



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 7, 2018

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Case No.: 2016-012813COAVAR
Project Address: 31-33 LIBERTY STREET
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Block/Lot: 3608/100-101
Applicant: Brent Hatcher
07 STUDIOS
1305 Indiana Street
San Francisco, CA 94107
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

31-33 LIBERTY STREET is a three-story, two-unit residential building located on a rectangular midblock lot (measuring approximately 25 feet by 115 feet) on the south side of Liberty Street between Guerrero and Valencia Streets. The subject property was originally constructed in the late 19th century in the Stick/Eastlake style. The building is a contributor to the Article 10 Liberty-Hill Landmark District.

The Liberty-Hill Landmark District is significant as an intact representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential “suburbs” to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The District’s houses range in size from the small “workingman’s cottages” on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks.

PROJECT DESCRIPTION

The proposed project entails the replacement of the existing unpermitted two-level deck and stair at rear with a new two-level deck and spiral stair within a similar footprint, measuring approximately 11 feet 6 inches in depth by 21 feet 6 inches in width, addition of a solid fire-wall at eastern shared property line, measuring approximately 8 feet 6 inches in height, replacement of the existing foundation, infill of the existing lightwell at ground level on east elevation, replacement of the existing windows and doors at ground level of the west elevation with casement, wood-sash windows and fully glazed, wood-sash doors within new openings, and interior remodel. Please reference the plans and photographs for details.

OTHER ACTIONS REQUIRED

The project requires a Variance from the rear yard requirement of Section 134 of the Planning Code.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

ARTICLE 10 – Appendix F – Liberty-Hill Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code 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 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 would not remove or alter any features or spaces, which characterize the building or surrounding landmark district. The existing windows and doors at the side façade will be replaced with casement, wood-sash windows and fully glazed, wood-sash doors within new openings that are subordinate to the fenestration at the upper floors. The project includes a modest change in window area less than 100 square feet. The proposed casement windows are compatible with the building and surrounding landmark district, which features a high concentration of double-hung windows, in terms of size, scale, proportions, and materials. Additionally, the proposed windows are located on a secondary elevation and will not be visible from the public right-of-way. 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 new work will not create a false sense of historical development. The project includes wood-sash windows and doors in proportions that match and are subordinate to the existing fenestration at the upper floors. Additionally, the proposed windows and doors are located at the ground level of a secondary elevation and will not be visible from the public right-of-way. The new work will be compatible with building and surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. The project does not include any changes to the front façade or visible from the public right-of-way. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project would not destroy or damage any contributing elements to the Liberty-Hill Landmark District. The proposed project will replace the existing unpermitted two-level deck and stairs at rear with a new two-level deck, spiral stairs, and a solid fire-wall within a similar footprint. The addition will be compatible in terms of size, scale, and proportion by aligning the width of the deck with the width of the building at rear and decreasing the existing encroachment into the required rear yard. The proposed deck and stairs will not be visible from the public right-

of-way and will feature compatible materials including wood decking, wood stairs, and cable guard rail.

The project also proposes to replace the existing foundation, which shall be undertaken in a manner not to impact any of the existing character-defining features of the building or district. The foundation replacement will include minor excavation which will result in an increase of the floor to ceiling heights at the ground level and the infill of the existing lightwell at the ground level on east elevation. The proposed cladding on the lightwell infill will feature wood lap siding to match existing cladding. The foundation replacement and lightwell infill will not be visible from the public right-of-way and will feature compatible materials to be consistent with the Standards.

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 replacement of the existing unpermitted two-level deck at rear with a new two-level deck, spiral stair, and fire-wall, which would not affect the essential form and integrity of the landmark district, The project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the building and 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 the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has not received any public correspondences about the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10, Appendix F of Article 10 of the Planning Code, and the *Secretary of Interior's Standards*, Department staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Liberty-Hill Landmark District.

The project will retain the historic residential use and historic character of the building and landmark district while replacing the existing deck at rear, upgrading the existing foundation, with minor changes to the east and west facades. All of the work will not be visible from the public right-of-way.

The proposed project includes the replacement of the existing unpermitted two-level deck and stairs at rear with a new two-level deck, spiral stairs, and a solid fire-wall within a similar footprint. The width of the deck will align with the width of the existing building at rear and will decrease the existing

encroachment within the required rear yard, resulting in bringing the project further into compliance with the requirements of the Planning Code. The deck addition will be compatible in terms of size, scale, and proportion. Additionally, the proposed deck and stairs will not be visible from the public right-of-way and will feature compatible materials including wood decking, wood stairs, and cable guard rail.

The project includes the replacement of the existing foundation, which shall be undertaken in a manner not to impact any of the existing character-defining features of the building or district. The foundation replacement will include minor excavation which will result in an increase of the floor to ceiling heights at the ground level and the infill of the existing lightwell at the ground level on east elevation. The proposed cladding on the lightwell infill will feature wood lap siding to match existing. The proposal also includes the replacement of the existing windows and doors on the ground level of the west façade. The replacements will feature casement, wood-sash windows and fully glazed, wood-sash doors within new openings that result in modest change to window area of less than 100 square feet. The proposed windows are subordinate to the fenestration at the upper floors and compatible in terms of materials, features, size, scale and proportion of the building and surrounding district. The proposed changes to the side facades will not be visible from the public right-of-way.

Department staff finds that the proposed work will be in conformance with the *Standards* and requirements of Article 10, and that the work is compatible with the Liberty-Hill Landmark District. Staff recommends approval.

ENVIRONMENTAL REVIEW STATUS

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

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.

1. Prior to approval of the Site Permit, the Project Sponsor shall provide a protection plan for the proposed foundation work to demonstrate all of the existing character-defining features and historic materials shall be protected during any construction work.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph

- Site Photograph

Environmental Analysis

Project Sponsor submittal, including:

- Letters of Support
- Photographs
- Reduced Plans



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Historic Preservation Commission Draft Motion

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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 100-101 IN ASSESSOR'S BLOCK 3608, WITHIN RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on October 4, 2016, Brent Hatcher ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior alteration of the subject property including: replacement of the existing unpermitted two-level deck at rear, replacement of the existing foundation, infill of the existing lightwell at ground floor, and replacement of the existing windows and doors at ground level of the west façade.

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

WHEREAS, on March 7, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-012813COA (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 labeled Exhibit A on file in the docket for Case 2016-012813COA 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 landmark as described in the designation report.

- The project will retain the existing residential use and historic character of the building and landmark district.
- The removal of the non-historic decks at the rear of the building and its replacement with a new two-level deck in a similar footprint and addition of a solid fire-wall will not be visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the rear two-level deck makes it compatible with the building.
- The foundation work will strengthen the existing building and not impact the character-defining features of the building or district.
- The project will replace the existing fenestration at the ground level of the west façade. All new fenestration will be designed to be subordinate to and compliment the existing fenestration at the upper levels. This work will not be visible from the public right-of-way.
- The infill of the existing lightwell at ground level on the east elevation will not be visible from the public right-of-way and will be clad in wood lap siding to match existing.
- The proposed project meets the requirements of Article 10, Appendix F of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment 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 contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

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

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

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

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

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

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

The project will not reduce the affordable housing supply as the existing units will be retained.

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

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

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

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

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

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 100-101 in Assessor's Block 3608 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2016-012813COA

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 March 7, 2018.

Jonas P. Ionin
Commission Secretary

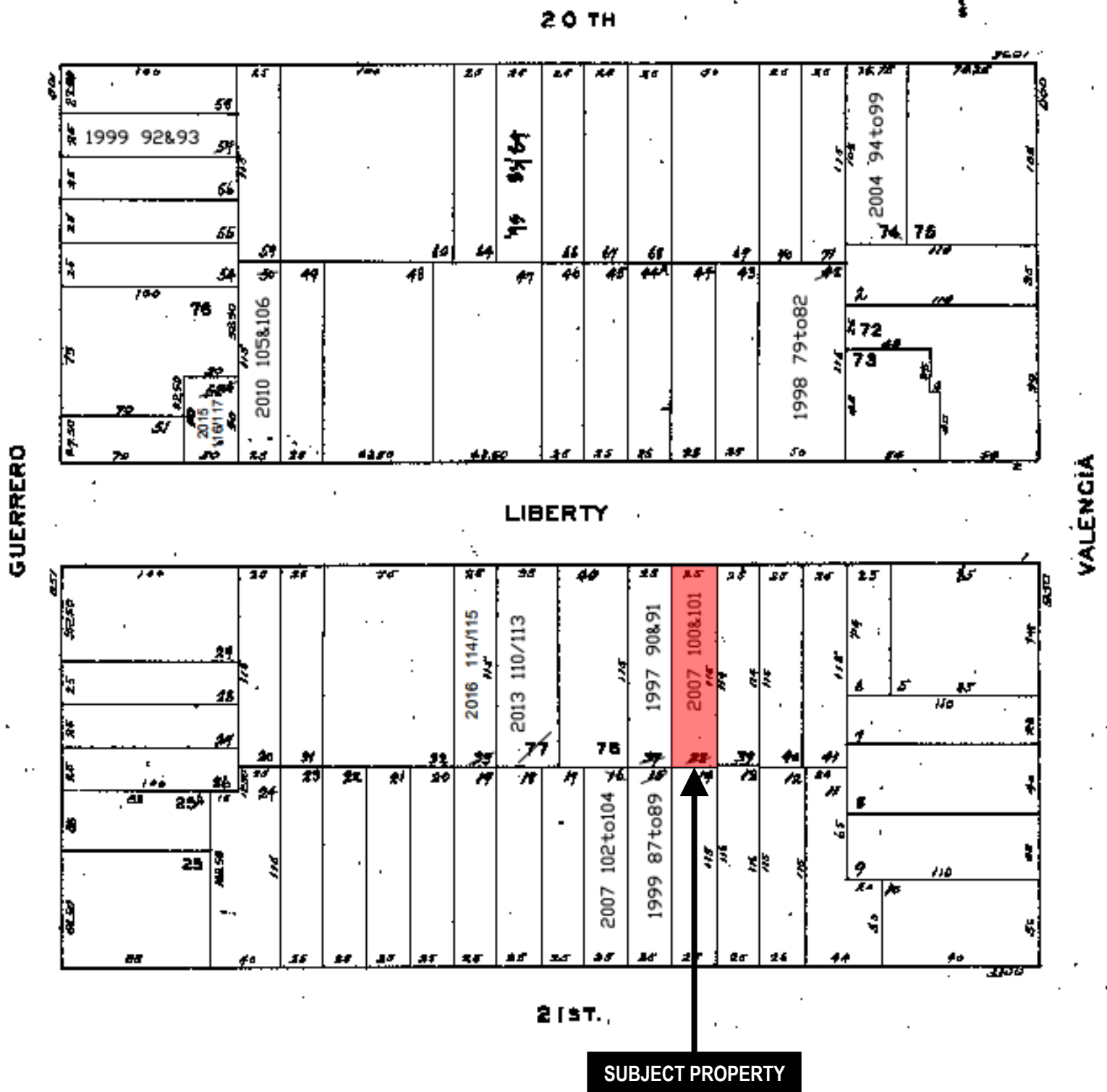
AYES:

NAYS:

ABSENT:

