



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 17, 2014

*Filing Date:* March 21, 2014  
*Case No.:* **2014.0412A**  
*Project Address:* **79 FAIR OAKS STREET**  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* RH-3 (Residential – House, Three Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3618/090  
*Applicant:* Andy Rodgers  
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### PROPERTY DESCRIPTION

**79 FAIR OAKS STREET** is located on the east side between 21st and 22nd Streets (Assessor's Block 3618, Lot 090). Constructed in 1875, the subject property is a two-story over high-basement, wood-frame, two-family, Victorian-era Stick/Eastlake residence located on a lot measuring 26-ft by 117.5-ft. The subject property is clad in horizontal wood siding with decorative shingles at the upper floor between the horizontal stickwork, a gabled roof with intersecting planes at the facade, an overhanging eave with a wide band of trim with dentils under the cornice, corner boards with extended brackets, and squared wood-frame bay windows with stylized vertical trim at the sides. The subject property is designated as a contributing resource to the Liberty-Hill Landmark District and is located within the RH-3 (Residential – House, Three Family) Zoning District with a 40-X Height and Bulk Limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of the construction of an approximately 50 sq. ft., 14'-2" x 3'-6" side addition along the north property boundary for new interior stairs that would connect the recently converted first floor with the second floor dining room, the enlargement of an exterior door and window opening at the rear façade of the ground floor, the addition of two new window openings at the south façade of the ground floor, and the expansion of the double doors at the rear façade of the second floor. The replacement doors and new windows will be metal-clad wood in material and all replacement cladding would match the existing horizontal wood siding. Please see photographs and plans for details.

### OTHER ACTIONS REQUIRED

The proposed project requires Section 311 Notification and a Building Permit from the Department of Building Inspection (DBI).

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

Pursuant to Planning Code Section 1006.2, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate of Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition within a designated historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.
- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

### **Article 10, Appendix F – Liberty-Hill 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 Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

### 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 building's historic use as a residential property.*

**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 impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The approximately 50 sq. ft. addition, enlarged doors and new window openings are located at the rear of the property, and the new and replacement windows and doors will not result in the removal or impact any historic materials or features. The proposed project maintains the Stick/Eastlake architectural style of the subject property and would not be visible from the public right-of-way.*

**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 would not include the addition of conjectural features or architectural elements that create a false sense of development. The new and replacement metal-clad wood windows and doors are compatible with the rear facade. Specifically, the new enclosed stair addition will be minimally visible and topped with three small skylights that are compatible with the shiplap wood siding of the historic property.*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*There are no alterations to the subject property that have acquired historic significance in their own right.*

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

*The proposed project is limited to the rear façade and would not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the subject property.*

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

*The proposed project is limited to the rear façade and would not impact any distinctive features of the subject property, including any Stick/Eastlake ornamentation. Small areas of the horizontal wood siding would be removed to accommodate the larger door openings, and the new addition would also be clad in the same siding materials to match existing*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*The proposed project would not involve chemical or physical treatments, such as sandblasting, that would cause damage to historic materials.*

**Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*In general, the proposed project does not include significant excavation work and only a nominal amount would be required for the construction of the new interior stairs.*

**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 new side addition would be designed and constructed in a manner that is compatible with the historic design, scale, and materials of the subject building. The side addition is located between an existing exterior side wall and the side property boundary that would be sloped with the interior stairs, clad with matching wood siding, and topped with three small skylights. This addition would be consistent with the scale of the rear façade, not be visible from the public right-of-way, and would maintain the integrity of the subject property and the surrounding district.*

**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.

*Should any of the proposed work be removed and replaced in the future, the essential form and integrity of the building and district would be unimpaired.*

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public comments on the proposed project to date.

## ISSUES & OTHER CONSIDERATIONS

The subject property received Building Permit No. 2014.03.14.0807 on July 1, 2014 for interior improvements to convert the existing ground floor to habitable space. The permit was issued in error to also include the currently proposed enlargement of the doors at the rear façade.

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix F of the Planning Code, and the *Secretary of Interior's Standards*, staff has determined the following:

**South Façade Alterations:** The proposed project includes the addition of two new 7'-6" x 3' window openings along the south façade of the ground floor. These new openings are located at the rear of the property, approximately 26' and 17' from the rear wall and will not impact any significant character-defining feature of the subject property. The proposed metal-clad wood casement and awning windows will have 3" wood trim surrounds and be compatible with the historic character of the subject property and the surrounding district.

**Rear (East) Façade Alterations:** The proposed project consists of the construction of an approximately 50 sq. ft. rear side addition along the north property boundary for new interior stairs that would connect the recently converted first floor and the second floor, the enlargement of an exterior door and window opening at the rear façade of the ground floor, and the enlargement of a door opening at the second floor also at the rear façade. Staff finds that the proposed rear addition would not detract from the historic character of the district, would not cause any significant removal or alteration of historic material, spaces or features which characterize the property, would be sufficiently distinguished from the surrounding historic buildings, and would be compatible with the character of the district in terms of scale, construction, detailing, and materials. The addition will be minimally visible because it is located between an existing rear side wall and the property boundary and is designed to gradually slope with the stairs. Therefore, staff finds that the Stick/Eastlake architectural style and residential character of the subject property would be retained by the proposed project, and the essential form and integrity of the historic district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

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 subject building and the surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill District.

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photo  
Zoning Map  
Site Photos  
Architectural Drawings

*DV: G:\Documents\A\79 Fair Oaks Street\_2014.0412A\Report\79 Fair Oaks St\_CofA Case Report.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: SEPTEMBER 17, 2014

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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 090 IN ASSESSOR'S BLOCK 3618, WITHIN THE RH-3 (RESIDENTIAL – HOUSE, THREE FAMILY) ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on March 21, 2014, Andy Rodgers (Applicant) on behalf of Paul and Irit Seligman (Property Owners) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to alter the exterior of the south façade by adding two window openings, construct a rear side addition for interior stairs that would connect the ground and second floors, and enlarge two door and one window opening at the rear façade of the subject property located on Lot 090 in Assessor's Block 3618.

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 September 17, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0412A (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 with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated March 14, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0412A 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 Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated June 14, 2001.

- That the alteration at the south façade through the addition of two new 7'-6" x 3' window openings along the ground floor approximately 26' and 17' from the rear wall will not affect character-defining features of the subject building, and are compatible with the character-defining features of the Liberty-Hill District.
  - That the construction of an approximately 50 sq. ft. side addition along the north property boundary for new interior stairs that would connect the recently converted first floor with the second floor, the enlargement of an exterior door and window opening at the rear façade of the ground floor, and the enlargement of a door opening at the second floor also at the rear façade are compatible with the character-defining features of the subject building and landmark district in height, scale, materials, and detailing.
  - That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed and replaced at a future date.
  - That the proposal is in conformance with the requirements of Article 10.
  - The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation.
3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

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 79 Fair Oaks Street, a contributing resource to the Liberty-Hill 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 and will not impact existing 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 historic 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 impact or reduce the affordable housing supply, since no affordable housing is present on the project site.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. No existing on-street parking for the existing two-family residential building will be removed.*

- 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.

*All construction will be executed in compliance with all applicable construction and safety measures.*

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

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

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 090 in Assessor's Block 3618 for proposed work in conformance with the architectural plans dated March 14, 2014, labeled Exhibit A on file in the docket for Case No. 2014.0412A.

