



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: DECEMBER 4, 2019

Record No.: 2019-012902COA
Project Address: 59 POTOMAC STREET
Landmark: Contributor, Duboce Park Landmark District
Zoning: RH-2 (Residential – House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0865/008
Project Sponsor: Mike Baushke, Apparatus Architecture
4450 18th Street
San Francisco, CA 94114
Staff Contact: Katherine Wilborn - 415-575-9114
Katherine.Wilborn@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

59 POTOMAC STREET is located on the west side of Potomac Street between Wallert Street and Duboce Park (Assessor's Block 0865; Lot 008). The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code.

The two-story-over-garage, single-family residence was designed in the Queen Anne style circa 1905 by an unknown architect.

PROJECT DESCRIPTION

The proposed project is a revision to a previously entitled project (2018-005952PRJ/COA, Motion No. 0347) which involves the enclosure of a deck at the rear of the structure on the third story to add 87 square feet of conditioned floor area to the residence. The work also includes minor interior alterations to the bathroom adjacent to the enclosed deck. New horizontal wood siding, matching the pattern, color, texture, and size of the historic wood siding will be used to clad the new addition. The project also includes adding four (4) new windows and one (1) new door, of wood construction. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.

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

In order to proceed, a building permit from the Department of Building Inspection is required.

Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal adds minimal additional square footage;
- Is located on a non-visible (West, rear) façade;
- Does not alter the character-defining features of the subject building; and
- All new materials will be compatible, but differentiated, from the historic material in composition, design, color, texture, finish and other visual qualities.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes enclosing a deck at the third story at the rear of the structure. The proposal includes cladding the new addition in a compatible, horizontal wood siding that will match existing in size, design, profile, color, texture, and finish. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

At the time of writing this report, the Department has not received any inquiries about the proposed project.

ISSUES & OTHER CONSIDERATIONS

- The proposed project is a revision to a previously approved Certificate of Appropriateness.
- The Project is fully code complaint and is supported by Department Staff

CONDITIONS OF APPROVAL

The approval of this scope of work, which is a revision of a previously-approved Preservation entitlement, shall not negate any conditions or approvals that were included on the previous Certificate of Appropriateness approved November 7th, 2018, under Motion No. 0347.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

Certificate of Appropriateness
Hearing Date: December 18, 2019

RECORD NO. 2019-012902COA
59 Potomac Street

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

HEARING DATE: DECEMBER 4, 2019

Record No.: 2019-012902COA
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Landmark: Contributor, Duboce Park Landmark District
Zoning: RH-2 (Residential – House, Two-Family) Zoning District
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 008 IN ASSESSOR'S BLOCK 0865 IN A RH-2 ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 12, 2019, Michael Baushke of Apparatus Architecture (hereinafter "Project Sponsor") filed Application No. 2019-012902COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for enclosing a deck at the rear of the subject building located on Lot 008 in Assessor's Block 0865, which is a contributing resource to Duboce Park Landmark District and locally designated under Article 10, Appendix N of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On December 4, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-012902COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-012902COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2019-012902COA in conformance with the architectural plans dated October 31, 2019 and labeled Exhibit B based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project involves enclosing a previously-entitled rear (west) deck at the third story to add 87 square feet of conditioned floor area to the residence. The enclosure will be clad in horizontal wood siding to match the existing and will add 6 new wood casement windows and a new door at the rear façade. Please see photographs and plans for details.
3. **Property Description.** 59 Potomac Street is located on the west side of Potomac Street between Waller Street and Duboce Park (Assessor's Block 0865; Lot 008). The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code. The structure is a two-story-over garage, single-family residence designed in the Queen Anne style circa 1905 by an unknown architect.
4. **Surrounding Properties and Neighborhood.** The immediate context varies in architectural style from Italianate, Queen Anne, and First Bay Regional Styles; have consistent construction dates within the Duboce Park's period of significance (1870-1920); and retain high degrees of integrity.
5. **Public Outreach and Comments.** To date, the Department has not received any public correspondence.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:
 - A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment

of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. 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):

- (1) **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.

Not Applicable

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

The proposal is to enclose a deck at the rear, third story of the residence. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building, and will not be visible from any public right of way.

- (3) **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.

Not Applicable

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

Not Applicable

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

The distinctive features and finishes of the building will be retained and preserved. Staff has reviewed cladding and window proposal, and determined that the existing, distinctive features and finishes will be preserved, and the new materials will be compatible but differentiated.

- (6) **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.

Not Applicable

- (7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable

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

The proposed work will not destroy historic materials or features that characterize the building. The enclosed deck and new fenestrations will be differentiated from the old in physical material properties and will be compatible in materials, features, size, scale, and finish.

- (10) **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.

The proposed work will not destroy historic materials or features that characterize the building.

- C. **Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and as outlined in Appendix N, as the work is compatible with the Landmark district.

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

URBAN DESIGN ELEMENT

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

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 subject property for the future enjoyment and education of San Francisco residents and visitors.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The proposed project will not have an 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 building 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 affect the City's affordable housing supply.

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

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

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 is located on Market Street and will not have a direct impact on the displacement of industrial and service sectors.

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

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.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 008 in Assessor's Block 0865 for proposed work in conformance with the architectural submittal dated October 31, 2019 and labeled Exhibit B on file in the docket for Record No. 2019-012902COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. **XXXX**. 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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 December 4, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 4, 2019

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Alterations located at 59 Potomac Street, Block 0865 and Lot 008 pursuant to Planning Code Section(s) 1006.6 within the RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated October 31, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-012902COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on December 4, 2019 under Motion No XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

The approval of this scope of work, which is a revision of a previously-approved Preservation entitlement shall not negate any conditions or approvals that were included in the previous Certificate of Appropriateness approved November 7th, 2018, under Motion No. 0347.

(E) STREET FACADE



PROJECT DIRECTORY

PROJECT ADDRESS:

59 POTOMAC STREET
SAN FRANCISCO, CA 94117

OWNER:

KAMARIAH SULAIMAN DASCOLA &
JONATHAN ROBERT DASCOLA
188 BUCHANAN ST., APT. 306
SAN FRANCISCO, CA 94102
(415)297-1124

ARCHITECT OF RECORD:

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

ENGINEER OF RECORD:

STRANDBERG ENGINEERING
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SAN FRANCISCO, CA 94103
(CONTACT: STEFANIE RAE ARIZABAL,
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(415)778-8726 x111

TITLE 24 ENERGY CONSULTANT:

ENERGY CALC. CO.
45 MITCHELL BLVD., #16
SAN RAFAEL, CA 94903
(415)457-0990

PROJECT INFO

SCOPE OF WORK:

THE PROPOSED REVISION ("DELTA 7") TO APPROVED PERMIT #201804196759 INCLUDES THE ENCLOSING OF AN EXTERIOR ROOF DECK AT THE REAR OF THE STRUCTURE (3RD FLOOR). THIS CHANGE WILL ADD 87 SQ.-FT. TO THE TOTAL CONDITIONED AREA OF THE HOUSE.

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 = 1038 SQ.-FT. (CONDITIONED)
TOTAL = 2894 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

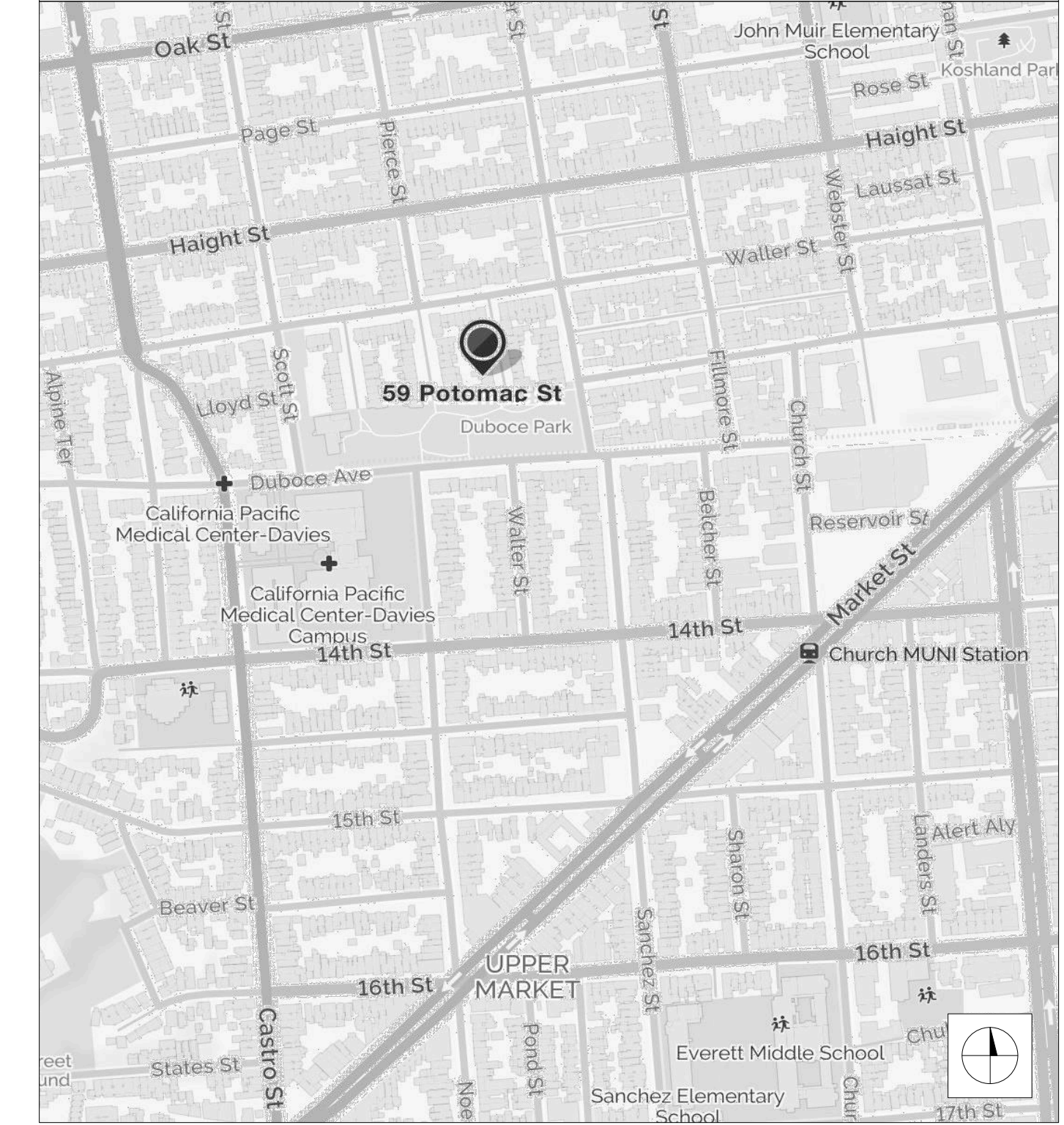
OCCUPANCY / CONSTRUCTION TYPE:

R-3 / TYPE V-B

BUILDING SPRINKLER:

NO (E)FIRE SPRINKLER SYSTEM

VICINITY MAP



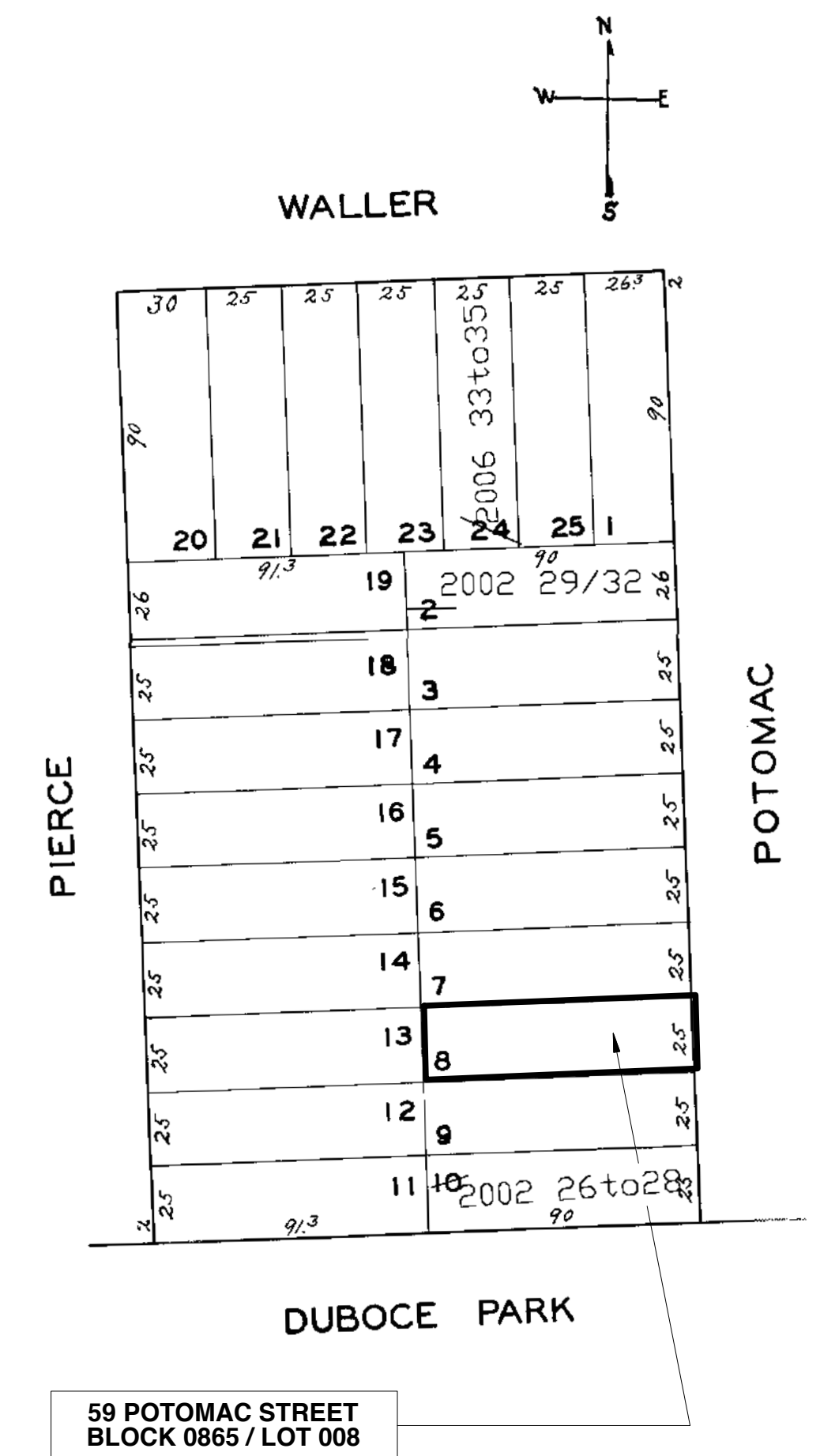
GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE NEW WORK AND SHALL VERIFY CONFORMANCE WITH THE DRAWINGS.
- 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.
- ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA CODES AS LISTED AND ALL LOCAL CODES AND ORDINANCES.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING, BARRICADES, ETC. NECESSARY TO ENSURE THE SAFETY OF THE JOBSITE.
- 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.
- 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.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITION DIMENSIONS.
- VERIFY WITH ARCHITECT BEFORE SCALING DRAWINGS.
- 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.
- 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.
- ALL PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT ALL WARRANTIES TO THE OWNER UPON COMPLETION OF THE JOB.
- 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.
- 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.
- ALL DRAWINGS AND MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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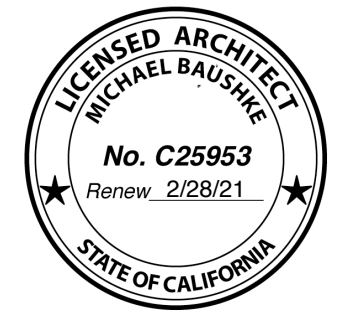
PARCEL MAP