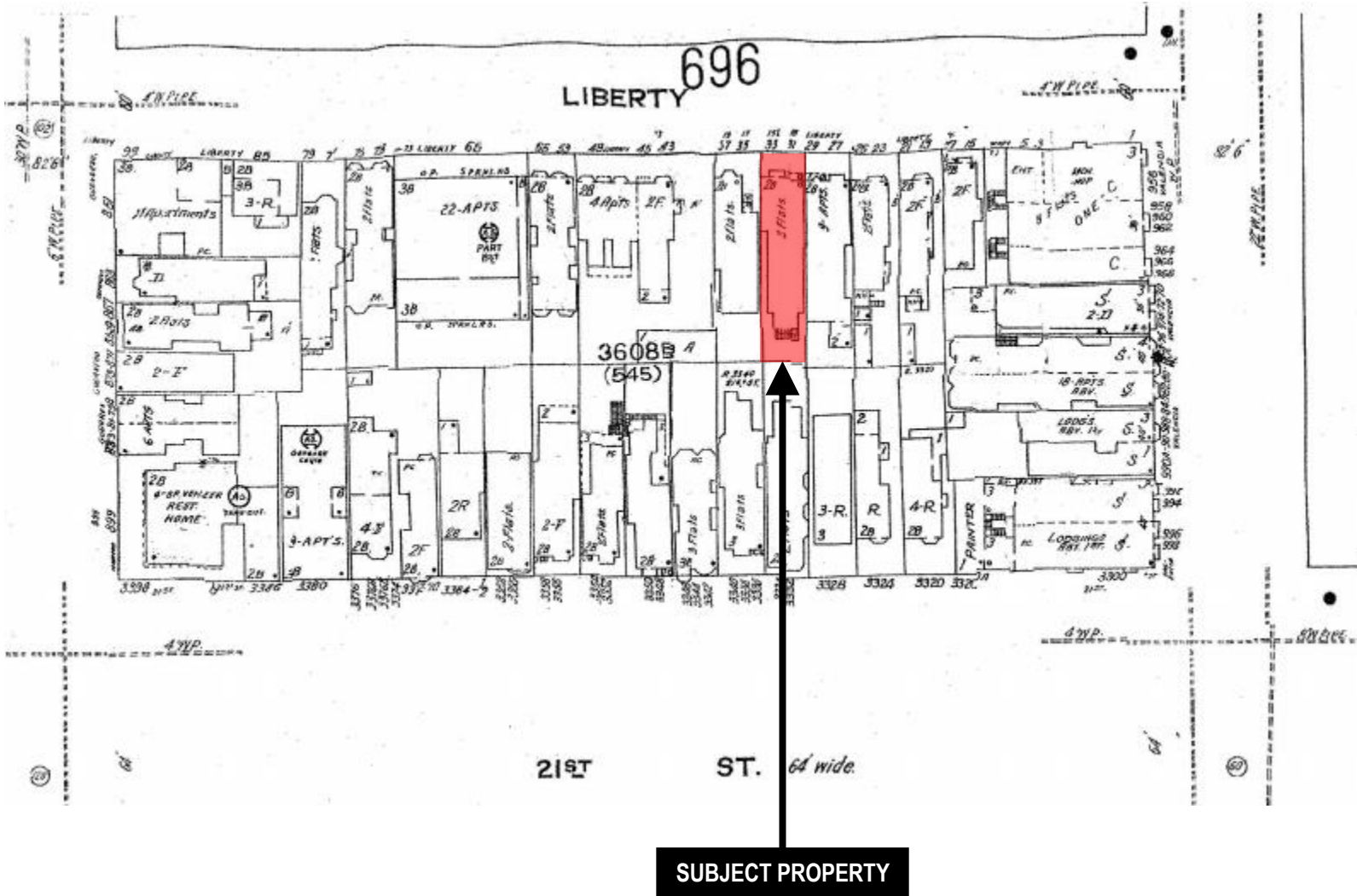
ADOPTED: March 7, 2018

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2016-012813COAVAR
31-33 Liberty Street
Block 3608 Lot 100-101

Sanborn Map*

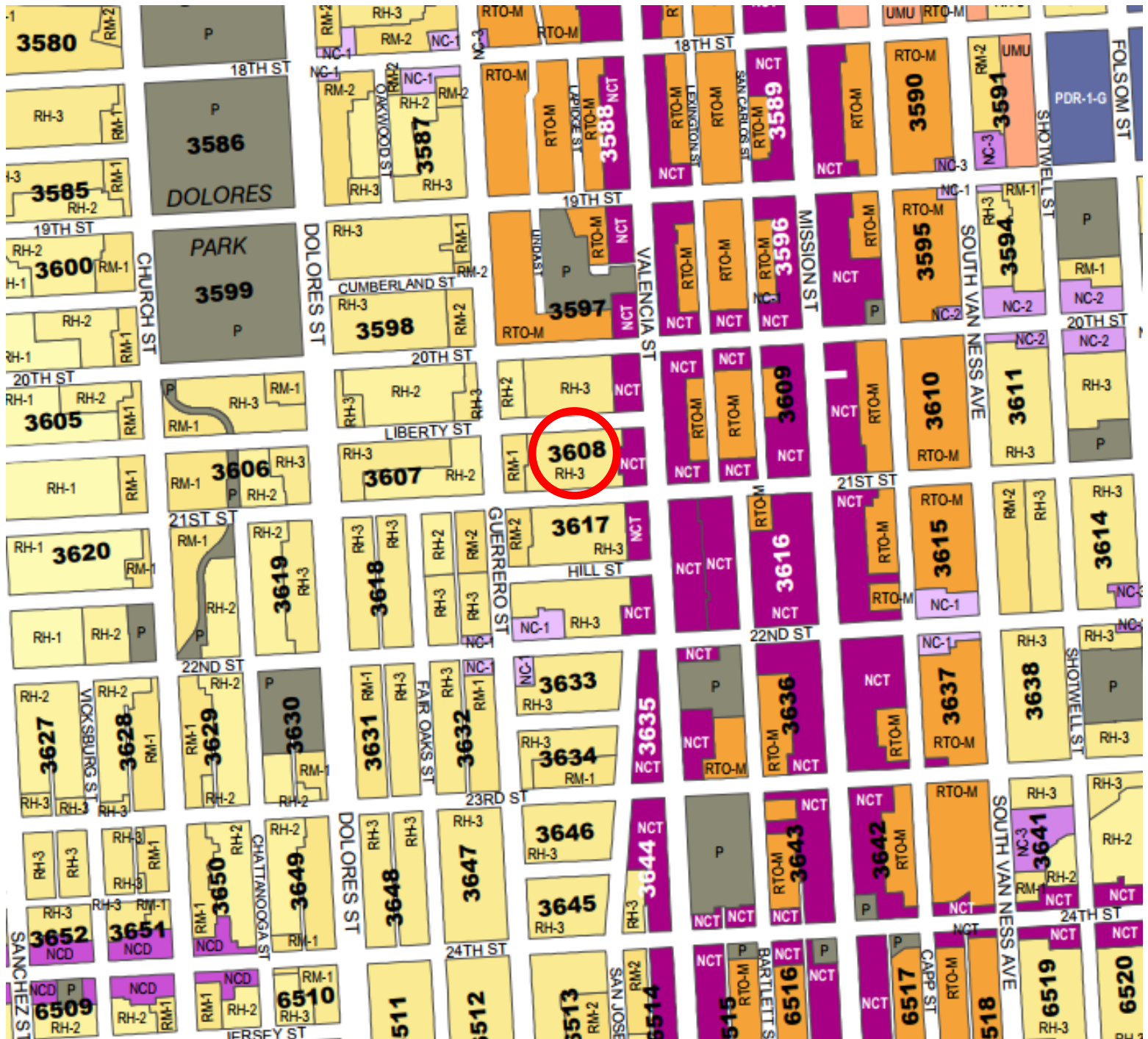


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



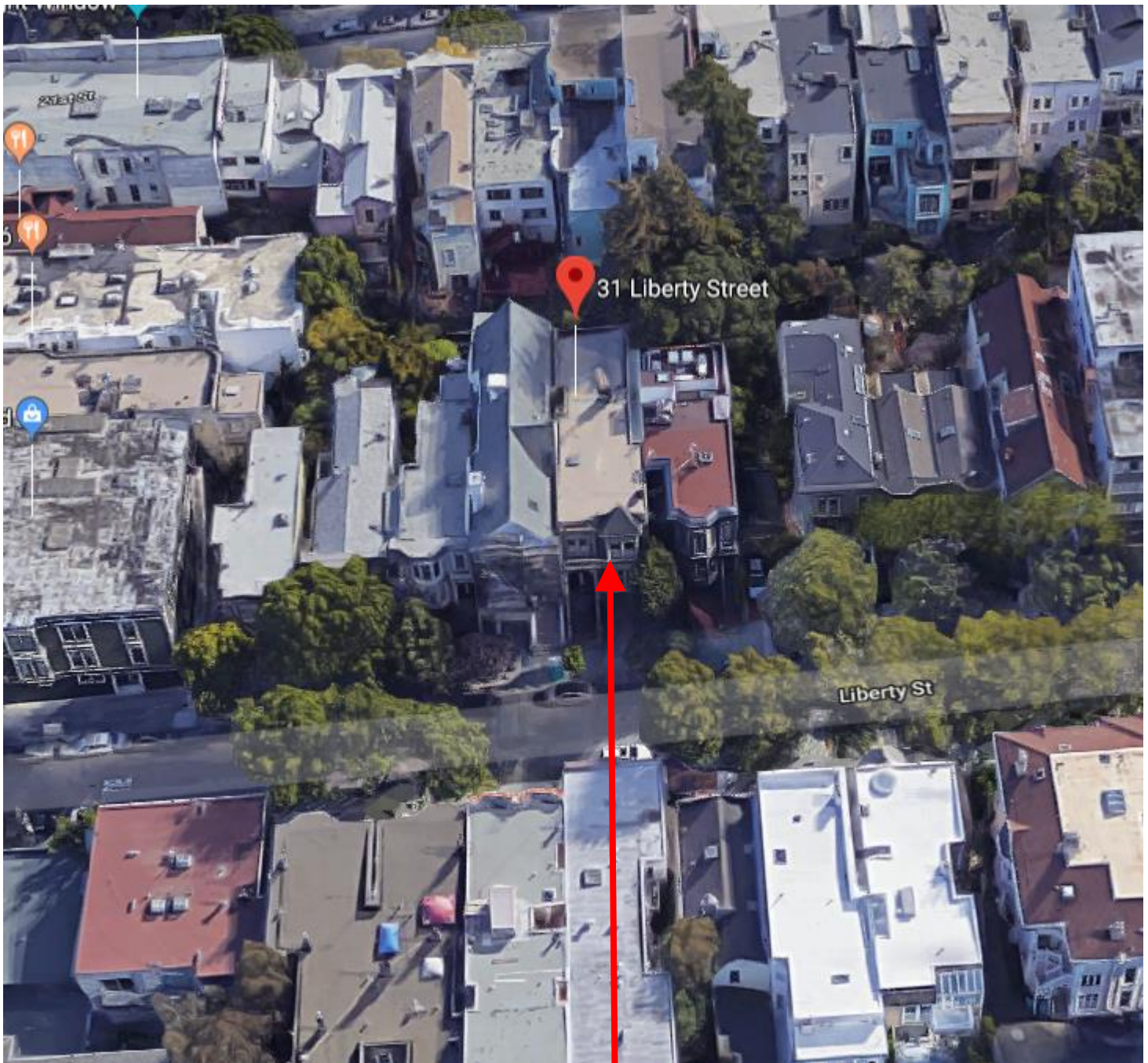
Certificate of Appropriateness Hearing
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31-33 Liberty Street
Block 3608 Lot 100-101

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2016-012813COAVAR
 31-33 Liberty Street
 Block 3608 Lot 100-101

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2016-012813COAVAR
31-33 Liberty Street
Block 3608 Lot 100-101

Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2016-012813COAVAR
31-33 Liberty Street
Block 3608 Lot 100-101



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
31-33 Liberty Street		3608/100
Case No.		Permit No.
2016-012813PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposed project includes replacement of the existing unpermitted two-level deck at rear with a new two-level deck, spiral stair, and fire-wall,, replacement of the existing foundation, infill of the existing lightwell at ground floor, and replacement of the existing windows and doors at ground level of the west façade of the existing three-story, two-unit building. The project requires a variance from the rear yard requirements of the Planning Code and a Certificate of Appropriateness per Article 10 of the Planning Code.		

