



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 6, 2013

1650 Mission St.
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Planning
Information:
415.558.6377

Filing Date: October 23, 2012
Case No.: **2012.1338A**
Project Address: **2245 Webster Street**
Landmark District: Webster Street District
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0612/001D
Applicant: Lorissa Kimm, Architect
2002 3rd Street, #106
San Francisco, CA 94107
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

2245 WEBSTER STREET, west side between Washington and Clay Streets. Assessor's Block 0612, Lot 001D. The subject lot is approximately 15.5 feet wide and 68.75 feet deep with a historic two-story-over-basement, single-family house. The Italianate-style Victorian-Era residence building is a contributing resource within the Webster Street Landmark District, designated in 1981. It was built by Henry Hinkel in 1878-79. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposal includes three components: (1) creating an 8'-wide by 7'-tall garage opening at the basement level of the front façade; (2) filling in the existing side notch on the south side of the building at all three levels; and, (3) replacing the rear deck at the first floor level. The expanded portion of the building will not be visible from the public right-of-way.

OTHER ACTIONS REQUIRED

Rear Yard and Non-Complying Structure Variances would have to be granted in order to construct the proposed rear horizontal addition as the building currently extends into the required rear yard setback area.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all provisions of the Planning Code with the exception of Sections 134 and 188, which control development in the rear yard setback area and expansion non-complying structures as noted above.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix C – Webster Street Landmark 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 Webster Street Landmark District as described in Appendix C of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would retain the single-family residential use on the lot while creating a garage to support the contemporary use of the building and slightly expanding the basement and upper floor levels at the rear of the building. The garage will retain the overall character of the front yard and the proportions, details, and materials of the entry stairs. The horizontal addition will be attached at the rear of the building at a secondary façade that is not visible from the public right-of-way. For these reasons, the project will cause minimal or no change to the distinctive materials, features, spaces, and spatial relationships of the property.

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.

All aspects of the historic character of the existing building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would remove the existing concrete curb in the front yard, which does not appear to be an original or character-defining feature of the district or building. The landscape features to be removed show no exceptional craftsmanship or artistic quality. The existing non-

original entrance stair with brick steps and metal handrail will be retained. The portion of the building walls to be removed, including at the basement level of the front façade and at the southern side of the building at the rear, are not character-defining features of the building. The project would not harm the design integrity of the historic building.

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, will not be undertaken.

The proposed garage will be clearly contemporary in its design and would not create a false sense of historical development in the Webster Street Landmark District. The proposed garage would use a modern door and would clearly read as a contemporary change to the building. The garage design is in keeping with the existing garages installed at the four adjacent properties to the north within the district.

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

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The single basement window to be removed is not a character-defining feature of the building or district.

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.

Garage: *The proposed garage will not destroy historic materials, features, or spatial relationships that characterized the property. The garage design will retain the openness of the front yard and will retain the existing straight-run entry stairs. The proposed planters at either side of the permeable driveway will also retain plantings in the yard area and soften the transitional space between the street and the building. The garage will cause the removal of less than 25% of the surface of the front wall (approximately 10% removal).*

The proposed garage will be designed in a contemporary style that clearly reads as a modern intervention. Overall the garage is compatible with the historic building and the district in terms of its minimal size and subordinate proportions and details in relation to the historic house. The new opening will replace one basement level window, which is not a character-defining feature, and will not impact the projecting bay above, which is a character-defining feature of the facade. The proposed garage is in keeping with other garage installations on the block and within the district. Currently, fourteen (14) of the twenty-five (25) properties in the district have been altered to accommodate garages. For these reasons, the work will retain the integrity of both the historic house and the district.

Addition: The proposed rear addition will not destroy historic materials, features, or spatial relationships that characterized the property. The addition will only affect materials at the utilitarian and secondary rear façade, which is not viewed from the public right-of-way. The addition will cause the removal of less than 25% of the building's exterior walls (approximately 18% removal). For these reasons, the work will retain the integrity of both the historic house and the district.

Standard 10. New additions and adjacent or related new construction will 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.

Both of the proposed additions could be removed in the future without harming the integrity of the historic building.