59 POTOMAC STREET
BLOCK 0865 / LOT 008

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

APPARATUS ARCHITECTURE



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

- date APRIL 16, 2018
(SITE PERMIT SUBMITTAL)
- scale PER GRAPHIC SCALE
- 1 JULY 18, 2018 (PLANNING REV. 1)
 - 2 AUGUST 14, 2018 (PLANNING REV. 2)
 - 3 SEPTEMBER 14, 2018 (PLANNING REV. 3)
 - 4 FEBRUARY 18, 2019 (PLANCHECK)
 - 5 MARCH 25, 2019 (RESUBMITTAL)
 - 6 JUNE 5, 2019 (RESUBMITTAL2)
 - 7 JUNE 27, 2019 / OCT 31, 2019 (RESUBMITTAL3 / 4)

A1a

GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
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 GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input checked="" type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	POTOMAC REMODEL PROJECT NAME 0865 / 008 BLOCK/LOT 59 POTOMAC ST. ADDRESS R-3 PRIMARY OCCUPANCY 3345 GROSS BUILDING AREA DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT														
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.		LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r			
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.					n/r		n/r			n/r			
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).		4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	n/r			
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).				LEED Wec2 (2 pts)									
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥ 250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.		n/r			n/r	n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥ 500 sq.ft. or existing projects with modified landscape area ≥ 1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤ 2,500 sq.ft. of landscape area. See www.sfwater.org for details.													
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).		n/r	n/r			n/r	n/r						
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.													
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.			≤10 floors			n/r	n/r	n/r	n/r	n/r			
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).		n/r	n/r			n/r	n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.		n/r	n/r	LEED EAc1 opt. 1		n/r	n/r						
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.		SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added			
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.		n/r	n/r			n/r	n/r			if >10 stalls added			
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.						applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r			
	RECYCLING BY OCCUPANTS	SF Building Code AB-068	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.													
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.			75% diversion	75% diversion					75% diversion				
	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.				n/r	n/r			n/r	n/r	n/r			
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.				n/r	n/r			n/r	n/r	n/r			
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.		n/r	n/r			n/r	n/r						
	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.		n/r	n/r			n/r	n/r						
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.													
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.													
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.						if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.		if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.						n/r	n/r						
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.													
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.		if applicable	if applicable			if applicable	n/r						
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.		n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r			
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.				n/r	n/r	if applicable	if applicable	n/r	n/r	n/r			
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.				n/r	n/r			n/r	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.				n/r	n/r			n/r	n/r	n/r			
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.				n/r	n/r			n/r	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.				n/r	n/r			n/r	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).				n/r	n/r			n/r	n/r	n/r			

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San Francisco, CA 94114



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

- date APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
- scale PER GRAPHIC SCALE
- 1 JULY 18, 2018 (PLANNING REV. 1)
- 2 AUGUST 14, 2018 (PLANNING REV. 2)
- 3 SEPTEMBER 14, 2018 (PLANNING REV. 3)
- 4 FEBRUARY 18, 2019 (PLANCHECK)
- 5 MARCH, 2019 (RESUBMITTAL)
- 6 JUNE 5, 2019 (RESUBMITTAL2)
- 7 JUNE 27, 2019 / OCT 31, 2019 (RESUBMITTAL3 / 4)

BUILDING ENVELOPE - HERS VERIFICATION		02	03	04
01	Quality Insulation Installation (QI)	Not Required	Building Envelope Air Leakage	04 n/a

WATER HEATING SYSTEMS		02	03	04	05	06	07	08
01	Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
	DHW Sys 1	Combined Hydronic	Standard	DHW Heater 1	1	0	New	No

WATER HEATERS		02	03	04	05	06	07	08	09	10	11	12
01	Name	Heater Effort Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor	Input Rating / Pilot / Standby Efficiency (Int/Ek)	Insulation (R-Value)	Standby Loss / Recovery Eff	First Hour Flow Rate	NES, Hot Pump Brand / Model	Tank Location Condition
	DHW Heater 1	Gas	Large Storage	1	80	0.95 TE	159.000 Btu/hr	0	0.0119	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS		02	03	04	05	06	07	08
01	SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Verified Existing Condition	
	HVAC1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	- none -	No	

HVAC - HEATING UNIT TYPES		02	03	04	05	06	07	08
01	Name	System Type	Number of Units	SEER	Efficiency	Compressor Type	HERS Verification	
	Cooling Component 1	NoCooling	1	n/a	n/a	n/a	n/a	

HVAC - COOLING UNIT TYPES		02	03	04	05	06	07	08
01	Name	System Type	Number of Units	Efficiency	SEER	Compressor Type	HERS Verification	
	Cooling Component 1	NoCooling	1	n/a	n/a	n/a	n/a	

Registration Number: 419-P010059077A-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: 06/11/2019 14:26
 Report Version: CF-PR-06232018-1149
 HERS Provider: CHEERS
 Report Generated at: 2019-06-11 14:19:54

HVAC - FAN SYSTEMS & HERS VERIFICATION		02	03	04
01	Name	Type	Fan Power (Watts/CFM)	HERS Verification
	HVAC Fan 1	Single Speed PSC Furnace Fan	0.38	---

IAQ Indoor Air Quality Fans		02	03	04	05	06
01	Dwelling Unit	IAQ CFM	IAQ Wats/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification Required
	SF-Arm IAQ-VentRpt	60	0.25	Default	0	n/a

Registration Number: 419-P010059077A-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: 06/11/2019 14:26
 Report Version: CF-PR-06232018-1149
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Wesley Keister
 Company: Energy Calc Co.
 Address: 45 Mitchell Blvd #16
 City/State/Zip: San Rafael, CA 94903
 Phone: 415-457-0990

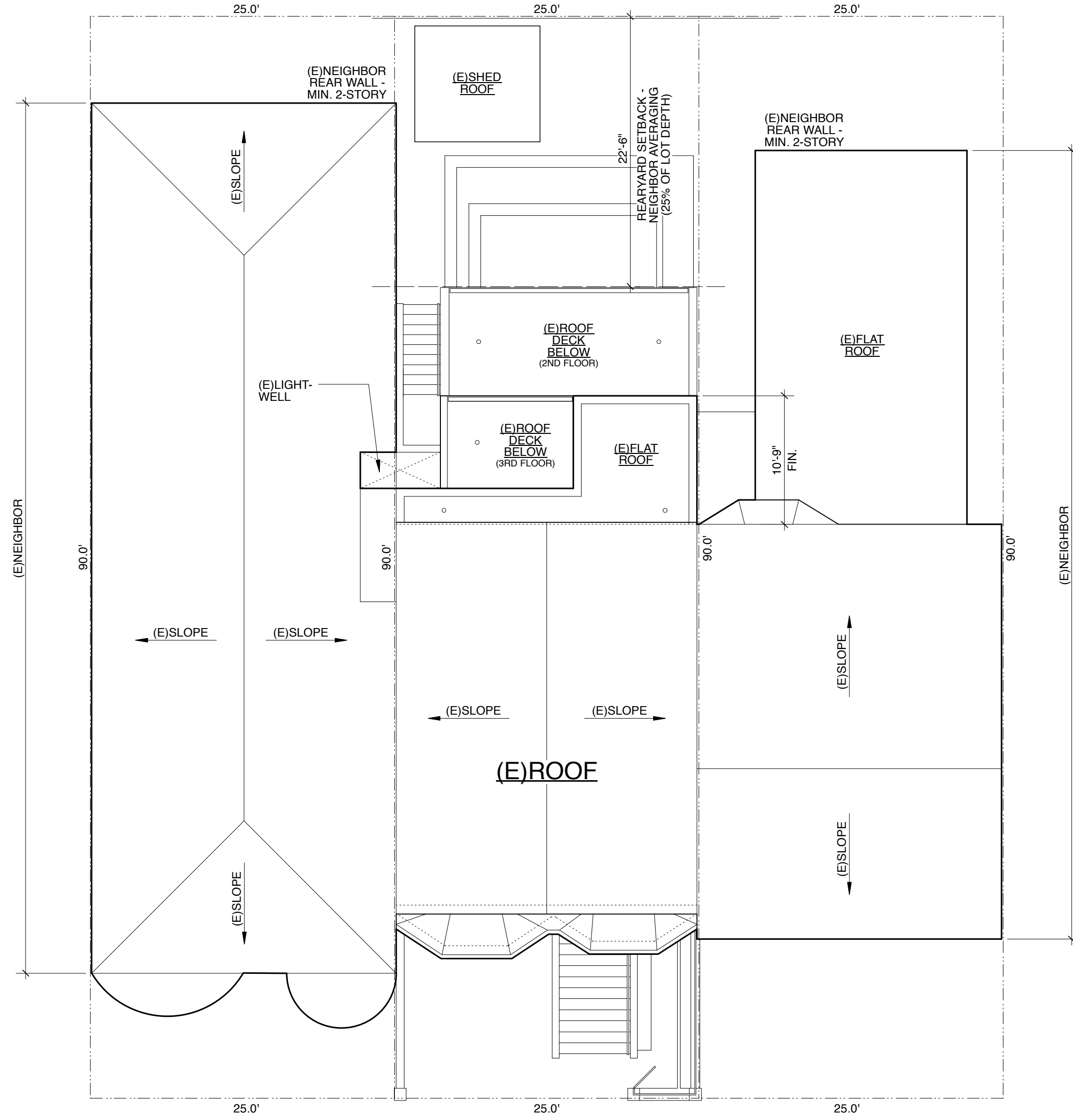
RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Responsible Designer Name: Michael Bausfke
 Responsible Designer Signature: Michael Bausfke
 Date Signed: 06/11/2019
 License: 445018th S.
 City/State/Zip: San Francisco, CA 94114



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

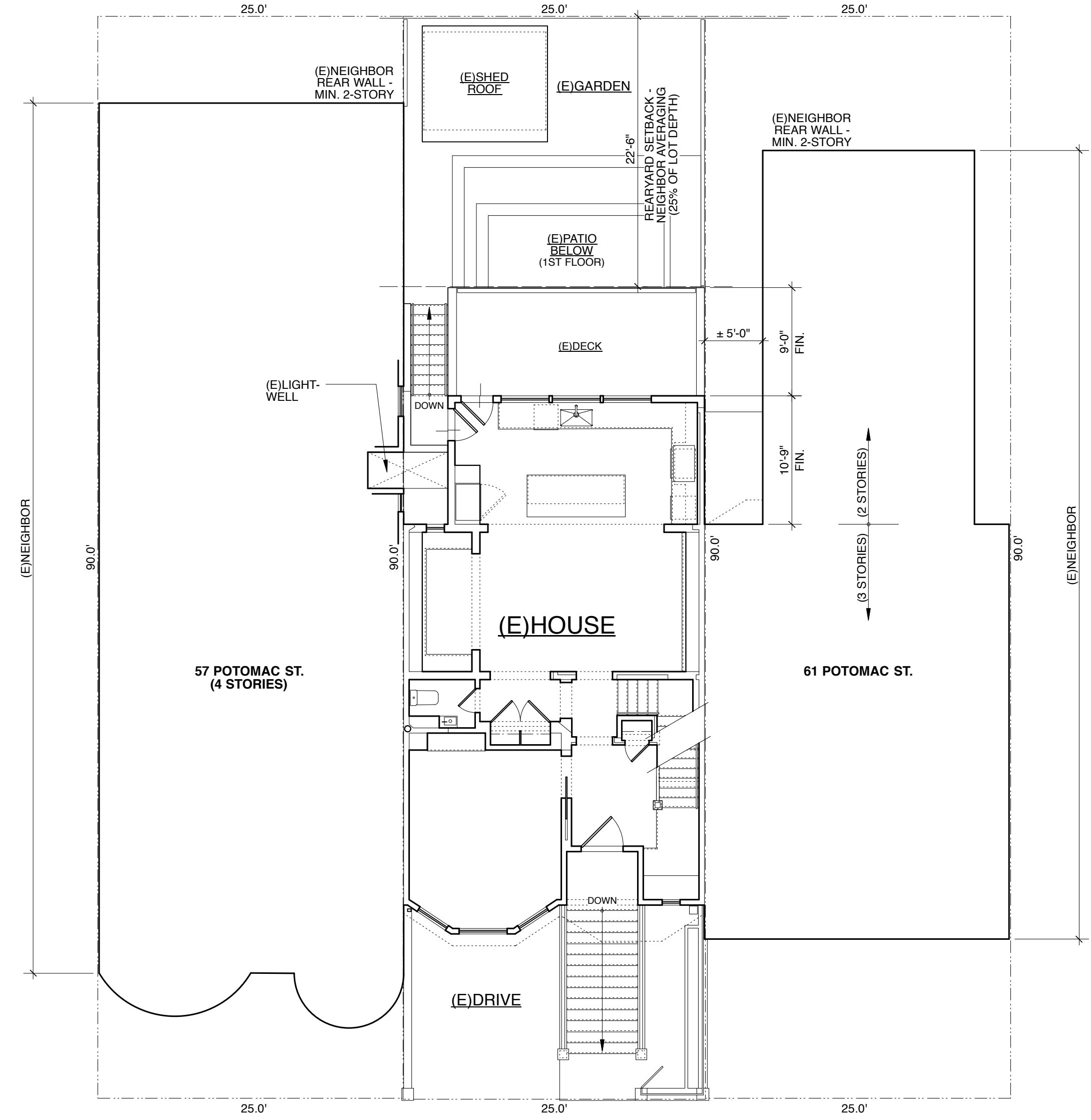
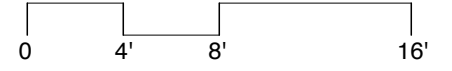
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2	AUGUST 14, 2018 (PLANNING REV. 2)
3	SEPTEMBER 14, 2018 (PLANNING REV. 3)
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(E)STREET TREE

POTOMAC STREET

(E) ROOF PLAN

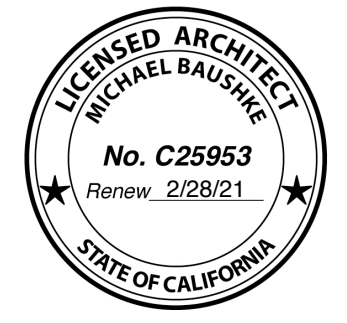
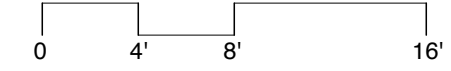


