



CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

HEARING DATE: OCTOBER 21, 2020

Record No.: 2019-023182COA
Project Address: 351 SAN CARLOS ST
Landmark: Contributor, Liberty Hill Landmark District
Zoning: RTO-M (RESIDENTIAL TRANSIT ORIENTED- MISSION) Zoning District
40-X Height and Bulk District
Block/Lot: 3609/105
Project Sponsor: Kate McGee, KM Planning Strategy
2031 ½ Powell Street
San Francisco, CA 94133
Staff Contact: Stephanie Cisneros - 628-652-7363
Stephanie.Cisneros@sfgov.org

Recommendation: Approve with Conditions

Property Description

351 SAN CARLOS ST is located on the east side of San Carlos Street between 20th and 21st Streets (Assessor's Block 3609; Lot 105). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The Italianate-style, two-story-over-basement, single-family residence was built ca. 1900 by The Real Estate Associated (TREA). The wood-framed building has a double stacked bay window, hooded side entry, and horizontal wood siding.

Project Description

The proposed project involves raising the building (including an existing rear deck and stair) by 18 inches to accommodate a new garage entry at the existing basement level, construction of an approximately 185-square foot addition at the rear of the second floor, and modifying a sloped portion of roof at the rear first floor. The

project includes window replacements at the south and rear facades and reconstruction of the existing stairs at the front and stairs at the rear. A portion of the existing building at the basement and first floor, including the rear deck and stairs and rood to be modified, are located within the required rear yard.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project requires a Rear Yard Variance from the Zoning Administrator. All required applications are on file with the Planning Department.

A building permit from the Department of Building inspection is on file.

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 includes raising the building a minimal amount in order to accommodate a new garage at the front, which will be compatible with the historic district;
- The new front stairs will be constructed in-kind and match the design and materials of the existing stair;
- The new stairs at the rear will be intended for egress purposes for the rear adjacent building;
- 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 raising the building 18 inches to accommodate a new garage, a new garage door, new stairs at the front and rear, and a minor rear addition. The proposal includes window replacement and modifications at the side and rear, as well as siding replacements at the rear. The replacement materials will match existing in size, design, profile, texture, and finish. The Department finds that the overall historic character of the building will be retained and preserved.

Public/Neighborhood Input

The Department has received 10 letters of support for the proposed project.

Issues & Other Considerations

- Planning Code Section 134 requires a rear yard equal to 18 feet, 9 inches. The rear of the existing building at the basement and first floor, including the existing deck and stairs, projects fully into the required rear yard. The project requires a Rear Yard Variance from the Zoning Administrator to allow for the raising of the building to accommodate a garage level, rebuild the stairs at the rear used as egress for the adjacent rear property, and to modify the roof of the rear first floor.

Conditions of Approval

The following Conditions of Approval are recommended to ensure the protection of character-defining features during construction.

- 1) Prior to issuance of a site permit or building permit, the Project Sponsor shall provide staff with a protection plan that outlines protection methods of character-defining exterior features during construction.

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*.

Attachments

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E – Property Owner Letter



CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

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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 105 IN ASSESSOR'S BLOCK 3609 IN A RTO-M (RESIDENTIAL TRANSIT ORIENTED- MISSION) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On February 3, 2020, Kate McGee of KM Planning Strategy (hereinafter "Project Sponsor") filed Application No. 2019-023182COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an alteration to the subject building located on Lot 105 in Assessor's Block 3609, which is a contributing resource to Liberty Hill Landmark District and locally designated under Article 10, Appendix F 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 October 21, 2020 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-023182COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-023182COA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2019-023182COA in conformance with the architectural plans dated June 18, 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 raising the building (including an existing rear deck and stair) by 18-inches to accommodate a new garage entry at the existing basement level, construction of an approximately 185-square foot addition at the rear of the second floor, and modifying a sloped portion of roof at the rear first floor. The project includes window replacements at the south and rear facades and reconstruction of the existing stairs at the front and stairs at the rear. A portion of the existing building at the basement and first floor, including the rear deck and stairs, are located entirely within the required rear yard.
3. **Property Description.** 351 SAN CARLOS STREET is located on the east side of San Carlos Street between 20th and 21st Streets (Assessor's Block 3609; Lot 105). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The Italianate-style, 2-story-over-basement, single-family residence was built ca. 1900 by The Real Estate Associated (TREA). The wood-frame building has a double stacked bay window, hooded side entry, and horizontal wood siding.
4. **Surrounding Properties and Neighborhood.** 351 San Carlos Street is located at the east end of the Liberty Hill Landmark District and is on a block that consists of mostly similarly designed residential properties. To the south of the subject property is a two-story, office/mixed-use building constructed ca. 1968 that takes up its entire lot; this property is not located within the boundaries of the landmark district. To the north of the subject property is a heavily altered three-story, single-family home constructed ca. 1900; this property is located within the boundaries of the landmark district.

5. **Public Outreach and Comments.** The Department has received public correspondence from ten individuals expressing support of 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 property will continue its historic use as a single-family residence.

- (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 project proposes to raise the building by 18-inches to accommodate a new garage. The amount by which the building is proposed to be raised is minimal such that the building's historic character will be retained and preserved. The new garage door will be compatible with the character of the subject building and the larger historic district. The proposed new front stairs will be constructed in an in-kind manner to match the materials and design of the extant stairs.

- (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.

The project includes a new garage level and opening, which will be designed in a compatible manner but will be understood as a modern alteration and will not create a false sense of historical development.

- (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. The project proposes window and door replacements and modifications to areas of the side and rear not visible from the public-right-of-way. These modifications will be undertaken in a compatible manner consistent with the existing materials and finishes. The project does not propose to alter any distinctive finishes or features at the front.

- (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 includes raising the existing building to insert a garage, constructing new front and rear stairs, a minor addition at the second floor at the rear, modification of a portion of roof at the rear, and window and door modifications not visible from the public right of way. Overall, the proposed project – specifically the raising of the building, new garage door, and new entry stairs – will not destroy historic materials or features that characterize the property. The new work will be compatible with but differentiated from the old and will not impair the historic integrity of the property.

- (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 project includes a 185 square foot addition at the rear of the second floor. The addition will not be visible from the public-right-of-way and will not affect the essential form and integrity of the historic building such that, if removed in the future, the character of the building will not be impaired.

- C. **Liberty Hill 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.

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 F, 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 F, 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. There are no retail uses on the project site.

- 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 on-site parking for the existing residential unit, which is a common feature found on the subject block.

- 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 project does not include commercial office development and will not impact the industrial or 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 105 in Assessor's Block 3609 for proposed work in conformance with the architectural submittal dated June 18, 2020 and labeled Exhibit B on file in the docket for Record No. 2019-023182COA.

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 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

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 October 21, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 21, 2020

EXHIBIT A

Authorization

This authorization is for a Certificate of Appropriateness to allow a major alteration located at 351 San Carlos Street, Assessor's Block 3609, Lot 105 pursuant to Planning Code Section 1006 within the RTO-M Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 18, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-023182COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on October 21, 2020 under Motion No XXXXXX. 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. XXXXXX 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

1. Prior to the issuance of a site permit or building permit, the Project Sponsor shall provide staff with a protection plan that outlines protection methods of character-defining exterior features during construction.

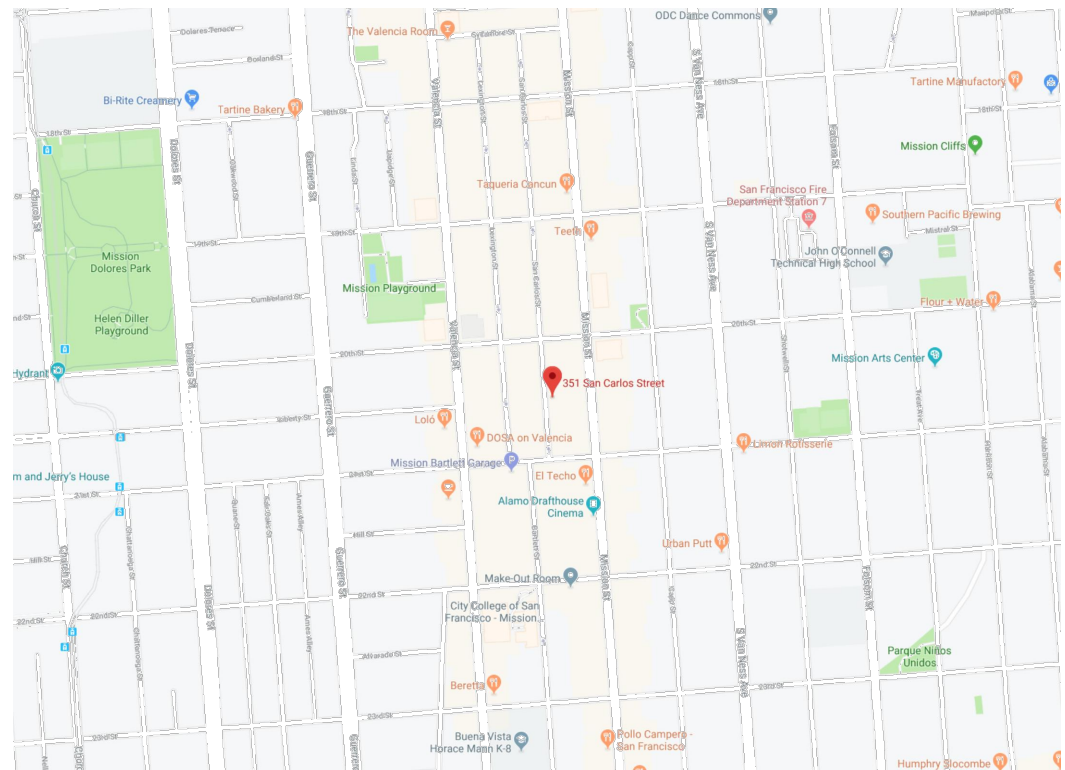
ABBREVIATIONS

⊙	At Centerline	MET.	Metal
⊙	Diameter or Round	MFR.	Manufacturer
		MIN.	Minimum
		MIR.	Mirror
		MISC.	Miscellaneous
A.D.	Area Drain	N	North
ADJ.	Adjustable	(N)	New
A.F.F.	Above Finish Floor	N.I.C.	Not In Contract
APPROX.	Approximate	NO.	Number
ARCH.	Architectural	NOM.	Nominal
ASPH.	Asphalt	NT.S.	Not To Scale
BLDG.	Building	OBSC.	Obscure
BLKG.	Blocking	O.C.	On Center
BM.	Beam	O.H.	Overhang
BOT.	Bottom	OPNG.	Opening
		OPP.	Opposite
CAB.	Cabinet	PL.	Plate
CEM.	Cement	PLAM.	Plastic Laminate
CER.	Ceramic	PLAS.	Plaster
CLG.	Ceiling	PLY.	Plywood
CLKS.	Caulking	PR.	Pair
CL.	Closet	PT.	Point
CLR.	Clear	P.T.D.F.	Pressure Treated Douglas Fir
COL.	Column		
CONC.	Concrete	(R)	Relocated
CONN.	Connection	R.	Rise, Riser
CONSTR.	Construction	R.A.	Return Air
CONT.	Continuous	REF.	Refrigerator
GTSK.	Countersunk	REG.	Register
CTR.	Center	REINF.	Reinforced
		REQ.	Required
D.	Dryer	RESIL.	Resilient
DBL.	Double	RM.	Room
DEPT.	Department	R.O.	Rough Opening
DET.	Detail	RWD.	Redwood
D.F.	Douglas Fir		
DIA.	Diameter	S	South
DIM.	Dimension	S.C.	Soild Core
DISP.	Disposal	SCHED.	Schedule
DN.	Down	S.D.	Smoke Detector
DR.	Downspout	SECT.	Section
D.S.	Dishwasher	SH.	Shelf
D.V.I.	Dishwasher	SH.4.P.	Shelf & Pole
DWS.	Drawing	SHR.	Shower
DWR.	Drawer	SHT.	Sheet
		SIM.	Similar
E	East	SPEC.	Specification
(E)	Existing	SQ.	Square
EA.	Each	S.S.D.	See Structural Drawings
EL.	Elevation	STD.	Standard
ELEC.	Electrical	STL.	Steel
EQU.	Equal	STOR.	Storage
EXT.	Exterior	STRUC.	Structural
		SUSP.	Suspended
		SYM.	Symmetrical
F.D.	Floor Drain		
FDN.	Foundation	T.	Tread
F.E.	Fine Escape	T.B.	Towel Bar
FIN.	Finish	T.B.D.	To Be Determined
FL.	Floor	T.C.	Top of Curb
FLASH.	Flashing	TEMP.	Tempered
F.O.F.	Face of Finish	T46	Tongue & groove
F.O.S.	Face of Stud	THK.	Thick
FT.	Feet	T.O.N.	Top of Nail
FTG.	Footing	T.P.H.	Toilet Paper Holder
		T.V.	Television
GA.	Gauge	TYP.	Typical
GALV.	Galvanized		
GL.	Glass	U.O.N.	Unless Otherwise Noted
GR.	Grade	V.	Vent
GYP.BD.	Gypsum Board	VERT.	Vertical
		V.I.F.	Verify in Field
H.	High	W	W
H.B.	Hose Bibb	W.	Washing Machine
HDR.	Header	W.	With
HORIZ.	Horizontal	W.C.	Water Closet
HGT.	Height	WD.	Wood
		WDN.	Window
I.D.	Inside Diameter	W/O	Without
INSUL.	Insulation	W.P.	Waterproof
INT.	Interior	W.R.	Water Resistant
		YD.	Yard
KIT.	Kitchen		
LAND.	Landscape		
LAV.	Lavatory		
LT.	Light		
MAX.	Maximum		
M.C.	Medicine Cabinet		
MECH.	Mechanical		
MEMB.	Membrane		

SYMBOLS / LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE DEMOLISHED
	(N) WALL
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	CEILING WINDOW SYMBOL
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. SHEET NO. (Arrow shows direction of section)
	DETAIL NO. SHEET NO. (Flag shows direction of cut)
	ELEVATION NO. SHEET NO. (Arrow shows direction of elevation)
	ROOM NO. INTERIOR ELEVATION SHEET NO.
	LEVEL LINE, CONTROL POINT, DATUM
	SPOT ELEVATION (New)
	SPOT ELEVATION (Existing)
	PROPERTY LINE

VICINITY/LOCATION MAP



PROJECT DESCRIPTION

1. REPLACE (E) FOUNDATION SYSTEM WITH (N) CODE COMPLIANT STRUCTURAL FOUNDATION SYSTEM.
2. RAISE (E) STRUCTURE UP 18" TO ACCOMMODATE (N) GARAGE DOOR HEIGHT AT (E) CARRIAGE DOOR LOCATION.
3. WIDEN EXISTING 4'-8" CARRIAGE DOOR TO 8'-4" WIDE.
4. REWORK (E) CONCRETE RAMP AREA.
5. REPLACE (E) FRONT CONCRETE STAIR AND METAL HANDRAIL WITH (N) CONCRETE STAIR AND METAL HANDRAIL SYSTEM TO MATCH (E) HISTORICAL CHARACTER.
6. REPLACE (E) PAINTED WOOD WINDOWS W/ (N) PAINTED WOOD WINDOWS TO MATCH (E) HISTORICAL CHARACTER.
7. (N) UPPER FLOOR 185 SQ. FT. HORIZONTAL REAR YARD ADDITION.

DRAWING INDEX

ARCHITECTURAL	SCALE
C1.0 COVER SHEET	NTS
SUI EXISTING TOPOGRAPHIC SURVEY	1/8"=1'-0"
A1.1 EXISTING SITE PLAN WITH ADJACENT PROPERTIES	1/8"=1'-0"
A1.2 PROPOSED SITE PLAN WITH ADJACENT PROPERTIES	1/8"=1'-0"
A1.3 PROPOSED STREETSCAPE & LANDSCAPE PLANS	1/4"=1'-0"
A2.1 EXISTING BASEMENT & ENTRY FLOOR PLANS	1/4"=1'-0"
A2.2 PROPOSED BASEMENT & ENTRY FLOOR PLANS	1/4"=1'-0"
A2.3 EXISTING UPPER FLOOR & ROOF PLANS	1/4"=1'-0"
A2.4 PROPOSED UPPER FLOOR & ROOF PLANS	1/4"=1'-0"
A2.10 DOOR & WINDOW SCHEDULES	NTS
A3.1 EXISTING WEST (FRONT) & EAST (REAR) ELEVATION	1/4"=1'-0"
A3.2 PROPOSED WEST (FRONT) & EAST (REAR) ELEVATIONS	1/4"=1'-0"
A3.3 EXISTING SOUTH (SIDE) ELEVATION	1/4"=1'-0"
A3.4 PROPOSED SOUTH (SIDE) ELEVATION	1/4"=1'-0"
A3.5 EXISTING NORTH (SIDE) ELEVATION	1/4"=1'-0"
A3.6 PROPOSED NORTH (SIDE) ELEVATION	1/4"=1'-0"
A3.7 EXISTING LONGITUDINAL SECTION	1/4"=1'-0"
A3.8 PROPOSED LONGITUDINAL SECTION	1/4"=1'-0"
A3.9 EXISTING CROSS SECTION	1/4"=1'-0"
A3.10 PROPOSED CROSS SECTION	1/4"=1'-0"
A3.11 FRONT STAIR DETAILS	AS NOTED
D1.0 DEMOLITION CALCS. AT BASEMENT & ENTRY LEVEL, CALC. SUMMARIES	1/4"=1'-0"
D1.1 DEMOLITION CALCS. AT UPPER LEVEL & ROOF	1/4"=1'-0"
D2.0 DEMOLITION CALCS. AT WEST & EAST ELEVATIONS	1/4"=1'-0"
D2.1 DEMOLITION CALCS. AT SOUTH ELEVATION	1/4"=1'-0"
D2.2 DEMOLITION CALCS. AT NORTH ELEVATION	1/4"=1'-0"

DIRECTORY

PROJECT LOCATION

351 SAN CARLOS STREET
SAN RAFAEL, CA 94111

PROPERTY OWNER/APPLICANT

ADAM LAURIDSEN & CRYSTAL SHOLTS
351 SAN CARLOS STREET
SAN FRANCISCO, CA 94111

ARCHITECT

DOMA ARCHITECTS, INC.
JOHN DORR, RYANN MARLOWE
1007 A STREET
SAN RAFAEL, CA 94901

OFFICE: (415) 453-8214
FAX: (415) 453-8214

PLANNING / BUILDING INFO.

BLOCK AND LOT NUMBER:	3609/105
LOT SIZE:	22.0' x 75.00' = 1,650 SQ. FT.
ZONING:	RTO-M, RESIDENTIAL TRANSIT ORIENTED - MISSION
USE:	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	V (WOOD FRAME)
HEIGHT:	40'-X, MAX. 40'-0"
HISTORIC DESIGNATION:	A - HISTORIC RESOURCE PRESENT
DESIGNATED HISTORIC DIST:	LIBERTY HILL
EXISTING BLDG. AREA	BASEMENT FLOOR: 1,143 SQ. FT. ENTRY FLOOR: 1,154 SQ. FT. UPPER FLOOR: 743 SQ. FT. TOTAL: 3,145 SQ. FT.
PROPOSED BLDG. AREA	BASEMENT FLOOR: 1,143 SQ. FT. ENTRY FLOOR: 1,154 SQ. FT. UPPER FLOOR: 478 SQ. FT. TOTAL: 3,330 SQ. FT.

ALLOWABLE AREA	NOT APPLICABLE
EXISTING BLDG. HT.	24'-11" (T.O. SIDEWALK TO TOP OF RESIDENCE)
PROPOSED BLDG. HT.	31'-4" (40'-0" PERMITTED)
REAR YARD SETBACK:	25% OF LOT DEPTH = 18'-9" (75.00' X .25 = 18'-9")
USABLE OPEN SPACE:	100 SQ. FT. MIN.

STREET VIEW AT SUBJECT PROPERTY STREET SIDE

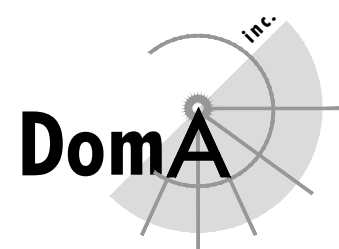


SUBJECT PROPERTY: 351 SAN CARLOS

STREET VIEW ACROSS THE STREET FROM SUBJECT PROP.

