



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 15, 2017

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San Francisco,  
CA 94103-2479

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Planning  
Information:  
**415.558.6377**

*Case No.:* 2016-006250COAVAR  
*Project Address:* 959-961 VALENCIA STREET  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* Valencia Street NCT (Neighborhood Commercial Transit)  
50-X Height and Bulk District  
*Block/Lot:* 3609/032  
*Applicant:* Leora Goren  
Goren Architecture + Design  
1973 Greenwich Street  
San Francisco, CA 94123  
*Staff Contact:* Natalia Kwiatkowska - (415) 575-9185  
[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)  
*Reviewed By:* Tim Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

**959-961 VALENCIA STREET** is a two-story-over-basement, two-unit residential building located on a rectangular midblock lot (measuring approximately 24 feet by 90 feet) on the east side of Valencia Street between 20<sup>th</sup> and 21<sup>st</sup> Streets. The subject property was originally constructed in 1876 by the Real Estate Associates (TREA) in a slanted-bay Italianate style. The front façade of the building was stripped in 1949 and clad in asbestos siding. The façade was restored in 1992 to the current condition. The building is a contributor to the Article 10 Liberty-Hill Landmark District.

The Liberty-Hill Landmark District is significant as an intact representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential “suburbs” to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The District’s houses range in size from the small “workingman’s cottages” on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks.

### PROJECT DESCRIPTION

The proposed project entails the reconstruction of the rear portion of the existing building, measuring approximately 12 feet, and expansion into the existing side yard, addition of decks at the existing side yard, replacement of non-historic windows with wood double-hung window sashes, replacement of the doors, front steps, and railing at the front façade, restoration of the architectural trim at the front façade based on similar properties from the same period of construction, enlargement of the existing garage opening; addition of a four foot tall fence at the front of the building, and interior remodel. Please

reference the plans and photographs for details. The work located on the front façade is described in more detail below:

*West (Front) Façade:*

- Replace the existing non-historic wood-sash, double-hung windows with wood-frame, double-hung windows with ogee lugs within the existing openings. The top sash will have a rounded arch to match existing.
- Add wood trim and decorative elements around the windows.
- Replace the existing non-historic doors with a pair of partially glazed paneled wood doors and transoms.
- Replace the existing stairs and railing with new stairs aligned with the residential opening and new vertical wood posts.
- Enlarge the existing 7'-6" garage opening by 1'-6", resulting in a 9'-0" wide garage opening and install a new wood garage door.
- Replace the existing 15'-4" tall side wall with a new 13'-2" tall side wall to be setback 4'-5" from the front building wall. The new side wall will be clad in wood siding to match existing. The wall will include a side paneled wood door.
- Install a new 4'-0" tall metal fence/gate at the front of the property. The fence will be more than 75 percent open.

## OTHER ACTIONS REQUIRED

The project requires a Variance from the rear yard requirement of Section 134 of the Planning Code.

## 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.

## ARTICLE 10 – Appendix F – South End Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

### THE SECRETARY OF THE INTERIOR'S STANDARDS

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

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the subject property's current and historic use as a residence. 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.

*The proposed project would not remove or alter any features or spaces, which characterize the building or surrounding landmark district. At the front façade, decorative elements will be installed in accordance with physical building evidence and based on similar buildings from the same period of construction within the Liberty-Hill Landmark District. The existing non-historic windows will be replaced with wood-sash, double-hung windows with ogee lugs within existing openings. The replacement doors, stairs, and railing are in keeping with the character of the building and landmark district. The widening of the garage door will result in a 9'-0" wide opening that will align with the proposed trim at the bays above. The proposed addition at rear and side will have no visibility from the public right-of-way. 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. The proposed façade elements will be designed in accordance with physical building evidence and based on similar buildings from the same period of construction within the landmark district. The new work will not create a false sense of historical development. The new work will be compatible with and will improve the integrity of the building and surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.*

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

*The proposed project does not impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. The subject property was substantially altered in 1949, which included stripping the façade of the cladding and several decorative elements. The façade was restored in 1992 to the current condition. All restorative work will match the lost historic features in design, material and finish. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**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 project would not destroy or damage any contributing elements to the Liberty-Hill Landmark District. The proposed project will replace the rear portion of the existing building and partially expand into the existing side yard. The addition will be differentiated from the old by its flat roof and compatible in terms of size, scale and proportion by its two-story-over-basement massing and footprint, which aligns with the side building wall and decreases the existing encroachment into the required rear yard. The proposed addition will not be visible from the public right-of-way. The addition will feature compatible materials including horizontal wood cladding and wood-sash doors and windows to match the historic building. 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 includes an addition at the rear and side of the existing building, which would not affect the essential form and integrity of the landmark district. The project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the building and district would be unimpaired. 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 not received any public correspondences about the proposed project.

## STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10, Appendix F of Article 10 of the Planning Code, and the *Secretary of Interior's Standards*, Department staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Liberty-Hill Landmark District.

The project will retain the historic residential use and historic character of the building and landmark district while restoring the decorative elements on the front façade. The work will include new appropriately designed trim, ornament, windows, stairs, and railing in accordance with physical building evidence and based on similar properties of the same construction period in the surrounding area. Similar nearby properties include: 929 Valencia, 933-935 Valencia, 937-939 Valencia, 945 Valencia, and 953-955 Valencia. Overall, the work will improve the historic character of the building and streetscape.

The project will widen the existing garage opening by 1'-6", resulting in a 9'-0" wide opening, which will align with the proposed trim at the upper floor bays and includes the installation of a new wood garage door, which will be compatible with the character of the building and surrounding district. The project will also install a new 4'-0" tall wrought iron fence and gate at the front of the property for security measures. The fence will be differentiated from the old by its simple design and compatible in terms of height and open design.

The rear addition does not possess any character-defining features associated with the building or district and is not visible from the public right-of-way. The addition does not characterize the property and the proposed replacement will occupy a similar footprint while decreasing the non-conformity with current rear yard requirements of the Planning Code. This new addition will feature a flat roof to be differentiated from the historic building, which has a gable roof hidden behind the tall parapet at the front. The addition will be two-stories over basement and will feature wood cladding and wood windows to be compatible with the materials, features, size, scale and proportion, and massing of the building and surrounding district.

Department staff finds that the proposed work will be in conformance with the *Standards* and requirements of Article 10, and that the work is compatible with the Liberty-Hill Landmark District. Staff recommends approval.

## ENVIRONMENTAL REVIEW STATUS

The 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, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up for the new exterior façade ornament prior to approval of the site permit. The proposed façade ornament shall be based on similar nearby properties including 929 Valencia, 933-935 Valencia, 937-939 Valencia, 945 Valencia, and 953-955 Valencia.
2. As part of the Building Permit, the Project Sponsor shall provide stair details showing the railing has turned elements.

## ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Height & Bulk Map
- Aerial Photographs
- Site Photos

Environmental Analysis

Project Sponsor submittal, including:

- Reduced Plans
- Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

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*Reviewed By:* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**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 032 IN ASSESSOR'S BLOCK 3609, WITHIN VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, A 50-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY HILL LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on November 15, 2016 Leora Goren ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior alterations of the subject property including: the reconstruction of the rear portion of the existing building, measuring approximately 12 feet, and expansion into the existing side yard; addition of decks at the existing side yard; replacement of non-historic windows with wood double-hung window sashes; replacement of the doors, front steps, and railing at the front façade; restoration of the architectural trim at the front façade based on similar properties from the same period of construction; enlargement of the existing garage opening; addition of a four foot tall fence at the front of the building, and interior remodel.

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

WHEREAS, on November 15, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-006250COA (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 labeled Exhibit A on file in the docket for Case 2016-006250COA based on the following findings:

## FINDINGS

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

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

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

- The project will retain the existing residential use and historic character of the building and landmark district while restoring the features of the front facades.
- The removal of the non-historic addition at the rear of the building and its replacement with a new addition in a similar footprint will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the addition makes it compatible with the building.
- The work will restore the front facade of the subject building. All new features will be designed to replicate the details of elements from similar properties from the same period of construction within the district.
- The proposed project meets the requirements of Article 10, Appendix F of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

### ***Standard 1.***

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



**Standard 2.**

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

**Standard 3.**

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

**Standard 5.**

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

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**I. URBAN DESIGN ELEMENT**

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

**GOALS**

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

**OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**POLICY 1.3**

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

*Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.*

POLICY 2.5

*Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.*

POLICY 2.7

*Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.*

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and 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 is for the rehabilitation of a residential property and will not have any effect 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 site and 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.*

- 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 will be 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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 032 in Assessor's Block 3609 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2016-006250COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 15, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

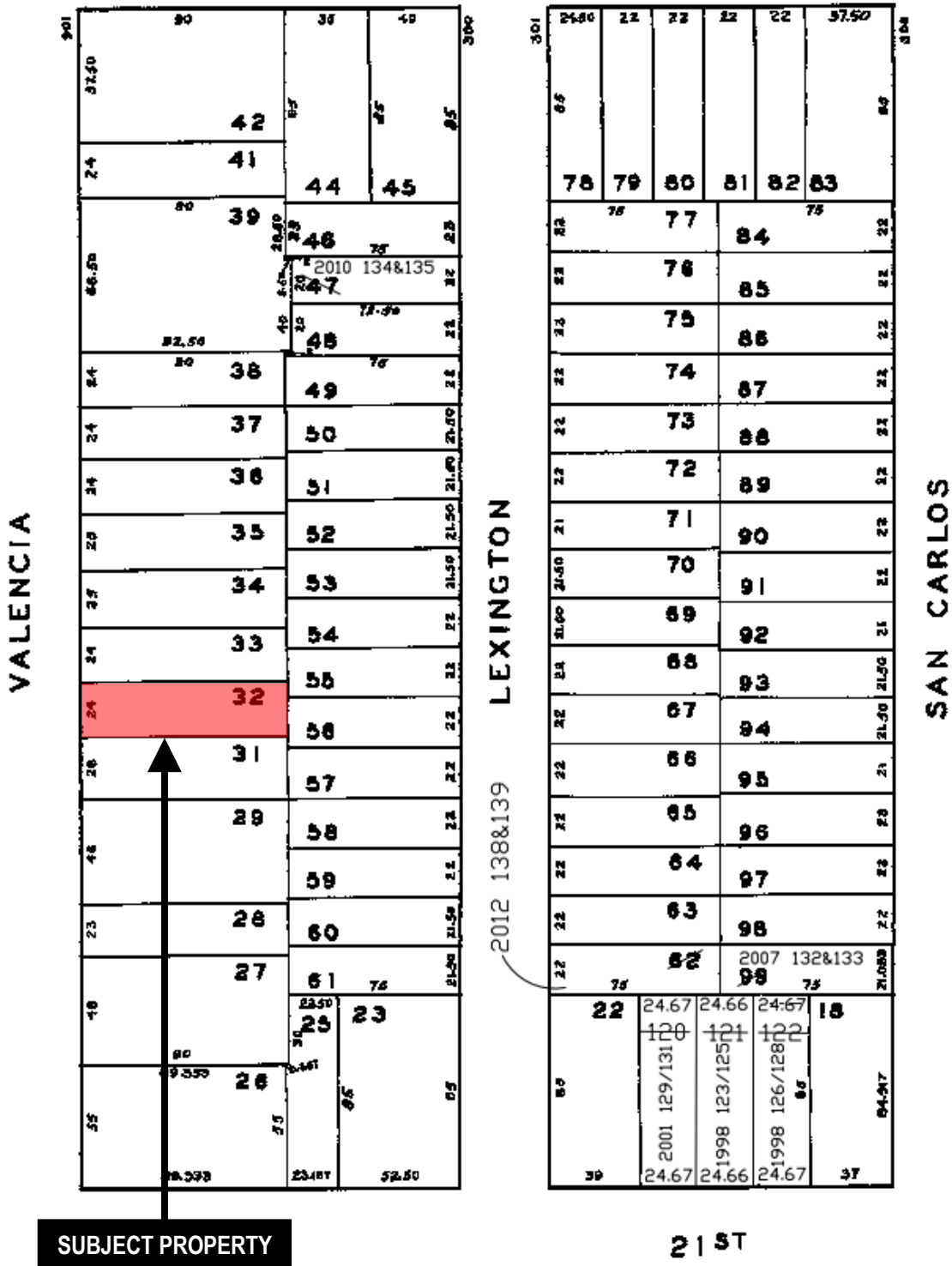
ABSENT:

ADOPTED: November 15, 2017

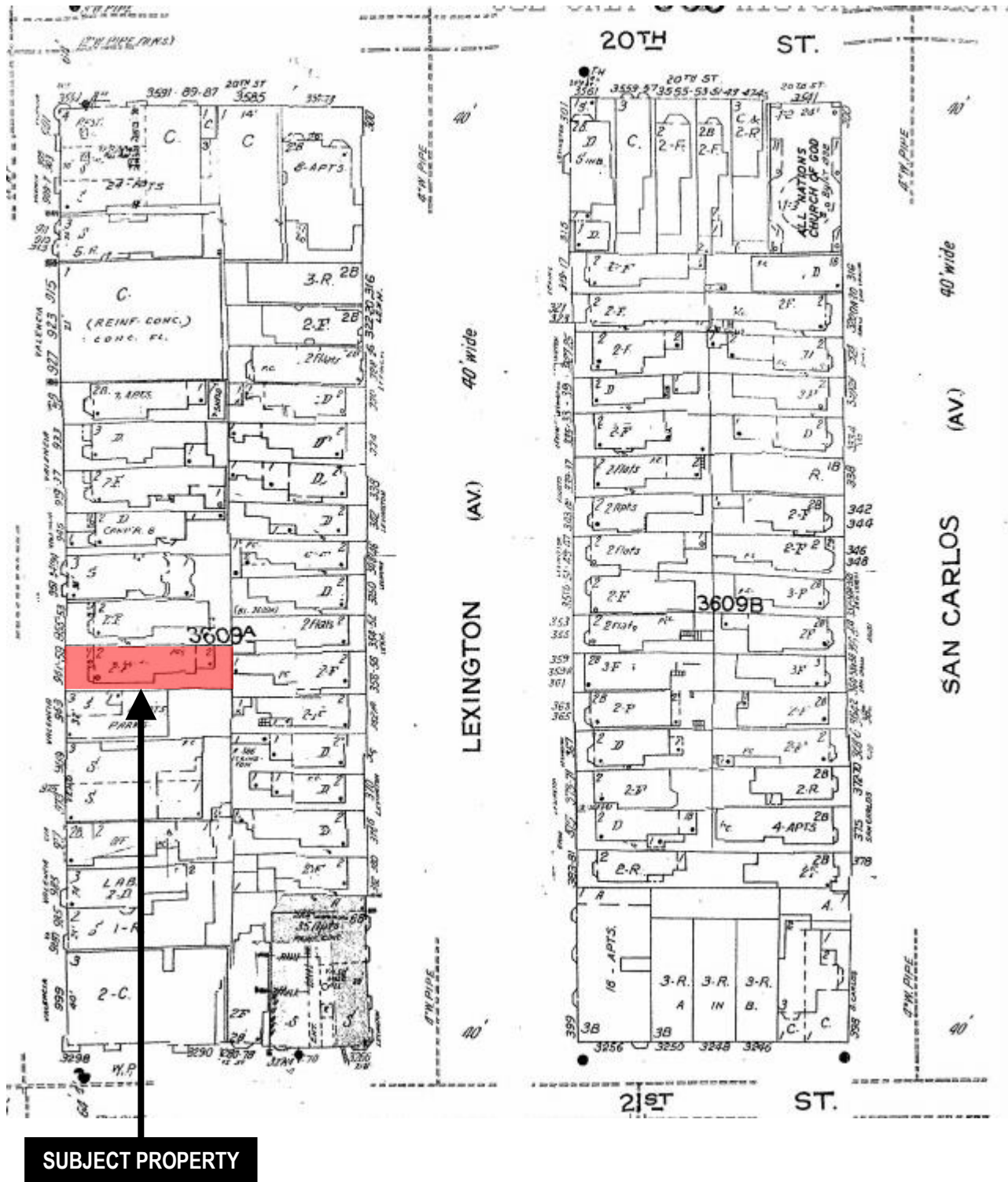
# Parcel Map

lot62 into lots138&139 for 2012 roll

20TH



# Sanborn Map\*



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



Certificate of Appropriateness Hearing  
Case Number 2016-006250COAVAR  
959-961 Valencia Street  
Block 3609 Lot 032

