



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 7, 2018

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

Reception:  
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*Filing Date:* May 17, 2018  
*Case No.:* **2018-005952COA**  
*Project Address:* **59 Potomac Street**  
*Landmark District:* Duboce Park  
*Zoning:* RH-2 (Residential – House, Two Family)  
40-X Height and Bulk District  
*Block/Lot:* 0865 / 008  
*Applicant:* Apparatus Architecture  
4450 18<sup>th</sup> Street  
San Francisco, CA 94114  
*Staff Contact* Alexandra Kirby - (415) 575-9133  
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*Reviewed By* Tim Frye – (415) 575-6822  
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### PROPERTY DESCRIPTION

**59 Potomac Street**, west side between Waller and Duboce Park, Assessor's Block 0865, Lot 008. The two-story-over-garage, single-family residence was designed in the Queen Anne style circa 1905. The subject property is a contributing building within the Duboce Park Landmark District. It is located in a RH-2 (Residential – House, Two Family) Zoning District and a 40-X Height and Bulk District.

The Duboce Park Landmark District is a three-block residential enclave in the Duboce Triangle neighborhood that is significant for its unusual development history and architectural expression. The District's period of significance spans from 1899 to 1911, featuring highly intact late Victorian- and Edwardian-era residential buildings, many of which feature hybrid massing and ornamentation. The typical building height is two to three stories over raised basement, with flats and apartments primarily lining Steiner Street, Waller Street, and the park, and single-family residences within the interior blocks. According to the designation report, "the district represents the best example of San Francisco's handful of municipal parks that directly abuts residential buildings, without any separation of a street or sidewalk. In addition, the historic stone steps and rock retaining walls at the three interior block park entrances – Carmelita, Pierce, and Potomac Streets – reflect the transformation of the City-owned portion of the contested tract from a dumping ground for Serpentine rock rubble to a picturesque, landscaped civic park."

### PROJECT DESCRIPTION

The proposal has been modified since the item was heard before the Historic Preservation Commission on September 5, 2018, to include a larger expansion of the ground story at the rear. The current proposal includes the partial demolition of an existing non-historic two-story rear bump out and construction of a new three-story rear addition. The ground story would extend a total of 19'-9" from the existing rear wall

with a roof deck above, and the upper levels would extend 10'-9" from the existing rear wall. The project includes interior remodel of the residence. Work at the primary façade will be limited to in-kind replacement of the existing deteriorated wood windows with new custom-built wood windows to match the originals in dimensions and detailing, including ogee lugs and replacing the non-historic terrazzo stairs and stucco cheek walls with a wood stair with open wood balusters, treads and newel posts.

## **OTHER ACTIONS REQUIRED**

The proposed work requires 311 Neighborhood Notification and a Building Permit from the Department of Building Inspection (DBI). The revised 311 notification commenced on October 23, 2018 and expires on November 26, 2018.

## **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 landmark 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 N – The Duboce Park Landmark District**

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work will be compatible with the character of the Duboce Park Landmark District as described in Appendix N 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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

*The project would retain the existing residential use of the building and does not require*

*significant changes to the distinctive elements of the building or of the landmark district.*

*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 historic character of the building would be retained and preserved. The massing of the building would be minimally affected by the horizontal addition, which would not be visible from Potomac Street or Duboce Park due to the depth of the two adjacent apartment buildings to the south. No historic character-defining features would be altered in the proposed project.*

*All work at the primary façade would be in keeping with the original design of the building. A conditions assessment of the windows at the front was provided, demonstrating that most windows were beyond repair. Replacement windows would match the existing in design and materials, with custom-fabricated wood sashes featuring ogee lugs. The entry stair would be reconstructed in wood with minimal, traditional detailing, and all existing siding would be repainted.*

*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 elements from other historic properties, will not be undertaken.

*No new elements would be added to the historic building that may confuse its historical development. The proposed horizontal addition would not be visible from the public right of way and constructed in a contemporary yet compatible design. All new fenestration on the rear of the addition would be compatible in design and material, yet differentiated from the original windows on the front façade by their simple wood surrounds, larger proportions, and contemporary glazing. No conjectural elements are proposed.*

*All work at the primary façade would be restorative in nature, including repainting of the existing wood siding and construction of a historically appropriate wood entry stair with no conjectural detailing. All street-facing windows would be replaced in-kind with new, solid wood double-hung windows with true ogees in the existing openings. No new or conjectural elements are proposed at the front façade.*

*Therefore, the proposed project complies with Rehabilitation Standard 3.*

**Standard 4.** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The existing rear bump-out appears to be a later addition, according to historic Sanborn fire insurance maps, and has not acquired historic significance in its own right. Similarly, the terrazzo entry stair and stucco check walls have not gained significance in their own right and are not characteristic of the district.*

*Therefore, the proposed project complies with Rehabilitation Standard 4.*

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

*No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.*

*Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed addition would not destroy the materials, features, or spatial relationships that characterize the property or the district as it is entirely located at the rear of the property where prior alterations have occurred. The horizontal addition would remove a significant portion of the rear wall, which is not character-defining, and would not be visible from the public right of way. The design of the addition is utilitarian in style and would be subordinate and compatible with the historic massing and scale of the subject building and adjacent contributors.*

*Therefore, the proposed project complies with Rehabilitation Standard 9.*

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

*While unlikely, the proposed alterations could be reversed in the future relying upon historic photographs, physical evidence, and the building permit record.*

*Therefore, the proposed project complies with Rehabilitation Standard 10.*

## PUBLIC/NEIGHBORHOOD INPUT

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

## STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Duboce Park Landmark District. All aspects of the historic character of the existing building, most notably those at the primary façade facing Potomac Street, would be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property would be removed.

Staff finds that the proposed horizontal addition would not destroy significant historic material and would not affect the massing of the property as seen from Potomac Street. Overall the proposed massing is compatible with and subordinate to the scale of the existing building.

The new addition would be clad in horizontal wood siding to match the dimensions of the existing siding on the rear of the property. The new window materials and configuration at the rear of the building would relate to the materiality of fenestration on the subject building and in the surrounding district, as they will be wood sash, while reading as simple and compatible contemporary alterations in scale and design. The proposed scale of the windows would be larger than existing historic windows on the front façade and feature hopper or casement operations, thereby reading as a contemporary alteration.

Department staff finds that proposed work will be in conformance with the *Secretary's Standards* and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site. The new materials specified for the rear addition would be in alignment with the district's character-defining features, which include wood siding and wood-sash windows. No decorative or conjectural elements are proposed in the design of the alterations.

## **ENVIRONMENTAL REVIEW STATUS**

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

## **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. Staff supports the project with the following conditions:

- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description and conditions of approval.

## **ATTACHMENTS**

Draft Motion  
Parcel and 1998 Sanborn Maps  
Photographs  
Plans, updated September 14, 2018

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. XXXX

HEARING DATE: NOVEMBER 7, 2018

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

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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 008 IN ASSESSOR'S BLOCK 0865, WITHIN AN RH-2 (RESIDENTIAL – HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on May 17, 2018, Mike Baushke of Apparatus Architecture (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate and expand a single-family residence located on the subject property on lot 008 in Assessor's Block 0865. Exterior work includes construction of a three-story rear horizontal addition extending approximately 19'-9" from the existing rear wall at the ground story and 10'-9" at the second and third stories. In total, the project will add approximately 1,126 square feet of habitable space to the existing 1,751 square-foot building for a total of approximately 2,877 square feet of habitable space.

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

WHEREAS, on November 7, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2018-005952COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received September 14, 2018 and labeled Exhibit A on file in the docket for Case No. 2018-005952COA based on the following findings:

### **CONDITIONS OF APPROVAL**

- The project sponsor shall complete a site visit with Department preservation staff prior to occupancy in order to verify compliance with the approved project description 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 Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The proposed project will retain the residential use while adding a horizontal addition at a non-visible façade.
- The proposed horizontal addition will not be visible from the public right-of-way and will require minimal removal of historic materials.
- The proposed scale of the addition will be compatible with the existing scale of the building.
- The design of the addition will be sufficiently differentiated from the historic building's through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and wood-framed window openings.
- The proposed project will not add any conjectural historical features or features that add a false sense of historical development.

- The project will retain distinctive materials and finishes from the period of significance, including the decorative elements, wood siding, and wood-frame structure.
- If the proposed additions were removed in the future, the essential form and integrity of the site will remain intact.
- The proposed project meets the following *Secretary of the Interior's Standards* for Rehabilitation:

**Standard 1.**

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

**Standard 2.**

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

**Standard 3.**

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

**Standard 4.**

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

**Standard 5.**

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

**Standard 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 will 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 59 Potomac Street and the Duboce Park Landmark District for the future enjoyment and education of San Francisco residents and visitors.*

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

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

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

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

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

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

*The project will not impact the affordable housing supply as it will retain the existing unit count.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient bicycle parking for the proposed unit.*

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

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

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

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

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

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

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 008 in Assessor's Block 0865 for proposed work in conformance with the renderings and architectural sketches dated July 19, 2018 and labeled Exhibit A on file in the docket for Case No. 2018-005952COA.

**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 September 5, 2018

Jonas P. Ionin  
Commission Secretary

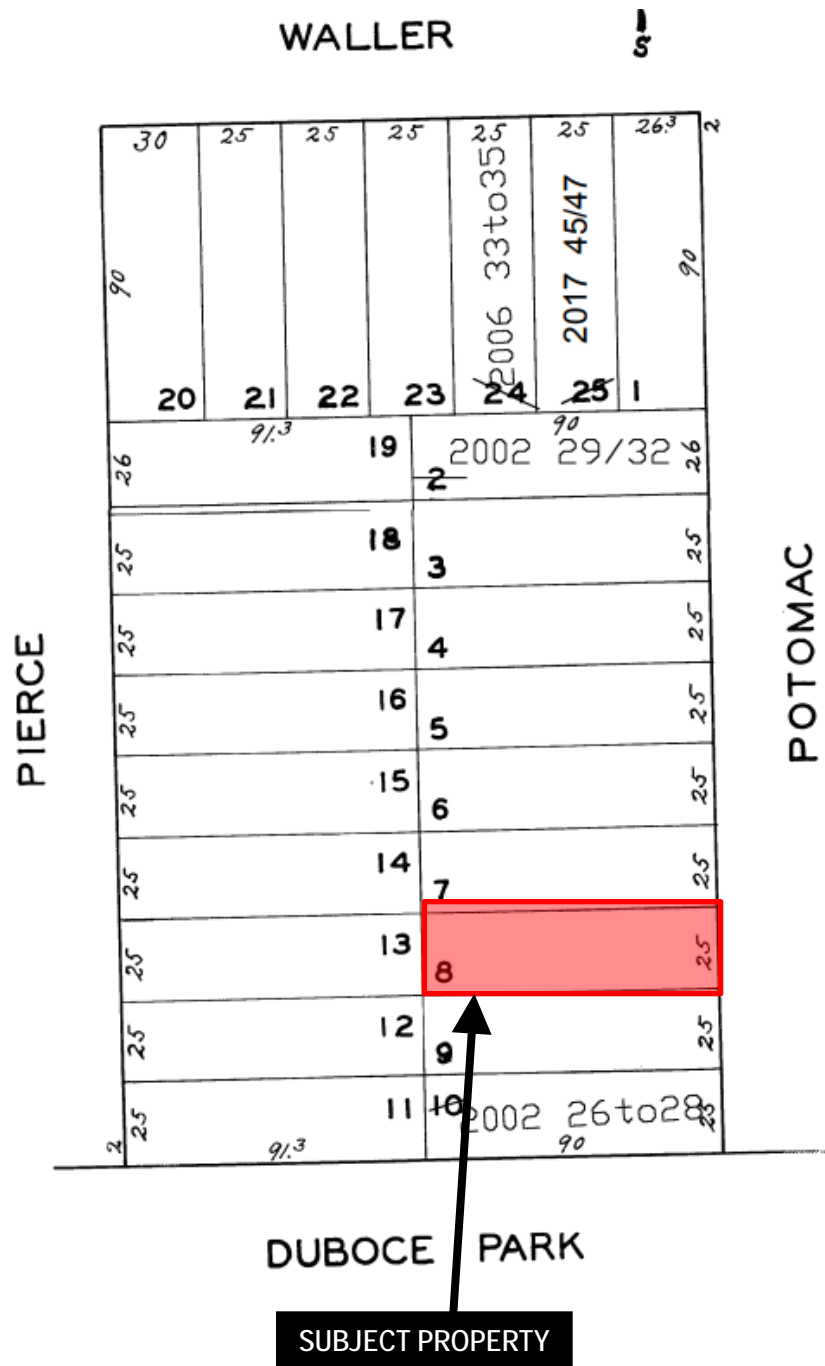
AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

