



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: DECEMBER 4, 2013

Filing Date: June 4, 2013
Case No.: **2013.0706A**
Project Address: **1021 Hayes Street**
Historic Landmark: Alamo Square Landmark District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0823/015
Applicant: Greg Iboshi
1736 Stockton Street, Studio 8
San Francisco, CA 94133
Staff Contact Brittany Bendix - (415) 575-9114
brittany.bendix@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION

1021 HAYES STREET, south side between Steiner and Pierce Streets. Assessor's Block 0823, Lot 015. The subject lot is approximately 25 feet wide and 82.5 feet deep with a two-unit, four-story residence. The subject property contains a contributing building within the Alamo Square Landmark District, designated in 1984. The building was designed by Martens and Coffey in 1891 for Martin H. Mohrdick. The property is in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

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

PROJECT DESCRIPTION

The proposal includes inserting a two-car garage into the front property line retaining wall and below the existing two-family dwelling. The proposed garage opening is 8' wide by 7.5' tall and would remove a

portion of the rusticated concrete retaining wall. The new opening would be placed flush with the plane of the remaining wall. To accommodate the garage, the project also includes excavation of approximately 840 square-feet at the basement level.

OTHER ACTIONS REQUIRED

None.

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 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 Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix E – The Alamo Square Historic 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 Alamo Square Historic District as described in Appendix E of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

Standard 1.

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

The project would retain the residential use on the lot while creating a garage to support the contemporary use of the building. The proposed garage door opening would minimally impact the distinctive materials and features of the front façade by removing a portion of the rusticated concrete retaining wall.

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.

With the exception of a portion of the retaining wall, no other distinctive materials, architectural elements, or spaces that characterize the property would be removed. The proposed garage opening is reduced to 8' wide by 7.5' tall to minimize the loss of historic fabric. Additionally, the new garage door would be flush with the rusticated concrete wall and would be a simple painted wood door as to maintain the solid character of the retaining wall. Furthermore, the project would protect the surrounding historic elements as to not harm the overall character of the front façade and to ensure that all other historic elements of the existing building would be retained and preserved.

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.

The proposed garage structure would be clearly contemporary in its design and would not create a false sense of historical development in the Alamo Square Landmark District as it would use a modern automated door and would not be ornamented with any false historic elements.

Standard 5.

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

While the project includes removal of a portion of the rusticated concrete wall, the area is limited, and the majority of the wall will remain intact in its original location. No other distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

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 garage would be designed in a contemporary style that clearly reads as a modern intervention. Overall the garage is compatible with the historic building and the district in terms of its scale, minimal size, subordinate proportions in relation to the historic house, and its simply detailed materials. The proposed garage is in keeping with other garage installations on the block and within the district. The garage will be minimal in size, flush with the existing retaining wall, and the wooden door will have a painted finish that is consistent with the materials of the subject building. For these reasons, the work would retain the integrity of both the historic house and the district. Furthermore, the proposed garage would not destroy historic materials, features, or spatial relationships that characterize the property.

Standard 10.

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

The proposed garage could be removed in the future without harming the integrity of the historic building and the portion of the wall that will be removed could be rebuilt to restore the original appearance of the property.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the character defining features of the subject building and with the Alamo Square Landmark District. The project would retain the two-family residential use on the lot while creating a garage to support the contemporary use of the building. All aspects of the historic character of the existing building would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed. The portion of the retaining wall to be removed does not have any distinctive features beyond the rusticated concrete form. The proposed garage would be clearly contemporary in its design and would not create a false sense of historical development in the district. The garage design is in keeping with the existing garages installed in various sites within the district where a garage has been minimally inserted into the front retaining wall or building wall.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

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

1. That, as part of the Building Permit, the Project Sponsor shall provide product specifications for the proposed new garage door for review and approval by the Planning Department Preservation Staff. The new door shall be of a design that is compatible with the character of the subject building and landmark district.

ATTACHMENTS

Draft Motion
Parcel and 1998 Sanborn Maps
Photographs
Plans

BB: G:\DOCUMENTS\CofA\1021 Hayes Street\Certificate of Appropriateness Case Report.docx



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No.

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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 015 IN ASSESSOR'S BLOCK 0823, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 4, 2013, Greg Iboshi of Huang Iboshi Architecutre (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to insert a two-car garage into the front property line retaining wall and below an existing two-family dwelling. The proposed garage opening is 8' wide by 7.5' tall and would remove a portion of the rusticated concrete retaining wall and would be placed flush with the plane of the remaining wall. To accommodate the garage, the project also includes excavation of approximately 840 square-feet at the basement level.

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

WHEREAS, on December 4, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0706A (“Project”) for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received November 20, 2013, and labeled Exhibit A on file in the docket for Case No. 2013.0706A based on the following findings:

CONDITIONS OF APPROVAL

- That, as part of the Building Permit, the Project Sponsor shall provide product specifications for the proposed new garage door for review and approval by Planning Department Preservation Staff. The new door shall be of a design that is compatible with the character of the subject building and historic district.

FINDINGS

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

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

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

- The project would retain the two-family residential use on the lot while creating a garage to support the contemporary use of the building.
- Although the project removes a minimal portion of the rusticated concrete wall for the creation of the garage entry; the project would retain all aspects of the historic character of the existing building and no other distinctive materials, architectural elements, or spaces that characterize the property would be removed.
- The proposed garage would be clearly contemporary in its design and would not create a false sense of historical development in the district.
- The proposed garage design is in keeping with the existing garages installed at the various sites within the district where the base of a project bay is modified to accommodate a new opening.

