



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 16, 2019

CONSENT CALENDAR

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Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Filing Date: May 30, 2018
Case No.: **2017-003989COA**
Project Address: **1231 Fulton Street**
Historic Landmark: Alamo Square Landmark District
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Block/Lot: 1181 / 025
Applicant: Jason Chan
615 Santa Barbara Avenue
Millbrae, CA 94030
Staff Contact Rebecca Salgado – (415) 575-9101
rebecca.salgado@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

1231 FULTON STREET is within the Alamo Square Landmark District's boundaries on the south side of Hayes Street, on Assessor's Block 1181, Lot 025. The property's lot has approximately 37.5 feet of frontage on Fulton Street. 1231 Fulton Street was constructed circa 1906. The Classical Revival-style four-story, wood-frame building has a stucco exterior. The Alamo Square Landmark District was designated in 1984.

PROJECT DESCRIPTION

The proposed project includes the following work in connection with the creation of two new accessory dwelling units at the ground floor in an area of the building currently used as storage space:

- Modifications to the ground floor of the bay at the Fulton Street facade, including the following:
 - Removing a non-historic one-over-one double-hung window and a security grille from an existing 3'W x 3'H window opening at the center of the bay, enlarging the opening, and inserting one new 3'W x 4'-6"H wood one-over-one double-hung unit in the modified opening.
 - Removing limited portions of historic scored and textured stucco at the first floor bay to create two new window openings at the sides of the bay, and inserting two new 3'W x 4'-6"H wood one-over-one double-hung units in the new openings.
- Modifications to the ground floor of the secondary west and south elevations, including the following:

- At the visible secondary west elevation, removing select window openings and installing wood siding matching the existing siding at the filled-in areas; expanding two existing window openings to have lowered sills; inserting two new windows; relocating electrical service panels on the exterior secondary elevation; and installing lighting sconces for pedestrian and bicyclist safety.
- At the rear south elevation, replacing four (4) existing non-historic one-over-one double-hung windows with new wood one-over-one double-hung windows in the existing openings.
- Interior alterations at the ground floor related to the creation of the new accessory dwelling units, including reconfiguration of utility, storage, and trash-collection spaces and the creation of bicycle parking, and the insertion of vent flues for the new ADU units through chases and closets of the upper-floor units.
- Installation of two roof vents at the roof, to extend a maximum of 2' above the finished roof surface.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Since the building contains Rental Units, as defined in Section 37.2(r) of the Administrative Code, the property owner shall enter into an agreement with the City stating that the new Accessory Dwelling Units are not subject to the Costa Hawkins Rental Housing Act (California Civil Code Section 1954.50) and will be subject to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code). This agreement must be fully executed prior to the City's issuance of the first construction document.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

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

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 does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

While the proposed project involves the removal of a limited amount of stucco cladding at the first floor of the bay at the Fulton Street façade, the amount of stucco removed will be limited to the minimum amount necessary for the creation of the new and expanded window openings in the bay. If an underlying historic cladding material other than stucco is discovered during the creation of the new window openings, then the ground floor portion of the bay will receive either the restored original cladding or new cladding matching the underlying historic cladding, with the guidance of Planning Staff. The new features will align with the character-defining features of the historic Fulton Street façade.

The changes to window and door openings at the secondary west and rear south elevations will not remove character-defining features of the building. The new wood windows to be installed at these elevations will match the material and operation of the historic windows at these elevations. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The exterior elements of the ground floor that would be modified as part of the proposed work, including the non-historic double-hung window and stucco cladding, are not character-defining features of the building. The window is not original to the building, and the stucco cladding also appears to have been added after the building's initial construction. To ensure that the new facade cladding at the Fulton Street ground-floor bay will align with the historic cladding at this facade, Planning Staff will review and approve replacement cladding materials at the base by ensuring that any historic cladding materials underlying the existing stucco cladding are uncovered and restored or replaced in kind if they are too deteriorated to repair. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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 does not call for the replacement or repair of deteriorated historic features, with the exception of the possible repair and/or replacement of any underlying historic cladding materials that may be found when portions of the existing stucco cladding at the Fulton Street facade are removed for the installation of the new window openings. Where necessary, damaged historic cladding materials will be repaired or replaced in kind with the guidance of Planning Staff. Therefore, the proposed project complies with Rehabilitation Standard 6.

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

The proposed project would not involve chemical or physical treatments that would cause damage to historic materials.

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

The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work will not destroy historic materials, features, and spatial relationships that characterize the property. The new wood one-over-one, double-hung windows at the ground floor will be compatible with the historic windows at the building, which are no longer extant, as well as the remaining historic elements of the building's exterior.

Similar to the new windows at the Fulton Street façade, the new windows at the rear and side elevations will match the materials and operation of the historic windows at these elevations. Overall, the proposed project maintains the historic integrity of the subject property and the district since the new windows are compatible with, yet differentiated from, the historic elements of the building's exterior. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not affect the essential form and integrity of the building, as the work visible from a public right-of-way is limited to alterations to openings in the ground-floor bay of the Fulton Street facade and the secondary west elevation, and will not impact any character-defining features of the subject property. The new windows at the Fulton Street facade and secondary west elevation could be removed in the future without impacting the essential form and integrity of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 10.

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

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

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

The proposed project would retain the existing residential use of the building and would cause minimal changes to the form of the building without removing any character-defining features or materials. While

the proposed project involves the removal of a limited amount of stucco cladding at the first floor of the bay at the Fulton Street façade, the amount of stucco removed will be limited to the minimum amount necessary for the creation of the new and expanded window openings in the bay. If an underlying historic cladding material other than stucco is discovered during the creation of the new window openings, then the ground floor portion of the bay will receive either the restored original cladding or new cladding matching the underlying historic cladding, with the guidance of Planning Staff. The new cladding will align with the character-defining features of the historic Fulton Street façade.

The window and security grille to be removed at the Fulton Street façade do not appear to be historic and are not character-defining features of the building, and as such, their removal will not destroy historic materials, features, and spatial relationships that characterize the property. The new wood one-over-one, double-hung windows at the ground floor will be compatible with the historic windows at the building, which are no longer extant, as well as the remaining historic elements of the building's exterior.

The changes to window and door openings at the secondary west and rear south elevations will not remove character-defining features of the building. The new wood windows to be installed at these elevations will match the material and operation of the property's historic windows. The new windows will maintain the historic integrity of the subject property since the new windows are compatible with, yet differentiated from, the historic elements of the building's exterior. As a Condition of Approval, Planning Staff will review shop drawings of the new windows to be installed at the Fulton Street façade to ensure that these windows are compatible with the historic features of the property and the district.

The proposed project would not affect the essential form and integrity of the building, as the work visible from a public right-of-way is limited to alterations to openings in the ground-floor bay of the Fulton Street facade and the secondary west elevation, and will not impact any character-defining features of the subject property. The new windows at the Fulton Street facade and secondary west elevation could be removed in the future without impacting the essential form and integrity of the landmark.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the subject site and with the Alamo Square Landmark District.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior's Standards for Rehabilitation*.

CONDITIONS OF APPROVAL

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

1. As part of the Building Permit, Planning Staff will review any remaining underlying historic cladding found beneath the stucco cladding during the work at the Fulton Street facade. If a cladding material other than stucco is found, the Project Sponsor will work with staff to determine if the underlying cladding could be restored or would need to be replaced in kind.
2. As part of the Building Permit, Planning Staff will review and approved shop drawings of the new windows to be installed at the Fulton Street facade.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Alamo Square Landmark District Map
- Existing Conditions Photographs

Project Sponsor submittal, including:

- Reduced Plans



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Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 025 IN ASSESSOR'S BLOCK 1181, WITHIN AN RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on May 30, 2018, Jason Chan (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for work in connection with the creation of two new accessory dwelling units at the ground floor in an area of the building currently used as storage space. Specifically, the proposal includes:

- Modifications to the ground floor of the bay at the Fulton Street facade, including the following:
 - Removing a non-historic one-over-one double-hung window and a security grille from an existing 3'W x 3'H window opening at the center of the bay, enlarging the opening, and inserting one new 3'W x 4'-6"H wood one-over-one double-hung unit in the modified opening.
 - Removing limited portions of historic scored and textured stucco at the first floor bay to create two new window openings at the sides of the bay, and inserting two new 3'W x 4'-6"H wood one-over-one double-hung units in the new openings.
- Modifications to the ground floor of the secondary west and south elevations, including the following:

- At the visible secondary west elevation, removing select window openings and installing wood siding matching the existing siding at the filled-in areas; expanding two existing window openings to have lowered sills; inserting two new windows; relocating electrical service panels on the exterior secondary elevation; and installing lighting sconces for pedestrian and bicyclist safety.
- At the rear south elevation, replacing four (4) existing non-historic one-over-one double-hung windows with new wood one-over-one double-hung windows in the existing openings.
- Interior alterations at the ground floor related to the creation of the new accessory dwelling units, including reconfiguration of utility, storage, and trash-collection spaces and the creation of bicycle parking, and the insertion of vent flues for the new ADU units through chases and closets of the upper-floor units.
- Installation of two roof vents at the roof, to extend a maximum of 2' above the finished roof surface.

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 January 16, 2019, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-003989COA ("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 28, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-003989COA based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, Planning Staff will review any remaining underlying historic cladding found beneath the stucco cladding during the work at the Fulton Street facade. If a cladding material other than stucco is found, the Project Sponsor will work with staff to determine if the underlying cladding could be restored or would need to be replaced in kind.
2. As part of the Building Permit, Planning Staff will review and approved shop drawings of the new windows to be installed at the Fulton Street facade.

FINDINGS

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

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

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report dated January 18, 1984.

- The project would retain the existing residential use of the building.
- The project would cause minimal changes to the form of the building without removing any character-defining features or materials. While the proposed project involves the removal of a limited amount of stucco cladding at the first floor of the bay at the Fulton Street façade, the amount of stucco removed will be limited to the minimum amount necessary for the creation of the new and expanded window openings in the bay. If an underlying historic cladding material other than stucco is discovered during the creation of the new window openings, then the ground floor portion of the bay will receive either the restored original cladding or new cladding matching the underlying historic cladding, with the guidance of Planning Staff. The new cladding will align with the character-defining features of the historic Fulton Street façade.
- The project will involve the removal of an existing window and security grille from the ground floor of the Fulton Street façade. These elements do not appear to be historic and are not character-defining features of the building, and as such, their removal will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new wood one-over-one, double-hung windows at the ground floor will be compatible with the historic windows at the building, which are no longer extant, as well as the remaining historic elements of the building's exterior. As a Condition of Approval, Planning Staff will review shop drawings of the new windows to be installed at the Fulton Street façade to ensure that these windows are compatible with the historic features of the property and the district.
- The proposed changes to window and door openings at the secondary west and rear south elevations will not remove character-defining features of the building. The new wood windows to be installed at these elevations will match the material and operation of the property's historic windows. The new windows will maintain the historic integrity of the subject property and the surrounding district since the new windows are compatible with, yet differentiated from, the historic elements of the building's exterior.

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

Standard 1.

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

Standard 2.

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

Standard 3.

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

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

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

Standard 6.

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

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 Alamo Square Landmark District for the future enjoyment and education of San Francisco residents and visitors.

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

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

The proposed project will not have any impact on neighborhood serving retail uses.

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

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

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

The project will not reduce the affordable housing supply as the existing units will be retained and two new housing units will be added as part of the proposed work.

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

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

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

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

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

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

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

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the property located at Lot 025 in Assessor's Block 1181 for proposed work in conformance with the renderings and architectural sketches dated October 28, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-003989COA.

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 APPROVES the foregoing Motion on January 16, 2019.

