PROPERTY DESCRIPTION

1772 VALLEJO STREET (subject property) is located on the north side of Vallejo Street between Franklin and Gough streets in San Francisco’s Pacific Heights neighborhood. Also known as the Burr House, the subject property is designated as City Landmark No. 31 (1970), holds a Mills Act Contract (2013) and is listed on the National Register of Historic Places (2014).

Designed with a blend of Italianate and Second Empire style influences, the building is a three-story-over-raised-basement single-family dwelling constructed circa 1878 by former San Francisco mayor, Ephraim W. Burr, as a wedding gift for his son, Edmund Burr (a chemical engineer), and his wife Anna Barnard. The design is attributed to the builder, Edmund M. Wharf. The subject property is an extremely rare example of an Italianate and Second Empire style residence located within a large garden setting and exemplifies the type of Gilded Age properties constructed in Pacific Heights during the last quarter of the nineteenth century.

Alterations

The exterior of the house has been minimally altered since its completion in 1878. Historic photographs and Sanborn maps show that the current columns and roof on the porch at the east elevation indicate this was added to an existing porch sometime between 1899 and 1913. As an integral architectural feature of the main entrance, it has attained significance. The first and second stories of the rear (north) elevation of the main house have been altered. Sanborn Maps indicate that an enclosed porch at the second story was constructed around the same time as the house. Circa 1970 photographs show that an enclosed room at the first story was a later addition. 1996 building permits indicate that the porch and enclosed room were removed for a new second story deck, and windows at the second story were altered for a kitchen remodel.
Character-Defining Features
Contributing features of the subject property include the large garden setting, main house and a one-story, wood-frame vernacular cottage behind the main house. Non-contributing features include an adjacent one-story, wood-frame automobile garage. As work is proposed to the main house, its character-defining features include:

- Italianate style with elaborate carved wood architectural detailing
- Angled bay windows spanning multiple floors
- Distinctive mansard roof
- Rusticated horizontal wood siding
- Carved wood ornamentation on all elevations, including quoins, hood molding, colonnettes, brackets, and cornice.
- Covered entry porch with carved wood balusters at steps and roof
- Arched double-hung, wood-sash windows

PROJECT DESCRIPTION
The proposed project is a three-story vertical addition at the rear (north) elevation of the main house. The footprint of the addition will be approximately 9-feet by 33-feet and set in from the east and west elevations of the house. The first and second stories will be nearly the full width of the rear elevation and the third story will extend approximately half the width of the rear elevation. The addition will be clad in plaster at the first story and “V” rusticated siding to match the spacing and align with the existing channel rustic siding. A porch with wood railings will access a door with arched transom at the first story. Balconettes with metal railings will be located at the second story. Roof decks with metal railings will be located at the third and fourth stories. Windows at the addition will consist of two narrow double-hung wood sashes with arched head flanked by wider arched double-hung wood sashes with arched head. The bank of four windows will be unified by hood molding and will have trim with a plain profile. The west elevation of the addition will have one rectangular fixed wood window at the second story. The east elevation will have paired double hung wood window sash with arched heads at the first and second stories and a door at the third story will access the new roof deck.

Please see photographs and plans for details.

ISSUES & OTHER CONSIDERATIONS
None

PUBLIC/NEIGHBORHOOD INPUT
The Department has received no public inquiries for general information about the proposed project.

STAFF ANALYSIS
Staff reviewed project plans dated December 24, 2019 for conformance with the Secretary of the Interior’s Standards for Rehabilitation. Applicable Standards include:
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 remain a single family home. The addition will be at the rear elevation of the main house and appears to be minimally visible from the street.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The addition will remove a substantial portion of the rear elevation. However, the first and second stories have been previously altered with an enclosed room, removal of an enclosed porch and alterations to windows. The third story portion of the addition removes two historic windows. Staff recommends retaining the westernmost window at the third story as the addition is proposed to be set in at this location. The addition appears to retain visibility of the historic quoining at the sides the house. The roof deck at the third story will be below the bay window, which appears to allow the historic features below the bay window to remain visible. Staff recommends eliminating the roof deck at the fourth story as it appears to impede visibility of the brackets below the mansard roof.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The balconettes at the first story and use of banks of arched windows throughout the addition appear to add conjectural architectural elements. Staff recommends eliminating the balconettes and using single windows with arched heads.

