



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: MARCH 18, 2020
CONSENT

Record No.: 2019-016968COA
Project Address: 1086-1088 Fulton Street
Landmark: Contributor, Alamo Square Landmark District
Zoning: RH-3 RESIDENTIAL- HOUSE, THREE FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 0778/012A
Project Sponsor: Serina Calhoun, Syncopated Architecture
657 Fillmore Street
San Francisco, CA 94117
Staff Contact: Natalia Kwiatkowska- 415-575-9185
natalia.kwiatkowska@sfgov.org

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

1086-1088 Fulton Street is located on the north side of Fulton Street between Pierce and Steiner Streets (Assessor's Block 0778; Lot 012A). The subject building is a contributor to the Alamo Square Landmark District, locally designated under Article 10, Appendix E of the Planning Code.

The Edwardian-style, 3-story, multi-family residence was built in 1902 by August Nordin. The wood-framed building has been stripped of its ornament, including an elaborate Flemish dormer, as seen in the historic photo.

PROJECT DESCRIPTION

The proposed project involves replacing and enlarging attic windows at front and rear, expanding existing dormer at side, re-roofing, and interior remodel to accommodate Accessory Dwelling Units (ADUs). The work at front façade would be limited to window replacement and enlargement at the attic with a wood-sash, casement window, which is required to satisfy Building Code requirements for egress and second exit access. 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 respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

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 attic window replacement and enlargement at front and rear, expansion of existing side dormer, re-roofing, and interior remodel to accommodate ADUs. 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

The Department has not received any public inquiries about the proposed project.

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 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*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Plans and Renderings
Exhibit B – Environmental Determination
Exhibit C – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

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CONSENT

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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 012A IN ASSESSOR'S BLOCK 0778 IN A RH-3 RESIDENTIAL- HOUSE, THREE FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 10, 2019, Serina Calhoun of Syncopated Architecture (hereinafter "Project Sponsor") filed Application No. 2019-016968COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior and interior modifications at a subject building located on Lot 012A in Assessor's Block 0778, which is a contributing resource to Alamo Square Landmark District and locally designated under Article 10, Appendix E 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 March 18, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-016968COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-016968COA 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 the Certificate of Appropriateness, as requested in Application No. 2019-016968COA in conformance with the architectural plans dated February 10, 2020 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 replacing and enlarging attic windows at front and rear, expanding existing dormer at side, re-roofing, and interior remodel to accommodate Accessory Dwelling Units (ADUs). The work at front façade would be limited to window replacement and enlargement at the attic with a wood-sash, casement window, which is required to satisfy Building Code requirements for egress and second exit access. Please see photographs and plans for details.
3. **Property Description.** 1086-1088 Fulton Street is located on the north side of Fulton Street between Pierce and Steiner Streets (Assessor's Block 0778; Lot 012A). The subject building is a contributor to the Alamo Square Landmark District, locally designated under Article 10, Appendix E of the Planning Code. The Edwardian-style, 3-story, multi-family residence was built in 1902 by August Nordin. The wood-framed building has been stripped of its ornament, including an elaborate Flemish dormer, as seen in the historic photo.
4. **Surrounding Properties and Neighborhood.** The subject property is flanked by another Edwardian-style residence with Flemish ornament, originally constructed under one contract, and by a 4-story, early 20th century, apartment building at the corner, serving as punctuation to the rest. The surrounding area is unified in residential character, relatively small scale, construction type, materials, and ornamentation.
5. **Public Outreach and Comments.** The Department has not received any public inquiries about the proposed project.
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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposal will retain the subject property's existing residential use.

- (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 replace and enlarge the existing attic windows at front and rear, which is required to satisfy Building Code requirements for egress and second exit access to accommodate ADUs. The replacement windows will be a pair of wood-sash, casement windows in slightly enlarged openings. These changes will remove the existing attic windows while retaining all extant historic fenestration on the building. Additionally, these changes will not irreversibly alter features that characterize the building.

- (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, shall not be undertaken.

Not Applicable.

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not Applicable.

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

The distinctive features and finishes of the building will be retained and preserved. Replacement of attic windows is necessary to accommodate ADUs.

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Not Applicable.

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not Applicable.

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not Applicable.

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

The proposed work will not destroy historic materials or features that characterize the building. The proposed dormer expansion will not be visible from the public right-of-way and will be clad in horizontal wood siding to match existing. The replacement windows will be a pair of wood-sash, casement windows in slightly enlarged openings to satisfy Building Code requirements for ADUs. The windows will be compatible with the existing fenestration and character-defining features of the building and landmark district in terms of size, proportion, and materials, while differentiating in terms of casement operation.

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

The proposed work will not destroy historic materials or features that characterize the building. The proposed dormer expansion will not affect the essential form and integrity of the landmark district. The proposed window replacement and enlargement is required to accommodate ADUs and is designed to be compatible with the building and landmark district.

C. **Alamo Square Landmark 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.
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.
 - a. Character of the Historic District. The standards for review of all applications for Certificates of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the historic district shall mean the exterior architectural features of the Alamo Square Historic District described in Section 6 of this ordinance.
 - b. Minor Exterior Alterations. A Certificate of Appropriateness shall be required for the following minor exterior changes if visible from a public street: Awnings, copings, retaining walls, fences, balustrades and security grates.
 - c. New Construction. New construction on vacant sites shall conform with the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials as described in Section 6 of this ordinance.
 - d. Street and Park Furniture. Any new or replacement street or park furniture shall require a Certificate of Appropriateness.
 - e. Masonry, Brickwork and Stonework. A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatments detrimental to older brick will not be approved.

The project is in conformance with Article 10, and as outlined in Appendix E, 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.

- 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 a Certificate of Appropriateness** for the subject property located at Lot 012A in Assessor's Block 0778 for proposed work in conformance with the architectural submittal dated November 21, 2012 and labeled Exhibit B on file in the docket for Record No. 2019-016968COA.

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. XXXXXX. 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 March 18, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 18, 2020