- The proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 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 landmark 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 restoration of a residential property and will not have any impact on neighborhood serving retail uses.

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

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

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

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

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

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

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

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

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

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 015 in Assessor's Block 0823 for proposed work in conformance with the renderings and architectural sketches dated November 20, 2013, and labeled Exhibit A on file in the docket for Case No. 2013.0706A.

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 December 4, 2013.

Jonas P. Ionin
Commission Secretary

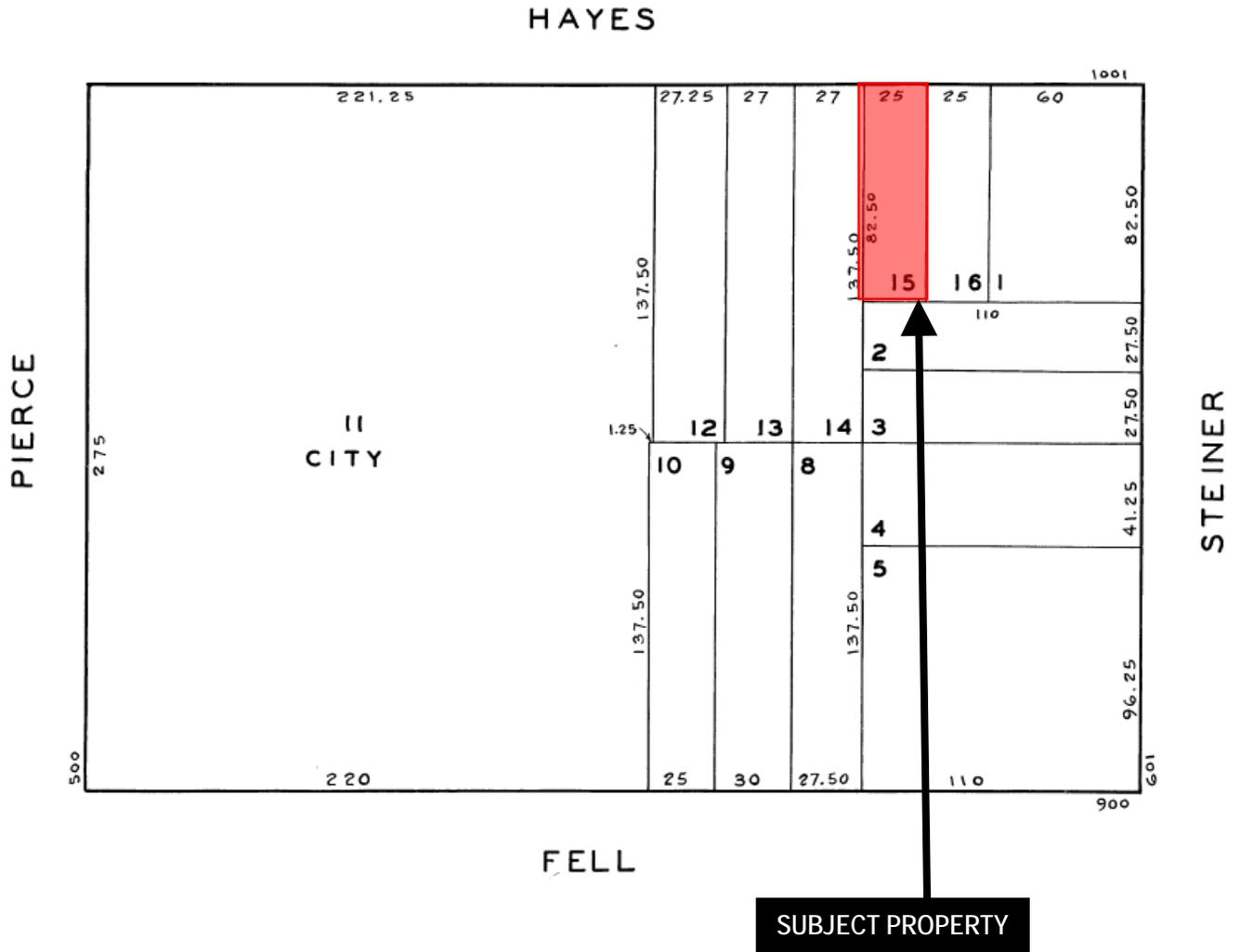
AYES:

NAYS:

ABSENT:

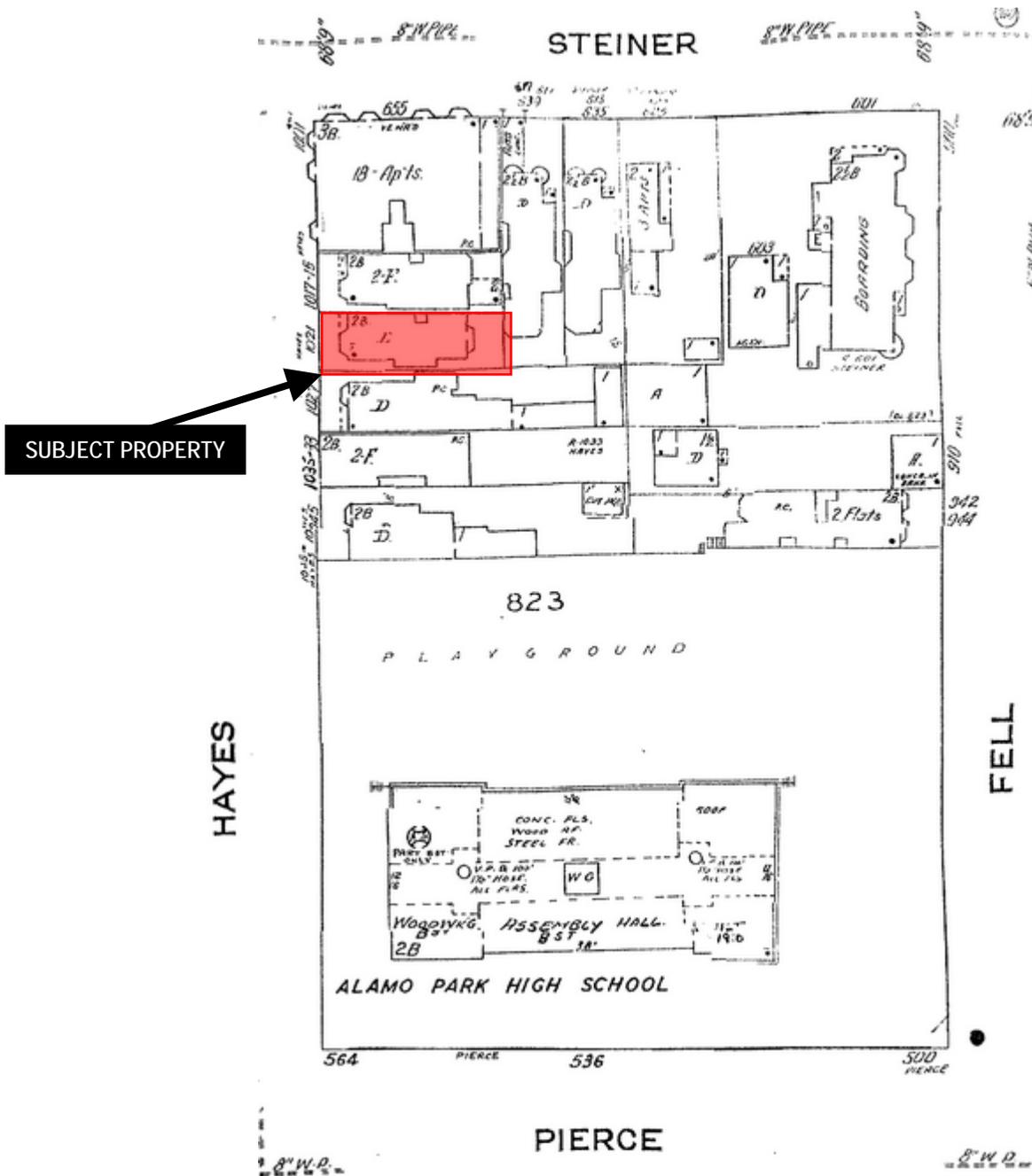
ADOPTED: December 4, 2013

Parcel Map



Certificate of Appropriateness
 Case Number 2013.0706A
 1021 Hayes Street
 Alamo Square Landmark District