(E)STREET TREE

(E)WATER TRAP

POTOMAC STREET

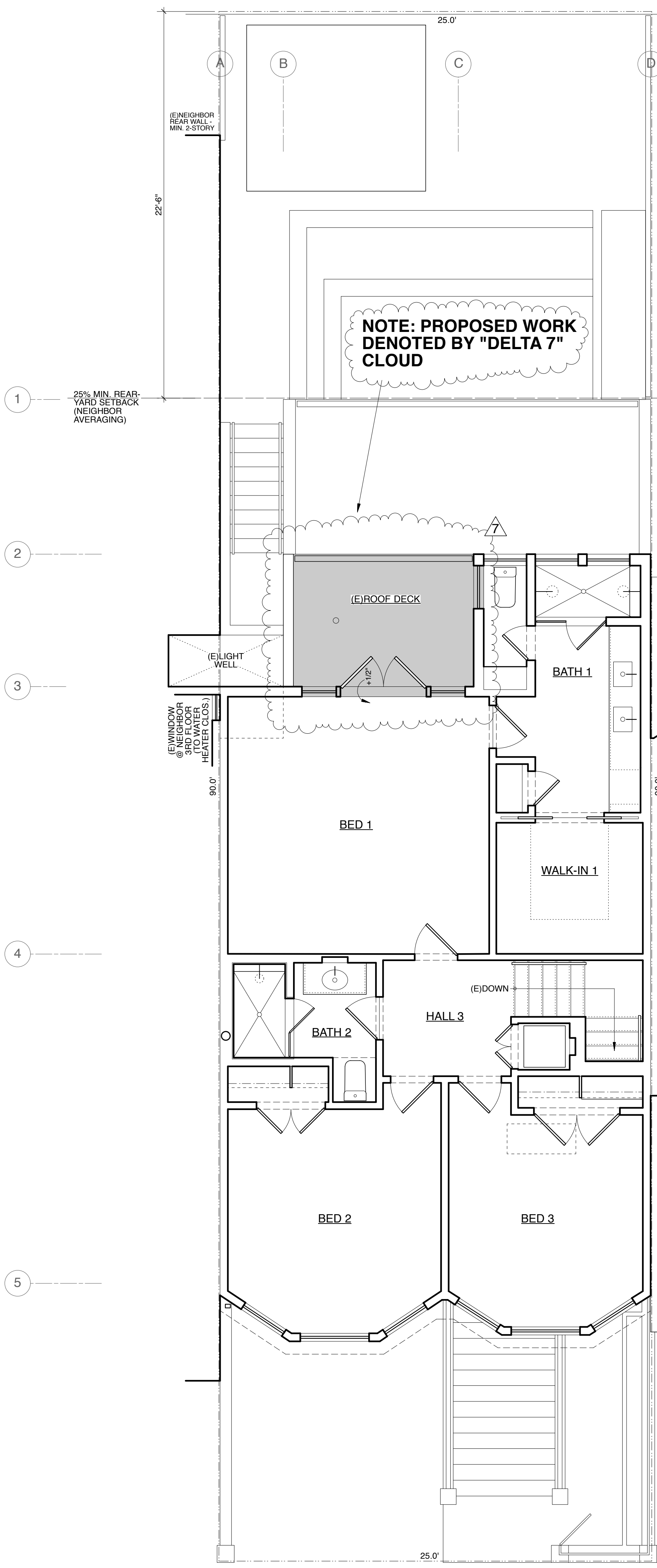
(E) SITE PLAN



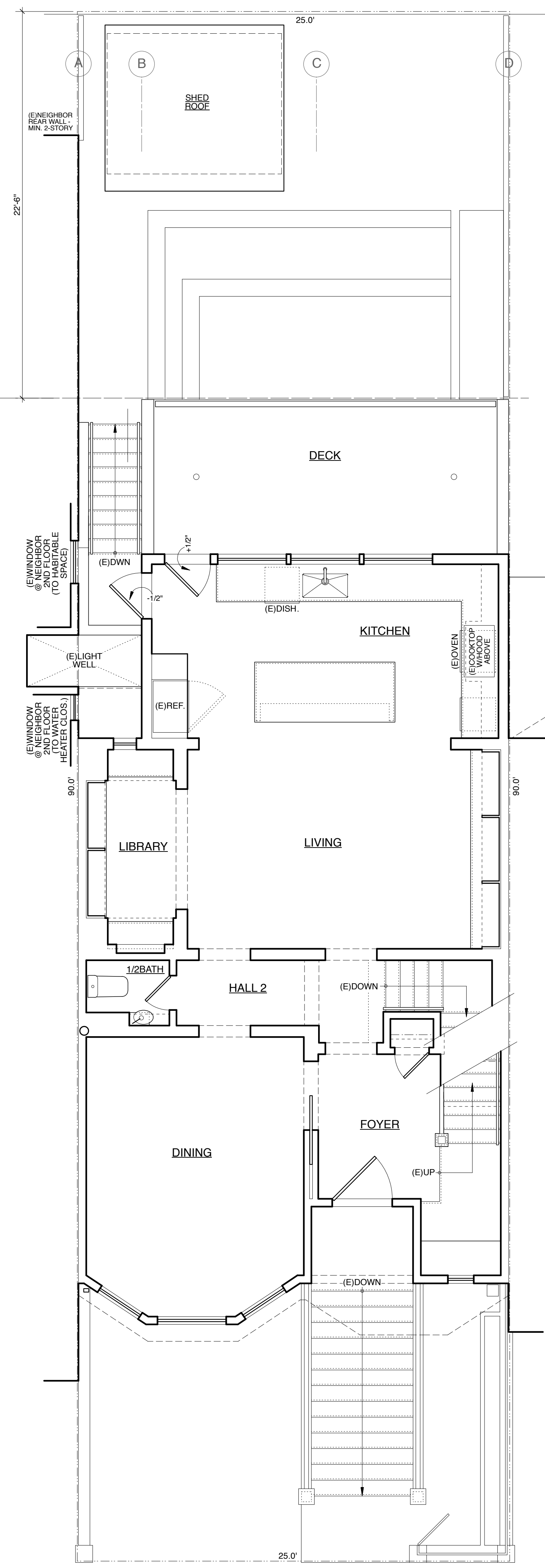
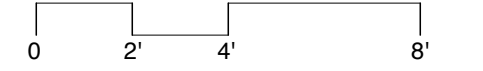
POTOMAC REMODEL

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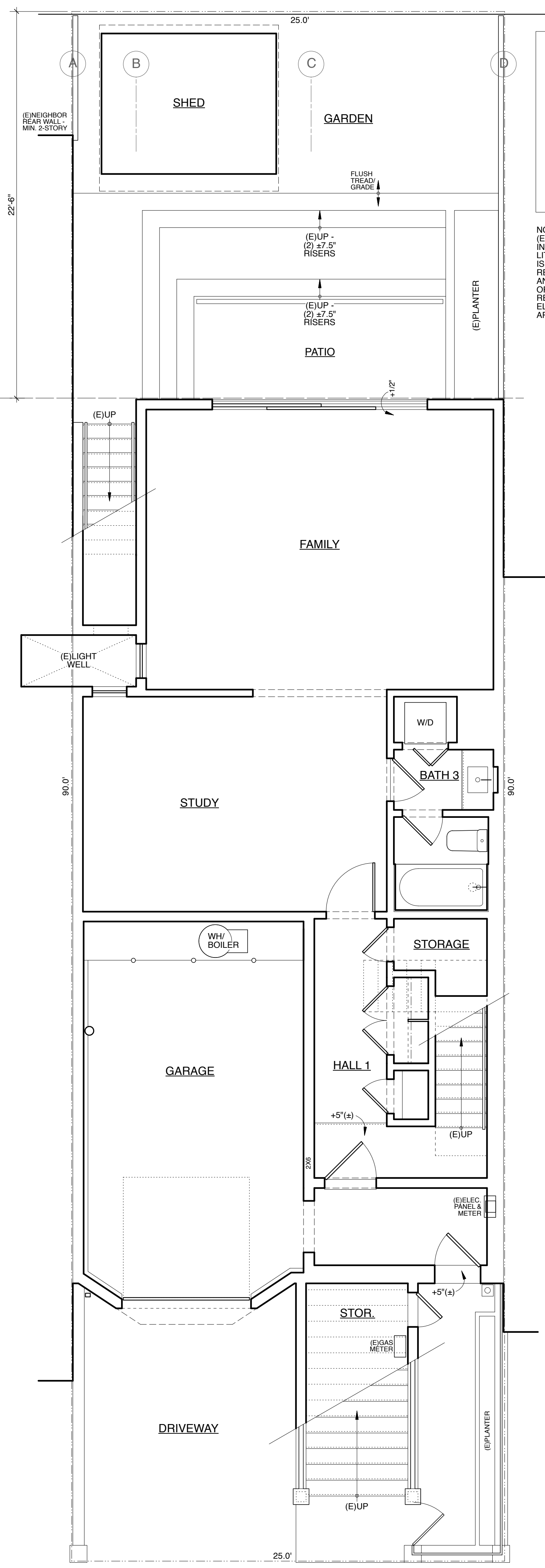
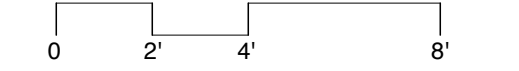
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(E) 3RD FLOOR PLAN



(E) 2ND FLOOR PLAN



(E) 1ST FLOOR PLAN



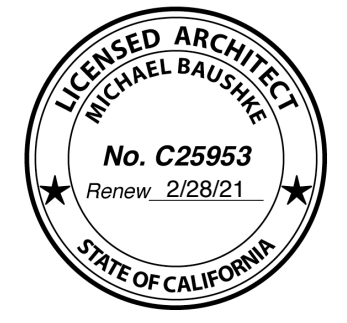
LEGEND

- (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.

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APPARATUS ARCHITECTURE



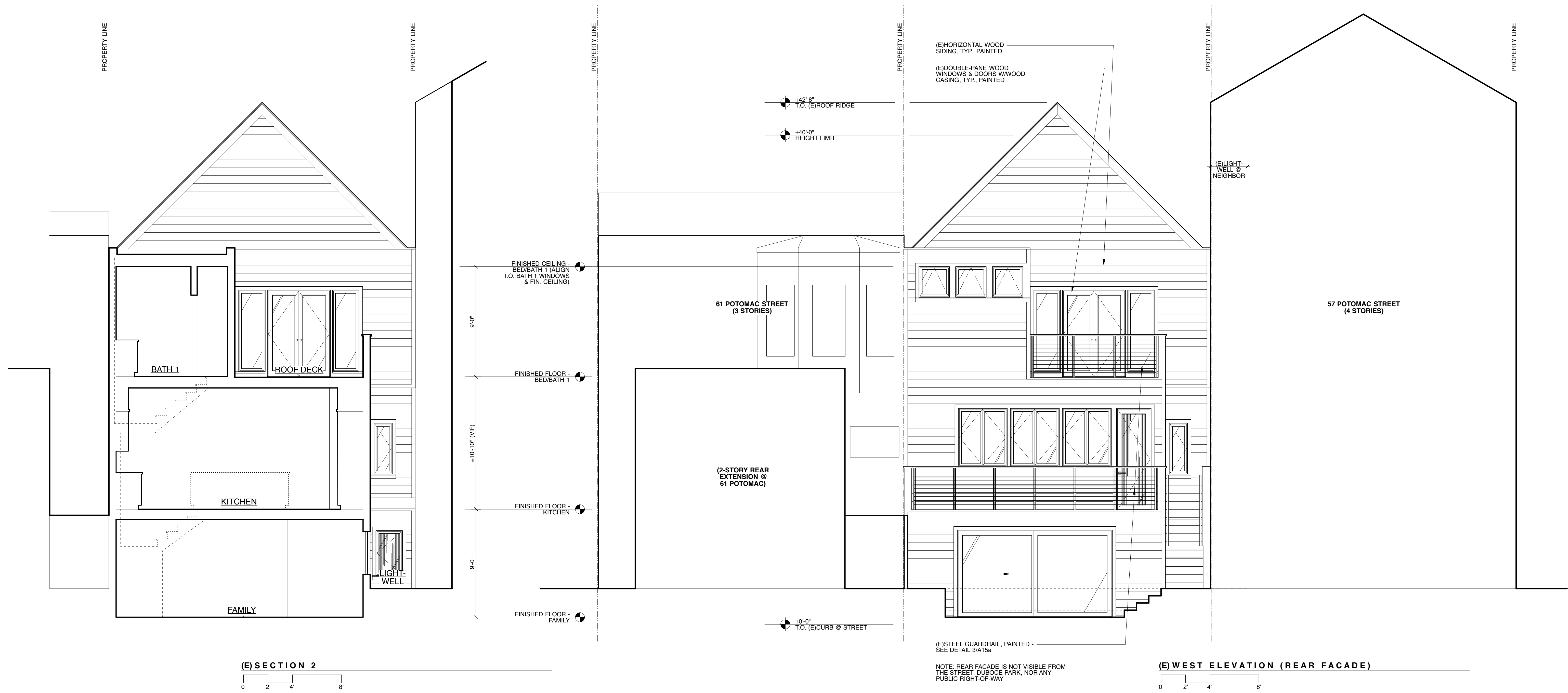
POTOMAC REMODEL
59 Potomac Street
San Francisco, CA 94117
Block 0865/Lot 008

date APRIL 16, 2018 (SITE PERMIT SUBMITTAL)

scale PER GRAPHIC SCALE

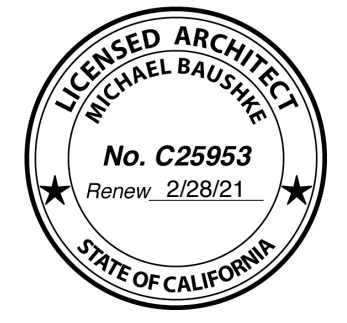
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A3a