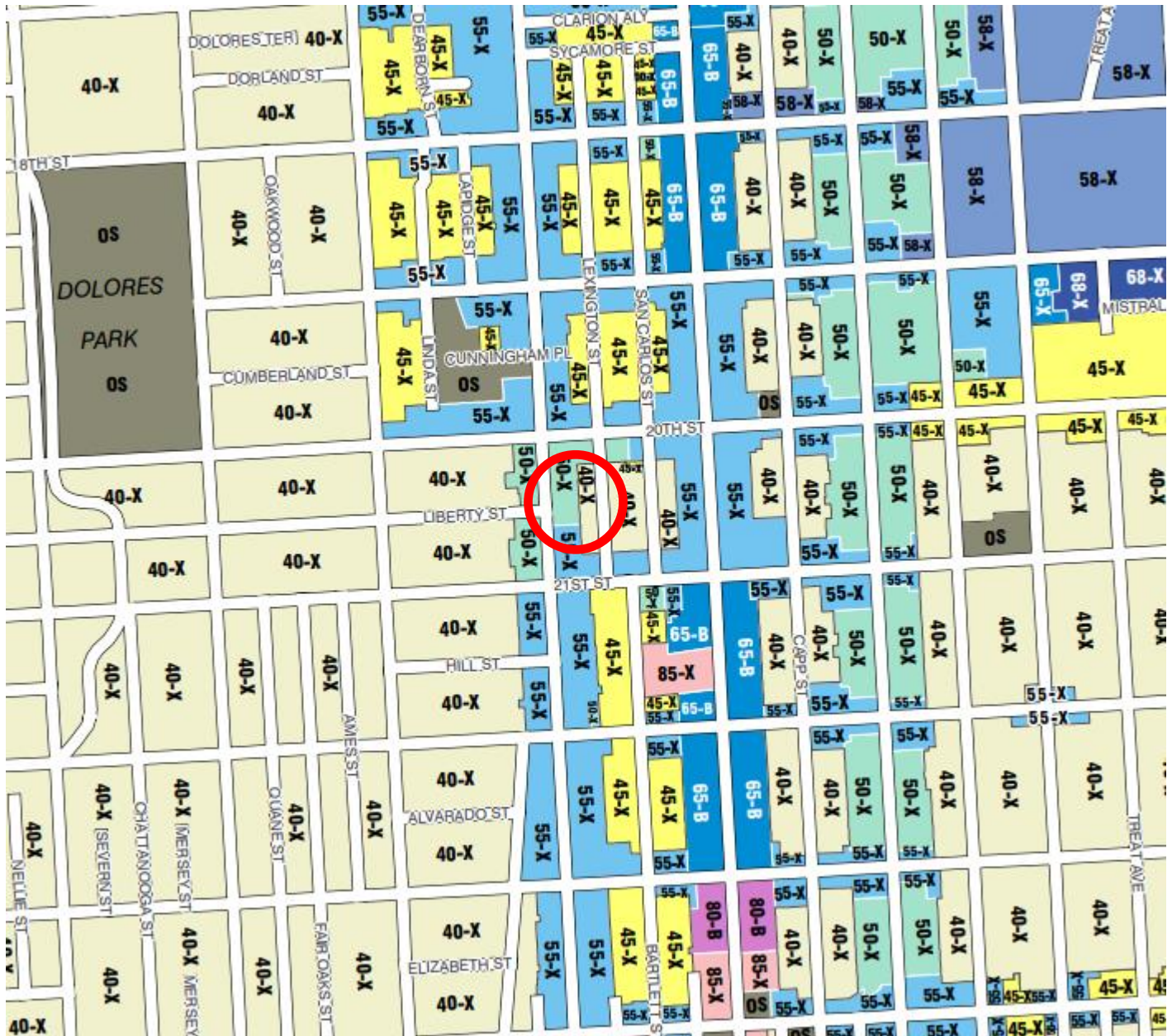


# Zoning Map





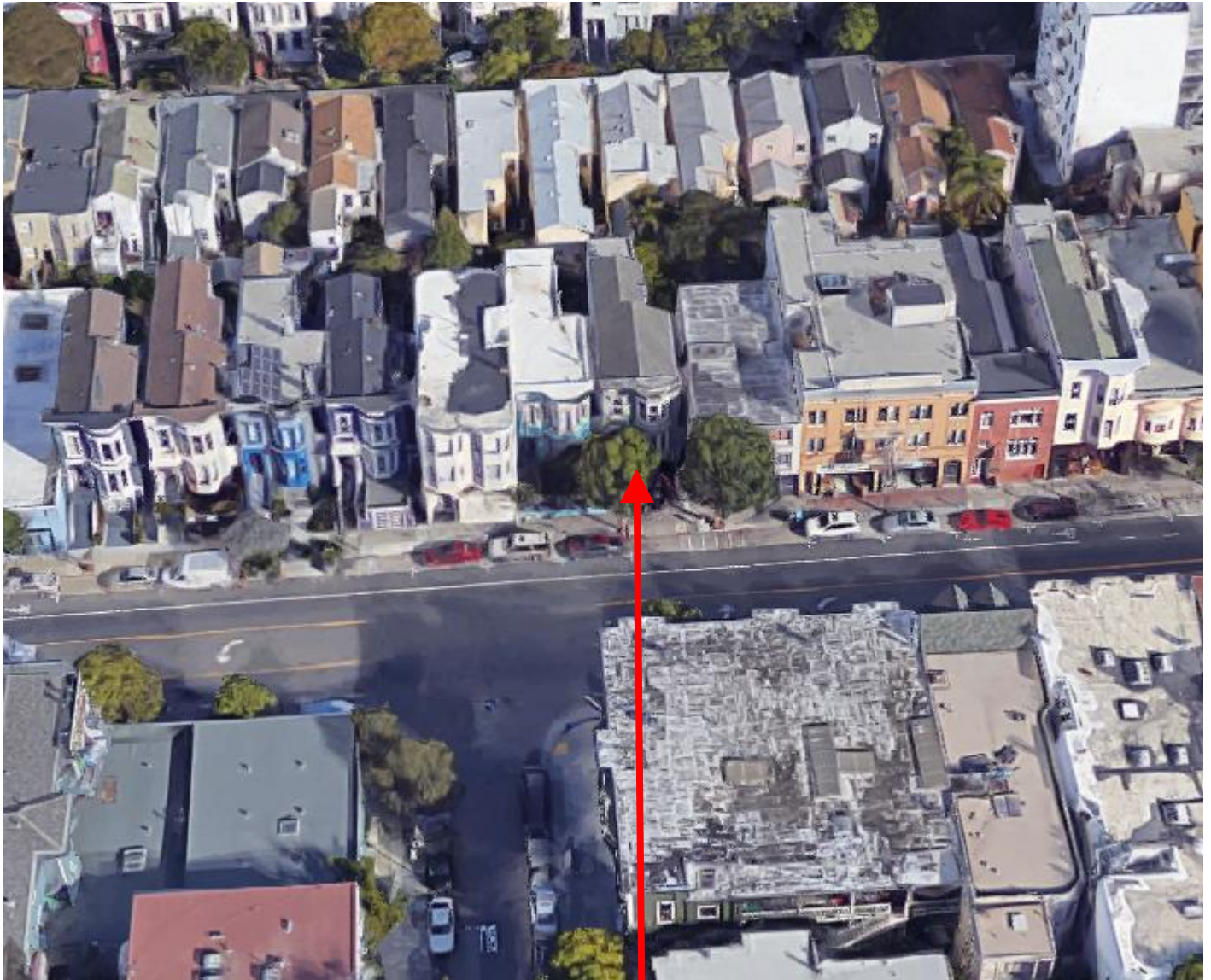
# Height & Bulk Map



Certificate of Appropriateness Hearing  
Case Number 2016-006250COAVAR  
959-961 Valencia Street  
Block 3609 Lot 032



# Aerial Photo



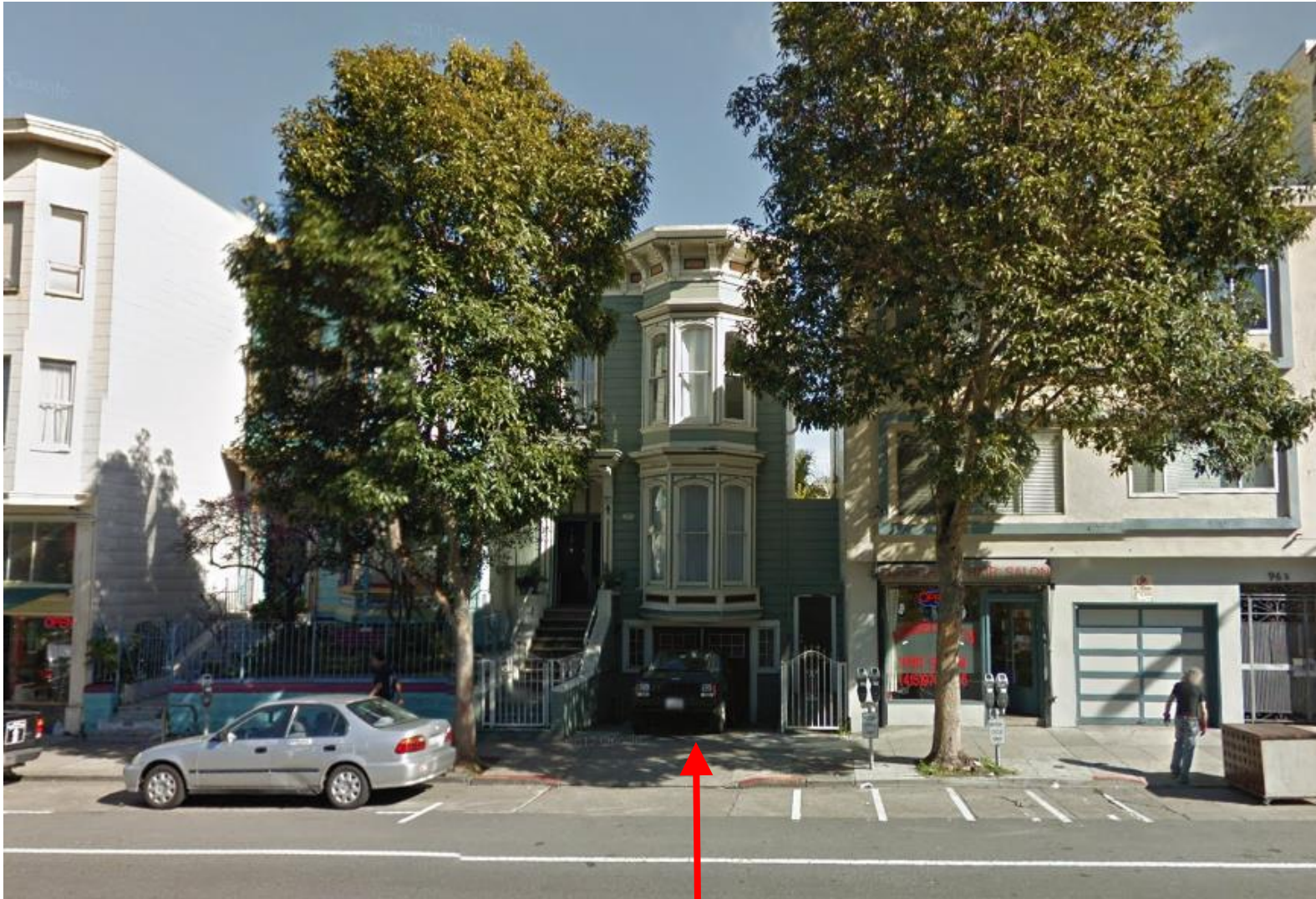
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2016-006250COAVAR  
959-961 Valencia Street  
Block 3609 Lot 032



# Site Photo



**SUBJECT PROPERTY**

Certificate of Appropriateness Hearing  
**Case Number 2016-006250COAVAR**  
959-961 Valencia Street  
Block 3609 Lot 032



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
959-961 Valencia Street		3609/032	
Case No.	Permit No.	Plans Dated	
2016-006250COAVAR	N/A	10/22/17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Reconstruction of the rear portion of the existing building (approximately 12 feet) and expansion into the (e) side yard, addition of decks at side, interior remodel, and changes to the front facade including replacement of windows, doors, front steps, and railing, addition of trim and decorative elements, enlargement of the (e) garage opening, and addition of a 4 foot tall fence that is more than 75% open at the front of the property.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ____

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Natalia Kwiatkowska <div style="float: right; font-size: small;"> Digitally signed by Natalia Kwiatkowska  DN: cn=eng, o=org, ou=CityPlanning, ou=CityPlanning,  ou=Current Planning, cn=Natalia Kwiatkowska,  email=Natalia.Kwiatkowska@sf.gov, o=org  Date: 2017.10.24 16:04:24 -0700 </div>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>



**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input checked="" type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">           a. Per HRER dated: _____ <i>(attach HRER)</i>            b. Other <i>(specify)</i>: _____         </p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input checked="" type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b> Natalia Kwiatkowska</p> <div style="font-size: small; margin-top: 5px;">       Digitally signed by Natalia Kwiatkowska        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org        Date: 2017.10.24 16:05:44 -07'00'     </div>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Natalia Kwiatkowska</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="margin-left: 20px;">Building Permit</p> <p style="font-size: small; margin-top: 10px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">Natalia Kwiatkowska</div> <div style="font-size: small; margin-top: 10px;">       Digitally signed by Natalia Kwiatkowska        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org        Date: 2017.10.24 16:05:54 -07'00'     </div>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

# VALENCIA RESIDENCE REMODEL

## 959-961 VALENCIA STREET, SAN FRANCISCO

### PROJECT DIRECTORY

**OWNER**  
DANIEL KREUSCHER & DENISE TRAN  
959 VALENCIA STREET  
SAN FRANCISCO, CA 94103  
E-MAIL: DDOLTK@GMAIL.COM  
PHONE: 512.750.2175

**ARCHITECT**  
GOREN ARCHITECTURE + DESIGN  
1973 GREENVICH ST  
SAN FRANCISCO, CA 94123  
CONTACT: LEORA GOREN  
E-MAIL: LEORA@GORENARCHITECTURE.COM  
PHONE: 415.935.1220

**STRUCTURAL ENGINEER**  
TBD

**GENERAL CONTRACTOR**  
TBD

### GENERAL NOTES (CONTINUED)

7. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT MAY NOT BE LIMITED TO THE INFORMATION INDICATED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF OTHERS WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THESE DOCUMENTS.

8. GC IS SOLELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING CONSTRUCTION PRACTICES AND HEALTH & SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK.

9. GC SHALL FURNISH & MAINTAIN ANY TEMPORARY FACILITIES, BARRICADES AND CONTROLS, ETC., AS REQUIRED FOR STORAGE OF MATERIALS, AND THE CONSTRUCTION WORK, AND FOR THE PROTECTION OF ADJACENT BUILDINGS & STRUCTURES, THEIR OWNERS, TENANTS & VISITORS.

10. GC IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE PROTECTION OF EXISTING CONSTRUCTION TO REMAIN THAT MAY BE SUBJECT TO DAMAGE AS A RESULT OF THE WORK. ANY DAMAGE TO EXISTING CONSTRUCTION AS A RESULT OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO EXPENSE TO THE CLIENT.

11. THE SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES. GC SHALL REMOVE DEBRIS FROM THE JOBSITE & KEEP THE AREA BROOM CLEAN DAILY. AT COMPLETION OF THE PROJECT, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM THE SITE. LEAVE ALL SURFACES FREE FROM DUST, DIRT & STAINS.