Jonas P. Ionin
Commission Secretary

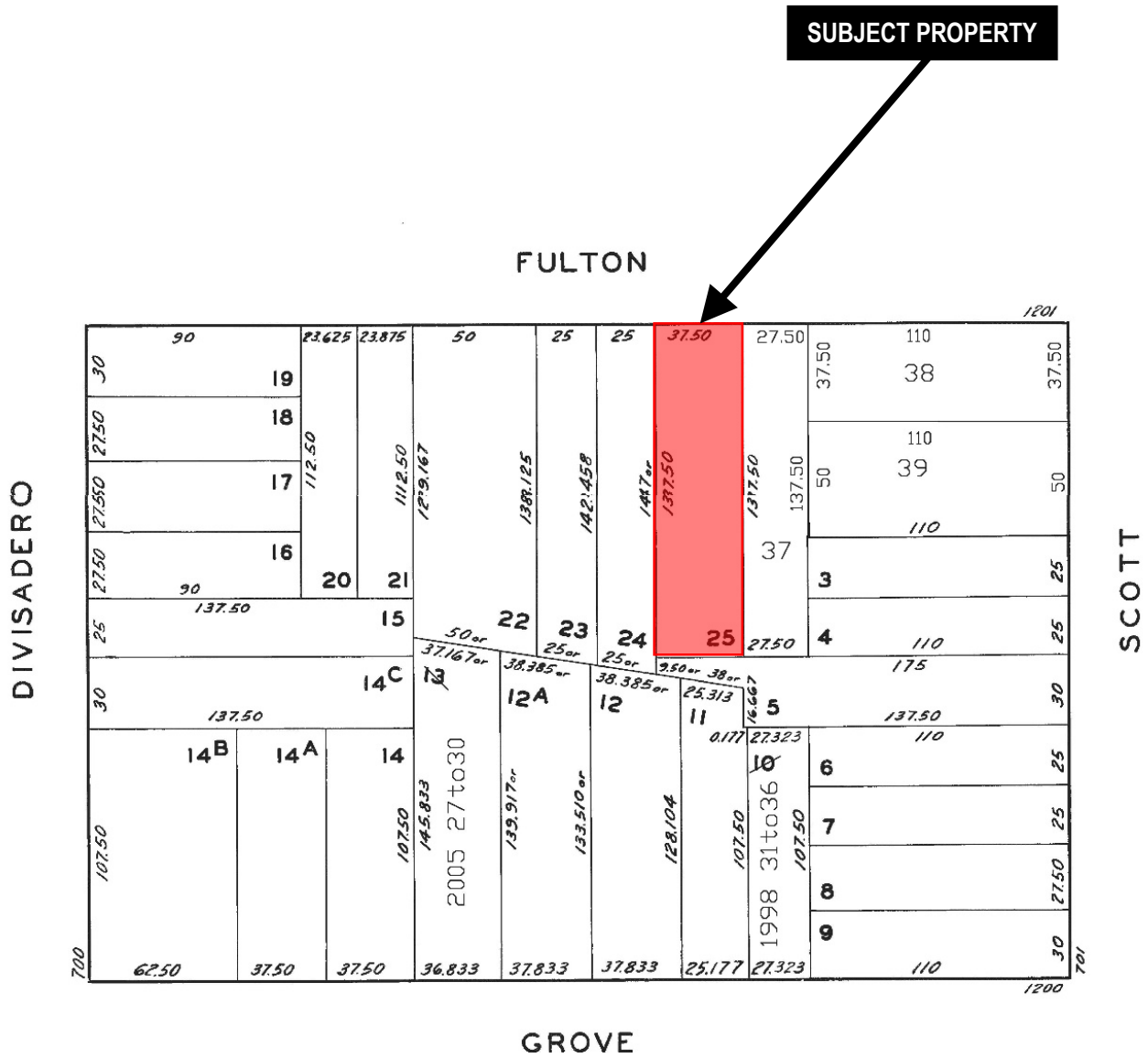
AYES: X

NAYS: X

ABSENT: X

ADOPTED: January 16, 2019

Parcel Map

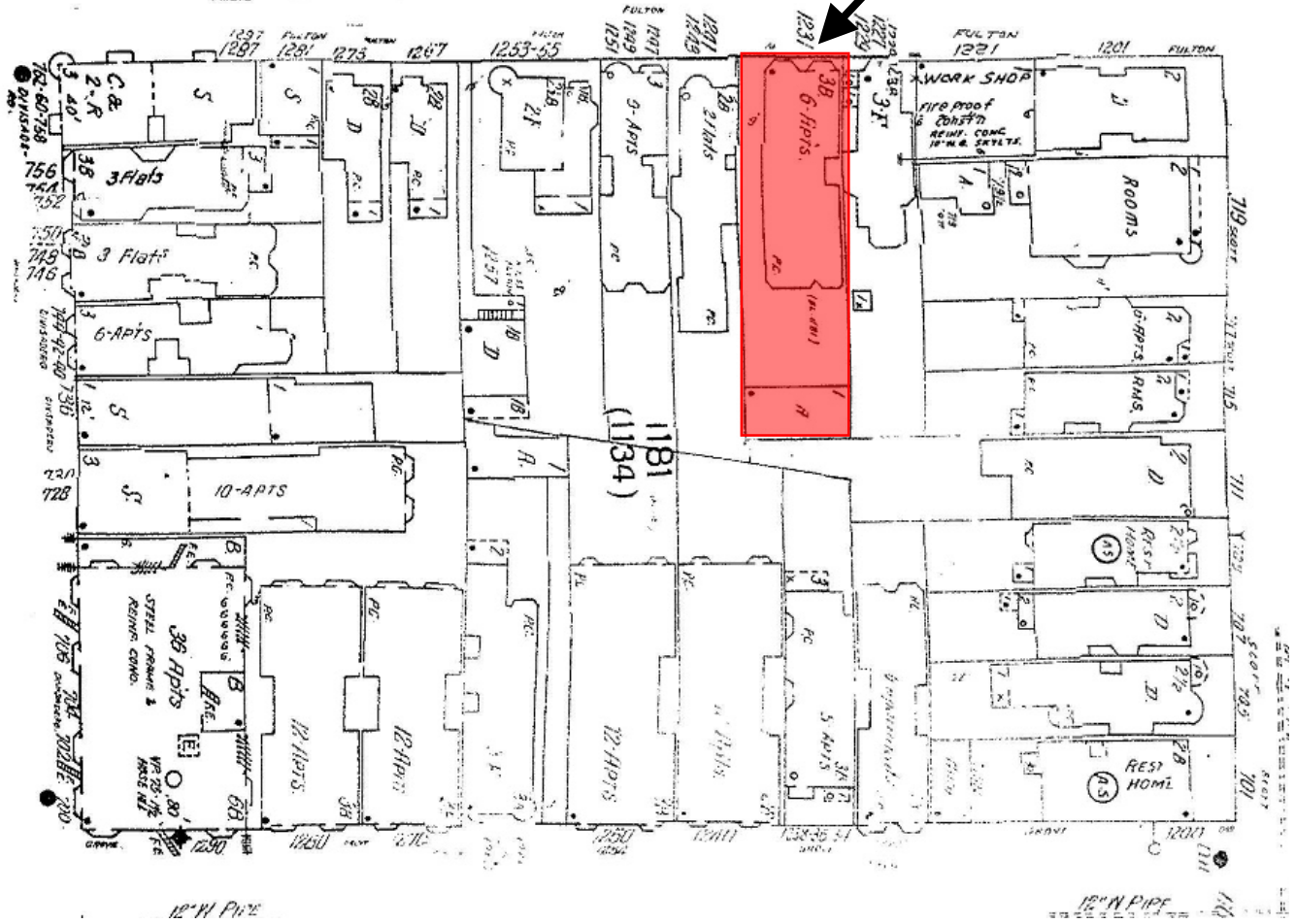


Historic Preservation Commission Hearing
 Case Number 2017-003989COA
 Alamo Square Landmark District
 1231 Fulton Street



