



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: APRIL 18, 2018

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Case No.: 2017-008881COA
Project Address: 347-349 LEXINGTON STREET
Historic Landmark: Liberty-Hill Landmark District
Zoning: RTO-M (Residential Transit Oriented-Mission)
40-X Height and Bulk District
Block/Lot: 3609/070
Applicant: Ken Brogno
Martinkovic Milford Architects
101 Montgomery Street, Suite 650
San Francisco, CA 94104
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Reviewed By: Tim Frye – (415) 575-6822
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PROPERTY DESCRIPTION

349 LEXINGTON STREET is a three-story, three-unit residential building located on a rectangular midblock lot (measuring approximately 21.50 feet by 75 feet) on the east side of Lexington Street between 20th and 21st 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 1926 and clad in stucco. 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 is to correct Violation No. 2017-004791ENF, involving the removal of exterior finishes on the primary and visible side façade, which exceeded the work approved per case No. 2016-014859COA, ACOA 2017.0253. The project entails the restoration of the front and visible side façade of the existing building including cladding, windows, and decorative elements, and an interior remodel. The restoration is based on physical evidence upon the removal of the exterior stucco and on similar properties from the same period of construction in accordance with the *Secretary of the Interior’s*

Standards for Rehabilitation. Please reference the plans and photographs for details. The exterior work is described in more detail below:

West (front) Façade:

- Remove existing stucco and restore historic wood cladding including repair and replacement where existing conditions are deteriorated beyond repair.
- Replace existing non-historic windows with wood-sash, double-hung windows with ogee lugs in historic openings based on physical evidence.
- Replace existing non-historic pair of fully-glazed doors with a single, fully-glazed, wood door to match historic entry.
- Remove non-historic clay tiles at cornice and pent roof above bay.
- Install decorative elements including: wood cornice with brackets and wood paneling, wood beltcourse, wood trim around windows, wood paneling at bays, and wood pediments above the entry and window above entry. All decorative elements are to be based on physical evidence and similar properties from the same period of construction located within the district.
- Replace existing roll-up garage door with a wood carriage-style door.

South (visible portion of the side) Façade:

- Remove existing stucco and restore historic wood cladding including repair and replacement where existing conditions are deteriorated beyond repair.
- Remove non-historic clay tiles at roofline and replace with wood siding to match historic conditions.

ISSUES AND CONSIDERATIONS

On January 25, 2017, Certificate of Appropriateness Application No. 2016-014859COA was approved administratively by the Planning Department per ACOA 2017.0253. The scope of work of the application included lightwell infill at the second and third floors against the neighbor's blank wall, new skylights on the flat roof, repair of the front façade windows and a new sliding glass door at the rear of the building. The proposed work conformed to the scopes of work delegated to Department Staff for Administrative Certificate of Appropriateness review in HPC Motion No. 0289.

On February 23, 2017, Building Permit Application No. 2016.09.13.7594 was approved by the Planning Department reflecting the scope of work approved per ACOA 2017.0253.

On April 10, 2017, a complaint was filed with the Planning Department citing exterior alterations beyond the approved scope of the Certificate of Appropriateness No. 2016-014859COA.

On April 13, 2017, Planning staff conducted a site inspection and confirmed the violation.

On April 18, 2017, a Notice of Complaint was issued alerting the property owner of the violation.

On April 20, 2017, the Acting Zoning Administrator issued a Suspension request for Building Permit Application No. 2016.09.13.7594.

On May 22, 2017, a Notice of Enforcement was issued outlining the violation and the required abatement process.

On July 12, 2017, the subject Certificate of Appropriateness was filed to address the violation.

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 – Liberty-Hill 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. The project would reconstruct and restore the historic character of the subject property, as defined by its character-defining features including, but not limited to, its overall mass and form, double-hung wood-sash windows, wood cladding, wood cornice and decorative elements, as well as, other elements identified in the designating ordinance for the landmark district based on physical evidence upon removal of the existing stucco and on similar properties from the same period of construction located in the Liberty-Hill Landmark District. The existing non-historic windows will be replaced with wood-sash, double-hung windows with ogee lugs within historic openings. The conversion from a pair of fully-glazed doors to a single, fully-glazed wood door is consistent with the period of significance for the landmark district since the subject property was originally constructed as a single-family dwelling. The existing unit count will remain with a new entry configuration. 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. Nearly all character-defining elements at the primary façade have previously been removed. All restorative work will match the lost historic features in design, material, and finish. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible,

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The subject property was substantially altered in the past and nearly all of the character-defining features have been removed; however, character-defining features such as historic wood cladding were exposed through the removal of non-historic stucco. The existing stucco cladding has been removed and the project proposes to restore the historic wood cladding including repair and replacement where the severity of deteriorated requires it. All replacement of missing features is based on physical evidence upon the removal of stucco cladding and on similar properties from the same period of construction within the district. All replacement features will match the old in design, color, texture, and materials. Therefore, the proposed project complies with Rehabilitation Standard 6.

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 is to correct all work completed without the benefit of permits or Preservation Staff review, primarily addressing the full reconstruction and restoration of the historic primary façade and visible side façade. All materials, features, and spatial relationships that characterize the property will be carefully restores with the guidance of a preservation architect. 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 is not additive in nature, but would restore the historic character of the building. The proposed scope of work does not entail any additions or related new construction. Therefore, the proposed project complies with Rehabilitation Standard 10.

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

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received public correspondence in regards to the unpermitted work at the subject property, specifically the removal of stucco at the front facade, which resulted in the open enforcement case. No additional public comment has been received to date.

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. Due to the extensive removal of historic materials at the primary façade, the proposed scope of reconstructive work would restore the historic character of the existing building, including distinctive materials, architectural elements, and spaces that characterize the property, such as the historic wood cladding that was exposed upon the removal of the non-historic stucco cladding. The new features specified for the façade will be in alignment with the property's and district's character-defining features.

Staff recommends three Conditions of Approval that will ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness.

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 with conditions.

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 Site Permit, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials and feature a painted finish.
2. As part of the Site Permit, the Project Sponsor shall include a notation on the plan set stating a mock-up for the new exterior façade ornament will be provided prior to commencement of work. The proposed façade ornament shall be based on physical evidence and similar properties including 351 and 353-355 Lexington Street. The Project Sponsor shall continue working with staff on details including cornice, trim, brackets and windows to ensure compatibility with the landmark district. The required mock-up is subject to review and approval by Planning Department Preservation staff prior to work commencement.

3. The Project Sponsor shall complete a site visit with Department preservation staff prior to occupancy to verify compliance with the approved project plans and conditions of approval.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photo

Environmental Analysis

Project Sponsor submittal, including:

- Reduced Plans



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Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 070 IN ASSESSOR'S BLOCK 3609, WITHIN RTO-M (RESIDENTIAL TRANSIT ORIENTED-MISSION) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on July 12, 2017, Ken Brogno ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to correct violation number 2017-004791ENF, pertaining to exterior alterations beyond the previously approved scope of work (Case No. 2016-014859COA, ACOA 2017.0253), at the three-story, three-unit residence located on the subject property on lot 070 in Assessor's Block 3609. The proposed scope of work includes restoration of the historic front façade and visible side façade in conformance with the Secretary of the Interior's Standards and an 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 April 18, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-008881COA (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 2017-008881COA based on the following findings:

CONDITIONS OF APPROVAL

- As part of the Site Permit, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials. The materials board shall demonstrate the range of finishes of the proposed exterior materials and feature a painted finish.
- As part of the Site Permit, the Project Sponsor shall include a notation on the plan set stating a mock-up for the new exterior façade ornament will be provided prior to commencement of work. The proposed façade ornament shall be based on physical evidence and similar properties including 351 and 353-355 Lexington Street. The Project Sponsor shall continue working with staff on details including cornice, trim, brackets and windows to ensure compatibility with the landmark district. The required mock-up is subject to review and approval by Planning Department Preservation staff prior to work commencement.
- The Project Sponsor shall complete a site visit with Department preservation staff prior to occupancy to verify compliance with the approved project plans and conditions of approval.

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.

- The proposed project will not add any conjectural historical features or features that add a false sense of historical development. The façade restoration will be based on documentary evidence including historic photographs and documentation completed prior to removal. 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 project will restore distinctive materials and finishes from the period of significance, including the double-hung wood sash windows, wood cornice and decorative elements, replacing the double entry doors with a single door to match the historic entry, and replacing the existing roll-up garage door with a wood, carriage-style garage door to gain further compatibility with the landmark 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 6.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the 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 restoration 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 070 in Assessor's Block 3609 for proposed work in conformance with the renderings labeled Exhibit A on file in the docket for Case No. 2017-008881COA.

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 April 18, 2018.

Jonas P. Ionin
Commission Secretary

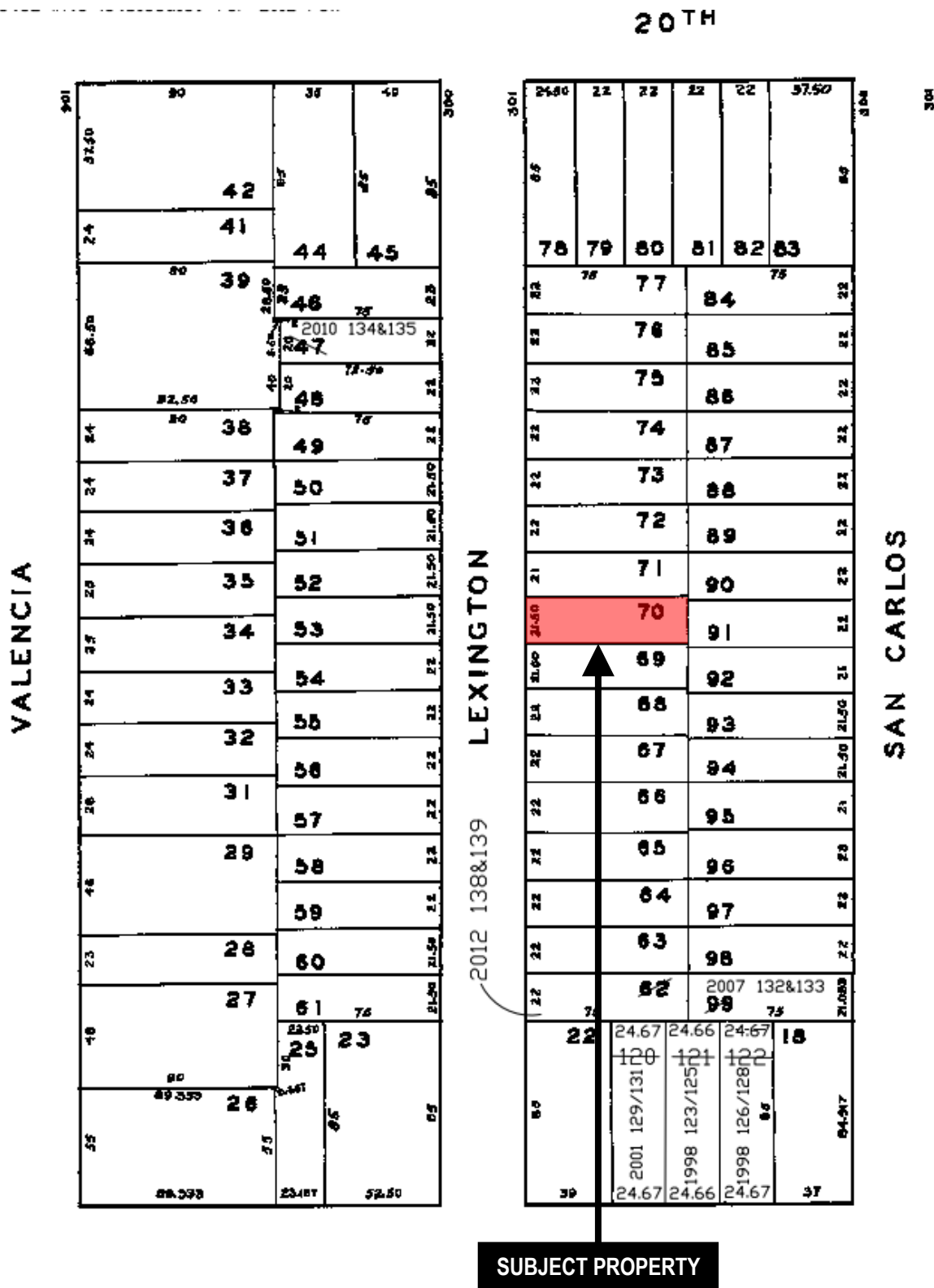
AYES:

NAYS:

ABSENT:

ADOPTED: April 18, 2018

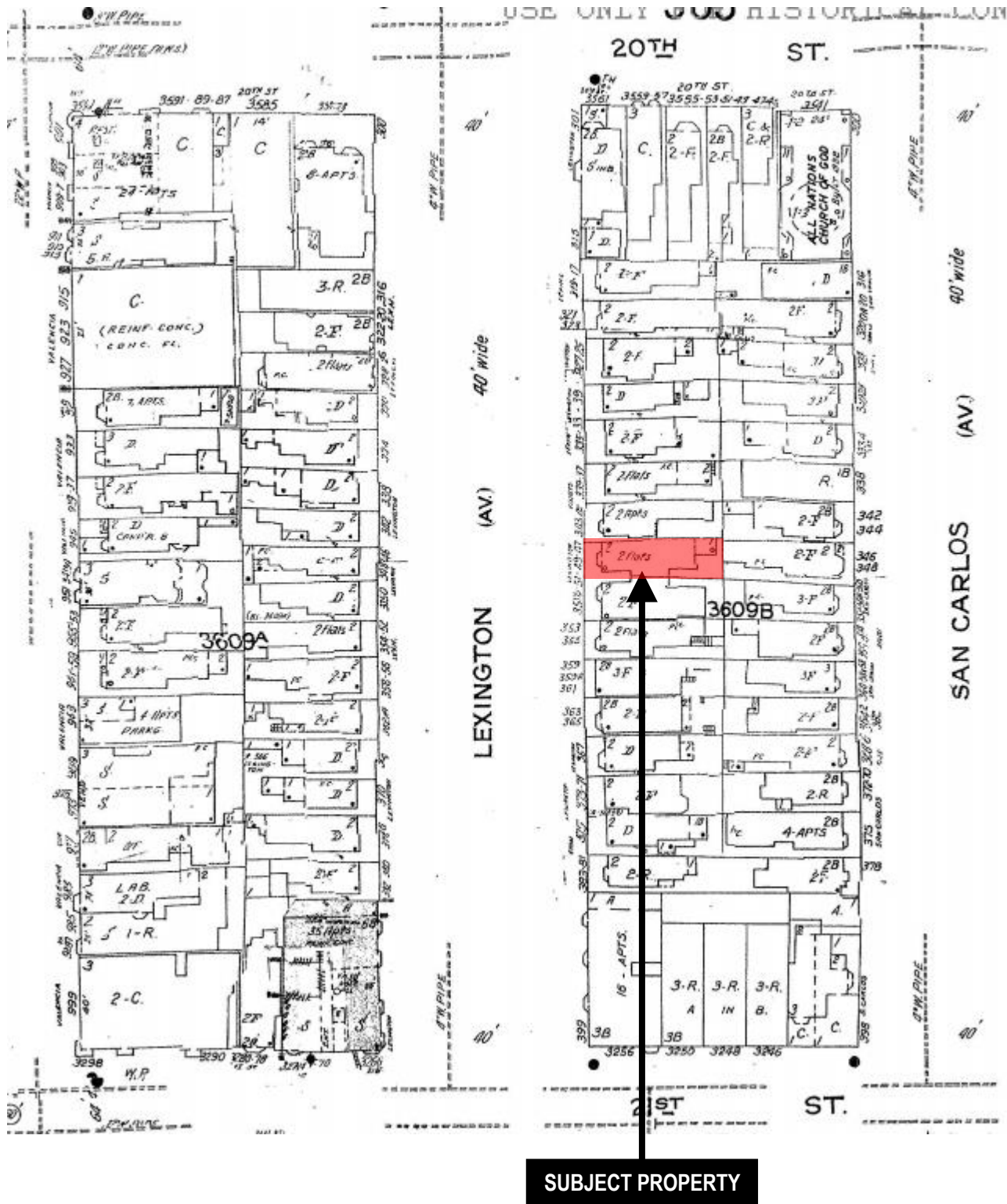
Parcel Map



Certificate of Appropriateness Hearing
Case Number 2017-008881COA
349 Lexington Street
Block 3609 Lot 070



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 2017-008881COA
349 Lexington Street
Block 3609 Lot 070

Zoning Map



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2017-008881COA
349 Lexington Street
Block 3609 Lot 070

Site Photo



SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2017-008881COA
349 Lexington Street
Block 3609 Lot 070



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
349 Lexington Street		3609/070	
Case No.	Permit No.	Plans Dated	
2017-008881COA	2018.02.16.1542	3/8/18	
<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. The proposal is to correct Violation No. 2017-004791ENF, involving the removal of exterior finishes on the primary and visible side façade, which exceeded the work approved per Case No. 2016-014859COA. The corrective action under this application is to reconstruct the primary and visible side façade of the historic residence, including cladding and windows, per the Secretary of Interior's Standards for Reconstruction, and an interior remodel to the existing three-story, three-unit building.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. 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"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: 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>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
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>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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 type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	<p>9. Other work 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. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature: Natalia Kwiatkowska</p> <div style="text-align: right; font-size: small;"> Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2018.03.19 10:29:58 -07'00' </div>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Natalia Kwiatkowska</p> <hr/> <p>Project Approval Action:</p> <p style="font-size: 1.2em; margin-top: 10px;">Building Permit</p> <p style="font-size: 0.8em; 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>Signature:</p> <div style="font-size: 2.5em; font-weight: bold; margin-top: 10px;">Natalia Kwiatkowska</div> <div style="font-size: 0.8em; 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: 2018.03.19 10:30:10 -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> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</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. ATEX FORM	

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:

SYMBOLS	
	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
	AREA OF DETAIL
	CENTERLINE
	CENTERLINE
	DETAIL TAG DETAIL NUMBER SHEET NUMBER
	DOOR TAG
	DOOR AND HARDWARE TAG DOOR NUMBER HARDWARE NUMBER
	ELEVATION ELEVATION NUMBER
	ELEVATION ELEVATION NUMBER SHEET NUMBER
	ELEVATION MARKER 9'-0"
	EQUIPMENT TAG
	FINISH TAG
	FIXTURE TAG
	KEYNOTE
	NORTH ARROW
	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER. RED OR BLACK INDICATES CURRENT REVISION SET. GRAY CLOUD INDICATES PRIOR REVISION.
	ROOM TAG ROOM NAME ROOM NUMBER
	WINDOW TAG ELEVATION SECTION NUMBER SHEET NUMBER

PROJECT TEAM	
OWNER:	ISAAC ROTH 349 LEXINGTON STREET SAN FRANCISCO, CA 94110 PHONE: 415.846.5458
ARCHITECT:	MARTINKOVIC MILFORD ARCHITECTS 101 MONTGOMERY STREET - SUITE 650 SAN FRANCISCO, CA 94104 CONTACT: BRIAN MILFORD PHONE: 415.346.9990 FAX: 415.398.0116
GENERAL CONTRACTOR:	LIVING STRUCTURE 1995 OAK STREET SAN FRANCISCO, CA 94117 CONTACT: TAREK HALIM PHONE: 415.577.8599 FAX: 415.520.0579

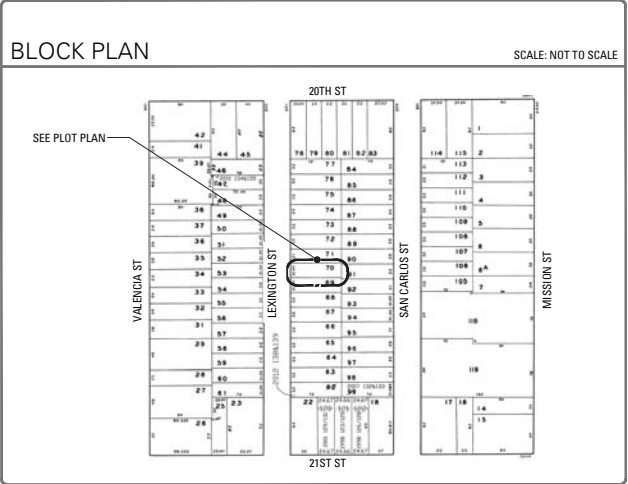


HISTORIC RESIDENTIAL FAÇADE RECONSTRUCTION

347-349 LEXINGTON STREET
SAN FRANCISCO, CALIFORNIA 94110

PROJECT DATA	
ADDRESS:	347-349 LEXINGTON STREET SAN FRANCISCO, CA 94110
BLOCK / LOT:	3609 / 070
YEAR BUILT:	1883
STORIES:	2 + BASEMENT
ZONING:	RT0-M
HEIGHT & BULK DISTRICT:	40-X
CONSTRUCTION TYPE:	V-B
FULLY SPRINKLERED:	NO
OCCUPANCY TYPE:	R-2
LOT AREA:	1,611 SF
USE:	MULTI FAMILY RESIDENTIAL (3 UNITS)
HISTORIC STATUS:	A - HISTORIC RESOURCE PRESENT
LANDMARK DISTRICT:	LIBERTY HILL
AREA OF WORK:	±1,000 S.F.

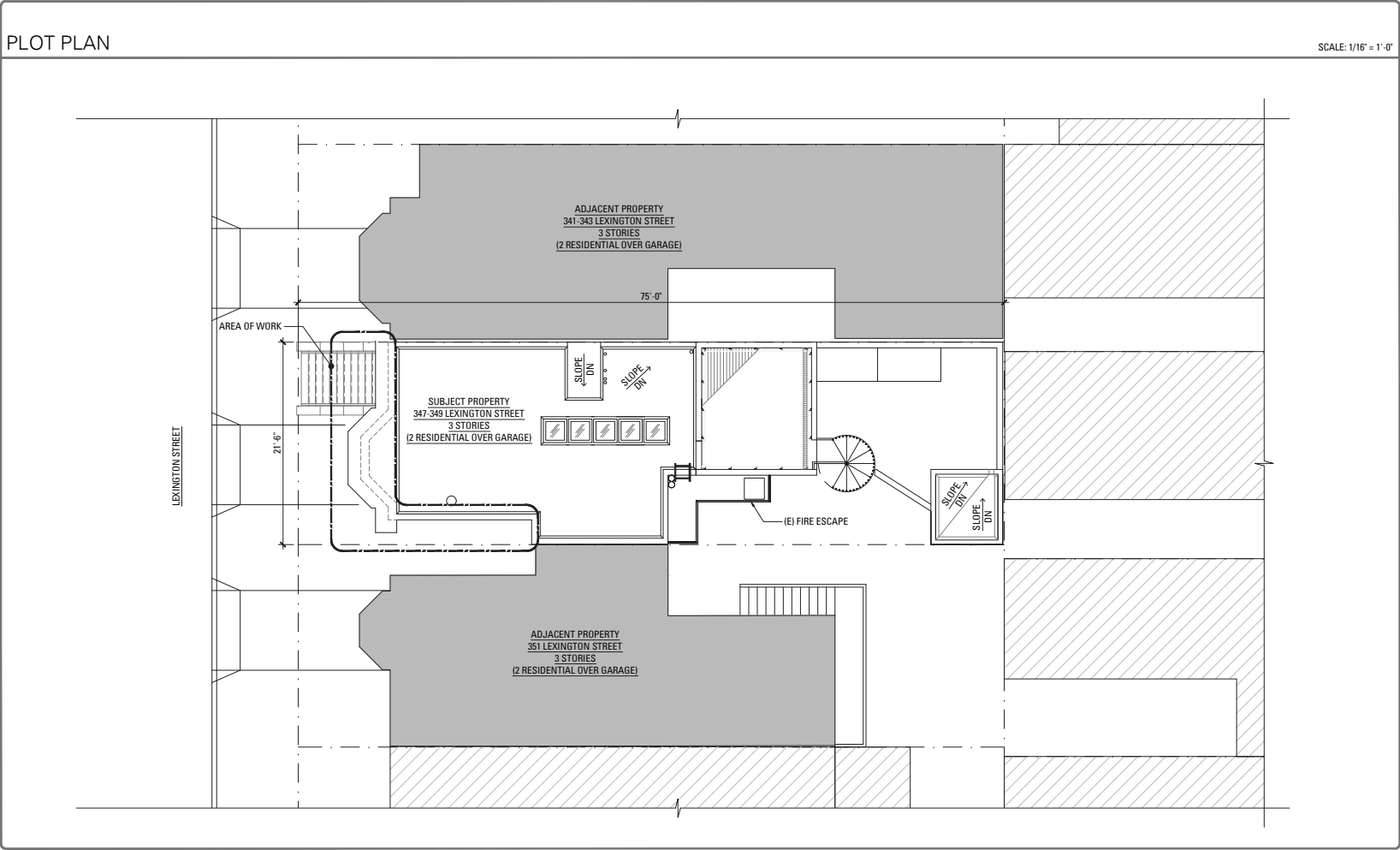
SCOPE OF WORK	
EXTERIOR WORK TO RECONSTRUCT THE FRONT FAÇADE, INCLUDING NEW WINDOWS AND ENTRY DOOR, TO REFLECT THE PERIOD OF THE BUILDING'S HISTORICAL SIGNIFICANCE. INTERIOR WORK TO ALLOW FOR SINGLE ENTRY DOOR AT EXTERIOR AND ADDITIONAL UNIT ENTRIES FOR UNITS 347A AND 349. WORK IS TO RECTIFY SF PLANNING DEPARTMENT NOTICE OF ENFORCEMENT 2017.004791 ENF.	
DEFERRED SUBMITTALS	
(UNDER SEPARATE PERMIT) MECHANICAL ELECTRICAL PLUMBING FIRE SPRINKLER LIFE SAFETY TITLE 24 ENERGY CALCULATIONS	



DRAWING INDEX	
LEGEND	INCLUDED INCLUDED AND REVISED
DRAWING SERIES	DRAWING NUMBER
DRAWING TITLE	
A001	TITLE SHEET
A002	EXISTING & PROPOSED SITE PLANS
A004a	NEIGHBORING BUILDINGS PHOTOGRAPHS
A004b	NEIGHBORING BUILDINGS PHOTOGRAPHS
A100	EXISTING & DEMOLITION AND CONSTRUCTION GENERAL NOTES
A101	FIRST FLOOR PREVIOUS & CURRENT PLANS
A102	FIRST FLOOR PROPOSED CONSTRUCTION PLAN
A103	SECOND FLOOR PREVIOUS, CURRENT & DEMOLITION PLANS
A104	SECOND FLOOR PROPOSED CONSTRUCTION PLAN
A105	THIRD FLOOR PREVIOUS, CURRENT & DEMOLITION PLANS
A106	THIRD FLOOR PROPOSED CONSTRUCTION PLAN
A107	ROOF FLOOR PREVIOUS, CURRENT & DEMOLITION PLANS
A108	ROOF PROPOSED PLAN
A201	FRONT & LEFT SIDE (NORTH) EXTERIOR ELEVATIONS - PREVIOUS CONDITIONS
A202	FRONT & LEFT SIDE (NORTH) EXTERIOR ELEVATIONS - CURRENT CONDITIONS
A203	FRONT & LEFT SIDE (NORTH) PROPOSED EXTERIOR ELEVATIONS
A204	RIGHT SIDE (SOUTH) EXT. ELEVATIONS - PREVIOUS & CURRENT CONDITIONS
A205	RIGHT SIDE (SOUTH) PROPOSED EXTERIOR ELEVATIONS
A701	DETAILS
A702	DETAILS
A901	SCHEDULES

ABBREVIATIONS	
&	AND
@	AT
¢	CENTERLINE
±	PLUS OR MINUS
ℙ	PROPERTY LINE
#	POUND OR NUMBER
A.F.F.	ABOVE FINISHED FLOOR
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
A.R.	AS REQUIRED
ARCH.	ARCHITECTURAL
AV.	AUDIOVISUAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKS.	BLOCKING
B.O.	BOTTOM OF
BTWN.	BETWEEN
CAB.	CABINET
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
CFE	CALIFORNIA FIRE CODE
CGC	CALIFORNIA GREEN BUILDING CODE
CLG.	CEILING
CLKG.	CAULKING
CLOS.	CLOSET
CLR	CLEAR
CMC	CALIFORNIA MECHANICAL CODE
CMU	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPC	CALIFORNIA PLUMBING CODE
CR	CALIFORNIA RESIDENTIAL CODE
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA. OR Ø	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENGR.	ENGINEER
E.P.	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQPT	EQUIPMENT
(E)	EXISTING
EXT.	EXTERIOR
EXTR.	EXTRUSION
F.A.	FIRE ALARM
FAU.	FORCED AIR UNIT
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.P.	FACE OF PLYWOOD
F.O.S.	FACE OF STUD
F.R.	FIRE RETARDANT OR FIRE RATED
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
GSM.	GALVANIZED SHEET METAL
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GWB.	GYPSON WALL BOARD
GYP.	GYPSON
H.B.	HOSEBIB
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.W.D.	HOT WATER DISPENSER
H.W.H.	HOT WATER HEATER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.C.	JANITOR'S CLOSET
J.T.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LAV.	LAVATORY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
or	OVER
O.A.	OVERALL
O.C.	ON CENTER
OFF.	OFFICE
O.F.S.	OUTSIDE FACE OF STUD
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PL.	PAIR
P.L.F.	POUNDS PER LINEAR FOOT
P.S.F.	POUNDS PER SQUARE FEET
POINT	POINT
PTN.	PARTITION
R.	RISER
REF.	REFERENCE
REFR.	REFRIGERATOR
REQD.	REQUIRED
R.F.P.	REINFORCED FIBERGLASS PANEL
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
S.I.D.	SEE INTERIOR DRAWINGS
SIM	SIMILAR
S.M.D.	SEE MECHANICAL DRAWINGS
SQ	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T.	TREAD
T.CA	TILE COUNCIL OF AMERICA
T.B.D.	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICK
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
VAR.	VARIES
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W.	WEST OR WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.O.	WHERE OCCURS
W/O	WITHOUT
WP	WATERPROOF
WT.	WEIGHT
YD.	YARD
X OR x	BY

APPLICABLE CODES	
2016 CALIFORNIA BUILDING CODE	2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE	2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE	2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2016 CALIFORNIA GREEN BUILDING CODE
2016 SAN FRANCISCO BUILDING CODE AMENDMENTS	2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS	2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2016 SAN FRANCISCO FIRE CODE AMENDMENTS	2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE AMENDMENTS	



Historic Residential
Façade Reconstruction

347-349 LEXINGTON STREET
SAN FRANCISCO, CA 94110

MARTINKOVIC MILFORD
ARCHITECTS

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349 5th Avenue
New York, NY 10016
T 646 741 0341



RECORD OF DRAWING ISSUANCE	
SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018

Building Permit	
Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Title Sheet

SHEET NUMBER

A001

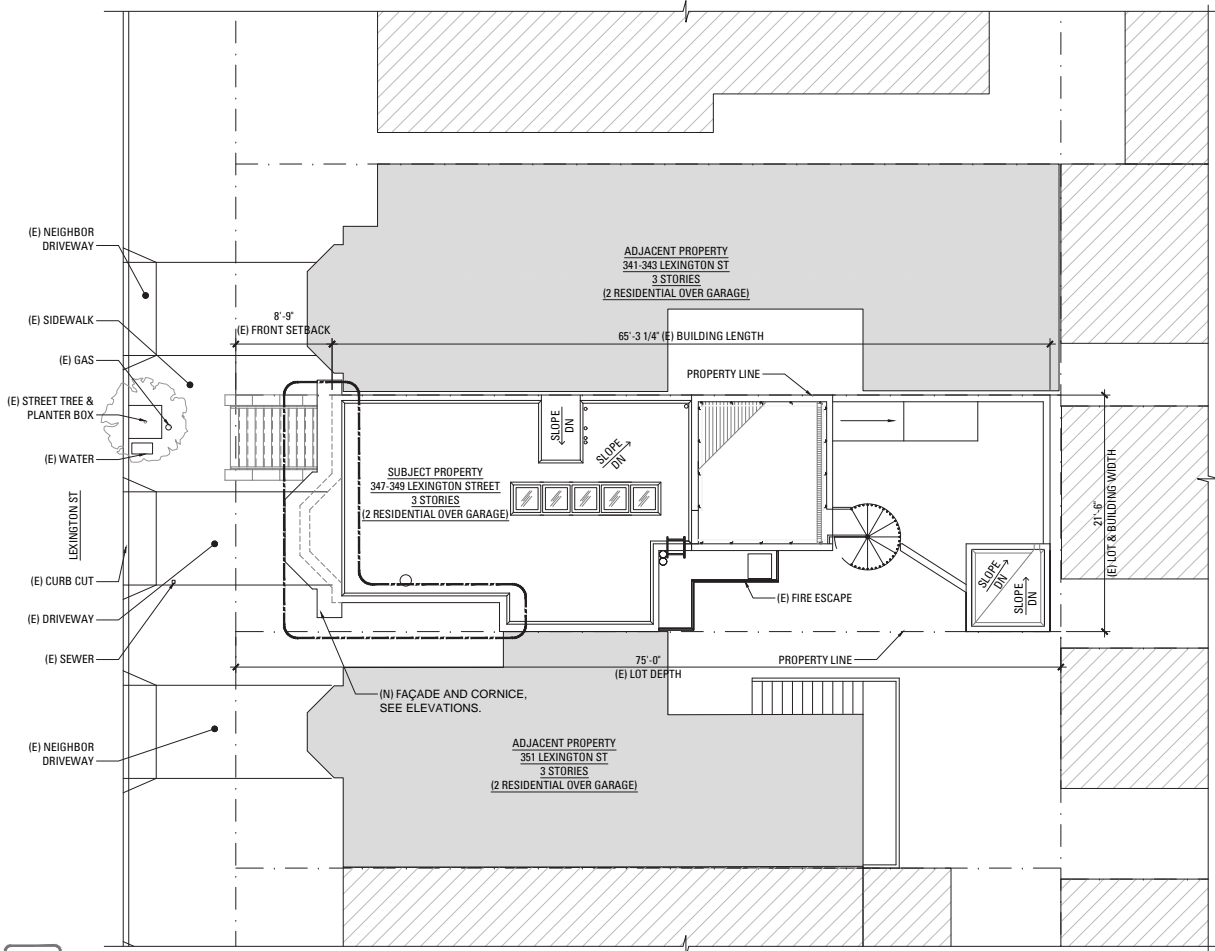
Historic Residential
Façade Reconstruction