STEP 1: EXEMPTION CLASS

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. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher 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. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Natalia Kwiatkowska

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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): Replacement of existing deck at rear, foundation replacement, infill of lightwell at ground floor, and replacement of windows and doors at the ground level of the side façade. All work not visible from the public right-of-way and consistent with SOIS.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit <hr/> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Natalia Kwiatkowska 02/12/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
31-33 Liberty Street		3608/100
Case No.	Previous Building Permit No.	New Building Permit No.
2016-012813PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

GEOFFREY SCOTT GAINER

TO: San Francisco Planning Department
RE: 31-33 Liberty Street

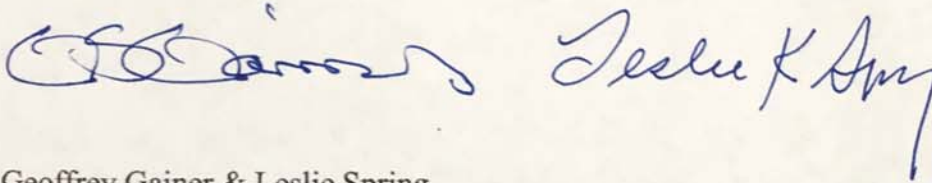
February 12, 2018

Sirs & Mesdames:

We at 27-29 Liberty Street would like to voice our support for the rear deck project of our adjacent neighbors' at 31-33 Liberty Street. The proposed deck broadens the rear open space with its smaller footprint, and increases fire safety by distancing the deck from property line—not to mention reducing the amount of combustible material.

Feel free to contact us with any questions.

Thank you,

Two handwritten signatures in blue ink. The first signature is 'Geoffrey Gainer' and the second is 'Leslie Spring'.

Geoffrey Gainer & Leslie Spring
27-29 Liberty Street

**Brian Garrett & Stephen Fronk
37 Liberty Street
San Francisco, CA 94103**

February 12, 2018

Ms. Natalia Kwiatkowska
Senior Planner
San Francisco Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 31 - 33 Liberty Street project

Dear Ms. Kwiatkowska:

We live in the property adjacent to 31- 33 Liberty. We are writing this letter in support of the project presently before the Planning and Preservation Departments, namely the new decks and stair at 31-33 Liberty Street.

The owners of 33 Liberty, Brent Hatcher and Lawrence Siracusa, have kept us abreast at each stage of the planning and design of their new decks and stairs. We support the project completely and are excited about the removal of the large structure currently standing. It will be nice to have a smaller upper deck and a stair with a smaller footprint. Having a spiral stair in our rear yard, we understand the difference it makes in the amount of additional light that it affords. The materials of the decks, too, will make a difference in this regard.

If you have any questions, feel free to contact us.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'B.G. & S.F.', is written over the typed name.

Brian Garrett & Stephen Fronk



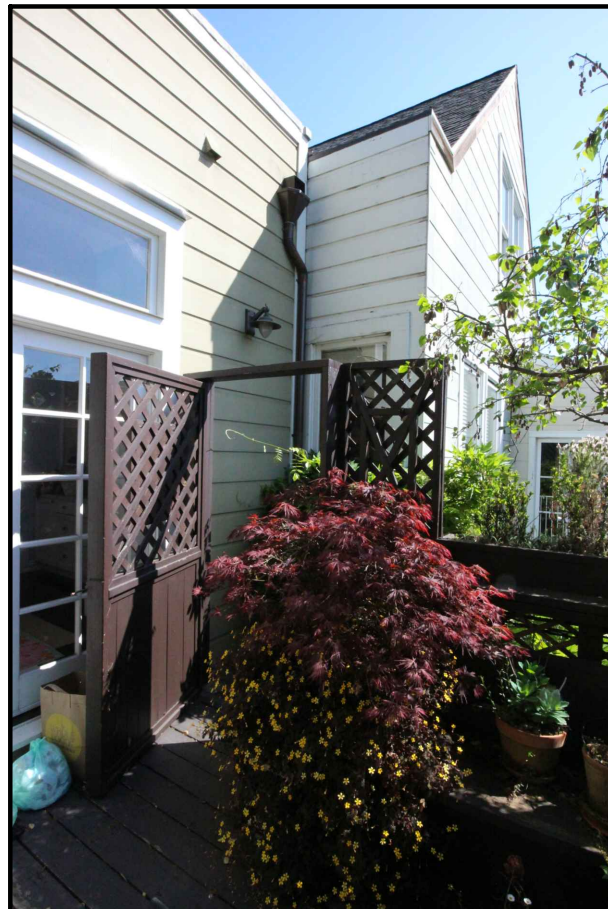
07 STUDIOS



VIEW OF REAR FACADE OF 31-33 LIBERTY ST



VIEW OF UPPER DECK OF 31-33 LIBERTY ST



VIEW OF REAR FACADE OF 31-33 LIBERTY ST & 27-29 LIBERTY (RIGHT)