12. PRIOR TO CONSTRUCTION, GC SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTORS AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

13. ITEMS SHOWN AS NIC ON PLANS MAY REQUIRE SEPARATE SUBMITTALS, APPROVALS AND PERMITS. INSTALLING CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING EACH REQUIRED PERMIT. GC TO COORDINATE INSTALLATION OF ALL NIC ITEMS, INCLUDING FURNITURE.

14. SHOP DRAWINGS, SAMPLES AND CATALOG DATA ON ALL FINISHES AND MAJOR ITEMS SHALL BE SUBMITTED BY THE GC TO THE ARCHITECT, ALLOWING ADEQUATE TIME FOR REVIEW & IF NECESSARY RE-SUBMITTAL, TO PREVENT DELAYS AND CHANGES DURING CONSTRUCTION. NO EXTENSION OF CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS TO ARCHITECT SUFFICIENTLY IN ADVANCE OF THE WORK TO ALLOW PROCESSING. ONE (1) SET OF ELECTRONIC DRAWINGS OR PRODUCT DATA SHEETS IN PDF FORMAT ARE REQUIRED FOR EACH SHOP DRAWING AND THREE (3) COPIES OF PHYSICAL SAMPLES ARE REQ'D FOR EACH SAMPLE.

15. ALL HAZARDOUS MATERIALS DISCOVERED IN IMPACTED AREAS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR PRIOR TO DEMO AND CONSTRUCTION.

16. UTILITY AND LIFE SAFETY SERVICES, WHERE OCCUR, ARE TO BE MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF THE PROJECT.

17. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS, INCLUDING SEALANTS AND CAULKING, PER MANUFACTURER'S RECOMMENDATIONS.

18. GC SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AT THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR NOTING ANY APPROVED FIELD CHANGES AND SUBMITTING A COMPLETE SET OF "AS-BUILT" DRAWINGS TO THE ARCHITECT AT THE END OF THE PROJECT.

19. GC SHALL OBTAIN ALL PERMITS & PAY ALL CITY AND/OR COUNTY FEES RELATING TO THE PROJECT.

20. PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES, INCLUDING STRIPPING, PATCHING & LEVELING, AS REQ'D.

21. DETAILS KEYED AND NOTED AS "TYP" ARE REPRESENTATIVE OF IDENTICAL CONDITIONS THROUGHOUT. UON, DETAILS KEYED AND NOTED AS "SIM" OR "SIM TYP" ARE REPRESENTATIVE OF SIMILAR CONDITIONS, UON.

22. GC SHALL HAVE ONE DEDICATED FULL-TIME SITE SUPERINTENDENT AT THE JOBSITE FOR THE DURATION OF THE PROJECT.

23. GC SHALL WARRANT THAT THE PROJECT WILL BE FREE OF DEFECTS IN WORKMANSHIP, MATERIALS & EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DEFINED BELOW. WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS & IDENTIFIED WITHIN ONE YEAR OF ACCEPTANCE SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

24. SUBSTITUTIONS, REVISIONS AND CHANGES MUST HAVE APPROVAL OF ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. REQUESTS FOR SUBSTITUTION MUST BE FULLY DOCUMENTED AND SUBMITTED IN A TIMELY MANNER. ALL SUCH REQUESTS MAY BE CONSIDERED OR REJECTED AT THE DISCRETION OF ARCHITECT.

25. GC AND SUB-CONTRACTORS SHALL ASSIST ARCHITECT AND OWNER IN ASSESSING ITEMS TO BE VALUE-ENGINEERED, IF REQUIRED.

26. GC SHALL ATTEND CONSTRUCTION MEETINGS AS FOLLOWS, AND AS IS CONVENIENT FOR THE ENTIRE TEAM:  
(a) PRE-BID WALKTHROUGH  
(b) REGULAR CONSTRUCTION PROGRESS MEETINGS  
(c) MEETINGS FOR COORDINATION OF WORK OF DIFF TRADES  
(d) PUNCHLIST & PUNCHLIST BACKCHECK

27. GC SHALL IDENTIFY LONG LEAD-TIME ITEMS AND ALLOW ADEQUATE TIME TO SUBMIT, ORDER AND RECEIVE THESE ITEMS SO AS NOT TO DELAY THE PROJECT. NO EXTENSION OF CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO ORDER THESE ITEMS SUFFICIENTLY IN ADVANCE OF THE WORK.

28. UNLESS CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THESE DOCUMENTS. ALL STANDARDS USED SHALL BE THOSE IN EFFECT AS OF THE DATE OF THESE DRAWINGS, WHERE COMPLIANCE WITH 2 OR MORE STANDARDS IS SPECIFIED AND THESE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS, COMPLY WITH THE MOST STRINGENT REQUIREMENTS. REFER UNCERTAINTIES TO ARCHITECT FOR A DECISION BEFORE PROCEEDING.

29. INSPECTION AND TESTING SERVICES ARE REQ'D TO VERIFY COMPLIANCE WITH CONTRACT DOCUMENTS & LOCAL CODES, COORDINATE & SCHEDULE THESE INSPECTIONS AND SERVICES IN ADEQUATE TIME TO COMPLETE THE WORK AS SCHEDULED. THESE SERVICES DO NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS OR CODE REGS.

30. THE PROJECT WILL BE CONSIDERED TO BE SUBSTANTIALLY COMPLETE WHEN THE FOLLOWING MINIMUM CONDITIONS ARE MET BY GC:

(a) ALL ITEMS NOTED IN THE DRAWINGS HAVE BEEN INSTALLED  
(b) 100 PERCENT COMPLETION IS SHOWN FOR ALL WORK  
(c) A CERTIFICATE OF OCCUPANCY HAS BEEN ACQUIRED BY GC  
(d) PENDING INSURANCE CHANGE/COVER REQUIREMENTS HAVE BEEN BROUGHT TO THE ATTENTION OF THE OWNER  
(e) WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS HAVE BEEN SUBMITTED TO THE OWNER

(f) LIEN & OTHER RELEASES ARE OBTAINED AND SUBMITTED ENABLING THE OWNER UNRESTRICTED USE OF THE FACILITY AND ACCESS TO SERVICES AND UTILITIES

(g) RECORD DRAWINGS, MAINTENANCE MANUALS, AND SIMILAR RECORD INFORMATION HAVE BEEN SUBMITTED TO THE OWNER

(h) TOOLS, SPARE PARTS, EXTRA STOCK & SIMILAR ITEMS HAVE BEEN DELIVERED TO THE TENANT

(i) PERMANENT LOCKS HAVE BEEN INSTALLED AND RELATED KEYS HAVE BEEN HANDED TO THE OWNER

(j) ALL SYSTEMS HAVE BEEN COMMISSIONED AND OWNERS INSTRUCTED ON USE AND MAINTENANCE

(k) ALL TEMP FACILITIES, TOOLS, AND DEBRIS HAVE BEEN REMOVED FROM THE SITE

(l) FINAL CLEANUP HAS BEEN PERFORMED

31. ALL ELECTRICAL, MECHANICAL & PLUMBING ENGINEERING, IF REQ'D, TO BE DONE ON A DESIGN/BUILD BASIS. GC IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR THESE PORTIONS OF THE WORK. ALL DESIGN/BUILD DOCUMENTATION SHALL BE SENT TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK BEING PERFORMED.

32. GC SHALL COMPLETE ALL REQUESTED PUNCHLIST ITEMS TO THE SATISFACTION OF THE ARCHITECT & THE OWNERS WITHIN TWO WEEKS OF PUNCHLIST DATE, UNLESS OTHERWISE AGREED TO BY ALL PARTIES.

### ABBREVIATIONS

#	AND	JB	JAMB
L	ANGLE	JT	JOINT
@	AT		
C	CENTERLINE	LAM	LAMINATE
Ø	DIAMETER	LAV	LAVATORY
		LT	LIGHT
ACOUS	ACOUSTICAL		
ADJ	ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FIN FLOOR	MECH	MECHANICAL
ANOD	ANODIZED	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MIN	MINIMUM
ARCH	ARCHITECT	MISC	MISCELLANEOUS
ATTN	ATTENTION		
		(N)	NEW
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NOM	NOMINAL
BLKG	BLOCKING	NTS	NOT TO SCALE
BO	BOTTOM OF		
		OA	OVERALL
CAB	CABINET	OC	ON CENTER
CLG	CEILING	OH	OPPOSITE HAND
CLOS	CLOSET	OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
CLR	CLEAR		
COL	COL		
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONSTR	CONSTRUCTION	PLUMB	PLUMBING
COORD	COORDINATE	PLIND	PLYWOOD
		FR	PAIR
DED	DEDICATED	PT	POINT
DET	DETAIL		
DEMO	DEMOLITION	(R)	RELOCATED
DEMO'D	DEMOLISHED	RCP	REFLECTED CLG PLAN
DIM	DIMENSION	REGS	RECOMMENDATIONS
DIST	DISTANCE	REQ'D	REQUIRED
DR	DOOR	REQS	REQUIREMENTS
DWG	DRAWING	RM	ROOM
(E)	EXISTING	SC	SOLID CORE
EA	EACH	SCHED	SCHEDULE
ELEC	ELECTRICAL	SF	SQUARE FEET
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EXT	EXTERIOR	SPEC'D	SPECIFIED
		SSD	SEE STRUCT DWGS
FF	FINISH FLOOR	SST	STAINLESS STEEL
FIN	FINISH	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FMH	FORMALDEHYDE		
FO	FACE OF	T&G	TONGUE & GROOVE
FOF	FACE OF FINISH	TBD	TO BE DETERMINED
FT	FOOT OR FEET	TO	TOP OF
FWP	FABRIC-WRAPPED PANEL	TOFF	TOP OF FINISH FLOOR
		TPD	TOILET PAPER DISPENSER
		TYP	TYPICAL
GA	GAUGE		
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT		
GL	CIRCUIT INTERRUPT		
GND	GLASS	VIF	VERIFY IN FIELD
GRD	GROUND	VOGS	VOLATILE ORGANIC COMPOUNDS
GWB	GRADE		
HD	GYPSPUM WALL BD	W/	WITH
HM	HEAD	W/N	WITHIN
HT	HOLLOW METAL	W/O	WITHOUT
INCL	HEIGHT	WO	WHERE OCCURS
INSUL	INCLUDES/INCLUDING	WT	WEIGHT
	INSULATION	WV	WOOD VENEER

### APPLICABLE CODES

- |  |   |
|--|---|
| 1. 2013 CALIFORNIA BUILDING CODE & SF AMENDMENTS   | 4. 2013 CALIFORNIA PLUMBING CODE & SF AMENDMENTS  |
| 2. 2013 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS | 5. 2013 CALIFORNIA ENERGY CODE (TITLE 24, PART 6) |
| 3. 2013 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS | 6. 2013 CALIFORNIA GREEN BUILDING CODE (CALGREEN) |

### DRAWING LIST

#### ARCHITECTURAL

A0.0	COVER SHEET
A0.1	(E) SITE PLAN
A0.2	(N) SITE PLAN
A0.3	(E) PHOTOS & PROPOSED RENDERINGS
A2.0	BASEMENT PLANS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLANS
A2.3	ROOF PLANS
A6.1A	WEST ELEVATIONS
A6.1B	EAST ELEVATIONS
A6.2	SOUTH ELEVATIONS
A6.3	NORTH ELEVATIONS
A7.1	LATERAL SECTIONS
A7.2	LONGITUDINAL SECTIONS
A7.3	LONGITUDINAL SECTIONS
A8.1	DOOR/WINDOW SCHEDULES

### PROJECT LOCATION



### PROJECT DESCRIPTION

REMODEL & RESTORATION OF (E) 2-UNIT VICTORIAN HOME; EXPANSION OF BASEMENT, 1ST & 2ND FLOORS & EXCAVATION OF BACK & SIDE YARDS; REPLACEMENT OF WINDOWS, FRONT DOORS & FRONT STEPS; REMOVAL OF OVERHANGING 2ND FLOOR AT REAR

### PROJECT INFORMATION

PROJECT ADDRESS:	959-961 VALENCIA STREET		
YEAR BUILT:	1900		
BUILDING USE:	TWO FAMILY DWELLING		
ZONING:	NCT		
HEIGHT & BULK DISTRICT:	50-X		
BLOCK/LOT:	3609 / 032		
LOT SIZE:	2,156 SQ FT		
UNCONDITIONED BUILDING AREA:	(E) PLAN 833	(N) PLAN 512	CHANGE -266
CONDITIONED BUILDING AREA:	(E) PLAN 0	(N) PLAN 535	CHANGE 535
BASEMENT	918	1,010	32
FIRST FLOOR	907	974	-13
SECOND FLOOR			
TOTAL:	1,965	2,519	554
GROSS BLDG AREA:	3,147	3,510	363
(INCREASE IS 11.5% < 20% THEREFORE NO STREET TREE REQ'D)			
UNIT 1 (459 VALENCIA):	1,040	1,029	-11
UNIT 2 (461 VALENCIA):	925	1,440	565
PRIVATE OPEN SPACE:			
UNIT 1 (459 VALENCIA):		113	
UNIT 2 (461 VALENCIA):		369	
# OFF-STREET PARKING SPACES:			
CAR	2	1	0
BIKE			

### GENERAL NOTES

1. AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AND "SUPPLEMENTARY CONDITIONS" (CURRENT EDITIONS) SHALL RELATE TO THE WORK OF THIS PROJECT AND HEREBY ARE MADE PART OF THESE CONTRACT DRAWINGS AS THOUGH FULLY CONTAINED. COPIES OF THIS DOCUMENT ARE AVAILABLE UPON REQUEST FROM THE AIA.

2. ALL WORK, MATERIALS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING, ELECTRICAL, MECHANICAL, PLUMBING & GREEN CODES AND ORDINANCES INCL THE MOST RECENT REVS, ADDITIONS, AMENDMENTS AND INTERPRETATIONS.

3. ALL INFORMATION SHOWN ON THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE. GC TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE DRAWINGS AND OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH RELATED WORK.

4. GC SHALL NOTIFY ARCHITECT FOR IMMEDIATE RESOLUTION OF ANY DISCOVERED DISCREPANCY OR CONFLICT BETWEEN ASPECTS OF PROPOSED CONSTRUCTION (INCLUDING DIMENSIONS & CLEARANCES), AREAS OF THE CONTRACT DOCUMENTS WHERE INTENT IS UNCLEAR, DISCOVERY OF CODE VIOLATIONS, INCORRECT CONSTRUCTION, HAZARDOUS MATERIALS OR DISCOVERY OF ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS. ANY CONDITIONS REQUIRING DETAILING OR CLARIFICATION SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

5. CONTRACTORS SHALL USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH OR CENTERLINE OF ITEM UON. DIMENSIONS DESIGNATED AS "CLR" SHALL BE MAINTAINED WITHIN 1/8".

6. HOURS OF CONSTRUCTION SHALL BE SCHEDULED IN ACCORDANCE W/ LOCAL NOISE ORDINANCES, AND W/ OWNERS & NEIGHBORS AS NECESSARY.

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	4/21/17	PROPOSED REVS
	5/8/17	PROPOSED REVS
	6/19/17	REV VAR & COA
	8/1/17	REV VAR & COA
	10/8/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.

