



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 7, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: August 17, 2016
Case No.: 2016-006763COA
Project Address: 2007 Franklin Street
Historic Landmark: Haas-Lilienthal House, Landmark Number 69
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0600/002
Applicant: Arnie Lerner, Architect
Lerner & Associates, Architects
1108c Bryant Street
San Francisco, CA 94103
Staff Contact: Frances McMillen - (415) 575-9076
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

2007 FRANKLIN STREET, west side between Washington and Jackson Streets, Assessor's Block 0600, Lot 002. The subject property is a two-story frame building with a basement and attic. Designed by Peter R. Schmidt for William Haas, the building was constructed in 1885-1886 and designated as a landmark in 1974. A two-story addition designed by Gardiner Daley was erected at the rear of the building in 1928. The subject property is designed in the Queen Anne style. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District. The property is owned and occupied by San Francisco Heritage and used as a museum, library and event space. The National Trust for Historic Preservation holds a façade easement on the building.

PROJECT DESCRIPTION

The proposed project involves life safety upgrades and modifying existing exterior doors and walkways to provide a barrier free entry to the Haas Lilienthal House. The scope of the work subject to this Certificate of Appropriateness includes:

- Installation of a fire escape on the second and third floors at the rear of the building;
- Removing a small section of the roof and a window on the single-story rear pantry to accommodate the new fire escape ladder;
- Alterations to the side entrance walkway, including the removal of concrete stairs from Franklin Street and modifications to the slope of the walk;

- Removal of the concrete step accessing the side entrance and installation of a transom panel above the existing door;
- Installation of a platform lift at the rear porch;
- Installation of staircase handrails at the front entrance and rear basement and safety railings along the side walkway;
- Removal and replacement of non-historic staircase and landing at the rear of the 1928 addition;
- Modification to the back porch decking and thresholds at entrances to provide level surfaces for ease of access to the building.

Although not subject to this Certificate of Appropriateness, this project also includes lowering existing concrete slab within breezeway at garage and new landscaping at rear yard.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects 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.

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 existing use as a museum, library and office space. None of the building's distinctive materials, features, spaces or spatial relationships will be affected by the proposed project.

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 historic character of the property would be retained. No distinctive materials, architectural elements, or spaces that characterize the property would be removed or altered. The fire escape, platform lift, and new stairs to the addition are located at the rear of the building and will not be visible from the street and would not alter character-defining features of the building. The project would involve modifying a portion of the roof and removing a window on a non-visible elevation of the small, single story pantry at the rear of the building to accommodate the fire escape ladder. The alterations to the roof and the removal of wall will not impact the shape or massing of the pantry. The north wall would be re-clad with wood siding that will match the existing siding. The installation of the platform lift requires the removal of an approximately 4-foot section of the rear porch railing. A more expansive section of railing that extends much of the length of the porch will remain. The staircase to the 1928 addition is not original and is not a distinctive feature. The removal of the steps accessing the side walkway and the alteration to the thresholds at the side door and the breezeway will not affect the character of the building or the site. The removal of the step at the side entrance and installation of the transom panel above the door does not require altering the opening. The existing multi-light door will be reused.

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 project would not create a false sense of historical development. The new wood stairs and landing to the 1928 addition will be an improvement over the existing non-historic stairs and landing. The stair railing will clearly be a new feature, but the design is referential to the historic back porch railing and compatible with the character of the building. The proposed metal handrail at the front entrance is compatible with the wrought iron fencing along Franklin Street and will be similar in design to an existing handrail.

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

No distinctive materials, features, finishes, construction or craftsmanship examples would be removed from the historic site or surrounding historic buildings. The pantry is a small, single story projection with a flat roof. Removing a portion of the roof and the north elevation window will not require the removal of distinctive materials or features. The steps to the side walkway and stairs to the 1928 addition are not distinctive features from their own historic periods. The project requires the removal of a roughly 4-foot section of the rear porch railing. The removal will not impact the character of the building. A more extensive section of the railing will remain.

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 exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The new handrails and rear staircase railing are new features, but are compatible with the building's historic character and materials. The fire escape, platform lift, and new stairs to the addition are located at the rear of the building and will not be visible from the street and would not alter character-defining features of the building.

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 fire escape and the new handrails could be removed in the future without harming the integrity of the building. Installation of the platform lift will require removing a small section of the rear porch railing. The railing will be retained and stored so if in the future the platform lift is removed the railing can be reinstalled.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report. The National Trust for Historic Preservation holds a façade easement on the property and has reviewed and approved the proposed modifications.

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 Haas Lilienthal House, Landmark Number 69.

The proposed alterations, including the fire escape, pantry modifications, new stairs to the addition, and platform lift, are primarily located at the rear of the building and would not be visible from the street. They would not alter character-defining features of the building and could be removed in the future without impacting the integrity of the property. The removal of a section of the back railing to accommodate the platform lift is a minor modification and the historic railing will be retained so it can be reinstalled if the lift is removed in the future. The platform lift will be painted to match the color of the house allowing it to blend in with the building. The removal and replacement of the non-original stairs to the rear addition would not result in the alteration or removal of historic fabric or character-defining features. The new stairs will be an improvement over the existing stairs as their design is contemporary, but referential to the historic wood railing along the back porch. The elements of the project visible from the public street include the handrail along the front steps and the modifications to the walkway along the north property line. The proposed front entrance handrail is a simple new feature that is compatible with the wrought iron fencing along the front retaining wall and will match an existing railing installed in recent years. Installing railings with a similar profile along the side walkway is recommended, as

opposed to the pipe rail currently proposed, in order to achieve greater compatibility with the house. The alterations to the side entrance walkway, including the removal of the stairs from Franklin Street and the modifications to the slope of the walk, are modest changes that will not impact the historic appearance of the building.

Conditions of Approval

1. *That detailed plans showing the method of attachment of the fire escape to the building be provided to Preservation staff for review and approval prior to the issuance of Building Permit Applications.*
2. *Design and material specifications for the metal railings and paint samples for the platform lift shall also be provided to Preservation staff for review and approval prior to the issuance of Building Permit Applications.*
3. *Formal approval of the plans by the National Trust for Historic Preservation stating the project is in keeping with the terms of the easement be provided to Preservation staff prior to the issuance of Building Permit Applications.*

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that 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 meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

- Draft Motion
- Parcel Map
- 1998 Sanborn Map
- Plans
- Site Photographs



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 7, 2016

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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 002 IN ASSESSOR'S BLOCK 0600, WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 17, 2016, Arnie Lerner, Lerner & Associates Architects (Project Sponsor), on behalf of San Francisco Heritage (Property Owner), filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to make safety upgrades, including installation of a rear fire escape, platform lift, and modify existing exterior doors and walkways to provide a barrier free entry to 2007 Franklin Street, Landmark Number 69 located on lot 002 in Assessor's Block 0600.

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 December 7, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-006763COA (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 October 27, 2016 and labeled Exhibit A on file in the docket for Case 2016-006763COA based on the following findings:

CONDITIONS OF APPROVAL

1. That detailed plans showing the method of attachment of the fire escape to the building be provided to Preservation staff for review and approval prior to the issuance of Building Permit Applications.
2. Design and material specifications for the metal railings and paint samples for the platform lift shall also be provided to Preservation staff for review and approval prior to the issuance of Building Permit Applications.
3. Formal approval of the plans by the National Trust for Historic Preservation stating the project is in keeping with the terms of the easement be provided to Preservation staff prior to the issuance of Building Permit Applications.

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 dated September 18, 1974.

- That the proposed project is compatible with the Haas Lilienthal House, Landmark Number 69 since the project does not affect the mass and form of the building.
- That the project would maintain the existing use of the building as a museum, library and event space.
- That the proposed project maintains and does not alter or destroy the building's character-defining features or materials.
- The proposed project meets the requirements of Article 10.

- 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 Haas Lilienthal House, Landmark Number 69 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 involves safety upgrades and improved access to the subject property and will not have an impact on any existing neighborhood serving retail use, since there are no retail uses located on the project site.

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

The proposed project will respect 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 affect the City's affordable housing supply.

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

The proposed project 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 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 installation of the fire escape and modifications to the entrances will improve building access and egress. 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 WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 002 in Assessor's Block 0600 for proposed work in conformance with the renderings and architectural sketches dated October 27, 2016 and labeled Exhibit A on file in the docket for Case No. 2016-006763COA.

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 7, 2016.