347-349 LEXINGTON STREET
SAN FRANCISCO, CA 94110

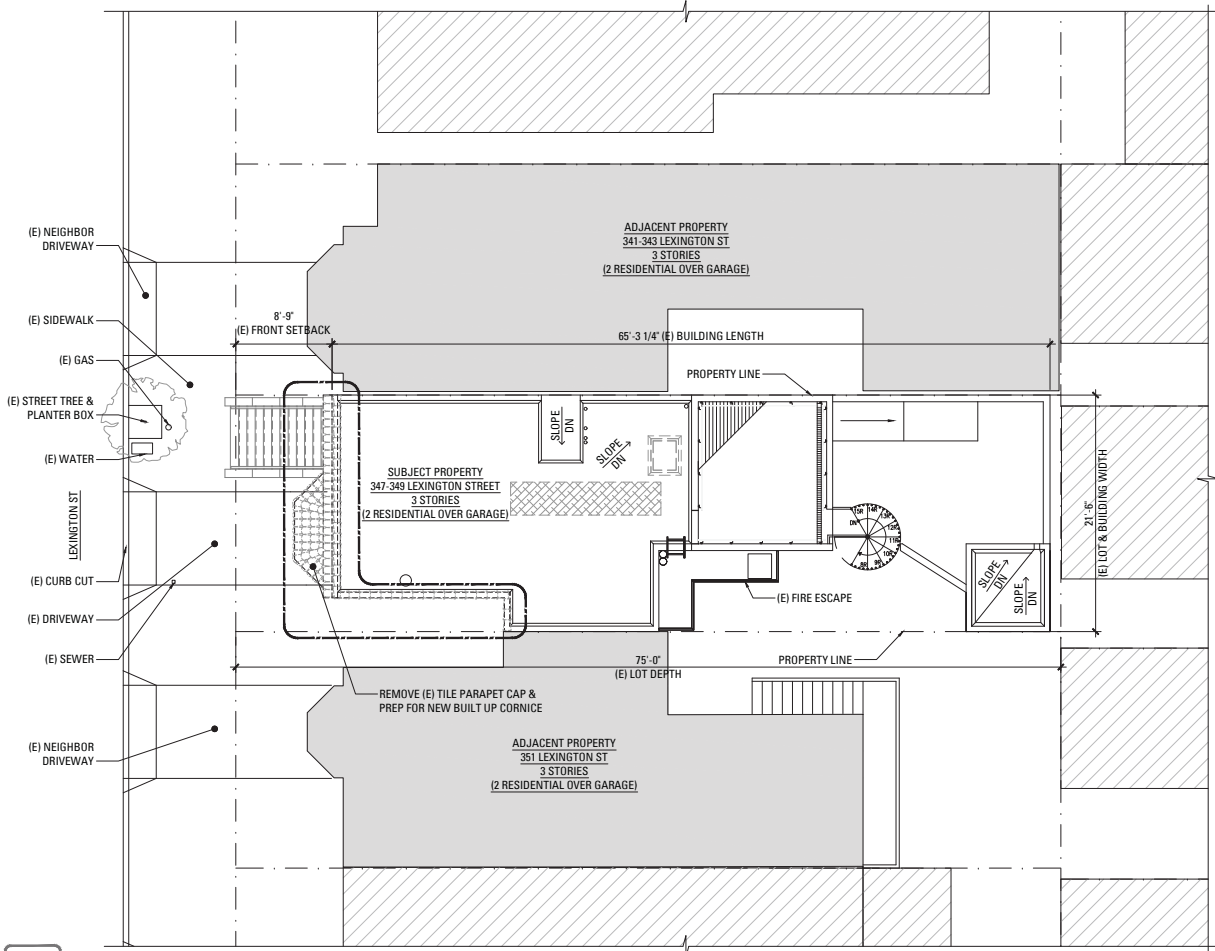


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2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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

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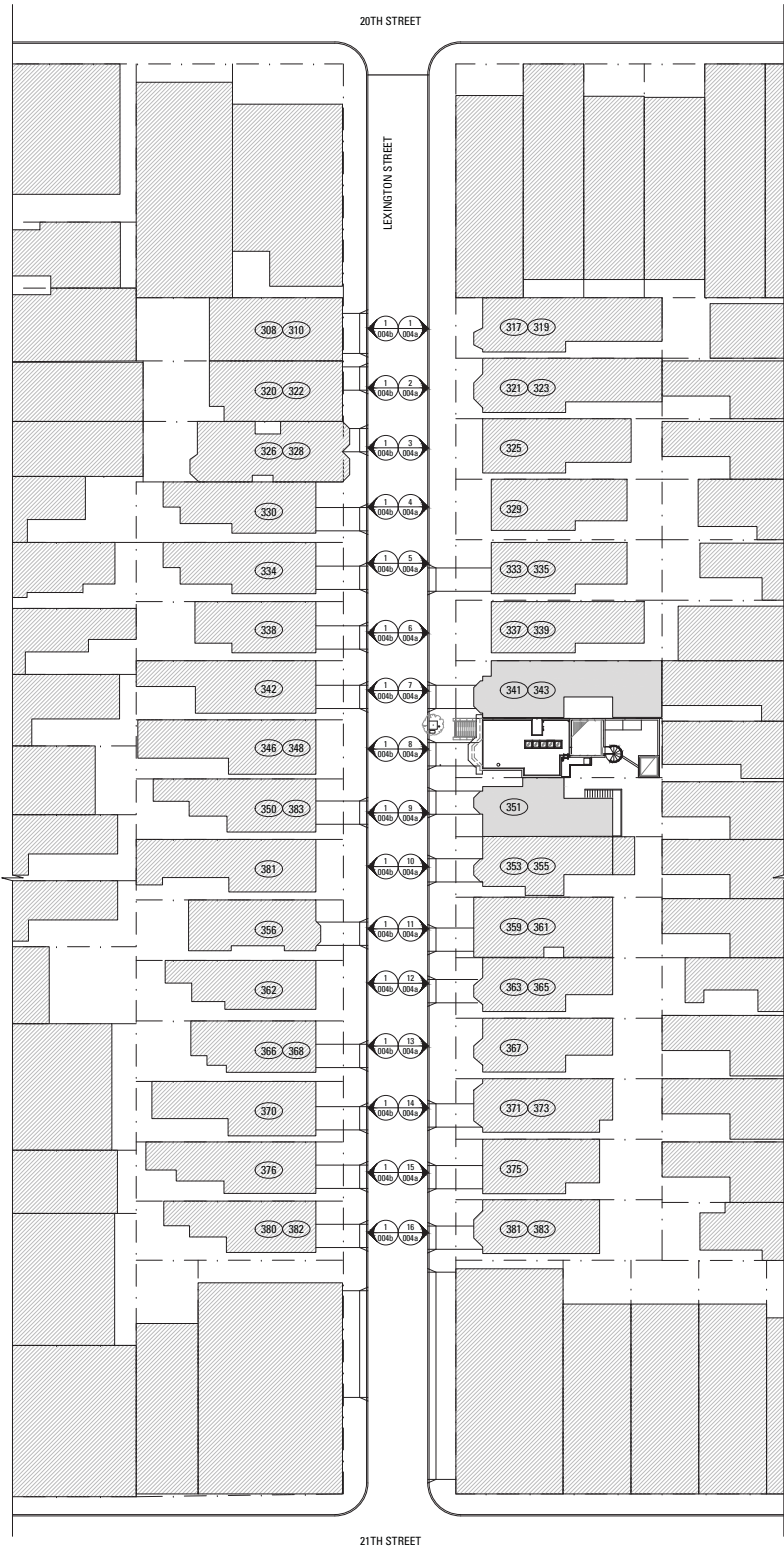
Existing and Proposed Site
Plans

SHEET NUMBER

A002

2018 Mar/20

A004a NEIGHBORING BUILDINGS PHOTOGRAPHS.DWG



1 CONTEXT MAP
SCALE: 1/32" = 1'-0"



1 317-319
SCALE: SIDEWALK



2 321-323
SCALE: SIDEWALK



3 325
SCALE: SIDEWALK



4 329
SCALE: SIDEWALK



5 333-335
SCALE: SIDEWALK



6 337-339
SCALE: SIDEWALK



7 341-343 ADJ. PROP.
SCALE: SIDEWALK



8 347-349 SUBJ. PROP.
SCALE: SIDEWALK



9 351 ADJ. PROP.
SCALE: SIDEWALK



10 353-355
SCALE: SIDEWALK



11 359-361
SCALE: SIDEWALK



12 363-365
SCALE: SIDEWALK



13 367
SCALE: SIDEWALK



14 371-373
SCALE: SIDEWALK



15 375
SCALE: SIDEWALK



16 381-383
SCALE: SIDEWALK

Historic Residential Façade Reconstruction

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Building Permit	
Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1
Neighboring Buildings Photographs	
SHEET NUMBER	
A004a	



1

380-382
OPPOSITE SIDEWALK



2

376
OPPOSITE SIDEWALK



3

370
OPPOSITE SIDEWALK



4

366-368
OPPOSITE SIDEWALK



5

362
OPPOSITE SIDEWALK



6

356
OPPOSITE SIDEWALK



7

352-354
OPPOSITE SIDEWALK



8

350
OPPOSITE SIDEWALK



9

346-348
OPPOSITE SIDEWALK



10

342
OPPOSITE SIDEWALK



11

338
OPPOSITE SIDEWALK



12

334
OPPOSITE SIDEWALK



13

330
OPPOSITE SIDEWALK



14

326-328
OPPOSITE SIDEWALK



15

320-322
OPPOSITE SIDEWALK



16

308-310
OPPOSITE SIDEWALK

Historic Residential
Façade Reconstruction

347-349 LEXINGTON STREET
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Checked By:	KB
Project Number:	17054.1
Neighboring Buildings Photographs	
SHEET NUMBER	
A004b	

CONSTRUCTION
GENERAL NOTES

- ALL (N) WALLS TYPE 'A' U.O.N. SEE SCHEDULE A901.
- ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
- DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3' OFF JAMB, U.O.N.
- ALL REQUIRED HANDRAILS SHALL COMPLY WITH HANDRAIL GRASPABILITY PER CBC 1012.3.
- PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
- PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
- WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
- FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
- FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
- PROVIDE MINIMUM OF R-13 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO (N) AND (E) LIVING SPACE, IN AREAS NOT ALREADY INSULATED.
- PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH
- WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD
- ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
- ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
- STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
- ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10)
- ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009)
- WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2)
- KITCHEN RANGES SHALL BE PROVIDED WITH A METAL VENTILATING HOOD. A VERTICAL CLEARANCE OF 24" MINIMUM BETWEEN THE COOKTOP & METAL VENTILATING HOOD SHALL BE MAINTAINED. THE HOOD SHALL BE AS WIDE AS THE RANGE AND CENTERED OVER THE UNIT. THE METAL HOOD SHALL BE 0.0122" MINIMUM THICK (2013 CMC 920.3)
- EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
- ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
- APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4)
- APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3)
- APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4)

MECHANICAL
GENERAL NOTES

- ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING.
- PROVIDE GAS VENT TERMINATIONS PER CMC 802.6 & 802.6.2
- PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
- PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.

LEGEND

----- (E) CONSTRUCTION TO BE REMOVED

===== (E) WALL CONSTRUCTION

□ PARTITION TYPE SYMBOL

▨ (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.

--- INDICATES RATED ASSEMBLY. SEE SHEET A901.

⊥ (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET (CMC 1312.3)

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING &
DEMOLITION NOTES

- CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
- REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK
- CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
- CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK
- CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
- CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. RECYCLE AND HAUL ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS
- DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

Historic Residential
Façade Reconstruction

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018

Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Existing & Demolition and
Construction General
Notes

SHEET NUMBER

A100

2018/Mar/20

A101 EXISTING & DEMOLITION PLANNING

LEXINGTON STREET

(E) DRIVEWAY
AND CURB CUT

AREA OF WORK



UP

(E) BAY WINDOW
ABOVE

D6

D4

(E) GARAGE

(E) 3'-1"

D9

D9

ADJACENT PROPERTY
351 LEXINGTON ST

75'-0"



65'-3 1/4"

(E) BUILDING LENGTH



ADJACENT PROPERTY
341-343 LEXINGTON ST

8'-9"

(E) FRONT SETBACK

UP

(E) LIVING

(E) UNIT 347A

(E) KITCHEN

(E) BATH

(E) BED

(E) PLANTER

DN

UP

21'-6"

(E) BUILDING WIDTH

2

FIRST FLOOR PLAN - CURRENT CONDITIONS

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

LEXINGTON STREET

(E) DRIVEWAY
AND CURB CUT

AREA OF WORK



UP

(E) BAY WINDOW
ABOVE

D6

D4

(E) GARAGE

(E) 3'-1"

D9

D9

ADJACENT PROPERTY
351 LEXINGTON ST

75'-0"



65'-3 1/4"

(E) BUILDING LENGTH



ADJACENT PROPERTY
341-343 LEXINGTON ST

8'-9"

(E) FRONT SETBACK

UP

(E) LIVING

(E) UNIT 347A

(E) KITCHEN

(E) BATH

(E) BED

(E) PLANTER

DN

UP

21'-6"

(E) BUILDING WIDTH

1

FIRST FLOOR PLAN - PREVIOUS CONDITIONS

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

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET (CMC 1312.3)

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- D2 (E) SPANISH TILES AT ROOF TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D3 (E) DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D4 (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D5 PORTION OF (E) WALL TO BE REMOVED PER P/A #2016-09-13-7594.
- D6 (E) TRENCH DRAIN TO REMAIN.
- D7 SKYLIGHT TO BE REMOVED PER P/A #2016-09-13-7594.
- D8 STAIR RISERS AND TREADS REMOVED PER P/A #2016-09-13-7594.
- D9 (E) CEMENT PLASTER HAS BEEN REMOVED IN ERROR. REPLACEMENT FINISHES TO RECTIFY SF PLANNING NOTICE OF ENFORCEMENT 2017.004791 ENF AS PART OF THIS SCOPE OF WORK.
- D10 FIREPLACE REMOVED PER P/A #2016-10-03-9337.
- D11 (E) CASEWORK TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D12 PREP ROOF FRAMING FOR NEW SKYLIGHTS PER P/A #2016-09-13-7594.
- D13 WINDOW REMOVED PER P/A #2016-09-13-7594.
- D14 RENOVATED KITCHEN PER P/A #2016-10-03-9337.
- D15 (E) DOOR REMOVED PER P/A #2016.09.13.7594.
- D16 LIGHTWELL INFILL APPROVED PER P/A #2016.09.13.7594.

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
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Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

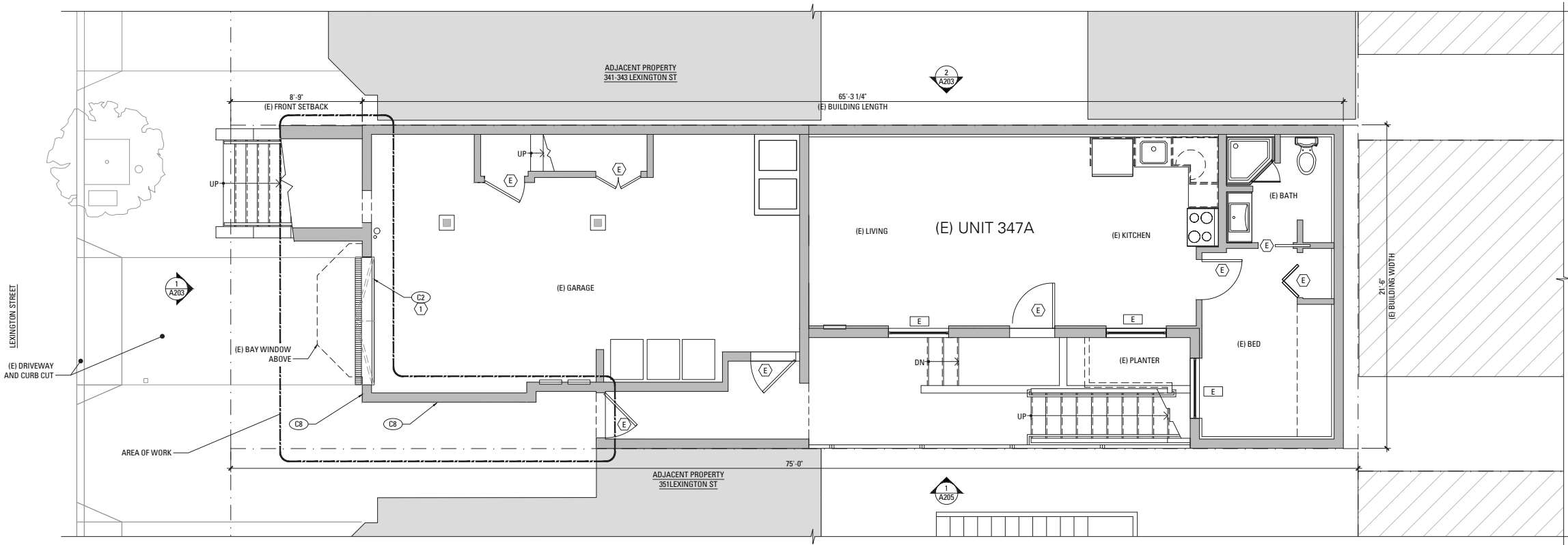
First Floor Previous and Current Plans

SHEET NUMBER

A101

2018/Mar/20

A102 FIRST FLOOR PROPOSED CONSTRUCTION PLAN.DWG



LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- G (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1312.3]

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- C1 (N) WINDOW AS PART OF THIS SCOPE OF WORK.
- C2 (N) GARAGE DOOR AS PART OF THIS SCOPE OF WORK.
- C3 (N) CORNICE AS PART OF THIS SCOPE OF WORK.
- C4 (N) TRIM AS PART OF THIS SCOPE OF WORK.
- C5 (N) PARAPET AND FLAT ROOF AT (E) WINDOW BAY AS PART OF THIS SCOPE OF WORK.
- C6 FIREPLACE FLUE PER P/A #2016-09-13-7594.
- C7 SKYLIGHTS PER P/A #2016-09-13-7594.
- C8 (N) WOOD SIDING TO MATCH THE ORIGINAL WOOD SIDING AS PART OF THIS SCOPE OF WORK.
- C9 DIRECT VENT GAS FIREPLACE PER P/A #2016-10-03-9337.
- C10 UPPER RUN WOOD STAIR AND HANDRAIL PER P/A #206-09-13-7594. LOWER RUN WOOD STAIR AND HANDRAIL AS PART OF THIS SCOPE OF WORK.
- C11 (N) NON BEARING INTERIOR PARTITION AS PART OF THIS SCOPE OF WORK.
- C12 (N) WOOD DOOR AND FRAME AS PART OF THIS SCOPE OF WORK.
- C13 SKYLIGHT ABOVE PER P/A #2016-09-13-7594.
- C14 CASEWORK PER P/A #2016-10-03-9337.
- C15 SKYLIGHT PER P/A #2016-09-13-7594.
- C16 EXTEND BAY WINDOW FRAMING TO CORNICE LINE AS PART OF THIS SCOPE OF WORK.
- C17 ROOF AND LIGHT WELL INFILL APPROVED PER P/A #2016-09-13-7594 AND ARE NOT PART OF THIS SCOPE OF WORK.

