Certificate of Appropriateness
Executive Summary
HEARING DATE: APRIL 1, 2020

Record No.: 2020-000441COA
Project Address: 53 - 57 POTOMAC ST
Landmark: Contributor, Duboce Park Landmark District
Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 0865/009
Project Sponsor: Frances Schreiberg
353 Vallejo Street
San Francisco, CA 94133
Staff Contact: Shannon M. Ferguson - 415-575-9074
Shannon.Ferguson@sfgov.org

PROPERTY DESCRIPTION

53 - 57 POTOMAC ST is located on the west side of Potomac Street between Waller Street and Duboce Park (Assessor’s Block 0865; Lot 009). The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code.

Built ca. 1905, 53-57 Potomac Street a 4-story, wood frame, multiple-family building containing four flats designed in the Classical Revival style. The rectangular shaped building, clad in flush wood and shiplap siding, is capped by a hipped roof. The primary façade faces east and is two bays wide. The ground story contains a garage in the left bay. In the right bay, brick steps lead to a portico with Ionic columns and an entablature with sculpted frieze dentil cornice, sheltering the entry. The recessed, paneled entry contains three entry doors. Above the entry on the second story is a two-story, semi-circular bay window with paneled jambs and dentil cornice on the second story, and Corinthian colonnettes on the second story. The left bay contains a three-story, semi-circular bay window with paneled jambs and dentil cornices on the first and second stories and Corinthian colonnettes on the third story. The windows have undivided, wood, double hung sash. The primary façade terminates in a parapet with frieze and projecting cornice with dentils that curves to follow the profile of the bays. Side elevations are clad in shiplap siding.

PROJECT DESCRIPTION

The proposed project is a request for Certificate of Appropriateness to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including construction of a new mezzanine with bathroom at the fourth floor, reconfiguring interior stairs, and remodeling of fourth floor kitchen and bathrooms. Please see photographs and plans for details.
COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed dormers are in compliance with Zoning Administrator Bulletin No. 3: Dormer Windows and are exempt from public notification. The proposed project is in compliance with all other provisions of the Planning Code.

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

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

- The subject building will remain a four flat residential building.
- The existing front façade windows at the fourth floor will repaired rather than replaced.
- The new dormers and skylights are substantially set back from the front façade and will be minimally visible from the street.
- The new patio and windows proposed for infill are located on the north side elevation and will not be visible from the street.

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 new dormers, patio and skylight and infill of two windows at north elevation. The new work is set back substantially and will be minimally visible from the street. The window infill will occur on a non-visible side elevation. The Department finds that the historic character of the building and district will be retained and preserved.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for general information about the proposed project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

- The Project is fully code complaint and is supported by Department Staff

CONDITIONS OF APPROVAL

None

ENVIRONMENTAL REVIEW STATUS

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

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

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E - Project Sponsor Brief
Certificate of Appropriateness
Draft Motion
HEARING DATE: APRIL 1, 2020

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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 009 IN ASSESSOR’S BLOCK 0865 IN A RH-2 RESIDENTIAL- HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X Height and Bulk DISTRICT.

PREAMBLE
On March 3, 2020, Frances Schreiberg (hereinafter “Project Sponsor”) filed Application No. 2020-000441COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including a new mezzanine with bathroom at the fourth floor, and remodel of existing kitchen and bathrooms at the subject building located on Lot 009 in Assessor’s Block 0865, which is a contributing resource to the Duboce Park Landmark District and locally designated under Article 10, Appendix N of the Planning Code.

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

On April 1, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-000441COA.
The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-000441COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby APPROVES the Certificate of Appropriateness, as requested in Application No. 2020-000441COA in conformance with the architectural plans dated March 3, 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 is to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including a new mezzanine with bathroom at the fourth floor, reconfigure interior stairs, and remodel fourth floor kitchen and bathrooms. Please see photographs and plans for details.

3. **Property Description.** 53 - 57 POTOMAC ST (Assessor’s Block 0865; Lot 009) is located on the west side of Potomac Street between Waller Street and Duboce Park. Built ca. 1905, 53-57 Potomac Street is a 4-story, wood frame, multiple-family building containing four flats designed in the Classical Revival style. The rectangular shaped building, clad in flush wood and shiplap siding, is capped by a hipped roof. The primary façade faces east and is two bays wide. The ground story contains a garage in the left bay. In the right bay, brick steps lead to a portico with Ionic columns and an entablature with sculpted frieze dentil cornice, sheltering the entry. The recessed, paneled entry contains three entry doors. Above the entry on the second story is a two-story, semi-circular bay window with paneled jambs and dentil cornice on the second story, and Corinthian colonnettes on the second story. The left bay contains a three-story, semi-circular bay window with paneled jambs and dentil cornices on the first and second stories and Corinthian colonnettes on the third story. The windows have undivided, wood, double hung sash. The primary facade terminates in a parapet with frieze and projecting cornice with dentils that curves to follow the profile of the bays. Side elevations are clad in shiplap siding.