PUBLIC/NEIGHBORHOOD INPUT

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

STAFF ANALYSIS

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Webster Street Landmark District. The project will retain the single-family residential use on the lot while creating a garage to support the contemporary use of the building. All aspects of the historic character of the existing building will be retained and preserved and no distinctive materials, architectural elements, or spaces that characterize the property will be removed. The proposed garage will be clearly contemporary in its design and would not create a false sense of historical development in the Webster Street Landmark District. The garage design is in keeping with the existing garages installed at the four adjacent properties to the north within the district. The garage design will retain the openness of the front yard and will retain the existing straight-run entry stairs. The proposed planters at either side of the permeable driveway will also retain plantings in the yard area and soften the transitional space between the street and the building. The rear addition will only affect materials at the utilitarian and secondary rear façade, which is not viewed from the public right-of-way. The work will cause the removal of less than 25% of the building's exterior walls and less than 25% of the surface of the front wall.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Structure) because the project includes a minor alteration of an existing structure that meets the *Secretary of the Interior's Standards*.

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. Staff recommends the following conditions:

- That, if the Zoning Administrator requires modifications to the proposed building massing in the Variance approval, the revisions may be reviewed and approved by Planning Department preservation staff as long as they do not result in increased size or demolition or incompatible placement of the additions.

ATTACHMENTS

Draft Motion

Parcel Map

1998 Sanborn Map

Aerial Photograph

District Map of Existing Garages

Project Sponsor Packet including Photographs and Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\2245 Webster_Case Report_3.6.13.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 16, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Information:
415.558.6377

Filing Date: July 22, 2010
Case No.: **2010.0613AE**
Project Address: **2055 Union Street: Metro Theater (a.k.a. Metropolitan Theater)**
Historic Landmark: No. 261 – The Metro Theater
Zoning: Union Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 0541/ 018
Applicant: Stephane de Bord, Ehrman Properties
2509 Scott Street
San Francisco, CA 94115
Staff Contact Shelley Caltagirone - (415) 558-6625
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Reviewed By Tim Frye – (415) 575-6822
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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 018 IN ASSESSOR'S BLOCK 0541, WITHIN THE UNION STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT NC-3, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

WHEREAS, on July 22, 2010, Stephane de Bord of Ehrman Properties, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to seismically retrofit the 670-seat Metro Theater building and convert its use to a private fitness facility, restaurant, and a retail use.

On September 28, 2011 the Preliminary Mitigated Negative Declaration/Initial Study (PMND/IS) for the Project was prepared and published for public review; and,

The PMND/IS was available for public comment until October 18, 2011; and,

An appeal of the PMND/IS was not filed with the Department; and,

On November 2, 2011, the Planning Department adopted the Mitigated Negative Declaration (MND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public

Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department found the MND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning, and approved the MND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2010.0613E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

WHEREAS, on November 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0613A ("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 the Certificate of Appropriateness, in conformance with the architectural plans dated March 31, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0651A based on the following findings:

CONDITIONS OF APPROVAL

- That the two "Equinox" logo signs at the second floor level will be removed from the proposal.
- That the pattern and opacity of the fritted glass will be reviewed and approved by Planning Department preservation staff prior to the issuance of a building permits.
- That the Mitigation Measures described in the Mitigation and Monitoring and Reporting Plan (MMRP) attached as Exhibit B are necessary to avoid potential significant effects of the proposed project and have been agreed to by the Project Sponsor.

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 2009.
- The proposed project will convert the theater into a fitness facility center while preserving the building's distinctive exterior materials and features, including the multi-story form and massing, the projecting marquee with neon lighting, the vertical blade sign with neon lighting, and the Spanish Colonial and Art Deco Period façade elements. All new features would be contemporary in design and differentiated from the existing building. Moreover, the work may all be reversed in the future without impacting the property's distinctive materials, features, spaces and form.
- The proposed windows at the front facade would not detract from the character of the historic theater and the removal of portions of the wall would have a minimal impact to the character of the façade and would not affect any ornamental features.
- The project sponsor shall engage an architectural finishes conservator to plan and oversee the recreation of the foyer coffered ceiling and ensure that appropriate chemical and physical treatments are used.
- The proposed work at the roof of the theater would not be visible from the adjacent public rights-of-way and would not affect the character-defining features of the theater.
- Removal of the existing entrance doors would allow for the recreation of the exterior foyer space and would improve the historic character of the neighborhood theater.
- The proposed storefronts would replace non-historic storefronts installed in 1998. The new storefronts would be contemporary in character, yet compatible with the historic character the theater.
- The placement, scale, and design of the proposed retail or restaurant tenant signage are appropriate to the character of the historic neighborhood theater. Also, the use of the historic marquee for the primary tenant signage and message signage is an appropriate reuse of the historic feature. Likewise, the proposed vertical signage in the foyer area is appropriate in terms of its placement, scale, and design.
- The proposed logo signs at the second floor level would detract from the theater's character-defining features, specifically, the Spanish Colonial Revival and Art Deco period façade elements. Furthermore, their proposed location is not a traditional location for signage on neighborhood theaters.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