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RECORD OF DRAWING ISSUANCE	
SF Planning Review	10.13.2017
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Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit	
Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1
First Floor Proposed Construction Plan	
SHEET NUMBER	
A102	

1

FIRST FLOOR PROPOSED CONSTRUCTION PLAN

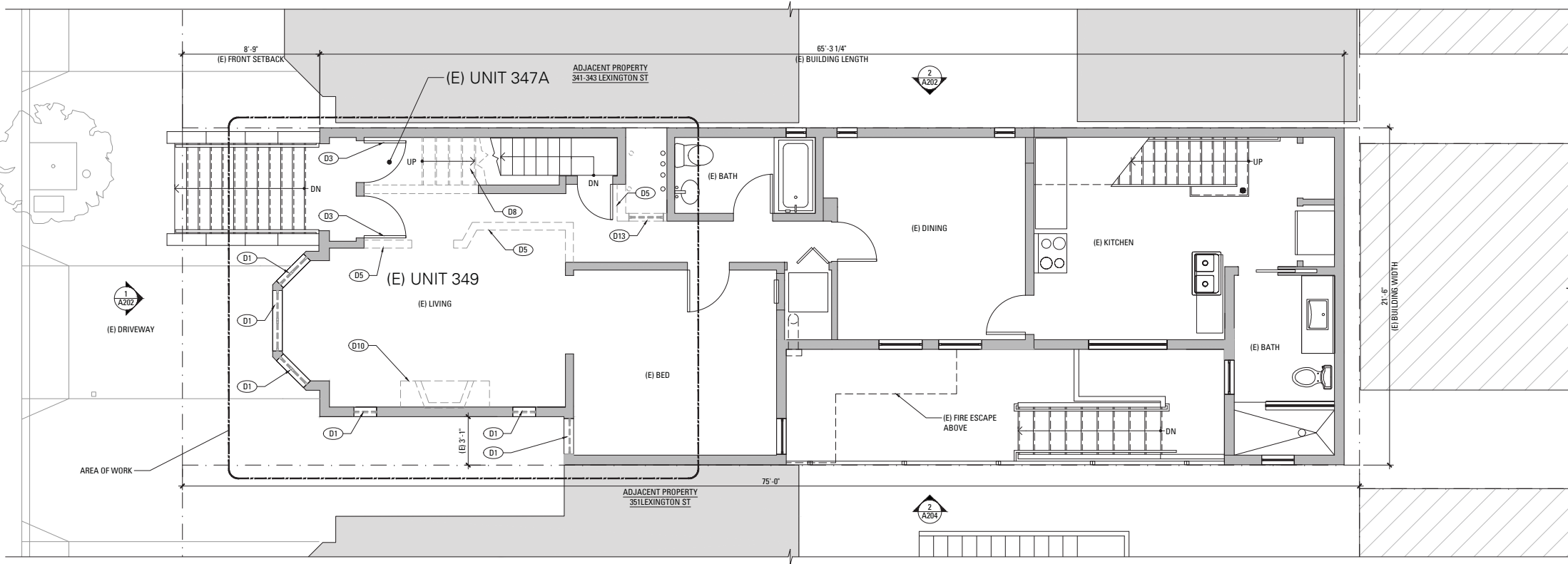
SCALE: 1/4" = 1'-0"

2018.May.20

A103 SECOND FLOOR PREVIOUS CURRENT DEMOLITION PLANS.DWG

LEXINGTON STREET

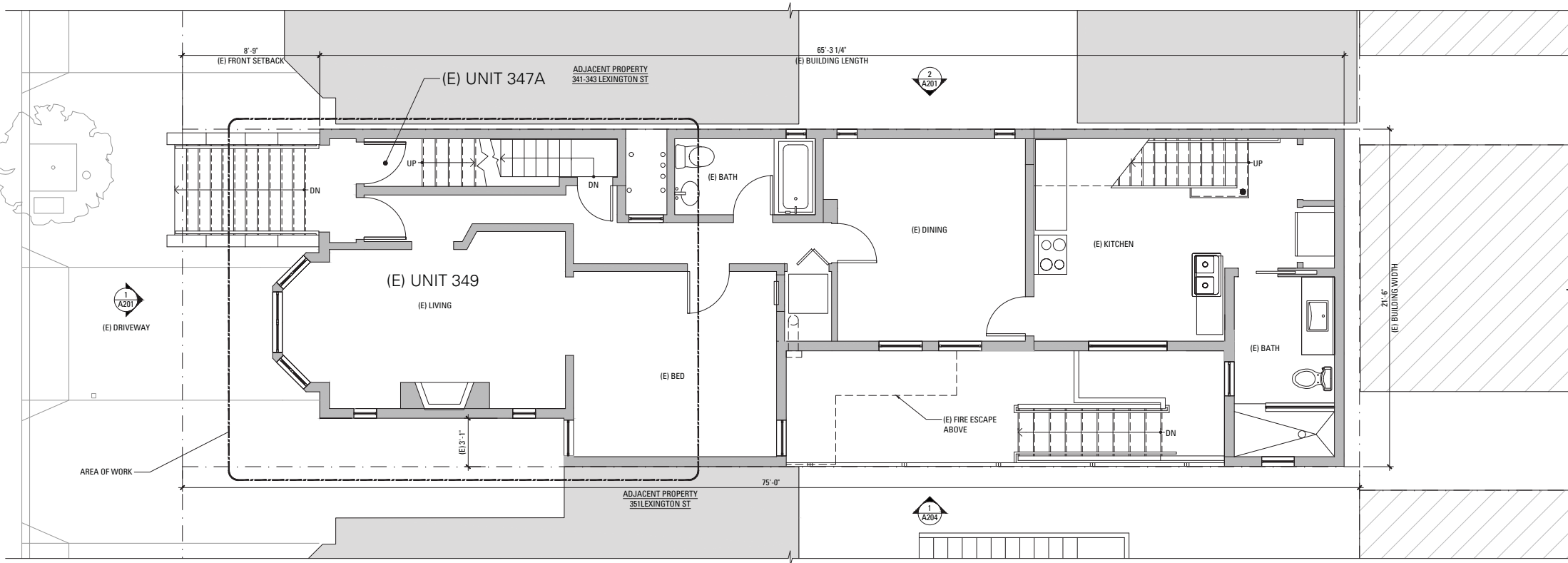
LEXINGTON STREET



2

SECOND FLOOR PLAN - CURRENT CONDITIONS & DEMOLITION

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



1

SECOND FLOOR PLAN - PREVIOUS CONDITIONS

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

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1312.3]

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- D2 (E) SPANISH TILES AT ROOF TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D3 (E) DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D4 (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D5 PORTION OF (E) WALL TO BE REMOVED PER P/A #2016-09-13-7594.
- D6 (E) TRENCH DRAIN TO REMAIN.
- D7 SKYLIGHT TO BE REMOVED PER P/A #2016-09-13-7594.
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- D9 (E) CEMENT PLASTER HAS BEEN REMOVED IN ERROR. REPLACEMENT FINISHES TO RECTIFY SF PLANNING NOTICE OF ENFORCEMENT 2017.004791 ENF AS PART OF THIS SCOPE OF WORK.
- D10 FIREPLACE REMOVED PER P/A #2016-10-03-9337.
- D11 (E) CASEWORK TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D12 PREP ROOF FRAMING FOR NEW SKYLIGHTS PER P/A #2016-09-13-7594.
- D13 WINDOW REMOVED PER P/A #2016-09-13-7594.
- D14 RENOVATED KITCHEN PER P/A #2016-10-03-9337.
- D15 (E) DOOR REMOVED PER P/A #2016.09.13.7594.
- D16 LIGHTWELL INFILL APPROVED PER P/A #2016.09.13.7594.

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
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Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Second Floor Previous, Current & Demolition Plans

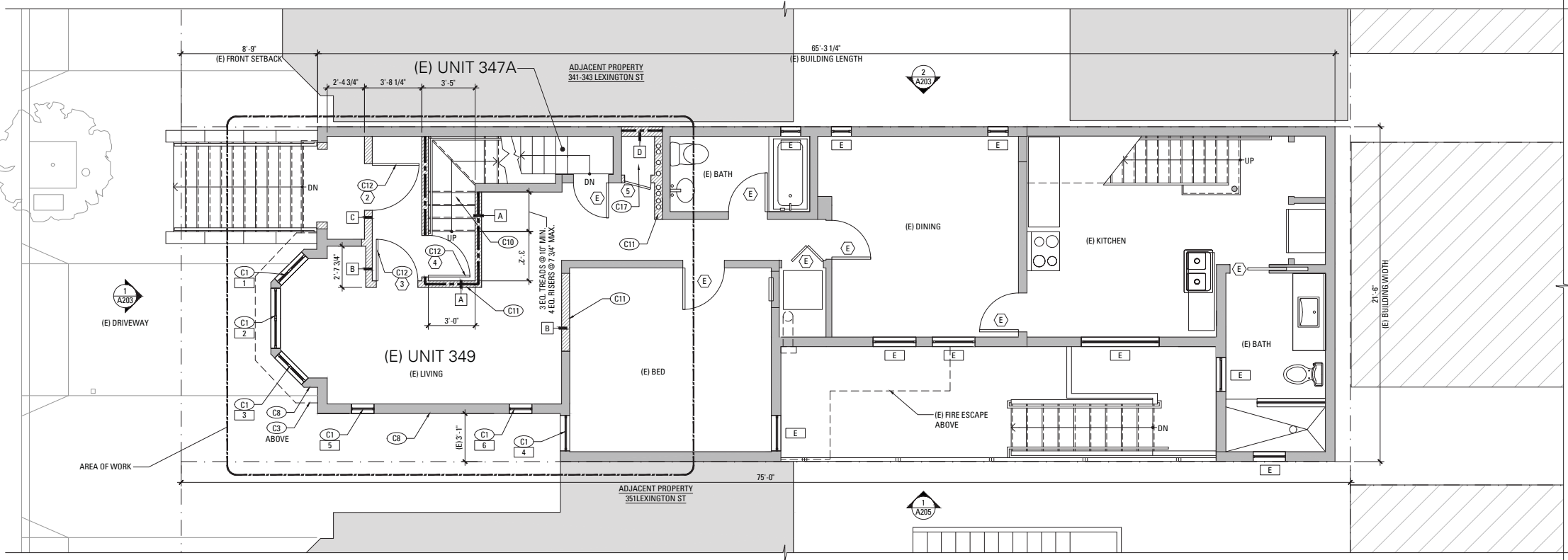
SHEET NUMBER

A103

2018 Mar/20

A104-SECOND FLOOR PROPOSED CONSTRUCTION PLAN.DWG

LEXINGTON STREET



LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET (CMC 1312.3)

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- C1 (N) WINDOW AS PART OF THIS SCOPE OF WORK.
- C2 (N) GARAGE DOOR AS PART OF THIS SCOPE OF WORK.
- C3 (N) CORNICE AS PART OF THIS SCOPE OF WORK.
- C4 (N) TRIM AS PART OF THIS SCOPE OF WORK.
- C5 (N) PARAPET AND FLAT ROOF AT (E) WINDOW BAY AS PART OF THIS SCOPE OF WORK.
- C6 FIREPLACE FLUE PER P/A #2016-09-13-7594.
- C7 SKYLIGHTS PER P/A #2016-09-13-7594.
- C8 (N) WOOD SIDING TO MATCH THE ORIGINAL WOOD SIDING AS PART OF THIS SCOPE OF WORK.
- C9 DIRECT VENT GAS FIREPLACE PER P/A #2016-10-03-9337.
- C10 UPPER RUN WOOD STAIR AND HANDRAIL PER P/A #206-09-13-7594. LOWER RUN WOOD STAIR AND HANDRAIL AS PART OF THIS SCOPE OF WORK.
- C11 (N) NON BEARING INTERIOR PARTITION AS PART OF THIS SCOPE OF WORK.
- C12 (N) WOOD DOOR AND FRAME AS PART OF THIS SCOPE OF WORK.
- C13 SKYLIGHT ABOVE PER P/A #2016-09-13-7594.
- C14 CASEWORK PER P/A #2016-10-03-9337.
- C15 SKYLIGHT PER P/A #2016-09-13-7594.
- C16 EXTEND BAY WINDOW FRAMING TO CORNICE LINE AS PART OF THIS SCOPE OF WORK.
- C17 ROOF AND LIGHT WELL INFILL APPROVED PER P/A #2016-09-13-7594 AND ARE NOT PART OF THIS SCOPE OF WORK.

Historic Residential Façade Reconstruction

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RECORD OF DRAWING ISSUANCE

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Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Second Floor Proposed Construction Plan

SHEET NUMBER

A104

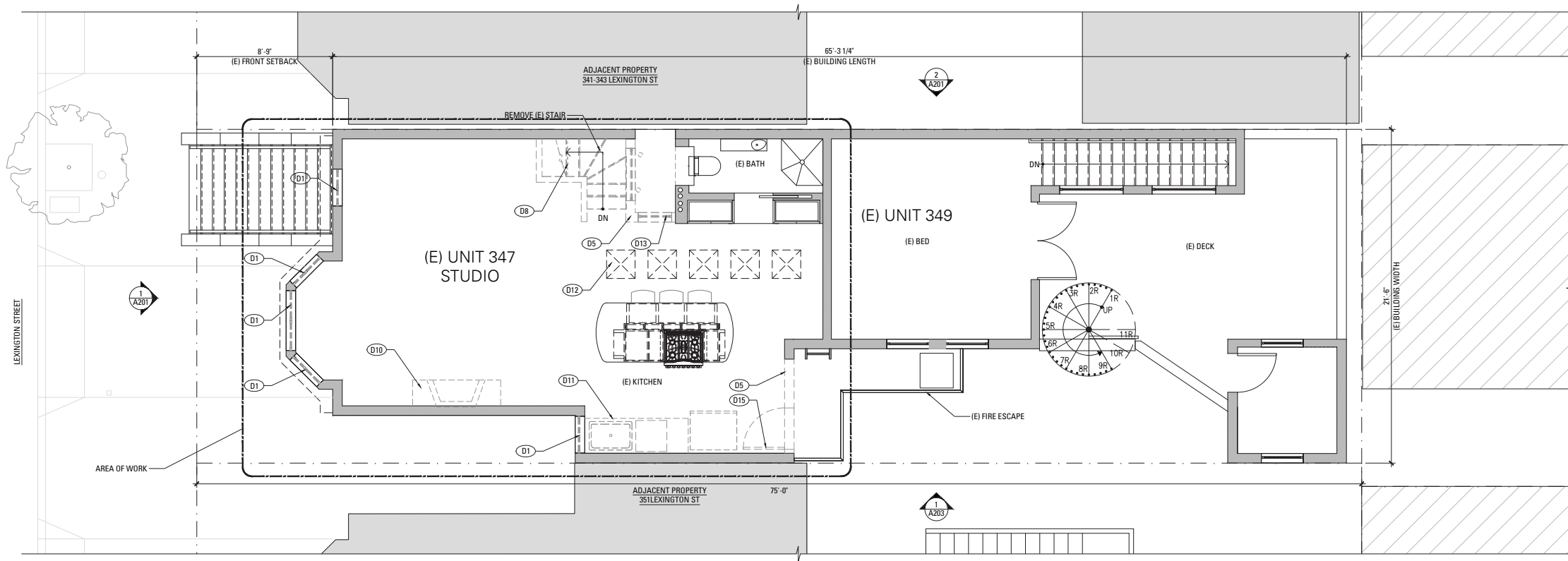
1

SECOND FLOOR PROPOSED CONSTRUCTION PLAN

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

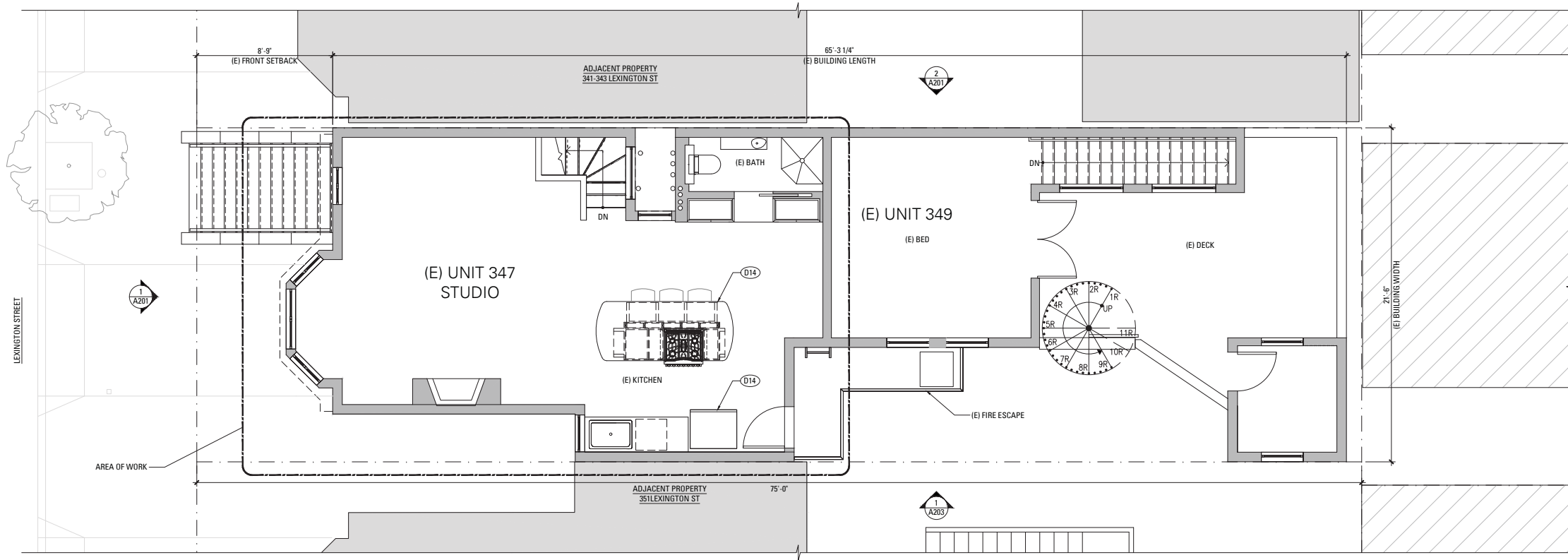
2018/Mar/20

A105-THIRD FLOOR PREVIOUS CURRENT & DEMOLITIONS PLANS.DWG



2

THIRD FLOOR PLAN - CURRENT CONDITIONS & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1

THIRD FLOOR PLAN - PREVIOUS CONDITIONS
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1312.3]

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- D2 (E) SPANISH TILES AT ROOF TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D3 (E) DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D4 (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D5 PORTION OF (E) WALL TO BE REMOVED PER P/A #2016-09-13-7594.
- D6 (E) TRENCH DRAIN TO REMAIN.
- D7 SKYLIGHT TO BE REMOVED PER P/A #2016-09-13-7594.
- D8 STAIR RISERS AND TREADS REMOVED PER P/A #2016-09-13-7594.
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- D10 FIREPLACE REMOVED PER P/A #2016-10-03-9337.
- D11 (E) CASEWORK TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D12 PREP ROOF FRAMING FOR NEW SKYLIGHTS PER P/A #2016-09-13-7594.
- D13 WINDOW REMOVED PER P/A #2016-09-13-7594.
- D14 RENOVATED KITCHEN PER P/A #2016-10-03-9337.
- D15 (E) DOOR REMOVED PER P/A #2016.09.13.7594.
- D16 LIGHTWELL INFILL APPROVED PER P/A #2016.09.13.7594.