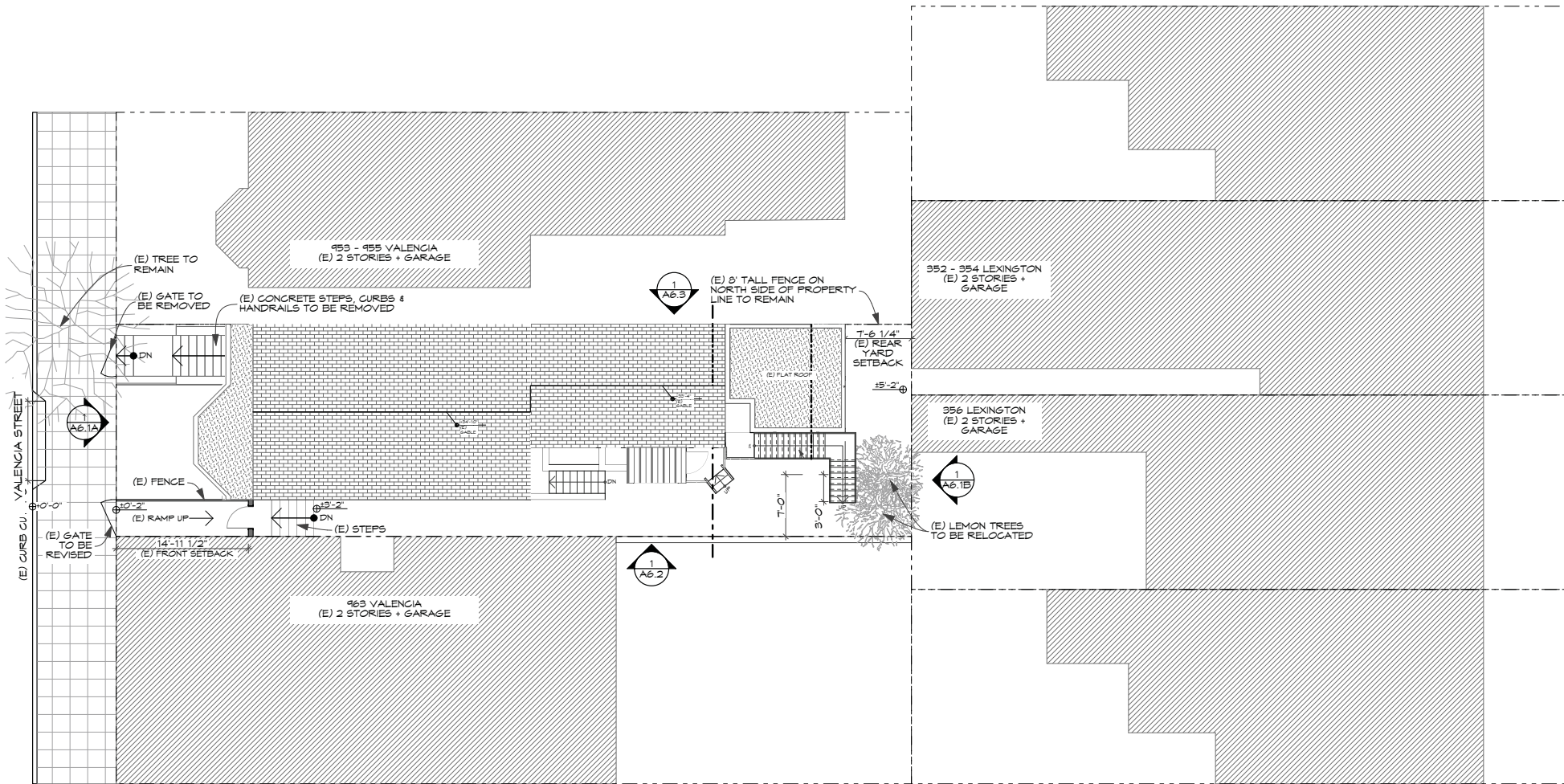
sheet name

COVER  
SHEET

sheet no.

A0.0





1 (E) SITE PLAN  
SCALE: 1/8" = 1'-0"



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	8/1/17	REV VAR & COA
	10/3/17	REV VAR & COA

GA+D project no.

sheet name

**(E) SITE PLAN**

sheet no.

**AO.1**

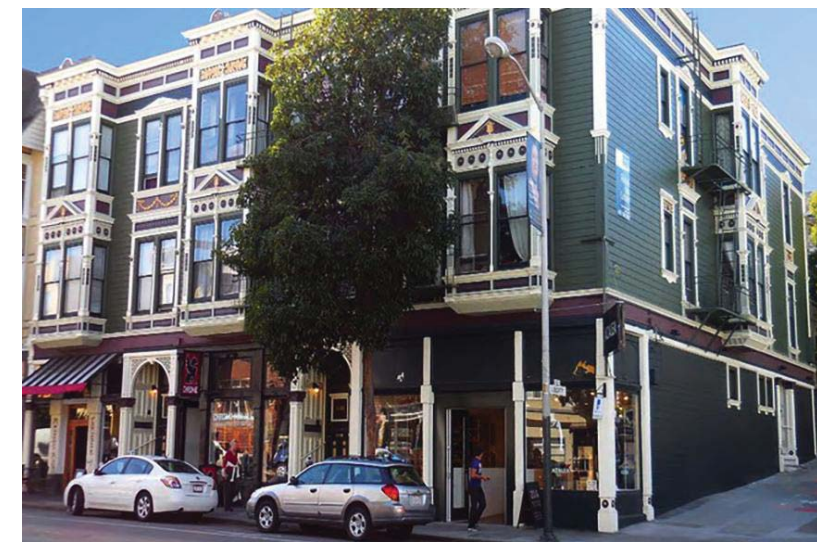


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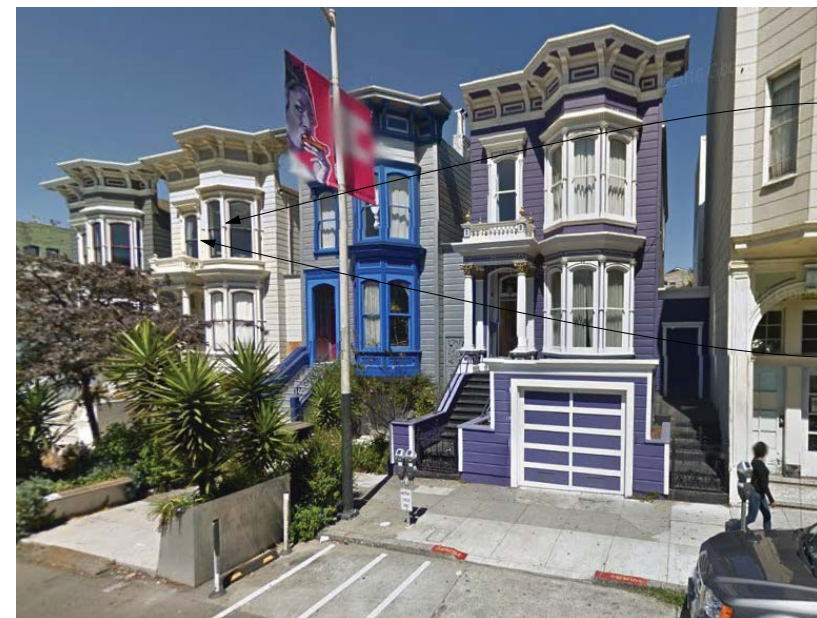




1 (E) 953 - 963 VALENCIA STREETSCAPE  
SUBJECT PROPERTY & 2 ADJ PROPERTIES



2 (E) 956 - 968 VALENCIA STREETSCAPE  
ACROSS FROM SUBJECT PROPERTY



3 (E) 929 - 945 VALENCIA STREETSCAPE  
TWO PROPERTIES DOWN FROM SUBJECT PROPERTY

NOTE:  
COLUMNS  
AROUND  
& BETWEEN  
WINDOWS

NOTE:  
COLUMNS  
EITHER SIDE  
OF WINDOW



4 RENDERING OF (N) STREET FACADE



5 RENDERING OF (N) SIDE / REAR YARD



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10/3/17	REV VAR & COA

GA+D project no.

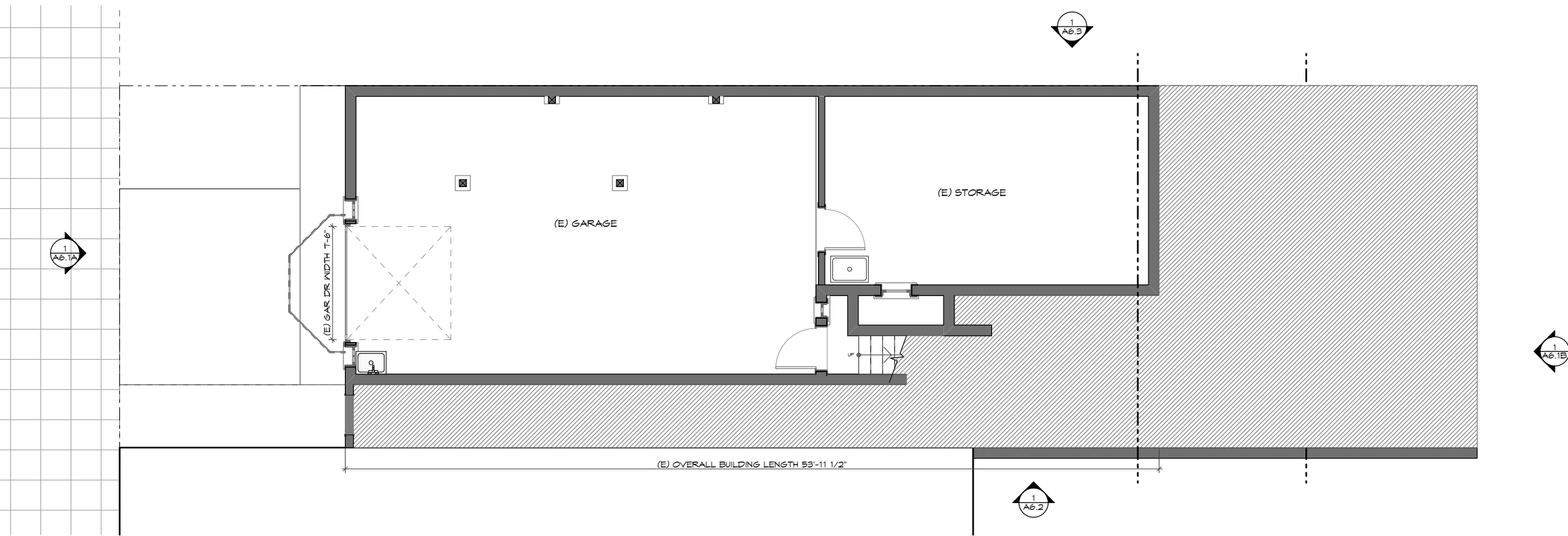
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(E) PHOTOS &  
PROPOSED  
RENDERINGS

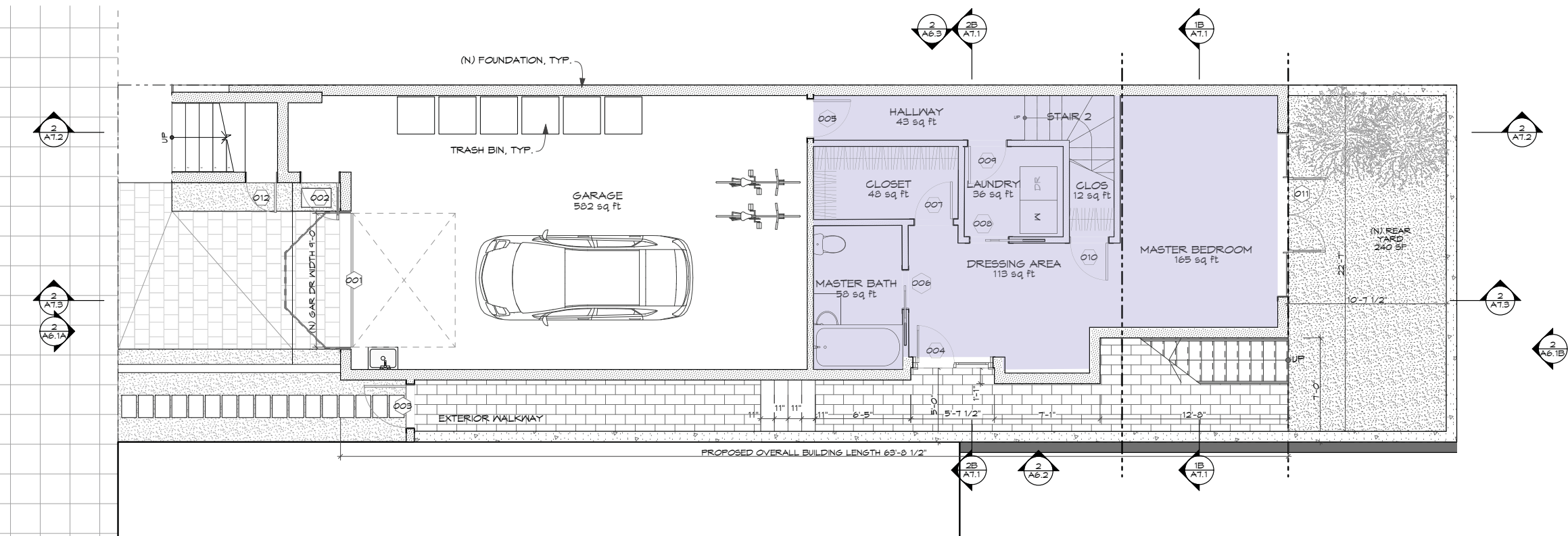
sheet no.

A0.3





2 (E) BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 (N) BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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8/1/17	REV VAR & COA	
10/8/17	REV VAR & COA	

GA+D project no.

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**BASEMENT  
FLOOR  
PLANS**

sheet no.

**A2.0**



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	10/3/17	REV VAR & COA

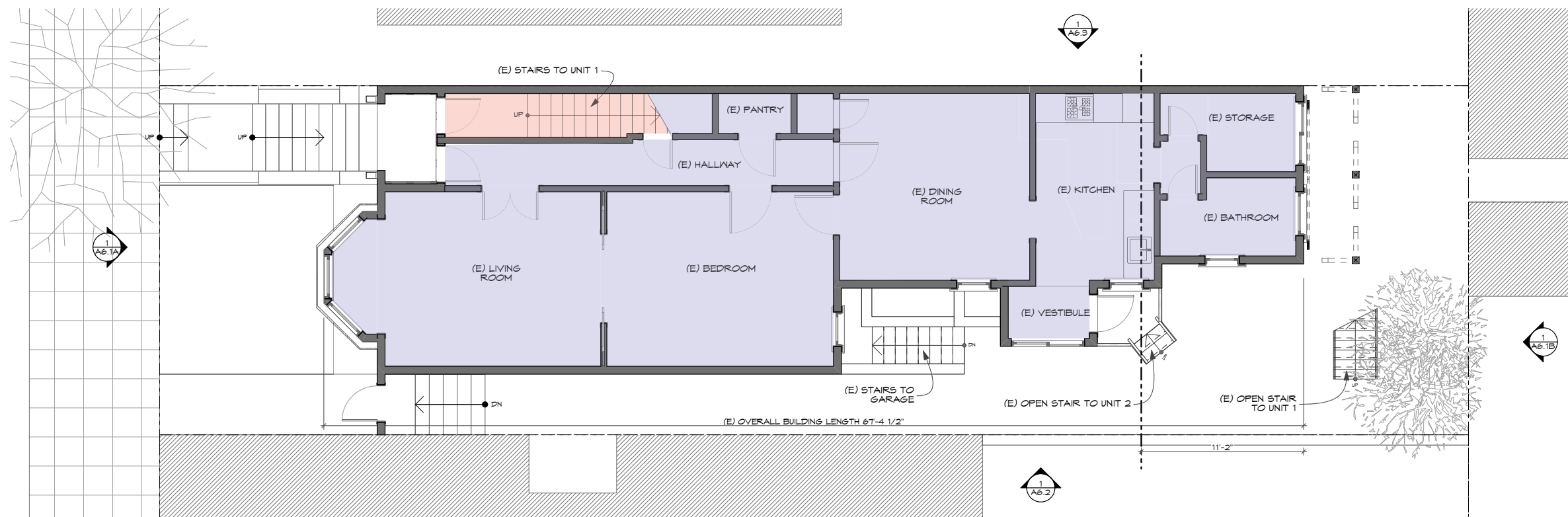
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sheet name

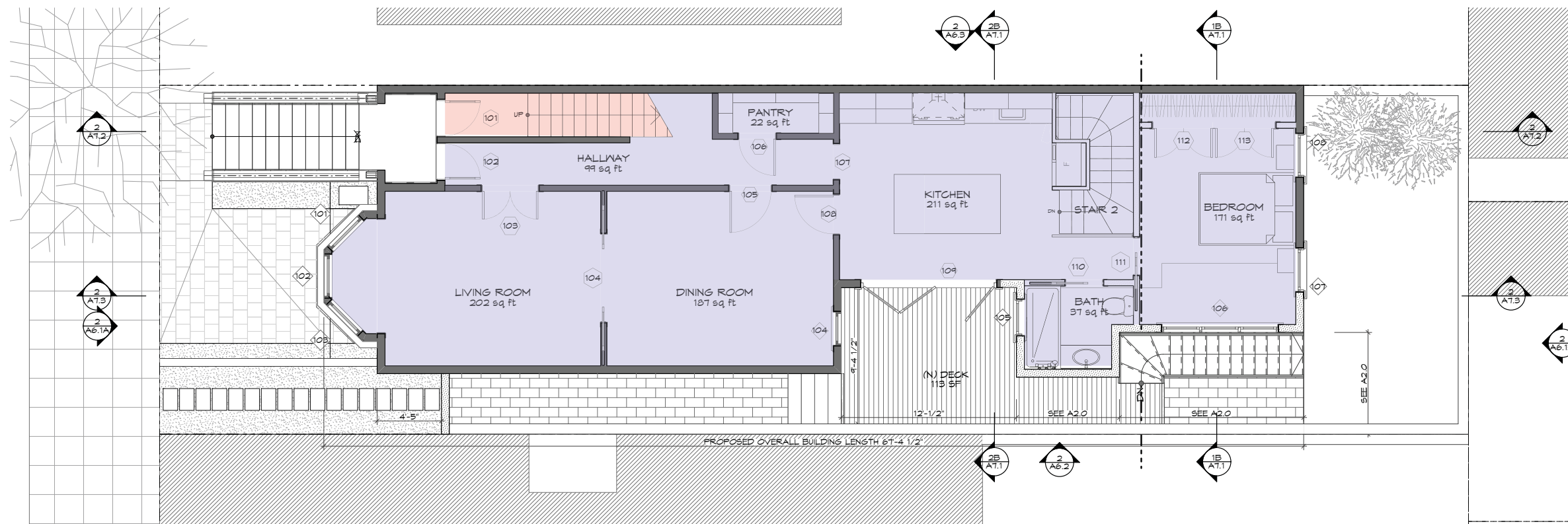
**FIRST FLOOR  
PLANS**

sheet no.

