



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: FEBRUARY 2, 2011

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Filing Date: July 2, 2009
Case No.: **2009.0601A**
Project Address: **970-74 VALENCIA STREET**
Historic Landmark: Liberty-Hill Historic District
Zoning: Valencia Street Neighborhood Commercial District
50-X Height and Bulk District
Block/Lot: 3608/007
Applicant: Jeremy Paul
Quickdraw
60 Otis Street
San Francisco, CA 94103
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

970-74 VALENCIA STREET is located on the west side of Valencia Street between 21st and Liberty Streets (Assessor's Block 3608, Lot 007). Constructed in 1912, this property is a Mock Tudor Revival, four-story, residential over commercial building. The wood-frame building has two square projecting bays on the upper floors and is clad in half timbering and stucco. The building is capped by a side-facing combination gable roof with two projecting eaves that adjoin the two projecting bays. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the Valencia NCT (Neighborhood Commercial Transit) District with a 50-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work includes ground floor alterations and signage. Proposed work includes new signage, removal of existing contemporary storefronts and installation of a new storefront system with a single double-door entry and fixed glazing. The proposal would legalize storefront work previously undertaken without benefit of a Certificate of Appropriateness or Building Permit. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit and a Sign Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work 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.

Article 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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 project proposes to maintain the building in its historic use as residential over commercial with no changes to the character-defining characteristics of the building, its site, or the environment.

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

The scope of proposed work involves removal of non-historic features and fabric and installation of new, compatible features. Original openings, main residential building entrance, and materials at upper floors of the building will be retained and preserved. The proposal calls for the retention of existing character-defining features of the subject property.

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

The scope of proposed work will not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the property as the existing storefronts appear to be contemporary.

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

The new storefronts and recessed entry does not destroy historic materials and features of the building, are differentiated from the old, and are of a design, scale, and materials that are compatible with the building and historic district. The proposed signage does not detract from the overall character of the building and the historic district and is installed in a location does not obscure any historic features.

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.

Should any of the proposed storefront work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

The new storefront system proposal seeks to legalize work on the primary facade. The storefront in the left and center bays facing Valencia Street were removed without benefit of a Building Permit or Certificate of Appropriateness. Photographs indicate that the storefront removed from this location was not historic or from the period of significance; therefore, Department staff has determined that the removed storefront was not a character-defining feature of the historic district. The transom windows above the existing storefront appear historic and were not impacted as part of the storefront replacement project.

STAFF ANALYSIS

Based on research and consultation with other staff, it appears that most of the existing storefront systems within the Liberty-Hill Historic District (District) were installed from the early part of the 20th-century until about the 1930s. While a number of transoms appear to be original to the construction date

of the buildings, none of the storefront systems appear to be from the identified period of significance of the district.

As there is no longer any remaining fabric from the historic storefront below the transom at the subject building, the new features should be compatible with the character-defining features of the district without creating a false sense of history. Based on existing physical evidence found on other buildings within the district staff has determined the following:

- Storefronts generally had a recessed entry either to one side or centered on the storefront.
- Glazing was maximized by reducing the number of vertical divisions in the glass.
- The transom area was glazed with smaller divided lights, often several were operable to provide cross ventilation. The transom area sometimes follows the recessed area over the entrance and in other instances runs unobstructed the width of the storefront.
- The bulkhead area is commonly 18" to 24" in height and clad in a durable material. It is important to note that all historic bulkheads within the district have been replaced with tile, brick veneer, or stucco.
- Both single doors and double doors are found within this district. All historic doors tend to be wood frame doors with a center fixed light. The height of the base (kickplate) of the doors often lines up with the height of the bulkhead.
- Decorative millwork or architectural elements are often used to frame the storefront at the base of the building and provide a transition between the commercial portion of the building and the residential units above.

Based on the requirements of Article 10, Appendix F - Liberty-Hill Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Storefront System: The painted wood-frame storefront system with a recessed entrance reflects the materials, openness, and configuration typical of storefronts in the district. The proposal will retain the historic transoms and will appropriately maintain the transom-bay division on the new storefront. The custom wood storefront has simple mullions and will appear as a contemporary interpretation of historic storefronts found within the District. The existing projecting cornice on the storefront will be removed, and will be replaced by a flat, unadorned molding that projects no further than two inches. The Liberty Hill Historic District does not possess any storefronts (either historic or new) with molding that project more than two or three inches from the face of the facade. The historic district possesses relatively unadorned, simple cornices that feature minimal projections and minimal moldings. The existing doors will be removed and new doors will be installed. The proposed doors are wood frame with center fixed lights. Staff believes that the proposed storefront system is a contemporary version of such features that is consistent and compatible with the character-defining features of the building and district.

Signage: The new signage will be located on the glazing of one of the storefront windows adjacent to the entryway and on a recessed wood panel above the doorway. The new sign above the doorway will measure 5'-11" and will consist of pin-mounted lettering on a new wood panel. The signage reads "Lot 7." In addition to the signage, new lighting will also be installed underneath the left bay window. Information on the new lighting has not been provided; therefore, any new lighting fixture will be reviewed by Planning Department staff prior to approval. The proposed signage does not detract from

the appearance of the building, does not obscure any historic features, and the location appears to be consistent with the character of the historic district. Staff believes this new signage is appropriate and compatible with the character of the building and district. Additional conditions have been included to ensure that new signage does not detract from the historic character of the building or district.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for the new molding will be forwarded for review and approval by Planning Department Preservation Staff prior to installation and approval of the permit application by the Planning Department. The new molding shall not project more than two inches from the façade.
2. As part of the Building Permit, product specifications for the proposed doors will be submitted for review and approval by Planning Department Preservation staff. The proposed doors should have a kickplate (or base) that rises at least twelve inches high.
3. As part of the Sign Permit, the exterior signage above the entry doors will have a powder coat or painted finish, in order to maintain consistency with other signage in the Historic District.
4. As part of the Sign Permit, product specifications for the proposed exterior lighting shall be submitted for review and approval by Planning Department Preservation staff. No exposed conduit shall be installed on the exterior of the building.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

ATTACHMENTS

Draft Motion
Photographs
Plans

PL: G:\Documents\2009.0601A 970-74 Valencia St\CofA Case Report_970-74 Valencia.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: FEBRUARY 2, 2011

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 007 IN ASSESSOR'S BLOCK 3608, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, 50-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on July 2, 2009, Jeremy Paul of Quickdraw on behalf of Sherrie Matza (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to legalize the existing ground floor storefront, at the subject property located on Lot 007 in Assessor's Block 3608.

