## 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.

## PROJECT DESCRIPTION

The proposed project is a three-story horizontal 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. The rear elevation of the addition will have a door with arched transom will be flanked by three arched windows at each side at the first story. Two banks of three arched windows will be located at the second story. The third story will contain a bank of three arched windows. All new windows will have wood, double-hung sash and a plain trim profile. Roof decks with wood railings will be located at the third and fourth stories. The west elevation of the addition will have double doors accessing the trash enclosure and one arched window at the second story. The east elevation of the addition will have one arched
window with wood, double-hung sash at the second story and a door at the third story will access the new roof deck. Please see photographs and plans for details. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

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

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

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

- the addition will be at the rear elevation of the main house and appears to be minimally visible from the street.
- 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 previous alterations to the first and second stories of the rear elevation have not acquired significance in their own right. The third story portion of the addition removes one historic window and is notched to retain the second historic window at this elevation. The addition retains 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. The roof deck at the fourth story is below the brackets of the mansard roof which maintains visibility;
- the massing, size and scale of the new addition is compatible with the house. The arched windows with simple profile trim and V-rusticated siding proposed for the addition is differentiated yet compatible with the size, scale, materials, and architectural features of the house;
- the new addition is 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, one windows will be removed and used as an opening into the addition, while the other will be retained.

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 Department finds that the historic character of the building will be retained and preserved and will result in a modest removal of historic fabric.
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 Architectural Review Committee (ARC) of the Historic Preservation Commission reviewed the proposed project on January 15, 2020. The ARC commented that the cornice at the addition seemed insubstantial and recommended a more prominent cornice; the metal railing at the roof decks were incompatible with the materials of the subject property and recommended wood railings; the rectangular window on the west elevation of the addition is incompatible with the fenestration pattern of the subject property and recommended the window be arched with trim in a plain profile; and recommended differentiating the first story fenestration from the upper stories at the rear elevation of the addition. The project sponsor has incorporated ARC comments and the revised proposal 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 A – Plans and Renderings
Exhibit B – Environmental Determination
Exhibit C – Maps and Context Photos
Exhibit D - Project Sponsor Brief
Certificate of Appropriateness
Draft Motion
HEARING DATE: APRIL 1, 2020

Record No.: 2017-013752COA
Project Address: 1772 VALLEJO ST
Landmark: Landmark No. 31
Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 0552/029
Project Sponsor: Ambrose Wong, Garavaglia Architecture
582 Market Street, Suite 1800
San Francisco, CA 94104
Staff Contact: Shannon M. Ferguson - 415-575-9074
Shannon.Ferguson@sfgov.org

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 029 IN ASSESSOR’S BLOCK 0552 IN A RH-2 RESIDENTIAL- HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE
On September 11, 2017, Ambrose Wong of Garavaglia Architecture (hereinafter “Project Sponsor”) filed Application No. 2017-013752COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for a three-story horizontal addition at the rear elevation at the subject building located on Lot 029 in Assessor’s Block 0552, which is Landmark No. 31 and locally designated under Article 10 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 January 15, 2020, the Architectural Review Committee of the Historic Preservation Commission reviewed on commented on the proposed project.

On April 1, 2020, the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2017-013752COA.
The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-013752COA 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. 2017-013752COA in conformance with the architectural plans dated February 12, 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 a three-story horizontal 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. The rear elevation of the addition will have a door with arched transom will be flanked by three arched windows at each side at the first story. Two banks of three arched windows will be located at the second story. The third story will contain a bank of three arched windows. All new windows will have wood, double-hung sash and a plain trim profile. Roof decks with wood railings will be located at the third and fourth stories. The west elevation of the addition will have double doors accessing the trash enclosure and one arched window at the second story. The east elevation of the addition will have one arched window with wood, double-hung sash at the second story and a door at the third story will access the new roof deck. Please see photographs and plans for details.

3. **Property Description.** 1772 VALLEJO STREET 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.
4. **Surrounding Properties and Neighborhood.** The neighborhood is predominantly an urban residential area with a mix of single-family homes and small and large apartment buildings.