1086 Fulton Street, San Francisco CA 94117

Installation of (2) New Accessory Dwelling Units

GENERAL NOTES	FRONT FACADE	LEGEND	DRAWING INDEX	CODE INFORMATION
<p>GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.</p> <p>EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.</p> <p>PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.</p> <p>CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.</p> <p>SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.</p> <p>CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.</p> <p>PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.</p> <p>ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.</p> <p>"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.</p> <p>"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.</p> <p>SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.</p> <p>SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.</p> <p>GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.</p> <p>COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).</p>		<p>ⓧ-XX DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED</p> <p>↖-XX-X DIRECTION OF SECTION VIEW INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED</p> <p>ⓧ-XX-X SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER</p> <p>ⓧ DOOR SYMBOL</p> <p>ⓧ-88 WINDOW SYMBOL</p> <p>ⓧ-W WALL/FLOOR TYPE SYMBOL</p> <p>ⓧ ELEVATION DATUM</p> <p>ⓧ'-X" CEILING HEIGHT</p> <p>ⓧ REVISION SYMBOL</p>	<p>A0.0 ARCHITECTURAL COVER SHEET</p> <p>A0.1 PRE-APPLICATION MEETING MINUTES</p> <p>A1.0 EGRESS PLANS</p> <p>A2.1 GROUND FLOOR PLAN AND SECOND FLOOR PLAN - EXISTING (REFERENCE)</p> <p>A2.3 THIRD FLOOR PLAN - DEMOLITION & NEW CONSTRUCTION</p> <p>A2.4 ATTIC FLOOR PLAN - DEMOLITION & NEW CONSTRUCTION</p> <p>A3.0 EXTERIOR PHOTOGRAPHS</p> <p>A3.1 EXTERIOR ELEVATIONS: FRONT</p> <p>A3.2 EXTERIOR ELEVATIONS: REAR</p> <p>A8.1 DOOR/WINDOW SCHEDULE</p> <p>A8.2 DOOR/WINDOW DETAILS</p> <p>A9.1 DETAILS: STAIR AND FIRE RATED ASSEMBLIES</p> <p>A10.1 ROOF DETAILS</p> <p>A10.2 ROOF DETAILS</p> <p>ED.1 TITLE 24</p> <p>ED.2 TITLE 24</p> <p>E2.3 TITLE 24</p> <p>T24.1 ENERGY INSPECTION FORMS</p> <p>T24.2 GS-5: GREEN BUILDING SUBMITTAL</p> <p>T24.3 ATTIC FLOOR ELECTRICAL - DEMOLITION & NEW CONSTRUCTION</p>	<p>ADDRESS: 1086 FULTON STREET SAN FRANCISCO, CA 94117</p> <p>BLOCK #: 0778</p> <p>LOT #: 012A</p> <p>LOT SIZE: 3,162 SF</p> <p>CODES: 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 GREEN BUILDING CODE (GBC) 2016 CALIFORNIA ENERGY CODE 2016 SAN FRANCISCO FIRE CODE W/ ALL 2016 SAN FRANCISCO CODE AMENDMENTS</p> <p>ZONING: RH-3</p> <p>HEIGHT & BULK: 40'-X</p> <p>HISTORIC DESIGNATION: A - HISTORIC RESOURCE PRESENT</p> <p>SETBACKS: SETBACKS ARE EXISTING AND ARE NOT BEING CHANGED (C) FRONT: 9'-10" (E) SIDE: 5'-2" (E) REAR: 11'-2"</p> <p>BUILDING HEIGHT: BUILDING HEIGHT IS NOT BEING CHANGED</p> <p>NUMBER OF STORIES: EXISTING: 3 - PROPOSED: 4</p> <p>NUMBER OF UNITS: EXISTING: 6 - PROPOSED: 8</p> <p>OCCUPANT CLASS: R-2</p> <p>CONSTRUCTION TYPE: EXISTING: TYPE VB - PROPOSED: TYPE VB</p> <p>SPRINKLERS: EXISTING: NONE - PROPOSED: FULL SPRINKLERS</p> <p>FLOOR AREA: BASEMENT FLOOR AREA: 1,700 SF GROUND FLOOR AREA: 1,899 SF SECOND FLOOR AREA: 1,998 SF ATTIC FLOOR AREA: 1,273 SF BUILDING TOTAL AREA: 6,870 SF</p> <p>EXISTING 6,870 SF - PROPOSED 6,870 SF</p> <p>PARKING: EXISTING: NONE - PROPOSED: NONE</p>
	<p>SITE PLAN</p>  <p>1 SITE PLAN 1/8"=1'-0"</p>			<p>SCOPE OF WORK</p> <ul style="list-style-type: none">• CONVERT EXISTING ATTIC SPACE INTO (2) NEW ACCESSORY DWELLING UNITS PER ORDINANCE NO. 162.16 FOR A BUILDING TOTAL OF 8 UNITS• EXTERIOR WORK INCLUDES:<ul style="list-style-type: none">... REPLACEMENT OF ALL WINDOWS AT ATTIC LEVEL... ENLARGEMENT OF EXISTING ATTIC WINDOWS AT FRONT AND REAR DORMERS... EXPANSION OF DORMER OVER BATHROOM AT UNIT 8... COMPLETE RE-ROOFING• ENTIRE BUILDING SHALL BE SPRINKLERED WITH HAZARD CLASSIFICATION NFPA 13. SPRINKLERS UNDER A SEPARATE PERMIT• ENTIRE ATTIC FLOOR ASSEMBLY TO BE UPGRADED TO AN 1-HOUR RATED ASSEMBLY PER INFORMATION SHEET FS-05 <p>PROJECT DIRECTORY</p> <p>OWNER: RICHARD CHENIER C/O RYAN GILBERT STRUCTURE PROPERTIES 100 GREEN STREET SAN FRANCISCO, CA 94111</p> <p>ARCHITECT: SERINA CALHOUN SYNCOPTED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</p> <p>CONTRACTOR: TBD</p> <p>STRUCTURAL ENGINEER: CORE STRUCTURE HUGH TAVALLALI 925.270.0755 HUGH@CORESTRUCTURE.COM</p> <p>AREA MAP</p> 



1086 Fulton St. ADU
San Francisco, CA



1086 Fulton Street
San Francisco, CA
PROJECT NO. 18-05

DATE SET ISSUE
07-08-2019 PERMIT SUBMITTAL
02-10-2020 NOPDR #1

CONTACT:

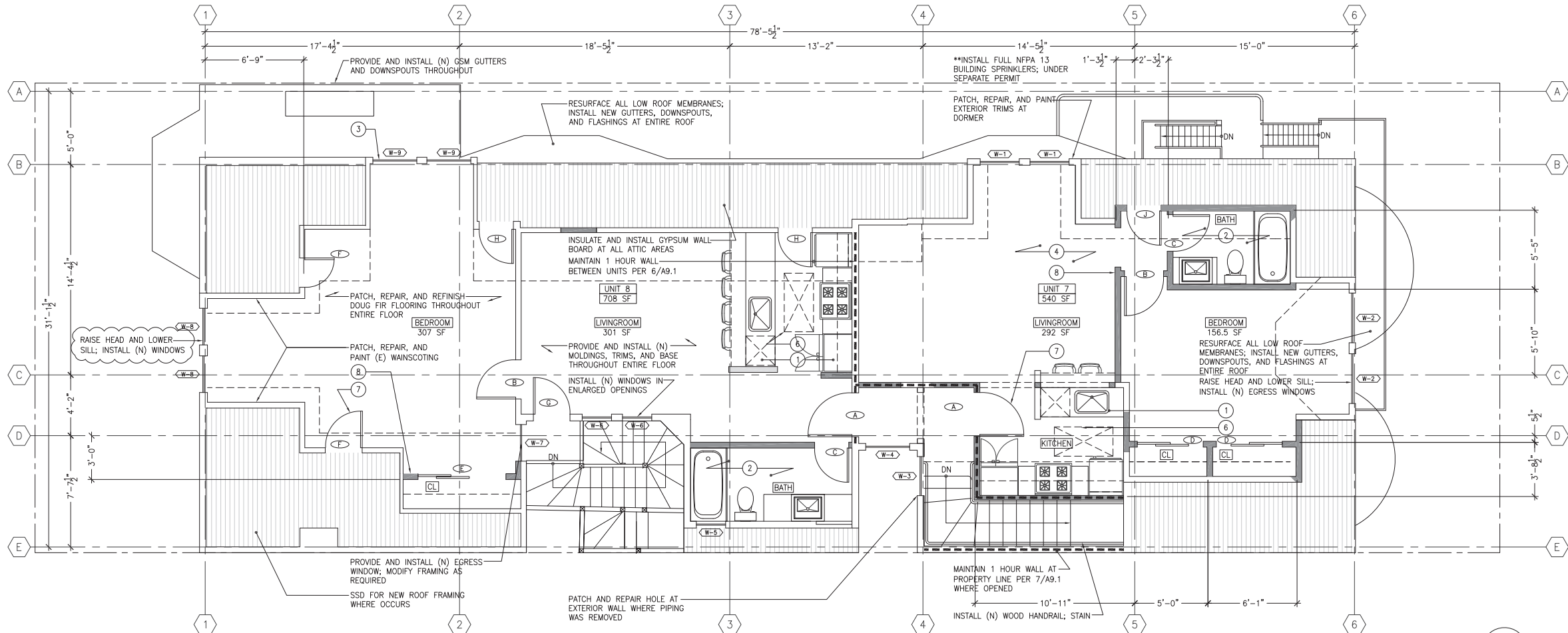
SERINA CALHOUN

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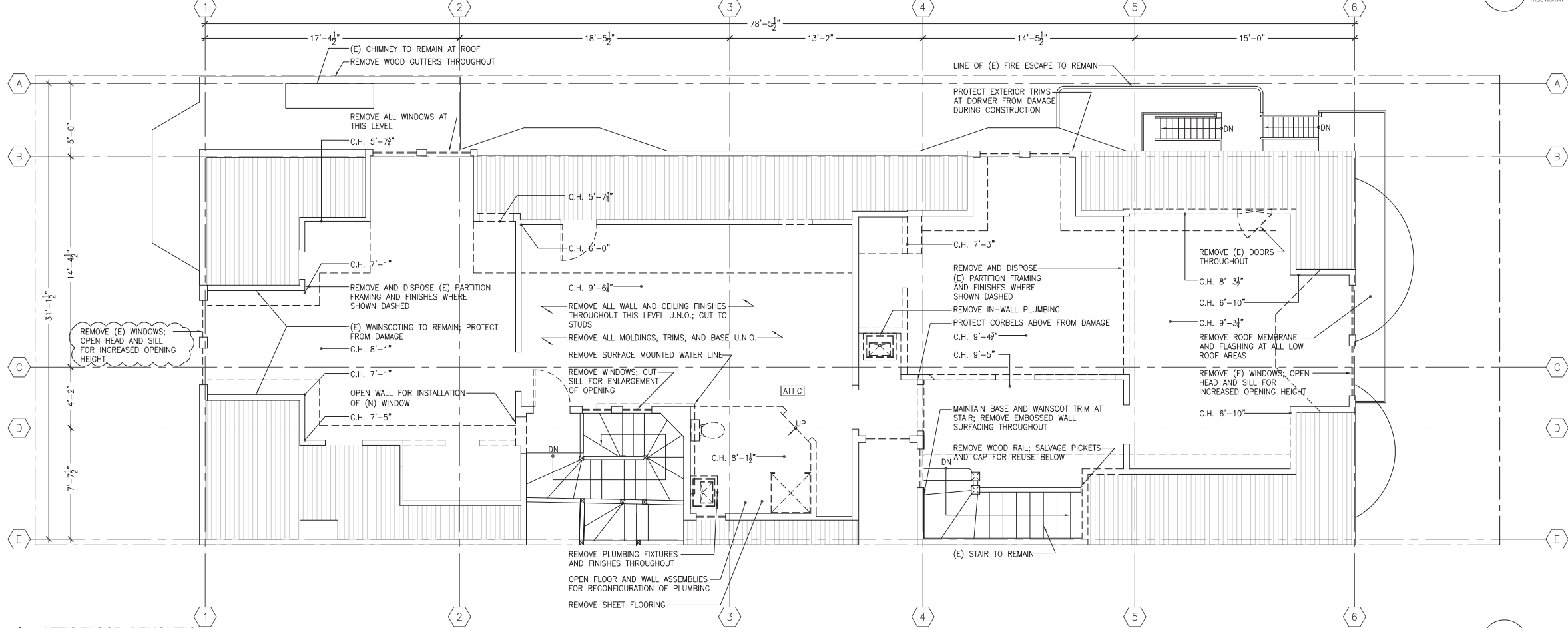
SCALE: AS NOTED

COVER SHEET

A0.0



2 ATTIC FLOOR: NEW CONSTRUCTION
1/4"=1'-0"



1 ATTIC FLOOR: DEMOLITION
1/4"=1'-0"

GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS

NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.

CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.

CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS

DEMOLITION NOTES

PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.

OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN

NEW CONSTRUCTION NOTES

WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE INSULATION PER T-24 REPORT.

ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES

PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.

CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY

WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS

SHEET NOTES

- 1 PROVIDE AND INSTALL (N) COUNTERTOPS, APPLIANCES AND FINISHES IN KITCHENS, TYP.
- 2 PROVIDE AND INSTALL PLUMBING FIXTURES AND FINISHES, TYP. IN BATHROOMS
- 3 PROVIDE AND INSTALL (N) WINDOWS THROUGHOUT; TYP.
- 4 PATCH, REPAIR, AND REFINISH (E) DOUG FIR HARDWOOD FLOORING
- 5 WHERE OPENING SIZES ARE MODIFIED; INFILL FRAMING AND FINISHES TO MATCH (E) ADJACENT CONSTRUCTION
- 6 LINE OF (N) OPERABLE SKYLIGHT ABOVE; PROVIDE RAIN SENSOR
- 7 PROVIDE AND INSTALL (N) DOORS AND CASING. SEE A8.1
- 8 PROVIDE & INSTALL (N) FRAMING & FINISHES; SSD

WALL LEGEND

WALL RATING LEGEND

- 1-HR. WALL
- DEMOLITION
- NEW WALL

STAIR NOTES

THE EXISTING, NON-CONFORMING STAIRS MAY REMAIN PER CALIFORNIA HISTORIC BUILDING CODE SECTION 8-502.3.

AT THE NEW SECTION OF STAIR FROM THE THIRD FLOOR TO THE LANDING OF THE EXISTING 4TH FLOOR STAIR, THE STAIRWAY SHALL COMPLY WITH CBC CHAPTER 10 FOR NEW CONSTRUCTION.

STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR PER CBC 1009.1 EXCEPTION 1.

ALL RISER HEIGHTS TO BE 7" MAX. ALL TREAD WIDTHS TO BE 11" MIN
PROVIDE MIN. HEADROOM CLEARANCE OF 6'-8"

FOR STAIR TREAD AND HANDRAIL DETAILS, SEE A9.1

PROVIDE HANDRAILS WITH 1-1/2" OUTSIDE DIAMETER, MOUNT AT A HEIGHT BETWEEN 34-38 INCHES, PROVIDE HANDRAIL EXTENSIONS OF 12" AT TOP LANDINGS, AND 12" PLUS 1 RISER DEPTH AT BOTTOM LANDINGS. ALL HANDRAILS SHALL COMPLY WITH CBC 1012

LIGHT/VENT CALCULATIONS

UNIT #	AREA	SF	LIGHT		VENT	
			REQUIRED: SF*0.08(8%)	PROVIDED (SF)	REQUIRED: SF*0.04(4%)	PROVIDED (SF)
UNIT 7	KITCHEN/DINING/ LIVING	292	23.36	24.5	11.68	16.25
	BEDROOM	156	12.52	17.5	6.26	17.5
UNIT 8	KITCHEN/DINING/ LIVING	301	24.08	39.5	12.04	34.87
	BEDROOM	307	24.56	66.5	12.28	39.5