Jonas P. Ionin
Acting Commission Secretary

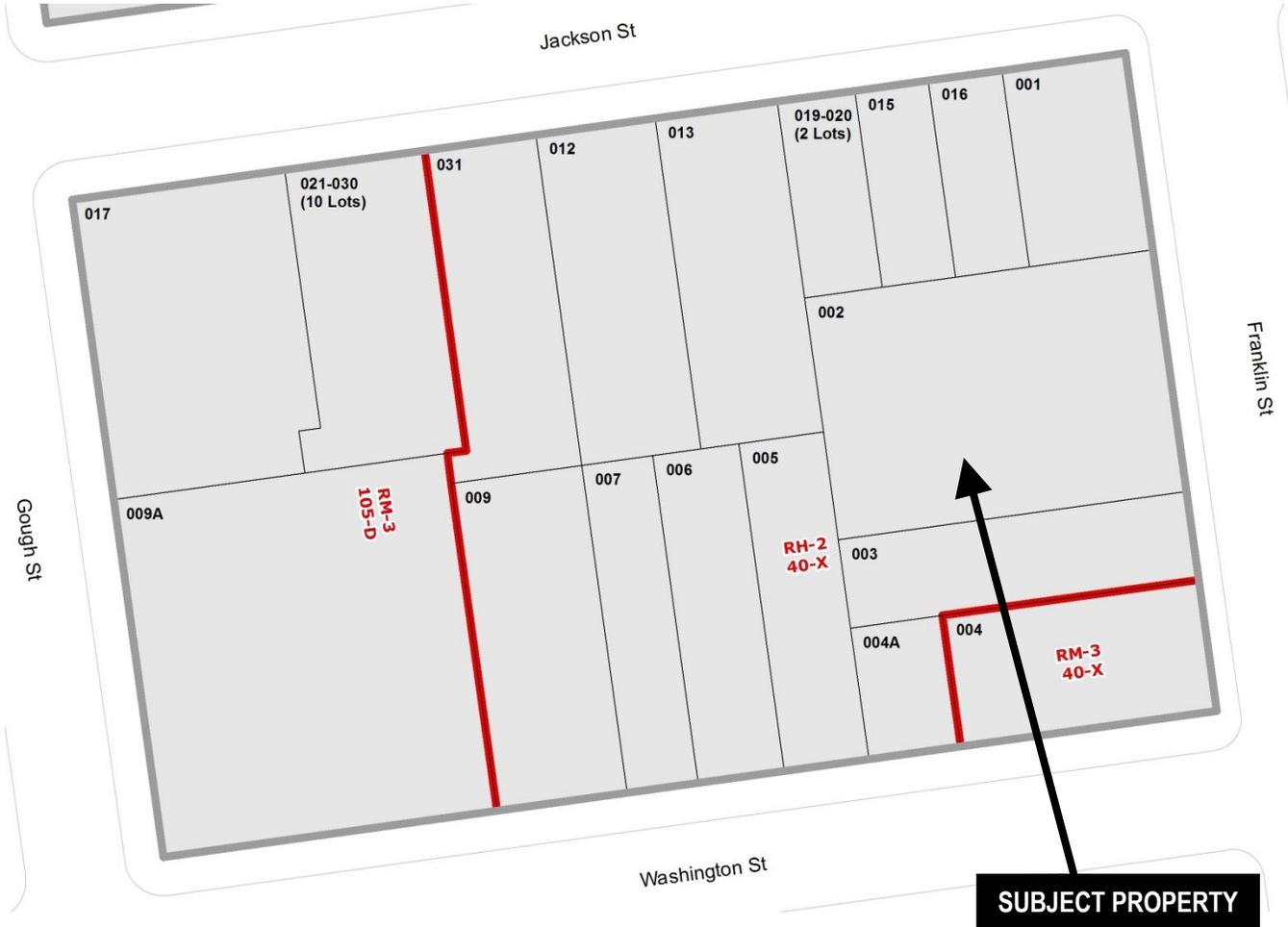
AYES: X

NAYS: X

ABSENT: X

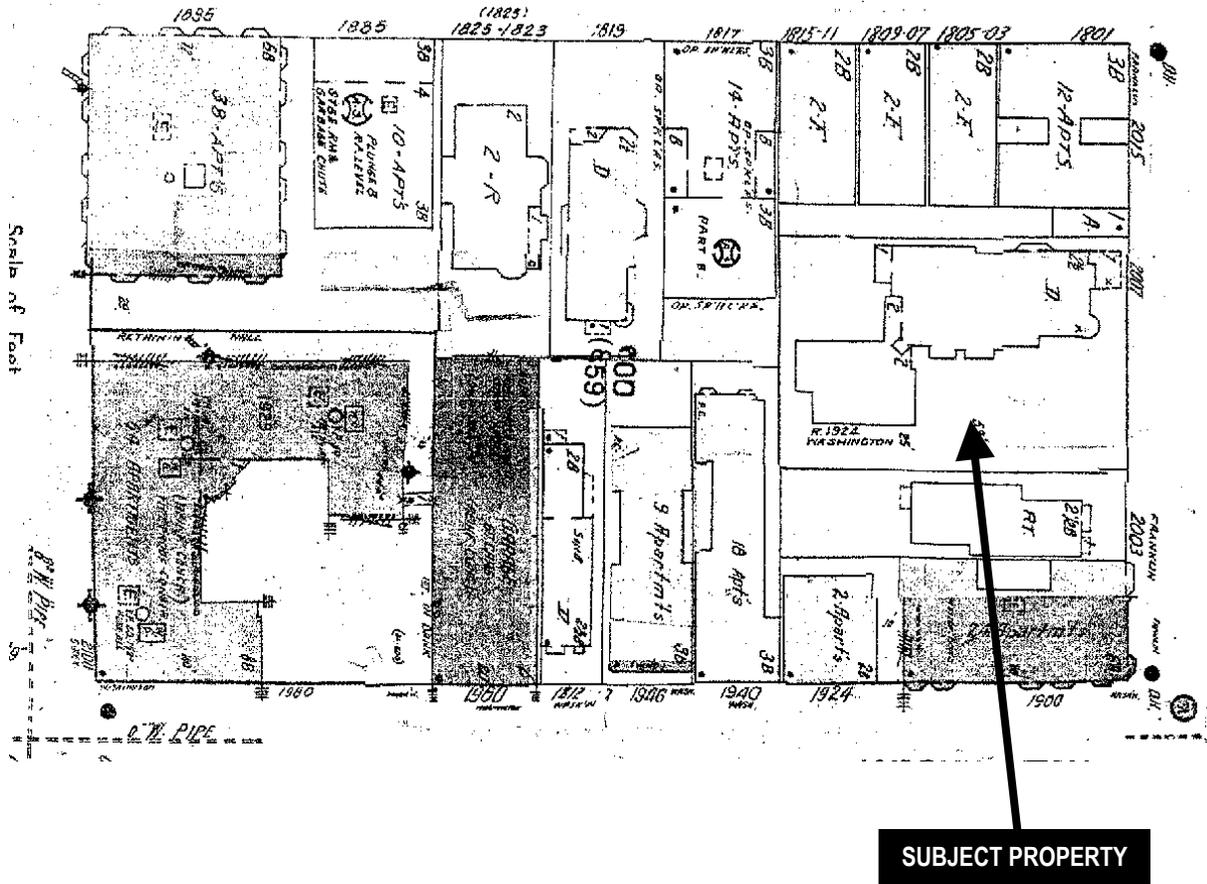
ADOPTED: December 7, 2016

Parcel Map



Certificate of Appropriateness
Case Number 2016-006763COA
2007 Franklin 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
 Case Number 2016-006763COA
 2007 Franklin Street

HAAS-LILIENTHAL HOUSE - ALTERATIONS

CERTIFICATE OF APPROPRIATENESS

2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109

**LERNER
+
ASSOCIATES
ARCHITECTS**

1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

GENERAL NOTES

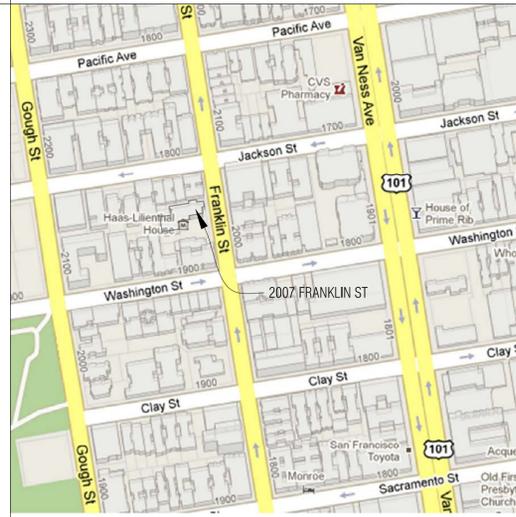
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. THEREFROM CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED IN WRITING BY THE ARCHITECT.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH CONSIST OF DRAWINGS AND SPECIFICATION SECTIONS, AND SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE (2007 EDITION OF THE CALIFORNIA BUILDING CODE), AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT FOR THE CITY AND COUNTY OF SAN FRANCISCO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- FOR OPENINGS NOT SHOWN AND/OR DETAILED ON THE DRAWINGS WHICH PENETRATE STRUCTURAL ELEMENTS, OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTORS AGREE THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT.
- ALL ITEMS NOT NOTED AS (E) OR 'EXISTING' ARE NEW.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION BY ARCHITECT AND OWNER.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDER- GROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.
- ALL DIMENSIONS ARE TO FACE OF FINISH SURFACE, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS, AND CEILINGS AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND, AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- MATERIALS INDICATED TO BE REINSTALLED SHALL BE STORED AND PROTECTED ON SITE, UNLESS OTHERWISE NOTED.

PROJECT DESCRIPTION

THE EXTERIOR ALTERATIONS FOR THE PROJECT INCLUDE:
LEGALIZING THE CHANGE OF USE FROM A SINGLE FAMILY RESIDENCE (R-3) TO A MIXED USE BUILDING INCLUDING R-3, B (HERITAGE OFFICES), AND A-3 (MUSEUM)
BARRIER REMOVAL (DISABLED ACCESS) ALTERATIONS INCLUDING

- REMOVAL OF THE STEPS AND PART OF THE WALKWAY ON NORTH SIDE OF BUILDING TO INSTALL A RAMP TO THE EXISTING SIDE ENTRANCE TO THE BALLROOM. REMOVAL OF THE ENTRANCE DOOR, WIDENING OF THE OPENING, AND REINSTALLING A MODIFIED SIDE ENTRANCE DOOR WITH A TRANSOM PANEL ABOVE
- INSTALLATION OF A FIRE ESCAPE ON THE REAR OF THE BUILDING TO PROVIDE A REQUIRED 2ND MEANS OF EGRESS FROM THE 3RD FLOOR; PARTIAL REMOVAL OF ROOF AND NORTH WALL OF REAR PANTRY ADDITION FOR FIRE ESCAPE GRADE LANDING;
- REDESIGN OF REAR YARD LANDSCAPE
- INSTALLATION OF VERTICAL PLATFORM LIFT AT BACK PORCH TO PROVED ACCESSIBLE PATH OF TRAVEL FROM MAIN FLOOR TO REAR AND SIDE YARDS WHICH INCLUDES LOWERING PAVING AND ADDING TO BOTTOM OF SIDE DOOR
- REPLACEMENT OF DETERIORATED STAIR AND LANDING TO RESIDENTIAL ADDITION (UNOFFICIAL ADDRESS IS 2009 FRANKLIN).

VICINITY MAP



DRAWING INDEX

- INDEX
- A0.0 COVER SHEET / SITE PLAN
 - A0.1 PHOTOS OF EXISTING CONDITIONS
 - A0.2 PHOTOS OF EXISTING CONDITIONS
 - L1.0 LANDSCAPE SITE PLAN
 - A2.0 BASEMENT PLANS - EXISTING CONDITIONS & DEMOLITION AND NEW WORK
 - A2.1 1ST FLOOR PLANS - EXISTING CONDITIONS & DEMOLITION AND NEW WORK
 - A2.2 2ND AND 3RD FLOOR PLANS - NEW WORK
 - A3.1 SECTION AT RAMP, EAST ELEVATION, DETAILS
 - A3.2 WEST ELEVATIONS, PARTIAL NORTH ELEVATIONS, SECTION
 - A3.3 NORTH ELEVATIONS AND PARTIAL WEST ELEVATION AT ADDITION
 - A3.4 SECTIONS AT PORCH, DETAIL
 - A3.5 SECTION, ELEVATIONS AND DETAILS

PLANNING AND BUILDING CODE INFO.

ZONING: RH-2
QUADRANT: NORTHWEST
BLOCK/LOT: 0600 / 006
LOT AREA: 12,976 SQ. FT.
TYPE OF CONSTRUCTION: V-A
STORIES: 3, W/BASEMENT
OCCUPANCIES: R-3, A-3, B
USE: RESIDENTIAL
BUILT: 1886

APPLICABLE CODES
2013 CALIFORNIA BUILDING CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 CALIF. MECHANICAL CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 CALIFORNIA PLUMBING CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 CALIFORNIA FIRE CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 CALIF. ELECTRICAL CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 CALIF. ENERGY CODE WITH 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 GREEN BUILDING CODE WITH 2013 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2010 ADAS

ABBREVIATIONS

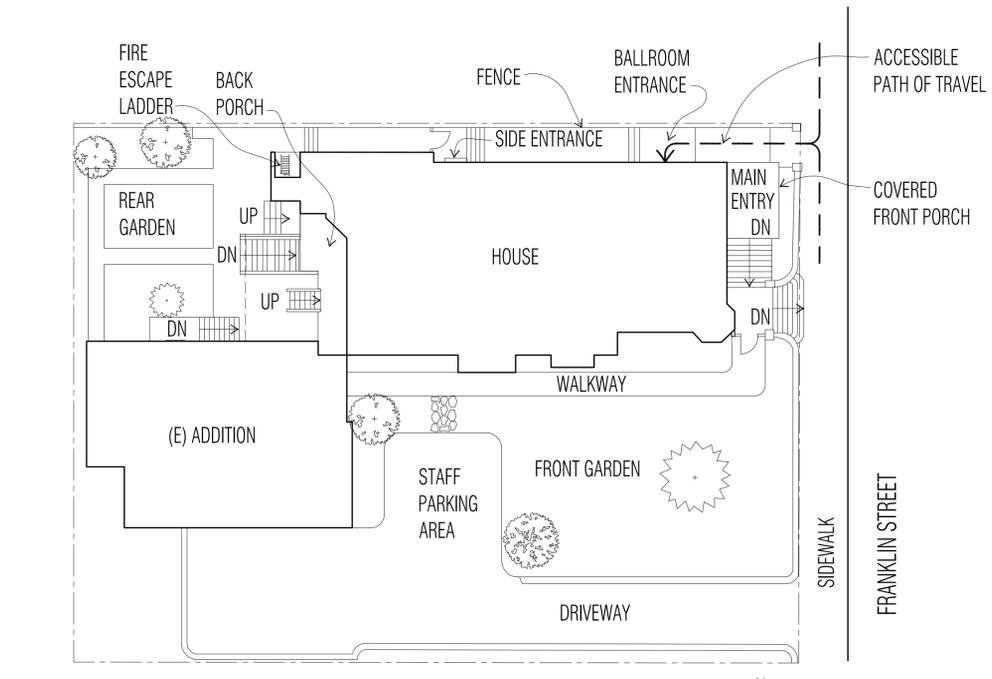
&	AND	HT	HEIGHT
@	AT	INT.	INTERIOR
#	NUMBER	JT.	JOINT
⊙	CENTERLINE	LOC.	LOCATION
∅	DIAMETER	LT.	LIGHT
(E)	EXISTING	MAX.	MAXIMUM
(N)	NEW	MECH.	MECHANICAL
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ADJ.	ADJACENT	MTD.	MOUNTED
APPROX.	APPROXIMATE	MTL.	METAL
BD.	BOARD	N	NORTH
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.C.	ON CENTER
CBC	CALIFORNIA BUILDING CODE	PLYWD.	PLYWOOD
		PT.	PAINT
CLG.	CEILING	R.O.	ROUGH OPENING
CLR	CLEAR (ANCE)	REF.	REFERENCE
CONC.	CONCRETE	RM	ROOM
CONST.	CONSTRUCTION	RUBB.	RUBBER
DET.	DETAIL	SHT.	SHEET
DIA.	DIAMETER	SIM.	SIMILAR
DIM.	DIMENSION	SPEC.	SPECIFICATIONS
DR.	DOOR	SQ.	SQUARE
DN.	DOWN	STD.	STANDARD
DWG.	DRAWING	STL.	STEEL
E	EAST	STOR.	STORAGE
EA.	EACH	STRUC.	STRUCTURAL
ELEV.	ELEVATION	T.B.	TOWEL BAR
EQ.	EQUAL	THK.	THICK
EXT.	EXTERIOR	T.O.	TOP OF
F.F.	FINISH FLOOR	TYP.	TYPICAL
FLR.	FLOOR	V.L.F.	VERIFY IN FIELD
FIN.	FINISH	W/	WITH
FT.	FOOT	W.C.	WATER CLOSET
GALV.	GALVANIZED	WD.	WOOD
HABS	HISTORIC AMERICAN BUILDING SURVEY		