The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code.

4. **Surrounding Properties and Neighborhood.** Duboce Park Landmark District is comprised of 89 residential buildings and the historic stone steps and Serpentine rock retaining walls at the three interior block Park entrances. It is bounded by Scott, Waller, and Steiner streets. Largely
constructed between 1899-1902, the proposed District contains excellent examples of residential buildings designed by master Victorian-era builders, including Fernando Nelson.

5. Public Outreach and Comments. The Department has received no public correspondence.

6. Planning Code Compliance. The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

A. Article 10 of the Planning Code. Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

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

B. Secretary of the Interior’s Standards. Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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 subject building will remain a four flat residential building. Therefore, the proposed project complies with Standard 1.

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

The proposal construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building. Therefore, the proposed project complies with Standard 2.

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

Not Applicable
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.

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

Repair of existing windows at the front façade at the fourth floor will preserve the distinctive features that characterize the property. Therefore, the proposed project complies with Standard 5.

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.

Existing windows at the front façade at the fourth floor are deteriorated and will be repaired. Therefore, the proposed project complies with Standard 6.

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.

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.

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

The proposed work will not destroy historic materials that characterize the property and will be compatible with the size and scale of the existing architectural features. The new dormers and skylights are substantially set back from the front façade and will be minimally visible from the street. The new patio and windows proposed for infill are located on a side elevation and will not be visible from the street. Therefore, the proposed project complies with Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
The proposed work will not destroy historic materials or features that characterize the building. If removed in the future, the essential form and integrity of the property and district would be unimpaired. Therefore, the proposed project complies with Standard 10.

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

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 N, as the work shall not adversely affect the Landmark site.*

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

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

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

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

**OBJECTIVE 1:**
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

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

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

The proposed project will not have an impact on neighborhood serving retail uses.

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

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building and historic district in conformance with the Secretary of the Interior’s Standards

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

The project will not affect the City’s affordable housing supply.

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

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

The proposed project is located on Potomac Street and will not have a direct impact on the displacement of industrial and service sectors.

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

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES a Certificate of Appropriateness for the subject property located at Assessor’s Block 0865, Lot 009 for proposed work in conformance with the architectural submittal dated March 3, 2020 and labeled Exhibit B on file in the docket for Record No. 2020-000441COA.

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. XXXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 1, 2020.

Jonas P. Ionin
Commission Secretary

AYES: 
NAYS: 
ABSENT: 
ADOPTED:    April 1, 2020
EXHIBIT A

AUTHORIZATION UPDATE
This authorization is for a Certificate of Appropriateness to allow Alterations to the building located at 53-57 Potomac Street, Block 0865, and Lot 009 pursuant to Planning Code Section(s) 1005 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 3, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2020-000441COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on April 1, 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. None
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Certificate of Appropriateness
Case Number 2020-000441COA
53-57 Potomac Street
Duboce Park Historic District
Duboce Park Historic District Map

SUBJECT PROPERTY

Visible Rear Facade

Certificate of Appropriateness
Case Number 2020-000441COA
53-57 Potomac Street
Duboce Park Historic District
Certificate of Appropriateness
Case Number 2020-000441COA
53-57 Potomac Street
Duboce Park Historic District
57 POTOMAC REMODEL - PERMIT SET

PROJECT DESCRIPTION

This is a privately funded project located on Potomac Street between Waller Street and Duboce Park in the south San Francisco, California. For code review purposes, the project is comprised of an existing 4-story Type V-B wood framed residential building.

The building is an alteration of the fourth floor apartment with no obstructions in the south existing floors except for the addition of sprinklers throughout the building. In the ground floor as an existing residence, lower garage, an existing waste room, and an existing 1 bedroom apartment. On the second floor as an existing 3 bedroom apartment. On the third floor as an existing 3 bedroom apartment that is to be altered as follows. The scope of work will include modifications of doors on the fourth floor and as well as the addition of a second story addition with 2016 CBC section 505.2. Additionally dormers will be added to the roof in accordance with San Francisco Planning Zoning Bulletin No. ZAB 03.