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

The previous alterations to the first and second stories of the rear elevation do not appear to have acquired significance in their own right.

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

The addition appears to retain visibility of the historic quoining at the sides the house. The roof deck at the third story will be below the bay window, allowing the features below the bay window to remain visible. Staff recommends eliminating the roof deck at the fourth story to allow the brackets below the mansard roof to remain visible. Staff also recommends retaining the westernmost window at the second story in order to retain the distinctive hood molding and surround.
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 massing, size and scale of the new addition appears to be compatible with the main house. However, architectural features such as banks of arched windows, rectangular window at the east elevation of the addition, balconettes, and metal railings at balconettes and roof decks do not appear compatible with the character of the property. Staff recommends individual arched windows, eliminating the balconettes and fourth story roof deck, and using wood railings at the third story roof deck.

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 new addition appears to be constructed in a manner that may be removed in the future. The first and second stories have undergone previous alterations. At the first story, this area was previously enclosed. Also at the first story, windows proposed for infill may be opened in the future. The second story wall will be removed nearly in its entirety; however, this portion of the house has been previously altered. At the third story, two windows will be removed. One window will be used as an opening into the addition, while the other will be infilled. Staff recommends retaining the westernmost window instead of infilling it.

REQUESTED ACTION

The Department seeks review and comment on the following aspects of the proposed project with regard to their compatibility with the subject property:

- Size, scale, massing and location of the addition
- Architectural features and details of the addition

ATTACHMENTS

Plans and Renderings
Maps and Context Photos
Parcel Map
Note: Greenhouse is no longer extant.

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

Front (south) elevation
Site Photo

Existing rear (north) elevation
Historic Photo

Rear (north) elevation c. 1970
Historic Photo

Rear (north) elevation c. 1970
1. PRIOR TO START OF REMOVAL, PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) WORK IN ADJACENT AREAS.

2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN DASHED AND NOTED FOR DEMOLITION.

3. MOVE ITEMS NOTED FOR SALVAGE TO DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, IF N.

4. WALL, FLOOR & CEILING PANELS TO BE REMOVED BEHIND TAPED EDGE OF IDEAL SEAL.

5. COORDINATE DEMOLITION SCOPE W/ STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW STRUCTURAL ELEMENTS.

6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL REMOVAL-SPECIFIC REQUIREMENTS.
SHEET NOTES

1. PRIOR TO START OF REMOVAL, PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN. TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) WORK IN ADJACENT AREAS.

2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN DASHED AND NOTED FOR DEMOLITION.

3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER'S DESIGNATED STORAGE LOCATION. PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, U.O.N.

4. WALL FASH NOTED FOR DEMOLITION ITEMS REMAIN AND TOTAGE OF DEMOLITION ITEMS SHOWN.

5. COORDINATE DEMOLITION SCOPE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW STRUCTURAL ELEMENTS.

6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION SPECIFIC REQUIREMENTS.

KEY NOTES

1. REMOVE & SALVAGE (E) BAY WINDOW & CORNICE WHOLE FOR RE-INSTALLATION IN (N) ADDITION.

2. REMOVE (E) WOOD WINDOW.

3. REMOVE (E) FIRE ESCAPE.

4. REMOVE (E) MACH. FIRE ESCAPE LADDER.

5. OVERHANG OF (E) ROOF CORNICE ABOVE.

6. REMOVE (E) MASONRY CHIMNEY. SALVAGE MANTLE & SURROUND WHERE OCCURS.
SHEET NOTES

1. PRIOR TO START OF REMOVAL PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) WORK IN ADJACENT AREAS.
2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN DASHED AND NOTED FOR DEMOLITION.
3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, U.O.N.
4. WALL, FLOOR, AND CEILING NOTED FOR DEMOLITION WITH REMOVAL BACK TO T&G OF BUILDING.
5. COORDINATE DEMOLITION SCOPE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW STRUCTURAL ELEMENTS.
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.