VIEW OF REAR FACADE OF 31-33 LIBERTY ST

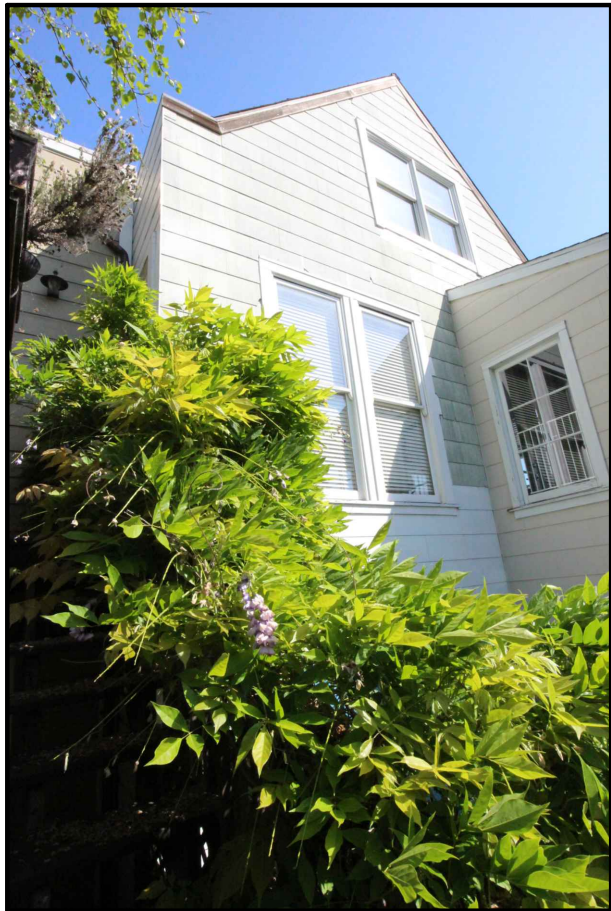
Hatcher-Siracusa & Manzari Residences

31-33 Liberty Street
San Francisco, CA 941101
APN: 3608 / 100 & 3608 / 101

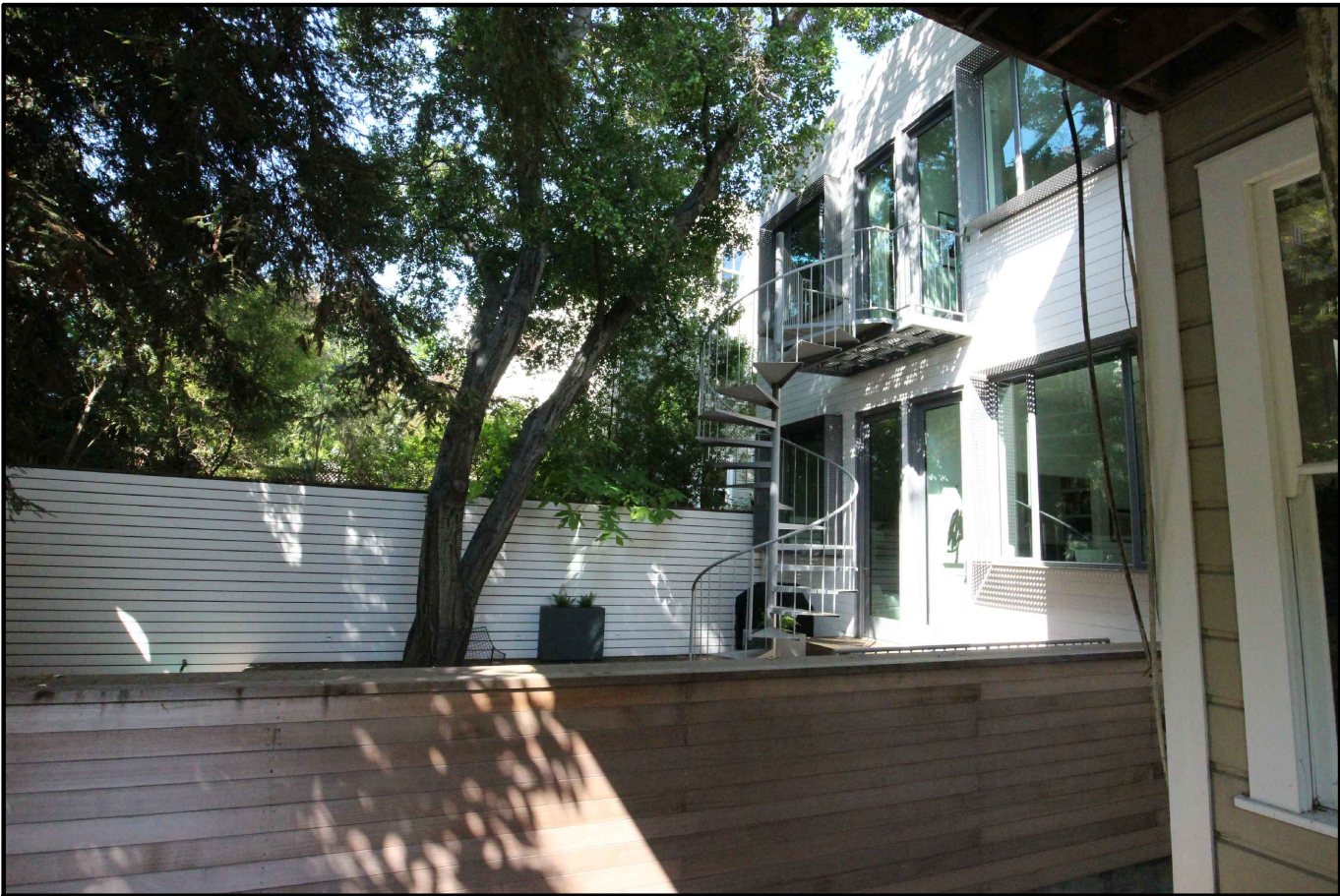
3 October 2016



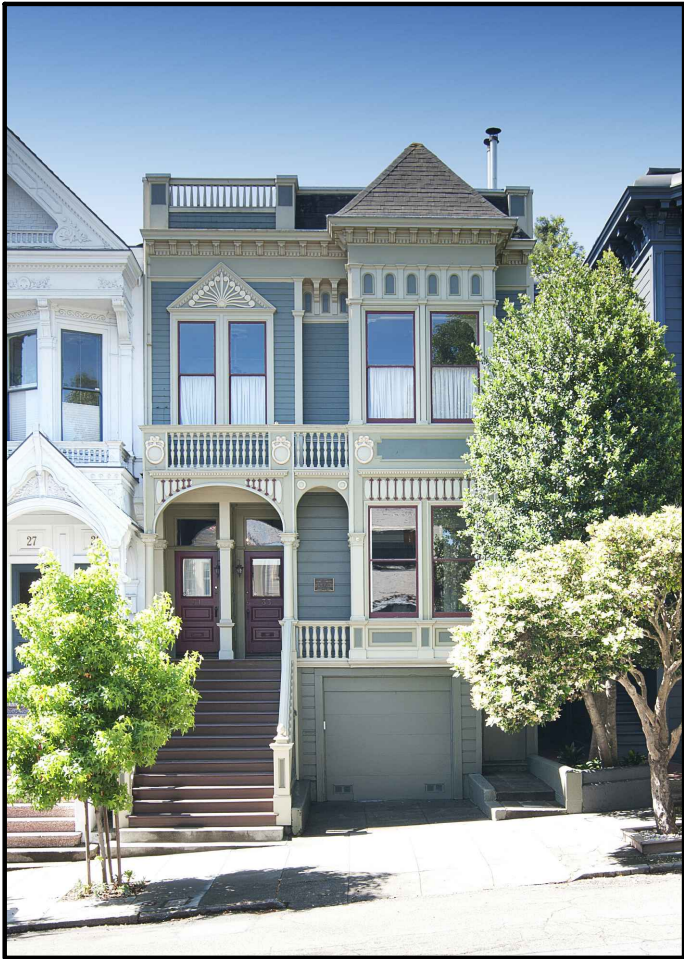
07 STUDIOS



VIEW OF 27-29 LIBERTY ST



VIEW OF 35-37 LIBERTY ST



STREET VIEW OF 31-33
LIBERTY ST (NO CHANGES
TO THIS ELEVATION)

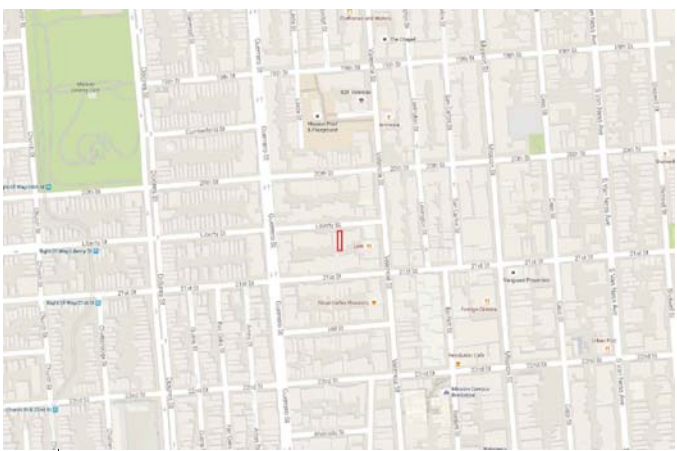
Hatcher-Siracusa & Manzari Residences

31-33 Liberty Street
San Francisco, CA 941101
APN: 3608 / 100 & 3608 / 101

3 October 2016

ABV	ABOVE	JT	JOINT
A.F.F.	ABOVE FINISHED FLOOR	KIT	KITCHEN
ADJ	ADJUST(ABLE)	L.B.	LAG BOLT
ALUM	ALUMINUM	LAM	LAMINATE(D)
A.B.	ANCHOR BOLT	L/H	LEFT HAND
APPRX	APPROXIMATE(LY)	LT	LIGHT
AUTO	AUTOMATIC	L.W.	LIGHTWEIGHT
A.N.G.	AVERAGE NATURAL GRADE	M.B.	MACHINE BOLT
AWN	AWNING	MFR	MANUFACTURER
BSSD	BASEBOARD	MTL	MATERIAL(S)
BM	BEAM	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BEL	BELOW	MMB	MEMBRANE
BTWN	BETWEEN	MET	METAL
BLK	BLOCK	M/W	MICROWAVE
BLKG	BLOCKING	M/N	MINIMUM
BD	BOARD	MIR	MIRROR
BLDG	BUILDING	MISC	MISCELLANEOUS
CAB	CABINET	MULL	MULLION
CBL	CABLE	(N)	NEW
CPT	CARPET(ED), (ING)	N.I.C.	NOT IN CONTRACT
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CK	CAULK(ING)	O.C.	ON CENTER
CLG	CEILING	OPG	OPENING
C.L.	CENTER LINE	OPR	OPERABLE
CR	CIRCLE	OPP	OPPOSITE
CRIC	CIRCUMFERENCE	O.S.B.	ORIENTED STRAND BOARD
CLR	CLEAR(ANCE)	O.D.	OUTSIDE DIMENSION
C.A.R.	COLD AIR RETURN	PNT	PAINT(ED)
COL	COLUMN	PR	PAIR
CONC	CONCRETE	PNL	PANEL
C.M.U.	CONCRETE MASONRY UNIT	PERF	PERFORATE(D)
CONT	CONTINUE(US)	PL	PLATE
CJT	CONTROL JOINT	PLY	PLYWOOD
CORR	CORRUGATED	PREFAB	PREFABRICATE(D)
CFT	CUBIC FOOT	P.T.	PRESSURE TREATED
CYD	CUBIC YARD	P.L.	PROPERTY LINE
CUST	CUSTOM	RAD	RADIUS
DEC	DEGREE	REDWD	REDWOOD
DTL	DETAIL	REFR	REFRIGERATOR
DIA	DIAMETER	REINF	REINFORCE(D), (ING)
DIM	DIMENSION	REM	REMOVE
D/W	DISHWASHER	REQ	REQUIRE(D)
DISP	DISPOSAL	REV	REVERSE(D), (ION)
DR	DOOR	R/H	RIGHT HAND
D/H	DOUBLE HUNG	R	RISER
D.F.	DOUGLAS FIR	RFG	ROOFING
DN	DOWN	RM	ROOM
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DWG	DRAWING	SCH	SCHEDULE
D	DRYER	SEC	SECTION
EA	EACH	S.L.D.	SEE LANDSCAPE DRAWINGS
ELEC	ELECTRIC(AL)	S.S.D.	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATION	SEP	SEPARATE(D), (ION)
ENG	ENGINEER(ED), (ING)	SHTH	SHEATHING
EQ	EQUAL(EVALENT)	SHT	SHEET
EXH	EXHAUST	SHM	SIMILAR
(E)	EXISTING	SKL	SKYLIGHT
EXP	EXPOSED	S.O.G.	SLAB-ON-GRADE
EXT	EXTERIOR	SLDR	SLIDER
F.O.F.	FACE OF FINISH	S.C.	SOLID CORE
F.O.S.	FACE OF STUDS	SPK	SPEAKER
F.F.	FINISHED FLOOR	SPEC	SPECIFICATION(S)
FLR	FLOOR	SQ	SQUARE
FPL	FIREPLACE	SOFT	SQUARE FOOT
FX	FIBED	SST	STAINLESS STEEL
FLG	FLASHING	STD	STANDARD
FL	FLOOR(ING)	STL	STEEL
FLUR	FLUORESCENT	STOR	STORAGE
FT	FOOT	STR	STRUCTURE(AL)
FTG	FOOTING	SUPP	SUPPLY(ED)
F.A.U.	FORCED AIR UNIT	SYS	SYSTEM
FND	FOUNDATION	TEL	TELEPHONE
FRM	FRAME(D), (ING)	TV	TELEVISION
FRDR	FRENCH DOOR	THK	THICKNESS
F.B.O.	FURNISHED BY OTHERS	T.B.D.	TO BE DETERMINED
FUT	FUTURE	TPD	TOILET PAPER DISPENSER
GA	GAUGE	T.A.L.C.	TO MATCH EXISTING
GALV	GALVANIZED	T&G	TONGUE & GROOVE
G.S.M.	GALVANIZED SHEET METAL	T.O.P.	TOP OF PLATE
GL	GLASS(ING)	T.O.S.	TOP OF SLAB
GD	GRADE(ING)	T.O.W.	TOP OF WALL
GVL	GRAVEL	TRN	TRANSOM
GT	GROUT	T	TREAD
GWB	GYPSUM BOARD	TYP	TYPICAL CONDITION
HDW	HARDWARE	U.N.O.	UNLESS NOTED OTHERWISE
HWD	HARDWOOD	V.B.	VAPOR BARRIER
HDR	HEADER	VENT	VENTILATE(ION)
HTG	HEATING	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	VERT	VERTICAL
HORIZ	HORIZONTAL	V.G.	VERTICAL GRAIN
H.R.	HOSE BIBB	W	WASHER
HWH	HOT WATER HEATER	W/P	WATERPROOF(ING)
INCL	INCLUDE(D), (ING)	WIN	WINDOW
I.D.	INSIDE DIAMETER	W/	WITH
INS	INSULATE(D), (ION)	W/O	WITHOUT
INT	INTERIOR	WD	WOOD

4 ABBREVIATIONS





07 STUDIOS
1305 INDIANA STREET
SAN FRANCISCO CA 94107
415.890.4834
07STUDIOS.COM

HATCHER-SIRACUSA & MANZARI RESIDENCE

APN
5608/000 (31 LIBERTY)
5608/001 (33 LIBERTY)