The scope of work includes a new kitchen in a new kitchen/laundry room and a new office, and new closets. The scope of work on the mezzanine is a play room open to the floor below with new closets, and a bathroom. The scope of work will also include new windows to be replaced in kind. This scope of work does not include any excavation or soil disturbance.

PROJECT TEAM

PROJECT OWNER

Pescia Schreiberg Trust
2513 8th Ave
San Francisco, CA 94118
PH.: (415) 250-2386
EMAIL: dmuhn@frameworkeng.com

PROJECT MANAGEMENT / AUTHORIZED AGENT

Richard Schreiberg Davoloff
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EMAIL: rrichardschreibergdavoloff@gmail.com

ARCHITECT

Chad Muhle, PE
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ELEVATOR ENGINEER

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EMAIL: maximw@frameworkeng.com


57 POTOMAC REMODEL

57 POTOMAC ST.
SAN FRANCISCO, CA 94117

STATUS:
Permit 201905241641
Pre Application Meeting

Permit 201704285246
Combine/merge living space on top floor by removing 2 doors & kitchen & landscaped in front setback in accordance with CBC 505.2 conditional use authorization

Permit 2016004985CUA
Duboce Park Historic District

SELECTIONS

-framed wall
-framed door
-framed panel
-spotlight

57 POTOMAC REMODEL

57 POTOMAC ST.
SAN FRANCISCO, CA 94117

0/0.00

COVER SHEET I SHEET INDEX

G0.00

3/2/2020 9:58 PM
PRE-APP MEETING NOTES

57 POTOMAC REMODEL
GARY STRUTHERS, AIA ARCHITECT

57 POTOMAC ST.
SAN FRANCISCO, CA 94117

G0.01
ZONING ADMINISTRATOR BULLETIN NO. 3 - DORMER WINDOWS

THE PLANNING DEPARTMENT HAS ADOPTED AND SHALL IMPLEMENT THE STANDARD FOR DORMER WINDOWS THAT WILL BE EXEMPT FROM PUBLIC NOTIFICATION. THE REQUIRED STANDARDS ARE AS FOLLOWING:

THE SIZE OF A DORMER WINDOW (GABLE OR SHED) IS LIMITED TO 8 BY 8 FEET.

THE DORMER WINDOW SHALL BE SETBACK AT LEAST 3 FEET FROM THE SIDE PROPERTY LINE.

THE DORMER WINDOW SHALL BE SETBACK AT LEAST 10 FEET FROM THE FRONT BUILDING WALL. SEPARATE DORMER WINDOWS SHALL HAVE A MINIMUM EXTERIOR SEPARATION OF 3 FEET BETWEEN EACH OTHER.

THE HEIGHT OF THE DORMER WINDOW CANNOT BE HIGHER THAN THE ROOF ROOF LINE OF THE SUBJECT BUILDING AND SHALL NOT EXCEED 10 FEET OVER THE PERMITTED HEIGHT LIMIT.

THE TOTAL ROOF AREA OF ALL DORMER WINDOWS (EXISTING AND PROPOSED) AND OTHER FEATURES EXEMPT FROM THE HEIGHT LIMITS SHALL NOT BE MORE THAN 20 PERCENT OF THE EXISTING HORIZONTAL AREA OF THE ROOF. IF A BUILDING'S ROOF HAS MULTIPLE LEVELS, THEN EACH LEVEL OF ROOF IS CALCULATED SEPARATELY.
MEZZANINE
OPEN TO BELOW
OPEN FLOOR AREA: 299 SF
(N) STORAGE
(N) RAILING
OPEN FLOOR AREA: 927 SF
FOURTH FLOOR
33'-0" - 0"
ATTIC
44'-0" - 0"
TOP OF ROOF
53'-0" - 0"
MEZZANINE
32%
MEANS OF EGRESS

OCCUPANT LOAD REQUIREMENTS

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>MAX. TRAVEL DISTANCE WITH SPRINKLER</th>
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<tr>
<td>R-2</td>
<td>125</td>
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PROJECT FLOOR AREA

1799 @ 200 GROSS = 9 OCCUPANTS

PROJECT EXIT SEPARATION

36'-0" = MAX DIAGONAL DISTANCE
30'-0" = MIN SEPARATION OF EXITS (26'-0" * 1/3)
25'-0" = PROVIDED EXIT SEPARATION

EXISTING FIRE ESCAPE TO REMAIN

MIN. SEPARATION OF EXITS = 25'-6"