Historic Residential Façade Reconstruction

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RECORD OF DRAWING ISSUANCE

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Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

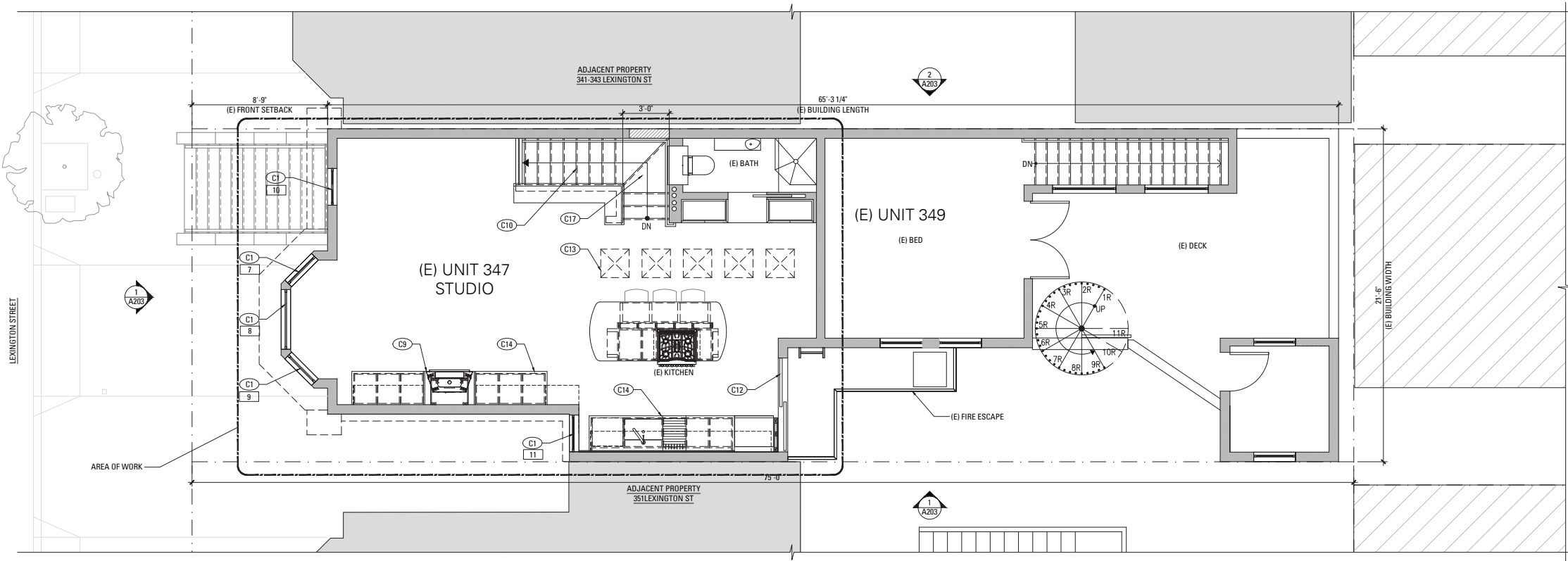
Third Floor
Previous, Current &
Demolition Plans

SHEET NUMBER

A105

2018 Mar/20

A106 THIRD FLOOR PROPOSED CONSTRUCTION PLANNING



LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET (CMC 1312.3)

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- C1 (N) WINDOW AS PART OF THIS SCOPE OF WORK.
- C2 (N) GARAGE DOOR AS PART OF THIS SCOPE OF WORK.
- C3 (N) CORNICE AS PART OF THIS SCOPE OF WORK.
- C4 (N) TRIM AS PART OF THIS SCOPE OF WORK.
- C5 (N) PARAPET AND FLAT ROOF AT (E) WINDOW BAY AS PART OF THIS SCOPE OF WORK.
- C6 FIREPLACE FLUE PER P/A #2016-09-13-7594.
- C7 SKYLIGHTS PER P/A #2016-09-13-7594.
- C8 (N) WOOD SIDING TO MATCH THE ORIGINAL WOOD SIDING AS PART OF THIS SCOPE OF WORK.
- C9 DIRECT VENT GAS FIREPLACE PER P/A #2016-10-03-9337.
- C10 UPPER RUN WOOD STAIR AND HANDRAIL PER P/A #206-09-13-7594. LOWER RUN WOOD STAIR AND HANDRAIL AS PART OF THIS SCOPE OF WORK.
- C11 (N) NON BEARING INTERIOR PARTITION AS PART OF THIS SCOPE OF WORK.
- C12 (N) WOOD DOOR AND FRAME AS PART OF THIS SCOPE OF WORK.
- C13 SKYLIGHT ABOVE PER P/A #2016-09-13-7594.
- C14 CASEWORK PER P/A #2016-10-03-9337.
- C15 SKYLIGHT PER P/A #2016-09-13-7594.
- C16 EXTEND BAY WINDOW FRAMING TO CORNICE LINE AS PART OF THIS SCOPE OF WORK.
- C17 ROOF AND LIGHT WELL INFILL APPROVED PER P/A #2016-09-13-7594 AND ARE NOT PART OF THIS SCOPE OF WORK.

Historic Residential Façade Reconstruction

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Third Floor Proposed Construction Plan

SHEET NUMBER

A106

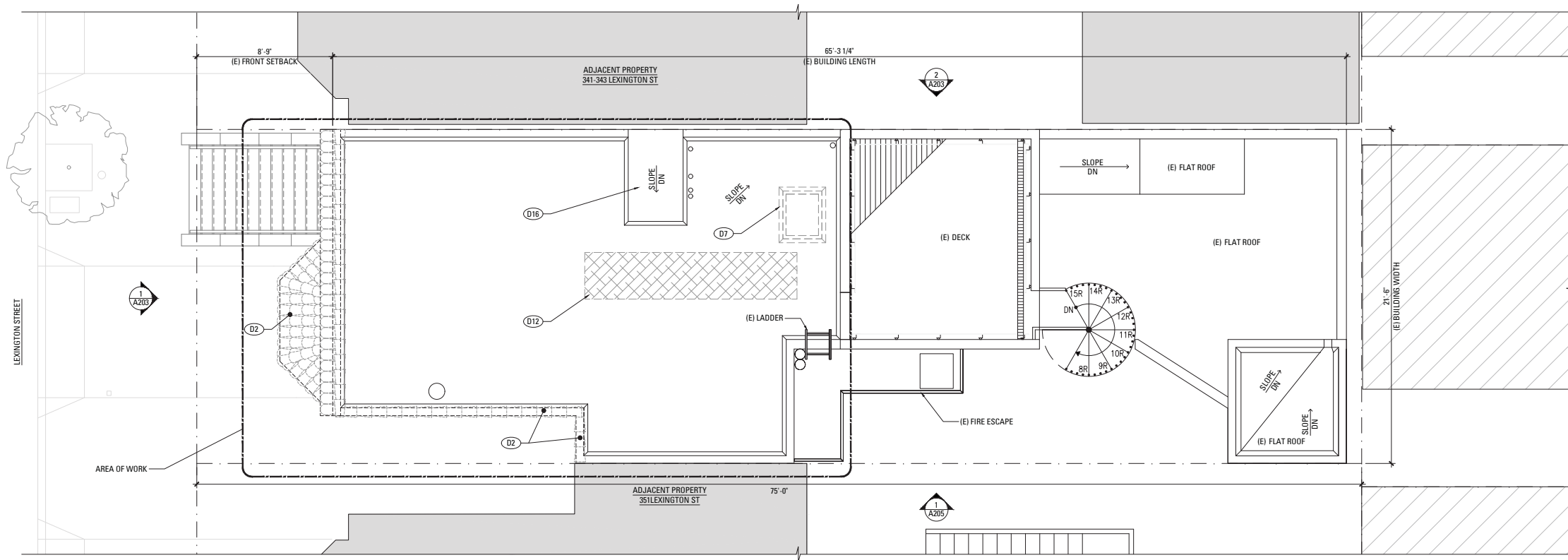
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THIRD FLOOR PROPOSED CONSTRUCTION PLAN

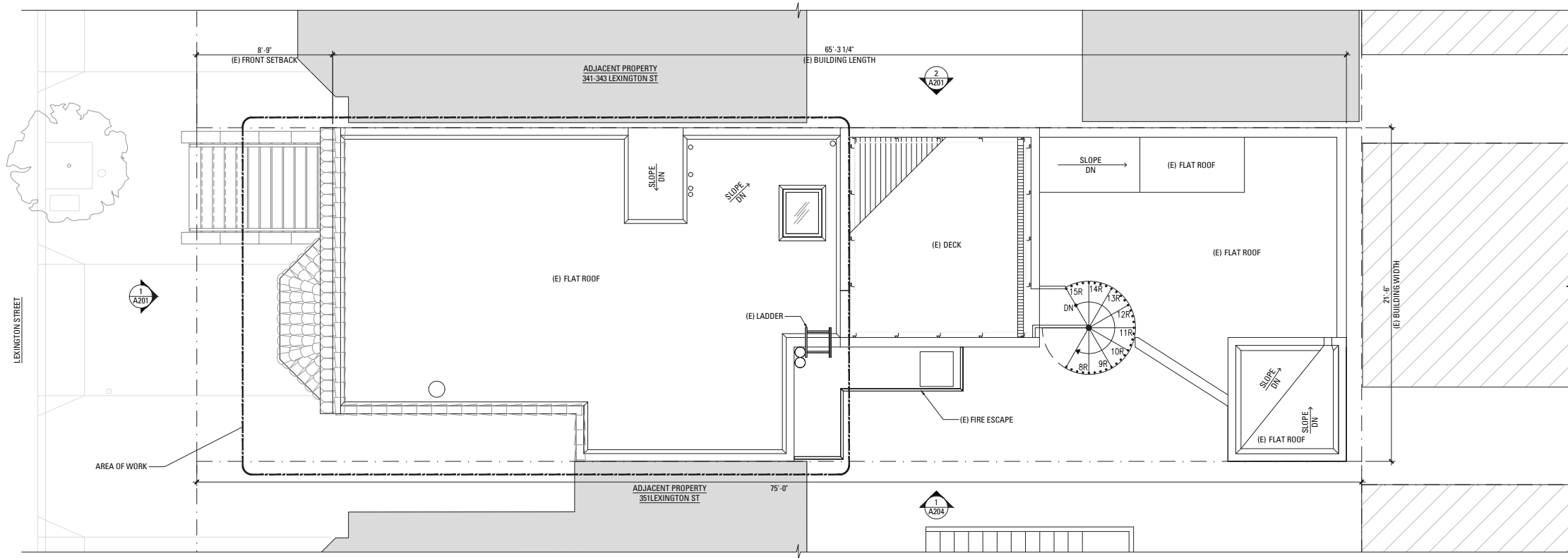
SCALE: 1/4" = 1'-0"

2018/Mar/20

A107: ROOF PREVIOUS CURRENT & DEMOLITION PLANS.DWG



2 ROOF PLAN - CURRENT CONDITIONS & DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 ROOF PLAN - PREVIOUS CONDITIONS
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1312.3]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- D2 (E) SPANISH TILES AT ROOF TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D3 (E) DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D4 (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D5 PORTION OF (E) WALL TO BE REMOVED PER P/A #2016-09-13-7594.
- D6 (E) TRENCH DRAIN TO REMAIN.
- D7 SKYLIGHT TO BE REMOVED PER P/A #2016-09-13-7594.
- D8 STAIR RISERS AND TREADS REMOVED PER P/A #2016-09-13-7594.
- D9 (E) CEMENT PLASTER HAS BEEN REMOVED IN ERROR. REPLACEMENT FINISHES TO RECTIFY SF PLANNING NOTICE OF ENFORCEMENT 2017.004791 ENF AS PART OF THIS SCOPE OF WORK.
- D10 FIREPLACE REMOVED PER P/A #2016-10-03-9337.
- D11 (E) CASEWORK TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- D12 PREP ROOF FRAMING FOR NEW SKYLIGHTS PER P/A #2016-09-13-7594.
- D13 WINDOW REMOVED PER P/A #2016-09-13-7594.
- D14 RENOVATED KITCHEN PER P/A #2016-10-03-9337.
- D15 (E) DOOR REMOVED PER P/A #2016.09.13.7594.
- D16 LIGHTWELL INFILL APPROVED PER P/A #2016.09.13.7594.

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018



Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Roof Previous, Current & Demolition Plans

SHEET NUMBER

A107

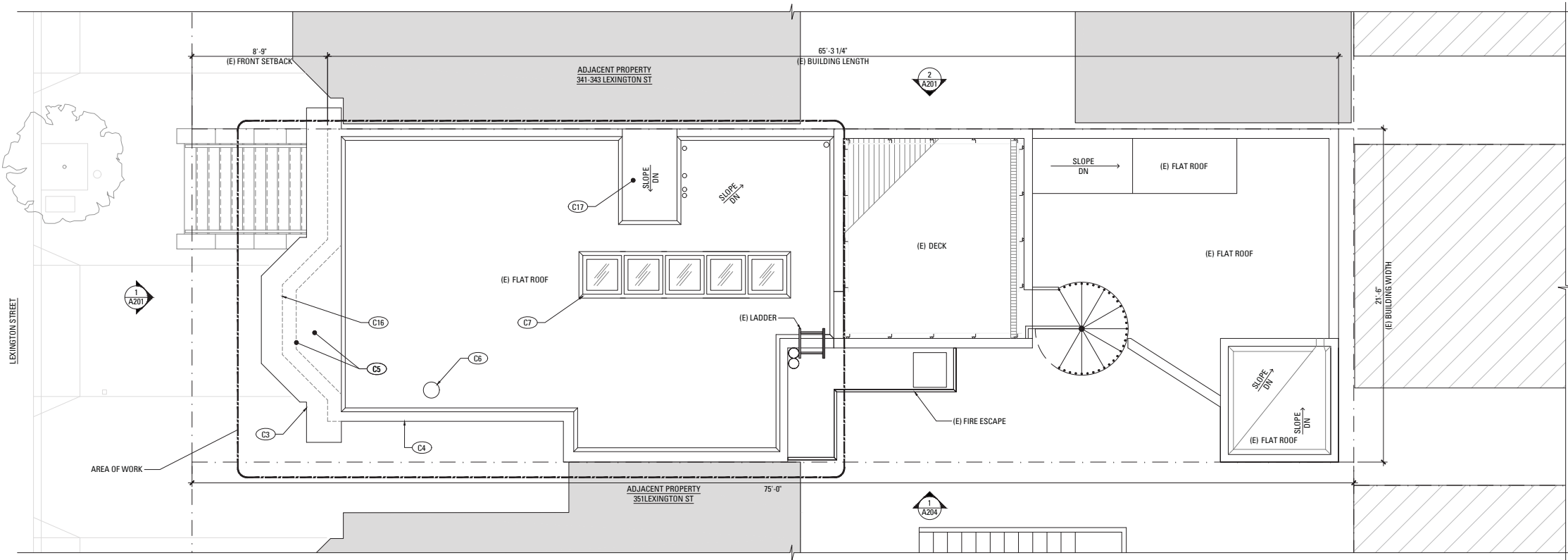
2018.May.20

A108 PROPOSED ROOF PLAN.DWG

1

PROPOSED ROOF PLAN

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



LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) GAS SHUT OFF. LOCATE IN ACCESSIBLE AREA IN CABINET (CMC 1312.3)

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- C1 (N) WINDOW AS PART OF THIS SCOPE OF WORK.
- C2 (N) GARAGE DOOR AS PART OF THIS SCOPE OF WORK.
- C3 (N) CORNICE AS PART OF THIS SCOPE OF WORK.
- C4 (N) TRIM AS PART OF THIS SCOPE OF WORK.
- C5 (N) PARAPET AND FLAT ROOF AT (E) WINDOW BAY AS PART OF THIS SCOPE OF WORK.
- C6 FIREPLACE FLUE PER P/A #2016-09-13-7594.
- C7 SKYLIGHTS PER P/A #2016-09-13-7594.
- C8 (N) WOOD SIDING TO MATCH THE ORIGINAL WOOD SIDING AS PART OF THIS SCOPE OF WORK.
- C9 DIRECT VENT GAS FIREPLACE PER P/A #2016-10-03-9337.
- C10 UPPER RUN WOOD STAIR AND HANDRAIL PER P/A #206-09-13-7594. LOWER RUN WOOD STAIR AND HANDRAIL AS PART OF THIS SCOPE OF WORK.
- C11 (N) NON BEARING INTERIOR PARTITION AS PART OF THIS SCOPE OF WORK.
- C12 (N) WOOD DOOR AND FRAME AS PART OF THIS SCOPE OF WORK.
- C13 SKYLIGHT ABOVE PER P/A #2016-09-13-7594.
- C14 CASEWORK PER P/A #2016-10-03-9337.
- C15 SKYLIGHT PER P/A #2016-09-13-7594.
- C16 EXTEND BAY WINDOW FRAMING TO CORNICE LINE AS PART OF THIS SCOPE OF WORK.
- C17 ROOF AND LIGHT WELL INFILL APPROVED PER P/A #2016-09-13-7594 AND ARE NOT PART OF THIS SCOPE OF WORK.

