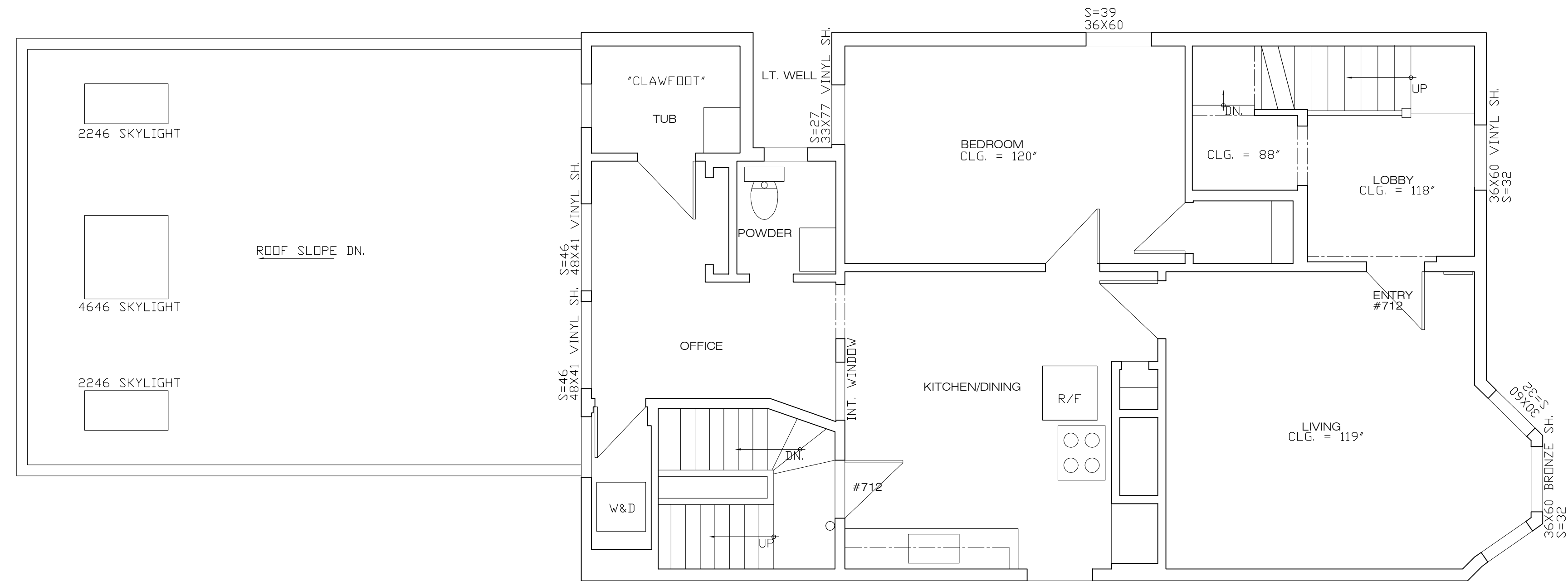
BAUKUNST
58 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207 F: 650.755.1993
E: baukunst2000@yahoo.com W: baukunstarchitecture.com

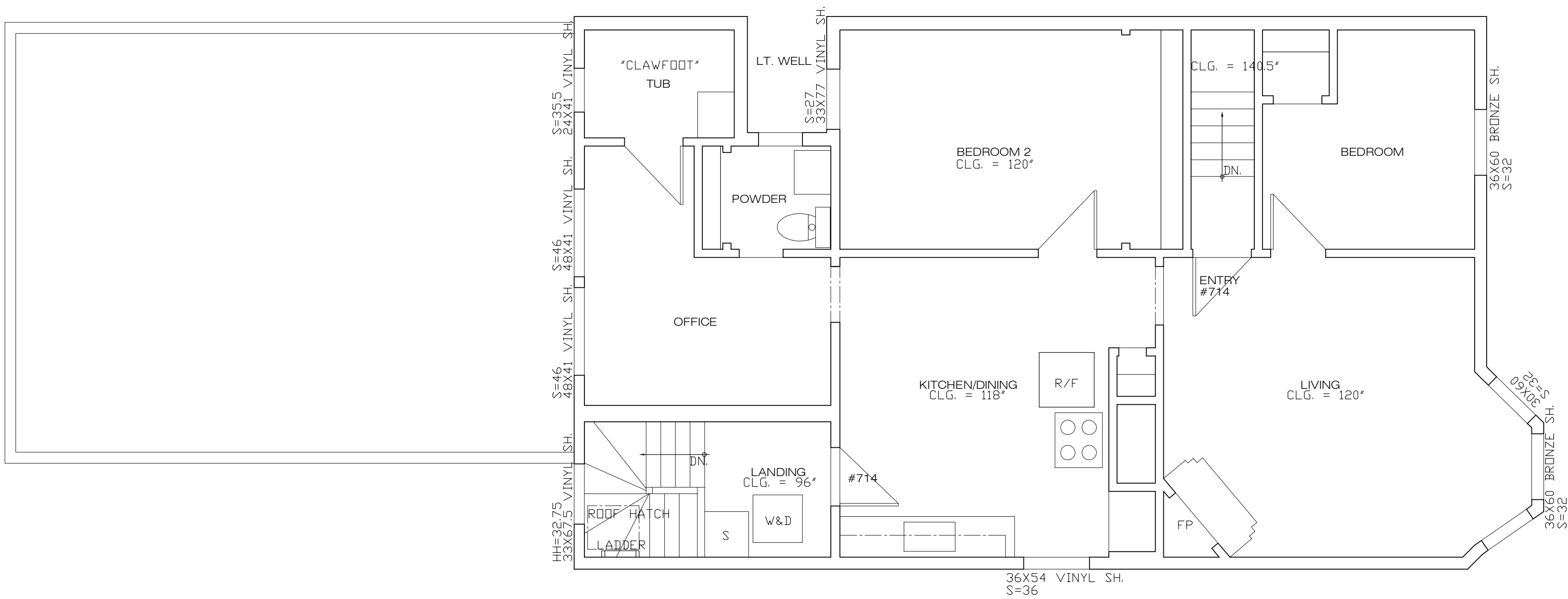
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ISSUED FOR
DATE