**A2.1**



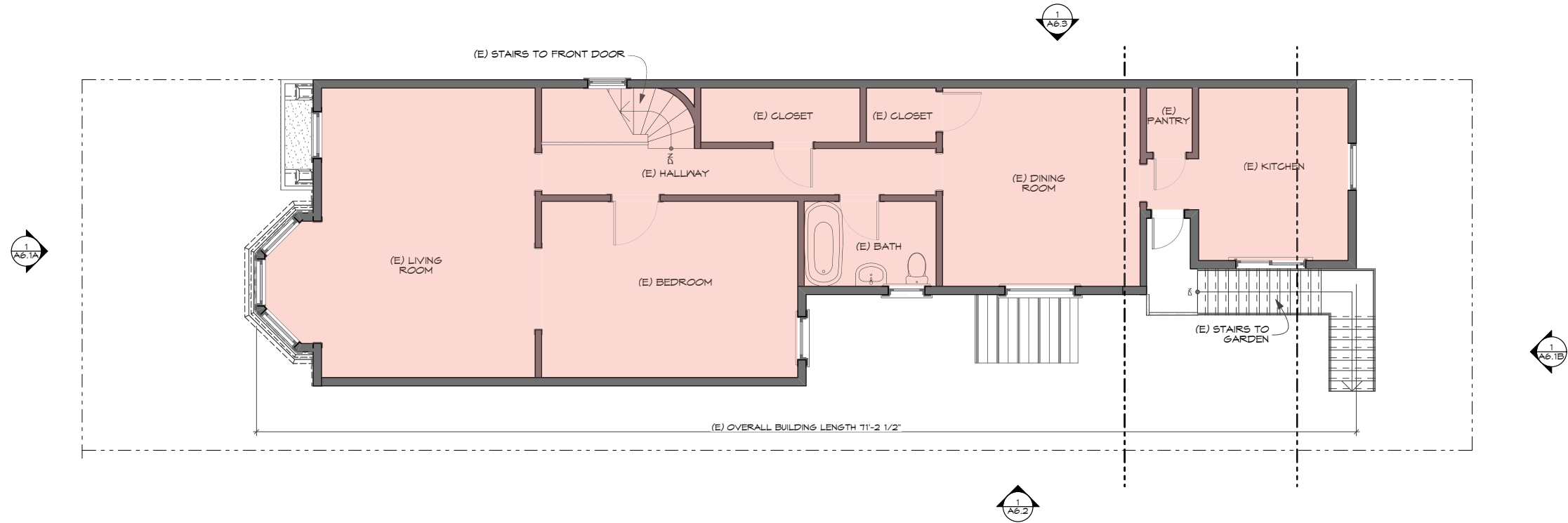
**2 (E) 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



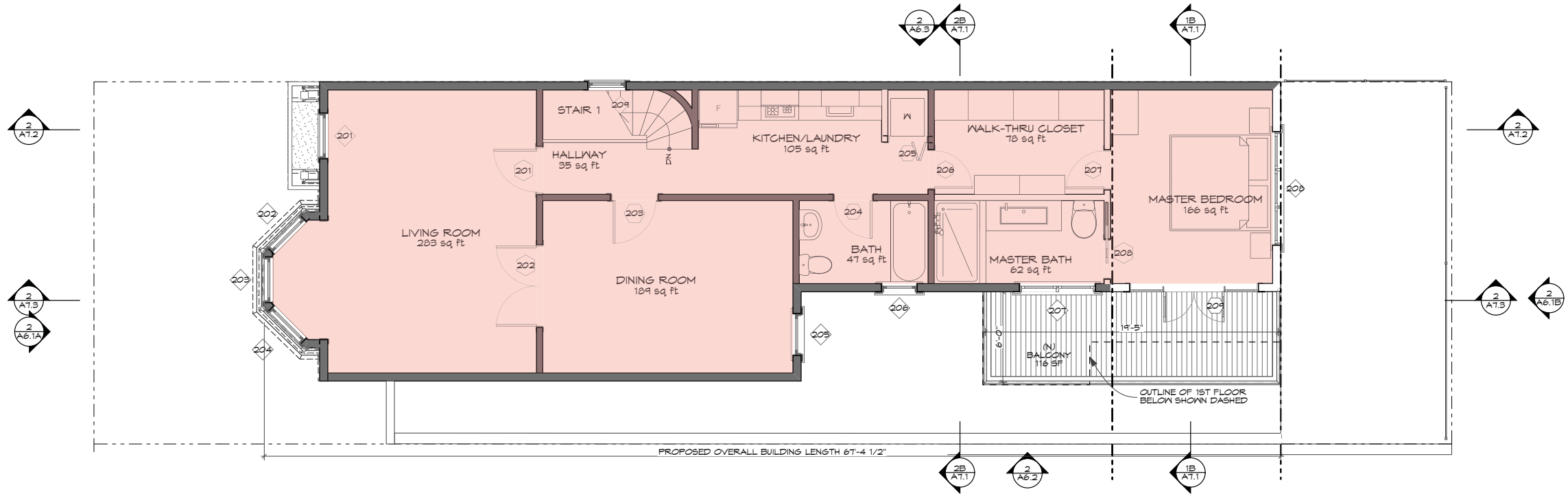
**1 (N) 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**COLOR LEGEND**

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<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	UNIT 2 (961)



2 (E) 2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 (N) 2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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10/22/17	REV VAR & COA

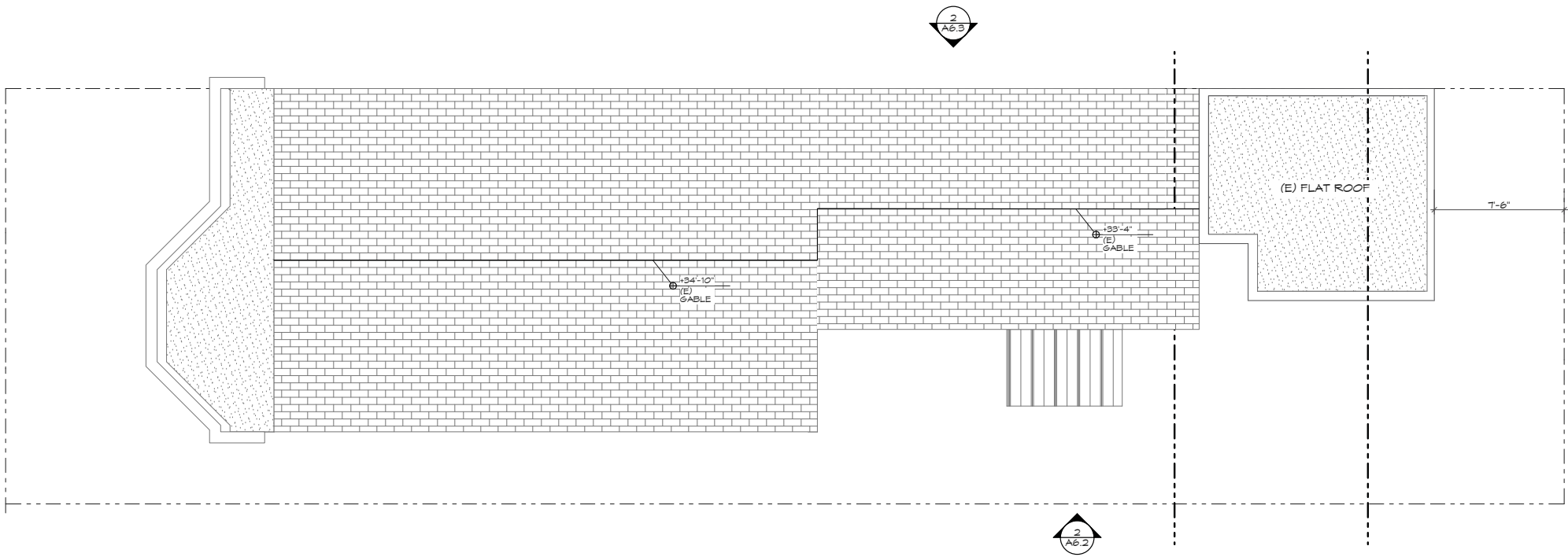
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sheet name

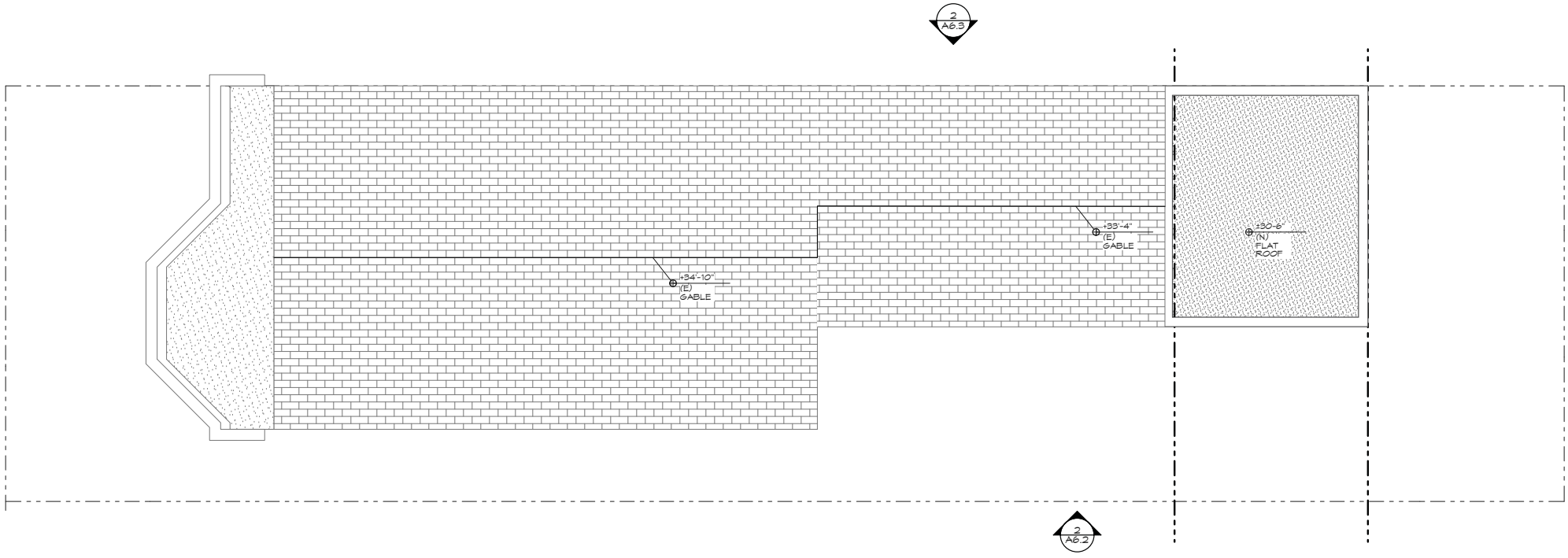
SECOND  
FLOOR  
PLANS

sheet no.

A2.2



2 (E) ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 (N) ROOF PLAN  
SCALE: 1/4" = 1'-0"



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	10/3/17	REV VAR & COA

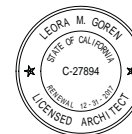
GA+D project no.

sheet name

ROOF PLANS

sheet no.

A2.3



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	10/3/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.

sheet name

**WEST  
ELEVATIONS**

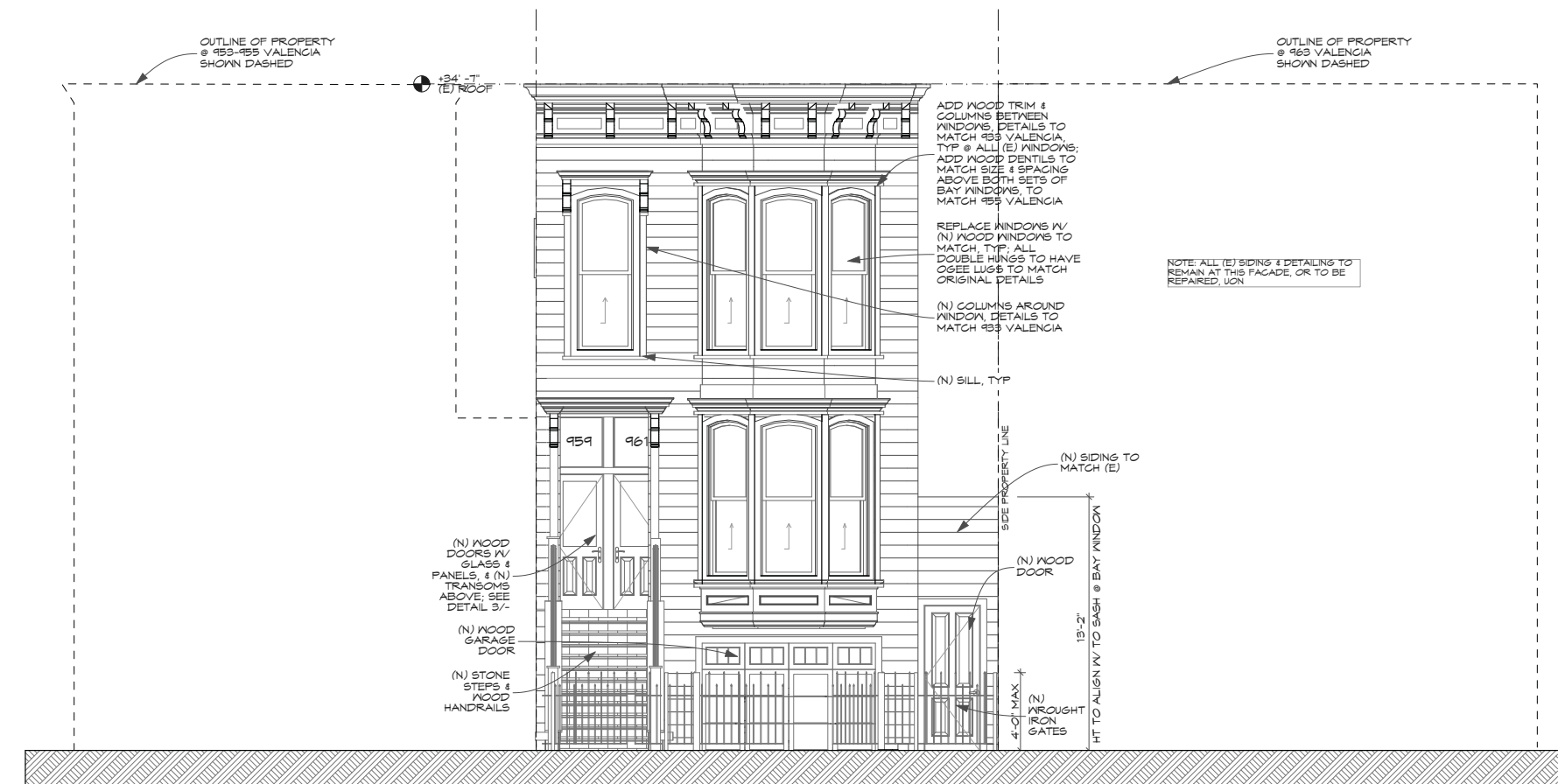
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**A6.1A**