NAYS: None

ABSENT: None

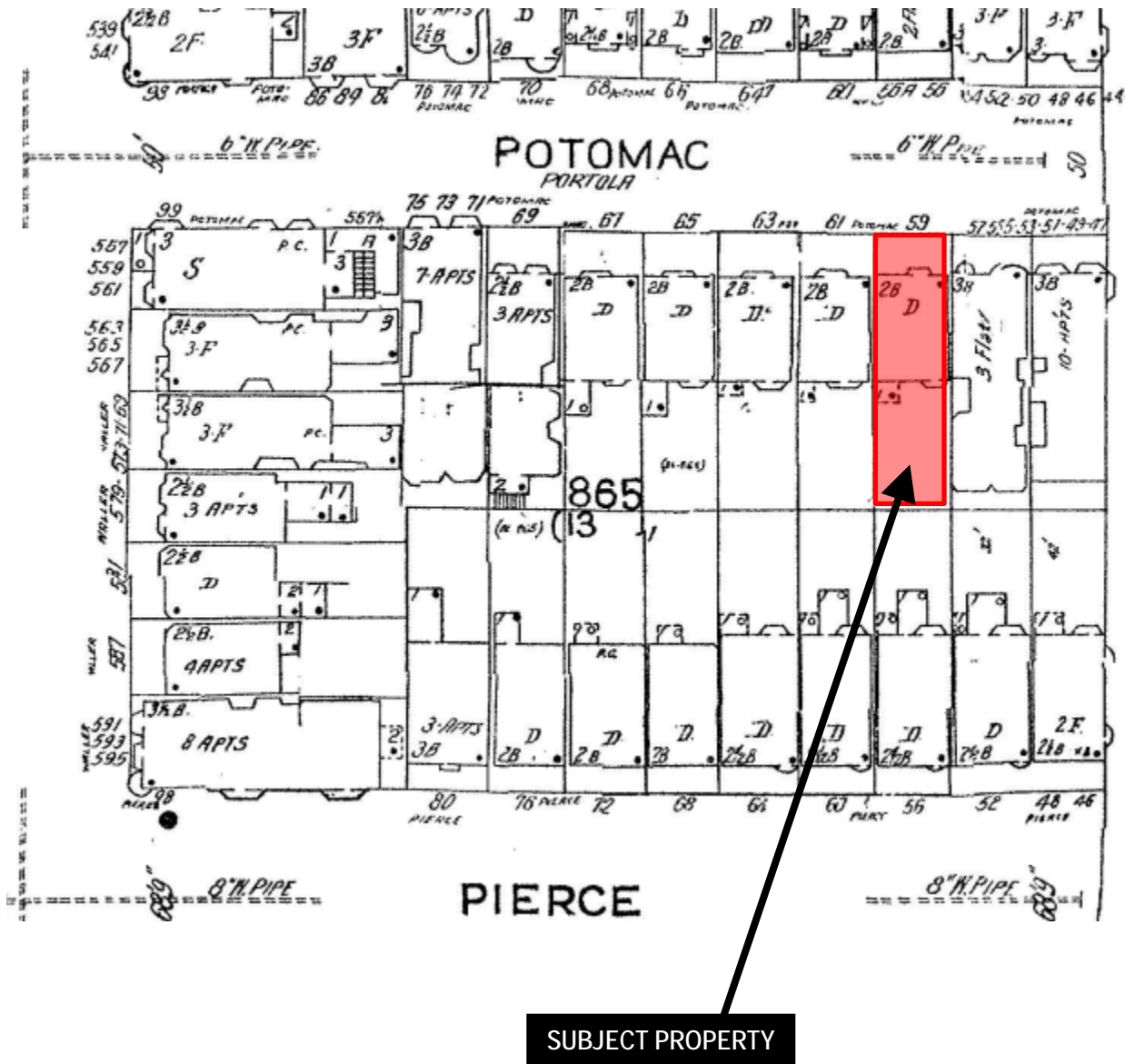
ADOPTED: September 5, 2018

# Parcel Map



Certificate of Appropriateness Hearing  
 Case Number 2018-005952COA  
 59 Potomac Street  
 Block 0865 Lot 008

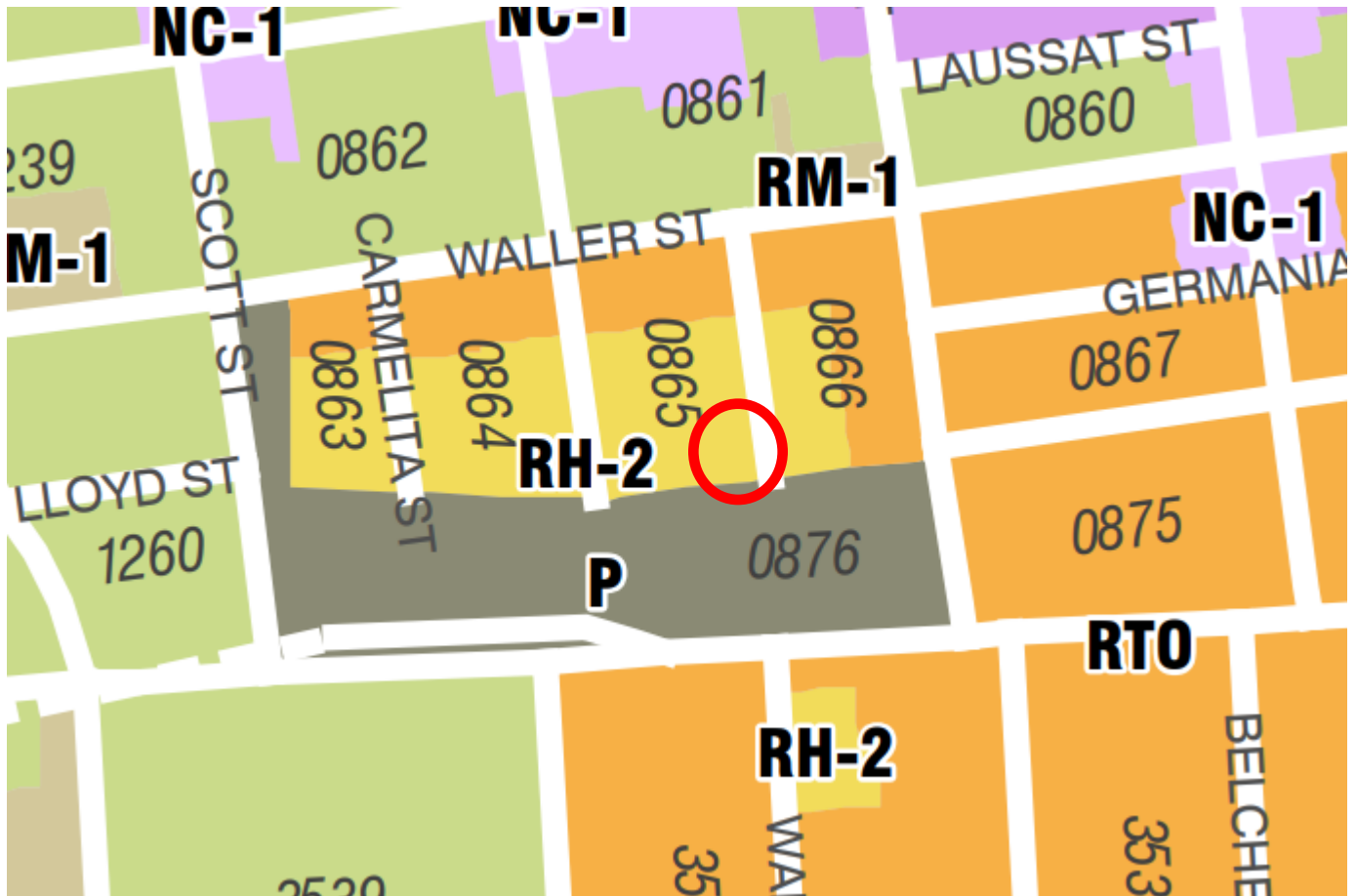
# Sanborn Map\*



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



# Zoning Map



# Aerial Photo (looking west)



SUBJECT PROPERTY

Certificate of Appropriateness Hearing  
Case Number 2018-005952COA  
59 Potomac Street  
Block 0865 Lot 008



# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2018-005952COA  
59 Potomac Street  
Block 0865 Lot 008



## PROJECT DIRECTORY

### PROJECT ADDRESS:

59 POTOMAC STREET  
SAN FRANCISCO, CA 94117

### OWNER:

KAMARIAH SULAIMAN DASCOLA &  
JONATHAN ROBERT DASCOLA  
188 BUCHANAN ST. APT. 305  
SAN FRANCISCO, CA 94102  
(415)297-1124

### ARCHITECT OF RECORD:

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APPARATUS ARCHITECTURE  
4450 18TH ST.  
SAN FRANCISCO, CA 94114  
MIKE@APPARATUS.COM  
(415)703-0904

## PROJECT INFO

### SCOPE OF WORK:

THE PROPOSED PROJECT CONSISTS OF A 3-STORY REAR ADDITION, WHICH INCLUDES A NEW FAMILY ROOM ON THE 1ST (GROUND) FLOOR, A NEW KITCHEN ON THE 2ND FLOOR, & AN ENLARGED BEDROOM AND NEW BATH AT THE 3RD FLOOR. THE PROJECT ALSO INCLUDES THE INTERIOR REMODEL OF MISCELLANEOUS SPACES, THE REPLACEMENT OF ALL EXISTING WINDOWS WITH IN-KIND WOOD WINDOWS, AND RE-PAINTING OF EXISTING WOOD SIDING AND TRIM.

### BLOCK / LOT:

0865 / 008

### ZONING:

RH-2

### HISTORIC RESOURCE STATUS:

A - HISTORIC RESOURCE PRESENT (CONTRIBUTOR TO DUBOCE PARK HISTORIC DISTRICT)

### SQUARE-FOOTAGE:

#### EXISTING:

1ST FLOOR = 946 SQ.-FT. (UNCONDITIONED)  
2ND FLOOR = 882 SQ.-FT. (CONDITIONED)  
3RD FLOOR = 888 SQ.-FT. (CONDITIONED)  
TOTAL = 1751 SQ.-FT. (CONDITIONED) / 946 SQ.-FT. (UNCONDITIONED)

#### PROPOSED:

1ST FLOOR = 848 SQ.-FT. (CONDITIONED) / 381 SQ.-FT. (UNCONDITIONED)  
2ND FLOOR = 1018 SQ.-FT. (CONDITIONED)  
3RD FLOOR = 1011 SQ.-FT. (CONDITIONED)  
TOTAL = 2877 SQ.-FT. (CONDITIONED) / 381 SQ.-FT. (UNCONDITIONED)

### BUILDING CODE:

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 SAN FRANCISCO CODE AMNDMENTS

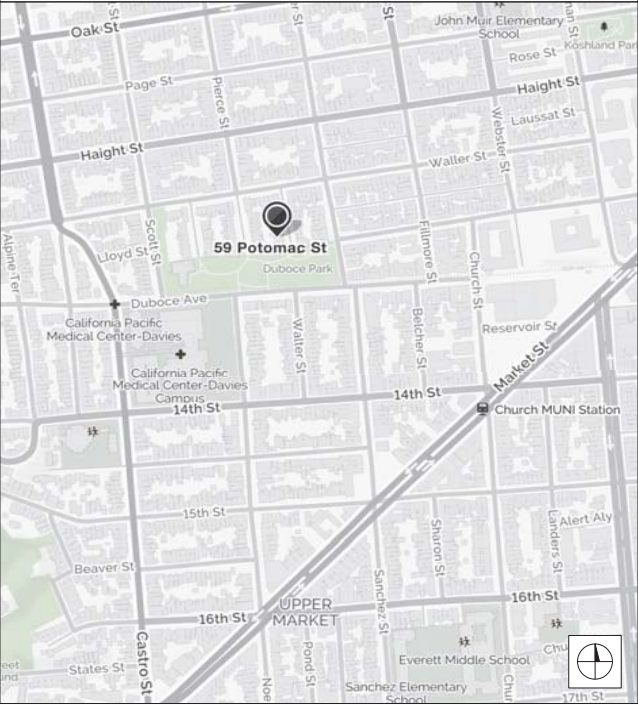
### OCCUPANCY / CONSTRUCTION TYPE:

R-3 / TYPE V-B

### BUILDING SPRINKLER:

NO (E)FIRE SPRINKLER SYSTEM

## VICINITY MAP



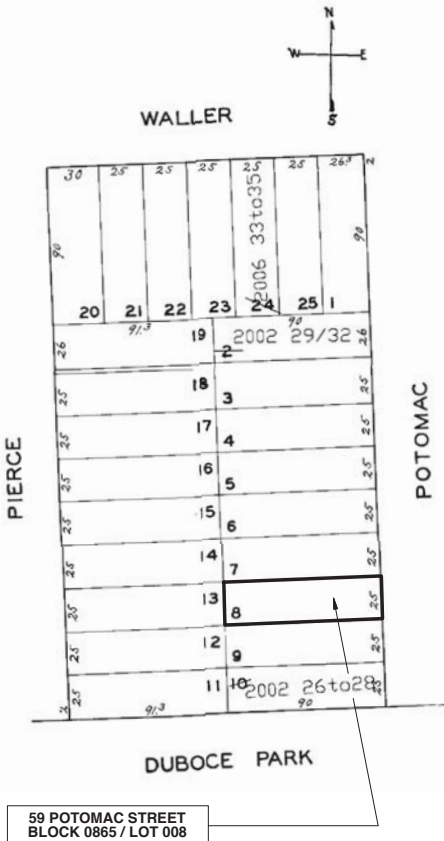
## GENERAL NOTES

1. ALL CONSTRUCTION DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY, HOWEVER ARCHITECTURAL DRAWINGS SHALL BE CONSIDERED PRIMARY IN DESCRIBING THE CONFIGURATION OF THE PROJECT ELEMENTS. ANY CONFLICT WITHIN THE FULL DRAWING SET SHOULD BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION. IN THE ABSENCE OF CONFLICTING INFORMATION, WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH IT IS CALLED FOR BY ALL.
2. THE CONTRACTOR SHALL EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE NEW WORK AND SHALL VERIFY CONFORMANCE WITH THE DRAWINGS.
3. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS.
4. ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA CODES AS LISTED AND ALL LOCAL CODES AND ORDINANCES.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE AREA INCLUDING ALL NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, WEATHER, ETC.
6. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING, BARRICADES, ETC. NECESSARY TO ENSURE THE SAFETY OF THE JOBSITE.
7. THE CONTRACTOR SHALL REMOVE ALL RUBBISH/WASTE MATERIALS AND LEAVE THE PREMISES BROOM CLEAN ON A DAILY BASIS. UPON COMPLETION OF THE JOB THE PREMISES SHALL BE PROFESSIONALLY CLEANED AND READY FOR MOVE-IN.
8. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF MASONRY UNLESS OTHERWISE NOTED. ELECTRICAL DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. CABINETRY DIMENSIONS ARE TO FACE OF FINISH WITH ALLOWANCE FOR SPACING OF DOORS, DRAWERS ETC.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITION DIMENSIONS.
10. VERIFY WARCHITECT BEFORE SCALING DRAWINGS.
11. ELECTRICAL, MECHANICAL AND PLUMBING WORK ARE TO BE PERFORMED BY LICENSED CONTRACTORS. DRAWINGS INDICATE DESIGN INTENT ONLY AND SHALL BE VERIFIED BY THE APPROPRIATE CONTRACTOR PRIOR TO INSTALLATION.
12. ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND WORKABLE SYSTEM, AND SHALL PERFORM ALL TESTS REQUIRED TO ASSURE THE PROPER FUNCTIONING OF THE SYSTEM.
13. ALL PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT ALL WARRANTIES TO THE OWNER UPON COMPLETION OF THE JOB.
14. THE CONSTRUCTION DOCUMENTS ARE INTENDED FOR BUILDING DEPARTMENT ISSUANCE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES, ALTERATIONS, ERRORS OR OMISSIONS TO THE CONSTRUCTION DOCUMENTS FOLLOWING ISSUANCE OF THE BUILDING PERMIT UNLESS CHANGES ARE ISSUED DIRECTLY FROM ARCHITECT'S OFFICE.
15. WHETHER SPECIFICALLY DETAILED OR NOT, WATERPROOFING AND FLASHING FOR THE ROOF, WALLS, AND WINDOW/DOOR UNITS ARE TO BE INSTALLED USING CURRENT CONSTRUCTION METHODS FOR PRODUCING A WATERPROOF SEAL. THE ARCHITECT IS NOT RESPONSIBLE FOR DETAILS NOT DRAWN.
16. ALL DRAWINGS AND MATERIAL APPEARING HERE CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

## SHEET INDEX

- |      |                                     |
|------|-------------------------------------|
| A1a  | GENERAL PROJECT INFO                |
| A1b  | EXISTING CONDITIONS PHOTOS          |
| A1c  | GREEN BUILDING FORM                 |
| A2a  | EXISTING (E)SITE/ROOF PLANS         |
| A3a  | EXISTING (E)FLOOR PLANS             |
| A4a  | EXISTING (E)SECTION/FRONT ELEVATION |
| A5a  | EXISTING (E)SECTION/REAR ELEVATION  |
| A6a  | EXISTING (E)LONGITUDINAL SECTION    |
| A7a  | NEW (N)SITE/ROOF PLANS              |
| A8a  | NEW (N)FLOOR PLANS                  |
| A9a  | NEW (N)SECTION/FRONT ELEVATION      |
| A10a | NEW (N)SECTION/REAR ELEVATION       |
| A11a | NEW (N)LONGITUDINAL SECTION         |
| A12a | NEW (N)LONGITUDINAL SECTION         |

## PARCEL MAP



**POTOMAC REMODEL**  
59 Potomac Street  
San Francisco, CA 94117  
Block 0865/Lot 008

date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	
1	JULY 19, 2018 (PLANNING REV. 1)
2	AUGUST 14, 2018 (PLANNING REV. 2)
3	SEPTEMBER 14, 2018 (PLANNING REV. 3)

# A1a





1



2



3



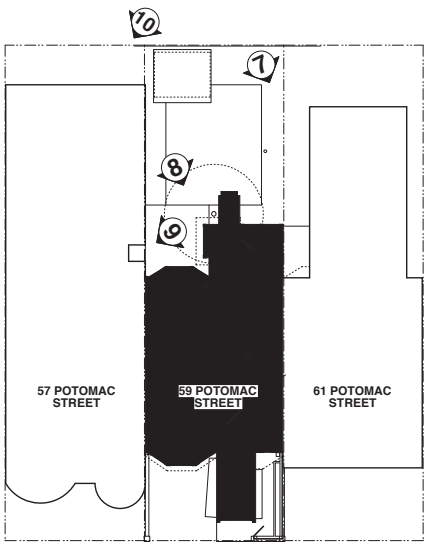
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5



6



7



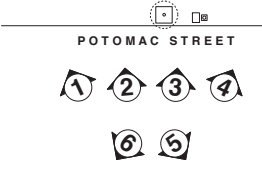
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9



10



LEGEND - EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS

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POTOMAC REMODEL  
59 Potomac Street  
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Block 0865/Lot 008

date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
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A1b



## Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
2. Provide the Project Information in the box at the right.
3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".

Attachment G56, G53, G54, G55 or G56 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION REPORT" will be required to Certify Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see G56.



PROJECT INFO	
POTOMAC REMODEL	
PROJECT NAME	0865 / 008
BLOCK/LOT	
59 POTOMAC ST.	
ADDRESS	
R-3	
PRIMARY OCCUPANCY	
3258	
GROSS BUILDING AREA	
DESIGN PROFESSIONAL or PERMIT APPLICANT <i>(sign &amp; date)</i>	

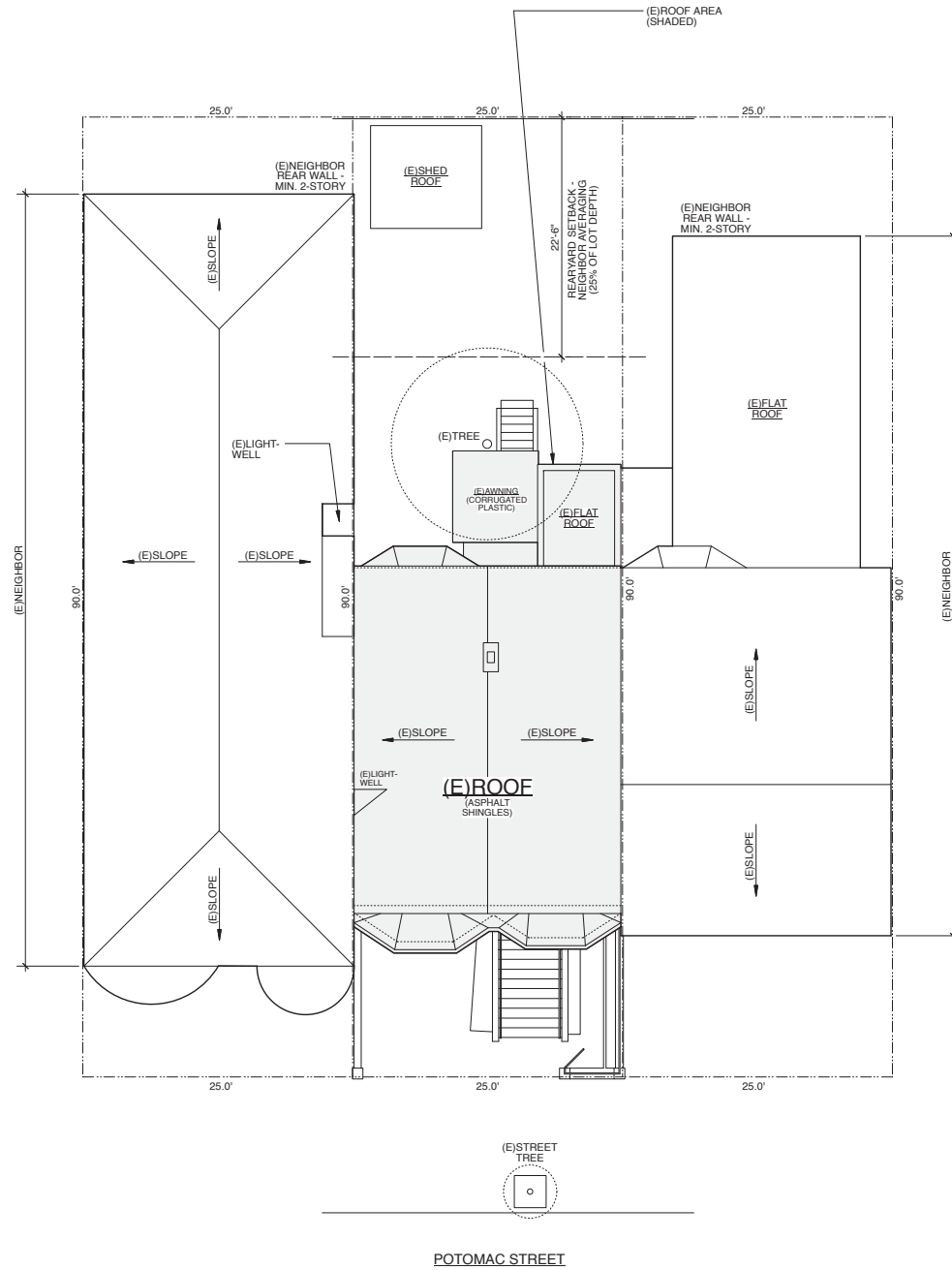
4450 18th Street  
San Francisco, CA 94114  
t: (415) 703-0904  
[www.apparatus.com](http://www.apparatus.com)



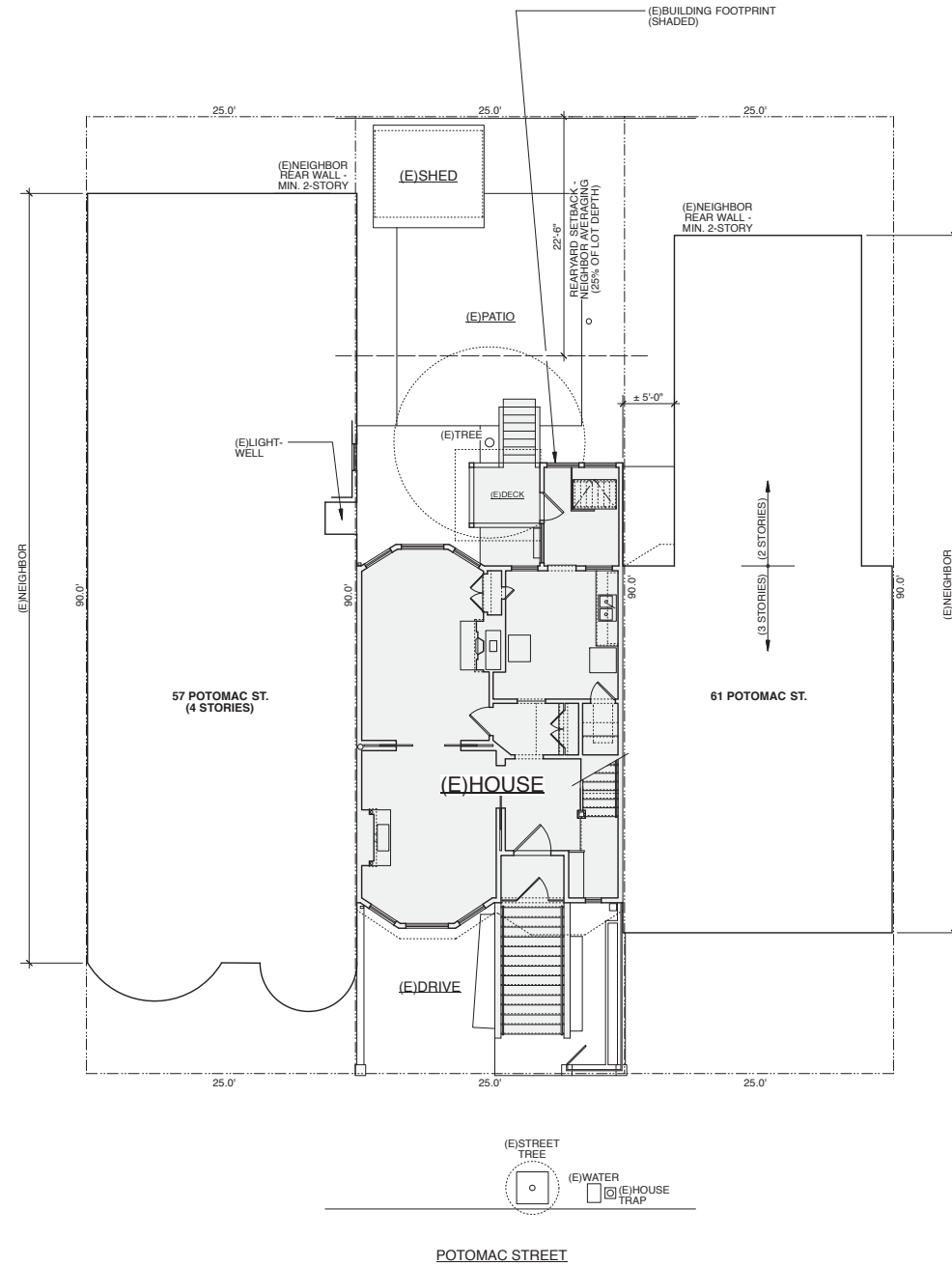
559 Potomac Street  
San Francisco, CA 94117  
Block 0865/Lot 008

date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	
1	JULY 19, 2018 (PLANNING REV. 1)
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3	SEPTEMBER 14, 2018 (PLANNING REV. 3)

