



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: FEBRUARY 1, 2017

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: December 10, 2014
Case No.: **2014-002409COA/VAR**
Project Address: **188 Haight Street**
Historic Landmark: No. 164 – McMorry-Lagan Building (188/198 Haight Street)
Zoning: RTO (Residential Transit Oriented)
40-X Height and Bulk District
Block/Lot: 0852/033
Applicant: Dennis Budd, Gast Architects
355 11th Street #300
San Francisco, CA 94103
Staff Contact Marcelle Boudreaux - (415) 575-9140
Marcelle.boudreaux@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
Tim.frye@sfgov.org

PROPERTY DESCRIPTION

188 HAIGHT STREET, north side between Laguna Street and Octavia Boulevard, Assessor's Block 0852, Lot 033, on a through-lot extending from Haight Street to Rose Street. The 3-story, single-family residence was built circa 1890 by master architect Thomas J. Welsh in the Stick-Eastlake style. The wood-framed building is clad in rustic siding, topped with a flat roof, and its front façade is dominated with a two-story square bay. The residence features characteristics of Stick-Eastlake including: overhanging eaves with embellished truss; siding and stick work applied in horizontal, vertical and diagonal directions; corner boards with extended brackets; wide band of trim under cornice; sunbursts in gables; Eastlake trim and vertical trim at sides of windows. It is located in a RTO (Residential Transit Oriented) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves work to the main residence and to the frontage on Rose Street, as follows:

Main Residence

- A new 10'-2"-wide two-story, square bay window, on floors two and three, projecting 2'-2" from the building wall at the rear of the residence. Adjacent to the new bay window at the rear, on the second floor a new rough opening is proposed for a door and at the third floor a new rough opening is proposed for a small square casement window. The two-story bay window will be clad in painted wood horizontal rustic siding, and all fenestration at the rear is proposed as painted wood doors or painted wood double-hung window systems, all with simple painted wood trim.

- Other work at the rear includes the addition of a small, L-shaped approximately 6'x6' deck with open painted metal railing and painted metal 5'-0" diameter spiral stairs leading from the second floor to access the proposed at-grade mid-lot patio and proposed garage and workshop fronting Rose Street.
- At the main residence, other work includes replacement of existing single-pane glazing with laminated glazing in existing wood sash systems, and repair of existing wood window sash/frames, in select areas.

Rose Street frontage

- Replacement of a non-historic existing parking pad structure and a non-contributory workshop shed with a new one-story one-car garage, 9'-0" door opening, with attached workshop, and roof deck with painted metal railing setback from the parapet.
- The Rose Street frontage will be clad with horizontal wood-siding and fenestrated with 9'-0"-wide carriage-style garage doors, two paired small square windows and a pedestrian door – all composed of painted wood doors or window sashes framed in simple, painted wood trim.
- Painted metal planters are proposed in the 2 foot setback.
- A City-standard 10'-0" wide curb cut is proposed at Rose Street.

Please see attached photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project requires neighborhood notification per Planning Code Section 311, and a Building Permit from the Department of Building Inspection (DBI). At the same hearing on the Certificate of Appropriateness on February 1, 2017, the Zoning Administrator will hear the Project Sponsor's request for a Variance from Section 134 of the Planning Code (rear yard).

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

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.6 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable

efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

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.

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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

The two adjacent residences at 188 Haight Street (0852/033) and 198 Haight Street with barn/ carriage house (0852/034) are all designated as Landmark #164, the McMorry-Lagan Building. In 1983 at the time of landmark designation, both properties were part of the same block and lot. The following year, the lots were split into two lots corresponding to the two individual residences. This Certificate of Appropriateness, and Variance request, both reflect a proposed project only for the 188 Haight Street property. The property was also determined to be a contributor to the Hayes Valley Residential Historic District, a California Register-eligible district adopted in February 2009 through the Market and Octavia Area Plan historic resources survey effort.

The proposed construction of the one-car garage with attached workshop and roof deck, accessible from the Rose Street frontage and from the mid-lot patio, requires a Variance to proceed for creation of a rear yard of less than 25% lot depth and construction of the garage. The distance between the rear building wall of the historic home and the rear wall of the garage will be 24'-4" and between the spiral stair and the garage approximately 16 feet.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is in conformance with the requirements for alterations to a landmark site. The project will not alter, destroy or obscure any character-defining features associated with the landmark.

Staff finds that the historic character of the property will be retained and preserved by the careful removal of the existing rear shed structure, parking pad and framed garage door at Rose Street. The shed structure was historically a separate building from the barn/ carriage house at 198 Haight, and was associated with a non-extant stable behind the 188 Haight Street property. This shed structure is not a character-defining feature associated with the property. A more recent historic resource assessment prepared for the property has determined, and the Department has concurred, that the shed structure at 188 Haight has not gained significance in its own right over time (HRE prepared by Tim Kelley

Consulting, dated November 2014). At the Rose Street frontage, the replacement with a new, enclosed one-car garage with workshop, capped with a roof deck, will be compatible with the features, details and finishes of the character-defining features for 188 Haight Street. The 2 foot setback from the 188 Haight Street's Rose Street property line also provides a visual separation from the historic barn/ carriage house at the adjacent 198 Haight Street property.

Staff finds that the historic character of the property will be retained and preserved by the sensitive addition of a two-story square bay window at the rear of the property, a secondary elevation. This small addition, approximately 22 square feet per floor, would expand the building envelope but the overall building footprint would remain demonstrably in the same form. The addition would be compatible with the historic features, details, finishes and massing but not create a false sense of history with that of the landmark. Other additions such as deck railing and spiral stairs, which are setback at least 4 feet from side property lines, are minimally visible since detailed with open railing, and if removed in the future, the essential form and integrity of the historic property and its site would be unimpaired.

Staff finds that the project will only remove historic features that are deteriorated beyond repair and that the new portions of the window sash or frame will match the old in material, dimension and profile.

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 of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion

Photographs

Plans

- Main House
- Garage/Rose Street Frontage



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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 033 IN ASSESSOR'S BLOCK 0852, WITHIN AN RTO (RESIDENTIAL TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on December 10, 2014, Dennis Budd of Gast Architects ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to make alterations to the primary residence, demolish non-historic parking pad and workshop shed structure in the rear and construct new one-story one-car garage and workshop with roof deck located on the subject through-lot property on lot 033 in Assessor's Block 0852 for use as a single-family residence with one off-street parking space. Other work at the residential building includes: new 10'-2"-wide two-story, square bay window, on floors two and three, projecting 2'-2" from the building wall at the rear; new opening for installation of a door at second floor and new opening for installation of a small square casement window at the rear façade; addition of a small, L-shaped approximately 6'x6' deck at the rear, second floor, with open painted metal railing and painted metal 5'-0" diameter spiral stairs leading from the second floor to rear yard; replacement of existing single-pane glazing with laminated glazing in existing wood sash systems, and repair of existing wood window sash/ frames, in select areas.

WHEREAS, on December 10, 2014, the Project Sponsor filed an application for a Variance from the requirements of Section 134 (rear yard).

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 February 1, 2017, the Commission conducted a duly noticed public hearing on the current project, **Case No. 2014-002409COA/VAR** ("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 revised October 20, 2016 and labeled Exhibit A on file in the docket for **Case No. 2014-002409COA/VAR** based on the following findings:

CONDITIONS OF APPROVAL

- That the specifications and detailed drawings for scope of work involving replacement with insulated glazing be reviewed by Preservation Staff for consistency with profile and dimensions of existing window sash and frame systems.

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 April 20, 1983.

- The proposed project would retain the residential use. Although the building was historically a multiple-family dwelling, its current and legal use is as a single-family residence. No proposed work seeks to alter the number of residential units on-site. The proposed garage and workshop will replace an existing workshop shed and parking pad, thus, the existing uses will be preserved.
- The proposed project would demolish a non-contributory workshop shed and parking pad, to be replaced with a new compatible structure incorporating both uses. The workshop shed at 188 Haight was associated with a non-extant stable and is not a character-defining feature of the property.

- No conjectural features or elements from either 188 or 198 Haight Street residential buildings or other properties will be incorporated into the bay window addition, new fenestration, deck and stairs at the rear of 188 Haight Street or the new garage structure at Rose Street. The proposed massing, scale, details and proportions of these additions are compatible with the existing landmark, but would not add any features that would give a false sense of historical development.
- The project would retain distinctive materials, features, finishes or examples of craftsmanship from the period of significance at the primary façade. The proposal at 188 Haight Street would not impact any materials, features, features or examples of craftsmanship of the 198 Haight Street residential building or barn/ carriage house. The proposed changes to the rear (secondary) elevation and the proposed new garage building would have a minimal visual and material impact to the secondary Rose Street façade, which does not exhibit character-defining features.
- The proposed additions will not alter, destroy, or obscure any character-defining features associated with the landmark.
- Where required, repair of character-defining features, specifically some of the existing double-hung wood window sashes and frames is specified. Selective replacement of existing single-pane glazing with insulated glazing is proposed, and will ensure that the existing wood sash profile and dimensions are retained.
- If the proposed additions were removed in the future, the essential form and integrity of the property and the site would remain intact.
- 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.

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Standard 10.

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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 188 Haight Street for the future enjoyment and education of San Francisco residents and visitors.

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

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

The proposed project is for the modifications to a residential property and will not have any impact on neighborhood serving retail uses.

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

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

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

There is no change in the number of units and no affordable units exist on site.

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

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

- 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 is improved by the proposed work.

- 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 for Rehabilitation.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at **188 Haight Street**, Lot 033 in Assessor's Block 0852 for proposed work in conformance with the renderings and architectural sketches dated revised October 20, 2016 and labeled Exhibit A on file in the docket for Case No. 2014-002409COA/VAR.

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 Historic Preservation Commission ADOPTED the foregoing Motion on February 1, 2017.

Jonas P. Ionin
Commission Secretary

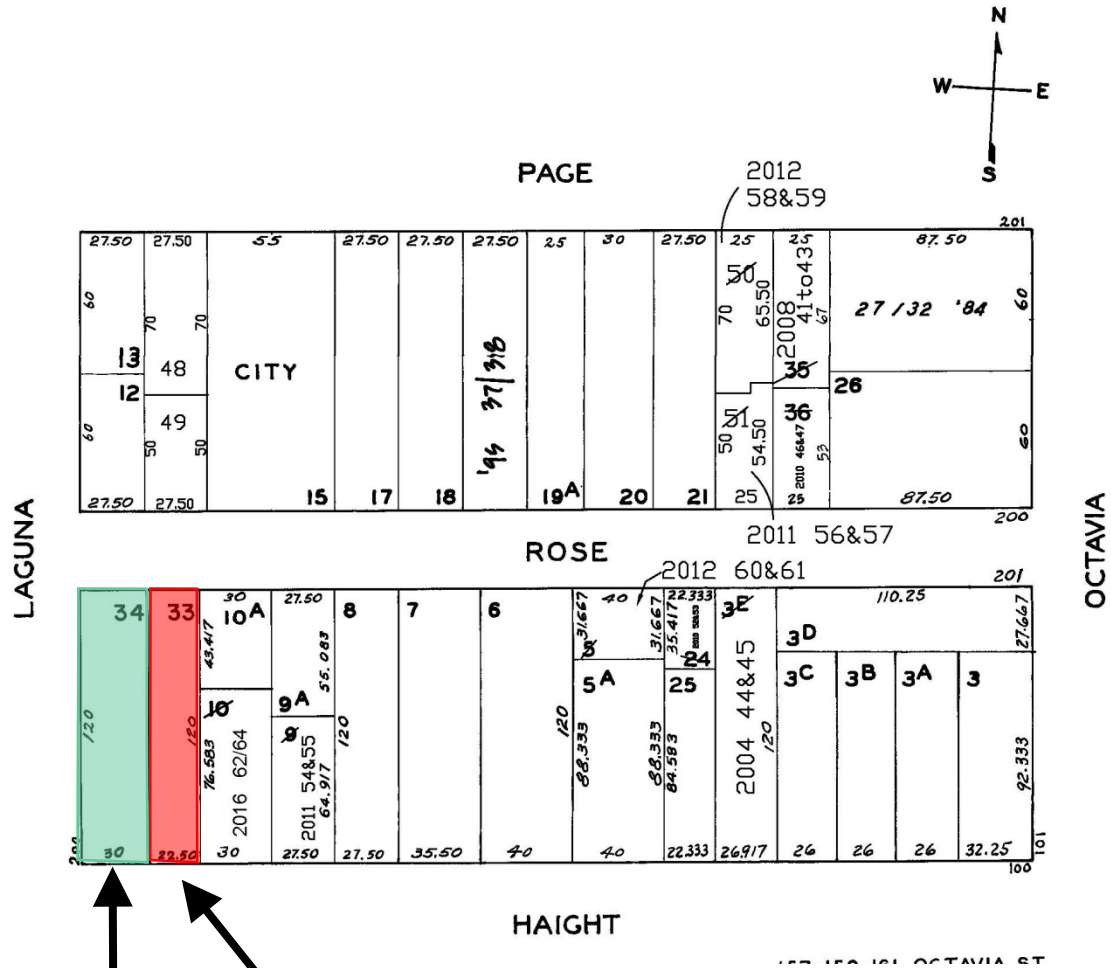
AYES: X

NAYS: X

ABSENT: X

ADOPTED: February 1, 2017

Parcel Map



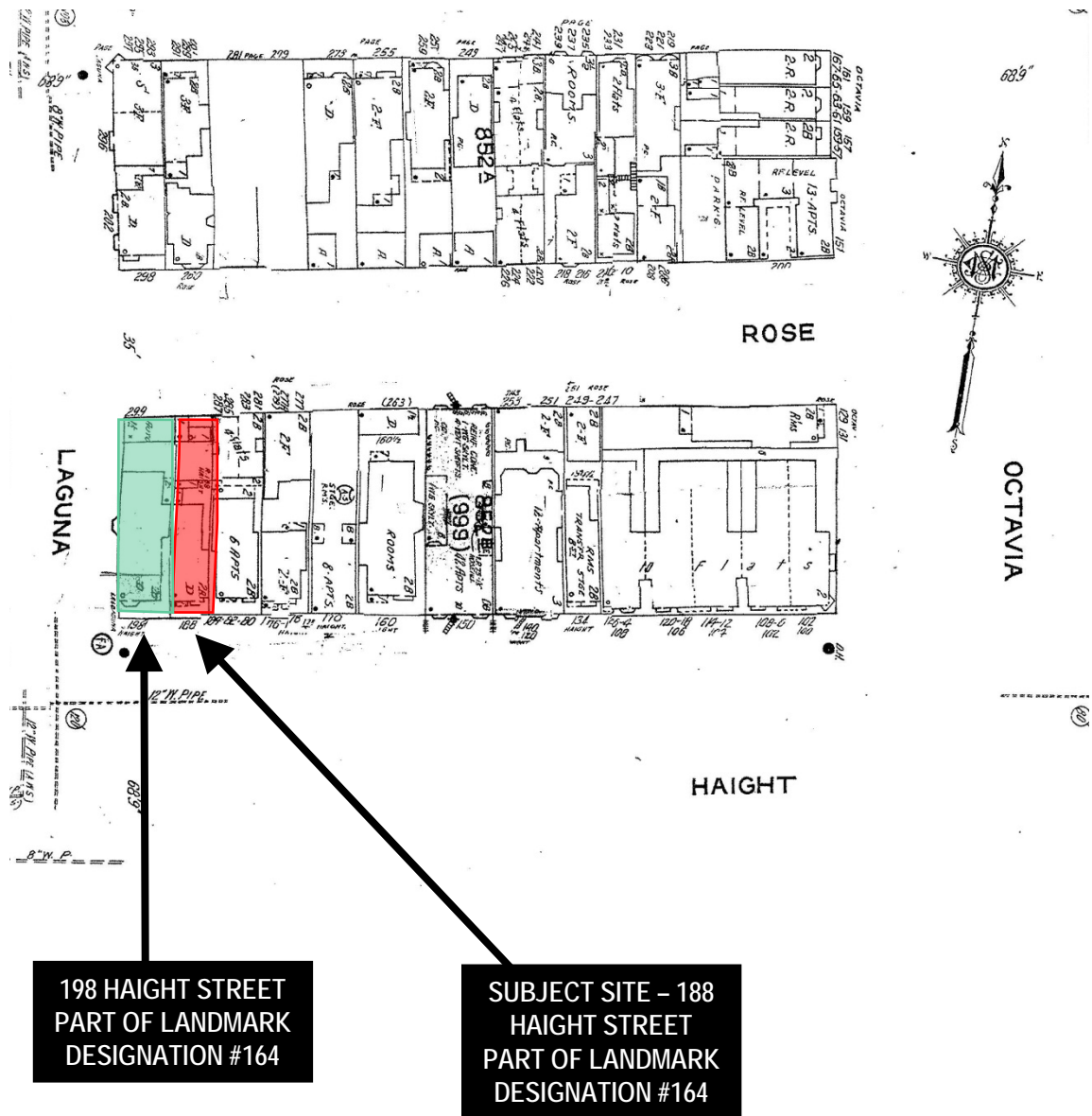
198 HAIGHT STREET
PART OF LANDMARK
DESIGNATION #164

SUBJECT PARCEL -
188 HAIGHT STREET
PART OF LANDMARK
DESIGNATION #164



Certificate of Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

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 Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

Aerial Photo



198 HAIGHT STREET

SUBJECT SITE – 188
HAIGHT STREET



Certificate of Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

Photo – Haight Street Elevation



Certificate of Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

Photo – Rose Street Elevation



Certificate of Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

Photo – Looking into Rear Yard, towards Rose Street



Certificate of Authorization Hearing
Case Number 2014-0024069COA/VAR
188 Haight Avenue – Landmark #164

PLAN CHECK SUMMARY

BLOCK # LOT: 0852/033
LOT SIZE: 22.5' X 120.0' = 2,700 SQ. FT.
ZONING: RTO
REAR YARD: AVERAGE OF ADJACENT REAR BUILDINGS = 42.94'
HEIGHT LIMIT: 40'
EXISTING OCCUPANCY: SINGLE-FAMILY DWELLING
PROPOSED OCCUPANCY: SINGLE-FAMILY DWELLING
CONSTRUCTION TYPE: V-B

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS

GROSS SQUARE FOOTAGE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
RESIDENTIAL OCCUPIED STORAGE/MECH. DECKS	3,228 SF 97 SF 0 SF	3,228 SF 97 SF 0 SF	44 SF 0 SF 35 SF	3,272 SF 97 SF 35 SF
DETACHED GARAGE PARKING SHED/STORAGE DECKS	280 SF 140 SF 0 SF	253 SF 123 SF 0 SF	45 SF 175 SF 524 SF	298 SF 298 SF 524 SF

SYMBOLS

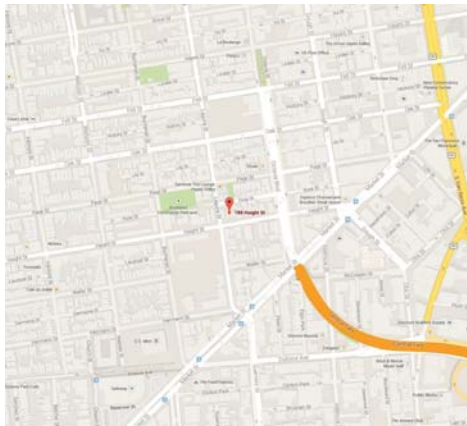
REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	SPOT ELEVATION (N)
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH
	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT CIRCUIT INTERRUPT
	ARC FAULT CIRCUIT INTERRUPT
	JUNCTION BOX
	SMOKE DETECTOR
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	(1) R66 QUAD
	(1) 24/4 PAIR CAT-6
	(1) CAT-6 & (1) R66 QUAD
	(2) CAT-6 & (2) R66 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN

VICINITY MAP



ABBREVIATIONS

Ø	AT	(N)	NEW
CL	CENTERLINE	N/C.	NOT IN CONTRACT
Φ	DIAMETER	NO.	NUMBER
ABV	ABOVE	NOM.	NOMINAL
AD.	AREA DRAIN	N.T.S	NOT TO SCALE
ADJ.	ADJUSTABLE	O.C.	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	O.H.	OVERHANG
APPROX.	APPROXIMATE	OPNG.	OPENING
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
ASPH.	ASPHALT	O/	OVER
BLDG.	BUILDING	PL	PROPERTY LINE
BLKG.	BLOCKING	PL.	PLATE
BUR.	BUILT-UP ROOFING	PLAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYMD.	PLYWOOD
CLR.	CLEAR	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTR.	CENTER	(R)	RELOCATED
D.	DRYER	R.	RISE, RISER
DBL.	DOUBLE	R.A.	RETURN AIR
DET.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REG.	REGISTER
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DISP.	DISPOSER	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
DR.	DOOR	RDWD.	REDWOOD
D.S.	DOWN SPOUT	S.	SOUTH
D.W.	DISHWASHER	S.C.	SOLID CORE
DWG.	DRAINING	S.D.	SMOKE DETECTOR
DWR.	DRAINER	SECT.	SECTION
E	EAST	SHT.	SHEET
(E)	EXISTING	SHEATHG	SHEATHING
EA.	EACH	SM.	SIMILAR
EL.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SQ.	SQUARE
EQ.	EQUAL	S.S.D.	SEE STRUCT. DWGS.
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STEEL	STEEL
FDN.	FOUNDATION	STOR.	STORAGE
FIN.	FINISH	STRUC.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
F.O.F.	FACE OF FINISH	SYM.	SYMBOL
F.O.S.	FACE OF STUD	T.	TREAD
F.S.M.F.	FLEXIBLE SHEET	T.B.	TOWEL BAR
FT.	FEET	T&G	TONGUE AND GROOVE
FTG.	FOOTING	TO	TOP OF
GA.	GAUGE	T.O.C.	TOP OF CURB
GALV.	GALVANIZED	T.O.P.	TOP OF PLATE
GYP. BD.	GYP. BOARD	T.O.W.	TOP OF WALL
H.	HIGH	T.P.H.	TOILET PAPER HOLDER
H.B.	HOSE BIB	TRSM.	TRANSOM
HDR.	HEADER	T.V.	TELEVISION
HDWR.	HARDWARE	TYP.	TYPICAL
HORIZ.	HORIZONTAL	U.O.N	UNLESS OTHERWISE NOTED
HT.	HEIGHT	V.	VENT
ID.	INSIDE DIAMETER	VERT.	VERTICAL
I.G.	INSULATED GLASS	V.I.F.	VERIFY IN FIELD
INSUL.	INSULATION	V.G.	VERTICAL GRAIN
INT.	INTERIOR	W.	WEST
JT.	JOINT	W.	WASHING MACHINE
LAV.	LAVATORY	W.	WITH
LT.	LIGHT	W.C.	WATER CLOSET(TOILET)
M.	MASTER	WD.	WOOD
MAX.	MAXIMUM	WH.	WATER HEATER
MECH.	MECHANICAL	W/O	WITHOUT
MFR.	MANUFACTURER	W.P.	WATERPROOF, WORK
MIN.	MINIMUM	POINT	POINT
MISC.	MISCELLANEOUS	W.R.	WATER RESISTANT
		YD.	YARD

DIRECTORY

CLIENT

Rebecca & Kyle Doherty
188 Haight Street
San Francisco, CA 94102

ARCHITECT

Gast Architects
355 11th Street, Suite 300
San Francisco, CA 94103

Phone: (415) 885-2946
Fax: (415) 885-2808

David S. Gast, AIA, Principal
Dennis Budd, AIA, Project Architect

Email: DGast@GastArchitects.com
Email: DBudd@GastArchitects.com

SURVEYOR

Westover Surveying
336 Claremont Blvd, Suite 300
San Francisco, CA 94127

Phone: (415) 242-5400
Fax: (415) 242-5410

Daniel Westover

Email: dan@westoversurveying.com

DRAWING INDEX

ARCHITECTURAL

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A0.3	SITE SURVEY
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A2.1	EXISTING FLOOR PLANS
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A3.0	EXISTING EXTERIOR ELEVATIONS
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A3.4	PROPOSED EXTERIOR ELEVATIONS
A3.5	PROPOSED BUILDING SECTION

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL,
PLANNING AND PLUMBING CODE AMENDMENTS

MAIN HOUSE REAR ADDITION SCOPE OF WORK

- 2-STORY REAR BAY WINDOW ADDITION AT 2ND AND 3RD FLOORS.
- 2ND FLOOR DECK AND SPIRAL STAIRCASE TO MID-LOT PATIO AT GRADE.
- REPLACE EXISTING FRONT FACADE WINDOW GLAZING WITH LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE AND DIMENSION OF EXISTING DOUBLE-HUNG WINDOWS.
- SEE ALSO PERMIT # 2014/1121/2216-5 FOR WORK ON REAR-YARD DETACHED GARAGE.