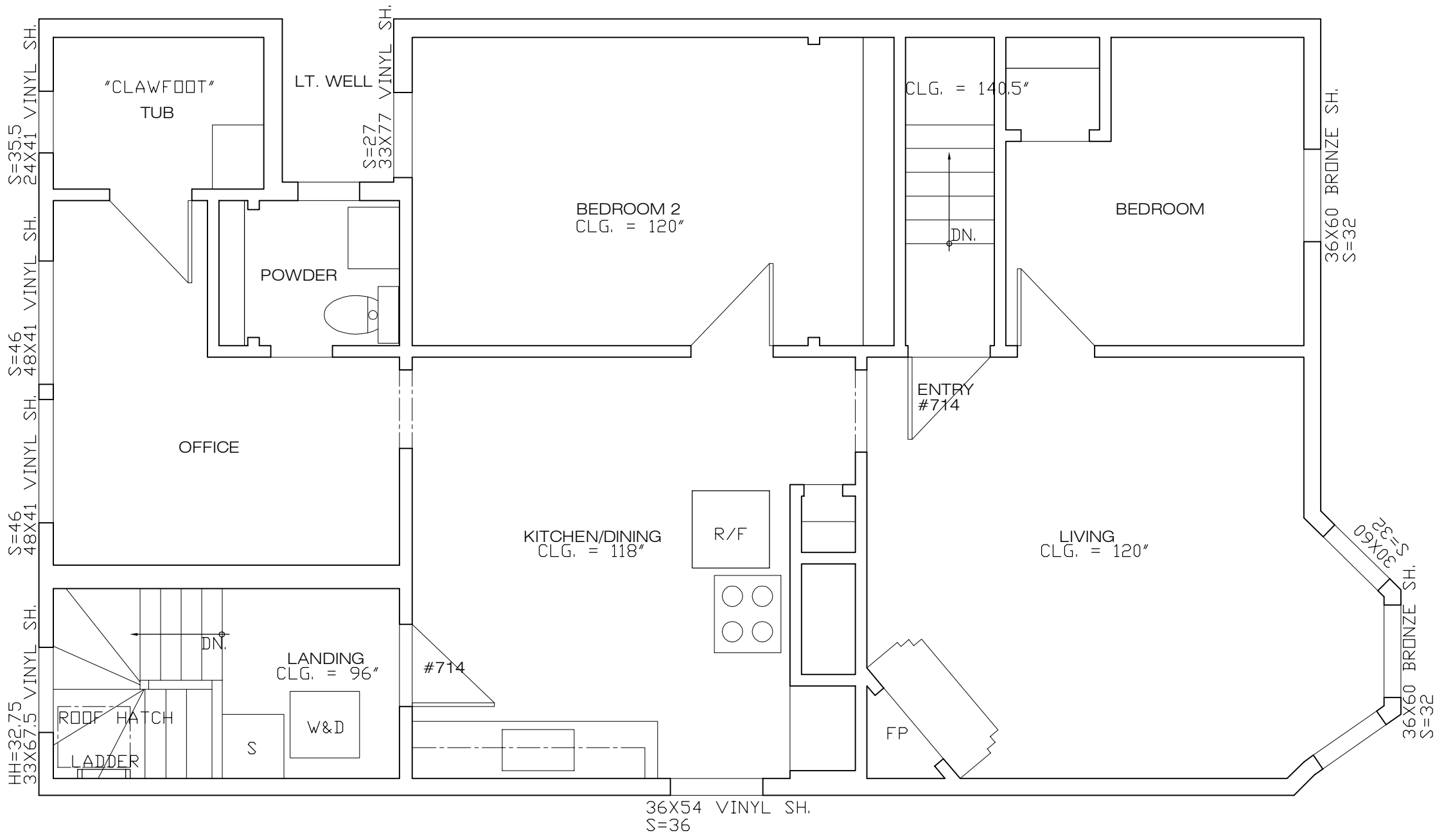
1/4"=1'-0"

A2.2





PROPOSED 4TH FLOOR PLAN



(E) / DEMO 4TH FLOOR PLAN

PROPOSED 4TH D.U.
710, 712, 714 22ND ST.,
SAN FRANCISCO, CA

BAUKUNST

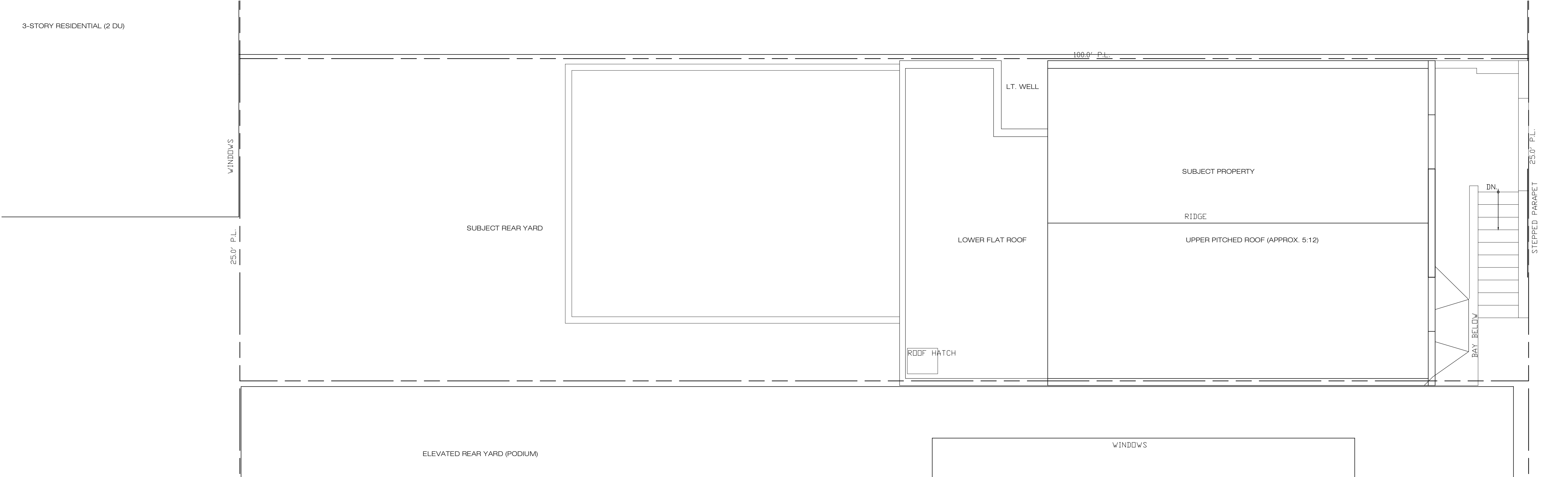
58 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207 F: 650.755.1993
E: baukunst2000@yahoo.com W: baukunstarchitecture.com