**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 September 17, 2014.

Jonas P. Ionin  
Commission Secretary

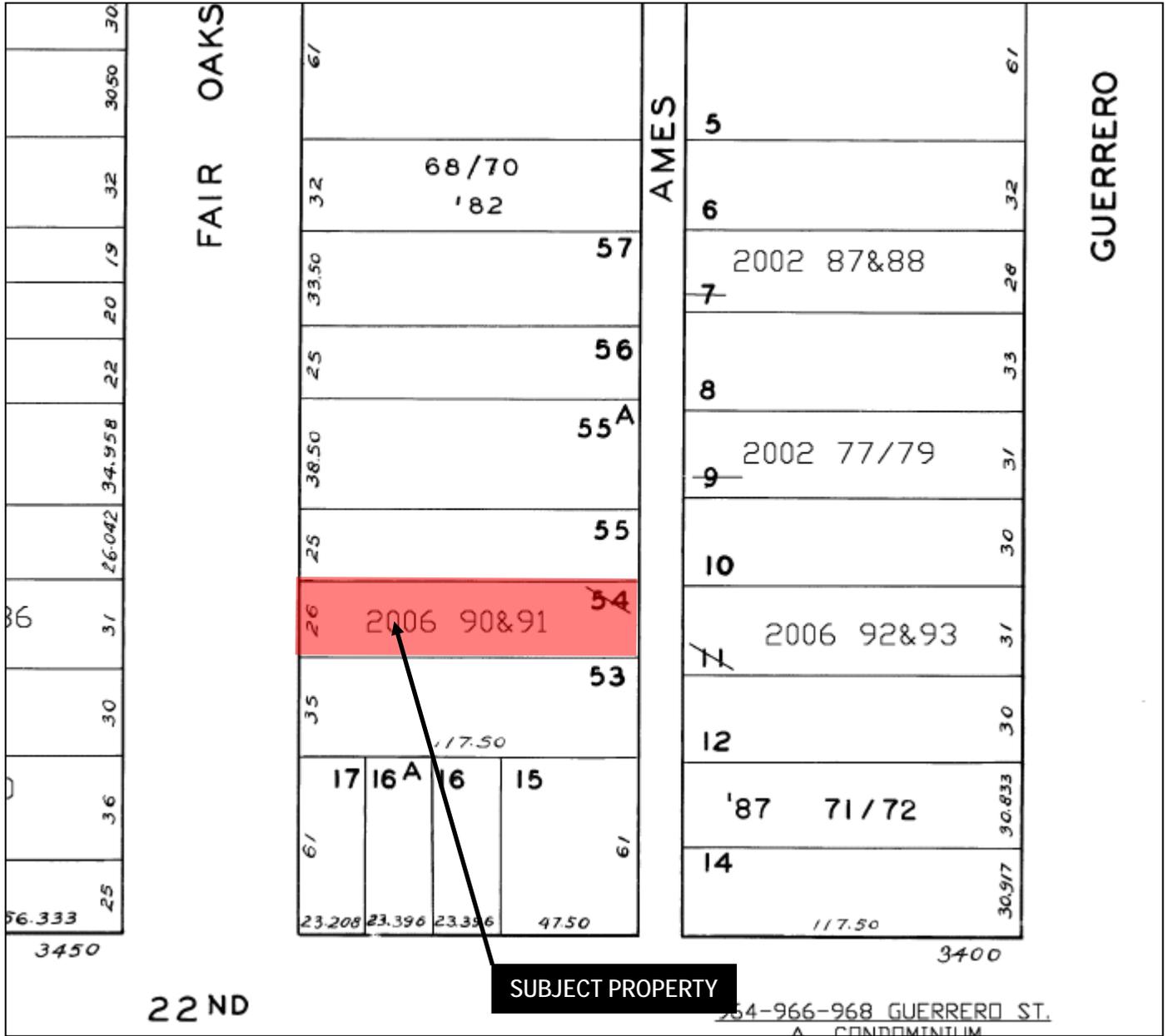
AYES:

NAYS:

ABSENT:

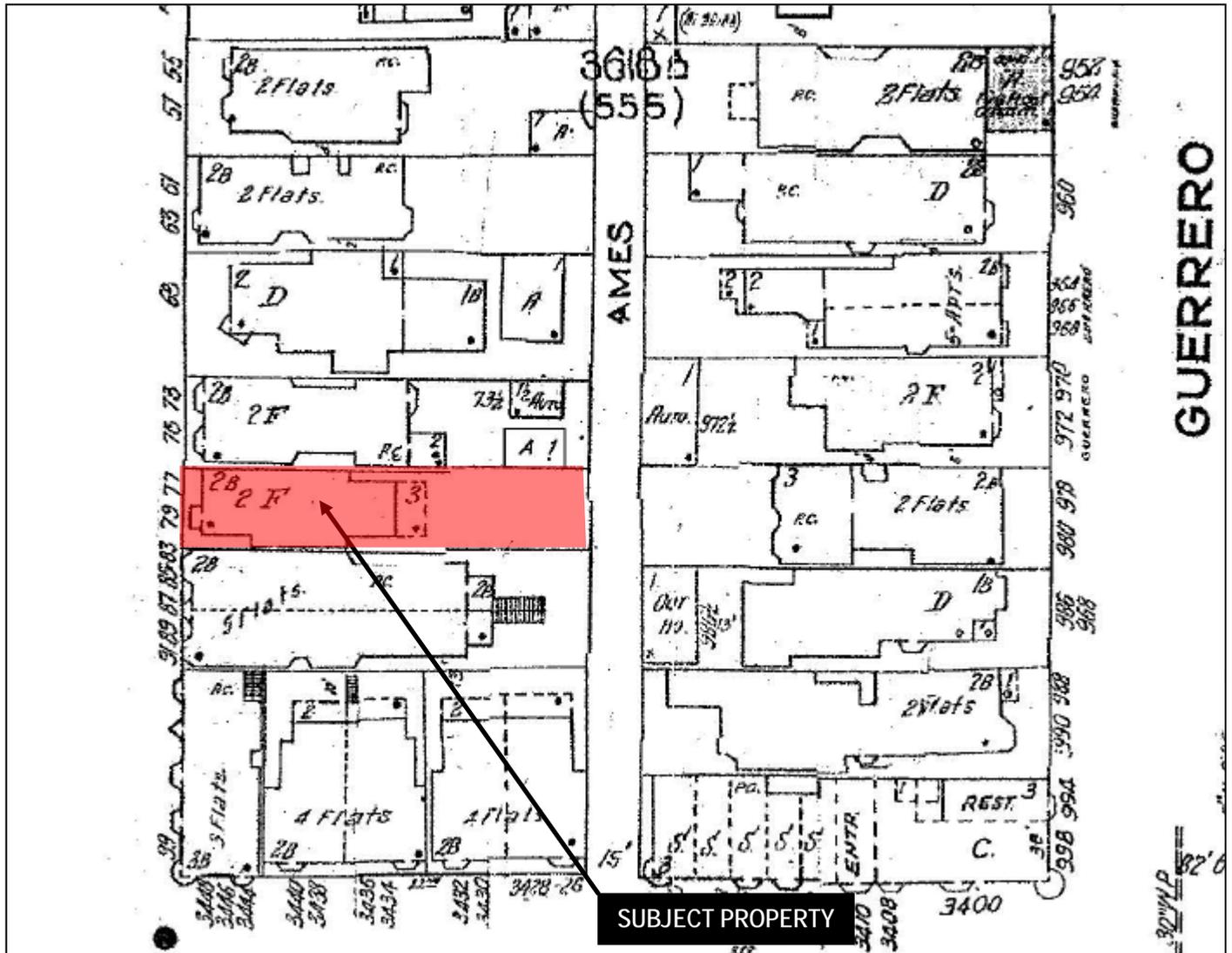
ADOPTED: September 17, 2014

# Parcel Map



Certificate of Appropriateness Hearing  
 Case Number 2014.0412A  
 79 Fair Oaks Street