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SF Planning Review 3	03.08.2018



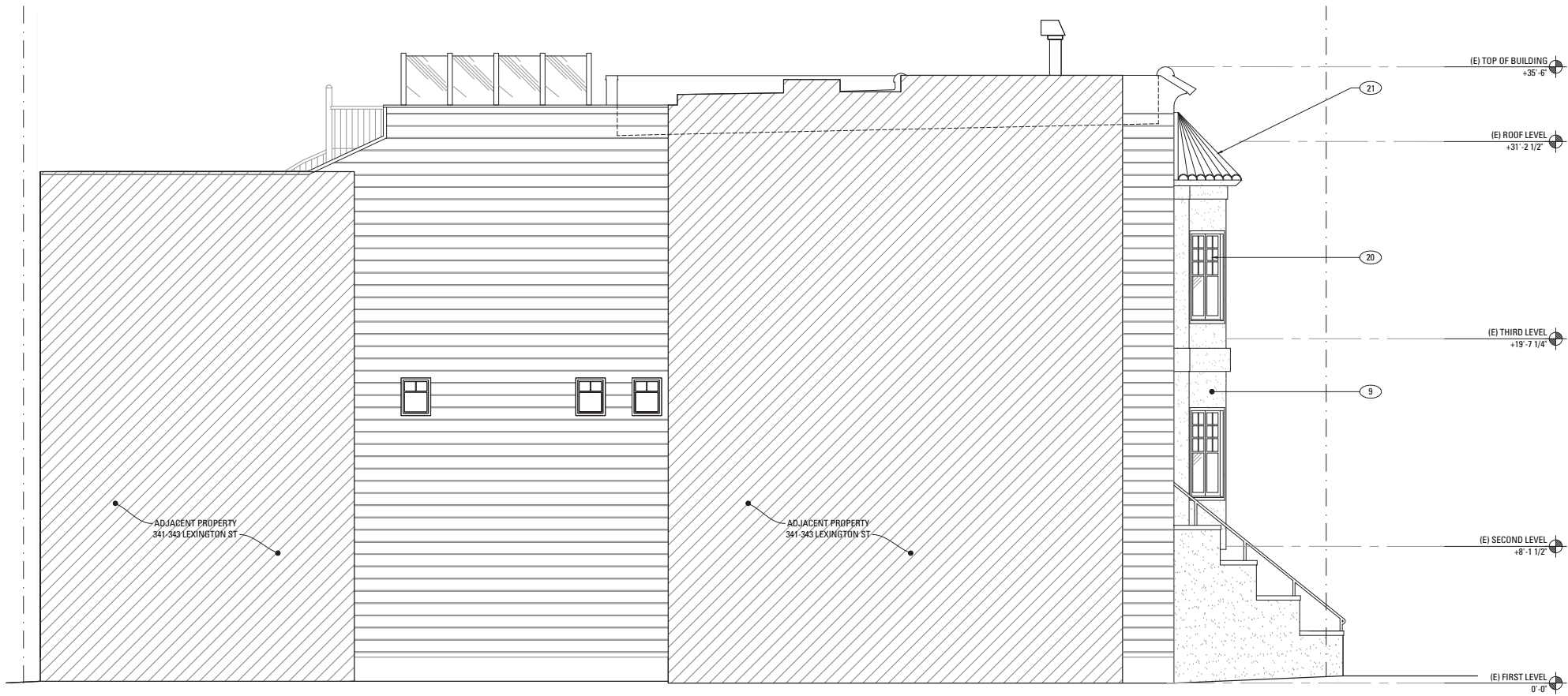
Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Proposed Roof Plan

SHEET NUMBER

A108



2 LEFT SIDE (NORTH) ELEVATION - PREVIOUS CONDITIONS
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - PREVIOUS CONDITIONS
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) SPANISH TILES ROOF AND WALL CAP TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) CEMENT PLASTER FINISH HAS BEEN REMOVED IN ERROR. ORIGINAL (E) WOOD SIDING IS EXPOSED.
- (E) DOORS TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) CEMENT PLASTER TRIM REMOVED IN ERROR.
- (E) EXTERIOR FINISH AT STAIRS TO REMAIN.
- (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) FIREPLACE FLUE REMOVED PER P/A #2016-09-13-7594.
- (E) CEMENT PLASTER FINISH.
- EXISTING SIDING WILL BE REMOVED, SALVAGED, REPAIRED AND RESTORED. PORTIONS BEYOND REPAIRING TO BE REPLACED TO MATCH (E) AS PART OF THIS SCOPE OF WORK.
- (N) BUILT-UP WOOD CORNICE WITH BRACKETS TO MATCH 351 LEXINGTON HISTORIC CORNICE IN PROFILE, WIDTH & PROJECTION AS PART OF THIS SCOPE OF WORK.
- (N) PARAPET AND FLAT ROOF WITH BUILT UP CORNICE AT (E) WINDOW AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM AROUND (N) WINDOWS TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM OVER (E) BAY WINDOWS AS PART OF THIS SCOPE OF WORK.
- (N) CROWN MOLDING OVER (E) OPENING TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM AS PART OF THIS SCOPE OF WORK.
- (E) WINDOW TO REMAIN.
- FRAMING TO ACCEPT (N) WINDOWS THAT ALIGN WITH WINDOWS AT 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) SINGLE ENTRY DOOR AS PART OF THIS SCOPE OF WORK.
- (E) WOOD SASH WINDOWS.
- (E) SPANISH TILES.
- (E) WOOD paneled GARAGE DOOR.
- DIRECT VENT FIREPLACE FLUE PER P/A #2016-09-13-7594.

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
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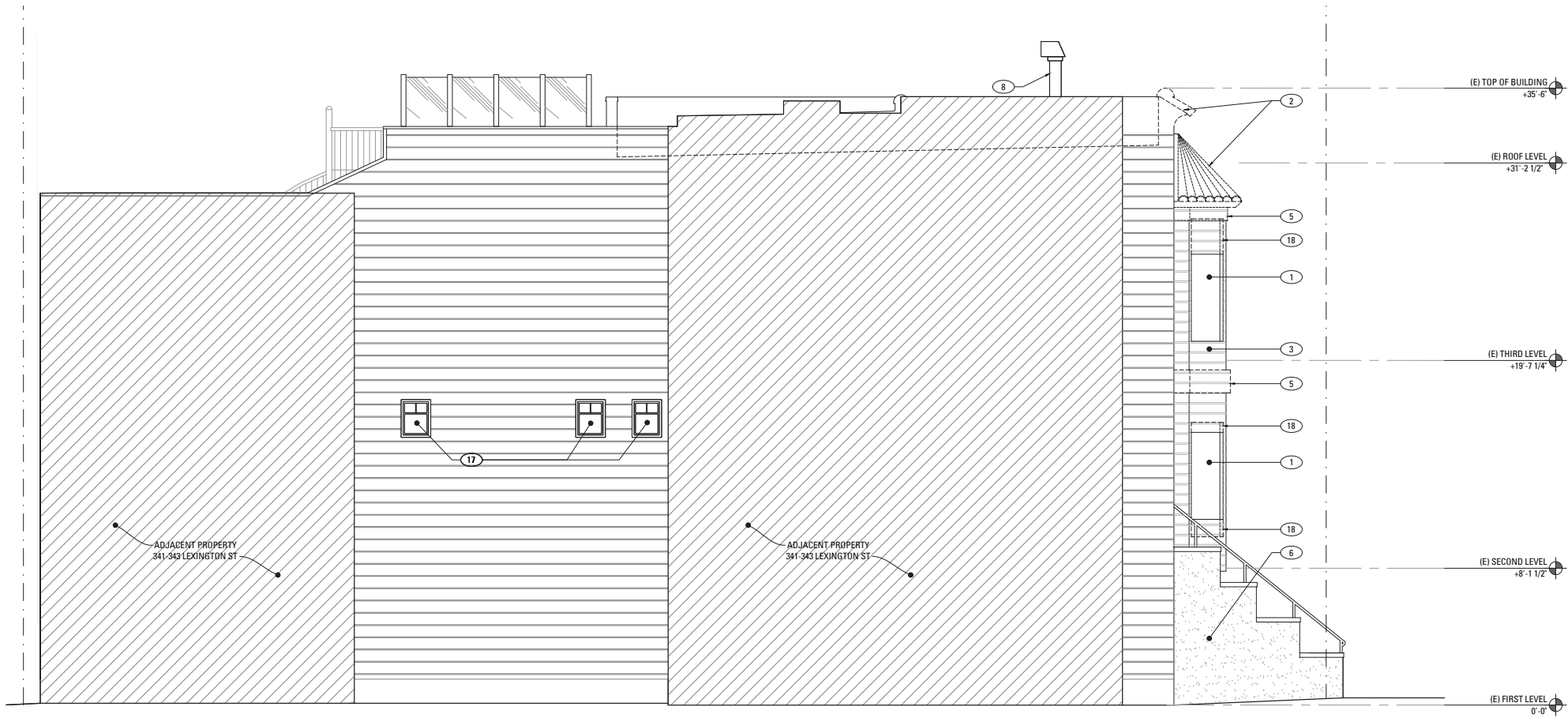
Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Front & Left Side (North)
Elevations - Previous
Conditions

SHEET NUMBER

A201



2 LEFT SIDE (NORTH) ELEVATION - CURRENT CONDITIONS
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - CURRENT CONDITIONS
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- 2 (E) SPANISH TILES ROOF AND WALL CAP TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- 3 (E) CEMENT PLASTER FINISH HAS BEEN REMOVED IN ERROR. ORIGINAL (E) WOOD SIDING IS EXPOSED.
- 4 (E) DOORS TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- 5 (E) CEMENT PLASTER TRIM REMOVED IN ERROR.
- 6 (E) EXTERIOR FINISH AT STAIRS TO REMAIN.
- 7 (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- 8 (E) FIREPLACE FLUE REMOVED PER P/A #2016-09-13-7594.
- 9 (E) CEMENT PLASTER FINISH.
- 10 EXISTING SIDING WILL BE REMOVED, SALVAGED, REPAIRED AND RESTORED. PORTIONS BEYOND REPAIRING TO BE REPLACED TO MATCH (E) AS PART OF THIS SCOPE OF WORK.
- 11 (N) BUILT-UP WOOD CORNICE WITH BRACKETS TO MATCH 351 LEXINGTON HISTORIC CORNICE IN PROFILE, WIDTH & PROJECTION AS PART OF THIS SCOPE OF WORK.
- 12 (N) PARAPET AND FLAT ROOF WITH BUILT UP CORNICE AT (E) WINDOW AS PART OF THIS SCOPE OF WORK.
- 13 (N) WOOD TRIM AROUND (N) WINDOWS TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- 14 (N) WOOD TRIM OVER (E) BAY WINDOWS AS PART OF THIS SCOPE OF WORK.
- 15 (N) CROWN MOLDING OVER (E) OPENING TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- 16 (N) WOOD TRIM AS PART OF THIS SCOPE OF WORK.
- 17 (E) WINDOW TO REMAIN.
- 18 FRAMING TO ACCEPT (N) WINDOWS THAT ALIGN WITH WINDOWS AT 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- 19 (N) SINGLE ENTRY DOOR AS PART OF THIS SCOPE OF WORK.
- 20 (E) WOOD SASH WINDOWS.
- 21 (E) SPANISH TILES.
- 22 (E) WOOD paneled GARAGE DOOR.
- 23 DIRECT VENT FIREPLACE FLUE PER P/A #2016-09-13-7594.

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RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018

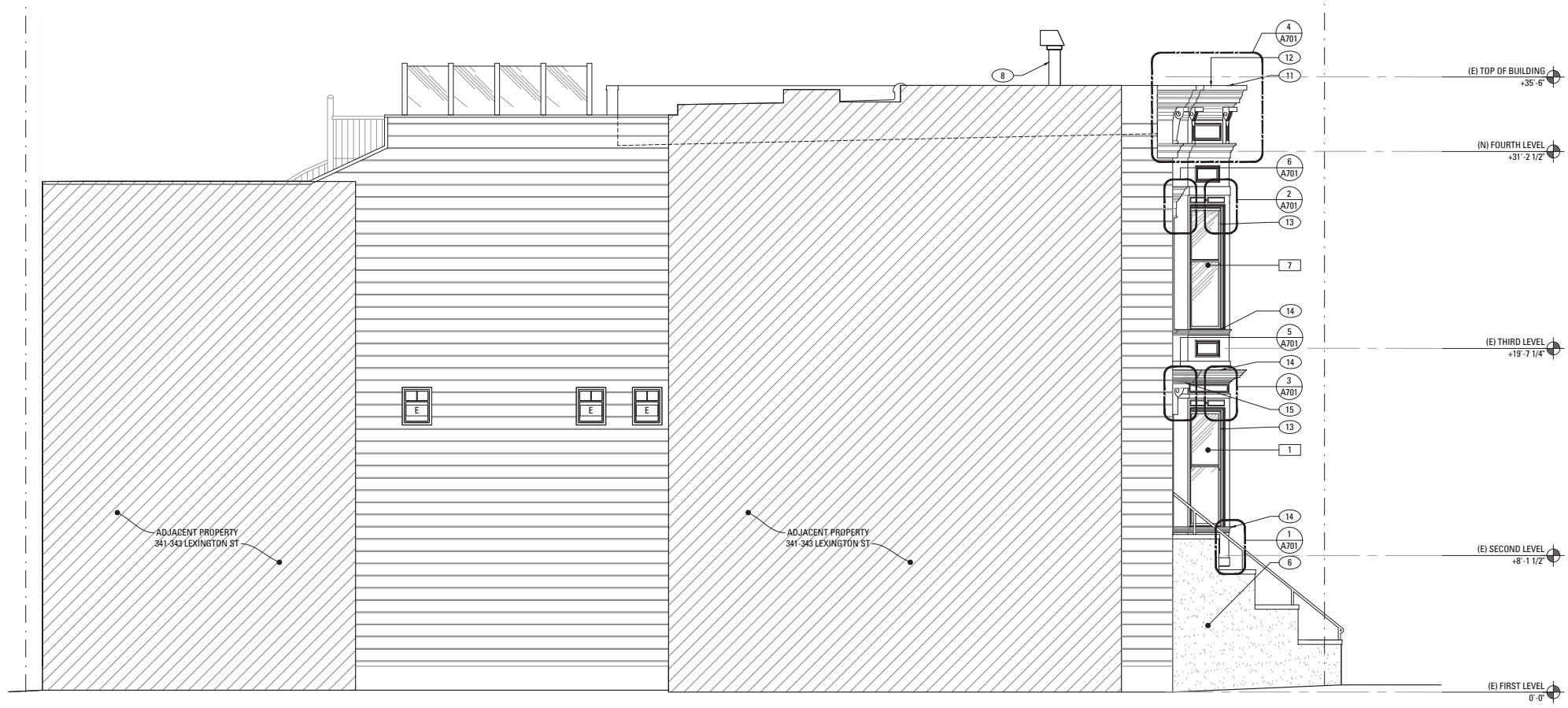
Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Front & Left Side (North)
Exterior Elevations -
Current Conditions

SHEET NUMBER

A202



ELEVATION KEYNOTES	
1	(E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
2	(E) SPANISH TILES ROOF AND WALL CAP TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
3	(E) CEMENT PLASTER FINISH HAS BEEN REMOVED IN ERROR. ORIGINAL (E) WOOD SIDING IS EXPOSED.
4	(E) DOORS TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
5	(E) CEMENT PLASTER TRIM REMOVED IN ERROR.
6	(E) EXTERIOR FINISH AT STAIRS TO REMAIN.
7	(E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
8	(E) FIREPLACE FLUE REMOVED PER P/A #2016-09-13-7594.
9	(E) CEMENT PLASTER FINISH.
10	EXISTING SIDING WILL BE REMOVED, SALVAGED, REPAIRED AND RESTORED. PORTIONS BEYOND REPAIRING TO BE REPLACED TO MATCH (E) AS PART OF THIS SCOPE OF WORK.
11	(N) BUILT-UP WOOD CORNICE WITH BRACKETS TO MATCH 351 LEXINGTON HISTORIC CORNICE IN PROFILE, WIDTH & PROJECTION AS PART OF THIS SCOPE OF WORK.
12	(N) PARAPET AND FLAT ROOF WITH BUILT UP CORNICE AT (E) WINDOW AS PART OF THIS SCOPE OF WORK.
13	(N) WOOD TRIM AROUND (N) WINDOWS TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
14	(N) WOOD TRIM OVER (E) BAY WINDOWS AS PART OF THIS SCOPE OF WORK.
15	(N) CROWN MOLDING OVER (E) OPENING TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
16	(N) WOOD TRIM AS PART OF THIS SCOPE OF WORK.
17	(E) WINDOW TO REMAIN.
18	FRAMING TO ACCEPT (N) WINDOWS THAT ALIGN WITH WINDOWS AT 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
19	(N) SINGLE ENTRY DOOR AS PART OF THIS SCOPE OF WORK.
20	(E) WOOD SASH WINDOWS.
21	(E) SPANISH TILES.
22	(E) WOOD paneled GARAGE DOOR.
23	DIRECT VENT FIREPLACE FLUE PER P/A #2016-09-13-7594.