Sanborn Map*

SUBJECT PROPERTY

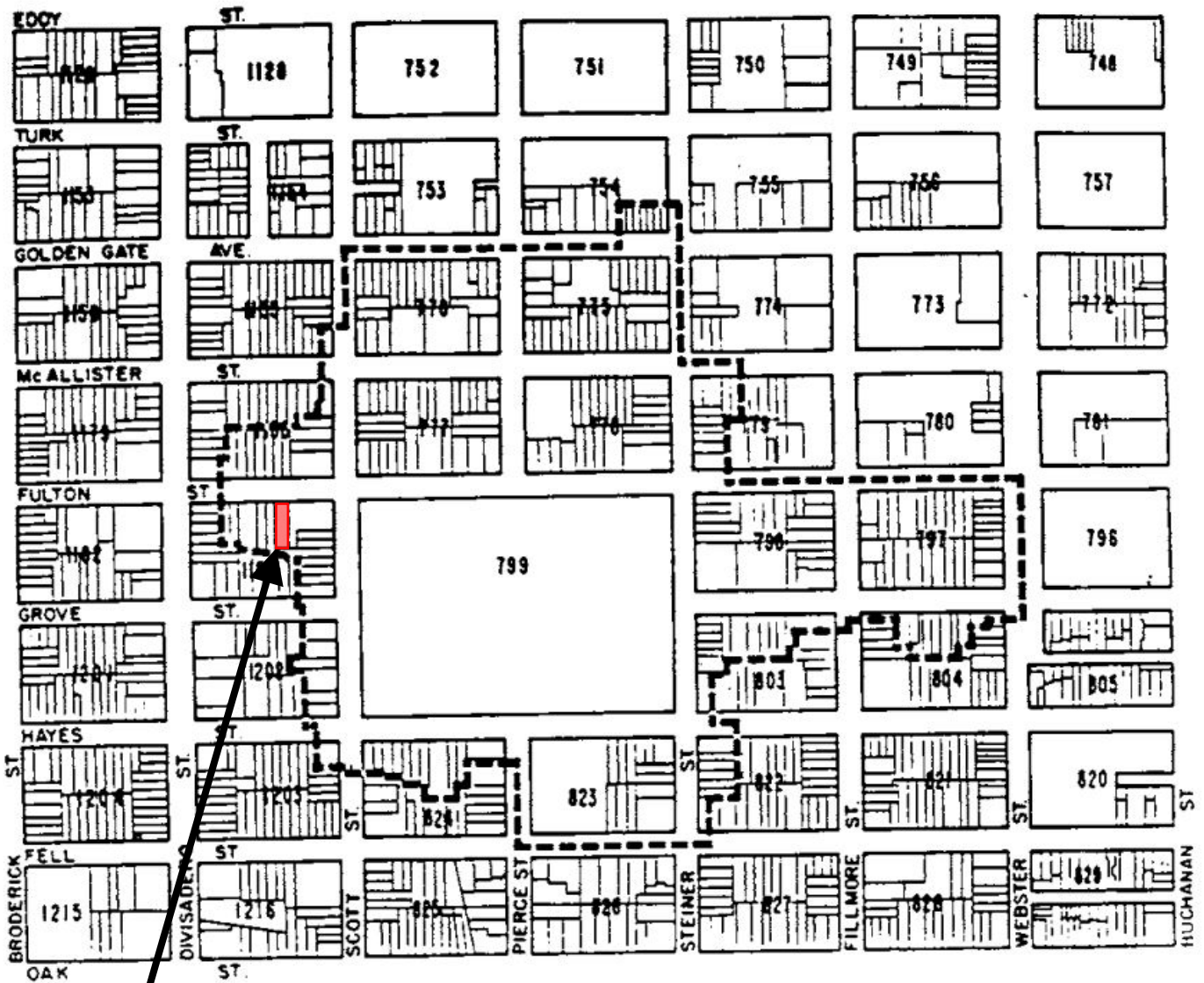


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



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Alamo Square District Map

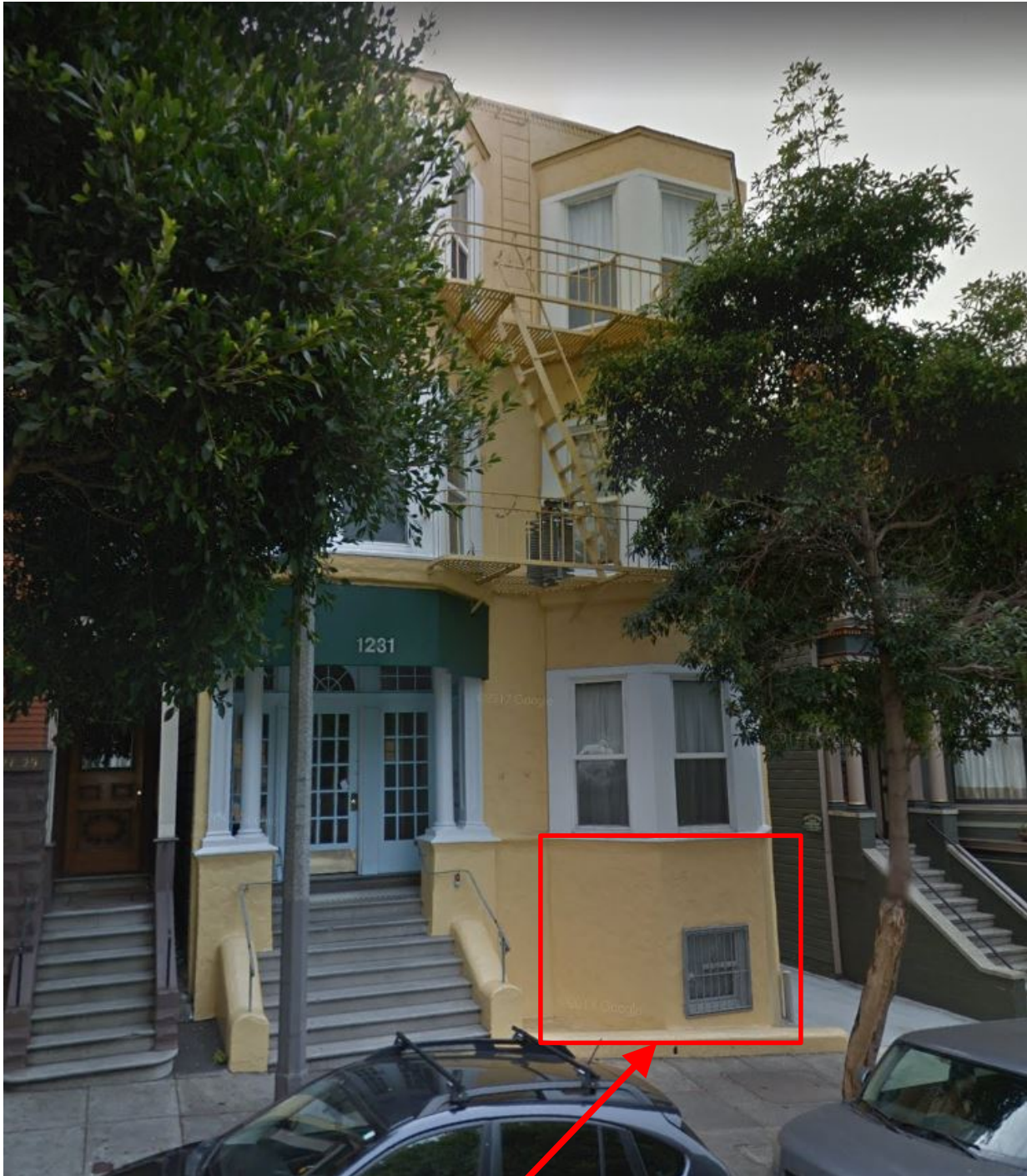


SUBJECT PROPERTY



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Existing Conditions Photo: Fulton Street Facade



**AREA OF PROPOSED
WORK**

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Existing Conditions Photo: West Secondary Elevation

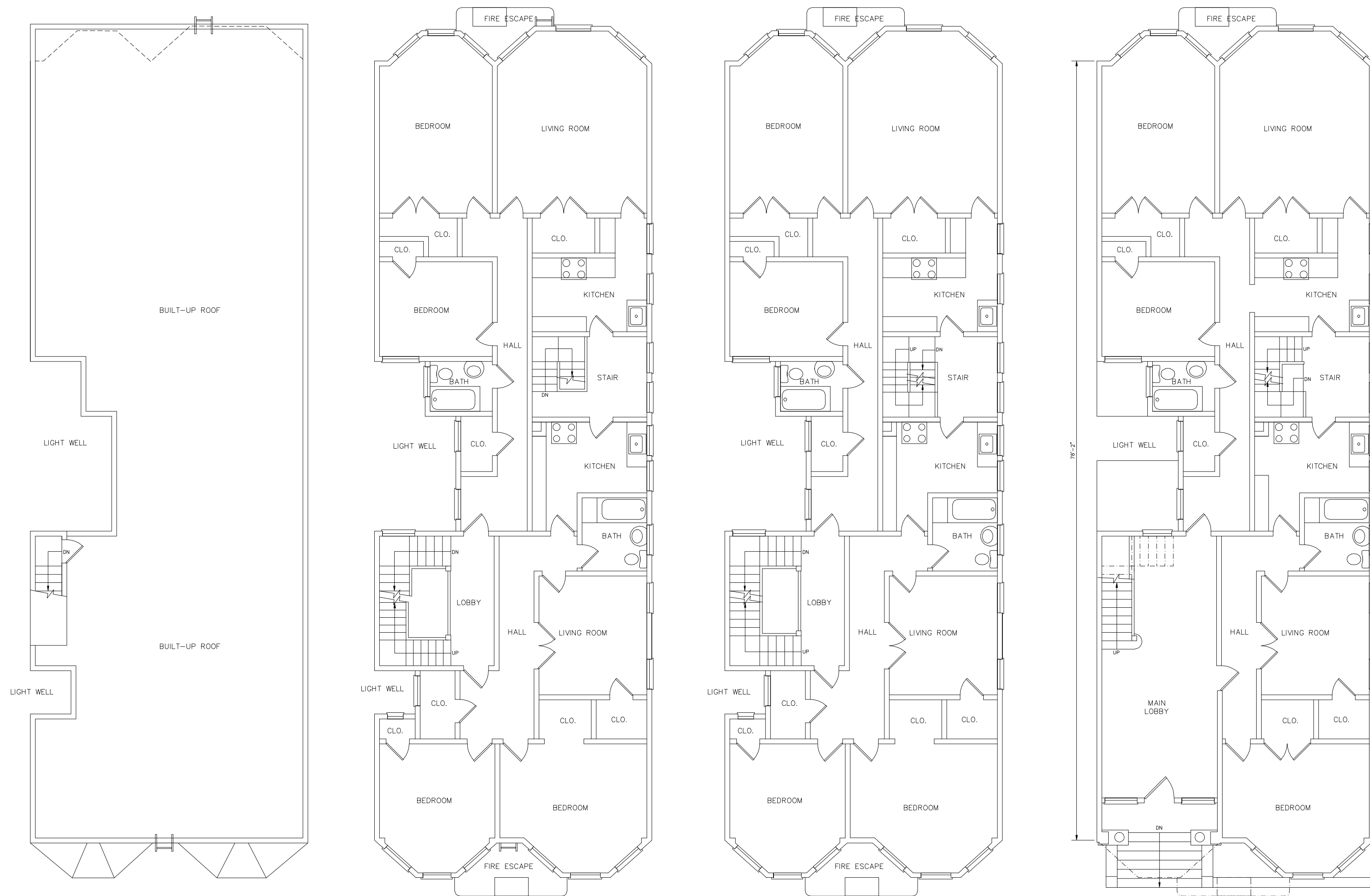


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Existing Conditions Photo: Partial View of Rear Elevation



Historic Preservation Commission Hearing
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ROOF

3RD FLOOR

2ND FLOOR

1ST FLOOR

(E) FLOOR PLANS

1/8"=1'-0"

EXISTING BLDG. DATA:

OCCUPANCY GROUP: R-2
 BUILDING CONSTRUCTION TYPE: 5-B
 NUMBER OF UNIT: 6
 NUMBER OF STORY: 3
 NUMBER OF BASEMENT: 1
 BUILDING HEIGHT: NO CHANGE
 FIRE SPRINKLER: NONE

PROPOSED BLDG. DATA:

OCCUPANCY GROUP: R-2
 BUILDING CONSTRUCTION TYPE: 5-B
 NUMBER OF UNIT: 6 + 2 ACCESSORY DWELLING UNITS
 NUMBER OF STORY: 3
 NUMBER OF BASEMENT: 1
 BUILDING HEIGHT: NO CHANGE
 FIRE SPRINKLER: PROVIDED AS REQUIRED UNDER SEPARATED PERMIT

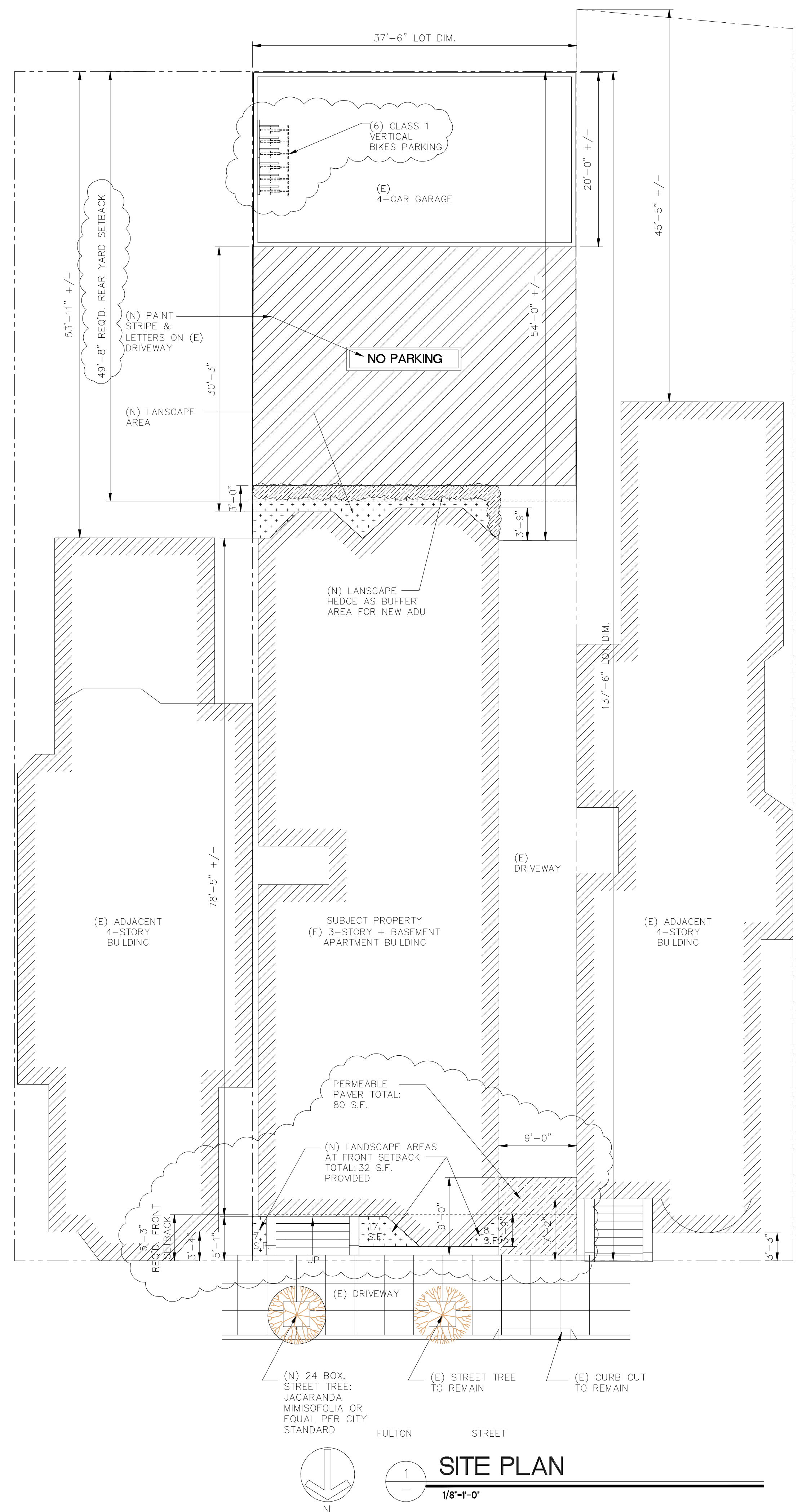
SCOPE OF WORKS:

- IN BASEMENT FLOOR: CONVERT (E) SPACE TO HAVE TWO NEW ACCESSORY UNITS.

DRAWING INDEX

ARCHITECTURAL

- A1 PLANS, NOTES
- A2 PLANS, NOTES
- A2.1 PLANS, NOTES
- A3 ELEVATIONS, DETAILS
- A4 ELEVATIONS, DETAILS
- T1-A T-24 CAL
- T1-B T-24 CAL
- T3 T-24 INSPECTION CHECKLIST
- C7 GREEN BLDG. CHECK LIST



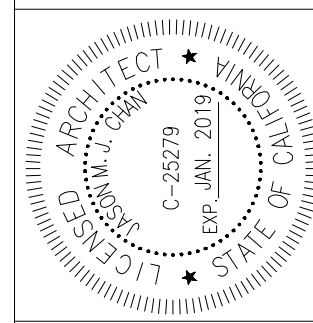
SITE PLAN

1/8"=1'-0"

BY USE OF THESE PLANS THE OWNER AND THE GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ARCHITECT FOR ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD ARCHITECT HARMLESS. THE ARCHITECT'S LIABILITY IS LIMITED TO FEES RECEIVED FOR SERVICE RENDERED.