# Sanborn Map\*

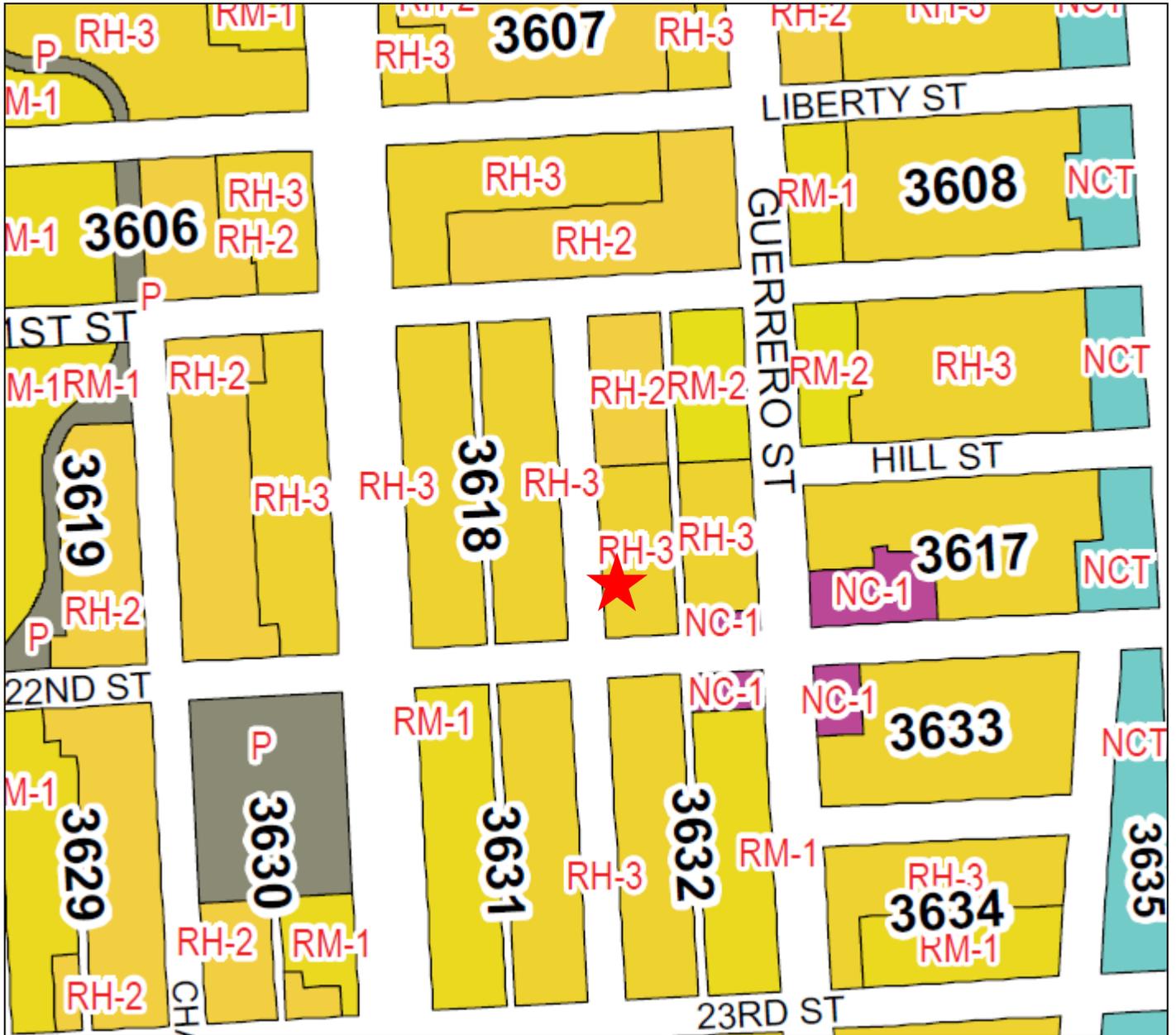


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
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79 Fair Oaks Street

# Zoning Map



Certificate of Appropriateness Hearing  
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# Aerial Photo (facing east)



Certificate of Appropriateness Hearing  
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# Site Photo



Certificate of Appropriateness Hearing  
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# Historic Photo



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**GENERAL NOTES**

ALL CONSTRUCTION AND INSTALLATION SHALL CONFIRM TO THE FOLLOWING CODES:  
 2013 TITLE 24 & CALIFORNIA BUILDING CODE (CBC) & SAN FRANCISCO AMENDMENTS  
 2013 CALIFORNIA MECHANICAL CODE (CMC) & CALIFORNIA PLUMBING CODE (CPC)  
 2013 CALIFORNIA ELECTRICAL CODE (CED) & CALIFORNIA ENERGY CODE (CEC)  
 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS  
 2002 MFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2002 MFPA13R SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HT. & 2002 MFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER GOVERNING CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN.

ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.

WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFIRM WITH LOCAL BUILDING AND FIRE CODES.

PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

PROVIDE FIRE-BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.  
 2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.  
 3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N.

DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.

CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH ON SHEET NO.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED.

PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2.

ALL SMOKE DETECTORS TO BE HARD WIRED.

OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH (1), (2), OR (3)-HOUR RATED ASSEMBLIES, RESPECTIVELY.

ALL ASSEMBLIES SHOULD BE APPROVED.

ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS.