SEPARATION OF EXITS = 36'-6 3/4"

RESIDENTIAL (R-2)

1799 SF

NUMBER OF OCCUPANTS @ 200 GROSS = 9 OCCUPANTS

EGRESS STAIRWAY WIDTH AND CAPACITY

36" = MIN STAIR WIDTH (FOR STAIRS SERVING OCCUPANT LOAD <50)

42" = PROVIDED STAIR WIDTH

MEANS OF EGRESS

MEANS OF EGRESS DIAGRAM - EXIT DISCHARGE LEVEL

MEANS OF EGRESS DIAGRAM - FOURTH FLOOR PLAN

MEANS OF EGRESS SECTION DIAGRAM

EXISTING FIRE ESCAPE TO REMAIN

MAX PATH OF EGRESS TRAVEL

SEPARATION OF EXITS = 3'-0"

RESIDENTIAL (R-2)

1799 SF

NUMBER OF OCCUPANTS @ 200 GROSS = 9 OCCUPANTS

PROJECT EXIT SEPARATION

36'-0" = MAX DIAGONAL DISTANCE
30'-0" = MIN SEPARATION OF EXITS (26'-0" * 1/3)
25'-0" = PROVIDED EXIT SEPARATION

EGRESS STAIRWAY WIDTH AND CAPACITY

36" = MIN STAIR WIDTH (FOR STAIRS SERVING OCCUPANT LOAD <50)

42" = PROVIDED STAIR WIDTH

MEANS OF EGRESS

MEANS OF EGRESS DIAGRAM - EXIT DISCHARGE LEVEL

MEANS OF EGRESS DIAGRAM - FOURTH FLOOR PLAN

MEANS OF EGRESS SECTION DIAGRAM

EXISTING FIRE ESCAPE TO REMAIN

MAX PATH OF EGRESS TRAVEL

SEPARATION OF EXITS = 3'-0"

RESIDENTIAL (R-2)

1799 SF

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MEANS OF EGRESS

MEANS OF EGRESS DIAGRAM - EXIT DISCHARGE LEVEL

MEANS OF EGRESS DIAGRAM - FOURTH FLOOR PLAN

MEANS OF EGRESS SECTION DIAGRAM

EXISTING FIRE ESCAPE TO REMAIN

MAX PATH OF EGRESS TRAVEL

SEPARATION OF EXITS = 3'-0"

RESIDENTIAL (R-2)

1799 SF

NUMBER OF OCCUPANTS @ 200 GROSS = 9 OCCUPANTS

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25'-0" = PROVIDED EXIT SEPARATION

EGRESS STAIRWAY WIDTH AND CAPACITY

36" = MIN STAIR WIDTH (FOR STAIRS SERVING OCCUPANT LOAD <50)

42" = PROVIDED STAIR WIDTH

MEANS OF EGRESS
### GS1: San Francisco Green Building Site Permit Submittal Form

**INSTRUCTIONS:**
- Please identify the project accordingly for all questions.
- Provide project overview in the box provided.
- For all questions marked with an asterisk (*), please provide a description.

---

#### NEW CONSTRUCTION

<table>
<thead>
<tr>
<th>QUESTION</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this a new construction project?</td>
<td>*</td>
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#### ALTERATIONS + ADDITIONS

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<tr>
<th>QUESTION</th>
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<tbody>
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<td>Is this an addition or alteration project?</td>
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#### PROJECT INFO

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<thead>
<tr>
<th>QUESTION</th>
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<td>Is this a remodel project?</td>
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#### DRAWN BY:
- **GARY STRUTHERS**
- **LICEEN SEED**

---

#### SHEET NUMBER:
- **G0.13**
# TITLE 24 CALCULATIONS

## 57 POTOMAC ST.

**SAN FRANCISCO, CA 94117**

<table>
<thead>
<tr>
<th>Description</th>
<th>Building Type</th>
<th>Area (sq ft)</th>
<th>EUI (kWh/sq ft)</th>
<th>Energy Efficiency</th>
<th>Title 24 Requirements Met?</th>
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<td>10000</td>
<td>70</td>
<td>Yes</td>
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<tr>
<td>Roof</td>
<td>Commercial Building</td>
<td>10000</td>
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<td>Yes</td>
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<tr>
<td>Exterior</td>
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<td>70</td>
<td>Yes</td>
<td>Yes</td>
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**Summary:** All calculations met the Title 24 requirements for energy efficiency.