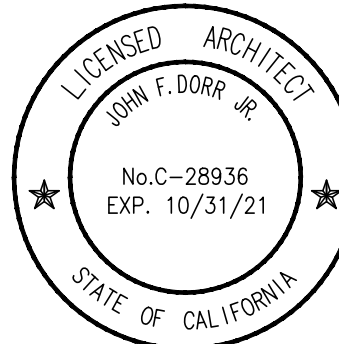


PROPERTIES ACROSS THE STREET FROM 351 SAN CARLOS



ARCHITECTS

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San Rafael, CA 94901 fax: 415.453.8279



Issue Record	Date
Pre-App	12.04.19
Site Permit	12.11.19
Plan'g. Comt.'s	06.18.20

Project

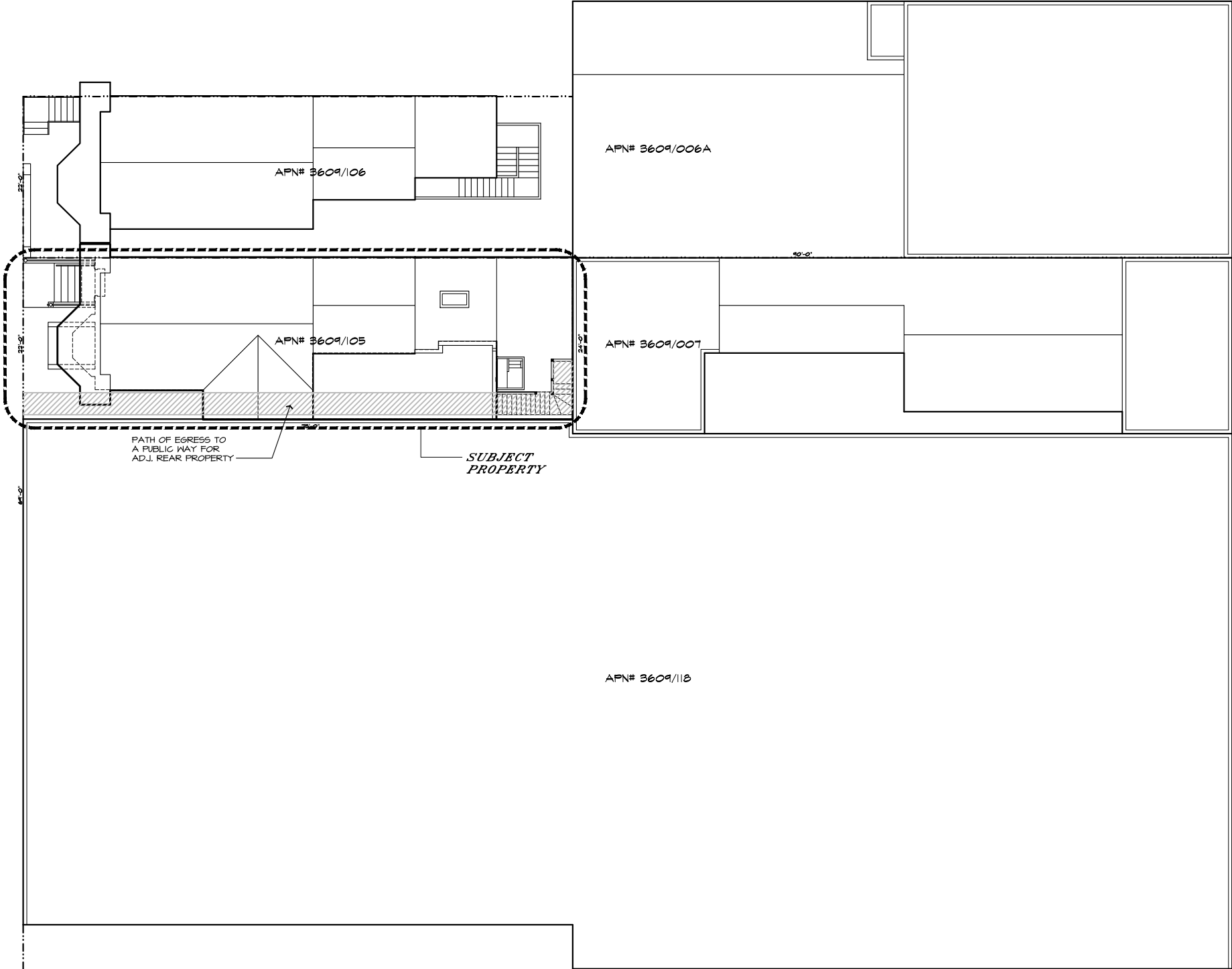
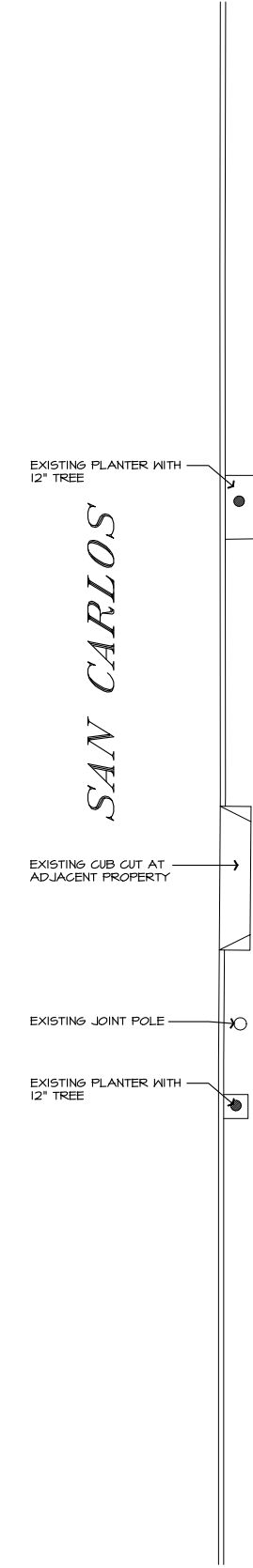
A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Cover Sheet

Scale	N.T.S.	Sheet
Drawn	JD/AM	C1.0
Number	01001	
Copyright 2019 DomA Architects, Inc		

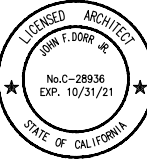


MISSION



ARCHITECTS

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San Rafael, CA 94901 fax: 415.453.8279



Issue Record	Date
Pre-App	12.04.19
Site Permit	12.11.19
Plan'g Comm't's	06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

APN - 3609/105

Drawing Title

Existing
Site Plan

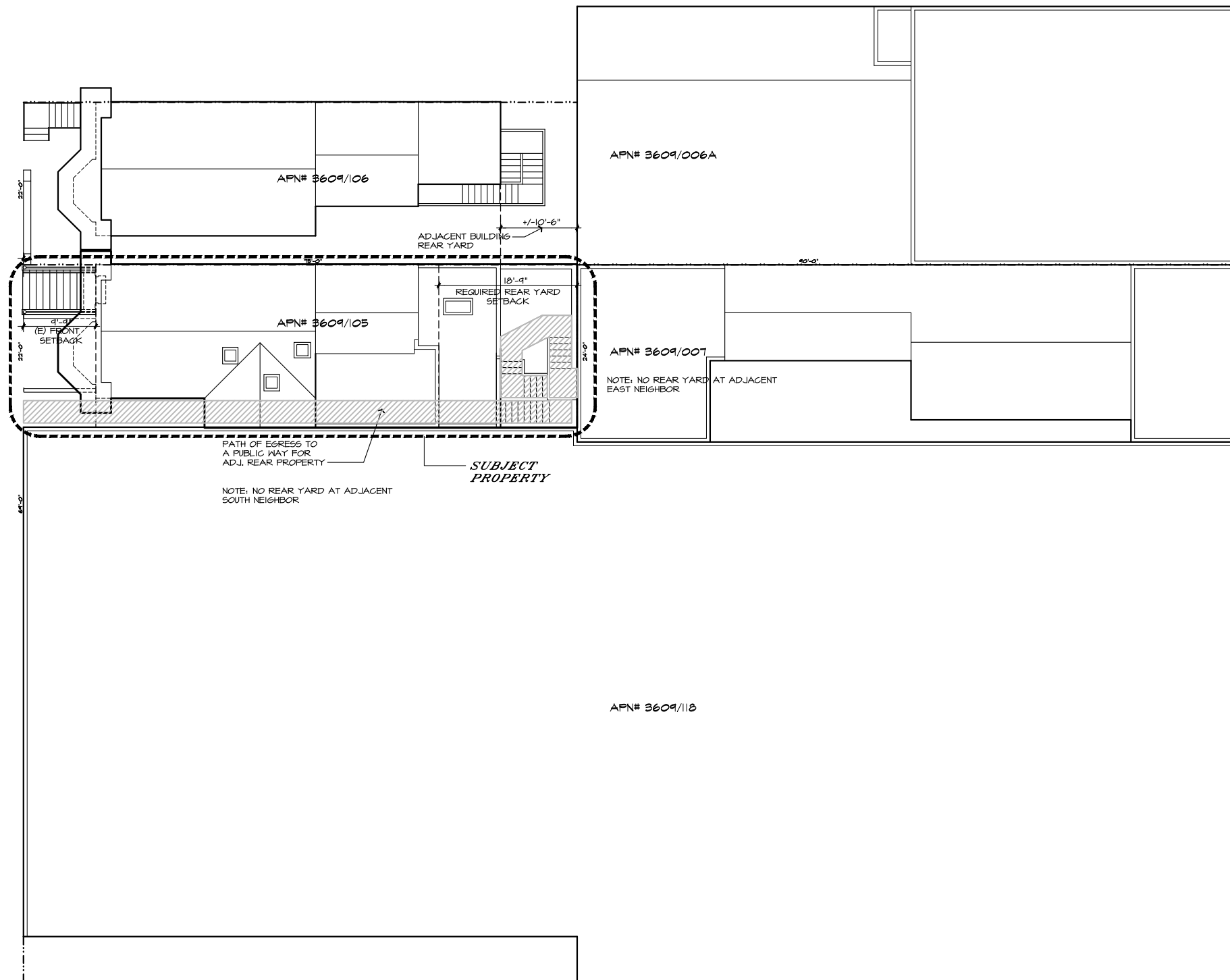
Scale 1/8" = 1'-0"	Sheet
Drawn JD/RM	Alt.
Number 0101	

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

SAN CARLOS

MISSION

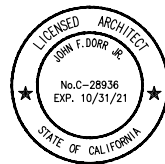


PROPOSED SITE SITE PLAN WITH ADJACENT PROPERTIES
SCALE: 1/8" = 1'-0"



ARCHITECTS

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Issue Record	Date
Pre-App	12.04.19
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Plan'g Comm't's	06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

APN - 3609/105

Drawing Title

Proposed
Site Plan

Scale 1/8" = 1'-0"	Sheet A1.2
Drawn JD/RM	
Number 01001	
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SAN CARLOS

SAN CARLOS

PROPOSED (N) CURB CUT

10'-0" NEAR CURB CUT

3'-0"

6'-3"

22'-0"

9'-6"

(N) DRIVEWAY RAMP TO NEW GARAGE, MAX 25% SLOPE

APN# 3609/105

APN# 3609/007

24'-0"

EXISTING CURB CUT AT ADJACENT PROPERTY

69'-0"

2
A1.3

PROPOSED STREETSCAPE PLAN

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

SUBJECT PROPERTY

APN# 3609/118

EXISTING PLANTING AREA WITH 12" TREE

2'-6"

PROPOSED LANDSCAPE AREA (11.5 SF)

7'-0"

PROPOSED LANDSCAPE AREA WITH (N) TREE (15 SF)

6'-0"

2'-6"

EXISTING CURB CUT AT ADJACENT PROPERTY

69'-0"

1
A1.3

PROPOSED LANDSCAPE PLAN

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

APN# 3609/105

APN# 3609/007

24'-0"

EXISTING SQUARE FOOTAGE OF FRONT YARD SETBACK- 214.5 SF, MINUS PERMITTED OBSTRUCTION (STAIR) 63 SF = 151.5 SF



PROPOSED PERMEABLE PAVING- 46+30 = 76 SF, MEETS REQUIRED (50% X 151.5 = 75 SF MINIMUM REQUIRED)



PROPOSED NEW LANDSCAPE AREAS- 32.5 SF, EXCEEDS REQUIRED (20% X 151.5 = 30 SF MINIMUM REQUIRED)

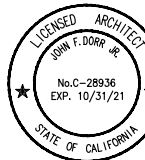
SUBJECT PROPERTY

APN# 3609/118



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Issue Record Date

Pre-App 12.04.19

Site Permit 12.11.19

Plan'g Comm't's 06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

APN - 3609/105

Drawing Title

Proposed
Landscape and
Streetscape Plans

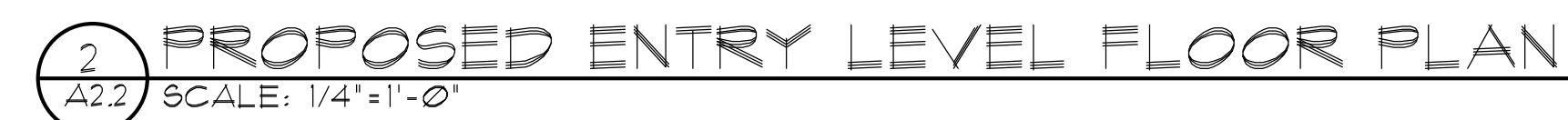
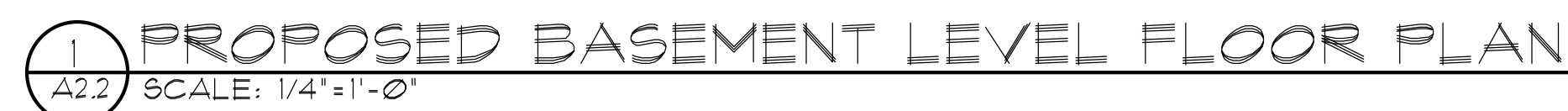
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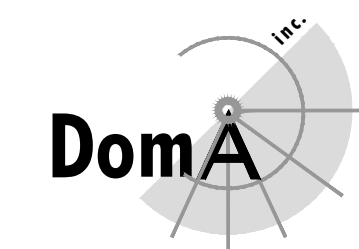
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Number 01001

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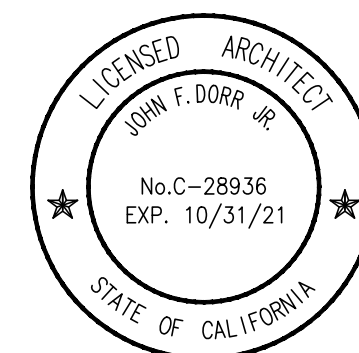






ARCHITECTS

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San Rafael, CA 94901 fax: 415.453.8279



Issue Record	Date
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Pre-App	12.04.19
Site Permit	12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Existing
Floor & Roof Plan

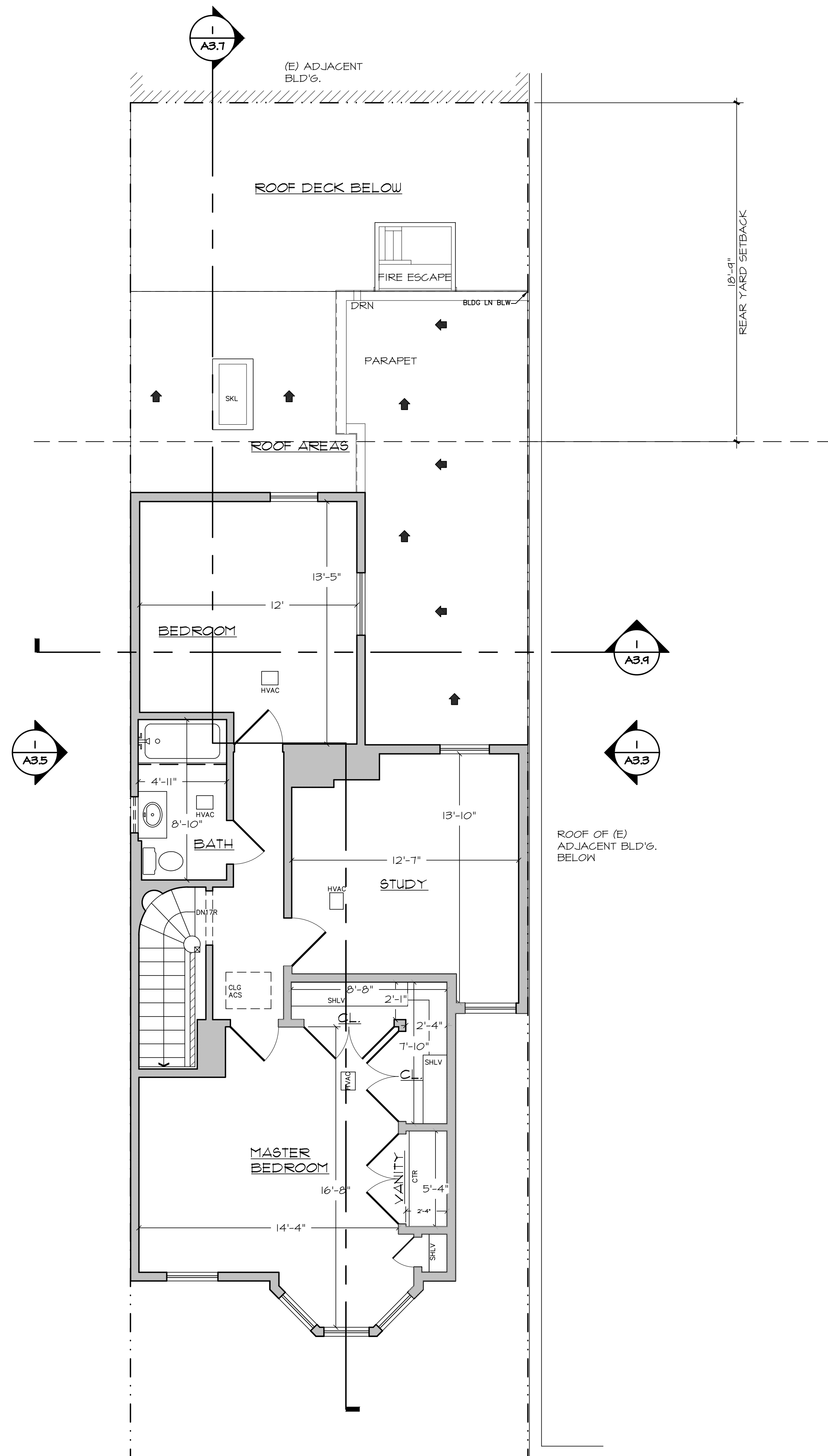
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1/4" = 1'-0"	A2.3
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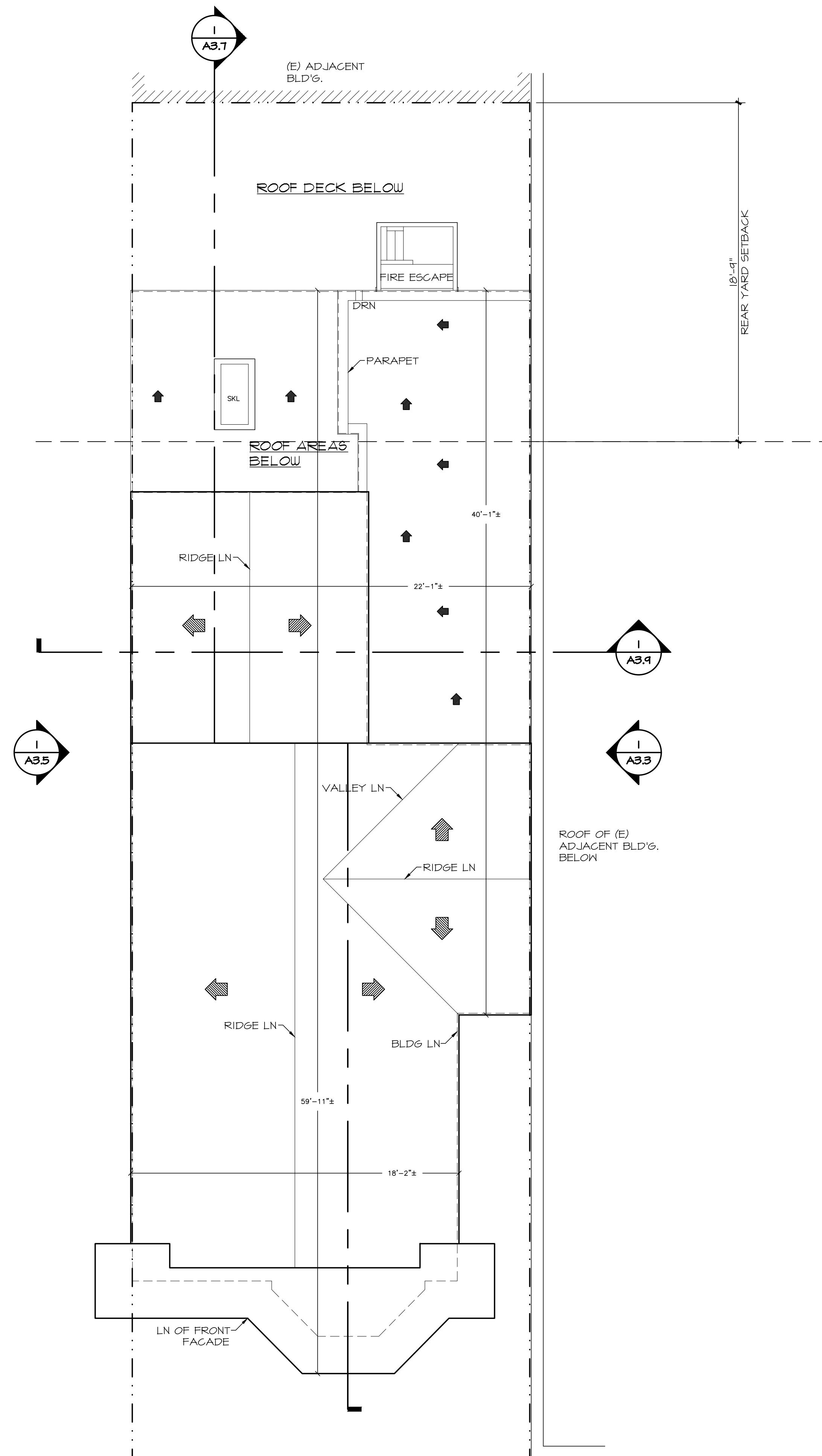
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Number 0101

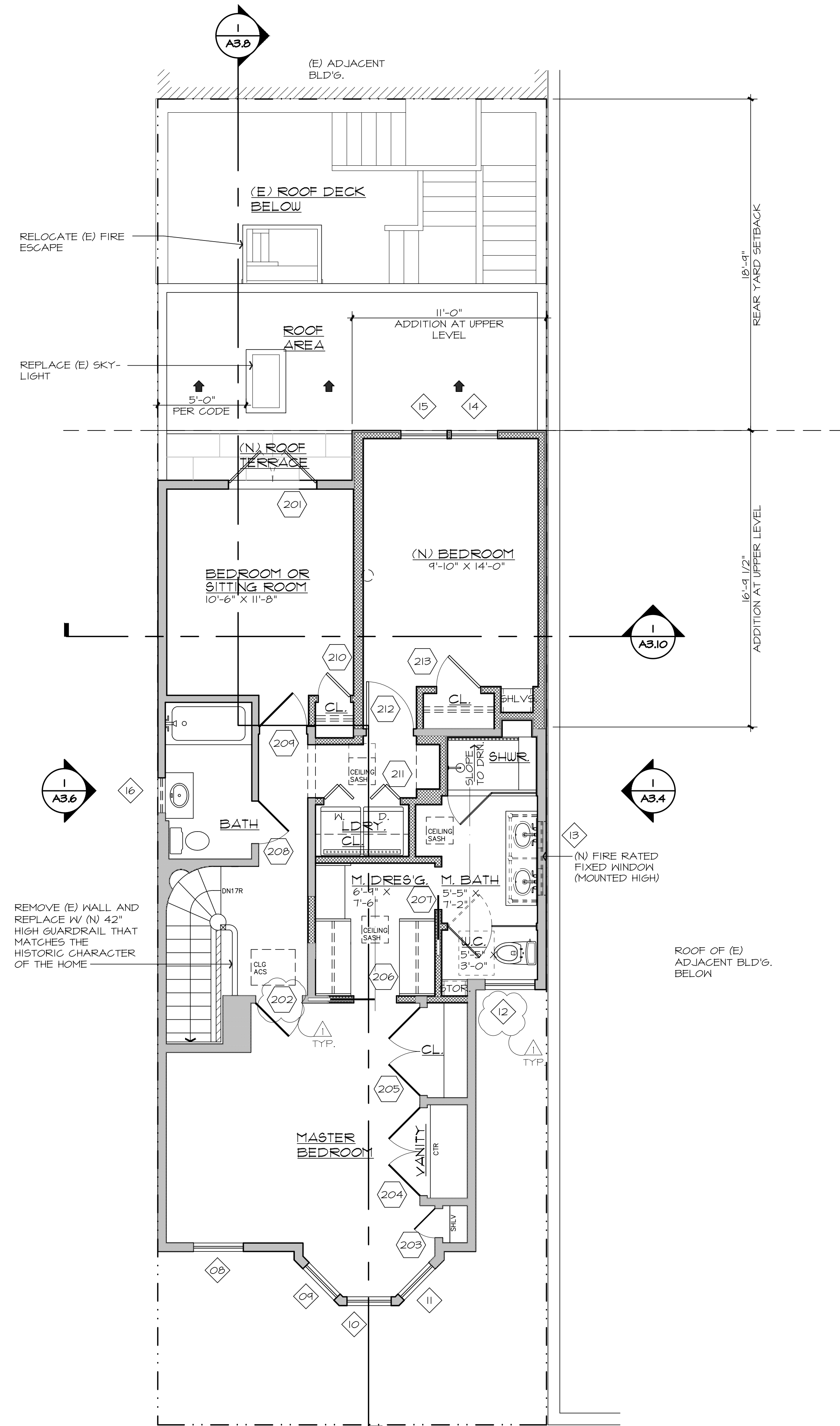
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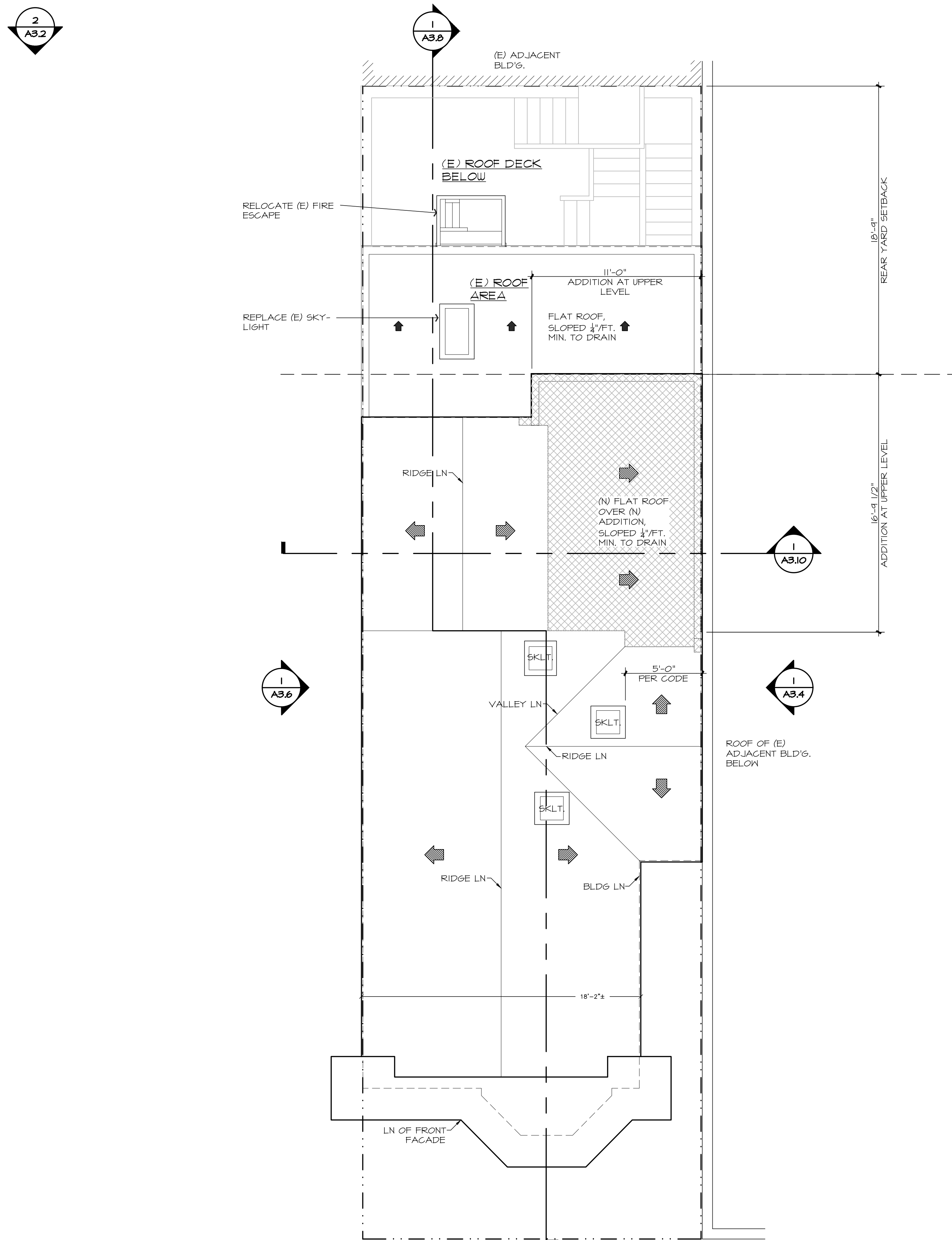
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A2.3
EXISTING UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
193 SQ. FT. - INTERIOR