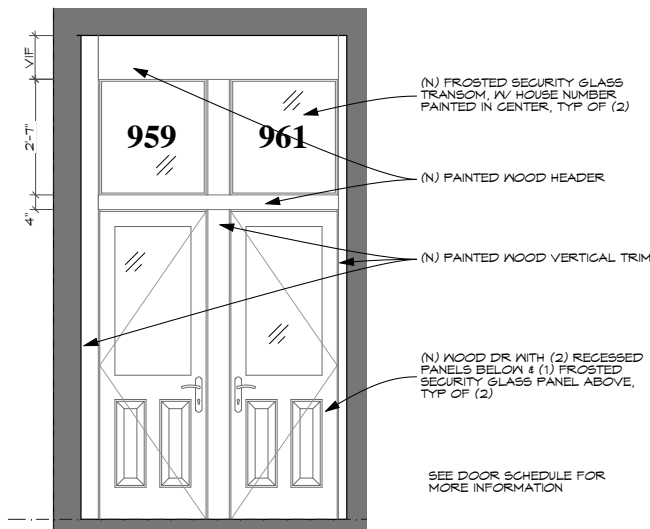
**1 (E) WEST ELEVATION**

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



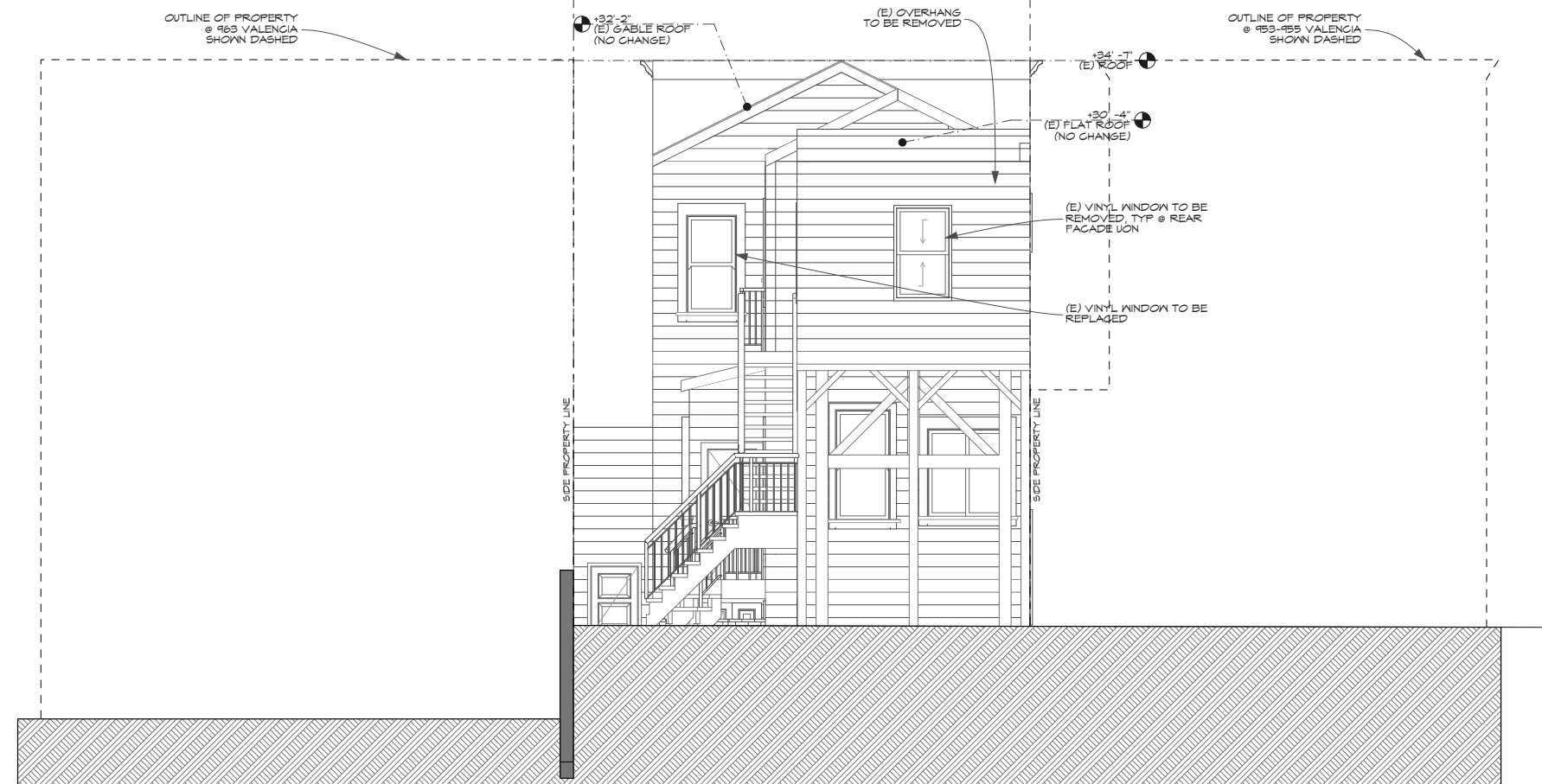
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SCALE: 1/4" = 1'-0"

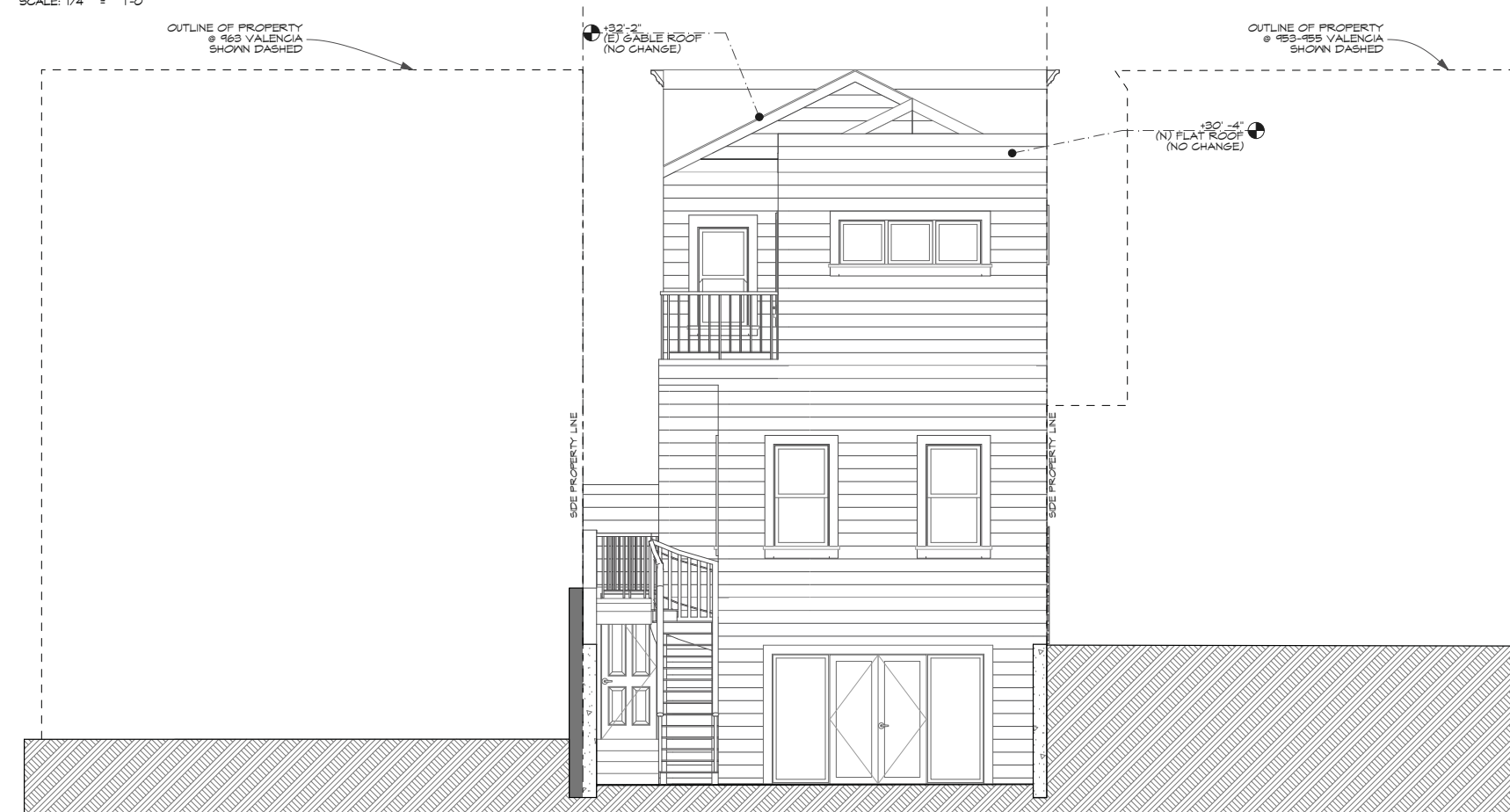


**3 (N) ENTRY DOORS**





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



2 (N) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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	10/3/17	REV VAR & COA
	10/22/17	REV VAR & COA

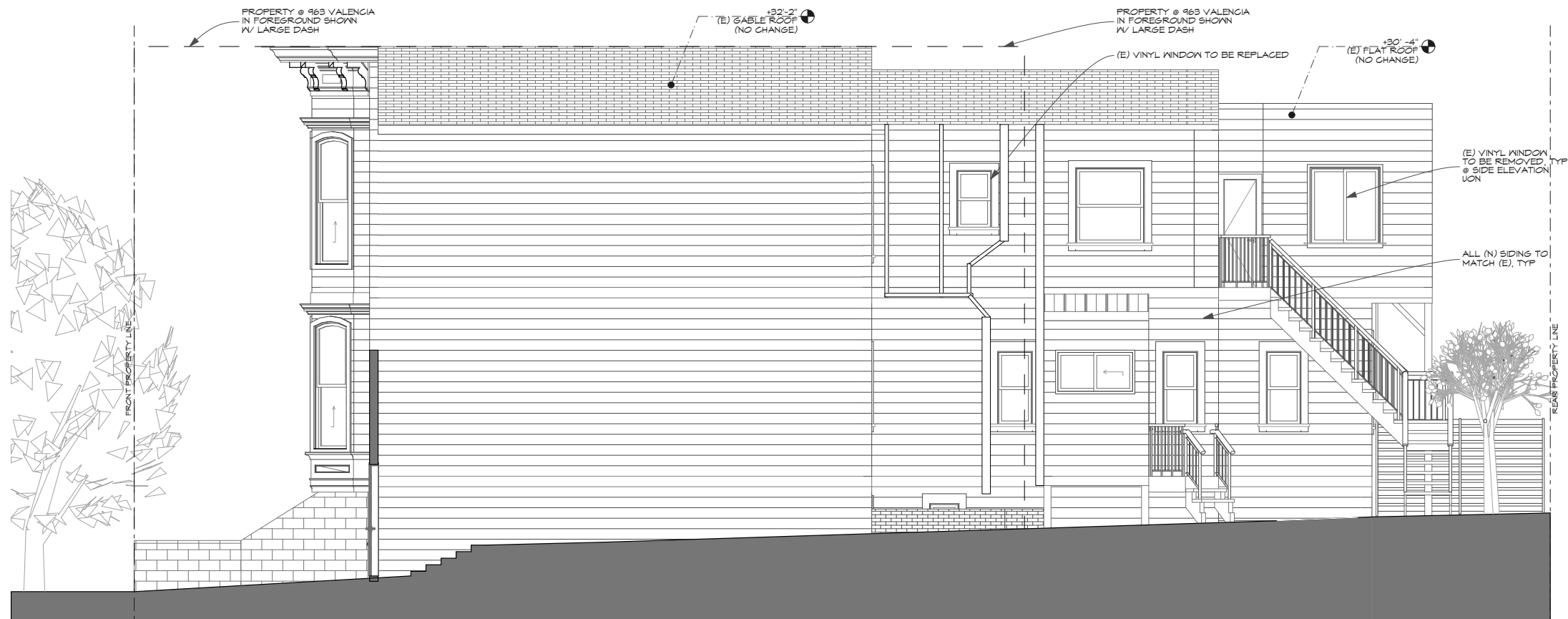
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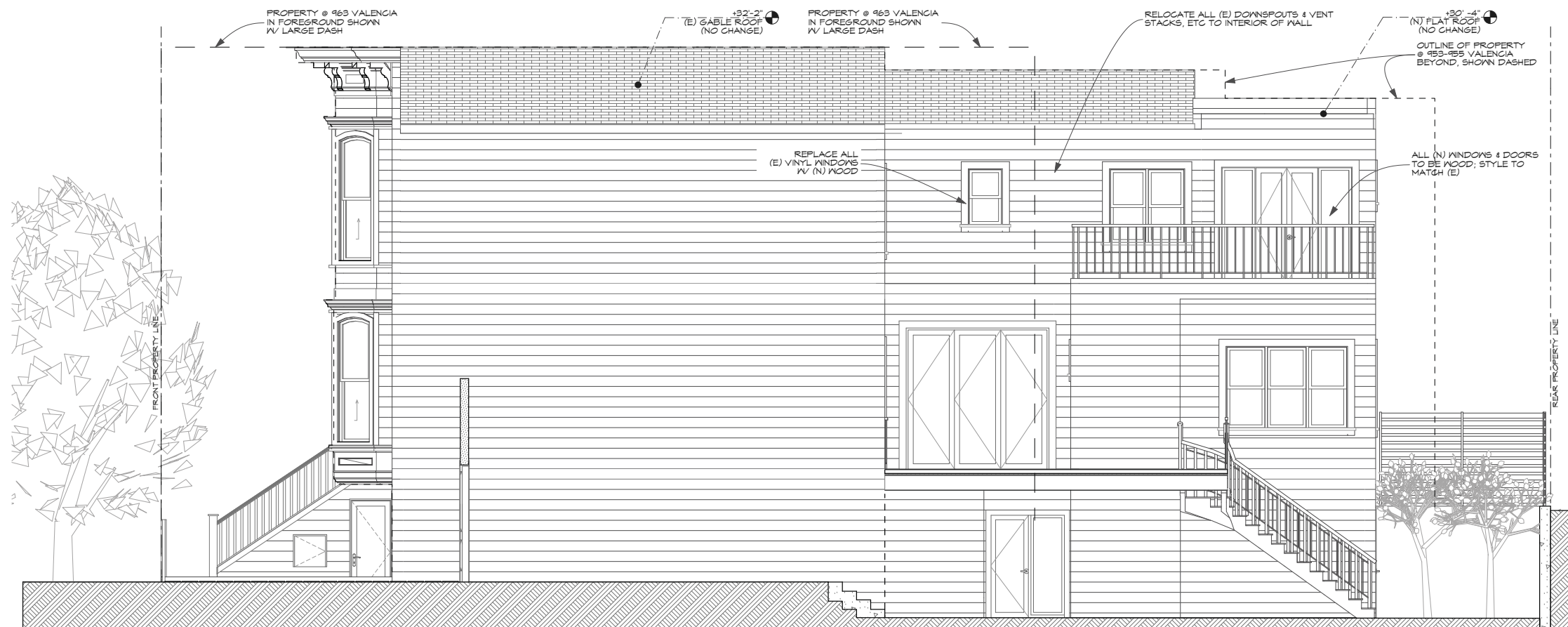
**EAST  
ELEVATIONS**

sheet no.