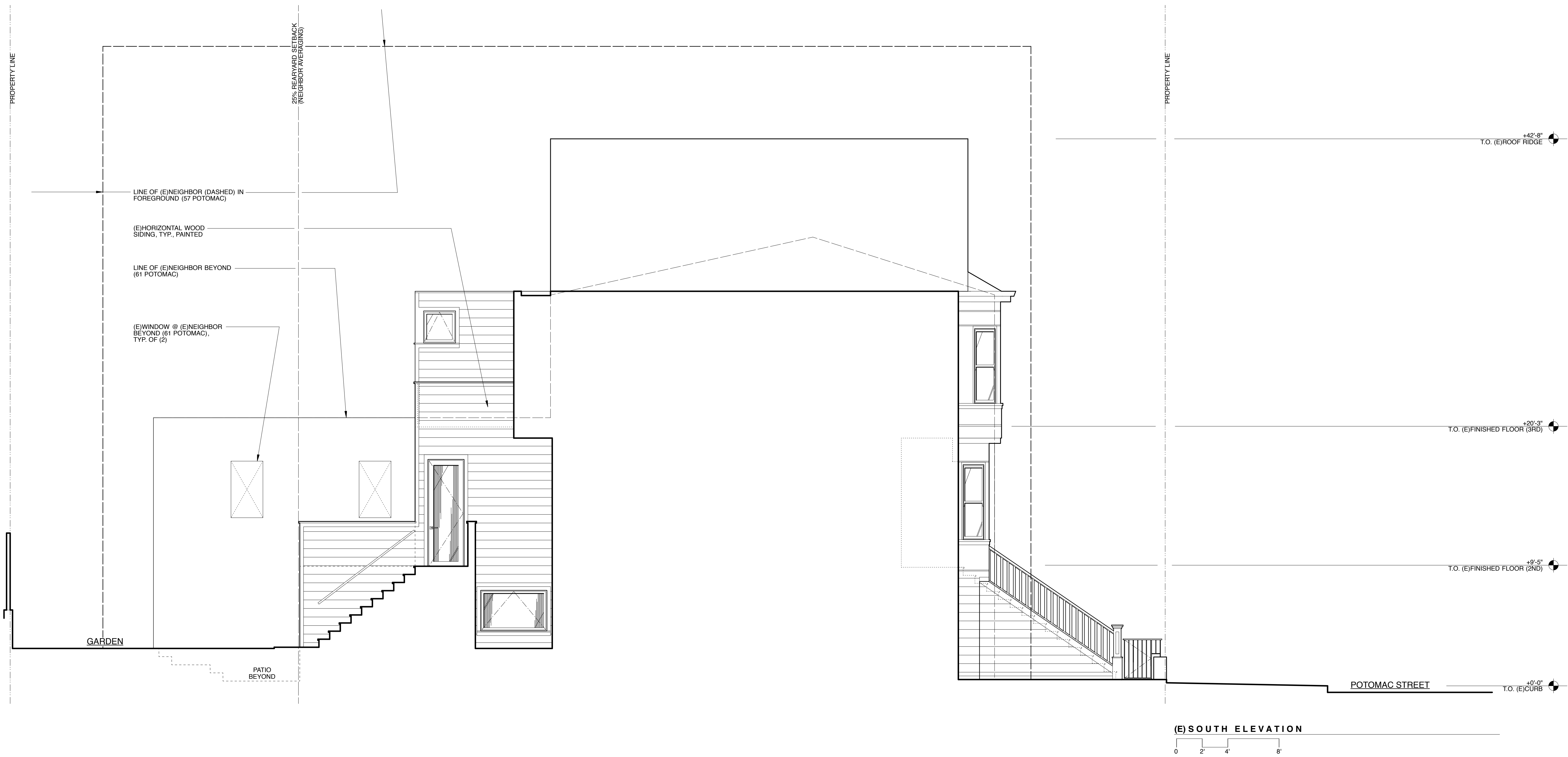


(E) SECTION 2
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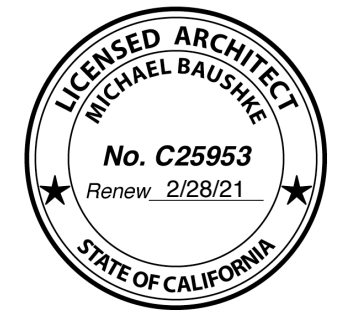
(E) WEST ELEVATION (REAR FACADE)
0 2 4 8



date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
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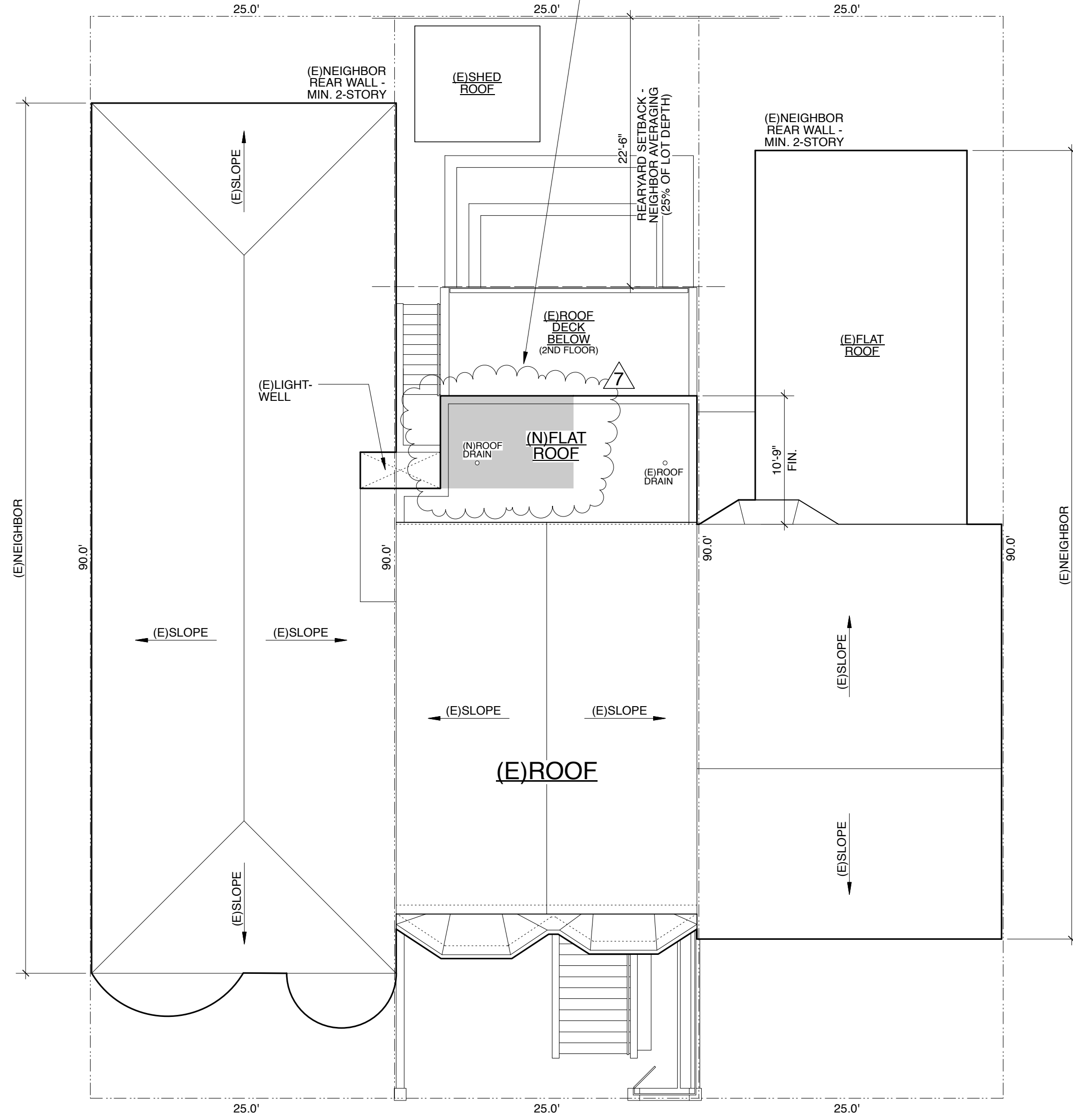


(E) SOUTH ELEVATION

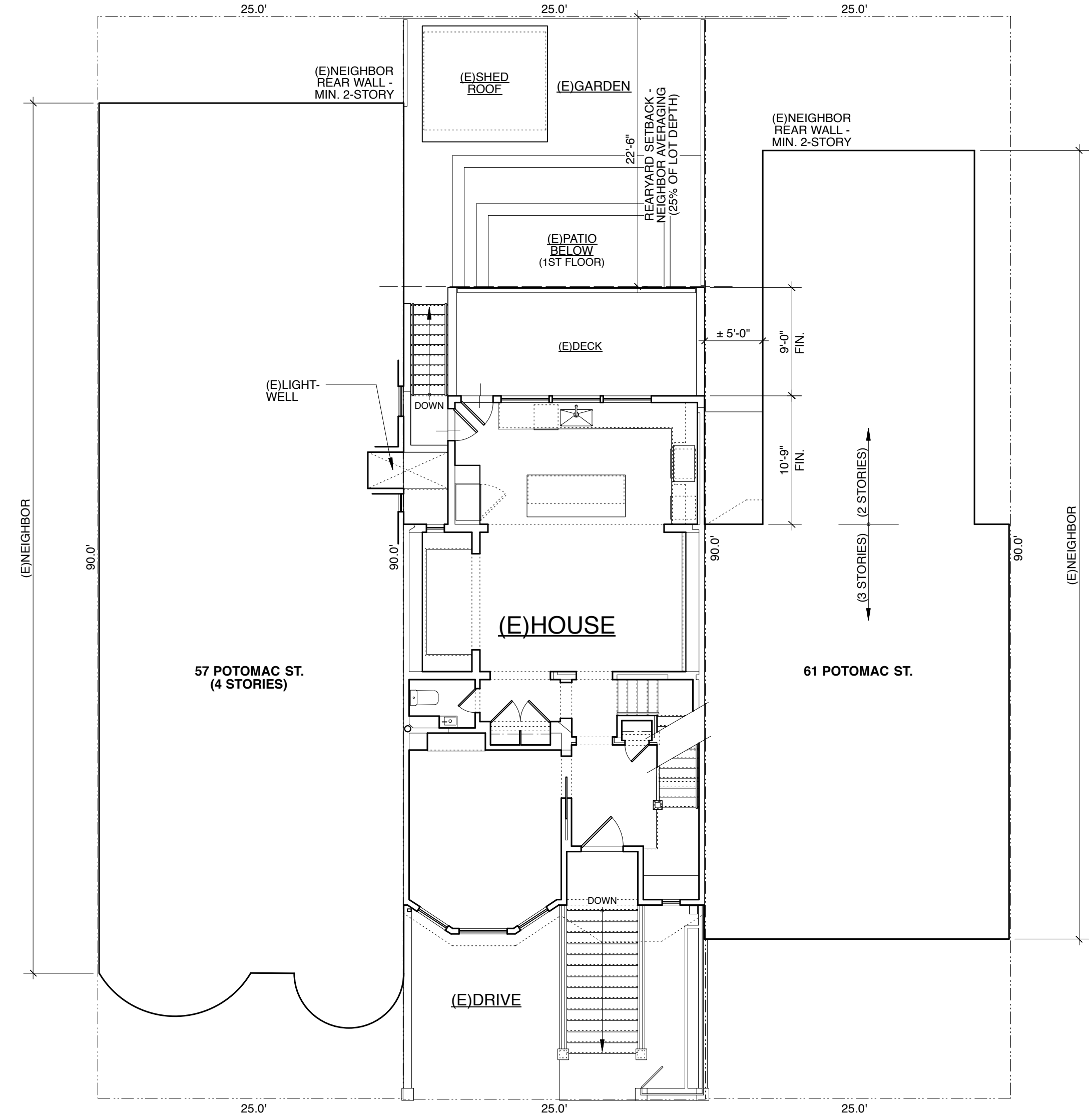


date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
1	JULY 19, 2018 (PLANNING REV. 1)
2	AUGUST 14, 2018 (PLANNING REV. 2)
3	SEPTEMBER 14, 2018 (PLANNING REV. 3)
4	FEBRUARY 18, 2019 (PLANCHHECK)
5	MARCH 25, 2019 (RESUBMITTAL)
6	JUNE 5, 2019 (RESUBMITTAL2)
7	JUNE 27, 2019 / OCT 31, 2019 (RESUBMITTAL3 / 4)