Sanborn Map*

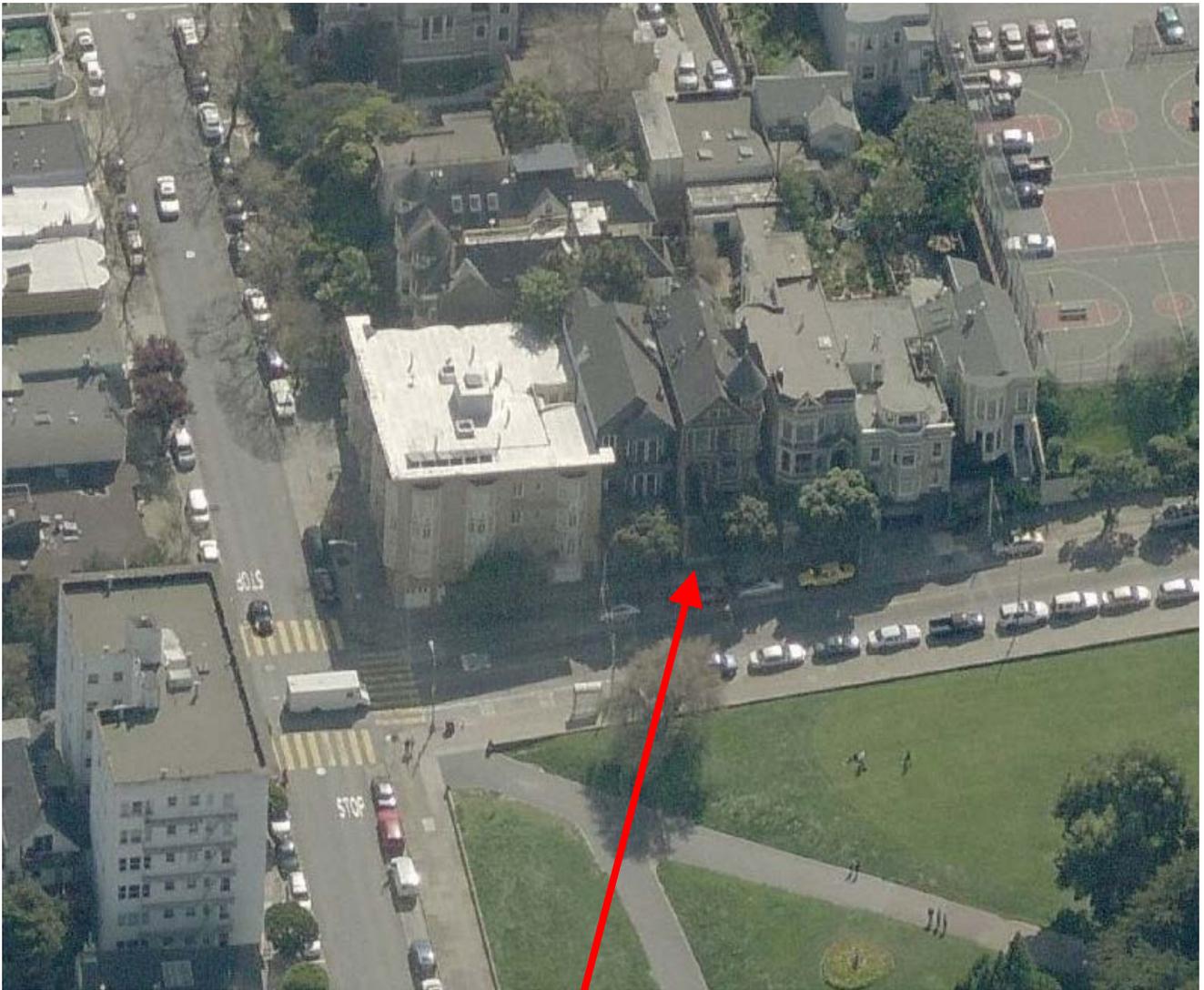


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness
Case Number 2013.0706A
1021 Hayes Street
Alamo Square Landmark District

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2013.0706A
1021 Hayes Street
Alamo Square Landmark District

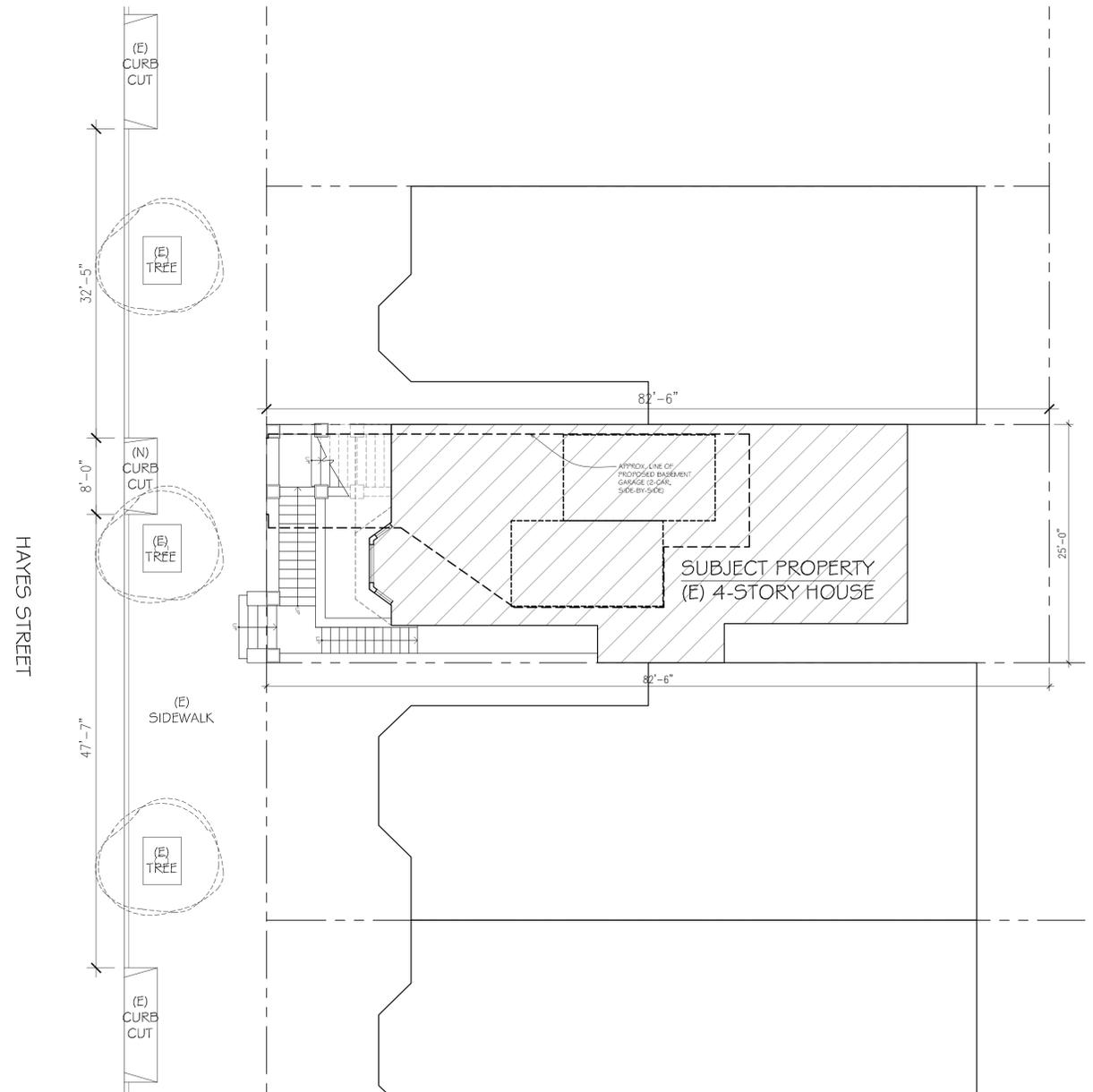
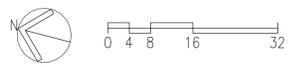
Site Photo



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

(N) SITE PLAN

SCALE: 1/8"=1'-0"



DRAWING INDEX

- A0.0 TITLE SHEET: PLOT PLAN/SCOPE OF WORK, GENERAL NOTES & INFORMATION
A1.0 EXISTING / DEMOLITION FLOOR PLANS
A1.1 EXISTING / DEMOLITION ELEVATIONS
A2.0 NEW FLOOR PLANS
A3.0 NEW EXTERIOR ELEVATIONS
A4.0 NEW BUILDING SECTION

BUILDING INFORMATION

PROJECT DESCRIPTION

NEW 2 CAR, SUB-GRADE, GARAGE BELOW EXISTING 3-STORY, 2 FAMILY DWELLING.