# A1c



(E) ROOF PLAN



(E) SITE PLAN

# POTOMAC REMODEL

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San Francisco, CA 94117  
Block 0865/Lot 008

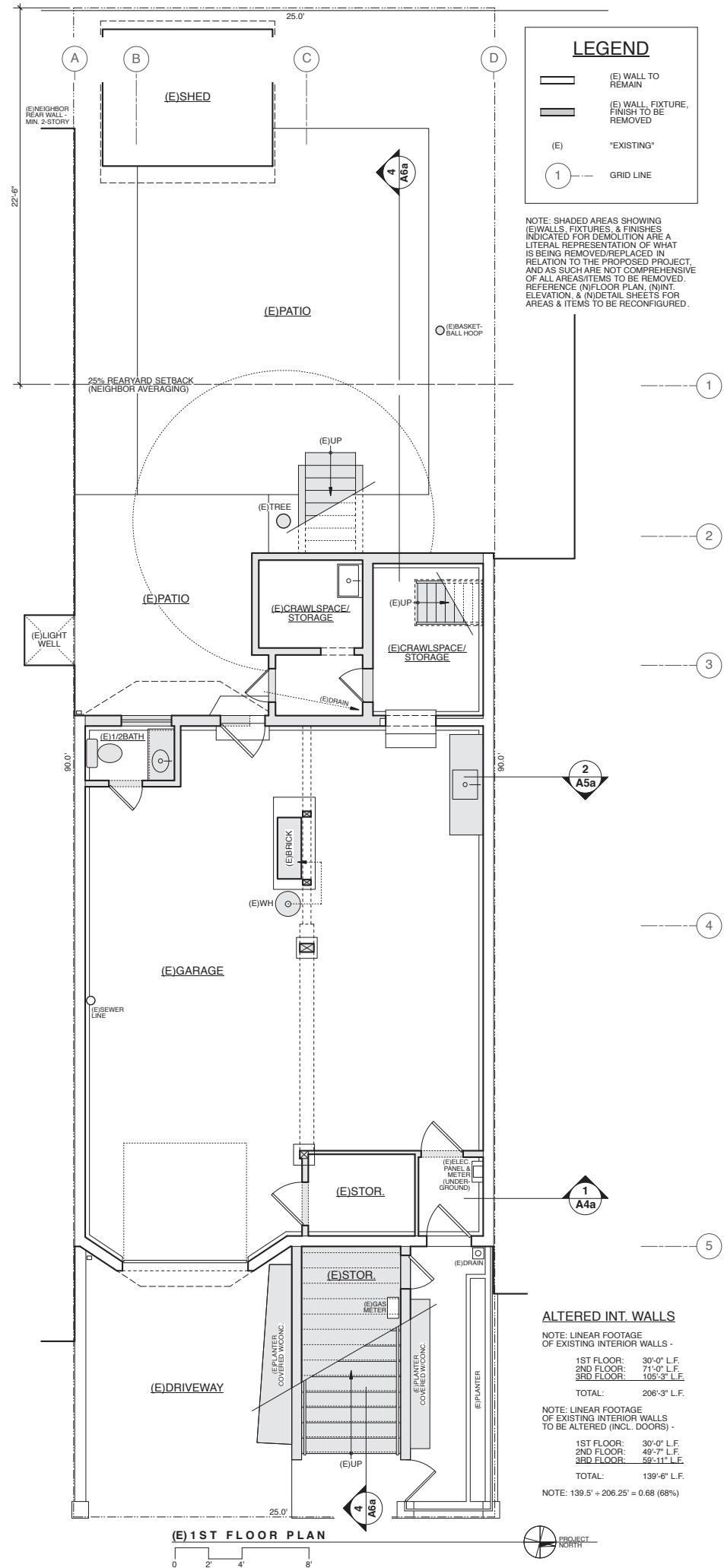
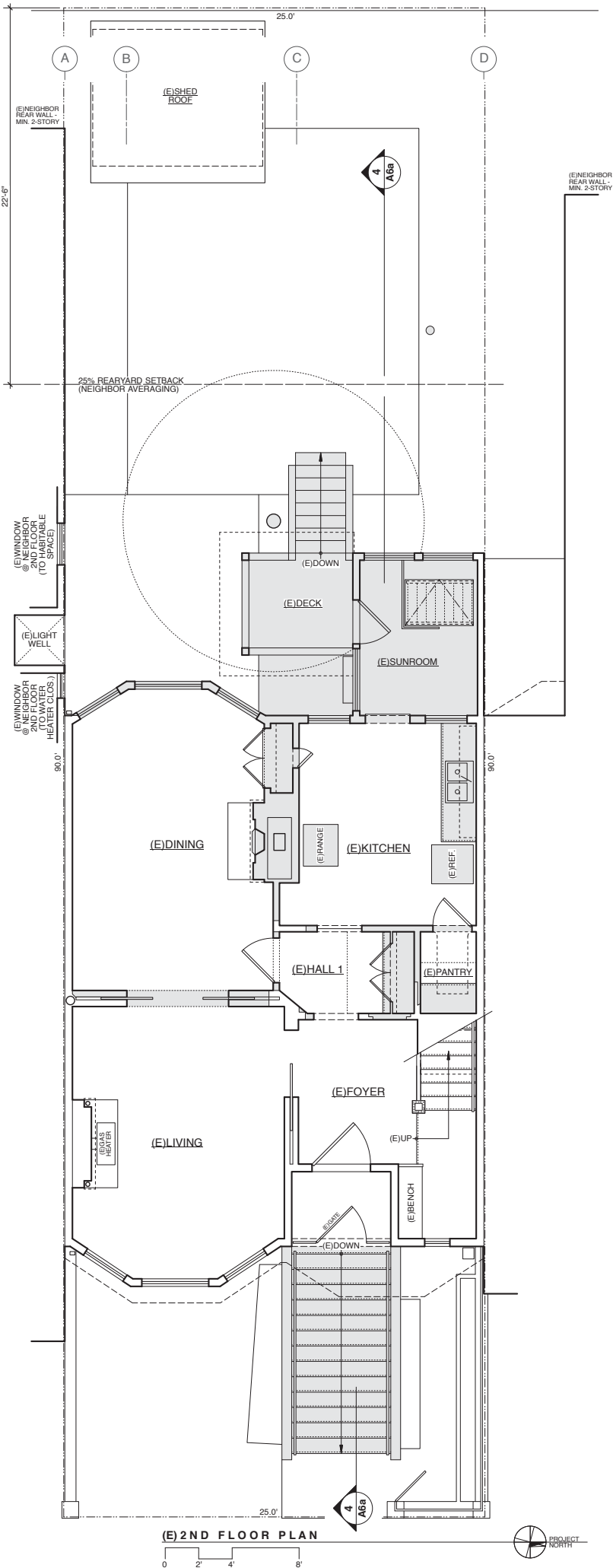
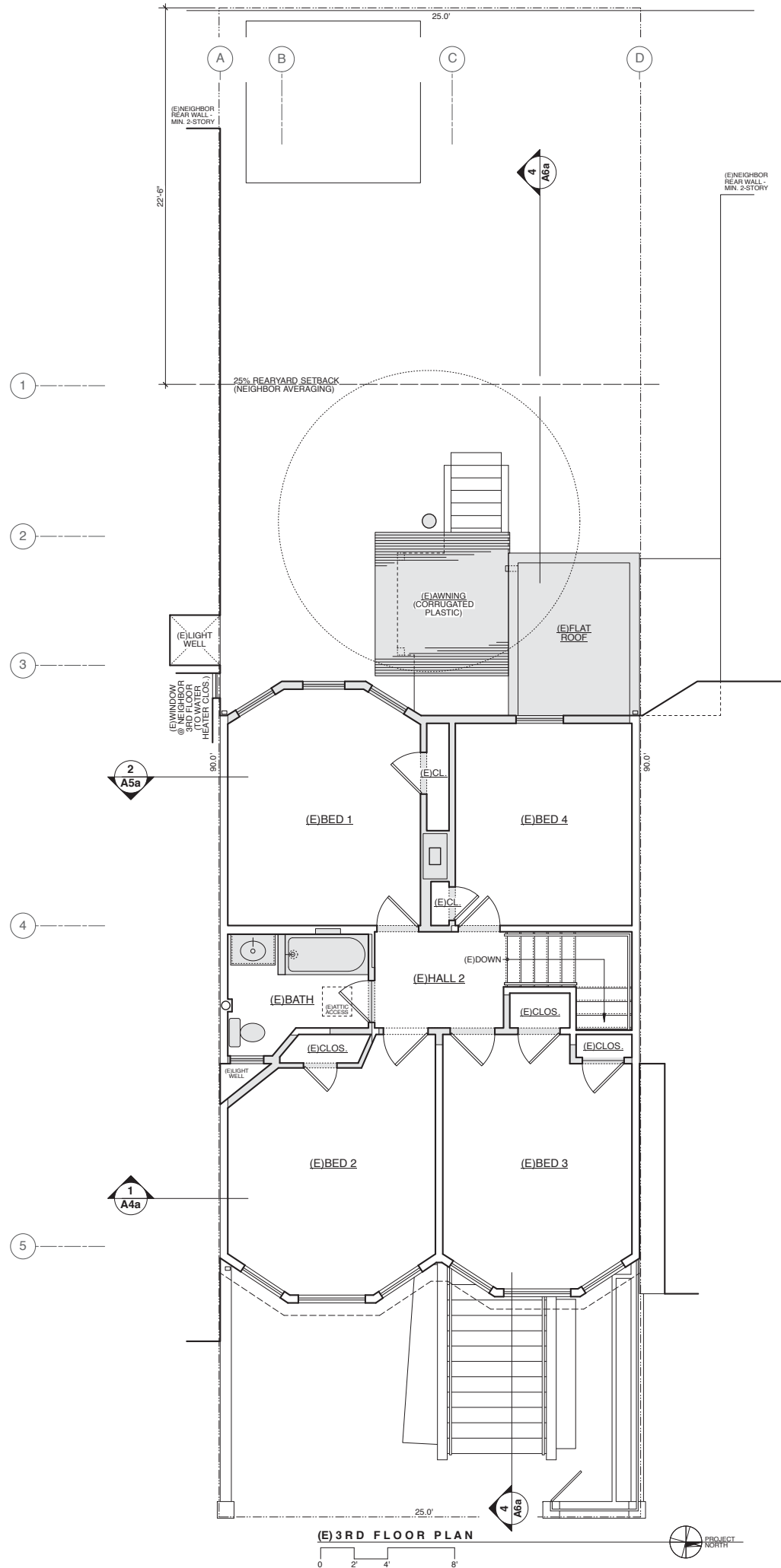
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scale	PER GRAPHIC SCALE
revis	
1	JULY 19, 2018 (PLANNING REV. 1)
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# A2a