REVISIONS	BY
1	PLANNING DEPT. 4-18-2018
2	PLANNING DEPT. 10-28-2018

JASON M.J. CHAN ARCHITECT
 615 SANTA BARBARA AVE.
 MILLBRAE, CA 94030
 (415)710-8896
 E-MAIL: jasonchan16988@gmail.com



FLOOR PLANS
 NOTES & DETAIL

INTERIOR REMODEL
 1231 FULTON STREET
 SAN FRANCISCO, CA 94117
 BLOCK 1181, LOT 025

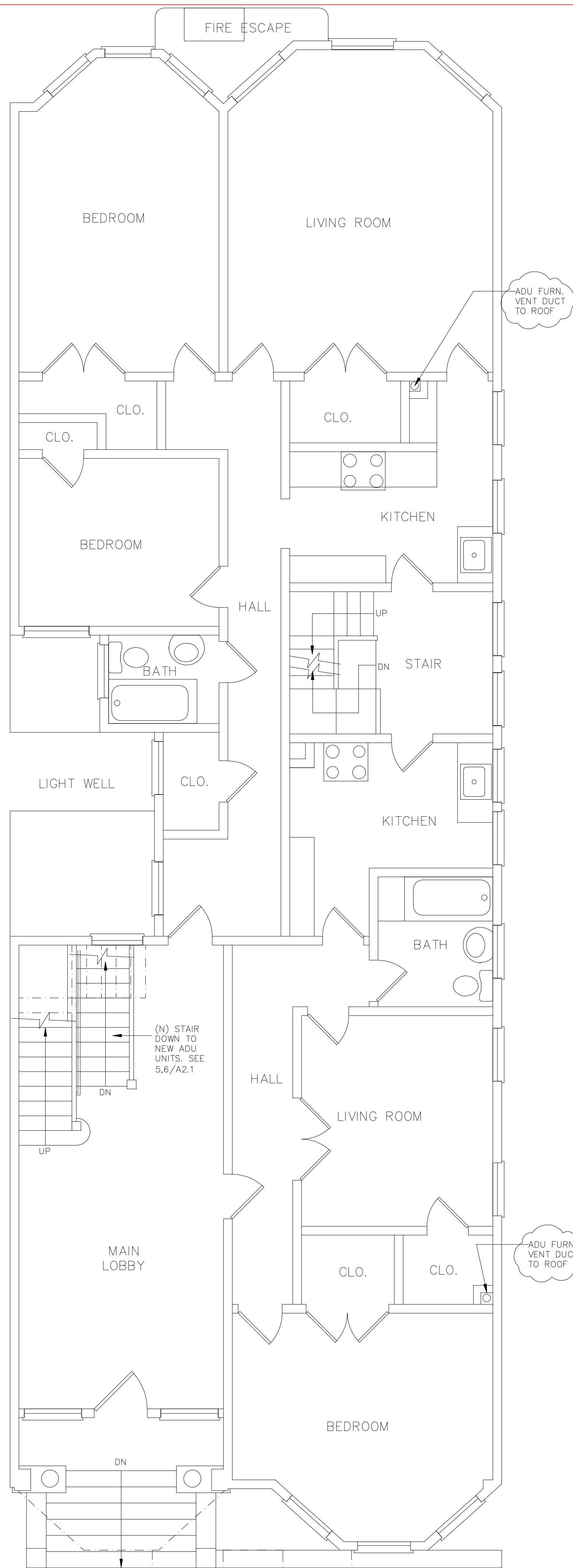
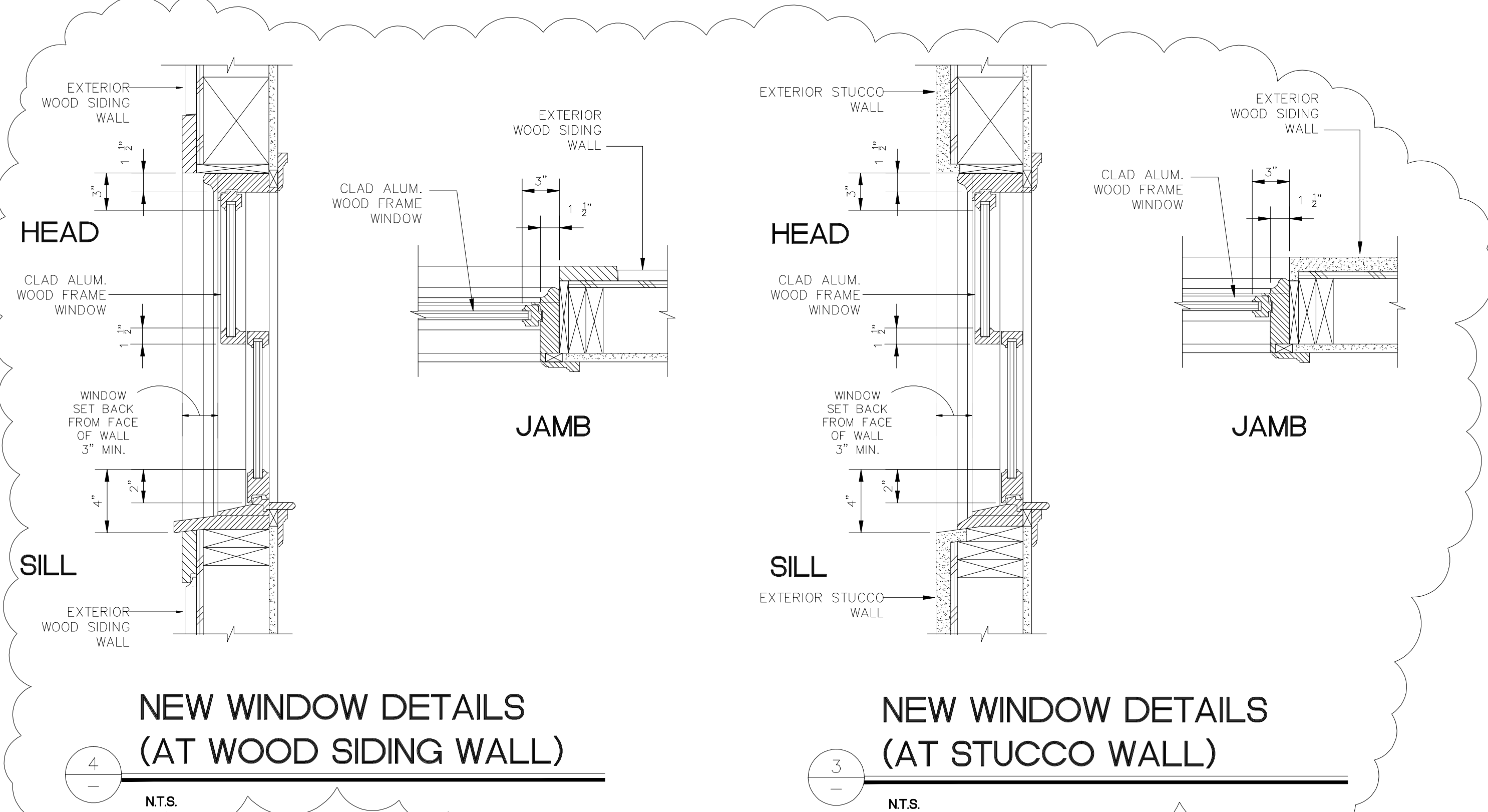
DATE 4-10-2018
 SCALE NOTED
 DRAWN
 JOB
 SHEET

A1
 OF SHEETS

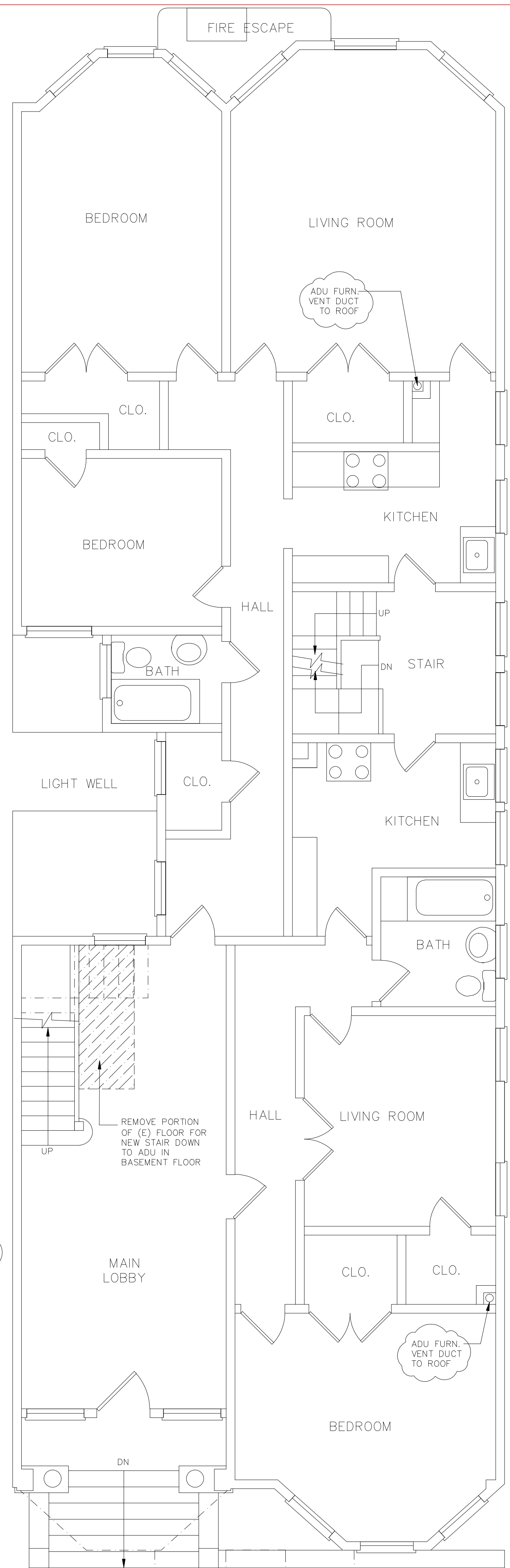
WINDOW SCHEDULE

- W1** REPLACE (E) 3'X3' WINDOW W/ (N) 3'X4'6" S.H.W. U=0.32
- W2** (N) 3'X4'6" S.H.W. U=0.32
- W3** (N) 2'6"X3' S.H.W. U=0.32
- W4** REPLACE (E) WINDOW W/ (N) 2'6"X4'6" S.H.W. U=0.32
- W5** 2'6"X4'6" S.H.W. U=0.32
- W6** REPLACE (E) WINDOW W/ 3'X4'6" S.H.W. U=0.32
- W7** REPLACE (E) WINDOWS W/ (N) 2'6"X3' S.W. U=0.32
- W8** REPLACE (E) WINDOWS W/ (N) 2'6"X1'6" S.W. TEMP. GL. U=0.32