FRONT FACADE

BY WILLIAM J FARNSWORTH, EAST ELEVATION FOR HABS, NO DATE NOR HABS NUMBER



SITE PLAN



1 SITE PLAN
1/16" = 1'-0"

SYMBOLS

	SECTION DRAWING NUMBER SHEET NUMBER		EXISTING WALL
	DETAIL DRAWING NUMBER SHEET NUMBER		NEW WALL
	EXTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER		WALL TYPE
	KEY NOTES - NEW WORK		TO BE REMOVED
	KEY NOTES - EXISTING & DEMOLITION		CENTERLINE
			PROPERTY LINE
			DOOR ID
			ILLUMINATED EXIT SIGN/EMERGENCY LIGHTING
			ELECTRICAL OUTLET
			ELECTRICAL WALL PANEL

PROJECT DIRECTORY

ARCHITECT:
LERNER + ASSOC., ARCHITECTS
1108C BRYANT STREET
SAN FRANCISCO, CA 94103
(415) 863-5475
ARNIE LERNER

OWNER:
SAN FRANCISCO ARCHITECTURAL HERITAGE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109

STRUCTURAL ENGINEER:
HOLMES CULLEY
235 MONTGOMERY STREET, SUITE 1250
SAN FRANCISCO, CA 94104
(415) 693-1600
JONAS HOUSTON

LANDSCAPE ARCHITECT:
CONGER MOSS GUILLARD
500 3RD STREET
SAN FRANCISCO, CA 94107
(415) 495-3070
WILLET MOSS

CERTIFICATE OF APPROPRIATENESS

HAAS-LILIENTHAL HOUSE ALTERATIONS

2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
BLOCK 0600, LOT 002

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NO.	DATE	REVISION	BY
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COVER SHEET

SCALE:	NO SCALE	SHEET NO.	
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK/KG		A0.0
CHECKED BY:	AL		
JOB NO.:	2809	1 OF	SHEETS



6. PANTRY ADDITION WALLS TO REMAIN



5. REAR VIEW OF HOUSE - LOCATION FOR FIRE ESCAPE



4. SIDE ENTRANCE TO BALLROOM



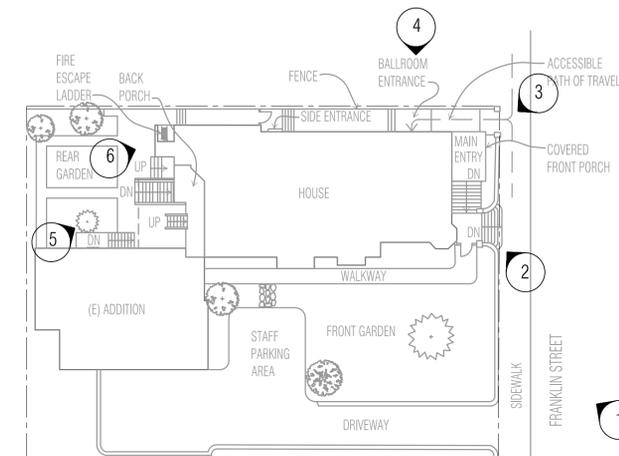
3. STEPS TO BE REMOVED AT SIDE ENTRANCE



2. FRONT STAIRS



1. 1887 PHOTO OF HOUSE



SITE PLAN - LOCATIONS OF PHOTOS
NO SCALE

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+
ASSOCIATES
ARCHITECTS**

1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

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HOUSE
ALTERATIONS**

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SHEET TITLE

**PHOTOS OF
EXISTING CONDITIONS**

SCALE:	NO SCALE	SHEET NO.	A0.1
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF	SHEETS



13. REAR YARD



11. ADDITION STAIR TO BE REPLACED



8. BACK PORCH - PLATFORM LIFT LOCATION



10. STAIRS TO BASEMENT FROM BACK YARD



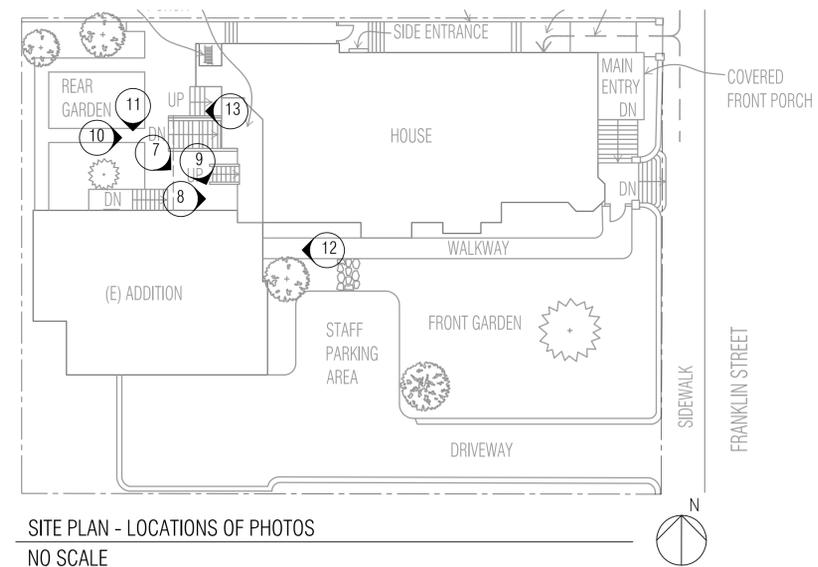
7. BACK PORCH, BREEZEWAY OPENING AND LOCATION FOR PLATFORM LIFT



12. DOOR TO BREEZEWAY FROM FRONT GARDEN



9. BREEZEWAY - RAISED WALKWAY TO BE REMOVED



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ARCHITECTS**

1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

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APPROPRIATENESS**

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SHEET TITLE
**PHOTOS OF
EXISTING CONDITIONS**

SCALE:	NO SCALE	SHEET NO.	A0.2
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF SHEETS	

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PHONE: 415 - 863 - 5475
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HOUSE
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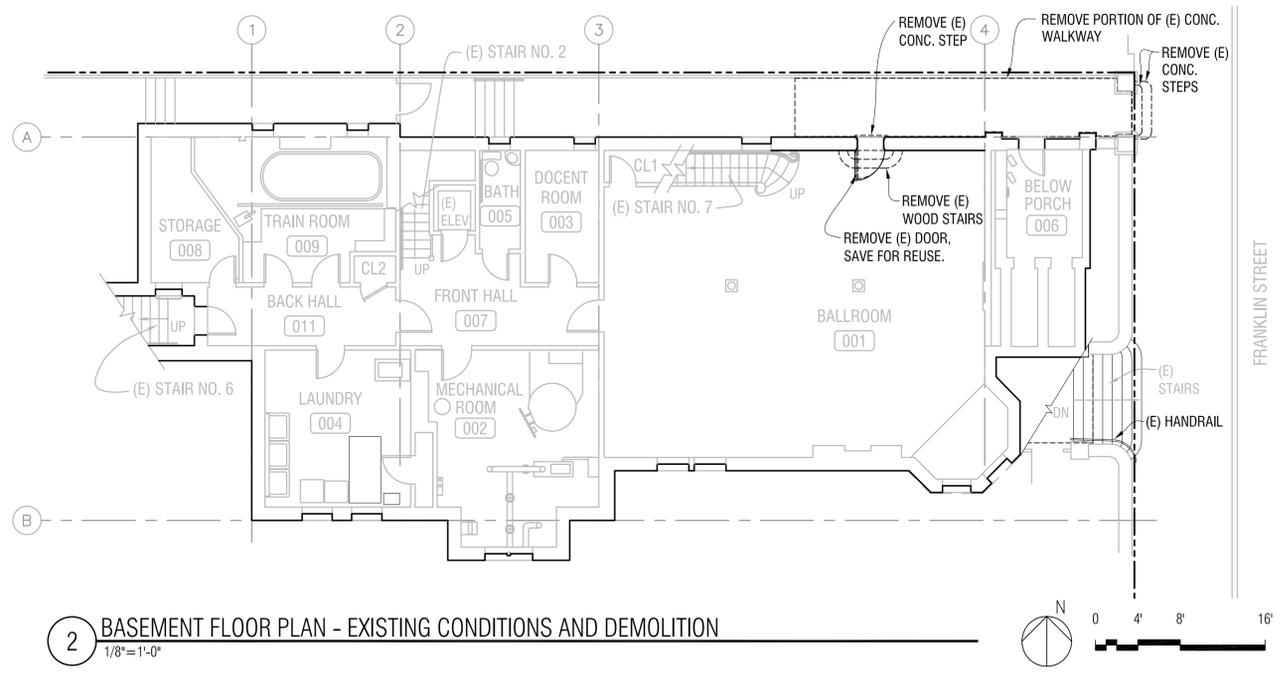
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BLOCK 0600, LOT 002

REVISIONS			
NO.	DATE	REVISION	BY
1	10/27/16	REVISIONS TO C OF A	AL / DK / BK

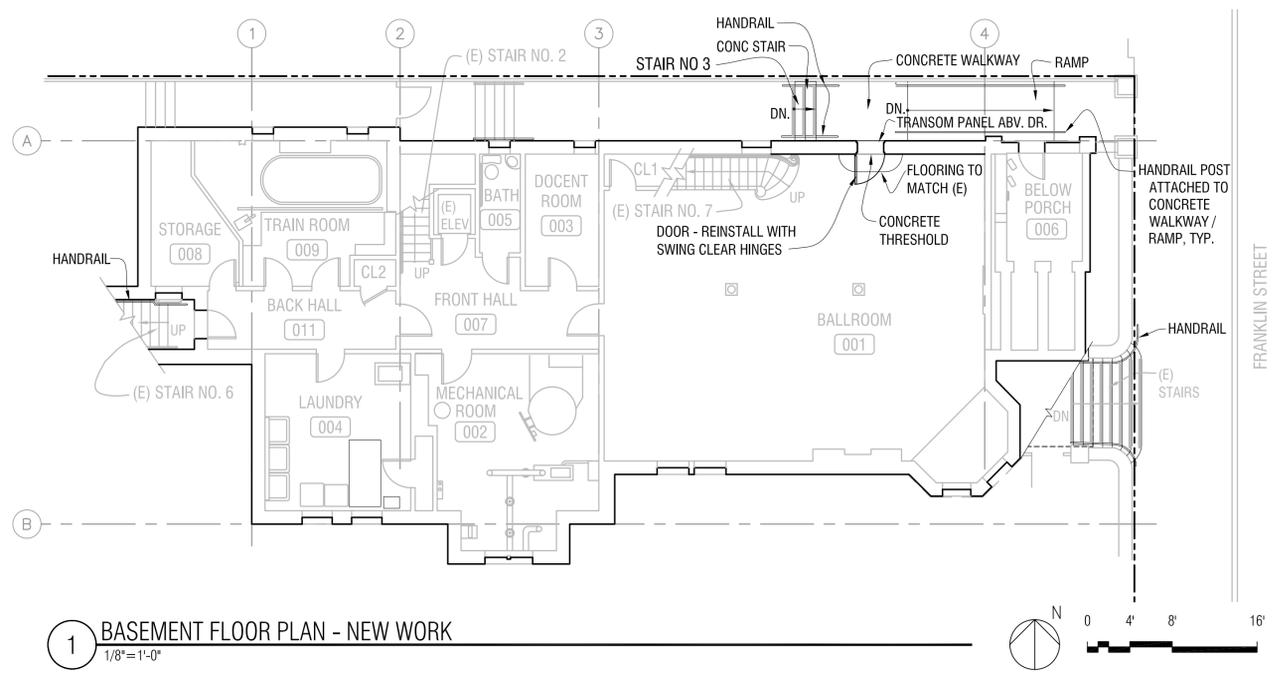
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**SHEET TITLE
BASEMENT PLANS
EXISTING CONDITIONS
& DEMOLITION
AND NEW WORK**