WHEREAS, on January 18, 2011, Hani Desouky (lessee) on behalf of Sherrie Matza (Property Owner) filed an application with the Department of Building Inspection to install new signage, at the subject property located on Lot 007 in Assessor's Block 3608.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on February 2, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0601A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans revised January 19, 2011 and labeled Exhibit A, and architectural plans dated January 17, 2011 and labeled Exhibit B, on file in the docket for Case No. 2009.0601A based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for the new molding will be forwarded for review and approval by Planning Department Preservation Staff prior to installation and approval of the permit application by the Planning Department. The new molding shall not project more than two inches from the façade.
2. As part of the Building Permit, product specifications for the proposed doors will be submitted for review and approval by Planning Department Preservation staff. The proposed doors should have a kickplate (or base) that rises at least twelve inches high.
3. As part of the Sign Permit, the exterior signage above the entry doors will have a powder coat or painted finish, in order to maintain consistency with other signage in the Historic District.
4. As part of the Sign Permit, product specifications for the proposed exterior lighting shall be submitted for review and approval by Planning Department Preservation staff. No exposed conduit shall be installed on the exterior of the building.

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. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated June 14, 2001.

- That proposed ground floor alterations, including new storefront system and signage, will not affect character-defining features of the subject building, and respects the character-defining features of the Liberty-Hill Historic District.
- That proposed new storefront system are contemporary interpretations of historic features of the historic district that are consistent and compatible with the character-defining features of the subject building and historic district.
- That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed storefronts were removed and replaced at a future date.
- That the proposal, with the proposed conditions, is in conformance the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10.
- The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation, including:

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.

Standard 2.

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

Standard 5.

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

Standard 9.

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

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.

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

I. URBAN DESIGN ELEMENT

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

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

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 970-74 Valencia Street, a contributing resource to the Liberty-Hill Historic District, for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 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 includes replacement of non-historic features and will reintroduce a neighborhood serving retail use.

- 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 landmark 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 reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- 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 will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and 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.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

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 **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 007 in Assessor's Block 3608 for proposed work in conformance with the architectural plans revised January 19, 2011 and the architectural drawings dated January 17, 2011, labeled Exhibits A and B on file in the docket for Case No. 2009.0601A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

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 February 2, 2010.

Linda D. Avery
Commission Secretary

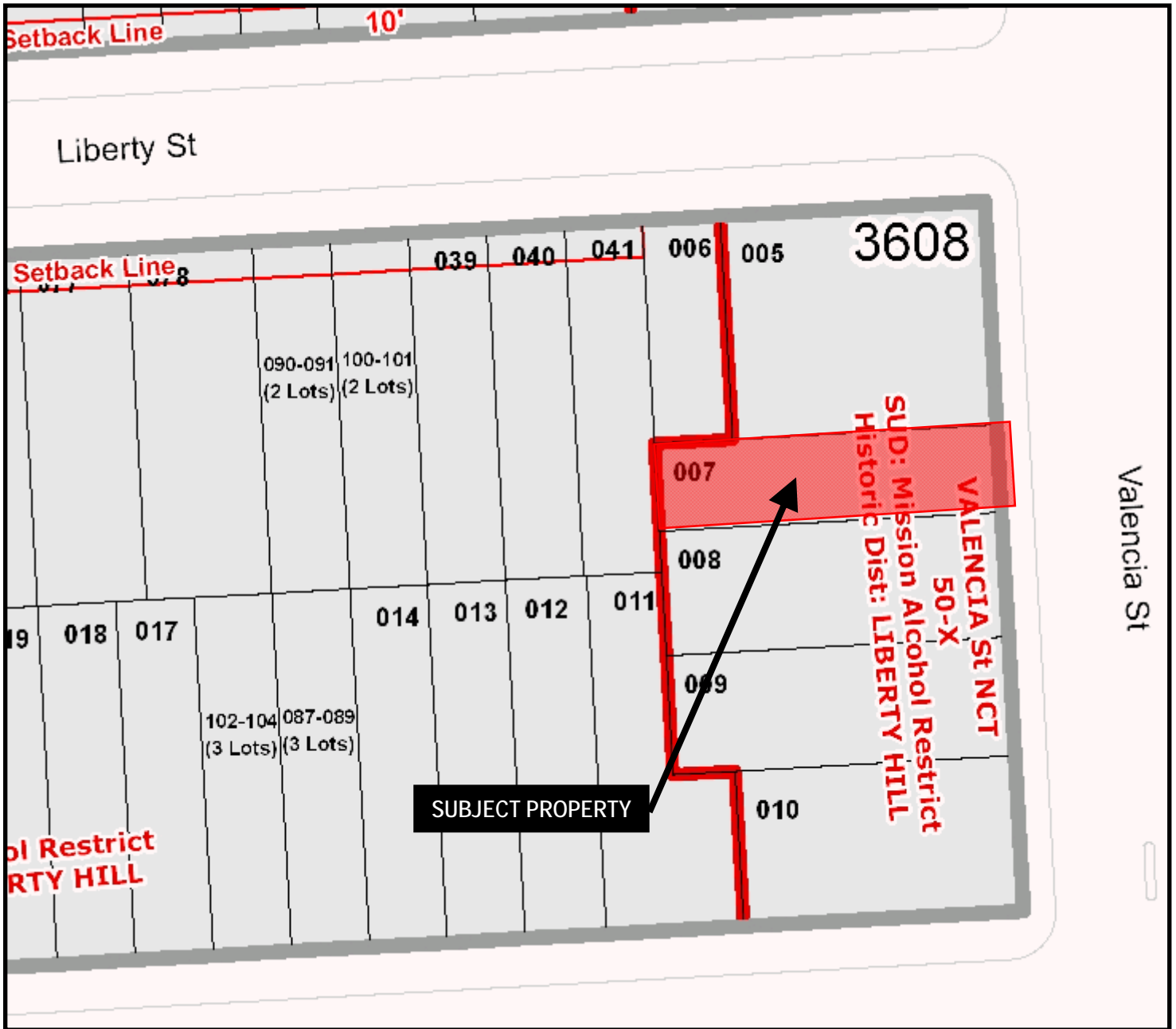
AYES:

NAYS:

ABSENT:

ADOPTED: February 2, 2010

Parcel Map

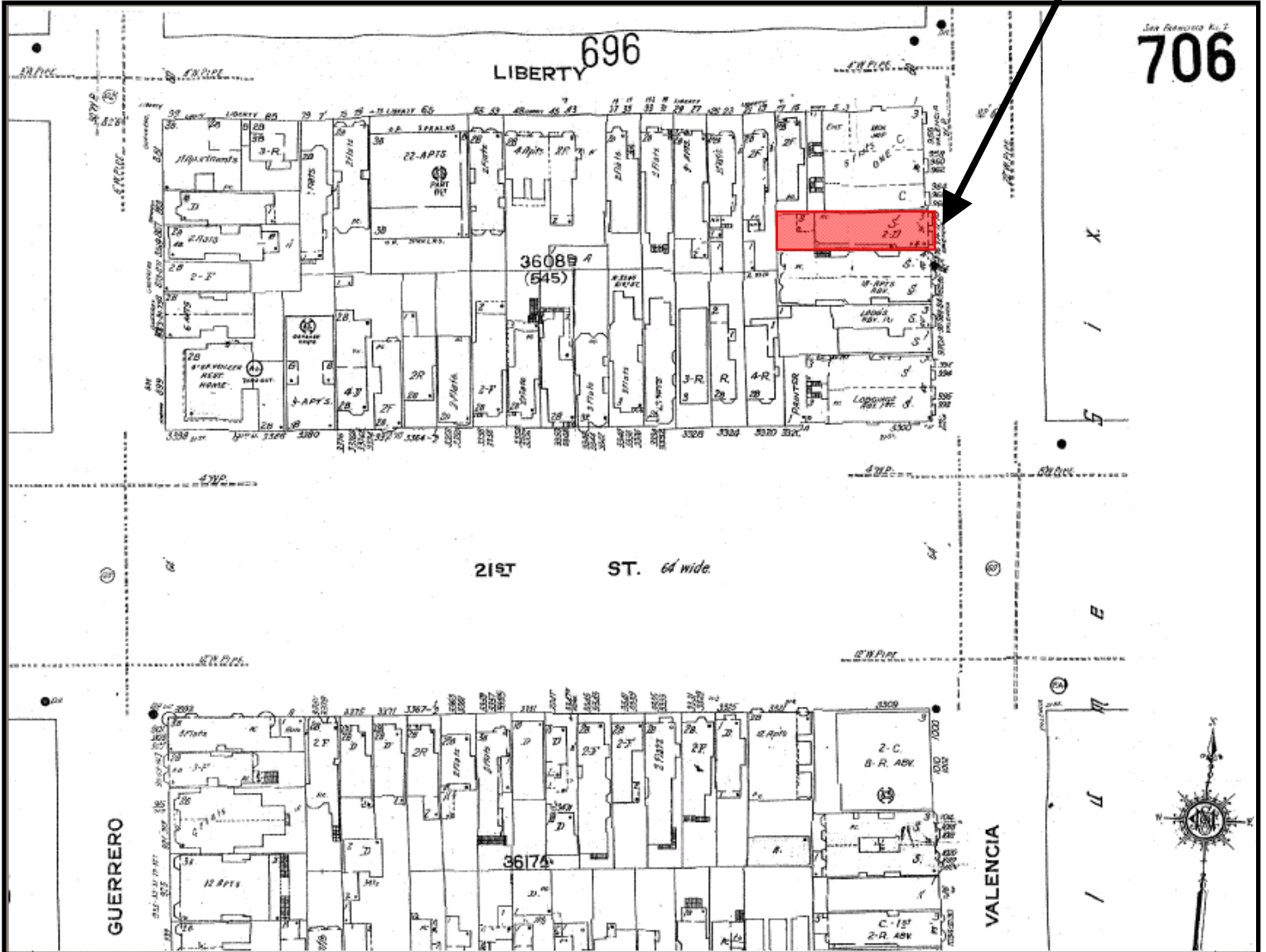


Certificate of Appropriateness Hearing
Case Number 2009.0601A
970-74 Valencia Street



Sanborn Map*

SUBJECT PROPERTY

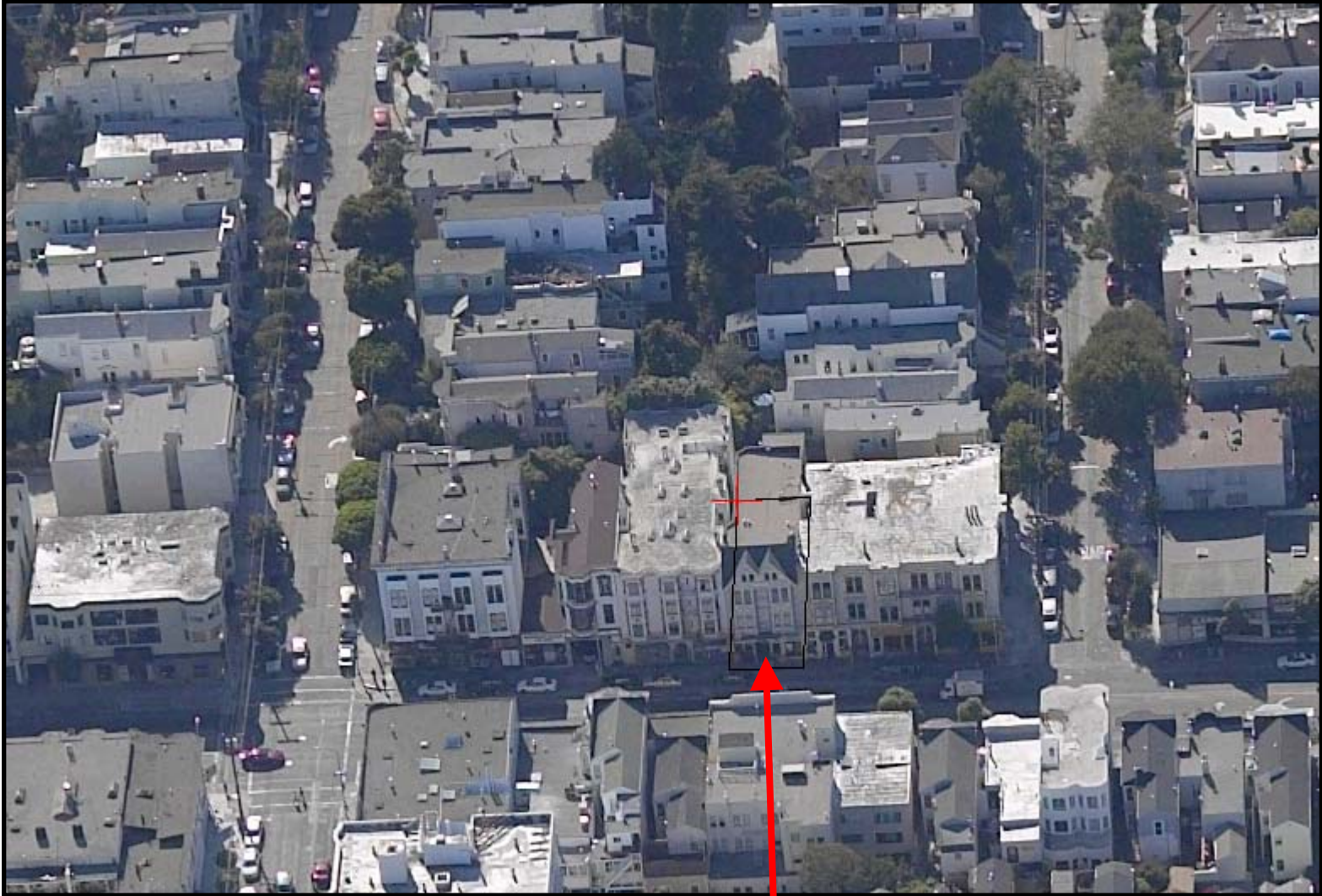


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing
Case Number 2009.0601A
970-74 Valencia Street