**A6.1B**



1 (E) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 (N) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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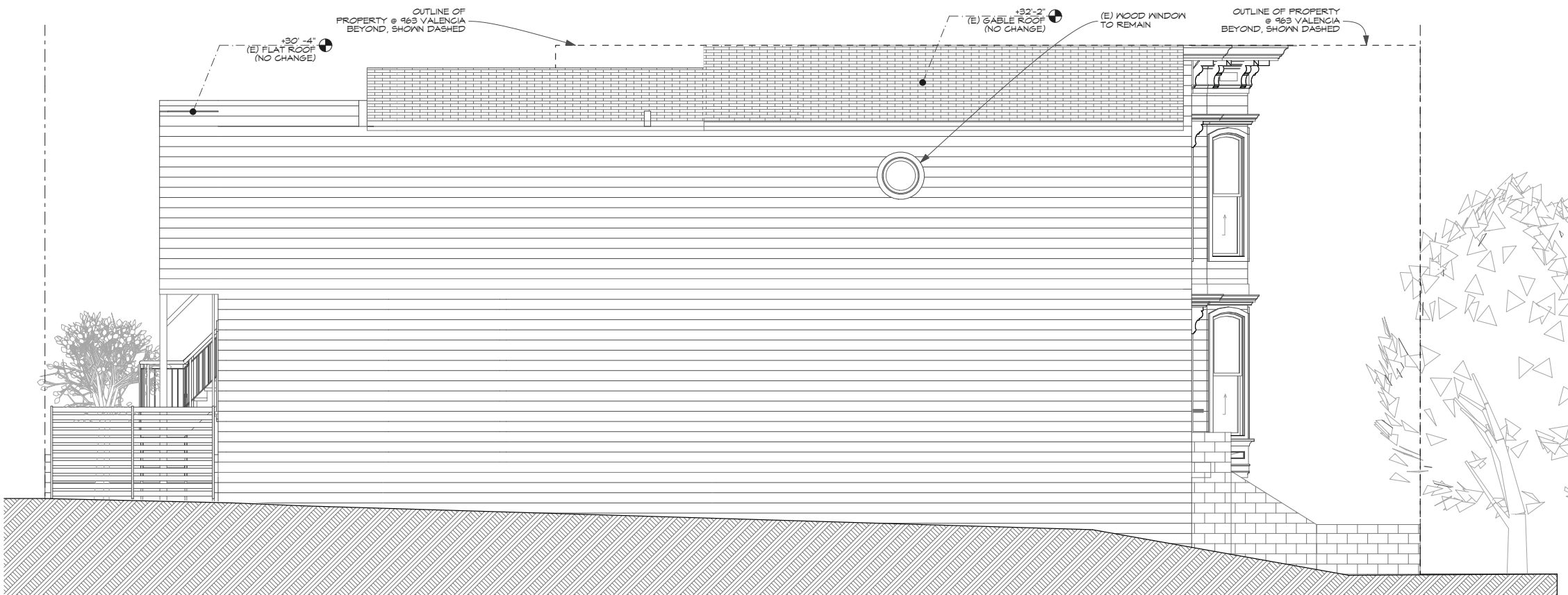
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	10/8/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.  
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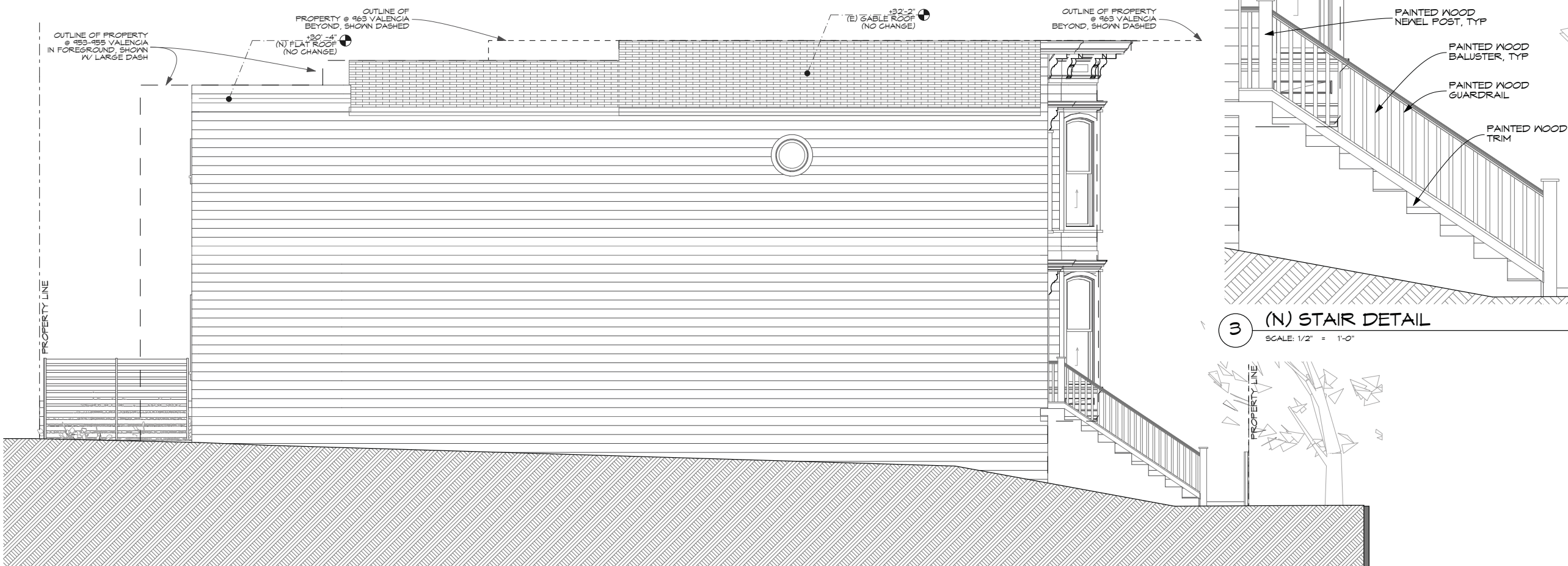
**SOUTH  
ELEVATIONS**

sheet no.

**A6.2**



1 (E) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 (N) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

3 (N) STAIR DETAIL  
SCALE: 1/2" = 1'-0"

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	10/8/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.  
sheet name

**NORTH  
ELEVATIONS**

sheet no.

**A6.3**



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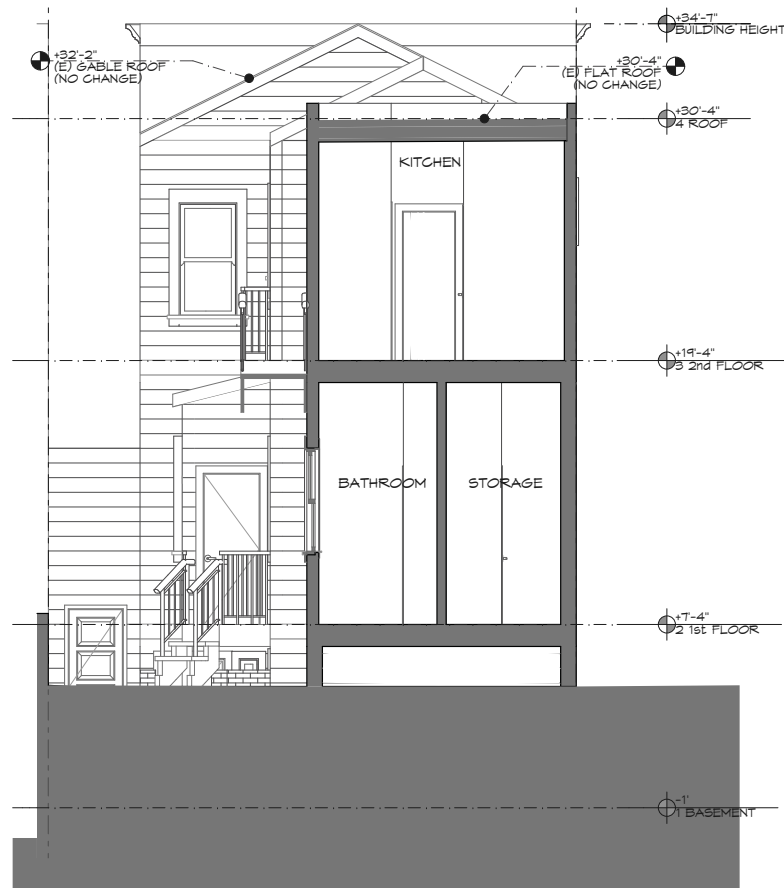
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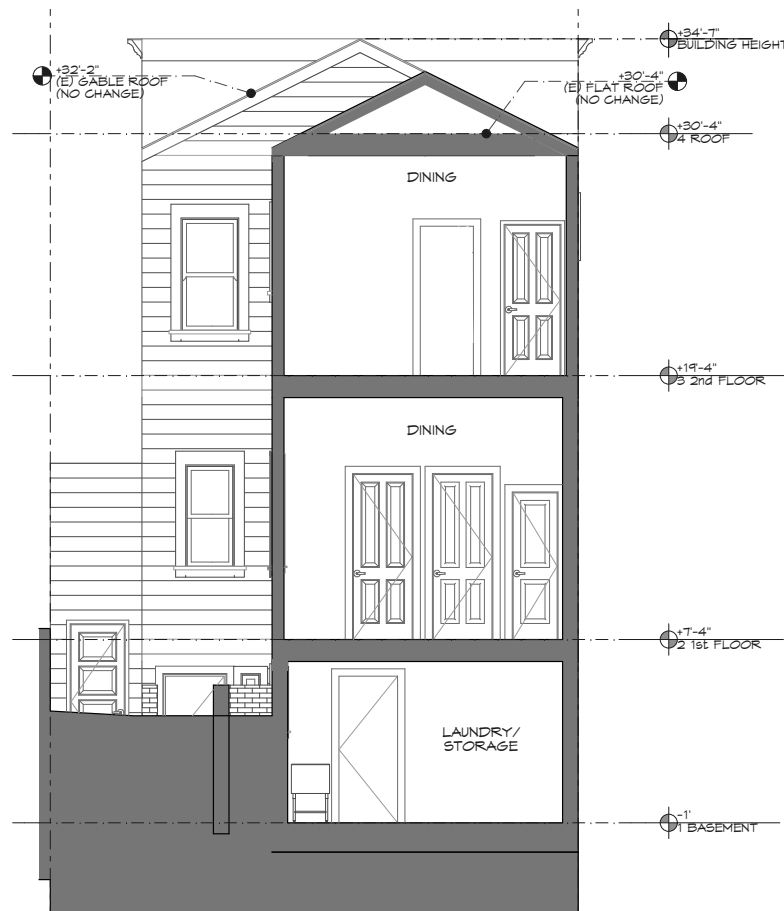
**LATERAL  
SECTIONS**

sheet no.