5. **Public Outreach and Comments.** The Department has received no public correspondence at the date of the executive summary.

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 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.

   (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 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 one historic window and is notched to retain the second historic window at this elevation. The addition retains 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. The roof deck at the fourth story is below the brackets of the mansard roof which maintains visibility.

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

Not applicable.

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

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

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

The addition retains visibility of the historic quoining at the sides the house. The roof decks at the third story will be below the bay window and roof bracket, allowing these features remain visible.

(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 massing, size and scale of the new addition is compatible with the house. The arched windows with simple profile trim and V-rusticated siding proposed for the addition is differentiated yet compatible with the size, scale, materials, and architectural features of the house.
(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 new addition is 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, one windows will be removed and used as an opening into the addition, while the other will be retained.

C. **Landmarks.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks.

**Landmarks**

1. Pursuant to Section 1006.6(c) of the Planning Code, for applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

   The project is in conformance with Article 10 as the work shall not adversely affect the Landmark site.

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

**URBAN DESIGN ELEMENT**

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

**OBJECTIVE 1:**

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

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.
Policy 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

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

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

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

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

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

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

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

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

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

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

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

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

   The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.
E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed project will not have a direct impact on the displacement of industrial and service sectors.*

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

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

G) That landmark and historic buildings will be preserved:

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

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

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

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

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES a Certificate of Appropriateness for the subject property located at Lot 029 in Assessor’s Block 0552 for proposed work in conformance with the architectural submittal dated February 12, 2020 and labeled Exhibit B on file in the docket for Record No. 2017-013752COA.

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/ New Construction/ located at 1772 Vallejo Street, Block 0552, and Lot 029 pursuant to Planning Code Section(s) 1006 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated February 12, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2017-013752COA 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
Parcel Map

Architectural Review Committee
Case Number 2017-013752COA
1772 Vallejo Street
January 15, 2020
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

Existing rear (north) elevation

Architectural Review Committee
Case Number 2017-013752COA
1772 Vallejo Street
January 15, 2020
Historic Photo

Rear (north) elevation c. 1970
Rear (north) elevation c. 1970
**REHABILITATION & ADDITION**

**LOCATION MAP**

**PROJECT INFORMATION**

**ADDRESS:** 1772 VALLEJO STREET
**SAN FRANCISCO, CA 94123**
**BLOCK/LOT NO:** E551219
**ZONING:** GROUP R-3
**OCCUPANCY:** GROUP R-3
**DESCRIPTION:** NON ROUTINE ADDITION AT REAR OF HOUSE, FIRST, SECOND AND THIRD FLOORS ONLY. MINOR ALTERATIONS TO EXISTING KITCHEN AND BATHROOMS WITHIN THE EXISTING HOUSE FOOTPRINT.

**CONSTRUCTION TYPE:** TYPE V-B

**PROJECT DATA SUMMARY:**

**EXISTING BUILDING AREA (FOOTPRINT):**
- **GROSS FLOOR AREA (SF):**
  - **FIRST FLR.:** 1,727
  - **SECOND FLR.:** 1,786
  - **THIRD FLR.:** 1,797
  - **FOURTH FLR.:** 1,787
  - **TOTAL:** 7,090 SF

**PROPOSED BUILDING AREA (FOOTPRINT):**
- **EXISTING:** 91.67' x 137.5' = 12,605 SF
- **LOT COVERAGE (PROPOSED):** 2,103 SF = 16.4%
- **ALLOWABLE LOT COVERAGE:** 2,411 SF = 19%

**EXISTING net LOT AREA: 6,87' x 137.5' = 966 SF**

**PROPOSED net LOT AREA: 6,87' x 137.5' = 996 SF**

**TOTAL net LOT AREA: 966 SF**

**ALLOWABLE net LOT AREA: 12,605 SF**

**EXISTING PROJECT DATA:**
- **GROSS FLOOR AREA (SF):**
  - **FIRST FLR.:** 1,727
  - **SECOND FLR.:** 1,786
  - **THIRD FLR.:** 1,797
  - **FOURTH FLR.:** 1,787
  - **TOTAL:** 7,090 SF