Aerial Photo

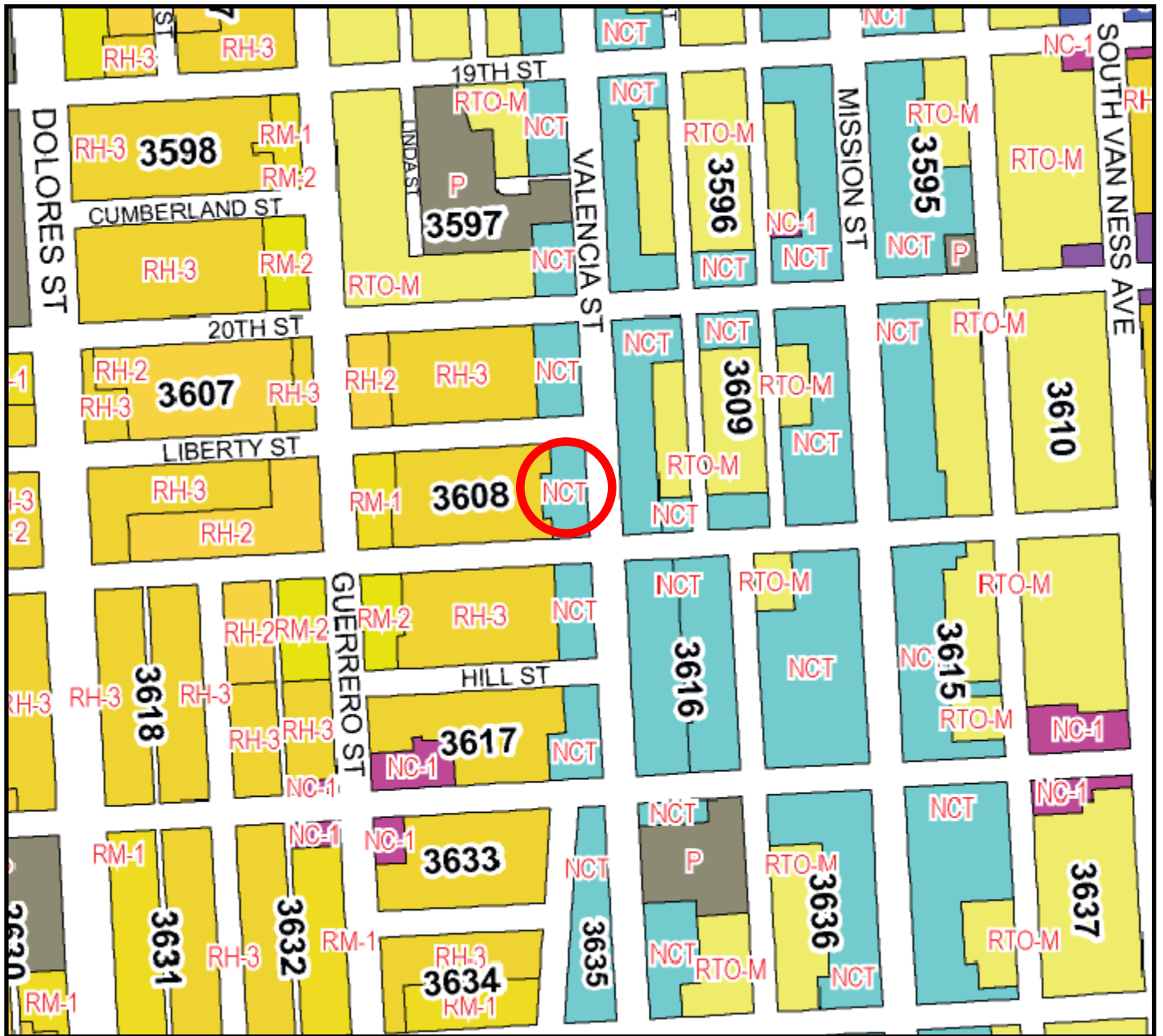


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2007.0595D
MCD - San Francisco Patient's Cooperative
350 Divisadero Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2009.0601
970-74 Valencia Street

Site Photo



970-74 Valencia Street

Certificate of Appropriateness Hearing
Case Number 2009.0601A
970-74 Valencia Street