**ABBREVIATIONS**

AB.	ANCHOR BOLT	ELEV.	ELEVATION	HT.	HEIGHT	(R)	REMODELED OR RELOCATED
A.F.F.	ABOVE FINISHED FLOOR	EMER.	EMERGENCY	HVAC.	HEATING, VENTILATION, AND AIR CONDITIONING	RE:	REFER TO ...
AGGR.	AGGREGATE	ENCL.	ENCLOSURE	I.D.	INSIDE DIAMETER	REFR.	REFRIGERATOR
AL.	ALUMINUM	EQ.	EQUAL	INSUL.	INSULATION	REINF.	REINFORCED
ALT.	ALTERNATE	EQUIP.	EQUIPMENT	INT.	INTERIOR	REQ'D	REQUIRED
APPROX.	APPROXIMATE	E.W.	EACH WAY	JAN.	JANITOR	RM	ROOM
ARCH.	ARCHITECTURAL	W.E.C.	ELECTRIC WATER COOLER	JNT.	JOINT	R.D.	ROUGH OPENING
BD.	BOARD	EXP.	EXPANSION	JST.	JOIST	S	SOUTH
BLDG.	BUILDING	EXT.	EXTERIOR	KIT.	KITCHEN	S.C.	SOLID CORE
BLK.	BLOCK	F.A.	FIRE ALARM	LAB.	LABORATORY	SCHED.	SCHEDULE
BLK'G.	BLOCKING	F.D.C.	FLOOR DRAIN	LAM.	LAMINATE	SECT.	SECTION
BM.	BEAM	FDN.	FIRE DEPARTMENT CONNECTION	LAV.	LAVATORY	S.F.	SQUARE FOOT
BOT.	BOTTOM	F.A.	FIRE EXTINGUISHER	LT.	LIGHT	SHT.	SHEET
BTWN.	BETWEEN	F.A.C.	FIRE EXTINGUISHER CABINET	MAX.	MAXIMUM	SIM.	SIMILAR
B.U.R.	BUILT UP ROOFING	F.B.	FINISH FLOOR	MECH.	MECHANICAL	SPEC.	SPECIFICATION
B.W.	BOTH WAYS	F.H.C.	FIRE HOSE CABINET	MEMB.	MEMBRANE	SQ. OR #	SQUARE
C.J.	CONTROL JOINT	FIN.	FINISH	MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
CLG.	CEILING	F.L.	FLOW LINE	M.H.	MANHOLE	STAGG.	STAGGERED
CLKG.	CAULKING	FLR.	FLOOR	MIN.	MINIMUM	STD.	STANDARD
CLR.	CLEAR	FLUOR.	FLUORESCENT	MISC.	MISCELLANEOUS	STIFF.	STIFFENER
C.M.U.	CONCRETE MASONRY UNIT	FND.	FOUNDATION	M.O.	MASONRY OPENING	STL.	STEEL
COL.	COLUMN	F.O.B.	FACE OF BRICK	MTL.	METAL	STRUC.	STRUCTURAL
CONC.	CONCRETE	F.O.C.	FACE OF CONCRETE	MUL.	MULLION	SUSP.	SUSPENDED
CONN.	CONNECTION	F.S.	FULL SIZE	N	NORTH	TR.	TREAD
CONSTR.	CONSTRUCTION	FT.	FOOT OR FEET	(N)	NEW	T & B	TOP AND BOTTOM
CONT.	CONTINUOUS	FTG.	FOOTING	N.I.C.	NOT IN CONTRACT	TER.	TERRAZZO
C.T.	CERAMIC TILE	FURR.	FURRING	NO.	NUMBER	T & G	TONGUE AND GROOVE
DEG.	DEGREE	GA.	GAUGE	NOM.	NOMINAL	THK.	THICK
DET./DTL.	DETAIL	GALV.	GALVANIZED	N.T.S.	NOT TO SCALE	T/	TOP OF
D.F.	DRINKING FOUNTAIN	G.C.	GENERAL CONTRACTOR	O.C.	ON CENTER	TYP.	TYPICAL
DIAG.	DIAGONAL	G.L.	GLASS	O.D.	OUTSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
DIA. Ø	DIAMETER	GR.	GRADE	OH.	OVERHEAD	VCT.	VINYL COMPOSITION TILE
DN.	DOWN	GYP.	GYPSUM	OPG.	OPENING	VER.	VERIFY
DS.	DOWNSPOUT	GYP. BD.	GYPSUM BOARD	OPP.	OPPOSITE	VERT.	VERTICAL
DWG.	DRAWING	H.B.	HOSE BIBB	PCT.	PRE-CAST	W	WEST
E	EAST	H.C.	HOLLOW CORE	P.L.	PROPERTY LINE	W/W.	WITH
(E)	EXISTING	H/C	HOLLOW CORE	P.LAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
EA.	EACH	HDWD.	HARDWOOD	PLAS.	PLASTER	WD.	WOOD
E.J.	EXPANSION JOINT	HDWE.	HARDWARE	PLYWD.	PLYWOOD	W/O	WITHOUT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	H.M.	HOLLOW METAL	PR.	PAIR	Ø	PROPERTY LINE
EL.	ELEVATION	HR.	HOUR	Q.T.	QUARRY TILE	CL	CENTERLINE
ELEC.	ELECTRICAL			R.	RISER		

NOTE: CLARIFY WITH ARCHITECT - ALL ABBREVIATIONS NOT LISTED

**SYMBOLS LEGEND**

- SECTION: SECTION LETTER SHEET NUMBER
- DETAIL: DETAIL NUMBER SHEET NUMBER
- ELEVATION: ELEVATION LETTER SHEET NUMBER
- DOOR NUMBER
- WINDOW TYPE
- SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER
- NORTH DESIGNATION
- ROOF SLOPE INDICATION
- EQUIPMENT NUMBER L
- ELEVATION TAG
- SPOT ELEVATION
- REVISION
- PROPERTY LINE
- CENTER LINE

**PROJECT DIRECTORY**

**PROJECT ARCHITECT**  
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 E: ordesign@att.net

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 iritrit@gmail.com

**GENERAL CONTRACTOR**  
 T.B.D.

**STRUCTURAL ENGINEER**  
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**T24 CONSULTANT**  
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 E: dannygrohmann@aol.com

**PROJECT INFORMATION**

PROJECT ADDRESS: 79 FAIR OAKS STREET  
 SAN FRANCISCO, CA 94110

BLOCK/LOT: 3618/090

ZONING: RH-3

HEIGHT/BULK DISTRICT: 40X

CONSTRUCTION TYPE: VB

OCCUPANCY: R3

EXISTING # OF FLOORS: 3

PROPOSED # OF FLOORS: 3

EXISTING HABITABLE SPACE: 1,346 SQ FT

PROPOSED HABITABLE SPACE: 1,913 SQ FT

ADDL HABITABLE SPACE: 567 SQ FT

PROJECT DESCRIPTION:  
 ADDITION OF CONDITIONED SPACE WITHIN EXISTING ENVELOPE AT EXISTING FIRST FLOOR.

AT 2ND FLOOR: REPLACEMENT OF (E) DOOR ONTO (E) DECK W/ (N) LARGER DOOR.

PLUMBING AND ELECTRICAL WORK CORRESPONDING TO NEWLY REMODELED AREA, STRUCTURAL AND SEISMIC UPGRADES AS REQUIRED.

**SHEET INDEX**

A0.1 PROJECT INFORMATION, GENERAL NOTES  
 A1.1 SITE PLANS  
 A1.2 BASEMENT FLOOR PLANS  
 A1.3 FIRST FLOOR PLANS  
 A2.1 EXISTING & PROPOSED NORTH ELEVATIONS  
 A2.2 EXISTING & PROPOSED EAST ELEVATIONS  
 A2.3 EXISTING & PROPOSED SOUTH ELEVATIONS  
 A3.1 BUILDING SECTION