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808

DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

COVER SHEET

REVISIONS	BY
1A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

Sheet:
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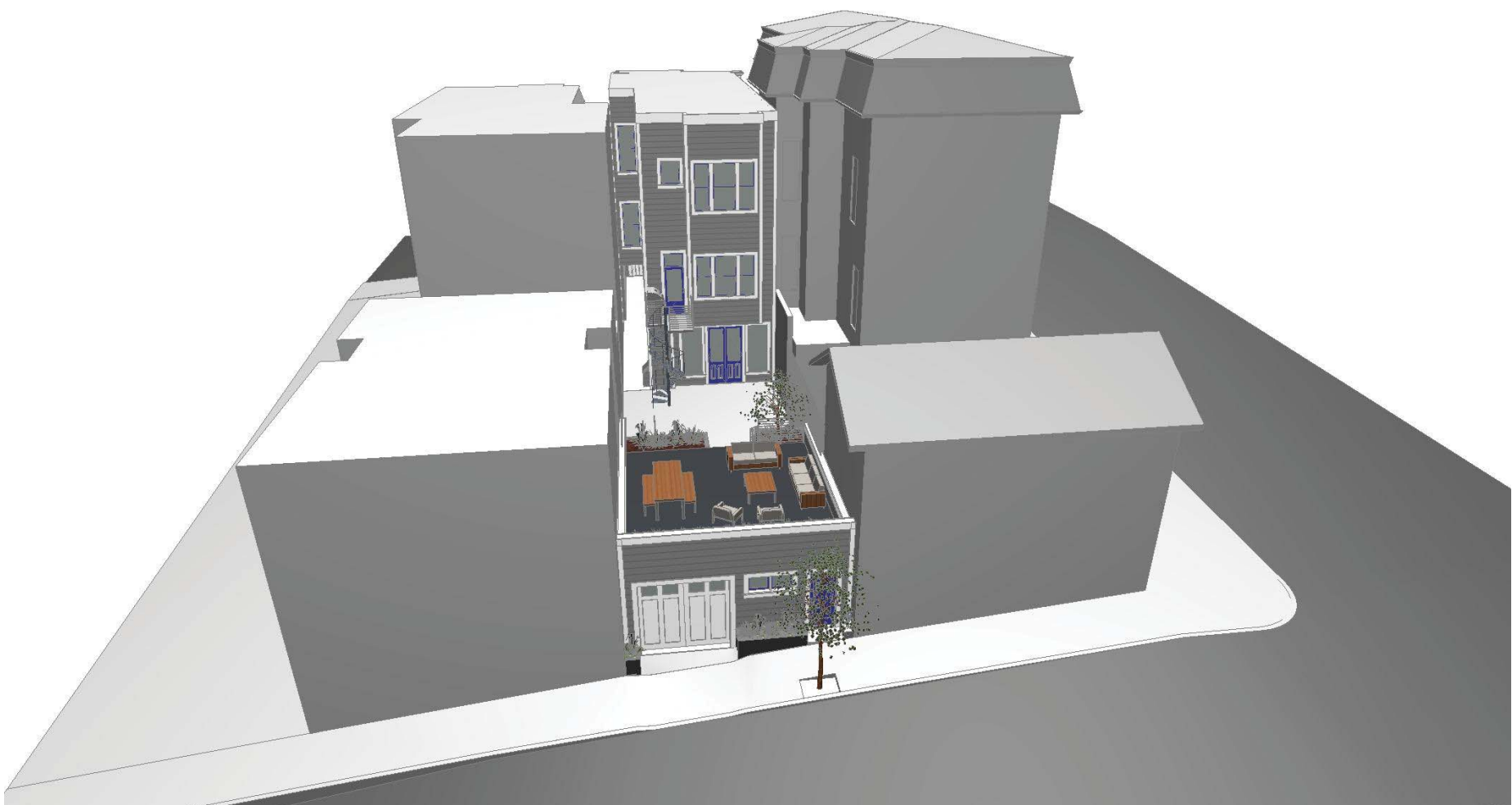
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4 GARAGE/STORAGE SECTION



3 GARAGE STAIR SECTION



1 BIRD'S EYE ROSE ST



2 ROSE STREET EYE LEVEL VIEW



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355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94110

PERSPECTIVES

REVISIONS	BY
1A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date 10/20/2016

Scale AS SHOWN

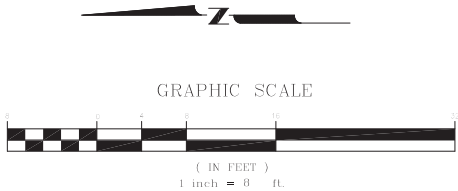
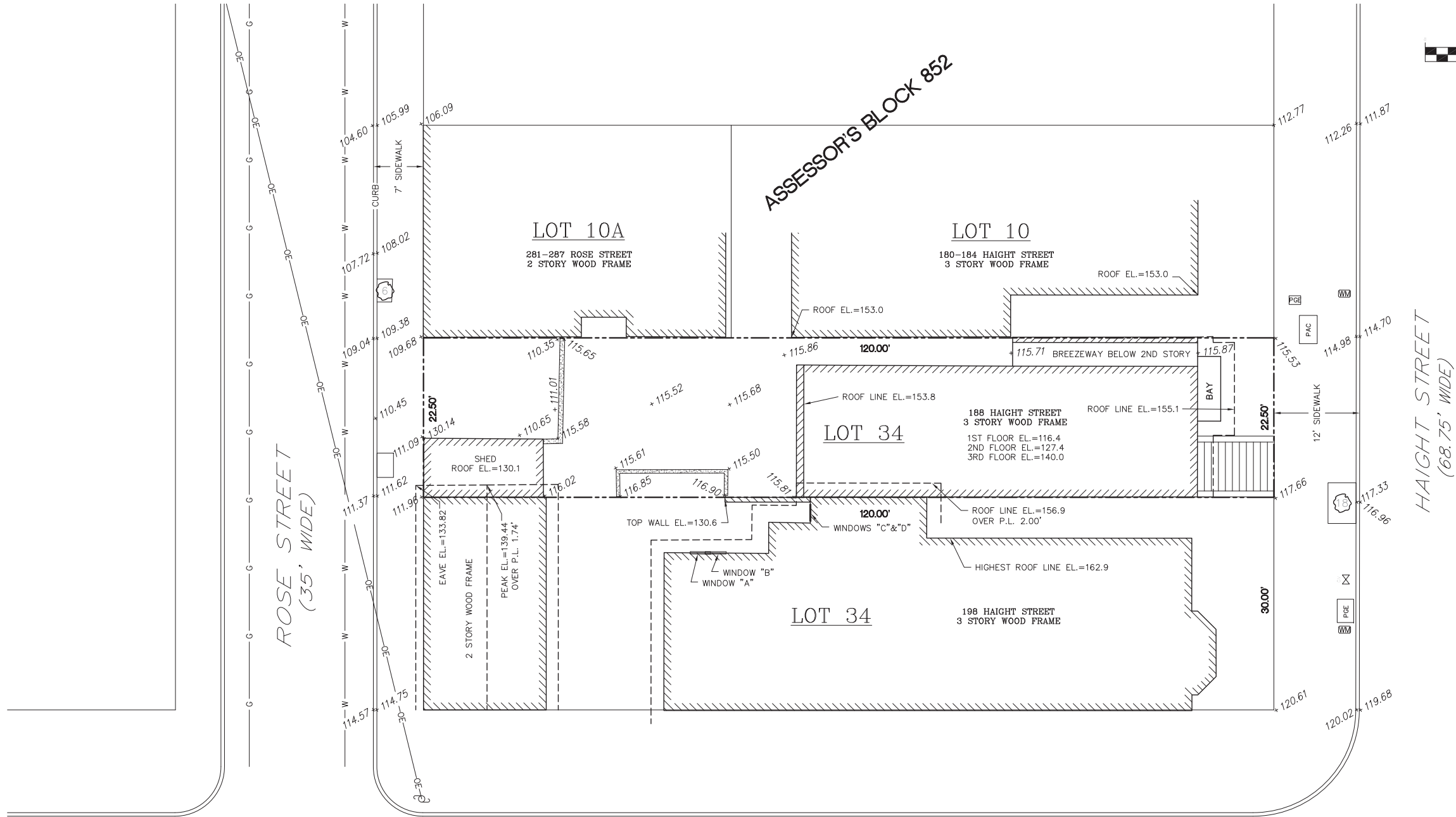
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WWS
WESTOVER
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
			14012

DRAWN BY:	DJW
CHECKED BY:	DJW
DATE:	5/10/14
SCALE:	1"=8'

SITE SURVEY	188 HAIGHT STREET LOT 33 OF ASSESSOR'S BLOCK 852, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

~SHEET~

A0.3

LAGUNA STREET
(68.75' WIDE)

LEGEND

- PROPERTY LINE
- WATER METER
- PG&E BOX
- PACBELL BOX
- GAS VALVE
- CONCRETE WALL
- BUILDING FOOTPRINT
- TREE WITH DIA.
- L.W.S. LOWER WINDOW SILL
- U.W.S. UPPER WINDOW SILL
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC LINE

GENERAL NOTES

- All distances are in decimal feet unless otherwise noted.
- All angles are at 90° unless otherwise noted.
- This map represents the site conditions on date of field survey. February 28, 2014.
- Elevations are based upon San Francisco City Datum.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me at the request of Amanda Lynn Straub & Andrew Brandt Kwiram in February of 2014.

Daniel J. Westover, P.L.S. 7779
License expiration: 12/31/15

Date: 5/11/14



U.W.S.=151.0
L.W.S.=143.0
U.W.S.=138.0
L.W.S.=130.0



WINDOW DETAILS FOR REAR PORTION OF 198 HAIGHT STREET

U.W.S.=151.0
L.W.S.=143.0
U.W.S.=138.0
L.W.S.=130.0





GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

DEMOLITION
CALCULATIONS

REVISIONS	BY
1A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date 10/20/2016

Scale AS SHOWN

Drawn PD

Job 1524



CONSTRUCTION PROTECTION PLAN:

The project sponsor shall undertake a monitoring program to minimize damage to the historic stable at 198 Haight Street and to ensure that any such damage is documented and repaired. The monitoring program would include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect, or qualified historic preservation professional, to undertake a preconstruction survey of the historic stable to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource, the consultant shall also establish a maximum vibration level that shall not be exceeded at each building based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inches per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to the historic stable, the building shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.

MARCH 23, 2016

PROJECT

DOHERTY RESIDENCE RENOVATIONS

188 HAIGHT STREET - MAIN HOUSE

ARCHITECT

GAST ARCHITECTS

RESIDENTIAL DEMOLITION AREA CALCULATIONS (SQUARE FEET)			
VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
A: SOUTH FAÇADE	873	0	0.0%
B: NORTH FAÇADE	870	263	30.2%
SOUTH / NORTH TOTAL (A-B)	1743.0	263.0	15.1%
C: EAST FAÇADE	2380	0	0.0%
D: WEST FAÇADE	2245	0	0.0%
VERT. TOTAL (A-D)	6368.0	263.0	4.1%
HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
E: 1ST FLOOR	1035	0.0	0.0%
F: 2ND FLOOR	1047	0.0	0.0%
G: 3RD FLOOR	1036	0.0	0.0%
H: ROOF	1161	0.0	0.0%
HORIZ. TOTAL (E-H)	4279.0	0.0	0.0%

EXTERIOR WALLS FOUNDATION MEASUREMENTS (LINEAL FEET)			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
I: EAST FAÇADE	58.5	0.0	0.0%
J: WEST FAÇADE	55.7	0.0	0.0%
K: NORTH FAÇADE	19.5	0.0	0.0%
L: SOUTH FAÇADE	18.5	0.0	0.0%
LINEAL TOTAL (I-L)	170.7	0.0	0.0%

INTERNAL STRUTURAL FRAMEWORK (LINEAL FEET WALLS)			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
M: FIRST FLOOR	106.0	0.0	0.0%
N: SECOND FLOOR	176.8	0.0	0.0%
O: THIRD FLOOR	18.9	0.0	0.0%
LINEAL TOTAL (M-O)	301.7	0.0	0.0%

S.F.P.C. SEC. 1005(f) For purposes of this Article 10, demolition shall be defined as any one of the following:

- (1) Removal of more than 25% of the surface of all external walls facing a public street(s); or
- (2) Removal of more than 50% of all external walls from their function as all external walls; or
- (3) Removal of more than 25% of external walls from function as either external or internal walls; or
- (4) Removal of more than 75% of the building's existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code and the State Historical Building Code.

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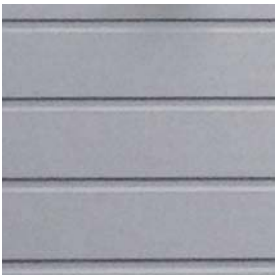
2
A0.5

REAR PERSPECTIVE

SCALE: 1:0.65



1. PAINTED WOOD TRIM.
COLOR: BENJAMIN MOORE - SWISS
COFFEE. V.I.F. TO MATCH EXISTING TRIM
COLOR.



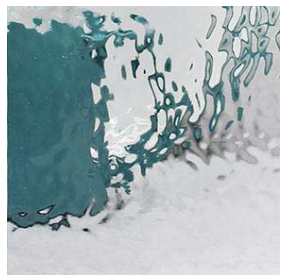
2. PAINTED WOOD SIDING.
COLOR: BENJAMIN MOORE - YUKON
SKY. V.I.F. TO MATCH EXISTING REAR
FACADE COLOR.



3. PAINTED WOOD DOORS AND
WINDOW SASHES.
COLOR: BENJAMIN MOORE - STARRY
NIGHT BLUE. V.I.F. TO MATCH EXISTING



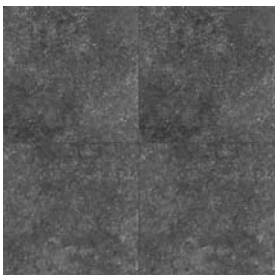
4. STEEL GUARDRAIL, SPIRAL STAIR,
AND PLANTER BOXES. PAINTED.
COLOR: BENJAMIN MOORE - MIDNIGHT
OIL. V.I.F. TO MATCH EXISTING IRON
WORK @ FRONT OF HOUSE.



5. OBSCURE GLAZING -
BENDHEIM CLEAR VICTORIAN
TEXTURED GLASS



6. CLEAR, LOW-E INSULATED GLASS.



7. KRONOS PORCELAIN PAVERS ON
RAISED PEDESTAL SYSTEM.
COLOR: OCEAN STONE - BLACK



8. CONCRETE SLAB
FINISH: SALT FINISH



1
A0.5

STREET VIEW

SCALE: 1:0.77



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 941102

MATERIAL SAMPLE
BOARD

REVISIONS	BY
2A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

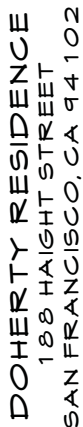
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Job: 1524

2
A0.5



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Z
A
L
D
W
T
S

REVISIONS	BY
SEA DETERMINATION 05/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION#1 05/24/16	
SITE PERMIT REVISION#2 10/20/16	

Scale AS SHOWN

Drawn PD

Job 1524

10

A1.5



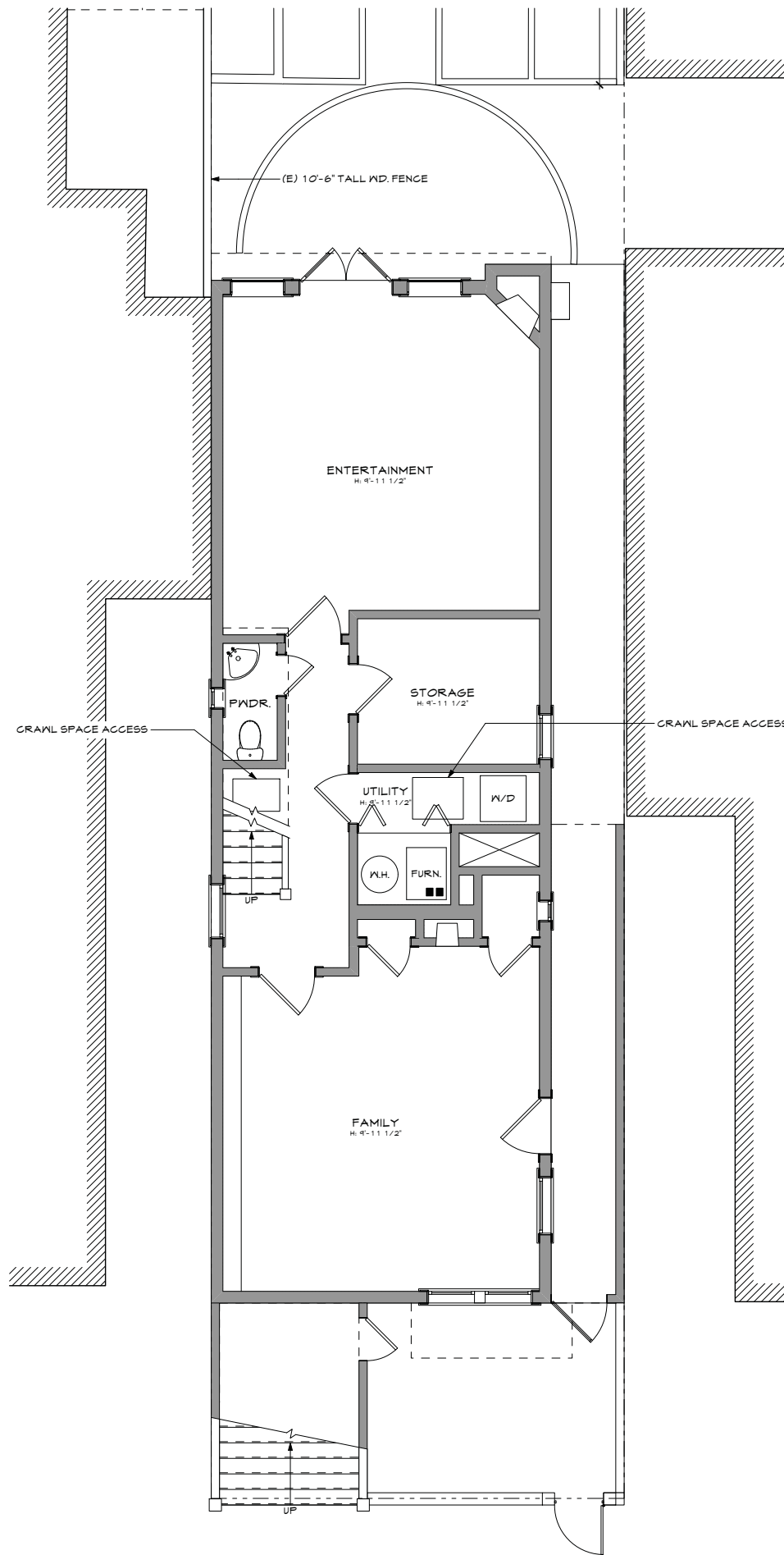
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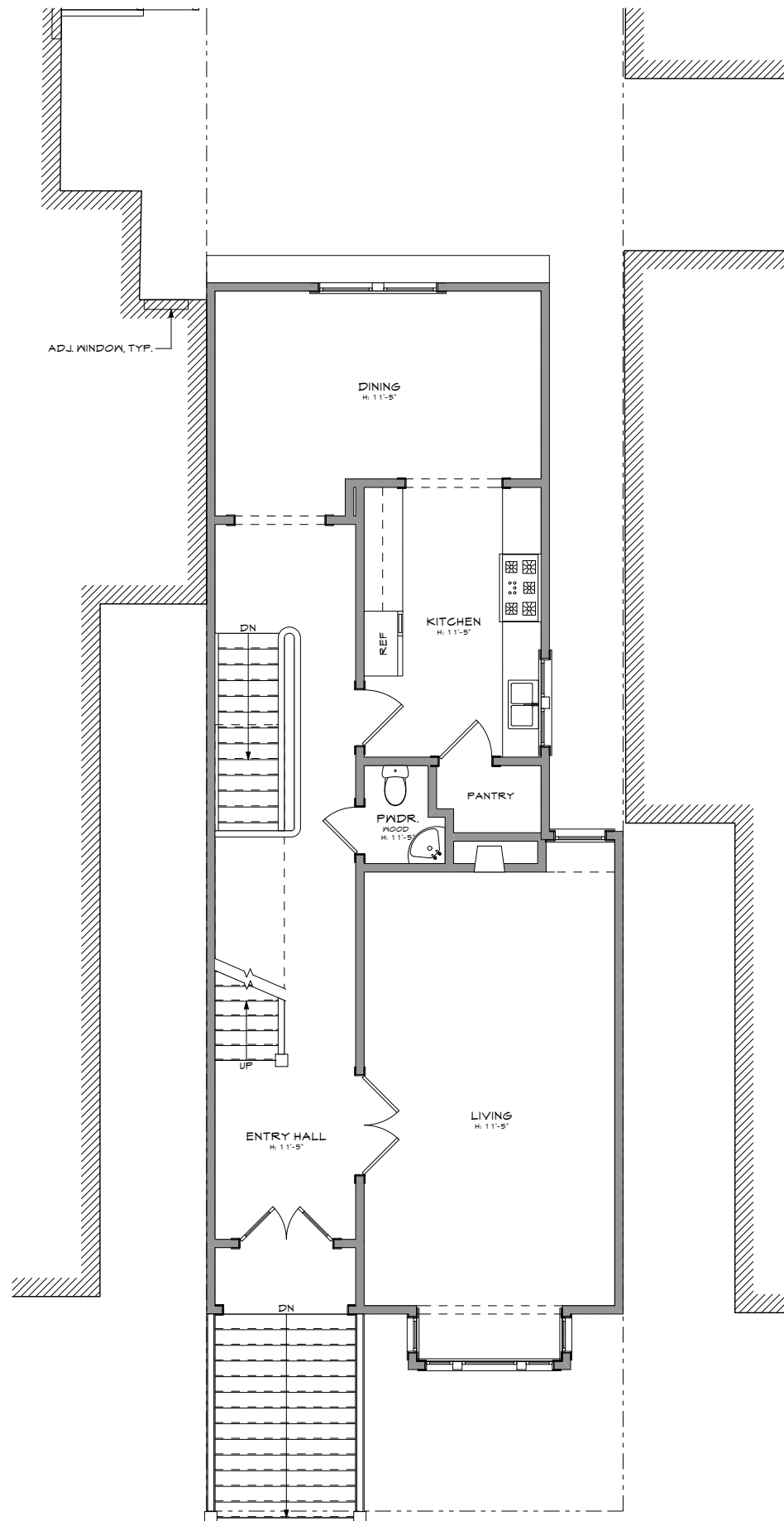
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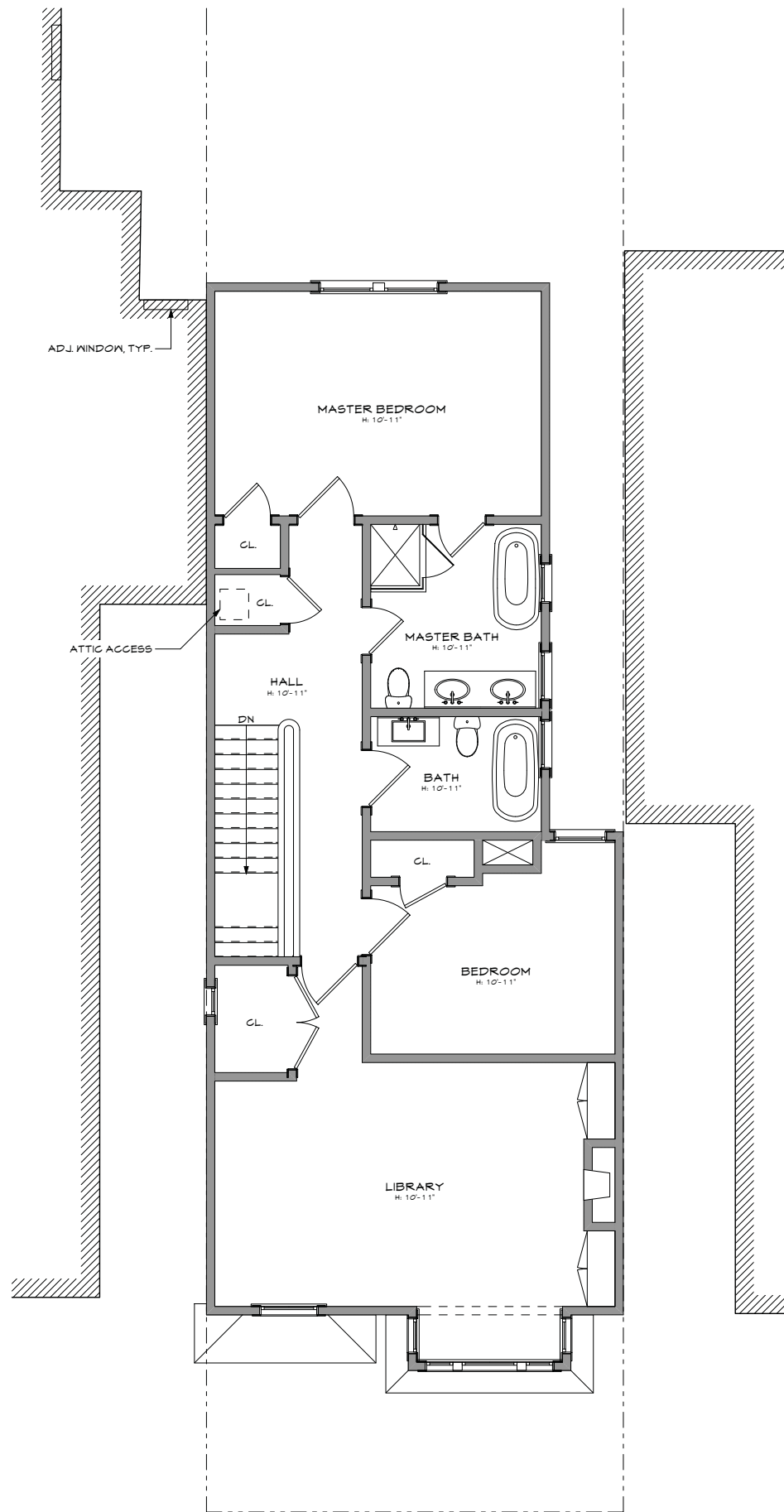
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1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