SCALE:	NO SCALE	SHEET NO.
DATE:	AUGUST 17, 2016	A2.0
DRAWN BY:	DK	
CHECKED BY:	AL	
JOB NO.:	2809	



2 BASEMENT FLOOR PLAN - EXISTING CONDITIONS AND DEMOLITION
1/8" = 1'-0"



1 BASEMENT FLOOR PLAN - NEW WORK
1/8" = 1'-0"

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1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

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SAN FRANCISCO, CA 94109
BLOCK 0600, LOT 002

REVISIONS

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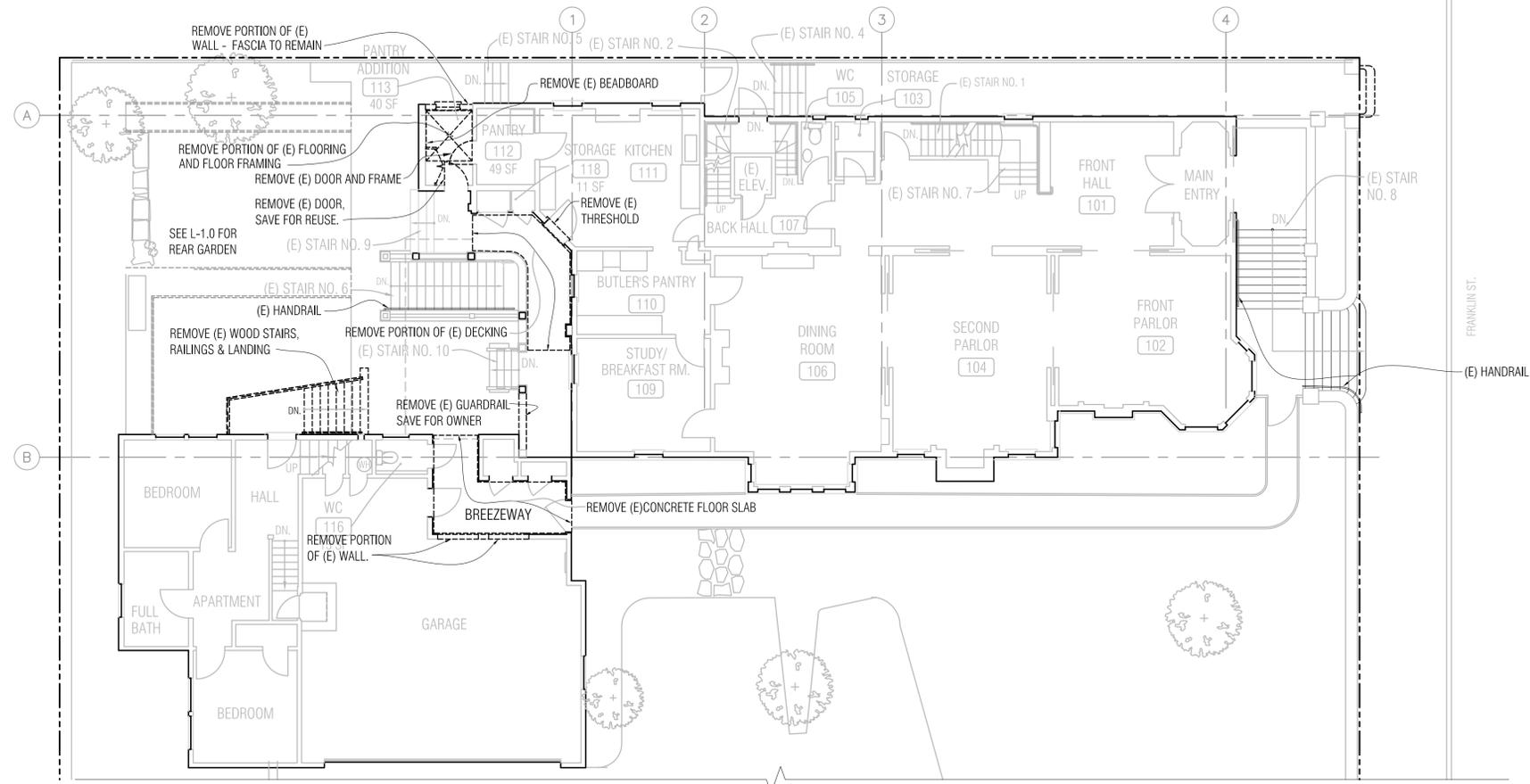
**SHEET TITLE
FIRST FLOOR PLAN
EXISTING CONDITIONS
& DEMOLITION
AND NEW WORK**

SCALE: AS NOTED
DATE: AUGUST 17, 2016
DRAWN BY: DK
CHECKED BY: AL
JOB NO.: 2809

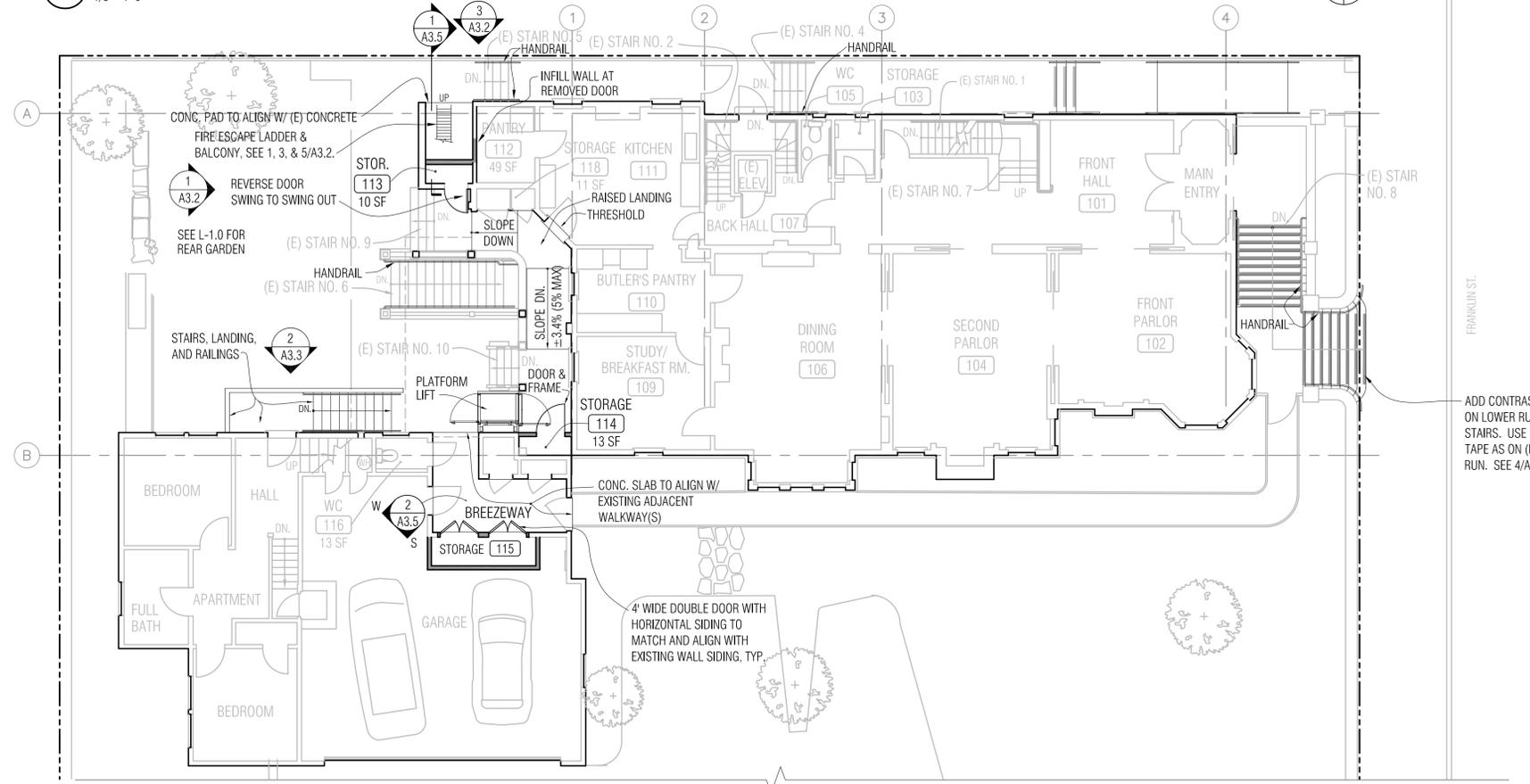
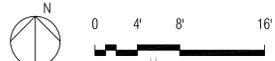
SHEET NO.

A2.1

OF SHEETS



2 1ST FLOOR PLAN - EXISTING CONDITIONS AND DEMOLITION
1/8" = 1'-0"



1 1ST FLOOR PLAN - NEW WORK
1/8" = 1'-0"



ADD CONTRAST STRIPING ON LOWER RUN OF (E) STAIRS. USE BLACK GRIT TAPE AS ON (E) UPPER RUN. SEE 4/A3.5, TYP.

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1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