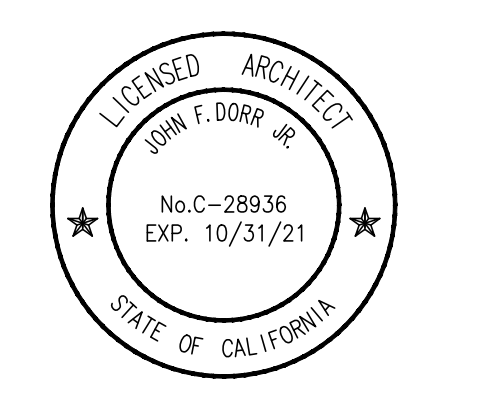
2
A2.3
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A2.4
PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A2.4
PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



Issue Record	Date
Pre-App	12.04.19
Site Permit	12.11.19
Plan'g. Comt.'s	06.18.20

Project
A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105
Drawing Title

Proposed
Floor & Roof Plan

Scale 1/4"=1'-0"	Sheet
Drawn JD/RM	A2.4
Number 0101	

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DOOR SCHEDULE

SYM	LOCATION	DOOR SIZE			TYPE	ROUGH OPENING		DETAILS			REMARKS		NOTES
		WIDTH	HEIGHT	THICKNESS		WIDTH	HEIGHT	HEAD	JAMB	SILL			
001	GARAGE	8'-0"	7'-4"	TBD	A	XX	XX	XX	XX	XX	(N) PAINTED WOOD ROLL-UP GARAGE DOOR W/ OPAQUE TEMPERED PANELS		XX
002	BREEZEWAY	3'-0"	6'-8"	2 1/4"	B						(E) PAINTED WOOD DOOR TO BE REPLACED IN KIND		
003	BREEZEWAY	3'-0"	6'-8"	2 1/4"	B						(E) PAINTED WOOD DOOR TO BE REPLACED IN KIND		
004	GARAGE	2'-8"	7'-0"	1 3/4"	C						(N) 20 MINUTE SINGLE PANEL PAINTED WOOD DOOR 4 FRAME W/ SELF CLOSING HINGES, WEATHERSTRIPPED		
005	GARAGE	FR 2'-8"	7'-0"	1 3/4"	D						(N) SINGLE PANEL PAIR PAINTED WOOD DOORS		
006	LOVER HALL	2'-2"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
007	GYM	2'-8"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
008	GYM	FR 2'-5"	7'-0"	1 3/4"	E						(N) SINGLE PANEL PAIR PAINTED WOOD SLIDER DOORS		
009	GYM	2'-6"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
010	BATH	2'-6"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
011	LOVER HALL	FR 2'-4"	7'-0"	1 3/4"	D						(N) SINGLE PANEL PAIR PAINTED WOOD DOORS		
012	STORAGE ROOM	2'-8"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
013	STORAGE ROOM	3'-0"	7'-0"	1 3/4"	C						(N) SINGLE PANEL PAINTED WOOD DOOR		
101	ENTRY	2'-10"	7'-0 3/4"	(E)	F						(E) PAINTED WOOD ENTRY DOOR W/ TRANSOM ABOVE TO REMAIN		
102	BREAKFAST	3'-0"	8'-10"	2 1/4"	G						(N) PAINTED WOOD DOOR W/ TEMPERED GLAZED PANEL		
103	ENTRY HALL	2'-5"	6'-10"	(E)	H						(E) PAINTED WOOD DOOR		
104	POWDER ROOM	2'-6"	6'-10"	(E)	H						(E) PAINTED WOOD DOOR		
105	LIVING	FR 2'-8 1/2"	6'-10"	(E)	I						(E) PAINTED WOOD POCKET DOORS		
106	DINING	3'-2"	6'-10"	(E)	H						(E) PAINTED WOOD DOOR		
107	FAMILY	2'-6"	6'-8"	(E)	H						(E) PAINTED WOOD DOOR		
108	KITCHEN	1'-10"	6'-10"	1 3/4"	J						(N) PAINTED WOOD DOOR TO MATCH (E) ON THIS LEVEL		
201	BEDROOM	FR 2'-6"	8'-3"	2 1/4"	K						(N) PAINTED PAIR OF WOOD DOORS W/ TEMPERED GLAZED PANEL		
202	MASTER BEDROOM	2'-8"	6'-8"	(E)	L						(E) PAINTED WOOD DOOR		
203	MASTER BEDROOM	1'-8"	7'-10"	(E)	M						(E) PAINTED WOOD DOOR		
204	MASTER BEDROOM	FR 2'-6"	7'-10"	(E)	N						(E) PAINTED PAIR WOOD DOORS		
205	MASTER BEDROOM	FR 2'-6"	7'-10"	(E)	N						(E) PAINTED PAIR WOOD DOORS		
206	MASTER DRESSING	2'-5"	6'-8"	1 3/4"	O						(N) PAINTED WOOD POCKET DOOR		
207	MASTER BATH	2'-5"	6'-8"	1 3/4"	O						(N) PAINTED WOOD POCKET DOOR		
208	BATH	2'-5"	6'-8"	(E)	L						(E) PAINTED WOOD DOOR		
209	BEDROOM	2'-8"	6'-8"	(E)	L						(E) PAINTED WOOD DOOR		
210	BEDROOM	1'-10"	6'-8"	1 3/4"	P						(N) PAINTED WOOD DOOR		
211	LAUNDRY CLOSET	FR 2'-2"	7'-10"	1 3/4"	Q						(N) PAINTED WOOD BI-FOLD DOORS		
212	BEDROOM	2'-8"	6'-8"	1 3/4"	P						(N) PAINTED WOOD DOOR		
213	BEDROOM	2'-6"	6'-8"	1 3/4"	P						(N) PAINTED WOOD DOOR		

GENERAL NOTES:

- SEE EXTERIOR AND INTERIOR ELEVATIONS FOR DOOR HINGING AND SWINGING.
- ALL DOOR HEIGHTS GIVEN IN SCHEDULE ARE FROM INTERIOR FINISH FLOOR UNLESS OTHERWISE NOTED. FABRICATOR SHALL ADJUST HEIGHT AS REQUIRED TO ACCOMMODATE THRESHOLDS, TAPERS, ON OUTSWING DOORS, ETC.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF SHOP DRAWINGS.
- MAXIMUM 1/2" THRESHOLD FOR ALL SWING DOORS OVER LANDINGS PER SECTION 10081.6, SFGC 2007.
- VERIFY ALL UNIT SIZES AND HEAD HEIGHTS INDICATED TO COORDINATE WITH DOOR UNITS INSTALLATION & ELEVATIONS.
- PROVIDE ALL EXTERIOR DOORS WITH WEATHER-STRIPPING, INTERLOCKING THRESHOLDS & DIPS.
- ALL (N) GLAZED EXTERIOR DOORS TO BE "MARVIN - ULTIMATE SWINGING WOOD DOOR"

ULTIMATE SWINGING FRENCH DOOR

Previously known as Marvin Ultimate Swinging French Door



The Marvin Signature™ Ultimate Swinging French Door combines a classic double-panel French style with expert craftsmanship. Engineered for both quality and performance, this swinging French door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide, and if a more streamlined look is desired, choose our contemporary panel option with sleek 4 1/4" wood surround on all sides.



Features of the Ultimate Swinging French Door

- Available in heights up to 9 feet or widths up to 14 feet
- Choose a Traditional panel aesthetic with a 8" bottom rail or for a Contemporary look and more daylight opening, select a 4 1/4" bottom rail
- Handles available in a wide range of styles from traditional to contemporary
- Double sill is engineered for years of energy efficient and weathertight performance
- Unique multi-point lock offers security and a tight seal with no visible components
- Adjustable hinges for years of smooth operation
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with I23 coastal/hurricane certification. I24 available for Ultimate Outswing French Door only.
- CE certified

WINDOW SCHEDULE

SYM	LOCATION	WINDOW FRAME SIZE			TYPE	SQ. FT.	ROUGH OPENING			DETAILS			REMARKS	MEETS MIN. 5.7 SQ. FEET EGRESS REQ.
		WIDTH	HEIGHT	THICKNESS			WIDTH	HEIGHT	HEAD HT. TO SUB FLOOR (IN)	HEAD	JAMB	SILL		
1	LIVING ROOM	2'-6"	7'-0 3/4"	TBD	A	17.7 SQ. FT.	XX	XX	XX	XX	XX	XX	(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	
2	LIVING ROOM	2'-6"	7'-0 3/4"	TBD	A	17.7 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	
3	LIVING ROOM	2'-6"	7'-0 3/4"	TBD	A	17.7 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	
4	DINING ROOM	2'-10"	7'-0 3/4"	TBD	A	20 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	
5	OFFICE	3'-8"	6'-3 1/2"	TBD	A	23.1 SQ. FT.							(N) DOUBLE HUNG PAINTED WOOD WINDOW TO REPLACE (E) METAL CASEMENT WINDOW	
6	BREAKFAST	3'-8"	6'-3 1/2"	TBD	A	23.1 SQ. FT.							(N) DOUBLE HUNG PAINTED WOOD WINDOW TO REPLACE (E) METAL CASEMENT WINDOW	
7	BREAKFAST	3'-8"	3'-9"	(E)	B	13.8 SQ. FT.							(E) METAL SLIDER WINDOW TO REMAIN	
8	MASTER BEDROOM	2'-10"	6'-4 3/4"	TBD	A	18.1 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	YES
9	MASTER BEDROOM	2'-6"	6'-4 3/4"	TBD	A	16 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	YES
10	MASTER BEDROOM	2'-6"	6'-4 3/4"	TBD	A	16 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	YES
11	MASTER BEDROOM	2'-6"	6'-4 3/4"	TBD	A	16 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	YES
12	MASTER BATH	2'-10"	6'-4 3/4"	TBD	A	18.1 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO BE REPLACED IN KIND	
13	MASTER BATH	4'-2"	1'-6"	TBD	C	6.3 SQ. FT.							(N) FIRE RATED FIXED METAL FRAME WITH FIRE GLASS (OPAQUE) WINDOW	
14	(N) BEDROOM	2'-7 1/2"	6'-5"	TBD	A	16.8 SQ. FT.							(N) DOUBLE HUNG PAINTED WOOD WINDOW	YES
15	(N) BEDROOM	2'-7 1/2"	6'-5"	TBD	A	16.8 SQ. FT.							(N) DOUBLE HUNG PAINTED WOOD WINDOW	YES
16	BATH	2'-0"	4'-0"	(E)	D	8 SQ. FT.							(E) DOUBLE HUNG PAINTED WOOD WINDOW TO REMAIN	

WINDOW SCHEDULE NOTES:

- EGRESS RATED UNIT, MIN. 24" HIGH & MIN. 20" WIDE OPENING. SILL NO HIGHER THAN 44" AFF.
- VERIFY ALL UNIT SIZES AND HEAD HEIGHTS INDICATED TO COORDINATE WITH WINDOW UNITS INSTALLATION & ELEVATIONS.
- ALL WOOD WINDOWS TO BE SHOP PRIMED, ALL SURFACES UNO.
- ALL (N) WINDOWS AND REPLACEMENT WINDOWS TO BE "MARVIN - ULTIMATE WOOD DOUBLE HUNG".

ULTIMATE WOOD DOUBLE HUNG

Previously known as Wood Ultimate Double Hung



The all-wood Marvin Signature™ Ultimate Wood Double Hung window is a classic style ideal for historic projects where a wood exterior is needed to match original architectural details. Flexible design options like wood species and stains coupled with single hung or stationary sash configurations assist with historical accuracy, while wash mode makes cleaning easy.

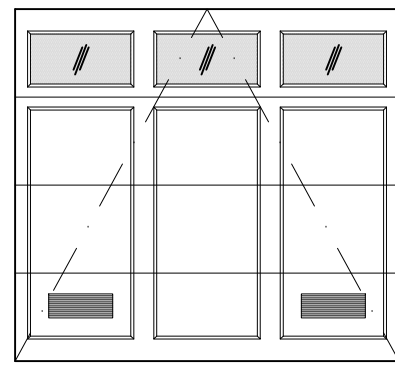


Features of the Ultimate Wood Double Hung Window

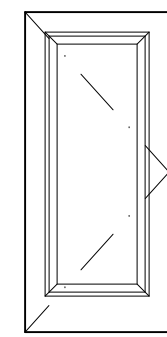
- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with I23 coastal/hurricane certification
- CE certified

DOOR TYPES:

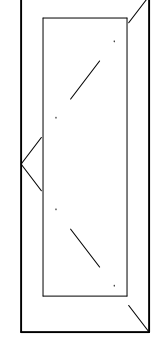
NOTE: PLEASE SEE FLOOR PLANS FOR DOOR SWING DIRECTION



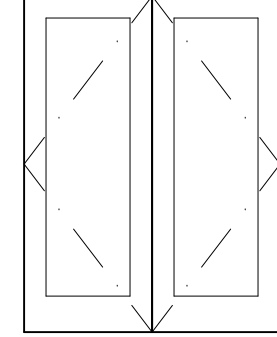
A
(EXTERIOR)
(N) METAL INSECT
SCREEN VENTS



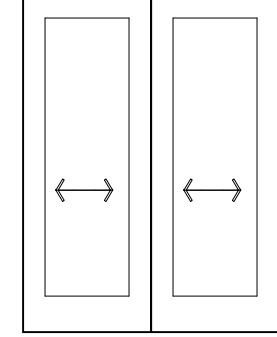
B
(EXTERIOR)



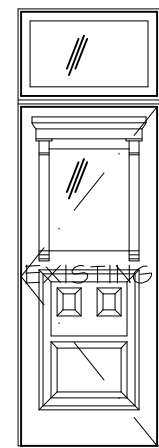
C
(INTERIOR)



D
(INTERIOR)



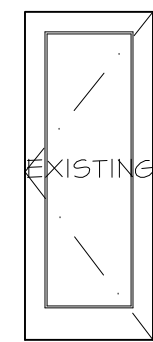
E
(INTERIOR)



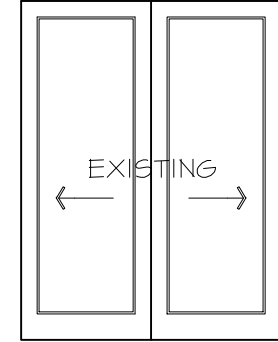
F
(EXTERIOR)
EXISTING TO REMAIN



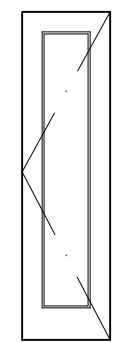
G
(EXTERIOR)



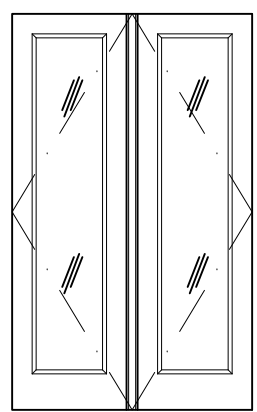
H
(INTERIOR)



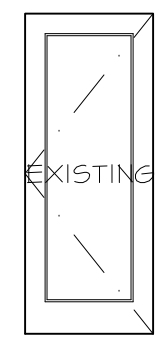
I
(INTERIOR)



J
(INTERIOR)
TO MATCH (E) DOORS
THIS LEVEL



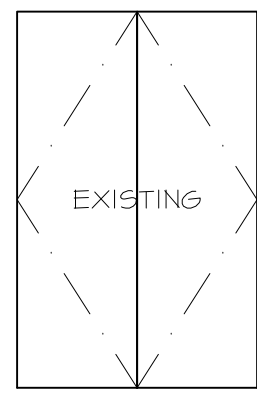
K
(EXTERIOR)



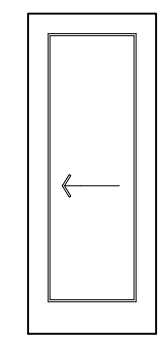
L
(INTERIOR)



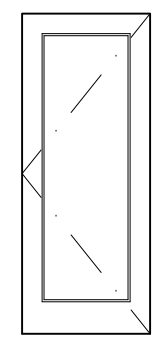
M
(INTERIOR)



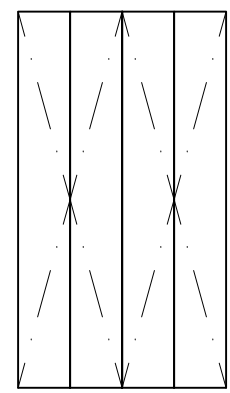
N
(INTERIOR)



O
(INTERIOR)
TO MATCH (E) DOORS
THIS LEVEL

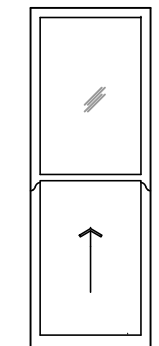


P
(INTERIOR)
TO MATCH (E) DOORS
THIS LEVEL

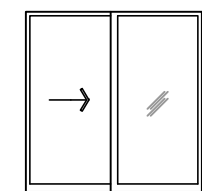


Q
(INTERIOR)

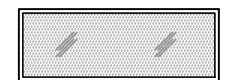
WINDOW TYPES:



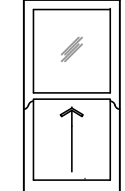
A



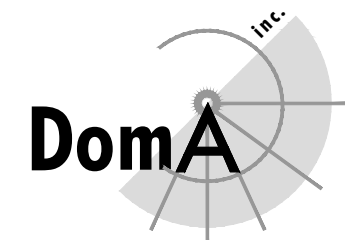
B
(E) TO REMAIN



C
(N) METAL FIRE RATED

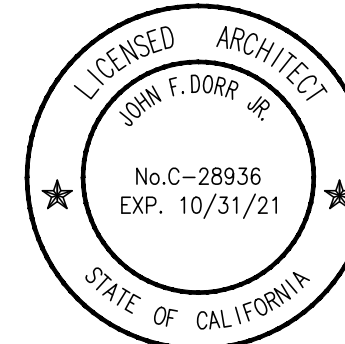


D
(E) TO REMAIN



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San Rafael, CA 94901 fax: 415.453.8279



Issue Record

Date

Plan'g. Com.'s 06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Door & Window
Schedules

Scale

N.T.S.