31-33 LIBERTY STREET
SAN FRANCISCO, CA 94110

NOT FOR
CONSTRUCTION

VARIANCE APPLICATION

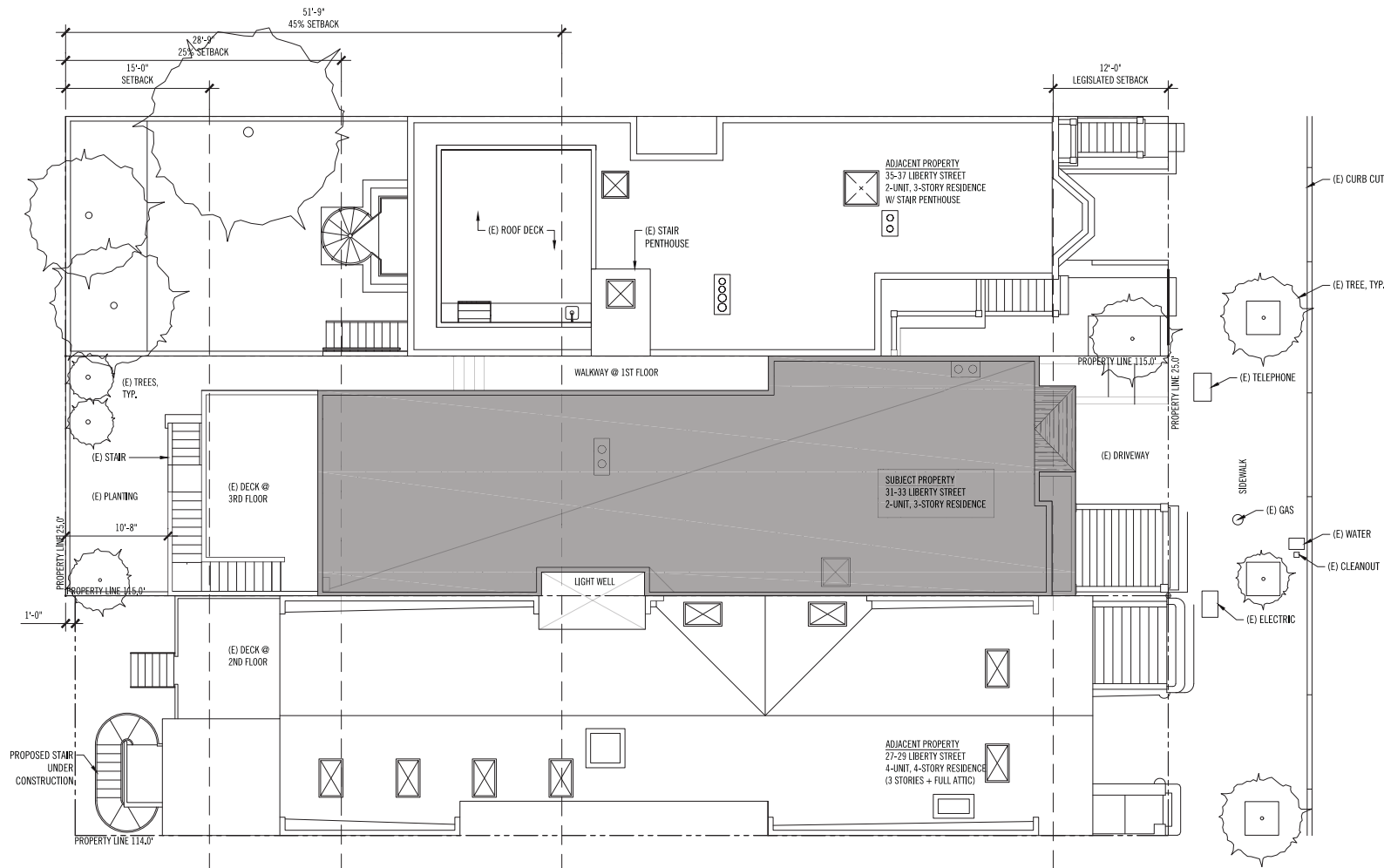
EXISTING SITE PLAN

DATE 24 OCTOBER 2017

SCALE 1/8" = 1'-0"

REVISIONS

A1.0



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

GENERAL SITE PLAN NOTES

01. SITE PLAN DOES NOT REPRESENT A SITE SURVEY, U.O.N.



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SAN FRANCISCO CA 94107
415.890.4834
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HATCHER-SIRACUSA & MANZARI RESIDENCE

APN 5608/000 (31 LIBERTY)
5608/001 (33 LIBERTY)

31-33 LIBERTY STREET
SAN FRANCISCO, CA 94110

NOT FOR
CONSTRUCTION

VARIANCE APPLICATION

PROPOSED SITE PLAN

DATE 24 OCTOBER 2017

SCALE 1/8" = 1'-0"

REVISIONS

A1.1

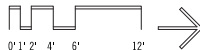
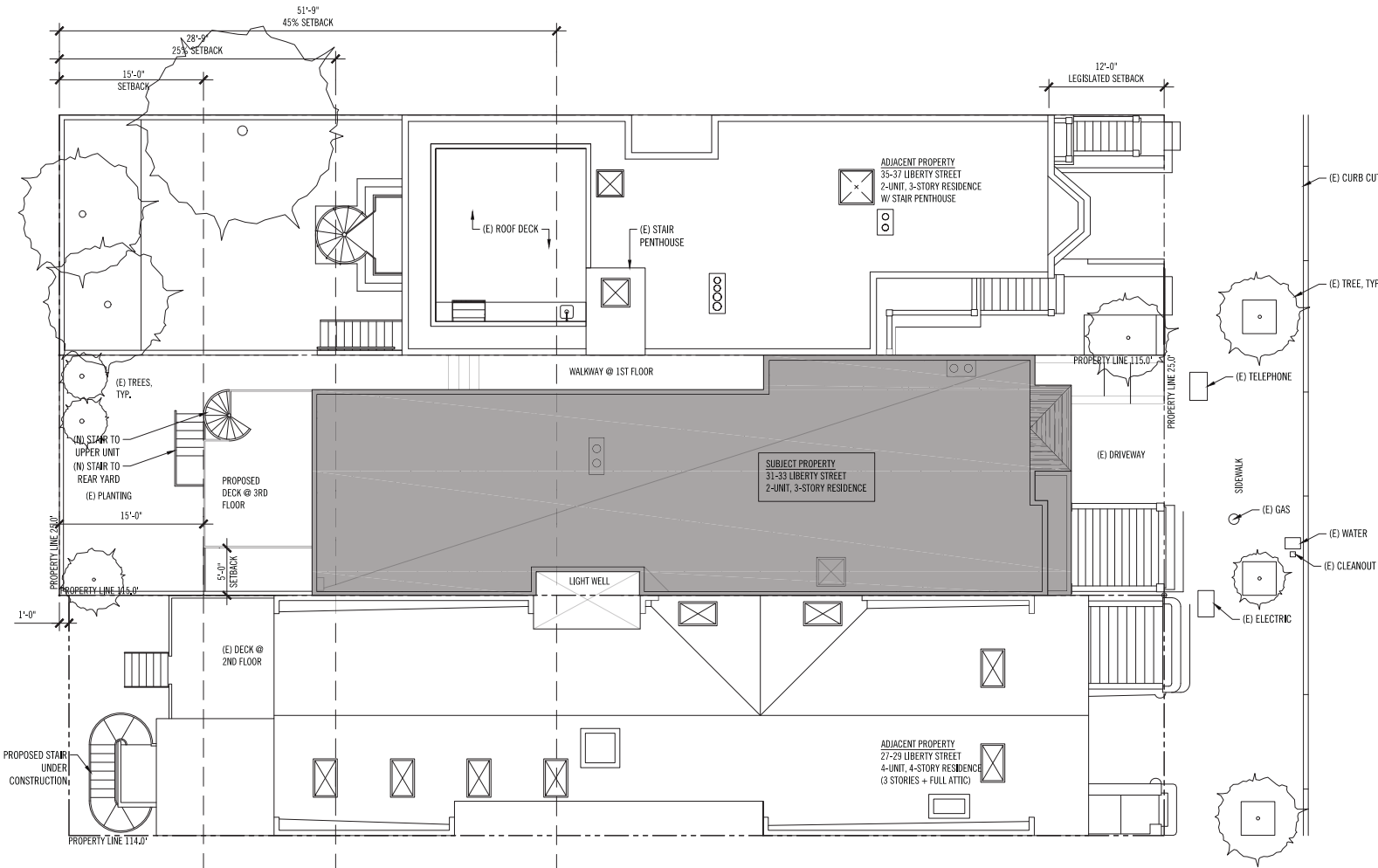
1

PROPOSED SITE PLAN

1/8"=1'-0"

GENERAL SITE PLAN NOTES

- 01 SITE PLAN DOES NOT REPRESENT A SITE SURVEY, U.O.N.
- 02 REFER TO DWG 2/A2.2 FOR MORE INFO ON DECK AT LOWER UNIT (33 LIBERTY)
- 03 REFER TO DWG 2/A2.3 FOR MORE INFO ON DECK AT UPPER UNIT (31 LIBERTY)
- 04 NO WORK PROPOSED @ NORTH (STREET) ELEVATION, NO WORK WILL BE VISIBLE FROM THE STREET





07 STUDIOS

1305 INDIANA STREET
SAN FRANCISCO CA 94107
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HATCHER-SIRACUSA & MANZARI RESIDENCE

APN
3088100 01 LIBERTY
3088100 03 LIBERTY

31-33 LIBERTY STREET
SAN FRANCISCO, CA 94110

NOT FOR
CONSTRUCTION

BID SET

EXISTING & PROPOSED
FIRST FLOOR PLANS

DATE 3 OCTOBER 2016

SCALE 1/4" = 1'-0"

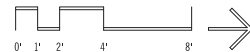
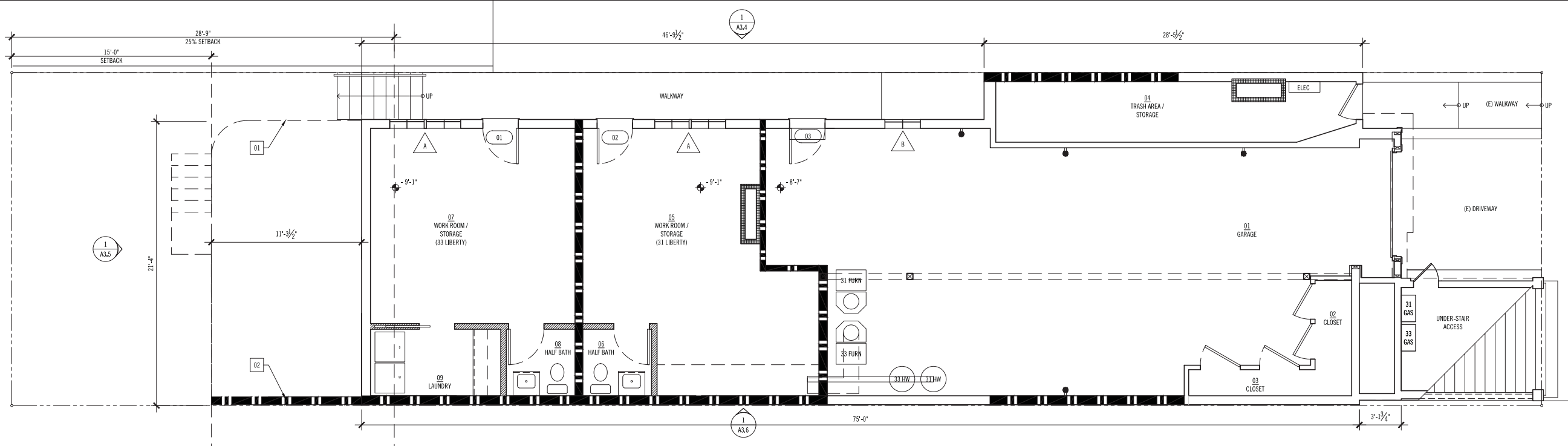
REVISIONS