**CALCULATIONS INCLUDE OPERABLE SKYLIGHTS AND DOORS



1086 Fulton St. ADU
San Francisco, CA



1086 Fulton Street

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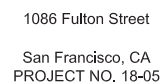
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SCALE: 1/4"=1'-0"

ATTIC FLOOR
DEMOLITION &
NEW CONSTR

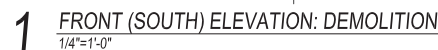
A2.4



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EXTERIOR ELEVATIONS

A3.1



GENERAL	DIMENSION NOTES	DEMOLITION NOTES	NEW CONSTRUCTION NOTES	EXTERIOR NOTES	EXTERIOR PAINTING NOTES
<p>SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET A8.1</p> <p>MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3.</p> <p>ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES</p>	<p>1. DIMENSIONS ARE TO FACE OF STUD U.N.O.</p> <p>WHERE WORK IMPACTS ADJACENT TENANTS, PROVIDE ADEQUATE NOTICE AND COORDINATE WITH BUILDING MANAGER.</p>	<p>OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN</p> <p>COORDINATE ALL UTILITY SHUTDOWNS WITH BUILDING MANAGER.</p> <p>WHERE WORK IMPACTS ADJACENT TENANTS, PROVIDE ADEQUATE NOTICE AND COORDINATE WITH BUILDING MANAGER.</p>	<p>WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS; PROVIDE R-13 INSULATION MIN.</p> <p>ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES</p> <p>PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.</p> <p>CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THOROUGHLY</p> <p>WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS</p>	<p>1. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS WITHOUT CONSULTING WITH ARCHITECT.</p> <p>2. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES.</p> <p>3. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS..</p> <p>4. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.</p>	<p>ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE.</p> <p>ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING.</p> <p>(E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.</p> <p>CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS</p> <p>WHERE NEW WORK ABUTS AND FORMS A CONTINUOUS PLANE WITH (E) ADJACENT SURFACES, PAINT ENTIRE PLANE</p> <p>PAINT CORNER TO CORNER OF ANY PLANE RECEIVING NEW WORK</p> <p>TOUCH UP PAINT AROUND REPLACEMENT WINDOWS; PAINT ALL NEW TRIM</p>



1086 Fulton St. ADU San Francisco, CA



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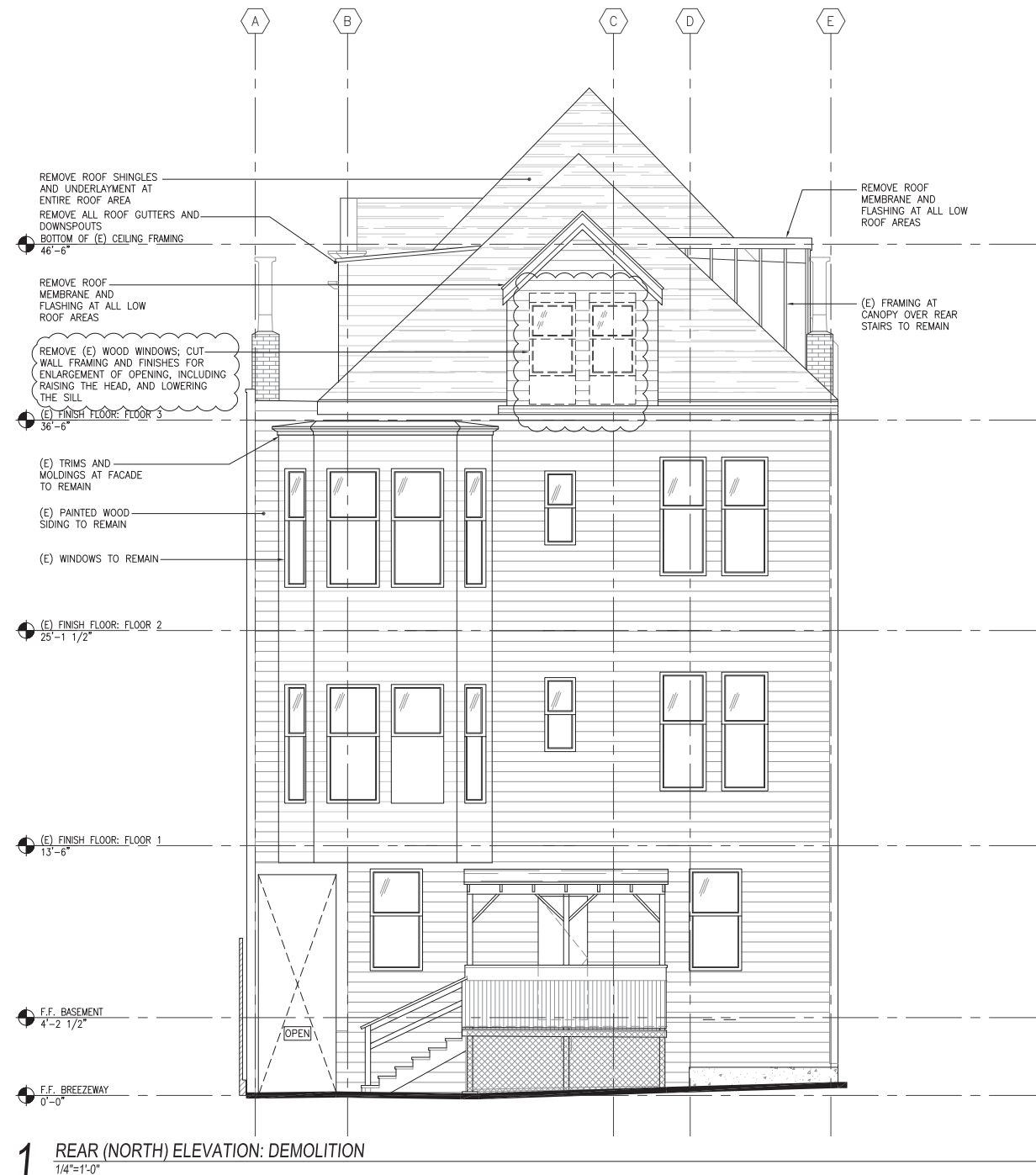
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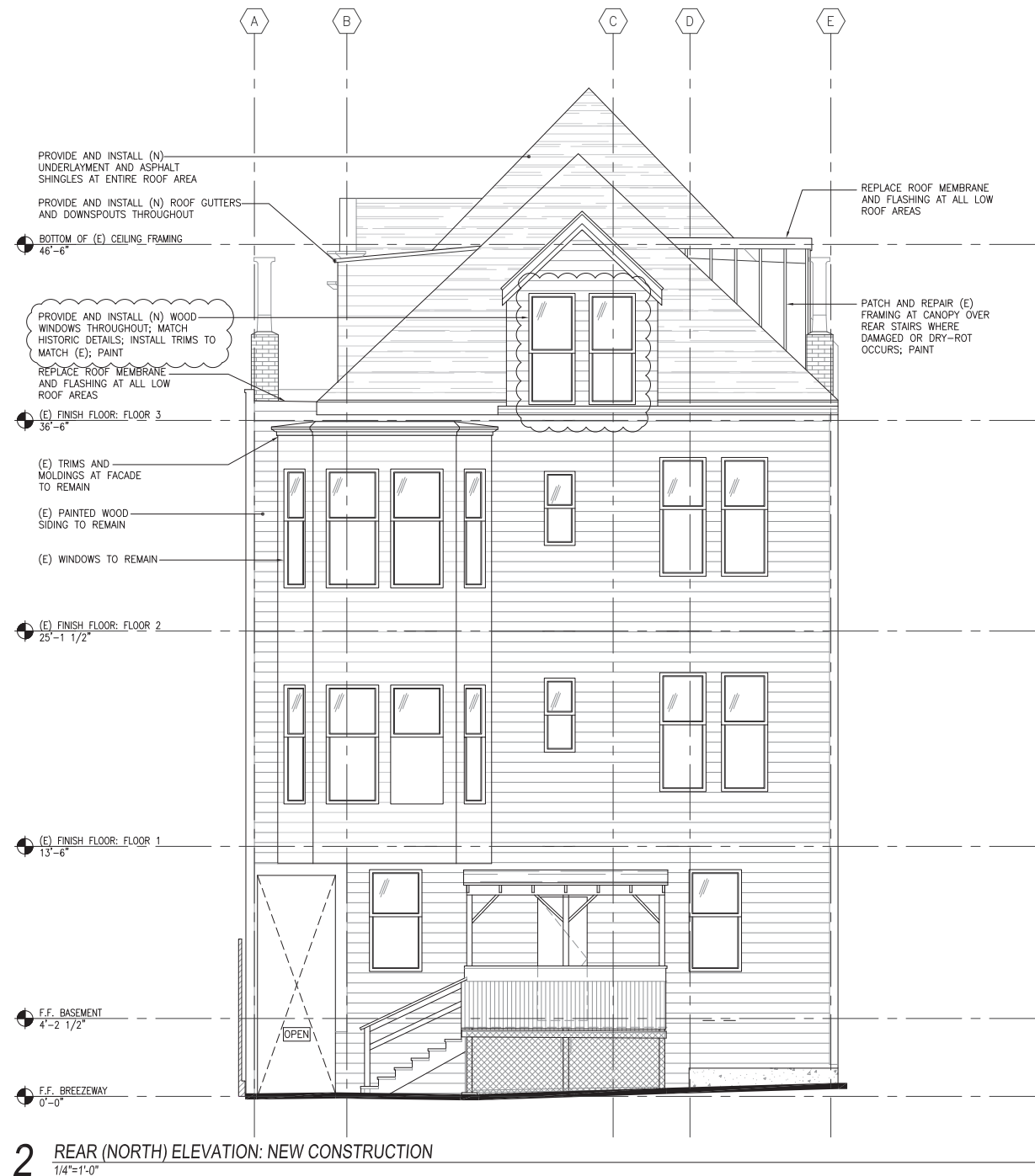
SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS:
REAR