NOTE: PROPOSED WORK DENOTED BY "DELTA 7" CLOUD



(E)STREET TREE
POTOMAC STREET
(N) ROOF PLAN

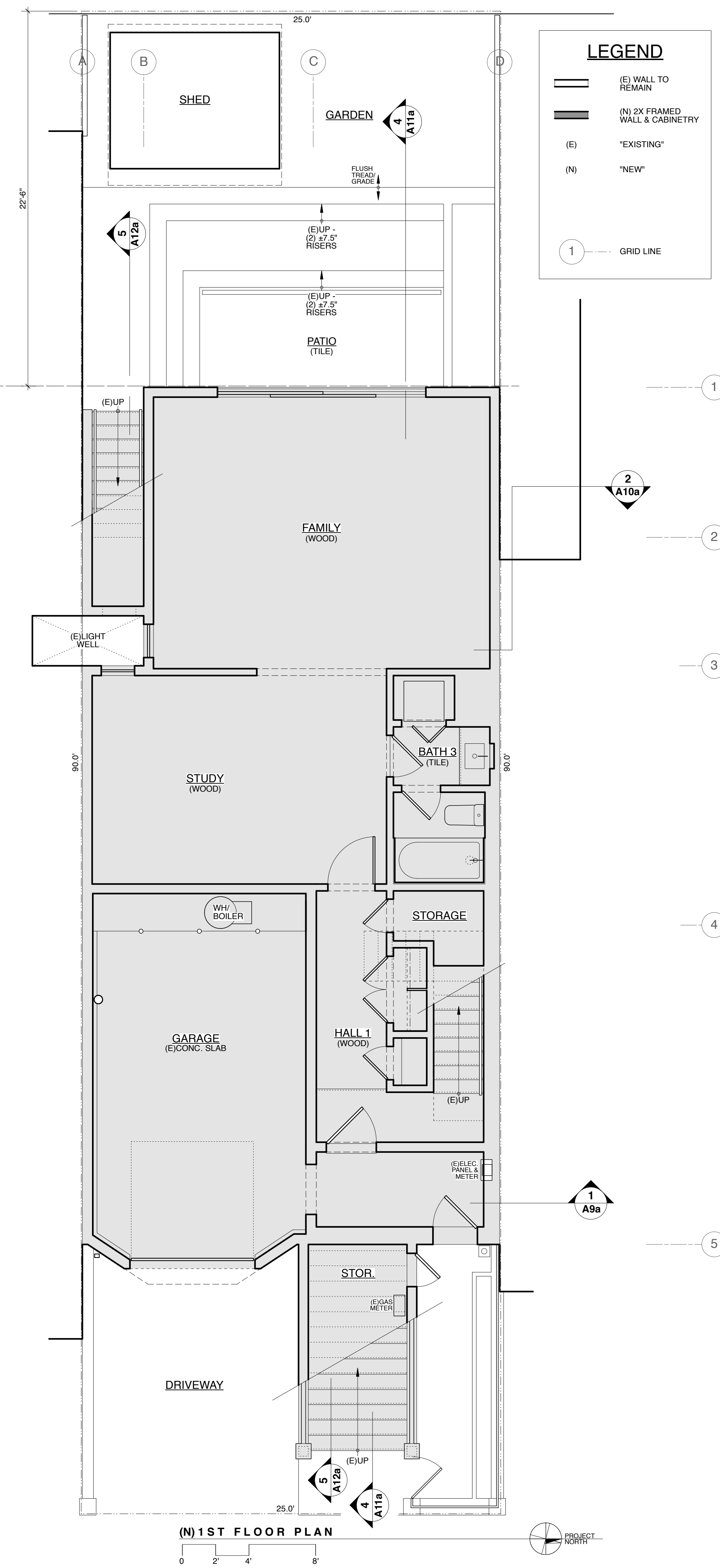
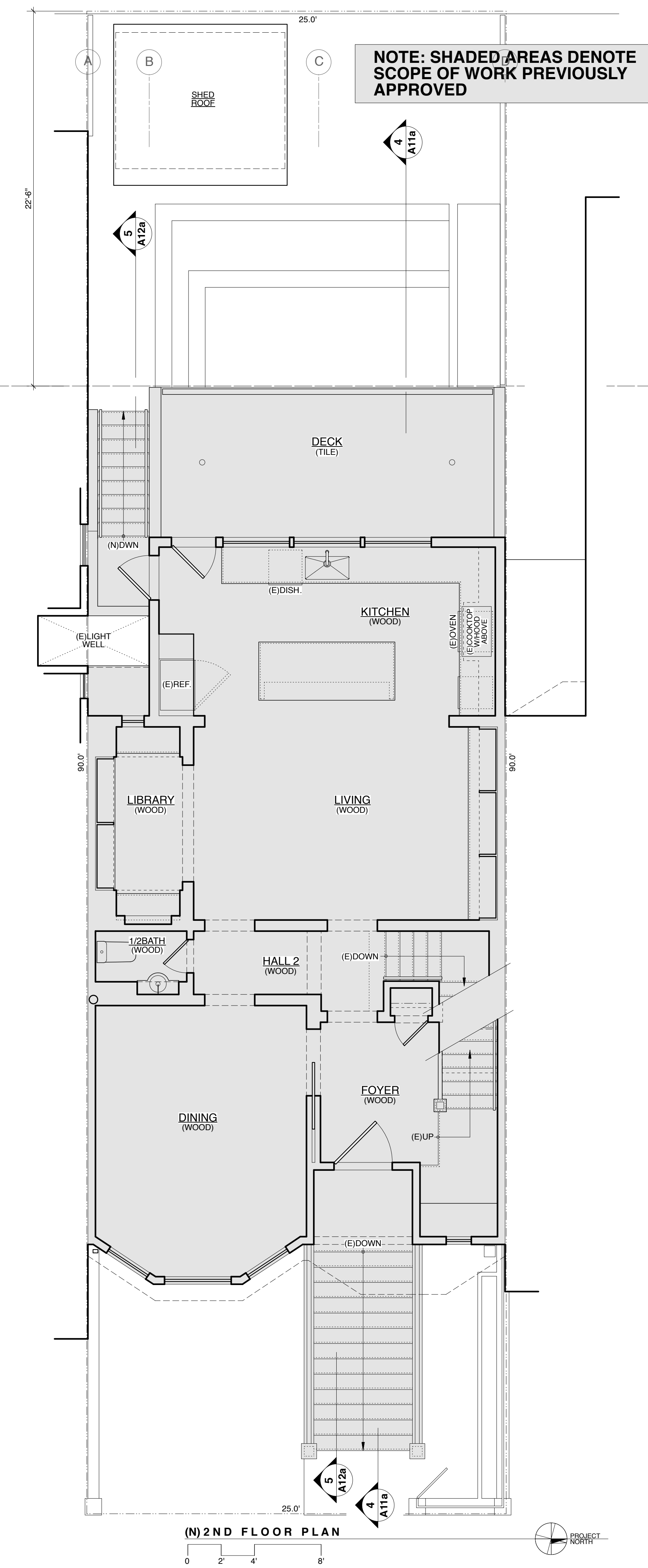
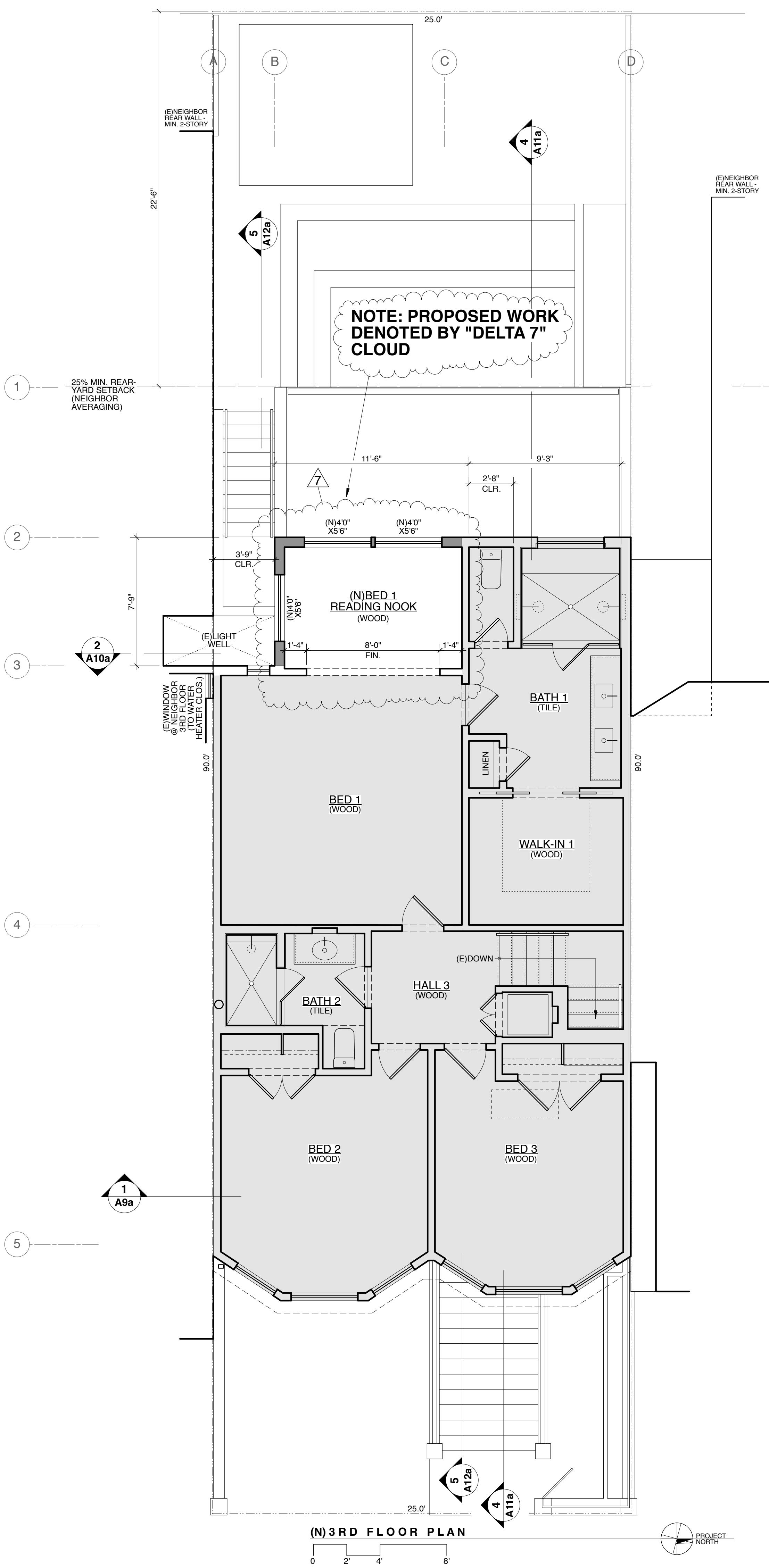


(E)STREET TREE
(E)WATER TRAP
POTOMAC STREET
(N) SITE PLAN



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

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

- (E) WALL TO REMAIN
- (N) 2X FRAMED WALL & CABINETS
- (E) "EXISTING"
- (N) "NEW"
- 1 GRID LINE

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

APPARATUS ARCHITECTURE
 4450 18th Street
 San Francisco, CA 94114
 T. (415) 703-0904
 www.apparatus.com

LICENSED ARCHITECT
 MICHAEL BAUSHE
 No. C25953
 Renew. 2/28/21
 STATE OF CALIFORNIA

date: APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
 scale: PER GRAPHIC SCALE
 1 JULY 19, 2018 (PLANNING REV. 1)
 2 AUGUST 14, 2018 (PLANNING REV. 2)
 3 SEPTEMBER 14, 2018 (PLANNING REV. 3)
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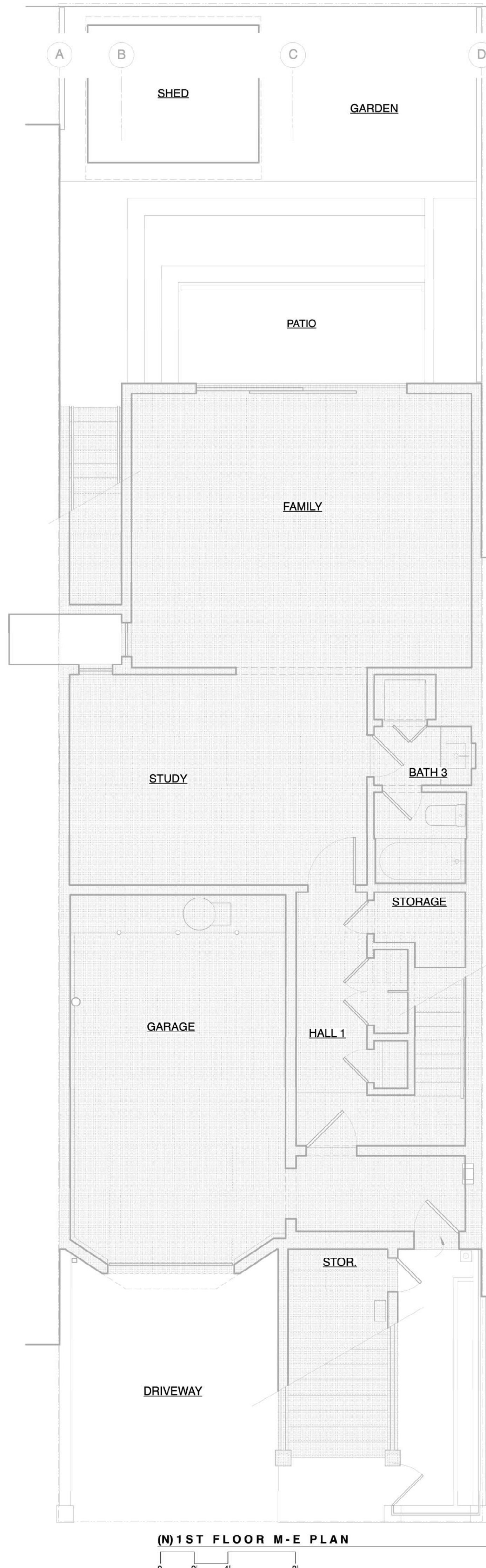
A8a



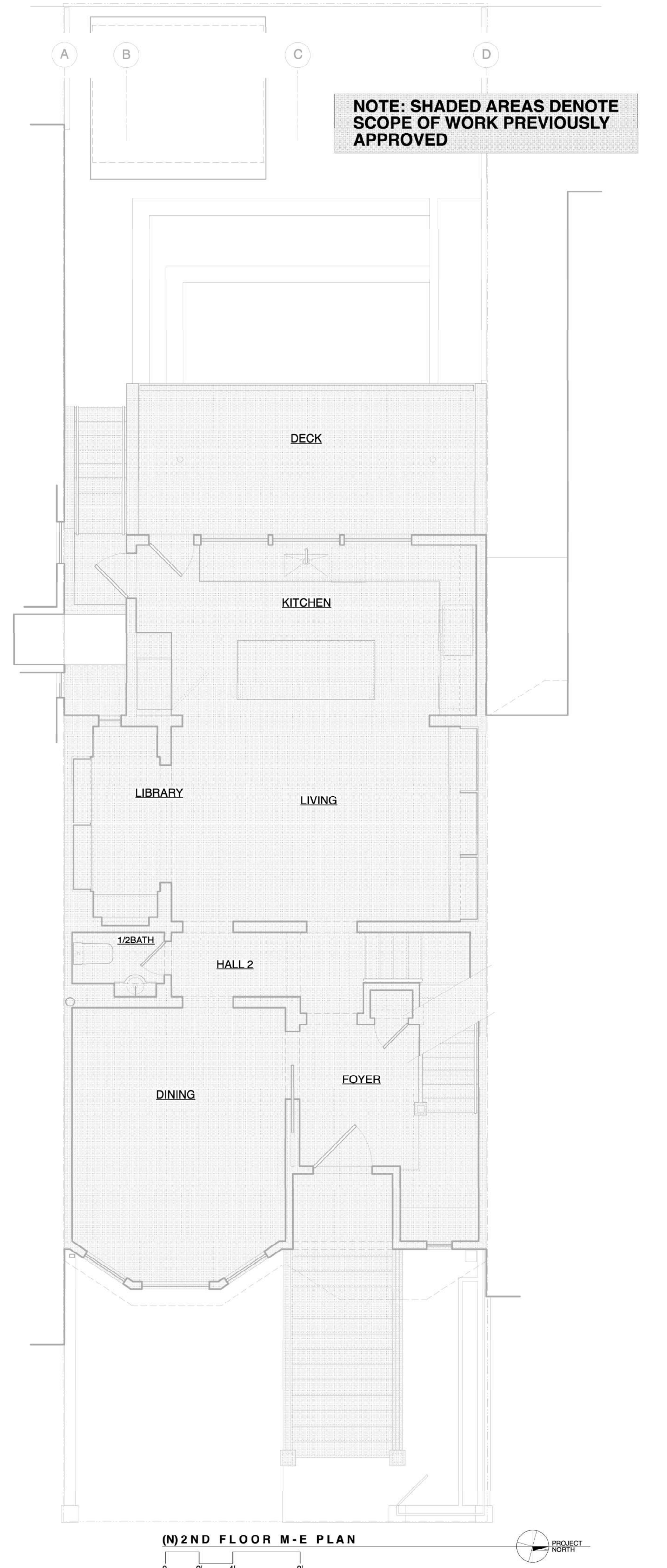
date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
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MECH./ELEC. LEGEND	
	CEILING-MOUNTED LIGHT
	WALL-MOUNTED LIGHT
	HIGH-EFFICACY WALL-MOUNTED LIGHT
	HIGH-EFFICACY CEILING-MOUNTED LIGHT
	RECESSED CAN LIGHT (TRIMMED)
	RECESSED CAN LIGHT (TRIMLESS)
	HIGH-EFFICACY RECESSED CAN LIGHT (TRIMMED)
	HIGH-EFFICACY RECESSED CAN LIGHT (TRIMLESS)
	HIGH-EFFICACY ADJUST. MONOPOINT LIGHT
	HORIZONTAL LED STRIP-LIGHT (HIGH-EFFICACY) W/DOOR SWITCH
	HIGH-EFFICACY CEILING PUCK LIGHT
	HIGH-EFFICACY CEILING PUCK LIGHT (ADJUSTABLE)
	HIGH-EFFICACY UNDERCAB. PUCK LIGHT
	HIGH-EFFICACY PATH-LIGHT
	HIGH-EFFICACY IN-WALL STEP-LIGHT
	CEILING FAN
	EXHAUST FAN - ENERGY STAR COMPLIANT W/HUMIDISTAT
	WALL-MOUNTED SPEAKER LOCATION
	COMBINATION SMOKE & CARBON MONOXIDE ALARM (HARDWIRED) W/BATTERY BACKUP
	SWITCH
	OCCUPANCY-SENSOR (VACANCY-SENSOR) SWITCH
	COMMON CIRCUIT
	110 V OUTLET (ARC-FAULT CIRCUIT INTERRUPTER, TAMPER-RESISTANT)
	110 V G.F.C.I. OUTLET (TAMPER-RESISTANT)
	110 V G.F.C.I. WATERPROOF OUTLET (TAMPER-RESIST.)
	220 V OUTLET
	FLOOR OUTLET (FLOOR-RATED, TYP.)
	NETWORK CABLE JACK (CAT-6/SHIELDED) - VERIFY HOME-RUN LOCATION
	CEILING-MTD. WIFI HUB - VERIFY HOME-RUN LOCATION
	TV JACK (CAT-6/SHIELDED CABLE) - VERIFY HOME RUN LOCATION
	THERMOSTAT W/RADIANT HEAT ZONE NUMBER
	GAS BIB
	HOSE BIB W/NON-REMOVABLE BACKFLOW PREVENTION DEVICE

GENERAL NOTES:
 NOTE: ALL INSTALLED LIGHTING SHALL BE HIGH-EFFICACY.
 NOTE: FIXTURE SYMBOL ON PLANS & NUMBER DESIGNATION IN LEGEND CORRESPOND TO LIGHTING FIXTURE SPECIFICATION LIST. NOT ALL FIXTURE SYMBOLS ARE APPLICABLE - VERIFY W/PLANS.
 NOTE: PROVIDE DIMMER SWITCHES FOR ALL HIGH-EFFICACY LIGHT CIRCUITS VIA LUTRON "HOMEWORKS" AUTOMATION SYSTEM.
 NOTE: SET SWITCHES AT 42" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
 NOTE: SET LOW WALL OUTLETS AT 12" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
 NOTE: VERIFY & PROVIDE ELEC. & GAS AS NECESSARY FOR ALL GARAGE (WATER HEATER), KITCHEN, & LAUNDRY APPLIANCES.
 NOTE: VERIFY (E)ELEC. SERVICE & UPGRADE, IF NECESSARY.