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 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 historical properties, will not be undertaken.*

Standard 4. *Changes to a property that have acquired significance in their own right will be retained and preserved.*

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

Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, Historic Resource Evaluation Metro Theater materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Standard 7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

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 will 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 the Metro Theater 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 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 by the project because it will revive an existing retail space at the site and provide food and fitness services that draw additional patrons to the neighborhood commercial district.

- 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 affect the affordable housing supply as there are no residential uses at the site.

- 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 displace any industrial and service sector jobs and will not include commercial office development.

- 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 a Certificate of Appropriateness** for the property located at Lot 018 in Assessor's Block 0541 for proposed work in conformance with the renderings and architectural sketches dated August 5, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.0613AE.

The Historic Preservation Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Historic Preservation Commission hereby adopts the MMRP attached hereto as Exhibit B and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

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 November 16, 2011.

Linda D. Avery
Commission Secretary

Motion No. XXXX
Hearing Date: November 16, 2011

CASE NO 2010.0613AE
2055 Union Street

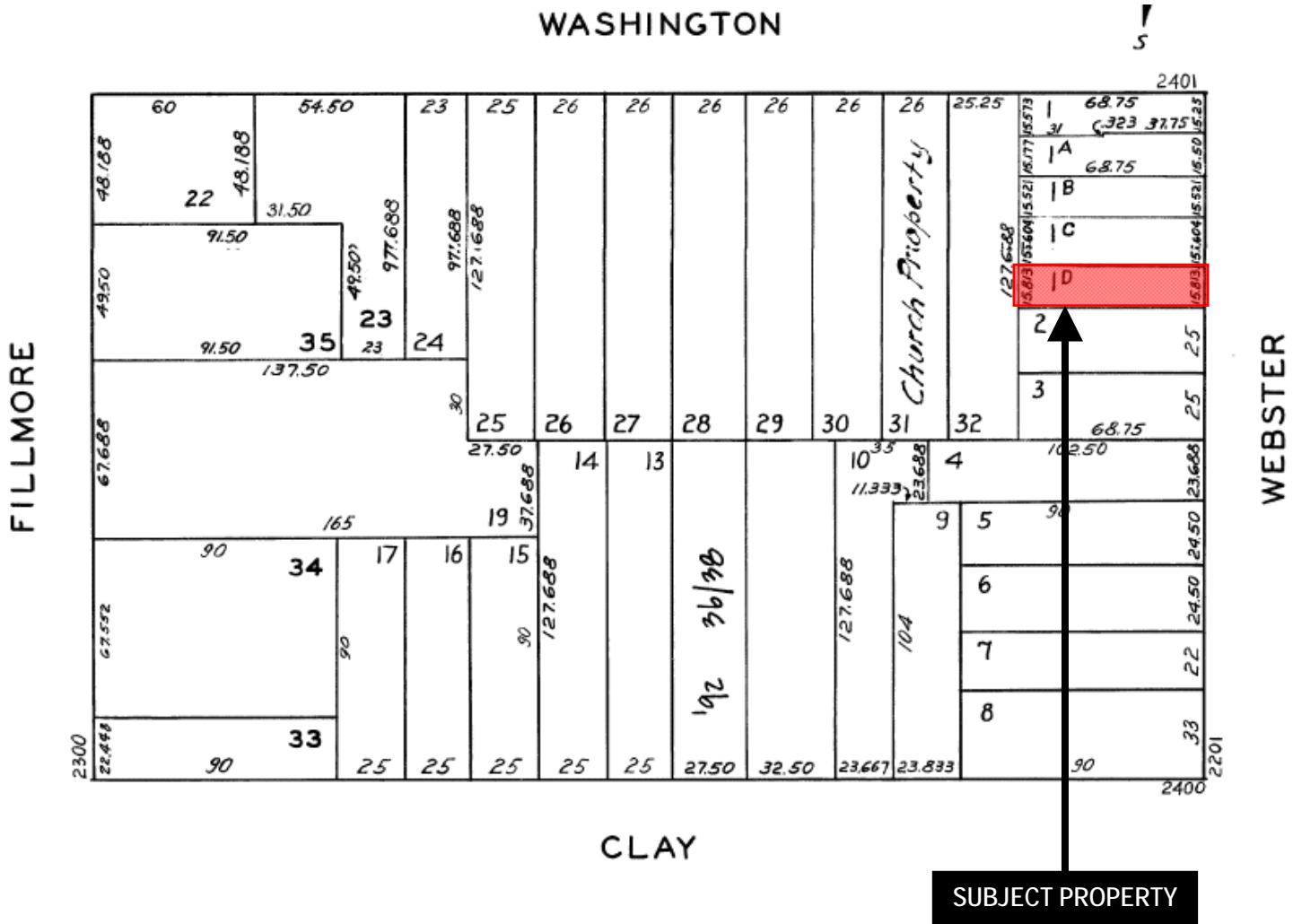
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NAYS: X