A3.2



1 REAR (NORTH) ELEVATION: DEMOLITION
1/4"=1'-0"



2 REAR (NORTH) ELEVATION: NEW CONSTRUCTION
1/4"=1'-0"

GENERAL	DIMENSION NOTES	DEMOLITION NOTES	NEW CONSTRUCTION NOTES	EXTERIOR NOTES	EXTERIOR PAINTING NOTES
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WINDOW SCHEDULE									
WINDOW I.D.	OVERALL SIZE	WINDOW TYPE	FRAME	GLAZING	EMERGENCY EGRESS	DETAILS			REMARKS
						HEAD	JAMB	SILL/ THRESHOLD	
W-1	2'-9" X 3'-2" (VIF)	DOUBLE HUNG	WOOD	CLEAR					REPLACE WINDOW IN KIND
W-2	3'-6" X 5'-0"	CASEMENT	WOOD	CLEAR	EGRESS				REFRAME OPENING; LOWER SILL AND RAISE HEAD TO PROVIDE COMPLIANT EGRESS PER CHBC 8-502.5
W-3	2'-8" X 4'-0" (VIF)	DOUBLE HUNG	WOOD	CLEAR					REPLACE WINDOW IN KIND
W-4	3'-0" X 5'-0" (VIF)	DOUBLE HUNG	WOOD	CLEAR					REPLACE WINDOW IN KIND
W-5	2'-0" X 4'-0" (VIF)	DOUBLE HUNG	FIBERGLASS	OBSCURE					REPLACE WINDOW IN KIND
W-6	2'-0" X 5'-0"	DOUBLE HUNG	WOOD	CLEAR					LOWER SILL AT EXISTING WINDOWS
W-7	2'-6" X 5'-0"	CASEMENT	WOOD	CLEAR	EGRESS				INSTALL EGRESS WINDOW AT NEW BEDROOM
W-8	2'-6" X 6'-0"	DOUBLE HUNG	WOOD	CLEAR					REFRAME OPENING; LOWER SILL AND RAISE HEAD TO PROVIDE COMPLIANT EXPOSURE SIZE (1/12 OF THE ROOM SQUARE FOOTAGE)
W-9	3'-0" X 4'-0" (VIF)	DOUBLE HUNG	WOOD	CLEAR					REPLACE WINDOW IN KIND

WINDOW NOTES

TOP OF WINDOW IS MEASURED FROM FINISH FLOOR.

EMERGENCY ESCAPE: PER CBC310.4:
EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE DOOR OR WINDOW.
PROVIDE MIN. NET CLEAR OPENING OF 5.7 S.F. MINIMUM DIMENSION TO BE 20" WIDE X 24" HIGH.
SILL HEIGHT SHALL NOT BE MORE THAN 44."

NEW WINDOWS IN NEW OR ALTERED OPENINGS SHALL COMPLY WITH EMERGENCY ESCAPE REQUIREMENTS.

WINDOWS PROVIDING ACCESS TO FIRE ESCAPE FROM INDIVIDUAL DWELLING UNITS SHALL COMPLY WITH THE HISTORIC BUILDING CODE SECTION 8-502.5. 'EXISTING PREVIOUSLY APPROVED FIRE ESCAPES AND FIRE ESCAPE LADDERS SHALL BE ACCEPTABLE AS ONE OF THE REQUIRED MEANS OF EGRESS, PROVIDED THEY EXTEND TO THE GROUND ARE EASILY NEGOTIATED, ADEQUATELY SIGNED AND IN GOOD WORKING ORDER. ACCESS SHALL BE BY AN OPENING HAVING A MINIMUM WIDTH OF 29" WHEN OPEN WITH A SILL NO MORE THAN 30" ABOVE THE ADJACENT FLOOR, LANDING OR APPROVED STEP.' ADDITIONALLY, THIS WINDOW MUST HAVE A CLEAR OPENING HEIGHT OF 59" MINIMUM.

ALL GLAZING TO BE CLEAR U.N.O.

PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS, U.N.O.

ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS. CONTRACTOR SHALL COMPLY WITH CBC 1203.3.

ALL NEW WINDOWS SHALL BE WOOD. MATCH (E) HISTORIC WINDOW MULLIONS; OGEE TRIMS AND SIZES.

QUICK-RESPONSE HEADS, IN COMPLIANCE WITH INFORMATION SHEET EG-05 ITEM B2 WILL BE ACCEPTED IN LIEU OF INSTALLATION OF FIRE RATED WINDOWS. THESE HEADS WILL BE REQUIRED AT ALL WINDOWS WITHIN 10' OF THE FIRE ESCAPE INCLUDING AT THE LEVELS BELOW.

ABBREVIATIONS

ALUM: ALUMINUM
MFR: PER MANUFACTURER
T: TEMPERED
VIF: VERIFY IN FIELD

SAFETY GLAZING

GLAZING IN ALL DOORS SHALL BE TEMPERED.