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



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

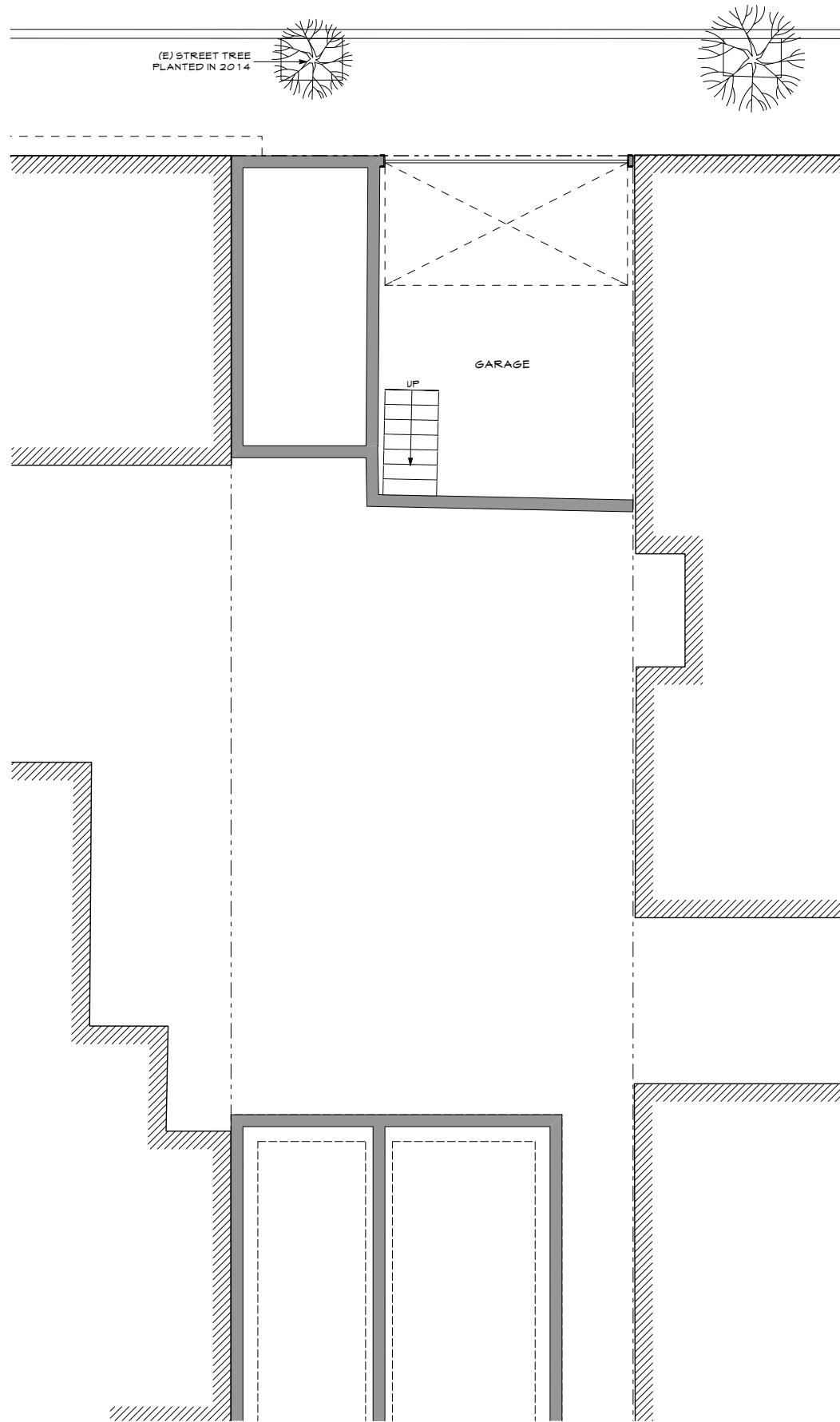


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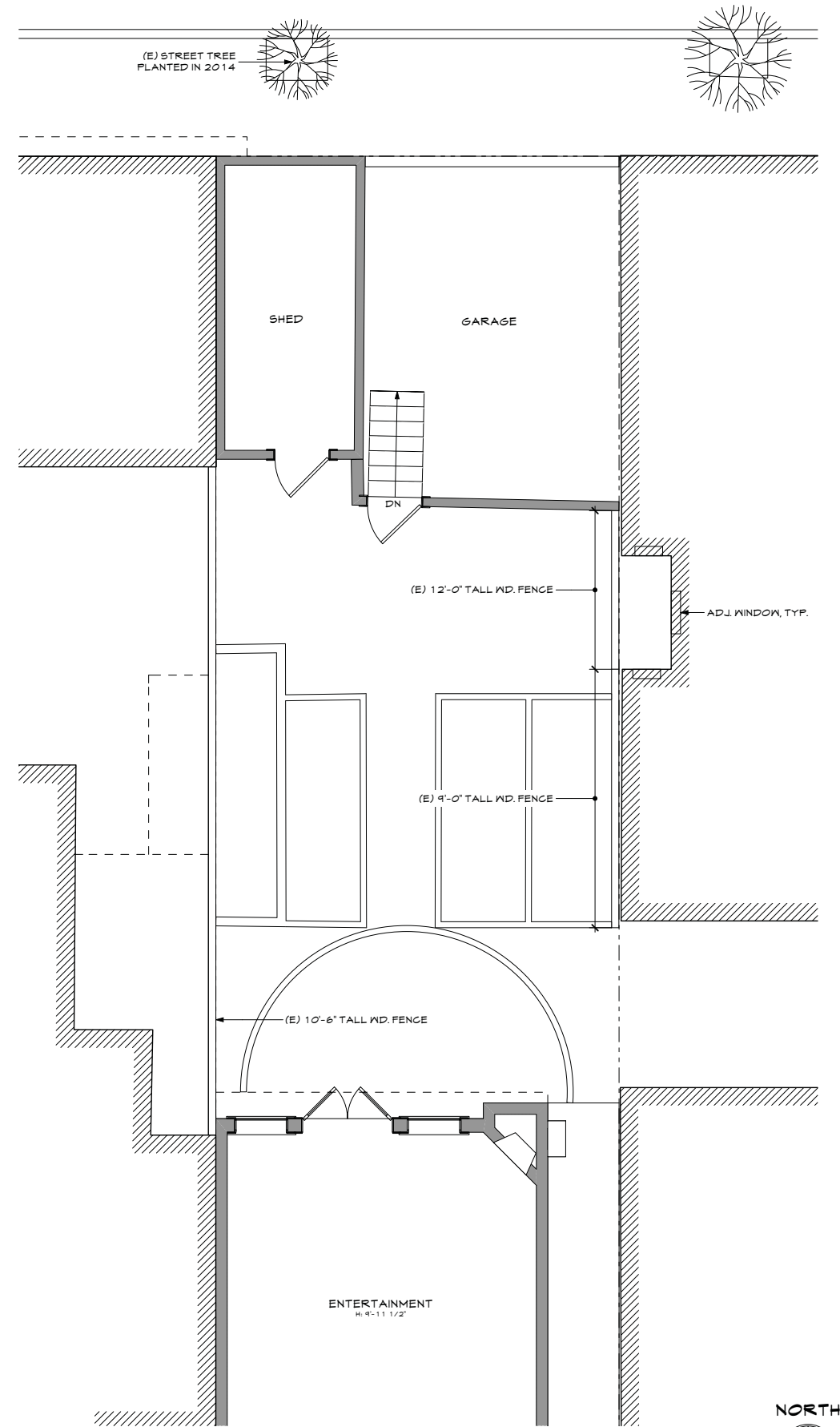
EXISTING FLOOR PLANS

REVISIONS	BY
2A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	
Date: 10/20/2016	
Scale: AS SHOWN	
Drawn: PD	
Job: 1524	
Sheet: A2.0	
Of	Sheets

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1 GARAGE/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

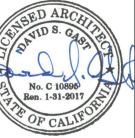


2 FIRST FLOOR
SCALE: 1/4" = 1'-0"



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

EXISTING FLOOR PLANS

REVISIONS	BY
1A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

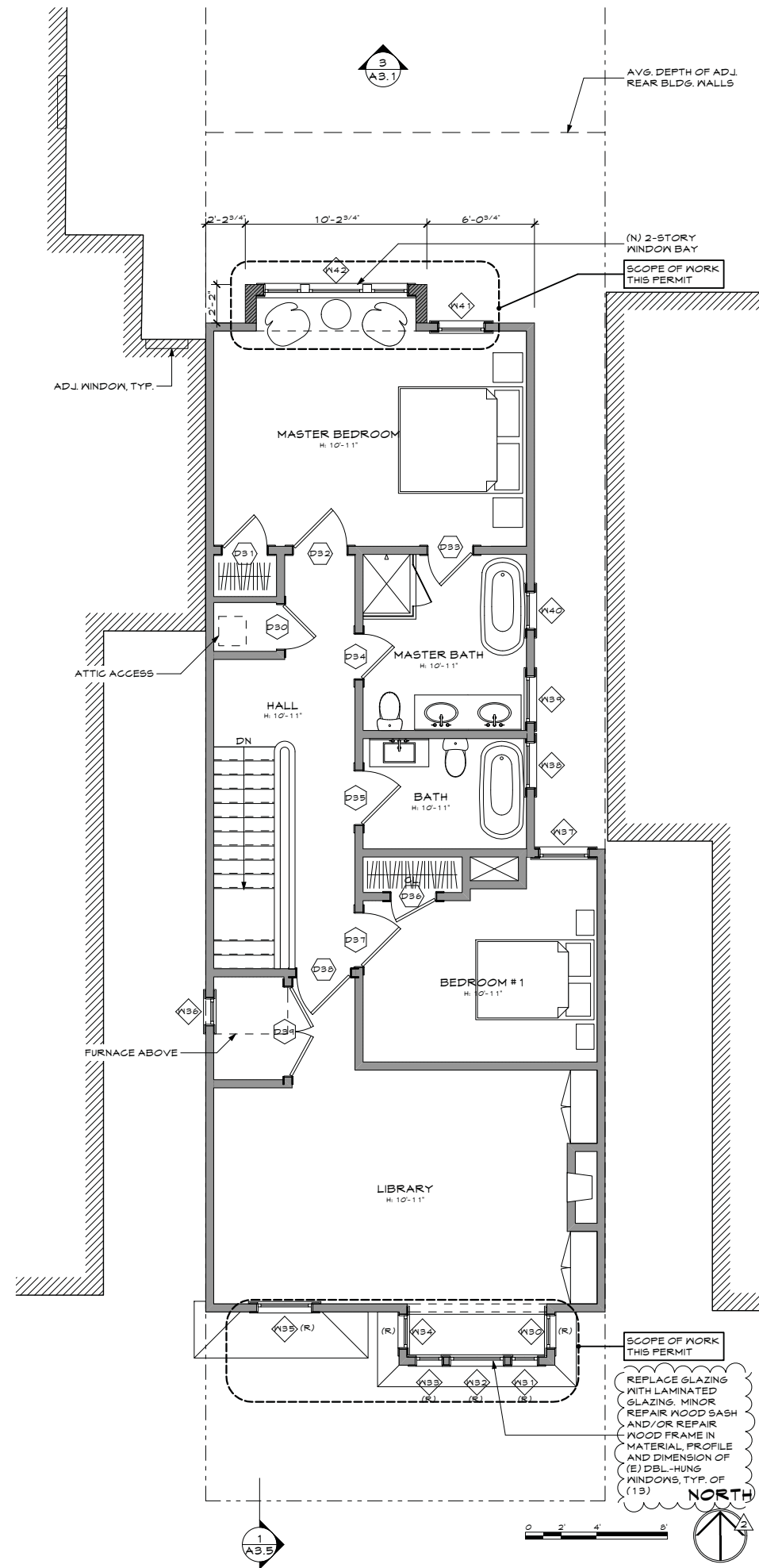
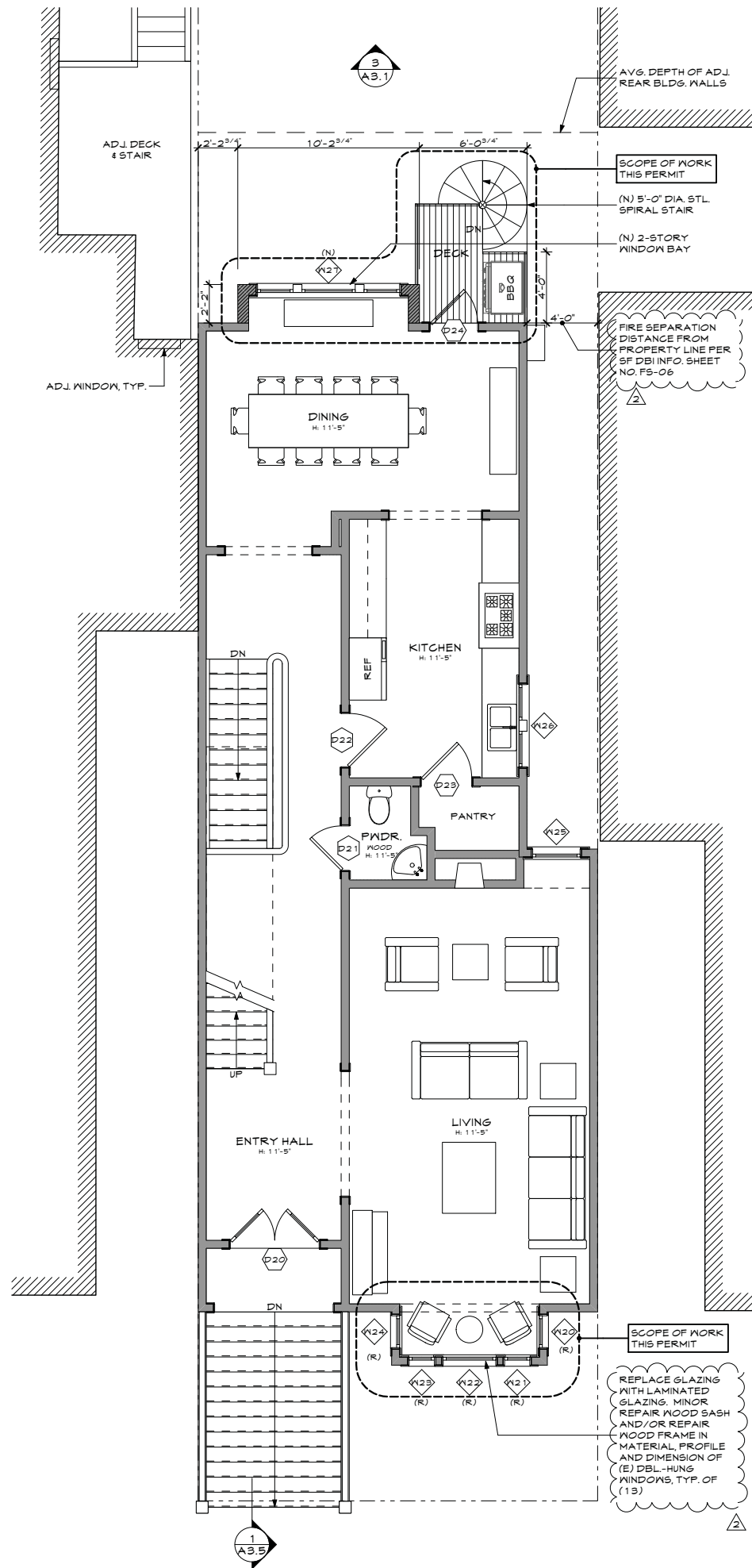
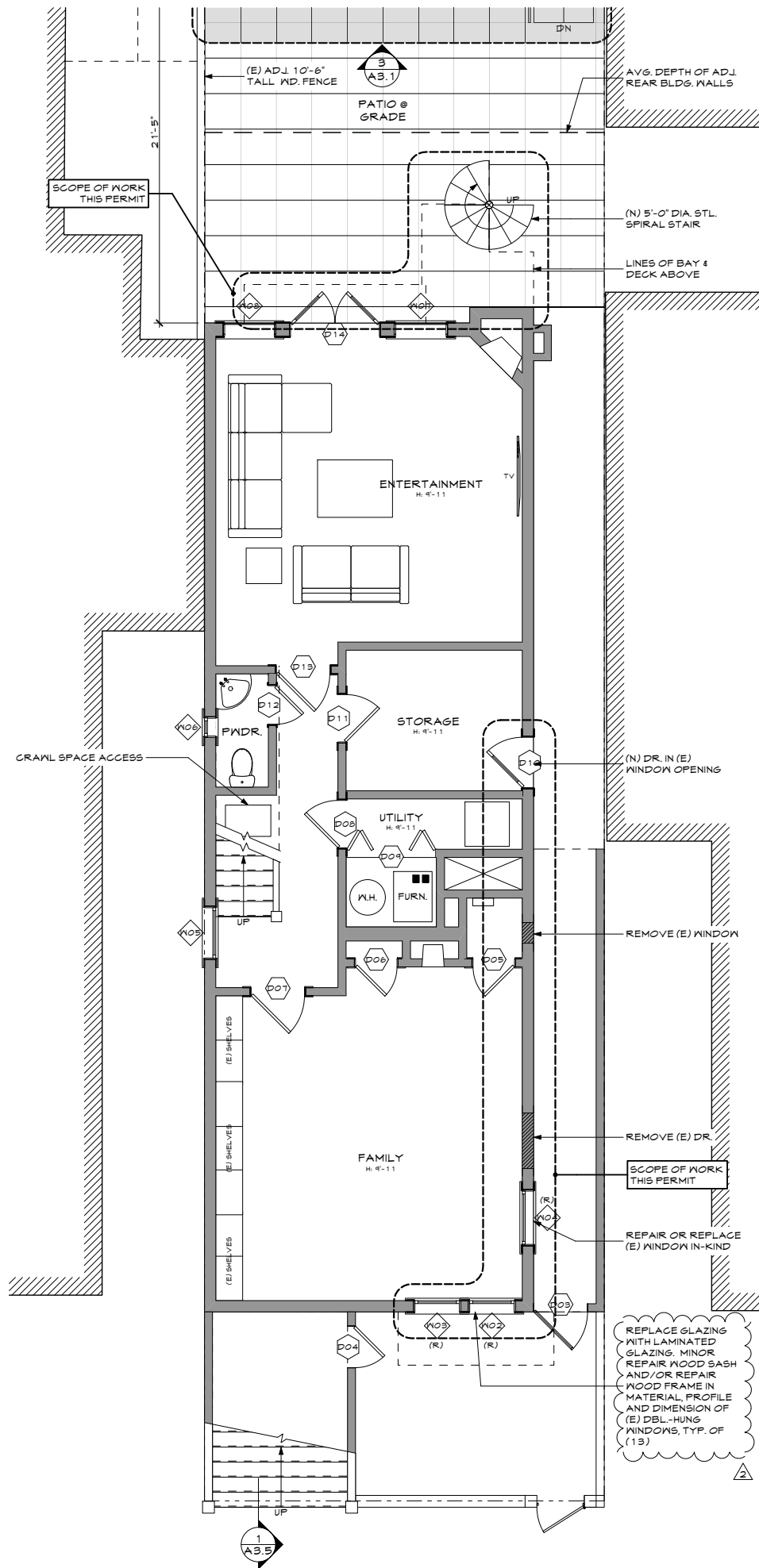
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Of: Sheets

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San Francisco
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Fax 415.885.2808

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188 HAIGHT STREET
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**PROPOSED FLOOR
PLANS**

REVISIONS	BY
1. DETERMINATION	08/16/14
2. PRE-APP. MEETING	11/5/14
3. SITE PERMIT	11/21/14
4. SITE PERMIT	REVISION 1
5. SITE PERMIT	08/24/16
6. SITE PERMIT	REVISION 2
7. SITE PERMIT	10/20/16