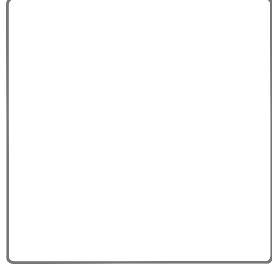
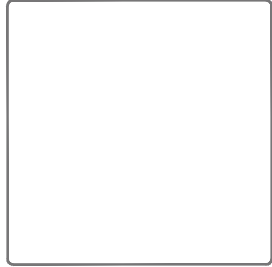
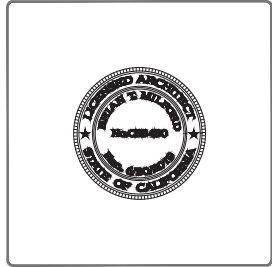
Historic Residential
Façade Reconstruction

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M
MARTINKOVIC MILFORD
ARCHITECTS

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RECORD OF DRAWING ISSUANCE	
SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018

Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Front & Left Side (North)
Proposed Exterior
Elevations

SHEET NUMBER

A203

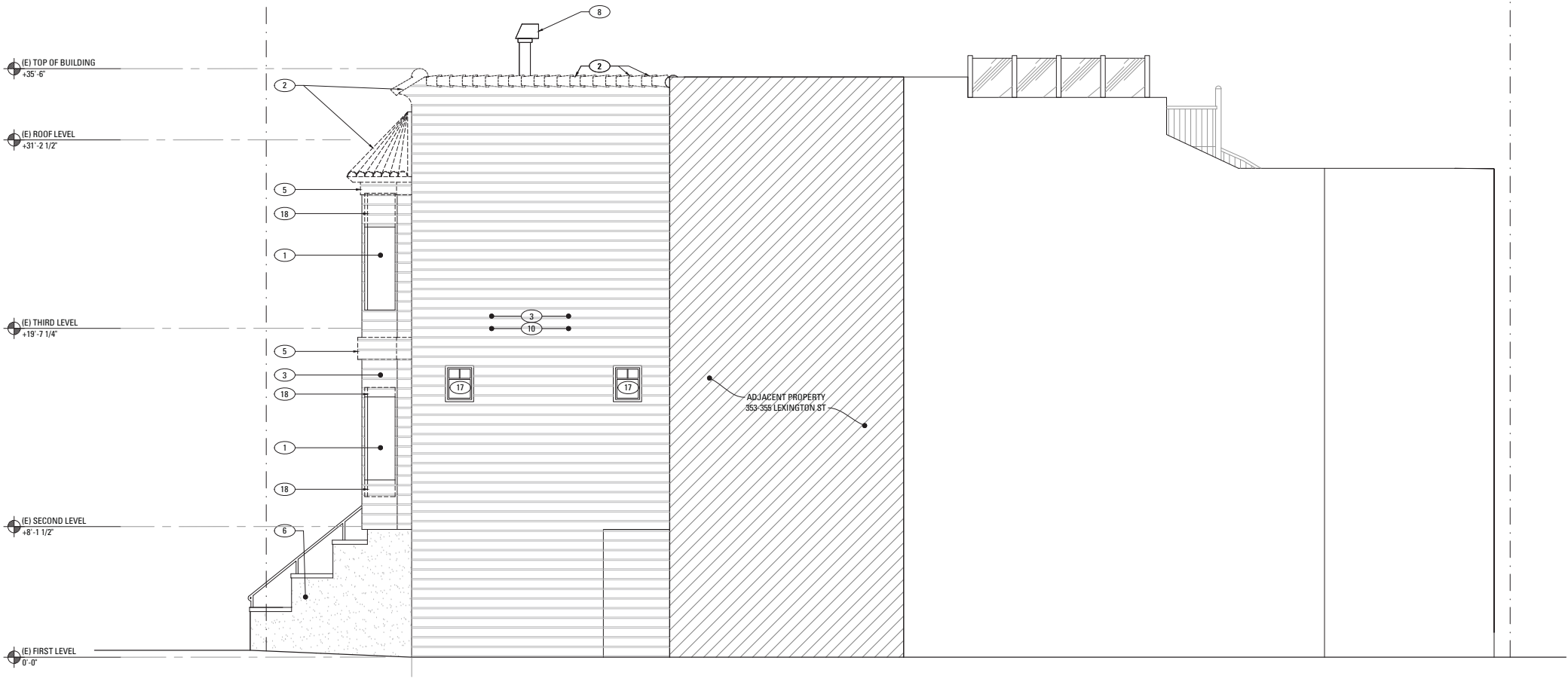
2 PROPOSED LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



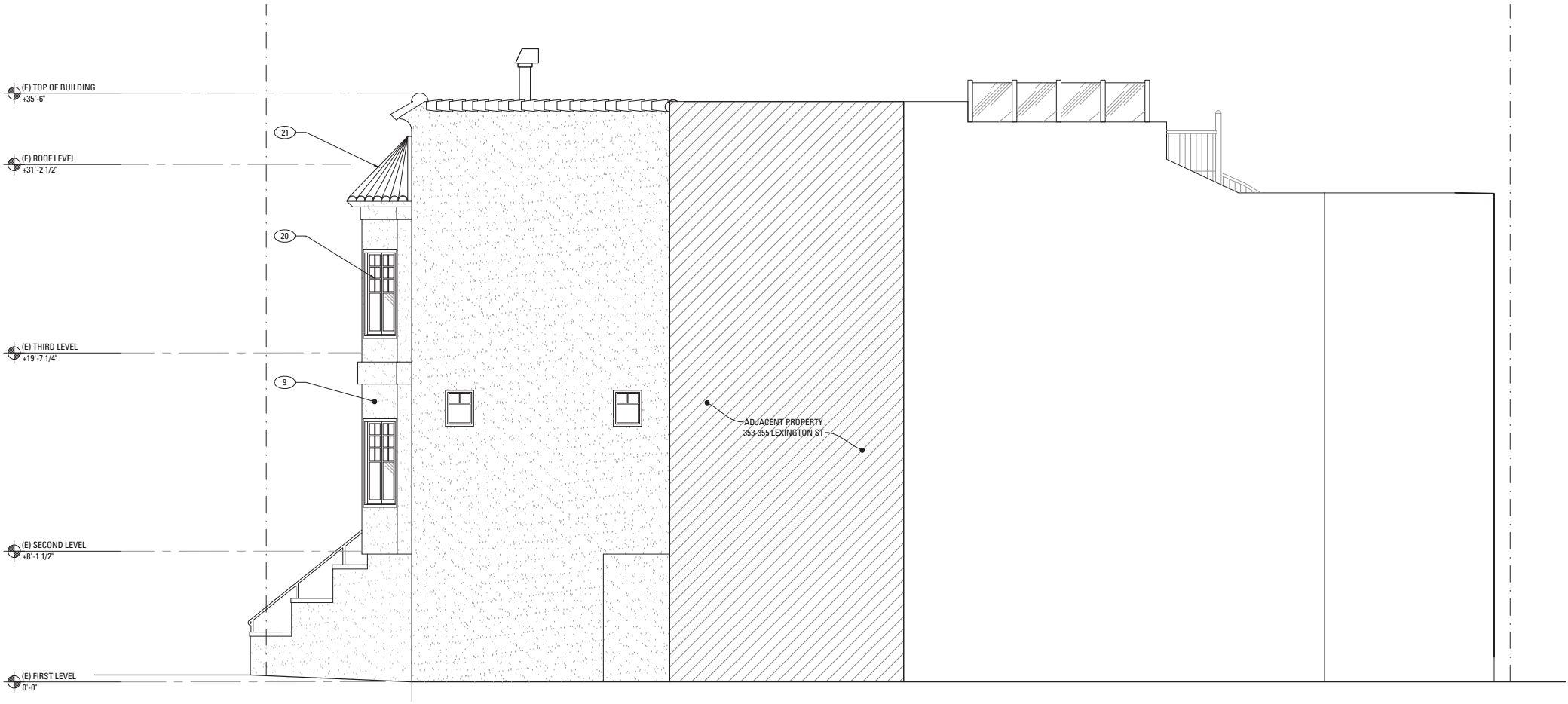
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2018/Mar/20

A203 EXTERIOR ELEVATIONS.DWG



2 RIGHT SIDE (SOUTH) ELEVATION - CURRENT CONDITIONS
SCALE: 1/4" = 1'-0"



1 RIGHT SIDE (SOUTH) ELEVATION - PREVIOUS CONDITIONS
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- | | |
|----|--|
| 1 | (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK. |
| 2 | (E) SPANISH TILES ROOF AND WALL CAP TO BE REMOVED AS PART OF THIS SCOPE OF WORK. |
| 3 | (E) CEMENT PLASTER FINISH HAS BEEN REMOVED IN ERROR. ORIGINAL (E) WOOD SIDING IS EXPOSED. |
| 4 | (E) DOORS TO BE REMOVED AS PART OF THIS SCOPE OF WORK. |
| 5 | (E) CEMENT PLASTER TRIM REMOVED IN ERROR. |
| 6 | (E) EXTERIOR FINISH AT STAIRS TO REMAIN. |
| 7 | (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK. |
| 8 | (E) FIREPLACE FLUE REMOVED PER P/A #2016-09-13-7594. |
| 9 | (E) CEMENT PLASTER FINISH. |
| 10 | EXISTING SIDING WILL BE REMOVED, SALVAGED, REPAIRED AND RESTORED. PORTIONS BEYOND REPAIRING TO BE REPLACED TO MATCH (E) AS PART OF THIS SCOPE OF WORK. |
| 11 | (N) BUILT-UP WOOD CORNICE WITH BRACKETS TO MATCH 351 LEXINGTON HISTORIC CORNICE IN PROFILE, WIDTH & PROJECTION AS PART OF THIS SCOPE OF WORK. |
| 12 | (N) PARAPET AND FLAT ROOF WITH BUILT UP CORNICE AT (E) WINDOW AS PART OF THIS SCOPE OF WORK. |
| 13 | (N) WOOD TRIM AROUND (N) WINDOWS TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK. |
| 14 | (N) WOOD TRIM OVER (E) BAY WINDOWS AS PART OF THIS SCOPE OF WORK. |
| 15 | (N) CROWN MOLDING OVER (E) OPENING TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK. |
| 16 | (N) WOOD TRIM AS PART OF THIS SCOPE OF WORK. |
| 17 | (E) WINDOW TO REMAIN. |
| 18 | FRAMING TO ACCEPT (N) WINDOWS THAT ALIGN WITH WINDOWS AT 351 LEXINGTON AS PART OF THIS SCOPE OF WORK. |
| 19 | (N) SINGLE ENTRY DOOR AS PART OF THIS SCOPE OF WORK. |
| 20 | (E) WOOD SASH WINDOWS. |
| 21 | (E) SPANISH TILES. |
| 22 | (E) WOOD paneled GARAGE DOOR. |
| 23 | DIRECT VENT FIREPLACE FLUE PER P/A #2016-09-13-7594. |

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Building Permit

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Project Number:	17054.1

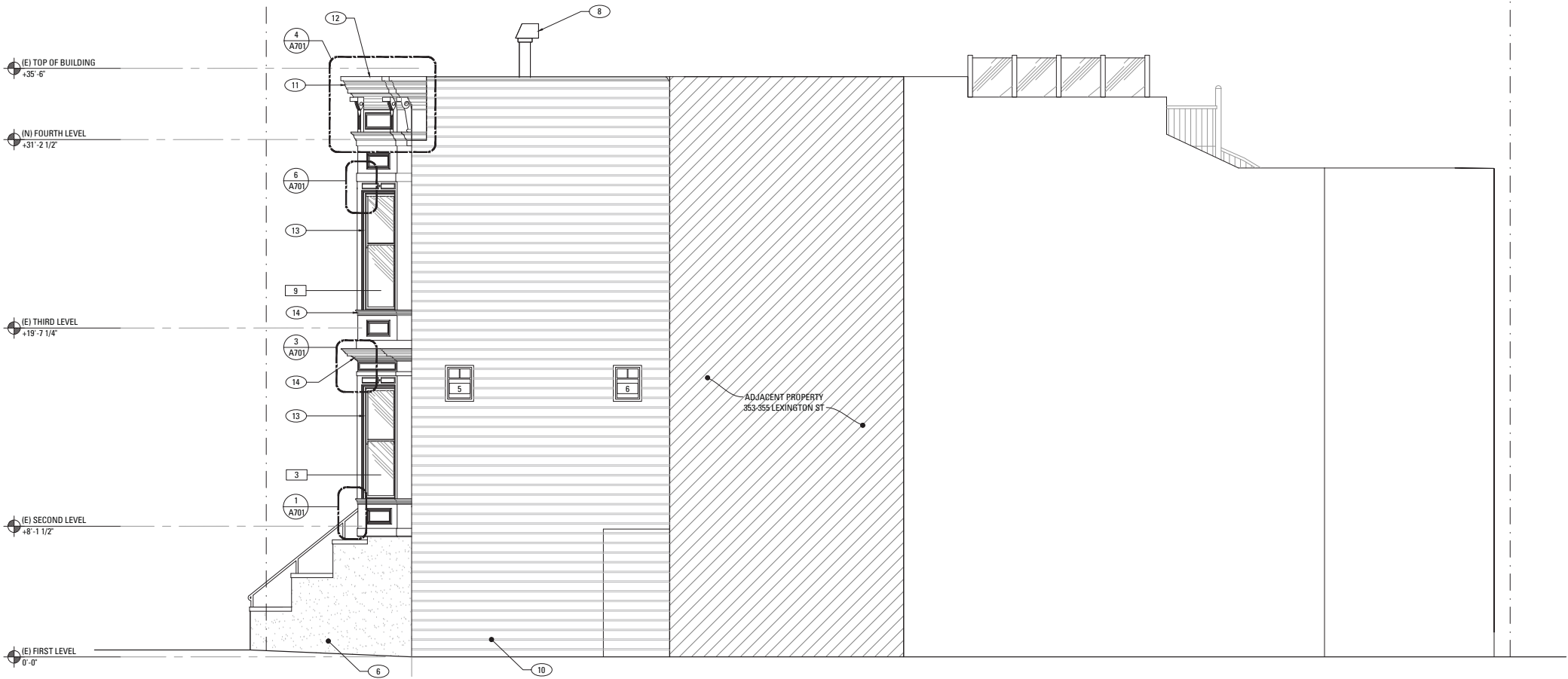
Right Side (South)
Exterior Elevations-
Previous & Current

SHEET NUMBER

A204

2018/Mar/20

A205 EXTERIOR ELEVATIONS.DWG



1

PROPOSED RIGHT SIDE (SOUTH) ELEVATION

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

ELEVATION KEYNOTES

- (E) WINDOW REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) SPANISH TILES ROOF AND WALL CAP TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) CEMENT PLASTER FINISH HAS BEEN REMOVED IN ERROR. ORIGINAL (E) WOOD SIDING IS EXPOSED.
- (E) DOORS TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) CEMENT PLASTER TRIM REMOVED IN ERROR.
- (E) EXTERIOR FINISH AT STAIRS TO REMAIN.
- (E) GARAGE DOOR TO BE REMOVED AS PART OF THIS SCOPE OF WORK.
- (E) FIREPLACE FLUE REMOVED PER P/A #2016-09-13-7594.
- (E) CEMENT PLASTER FINISH.
- EXISTING SIDING WILL BE REMOVED, SALVAGED, REPAIRED AND RESTORED. PORTIONS BEYOND REPAIRING TO BE REPLACED TO MATCH (E) AS PART OF THIS SCOPE OF WORK.
- (N) BUILT-UP WOOD CORNICE WITH BRACKETS TO MATCH 351 LEXINGTON HISTORIC CORNICE IN PROFILE, WIDTH & PROJECTION AS PART OF THIS SCOPE OF WORK.
- (N) PARAPET AND FLAT ROOF WITH BUILT UP CORNICE AT (E) WINDOW AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM AROUND (N) WINDOWS TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM OVER (E) BAY WINDOWS AS PART OF THIS SCOPE OF WORK.
- (N) CROWN MOLDING OVER (E) OPENING TO MATCH 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) WOOD TRIM AS PART OF THIS SCOPE OF WORK.
- (E) WINDOW TO REMAIN.
- FRAMING TO ACCEPT (N) WINDOWS THAT ALIGN WITH WINDOWS AT 351 LEXINGTON AS PART OF THIS SCOPE OF WORK.
- (N) SINGLE ENTRY DOOR AS PART OF THIS SCOPE OF WORK.
- (E) WOOD SASH WINDOWS.
- (E) SPANISH TILES.
- (E) WOOD PANELED GARAGE DOOR.
- DIRECT VENT FIREPLACE FLUE PER P/A #2016-09-13-7594.

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Building Permit

Drawn By:	LGB
Checked By:	KB
Project Number:	17054.1

Right Side (South) Proposed Exterior Elevations

SHEET NUMBER

A205

347-349 LEXINGTON STREET
SAN FRANCISCO, CA 94110



SHEET NUMBER

A701



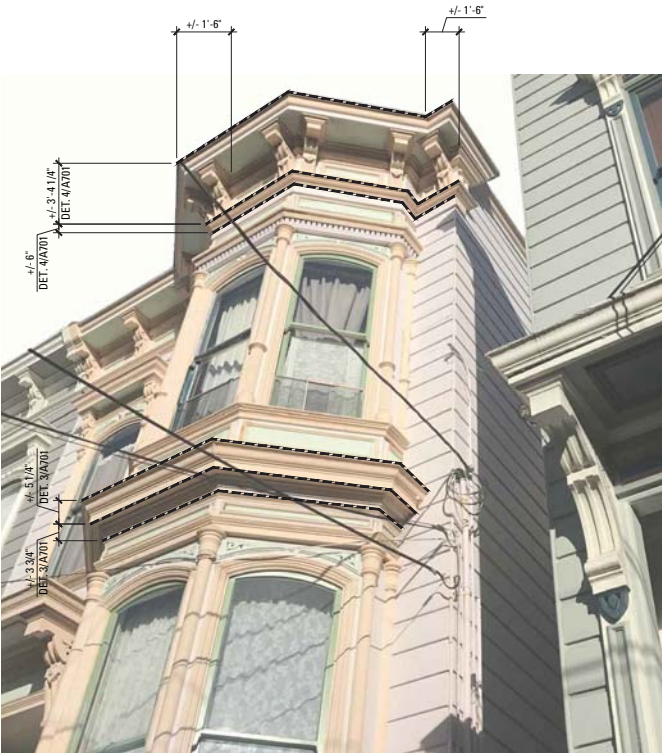
NOTE: PROPOSED CORNICE TO MATCH CORNICE AT 351 LEXINGTON IN TERMS OF PROFILE, WIDTH, AND PROJECTION FROM SIDING SURFACE.