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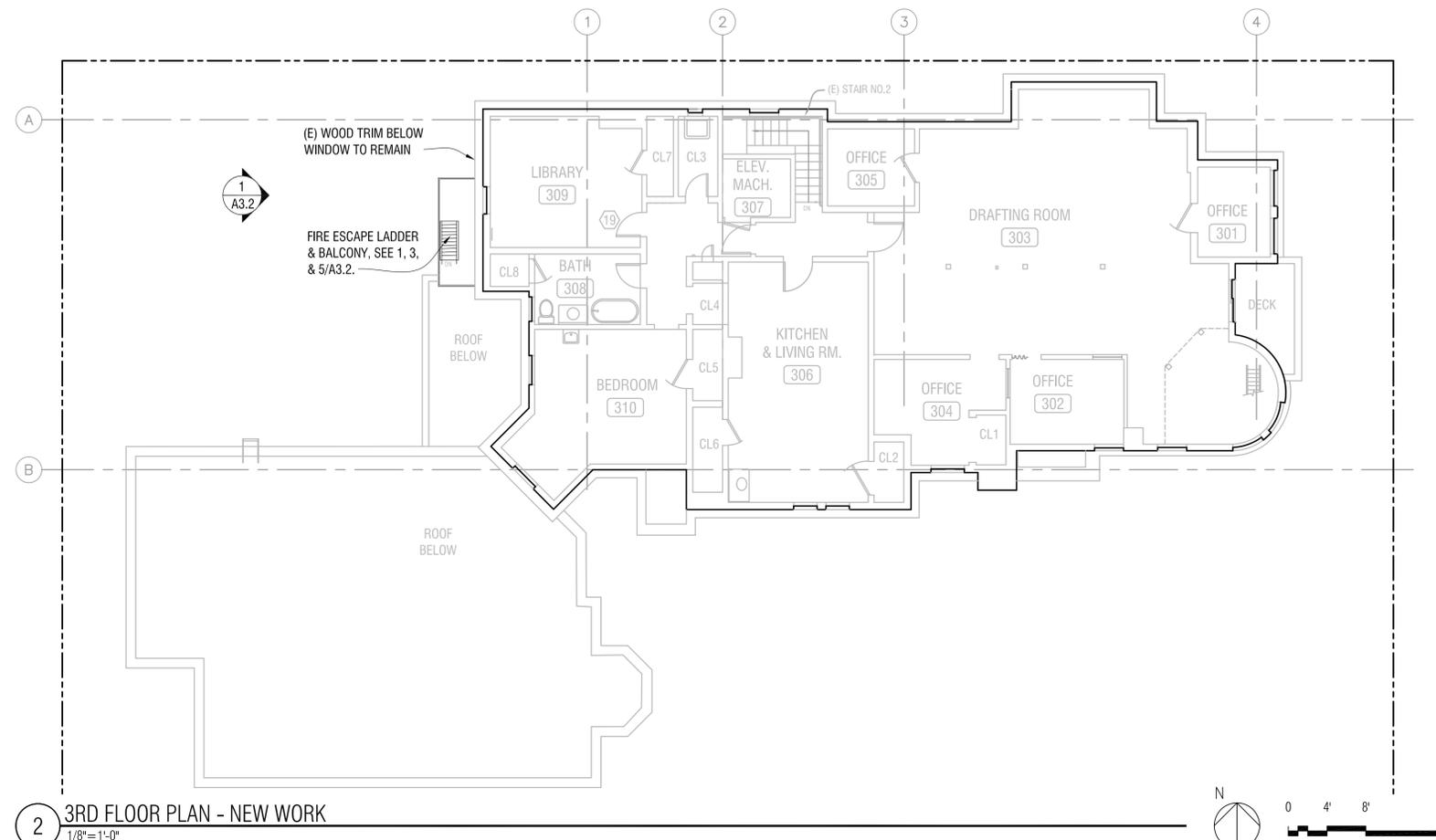
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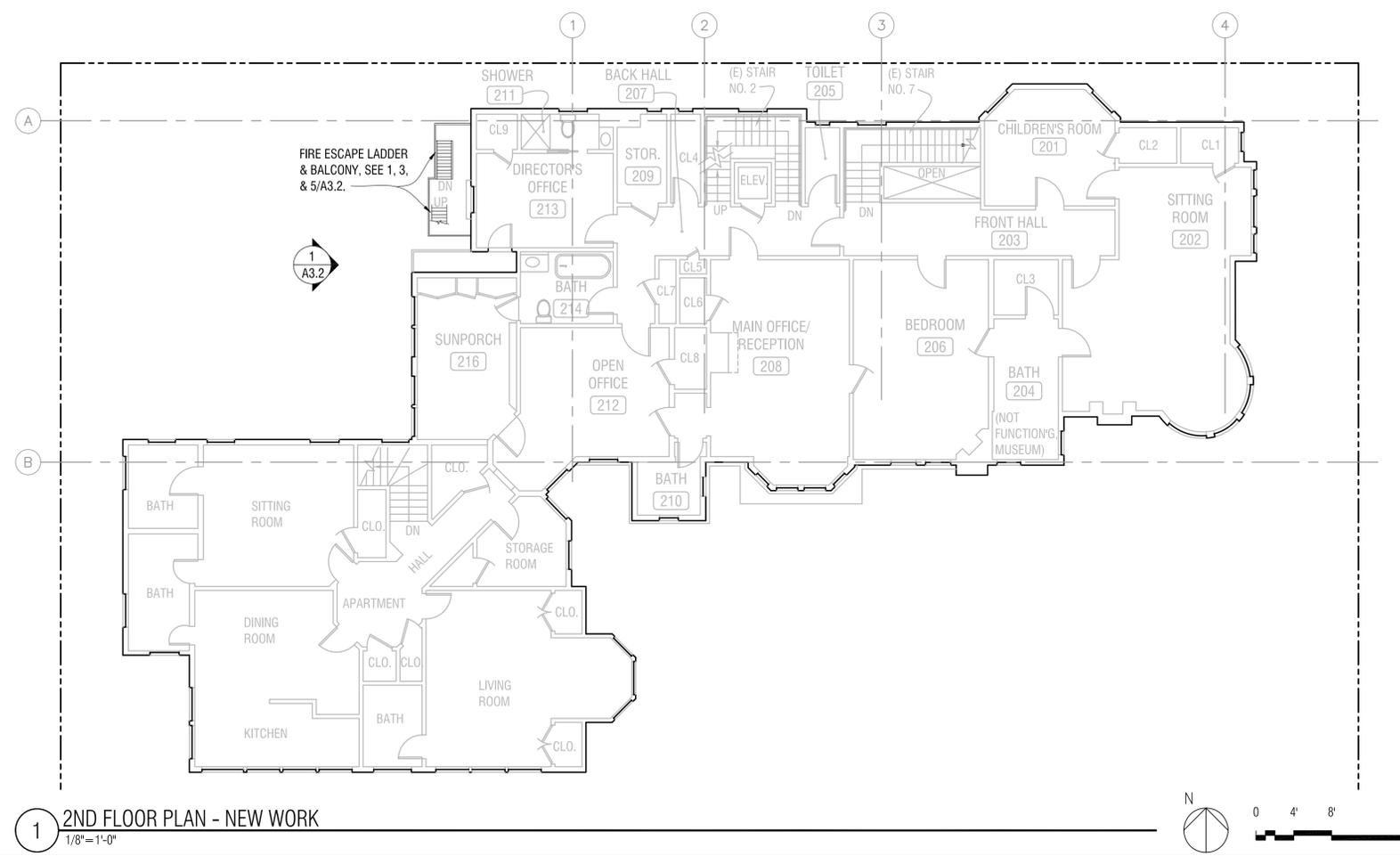
SHEET TITLE

**2ND AND 3RD
FLOOR PLANS
NEW WORK**

SCALE:	AS NOTED	SHEET NO.	A2.2
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF SHEETS	



2 3RD FLOOR PLAN - NEW WORK
1/8"=1'-0"



1 2ND FLOOR PLAN - NEW WORK
1/8"=1'-0"

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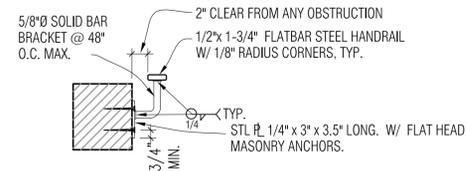
NO.	DATE	REVISION	BY
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SHEET TITLE

**SECTION AT RAMP
EAST ELEVATION
DETAILS**

SCALE:	NO SCALE	SHEET NO.	A3.1
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF SHEETS	



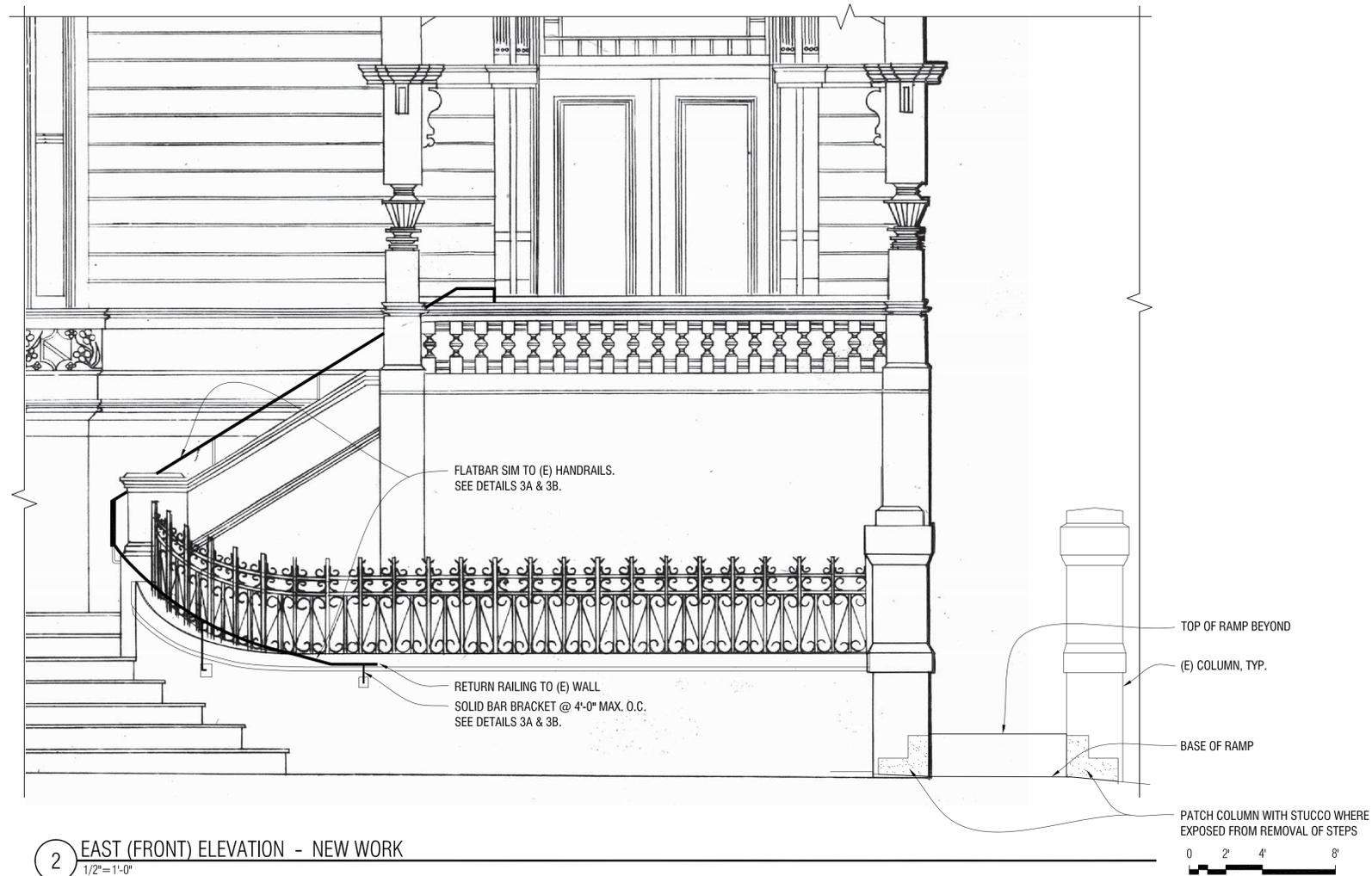
NOTE: (E) HANDRAIL PERIMETER DIMENSION IS 3.75". (N) HANDRAIL PERIMETER DIMENSION IS APPROX. 4 5/16". TO MEET MINIMUM 4" PERIMETER DIMENSION REQUIRED.