---

**Additional Information:**

- **Permit Submittal:** 12/20/19
- **Permit Approval:** 3/2/2020
- **Title 24 Certification:** C-29743
- **State of California:** General Public
CHAPTER 1—PROTECTION OF LIVES AND PROPERTY

SECTION 101.1—GENERAL

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 102—MEANS OF EGRESS

Exit doors shall be free of any obstruction including the presence of curtains.

SECTION 103—FIRE PROTECTION SERVICES

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 104—INTERIOR SPACE DIMENSIONS

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 105—ELEVATORS AND ESCALATORS

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 106—EQUIPMENT ENCLOSURES

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 107—WATER SUPPLIES

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 108—FIRE PROTECTION SYSTEMS

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 109—MEANS OF EGRESS

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 110—ACCESS TO MEANS OF EGRESS

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 111—MEANS OF EXIT SIGNAGE

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 112—PREPAREDNESS AND SURVIVAL

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 113—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 114—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 115—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 116—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 117—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 118—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 119—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 120—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 121—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 122—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 123—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 124—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:

SECTION 125—CONSTRUCTION WORKSHOP MANAGEMENT

The following shall be installed in accordance with the specific sections of the building code:

1. Exit doors shall be free of any obstruction including the presence of curtains.
2. The following shall be installed in accordance with the specific sections of the building code:
57 POTOMAC REMODEL

57 POTOMAC ST.
SAN FRANCISCO, CA
94117

EXISTING SITE PLAN

NEW SITE PLAN

EXISTING & NEW SITE PLAN

Sheet A1.00

3/2/2021 10:57:50 PM
PLAN LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF POST (F.O.P.), OR CENTERLINE OF PARTY WALLS (C.L.), TYPICAL, UNLESS OTHERWISE NOTED (U.O.N.). VERIFY ALL DIMENSIONS.

2. EXTERIOR WALLS TO BE 2x6 STUDS, TYPICAL, U.O.N. INTERIOR WALLS ARE TO BE 2x4 STUDS TYPICAL, U.O.N. AS SHOWN ON SHEETS.

3. ALL CONSTRUCTION TO BE FIRE-RATED PER THE PROJECT DATA ON THE G0.00 SHEET AND ASSEMBLIES, SHEET A9.01.

4. PROVIDE PLATES, SILLS, SLEEPERS, COLUMNS, GIRDERS, ETC. PER CBC SECTIONS 2306.4, 2306.5 AND 2306.6.

5. PROVIDE WOOD STRUCTURAL MEMBERS PER CBC SECTIONS 2309.9-2309.13.

6. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING FLOOR PLANS, SHEETS A2.01 - A2.05.

7. FOR DETAIL LOCATION OF FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, SEE SHEETS A3.10, A9.01.

8. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01.

9. SEE ROOF PLAN GENERAL NOTES FOR ATTIC VENTILATION AND ACCESS NOTES.

10. NO DEMOLITION OR NEW CONSTRUCTION ON FIRST OR SECOND FLOORS. SHEET A2.01, A2.02 ARE FOR REFERENCE ONLY.

11. PERMIT SUBMITTAL 12/20/19

Permission

Sheet: A2.01

57 POTOMAC REMODEL
57 POTOMAC ST.
SAN FRANCISCO, CA 94117

1/4" = 1'-0"
GENERAL NOTES
1. SHEATHINGS ARE TO BE 1 1/2" O.C. 2x4 STUDS, TYPICAL, UNLESS OTHERWISE NOTED.
2. INTERIOR WALLS ARE TO BE 2X4 STUDS, TYPICAL, UNLESS OTHERWISE NOTED.
3. EXISTING WALLS TO BE DEMO'D AND REPLACED WHERE SHOWN.
4. NEW WALLS TO BE 2X6 STUDS, TYPICAL, UNLESS OTHERWISE NOTED.
5. PROVIDE PLATES, GIRDERS, ETC. PER CBC SECTIONS 2306.4, 2306.5, AND 2306.6.
6. PROVIDE WOOD STRUCTURAL MEMBERS PER CBC SECTIONS 2309.9 - 2309.13.
7. PROVIDE FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES PER SHEETS A3.10, A9.01.
8. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING FLOOR PLANS, SHEETS A2.01 - A2.05.
9. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01.
10. SEE ROOF PLAN GENERAL NOTES FOR ATTIC VENTILATION AND ACCESS NOTES.
11. PROVIDE EXIT STAIR TO FOURTH FLOOR TO BE DEMO'D AND REPLACED WHERE SHOWN.