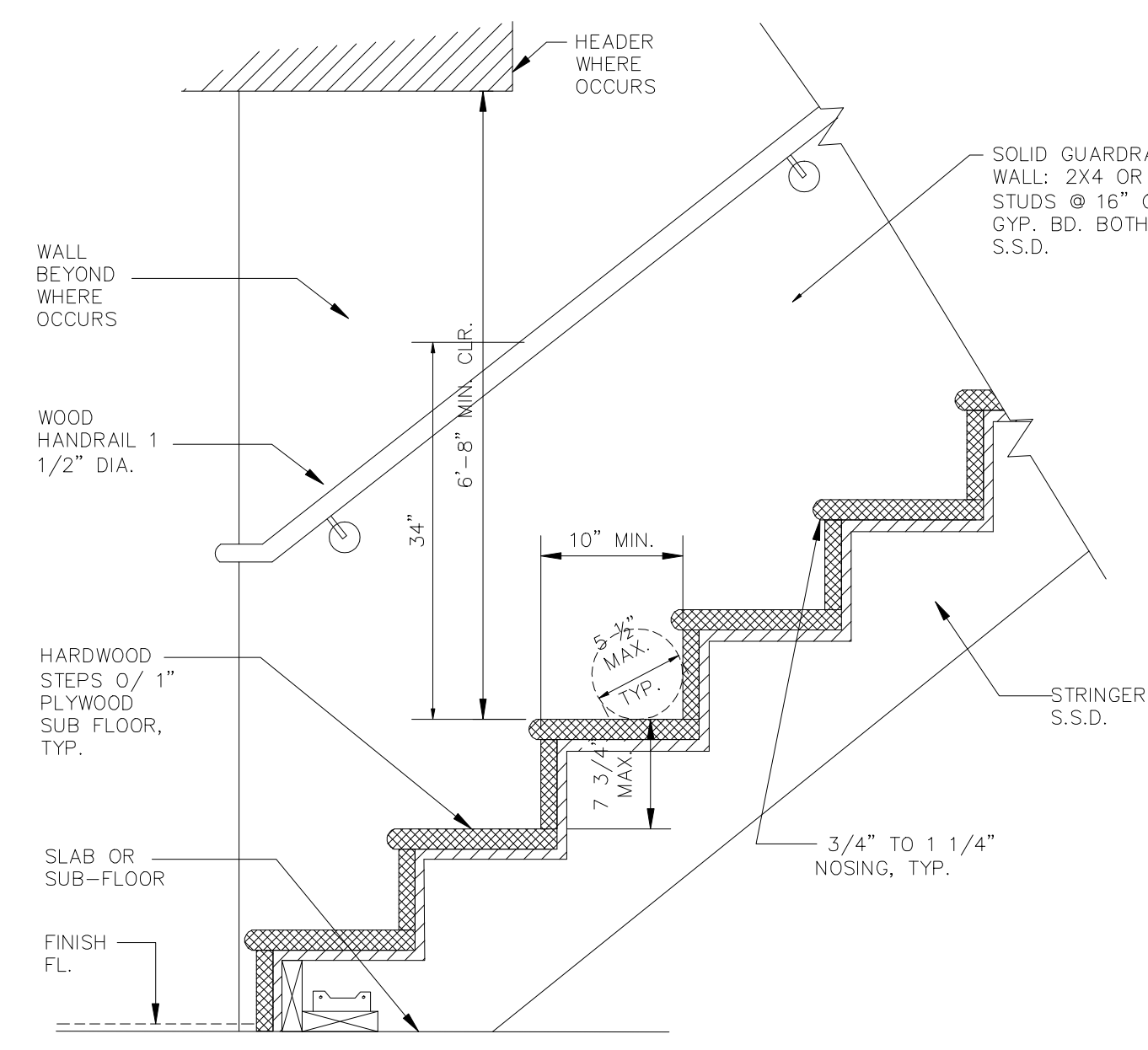
WINDOW NOTES:
 1. ALL WINDOW METEORIOR TO BE WOOD FRAME/SASH STYLE TO MATCH EXISTING WINDOW
 2. ALL WINDOW SHALL BE RECESSED 3" MINIMUM FROM FACE OF EXTERIOR WALL.
 3. SEE 3/ & 4/A2.1 FOR WINDOW DETAILS



2 REMODEL 1ST FLOOR PLAN
 1/4"=1'-0"

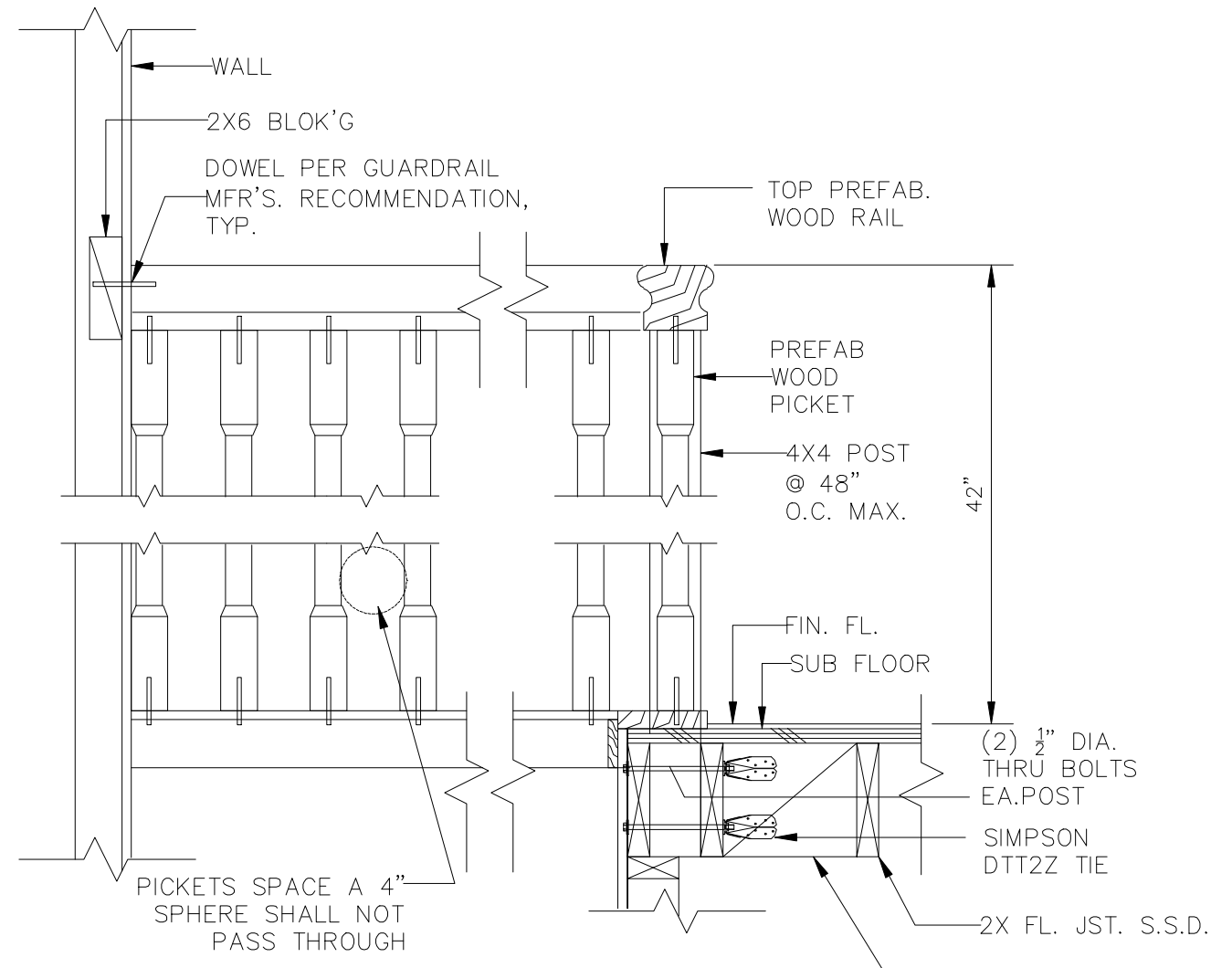


1 1ST FLOOR DEMO PLAN
 1/4"=1'-0"

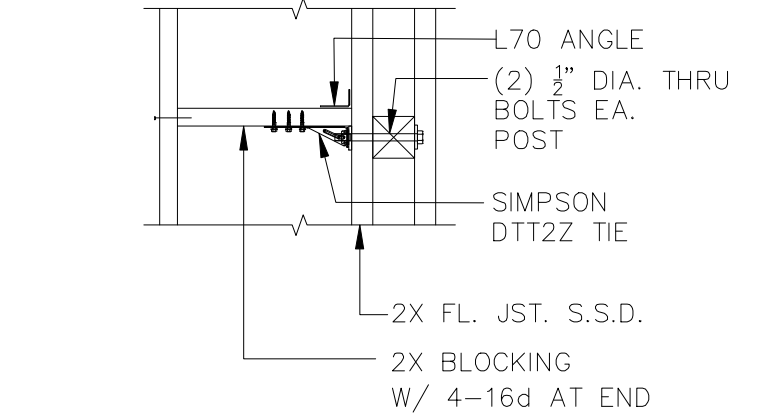


NOTE: 1. GUARDRAIL SHALL BE CAPABLE TO RESIST 20 PLF HORIZONTAL LOAD PERPENDICULAR TO TOP RAIL. PER CBC 509 AND TABLE 16-B
 2. HOT-DIP GALVANIZED STEEL ALL GUARDRAIL COMPONENTS.

5 INTERIOR STAIR DETAIL
 N.T.S.



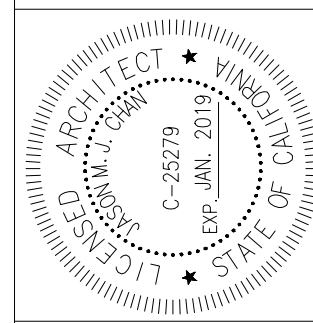
NOTE: GUARDRAIL SHALL BE CAPABLE TO RESIST 20 PLF HORIZONTAL LOAD PERPENDICULAR TO TOP RAIL. PER CBC 509 AND TABLE 16-B



6 INTERIOR GUARDRAIL DETAIL
 N.T.S.

REVISIONS	BY
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FLOOR PLANS
 NOTES & DETAIL

INTERIOR REMODEL
 1231 FULTON STREET
 SAN FRANCISCO, CA 94117
 BLOCK 1181, LOT 025

DATE 4-10-2018
 SCALE NOTED
 DRAWN
 JOB
 SHEET

A2.1
 OF SHEETS

NOTES:

GENERAL

- IT IS CONTRACTORS' RESPONSIBILITY TO ENSURE THAT ALL WORKS SHALL COMPLY WITH 2016 CBC, CRC, CEC, CPC, CMC, 2016 ENERGY CODE & SBC AND ALL OTHER APPLICABLE CURRENT BUILDING CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY EXISTING SITE/BLDG. CONDITION AND DIMENSION. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEERS IMMEDIATELY FOR ANY DISCREPANCY BETWEEN WITHIN DRAWINGS, SITE OR BUILDING CONDITION PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
- LIVING SPACE CEILING HEIGHT MINIMUM TO BE 7'-6", BATHROOM AND HALLWAY CEILING MINIMUM 7'-0", TYP.
- BEDROOM WINDOW FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPENABLE WIDTH DIMENSION: 20" AND OPERABLE HEIGHT DIMENSION: 24" MINIMUM CLEAR, OPENABLE AREA OF 5.7 SQUARE FEET. WINDOW SILL NOT MORE THAN 44" ABOVE THE FINISH FLOOR.
- EVERY HABITABLE ROOM IS TO BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF EXTERIOR OPENINGS. FOR LIGHT THE GLAZED AREA OF THE EXTERIOR OPENING IS TO BE MIN. 8% OF FLOOR AREA OF THE ROOM IN QUESTION, FOR VENTILATION THE OPENING AREA OF THE EXTERIOR OPENING IS TO BE MIN. 4% OF FLOOR AREA OF THE ROOM IN QUESTION.
- THE EXISTING FIRE RESISTANCE RATING OF ALL EXTERIOR PROPERTY LINE WALLS WITH A REQUIRED FIRE RESISTANCE RATING PER TABLE 602 SHALL BE MAINTAINED, OR SHALL BE REPLACED WITH 8" TYPE 'X' G.W.B. WHERE ANY EXISTING PLASTER OR G.W.B. FINISHES ARE REMOVED TO PERFORM WORK UNDER THIS PERMIT APPLICATION.

ELECTRICAL

- T-24 RESIDENTIAL LIGHTING REQUIREMENTS PER CEC 150.0 (e):
 KITCHEN & BATH:
 ALL LIGHT FIXTURES TO BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-HE LIGHTING.
 LAUNDRY ROOM, GARAGE, UTILITY ROOM:
 ALL LIGHT FIXTURES TO BE HIGH EFFICACY LIGHTING AND IS CONTROLLED BY VACANCY SENSORS AND MUST BE MANUAL-ON MOTION SENSOR, MUST NOT HAVE "ALWAYS-ON" OPTION.
 OTHER ROOMS, BEDROOM, HALLWAY, STAIRS, DINING ROOM CLOSET BIGGER THAN 70 S.F.:
 DIMMER SWITCH OR CERTIFIED OCCUPANT SENSORS MANUAL-ON SENSORS-ON "ALWAYS-ON" OPTION
 RECESSED LUMINARIES IN INSULATED CEILINGS:
 MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT
- BATH ROOM AND KITCHEN OUTLETS SHALL BE ON A DEDICATED 20 AMPERE BRANCH CIRCUIT AND GFCI.
- ALL BRAN CIRCUITS TAHT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE ACR-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 201.12(B).
- ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11

MECHANICAL

- STRAPPING OF WATER HEATER SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND AT THE LOWER POINT. A MIN. DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE CONTROLS W/ THE STRAPPING. WATER HEATER AND FURNACE SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT.
- MAINTAIN A ROOM TAMP. 68 DEG. F AT A POINT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- MECHANICAL AIR HEATING DUCTS SHALL BE #26 GAUGE GALV. SHEET METAL.
 PROVIDE VENT FLUE FOR WATER HEATER, FURNACE PER CMC 802.6 & SFCM 802.6.2 AND PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
 PROVIDE 4 INCHES MINIMUM & EQUIPPED WITH A BACK-DRAFT DAMPER ENVIRONMENTAL AIR DUCT TO OUT SIDE AIR FOR DRYER OR EXHAUST FAN/HOOD TERMINATED 3 FEET MINIMUM AWAY FROM ANY WINDOW OR DOOR OPENING INTO BUILDING.
- PROVIDE EXHAUST RANGE HOOD ABOVE STOVE AND VENT TO O.A. 3 FEET MIN. AWAY FROM ANY WINDOW OPENING.