KEY NOTES

1. REMOVE FIXTURES & FINISHES BACK TO FOS & T.O. SUBFLOOR
2. REMOVE (E) BRICK CHIMNEY COMPLETE
3. (E) SKYLIGHT ABOVE; PROTECT IN PLACE.
4. REMOVE (E) FIRE ESCAPE & LADDER.
5. (E) WINDOW TO REMAIN, PROTECT IN PLACE.
6. (E) STAINED GLASS SKYLIGHT AT FLOOR LEVEL (E) WOOD RAILING TO REMAIN.
7. (E) BAY WINDOW AND CORNICE TO REMAIN.

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FLOOR PLAN
DEMOLITION
4TH FLOOR

SCALE: 1/4" = 1'-0"
1. Protect in place all existing (E) elements to remain, to prevent damage during construction of (N) work in adjacent areas.
2. Build walls, doorways and window openings as located.
3. Coordinate proposed scope of work in engineering drawings for locations of structural and other building elements.
4. All (E) historic windows & doors, trim & other similar elements are to remain in place & be protected from damage for the duration of construction.

Key Notes:
1. (N) Balcony and wrought iron railing.
2. (N) French doors.
4. (N) Stair railings.
5. (E) Quoins to remain.
6. All (E) historic windows & doors, trim & other similar elements are to remain in place & be protected from damage.

Moran Residence
1772 Vallejo Street
San Francisco, CA 94123

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1. Protect in place all existing (E) elements to remain, to prevent damage during construction of (N) work in adjacent areas.
2. Build walls, doorways and window openings as located.
3. Work in engineering drawings for locations of structural & other building elements.
4. All (E) historic windows & doors, trim & other similar elements are to remain in place & be protected from damage for the duration of construction, VNA.

KEY NOTES
1. NOT USED (N) WINDOWS, TYP.
2. LINE OF (N) BALCONY BELLOW
3. NOT USED
4. RELOCATED (E) BAY WINDOW AND CORNICE

MORAN RESIDENCE
1772 VALLEJO STREET
SAN FRANCISCO, CA 94123

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FLOOR PLAN
PROPOSED
3RD FLOOR

PROJECT NO.
PROJ. DATE
DESIGNER
ARCHITECT

DRAWN
CHECKED
REVISION
DATE

582 MARKET STREET
SUITE 1800
SAN FRANCISCO, CA 94104
T: 415.391.9633
F: 415.391.9647
www.garavaglia.com
Sheets Notes:

1. Protect in place all existing (E) elements to prevent damage during construction of (N) work in adjacent areas.
2. Build walls, doorways and window openings as located.
3. Coordinate proposed scope of work with engineering drawings to avoid structural & other building elements.
4. All (E) historic windows & doors, trim & other similar elements are to remain in place & be protected from damage for the duration of construction, etc.
Sheet Notes

1. Protect in place all existing (E) elements to remain to prevent damage during construction of (N) work in adjacent areas.

2. Demolish and remove complete items shown dashed and noted for demolition.

3. Move items noted for salvage to owner's designated storage location and protect in place above ground surface, U.O.N.

4. Wall finish noted for demolition to be removed back to face of stud, U.O.N.

5. Coordinate demolition scope w/ structural drawings for locations of new structural elements.

6. Refer to architectural general notes for additional demolition specific requirements.

Key Notes

1. Remove (E) stairs to 2nd floor.

2. Remove (E) walls at storage room.

3. Remove (E) conc. steps, landing & porch floor.

4. Remove (E) wd. posts & trim.

5. Remove (E) wd. door, frame & trim.

6. Remove (E) wd. window, frame & trim.

7. Enlarge (E) window opening to accommodate proposed (N) door.

8. (E) joist fire escape ladder to remain; protect in place.

9. Remove (E) rear deck.

10. Remove (E) wd. window, frame & trim.

11. Remove & salvage (E) bay window & cornice as whole assembly for reinstallation in (N) addition.

12. Remove (E) fire escape & ladder.

13. (E) wd. window to remain; protect in place.


15. Cut opening for (N) window.

16. Cut (E) cornice for (N) window. V.I.F.

17. Width of cut - allow for installation of (N) door pan flashing. Do not cut any (E) brackets in cornice. Remove & salvage any (E) brackets at cut area.

18. (E) quoins to remain; protect in place.

19. (E) bay window to remain; protect in place. Provide temporary support before removing (E) cornice below.