Site Photo



Subject Property

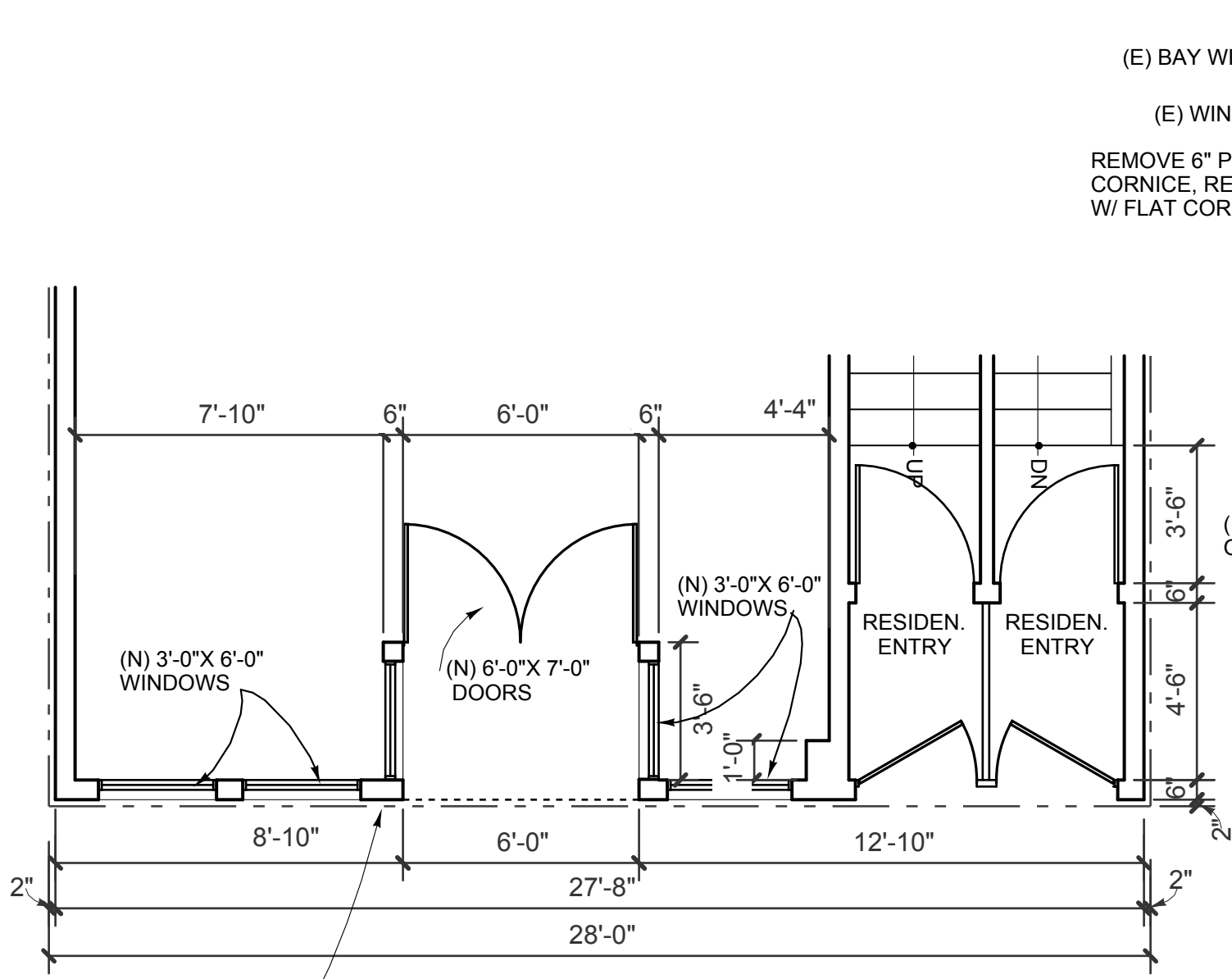
Certificate of Appropriateness Hearing
Case Number 2009.0601A
970-74 Valencia Street

Site Photo



Subject Property

Certificate of Appropriateness Hearing
Case Number 2009.0601A
970-74 Valencia Street