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 24" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.

GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:

1. EXPOSED ARE OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF.
2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

WINDOW TYPES

2'-9"

3'-2"

7'-6"

4'-4"

W-1

3'-6"

5'-0"

7'-6"

2'-6"

W-2

2'-8"

4'-0"

6'-8"

2'-8"

W-3

3'-0"

5'-0"

7'-6"

2'-6"

W-4

2'-0"

4'-0"

7'-6"

3'-3 1/2"

W-5

2'-0"

5'-0"

6'-8"

20"

W-6

2'-6"

5'-0"

7'-6"

2'-6"

W-7

2'-6"

6'-0"

7'-0"

1'-0"

W-8

3'-0"

4'-0"

7'-6"

3'-6"

W-9

BUILDING DOORS										DETAILS			
DOOR I.D.	SIZE	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH	FIRE RATING(MIN)	HARDWARE	GLAZING	HEAD	JAMB	SILL/THRESHOLD	REMARKS	
A	3'-0" X 6'-8"	1	SCW	HM	PTD.	45 MIN.	ENTRY		<div><div>10</div><div>A8.2</div></div>	<div><div>10</div><div>A8.2</div></div> SIM	<div><div>9</div><div>A8.2</div></div>	UNIT ENTRY DOOR	
B	2'-8" X 6'-8"	1	SCW.	WD.	PTD.		PRIVACY		<div><div>12</div><div>A8.2</div></div>	<div><div>12</div><div>A8.2</div></div> SIM	<div><div>11</div><div>A8.2</div></div>	BEDOOM DOOR	
C	2'-4" X 6'-8"	1	SCW.	WD.	PTD.		PRIVACY		<div><div>8</div><div>A8.2</div></div>	<div><div>8</div><div>A8.2</div></div> SIM	<div><div>7</div><div>A8.2</div></div>	BATHROOM DOOR	
D	4'-6" X 6'-8"	2	HCW.	WD.	PTD.		RECESSED		<div><div>16</div><div>A8.2</div></div>	<div><div>16</div><div>A8.2</div></div> SIM	<div><div>15</div><div>A8.2</div></div>	BEDROOM CLOSET DOOR	
E	6'-0" X 6'-8"	2	HCW.	WD.	PTD.		RECESSED		<div><div>16</div><div>A8.2</div></div>	<div><div>16</div><div>A8.2</div></div> SIM	<div><div>15</div><div>A8.2</div></div>	BEDROOM CLOSET DOOR	
F	2'-6" X 6'-8"	1	HCW.	WD.	PTD.		PASSAGE		<div><div>12</div><div>A8.2</div></div>	<div><div>12</div><div>A8.2</div></div> SIM	<div><div>11</div><div>A8.2</div></div>	ATTIC ACCESS DOOR	
G	2'-6" X 6'-8"	4	ACW	WD.	PTD.		ENTRY		<div><div>6</div><div>A8.2</div></div>	<div><div>6</div><div>A8.2</div></div> SIM	<div><div>5</div><div>A8.2</div></div>	STAIR EXIT DOOR; EXTERIOR	
H	2'-4" X 5'-0"	1	HCW.	WD.	PTD.		PASSAGE		<div><div>12</div><div>A8.2</div></div>	<div><div>12</div><div>A8.2</div></div> SIM	<div><div>11</div><div>A8.2</div></div>	ATTIC ACCESS DOOR; CONFIRM HEIGHT IN FIELD	
J	2'-4" X 6'-8"	1	HCW.	WD.	PTD.		PASSAGE		<div><div>12</div><div>A8.2</div></div>	<div><div>12</div><div>A8.2</div></div> SIM	<div><div>11</div><div>A8.2</div></div>	ATTIC ACCESS DOOR	
K	2'-0" X 6'-8"	1	HCW.	WD.	PTD.		RECESSED		<div><div>12</div><div>A8.2</div></div>	<div><div>12</div><div>A8.2</div></div> SIM	<div><div>11</div><div>A8.2</div></div>	CLOSET DOOR	
DOOR NOTES									ABBREVIATIONS				
<p>DOOR THRESHOLDS: AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 1120A.2.4 EXCEPTION 3.</p> <p>DOOR THRESHOLDS SHALL COMPLY WITH CBC 1133B.2.4.1.</p> <p>NEW DOORS SHALL BE TRUSTILE TS1000 OR EQ</p> <p>ALL DOOR HARDWARE SHALL RECEIVE SCHLAGE LONGITUDE LEVER 626 FINISH</p>									<p>ALUM: ALUMINUM</p> <p>ACW: ALUMINUM CLAD WOOD</p> <p>HM: HOLLOW METAL</p> <p>HCW: HOLLOW CORE WOOD</p> <p>SCW: SOLID CORE WOOD</p> <p>MFR: PER MANUFACTURER</p> <p>PT: PAINT</p> <p>SEAL: SEALANT</p> <p>STL: STEEL</p> <p>T: TEMPERED</p> <p>WD: WOOD</p>				
DOOR TYPES													
<div><div><div><div><div>W</div><div>H</div><div>1</div></div><div><div>W</div><div>H</div><div>2</div></div><div><div>W</div><div>H</div><div>3</div></div><div><div>W</div><div>H</div><div>4</div></div></div></div></div>													



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SCALE:

1/4" = 1'-0"

DOOR & WINDOW SCHEDULE

A8.1



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1086 Fulton Street		0778012A
Case No.		Permit No.
2019-016968PRJ		201909182017
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Addition of two new ADUs at attic level to an existing 6-unit building per Ord. 162-16. Work includes expansion of an existing dormer, replacement of windows at front and rear, addition of skylights, and select reroofing.		

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"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <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>
<input type="checkbox"/>	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?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments and Planner Signature (optional): Natalia Kwiatkowska	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" 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 checked="" 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 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 checked="" 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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
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): proposal conforms with SOIS (proportions, materials, and dimensions) and is compatible with existing character of building and surrounding neighborhood	
Preservation Planner Signature: Natalia Kwiatkowska	

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: Natalia Kwiatkowska
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/04/2020
	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)
1086 Fulton Street		0778/012A
Case No.	Previous Building Permit No.	New Building Permit No.
2019-016968PRJ	201909182017	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