3B HANDRAIL BRACKET DETAIL
1 1/2" = 1'-0"

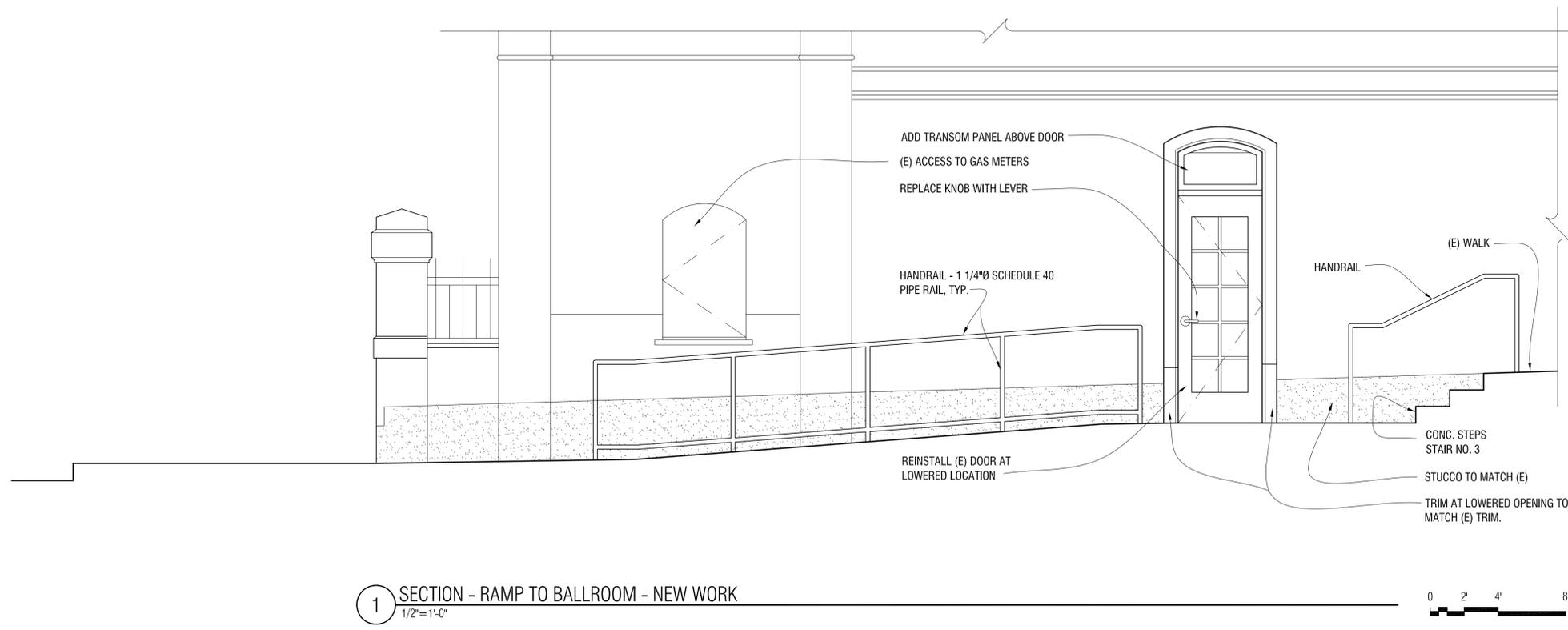


(E) HANDRAIL, 1 1/2" X 3/8". SEE DETAIL 3B FOR (N) HANDRAIL.
(E) 1/2" BRACKET
MATCH (E) PLATE, ATTACH WITH MASONRY ANCHORS

3A HANDRAIL BRACKET DETAIL
N.T.S.



2 EAST (FRONT) ELEVATION - NEW WORK
1/2" = 1'-0"



1 SECTION - RAMP TO BALLROOM - NEW WORK
1/2" = 1'-0"

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HOUSE
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BLOCK 0600, LOT 002

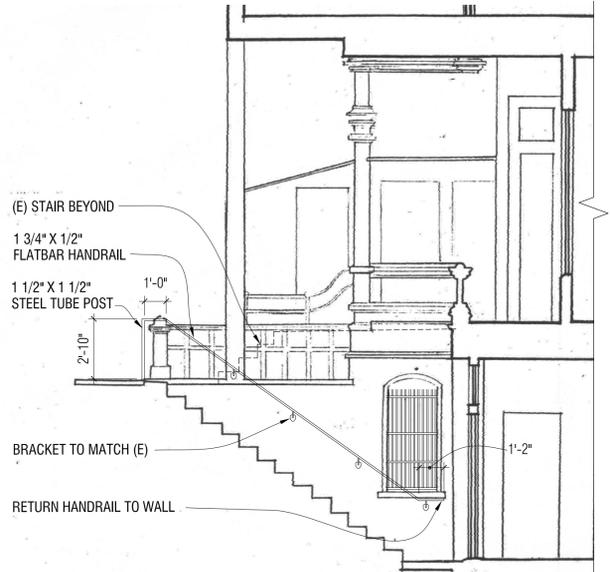
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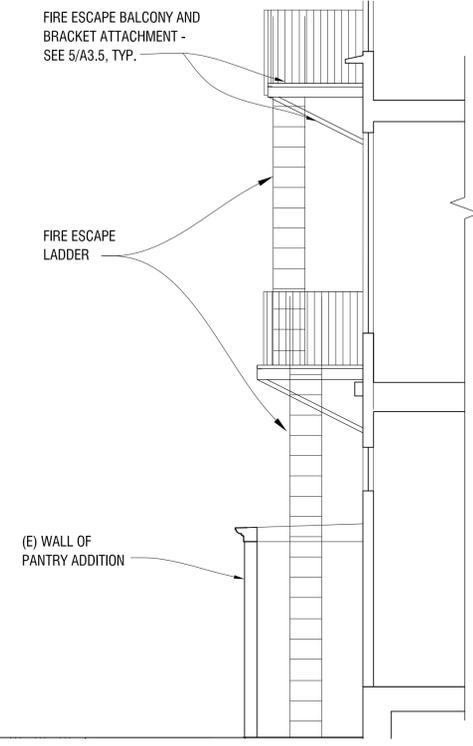
**SHEET TITLE
WEST ELEVATIONS
PARTIAL NORTH
ELEVATIONS, SECTIONS**

SCALE:	NO SCALE	SHEET NO.	A3.2
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF SHEETS	

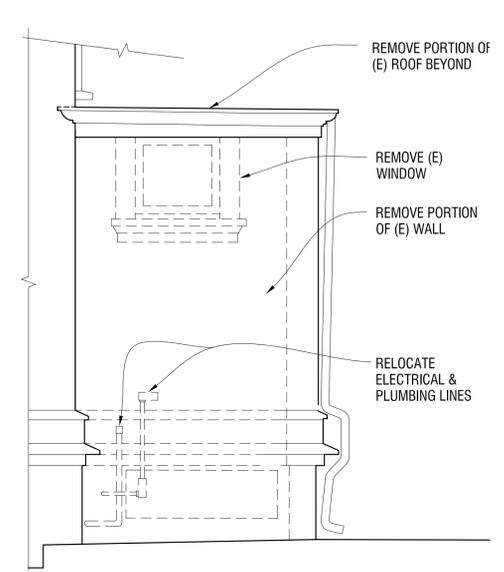
6 SECTION AT STAIR TO BASEMENT
1/4"=1'-0"



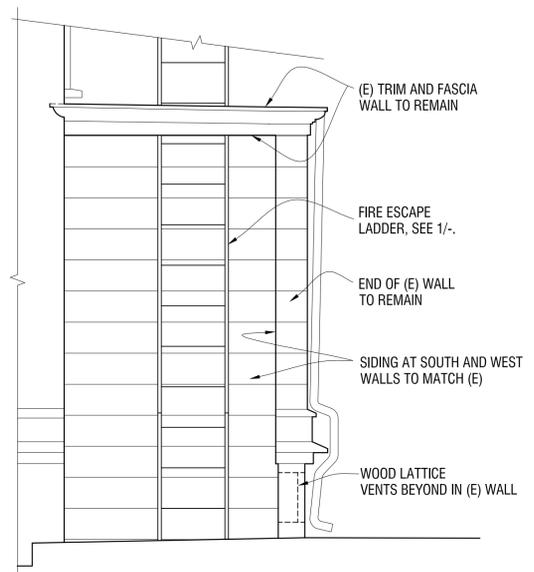
5 SECTION AT FIRE ESCAPE LADDER
1/4"=1'-0"



4 PARTIAL NORTH ELEVATION - (E) CONDITIONS & DEMO
1/2"=1'-0"



3 PARTIAL NORTH ELEVATION - NEW WORK
1/2"=1'-0"



2 WEST ELEVATION - EXISTING CONDITIONS AND DEMOLITION
1/4"=1'-0"



1 WEST ELEVATION - NEW WORK
1/4"=1'-0"



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ASSOCIATES
ARCHITECTS**

1108C BRYANT STREET
SAN FRANCISCO, CA 94103
PHONE: 415 - 863 - 5475
FAX: 415 - 252 - 7649
EMAIL: INFO@LERNERARCH.COM

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HOUSE
ALTERATIONS**

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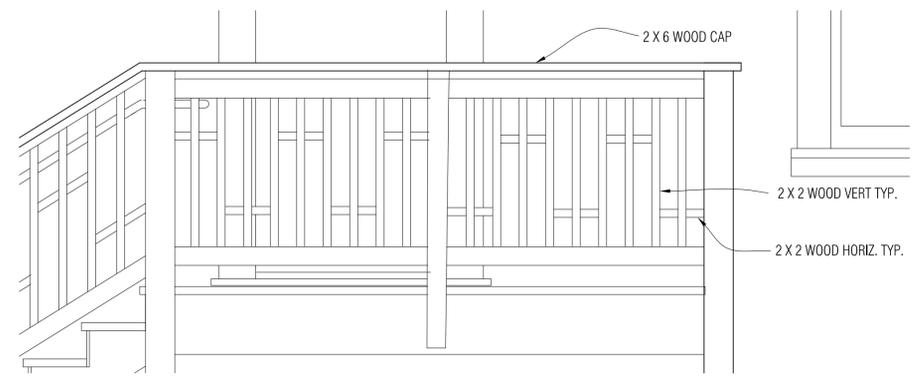
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SHEET TITLE
**NORTH ELEVATIONS
AND PARTIAL WEST
ELEVATION
AT ADDITION**

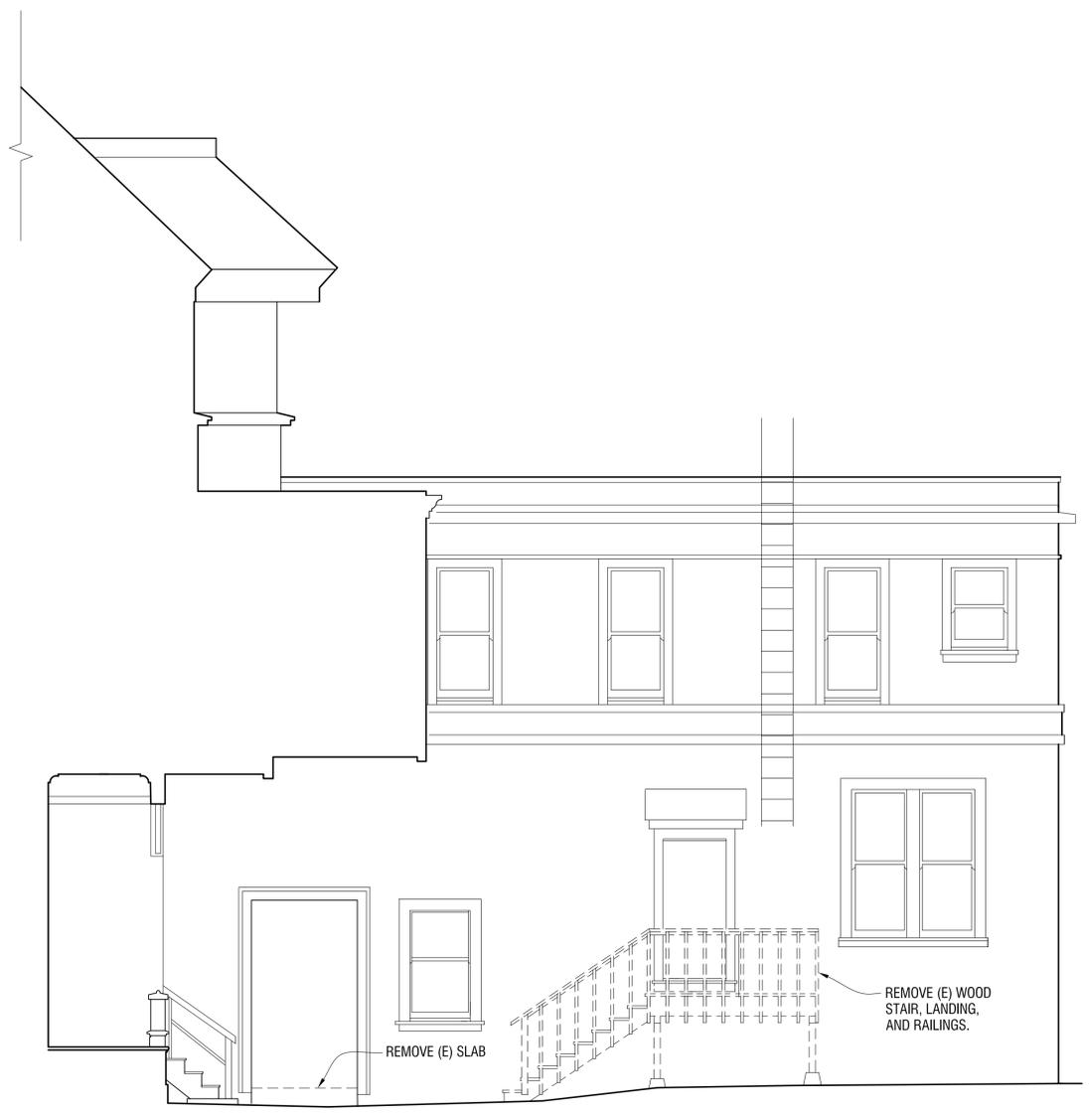
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DATE:	AUGUST 17, 2016	A3.3
DRAWN BY:	DK	
CHECKED BY:	AL	
JOB NO.:	2809	
		OF SHEETS