REMOVE 6" PROJECT. CORNICE, REPLACE W/ FLAT CORNICE

VALENCIA STREET

PROPOSED GROUND FLOOR PLAN

(E) BAY WINDOW
 (E) WINDOWS
 REMOVE 6" PROJECTING CORNICE, REPLACE W/ FLAT CORNICE

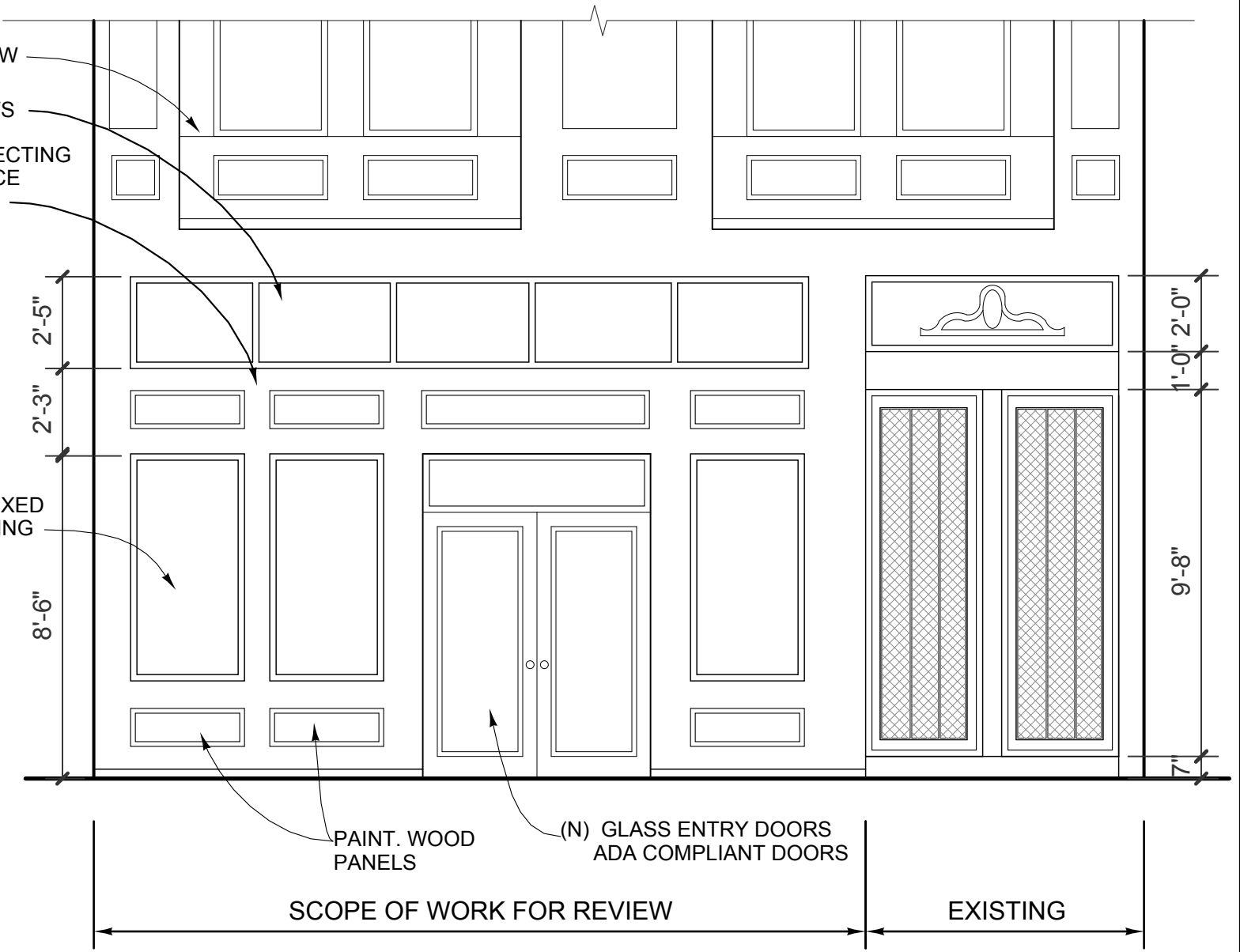
(N) FIXED GLAZING

PAINT. WOOD PANELS

(N) GLASS ENTRY DOORS ADA COMPLIANT DOORS

SCOPE OF WORK FOR REVIEW

EXISTING



PROPOSED VALENCIA STREET ELEVATION

GENERAL NOTES

- 1) THESE DRAWINGS ARE THE PROPERTY OF CAMPBELL & ASSOCIATES AND THEY ARE NOT TO BE USED FOR ANY OTHER JOB WITHOUT WRITTEN PERMISSION BY THE ARCHITECT.
- 2) THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE QUALITY OF THE WORK OR MATERIALS, METHODS OF CONSTRUCTION, OR TIMELINESS IN PERFORMANCE OF THE WORK.
- 3) THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE NEGLIGENCE OF THE CONTRACTOR.
- 4) THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE FEATURES OF THE SITE, EXISTING CONDITIONS, AND THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- 5) THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THESE DOCUMENTS. ANY ERRORS, OMISSIONS OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION OF THE AFFECTED AREA.
- 6) WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOBSITE. ALL DIMENSIONS ARE TO THE FACE OF FINISHES, CONCRETE OR MASONRY U.N.O. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS (EXAMPLE: 1"=1'-0" DETAILS TAKES PRECEDENCE OVER 1/4"=1'-0" DETAILS). ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION ON THE JOBSITE. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- 7) ALL MATERIALS AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FOLLOW ALL REFERENCED ICBO REPORTS FOR INSTALLATION OF ITEMS AS INDICATED.
- 8) ALL WORK SHALL BE FIRST QUALITY, PERFORMED BY SKILLED WORKMEN KNOWLEDGEABLE AND COMPETENT IN THEIR TRADE, AND IN KEEPING WITH TRADE ASSOCIATION AND OTHER RECOMMENDED BUILDING PRACTICES.
- 9) CONFLICTS BETWEEN WORK DESCRIBED IN THESE DOCUMENTS AND THE APPLICABLE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL CODE AND ORDINANCE PROVISIONS. COMPLIANCE WITH MINIMUM CODE REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
- 10) SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE ISSUED BY THE ARCHITECT AND SIGNED BY BOTH THE OWNER AND CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF ALL OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS NECESSARY TO COMPLETE THE WORK.
- 12) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION AND DISTRIBUTION OF ALL WORK, INCLUDING ALL WORK TO BE PERFORMED BY THE SUB-CONTRACTORS. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO LIMIT THE WORK OF ANY SUB-CONTRACTOR.
- 13) ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS.
- 14) RESTORE EXPOSED FINISHES OF PATCHED AND/OR TRANSITION OF EXISTING TO NEW AREAS IN A MANNER WHICH ELIMINATES EVIDENCE OF RESTORATION.
- 15) EXTERIOR AREAS SHALL BE KEPT FREE FROM DEBRIS DAILY.
- 16) STOCKPILE AND PROTECT NEW MATERIALS TO BE INSTALLED IN AREAS ON SITE, APPROVED IN ADVANCE BY THE OWNER.

974 Valencia Street

San Francisco, CA 94110

Sign Permit for a Full-Service Restaurant

Building Permit Documentation

Issue: Date: 01/17/11
Comments: Sign Permit Application

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974 Valencia Street
 Full-Service Restaurant
 Sign Permit
 San Francisco, CA 94110
 APN No.: Block 3608 Lot 007