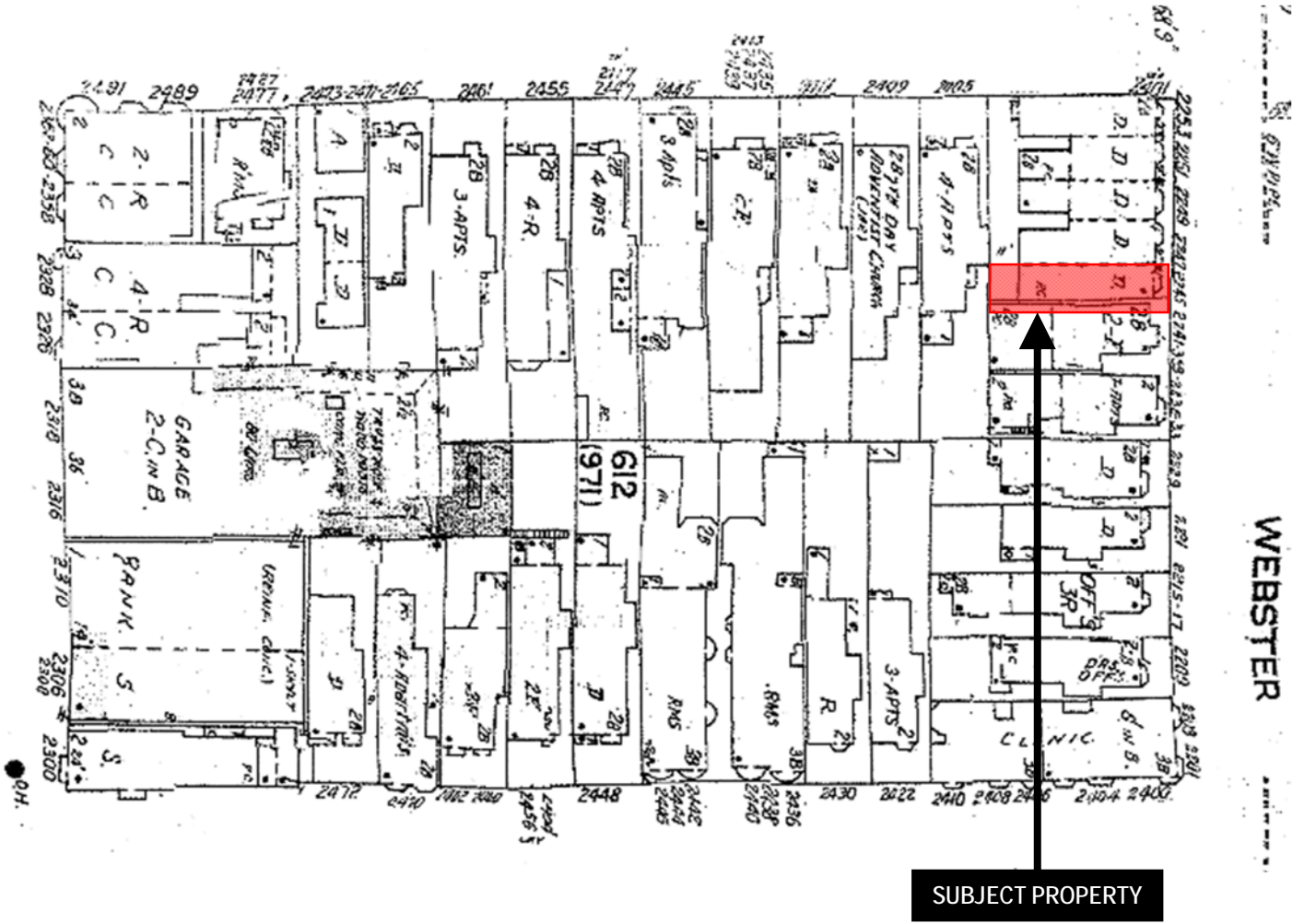
ABSENT: X

ADOPTED:

Parcel Map



Sanborn Map*

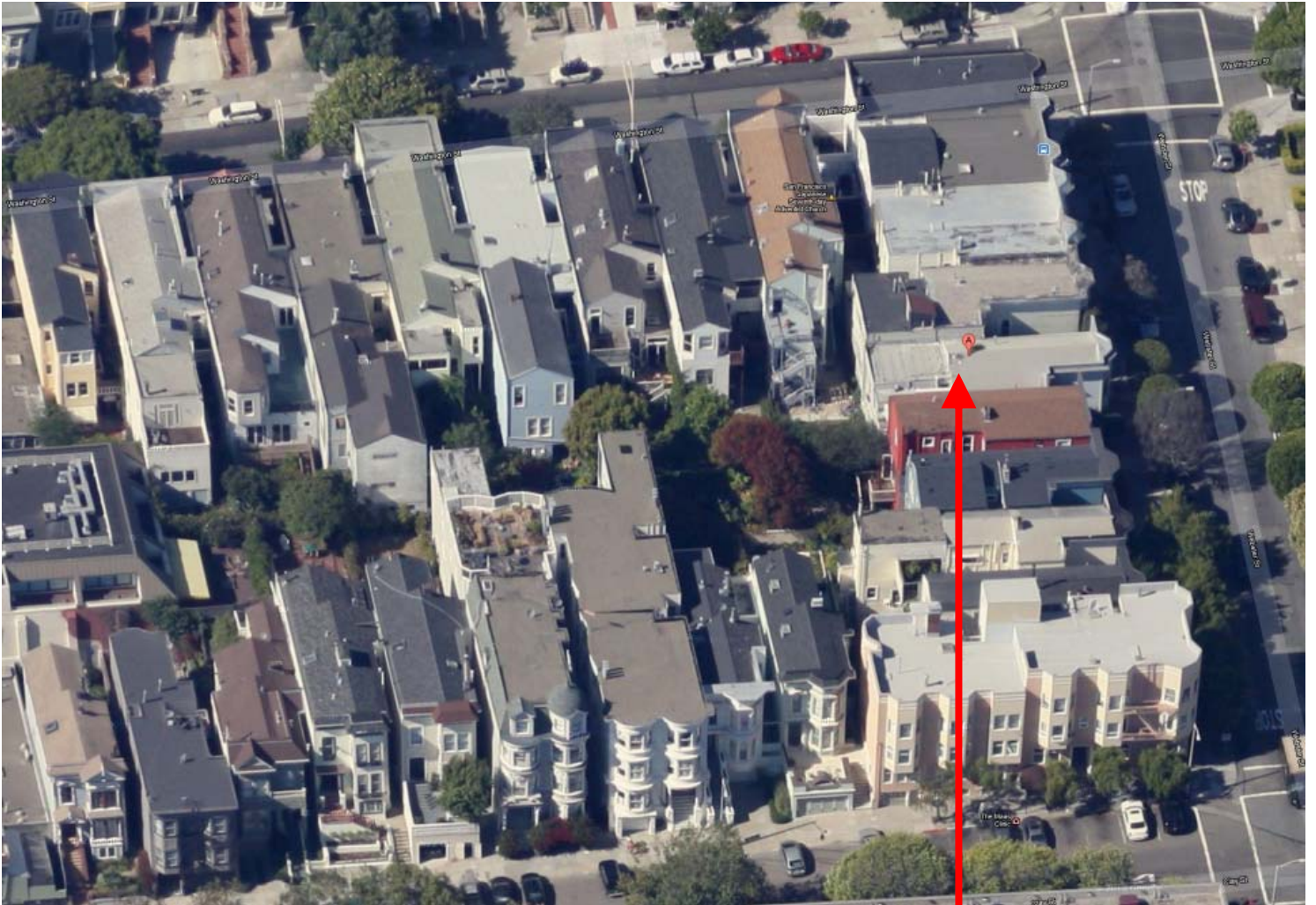


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness
 Case Number 2012.1338A
 2245 Webster Street
 Webster Street Landmark District

Aerial Photo