4 ENLARGED ELEVATION AT STAIR RAIL
3/4" = 1'-0"



2 NORTH ELEVATION AT BACK HOUSE - NEW WORK
1/4" = 1'-0"



3 NORTH ELEVATION AT BACK HOUSE - EXISTING CONDITIONS
1/4" = 1'-0"

1 WEST ELEVATION AT STAIR
1/4" = 1'-0"

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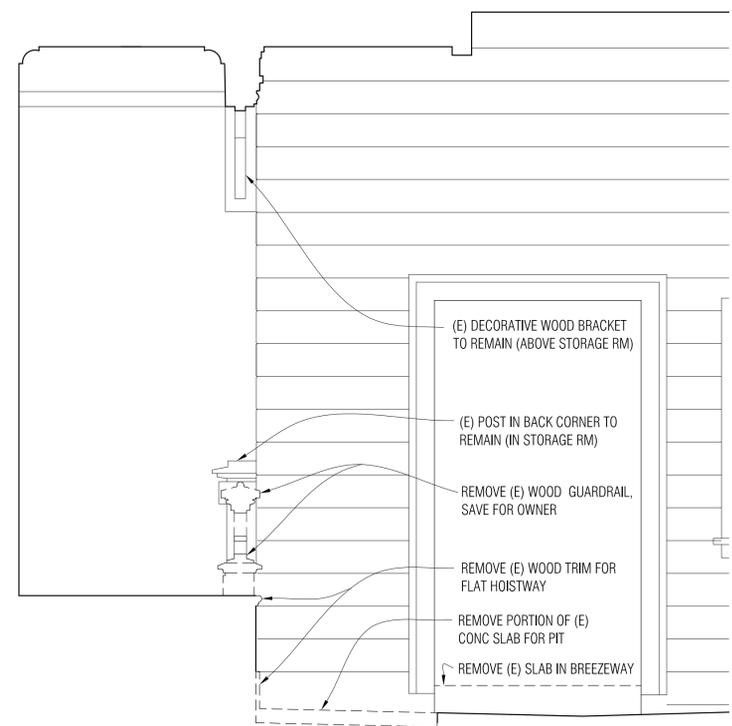
REVISIONS			
NO.	DATE	REVISION	BY
1	10/27/16	REVISIONS TO C OF A	AL / DK / BK

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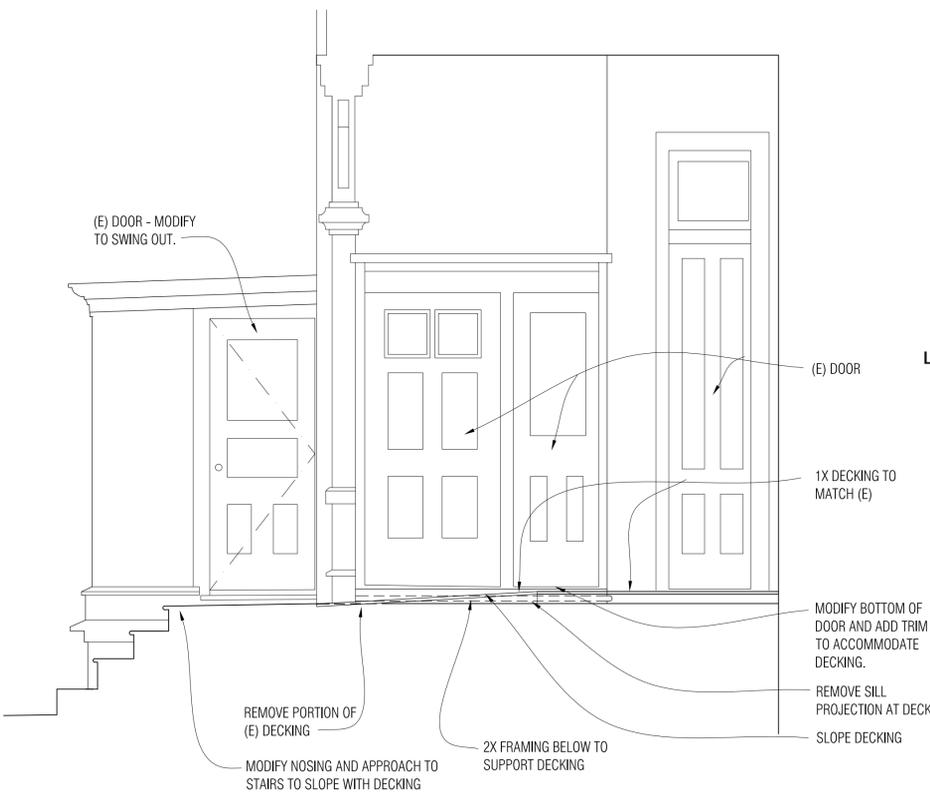
SHEET TITLE

**SECTIONS AT PORCH
DETAIL**

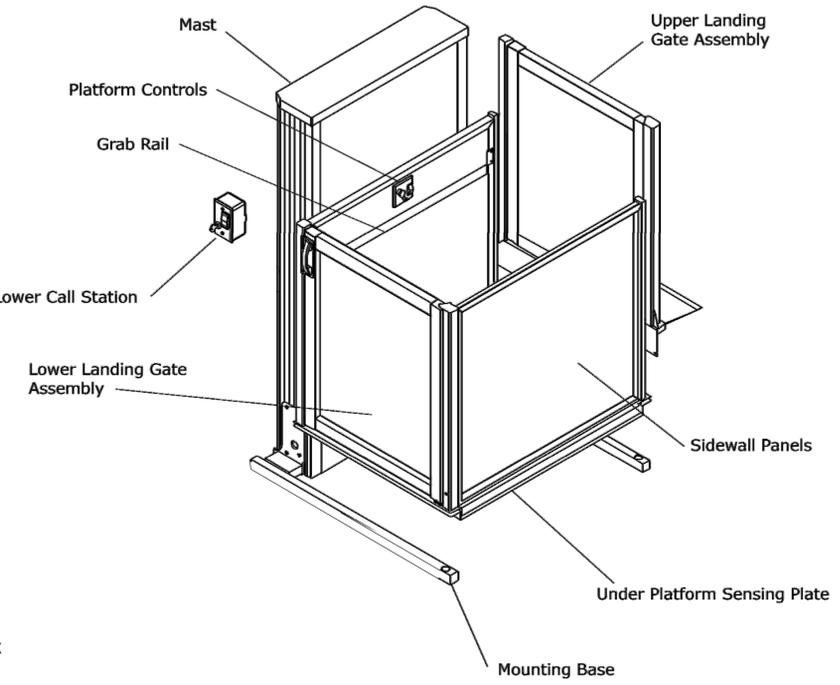
SCALE:	NO SCALE	SHEET NO.	A3.4
DATE:	AUGUST 17, 2016		
DRAWN BY:	DK		
CHECKED BY:	AL		
JOB NO.:	2809	OF SHEETS	



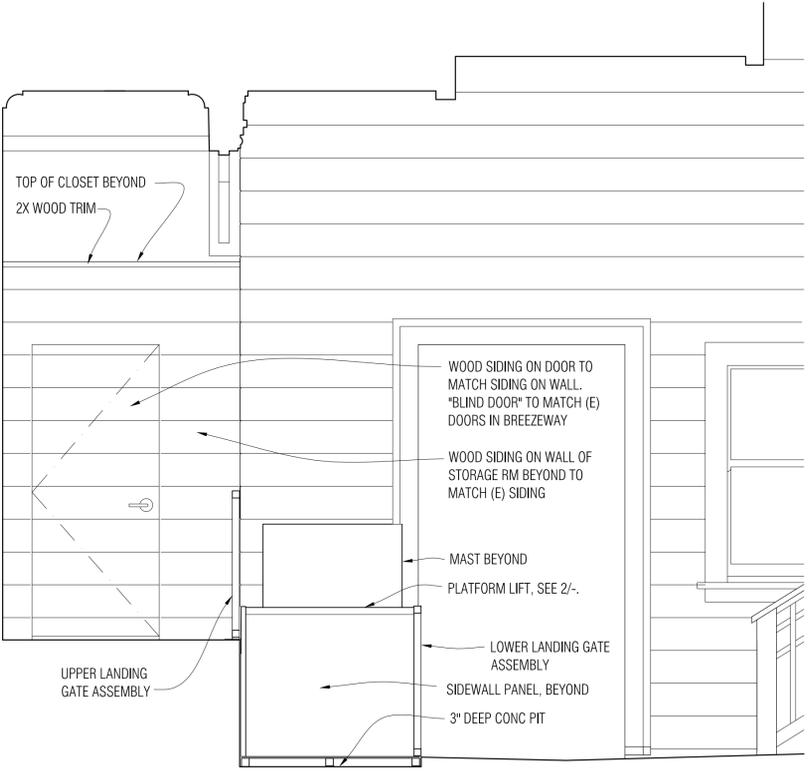
5 SECTION AT LIFT LOCATION - EXISTING CONDITIONS AND DEMOLITION
1/2" = 1'-0"
0 1' 2' 4'



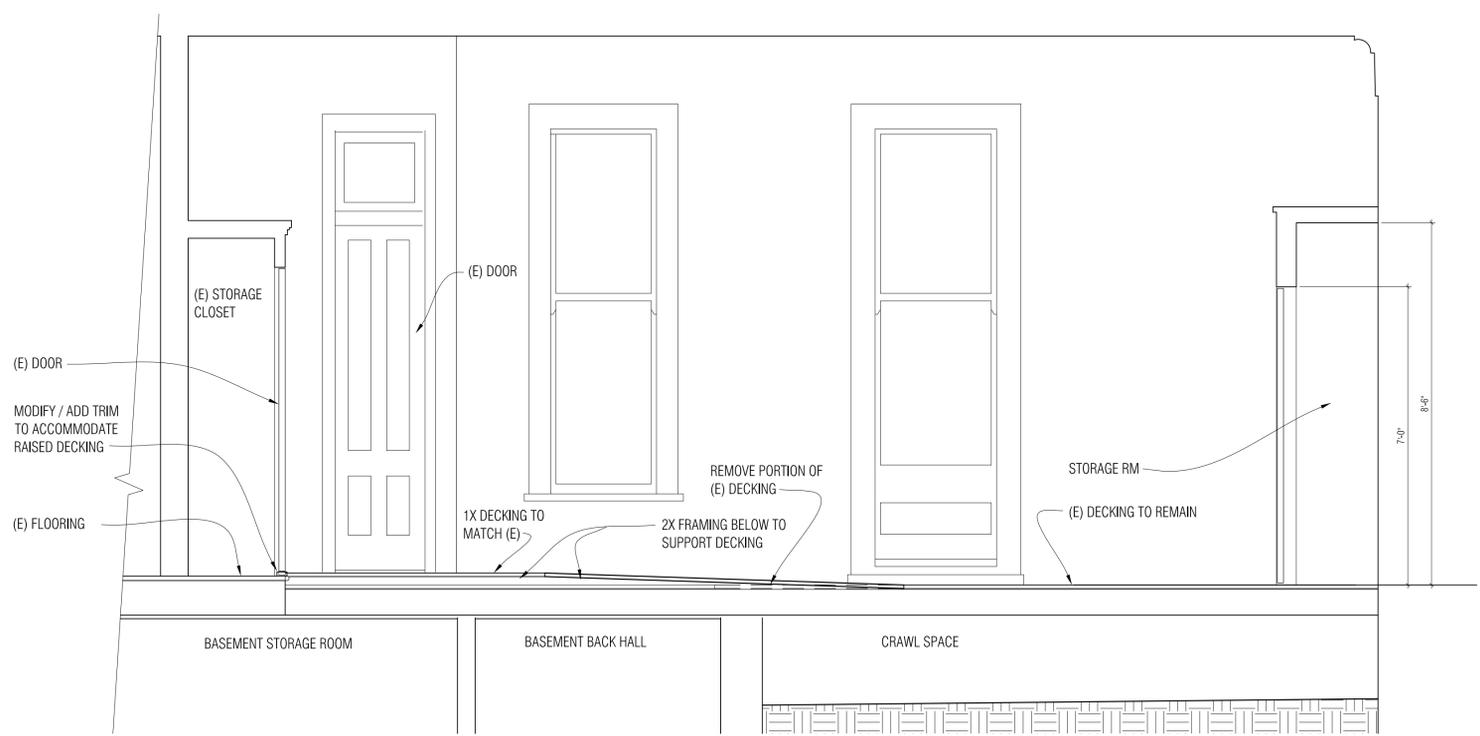
3 EAST - WEST SECTION THROUGH STAIRS & PORCH
1/2" = 1'-0"
0 1' 2' 4'