A2.1

2

PROPOSED FIRST FLOOR PLAN

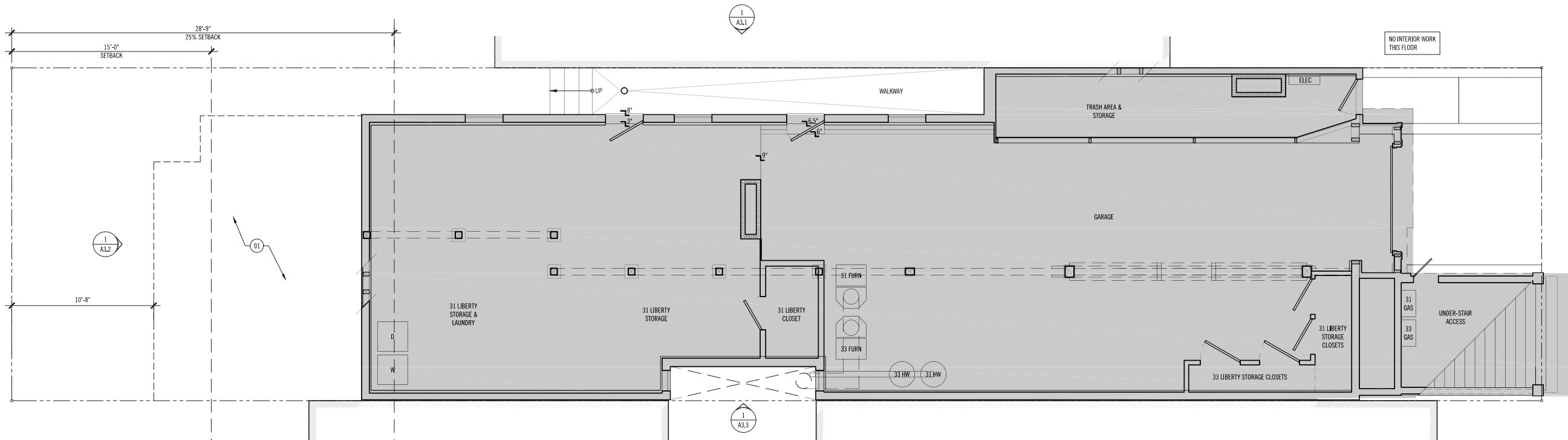
1/4"=1'-0"



1

EXISTING FIRST FLOOR PLAN

1/4"=1'-0"



GENERAL FLOOR PLAN NOTES

- CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.W.
- ALL PROPERTY LINE FENCES TO REMAIN

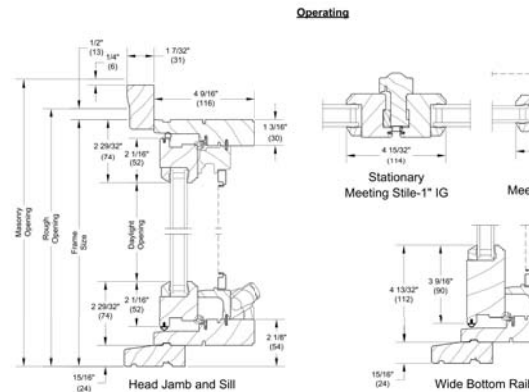
EXISTING/DEMO PLAN KEYNOTES

- REMOVE (E) PIERS, POSTS, & DECKING (ABOVE)

FLOOR PLAN KEYNOTES

- LINE OF (N) DECK ABOVE
- (N) CONC. FOOTING FOR PROPERTY LINE FIREWALL

WINDOW DETAILS



WINDOW & DOOR SCHEDULE

WINDOWS

TAG	QTY	LOCATION	TYPE	MFR	ROUGH OPENING	MATERIAL	FINISH INT.	NOTES
A 4	4	RM 05 & 07	FRENCH CASEMENT PAIR	MARVIN	64 1/2" X 40 1/2"	PG WD	PRIMED	FACTORY MULLED
B 1	1	RM 01	FRENCH CASEMENT	MARVIN	32 1/2" X 40 1/2"	PG WD	PRIMED	

DOORS

01	1	RM 07	INSWING FRENCH (R)	MARVIN	33 5/16" X 82 1/2"	PG WD / GLASS	PG WD	TEMPERED
02	1	RM 05	INSWING FRENCH (L)	MARVIN	33 5/16" X 82 1/2"	PG WD / GLASS	PG WD	TEMPERED
03	1	RM 01	INSWING TS1000	TM COBB	33 5/16" X 82 1/2"	PG WD	PG WD	EXTERIOR

PG WD = PAINT-GRADE WOOD

WALL TYPE LEGEND

(E) WALL
(N) WALL
(N) 1-HOUR RATED AND/OR SHEAR WALL
LINE OF DEMOLITION
LINE ABOVE
HIDDEN LINE
WALL DEMO (ELEVATION)



07 STUDIOS

1305 INDIANA STREET
SAN FRANCISCO CA 94107
415.890.4834
07STUDIOS.COM

HATCHER-SIRACUSA & MANZARI RESIDENCE

APN
36081700 03 LIBERTY
36081703 LIBERTY

3133 LIBERTY STREET
SAN FRANCISCO CA 94110

NOT FOR
CONSTRUCTION

BID SET

EXISTING & PROPOSED
SECOND FLOOR PLANS

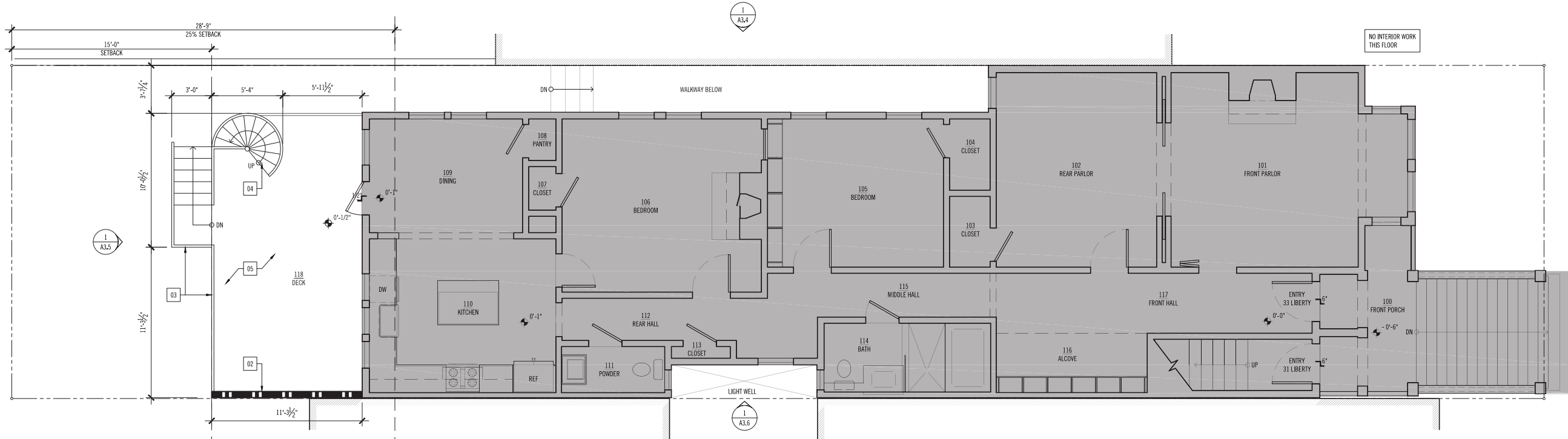
DATE 3 OCTOBER 2016

SCALE 1/4" = 1'-0"

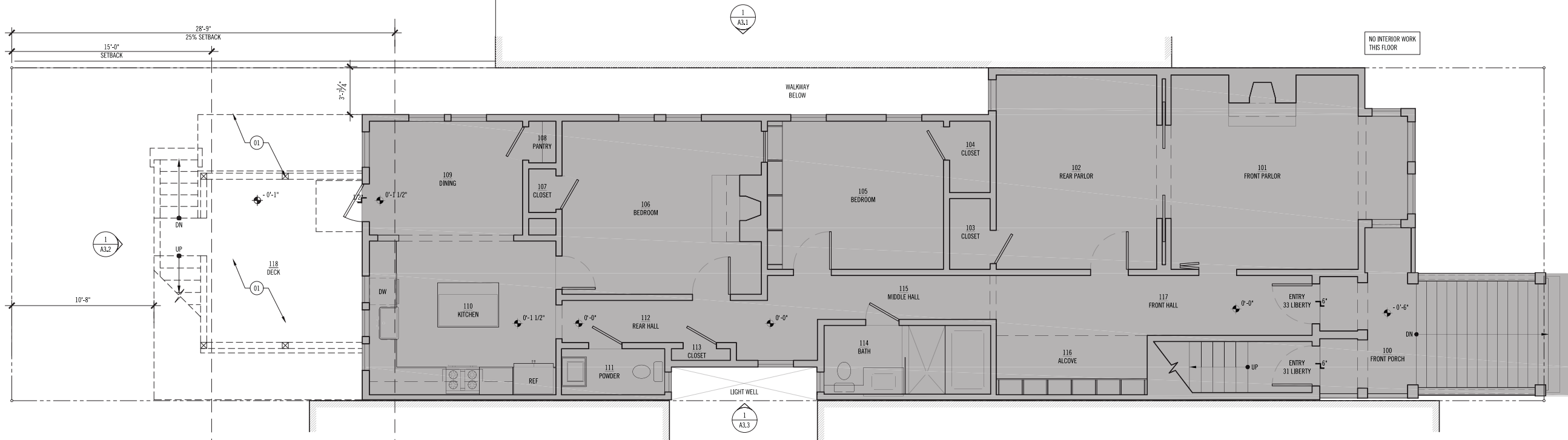
REVISIONS

A2.2

2 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



1 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"



GENERAL FLOOR PLAN NOTES

- CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.N.
- ALL PROPERTY LINE FENCES TO REMAIN

EXISTING/DEMO PLAN KEYNOTES

- REMOVE (E) DECKS, SUPPORTING STRUCTURE AND CONNECTING STAIR

FLOOR PLAN KEYNOTES

- NOT USED THIS SHEET
- (N) FIREWALL @ EAST PROPERTY LINE, >= 42" ABOVE DECKING @ LOWER UNIT (33 LIBERTY); CLAD TO MATCH (E) LAP SIDING
- (N) 42" GUARDRAIL W/ PAINTED STEEL POSTS, TENSION CABLE RAILING & REDWOOD RAIL CAP, TYP.
- (N) PAINTED SPIRAL STEEL STAIR W/ PERFORATED STEEL TREADS AND STEEL GUARDRAIL
- (N) DECKING OF 1X6 REDWOOD PLANKS

WALL TYPE LEGEND

- | | |
|------------------------------------|------------------------------------|
| (E) WALL | (E) WALL |
| (N) WALL | (N) WALL |
| (N) 1-HOUR RATED AND/OR SHEAR WALL | (N) 1-HOUR RATED AND/OR SHEAR WALL |
| LINE OF DEMOLITION | LINE OF DEMOLITION |
| LINE ABOVE | LINE ABOVE |
| HIDDEN LINE | HIDDEN LINE |
| WALL DEMO (ELEVATION) | WALL DEMO (ELEVATION) |



07 STUDIOS

1305 INDIANA STREET
SAN FRANCISCO CA 94107
415.890.4834
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HATCHER-SIRACUSA & MANZARI RESIDENCE

APN
308B/00 03 LIBERTY
308B/01 03 LIBERTY

31-33 LIBERTY STREET
SAN FRANCISCO, CA 94110

NOT FOR
CONSTRUCTION

BID SET

EXISTING & PROPOSED
THIRD FLOOR PLANS

DATE 3 OCTOBER 2016

SCALE 1/4" = 1'-0"

REVISIONS

A2.3

2 PROPOSED THIRD FLOOR PLAN 1/4"=1'-0"



1 EXISTING THIRD FLOOR PLAN 1/4"=1'-0"



GENERAL FLOOR PLAN NOTES

- 01 CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
- 02 ALL DIMENSIONS ARE FROM FACE OF FINISH, U.O.N.
- 03 ALL PROPERTY LINE FENCES TO REMAIN