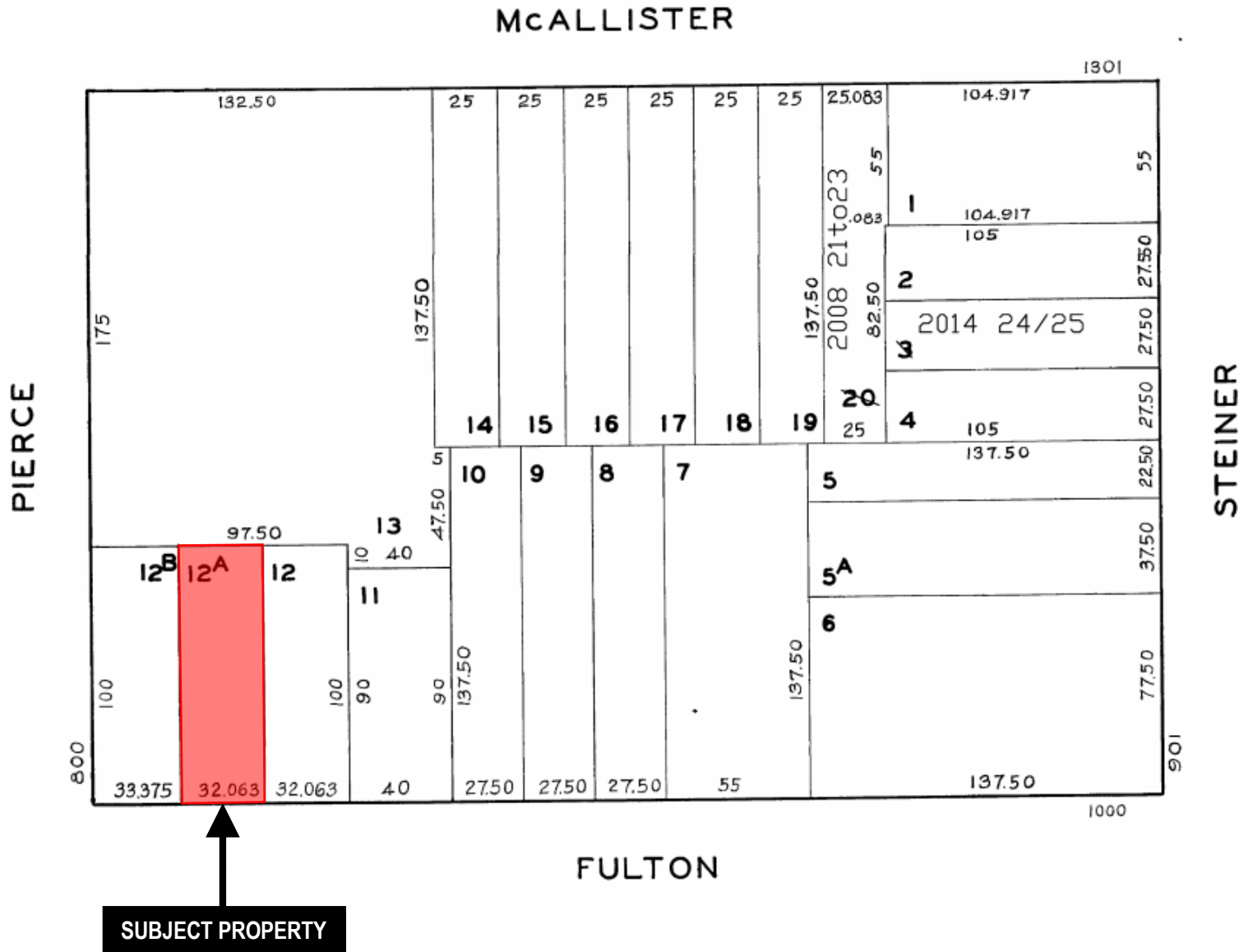
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

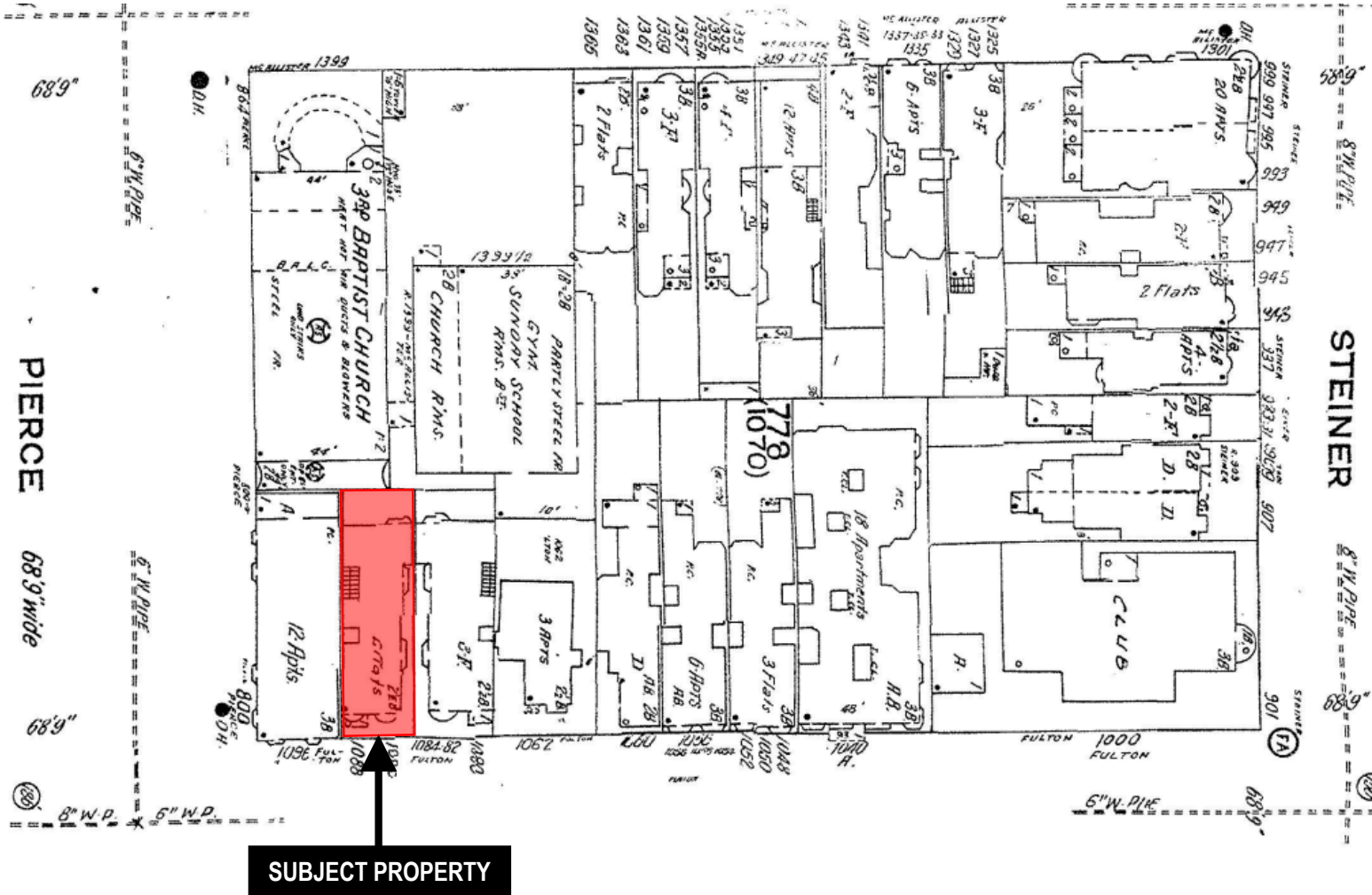
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall 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



Certificate of Appropriateness Hearing
 Case Number 2019-016968COA
 1086-1088 Fulton Street
 Block 0778 Lot 012A