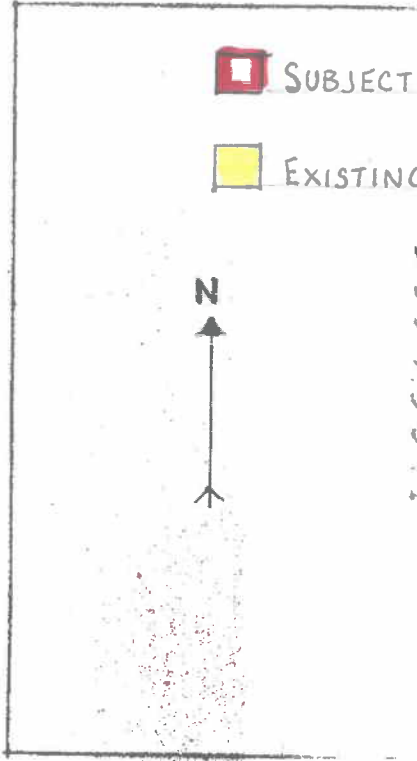
SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2012.1338A
2245 Webster Street
Webster Street Landmark District

JACKSON ST.

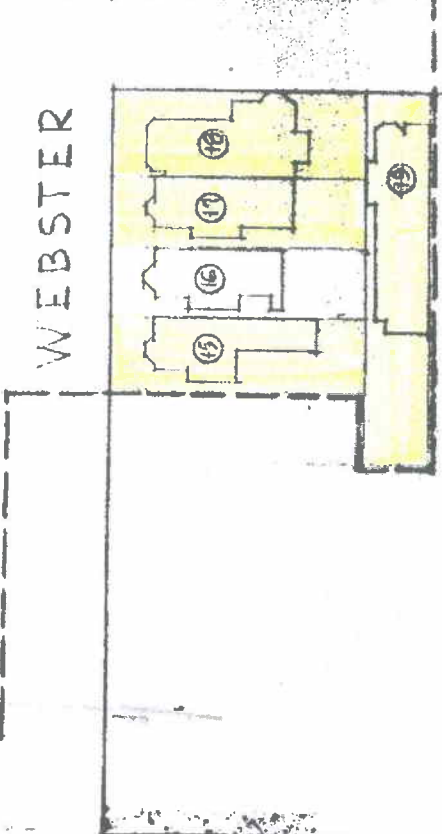
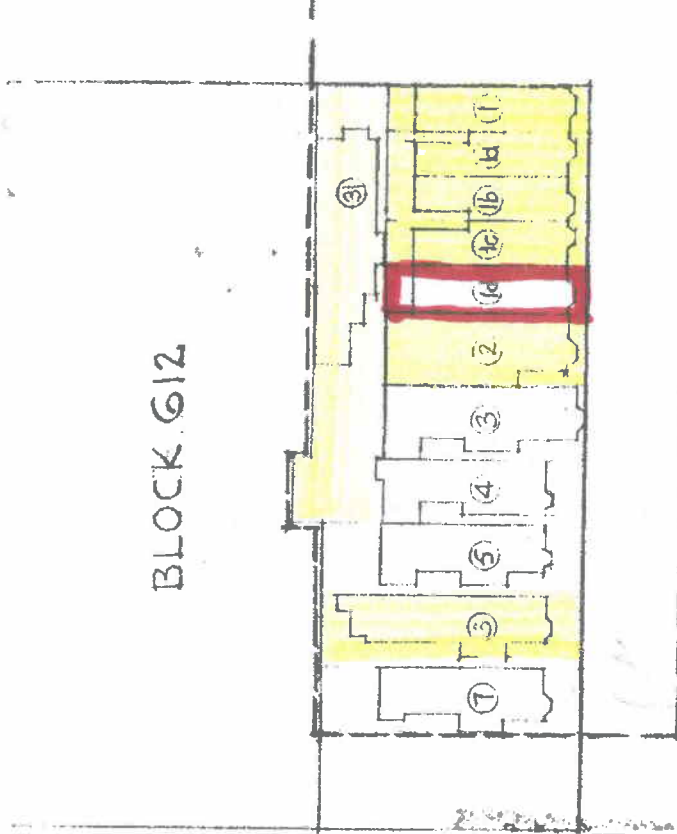
ST.