EXISTING/DEMO PLAN KEY NOTES

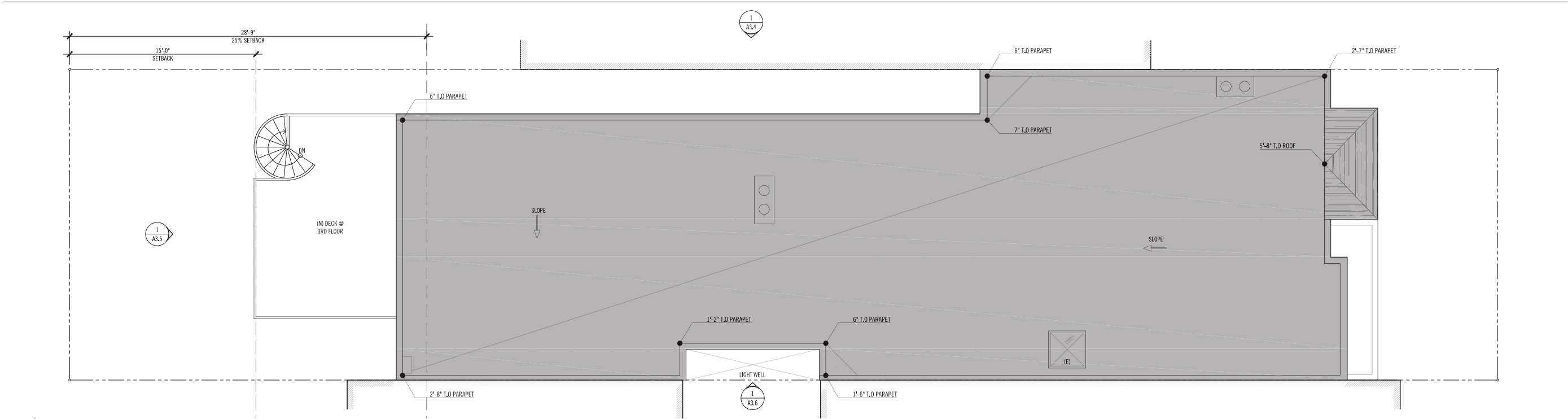
- 01 REMOVE (E) DECKS, SUPPORTING STRUCTURE AND CONNECTING STAIR

FLOOR PLAN KEY NOTES

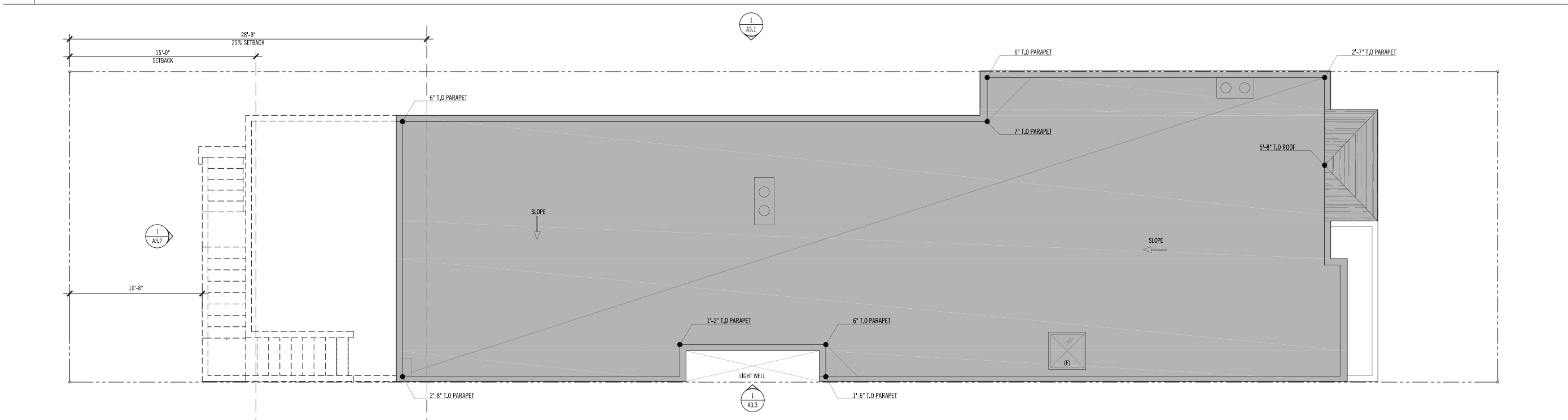
- 01 NOT USED THIS SHEET
- 02 (N) FIREWALL @ EAST PROPERTY LINE, >= 42" ABOVE DECKING @ LOWER UNIT (33 LIBERTY)
- 03 (N) 42" GUARDRAIL W/ PAINTED STEEL POSTS, TENSION CABLE RAILING & REDWOOD RAIL CAP, TYP.
- 04 (N) PAINTED SPIRAL STEEL STAIR W/ PERFORATED STEEL TREADS AND STEEL GUARDRAIL
- 05 (N) DECKING OF 1X6 REDWOOD PLANKS

WALL TYPE LEGEND

	(E) WALL
	(N) WALL
	(N) 1-HOUR RATED AND/OR SHEAR WALL
	LINE OF DEMOLITION
	LINE ABOVE
	HIDDEN LINE
	WALL DEMO (ELEVATION)



2 PROPOSED ROOF PLAN
1/4"=1'-0"



1 EXISTING ROOF PLAN
1/4"=1'-0"

GENERAL FLOOR PLAN NOTES

- 01 CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION
02 ALL DIMENSIONS ARE FROM FACE OF FINISH U.O.N.
03 ALL PROPERTY LINE FENCES TO REMAIN

EXISTING/DEMO PLAN KEYNOTES

FLOOR PLAN KEYNOTES

WALL TYPE LEGEND

	(E) WALL
	(N) WALL
	(N) 1-HOUR RATED AND/OR SHEAR WALL
	LINE OF DEMOLITION
	LINE ABOVE
	HIDDEN LINE
	WALL DEMO (ELEVATION)



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36087100 032 LIBERTY

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BID SET

EXISTING & PROPOSED
ROOF PLANS

DATE 3 OCTOBER 2016

SCALE 1/4" = 1'-0"

REVISIONS

A2.4



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30887103 LIBERTY

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VARIANCE APPLICATION

EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.1



1 EXISTING EXTERIOR ELEVATION - WEST

GENERAL ELEVATION NOTES

- 01 (E) SIDING, TRIM, CASING, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

EXIST/DEMO ELEVATION KEY NOTES

- 01 REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS; CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D
02 (E) LAP SIDING TO REMAIN

WALL TYPE LEGEND

- (E) WALL
(N) WALL
(N) 1-HOUR RATED AND/OR SHEAR WALL
LINE OF DEMOLITION
LINE ABOVE
HIDDEN LINE
WALL DEMO (ELEVATION)



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APPLICATION

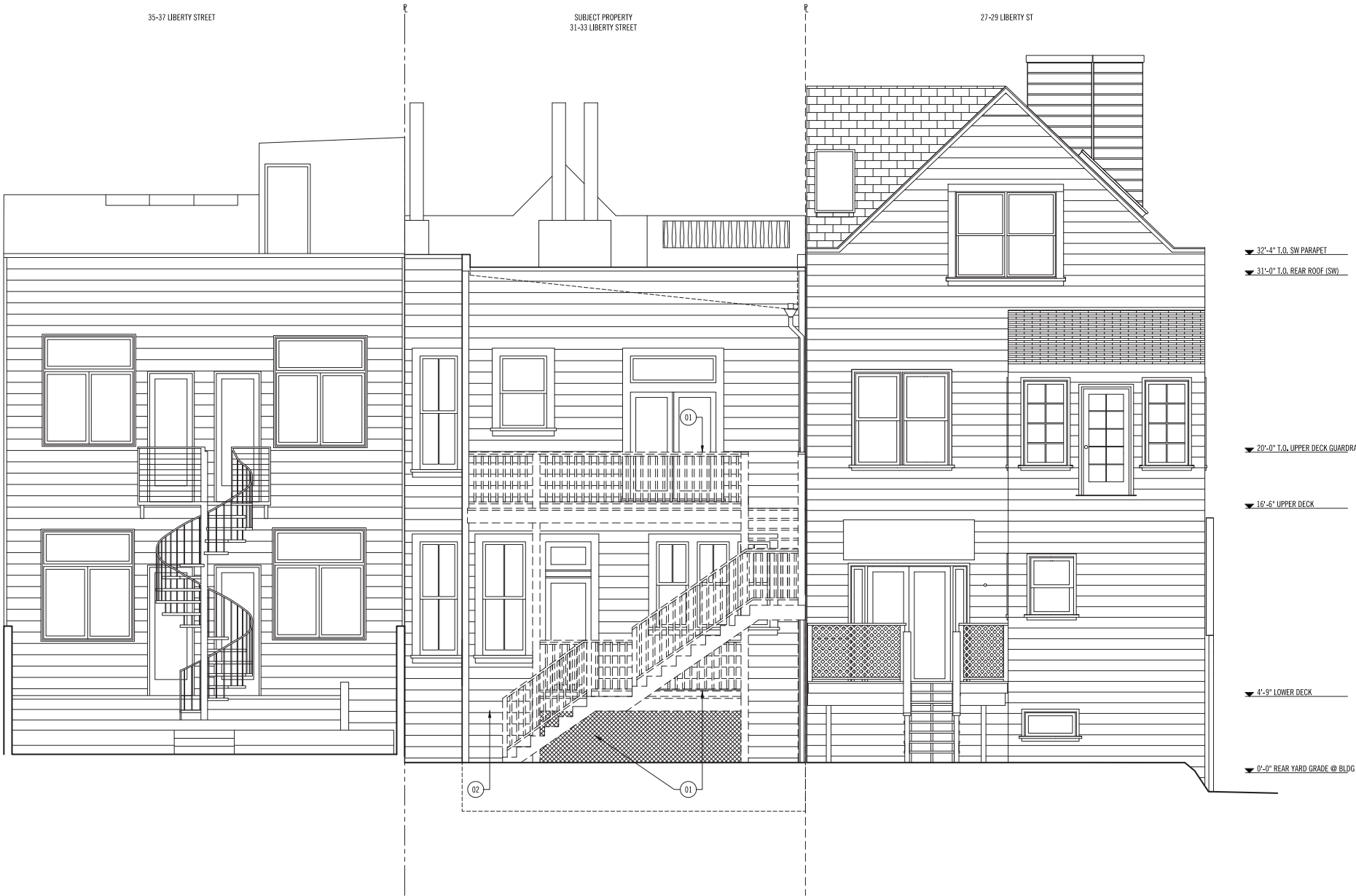
EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.2



1

EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

GENERAL ELEVATION NOTES

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

ELEVATION KEYNOTES

01 REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS; CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D

02 (E) LAP SIDING TO REMAIN

WALL TYPE LEGEND

	(E) WALL
	(N) WALL
	(N) 1-HOUR RATED AND/OR SHEAR WALL
	LINE OF DEMOLITION
	LINE ABOVE
	HIDDEN LINE
	WALL DEMO (ELEVATION)