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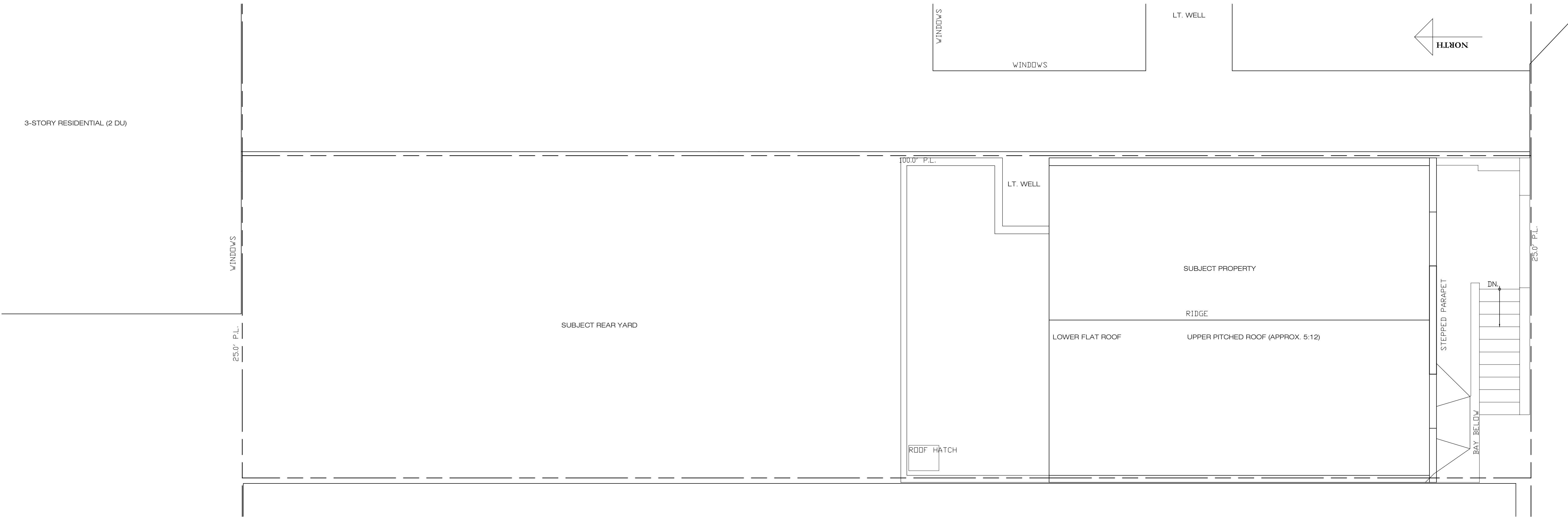
.	.
.	1/4"=1'-0"

A2.4

ISSUED FOR	DATE
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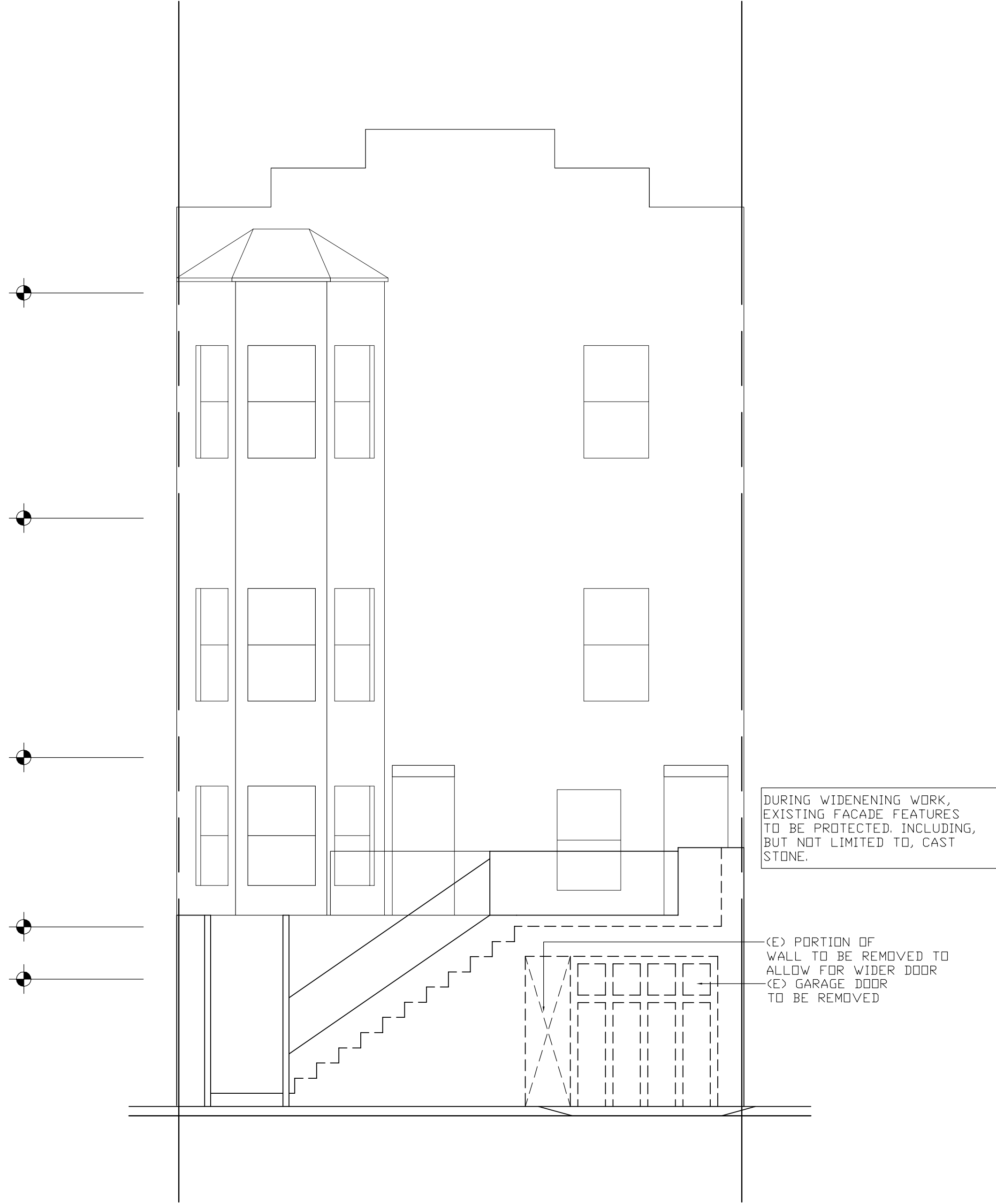