20. Protect in place all existing (E) elements to prevent damage during construction of (N) work in adjacent areas.

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1. PRIOR TO START OF REMOVAL, PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) WORK IN ADJACENT AREAS.
2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN DASHED AND NOTED FOR DEMOLITION.
3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER’S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND DADO_ABOVE GROUND SURFACE, U.D.U.
4. WALL JACKS NOTED FOR DEMOLITION TO BE REMOVED AND TOTALLY REMOVED FROM WALLS.
5. COORDINATE DEMOLITION SCOPE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW STRUCTURAL ELEMENTS.
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION SPECIFIC REQUIREMENTS.

1. REMOVE (E) STAIRS TO 2ND FLOOR.
2. REMOVE (E) REAR DECK.
3. (E) BAY WINDOW TO REMAIN.
4. (E) QUOINS TO REMAIN, PROTECT IN PLACE.
5. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED AND TOTALLY REMOVED FROM WALLS.
6. COORDINATE DEMOLITION SCOPE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW STRUCTURAL ELEMENTS.
7. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION SPECIFIC REQUIREMENTS.

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EXTERIOR ELEVATION
DEMOLITION
1. No sheet notes applicable to this elevation. All existing elements to remain in place.

1. No sheet notes applicable to this elevation. All existing elements to remain in place.
**KEY NOTES**

1. **REMOVE (E) WALLS AT STORAGE ROOM.**
2. **REMOVE (E) CONC. STEPS, LANDING & PORCH FLOOR.**
3. **REMOVE (E) WD. POSTS & TRIM.**
4. **REMOVE (E) WD. DOOR, FRAME & TRIM.**
5. **REMOVE (E) "JOMY" FIRE ESCAPE LADDER.**
6. **REMOVE (E) REAR DECK.**
7. **REMOVE (E) FIRE ESCAPE & LADDER.**
8. **(E) QUOINS TO REMAIN. PROTECT IN PLACE.**

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**SHEET NOTES**

1. PRIOR TO START OF REMOVAL, PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) WORK IN ADJACENT AREAS.
2. DEMOLISH AND REMOVE COMPLETE ITEMS SHOWN DASHED AND NOTED FOR DEMOLITION.
3. MOVE ITEMS NOTED FOR SALVAGE TO OWNER’S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, U.O.N.
4. WALL FASHION NOTED FOR DEMOLITION TO BE REMOVED AND TO FACE OF STRUCTURE.
5. COORDINATE DEMOLITION SCOPE WITH STRUCTURAL DRAWINGS FOR LOCALLATIONS OF NEW STRUCTURAL ELEMENTS.
6. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.

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**PROGRESS PRINT**

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EXTERIOR ELEVATION

DEMOLITION

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**MORAN RESIDENCE**

1772 VALLEJO STREET
SAN FRANCISCO, CA 94123
**SHEET NOTES**

1. **PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN; TO PREVENT DAMAGE DURING WORK IN ADJACENT AREAS.**

2. **COORDINATE PROPOSED SCOPE OF WORK IN ENGINEERING DRAWINGS FOR LOCATIONS OF (N) STRUCTURAL & OTHER BUILDING ELEMENTS.**

3. **ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS THAT ARE TO REMAIN IN PLACE MUST BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.**

4. **ALL SIDING & TRIM TO BE PRIMED AND PAINTED PER FINISH SCHEDULE WITH EXPOSED FOUNDATION TO BE PAINTED ADJACENT BODY COLOR.**

5. **FURNISH REQUIRED ATTIC VENTILATION PER CBC SECTION 1203 IN LOCATIONS NOTED.**

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**KEY NOTES**

1. **(E) BAY WINDOW & CORNICE TO REMAIN; PROTECT IN PLACE.**

2. **(E) MANSARD ROOF ASSEMBLY TO REMAIN.**

3. **(N) WINDOWS TO BE ARCH TOP SIMILAR TO (E) HISTORIC.**

4. **(N) WINDOW TRIM TO BE SIMILAR BUT WITH PLAIN PROFILE COMPARED TO (E) HISTORIC TRIM.**

5. **(N) "Y" RUSTIC SIDING TO MATCH SPACING AND ALIGN w/ (E) CHANNEL RUSTIC SIDING.**

6. **(N) BALCONY w/ WROUGHT IRON RAILING.**

7. **(N) WROUGHT IRON RAILING.**

8. **(N) WOOD STEPS TO GRADE.**

9. **(N) OPEN WOOD RAILING.**

10. **(N) CORNICE TO ALIGN w/ (E) CORNICE.**

11. **(E) BRICK WALL.**

12. **(N) CEMENT PLASTER WALL FINISH AT ADDITION.**

13. **NOT USED.**

14. **PROTECT (E) CORNICE, TYPICAL.**

15. **(N) TRASH/RECYCLE ROOM FINISH LEVEL TO MATCH ADJACENT GRADE.**

16. **(E) WINDOW TO REMAIN.**
1. Protect in place all existing (E) elements to remain, to prevent damage during work in adjacent areas.