PROJECT DATA

BLOCK: 0823 LOT: 015
ZONING: RH-3
HEIGHT LIMIT: 40 - X
QUADRANT: NORTHWEST
PLANNING DISTRICT: 2
ALLOWED USE: RESIDENTIAL- HOUSE, THREE-FAMILY
LOT SIZE: 2062.50 SQ.FT. LOT FRONTAGE: 25'-0" LOT DEPTH: 82'-6"

STORIES (OCCUPIED) : EXISTING - 3; PROPOSED - 3

GARAGE LEVEL: EXISTING - 0; PROPOSED - 1 (WITH 2-CAR PARKING)
UNITS: EXISTING - 2; PROPOSED - 2

BUILDING AREA (GROSS)

TOTAL EXISTING HABITABLE AREA: 3600 SQ. FT.
TOTAL PROPOSED GARAGE LEVEL (NON-HABITABLE): 841 SQ. FT.

NOTE: NO CONDITIONED AREA ADDED OR MODIFIED IN SCOPE OF WORK FOR THIS APPLICATION

NOTE: THE FOLLOWING DIRECTIONS & CLARIFICATIONS WERE PROVIDED BY PLANNING DEPARTMENT STAFF (DAVID LINDSAY, CHRISTINE LAMORENA, SHELLY CALTAGRIONE) AT A PROJECT REVIEW MEETING CONDUCTED ON FEBRUARY 27, 2013 -

- 1) THE ADDITION OF NEW GARAGE AREA AT FRONT YARD IS ALLOWED UNDER SF PLANNING CODE SECTION 136(c)(27) (Garages, where the average slope of the required open area ascends from the street lot line to the line at the setback and exceeds 50 percent, provided the height of the garage is limited to 10 feet above grade, or the floor level of the adjacent first floor of occupancy on the subject property, whichever height is less.); SEE BUILDING SECTION (A4.0) - SLOPE AT FRONT SETBACK EXCEEDS 50% (9'-9" RISE/9'-5" RUN = 96%); GARAGE HEIGHT AT FRONT YARD IS < 10' AND BELOW THE FIRST FLOOR OF OCCUPANCY.
2) THE SUBJECT PROPERTY IS A KNOWN HISTORIC RESOURCE AND DOES NOT REQUIRE A SUPPLEMENTAL (HISTORIC) INFORMATION FORM.
3) THE SUBJECT PROPERTY IS LOCATED WITHIN THE ALAMO SQUARE HISTORIC DISTRICT AND THEREFORE THE APPLICATION FOR ALTERATIONS WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS.
4) INITIAL HISTORIC REVIEW OF THE PROPOSED MODIFICATION TO THE STREET FRONT OF THE PROPERTY APPEAR TO BE WITHIN ACCEPTABLE TOLERANCES FOR HISTORIC PRESERVATION APPROVAL.

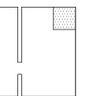
REVISIONS

Table with columns: DESCRIPTION, DATE, REVISION. Includes entries for 'ISSUED FOR CERTIFICATE OF APPROPRIATENESS' and 'REVISION'.

CARLILE-OSOFSKY RESIDENCE

ADDRESS: 1021 HAYES STREET, SAN FRANCISCO, CA 94117
OWNER: ALISHA CARLILE & JUSTIN OSOFSKY

HUANG IBOSHI ARCHITECTURE



1736 STOCKTON STREET
SAN FRANCISCO, CA 94133
(415) 217-7055



ABBREVIATIONS

Table of abbreviations and symbols used in the drawings, including terms like ALIGN, ANGLE, CENTERLINE, ACCESS, ACQUIS, AD, ADJ, A.F.F., AGGR, AL, APPROX, ARCHA, ASPH, BATT, BD, BITUM, BLDG, BLK, BLKS, BM, B.O., CAB, C.B., CER, CER, C.I., C.J., CLG, CLKG, CLOS, CLR, COL, COMP, CONC, CONN, CONSTR, CONT, CORR, CTSK, CNTR, CTR, DBL, DET, DIA, DIM, DISPO, D.W., DR, DWG, FIXT, FL, FLASHG, FLUOR, F.O.C., F.O.F., F.P.F., FT, FTG, FURK, G.A., G.B., GALV, GL, GND, GR, G.W.B., GYP, H.B., H.C., HDWD, HDWR, HORZ, HR, HT, CLR, I.D., INSUL, INT, JT, LAM, LAN, LT, MAX, M.C., M.D., MECH, MEMB, MFR, MIN, MISC, MTD, MTL, MUL, (N), N.I.C., NO, NOM, N.T.S., O.A., O.C., O.D., OPNG, OPP, PART, PL, P.LAM, PLAS, PLYWD, PR, PT, P.T., PTD, Q.T., R, RAD, R.D., REF, RSTR, REIN, REQ, REQMT, RESL, RM, R.O., RWD, R.W.L., WT, SSD, S.C., SCHED, SECT, S.F., SHLF, SHW, SHT, SIM, SKYL, SPEC, SQ, S.S.T., S.S.K., STD, STL, STOR, STRUCT, SWM, TRD, T.B., T.D., TEL, TER, T.A.G., THK, THRS, T.O., T.O.P., T.V., TYP, UNF, U.O.N., VERT, VEST, V.I.F., W, W.H., W/W, W.C., W.D., WNDW, W/O, W.P., W.SCT, W.T.