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**LEGEND**

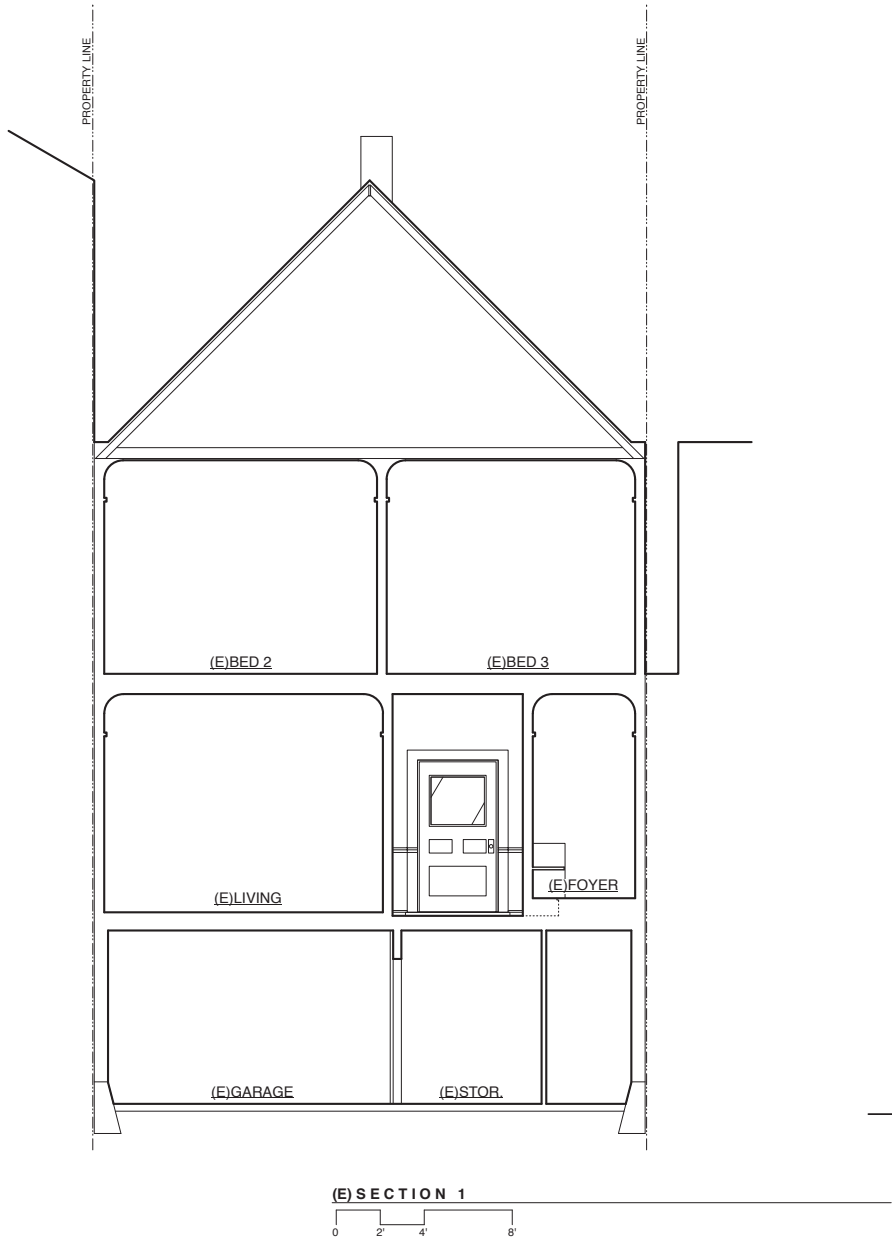
- (E) WALL TO REMAIN
- (E) WALL, FIXTURE, FINISH TO BE REMOVED
- (E) "EXISTING"
- 1 GRID LINE

NOTE: SHADED AREAS SHOWING (E) WALLS, FIXTURES, & FINISHES INDICATED FOR DEMOLITION ARE A LITERAL REPRESENTATION OF WHAT IS BEING REMOVED/REPLACED IN RELATION TO THE PROPOSED PROJECT, AND AS SUCH ARE NOT COMPREHENSIVE OF ALL AREAS/ITEMS TO BE REMOVED. REFERENCE (N) FLOOR PLAN, (N) INT. ELEVATION, & (N) DETAIL SHEETS FOR AREAS & ITEMS TO BE RECONFIGURED.




date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	
1	JULY 19, 2018 (PLANNING REV. 1)
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3	SEPTEMBER 14, 2018 (PLANNING REV. 3)


**A3a**



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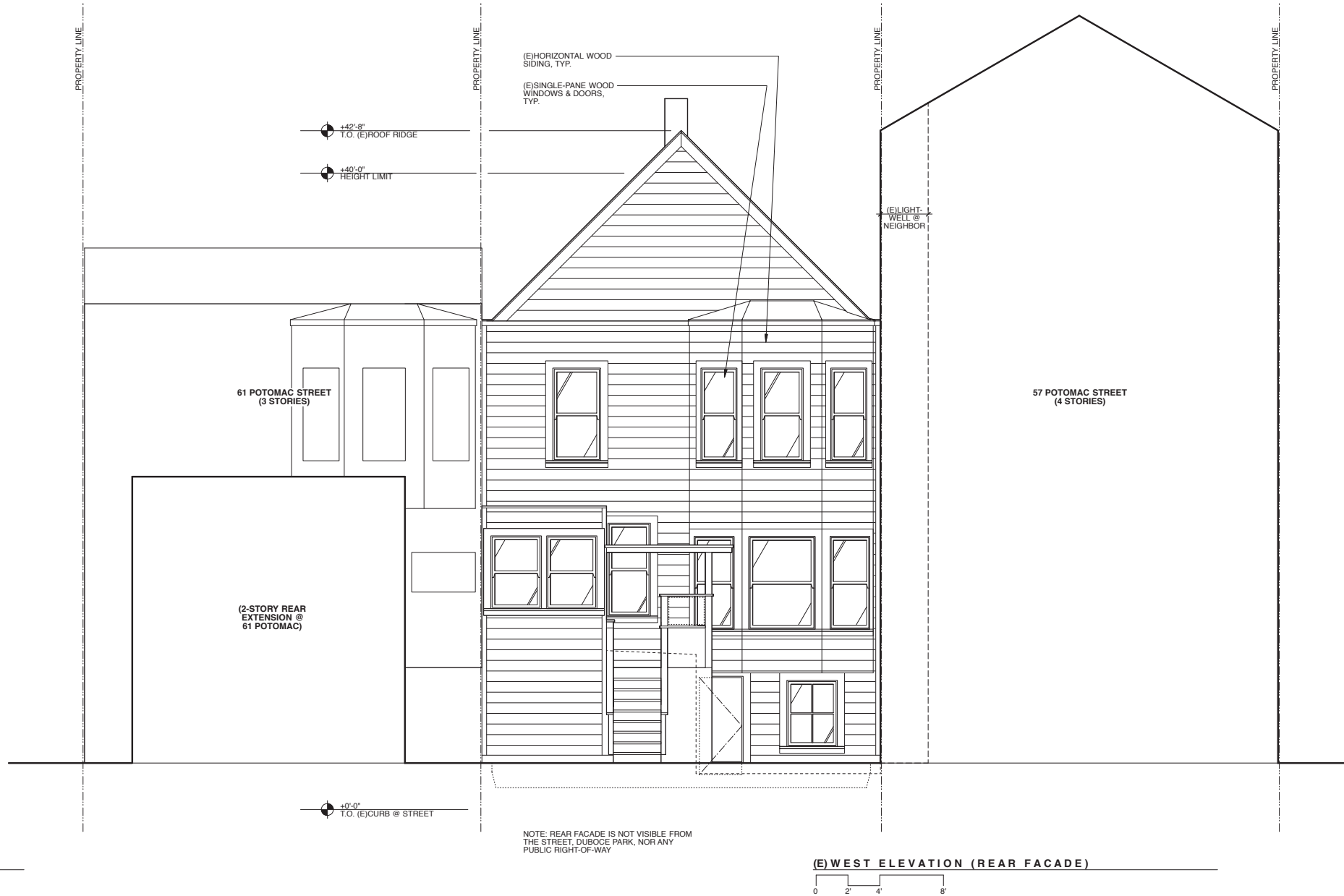
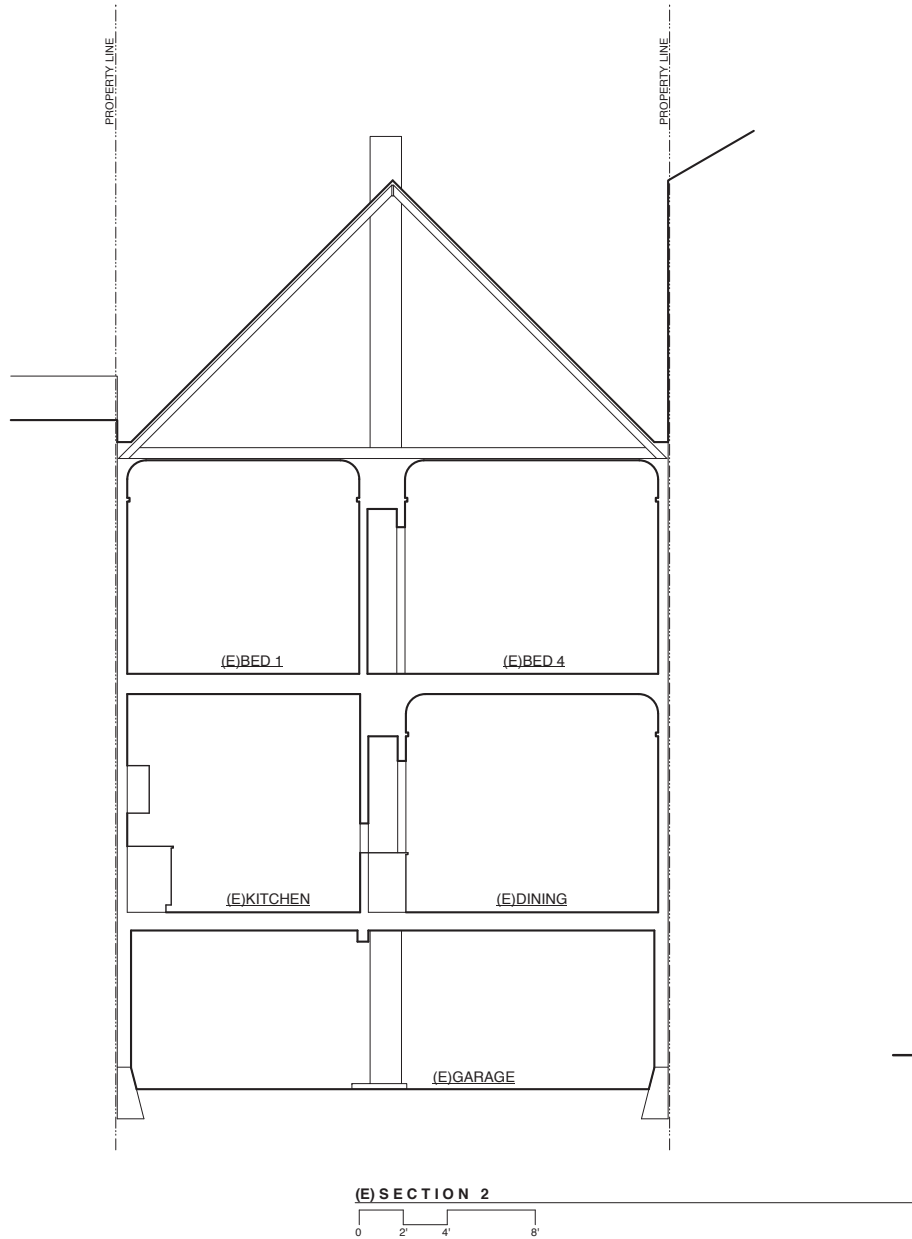


POTOMAC REMODEL

59 Potomac Street  
San Francisco, CA 94117  
Block 0865/Lot 008


date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
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A4a



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POTOMAC REMODEL

59 Potomac Street  
San Francisco, CA 94117  
Block 0865/Lot 008

date

APRIL 16, 2018  
(SITE PERMIT SUBMITTAL)

scale

PER GRAPHIC SCALE

revis

1

JULY 19, 2018  
(PLANNING REV. 1)