PLUMBING

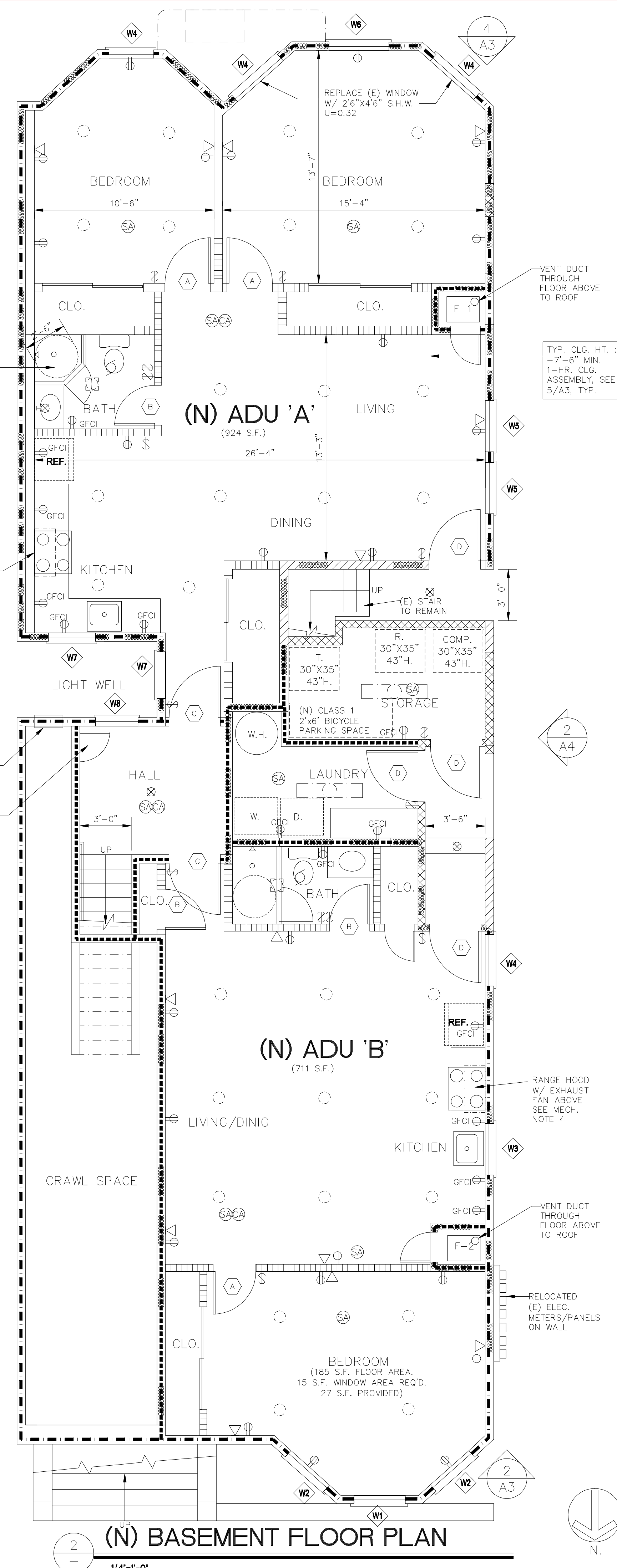
- SHOWER STALL SHALL COMPLY WITH CPC SEC. 408.6 AND HAVE MINIMUM OF 1024 SQUARE INCHES IN SIZE AND COMPASS A 30" CIRCL. BETWEEN THE BACK WALL AND FACE OF ENCLOSURE GLASS.
 FINISH IN SHOWER STALL WALL SHALL HAVE SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS WHICH EXTENDS TO HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- SHOWER HEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDE WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
- USE WATER CLOSET 1.28 GA. PER FLUSH MAX. PROVIDE MIN. 30" CLEAR WIDTH SPACE AND SET WATER CLOSET, 15" FROM WALL. KITCHEN FAUCET SHALL HAVE AERATOR AND NOT EXCEED A WATER FLOW OF 1.8 GPM. LAVATORY SHALL HAVE AERATOR AND NOT EXCEED A WATER FLOW OF 1.5 GPM. SHOWER HEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM. SHOWER/TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYP VALVE.
- THE ARCHITECT DOES NOT CARRY LIABILITY INSURANCE TO COVER WORK DONE REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL. THIS IDENTIFICATION AND ABATEMENT WORK IS TO BE COMPLETELY UNDER SEPARATE CONTRACT AND PRIOR TO THE COMMENCEMENT OF DEMOLITION AND/OR REMODELING WORK. DESCRIBED IN THE CONTRACT DOCUMENTS. IF THE CONTRACTOR DISCOVERS ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTIONS.

LEGEND:

- (E) WALL TO REMAIN
- REMOVED (E) WALL
- (N) WALL - 2 X 4 WD. STUDS @ 16" O.C.
W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES
R-15 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (E) WALL UP-GRADED TO 1-HR. - (1) LAYERS
5/8" TYPE 'X' GYP. BD. O/ 2X STUDS @ 16" O.C. SEE 6/A3
R-15 BATT INSULATION BETWEEN STUDS
- (N) 1-HR. WALL - 2 X 4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES. SEE 7/A3
R-15 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (N) 1-HR. EXTERIOR WALL W/ WD. SIDING O/ BLDG. PAPER O/ 5/8" TYPE 'X' GYP. BD. O/ WD. STUD. ON EXTERIOR SIDE. 5/8" GYP. BD. ON INTERIOR SIDE. SEE 3/A4
R-15 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (E) EXTERIOR WALL - PATCH WHERE REQ'D. - 2X WD. STUDS @ 16" O.C. W/ SIDING O/ BLDG. PAPER FINISH TO MATCH (E) ADJACENT ON EXTERIOR SIDE. 1-LAYER 5/8" GYP. BD. INTERIOR SIDE
R-15 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- RECESSED DOWN LIGHT CONTAINS FLUORESCENT OR HIGH EFFICACY OR LED LAMP.
- RECESSED DAMP-PROOF DOWN LIGHT FLUORESCENT OR HIGH EFFICACY OR LED LAM.
- CLG. MTD. LIGHT FIXTURE WITH VACANCY SENSOR, HIGH EFFICACY OR LED LAM
- WALL SCONCE WITH VACANCY SENSOR, HIGH EFFICACY OR LED LAM.
- WALL MTD. LIGHT FIXTURE W/ MOTION/ VACANCY SENSOR, HIGH EFFICACY OR LED LAM. USE WATERPROOFED FIXTURE FOR EXTERIOR.
- EXHAUST FAN TO OUT SIDE AIR W/ CAPACITY OF 5 AIR CHANGE PER HOUR W/ HUMIDITY SENSOR PER CODE.
- CLG. MTD. SMOKE ALARM W/ BATTERY 110V HARDWIRED INTER-CONNECTED. APPROVED IN CAL. BY CSFM.
- CLG. MTD. CARBON MONOXIDE ALARM W/ BATTERY 110V HARDWIRED INTER-CONNECTED. APPROVED IN CAL. BY CSFM.
- DUPLEX ELEC. OUTLET
- T.V. CABLE JACK
- GAS OUTLET
- PHONE/DATA (CAT5, 4 TWISTED PAIR, PULL OUT ALL 4 PAIRS)
- 1X4 FLUOR. LIGHT W/ MOTION/VACANCY SENSOR
- LIGHT, FAN OR APPLIANCE SWITCH
- DIMMER
- LIGHT, FAN OR APPLIANCE SWITCH
- MOTION SENSOR
- LIGHT, FAN OR APPLIANCE SWITCH
- OCCUPANCY SENSOR
- S.D. SLIDING DOOR
- S.W. SLIDING WINDOW
- C.W. CASEMENT WINDOW
- F.W. FIX WINDOW
- S.H.W. SINGLE HUNG WINDOW
- D.H.W. DOUBLE HUNG WINDOW

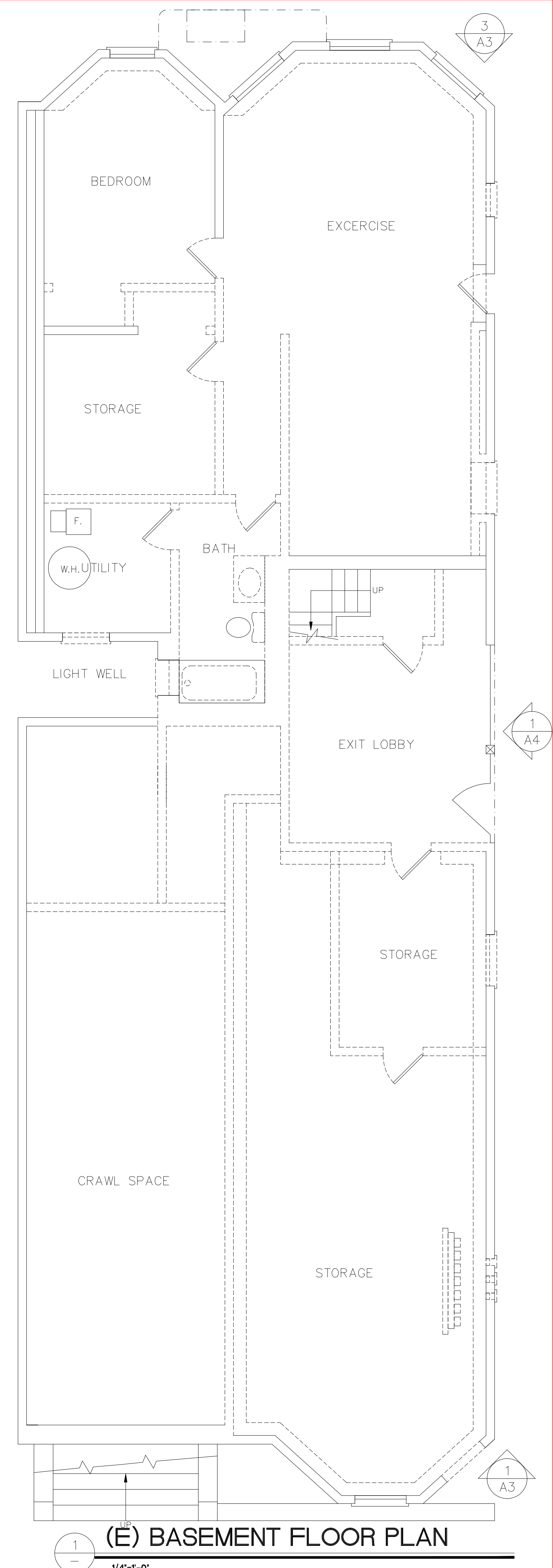
DOOR SCHEDULE

- (A) 2'-10"x6'-8" H.C. WOOD DOOR
- (B) 2'-4"x6'-8" H.C. WOOD DOOR
- (C) 2'-10"x6'-8"x1-3/4" S.C. DOOR 1/3 HR. ASSEMBLY W/ CLOSER, SMOKE GASKET AROUND, LATCH/LOCK SET
- (D) 2'-10"x6'-8"x1-3/4" S.C. DOOR, EXTERIOR DOOR



(N) BASEMENT FLOOR PLAN

1/4"=1'-0"



(E) BASEMENT FLOOR PLAN

1/4"=1'-0"