PROPOSED ROOF PLAN

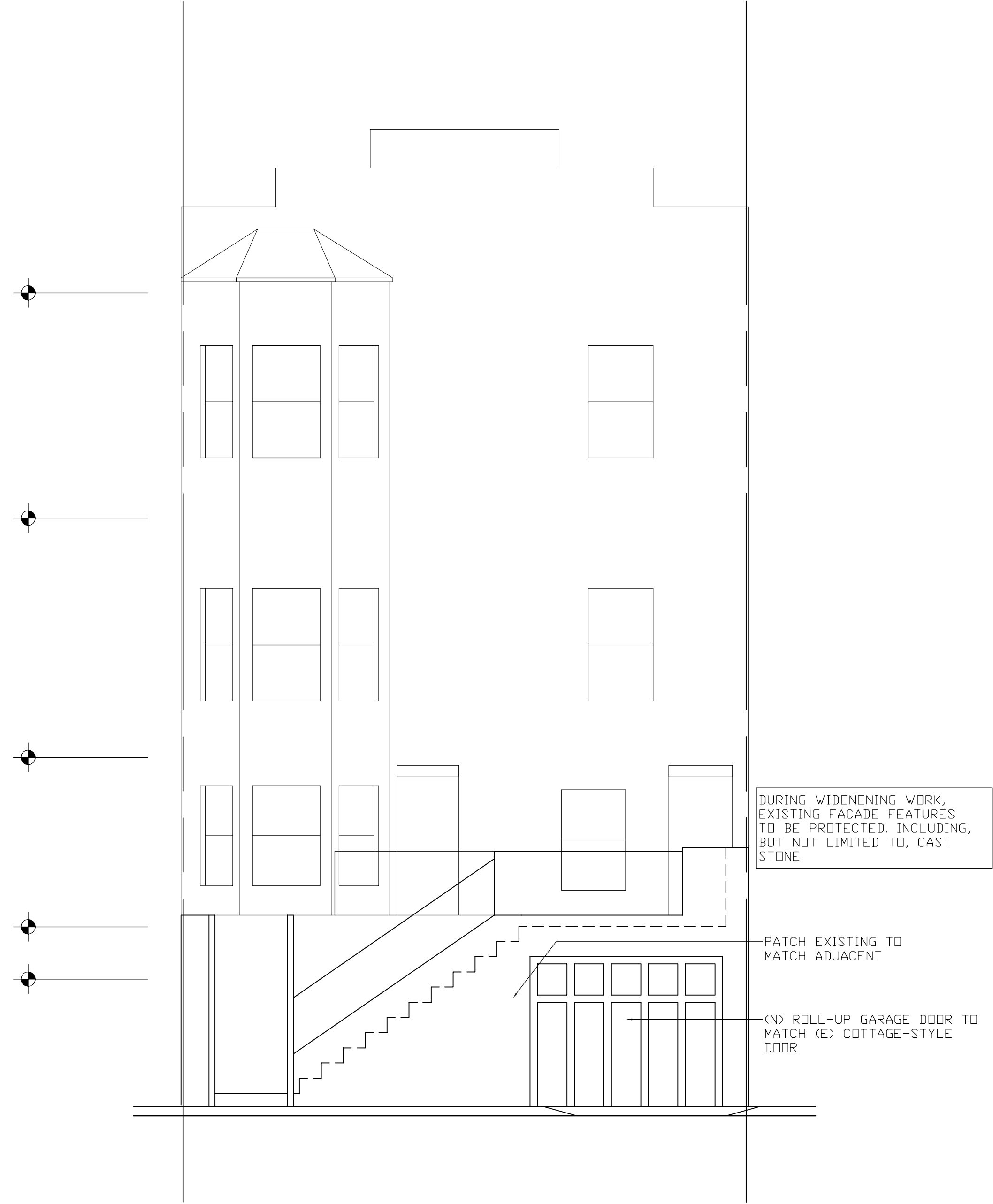


(E) / DEMO ROOF PLAN

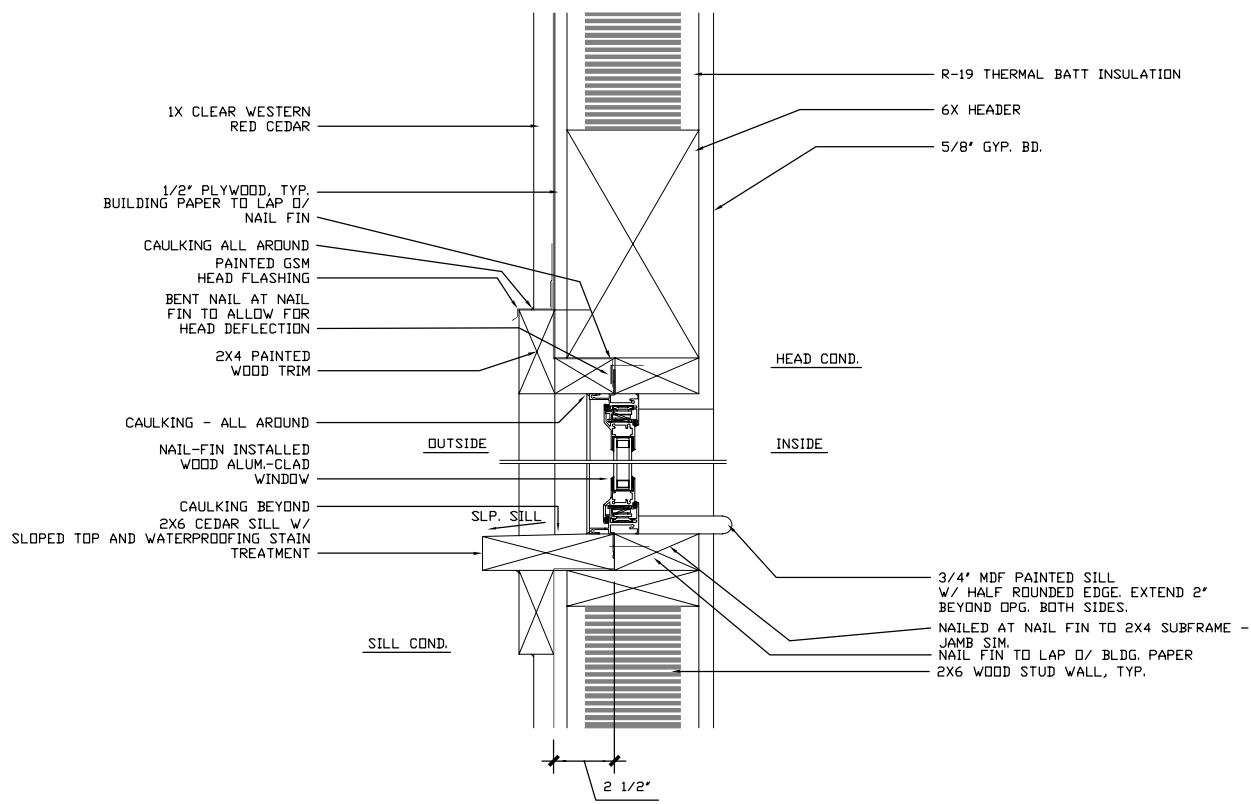
DATE	
ISSUED FOR	
<div><div>BAKUNST</div><div>58 Fairlawn Avenue, Daly City, CA 94015 T: 650.455.1207 F: 650.755.1993 E: baukunst2000@yahoo.com W: baukunstarchitecture.com</div></div>	
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<div>PROPOSED 4TH D.U. 710, 712, 714 22ND ST., SAN FRANCISCO, CA</div>	
.	.
.	1/4"=1'-0"
A2.5	