**PROJECT LOCATION MAP**

**REVISIONS:**

**andy rodgers design studio**  
 www.rodgersarchitecture.com  
 415 309 9612

ALTERATIONS TO:  
**79 FAIR OAKS**  
 SAN FRANCISCO, CA, 94110  
 OWNER: PAUL & IRIT SELIGMAN

ISSUED FOR SITE PERMIT

GENERAL NOTES, PROJECT INFORMATION

DATE 07.07.14

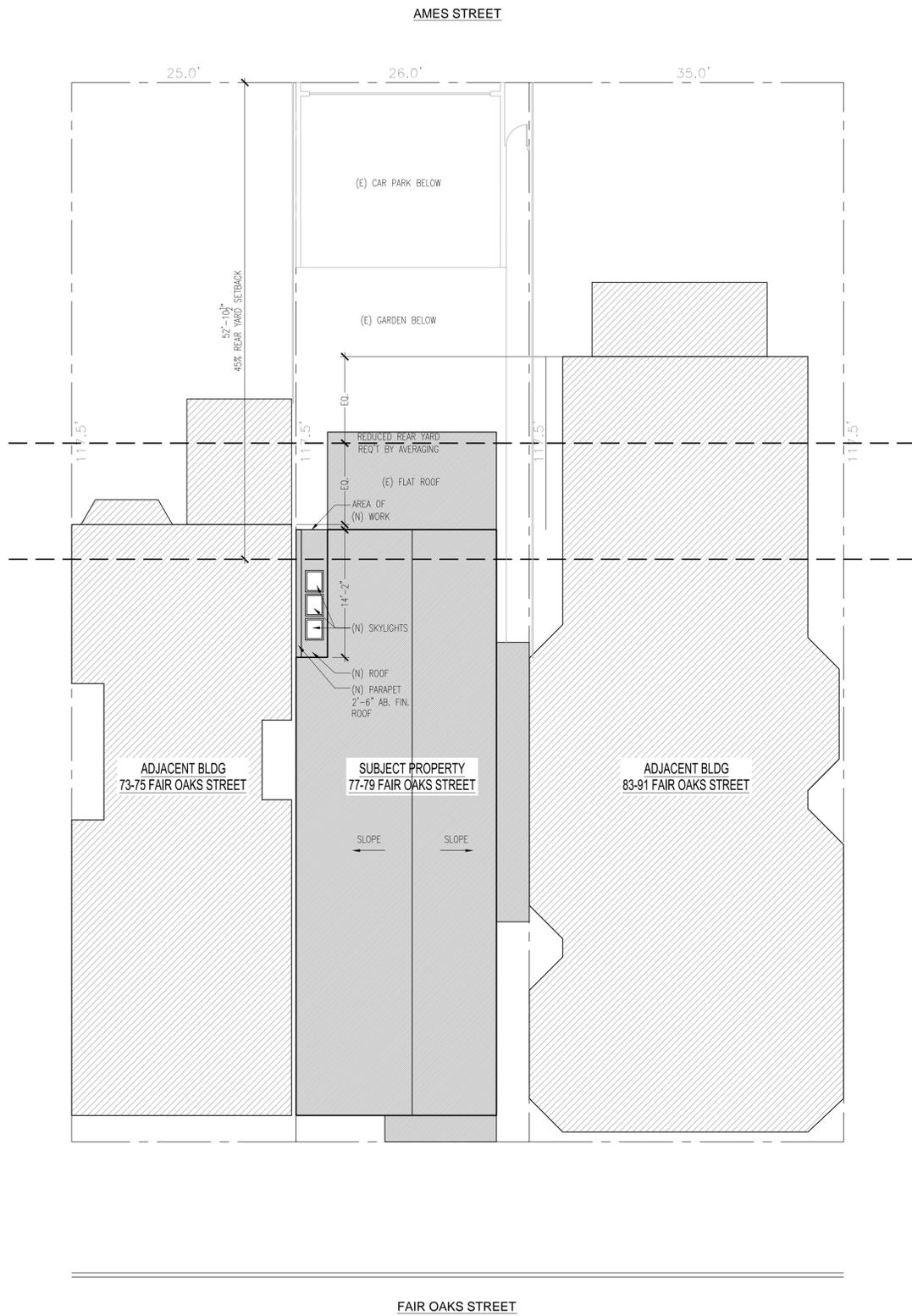
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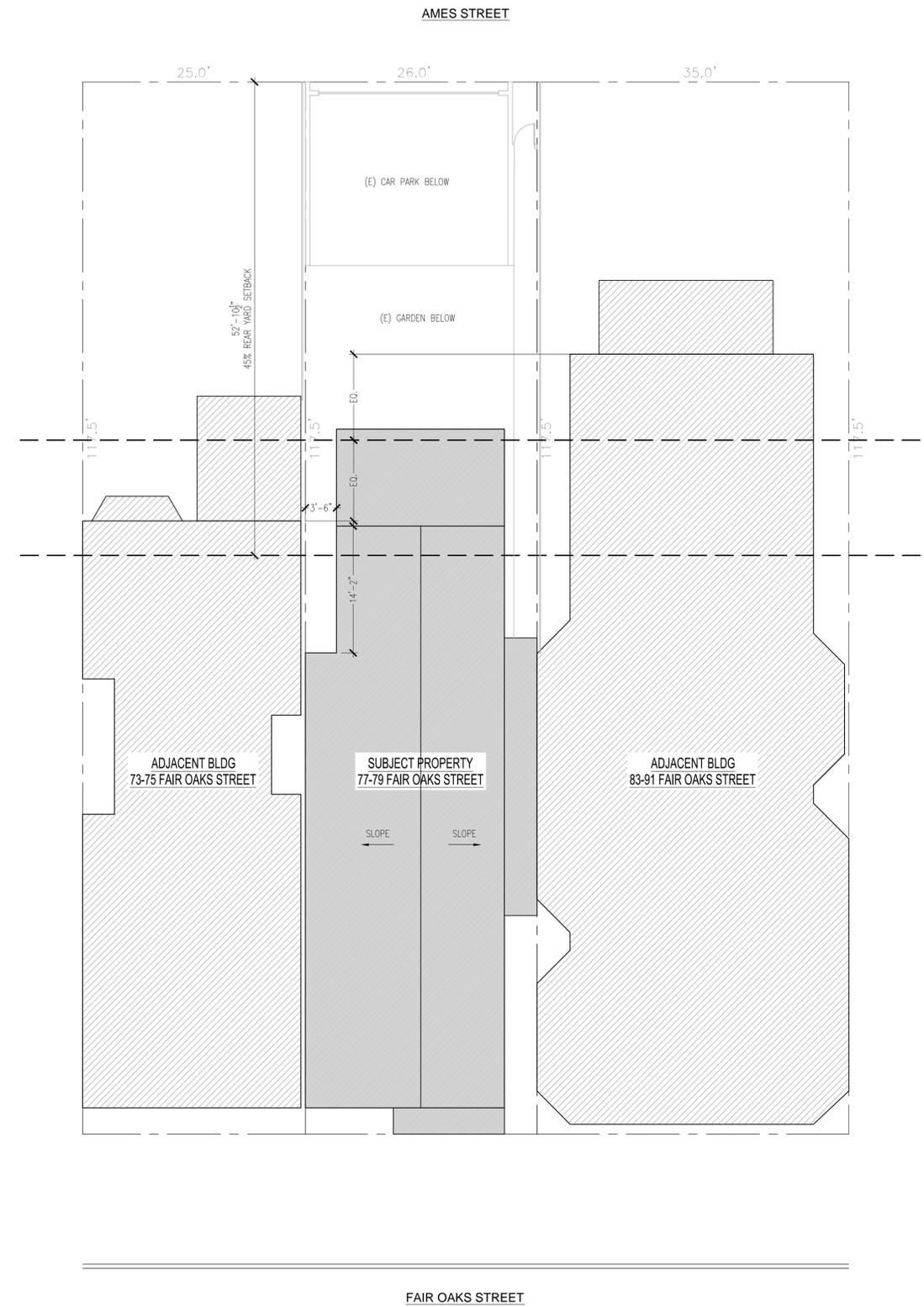
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SHEET

**A0.1**



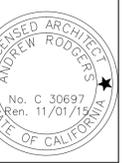
2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



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



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EXISTING &  
PROPOSED  
SITE PLANS