Drawn

JD/AM

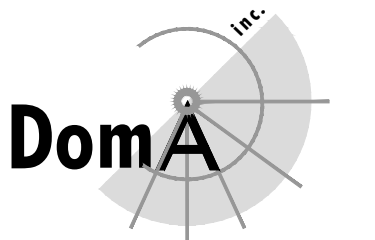
Number

01001

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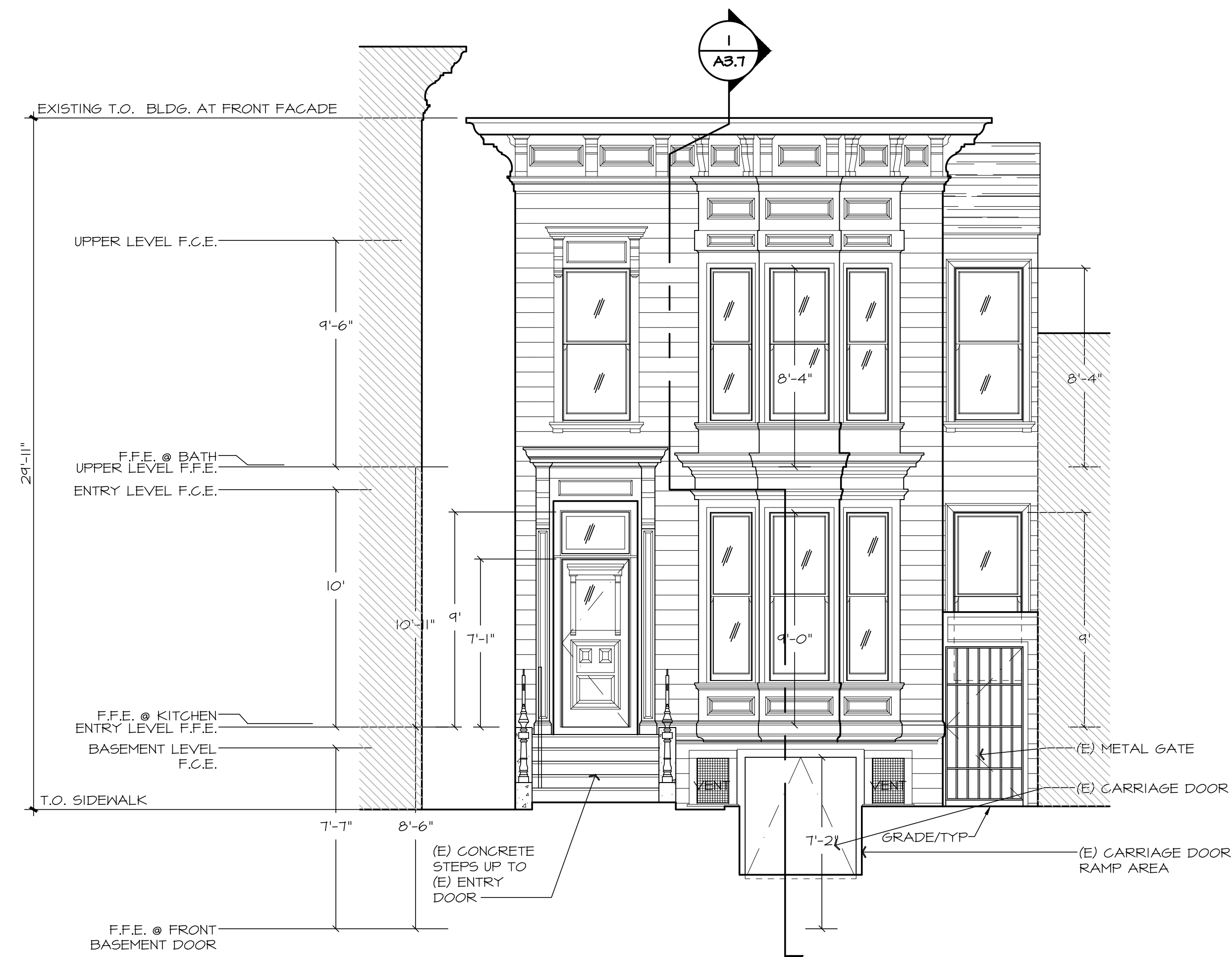
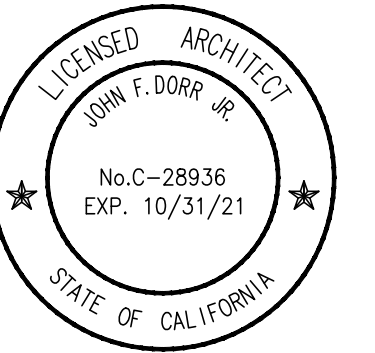
Sheet

A2.10



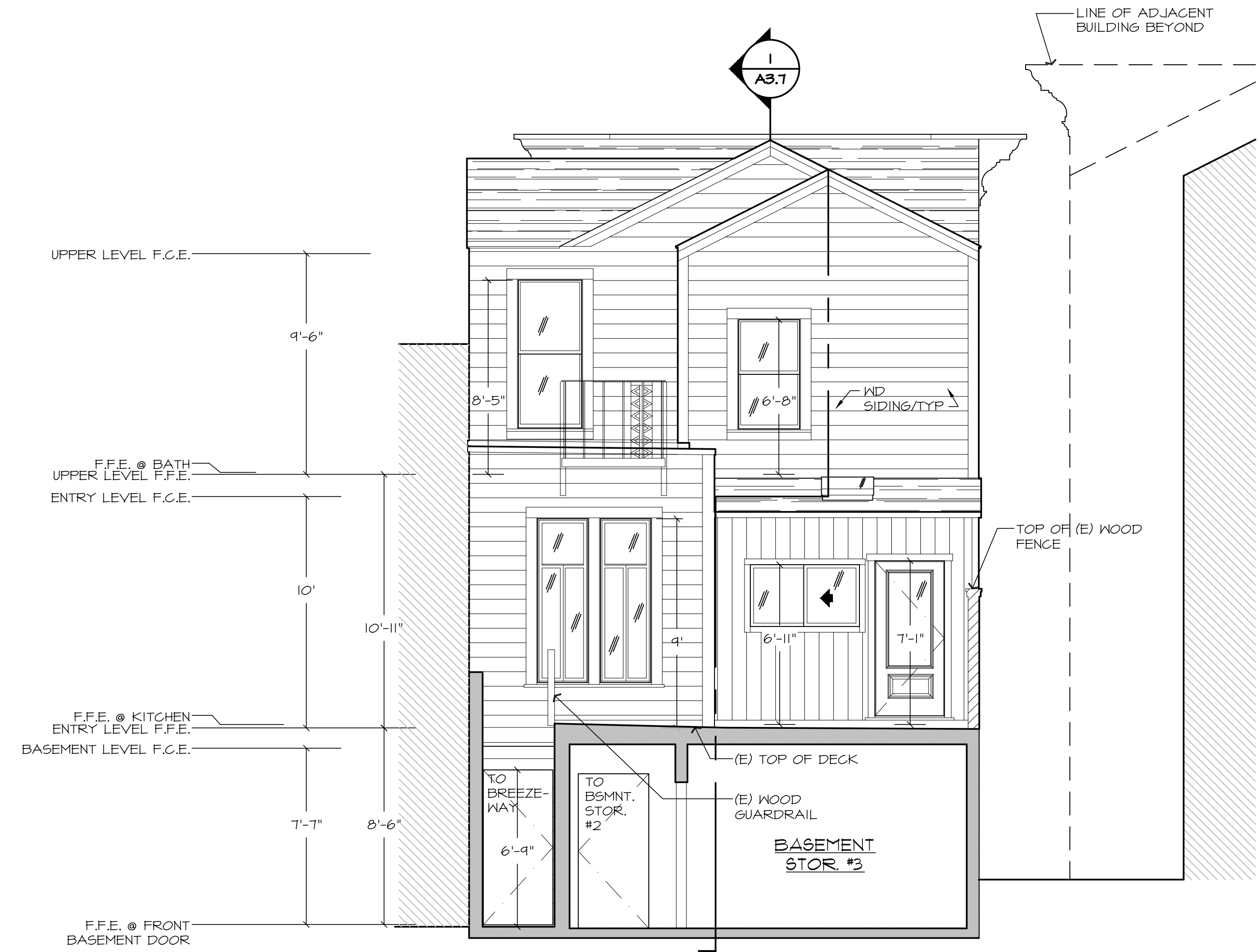
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1 EXISTING WEST (FRONT) ELEVATION
A3.1 SCALE: 1/4"=1'-0"

EXISTING WINDOW SQUARE FOOTAGE - THIS ELEVATION: 157.3 SQ. FT.



2 EXISTING EAST (REAR) ELEVATION
A3.1 SCALE: 1/4"=1'-0"

EXISTING WINDOW SQUARE FOOTAGE - THIS ELEVATION: 13 SQ. FT.

Issue Record Date

Pre-App 12.04.19

Site Permit 12.11.19

Plan'g. Comt.'s 06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
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351 San Carlos Street
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AFN - 3609/105

Drawing Title

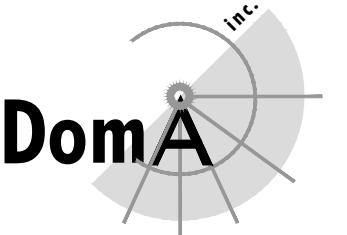
Existing
West & East
Elevations

Scale 1/4"=1'-0"

Drawn JD/RM A3.1

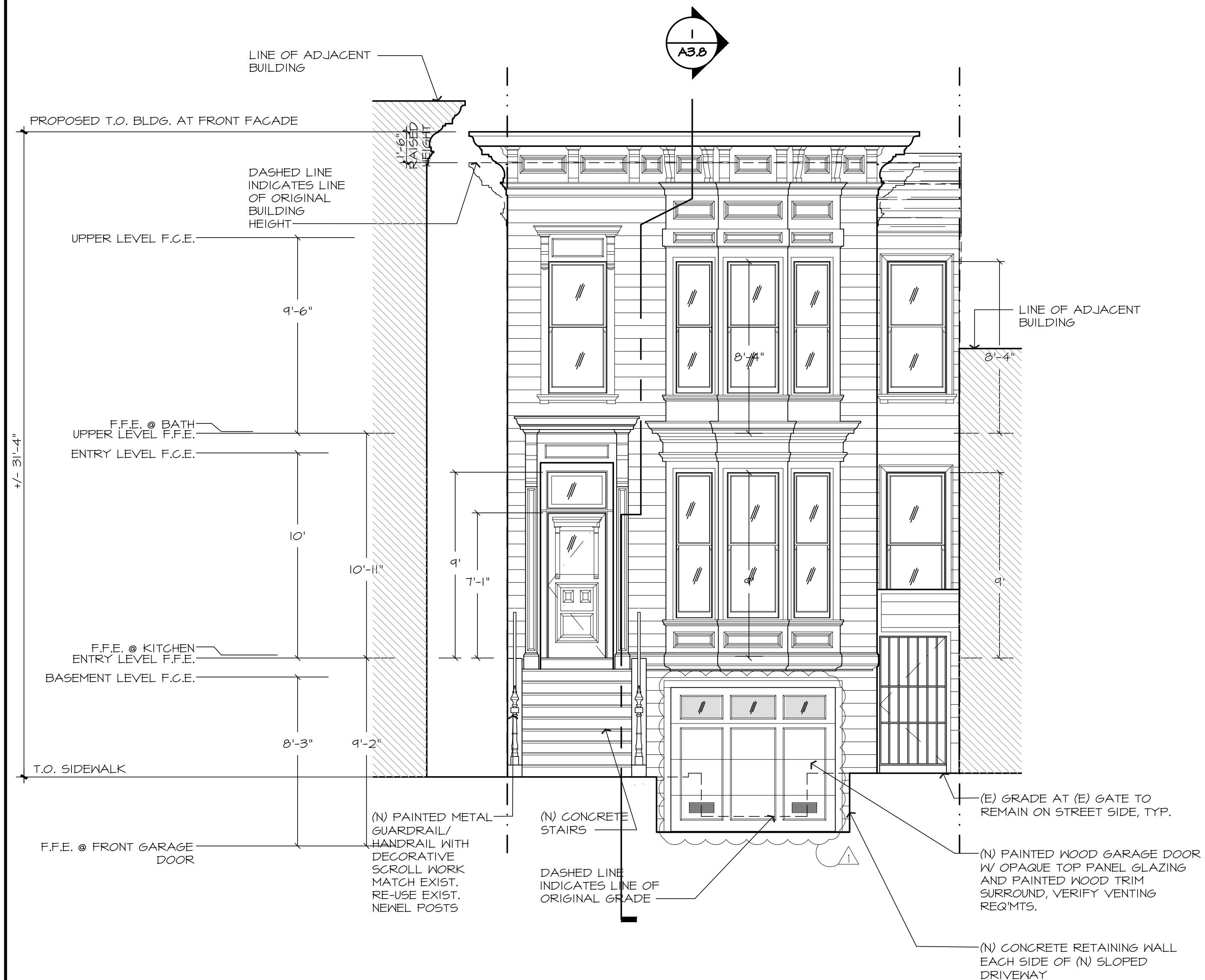
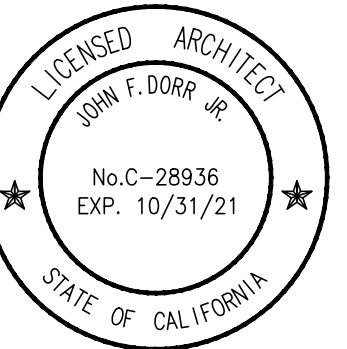
Number 0001

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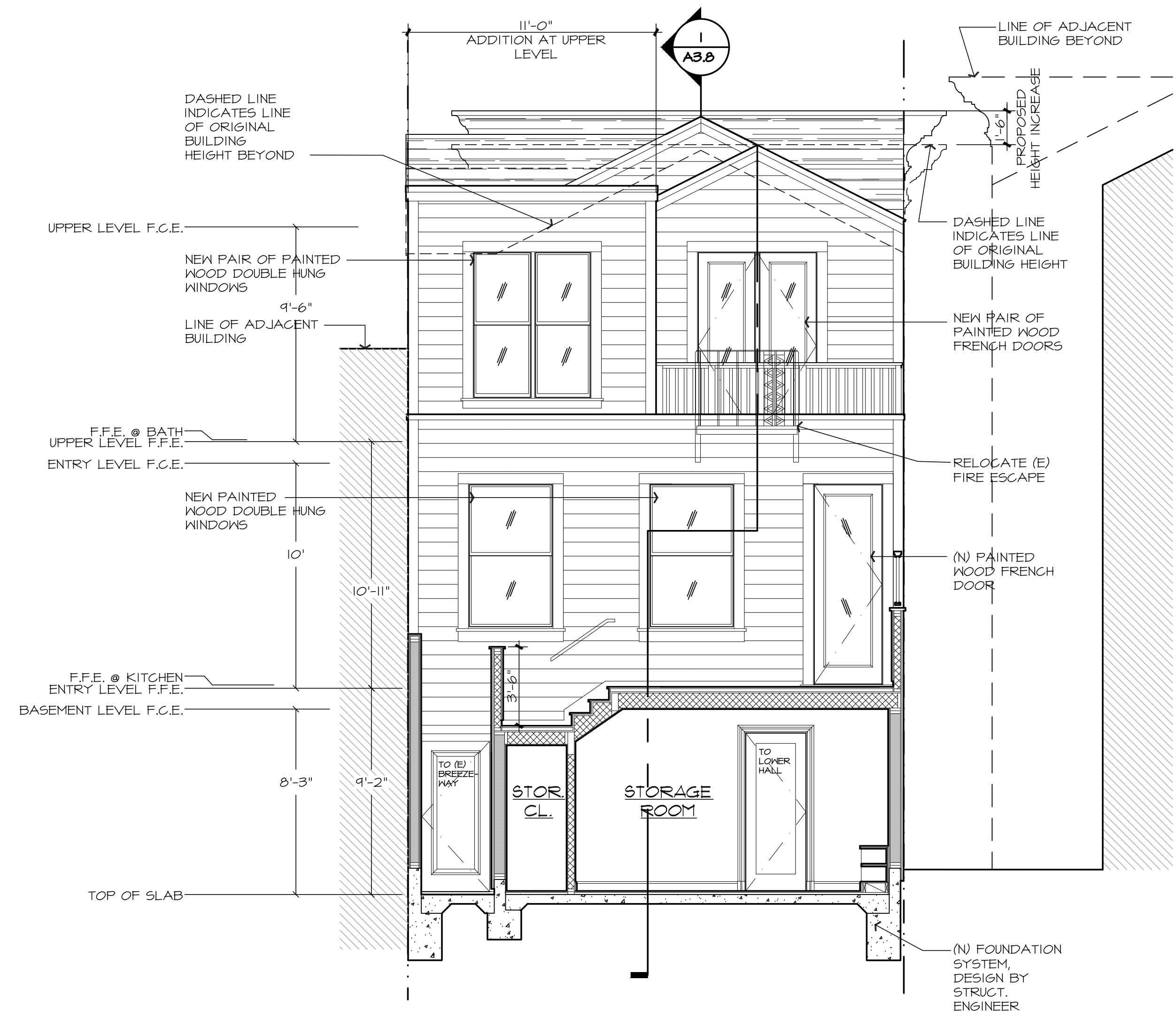
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1 PROPOSED WEST (FRONT) ELEVATION
A3.2 SCALE: 1/4"=1'-0"

PROPOSED WINDOW SQUARE FOOTAGE - THIS ELEVATION: 157.3 SQ. FT. — NO CHANGE
(EXISTING WINDOW SQUARE FOOTAGE - THIS ELEVATION: 157.3 SQ. FT.)



2 PROPOSED EAST (REAR) ELEVATION
A3.2 SCALE: 1/4"=1'-0"

PROPOSED WINDOW SQUARE FOOTAGE - THIS ELEVATION: 79.8 SQ. FT. — 6.8 SQ. FT. INCREASE
(EXISTING WINDOW SQUARE FOOTAGE - THIS ELEVATION: 73 SQ. FT.)

Issue Record Date

Pre-App 12.04.19

Site Permit 12.11.19

Plan'g. Comt.'s 06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

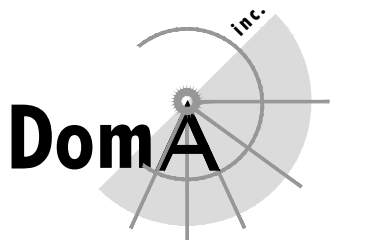
Proposed
North & West
Elevations

Scale 1/4"=1'-0"

Drawn JD/RM A3.2

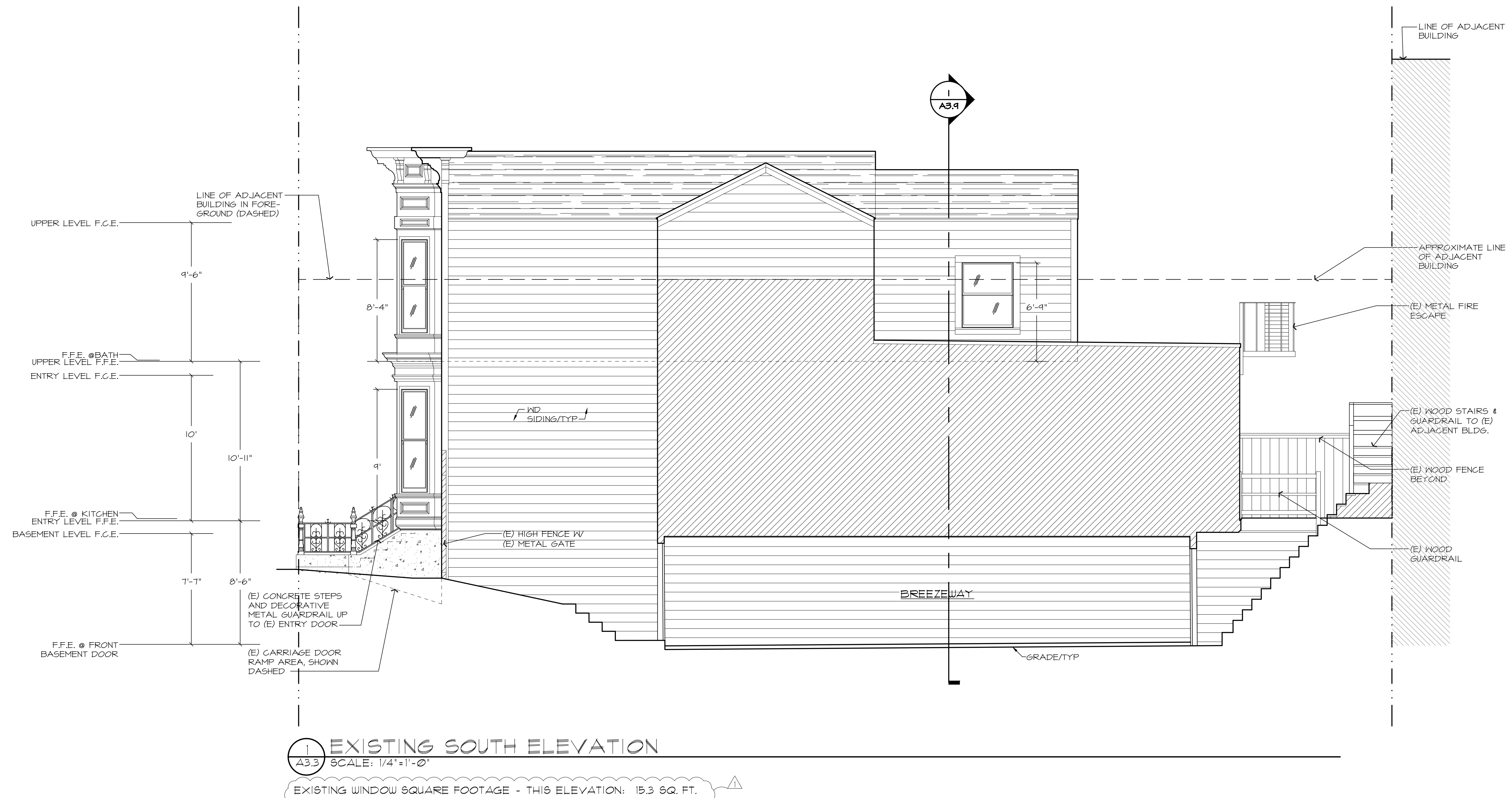
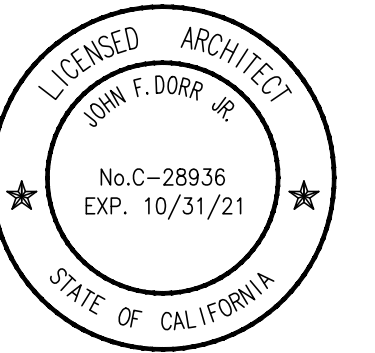
Number 01001

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Issue Record	Date
Pre-App	12.04.19
Site Permit	12.11.19
Plan'g. Comt.'s	06.18.20

Project

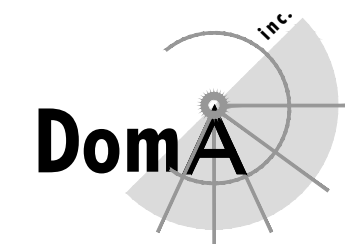
A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

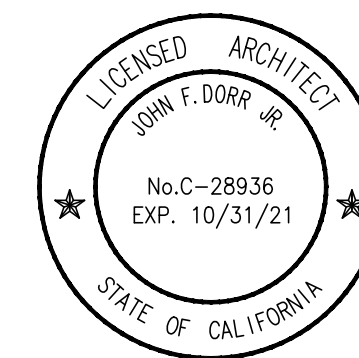
Existing
South
Elevation

Scale	Sheet
1/4" = 1'-0"	A3.3
Drawn JD/RM	
Number 0001	



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Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

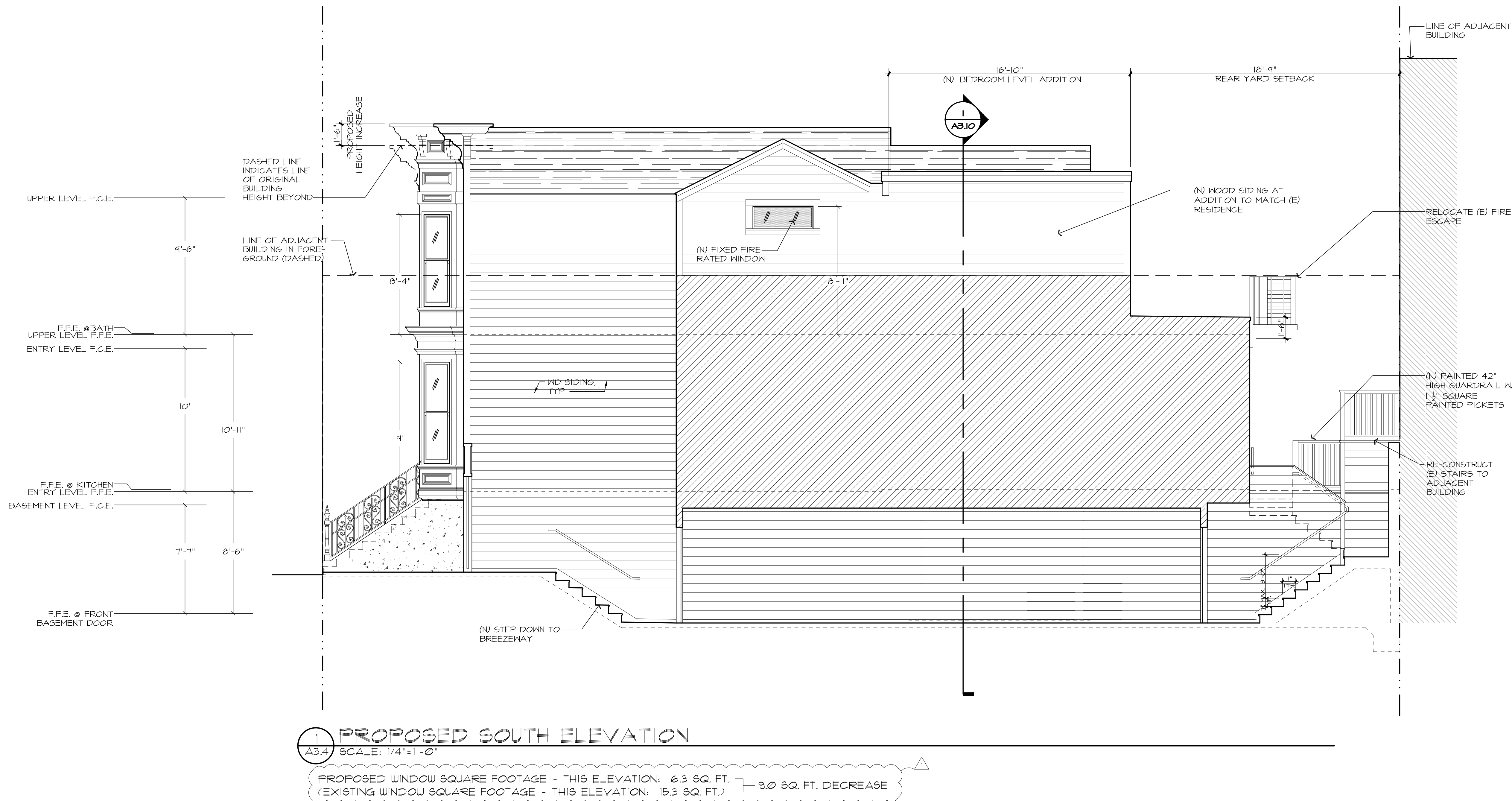
Proposed
South
Elevation

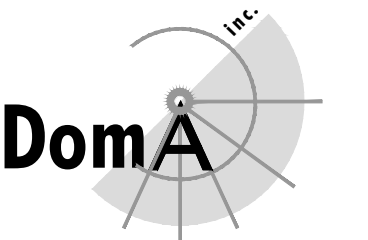
Scale 1/4" = 1'-0"