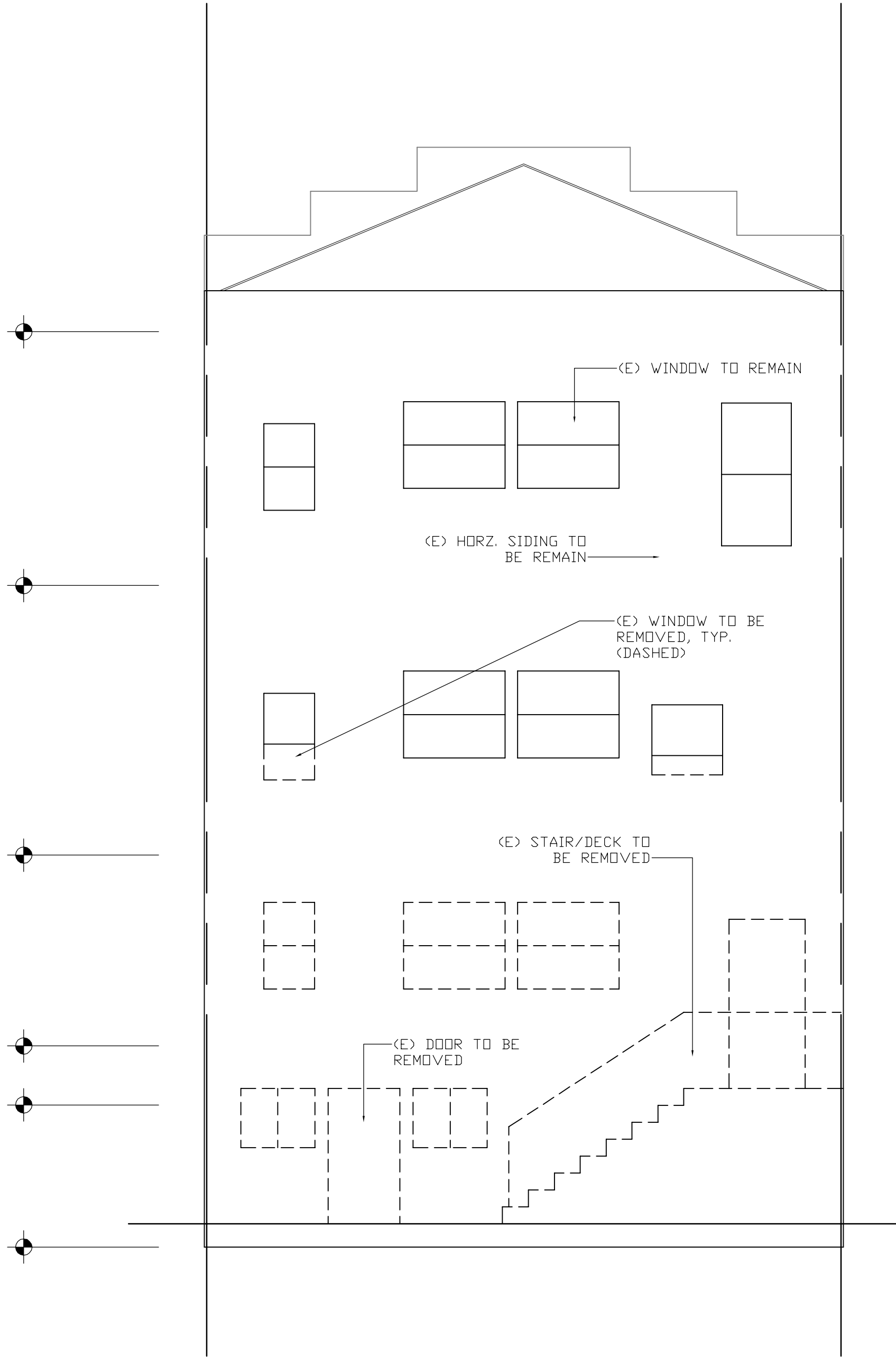
(E)/DEMO FRONT ELEVATION



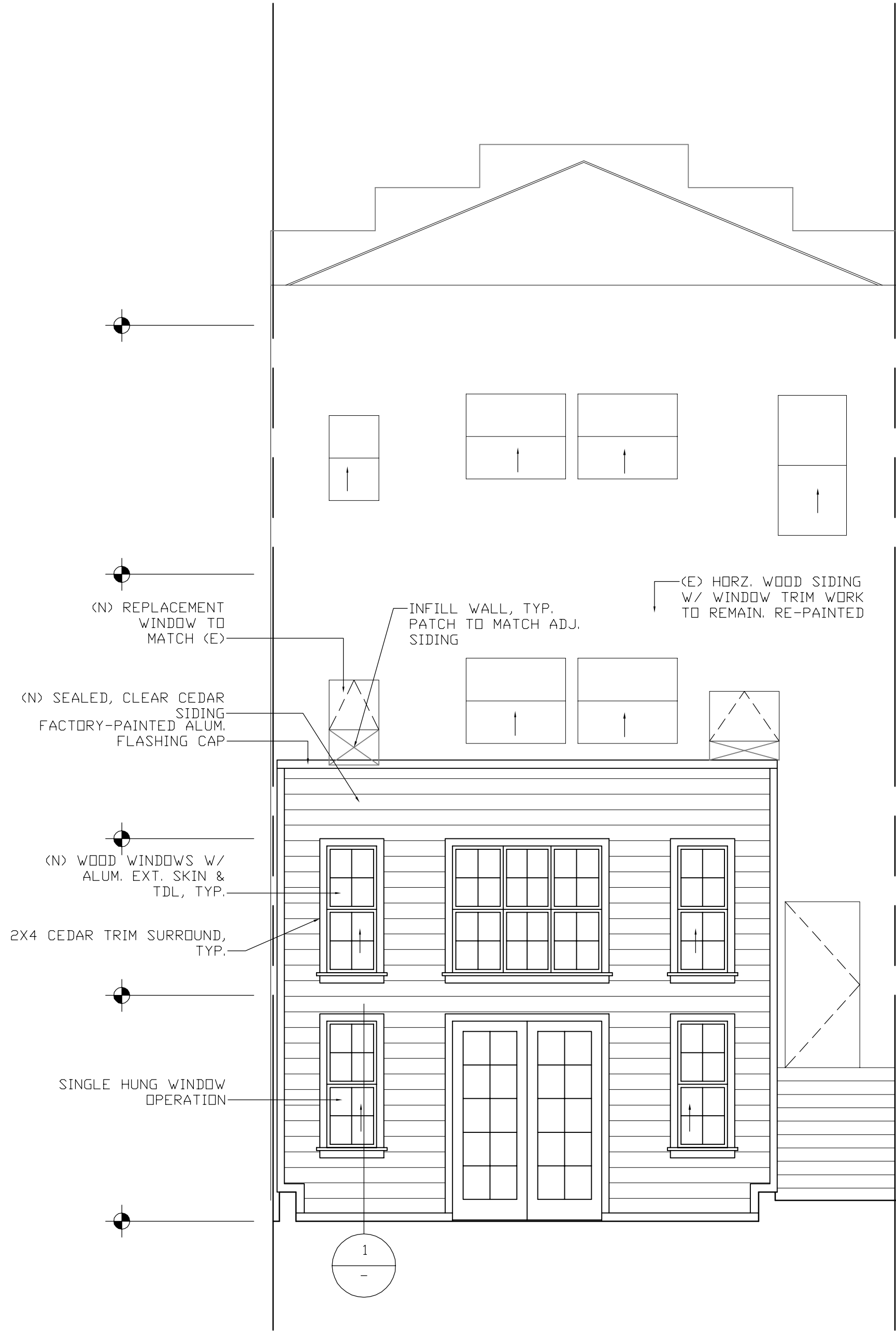
PROPOSED FRONT ELEVATION



1. (N) WINDOW DETAIL @ REAR
1 1/2" = 1'-0"