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

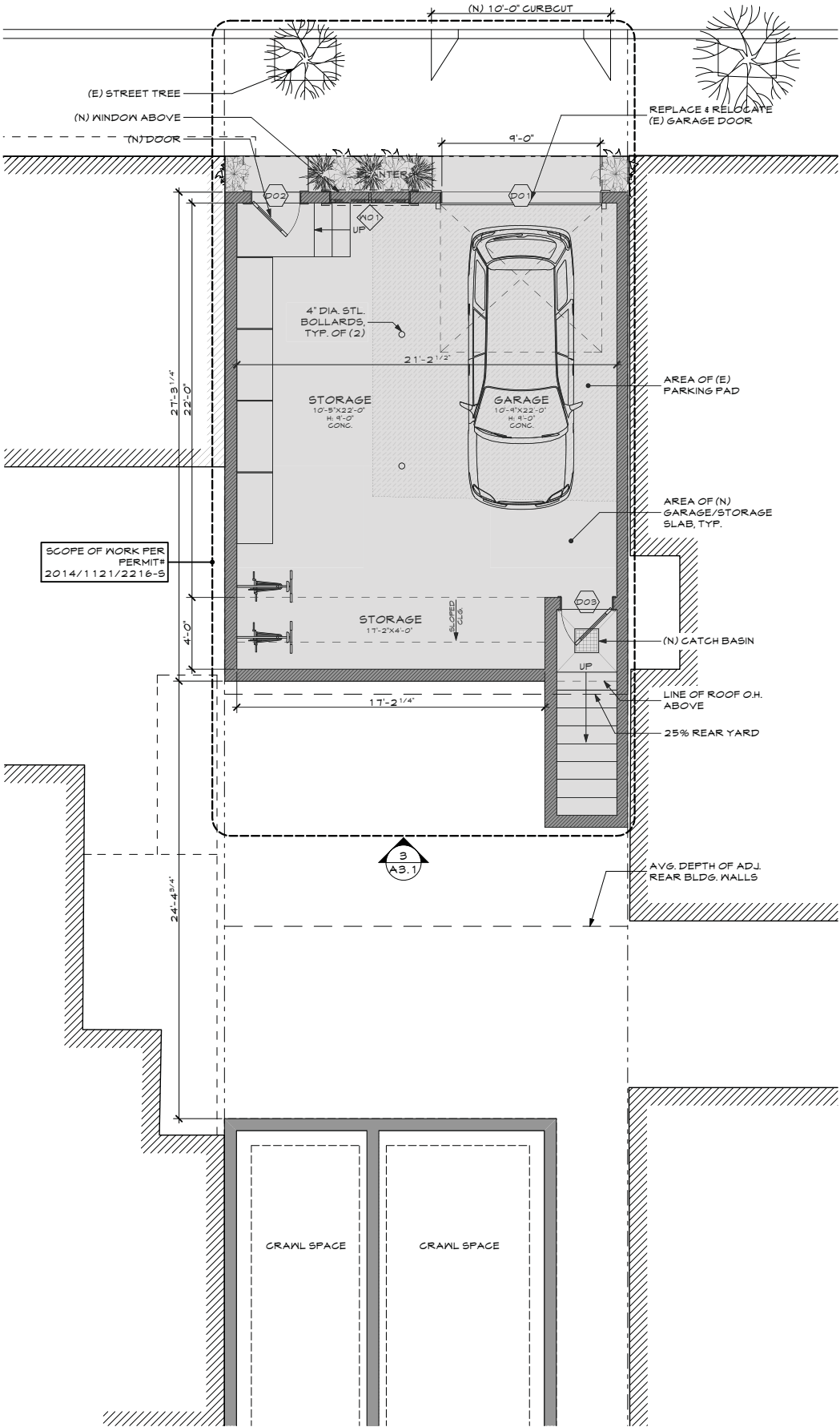
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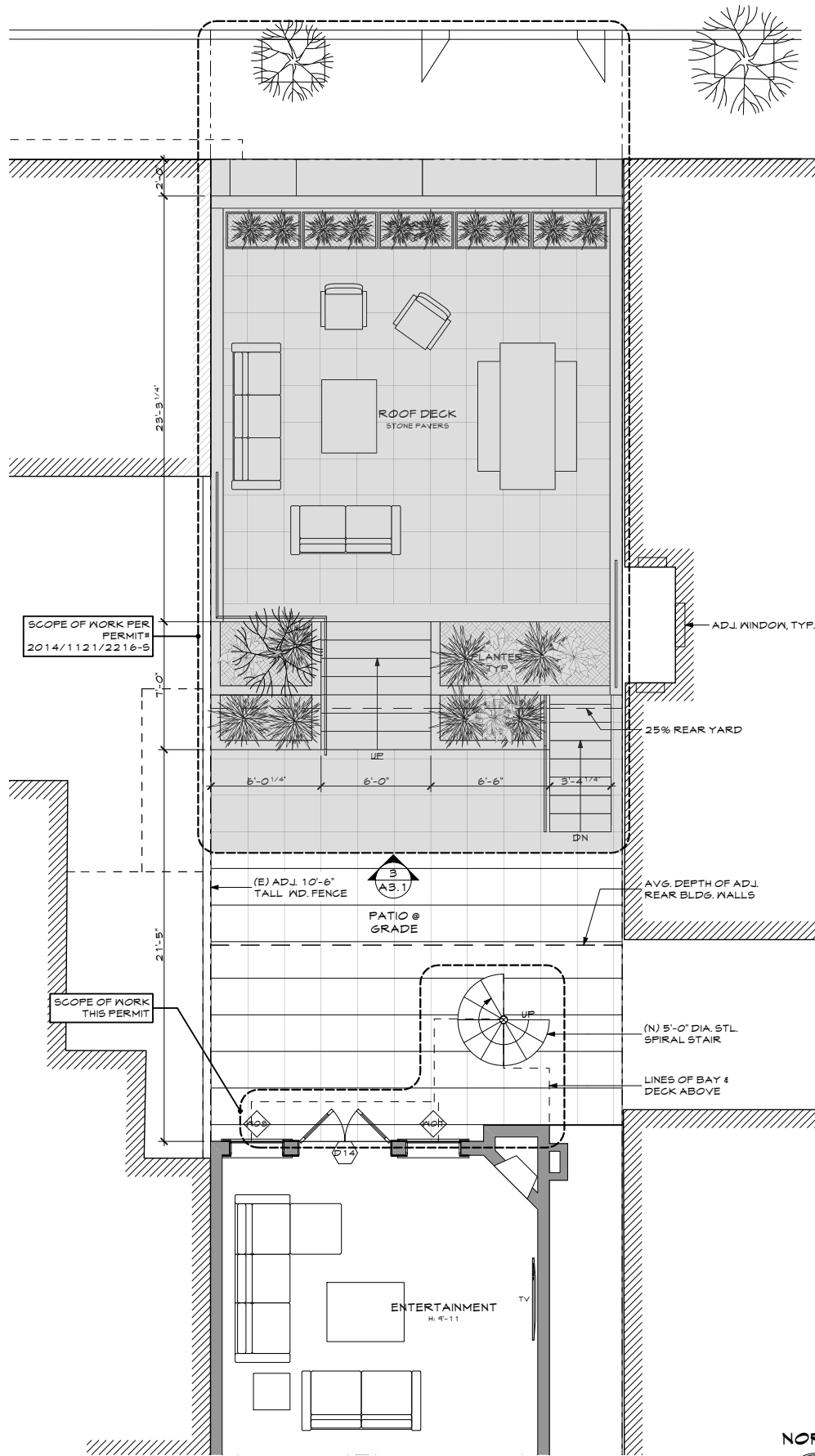
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ROSE STREET



1 GARAGE
A2.3 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR
A2.3 SCALE: 1/4" = 1'-0"



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
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PROPOSED FLOOR
PLANS

REVISIONS	BY
1A DETERMINATION 08/18/14	
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SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

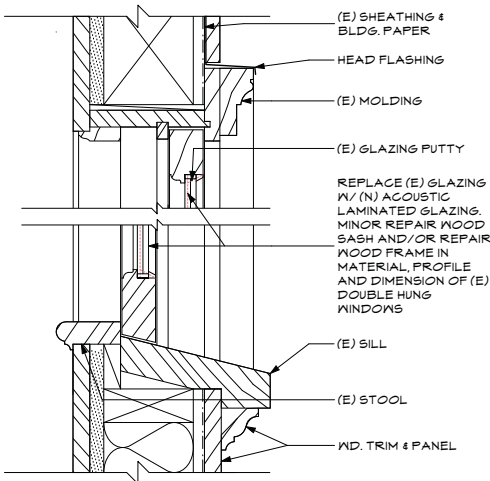
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Scale: AS SHOWN
Drawn: PD
Job: 1524

A2.3

BM Server: C:\DWGFiles - BM Server\2016\Current Projects\DOHERTY - Thursday, October 20, 2016 3:00 PM

DOOR SCHEDULE						
ID	DOOR SIZE			TYPE	HDWR SET #	NOTES
	W	H	THK			
D03	3'-0 5/8"	8'-8 15/16"	0'-1 3/4"	---		(E) MTL. GATE TO REMAIN
D04	2'-4"	6'-8"	0'-1 3/4"	---		(E) EXT. DR. TO REMAIN
D05	2'-4"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D06	2'-4"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D07	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D08	2'-8"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D09	5'-0"	6'-8"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D10	2'-10"	7'-0"	0'-1 3/4"	---		(N) EXT. DR.
D11	2'-8"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D12	2'-2"	6'-5"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D13	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D14	5'-0"	8'-11"	0'-1 3/4"	---		(E) EXT. DR. TO REMAIN
D20	5'-0"	8'-0"	0'-1 3/4"	---		(E) EXT. DR. TO REMAIN
D21	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D22	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D23	2'-10"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D24	2'-8"	7'-0"	0'-1 3/4"	---		(N) EXT. DR.
D30	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D31	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D32	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D33	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D34	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D35	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D36	2'-6"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D37	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D38	3'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN
D39	5'-0"	7'-0"	0'-1 3/4"	---		(E) INT. DR. TO REMAIN

WINDOW SCHEDULE					
ID	UNIT SIZE		TYPE		NOTES
	WIDTH	HEIGHT			
W02	2'-8"	7'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W03	2'-8"	7'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W04	3'-2"	7'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W05	3'-0"	4'-0"	---		(E) WINDOW TO REMAIN
W06	1'-2"	2'-0"	---		(E) WINDOW TO REMAIN
W07	3'-0"	7'-5 1/2"	---		(E) WINDOW TO REMAIN
W08	2'-11 1/2"	7'-5 1/2"	---		(E) WINDOW TO REMAIN
W20	1'-11 1/2"	8'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W21	1'-7"	8'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W22	3'-1 1/2"	8'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W23	1'-7"	8'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W24	1'-11 1/2"	8'-0"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W25	2'-10"	7'-6"	---		(E) WINDOW TO REMAIN
W26	4'-9 1/2"	5'-0"	---		(E) WINDOW TO REMAIN
W27	8'-2"	6'-0"	---		(N) DBL-HUNG 3-GANG UNIT
W30	1'-11 1/2"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W31	1'-7"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W32	3'-1 1/2"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W33	1'-7"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W34	1'-11 1/2"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W35	3'-2"	7'-6"	---		REPLACE GLAZING W/ LAMINATED GLAZING. MINOR REPAIR WOOD SASH AND/OR REPAIR WOOD FRAME IN MATERIAL, PROFILE #
W36	1'-7"	3'-0"	---		(E) WINDOW TO REMAIN
W37	2'-10"	7'-6"	---		(E) WINDOW TO REMAIN
W38	2'-8"	6'-0"	---		(E) WINDOW TO REMAIN
W39	2'-8"	6'-0"	---		(E) WINDOW TO REMAIN
W40	2'-2"	4'-0"	---		(E) WINDOW TO REMAIN
W41	2'-8"	3'-3"	---		(N) CASEMENT
W42	8'-2"	6'-6"	---		(N) DBL-HUNG 3-GANG UNIT



1 (E) DBL-HUNG HEAD/SILL @ FRONT FACADE
SCALE: 3" = 1'-0"



GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

DOOR AND WINDOW
SCHEDULE

REVISIONS	BY
1A DETERMINATION 09/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 09/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date 10/20/2016

Scale AS SHOWN

Drawn PD

Job 1524

Sheet

A2.4

Of Sheets



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San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



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SAN FRANCISCO, CA 94102

EXISTING EXTERIOR
ELEVATIONS

REVISIONS	BY
1A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

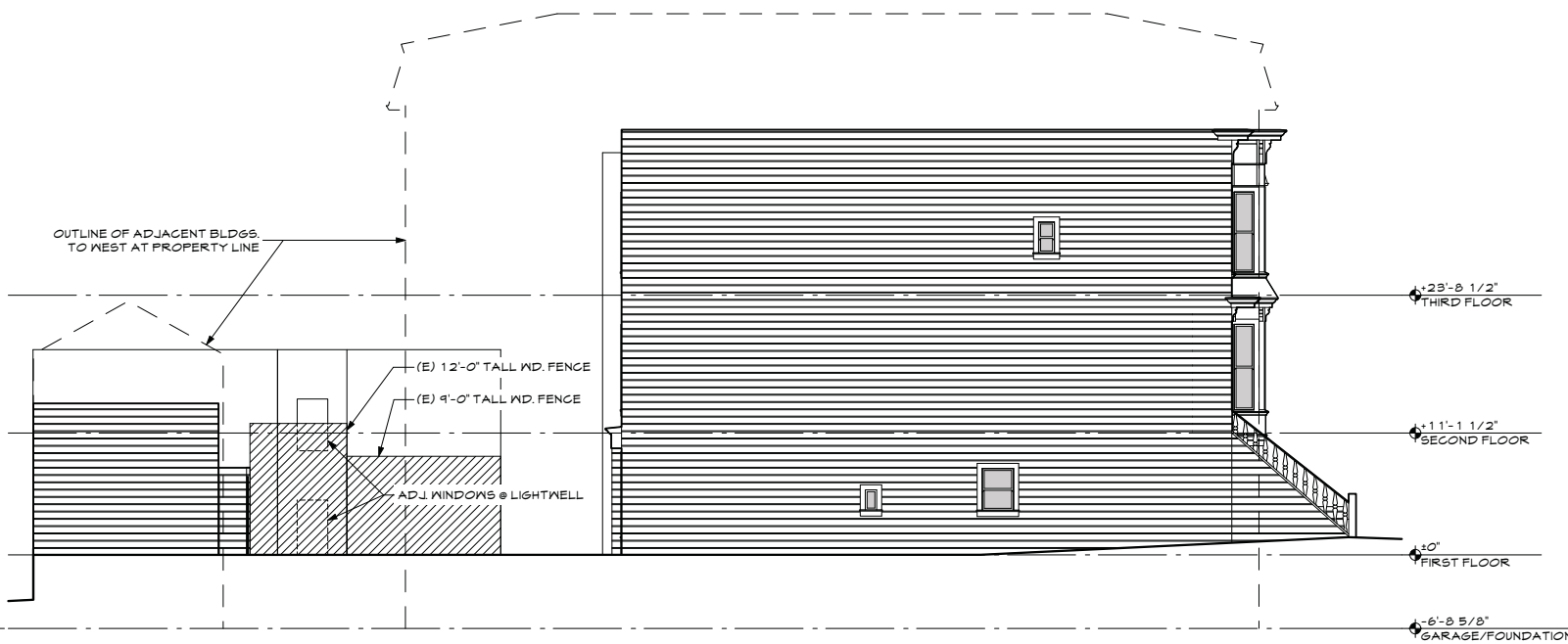
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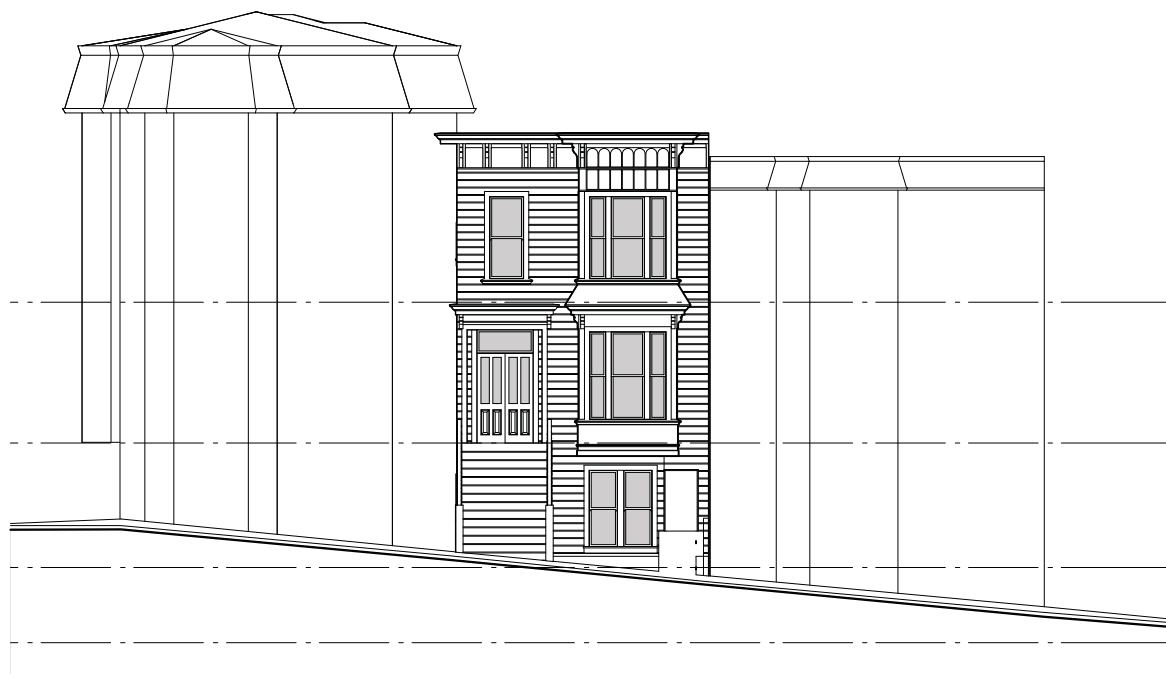
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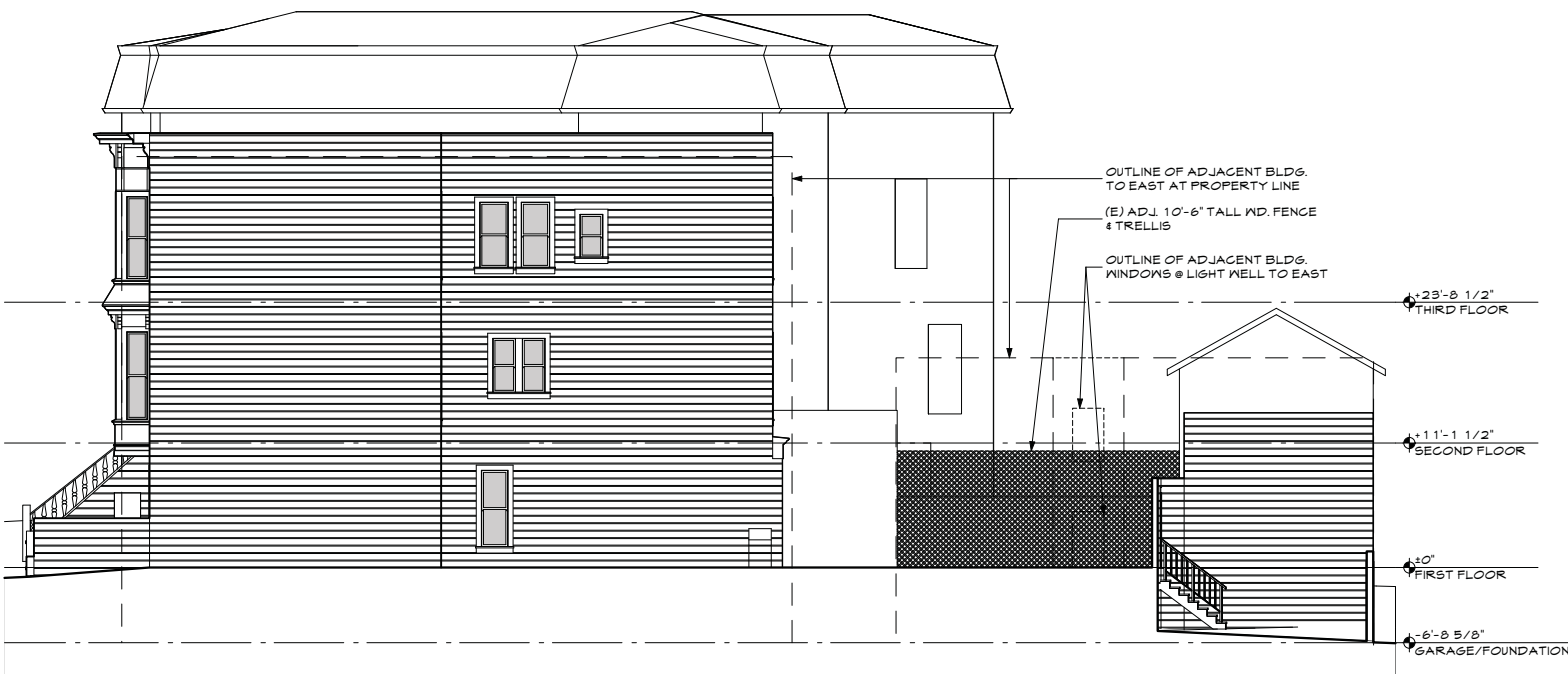
1 ROSE STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 HAIGHT STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



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188 HAIGHT STREET
SAN FRANCISCO, CA 94102

PROPOSED EXTERIOR
ELEVATIONS

REVISIONS	BY
1. DETERMINATION 08/16/14	
2. PRE-APP. MEETING 11/5/14	
3. SITE PERMIT 11/21/14	
4. SITE PERMIT REVISION 1 08/24/16	
5. SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

Sheet:

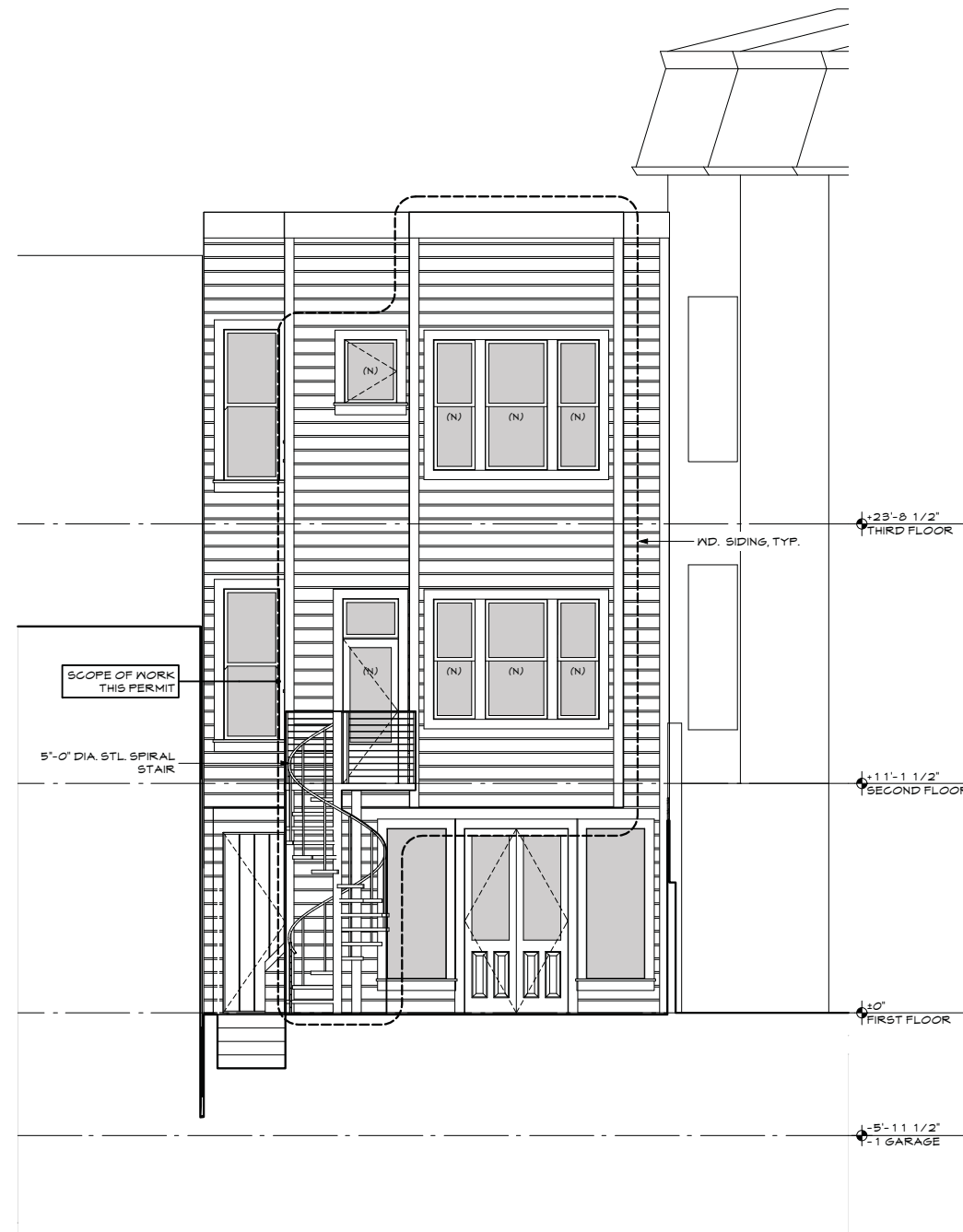
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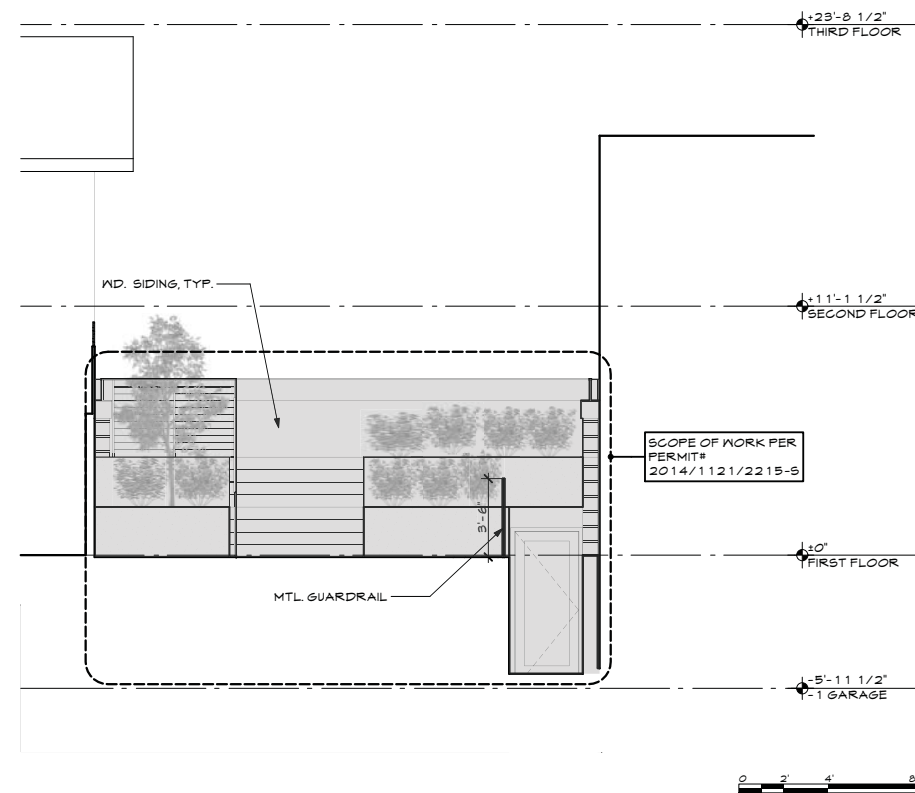
1 HAIGHT STREET ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