**A7.1**



**1A (E) LATERAL SECTION**

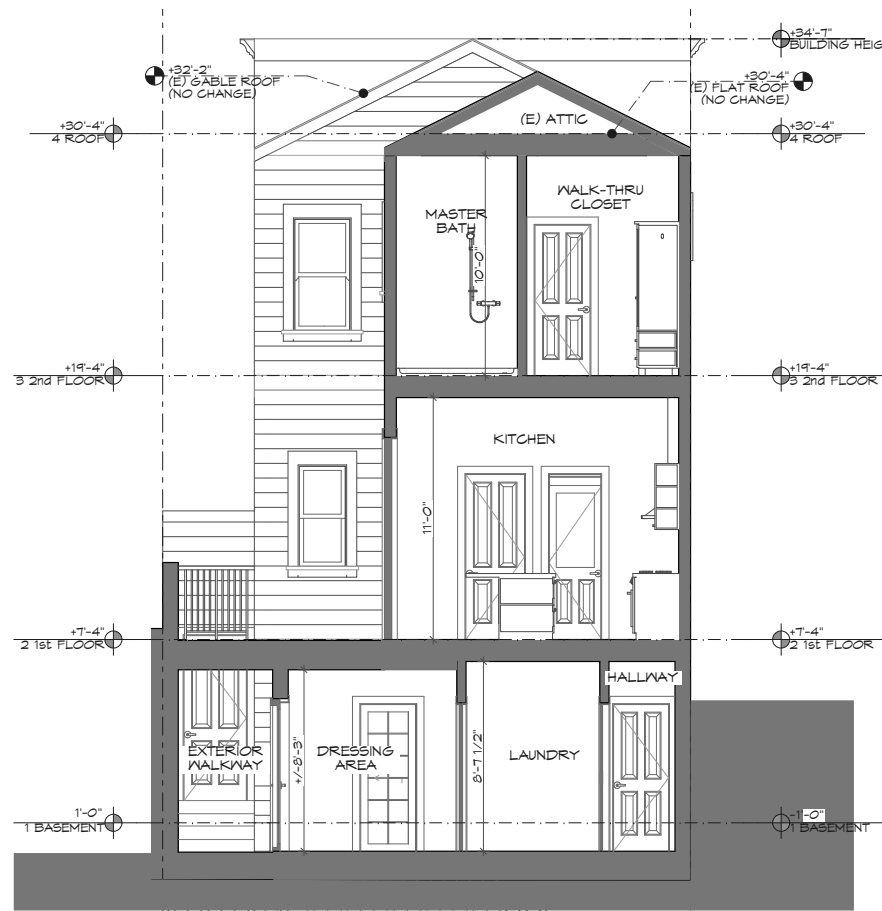


**2A (E) LATERAL SECTION**



**1B (N) LATERAL SECTION**

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



**2B (N) LATERAL SECTION**

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



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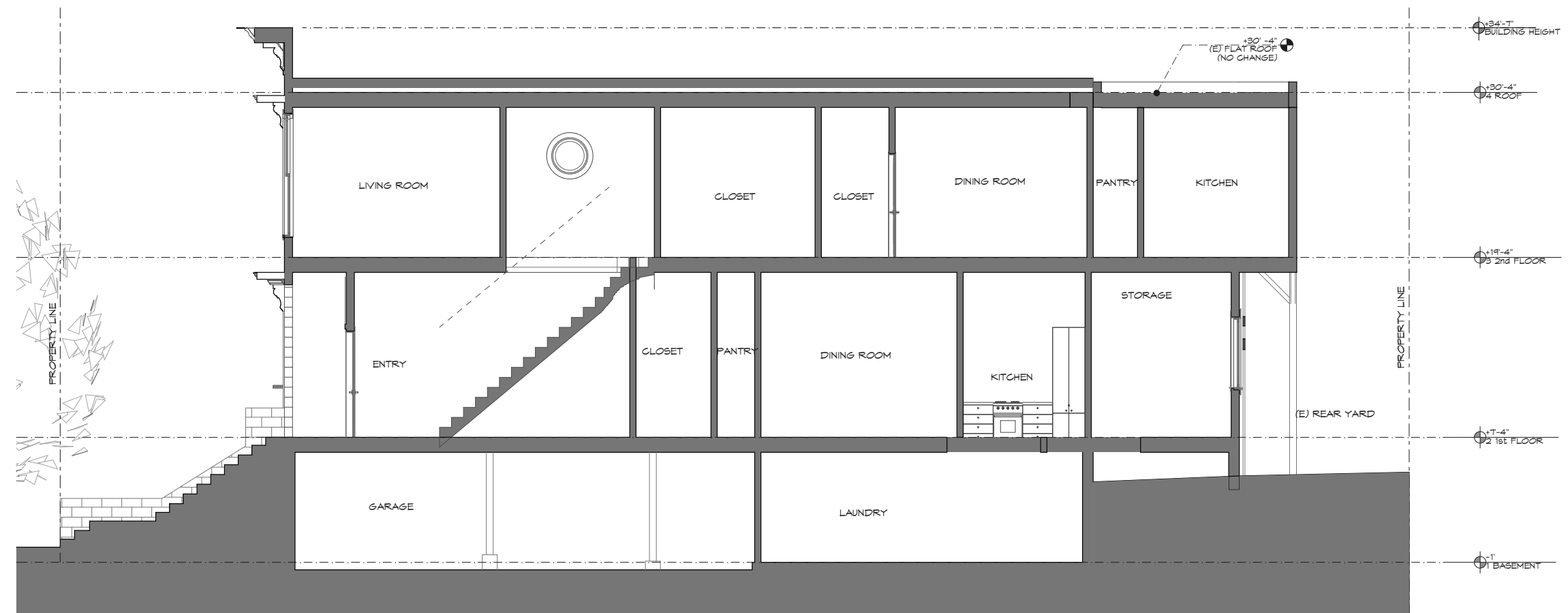
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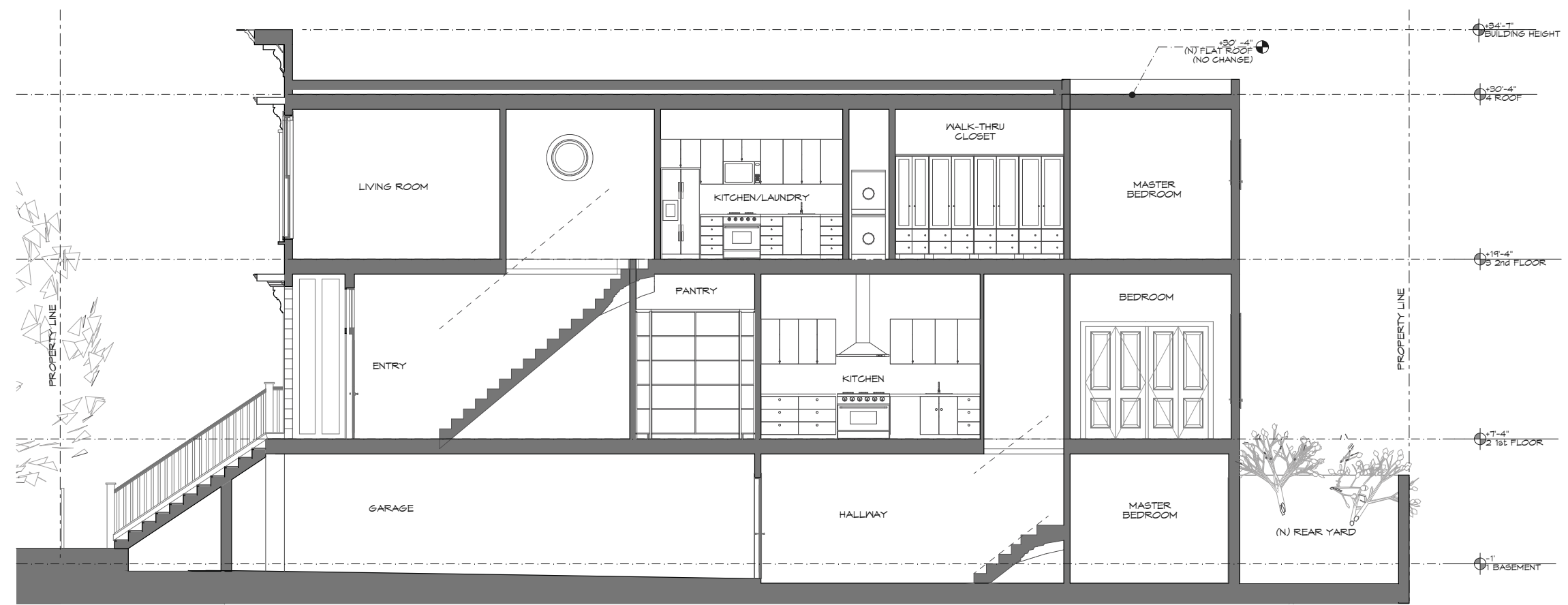
LONGI-  
TUDINAL  
SECTIONS

sheet no.

A7.2



1 (E) LONGITUDINAL SECTION



2 (N) LONGITUDINAL SECTION  
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	8/1/17	REV VAR & COA
	10/3/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.  
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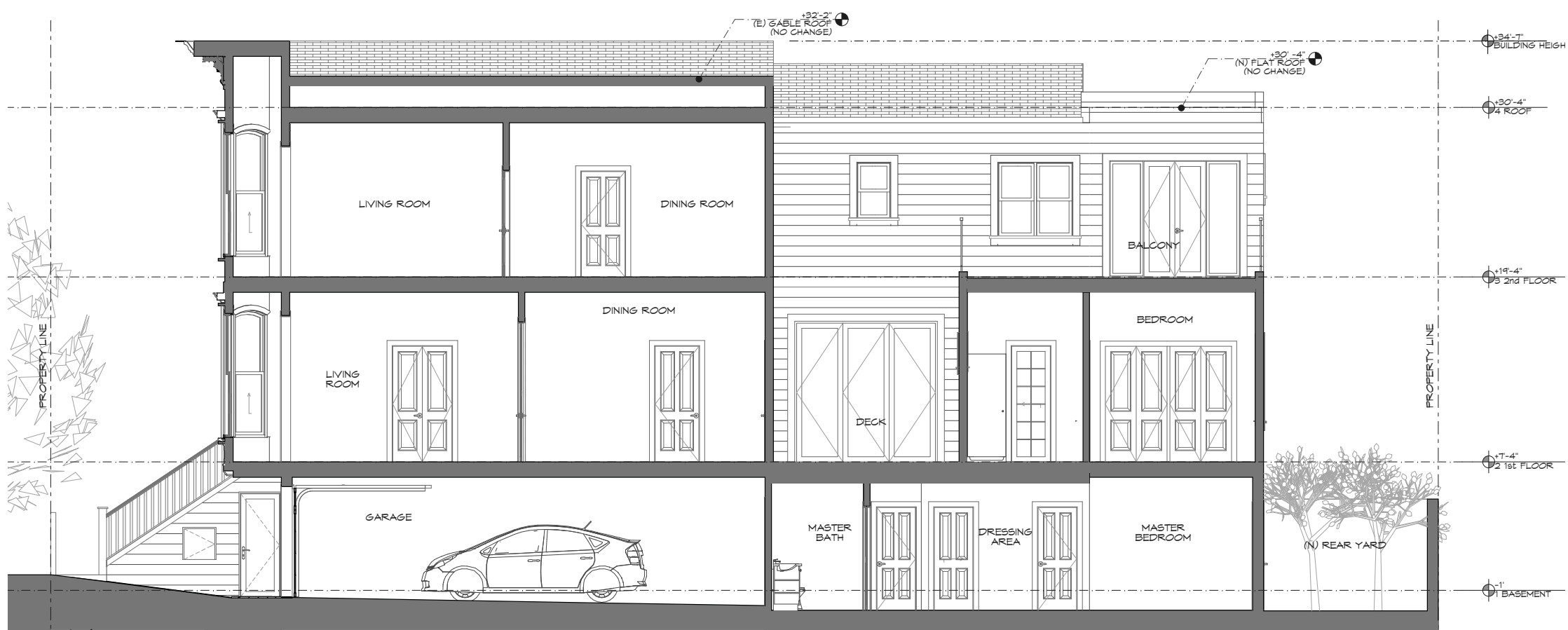
LONGI-  
TUDINAL  
SECTIONS

sheet no.

A7.3

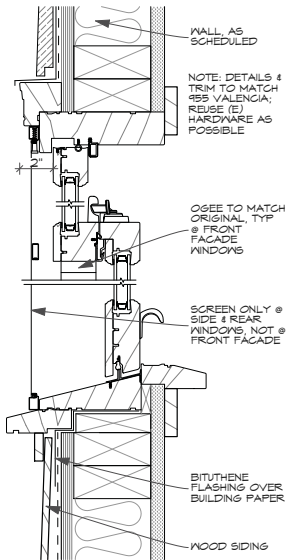


1 (E) LONGITUDINAL SECTION



2 (N) LONGITUDINAL SECTION

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



WINDOW SCHEDULE						
ID	SIZE		WINDOW TYPE	SILL HT	HEAD HT	NOTES
	WIDTH	HEIGHT				
101	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	2'-2"	10'-5 1/2"	PAINTED WOOD TO MATCH (E)
102	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	2'-2"	10'-5 1/2"	PAINTED WOOD TO MATCH (E)
103	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	2'-2"	10'-5 1/2"	PAINTED WOOD TO MATCH (E)
104	2'-4"	4'-10"	DOUBLE HUNG	3'-2"	8'-0"	WOOD/ALUM CLAD
105	2'-6"	2'-0"	AWNING	6'-0"	8'-0"	WOOD/ALUM CLAD
106	8'-0"	5'-6"	TRIPLE DOUBLE HUNG	2'-6"	8'-0"	WOOD/ALUM CLAD
107	3'-0"	5'-6"	DOUBLE HUNG	2'-6"	8'-0"	WOOD/ALUM CLAD
108	3'-0"	5'-6"	DOUBLE HUNG	2'-6"	8'-0"	WOOD/ALUM CLAD
201	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	1'-4"	9'-1 1/2"	PAINTED WOOD TO MATCH (E)
202	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	1'-4"	9'-1 1/2"	PAINTED WOOD TO MATCH (E)
203	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	1'-4"	9'-1 1/2"	PAINTED WOOD TO MATCH (E)
204	3'-0"	8'-3 1/2"	DOUBLE HUNG WITH OGEE LUGS	1'-4"	9'-1 1/2"	PAINTED WOOD TO MATCH (E)
205	2'-9"	5'-4"	DOUBLE HUNG	1'-10 3/4"	T-2 3/4"	WOOD/ALUM CLAD
206	2'-4"	3'-10"	DOUBLE HUNG	3'-8"	T-6"	WOOD/ALUM CLAD
207	5'-0"	5'-0"	DOUBLE DOUBLE HUNG	2'-6"	T-6"	WOOD/ALUM CLAD
208	T-6"	2'-6"	TRIPLE PICTURE	5'-1 1/4"	T-7 1/4"	WOOD/ALUM CLAD
209	2'-6"	2'-6"	EXISTING PICTURE (NO CHANGE)	5'-6"	8'-0"	(E) WINDOW & TRIM, PAINTED

WINDOW TYPES																		
ID	101	102	103	104	105	106	107	108	201	202	203	204	205	206	207	208	209	
VIEW																		
UNIT DIMENSIONS	3'-0"x8'-3 1/2"	3'-0"x8'-3 1/2"	3'-0"x8'-3 1/2"	2'-4"x4'-10"	2'-6"x2'-0"	8'-0"x5'-6"	3'-0"x5'-6"	3'-0"x5'-6"	3'-0"x8'-3 1/2"	3'-0"x8'-3 1/2"	3'-0"x8'-3 1/2"	3'-0"x8'-3 1/2"	2'-9"x5'-4"	2'-4"x3'-10"	5'-0"x5'-0"	7'-6"x2'-6"	2'-6"x2'-6"	

3 WINDOW TYPES

1 TYP WIN SECTION

2 WINDOW SCHEDULE

DOOR SCHEDULE							
ID	DOOR			GLAZING	RATING	HW SET	NOTES
	W	HT	THK				
001	9'-0"	T-0"	0'-1 1/2"	CLR TEMPERED			CUSTOM GARAGE DOOR
002	2'-6"	6'-8"	0'-1 1/2"				EXT DOOR
003	2'-10"	T-6"	0'-1 1/2"				EXT DOOR
004	2'-6"	6'-8"	0'-1 1/2"	CLR TEMPERED			EXT DOOR W/ 3'-0" WIDE SIDELIGHT
005	2'-6"	6'-8"	0'-1 1/2"				
006	2'-6"	6'-8"	0'-1 1/2"	CLR TEMPERED			POCKET DOOR
007	2'-6"	6'-8"	0'-1 1/2"				
008	2'-6"	6'-8"	0'-1 1/2"				POCKET DOOR
009	2'-6"	6'-8"	0'-1 1/2"				
010	2'-6"	6'-8"	0'-1 1/2"				
011	5'-0"	6'-8"	0'-1 1/2"				EXT FRENCH DRS W/ 3'-0" WIDE SIDELIGHTS
012	2'-0"	2'-0"	0'-1 1/2"				P&E METER DOOR
101	2'-5"	T-0"	0'-1 1/2"	CLR TEMPERED			EXT DOOR W/ 3'-6" HIGH TRANSOM VIF
102	2'-5"	T-0"	0'-1 1/2"	CLR TEMPERED			EXT DOOR W/ 3'-6" HIGH TRANSOM VIF
103	3'-10"	T-6"	0'-1 1/2"				(E) TO REMAIN
104	6'-0"	9'-0"	0'-1 1/2"				(E) TO REMAIN
105	2'-10"	T-6"	0'-1 1/2"				(E) TO REMAIN
106	2'-6"	T-6"	0'-1 1/2"				(E) TO REMAIN
107	2'-4"	T-6"	0'-1 1/2"				(N) CASING IN (E) OPENING
108	2'-8"	T-6"	0'-1 1/2"				(E) TO REMAIN
109	9'-0"	9'-0"	0'-1 1/2"	CLR TEMPERED			LA CANTINA OR EQUIV FOLDING EXT WID D...
110	2'-6"	T-6"	0'-1 1/2"	CLR TEMPERED			POCKET DOOR
111	2'-6"	T-6"	0'-1 1/2"				POCKET DOOR
112	4'-0"	T-6"	0'-1 1/2"				CLOSET PAIR OF DOORS
113	4'-0"	T-6"	0'-1 1/2"				CLOSET PAIR OF DOORS
201	2'-10"	6'-10"	0'-1 1/2"				
202	5'-4"	6'-10"	0'-1 1/2"				
203	2'-10"	6'-10"	0'-1 1/2"				(E) TO REMAIN
204	2'-6"	6'-10"	0'-1 1/2"				(E) TO REMAIN
205	2'-6"	6'-10"	0'-1 1/2"				BIFOLD
206	2'-6"	6'-10"	0'-1 1/2"				(E) TO REMAIN
207	2'-6"	6'-10"	0'-1 1/2"				(E) TO REMAIN
208	2'-6"	6'-10"	0'-1 1/2"				POCKET DOOR

4 DOOR SCHEDULE

201	202	203	204	205	206	207	208
2'-10"x6'-10"	5'-4"x6'-10"	2'-10"x6'-10"	2'-6"x6'-10"	2'-6"x6'-10"	2'-6"x6'-10"	2'-6"x6'-10"	2'-6"x6'-10"

106	107	108	109	110	111	112	113	201
2'-6"xT-6"	2'-4"xT-6"	2'-8"xT-6"	9'-0"x9'-0"	2'-6"xT-6"	2'-6"xT-6"	4'-0"xT-6"	4'-0"xT-6"	2'-10"x6'-10"

009	010	011	012	101	102	103	104	105
2'-6"x6'-8"	2'-6"x6'-8"	5'-0"x6'-8"	2'-0"x2'-0"	2'-5"xT-0"	2'-5"xT-0"	3'-10"xT-6"	6'-0"x9'-0"	2'-10"xT-6"

ID	001	002	003	004	005	006	007	008
VIEW								
DIMS	9'-0"xT-0"	2'-6"x6'-8"	2'-10"xT-6"	2'-6"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"

5 DOOR TYPES

consultant

stamp



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initial release date	date	description
	11/15/16	VARIANCE & COA
	6/19/17	REV VAR & COA
	8/1/17	REV VAR & COA
	10/8/17	REV VAR & COA
	10/22/17	REV VAR & COA

GA+D project no.  
sheet name  
DOOR /  
WINDOW  
SCHEDULE

sheet no.

A8.1