Drawn JD/RM A3.4

Number 01001

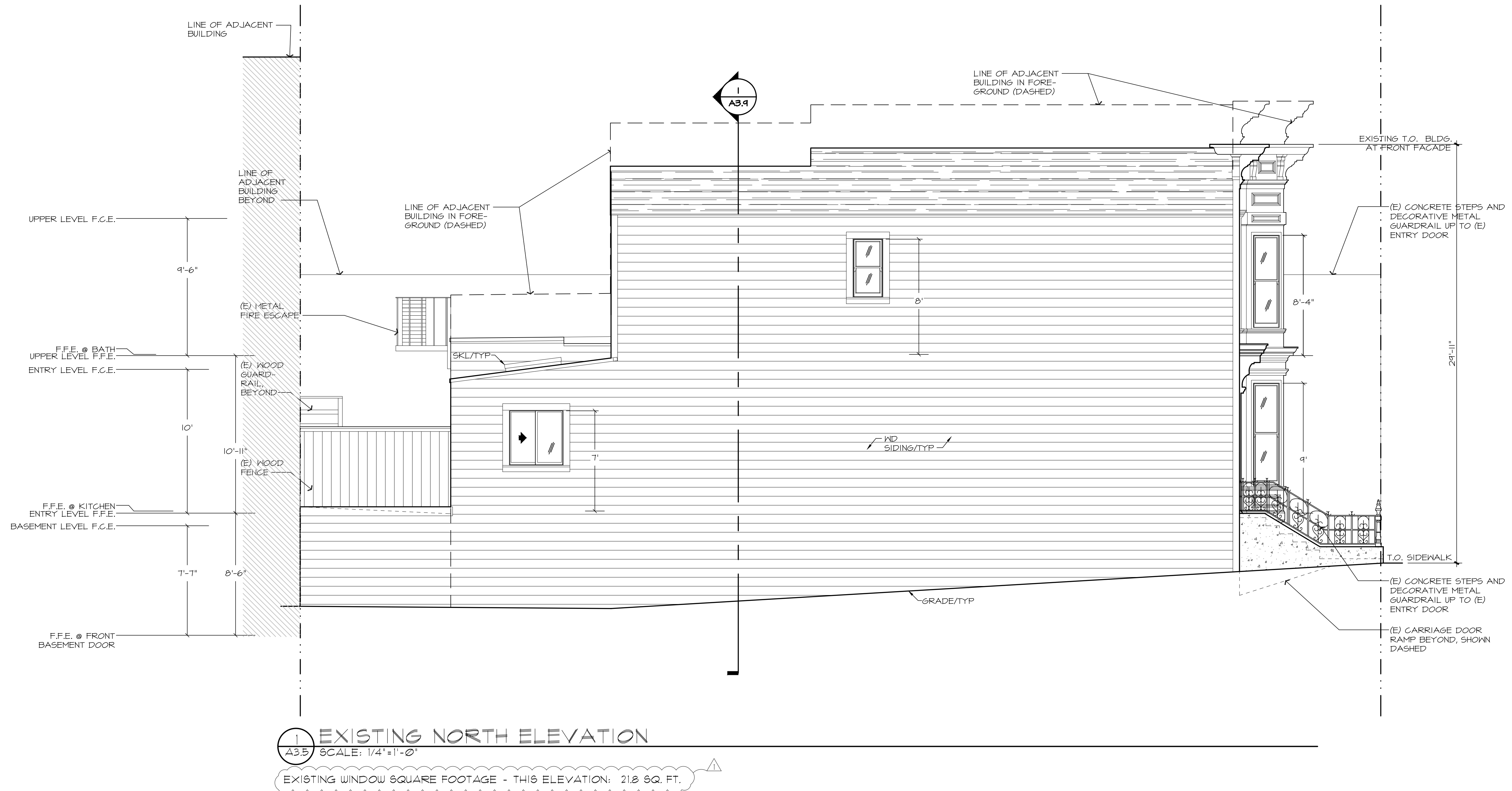
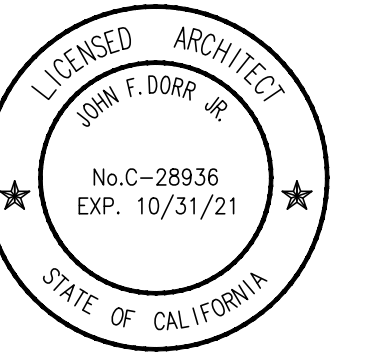
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Plan'g. Comt.'s 06.18.20

Project

A Residential Remodel for
Adam Lauridsen &
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351 San Carlos Street
San Francisco, CA

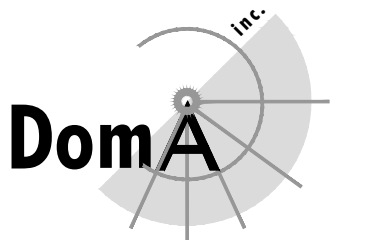
AFN - 3609/105

Drawing Title

Existing
North
Elevation

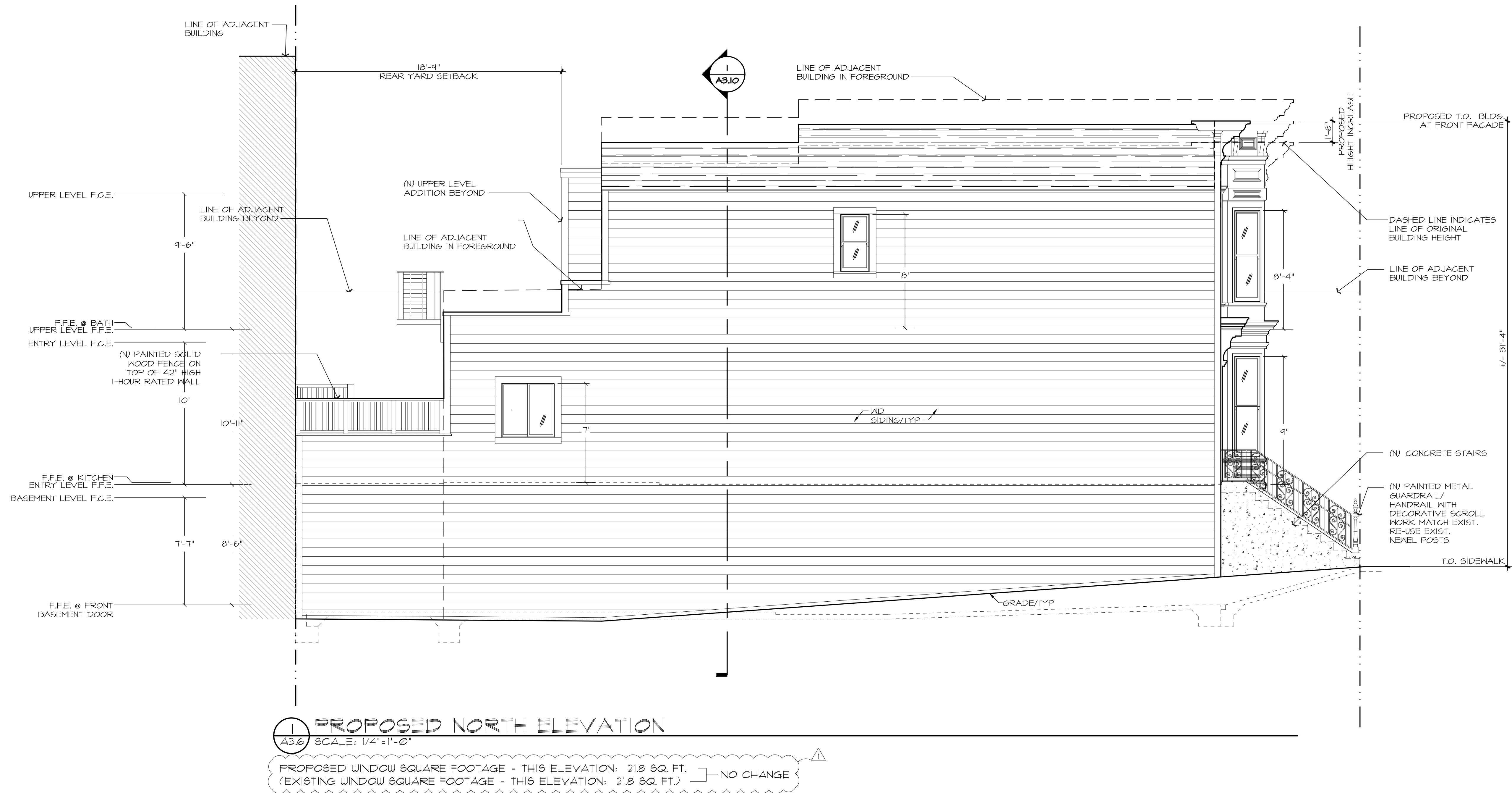
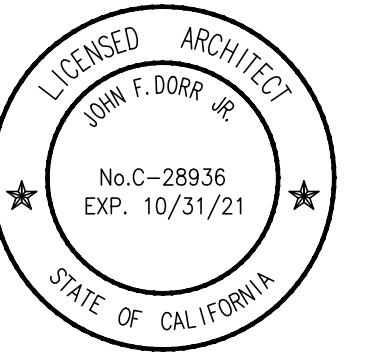
Scale	1/4" = 1'-0"	Sheet
Drawn	JD/RM	A3.5
Number	0101	

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Project

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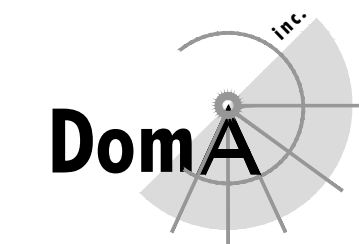
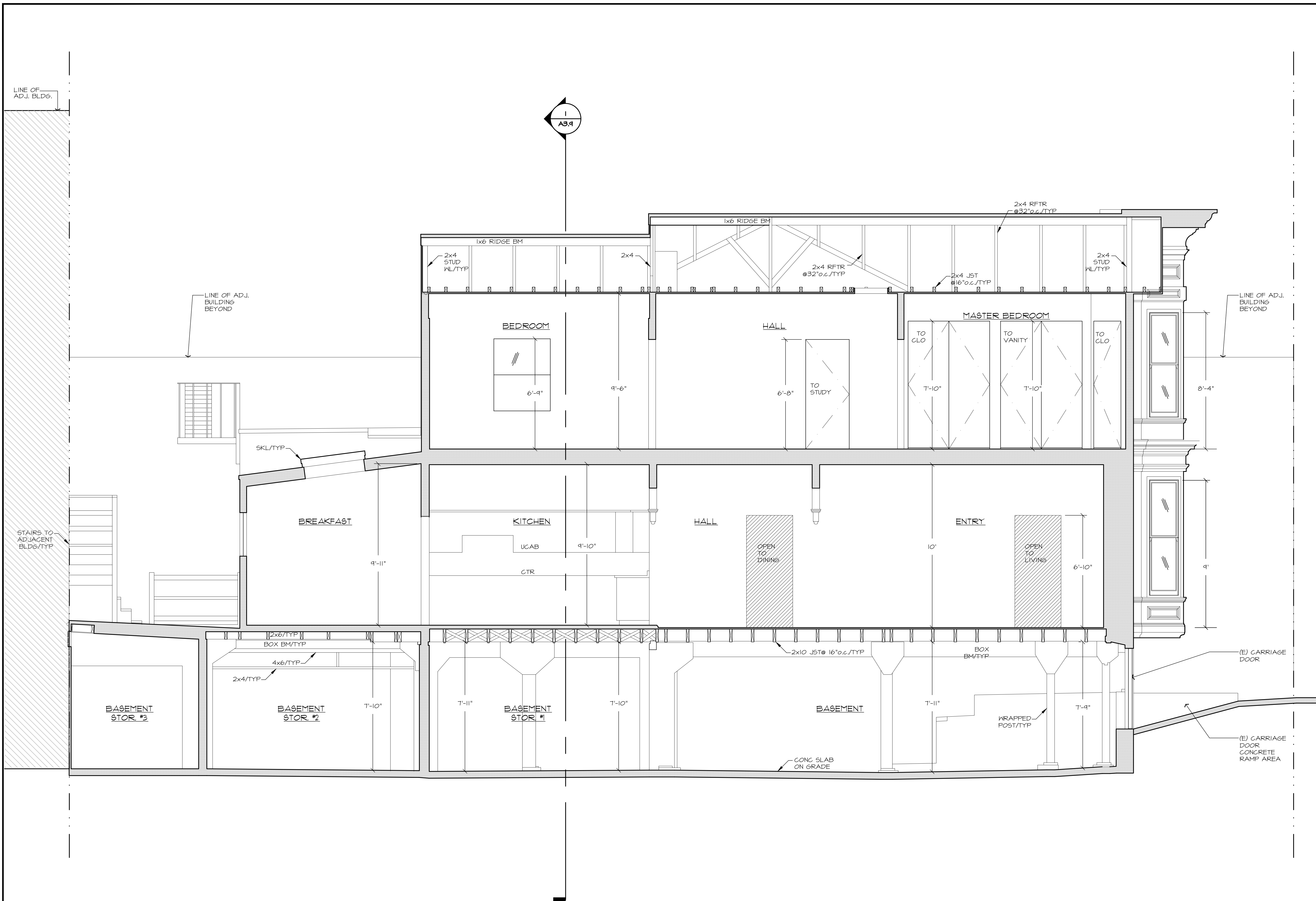
AFN - 3609/105

Drawing Title

Proposed
North
Elevation

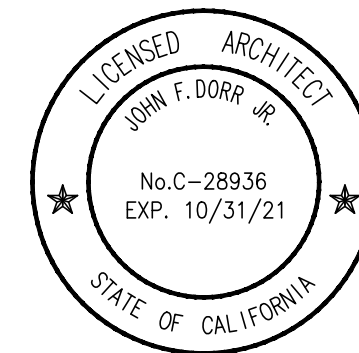
Scale	Sheet
1/4"=1'-0"	
Drawn	
JD/RM	A3.6
Number	
0101	

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A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Existing
Longitudinal
Section

Scale 3/8"=1'-0"

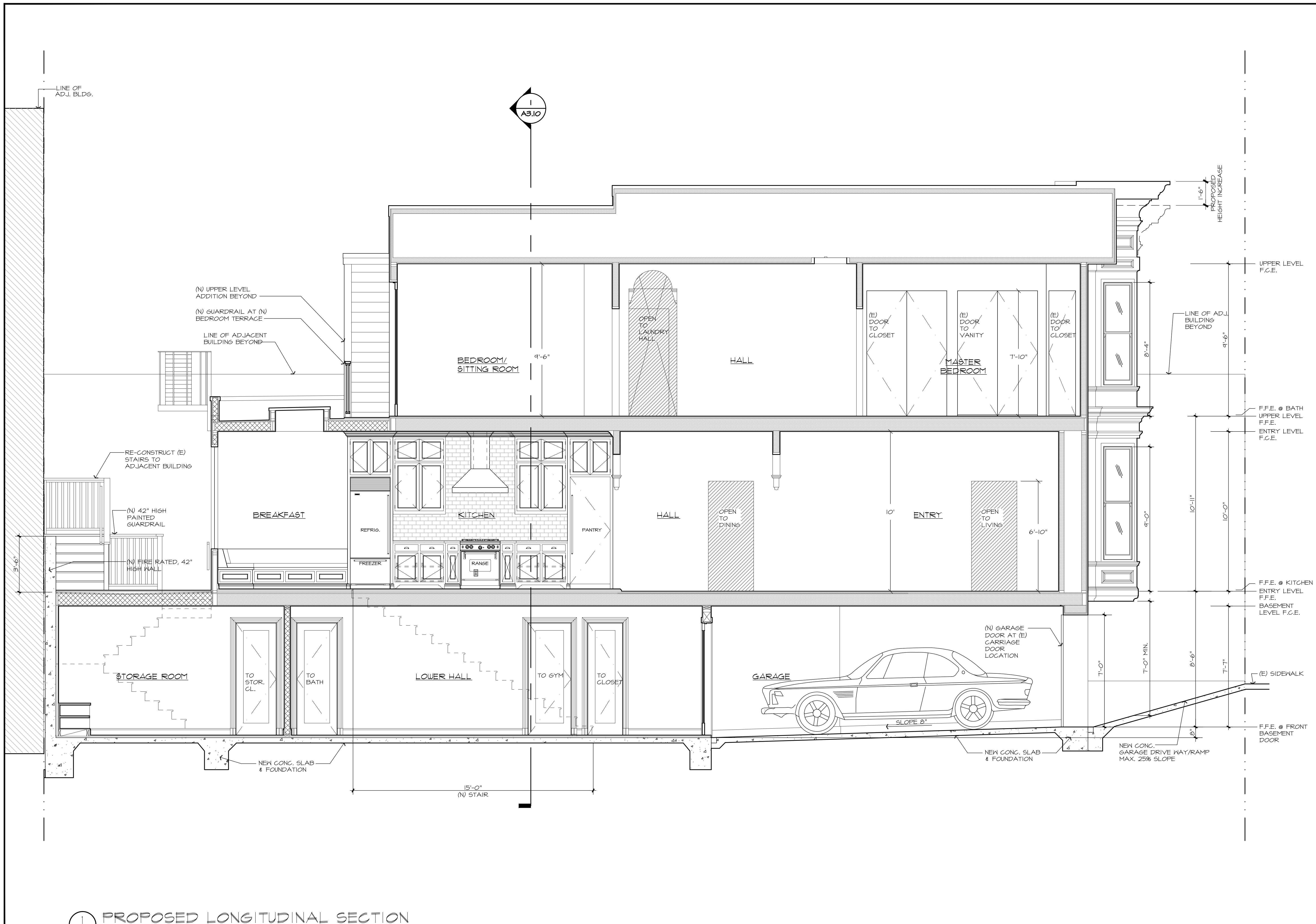
Drawn JD/RM

Number 0101

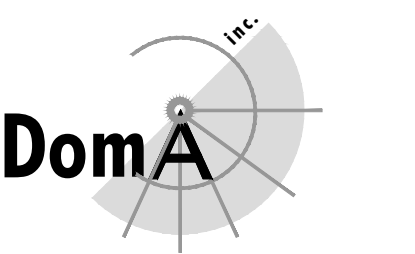
Sheet A3.7

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1
A3.7
EXISTING LONGITUDINAL SECTION
SCALE: 3/8"=1'-0"

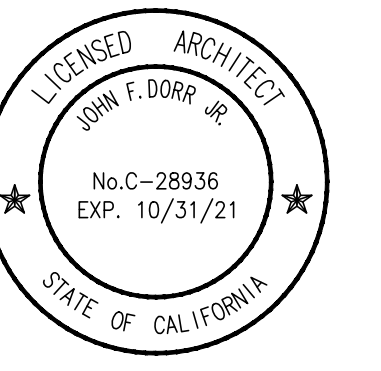


1
A3.8
PROPOSED LONGITUDINAL SECTION
SCALE: 3/8"=1'-0"



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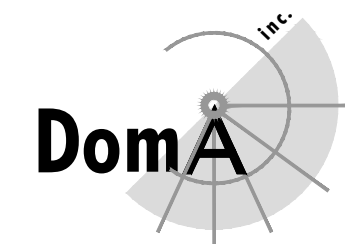
Issue Record	Date
Pre-App	12.04.19
Site Permit	12.11.19

Project
A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105
Drawing Title

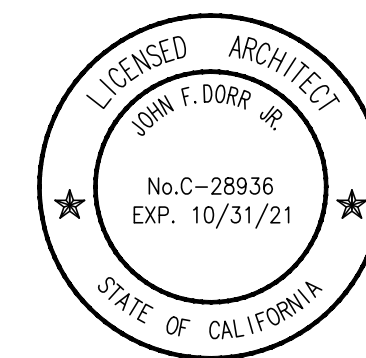
Proposed
Longitudinal
Section

Scale 3/8"=1'-0"	Sheet
Drawn JD/RM	A3.8
Number 01001	
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Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholtz
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Existing
Cross Section

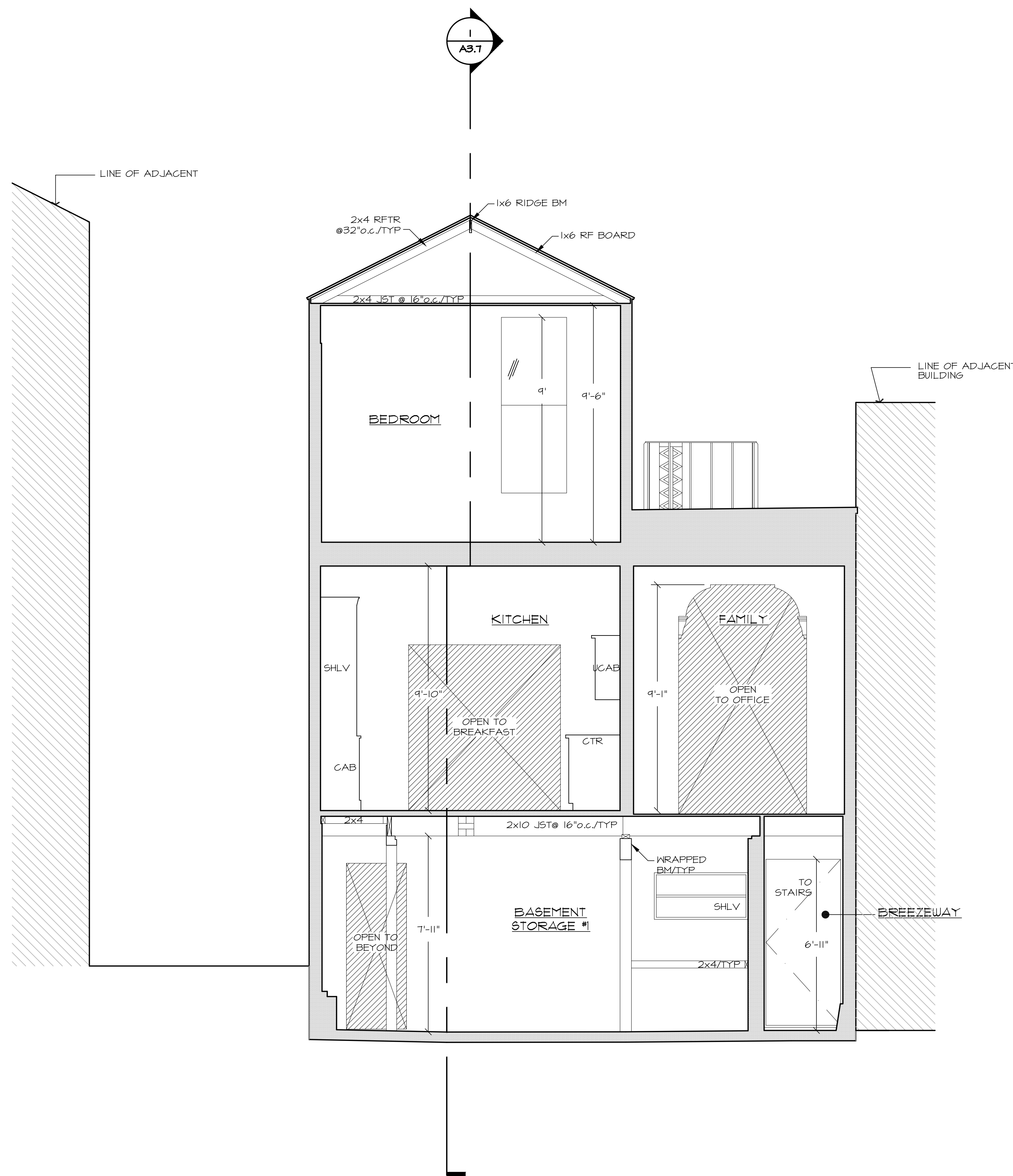
Scale Sheet

3/8"=1'-0"