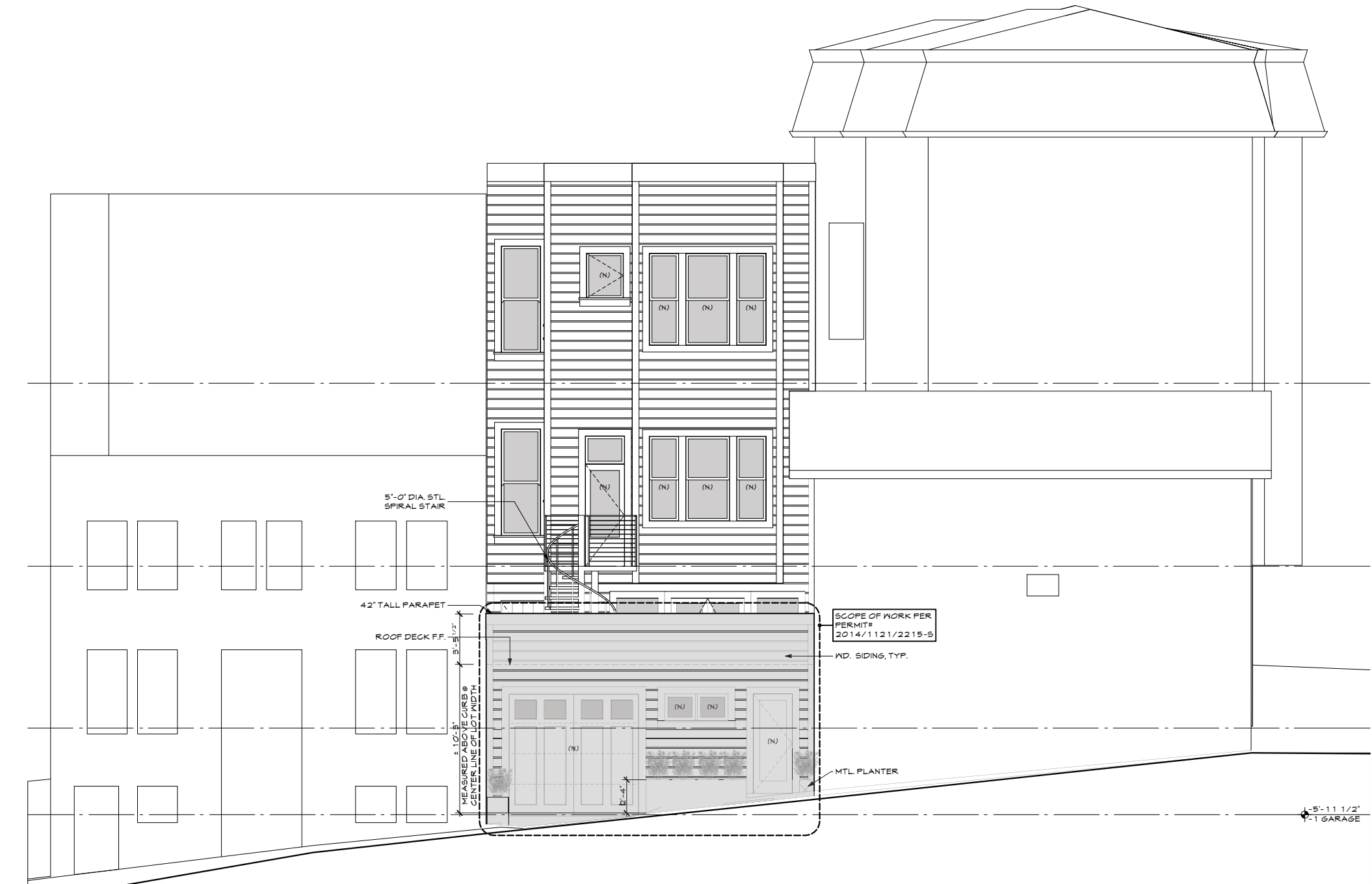
SCALE: 1/4" = 1'-0"



3 GARAGE NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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1
A3.2

ROSE STREET ELEVATION

SCALE: 1/4" = 1'-0"



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355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

PROPOSED EXTERIOR ELEVATIONS

REVISIONS	BY
1A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

Sheet:

A3.2

Of: Sheets



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San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



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188 HAIGHT STREET
SAN FRANCISCO, CA 94102

PROPOSED EXTERIOR
ELEVATIONS

REVISIONS	BY
1. DETERMINATION 08/16/14	
2. PRE-APP. MEETING 11/5/14	
3. SITE PERMIT 11/21/14	
4. REVISION 1 08/24/16	
5. SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

Sheet:

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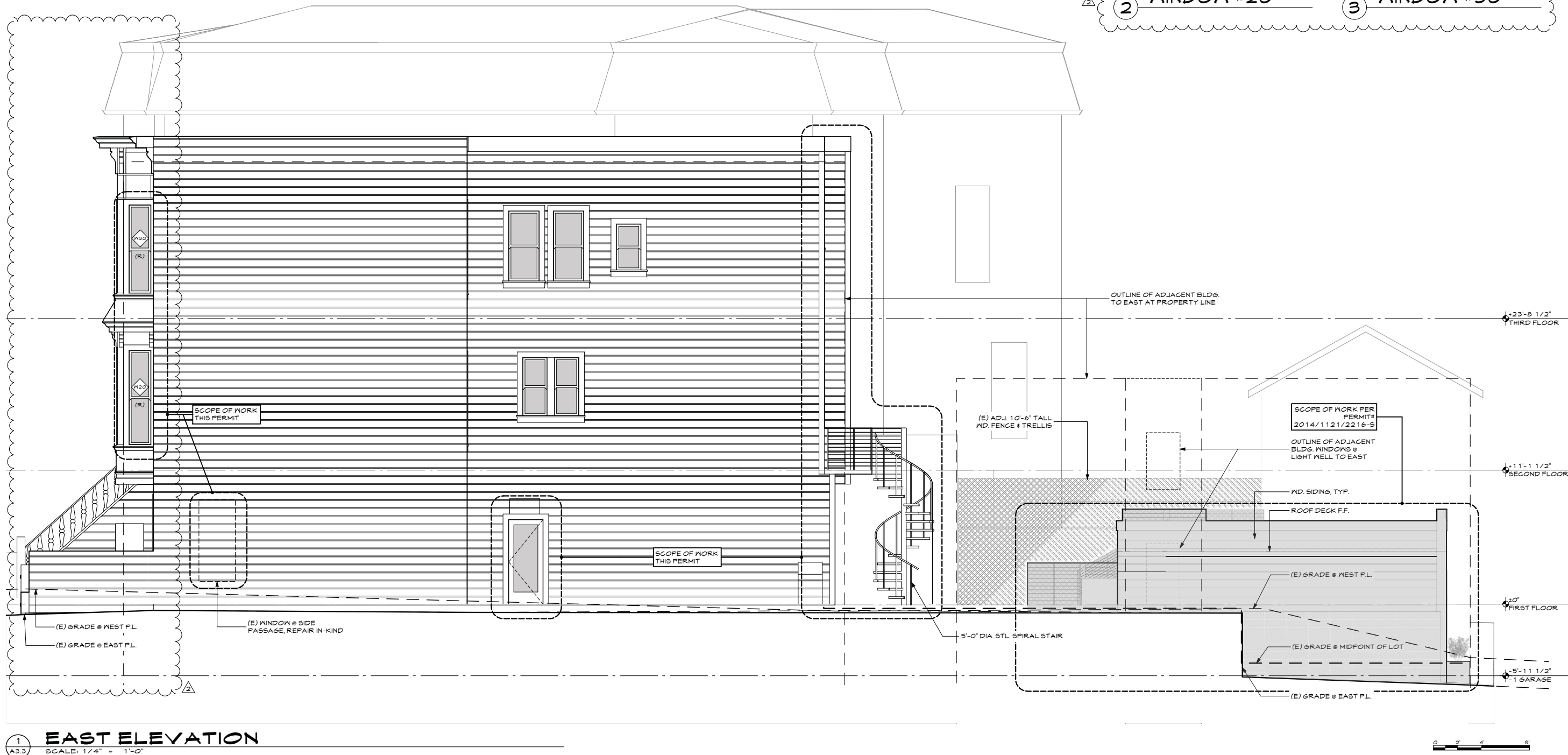
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② WINDOW #20



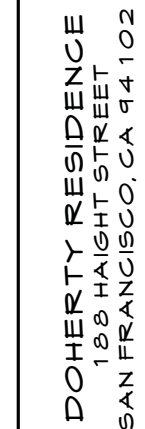
③ WINDOW #30



① EAST ELEVATION
SCALE: 1/4" = 1'-0"



355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



PROPOSED EXTERIOR ELEVATIONS

REVISIONS	BY
ZA DETERMINATION 05/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION#1 05/24/16	
SITE PERMIT REVISION#2 10/20/16	

Date 10/20/2016

Scale AS SHOWN

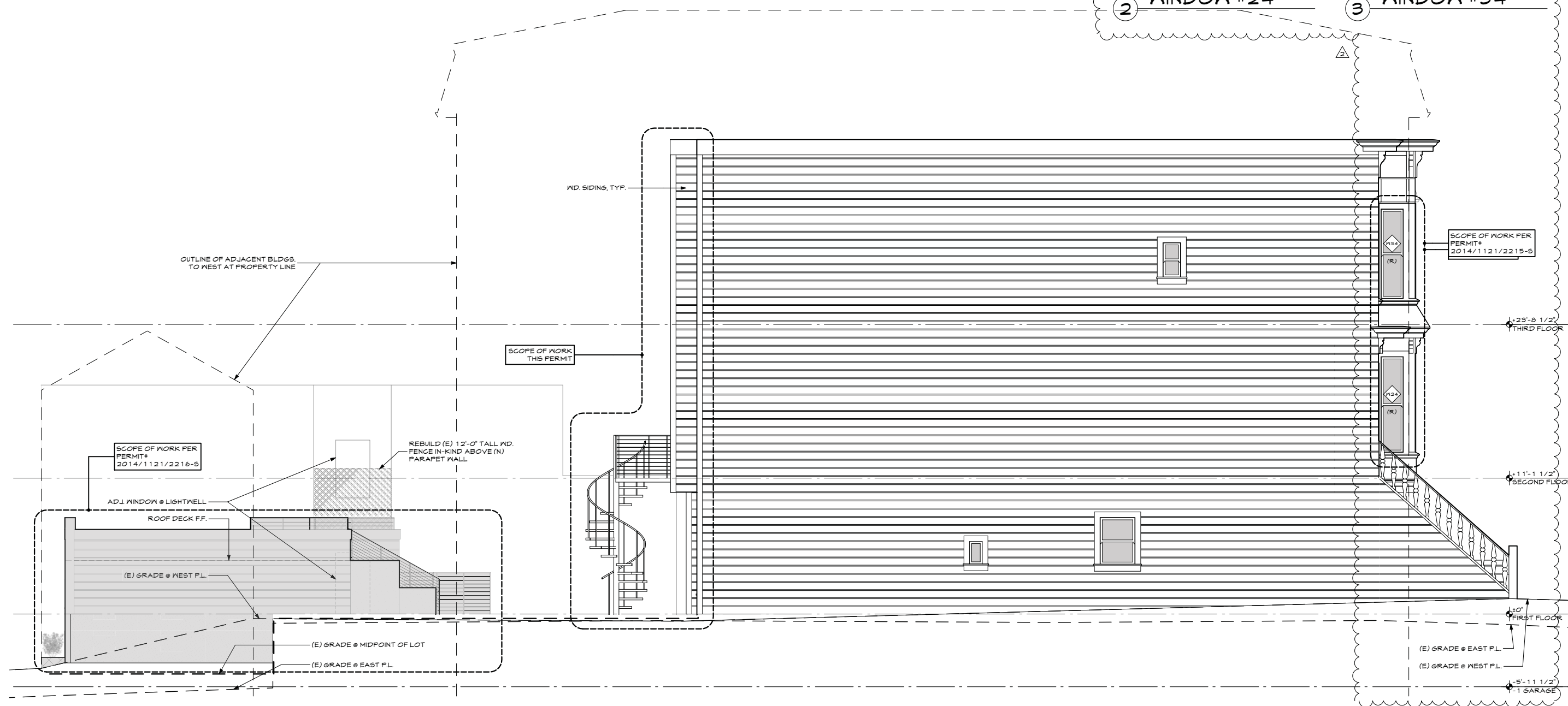
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WEST ELEVATION

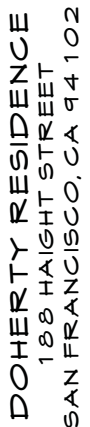
SCALE: 1/4" = 1'-0"

A horizontal number line with tick marks at 0, 2, and 4. The segment between 0 and 2 is shaded black.

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San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



PROPOSED BUILDING SECTION

REVISIONS	BY
ZA DETERMINATION 05/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION#1 05/24/16	
SITE PERMIT REVISION#2 10/20/16	

Scale AS SHOWN

Drawn PD

Job 1524

A3.5

BUILDING SECTION

SCALE: 1/4" = 1'-0"



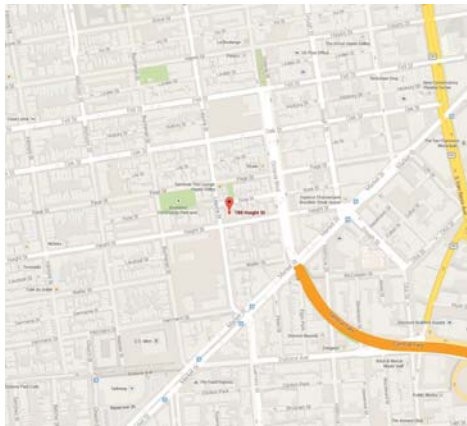
PLAN CHECK SUMMARY

BLOCK # LOT: 0852/033
LOT SIZE: 22.5' X 120.0' = 2,700 SQ. FT.
ZONING: RTO
REAR YARD: AVERAGE OF ADJACENT REAR BUILDINGS = 42.94'
HEIGHT LIMIT: 40'
EXISTING OCCUPANCY: SINGLE-FAMILY DWELLING
PROPOSED OCCUPANCY: SINGLE-FAMILY DWELLING
CONSTRUCTION TYPE: V-B

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS

GROSS SQUARE FOOTAGE	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
RESIDENTIAL OCCUPIED	3,228 SF	3,228 SF	44 SF	3,272 SF
STORAGE/MECH. DECKS	97 SF 0 SF	97 SF 0 SF	0 SF 35 SF	97 SF 35 SF
DETACHED GARAGE				
PARKING	280 SF	253 SF	45 SF	298 SF
SHED/STORAGE DECKS	140 SF 0 SF	123 SF 0 SF	175 SF 524 SF	298 SF 524 SF

VICINITY MAP



DIRECTORY

CLIENT

Rebecca & Kyle Doherty
188 Haight Street
San Francisco, CA 94102

ARCHITECT

Gast Architects
355 11th Street, Suite 300
San Francisco, CA 94103

Phone: (415) 885-2946
Fax: (415) 885-2808

David S. Gast, AIA, Principal
Dennis Budd, AIA, Project Architect

Email: DGast@GastArchitects.com
Email: DBudd@GastArchitects.com

SURVEYOR

Westover Surveying
336 Claremont Blvd, Suite 300
San Francisco, CA 94127

Phone: (415) 242-5400
Fax: (415) 242-5410

Daniel Westover

Email: dan@westoversurveying.com

DRAWING INDEX

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A2.1	EXISTING FLOOR PLANS
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A3.5	PROPOSED BUILDING SECTION

SYMBOLS

REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	SPOT ELEVATION (N)
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH

ELECTRICAL/MECHANICAL SYMBOLS

	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT CIRCUIT INTERRUPT
	ARC FAULT CIRCUIT INTERRUPT
	JUNCTION BOX
	SMOKE DETECTOR
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	(1) R66 QUAD
	(1) 24/4 PAIR CAT-6
	(1) CAT-6 & (1) R66 QUAD
	(2) CAT-6 & (2) R66 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN

ABBREVIATIONS

Ø	AT	(N)	NEW
CL	CENTERLINE	N/C.	NOT IN CONTRACT
Φ	DIAMETER	NO.	NUMBER
ABV	ABOVE	NOM.	NOMINAL
AD.	AREA DRAIN	N.T.S	NOT TO SCALE
ADJ.	ADJUSTABLE	O.C.	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	O.H.	OVERHANG
APPROX.	APPROXIMATE	OPNG.	OPENING
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
ASPH.	ASPHALT	O/	OVER
BLDG.	BUILDING	PL	PROPERTY LINE
BLKG.	BLOCKING	PL.	PLATE
BUR.	BUILT-UP ROOFING	PLAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYMD.	PLYWOOD
CLR.	CLEAR	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTR.	CENTER	(R)	RELOCATED
D.	DRYER	R.	RISE, RISER
DBL.	DOUBLE	R.A.	RETURN AIR
DET.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REG.	REGISTER
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DISP.	DISPOSER	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
DR.	DOOR	RDWD.	REDWOOD
D.S.	DOWN SPOUT	S.	SOUTH
D.W.	DISHWASHER	S.C.	SOLID CORE
DWG.	DRAINING	S.D.	SMOKE DETECTOR
DWR.	DRAINER	SECT.	SECTION
E	EAST	SHT.	SHEET
(E)	EXISTING	SHEATHG	SHEATHING
EA.	EACH	SM.	SIMILAR
EL.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	SQ.	SQUARE
EQ.	EQUAL	S.S.D.	SEE STRUCT. DWGS.
EXT.	EXTERIOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STEEL	STEEL
FD.	FOUNDATION	STL.	STORAGE
FIN.	FINISH	STOR.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
F.O.	FACE OF	SYM.	SYMBOL
F.O.F.	FACE OF FINISH	T.	TREAD
F.O.S.	FACE OF STUD	T.B.	TOWEL BAR
F.S.M.F.	FLEXIBLE SHEET	T&G	TONGUE AND GROOVE
FM.	MEMBRANE FLASHING	TO	TOP OF
FT.	FEET	TOC.	TOP OF CURB
FTG.	FOOTING	T.O.P.	TOP OF PLATE
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	T.P.H.	TOILET PAPER HOLDER
GYP. BD.	GYP. BOARD	TRSM.	TRANSOM
H.	HIGH	T.V.	TELEVISION
H.B.	HOSE BIB	TYP.	TYPICAL
HDR.	HEADER	U.ON	UNLESS OTHERWISE NOTED
HDWR.	HARDWARE	V.	VENT
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HT.	HEIGHT	V.F.	VERIFY IN FIELD
I.D.	INSIDE DIAMETER	V.G.	VERTICAL GRAIN
I.G.	INSULATED GLASS	W.	WEST
INSUL.	INSULATION	W.	WITH
INT.	INTERIOR	W.C.	WATER CLOSET(TOILET)
JT.	JOINT	W.D.	WOOD
LAV.	LAVATORY	W.H.	WATER HEATER
LT.	LIGHT	W/O	WITHOUT
M.	MASTER	W.P.	WATERPROOF, WORK
MAX.	MAXIMUM	POINT	POINT
MECH.	MECHANICAL	W.R.	WATER RESISTANT
MFR.	MANUFACTURER	YD.	YARD
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL,
PLANNING AND PLUMBING CODE AMENDMENTS

DETACHED GARAGE SCOPE OF WORK

- RENOVATE EXISTING REAR YARD ACCESSORY STRUCTURE AND ENCLOSE EXISTING UNCOVERED PARKING PAD INTO A SINGLE ENCLOSED 1-STORY 1-CAR GARAGE STRUCTURE WITH ADJACENT STORAGE SPACE.
- GARAGE ROOF DECK WITH STEPS TO MID-LOT PATIO AT GRADE.
- NEW STAIRS FROM GARAGE TO MID-LOT PATIO AT GRADE.
- NEW CURB CUT AT ROSE STREET.
- SEE ALSO PERMIT # 2014/1121/2215-S FOR WORK ON MAIN HOUSE.



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COVER SHEET

REVISIONS	BY
1A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

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Of: Sheets

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ADJACENT EAST SIDE
DOWN HILL NEIGHBOR @
281-287 ROSE STREET
STREET FACADE



SUBJECT PROPERTY:
188 HAIGHT STREET
GARAGE FACADE



ADJACENT WEST SIDE
UP HILL NEIGHBOR @
198 HAIGHT STREET
REAR FACADE



SUBJECT PROPERTY:
188 HAIGHT STREET
GARAGE REAR FACADE



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PHOTOGRAPHS

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Job 1524

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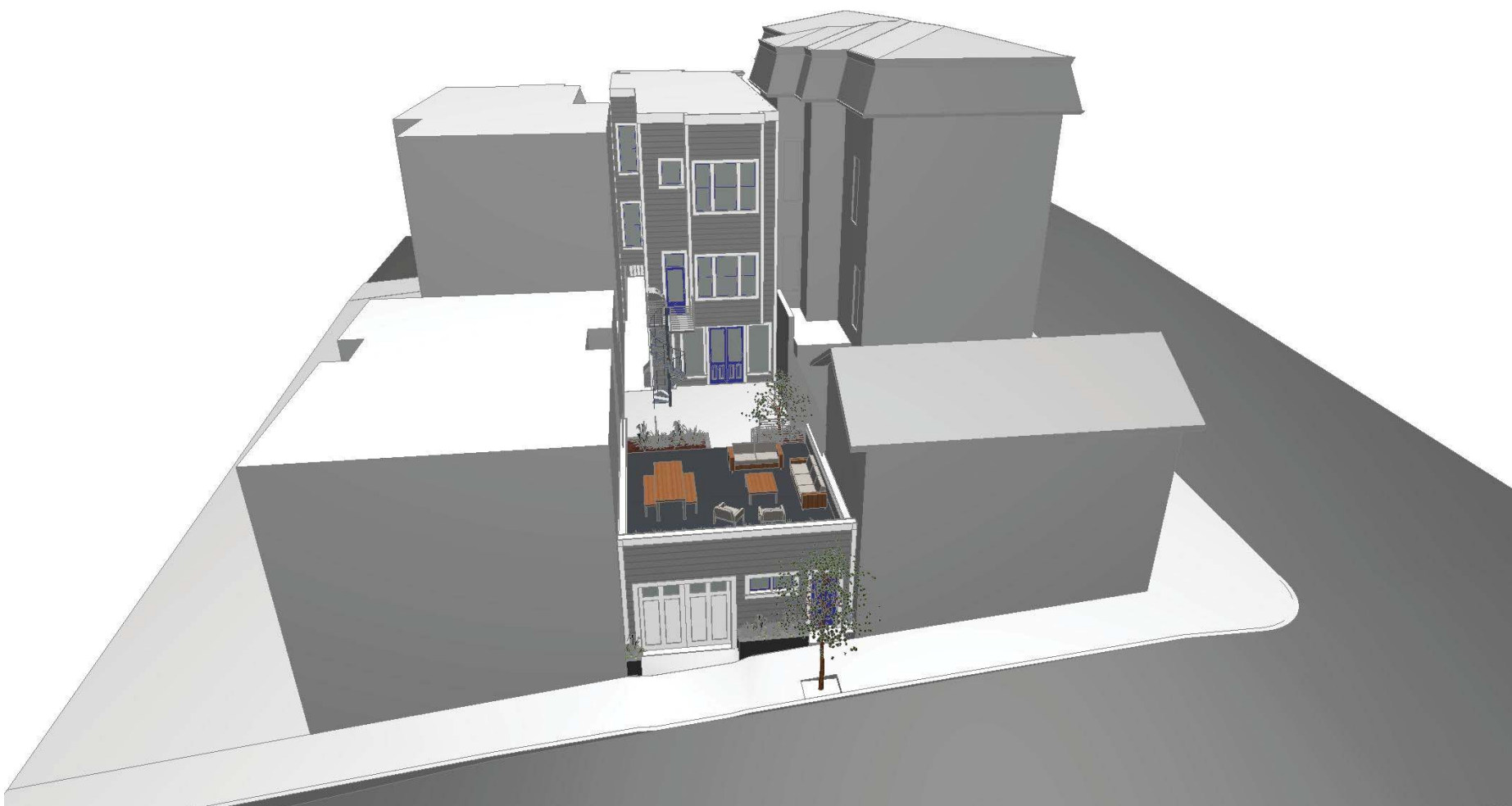
Of Sheets