DATE 07.07.14

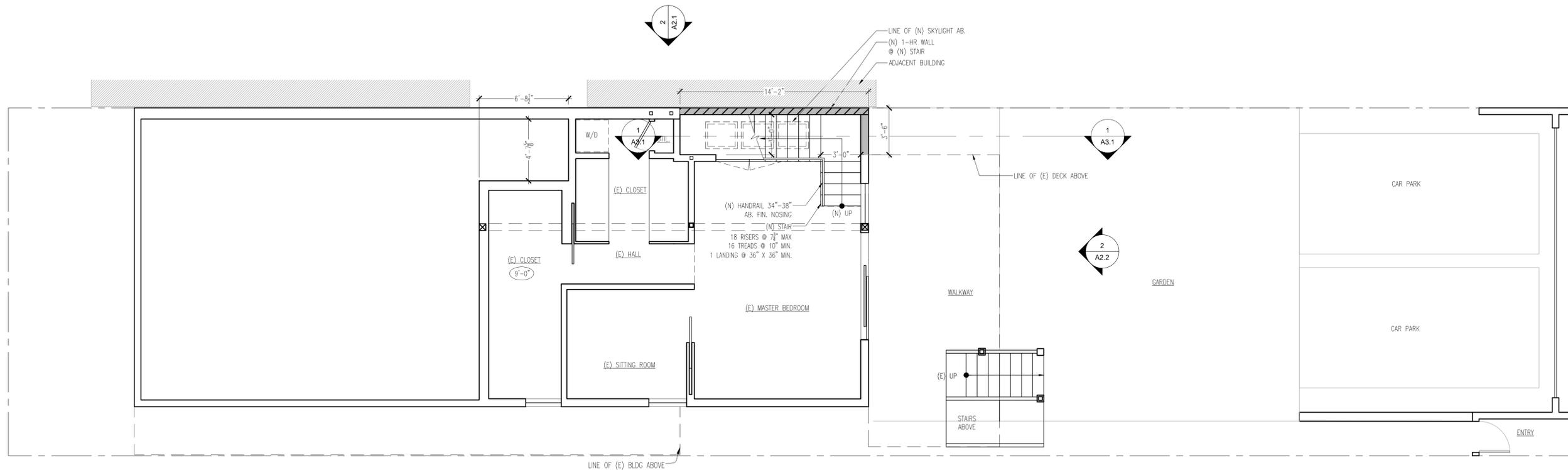
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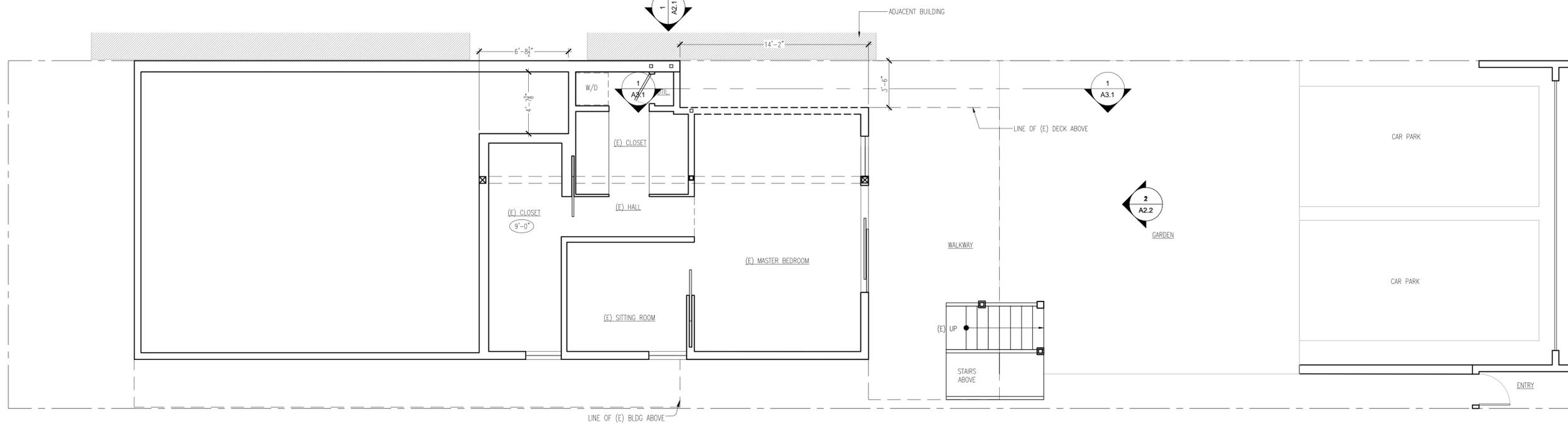
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SHEET

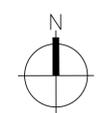
**A1.1**



2 PROPOSED 1ST FLOOR  
SCALE: 1/4" = 1'-0"



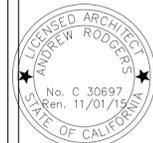
1 EXISTING 1ST FLOOR  
SCALE: 1/4" = 1'-0"



**PARTITION KEY**

	(E) CONSTRUCTION TO REMAIN
	(N) CONSTRUCTION
	1-HR CONSTRUCTION
	(E) CONSTRUCTION TO BE REMOVED

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EXISTING &  
PROPOSED  
FIRST FLOOR  
PLANS

DATE 07.07.14

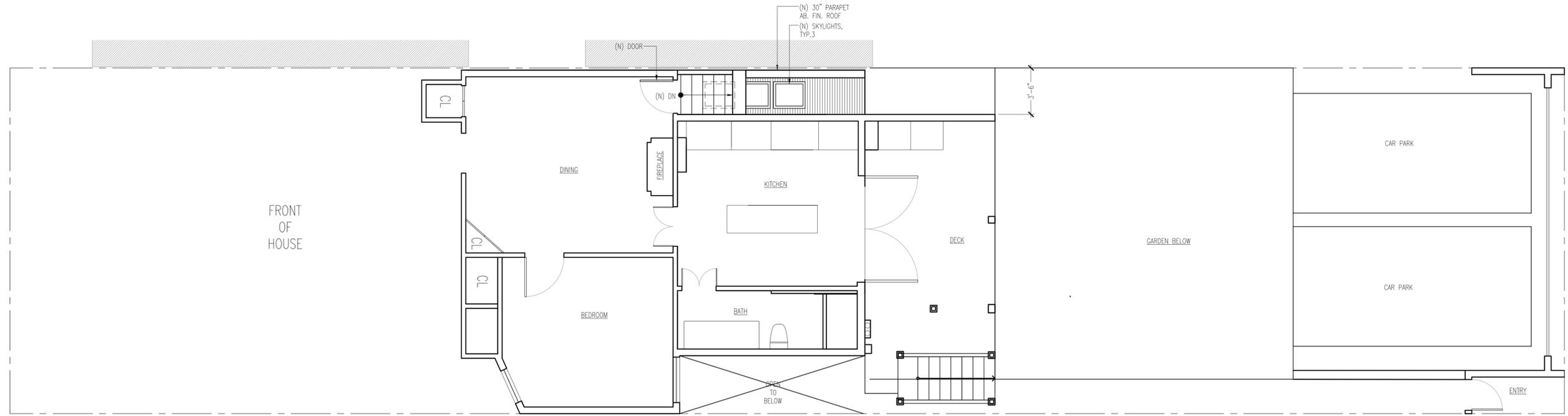
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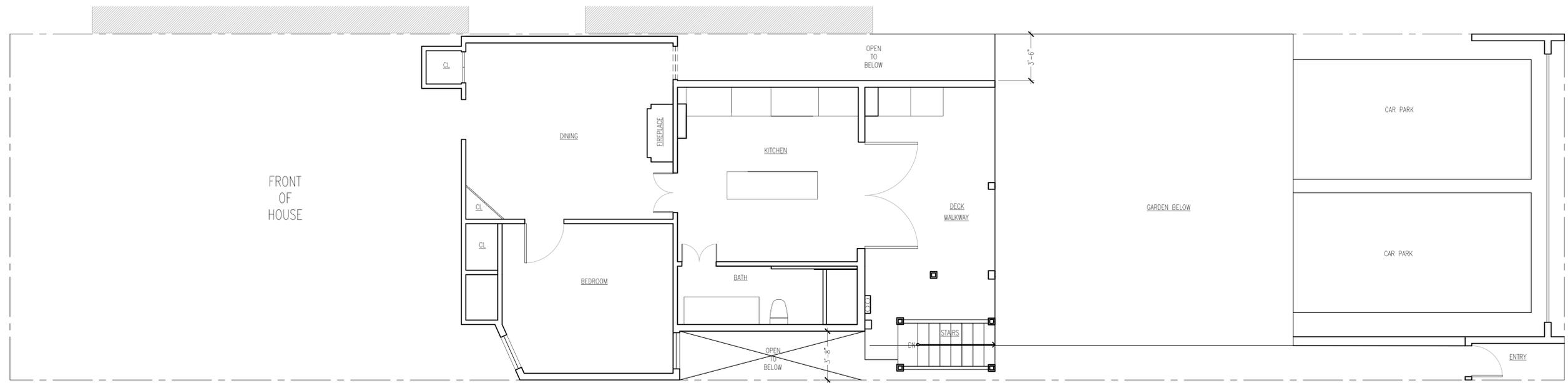
JOB

SHEET

**A1.2**



2 PROPOSED 2ND FLOOR  
SCALE: 1/4" = 1'-0"



1 EXISTING 2ND FLOOR  
SCALE: 1/4" = 1'-0"



PARTITION KEY

	(E) CONSTRUCTION TO REMAIN
	(N) CONSTRUCTION
	1-HR CONSTRUCTION
	(E) CONSTRUCTION TO BE REMOVED

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EXISTING &  
PROPOSED  
SECOND  
FLOOR PLANS