(E)/DEMO REAR ELEVATION



PROPOSED REAR ELEVATION

PROPOSED 4TH D.U.
710, 712, 714 22ND ST.,
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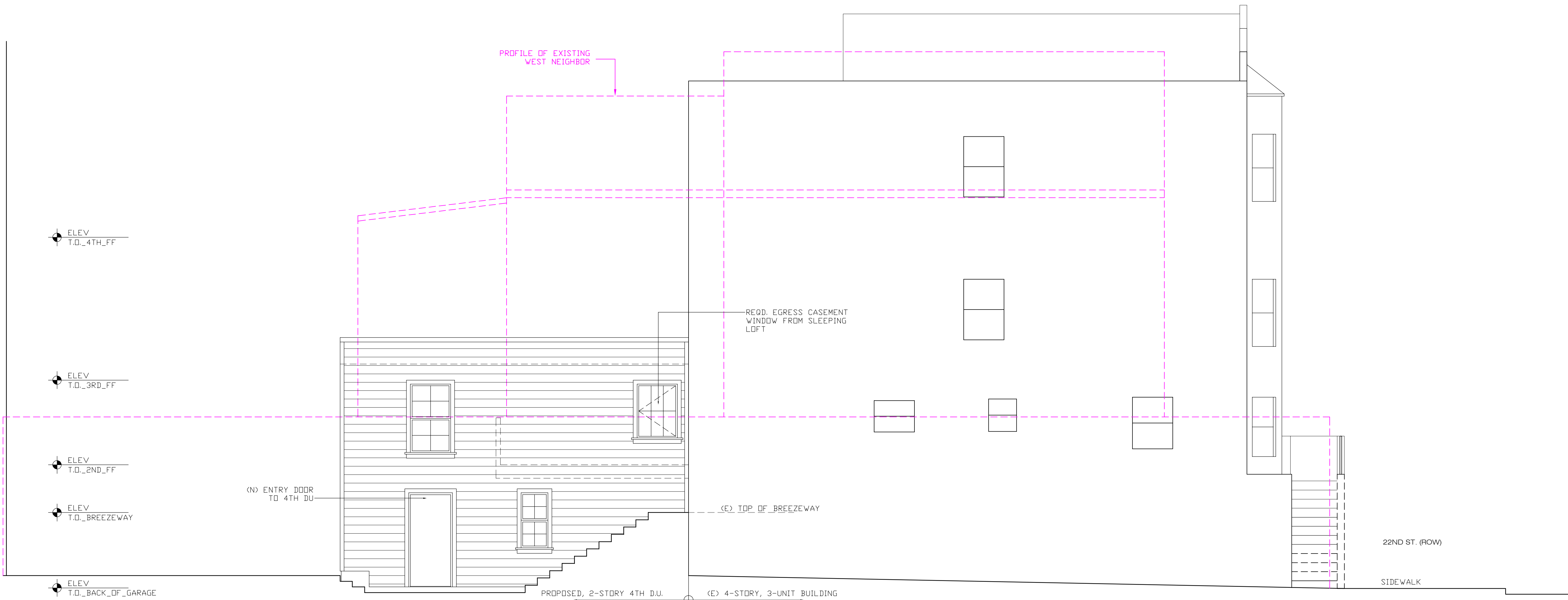
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A3.2