2

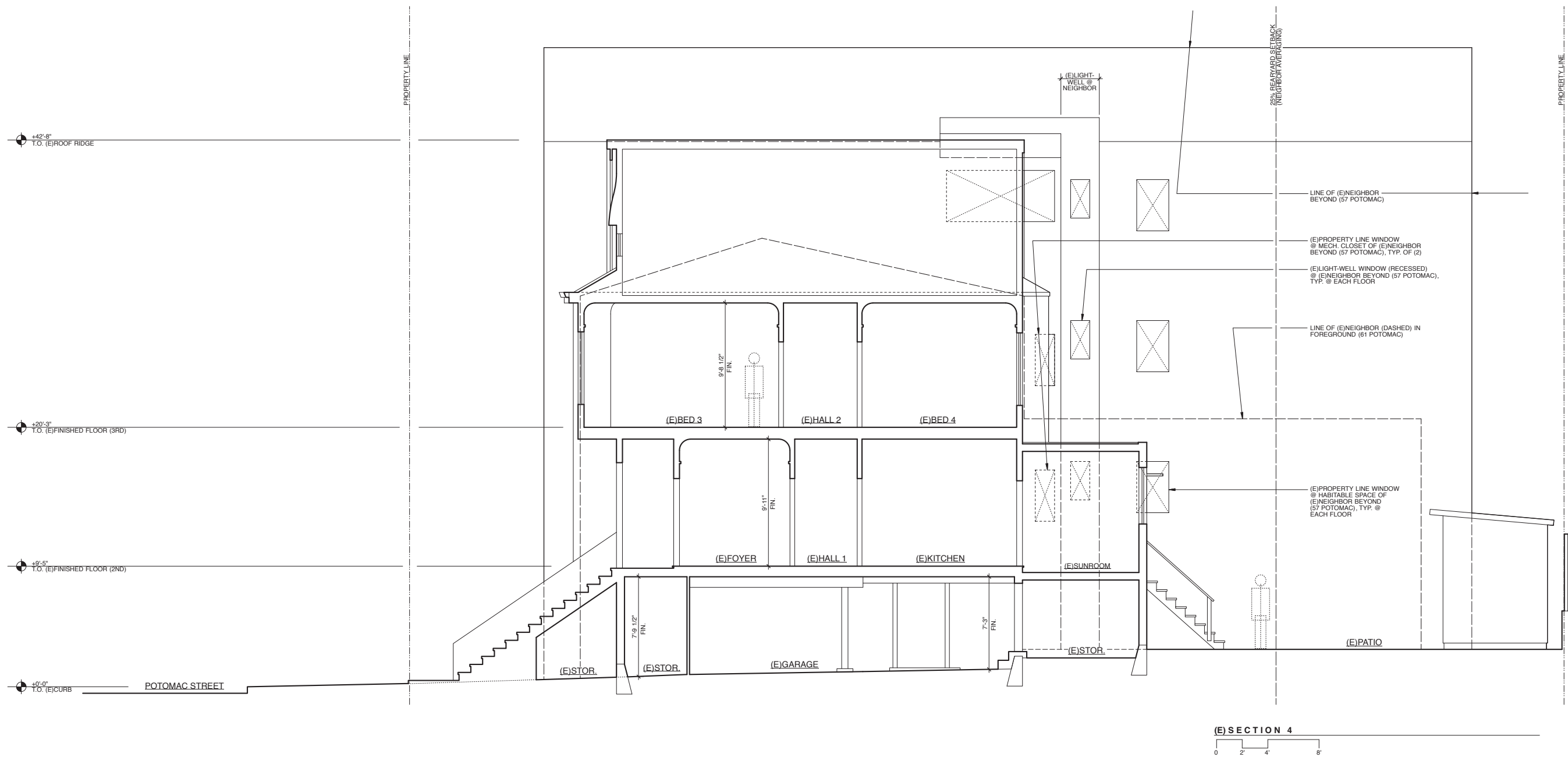
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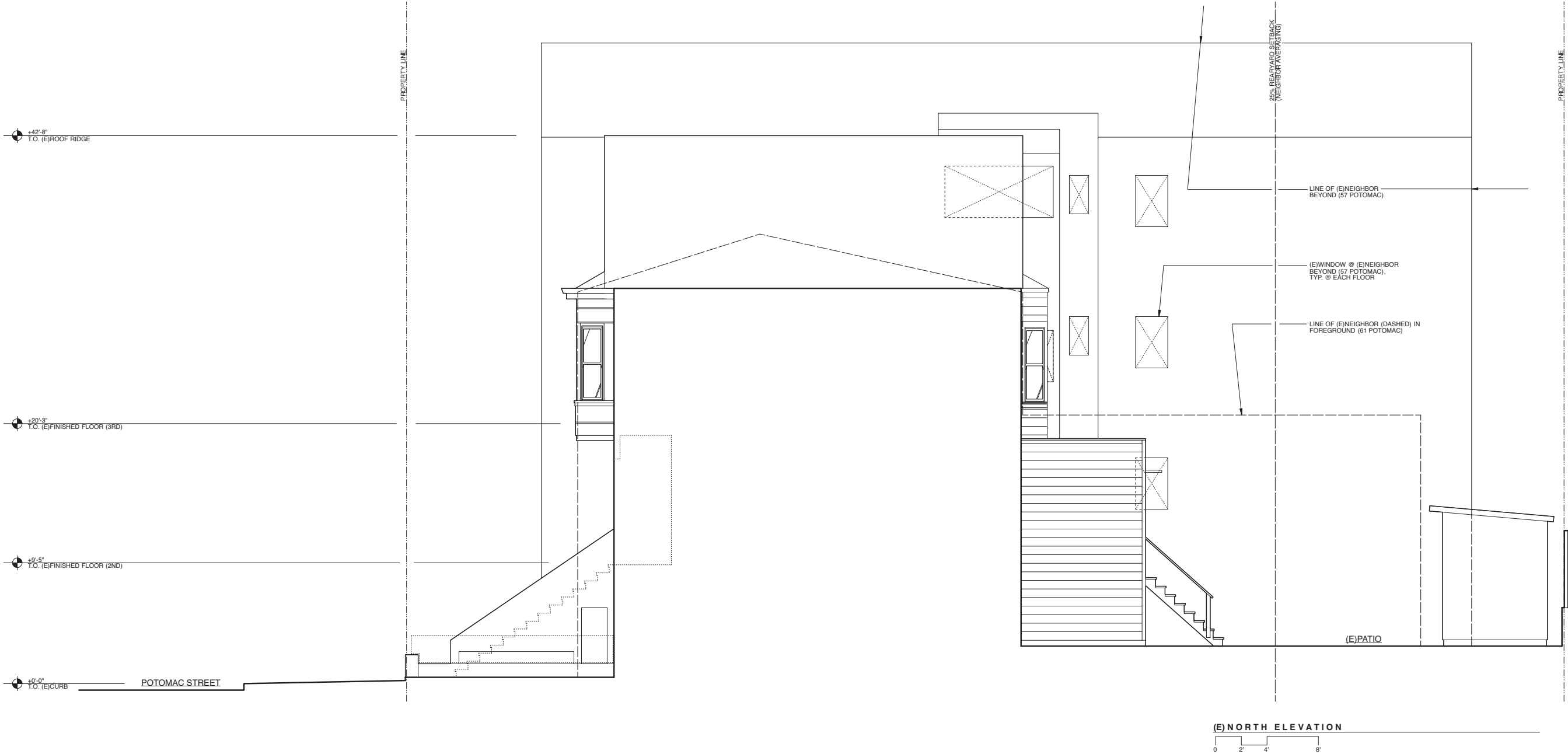
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SEPTEMBER 14, 2018  
(PLANNING REV. 3)

A5a







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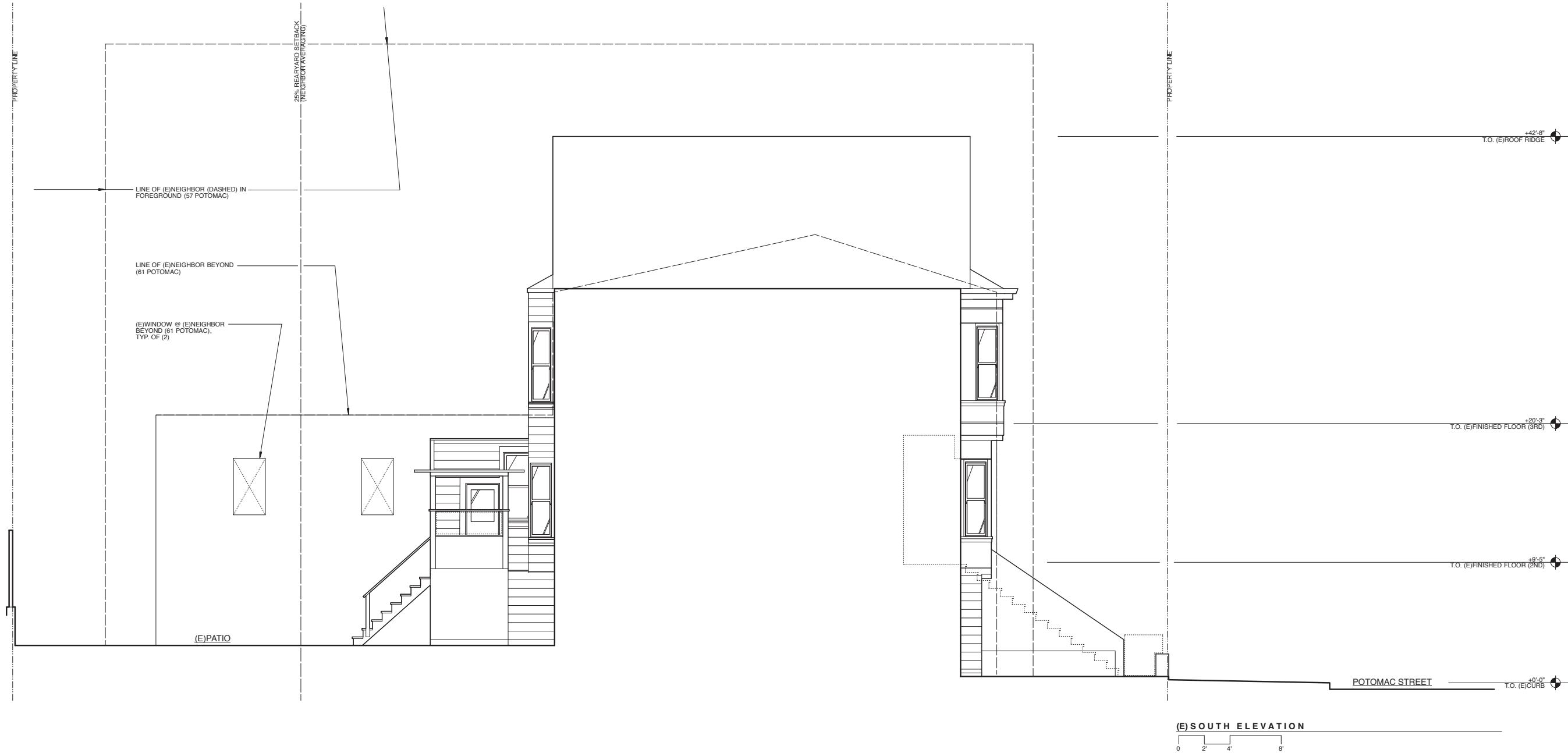
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revis	
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**A6b**