DATE 07.07.14

SCALE 1/4"=1'-0"

DRAWN

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SHEET

**A1.3**

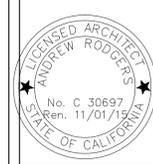


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

1 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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SITE PERMIT

EXISTING &  
PROPOSED  
SOUTH  
ELEVATION

DATE 07.07.14

SCALE 1/4"=1'-0"

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**A2.1**

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ISSUED FOR  
SITE PERMIT

EXISTING &  
PROPOSED  
EAST  
ELEVATION

DATE 07.07.14

SCALE 1/4"=1'-0"

DRAWN

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**A2.2**



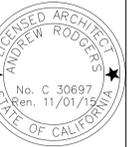
**2** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**1** EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



REVISIONS:



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ISSUED FOR  
SITE PERMIT

EXISTING &  
PROPOSED  
NORTH  
ELEVATION

DATE 07.07.14

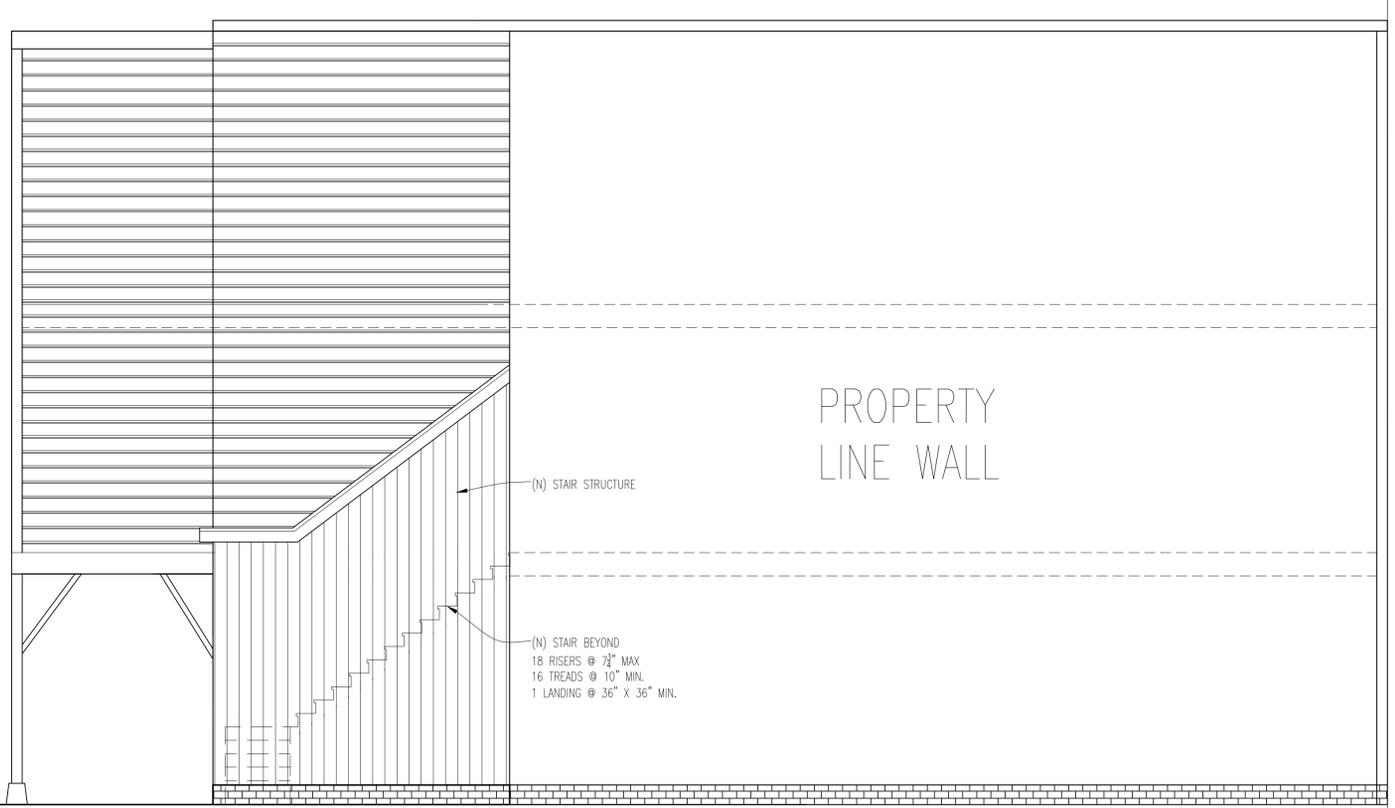
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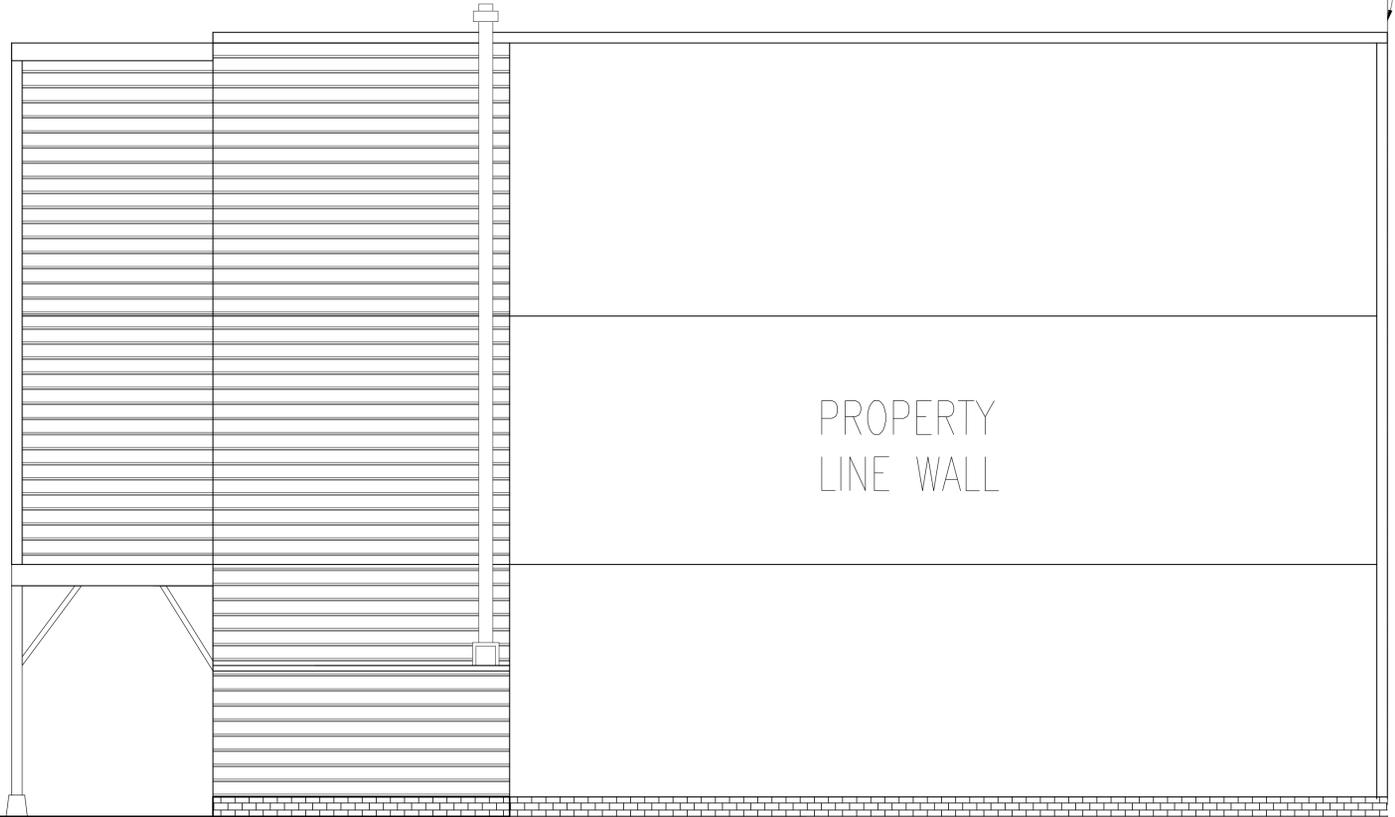
JOB