**GROS FLOOR AREA (SF):**
- **EXISTING:** 91.67' x 137.5' = 12,605 SF
- **PROPOSED:** 17,096 SF
- **TOTAL:** 27,701 SF

**ALLOWABLE FLOOR AREA:**
- **EXISTING:** 2,103 SF
- **PROPOSED:** 2,411 SF
- **TOTAL:** 4,514 SF

**MEASURES OF EGRESS:**
- **2 EXITS ARE REQUIRED: BASED ON OCCUPANT LOAD, USE AND NUMBER OF STORIES**
  - **2 EXITS ARE PROVIDED:**

**CODE INFORMATION**

**BUILDING CODE:** 2019 CALIFORNIA HISTORICAL BUILDING CODE
**2019 CALIFORNIA BUILDING CODE**
**2019 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY EFFICIENCY STANDARDS**

**GUIDELINES:**
- **FIRE SPRINKLERS ARE REQUIRED**
  - **2019 CBC - SECTION 613.2.A.4, GROUP R-4 AND**
  - **2019 CBC - SECTION 613.2.A.1, GROUP R-4**

**FIRE SPRINKLER SYSTEM:**
- **HOUSE IS PROTECTED BY AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM**
  - **SUCH SYSTEM MAY BE NFPA 13D (2019 CBC - SECTION 903.2.8, GROUP R) AND**
  - **2019 CBC - SECTION 903.2.8.1, GROUP R-3**

**MEASURES OF EGRESS:**
- **2 EXITS ARE REQUIRED: BASED ON OCCUPANT LOAD, USE AND NUMBER OF STORIES**
  - **2 EXITS ARE PROVIDED:**

**PROJECT DIRECTORY**

**OWNER:** JOHN MORAN
**ADDRESS:** 1772 VALLEJO STREET
**SAN FRANCISCO, CA 94123
**TEL:** 415-305-1155
**FAX:** 415-305-1155
**EML:** johnpmoran1@gmail.com

**ARCHITECT:** MICHAEL GARAVAGLIA, AIA
**GARAVAGLIA ARCHITECTURE, INC.**
**582 MARKET STREET SUITE 1800
**SAN FRANCISCO, CA 94104
**TEL:** 415-391-9633
**FAX:** 415-391-9647
**EML:** ambrose@garavaglia.com

**Architectural Review:**
- **2019 CALIFORNIA HISTORICAL BUILDING CODE**
  - **2019 CALIFORNIA BUILDING CODE**
  - **2019 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY EFFICIENCY STANDARDS**

**FIRE SPRINKLER SYSTEM:**
- **HOUSE IS PROTECTED BY AN EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM**
  - **SUCH SYSTEM MAY BE NFPA 13D (2019 CBC - SECTION 903.2.8, GROUP R) AND**
  - **2019 CBC - SECTION 903.2.8.1, GROUP R-3**

**MEASURES OF EGRESS:**
- **2 EXITS ARE REQUIRED: BASED ON OCCUPANT LOAD, USE AND NUMBER OF STORIES**
  - **2 EXITS ARE PROVIDED:**

**LOCATION MAP**

**DRAWING INDEX**

**COVER SHEET**

**Address:** 1772 VALLEJO STREET
**San Francisco, CA 94123
**Owner:** John Moran
**Contact:** John Moran
**1772 Vallejo Street
**San Francisco, CA 94123
**Tel:** 415-305-1155
**Email:** johnpmoran1@gmail.com

**Architect:** Michael Garavaglia, AIA
**Garavaglia Architecture, Inc.**
**582 Market Street Suite 1800
**San Francisco, CA 94104
**Tel:** 415-391-9633
**Fax:** 415-391-9647
**Email:** ambrose@garavaglia.com