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APPLICATION

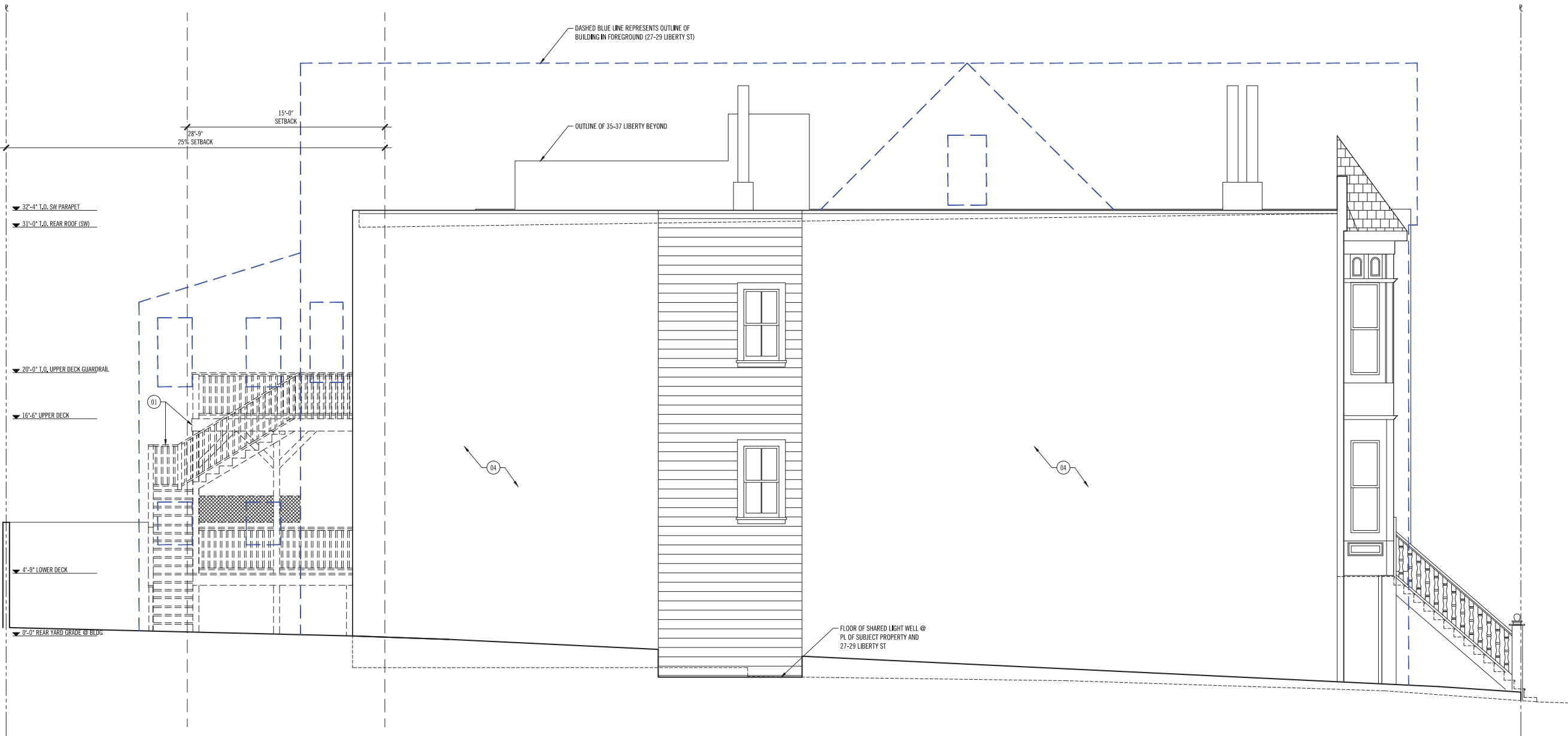
EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.3



1 EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

GENERAL ELEVATION NOTES

01. (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

EXIST/DEMO ELEVATION KEYNOTES

01. REMOVE (E) REAR DECKS, STAIRS, POSTS AND PIERS; CHECK FOR STRUCTURAL DAMAGE AT REAR WALL AND REPAIR AS REQ'D
02. NOT USED THIS SHEET
03. NOT USED THIS SHEET
04. (E) BLIND WALL

WALL TYPE LEGEND

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)



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EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.4



1 PROPOSED EXTERIOR ELEVATION - WEST
1/4"=1'-0"

GENERAL ELEVATION NOTES

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

ELEVATION KEYNOTES

- 01 NOT USED THIS SHEET
02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS
04 (E) BLIND WALL
05 NOT USED THIS SHEET
06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE
07 (N) UNDERDECK DRAINAGE SYSTEM (OASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
09 (N) PERFORATED METAL PANELS

WALL TYPE LEGEND

- (E) WALL
(N) WALL
(N) 1-HOUR RATED AND/OR SHEAR WALL
LINE OF DEMOLITION
LINE ABOVE
HIDDEN LINE
WALL DEMO (ELEVATION)

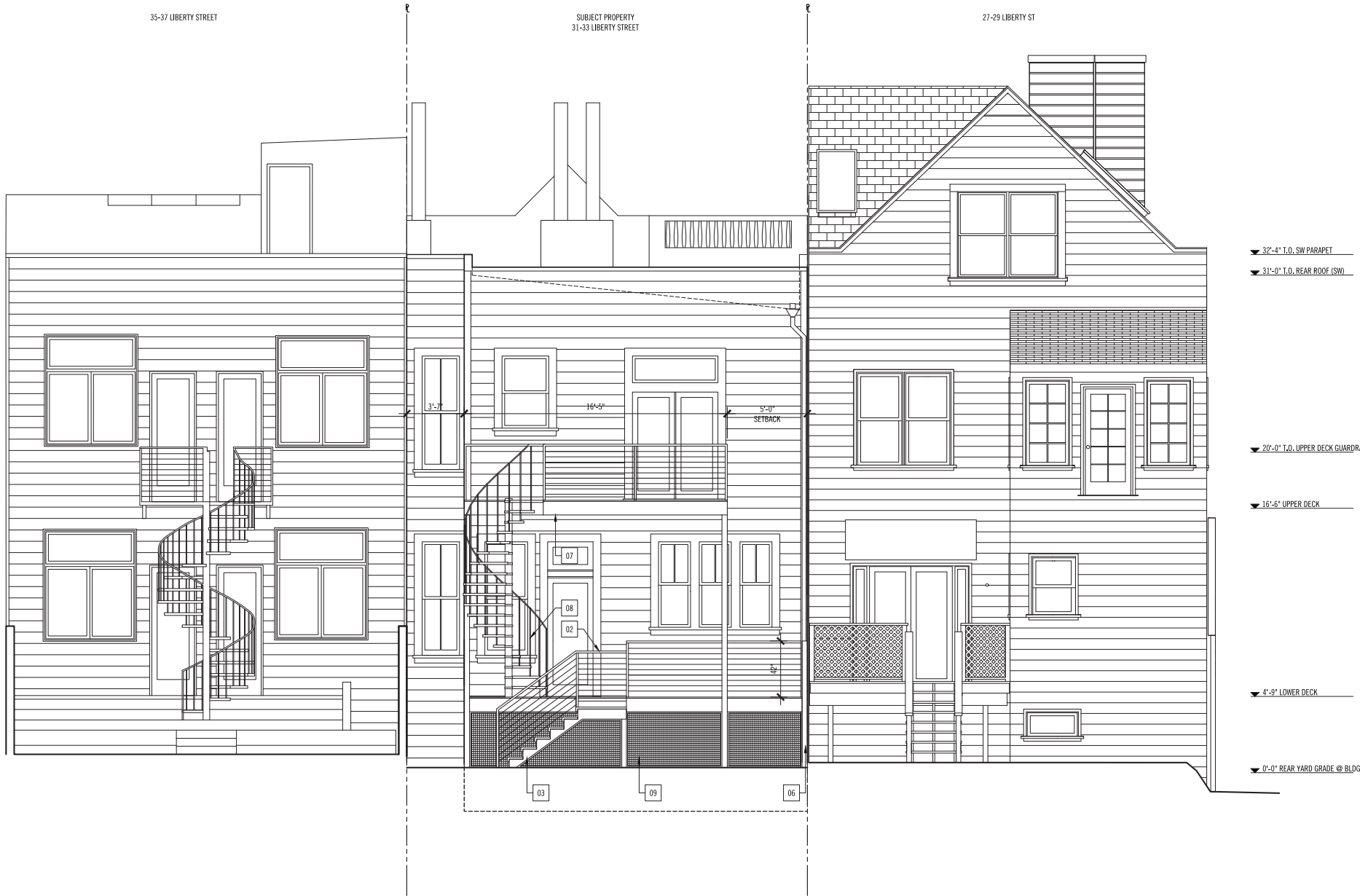
1 PROPOSED EXTERIOR ELEVATION - SOUTH
1/4"=1'-0"

GENERAL ELEVATION NOTES

01 (E) SIDING, TRIM, CASING, FASCIA, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. DESIGNER TO PROVIDE PAINT COLOR TO MATCH (E) SURFACES.

ELEVATION KEYNOTES

- 01 NOT USED THIS SHEET
- 02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
- 03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS.
- 04 NOT USED THIS SHEET
- 05 NOT USED THIS SHEET
- 06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE, 42" ABOVE LOWER DECK (33 LIBERTY), TO BE CLAD IN LAP SIDING TO MATCH EXISTING HOUSE SIDING
- 07 (N) UNDERDECK DRAINAGE SYSTEM (OASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
- 08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
- 09 (N) PERFORATED METAL PANELS



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APPLICATION

EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.5



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EXTERIOR ELEVATIONS

DATE 24 OCTOBER 2017

SCALE 1/4" = 1'-0"

REVISIONS

A3.6

1 PROPOSED EXTERIOR ELEVATION - EAST
1/4"=1'-0"

GENERAL ELEVATION NOTES

01. (E) SIDING, TRIM, CASING, AND EAVES SHALL BE REPAIRED, PATCHED, AND OTHERWISE PREPARED TO RECEIVE (N) PAINT FINISHES IN AREAS OF WORK. PAINT COLOR TBD BY DESIGNER.

ELEVATION KEYNOTES

- 01 NOT USED THIS SHEET
- 02 (N) TENSION-CABLE GUARD RAIL SYSTEM W/ 2" PAINTED STEEL VERTICAL SUPPORTS, CAPPED W/ 2" REDWOOD HANDRAILS, TYP
- 03 (N) REDWOOD STAIR TREADS ON PRESSURE-TREATED REDWOOD STRINGERS.
- 04 (E) BLIND WALL
- 05 NOT USED THIS SHEET
- 06 (N) 1-HR RATED FIREWALL @ EAST PROPERTY LINE, 42" ABOVE LOWER DECK (33 LIBERTY), TO BE CLAD IN LAP SIDING TO MATCH (E) HOUSE SIDING
- 07 (N) UNDERDECK DRAINAGE SYSTEM (DASIS OR SIM) @ CEILING OF SECOND FLOOR DECK
- 08 (N) CUSTOM PAINTED STEEL SPIRAL STAIR
- 09 (N) WALL @ LIGHT WELL INFILL CLAD IN LAP SIDING TO MATCH EXISTING
- 10 T.O. PARAPET @ (N) LIGHT WELL INFILL

WALL TYPE LEGEND

- (E) WALL
- (N) WALL
- (N) 1-HOUR RATED AND/OR SHEAR WALL
- LINE OF DEMOLITION
- LINE ABOVE
- HIDDEN LINE
- WALL DEMO (ELEVATION)