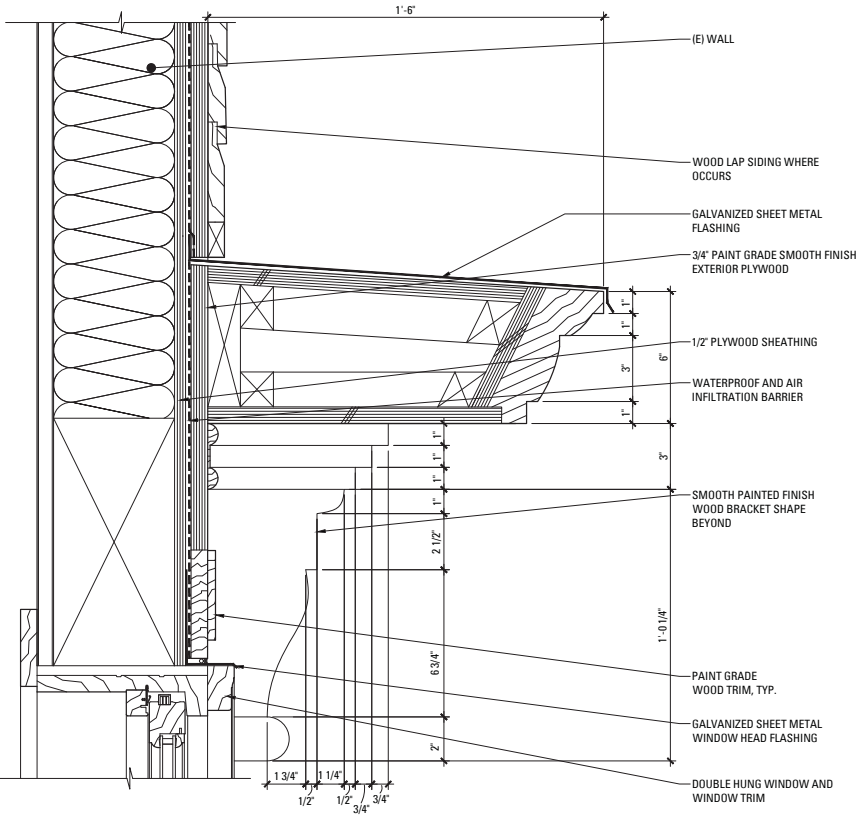
RECORD OF DRAWING ISSUANCE

SF Planning Review	10.13.2017
SF Planning Review 2	01.24.2018
Building Permit	02.02.2018
SF Planning Review 3	03.08.2018

Building Permit	
Drawn By:	LGB
Checked By :	KB
Project Number:	17054.1



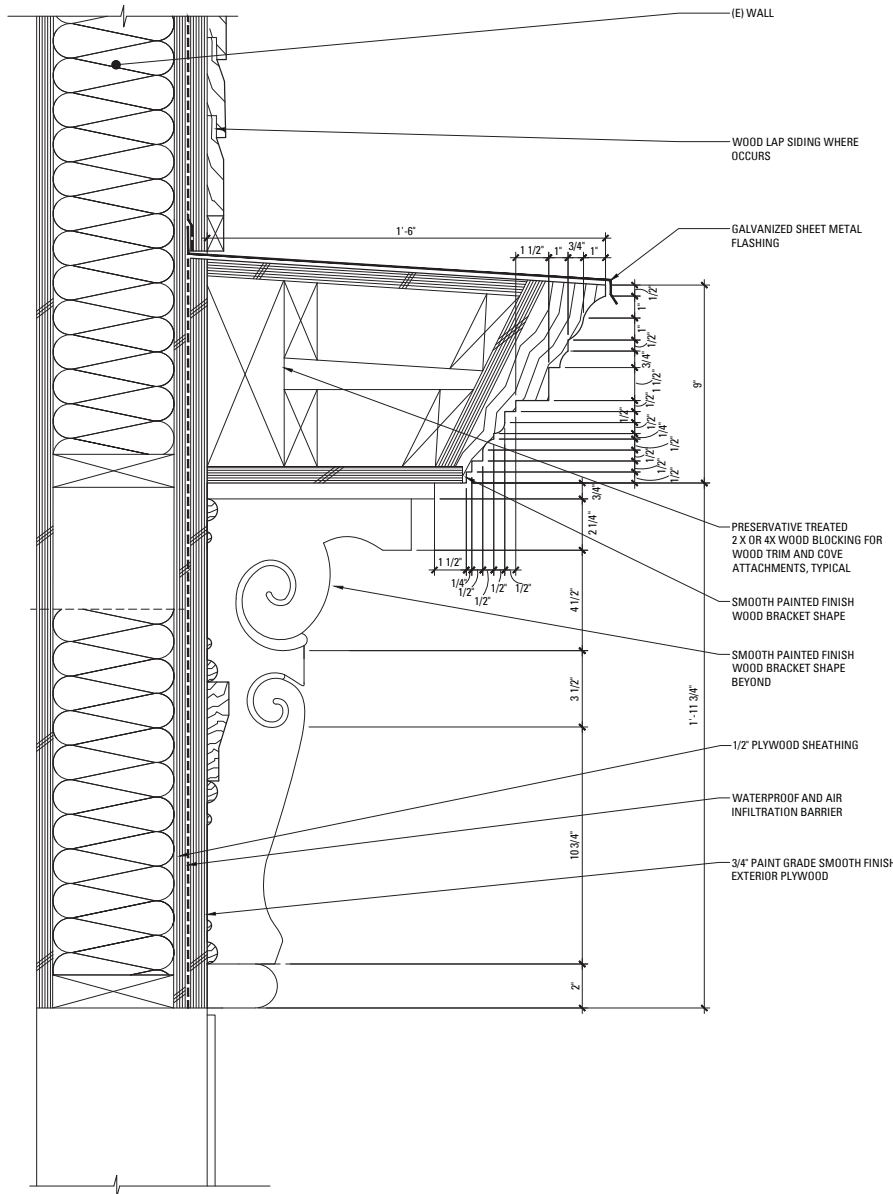
8 353-355 LEXINGTON
SCALE: N.T.S.



6 WINDOW TOP CORNICE DETAIL
SCALE: 3" = 1'-0"



7 WALL SIDING DETAIL
SCALE: 3" = 1'-0"



5 TOP OPENING CORNICE DETAIL
SCALE: 3" = 1'-0"

Historic Residential
Façade Reconstruction

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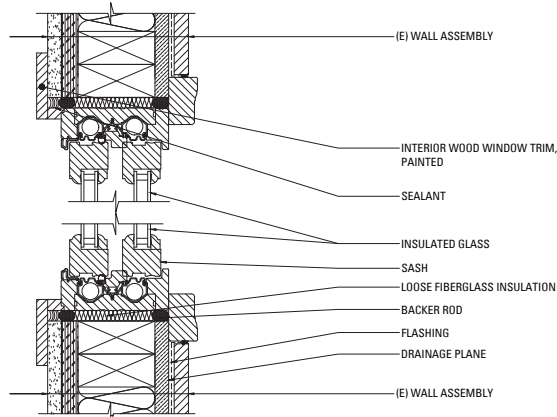
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Details

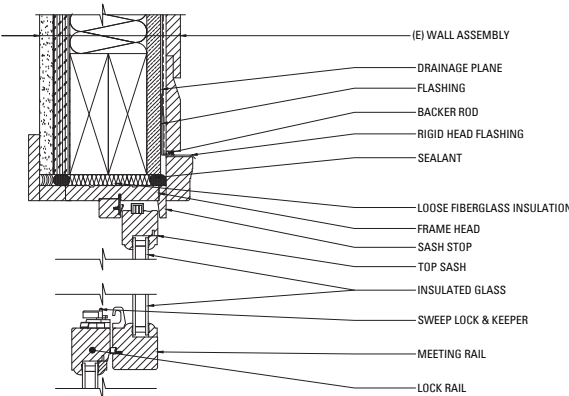
SHEET NUMBER

A702

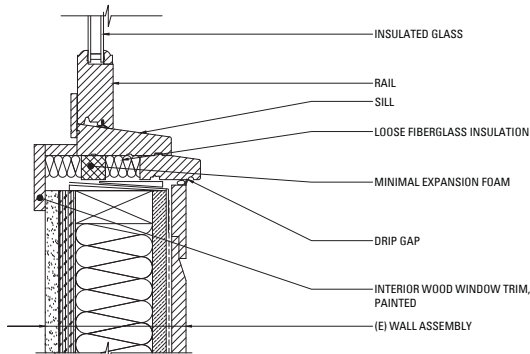
3 WINDOW JAMB PLAN DETAIL
SCALE: 3" = 1'-0"



2 WINDOW HEAD SECTION DETAIL
SCALE: 3" = 1'-0"



1 WINDOW SILL SECTION DETAIL
SCALE: 3" = 1'-0"



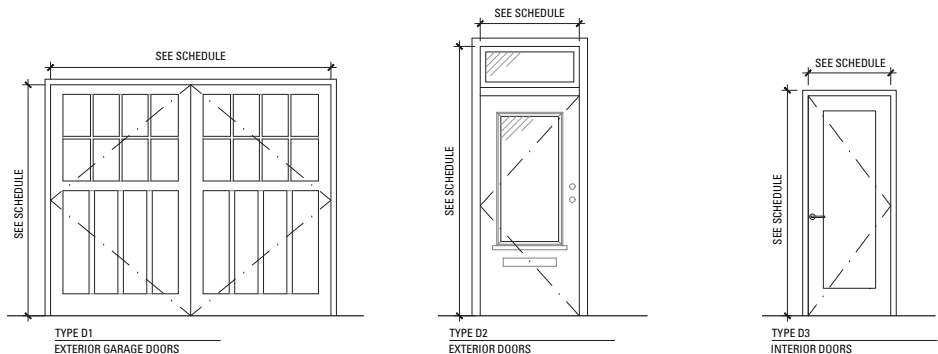
DOOR SCHEDULE

TYPE	DOOR					FRAME		COMMENTS
	W x H LEAF DIM. U.O.N.	TYPE	THICK	MATERIAL	FINISH	MATERIAL	FINISH	
(E)	EXISTING	E	--	WOOD	PAINT	WOOD	PAINT	--
1	8'-6" x 7'-0"	D1	1 3/4"	WOOD	PAINT	WOOD	PAINT	WOOD CARRIAGE STYLE GARAGE DOOR WITH SWINGING OPERATION.
2	3'-0" x 6'-8"	D2	1 3/4"	WOOD	PAINT	WOOD	PAINT	WOOD TRANSOM, PAINTED FINISH
3	2'-8" x 6'-8"	D3	1 3/4"	WOOD	PAINT	WOOD	PAINT	--
4	6'-0" x 6'-8"	D3	1 3/4"	WOOD	PAINT	WOOD	PAINT	20 MIN.

DOOR NOTES

- HARDWARE ON RATED DOORS SHALL BEAR UL LABEL
- GENERAL CONTRACTOR TO PROVIDE CODE COMPLIANT SAFETY GLAZING WHERE REQUIRED
- GENERAL CONTRACTOR TO VERIFY SIZE OF DOORS TO FIT IN (E) OPENINGS.
- EXTERIOR DOORS TO BE GLAZED WITH DOUBLE PANE, LOW-E CLEAR GLASS WITH U.V. PROTECTION
- PROVIDE MASTER BEDROOM & ALL BATHROOMS W/ PRIVACY LOCKS.

DOOR TYPES



WINDOW SCHEDULE

NO.	LOCATION		WINDOW							COMMENTS
	FLOOR	ROOM	TYPE	W x H FRAME DIM. U.O.N.	HEAD HEIGHT A.F.F.	SASH & FRAME MATERIAL	INTERIOR FINISH	EXTERIOR FINISH	MFR.	
(E)	02	(E) LIVING ROOM	--	EXISTING	EXISTING	WOOD	PAINT	PAINT	--	--
1	02	(E) LIVING ROOM	W1	2'-5" x 6'-6"	7'-9 1/2"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
2	02	(E) LIVING ROOM	W1	1'-11" x 6'-6"	7'-9 1/2"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
3	02	(E) LIVING ROOM	W1	1'-11" x 6'-6"	7'-9 1/2"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
4	02	(E) LIVING ROOM	W1	2'-5" x 6'-6"	7'-9 1/2"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
5	02	(E) BEDROOM	W1	1'-11" x 4'-11"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	--
6	03	(E) LIVING ROOM	W1	1'-11" x 4'-11"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	--
7	03	(E) LIVING ROOM	W1	2'-5" x 6'-6"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
8	03	(E) LIVING ROOM	W1	1'-11" x 6'-6"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
9	03	(E) LIVING ROOM	W1	1'-11" x 6'-6"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
10	03	(E) LIVING ROOM	W1	2'-5" x 6'-6"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.
11	03	(E) KITCHEN	W1	1'-11" x 4'-11"	7'-1"	WOOD	PAINT	PAINT	PELLA ARCHITECTURAL SERIES, ALL WOOD OR EQUAL	CONTINUOUS OGEE LUGS AS PART OF THE UPPER SASH. THE OGEE LUGS SHALL NOT BE A SEPARATE ELEMENT ADDED TO THE UPPER SASH.

WINDOW & SKYLIGHT NOTES

- ALL DIMENSIONS ARE UNIT SIZES TO OUTSIDE FRAME DIMENSIONS. U.O.N.
- SILL OR HEAD HEIGHTS GIVEN ARE TO INSIDE OF UNIT OR INSIDE OF FRAME. U.O.N.
- GENERAL CONTRACTOR TO PROVIDE CODE COMPLIANT SAFETY GLAZING WHERE REQUIRED
- EGRESS WINDOWS TO COMPLY WITH 2013 CBC SECTION 1029 AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET OPENING WIDTH OF 20" AS A RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE GREATER THAN 44" ABOVE FINISHED FLOOR.
- WINDOW TO BE GLAZED WITH DOUBLE PANE, LOW-E CLEAR GLASS, 0.32 U-FACTOR OR BETTER, WITH U.V. PROTECTION, U.O.N.
- PER 2013 CBC SECTION 1013.8, AT OPERABLE EXTERIOR WINDOWS LOCATED MORE THAN 22' ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 36" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2090, F 2090 OR 1013.8.1
- ALL GLAZED EXTERIOR DOORS AND WINDOWS TO HAVE THERMAL SEAL GASKETING, U.O.N.
- ALL EXTERIOR DOORS AND WINDOWS TO HAVE GALVANIZED SHEET METAL PAN FLASHING AND GALVANIZED METAL HEAD FLASHING, U.O.N.
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE SELF-ADHERED FLASHING
- ALL GAPS BETWEEN FRAMING AND EXTERIOR DOOR & WINDOW FRAMES TO BE FILLED WITH EXPANDING FOAM INSULATION

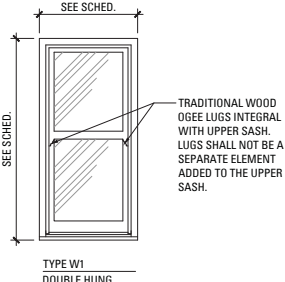
WALL PARTITION TYPES:

WALL TYPE	WALL ASSEMBLY DESCRIPTION	ASSEMBLY	REFERENCE RATED WALL ASSEMBLY
A	(N) 1-HR RATED INTERIOR PARTITION (N) 5/8" TYPE 'X' GYPSUM BOARD (N) 2 X 4 WOOD STUD FRAMING (N) ACOUSTIC INSULATION (N) FINISHES VARY; SEE INTERIOR ELEVATIONS NOTE: 1. AT THICKENED WALL CONDITIONS PROVIDE FURRING OR ADDITIONAL STUDS TO ACCOMMODATE THICKNESS 2. PROVIDE 5/8" CEMENT BOARD ON WALL SURFACE TO RECEIVE TILE FINISH 3. PROVIDE LATICRETE HYDROBAN OR ARCHITECT APPROVED EQUAL LIQUID MEMBRANE OVER CEMENT BOARD AT ALL WALLS AROUND SHOWER LOCATIONS		GA FILE NO. WP 3614 (1 HOUR)
	(N) NON RATED INTERIOR PARTITION (N) 5/8" TYPE 'X' GYPSUM BOARD (N) 2 X 4 WOOD STUD FRAMING (N) ACOUSTIC INSULATION (N) FINISHES VARY; SEE INTERIOR ELEVATIONS NOTE: 1. AT THICKENED WALL CONDITIONS PROVIDE FURRING OR ADDITIONAL STUDS TO ACCOMMODATE THICKNESS 2. PROVIDE 5/8" CEMENT BOARD ON WALL SURFACE TO RECEIVE TILE FINISH 3. PROVIDE LATICRETE HYDROBAN OR ARCHITECT APPROVED EQUAL LIQUID MEMBRANE OVER CEMENT BOARD AT ALL WALLS AROUND SHOWER LOCATIONS		
C	(N) NON RATED EXTERIOR WALL - STUCCO (N) INTERIOR FINISH (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2X WOOD STUD FRAMING, S.S.D. (N) THERMAL INSULATION (N) SHEATHING (N) MOISTURE & AIR INFILTRATION BARRIER (N) 7/8" MIN. CEMENT PLASTER ON LATH		
	(N) 1-HR RATED EXTERIOR WALL - WOOD SIDING (N) INTERIOR FINISH (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2X WOOD STUD FRAMING, S.S.D. (N) THERMAL INSULATION (N) SHEATHING (N) MOISTURE & AIR INFILTRATION BARRIER (N) WOOD SIDING, TO BE EXACT MATCH IN DIMENSIONS AND SHAPES AS ORIGINAL (E) WOOD SIDING		CBC TABLE 721.1 (2) ITEM 15-1.1 (1-HOUR)

PARTITION NOTES:

- SEE STRUCTURAL DRAWINGS FOR WOOD STUD SPACING, STUD DOUBLING, NAILING & SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
- REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AND CBC TABLE 720.1 (2) (CRC R302) FOR REFERENCE RATED WALL ASSEMBLIES, FIREBLOCKING, DRAFTSTOPPING.
- ATTACHMENT OF WALL SHEATHING AND FINISHES TO COMPLY WITH THE REQUIREMENTS OF THE REFERENCED WALL RATED WALL ASSEMBLY AND STRUCTURAL DRAWINGS
- THERMAL INSULATION TO FILL WALL CAVITY. MINIMUM R-13 INSULATION IN 2X4 WOOD-FRAME WALLS & MINIMUM R-19 INSULATION IN 2X6 WOOD-FRAME WALLS OR EQUIVALENT U-FACTOR.
- REFER TO ASTM C1063 FOR CEMENT PLASTER ASSEMBLIES.
- WHERE INFORMATION DIFFERS FROM CONSULTANT DRAWINGS, USE MORE STRINGENT CRITERIA & CONTACT ARCHITECT TO CONFIRM.

WINDOW & SKYLIGHT TYPES



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Schedules

SHEET NUMBER

A901