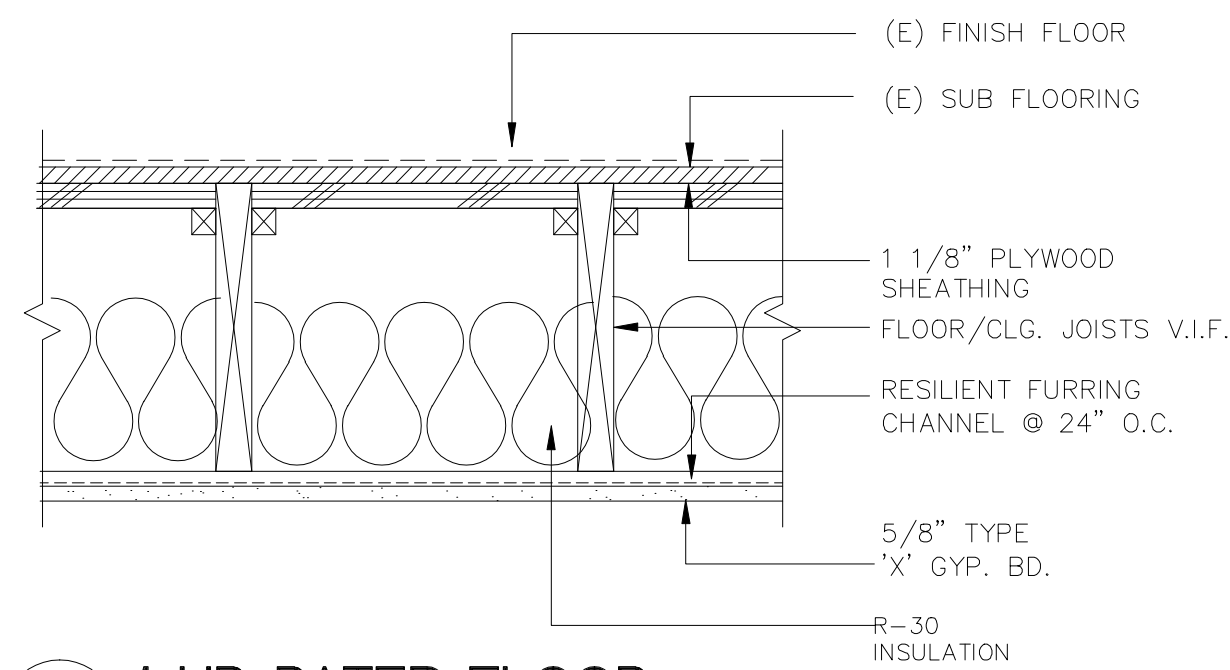
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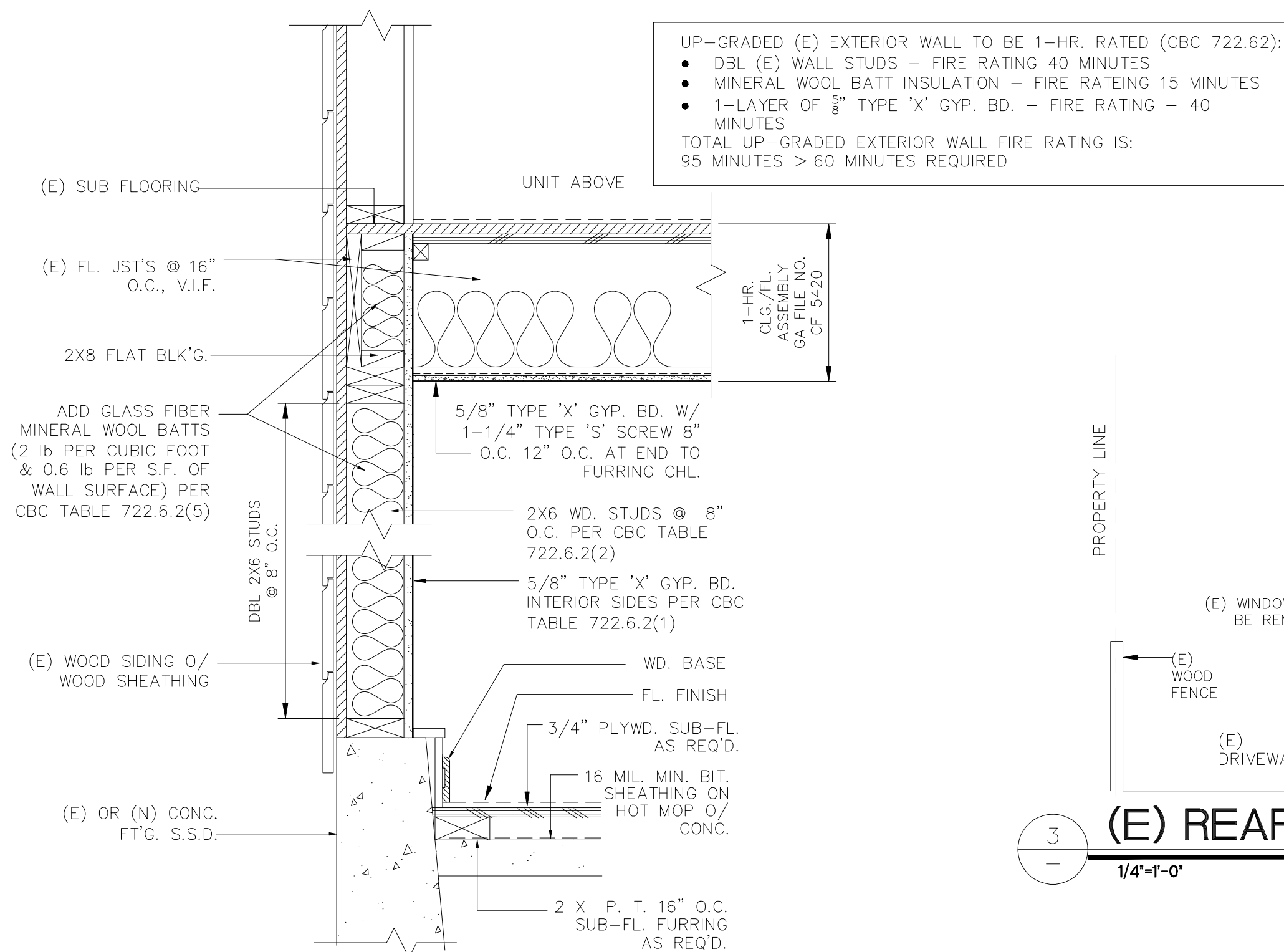
FLOOR PLANS
NOTES & DETAIL

INTERIOR REMODEL
 1231 FULTON STREET
 SAN FRANCISCO, CA 94117
 BLOCK 1181, LOT 025

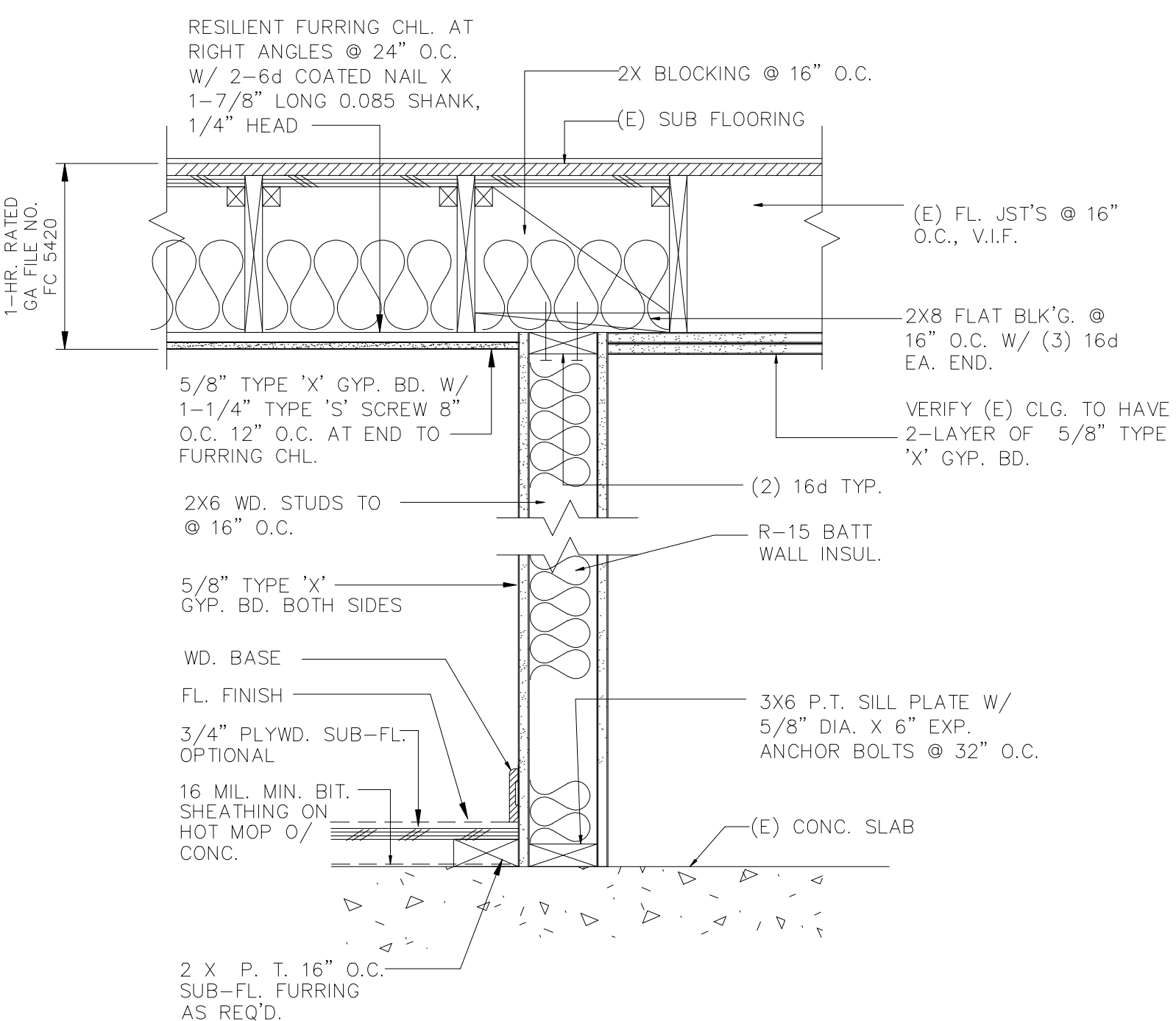
DATE: 4-10-2018
 SCALE: NOTED
 DRAWN:
 JOB:
 SHEET:
A2
 OF SHEETS



5 1-HR. RATED FLOOR
NTS. (GA FILE NO. FC 5120 50-54 STC SOUND)