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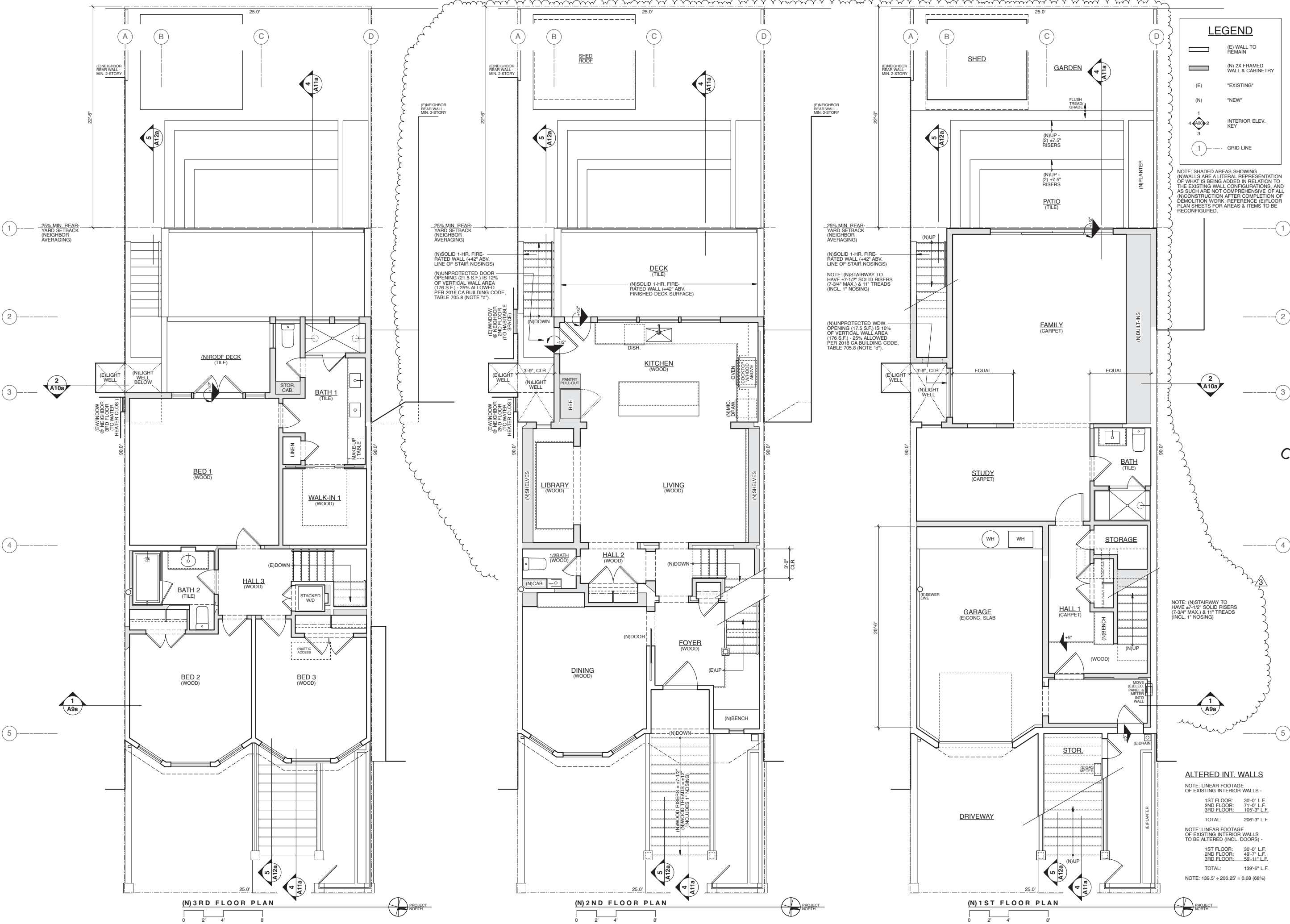
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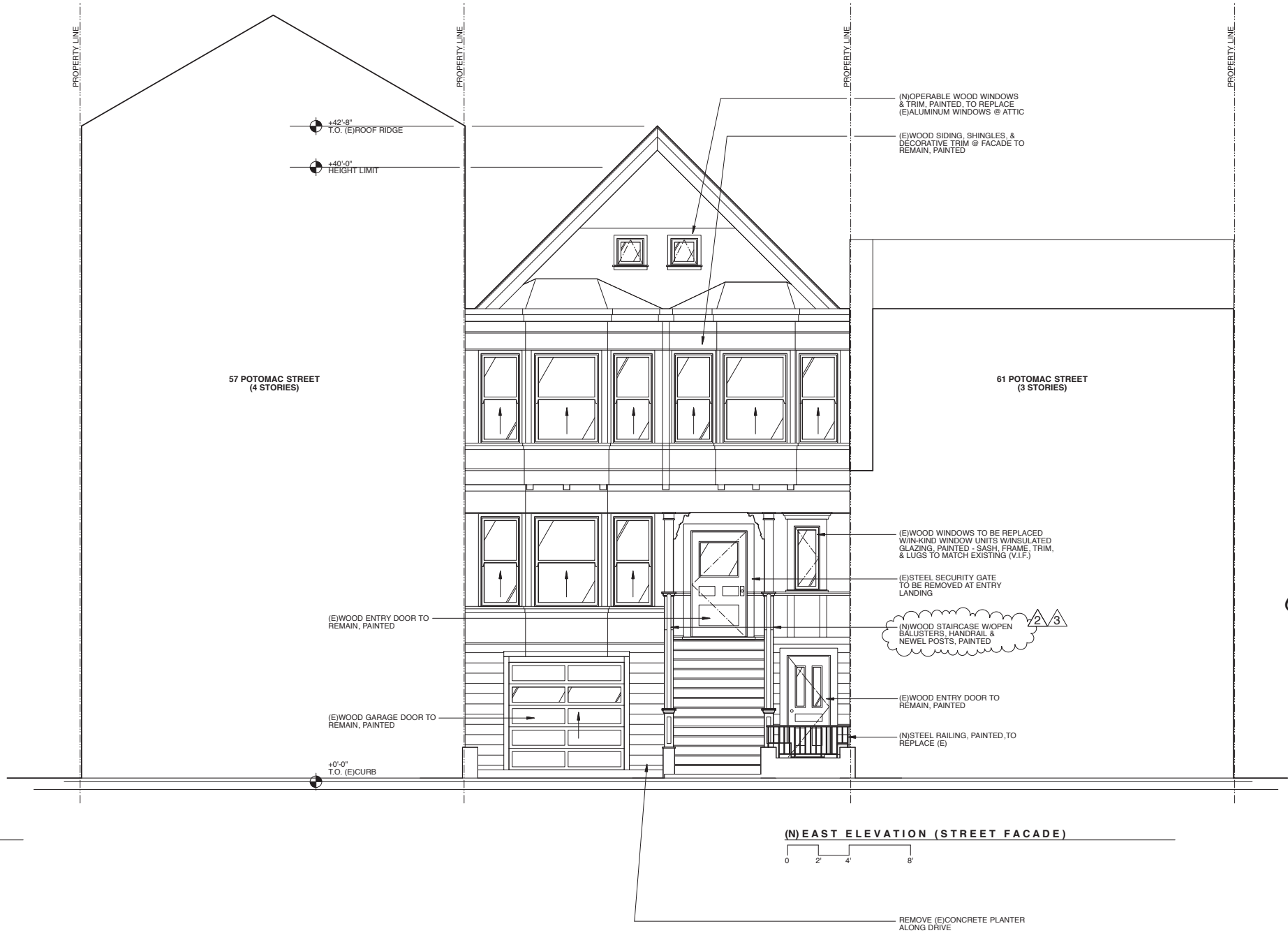
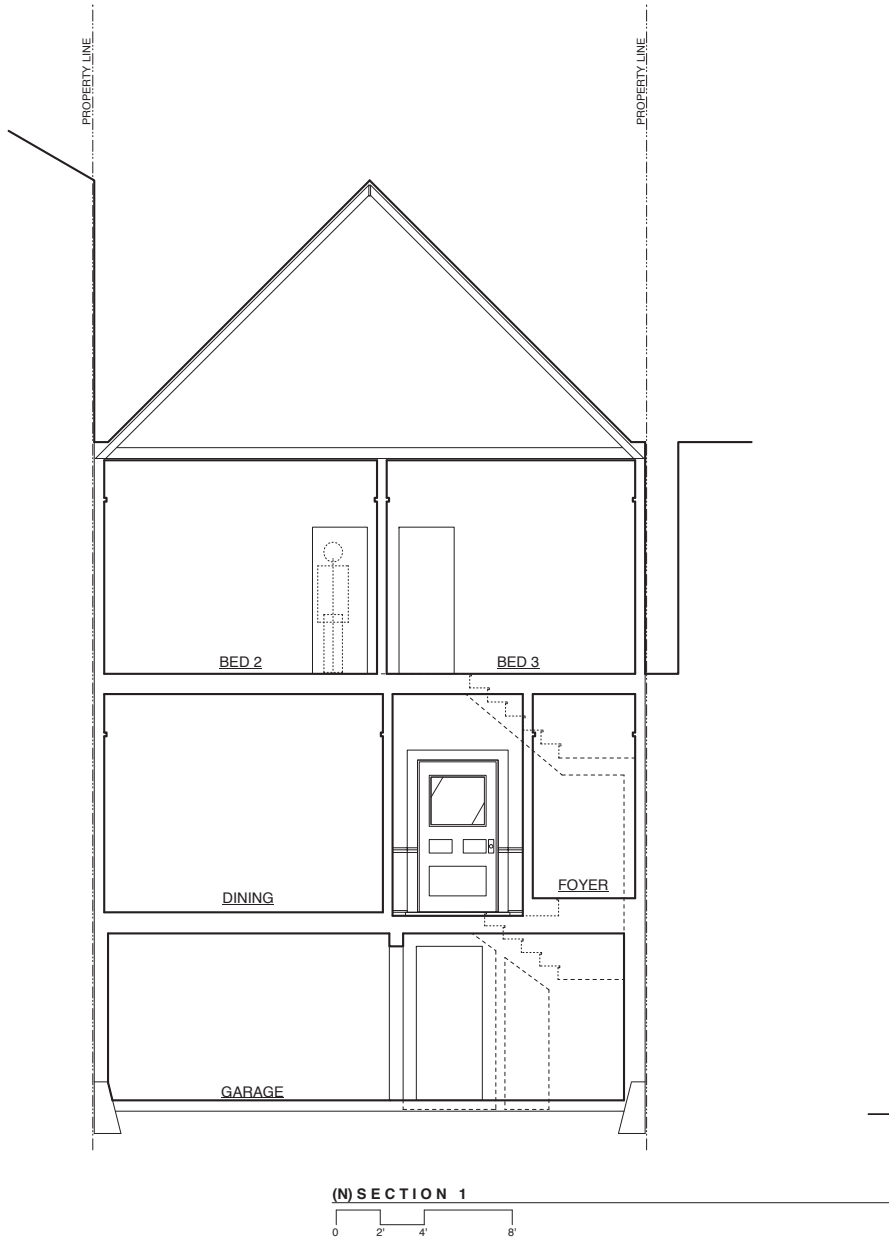