2 TYPICAL VERTICAL PLATFORM LIFT COMPONENTS
NOT TO SCALE



4 SECTION AT LIFT - NEW WORK
1/2" = 1'-0"
0 1' 2' 4'



1 NORTH - SOUTH SECTION THROUGH PORCH
1/2" = 1'-0"
0 1' 2' 4'

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HOUSE
ALTERATIONS**

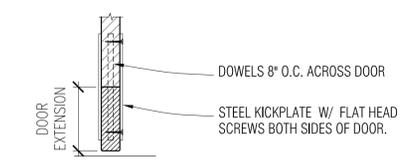
2007 FRANKLIN STREET
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BLOCK 0600, LOT 002

REVISIONS			
NO.	DATE	REVISION	BY
1	10/27/16	REVISIONS TO C OF A	AL / DK / BK

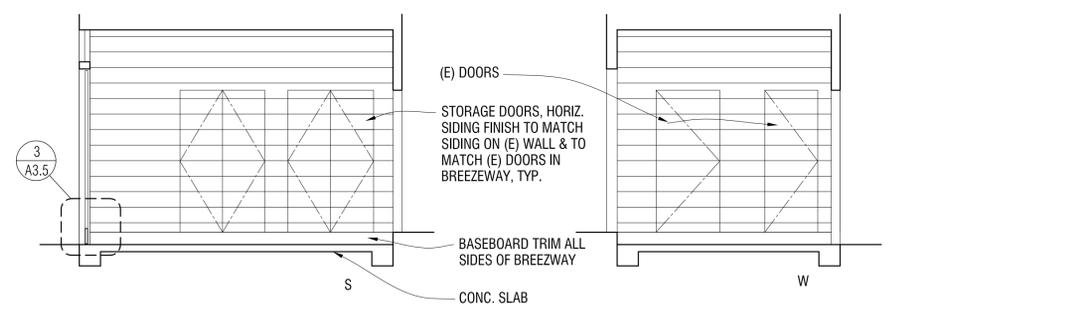
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**SECTIONS
ELEVATIONS
AND DETAILS**

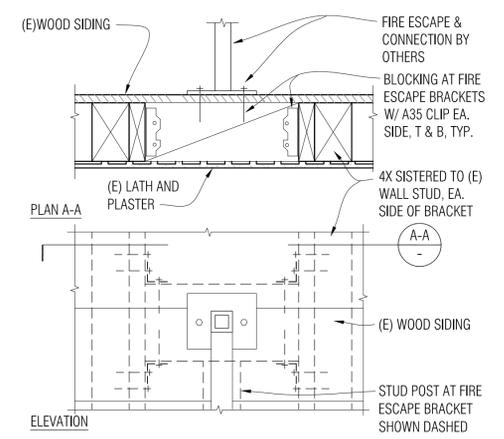
SCALE:	NO SCALE	SHEET NO.
DATE:	AUGUST 17, 2016	A3.5
DRAWN BY:	DK	
CHECKED BY:	AL	OF SHEETS
JOB NO.:	2809	



3 DOOR BOTTOM EXTENSION DETAIL
1 1/2" = 1'-0"

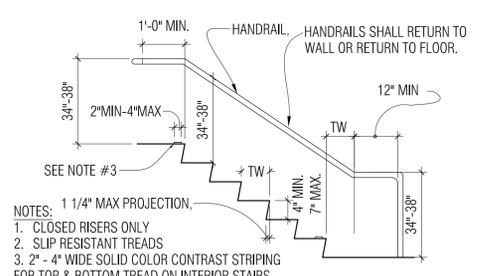


2 ELEVATIONS AT BREEZEWAY
1/4" = 1'-0"

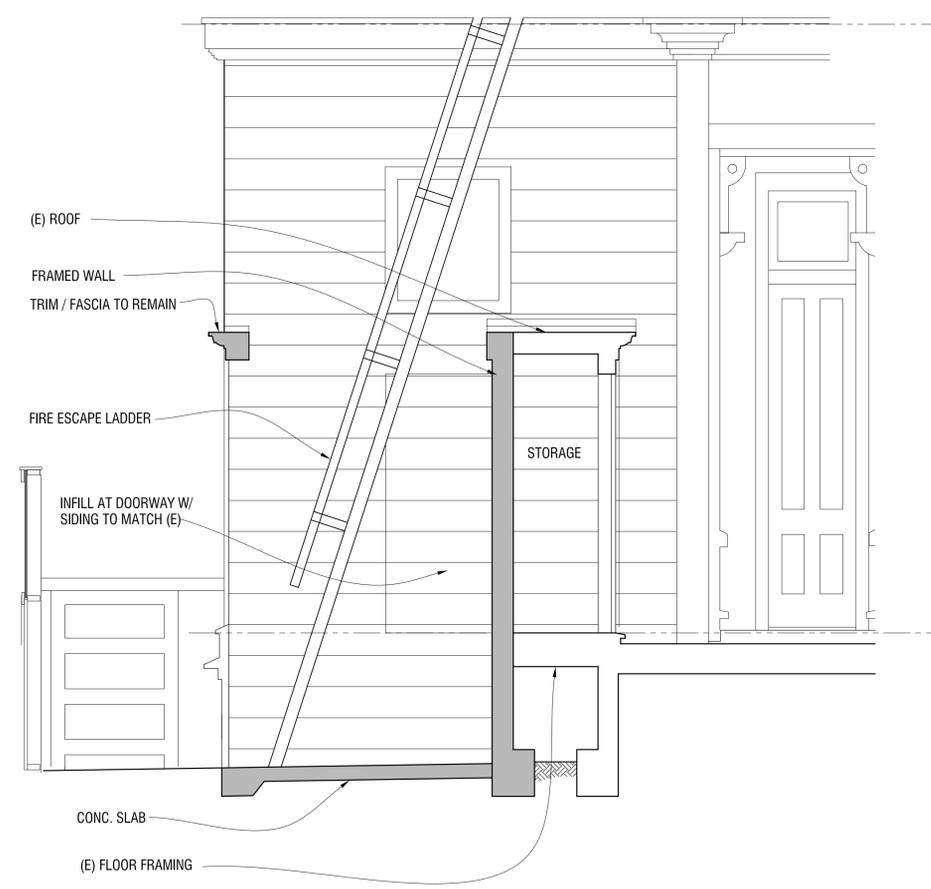


- NOTES:**
1. ASSUMES BRACKET ONLY TRANSFERS DIRECT SHEAR
 2. PROVIDE ADDITIONAL RIM BLOCK W/ CLIPS BELOW (N) SISTERED 4X & STUD POST
 3. ALL MEMBERS DF#1
 4. CONNECTION TO BE VERIFIED WHEN FIRE ESCAPE LADDER IS SPECIFIED.

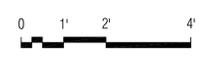
5 FIRE ESCAPE BALCONY ATTACHMENT
1 1/2" = 1'-0"



4 STAIRS & HANDRAILS
1/2" = 1'-0"



1 NORTH - SOUTH SECTION THROUGH MODIFIED PANTRY ADDITION
1/2" = 1'-0"





GENESIS OPAL

UNENCLOSED VERTICAL PLATFORM LIFT



The Garaventa Genesis OPAL model is a reliable, cost effective accessibility solution. This ADA compliant lift is for indoor or outdoor use, and for public or private buildings with lifting heights up to 5 feet (commercially). This lift is a short rise vertical elevating system that can be installed directly on the floor or in a pit. The OPAL consists of a platform with 1100mm (43") high side walls, an upper gate, a platform mounted lower landing gate, a drive system and easy-to-use operating controls. The platform walls and the lower platform gate travel with the platform creating a barrier around the passenger.

Note: The installation of unenclosed platform lifts for public building use varies depending on local codes and the type of application. Contact your local Garaventa Lift dealer for information regarding the use of this product in your area.

GENESIS OPAL



Need Design Assistance?

Call your local Garaventa Lift representative or our Design Hotline at 1.800.663.6556

TECHNICAL INFORMATION

Rated Load of 340 kg (750 lbs)

	Standard	Optional
Platform size	914mm x 1242mm (36" x 48 7/8")	Mid-Size Platform: 914mm x 1394mm (36" x 54 7/8")* Large Platform: 1100mm x 1546mm (43 1/4" x 60 7/8")*
Configuration	Straight through entry/exit	90° entry/exit
Warranty	2 years	Five additional years (*Contact Garaventa)
Accessories	Keyless operation Grabrail on platform side wall Audible Illuminated Emergency Stop/ Alarm Switch	Autodialer phone Emergency battery lowering (Leadscrew drive only) Illuminated and tactile directional buttons Power gate operator Keyed call station and platform controls Stationary loading ramp or platform mounted automatic folding ramp for installations without a pit Electrical disconnect
Drive System	Leadscrew: 2 HP motor, travel speed at 3 meters (10 ft) per minute. Hydraulic: 3 HP motor Continuous Mains Powered with an auxiliary power system. Lift travels at 5.2 meters (17 ft) per minute.	Hydraulic (full time battery operation): 3 HP 24VDC hydraulic motor lifts the platform at 5.2 meters (17 ft) per minute.

Power Requirements

Leadscrew:

(Limited to residential use in Canada)
North America: 120 VAC single phase on a dedicated 20 amp circuit
International: 208-240 VAC single phase on a dedicated 16 amp circuit

Hydraulic:

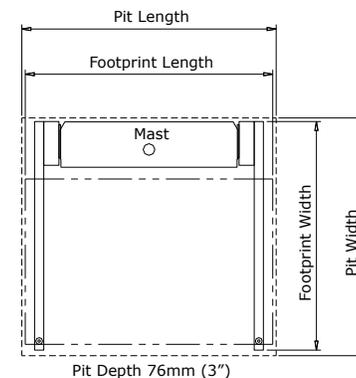
North America: 120 VAC single phase on a dedicated 15 amp circuit
International: 208-240 VAC single phase on a dedicated 15 amp circuit

Finishes:

Steel panels and framework are finished with electrostatically applied baked fine textured satin grey paint. The panels, gates and mast are framed with champagne anodized aluminum extrusions.

Footprint/ Clearance Dimensions

Straight Through Entry / Exit				
Platform Size	Footprint Width	Footprint Length	Pit Width	Pit Length
Standard	1258mm 49 1/2"	1296mm (51")	1319mm (52")	1334mm (52 1/2")
Mid-Size	1258mm 49 1/2"	1448mm (57")	1319mm (52")	1493mm (58 1/2")
Large	1445mm 56 7/8"	1600mm (63")	1508mm (59 3/8")	1645mm (64 1/2")
90° Entry / Exit				
Large	1445mm (56 7/8")	1600mm (63")	1464mm (57 5/8")	1683mm (66 1/4")



*If a pit is used, recommended depth is 76mm (3"). Pit width and length include running clearances.

Contact us today

Phone: +1 604 594-0422
Toll Free: 1 800 663 6556
Web site: www.garaventalift.com

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Authorized Garaventa Lift Representative