2. Coordinate proposed scope of work with engineering drawings for locations of (N) structural & other building elements.

3. All (E) historic windows & doors, trim & other similar elements that are to remain in place must be protected from damage during the course of construction.

4. All siding & trim to be primed and painted per finish schedule with exposed foundation to be painted adjacent body color.

5. Furnish required attic ventilation per CBC Section 1203 in locations noted.

KEY NOTES:
1. (E) Bay window & cornice to remain; protect in place
2. (E) Mansard roof assembly to remain
3. (N) windows to be arch top similar to (E) historic
4. (N) window trim to be similar but with plain profile compared to (E) historic trim
5. (N) "Y" rustic siding to match spacing and alien w/ (E) channel rustic siding
6. (N) Balcony w/ wrought iron railing
7. (N) wrought iron railing
8. (N) Wood steps to grade
9. (N) Open wood railing
10. (N) Cornice to align w/ (E) cornice
11. (E) brick wall
12. (N) cement plaster wall finish at addition
13. (N) door from bath, see schedule
14. Protect (E) cornice, typical

SHEET NOTES:
- Protect in place all existing (E) elements to remain, to prevent damage during work in adjacent areas.
- Coordinate proposed scope of work with engineering drawings for locations of (N) structural & other building elements.
- All (E) historic windows & doors, trim & other similar elements that are to remain in place must be protected from damage during the course of construction.
- All siding & trim to be primed and painted per finish schedule with exposed foundation to be painted adjacent body color.
- Furnish required attic ventilation per CBC Section 1203 in locations noted.
1. Protect in place all existing (E) elements to remain, to prevent damage during work in adjacent areas.

2. Coordinate proposed scope of work in engineering drawings for locations of (N) structural & other building elements.

3. All (E) historic windows & doors, trim & other similar elements that are to remain in place must be protected from damage for the duration of construction.

4. All siding to be primed and painted per finish schedule with exposed foundation to be painted adjacent body color.

5. Furnish required attic ventilation, per CBC Section 1203 in locations noted.

Sheet notes:

1. (E) Bay Window
2. (E) Mansard Roof Assembly To Remain
3. (E) Siding
4. (E) Entry Stairs
5. (E) Brick Wall

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Exterior Elevation
Proposed
1. Protect in place all existing (E) elements to remain, to prevent damage during work in adjacent areas.

2. Coordinate proposed scope of work in engineering drawings for locations of (N) structural & other building elements.

3. All (E) historic windows & doors, trim & other similar elements that are to remain in place must be protected from damage for the duration of construction.

4. All siding & trim to be primed and painted per finish schedule. Foundation to be painted adjacent body color.

5. Furnish required attic ventilation per CBC Section 1283 in locations noted.

1. NOT USED
2. E) MANSARD ROOF ASSEMBLY TO REMAIN
3. N) WINDOWS TO BE ARCH TOP SIMILAR TO (E) HISTORIC
4. N) WINDOW TRIM TO BE SIMILAR BUT WITH PLAIN PROFILE COMPARED TO (E) HISTORIC TRIM
5. N) SIDING TO MATCH SPACING AND ALIGN WITH (E) SIDING
6. N) GALVANIZED STEEL FIRE ESCAPE PLATFORM AND LADDER
7. NOT USED
8. WD. STEPS TO GRADE
9. N) CEDAR WOOD RAILING
10. NOT USED
11. (E) BRICK WALL
12. N) CEMENT PLASTER WALL FINISH AT ADDITION
13. (E) "JOMY" LADDER

PROGRESS PRINT
NOT FOR CONSTRUCTION
24 DEC 2019

EXTERIOR ELEVATION
PROPOSED