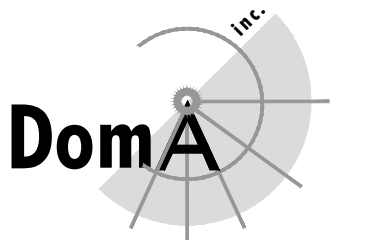
Drawn JD/RM A3.9

Number 01001

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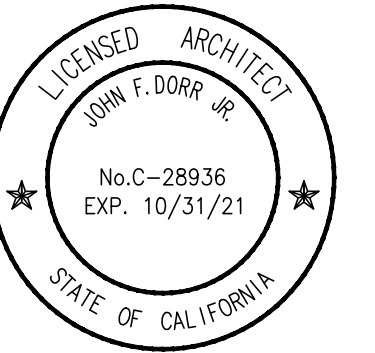


1
A3.9
EXISTING CROSS SECTION
SCALE: 3/8"=1'-0"



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A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

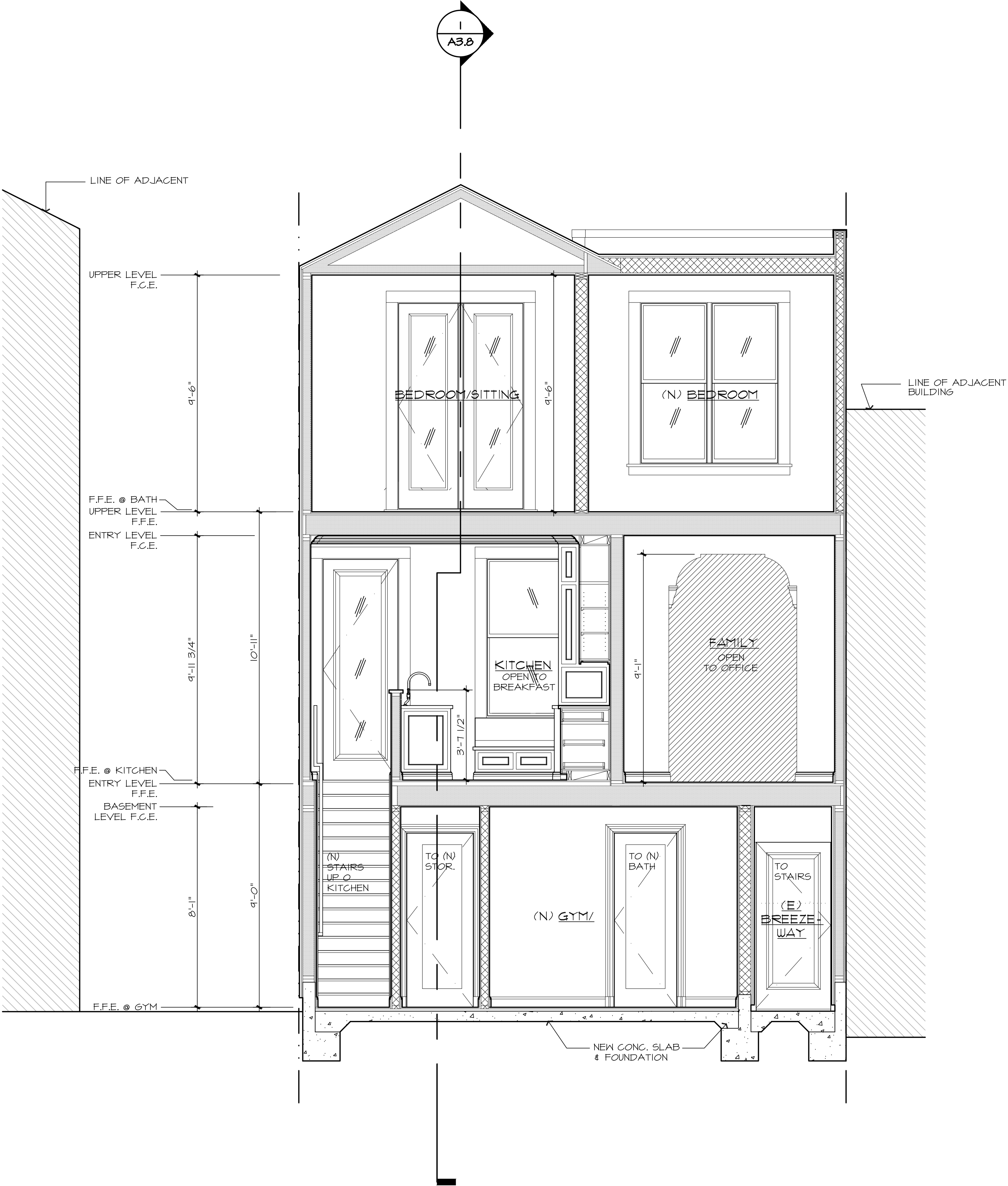
Proposed
Cross Section

Scale 3/8"=1'-0"

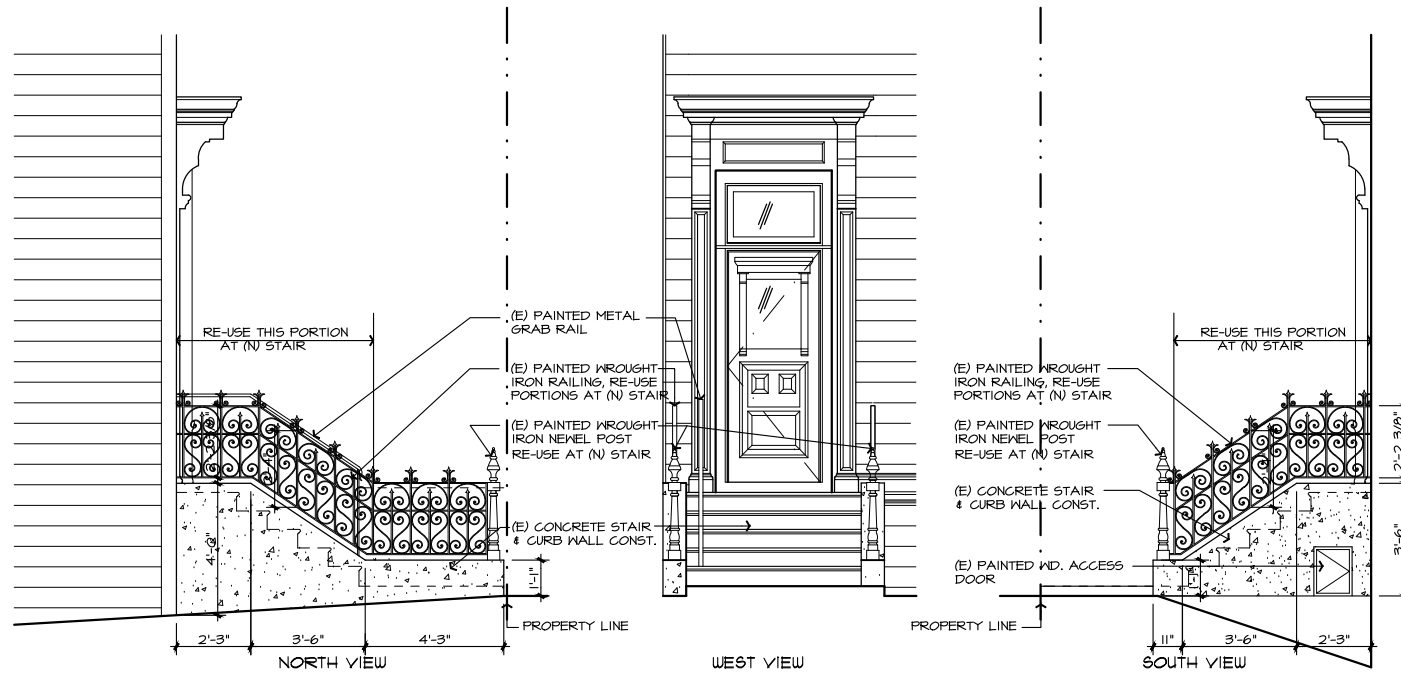
Drawn JD/RM A3.10

Number 01001

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1
A3.10
PROPOSED CROSS SECTION
SCALE: 3/8"=1'-0"



1 EXISTING FRONT ENTRY STAIR
A3.11 SCALE: 3/8"=1'-0"

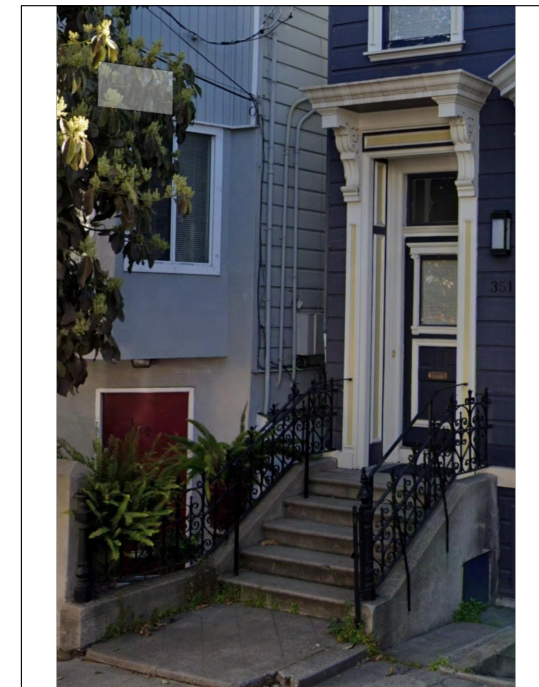
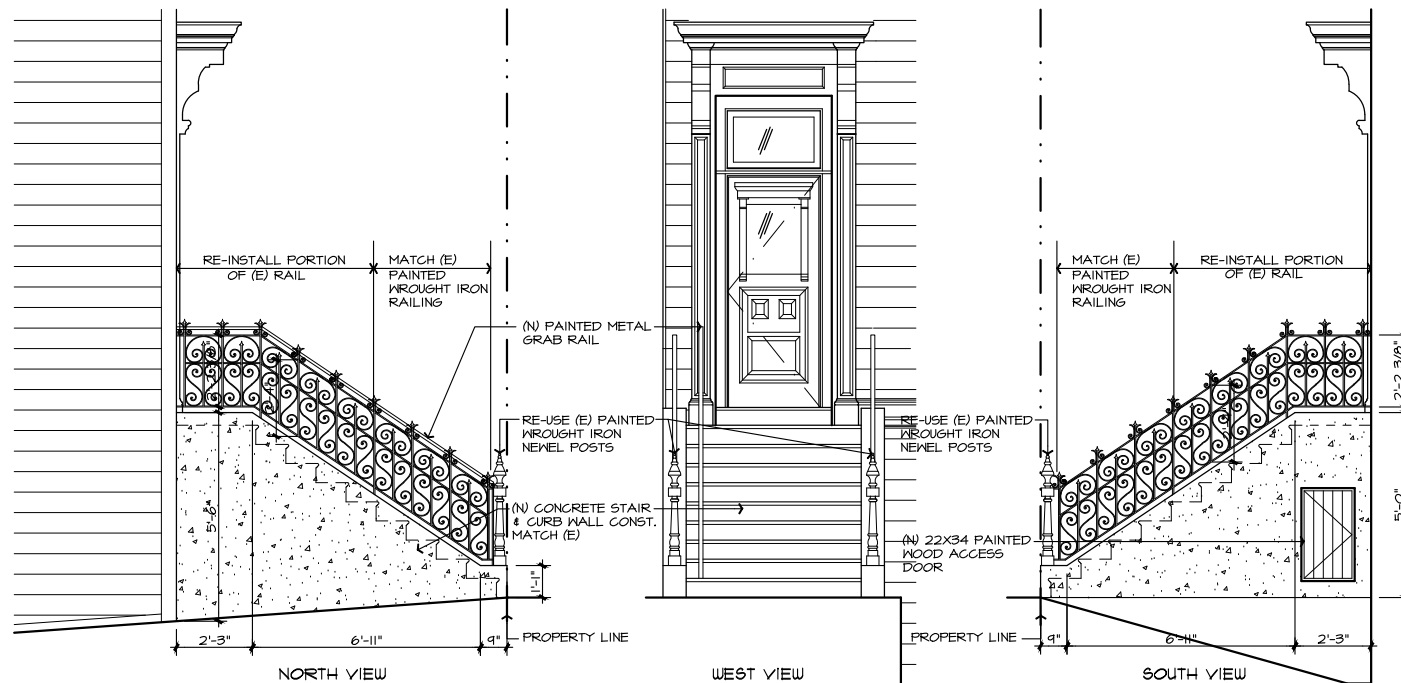
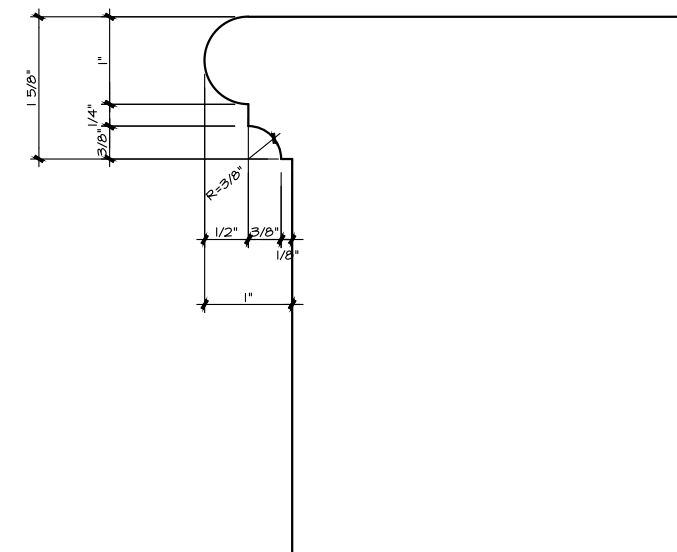


PHOTO OF EXISTING EXTERIOR STAIR



2 PROPOSED FRONT ENTRY STAIR
A3.11 SCALE: 3/8"=1'-0"

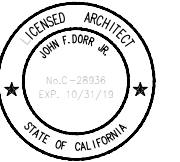


3 EXISTING STAIR NOSING DETAIL
A3.11 SCALE: FULL SIZE



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Plan'g Comm't's 06.18.20

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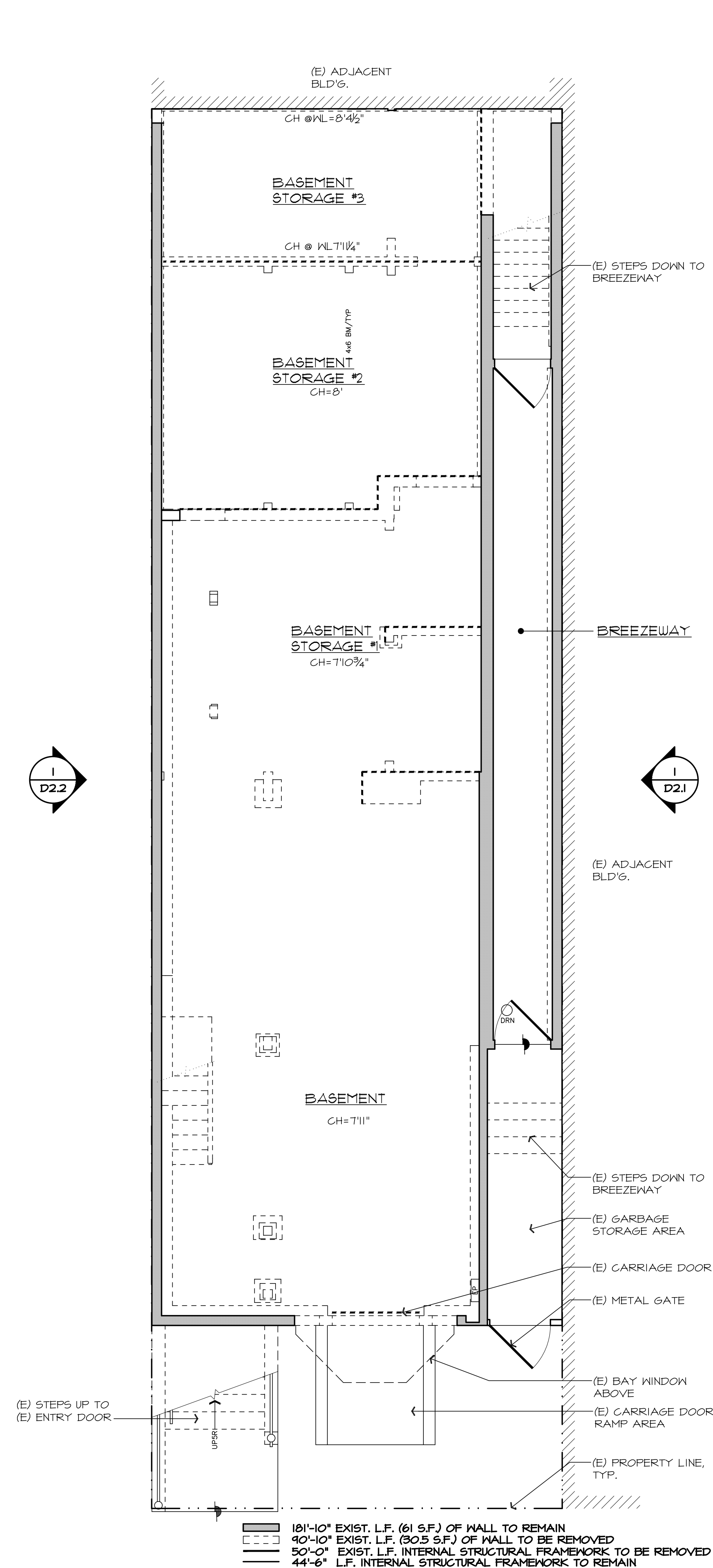
A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

APN - 3609/105

Drawing Title

Front Stair
Details

Scale
As Noted
Drawn
JD/RM
Number
01001
Sheet
A3.11
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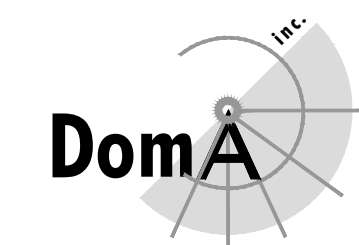
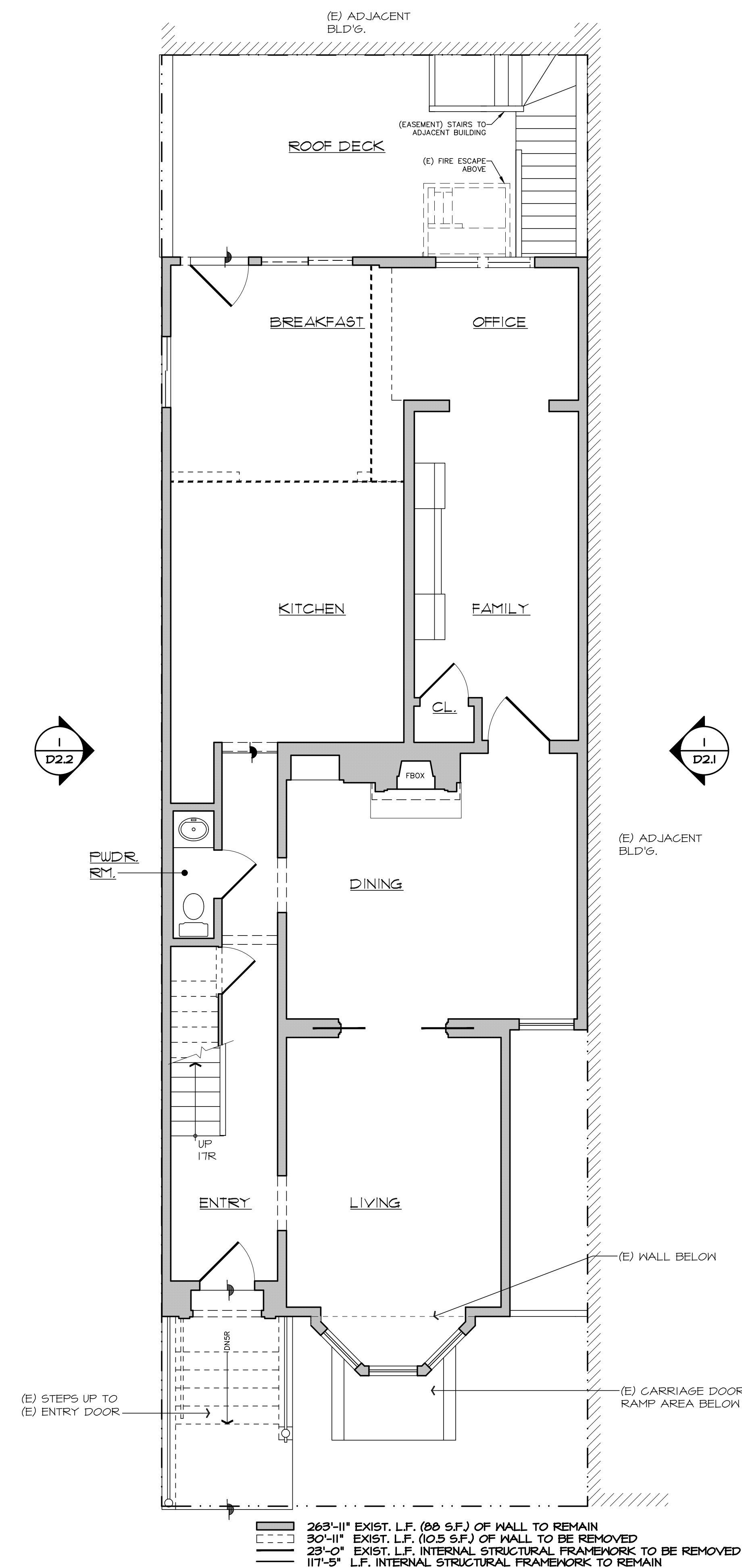
San Francisco Planning Code Section 1005(f):

(1) Removal of 25% of the surface of all walls facing public street:
See 1/D2.0, West Elevation.
32 S.F. of wall removal
582 S.F. of wall to remain
 $32/582 = 5\% < 25\%$ conforms