**Architectural:**
- **A-0.00 COVER SHEET**
- **A-0.01 GENERAL NOTES**
- **A-1.11 SITE PLAN - DEMOLITION**
- **A-2.01 FIRST FLOOR PLAN - DEMOLITION**
- **A-2.02 SECOND FLOOR PLAN - DEMOLITION**
- **A-2.03 THIRD FLOOR PLAN - DEMOLITION**
- **A-2.04 FOURTH FLOOR PLAN - DEMOLITION**
- **A-2.11 FIRST FLOOR PLAN - PROPOSED**
- **A-2.12 SECOND FLOOR PLAN - PROPOSED**
- **A-2.13 THIRD FLOOR PLAN - PROPOSED**
- **A-2.14 FOURTH FLOOR PLAN - PROPOSED**
- **A-3.01 EXTERIOR ELEVATION - DEMOLITION**
- **A-3.02 EXTERIOR ELEVATION - PROPOSED**
- **A-3.03 EXTERIOR ELEVATION - EXISTING**
- **A-3.04 EXTERIOR ELEVATION - PROPOSED**
- **A-3.11 EXTERIOR ELEVATION - PROPOSED**
- **A-3.12 EXTERIOR ELEVATION - PROPOSED**
- **A-3.13 EXTERIOR ELEVATION - PROPOSED**
- **A-3.14 LONGITUDINAL SECTION - PROPOSED**
- **A-3.15 STREET ELEVATION**

**Project:** Moran Residence
**Project No:** 2017-003
**Plan No:** DD
**Sheet:** NO SCALE
**Drawing Date:** 18 Jul 2017

**Planning Review:**
- **11 Sep 2017
**C.O.A. Application:**
- **24 Dec 2019
**Arc Review:**
- **24 Apr 2017

**City and County of San Francisco Department of Building Inspection**
**Ward 6, Zone E, Dist. 1, Bldg. E, Section 1**

**San Francisco, CA 94123**
ARCHITECTURAL NOTES

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

4. The architect/owner shall submit all changes to the drawings for review and approval by the architect.

5. The contractor shall not be held responsible for any damage incurred during the construction process.

6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.

ARCHITECTURAL STANDARDS FOR REHABILITATION

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

4. The architect/owner shall submit all changes to the drawings for review and approval by the architect.

5. The contractor shall not be held responsible for any damage incurred during the construction process.

6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.

ARCHITECTURAL SYMBOLS

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

4. The architect/owner shall submit all changes to the drawings for review and approval by the architect.

5. The contractor shall not be held responsible for any damage incurred during the construction process.

6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.

ARCHITECTURAL SPECIFICATIONS

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

4. The architect/owner shall submit all changes to the drawings for review and approval by the architect.

5. The contractor shall not be held responsible for any damage incurred during the construction process.

6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.

ARCHITECTURAL REFERENCES

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

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6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.

ARCHITECTURAL GENERAL NOTES

1. The contractor shall conform all dimensions and details shown on the Contract Documents to the extent possible. In the event of any discrepancies in the Contract Documents, the architect shall be the final authority.

2. The architect/owner shall submit drawings for review, prior to full scale of the work.

3. All work shall conform to the 2018 California Historical Construction Standards and Guidelines for rehabilitation and preservation of historic buildings.

4. The architect/owner shall submit all changes to the drawings for review and approval by the architect.

5. The contractor shall not be held responsible for any damage incurred during the construction process.

6. The architect/owner shall provide a list of all submittals to the architect for review.

7. The architect/owner shall provide a list of all changes to the drawings for review and approval by the architect.
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 OWNERS DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE. U.O.N.

4. WALL, FLOOR AND CEILING JOINTS TO BE REMOVED BACK TO FACE OF ELEMENTS DASHED AND NOTED FOR REMOVAL.

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. 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 OWNERS DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE. U.O.N.

4. WALL, FLOOR AND CEILING JOINTS TO BE REMOVED BACK TO FACE OF ELEMENTS DASHED AND NOTED FOR REMOVAL.

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

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

KEY NOTES

1. REMOVE (E) REAR DECK & STAIRS TO GRADE.

2. REMOVE (E) WD. DOOR, FRAME & TRIM.

3. REMOVE (E) WD. WINDOW, FRAME & TRIM.

4. REMOVE (E) MASONRY CHIMNEY; SALVAGE MANTLE & SURROUND WHERE OCCURS.

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. 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 FINISH: FOR DEMOLITION ITEMS SHOWN BACK TO FACE OF WALL.