EXISTING / DEMO THIRD FLOOR PLAN

NEW THIRD FLOOR PLAN

Sheet A2.02

Sheet Title: CENTRAL 3RD & NEW THIRD FLOOR PLAN
1. dimensions are to face of stud (f.o.s.), face of post (f.o.p.), or centerline of party walls (c.l.), typical, u.o.n. verify all dimensions.
2. exterior walls to be 2x6 studs, typical, u.o.n. interior walls are to be 2x4 studs, typical, as shown at bearing, shear, and plumbing walls.
3. all construction to be fire-rated per the project data on the g0.00 sheet and assemblies, sheet a9.01.
4. this building to be fire sprinklered on all floors per nfpa 13, the general notes, and per the 'deferred submittal/bidder design'.
5. provide plates, sills, girders, etc. per cbc sections 2306.4, 2306.5 and 2306.6.
6. for detail location of floor/ceiling and roof/ceiling assemblies, see sheets a3.10, a9.01.
7. for detail location of wall assembly types, see building floor plans, sheets a2.01 - a2.05.
8. for detail location of wall, floor, floor/ceiling, and roof/ceiling assembly types, see sheets a9.01.
9. see roof plan general notes for attic ventilation and access notes.
10. see roof plan general notes for attic ventilation and access notes.
11. no demolition or new construction on first or second floors. sheet a2.03b is for reference only.
GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF POST (F.O.P.), OR CENTERLINE OF PARTY WALLS (C.L.), UNLESS OTHERWISE NOTED (U.O.N.). VERIFY ALL DIMENSIONS.

2. EXTERIOR WALLS TO BE 2X6 STUDS, TYPICAL, U.O.N. INTERIOR WALLS ARE TO BE 2X4 STUDS TYPICAL, UNLESS AS SHOWN AT BEARING, SHEAR, AND PLUMBING WALLS.

3. ALL CONSTRUCTION TO BE FIRE RATED PER THE PROJECT DATA ON THE GO.00 SHEET AND ASSEMBLIES ON SHEET A9.01.

4. PROVIDE PLATES, SILL ASSEMBLIES, AND ROOF ASSEMBLIES PER CBC SECTIONS 2306.4, 2306.5 AND 2306.6.

5. FOR DETAIL LOCATION OF FLOOR/CEILING ASSEMBLIES, SEE SHEETS A3.10, A9.01.

6. FOR DETAIL LOCATION OF WALL ASSEMBLY TYPES, SEE BUILDING FLOOR PLANS, SHEETS A2.01 - A2.05.

7. FOR WALL, FLOOR, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLY TYPES, SEE SHEETS A9.01.

8. SEE ROOF PLAN GENERAL NOTES FOR ATTIC VENTILATION AND ACCESS NOTES.

9. NO DEMOLITION OR NEW CONSTRUCTION ON FIRST OR SECOND FLOORS. SHEET A2.01, A2.02 ARE FOR REFERENCE ONLY.

10. PERMIT SUBMITTAL 12/20/19

11. RENEWAL DATE:

PE \nA2.05

57 POTOMAC
57 POTOMAC ST.
SAN FRANCISCO, CA 94117
EXISTING / DEMO SOUTH ELEVATION

EXISTING / DEMO WEST ELEVATION

NEW SOUTH ELEVATION

NEW WEST ELEVATION

57 POTOMAC REMODEL
57 POTOMAC ST.
SAN FRANCISCO, CA 94117

PERMIT SUBMITTAL 12/20/19
RENEWAL DATE: 28 FEB 2021

Sheet A3.02

C-29743

GARY STRUTHERS, AIA
ARCHITECT

PERMIT SUBMITTAL

1/8" = 1'-0"

DRAWN BY: GARY STRUTHERS
CHECKED BY: GARY STRUTHERS
INCHES

47, 49, 51 POTOMAC
(4 STORIES)

59 POTOMAC
(3 STORIES)

DUBOCE PARK

LINE OF (E) NEIGHBOR PROPERTY IN FOREGROUND (47, 49, 51 POTOMAC ST)

3/2/2020 10:58:13 PM
### Door Schedule

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<th>DETAIL</th>
<th>LEAF;;;;</th>
<th>HEAD</th>
<th>SILL</th>
<th>JAMB</th>
<th>HARDWARE</th>
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<th>COMMENTS</th>
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<td>WD</td>
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<td>SC</td>
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<td>WD</td>
<td>PTD</td>
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<td>WD</td>
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### Window Schedule

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**57 POTOMAC REMODEL**

57 POTOMAC ST.
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