6 UP-GRADED (E) EXTERIOR WALL (1-HR. RATED)
NTS.

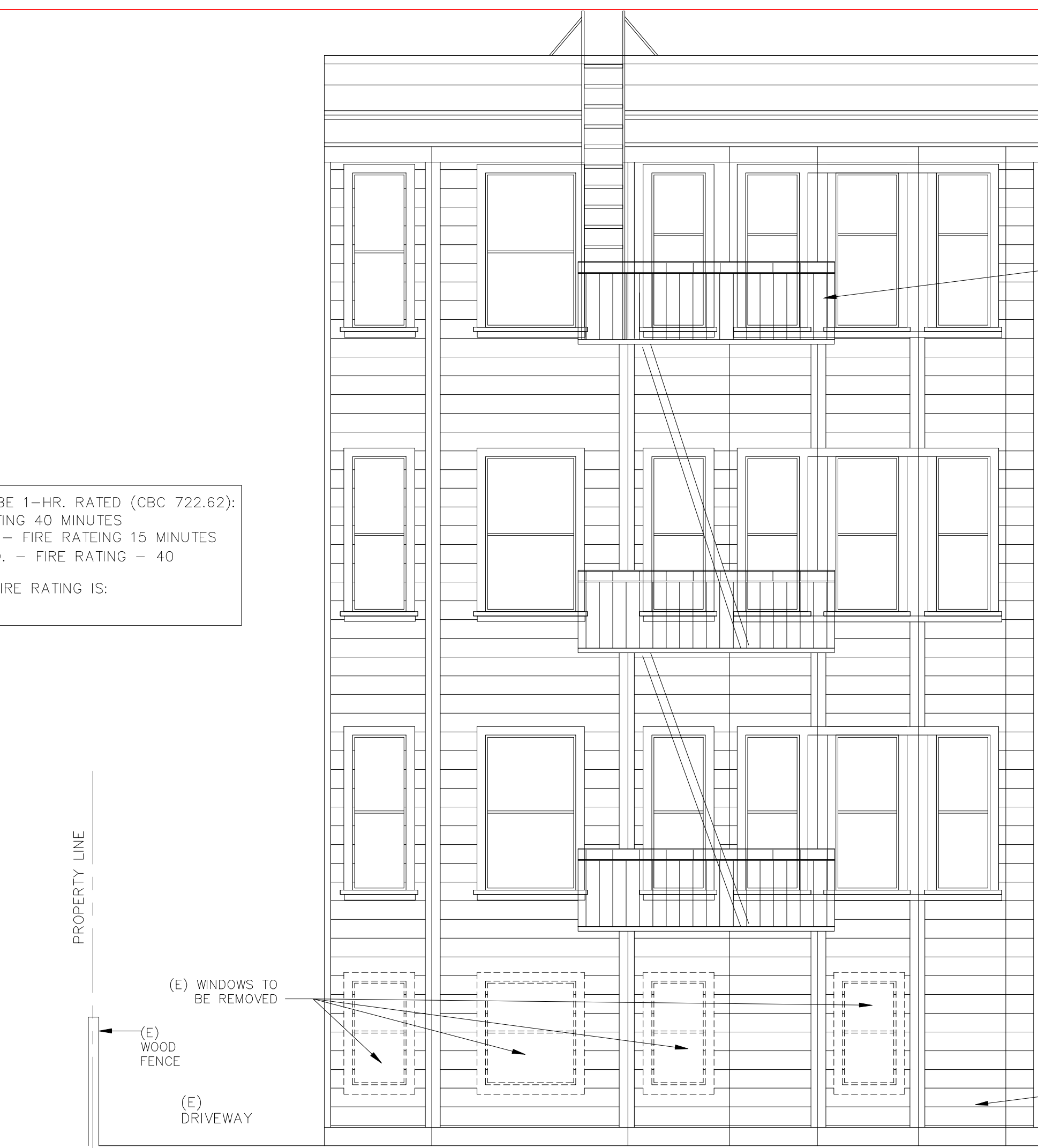


7 1-HR. WALL SECT.
NTS. GA FILE NO. WP 3510

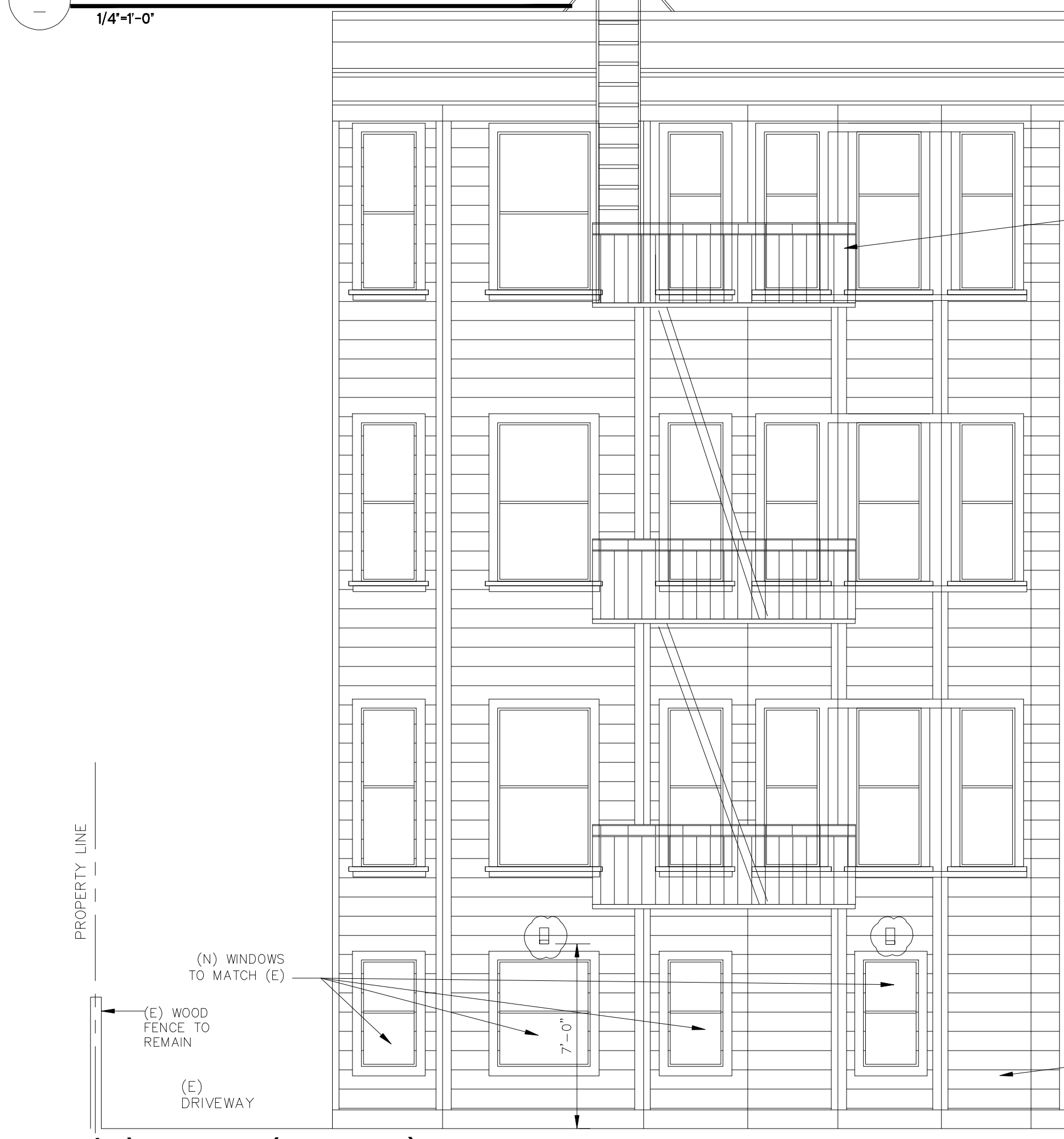
UP-GRADED (E) EXTERIOR WALL TO BE 1-HR. RATED (CBC 722.62):

- DBL (E) WALL STUDS - FIRE RATING 40 MINUTES
- MINERAL WOOL BATT INSULATION - FIRE RATING 15 MINUTES
- 1-LAYER OF 5/8\"/>

TOTAL UP-GRADED EXTERIOR WALL FIRE RATING IS: 95 MINUTES > 60 MINUTES REQUIRED



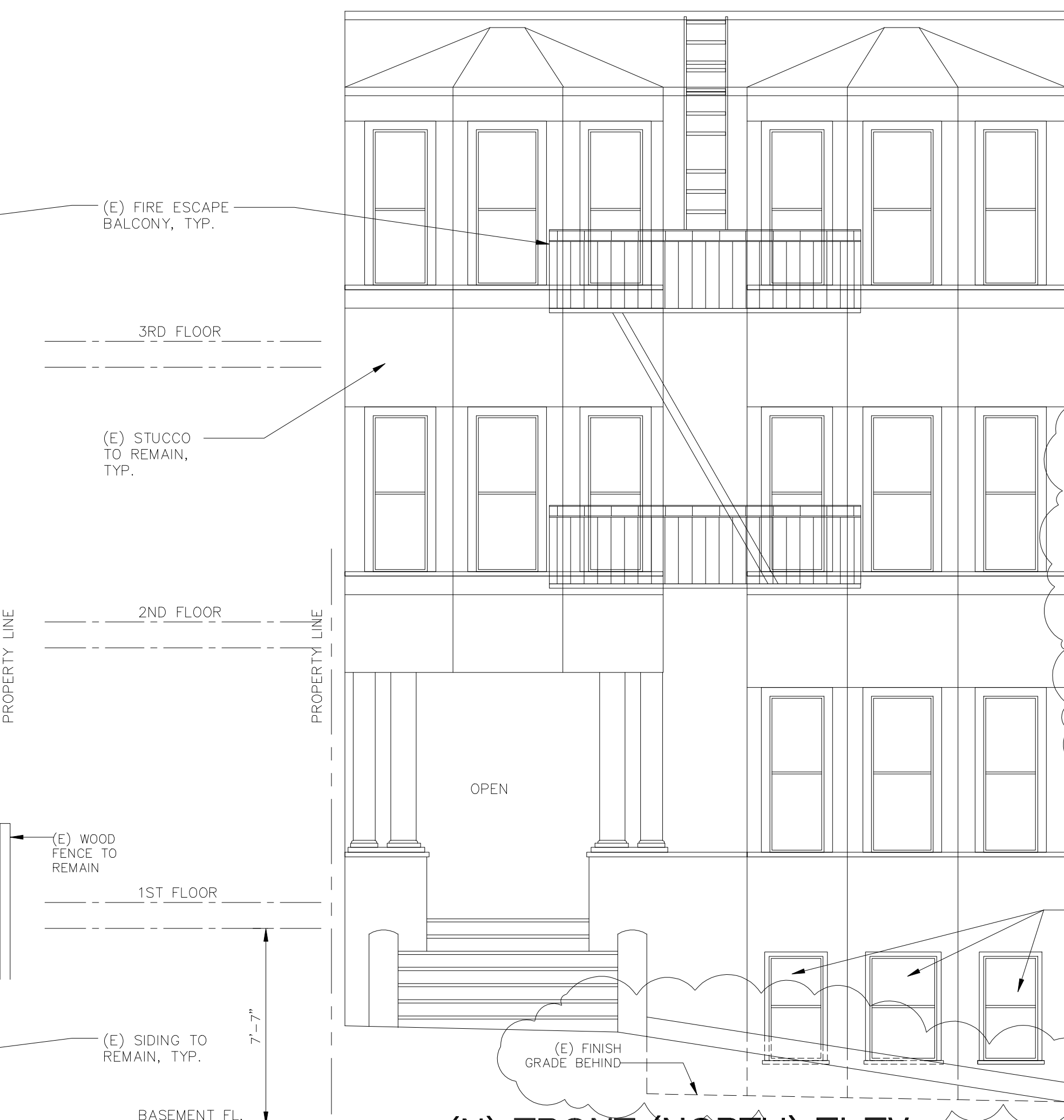
3 (E) REAR (SOUTH) ELEV.
1/4\"/>



4 (N) REAR (SOUTH) ELEV.
1/4\"/>



1 (E) FRONT (NORTH) ELEV.
1/4\"/>



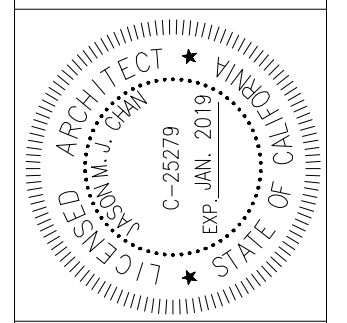
2 (N) FRONT (NORTH) ELEV.
1/4\"/>

CLADDING OF FULTON STREET BAY WINDOW:

- THE MODIFIED BAY AT THE BASEMENT LEVEL WILL RECEIVE CLADDING THAT ALIGNS WITH THE UNDERLYING HISTORIC CLADDING MATERIAL. IF FOUND TO BE DIFFERENT THAN THE CURRENT STUCCO CLADDING.
- THE PLANNING DEPARTMENT STAFF WILL REVIEW ON-SITE CONDITIONS ONCE THE EXISTING WINDOW HAS BEEN REMOVED FROM THIS BAY TO DETERMINE IF THE NEW BAD CLADDING SHOULD MATCH THE EXISTING CLADDING OR NOT.

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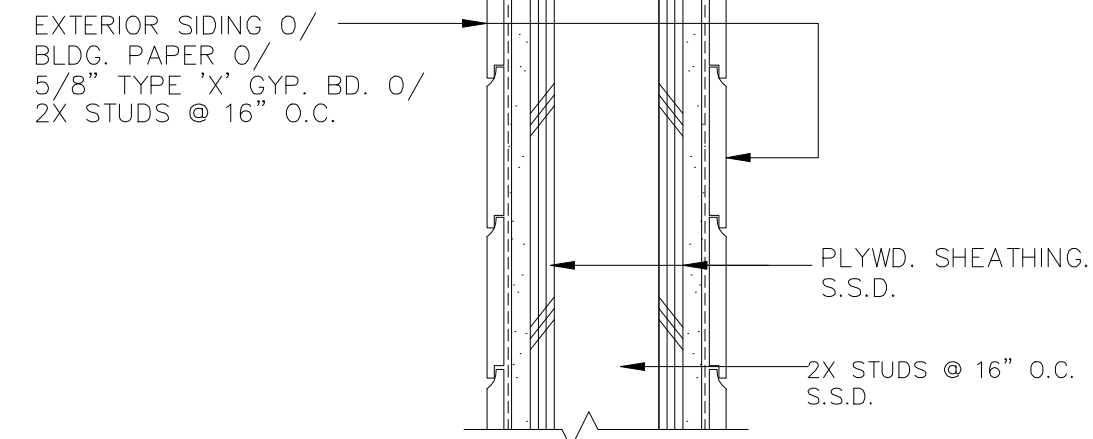


BLDG ELEVATIONS
NOTES & DETAIL

INTERIOR REMODEL
1231 FULTON STREET
SAN FRANCISCO, CA 94117
BLOCK 1181, LOT 025

DATE 4-10-2018
SCALE NOTED
DRAWN
JOB
SHEET

A3
OF SHEETS



(N) 1-HR. RATED EXTERIOR WALL
 NT8. (GA FILE NO. WP 8105)



(E) SIDE (WEST) ELEV.
 1/4"=1'-0"



(N) SIDE (WEST) ELEV.
 1/4"=1'-0"

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A4
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