Sanborn Map*

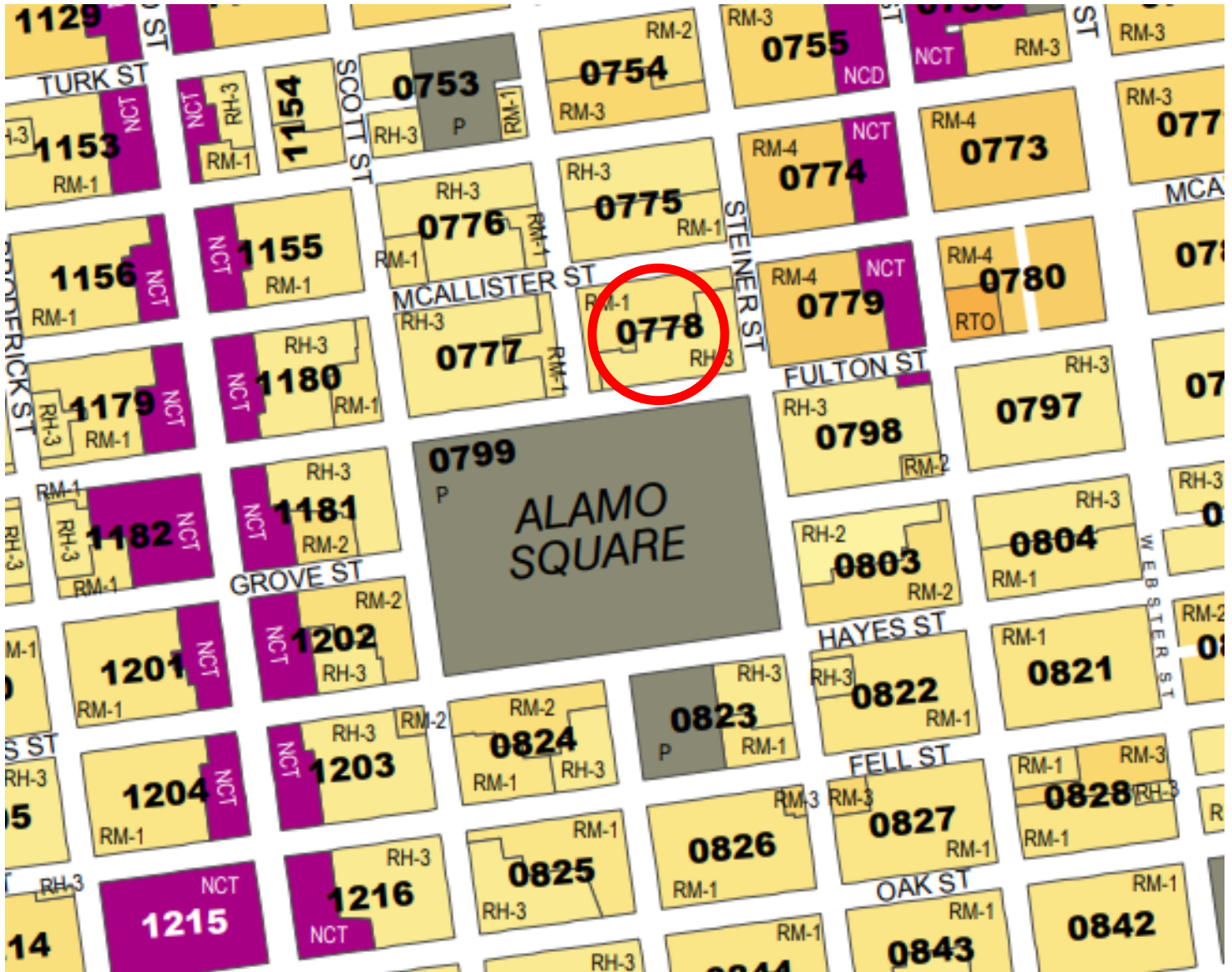


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

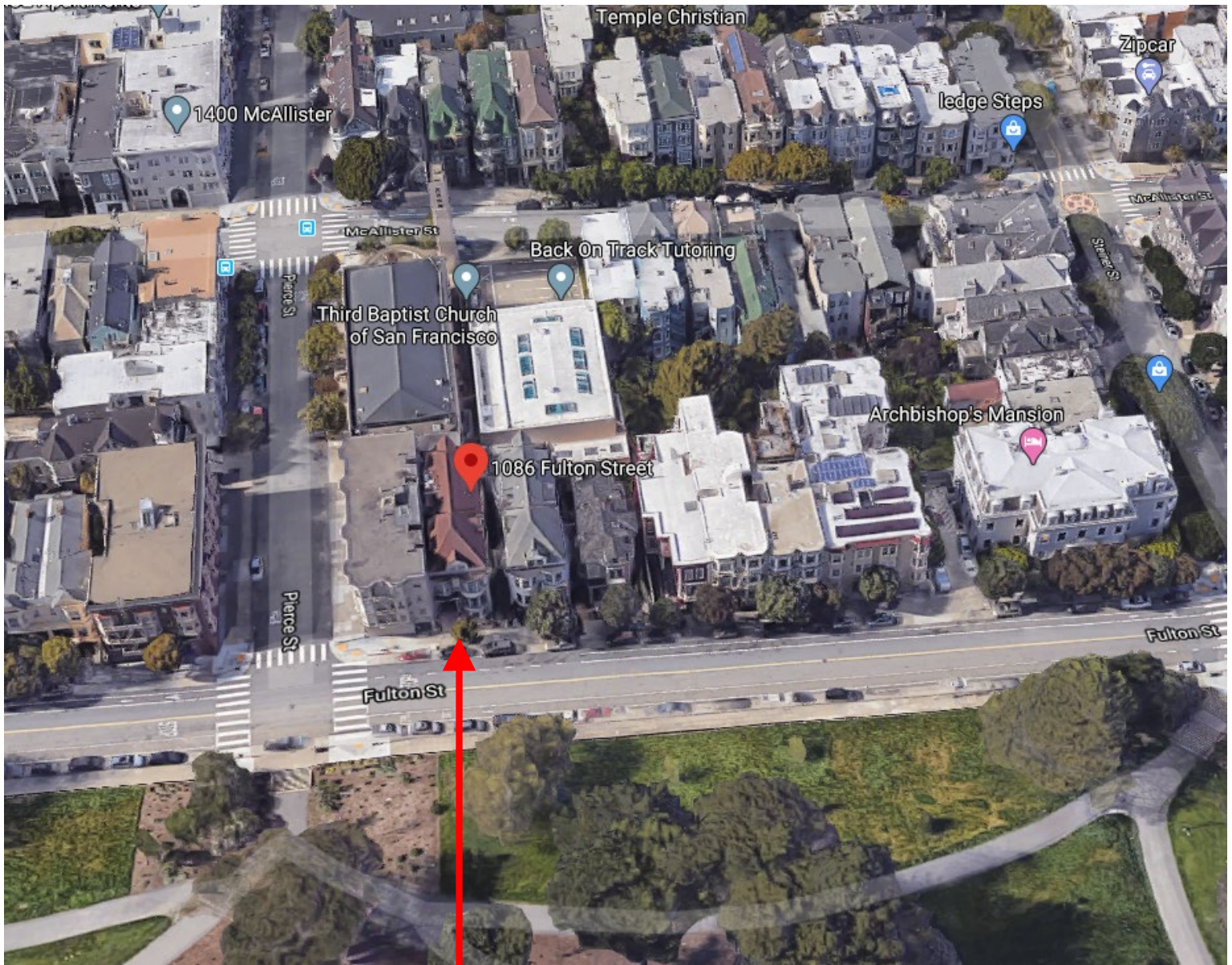


Certificate of Appropriateness Hearing
Case Number 2019-016968COA
1086-1088 Fulton Street
Block 0778 Lot 012A

Zoning Map



Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
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Site Photo



SUBJECT PROPERTY

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Historic Photo



SUBJECT PROPERTY

Photo taken between 1902 and 1924. Photo credit: courtesy of Max Kirkeberg, SF State.

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