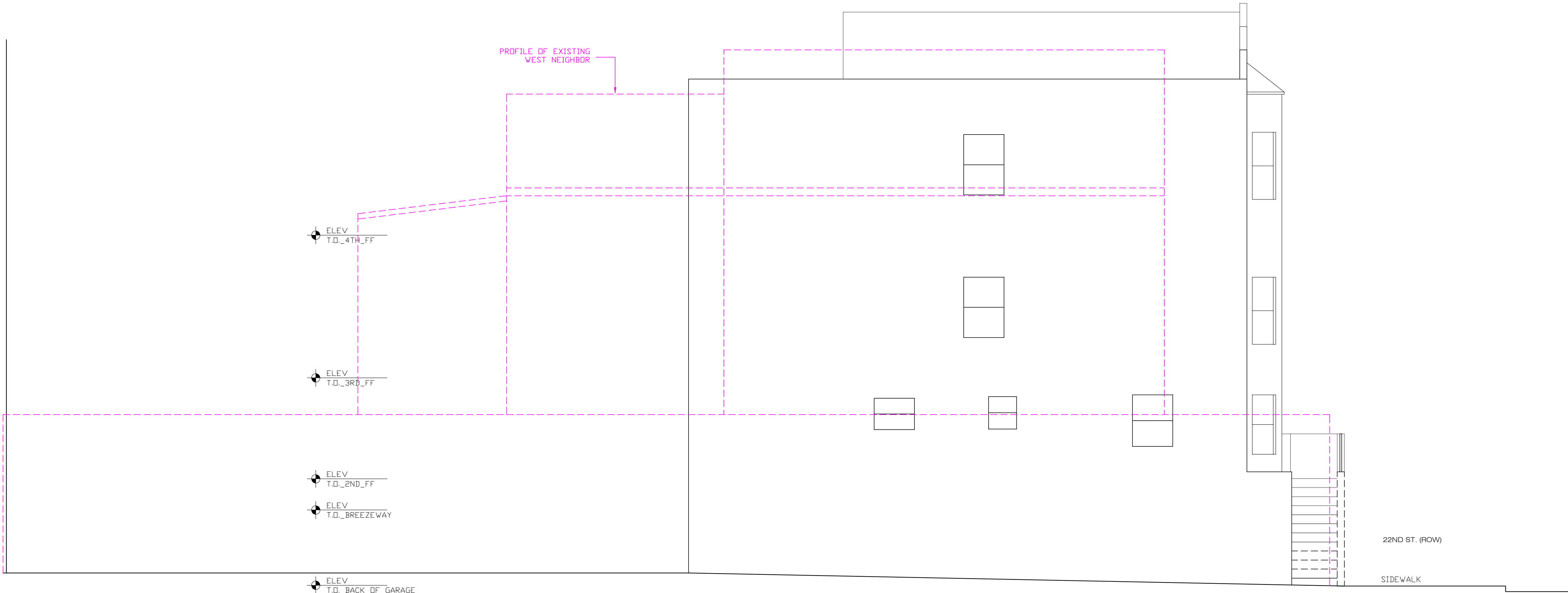
1/4"=1'-0" UON

DATE

ISSUED FOR

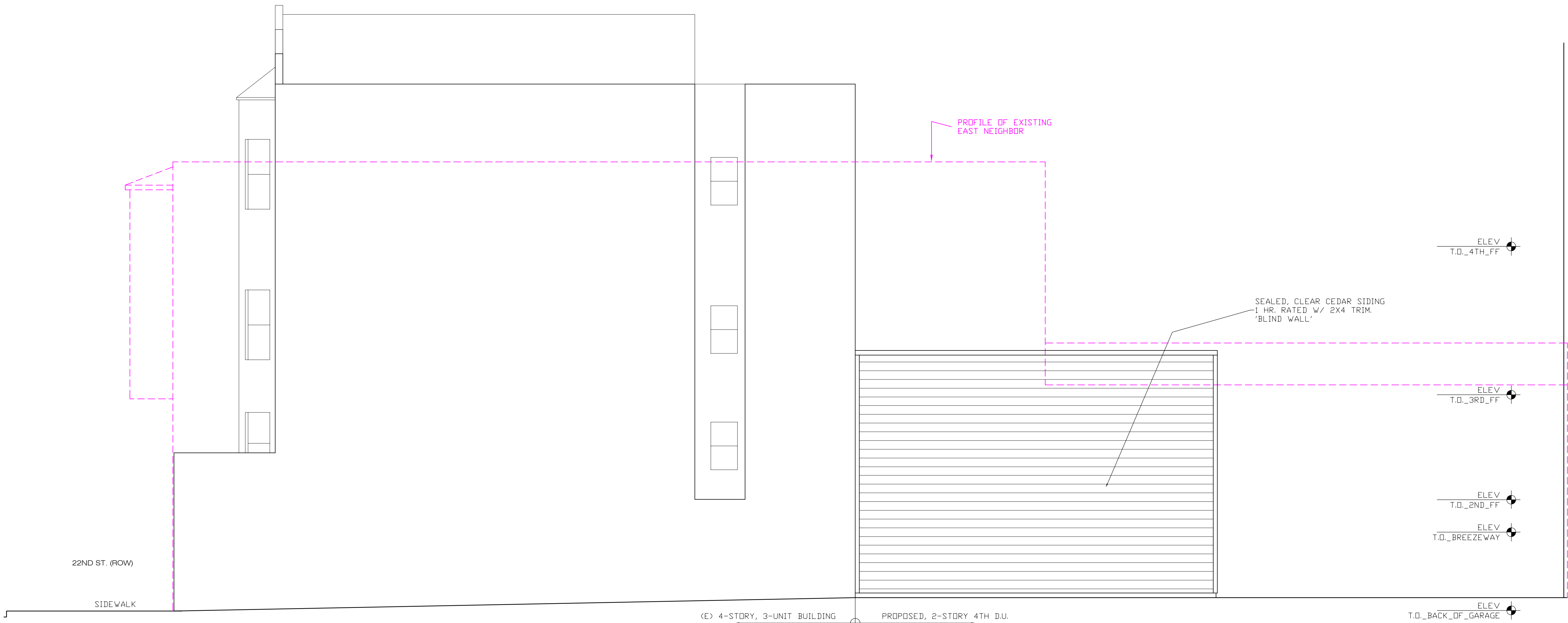


PROPOSED LEFT SIDE (WEST) ELEVATION W/ WEST NEIGHBOR SUPERIMPOSED

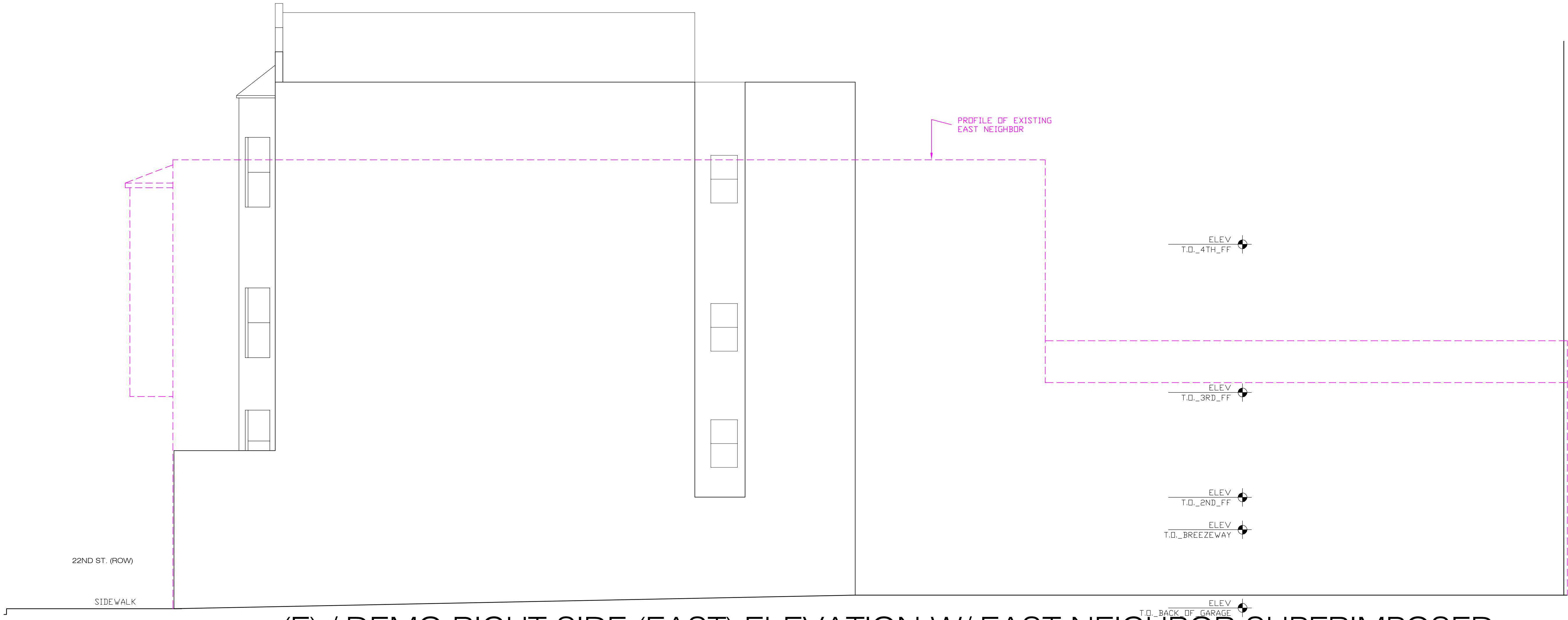


(E) / DEMO LEFT SIDE (WEST) ELEVATION W/ WEST NEIGHBOR SUPERIMPOSED

DATE	
ISSUED FOR	
<div><div>BAUKUNST</div><div>58 Fairlawn Avenue, Daly City, CA 94015 T: 650.455.1207 F: 650.755.1993 E: baukunst2000@yahoo.com W: baukunstarchitecture.com</div></div>	
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<p>PROPOSED 4TH D.U. 710, 712, 714 22ND ST., SAN FRANCISCO, CA</p>	
	1/8"=1'-0"
A3.3	