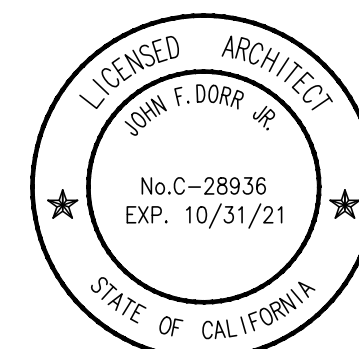
(2) Removal of more than 50% of all external walls from their function as all external walls:
465 L.F. of existing exterior walls
41 L.F. of existing exterior walls to be removed
 $41/465 = 8\% < 50\%$ conforms

(3) Removal of more than 25% of external walls from function as either external or internal walls:
632.5 L.F. of existing exterior and interior walls
154 L.F. of existing exterior and interior walls to be removed
 $154/632.5 = 24\% < 25\%$ conforms

(4) Removal of more than 75% of the buildings existing internal structural framework or floor plates (including roofs):
348 L.F. existing internal structural framework
105 L.F. existing internal structural framework to be removed
 $105/348 = 30\%$
263.5 S.F. existing floor plate surface area
53 S.F. existing floor plate surface area to be removed
 $53/263.5 = 20\%$
1461 S.F. existing roof area
371 S.F. existing area to be removed
 $371/1461 = 25\%$
 $30\% + 20\% + 25\% = 75\%/2 = 37.5\%$ conforms



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Issue Record Date

Site Permit 12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
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351 San Carlos Street
San Francisco, CA

APN - 3609/105

Drawing Title

Demolition Calcs.
at
Basement & Entry level
and
Calculation Summaries

Scale 1/4"=1'-0" Sheet

Drawn JD/ARM D1.0

Number 01001

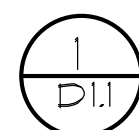
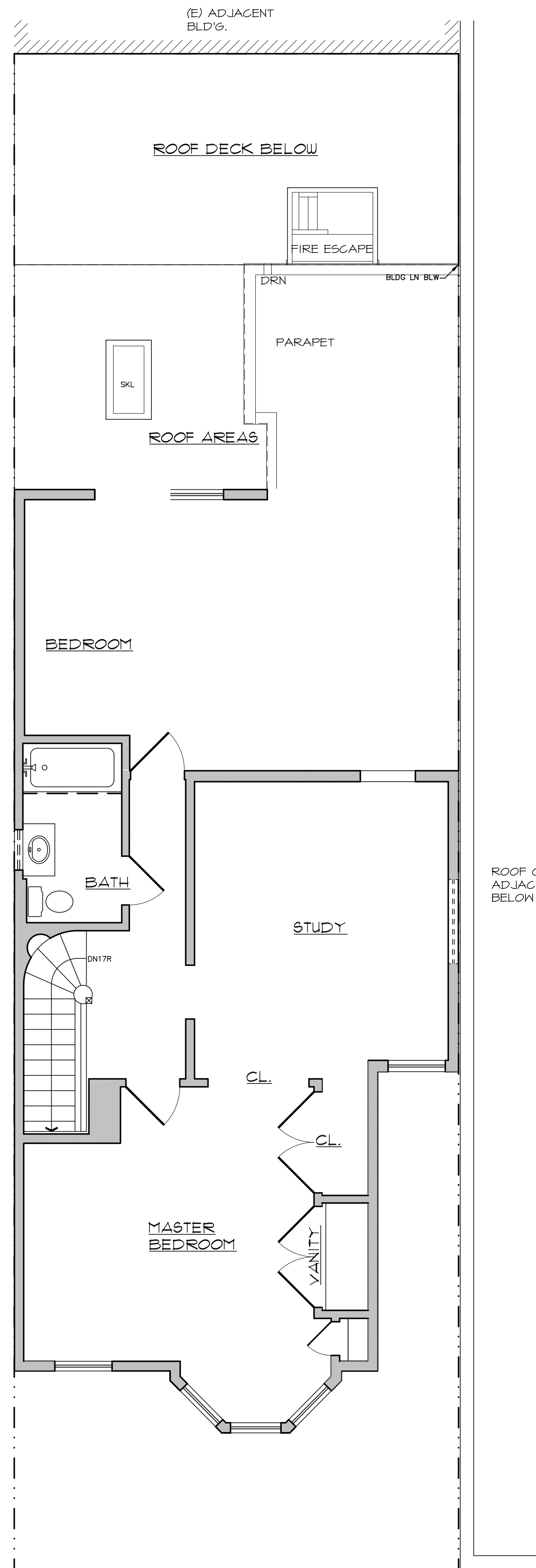
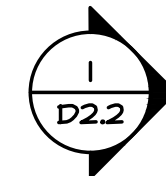
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1 DEMOLITION CALCS AT BASEMENT LEVEL
D1.0 SCALE: 1/4"=1'-0"

1193 SQ. FT. - INTERIOR
228 SQ. FT. - EXTERIOR

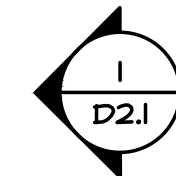
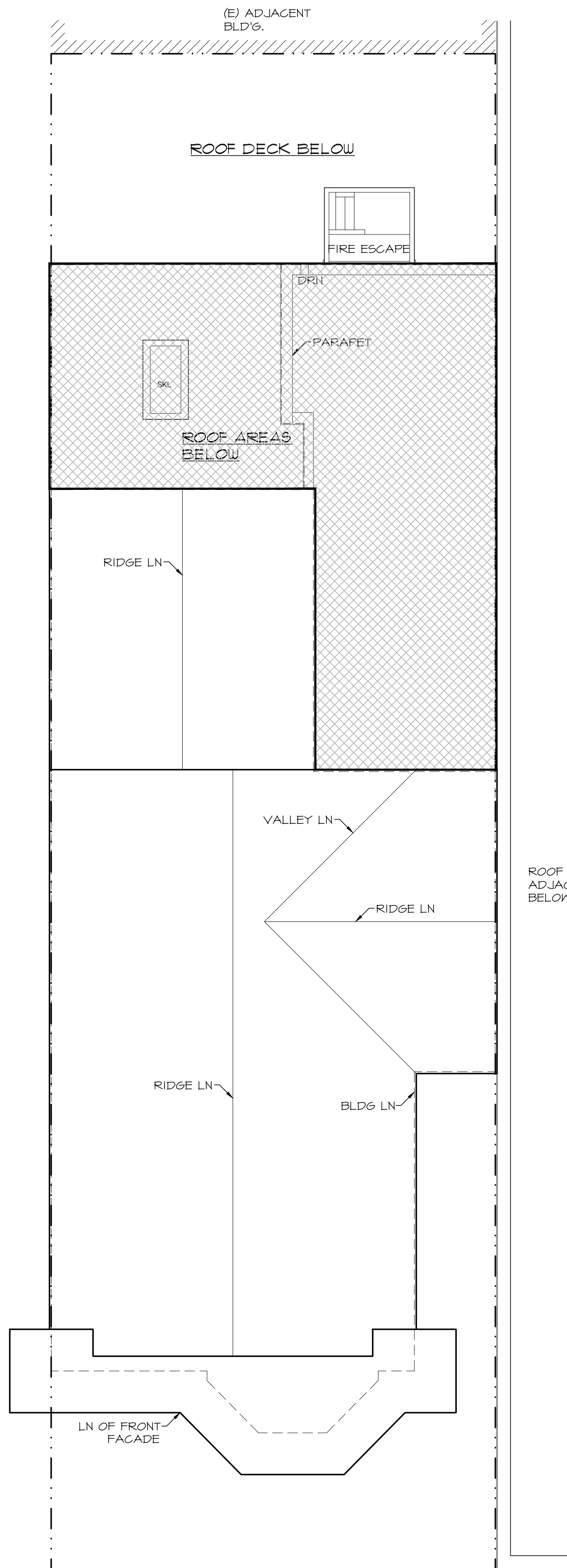
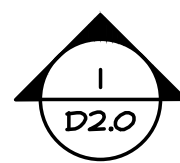
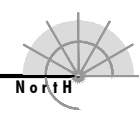
2 DEMOLITION CALCS AT ENTRY LEVEL
D1.0 SCALE: 1/4"=1'-0"

1159 SQ. FT. - INTERIOR
303 SQ. FT. - EXTERIOR

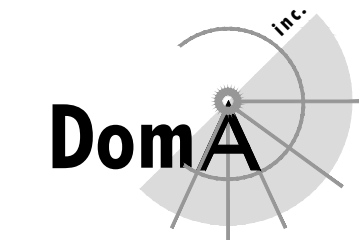


1
D1.1
DEMOLITION CALCS AT UPPER LEVEL
SCALE: 1/4"=1'-0"

193 SQ. FT. - INTERIOR

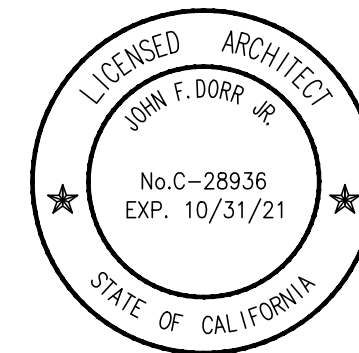


2
D1.1
DEMOLITION CALCS AT ROOF PLAN
SCALE: 1/4"=1'-0"



ARCHITECTS

1007 A Street phone: 415.453.8214
San Rafael, CA 94901 fax: 415.453.8279



Issue Record Date

Site Permit 12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

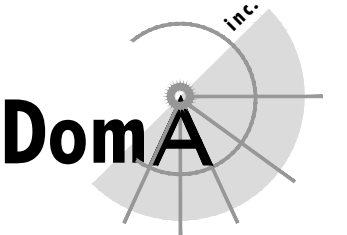
Demolition Calcs.
at
Upper Level & Roof

Scale 1/4"=1'-0"

Drawn JD/DM Sheet D1.1

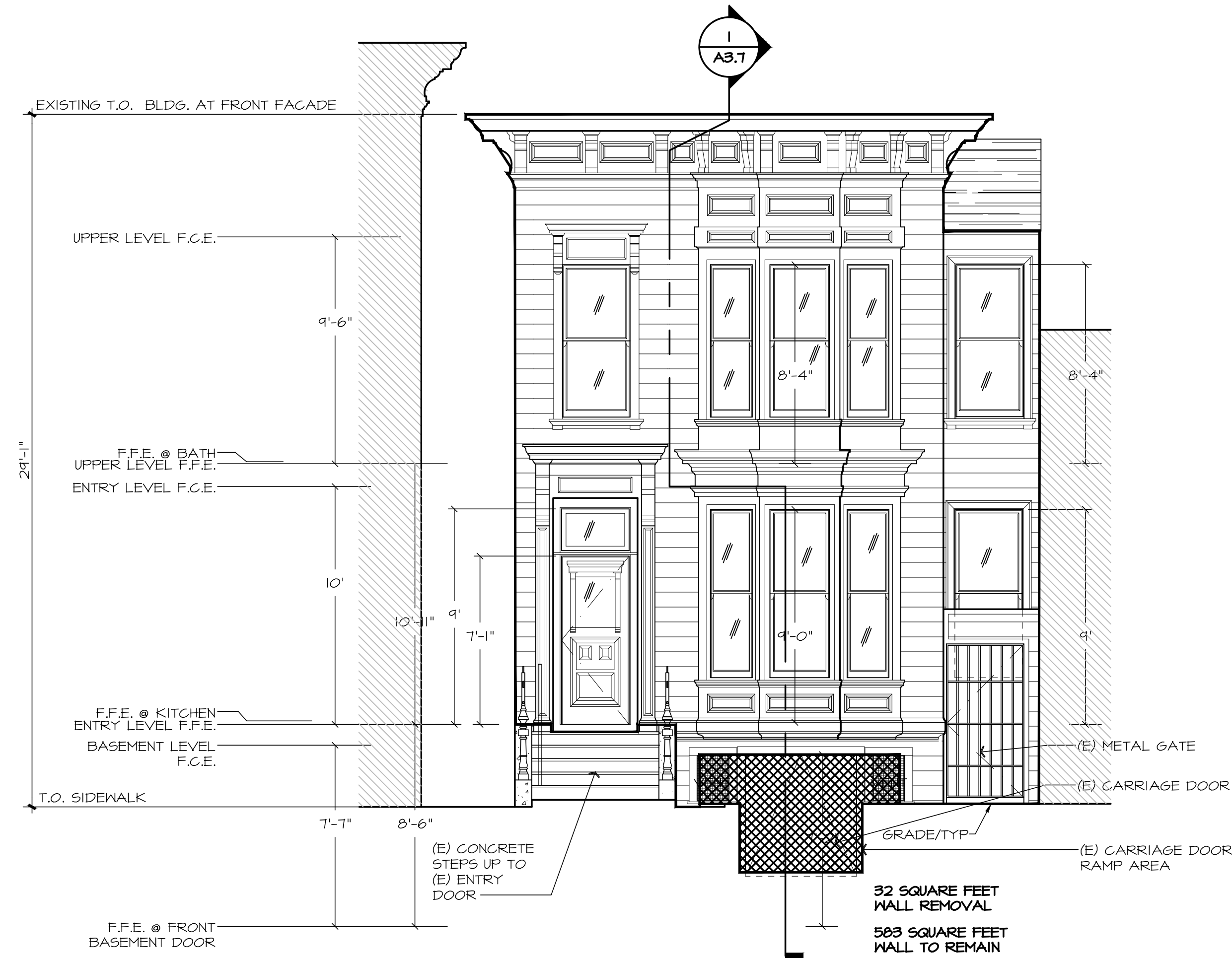
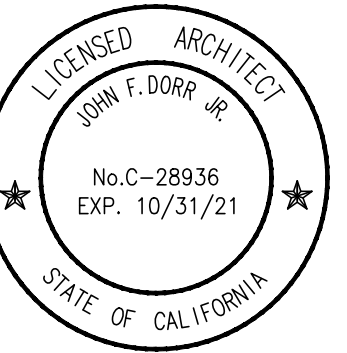
Number 01001

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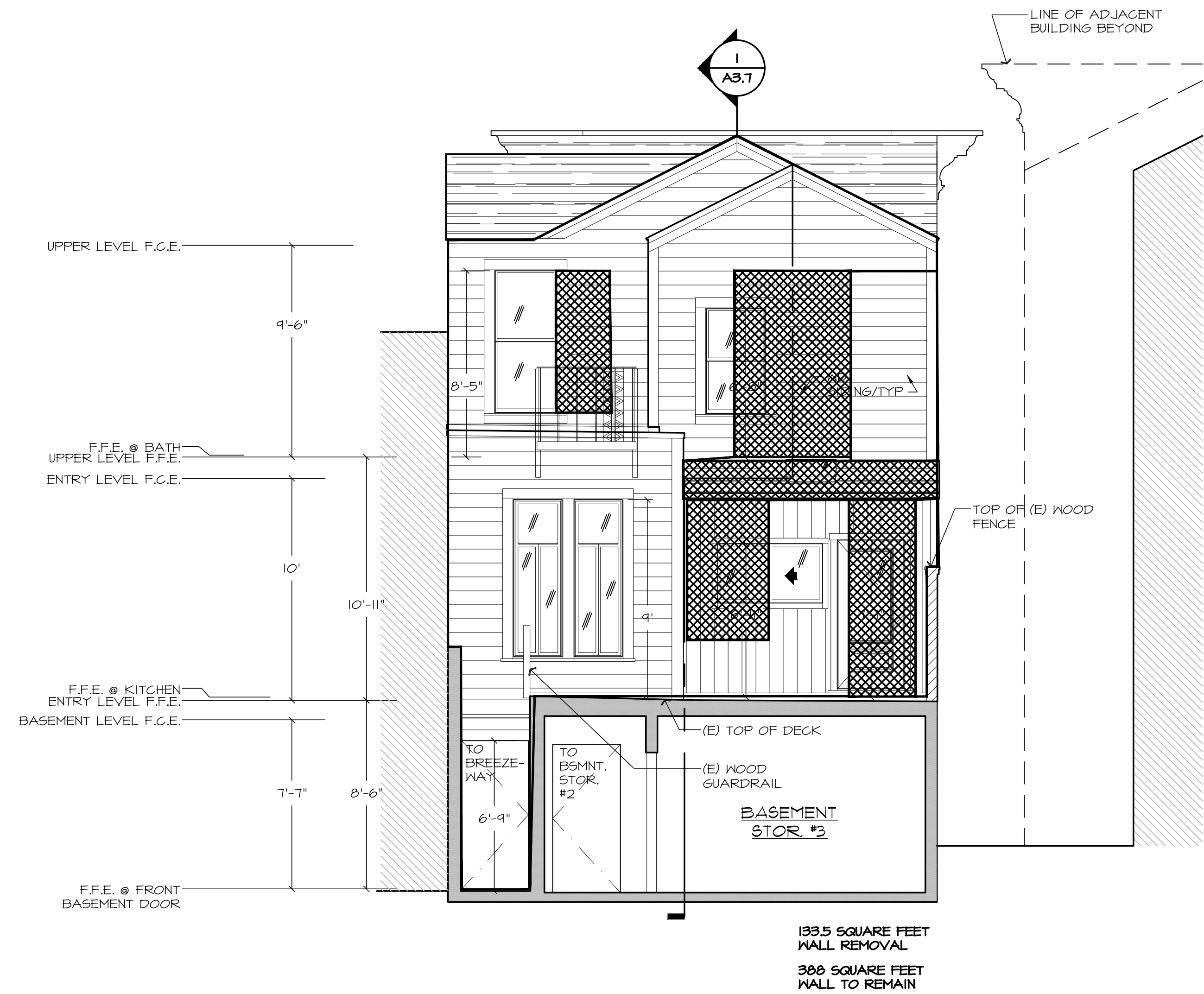


ARCHITECTS

1007 A Street phone: 415.453.8214
San Rafael, CA 94901 fax: 415.453.8279



1 DEMOLITION CALCS AT WEST ELEVATION
D2.0 SCALE: 1/4"=1'-0"



2 DEMOLITION CALCS AT EAST ELEVATION
D2.0 SCALE: 1/4"=1'-0"

Issue Record Date

Site Permit 12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

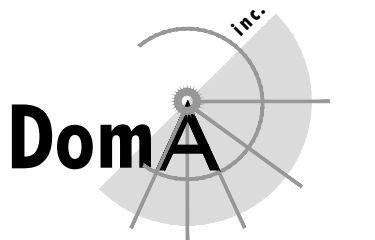
Demolition Calcs.
at
West & East Elevations

Scale 1/4"=1'-0"

Drawn JD/RM D2.0

Number 01001

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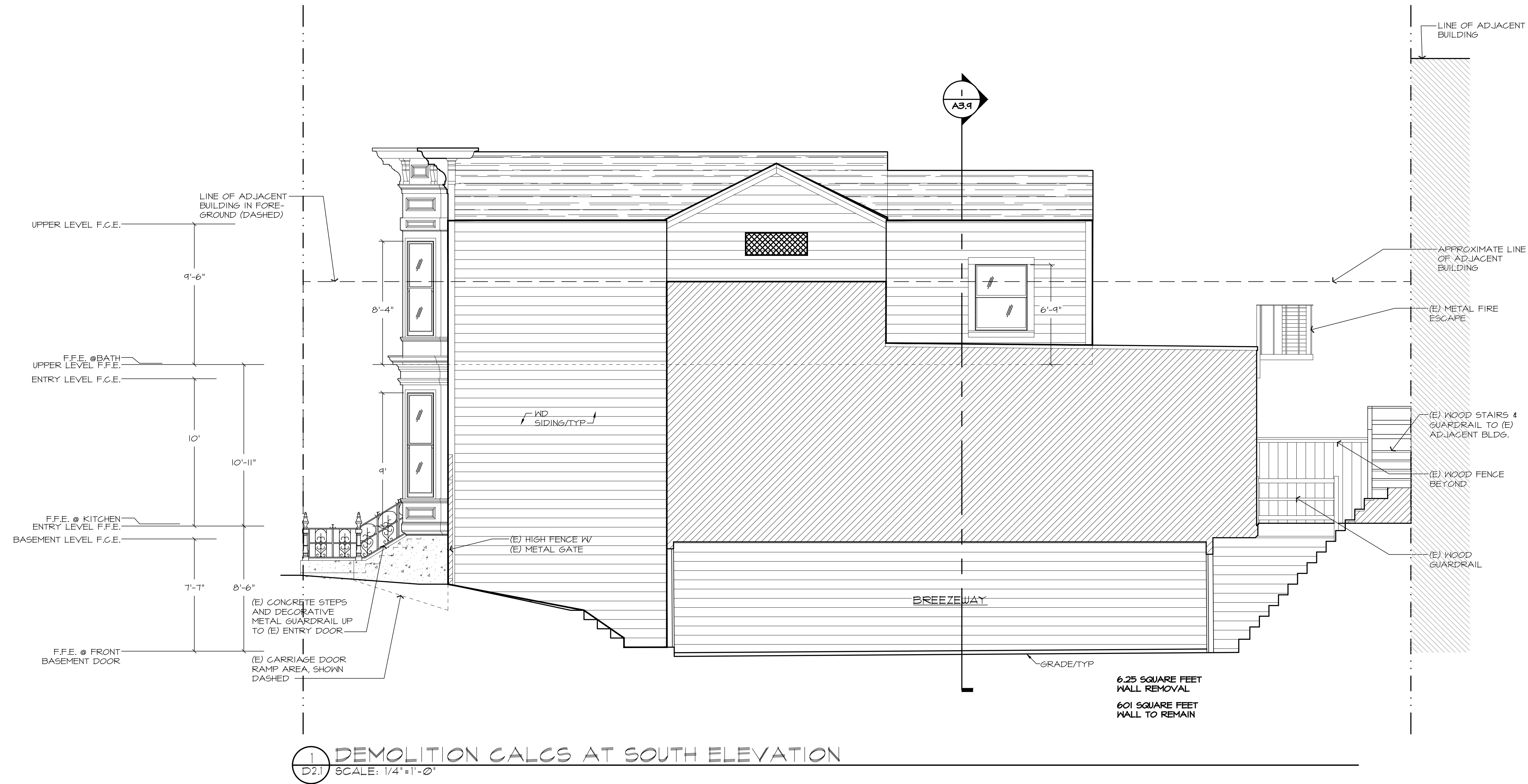
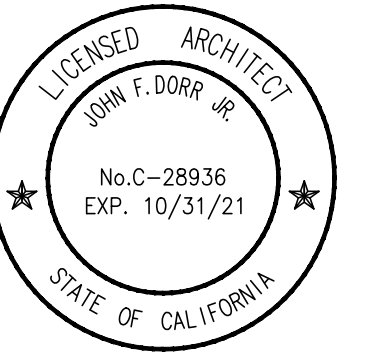