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) SINK & CABINET; STORE PER OWNER INSTRUCTIONS

2. REMOVE & SALVAGE (E) WOOD WINDOW.

3. REMOVE (E) FIRE ESCAPE.

4. REMOVE (E) USER FIRE ESCAPE LADDERS.

5. OVERHANG OF (E) ROOF CORNICE ABOVE.

6. REMOVE (E) IRRIGATION CHIMNEY; SALVAGE MANTLE & SURROUND WHERE OCCURS.

7. WALL FINISH NOTED FOR DEMOLITION TO BE REMOVED BACK TO FACE OF STUD, U.O.N.

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

9. REFER TO ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL DEMOLITION SPECIFIC REQUIREMENTS.
RECREATION ROOM

BATHROOM 3

STUDY

D.W.

REF.

36'-4 1/2" N.T.S.

46'-4"

BRICK CHIMNEY

DN

CLOSET

DN

M.W.

10'-1" V.I.F.

9'-8" N.T.S.

6'-5" V.I.F.

3'-7" N.T.S.

"3'-5 1/2"

12'-10" N.T.S.

SHEET NO.

SCALE

PROJ. NO.

DATE

DRAWN

PHASE

CHECKED

REVISION

DATE

NO.

582 MARKET STREET

SUITE 1800

SAN FRANCISCO, CA 94104

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MORAN RESIDENCE

1772 VALLEJO STREET

SAN FRANCISCO, CA 94123

FLOOR PLAN

DEMOLITION

4TH FLOOR

FOURTH FLOOR PLAN

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

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.D.N.

4. WALL FINISH NOTED FOR DEMOLITION ITEMS REMOVED AND TOTALLY OF (E) MEN TO REMAIN.

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) W/H 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.

18 JUL 2017

PLANNING REVIEW

11 SEPT 2017

C.O.A. APPLICATION

20 JUNE 2017

AW

HA

24 DEC 2019

ARC REVIEW

12 FEB 2020

UPDATE COA/311

1

2

3

4

5

6

7
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 w/ 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, UN.

**KEY NOTES**

1. REQUIRED LEVEL LANDING
2. (N) DOORWAY
3. (N) WINDOW OPENING
4. (N) WALL INFILL AT (E) OPENING
5. (N) STAIR
6. (N) STAIR RAILING
7. (N) LAUNDRY CHUTE

**FLOOR PLAN**

**FIRST 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. Coordinate proposed scope of work with engineering drawings for locations of structural & plumbing 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.

Second Floor Plan

Key Notes:
1. Reinstall salvaged original mantel and surround.
2. In soffited ceiling above.
3. In windows, typ.
4. In stair.
5. In stair railing.
6. (E) quoins to remain.
7. In laundry chute.

Scale: 1/4" = 1'-0"
1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN; TO PREVENT DAMAGE DURING CONSTRUCTION OF ANY WORK IN ADJACENT AREAS.

2. BUILD WALLS, DOORWAYS AND WINDOW OPENINGS AS LOCATED.

3. WORK WITH 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, UNLESS SPECIFIED OTHERWISE.
SHEET NOTES

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

2. BUILD WALLS, DOORWAYS AND WINDOW OPENINGS AS LOCATED.

3. COORDINATE PROPOSED SCOPE OF WORK IN ENGINEERING DRAWINGS WITH LOCATIONS OF STRUCTURAL & OTHER BUILDING ELEMENTS.

4. ALL (E) HISTORIC WINDOWS & (N) BAY Windows TO REMAIN, TO PROTECT & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, UNTIL.

KEY NOTES

1. (N) WOOD RAILING
2. (N) STAIRS TO ROOF DECK
3. (N) SKYLIGHT AT HYPHEN
4. (E) WINDOW TO REMAIN
5. (E) BAY WINDOW

FLOOR PLAN

PROPOSED 4TH FLOOR

PROGRESS PRINT
NOT FOR CONSTRUCTION
13 SEPT 2017

MORAN RESIDENCE
1772 VALLEJO STREET
SAN FRANCISCO, CA 94123

FOURTH FLOOR PLAN

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

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

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

3. Move items noted for salvage to Owners designated storage location protected from weather and raised above ground surface, U.O.N.