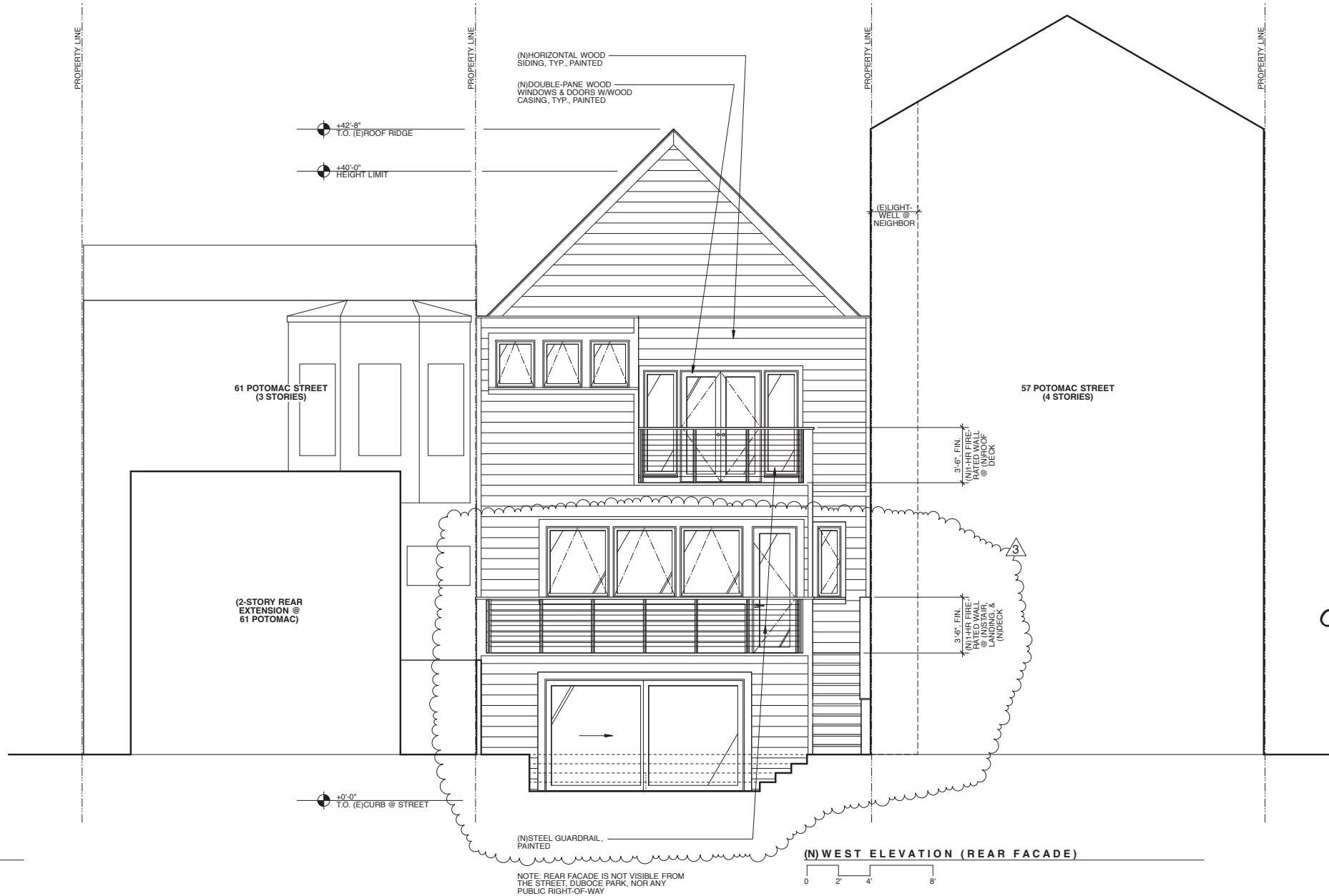
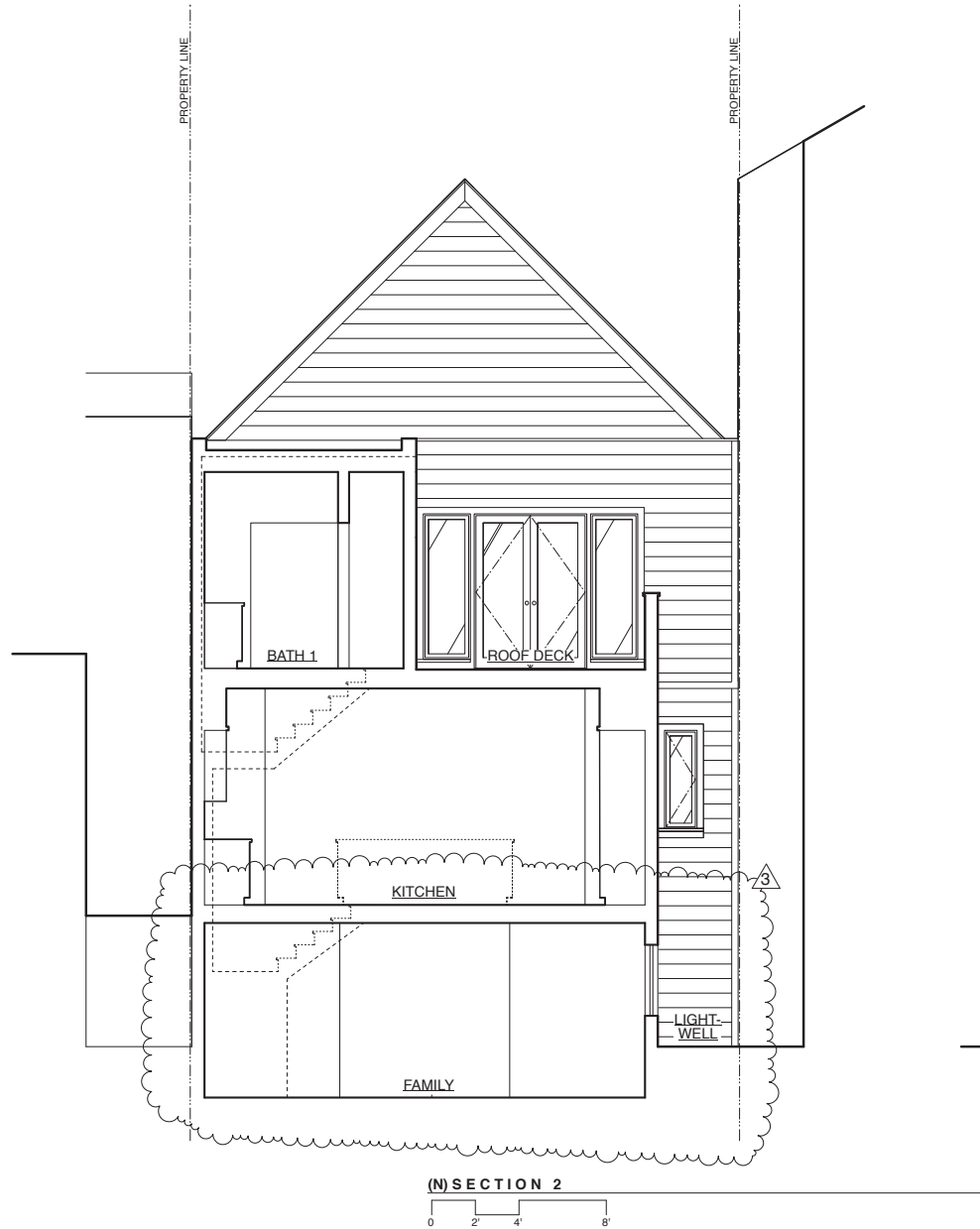
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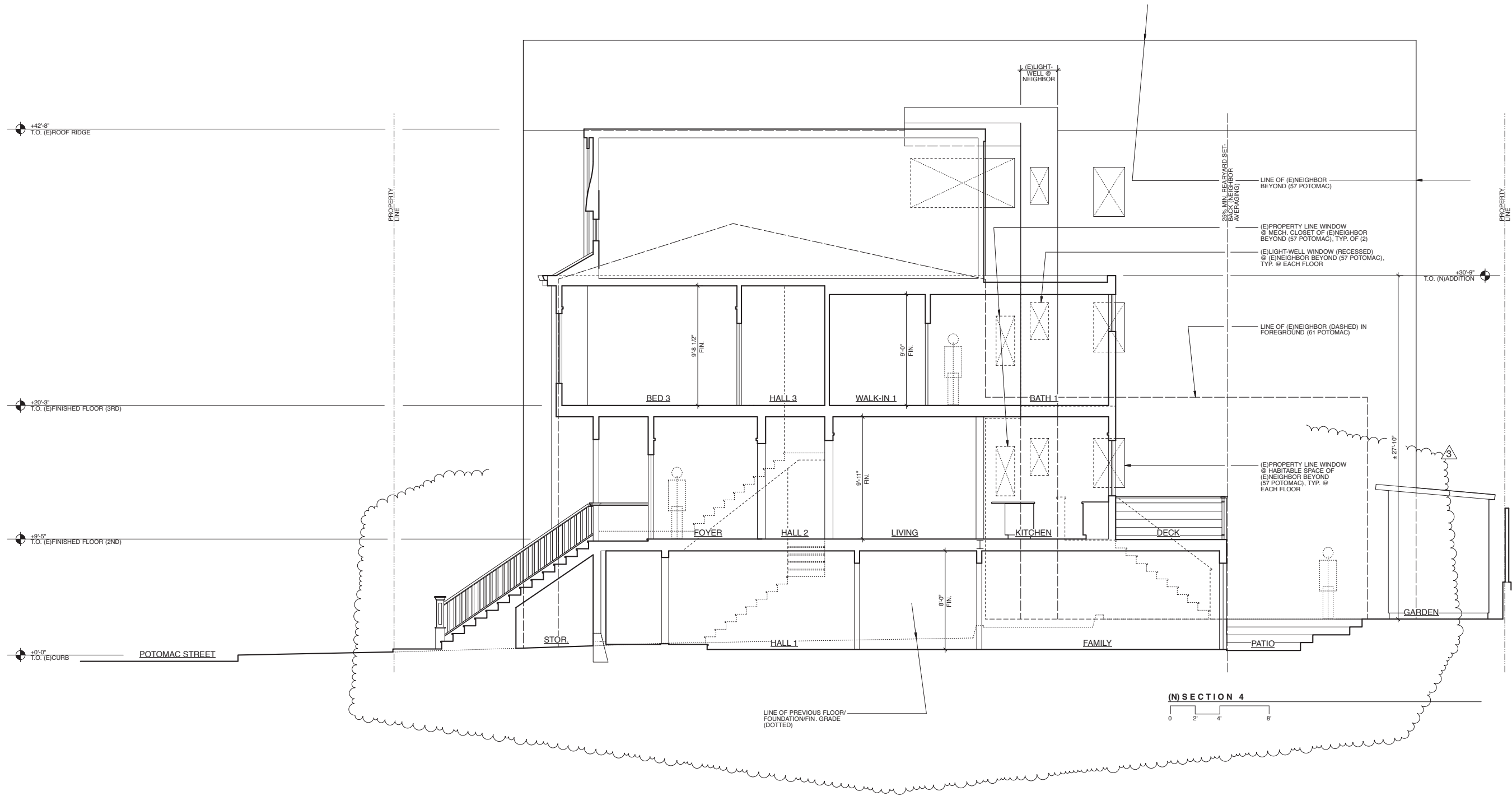
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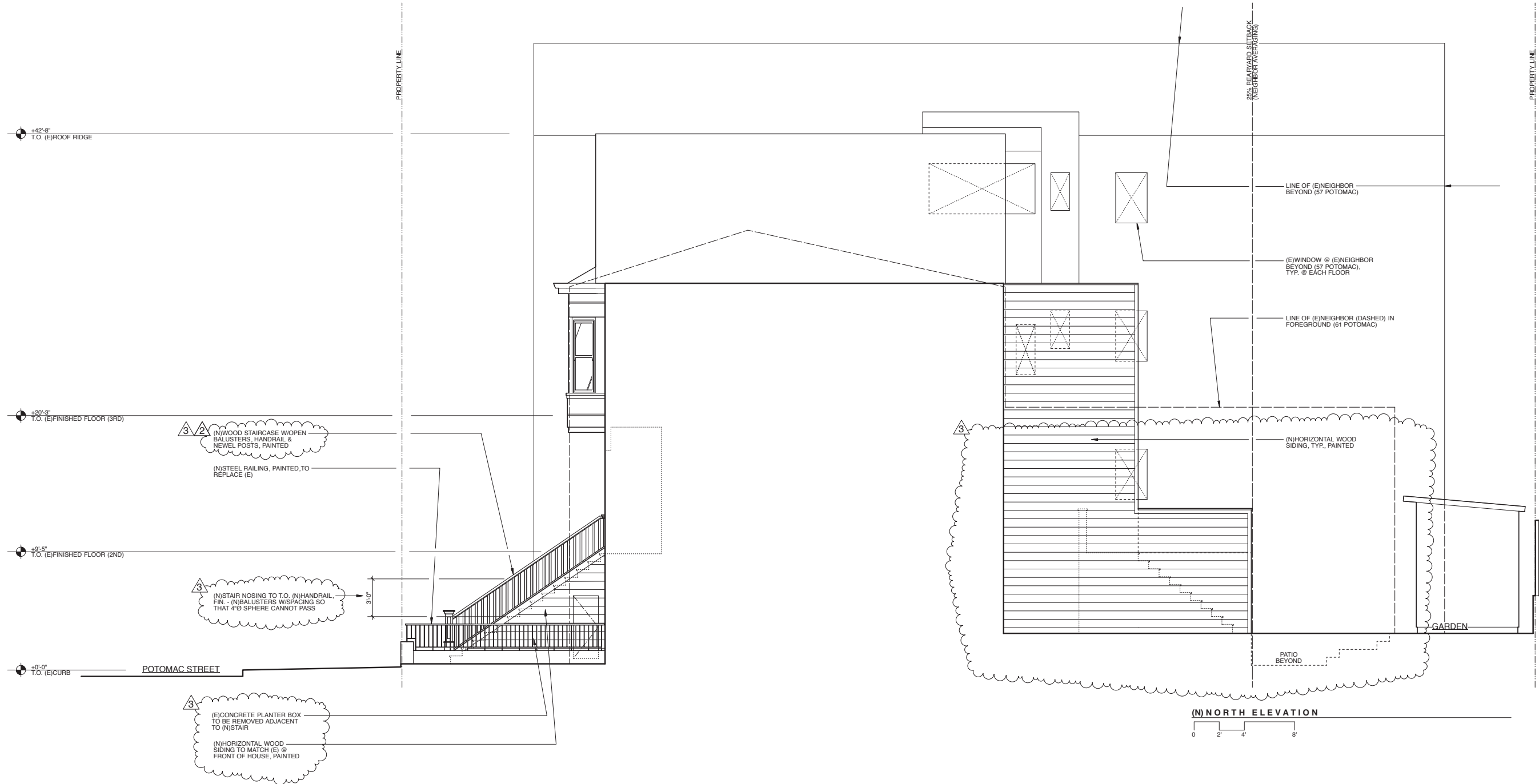












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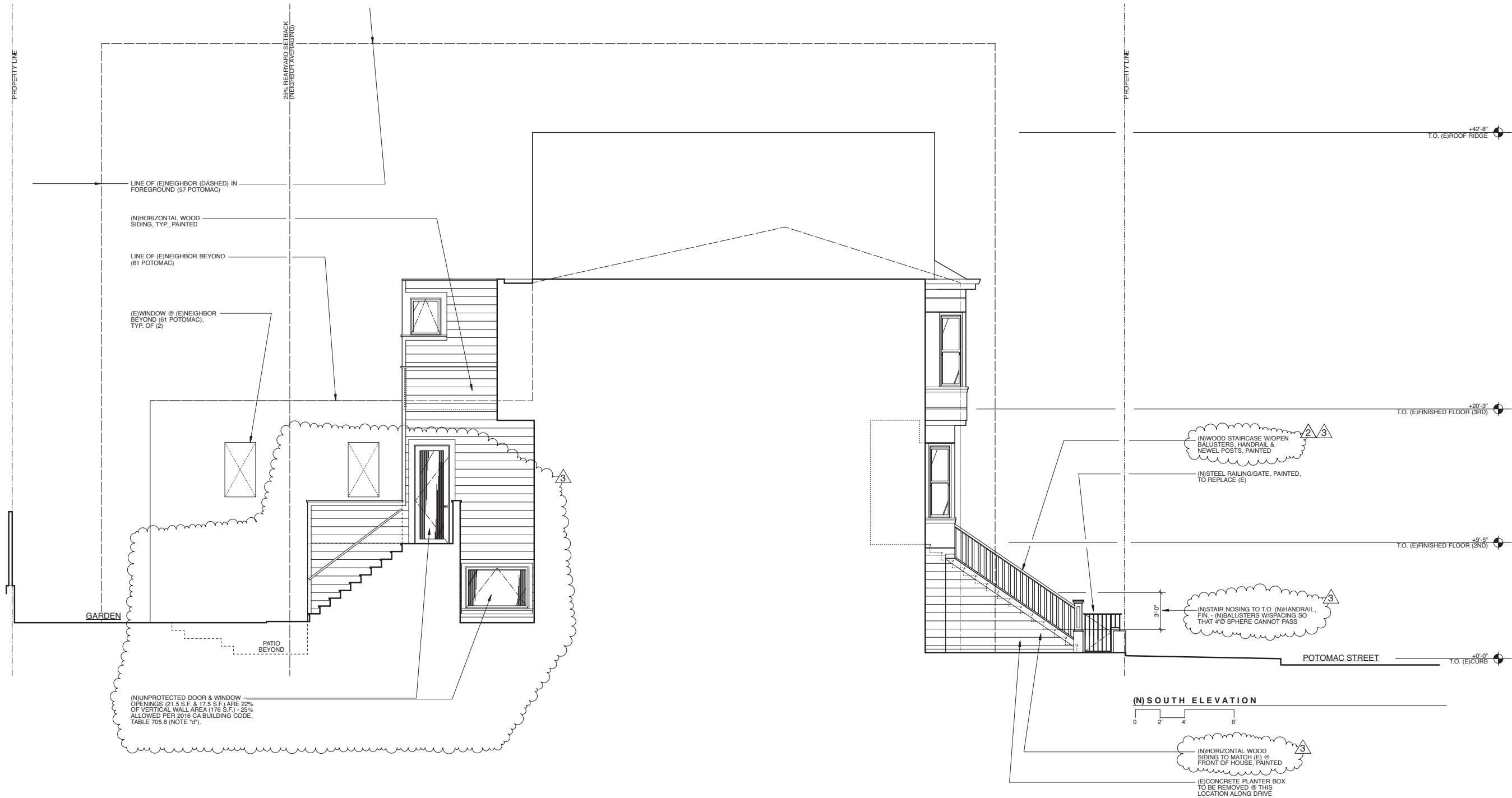
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**A11b**



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**A11c**



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