GENERAL NOTES

- 1. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE THESE DRAWINGS.
3. IF THESE DRAWINGS ARE NOT 24" X 36", THEY HAVE BEEN REDUCED OR ENLARGED.
4. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.
5. (1*) INDICATES ACTUAL SIZE. (1X) INDICATES NOMINAL SIZE.
6. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT INDICATED ON ARCHITECTURAL DRAWINGS.
7. COORDINATE ALL MECHANICAL, PLUMBING, AND ELECTRICAL DEVICES WITH ARCHITECTURAL DRAWINGS AND VERIFY LOCATION WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
8. ALL PIPING, VENTS AND FLUES THAT PENETRATE THE ROOF ARE TO BE LOCATED PER ROOF PLAN AND AS APPROVED BY THE ARCHITECT. VERIFY LOCATION WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
9. ALL CONSTRUCTION SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE (CBC), THE 2010 CALIFORNIA MECHANICAL CODE (CMC), THE 2010 CALIFORNIA PLUMBING CODE (CPC), THE 2010 CALIFORNIA ELECTRICAL CODE (CEC)
10. 1-HOUR FIRE-RATED INFILL TO BE BUILT WITH ONE LAYER OF 5/8" TYPE-X GWB ON EITHER SIDE OF WALL PARTITION, WHERE NOTED.

SYMBOLS

Table mapping symbols to materials: WOOD BLOCKING, WOOD FRAMING, FINISH WOOD, PLYWOOD, GYPSUM BOARD, STEEL / ALUMINUM, CONCRETE, GRAVEL, BATting INSULATION, RIGID INSULATION, SOIL.

VICINITY MAP



TITLE SHEET: PLOT PLAN/ SCOPE OF WORK, GENERAL NOTES & INFORMATION

Table with fields: DRAWN BY (GJI/JCI/AM), JOB NO (1021 HAYES), SCALE (AS NOTED), DATE (11/20/13)

SHEET A0.0

REVISIONS	DESCRIPTION	DATE
	ISSUED FOR CERTIFICATE OF APPROPRIATENESS	06/04/13
	REVISION	10/22/13



1
A1.1
EXISTING / DEMO NORTH ELEVATION

CARLILE-OSOFSKY RESIDENCE
 ADDRESS: 1021 HAYES STREET, SAN FRANCISCO, CA 94117
 OWNER: ALISHA CARLILE & JUSTIN OSOFSKY

HUANG IBOSHI ARCHITECTURE

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TITLE
 EXISTING / DEMOLITION
 NORTH ELEVATION

DRAWN BY GJ/JC/AM	JOB NO. 1021 HAYES
SCALE 1/4" = 1'-0"	DATE 11/20/13

LEGEND

	EXISTING WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN

SHEET
A1.1

REVISIONS	DESCRIPTION	DATE
	ISSUED FOR CERTIFICATE OF APPROPRIATENESS	06/04/13
	REVISION	10/22/13

CARLILE-OSOFSKY RESIDENCE
 ADDRESS: 1021 HAYES STREET, SAN FRANCISCO, CA 94117
 OWNER: ALISHA CARLILE & JUSTIN OSOFSKY

HUANG IBOSHI ARCHITECTURE



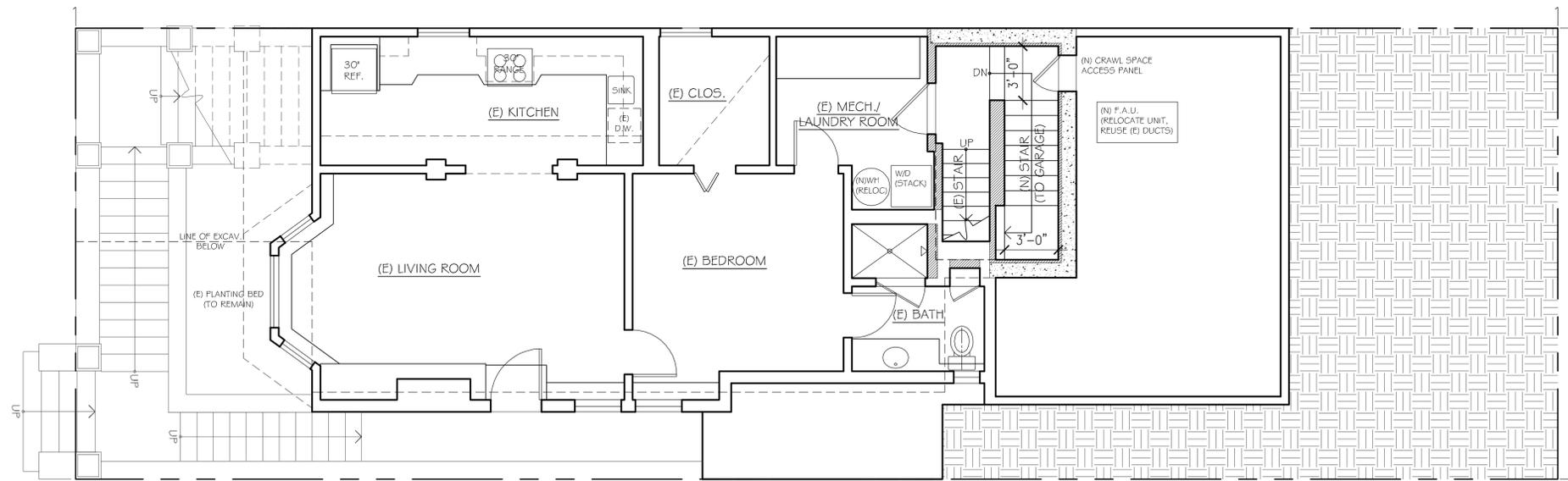
1736 STOCKTON STREET
 SAN FRANCISCO, CA 94133
 (415) 217-7055