4 GARAGE/STORAGE SECTION



3 GARAGE STAIR SECTION



1 BIRD'S EYE ROSE ST



2 ROSE STREET EYE LEVEL VIEW



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PERSPECTIVES

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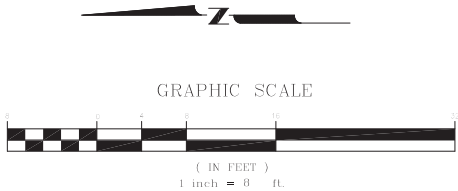
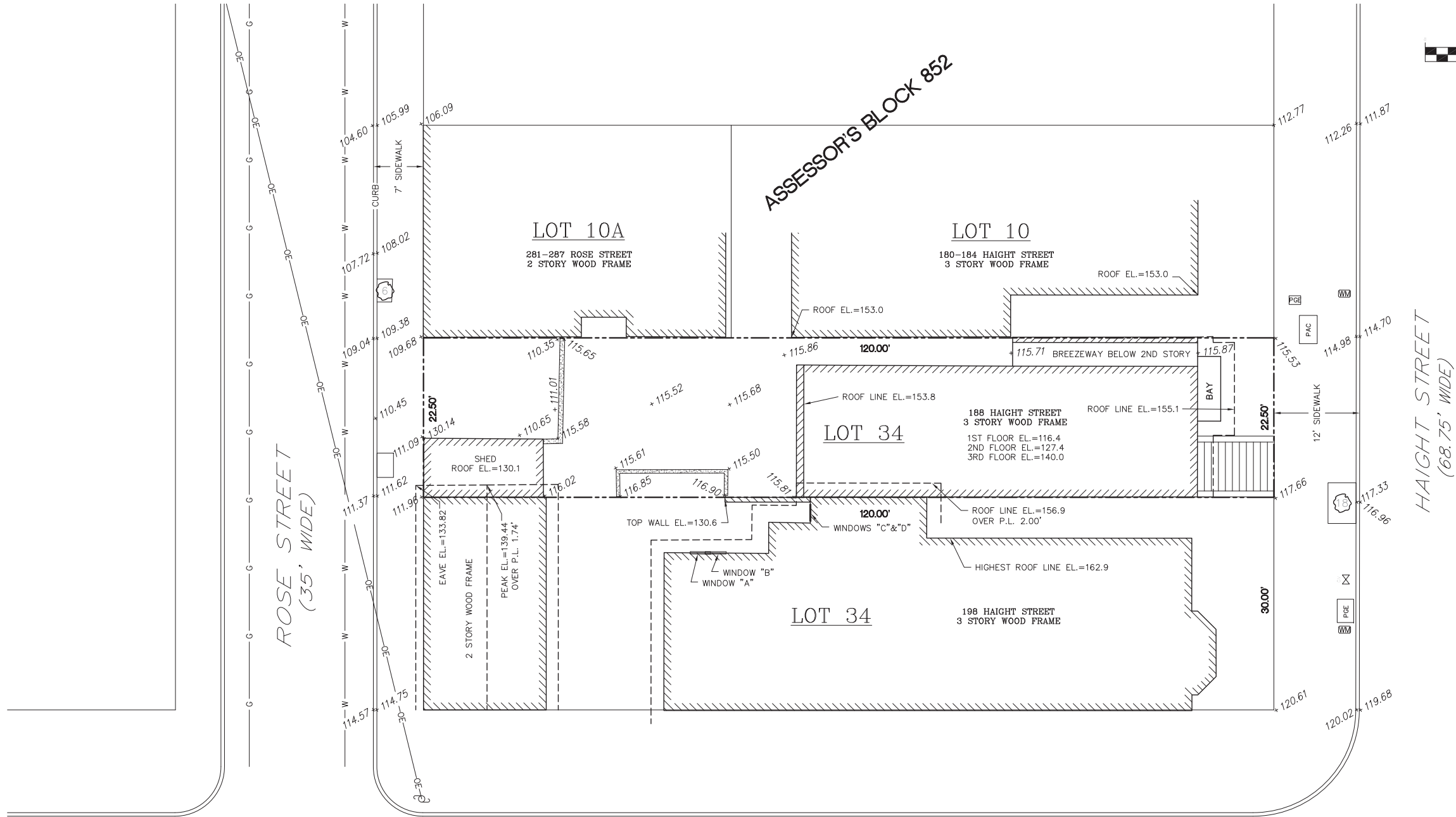
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336 CLAREMONT BLVD. STE 2
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(415) 242-5400
www.westoversurveying.com

WVS
WESTOVER
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
			14012

DRAWN BY:	DJW
CHECKED BY:	DJW
DATE:	5/10/14
SCALE:	1"=8'

SITE SURVEY	188 HAIGHT STREET LOT 33 OF ASSESSOR'S BLOCK 852, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

~SHEET~

A0.3

LAGUNA STREET
(68.75' WIDE)

LEGEND

- PROPERTY LINE
- WM WATER METER
- PGE PG&E BOX
- PAC PACBELL BOX
- X GAS VALVE
- CONCRETE WALL
- BUILDING FOOTPRINT
- 16 TREE WITH DIA.
- L.W.S. LOWER WINDOW SILL
- U.W.S. UPPER WINDOW SILL
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC LINE

GENERAL NOTES

- All distances are in decimal feet unless otherwise noted.
- All angles are at 90° unless otherwise noted.
- This map represents the site conditions on date of field survey. February 28, 2014.
- Elevations are based upon San Francisco City Datum.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me at the request of Amanda Lynn Straub & Andrew Brandt Kwiram in February of 2014.

Daniel J. Westover, P.L.S. 7779
License expiration: 12/31/15

Date: 5/11/14



U.W.S.=151.0
L.W.S.=143.0
U.W.S.=138.0
L.W.S.=130.0



WINDOW DETAILS FOR REAR PORTION OF 198 HAIGHT STREET

U.W.S.=151.0
L.W.S.=143.0
U.W.S.=138.0
L.W.S.=130.0





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DEMOLITION
CALCULATIONS

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Job 1524



CONSTRUCTION PROTECTION PLAN:

The project sponsor shall undertake a monitoring program to minimize damage to the historic stable at 198 Haight Street and to ensure that any such damage is documented and repaired. The monitoring program would include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect, or qualified historic preservation professional, to undertake a preconstruction survey of the historic stable to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource, the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inches per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to the historic stable, the building shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.

MARCH 23, 2016

PROJECT

DOHERTY RESIDENCE RENOVATIONS

188 HAIGHT STREET - REAR YARD SHED

ARCHITECT

GAST ARCHITECTS

RESIDENTIAL DEMOLITION AREA CALCULATIONS (SQUARE FEET)			
VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
A: SOUTH FAÇADE	232	232	100.0%
B: NORTH FAÇADE	258	258	100.0%
SOUTH / NORTH TOTAL (A-B)	490.0	490.0	100.0%
C: EAST FAÇADE	340	340	100.0%
D: WEST FAÇADE	340	137	40.3%
VERT. TOTAL (A-D)	1170.0	967.0	82.6%
HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
E: 1ST FLOOR	140	140	100.0%
F: ROOF	140	140	100.0%
HORIZ. TOTAL (E-F)	280.0	280.0	100.0%

> 25% NOT OK

> 50% NOT OK

> 50% NOT OK

EXTERIOR WALLS FOUNDATION MEASUREMENTS (LINEAL FEET)			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
G: EAST FAÇADE	16.8	16.8	100.0%
H: WEST FAÇADE	16.8	0.0	0.0%
I: NORTH FAÇADE	8.3	8.3	100.6%
J: SOUTH FAÇADE	7.5	7.5	100.0%
LINEAL TOTAL (G-J)	49.4	32.6	66.1%

> 25% NOT OK

INTERNAL STRUTURAL FRAMEWORK (LINEAL FEET WALLS)			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
K: FIRST FLOOR	N/A, non existing		
LINEAL TOTAL (K-M)	0.0	0.0	0.0%

< 75% OK

S.F.P.C. SEC. 1005(f) For purposes of this Article 10, demolition shall be defined as any one of the following:

- (1) Removal of more than 25% of the surface of all external walls facing a public street(s); or
- (2) Removal of more than 50% of all external walls from their function as all external walls; or
- (3) Removal of more than 25% of external walls from function as either external or internal walls; or
- (4) Removal of more than 75% of the building's existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code and the State Historical Building Code.

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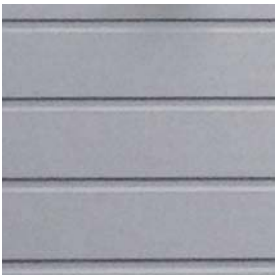
2
A0.5

REAR PERSPECTIVE

SCALE: 1:0.65



1. PAINTED WOOD TRIM.
COLOR: BENJAMIN MOORE - SWISS
COFFEE. V.I.F. TO MATCH EXISTING TRIM
COLOR.



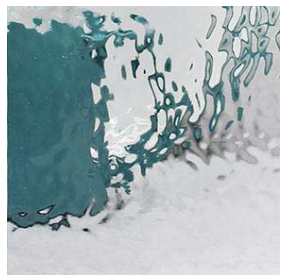
2. PAINTED WOOD SIDING.
COLOR: BENJAMIN MOORE - YUKON
SKY. V.I.F. TO MATCH EXISTING REAR
FACADE COLOR.



3. PAINTED WOOD DOORS AND
WINDOW SASHES.
COLOR: BENJAMIN MOORE - STARRY
NIGHT BLUE. V.I.F. TO MATCH EXISTING



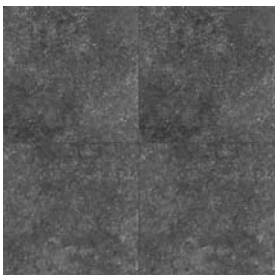
4. STEEL GUARDRAIL, SPIRAL STAIR,
AND PLANTER BOXES. PAINTED.
COLOR: BENJAMIN MOORE - MIDNIGHT
OIL. V.I.F. TO MATCH EXISTING IRON
WORK @ FRONT OF HOUSE.



5. OBSCURE GLAZING -
BENDHEIM CLEAR VICTORIAN
TEXTURED GLASS



6. CLEAR, LOW-E INSULATED GLASS.



7. KRONOS PORCELAIN PAVERS ON
RAISED PEDESTAL SYSTEM.
COLOR: OCEAN STONE - BLACK



8. CONCRETE SLAB
FINISH: SALT FINISH



1
A0.5

STREET VIEW

SCALE: 1:0.77



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MATERIAL SAMPLE BOARD

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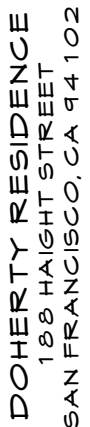
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2
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241
131
115

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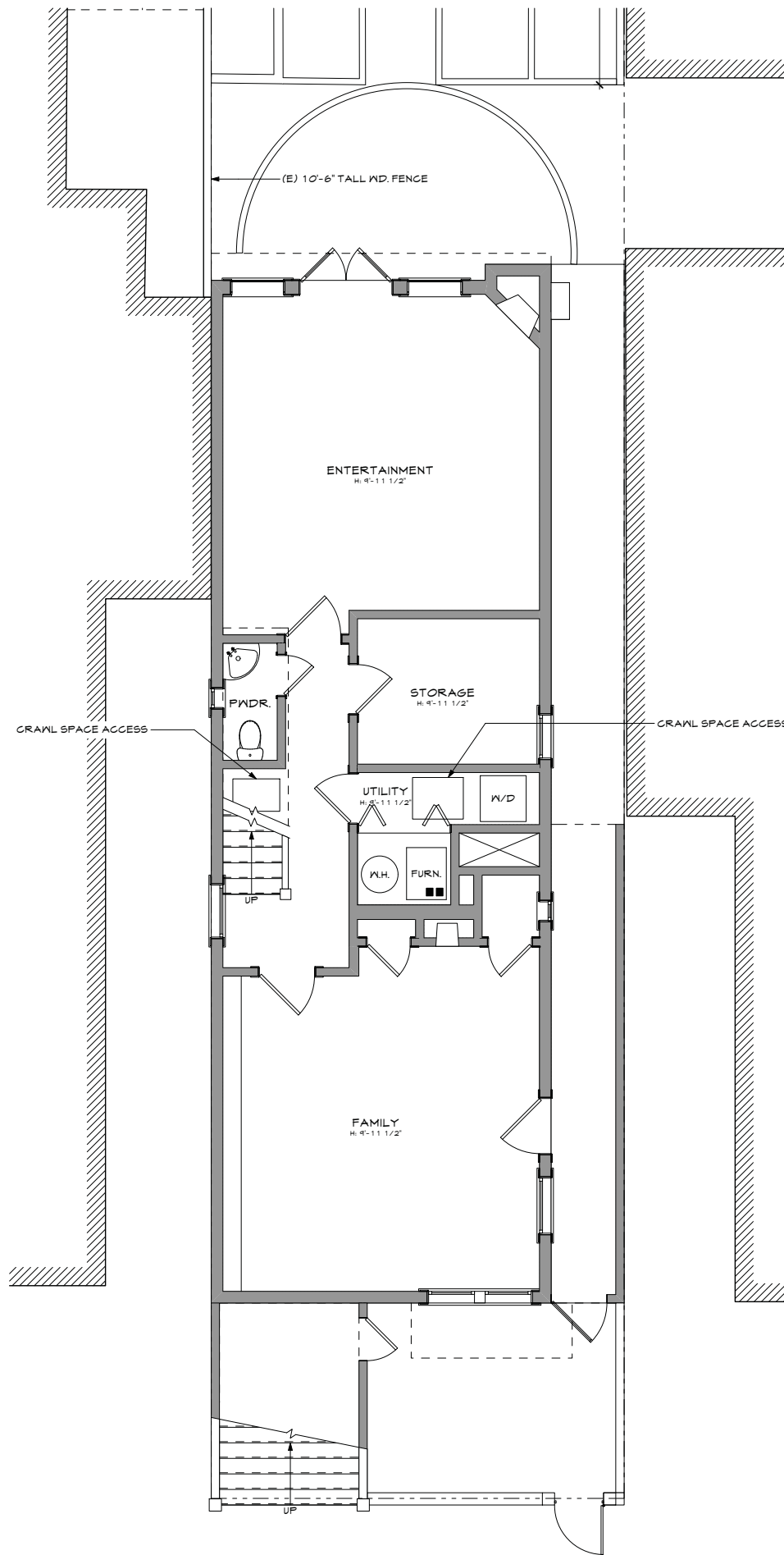
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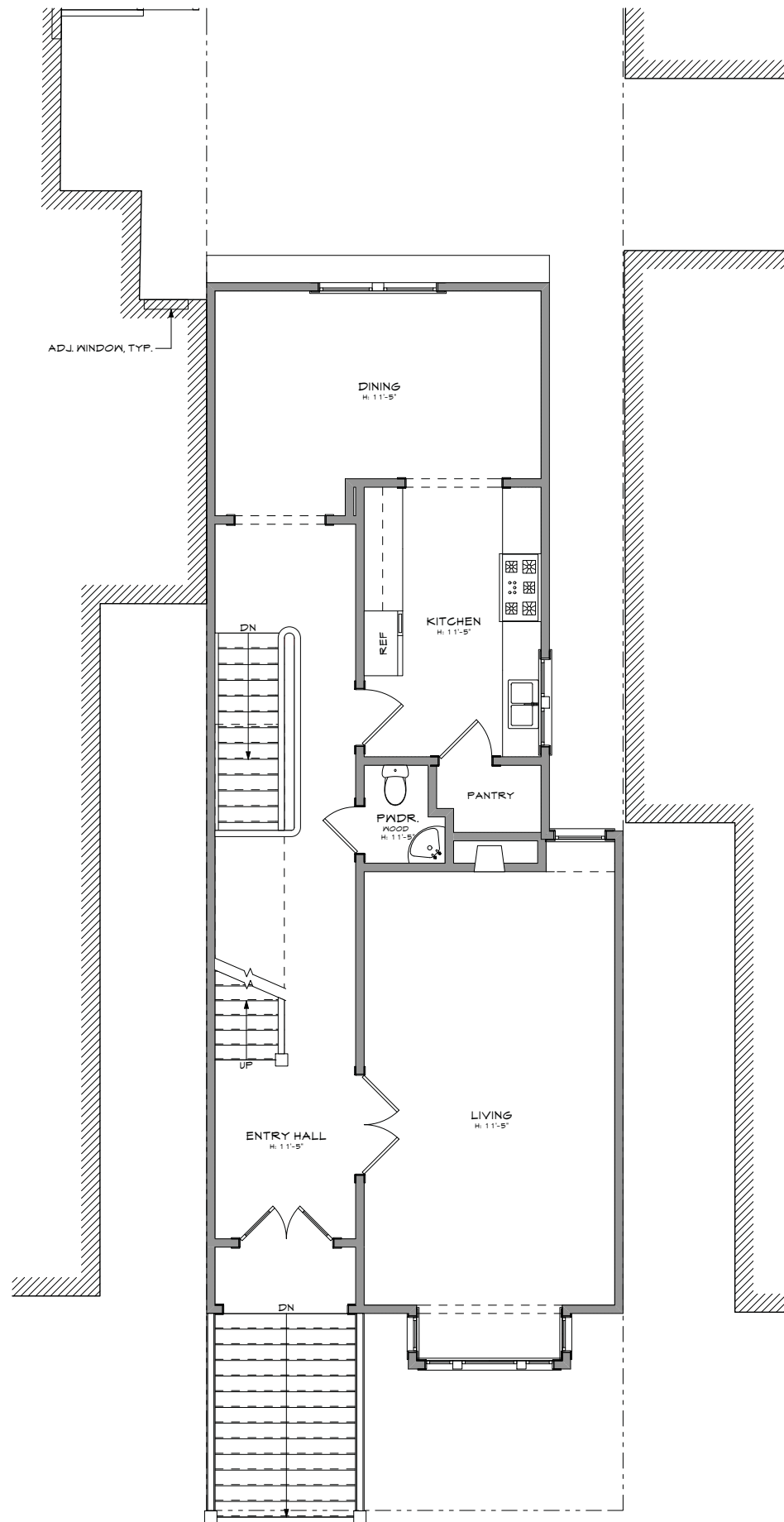
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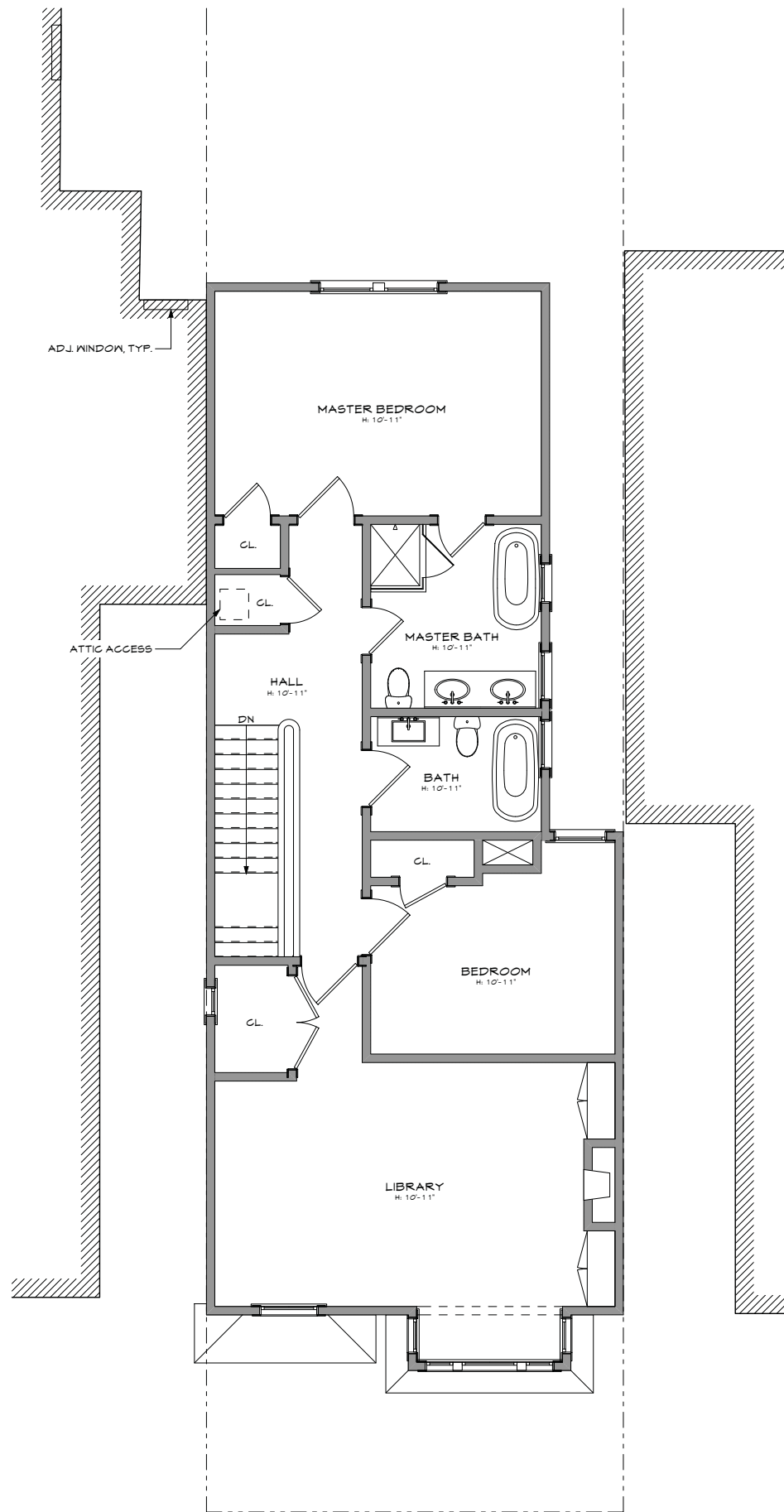
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1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



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



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



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EXISTING FLOOR PLANS

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EXISTING FLOOR PLANS

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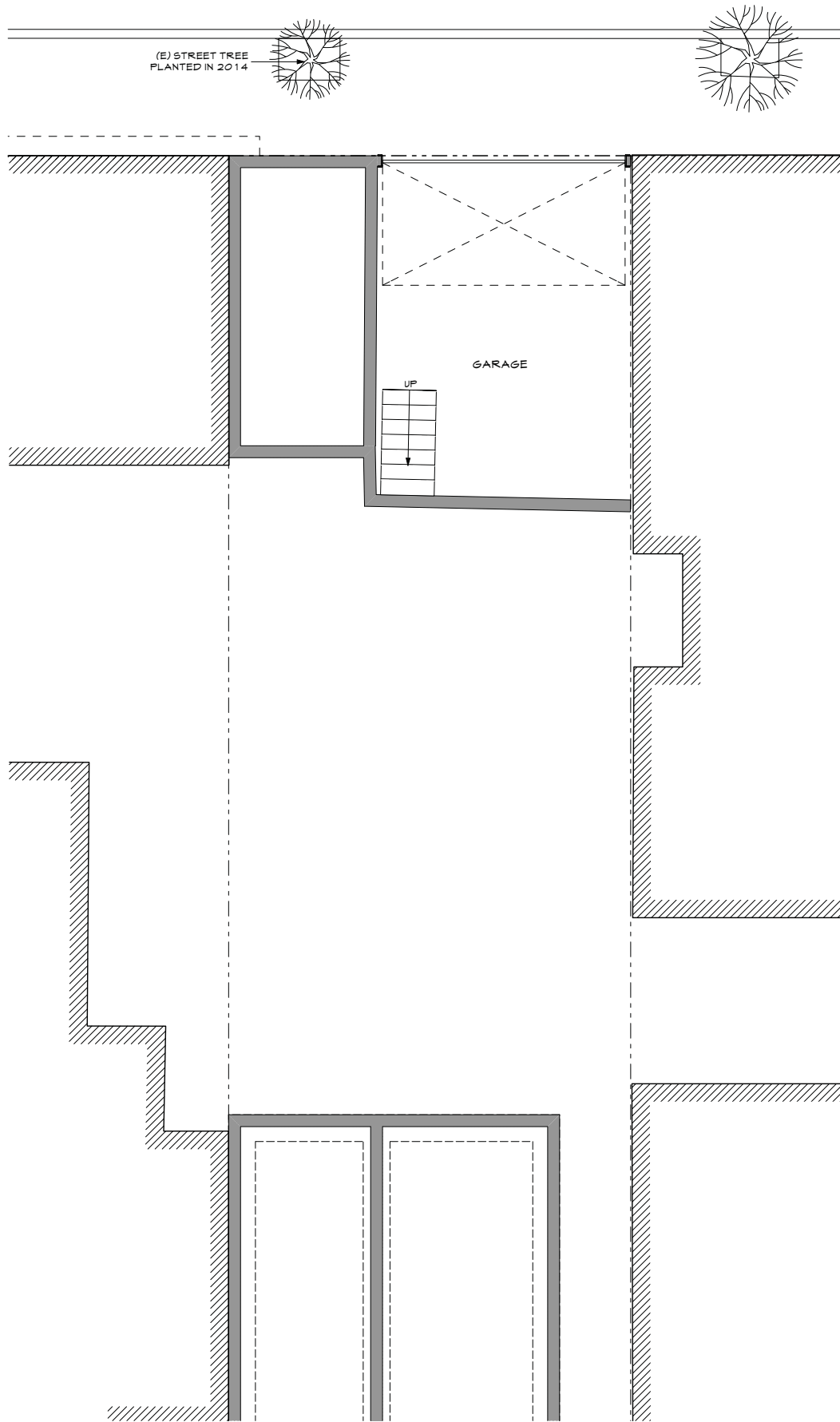
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Job: 1524