4. Wall finish noted for demolition to be removed back to face of studs, 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) md. door, frame & trim.

5. Remove & (E) md. window, frame & trim.

6. ENLARGE (E) window opening to accommodate proposed (N) door.

7. Remove & (E) rear deck.

8. Remove (E) window, frame & trim.

9. Protect (E) bay window during all work.

10. Remove (E) fire escape & ladder.

11. (E) md. window to remain. Protect in place.

12. Remove & salvage (E) window and store where directed by Owner. Remove sill of opening for (N) door.

13. Cut opening for connection to (N) addition.

14. (E) corbel at mansard to remain. Protect in place during all work.

15. (E) quoin to remain. Protect in place.

16. (E) bay window at mansard to remain. Protect in place during all work.

NORTH

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

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) MD. DOOR, FRAME & TRIM.
5. REMOVE & (E) MD. WINDOW, FRAME & TRIM.
6. ENLARGE (E) WINDOW OPENING TO ACCOMMODATE PROPOSED (N) DOOR.
7. REMOVE (E) REAR DECK.
8. REMOVE (E) WINDOW, FRAME & TRIM.
9. PROTECT (E) BAY WINDOW DURING ALL WORK.
10. REMOVE (E) FIRE ESCAPE & LADDER.
11. (E) MD. WINDOW TO REMAIN. PROTECT IN PLACE.
12. REMOVE & SALVAGE (E) WINDOW AND STORE WHERE DIRECTED BY OWNER. REMOVE SILL OF OPENING FOR (N) DOORWAY.
13. CUT OPENING FOR CONNECTION TO (N) ADDITION.
14. (E) CORBEL AT MANSARD TO REMAIN. PROTECT IN PLACE DURING ALL WORK.
15. (E) QUINT TO REMAIN. PROTECT IN PLACE.
16. (E) BAY WINDOW AT MANSARD TO REMAIN. PROTECT IN PLACE DURING ALL WORK.
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 EXPOSED ABOVE GROUND SURFACE, U.O.N.

4. WALL FILL Holes FOR DEMOLITION ITEMS REMOVED AND TOTED AT FACE 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.
1. NO SHEET NOTES APPLICABLE TO THIS ELEVATION. ALL EXISTING ELEMENTS TO REMAIN IN PLACE.
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 finish noted for demolition to be removed and回想 footprint of

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

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

KEY NOTES

1. Remove (E) walls at storage room.

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

3. Remove (E) wo. Posts & trim.

4. Remove (E) wo. 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.
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 for the duration of construction.

4. All siding & trim to be primed and painted for 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. Protect in place all existing (E) elements to remain. Protect in place all existing (E) elements 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 for the duration of construction.

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

5. 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 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 construction.

4. All siding & trim to be primed and painted per finish schedule. 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) "V" rustic siding to match spacing and allow w/ (E) channel rustic siding.

6. Not used.

7. (N) turned wood baluster railing.

8. Not used.

9. Not used.

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.
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.

1. (E) Bay window
2. (E) Mansard roof assembly to remain
3. (E) Siding
4. (E) Entry stairs
5. (E) Brick wall
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 accompanying 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 & painted per finish schedule. Exposed foundation to be painted adjacent body color.

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

KEY NOTES

1. Not used
2. Mansard roof assembly to remain
3. Windows to be arch top similar to (E) historic
4. Window trim to be similar but with plain profile compared to (E) historic trim
5. "Y" rustic siding to match spacing and auger w/ (E) channel, rustic siding
6. Not used
7. Not used
8. Turned wood baluster railing
9. Doors to trash/ recycling bin enclosure
10. Cement plaster wall finish at addition

SCALE: 1/4" = 1'-0"
1. Heights of (E) adjacent buildings shown are approximate based on available information; neither were field measured.

Key Notes:
1. Line of (E) sidewalk
2. (E) Project building
3. (E) adjacent neighbor building
4. Line of 40' height limit as measured at front property line
5. (E) driveway access