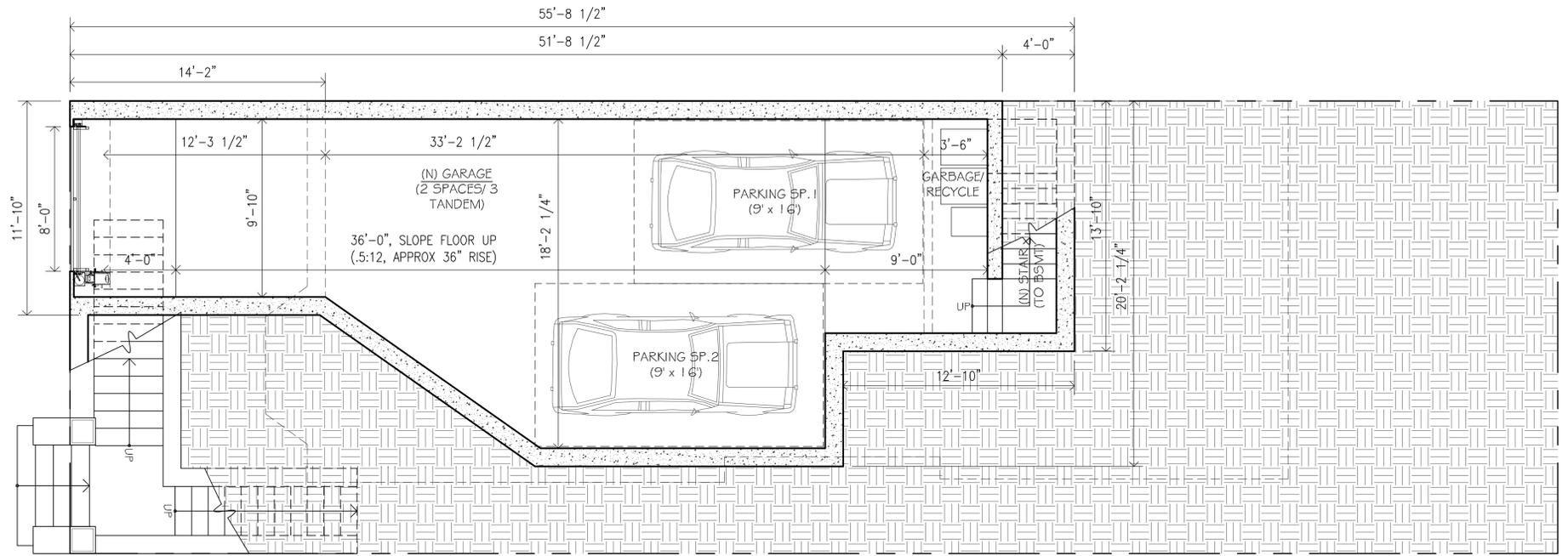
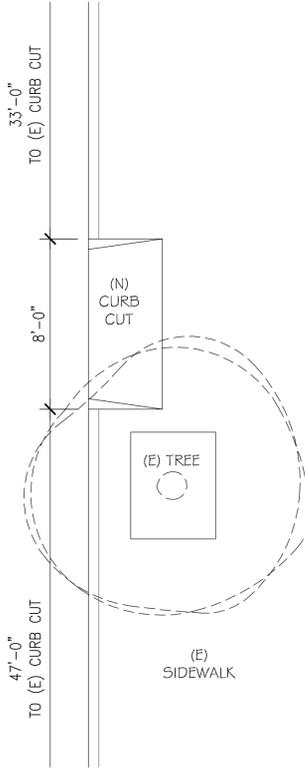
TITLE
 EXISTING / DEMOLITION ELEVATION

DRAWN BY GJ/JC/AM	JOB NO. 1021 HAYES
SCALE 1/4" = 1'-0"	DATE 11/20/13

SHEET
A2.0



2 NEW BASEMENT FLOOR PLAN
 A2.0



1 NEW STREET LEVEL PLAN
 A2.0

LEGEND

	NEW WALLS
	EXISTING WALLS TO REMAIN
	FIRE RATED CONSTRUCTION

REVISIONS	DESCRIPTION	DATE
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1 NEW NORTH ELEVATION
A3.0

(N) PTD. STUCCO TRIM AT (N) OPG., MATCH EXIST.
 (N) OVERHEAD RETRACTING WOOD GARAGE DOOR. PTD. TO MATCH (E) RETAINING WALL COLOR. TO BE FLUSH WITH EXTERIOR FACE OF WALL
 *NOTE: AREAS NOT AFFECTED BY PROPOSED GARAGE OR NEW GARAGE DOOR TO BE MAINTAINED IN EXISTING CONDITION. PROPER TEMPORARY STORING TO BE INSTALLED TO INSURE THE EXISTING STRUCTURE (INCLUDING FRONT YARD RETAINING WALLS & EXTERIOR STAIRS) ARE KEPT INTACT. EXCAVATION TO BE PERFORMED IN SECTIONS TO MINIMIZE EFFECT ON EXISTING STRUCTURES (ENGINEER TO DETERMINE MAX. SECTION DIMENSION)