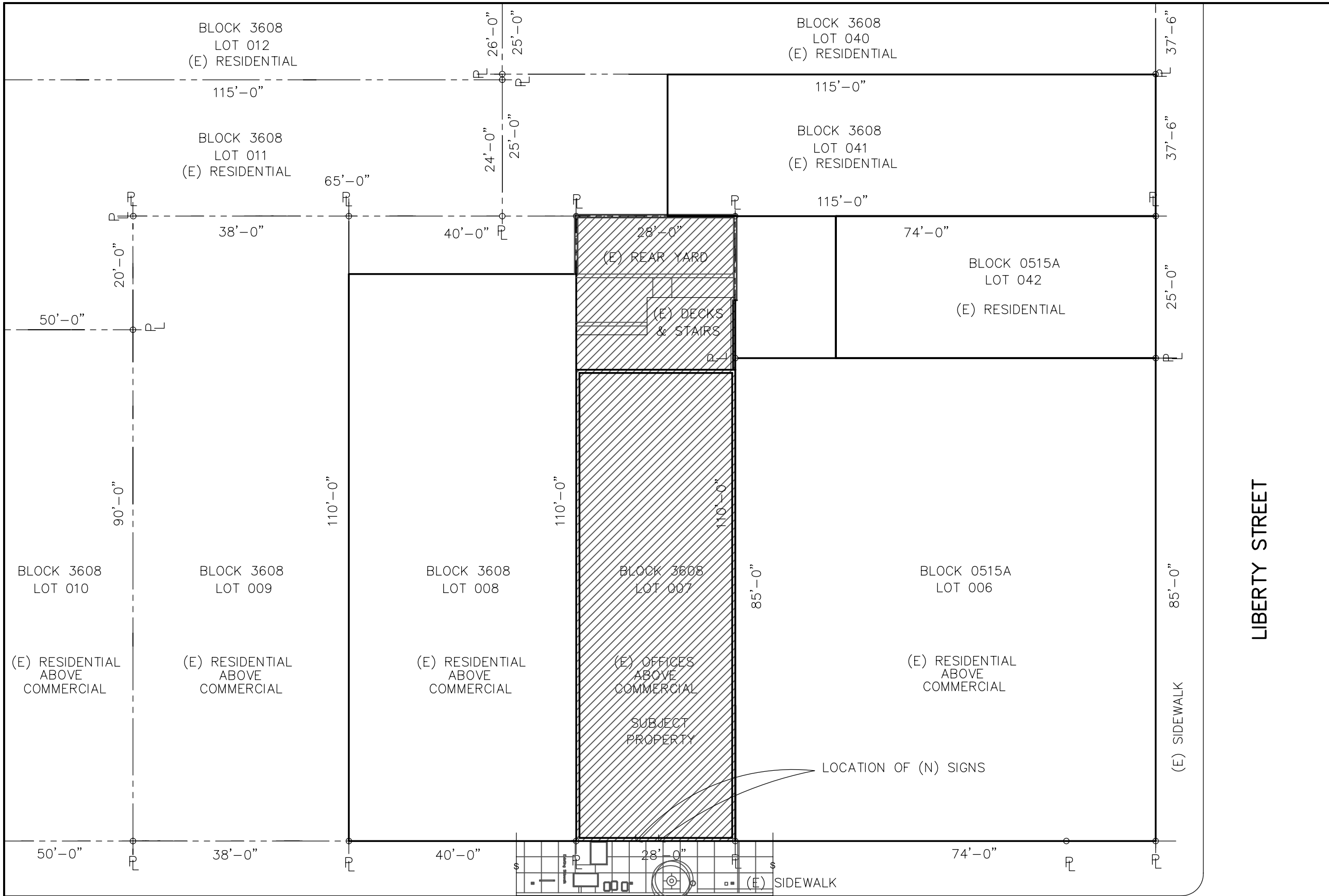
SYMBOLS	MATERIAL DESIGNATIONS	PROJECT INFO
<p> SOLID LINE. ALL ITEMS, EXCEPT AS NOTED BELOW DASHED LINE. ITEMS HIDDEN, ABOVE, OR TO BE REMOVED AS INDICATED PROPERTY LINE CENTER LINES OR COLUMN GRIDS DIMENSION TO FACE OF OBJECT OR FINISH DIMENSION TO CENTER OF OBJECT COLUMN OR GRID LINES DETAIL SECTION SHEET NOTE KEY NOTE NOTATION WORK POINT EQUIPMENT SYMBOL DOOR NUMBER WALL ASSEMBLY TAG EXTERIOR ELEVATION INTERIOR ELEVATION ROOM NAME ROOM NUMBER MATCH LINE WINDOW TYPE REVISION NUMBER BREAK LINE INTERIOR ELEVATION ROOM NAME ROOM NUMBER MATCH LINE WINDOW TYPE </p>	<p> EARTH ROCK FILL SAND/MORTAR CONCRETE BLOCK STEEL ACOUSTICAL TILE OR BOARD GYPSUM BOARD BATT INSULATION PLYWOOD STONWORK WOOD, FINISHED WOOD FRAMING CONTINUOUS MEMBER WOOD FRAMING INTERRUPTED MEMBER WINDOW RIGID INSULATION CERAMIC TILE STUCCO </p>	<p> BUILDING TYPE: Valencia Street NCT, Mission ABC/RUSD ZONING: V (Five) SPECIAL USE: Full-Service Restaurant (E) BUILDING OCCUPANCY: B & S PROPOSED TENANT SPACE OCCUPANCY: A & S TOTAL NO. OF BLDG. FLOORS: 3 + Basement FLOOR(S) OF TENANT SPACE OCCUPANCY & SIGN: GROUND FLOOR (E) & (N) TENANT SPACE FLOOR AREA: 2,127 S.F. (Ground Floor) (N) ADDITIONAL S.F.: NONE </p>
	<p> APPLICABLE CODES 2007 California Building Code* 2007 California Electrical Code* 2007 California Mechanical Code* 2007 California Energy Code 2007 California Plumbing Code* 2007 California Fire Code* *With San Francisco Amendments </p>	<p> SCOPE OF WORK 1. Add one sign above the door. 2. Add one sign painted on the storefront glass. </p>
<p> LOCATION MAP 974 Valencia Street San Francisco, California </p> <p style="text-align: center;">NORTH</p>	<p> VICINITY MAP 974 Valencia Street San Francisco, California </p> <p style="text-align: center;">NORTH</p>	<p> DRAWING INDEX ARCHITECTURAL DRAWINGS A-0 PROJECT INFO A-1 PLAT PLAN A-2 PLAN, ELEVATION & DETAILS </p>

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974 Valencia Street
 Full-Service Restaurant
 Sign Permit
 SAN FRANCISCO, CA. 94110

APN No.: Block 3608 Lot 007
 Drawing Title: Sheet Number:

PROJECT INFO
A-0



Issue: Date: Comments:
 1 01/17/11 Sign Permit Application

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Drawing Title: **PLAT PLAN**

Sheet Number:

1
A-1 **EXISTING...&...NEW...PLAT...PLAN...SHOWING...ADJACENT...PLOTS**

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

NOTE: Field verify all dimensions and conditions.