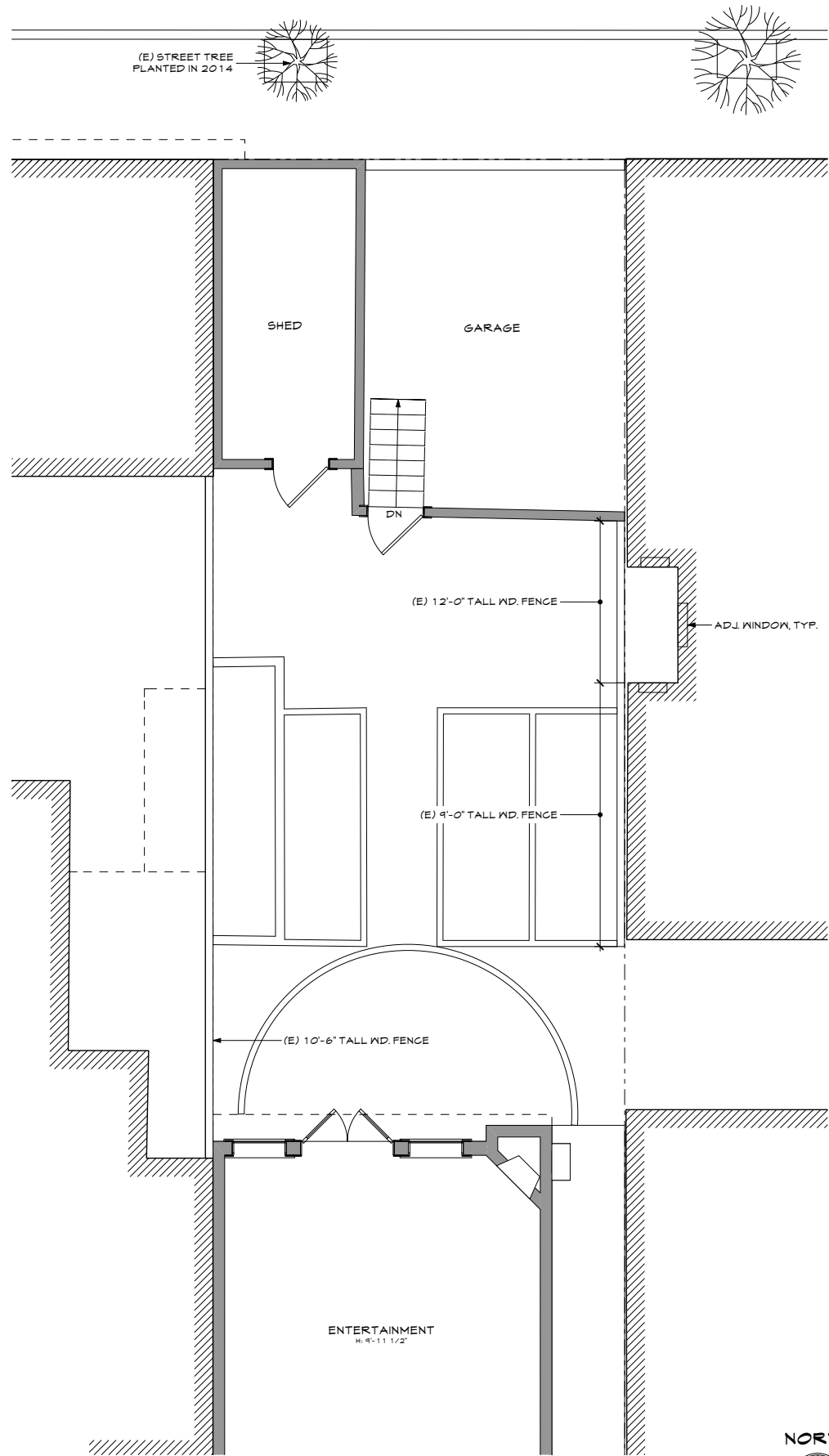
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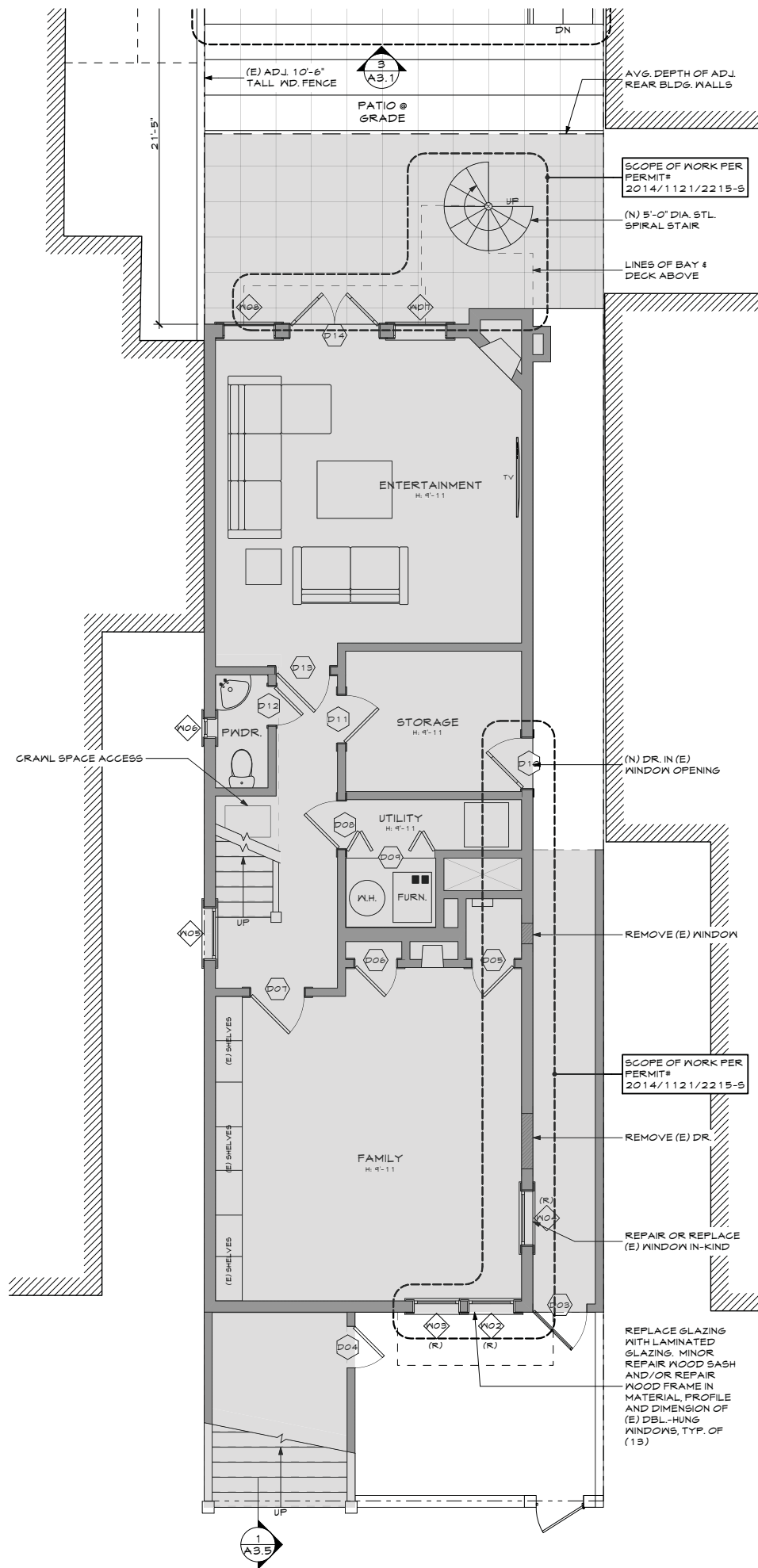
1 GARAGE/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



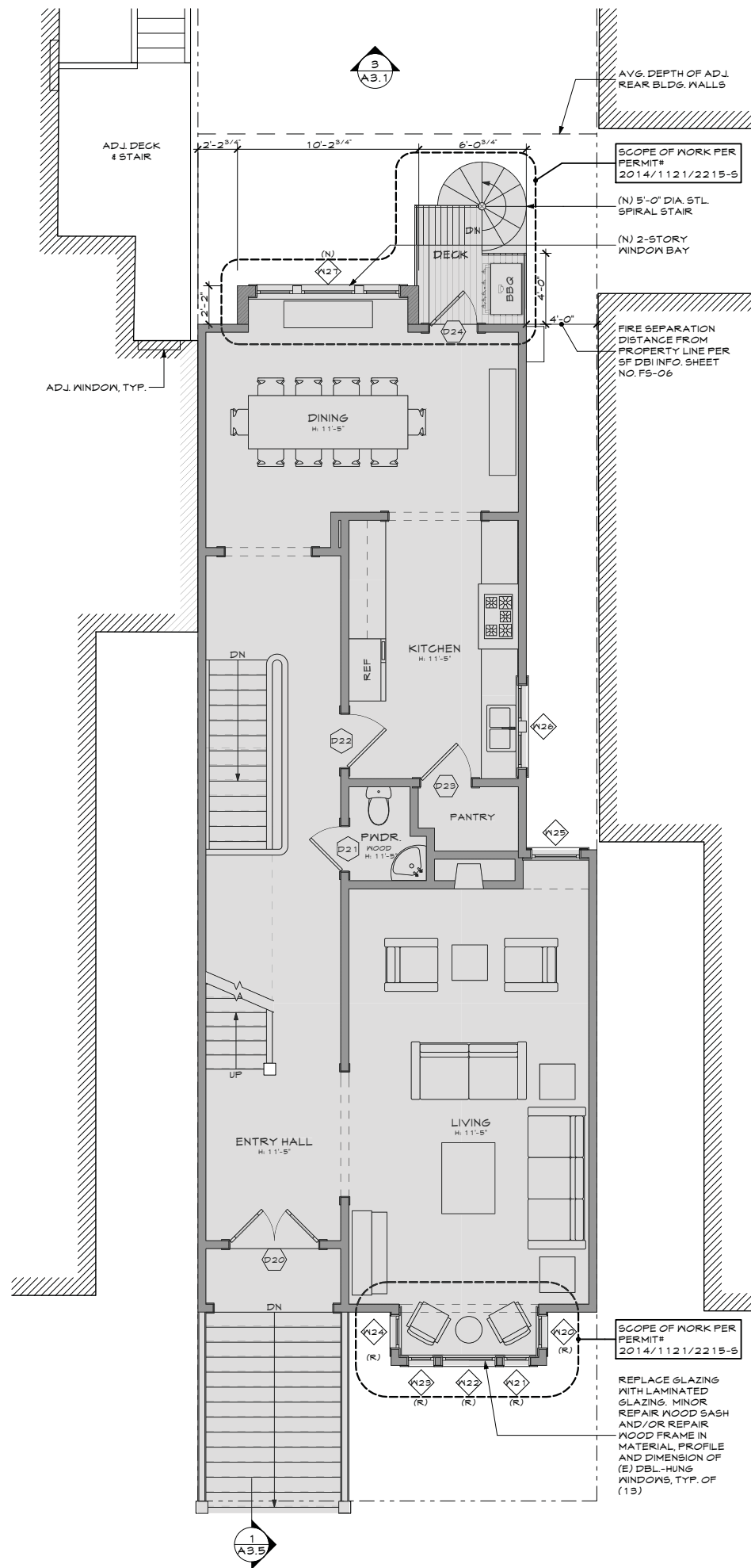
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"



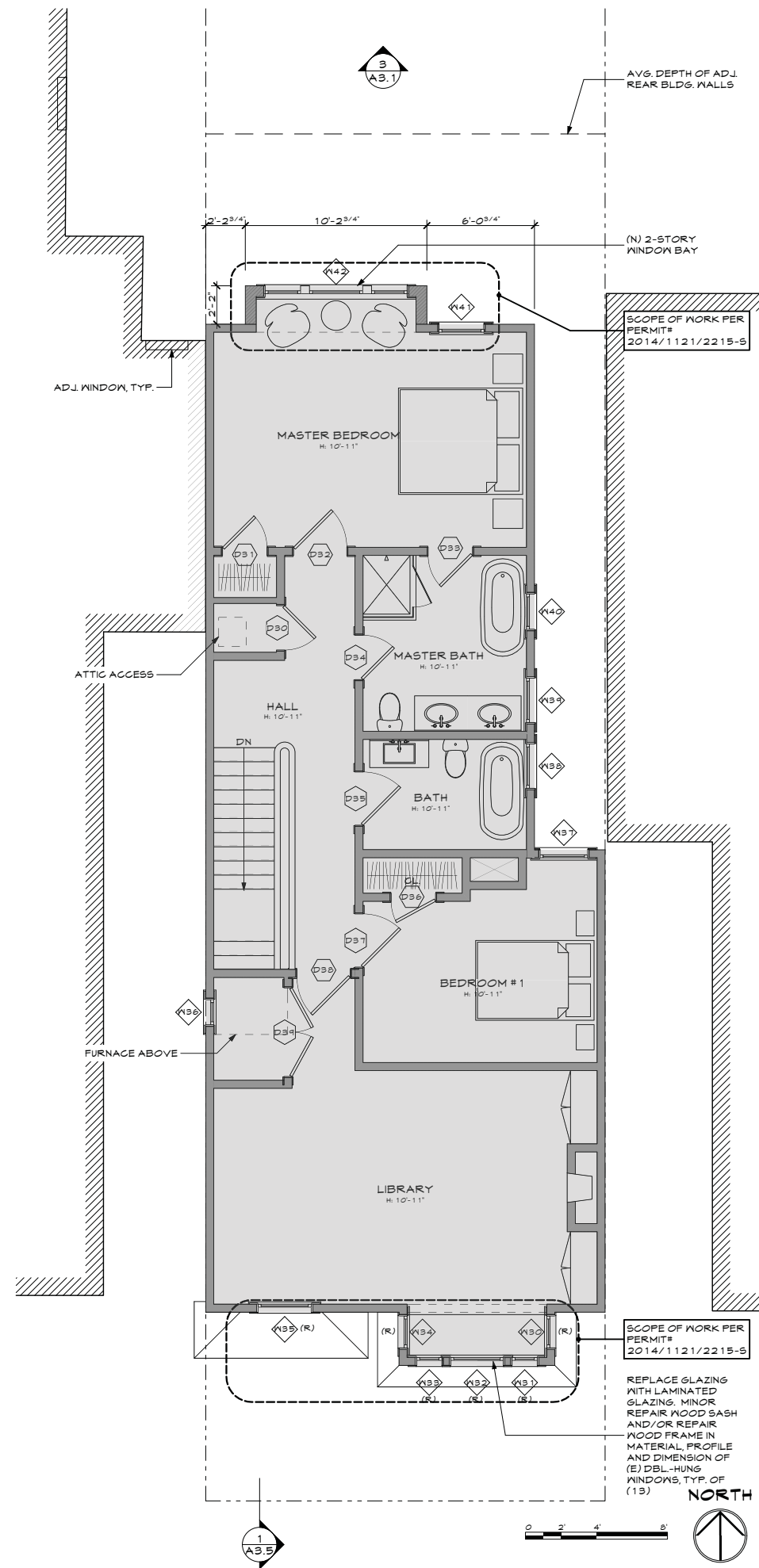
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1
A2.2
FIRST FLOOR
SCALE: 1/4" = 1'-0"



2
A2.2
SECOND FLOOR
SCALE: 1/4" = 1'-0"



3
A2.2
THIRD FLOOR
SCALE: 1/4" = 1'-0"

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PROPOSED FLOOR
PLANS

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4. SITE PERMIT	08/24/16
5. SITE PERMIT	10/20/16

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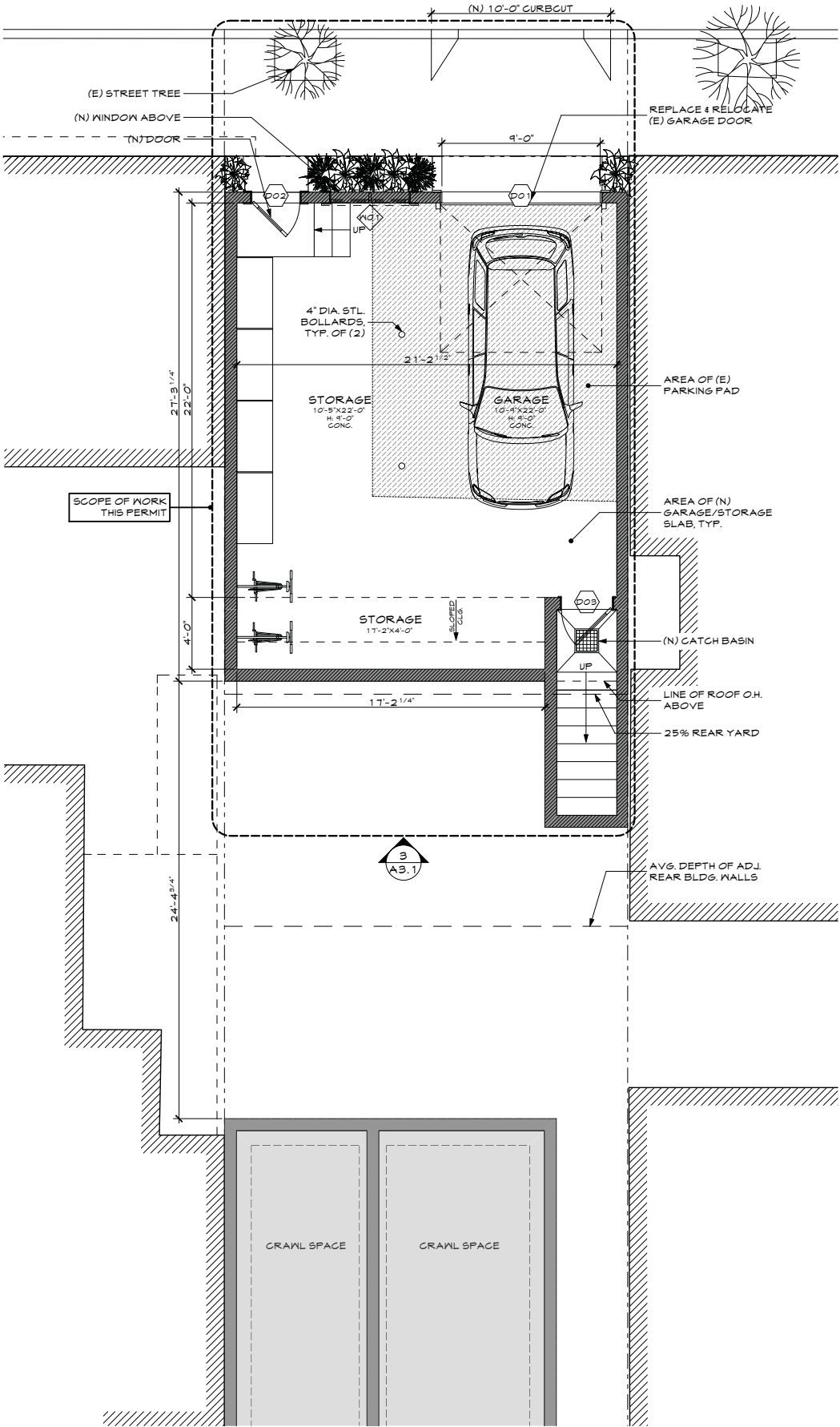
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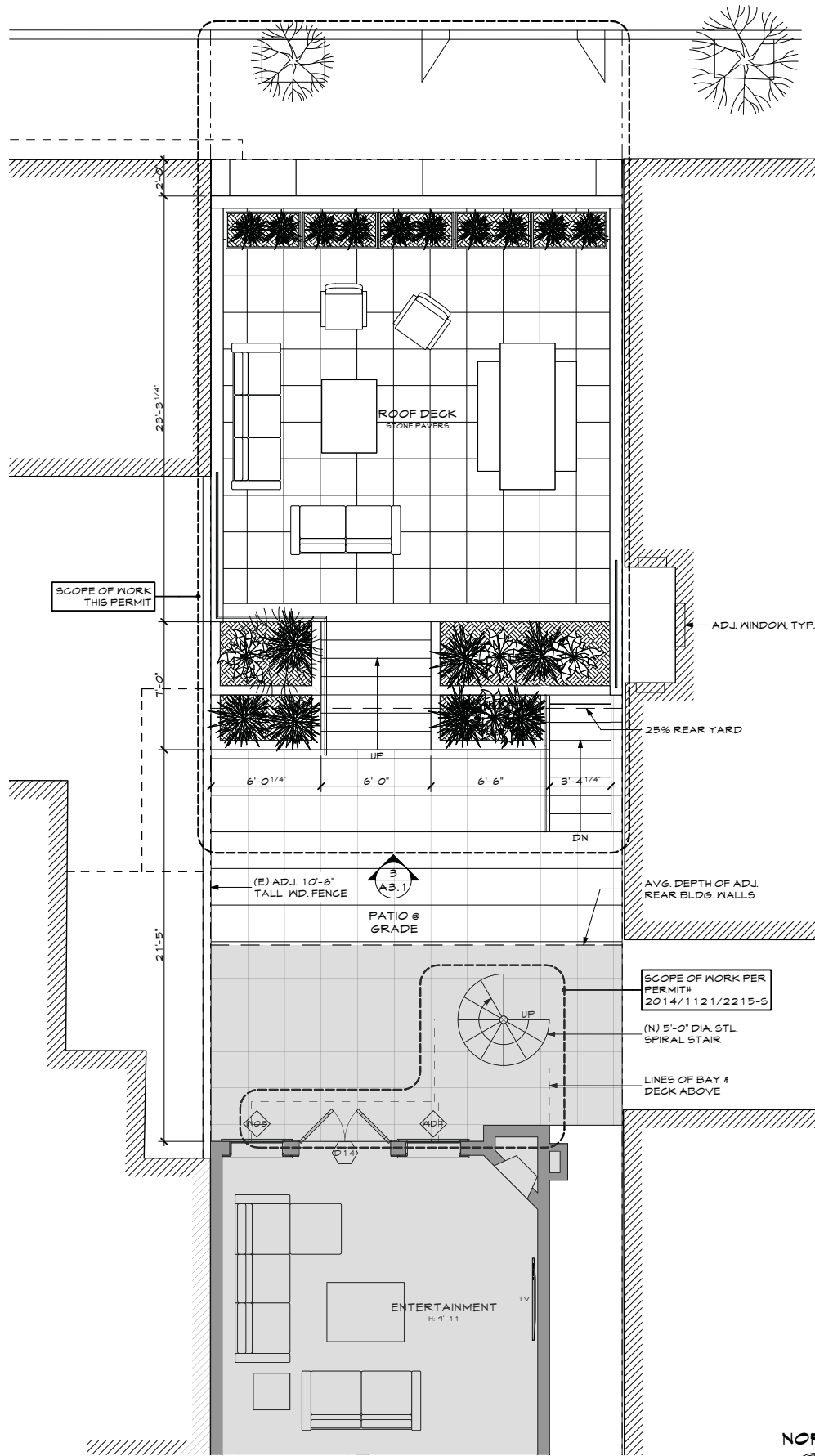
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ROSE STREET



1 GARAGE
SCALE: 1/4" = 1'-0"



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



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PROPOSED FLOOR
PLANS

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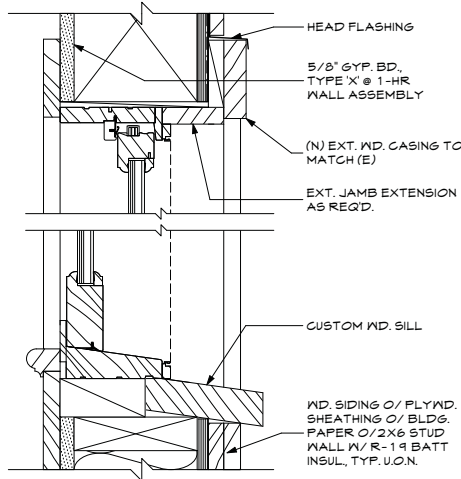
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GA DOOR SCHEDULE - GARAGE						
ID	DOOR SIZE			TYPE	HDWR SET #	NOTES
	W	H	THK			
D01	9'-0"	8'-4"	0'-1 1/4"	---		(N) CARRIAGE STYLE OVERHEAD SECTIONAL GARAGE DR.
D02	2'-8"	6'-9 3/4"	0'-1 3/4"	---		(N) EXT. DR.
D03	2'-10"	7'-0"	0'-1 3/4"	---		(N) EXT. DR.