(E) STUCCO FINISH W/ FAUX MASONRY COURSING TO REMAIN
 *CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING MATERIALS AND COMPONENTS, INCLUDING FRONT ENTRY PORCH, STAIRS, AND LANDING, TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION. EXTENT OF PROTECTION IS TO COVER ALL HISTORIC ELEMENTS TO REMAIN THAT ARE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, OR MAY BE HARMED BY THE MOVEMENT OF MATERIALS THROUGH THE BUILDING AND PROJECT SITE, WHETHER SPECIFICALLY CALLED OUT ON THE DRAWINGS, OR NOT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL PROTECTION REQUIRED TO PREVENT SOILING AND DAMAGE TO EXISTING FINISHES AND ELEMENTS TO REMAIN. IN THE EVENT OF DAMAGE, SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO THE SATISFACTION OF THE ARCHITECT AND OWNER."

LEGEND

	NEW WALLS
	EXISTING WALLS TO REMAIN
	FIRE RATED CONSTRUCTION

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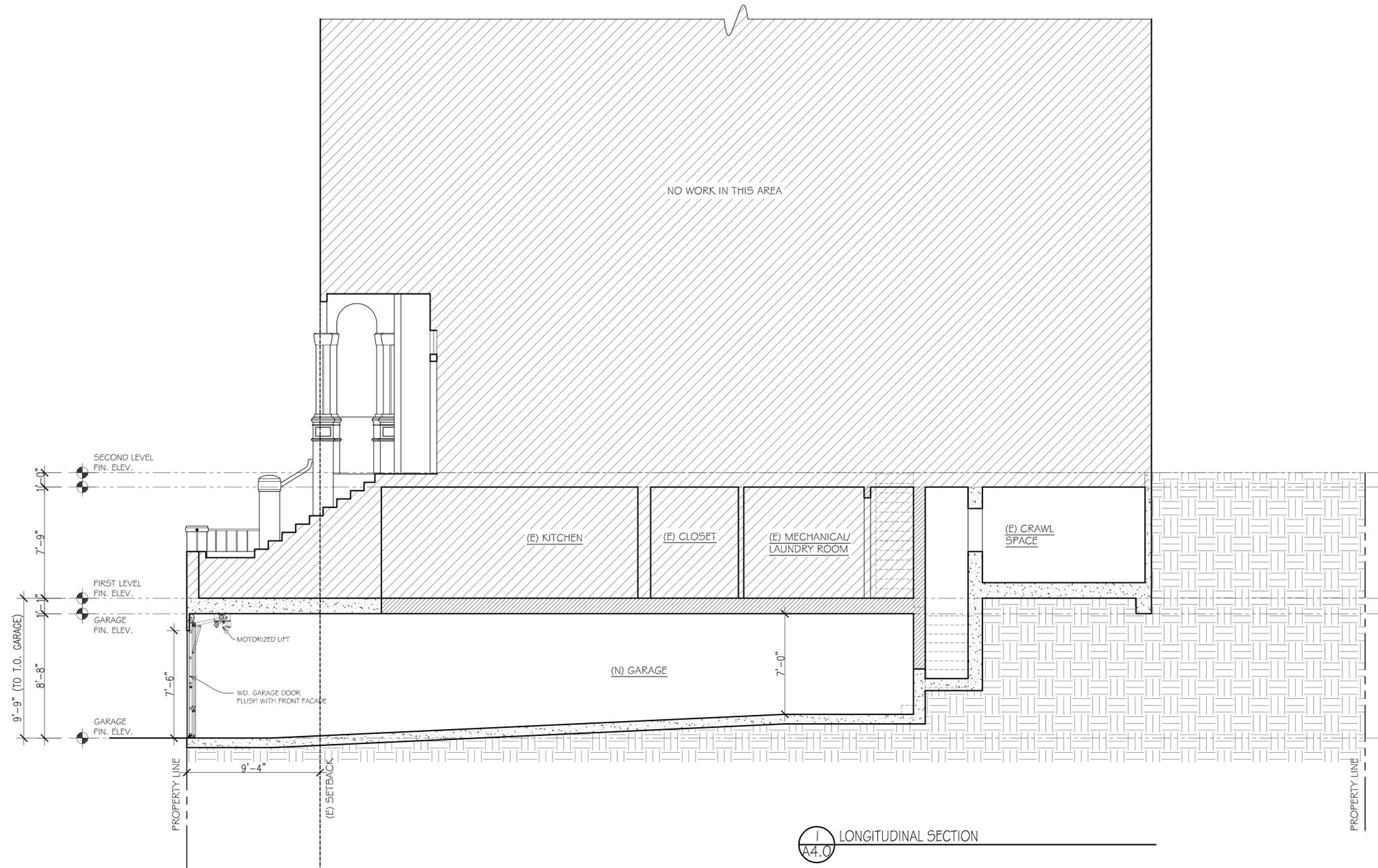
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TITLE
 NEW NORTH ELEVATION

DRAWN BY GJ/JC/AM	JOB NO. 1021 HAYES
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SHEET
 A3.0



1
A4.0
LONGITUDINAL SECTION

LEGEND

	NEW WALLS
	EXISTING WALLS TO REMAIN
	FIRE RATED CONSTRUCTION

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REVISIONS

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SAN FRANCISCO, CA 94133
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TITLE
BUILDING SECTIONS

DRAWN BY GJ/JC/AM	JOB NO. 1021 HAYES
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SHEET
A4.0