SHEET

**A2.3**



**2** PROPOSED NORTH ELEVATION  
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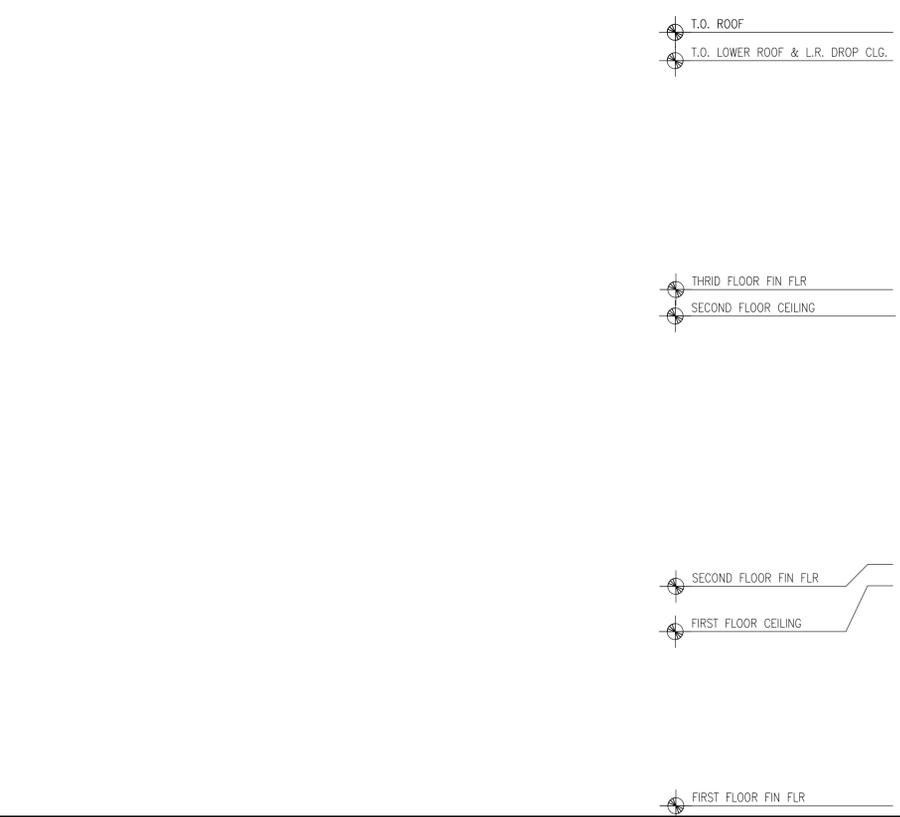
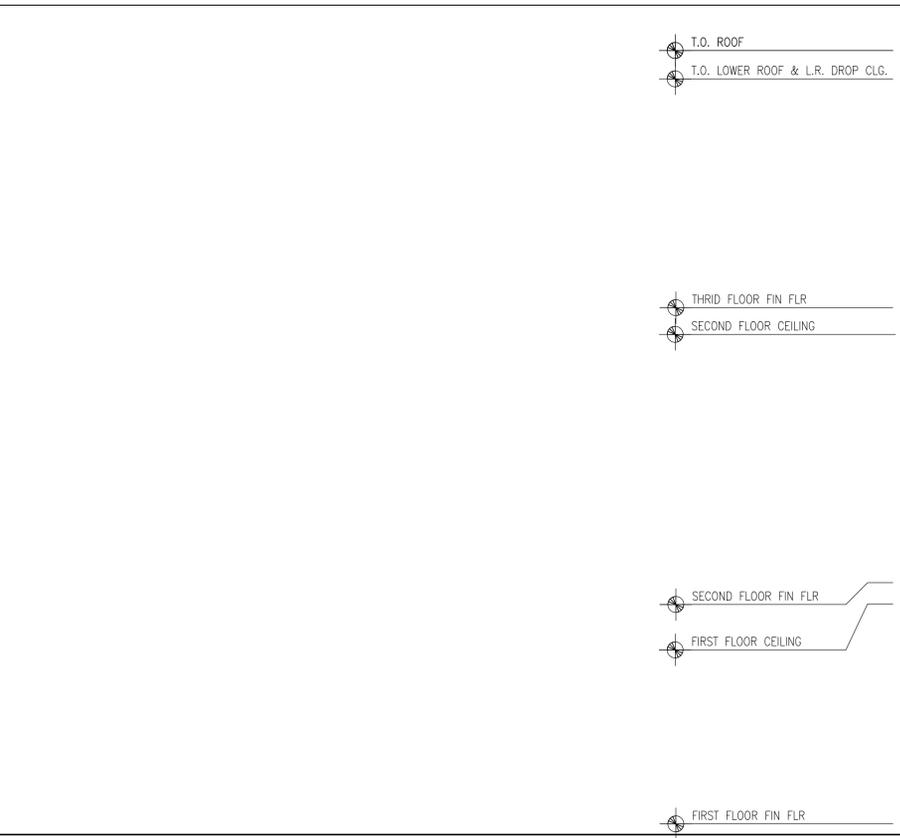


**1** EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPERTY  
LINE WALL

PROPERTY  
LINE WALL



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OWNER: PAUL & IRIT SELIGMAN

ISSUED FOR  
SITE PERMIT

PROPOSED  
SECTION @  
(N) STAIR

DATE 07.07.14

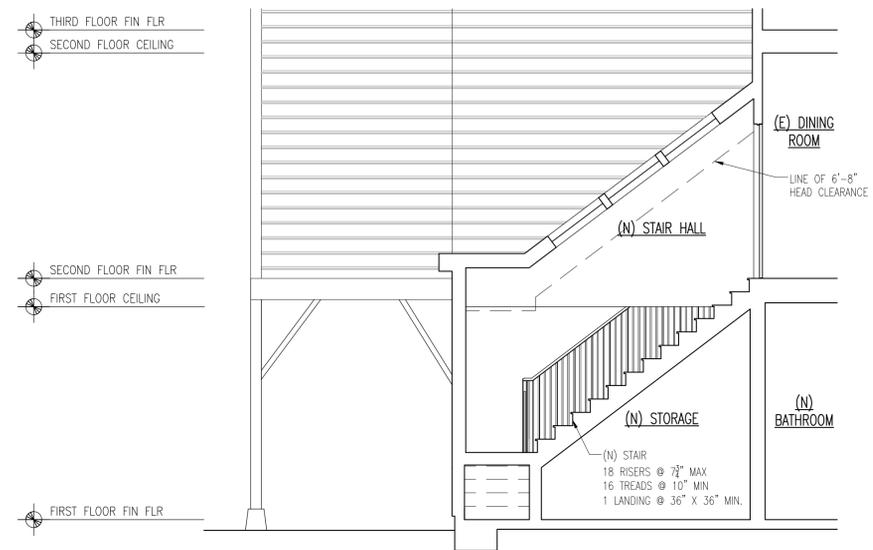
SCALE 1/4"=1'-0"

DRAWN

JOB

SHEET

**A3.1**



**1** PROPOSED SECTION @ NEW STAIR  
SCALE: 1/4" = 1'-0"