GA WINDOW SCHEDULE - GARAGE					
ID	UNIT SIZE		TYPE		NOTES
	WIDTH	HEIGHT			
W01	4'-6"	2'-0"	---		(N) TRANSOM 2-GANG UNIT



1 (N) WD. WIND. HEAD/SILL @ GARAGE/REAR ADDITION
SCALE: 3" = 1'-0"



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DOOR AND WINDOW
SCHEDULE

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SITE PERMIT REVISION# 2 10/20/16	

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Scale AS SHOWN

Drawn PD

Job 1524

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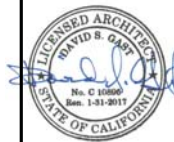
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EXISTING EXTERIOR
ELEVATIONS

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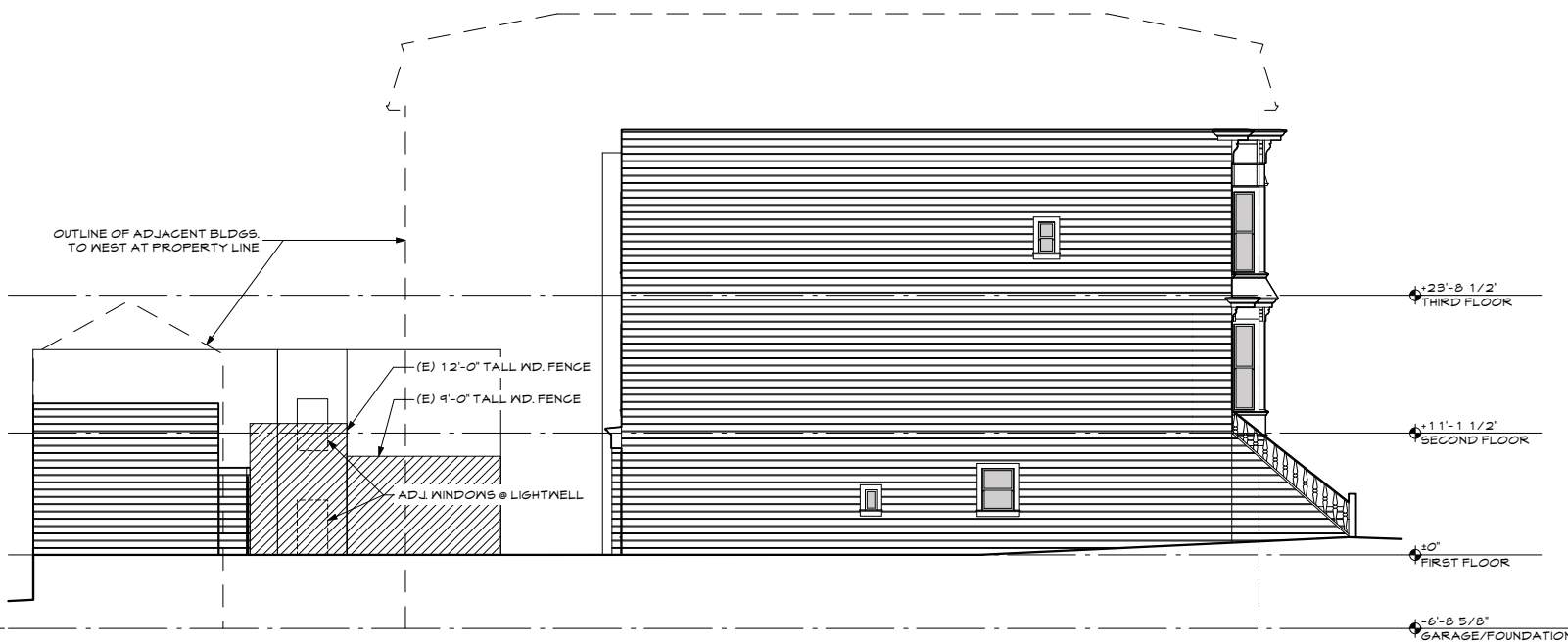
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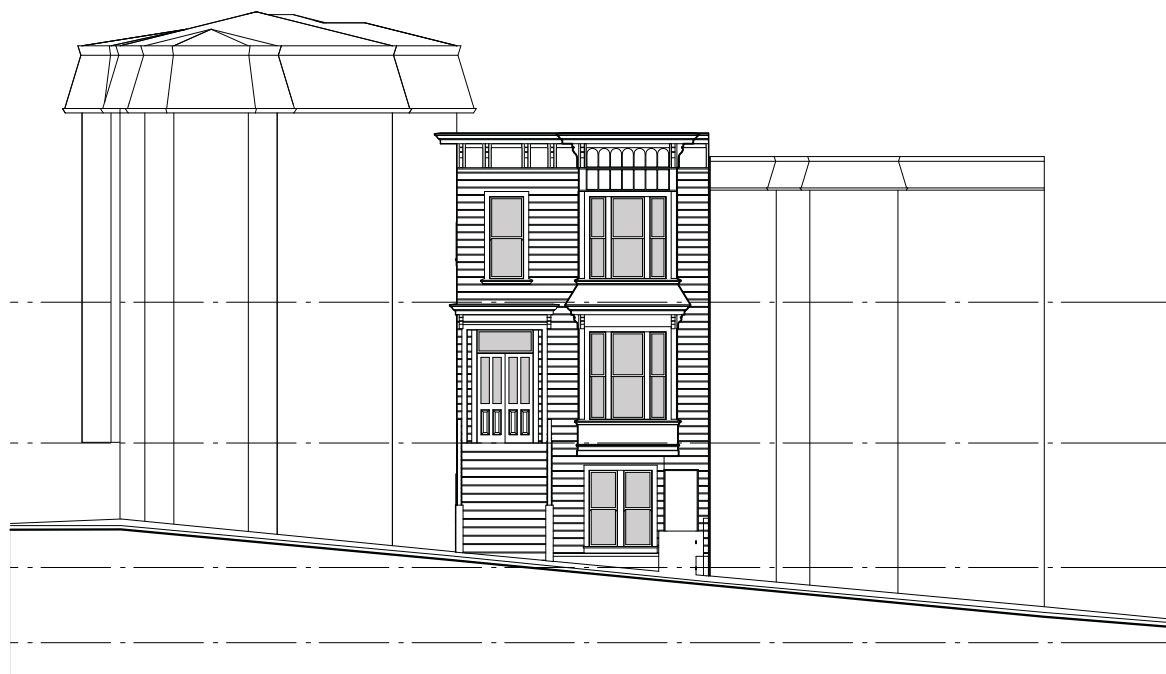
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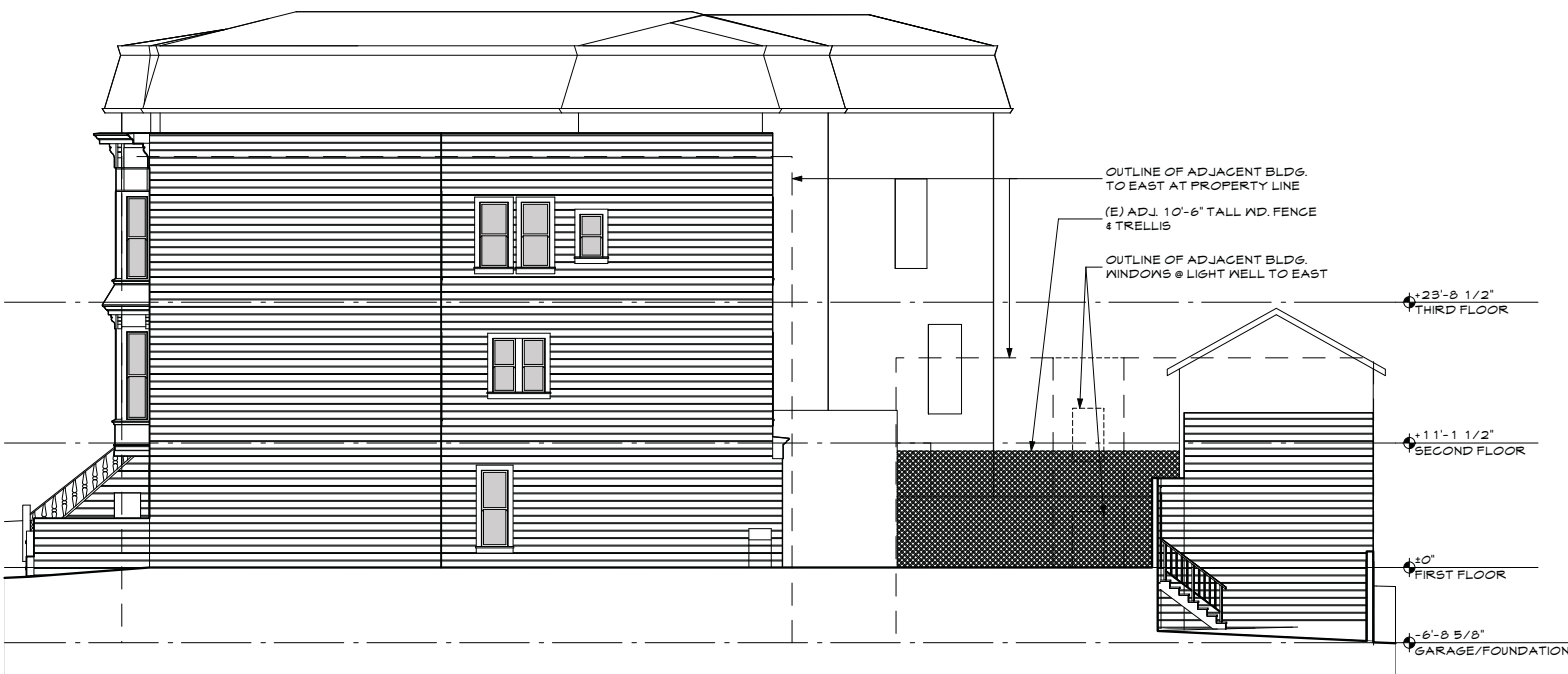
1 ROSE STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



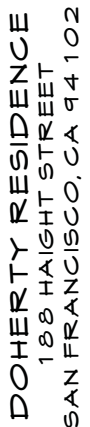
3 HAIGHT STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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PROPOSED EXTERIOR ELEVATIONS

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SITE PERMIT REVISION#1 03/24/16	
SITE PERMIT REVISION#2 10/20/16	

Scale AS SHOWN

Drawn PD

Job 1524

43 1

A9.1



HAIGHT STREET ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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WIN Server: GAZ38WIN - BIN Server 20 Current Projects:DOHERTY Thursday, October 20, 2016 4:01 PM

BM Survey: CA001818M - BM Survey 2000 Survey Project: DOHERTY - Thursday, October 20, 2016 - 4:01 PM



1
A3.2

ROSE STREET ELEVATION

SCALE: 1/4" = 1'-0"

0 2 4 8

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GAST ARCHITECTS

355 11th Street, Suite 300
San Francisco
CA 94103
Tel 415.885.2946
Fax 415.885.2808



DOHERTY RESIDENCE
188 HAIGHT STREET
SAN FRANCISCO, CA 94102

PROPOSED EXTERIOR ELEVATIONS

REVISIONS	BY
1A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

Drawn: PD

Job: 1524

Sheet:

A3.2

Of: Sheets



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PROPOSED EXTERIOR
ELEVATIONS

REVISIONS	BY
1A DETERMINATION 08/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

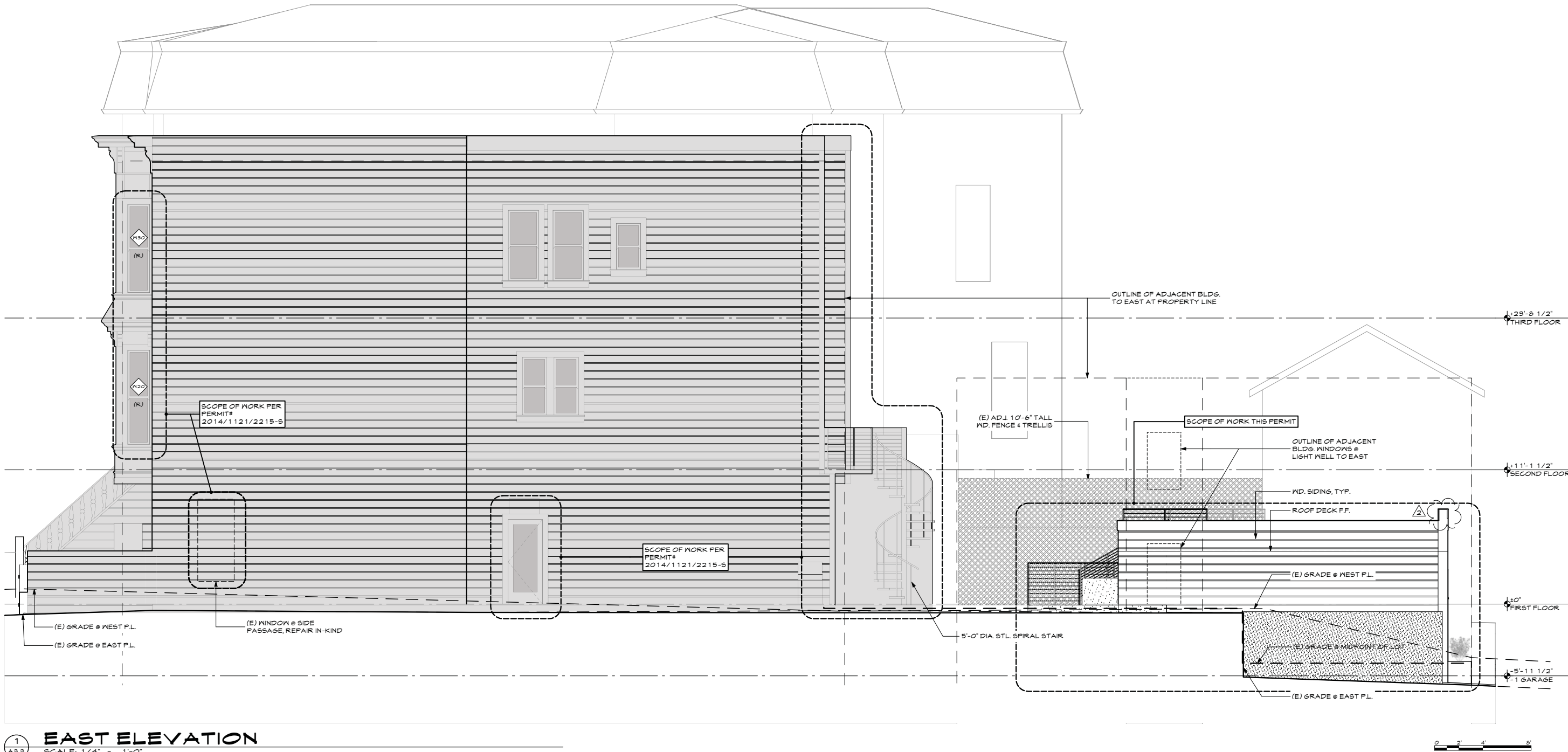
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Job: 1524

Sheet:

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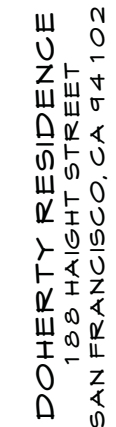
Of: Sheets



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



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Tel 415.885.2946
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PROPOSED EXTERIOR ELEVATIONS

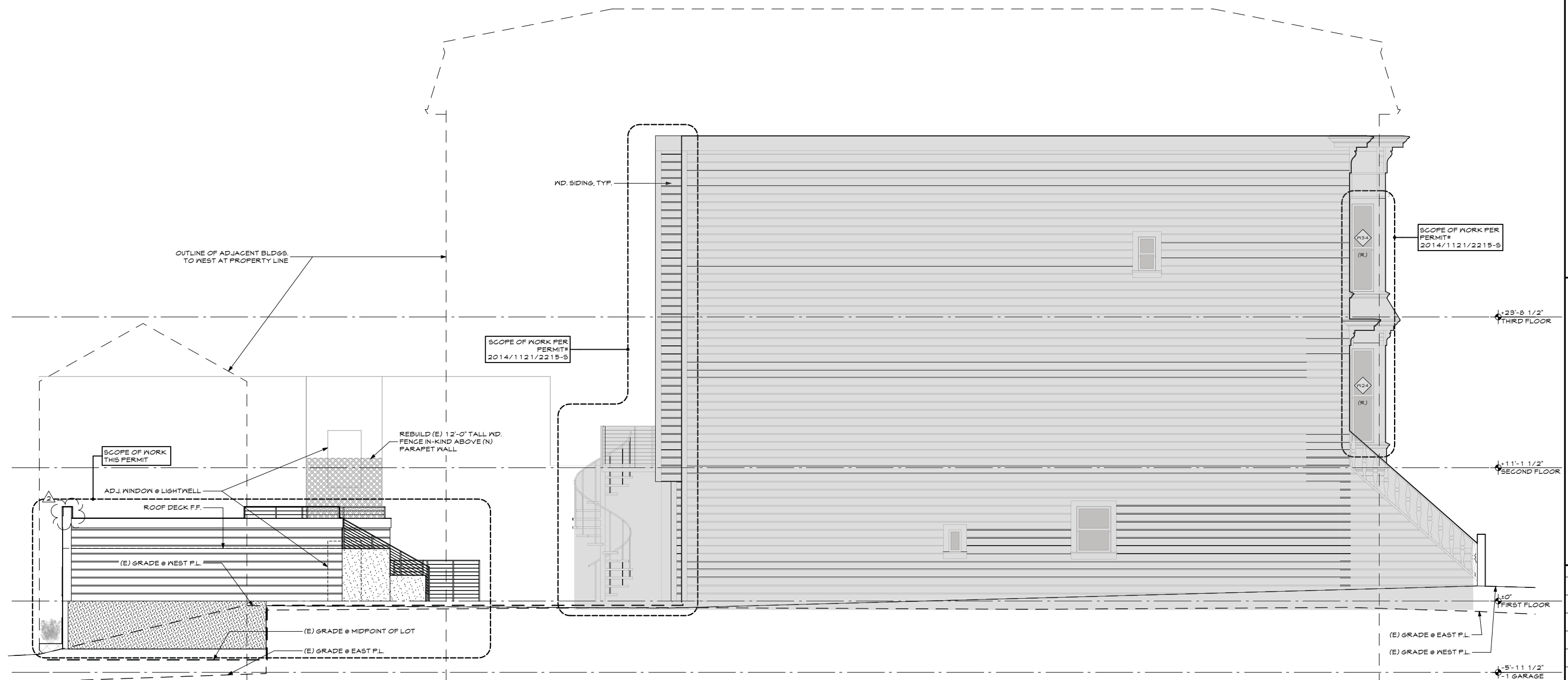
REVISIONS	BY
ZA DETERMINATION 05/16/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION#1 03/24/16	
SITE PERMIT REVISION#2 10/20/16	

Scale AS SHOWN

Drawn PD

Job 1524

A3.4



1
A3.4

WEST ELEVATION

SCALE: 1/4" = 1'-0"

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SAN FRANCISCO, CA 94102

PROPOSED BUILDING
SECTION

REVISIONS	BY
1A DETERMINATION 08/18/14	
PRE-APP. MEETING 11/5/14	
SITE PERMIT 11/21/14	
SITE PERMIT REVISION 1 08/24/16	
SITE PERMIT REVISION 2 10/20/16	

Date: 10/20/2016

Scale: AS SHOWN

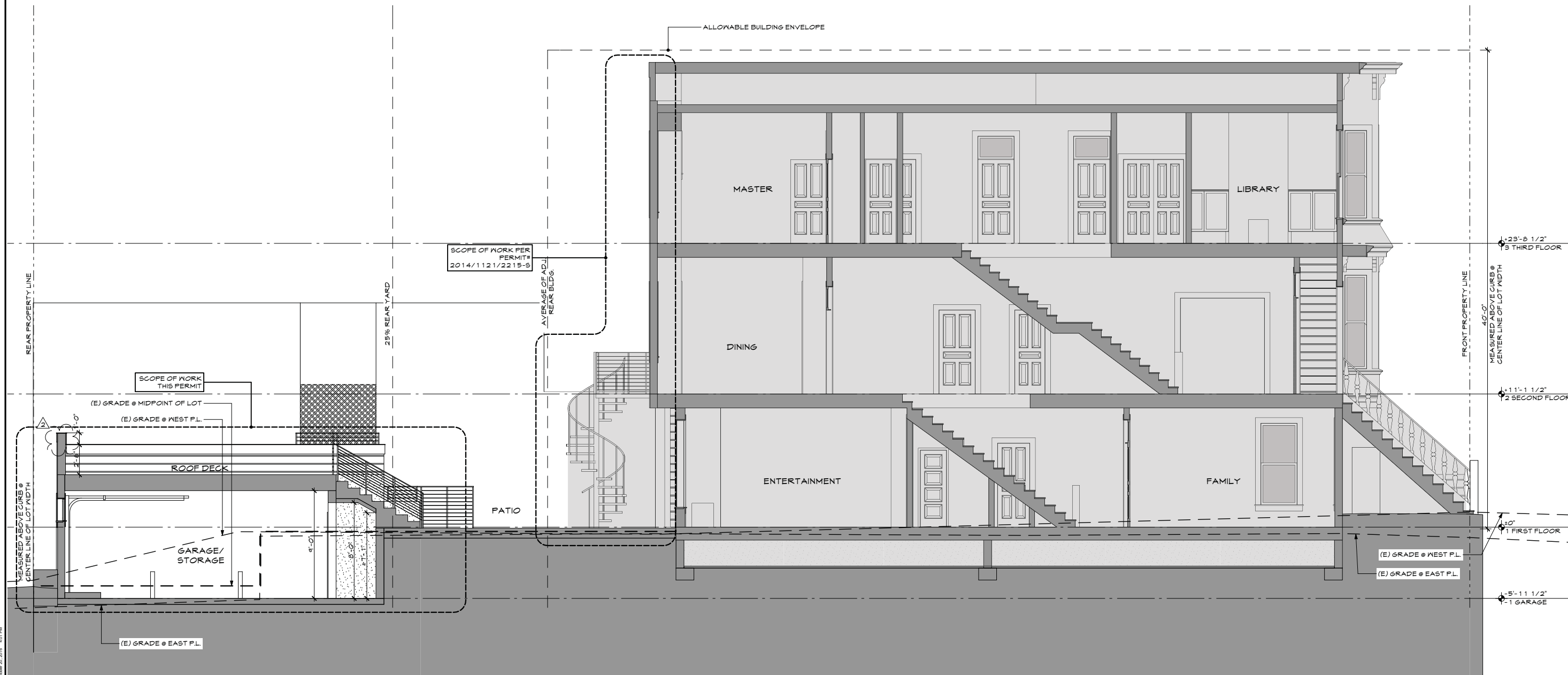
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Job: 1524

Sheet:

A3.5

Of: Sheets



BM Survey: GAST/BSM - BSM Survey: 200mm Project/Doherty - Thursday, October 20, 2016 - 4:01 PM

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A3.5

BUILDING SECTION
SCALE: 1/4" = 1'-0"