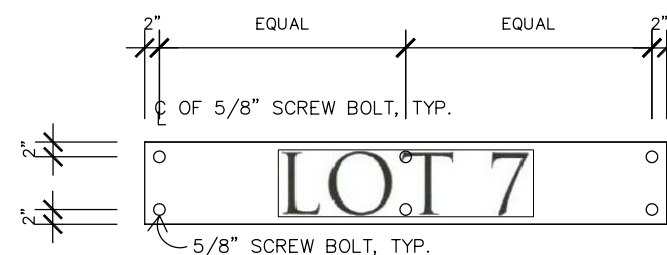
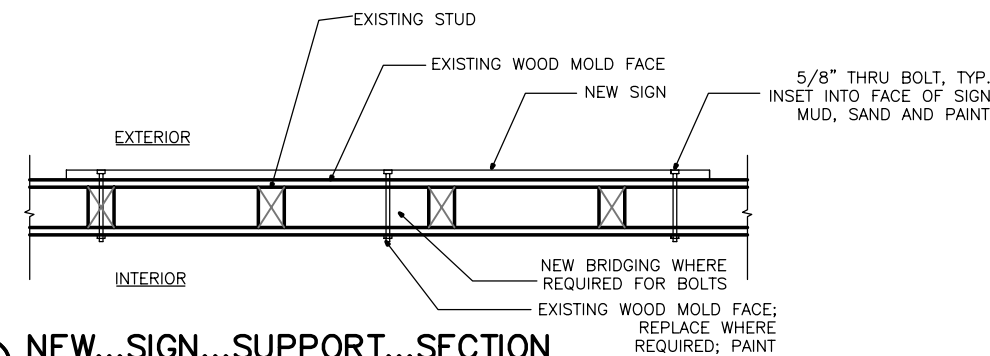
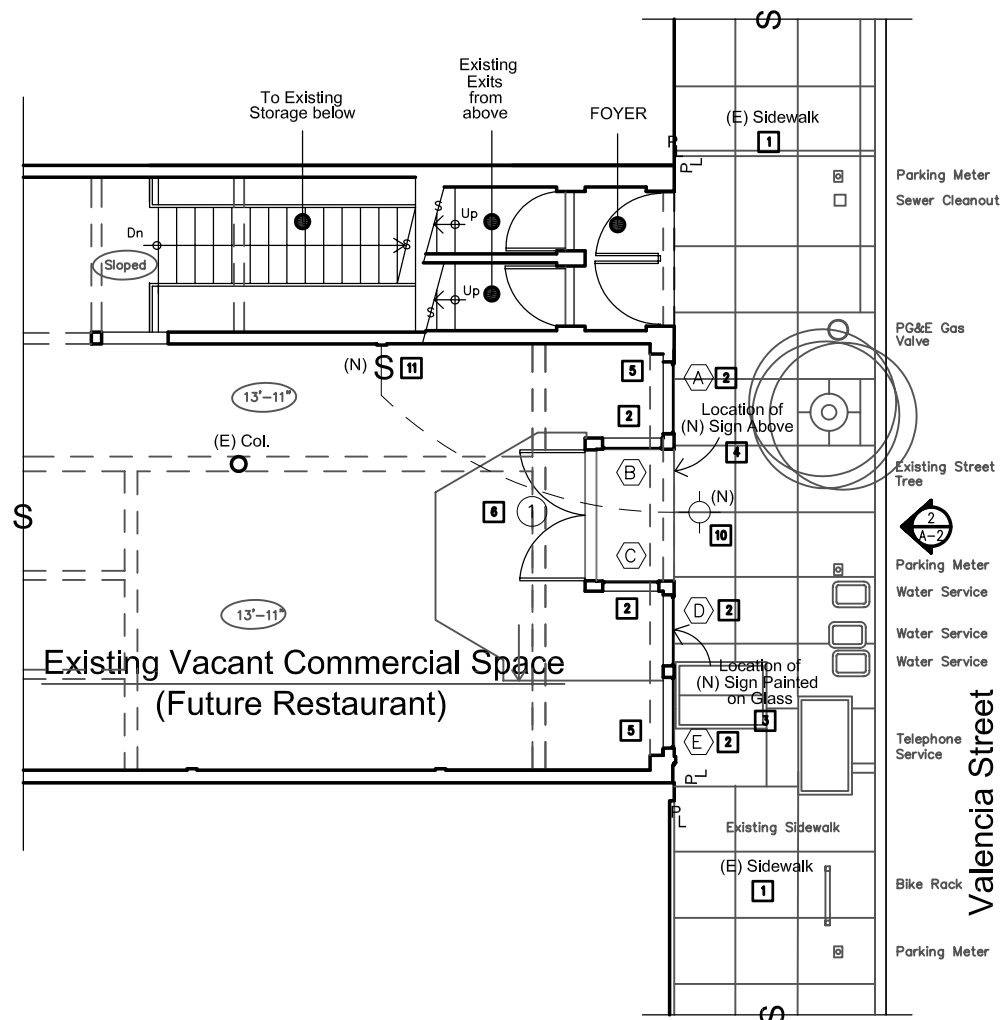
NORTH

A-1

974 Valencia Street Full-Service Restaurant Sign Permit

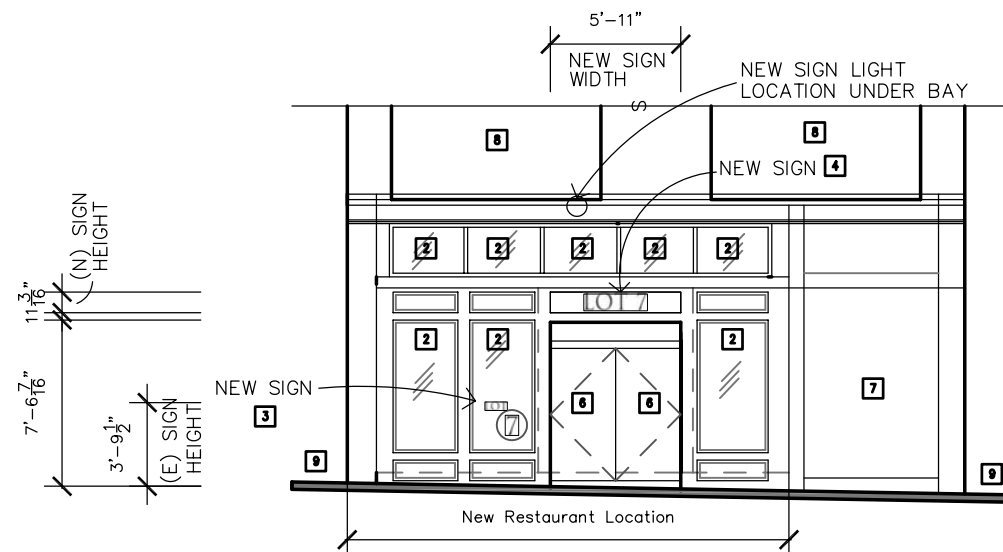
San Francisco, CA 94110

APN No.: Block 3608 Lot 007



1 EXISTING...FIRST...FLOOR...PLAN
 SCALE: ...1/4" = .1'-0"
 NOTE: Field verify all dimensions and conditions.

3 NEW...SIGN...SUPPORT...ELEVATION
 SCALE: ...1/4" = .1'-0"
 NOTE: Field verify all dimensions and conditions.



WINDOW LEGEND	DOOR LEGEND	KEY NOTES
(E) (A) 38.62" W X 72" H, 23" A.F.F., Fixed	1 6'-8" H X 6'-0" W, Pair with (E) Lever Handle 34" A.F.F. & Deadbolt, to Remain. Exterior Doors, to Remain. LEGEND (13'-11") EXISTING CEILING HEIGHT	1 (E) SIDEWALK TO REMAIN 2 (E) WINDOW TO REMAIN 3 LOCATION OF (N) SIGN PAINTED ON (E) GLASS 4 LOCATION OF (N) SIGN MOUNTED ON (E) WOOD TRANSOM ABOVE 5 LINE OF (E) SOFFITT ABOVE 6 (E) DOOR OR GATE TO REMAIN 7 (E) ENTRY TO FLOORS ABOVE 8 (E) BAY WINDOW 9 (E) SIDEWALK 10 (N) EXTERIOR LIGHT ON FACE OF BUILDING FOR (N) SIGN 11 (N) SWITCH FOR (N) EXTERIOR LIGHT 12 NOT USED
(E) (B) 32.38" W X 72.75" H, 22" A.F.F., Fixed		
(E) (C) 30.5" W X 72.75" H, 21.62" A.F.F., Fixed		
(E) (D) 35.38" W X 72.75" H, 12.75" A.F.F., Fixed		
(E) (E) 35.25" W X 72.25" H, 12.75" A.F.F., Fixed		
NOTES: 1. ALL SKYLIGHTS TO REMAIN "AS IS". 2. ALL TRANSOM LITES OF GLASS TO REMAIN "AS IS". 3. FIELD VERIFY ALL DIMENSIONS & CONDITIONS.		

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PLAN,
 ELEVATIONS &
 DETAILS

A-2