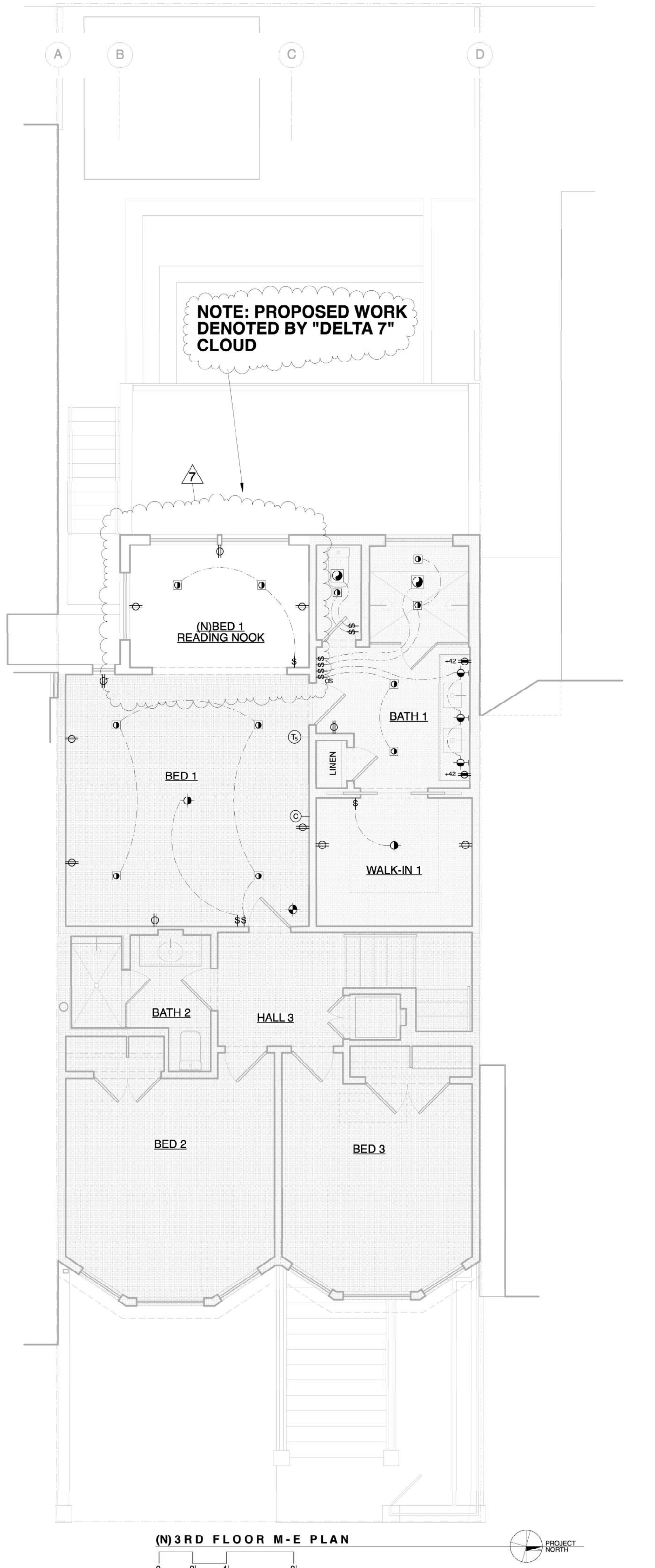


(N) 1ST FLOOR M-E PLAN



(N) 2ND FLOOR M-E PLAN

NOTE: SHADED AREAS DENOTE SCOPE OF WORK PREVIOUSLY APPROVED



(N) 3RD FLOOR M-E PLAN

NOTE: PROPOSED WORK DENOTED BY "DELTA 7" CLOUD

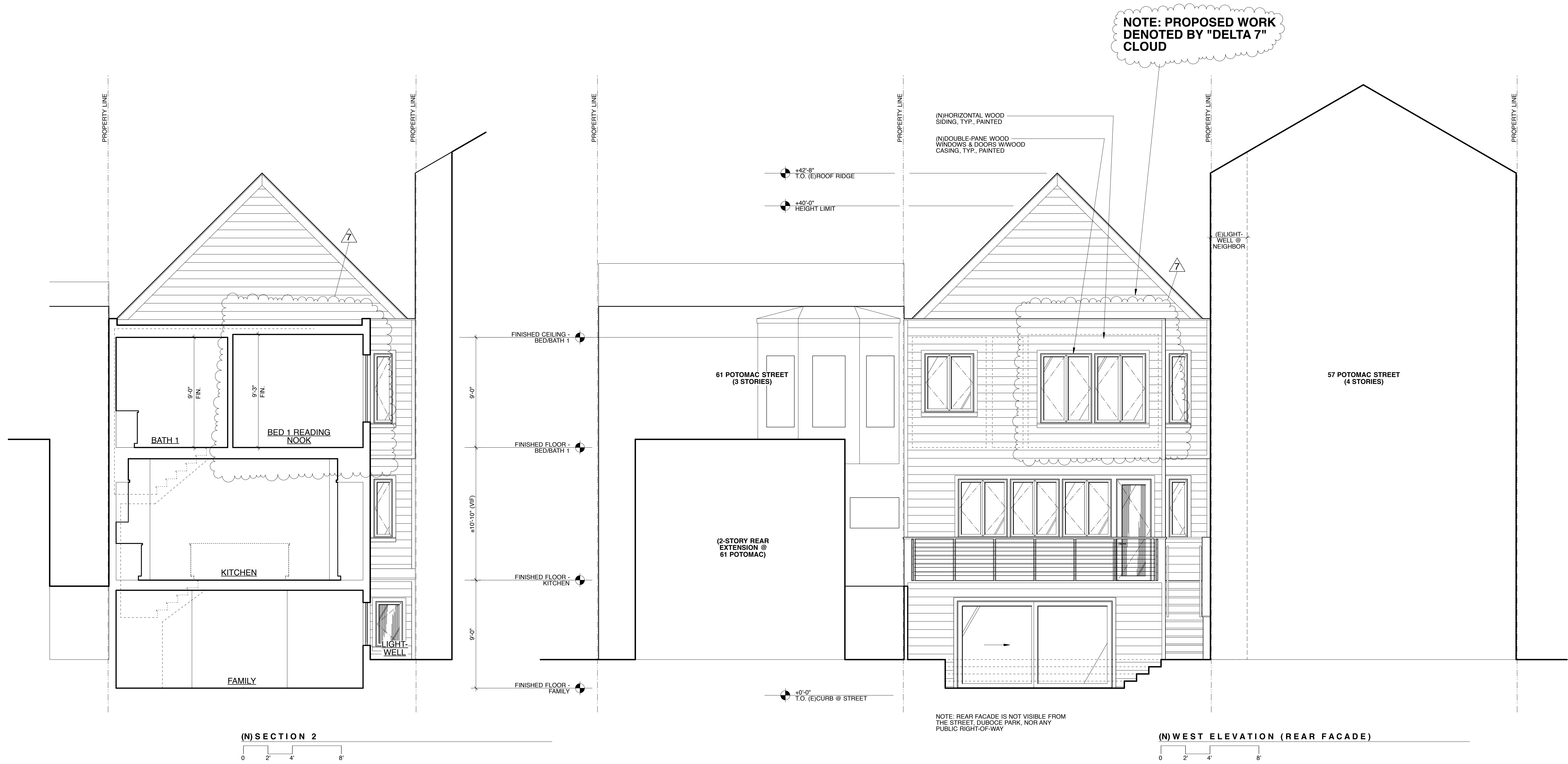
1
2
3
4
5



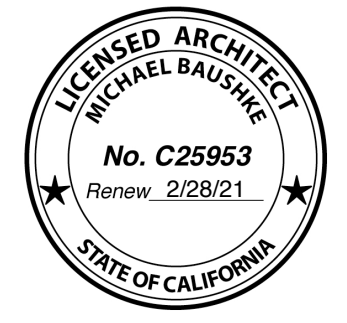
0 2' 4' 8'

0 2' 4' 8'

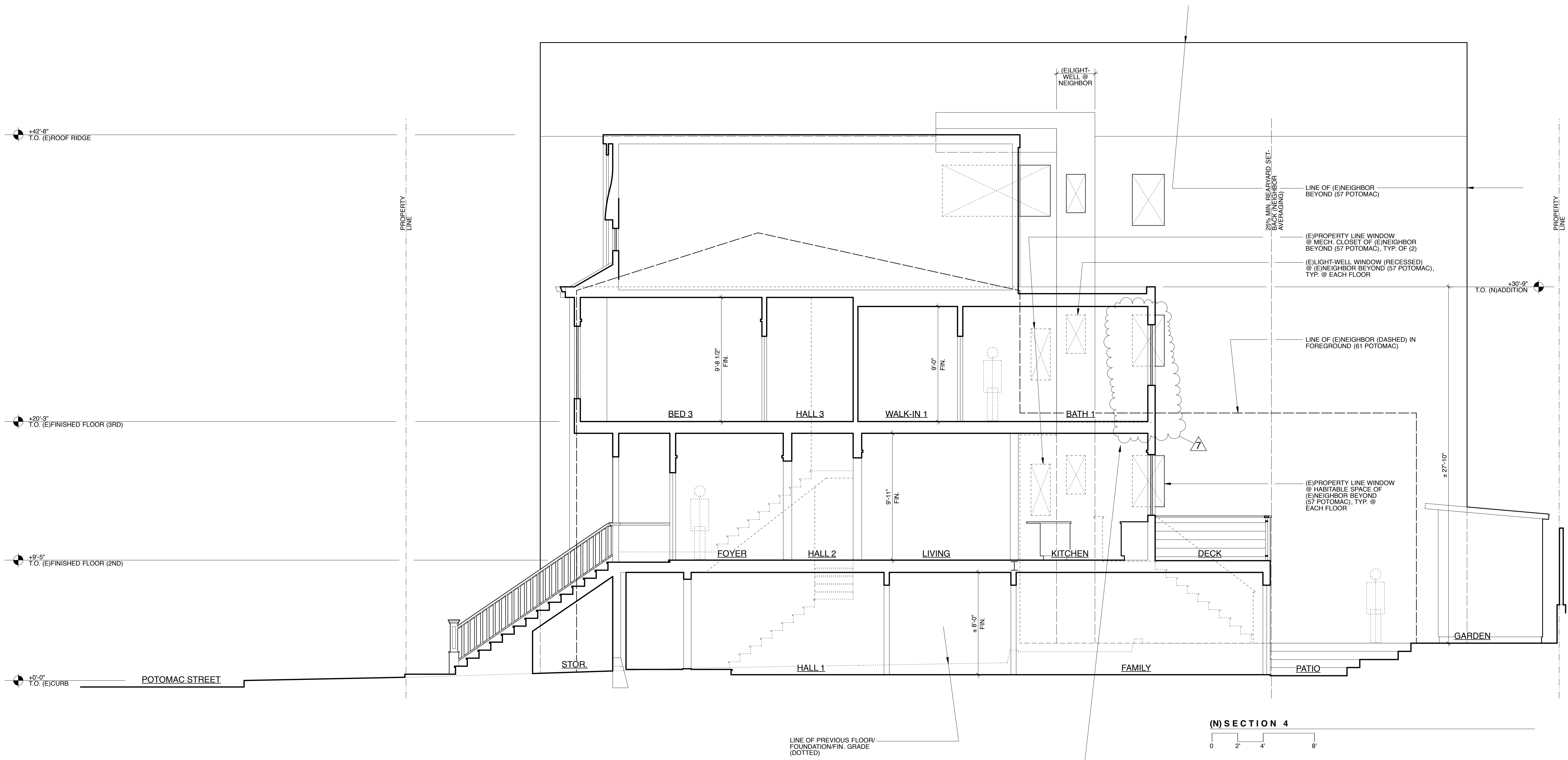
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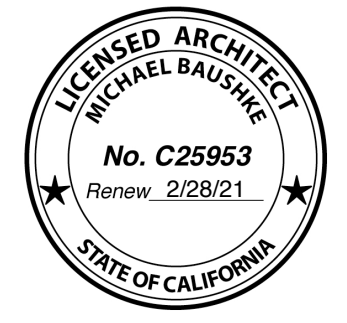
NOTE: PROPOSED WORK DENOTED BY "DELTA 7" CLOUD