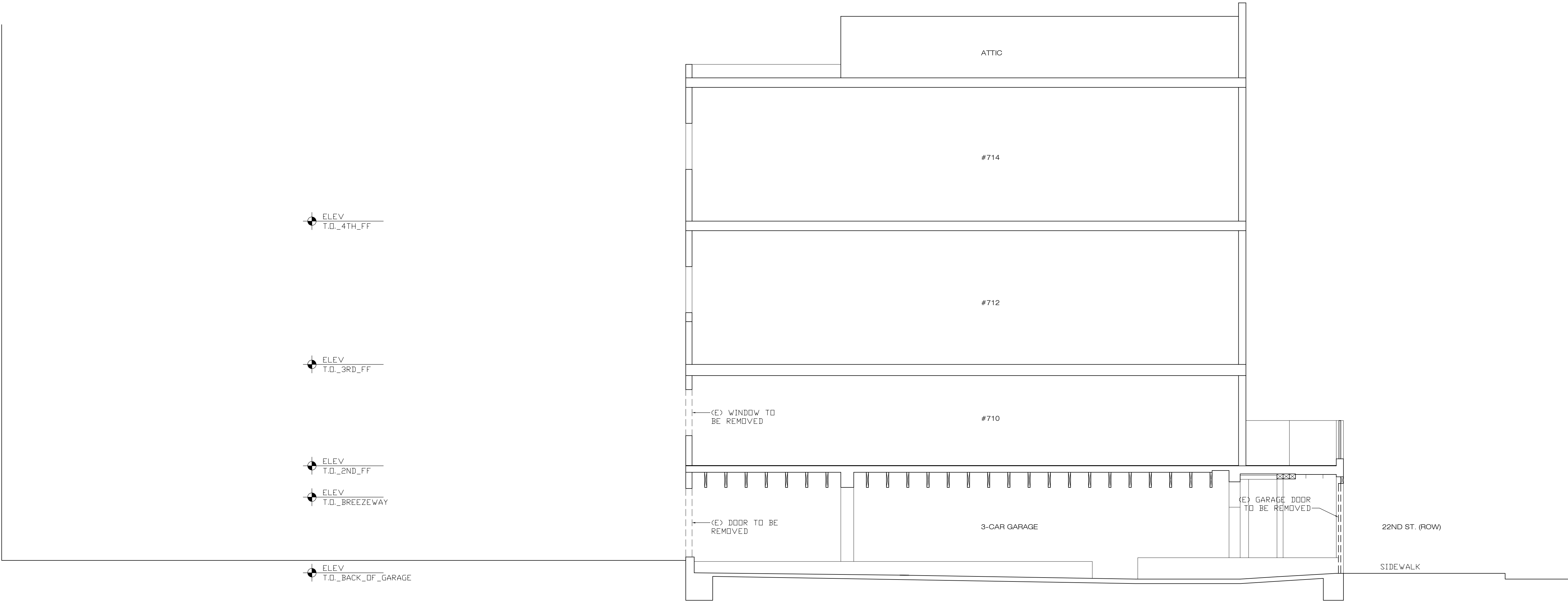


PROPOSED RIGHT SIDE (EAST) ELEVATION W/ EAST NEIGHBOR SUPERIMPOSED



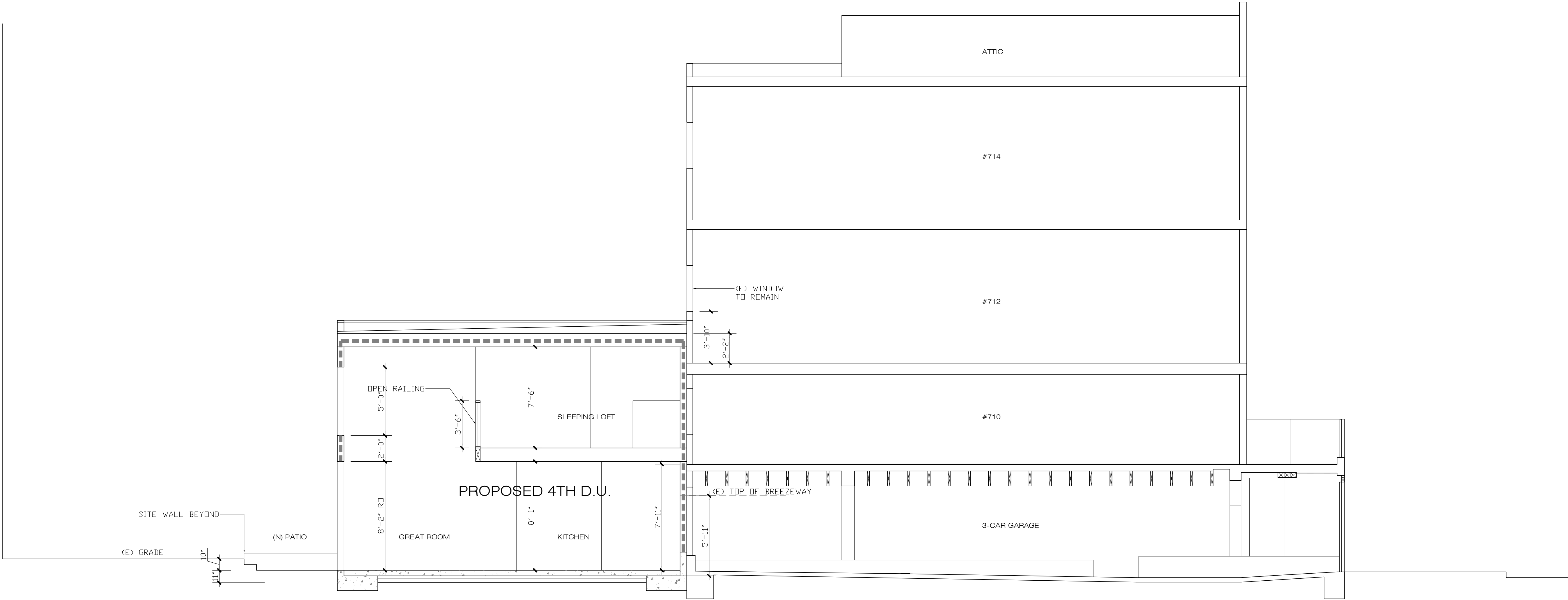
(E) / DEMO RIGHT SIDE (EAST) ELEVATION W/ EAST NEIGHBOR SUPERIMPOSED

DATE	
ISSUED FOR	
<div><div>BAUKUNST</div><div>58 Fairlawn Avenue, Daly City, CA 94015 T: 650.455.1207 F: 650.755.1993 E: baukunst2000@yahoo.com W: baukunstarchitecture.com</div></div> <div>© Copyright 2005- Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.</div>	
<div>PROPOSED 4TH D.U.</div> <div>710, 712, 714 22ND ST., SAN FRANCISCO, CA</div>	
.	.
.	1/8"=1'-0"
A3.4	



(E) / DEMO LONGITUDINAL SECTION

DATE	
ISSUED FOR	
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.	.
.	1/4"=1'-0"
A4.1	



PROPOSED LONGITUDINAL SECTION