ARCHITECTS

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Issue Record Date

Site Permit 12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

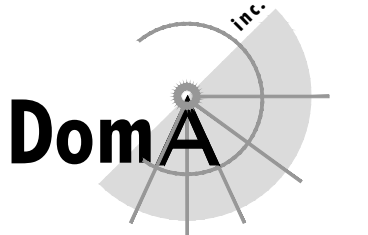
AFN - 3609/105

Drawing Title

Demolition Calcs.
at
South Elevation

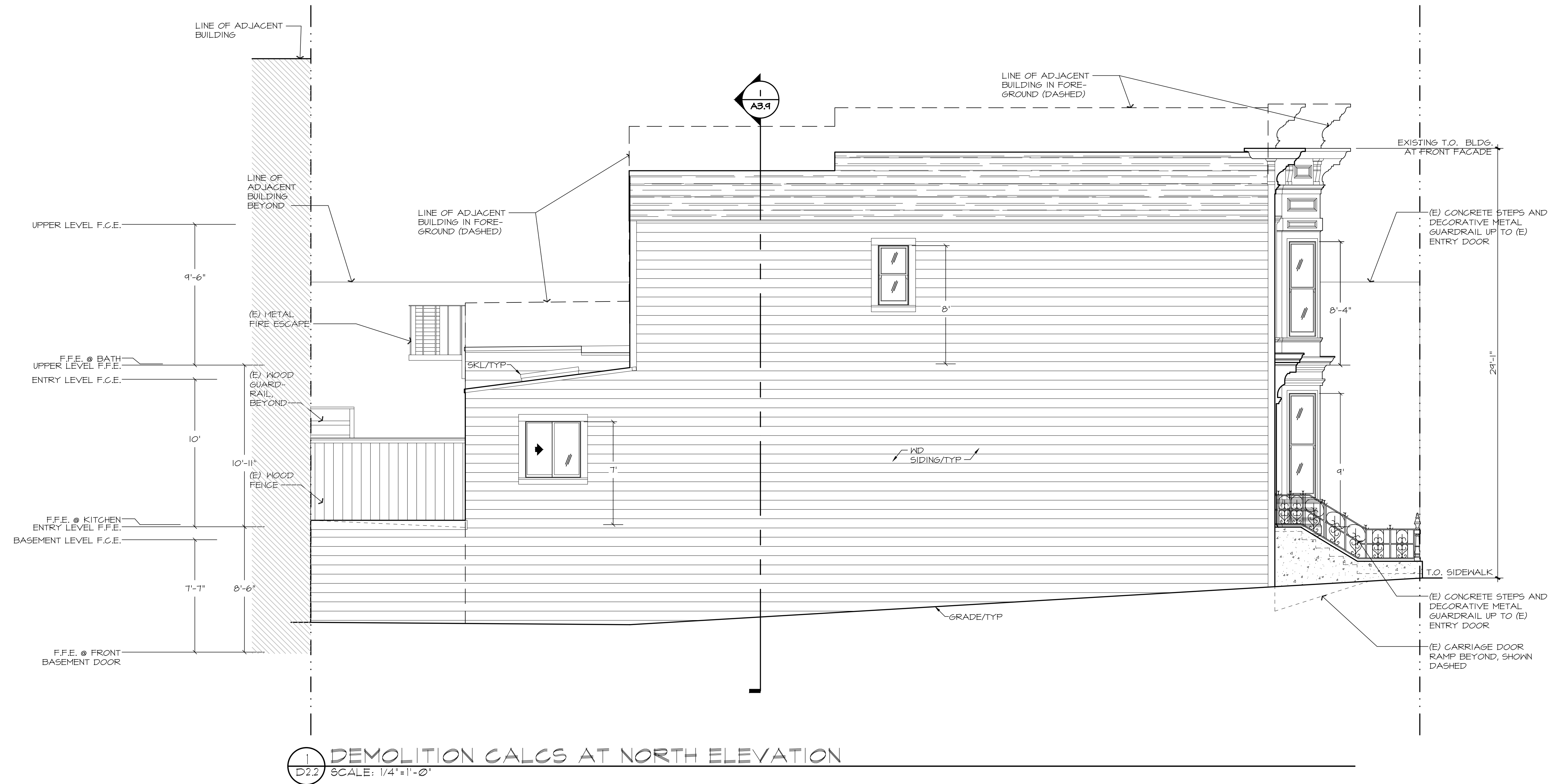
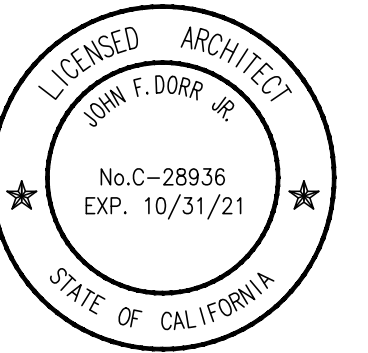
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Drawn JD/RM	
Number 0001	

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1007 A Street phone: 415.453.8214
San Rafael, CA 94901 fax: 415.453.8279



Issue Record Date

Site Permit 12.11.19

Project

A Residential Remodel for
Adam Lauridsen &
Crystal Sholts
351 San Carlos Street
San Francisco, CA

AFN - 3609/105

Drawing Title

Demolition Calcs.
at
North Elevation

Scale 1/4" = 1'-0"

Drawn JD/RM D2.2

Number 01001

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
351 SAN CARLOS ST		3609105
Case No.		Permit No.
2019-023182PRJ		201912139487
<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. Replace(e) foundation with new code compliant foundation system, raise home 18", replace(e) carriage door with new garage door, add 185 sq ft bed addition @ the 2nd level in the rear of the property.		

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? Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).
<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): Stephanie Cisneros Proposing 4 cubic yards of excavation and 56 cubic yards of fill	

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 checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 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 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 checked="" 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 checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Raising the building 18 inches for new garage. New front stair to accommodate new building height, to be constructed to match the existing in regard to materials, design, etc.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i></p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="margin-left: 20px;">a. Per HRER or PTR dated</p> <p style="margin-left: 20px;">b. Other (specify):</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p style="margin-left: 20px;"><i>(attach HRER or PTR)</i></p> </div> </div>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</p>	
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature: Stephanie Cisneros</p>	

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

<input checked="" type="checkbox"/>	<p>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.</p>	
	<p>Project Approval Action:</p> <p>Historic Preservation Commission/Variance Hearing</p>	<p>Signature:</p> <p>Stephanie Cisneros</p> <p>09/08/2020</p>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

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

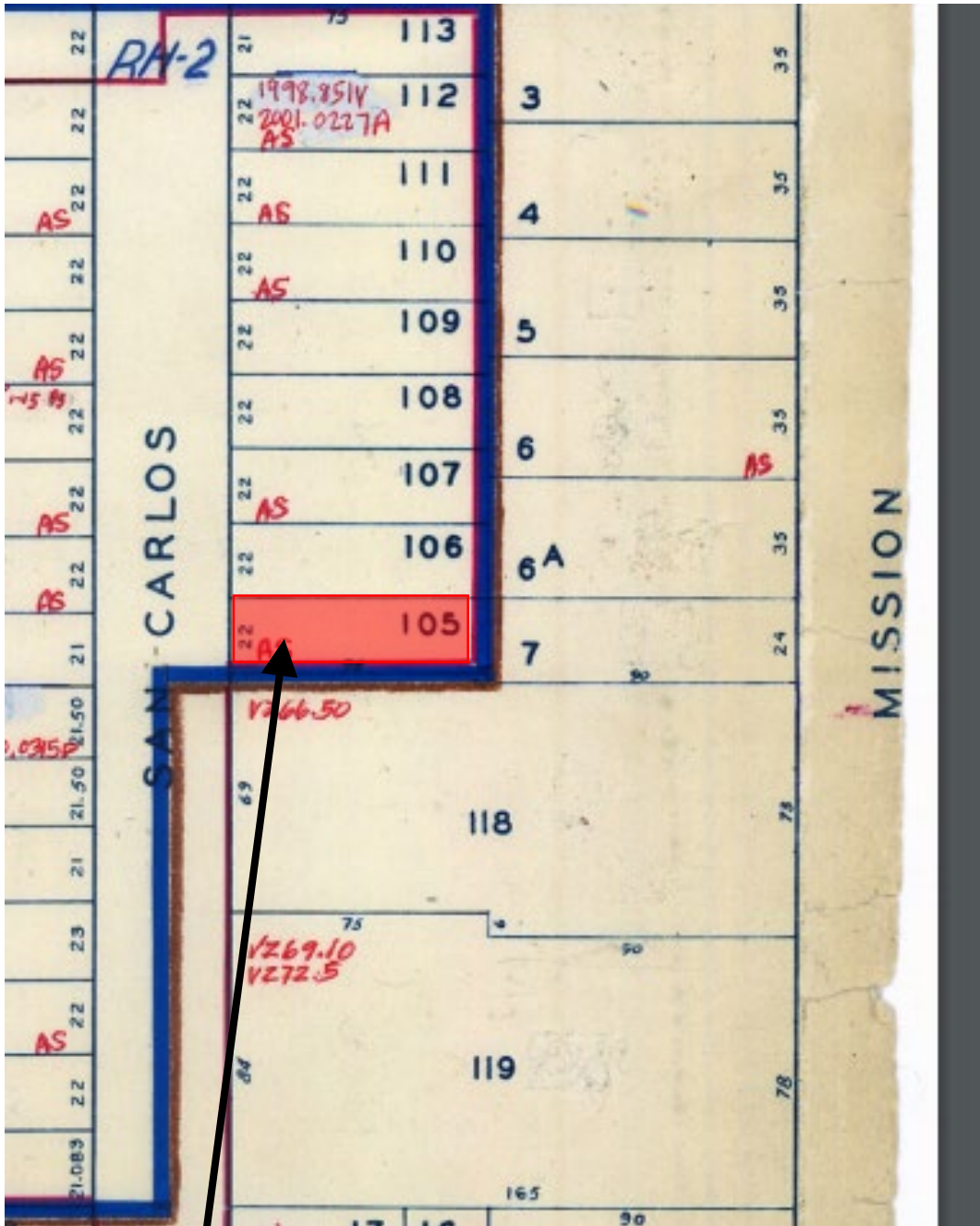
- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

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

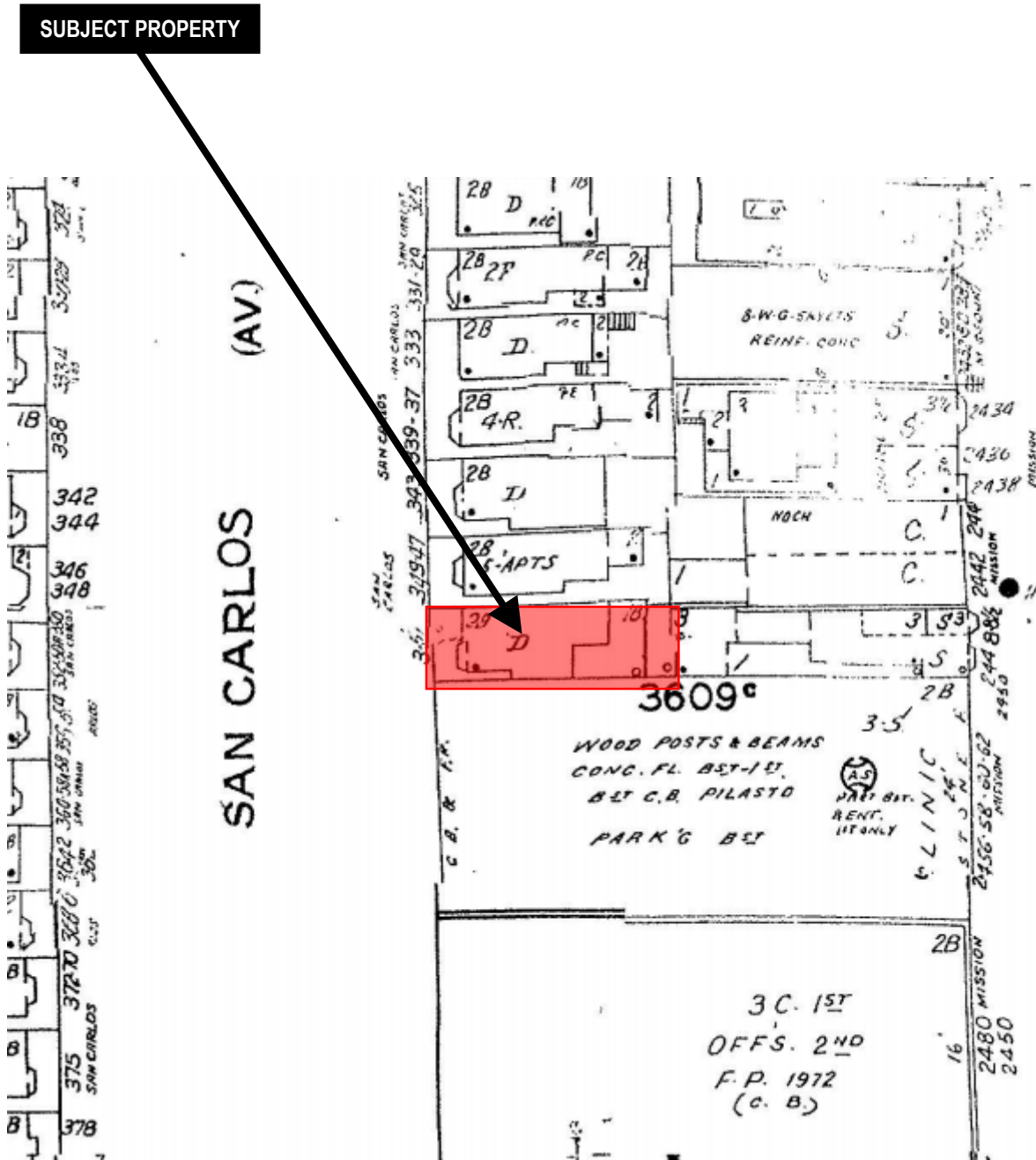


SUBJECT PROPERTY



Historic Preservation Commission
Case Number 2019-023182COA
Certificate of Appropriateness
351 San Carlos Street

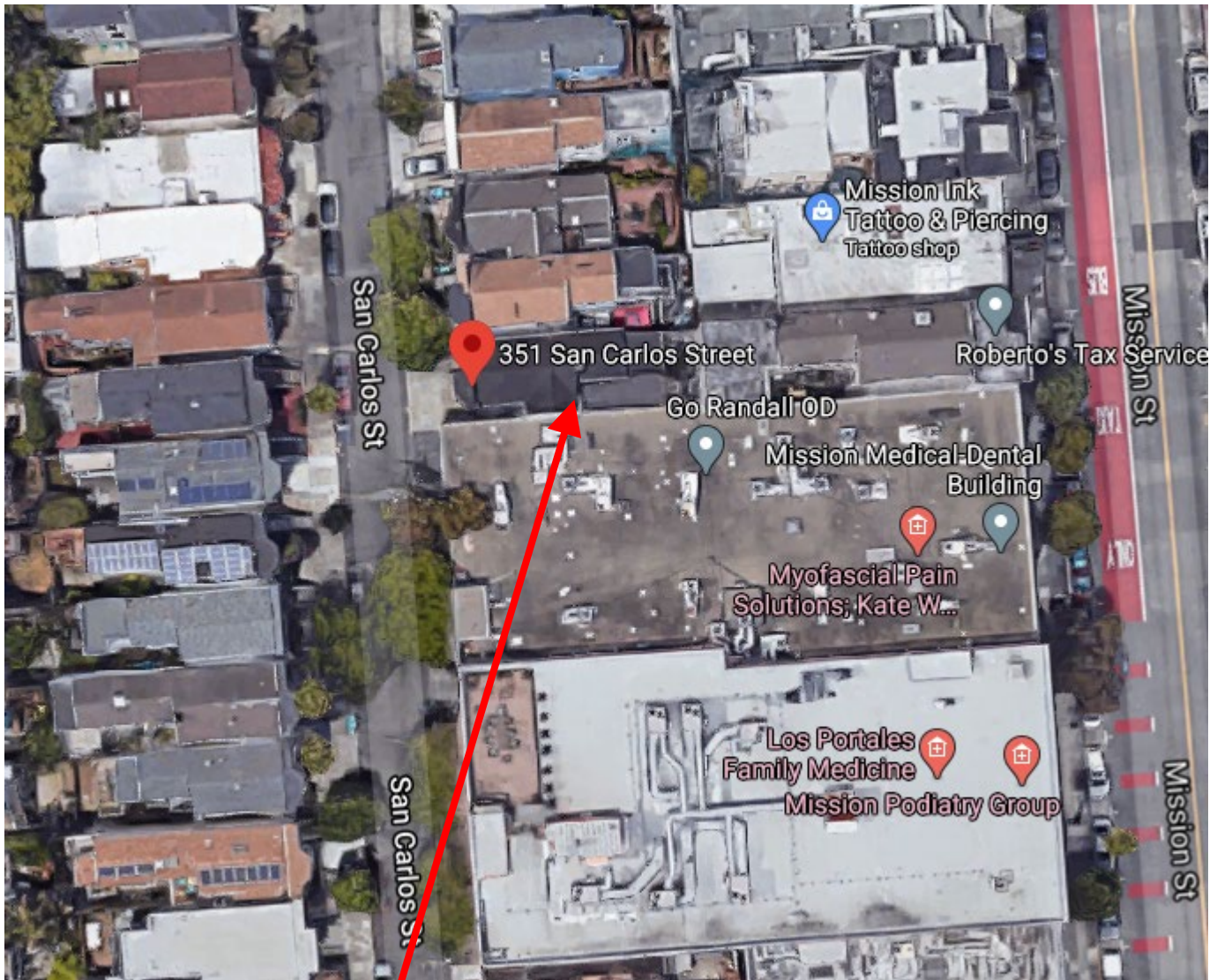
Sanborn Map*



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



Aerial Photo – View 1

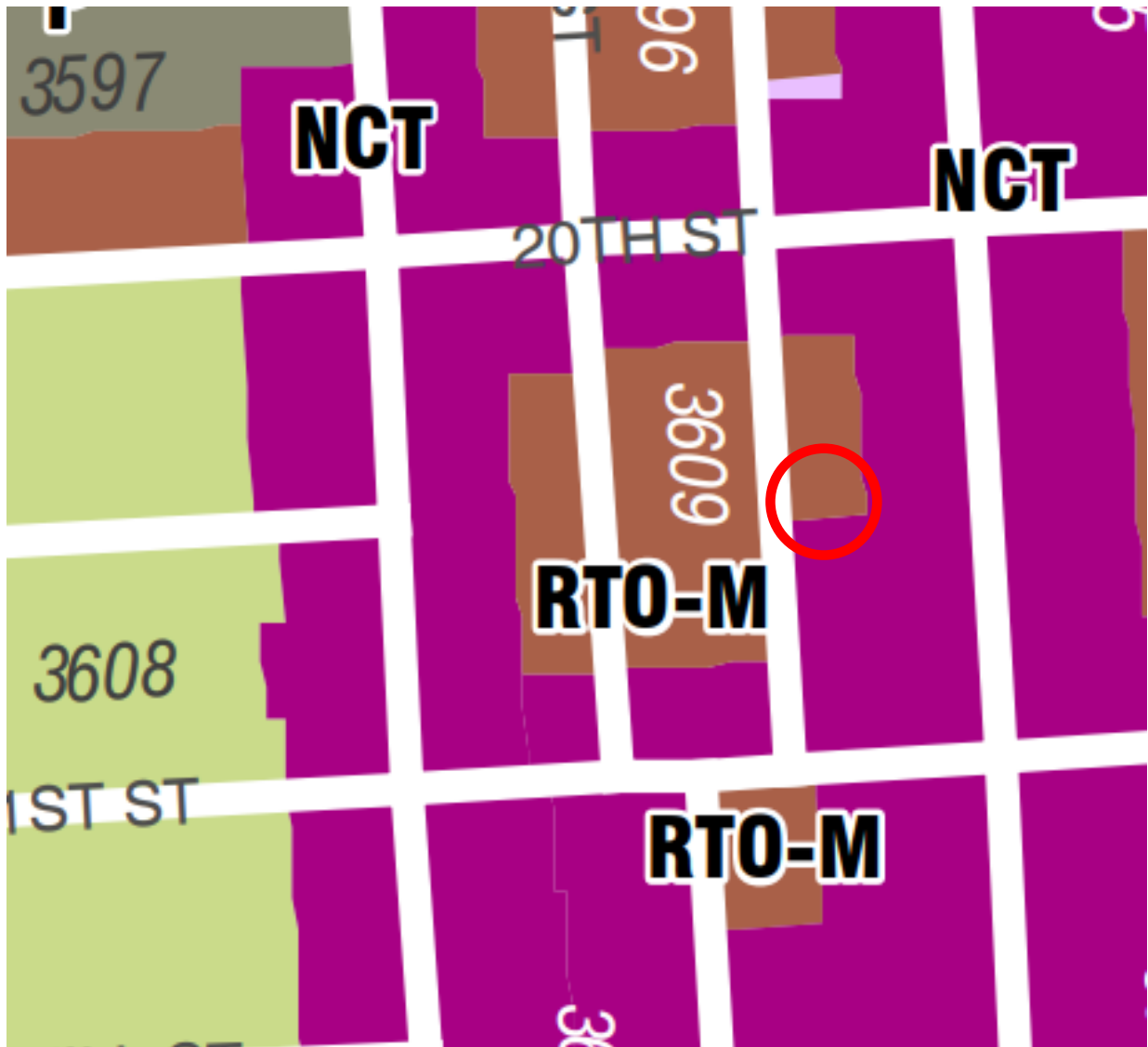


SUBJECT PROPERTY



Historic Preservation Commission
Case Number 2019-023182COA
Certificate of Appropriateness
351 San Carlos Street

Zoning Map



Site Photo



Historic Preservation Commission
Case Number 2019-023182COA
Certificate of Appropriateness
351 San Carlos Street

Adam Lauridsen and Crystal Sholts
351 San Carlos Street
San Francisco, CA 94110

September 30, 2020

Dear Commissioners:

We are the owners of 351 San Carlos Street. Crystal has lived in the Mission since 2005. Adam was born and raised in the Bay Area and is a San Francisco history buff. When we married in late 2012, we chose the Mission community as the place we wanted to build our life together. In early 2013, we were fortunate enough to be able to purchase this Italianate Victorian, and soon after began the process of restoring it to its prior glory. Since moving in, we have restored period details that had been removed or damaged over the years, including medallions, corbels, pocket doors, and trim. We love our home for its rich history and want to undertake the work needed to ensure that it will shine for years to come.

From a planning perspective, our home has several unique features: it has an emergency egress easement, running from the building immediately behind it to the street; our existing structure runs to the back property line, while still accommodating this easement; and our home is surrounded by buildings that have no yard (or buildings that intrude into their yards). Working with the constraints posed by these features, our proposal seeks to restore and maintain the bones of our home while converting currently unusable space into usable living space.

Our proposal replaces the existing foundation system, which is currently a hodge-podge of original brick and later-added unreinforced cement, with a modern, seismically reinforced solution that will stabilize the structure. It shores up the existing easement and rebuilds stairs that provide the second means of emergency egress from housing units fronting Mission Street. It utilizes existing interior space, while adding a parking space through expansion of an existing ramp and carriage door on the ground level, and a 185-square-foot addition at the back of the top floor. It does not disturb the historical layout of the entry, living room, and dining room at the front of the house, or the front bedroom on the top floor.

Additionally, the overall historic character of the property will be retained and preserved by maintaining the distinctive materials and features of the front facade, and by preserving the general spatial relationships characterized by the existing single-family dwelling. Modifications to the front facade will be made to match or complement the existing historical character. In addition, most of the work is focused in the rear and at the basement level and not visible from the public R.O.W.

The Project will not destroy historic materials or features that characterize the building. The new windows, railing, and garage door will be compatible in feature, size, scale, profile, and finish. The small addition in the rear and the increase in height of up to 18" is in scale with the

proportion and massing of the building itself and with other buildings on the block, many of which have undergone garage additions and increases in height already, as mentioned in the Liberty Hill Historic District's Statement of Significance.

The rear addition differentiates from the majority of the historic structure and maintains cohesion by utilizing materials that match both size and profile of the existing building. Changes to the rear facade are similarly cohesive and represent neither a departure from the existing building's character nor from the neighborhood as a whole.

During this process, we have been sensitive to the opinions of our neighbors and actively sought their involvement in our planning. We appreciate the support several of our neighbors, including those in the home immediately next door, have expressed for our proposal.

We thank you for your review of our proposal.

Sincerely,



Adam Lauridsen and Crystal Sholts
Property Owners