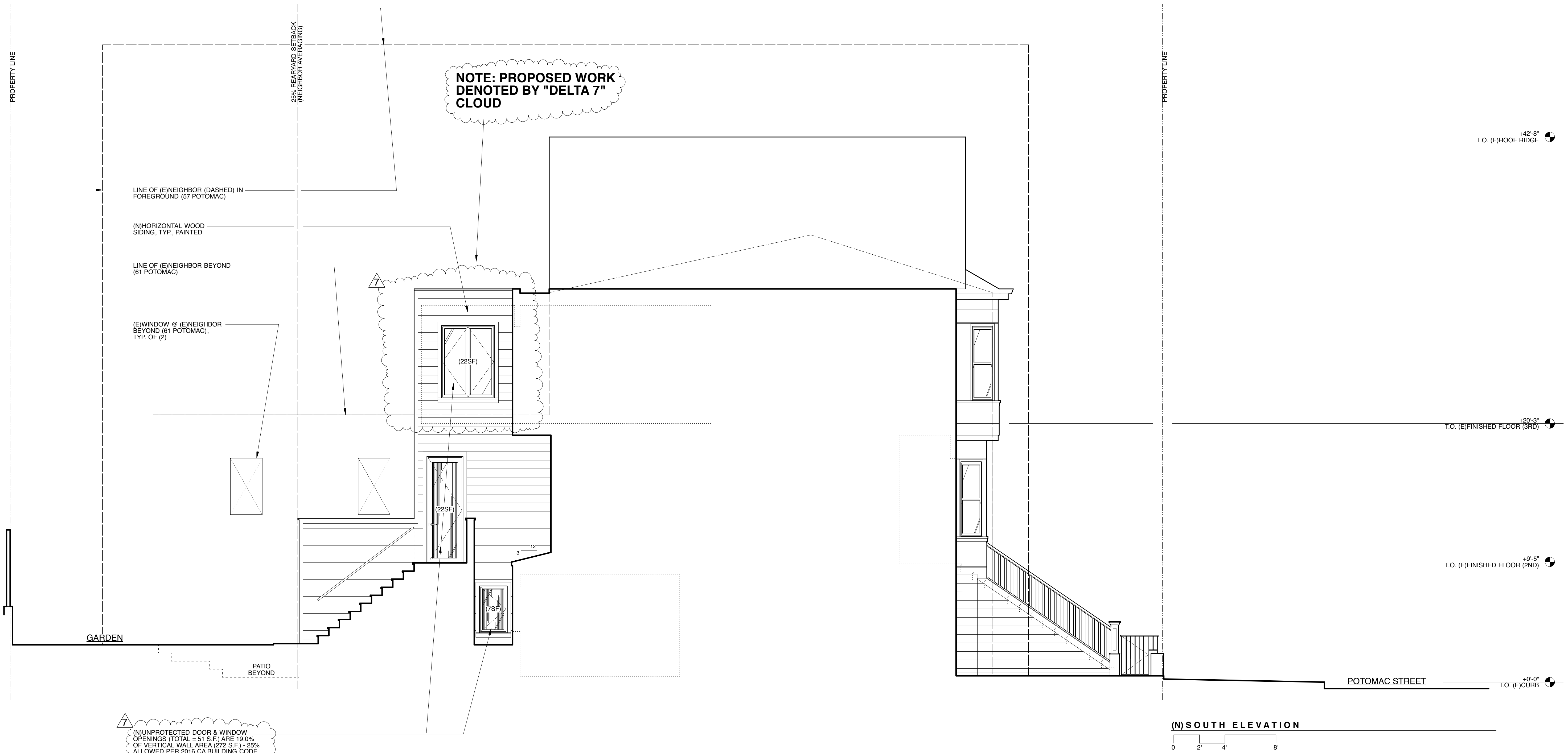
date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
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**NOTE: PROPOSED WORK
DENOTED BY "DELTA 7"
CLOUD**

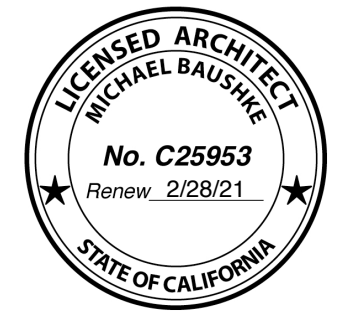
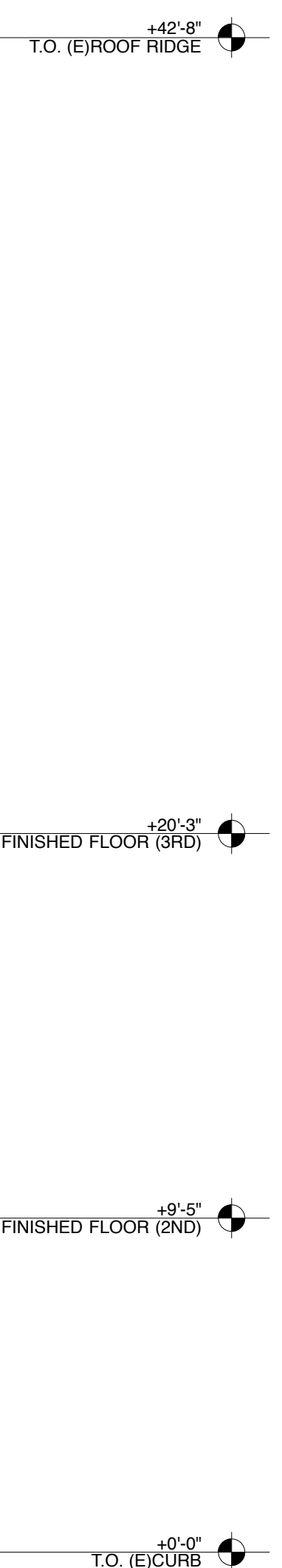
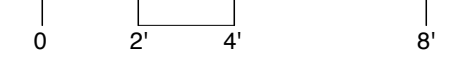


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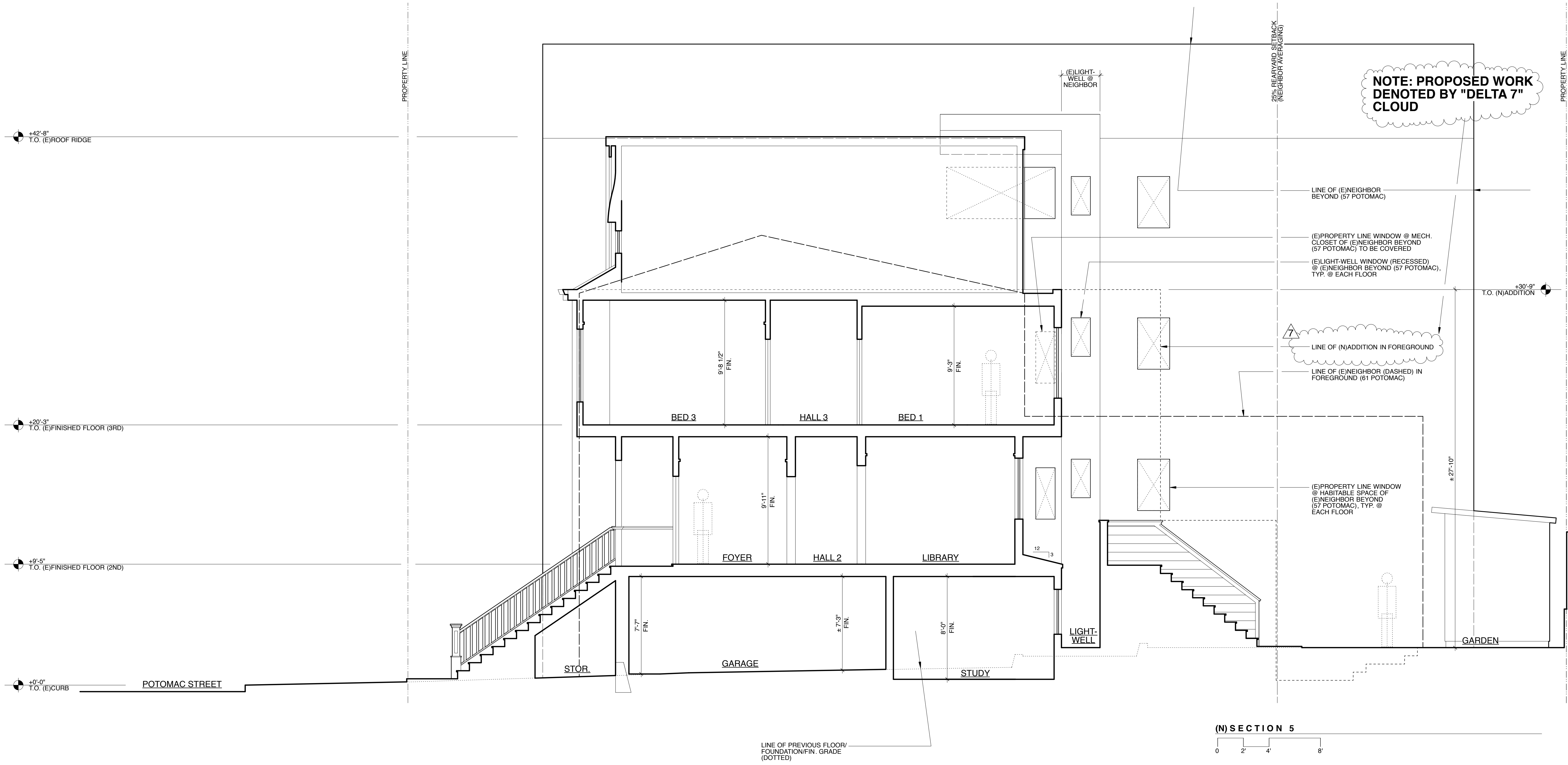


7 (N) UNPROTECTED DOOR & WINDOW OPENINGS (TOTAL = 51 S.F.) ARE 19.0% OF VERTICAL WALL AREA (272 S.F.) - 25% ALLOWED PER 2016 CA BUILDING CODE, TABLE 705.8 (NOTE "d").

(N) SOUTH ELEVATION



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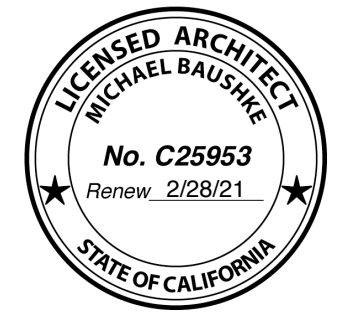
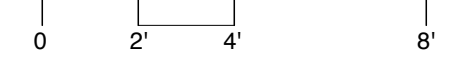
NOTE: PROPOSED WORK DENOTED BY "DELTA 7" CLOUD

LINE OF (N)ADDITION IN FOREGROUND
 LINE OF (E)NEIGHBOR (DASHED) IN FOREGROUND (61 POTOMAC)

(E)PROPERTY LINE WINDOW @ HABITABLE SPACE OF (E)NEIGHBOR BEYOND (57 POTOMAC), TYP. @ EACH FLOOR

(E)PROPERTY LINE WINDOW @ MECH. CLOSET OF (E)NEIGHBOR BEYOND (57 POTOMAC) TO BE COVERED
 (E)LIGHT-WELL WINDOW (RECESSED) @ (E)NEIGHBOR BEYOND (57 POTOMAC), TYP. @ EACH FLOOR

(N) SECTION 5



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

date	APRIL 16, 2018 (SITE PERMIT SUBMITTAL)
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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
59 POTOMAC ST		0865008
Case No.		Permit No.
2019-012902PRJ		201907014814
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed revision (delta 7) to approved permit # 201804196759 includes the enclosing of an exterior roof deck at the rear of the structure (3rd floor). This change will add 87SF to the total conditioned area of the house.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p> 	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<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 checked="" 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 PROJECT PLANNER

Check all that apply to the project.	
<input checked="" 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 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Katherine Wilborn	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Katherine Wilborn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/21/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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)
59 POTOMAC ST		0865/008
Case No.	Previous Building Permit No.	New Building Permit No.
2019-012902PRJ	201907014814	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

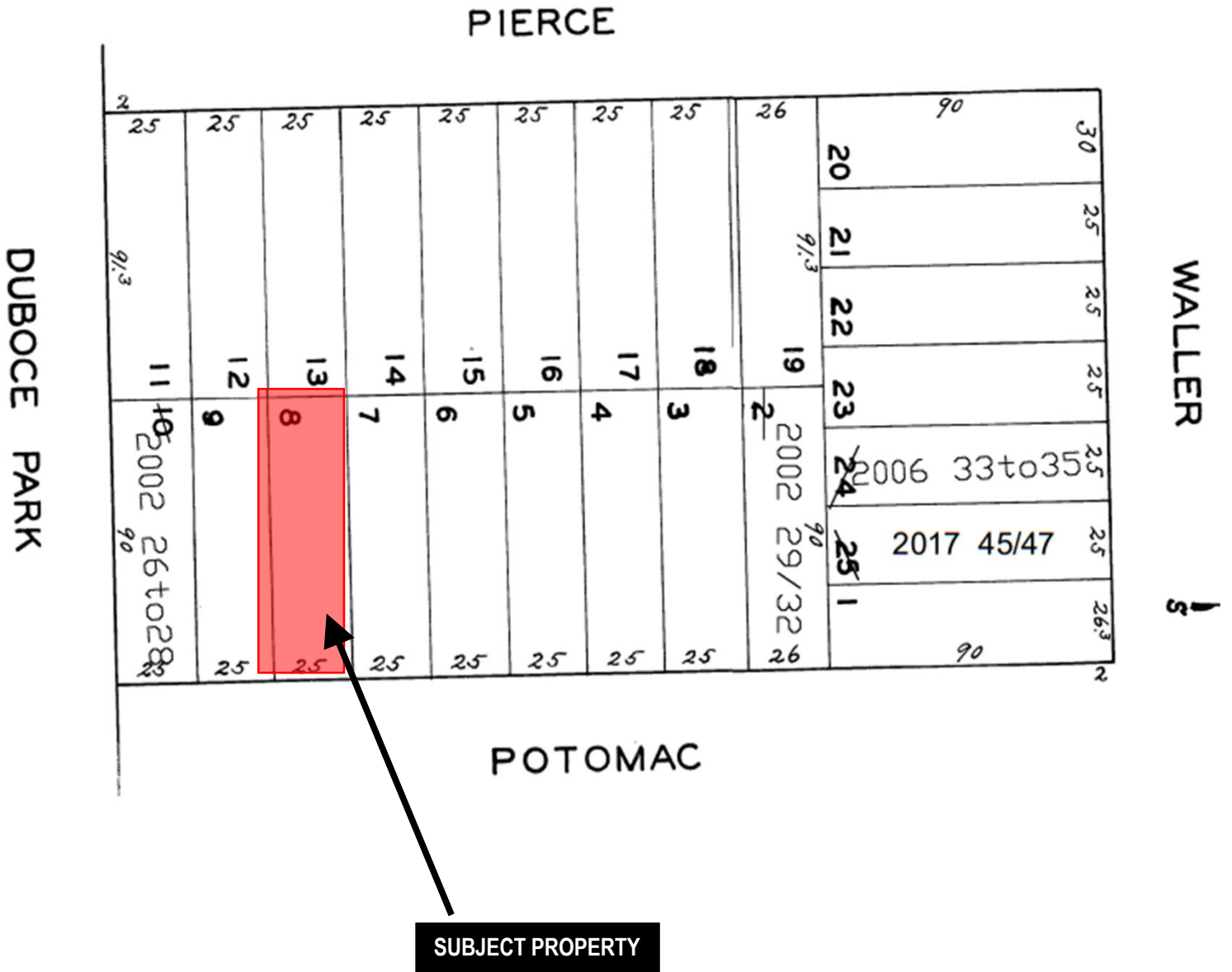
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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.	

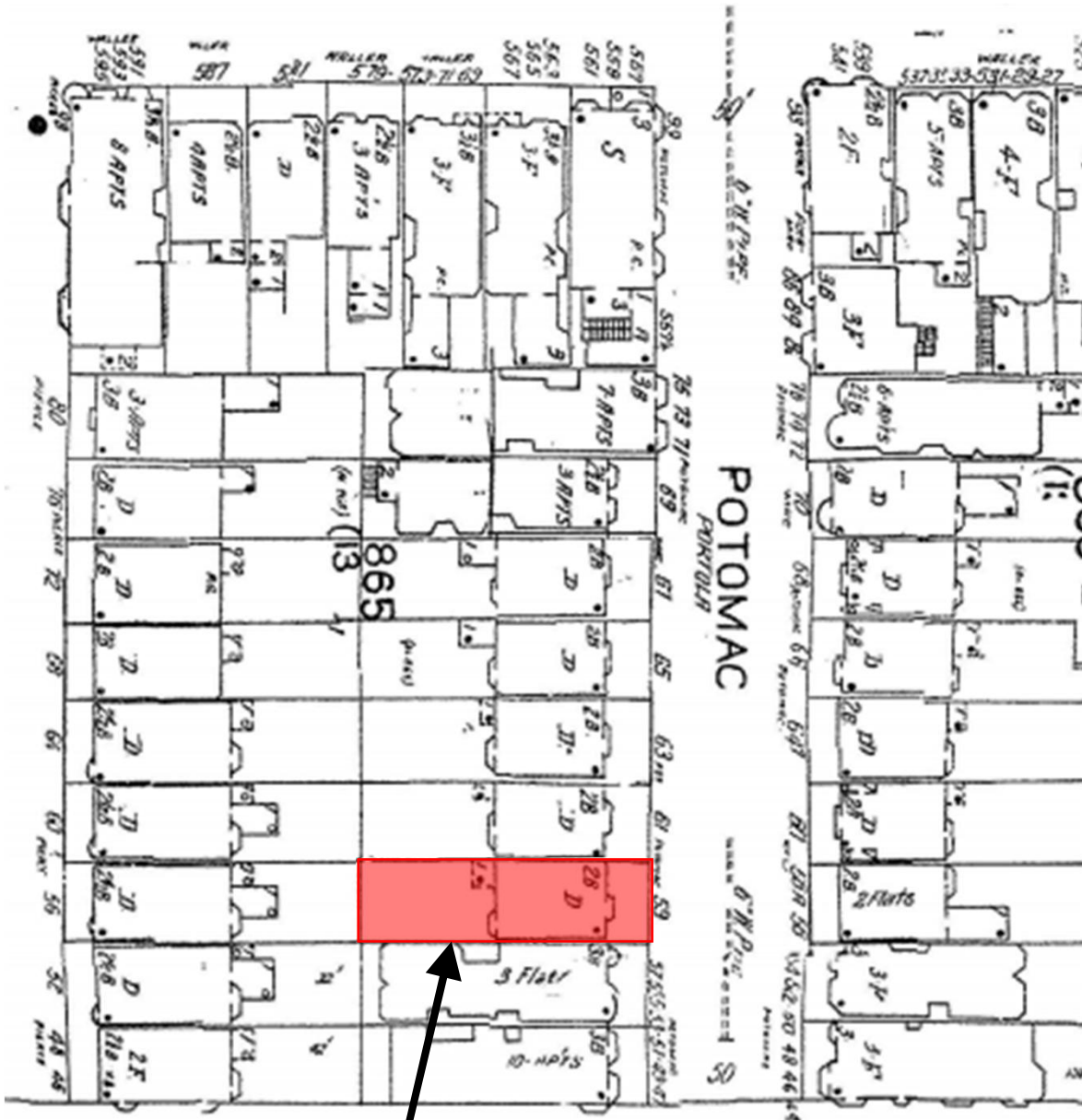
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Parcel Map



Sanborn Map*



SUBJECT PROPERTY

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

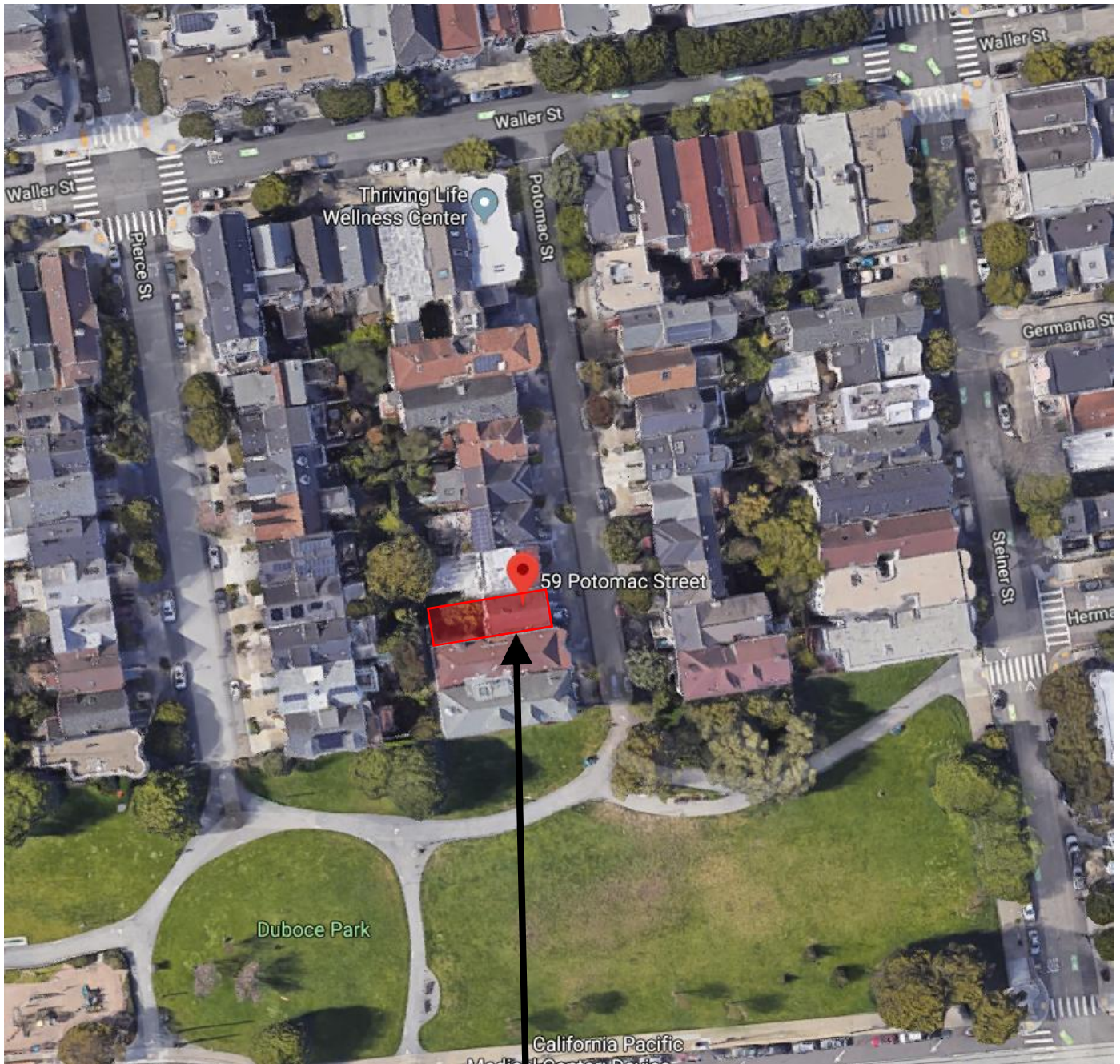
876
(1076)

P A R K



Certificate of Appropriateness
Case Number 2019-012902COA
Article 10 Duboce Park Landmark District
59 Potomac Street

Aerial Photo – View 1

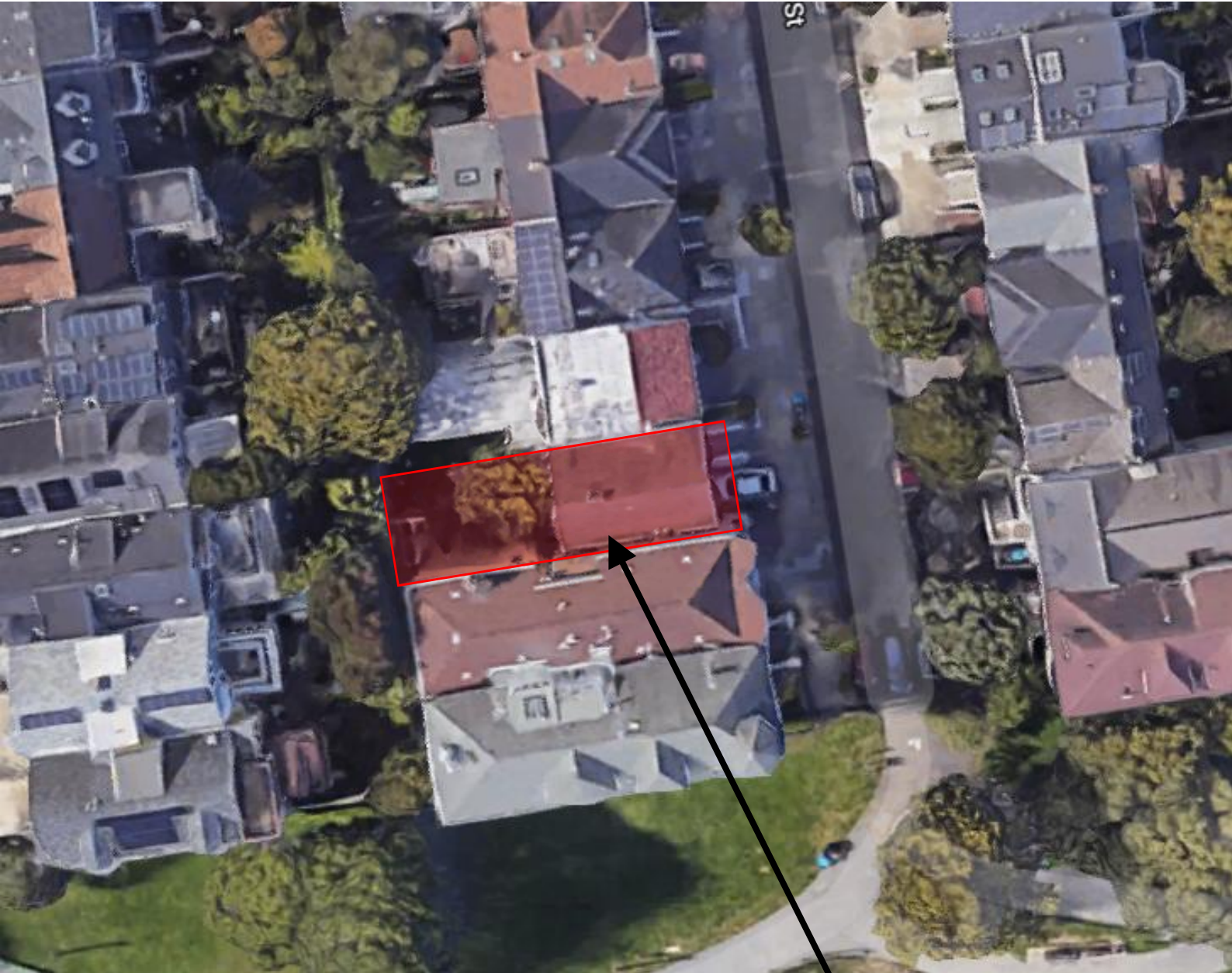


SUBJECT PROPERTY



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59 Potomac Street

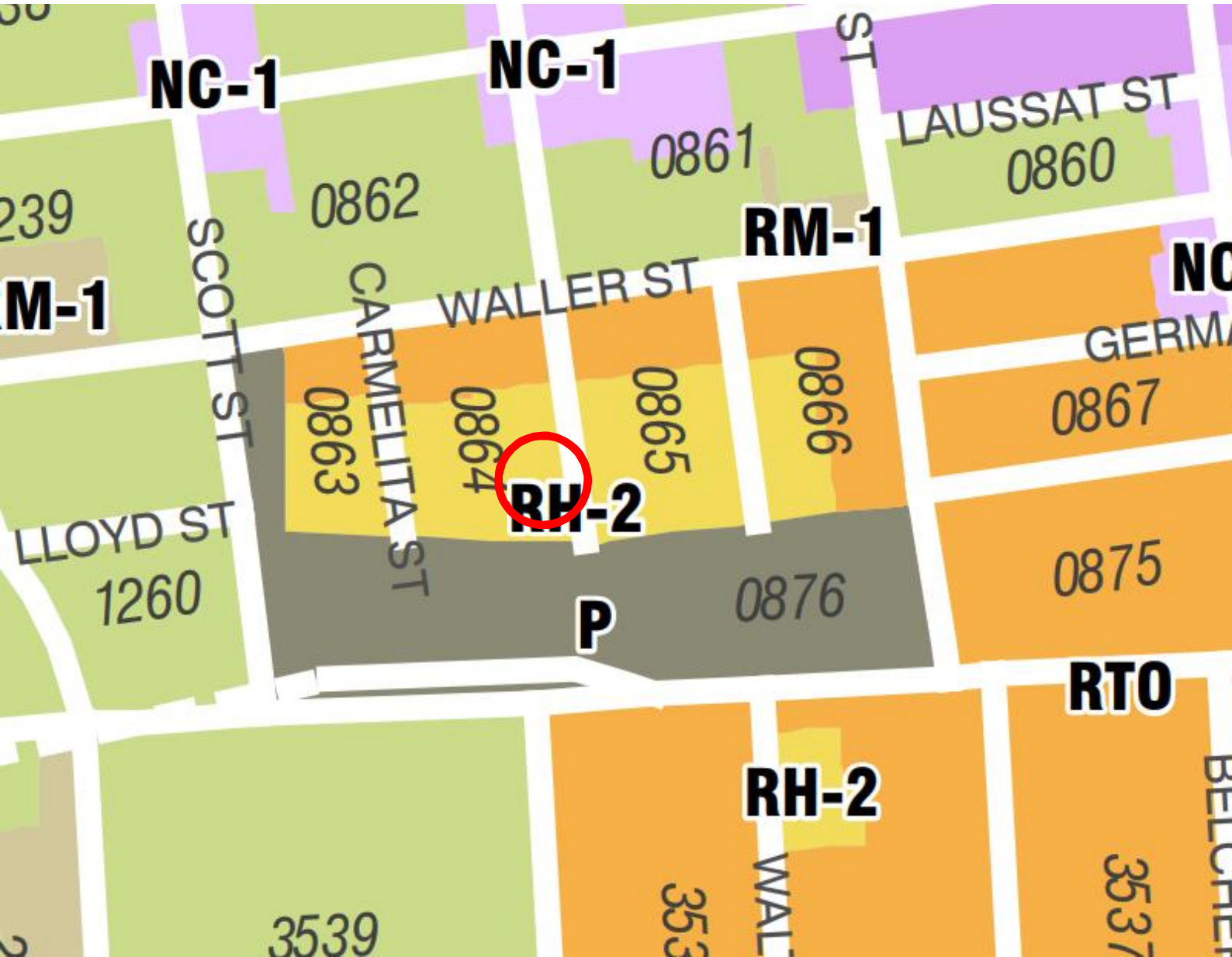
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



Site Photo



Certificate of Appropriateness
Case Number 2019-012902COA
Article 10 Duboce Park Landmark District
59 Potomac Street