BLOCK 606

ST.

WASHINGTON



WEBSTER

BLOCK 612

CLAY

ST.

LORISSAKIMMARCHITECT

architecture and interiors

12-1338 A



De SOUSA RESIDENCE

2245 Webster Street

San Francisco, CA

CERTIFICATE OF APPROPRIATENESS APPLICATION

October 2012

STREET VIEWS:



SIDEWALK VIEWS:



EXTERIOR DETAILS:



NEIGHBORING GARAGES:



2245



2247



2249



2251



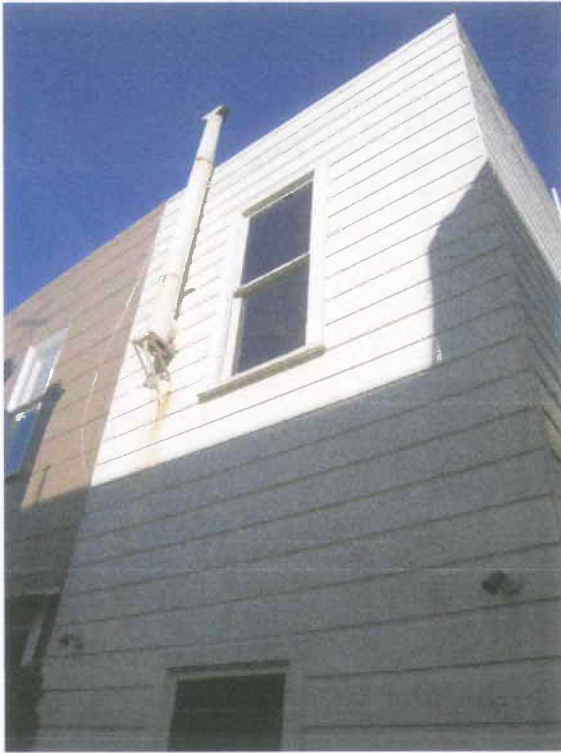
2253

EXTERIOR VIEWS - SIDE AND REAR:



LORISSAKIMM ARCHITECT

architecture | and interiors



DE SOUSA RESIDENCE

BUILDING EXTERIOR REMODELING

2245 WEBSTER STREET, SAN FRANCISCO, CA 94115

BUILDING PERMIT
JANUARY 22, 2013

BUILDING EXTERIOR REMODELING:
FRONT - CURB CUTS, GRADE & FACADE CHANGE TO ADD A GARAGE DOOR AT BASEMENT. ADD WOOD PLANTER BOXES AT BASEMENT. DEMO EXISTING ENTRY DOOR AND FILL IN OPENING AT BASEMENT, FINISHED MATERIALS TO MATCH EXISTING. NO WORK AT MAIN AND UPPER FLOORS.
SOUTH SIDE - DEMO SIDE DECK, ADJACENT WALLS, WINDOWS & STRUCTURE FOR HORIZONTAL EXPANSION TO PROPERTY LINE. FINISHED MATERIALS TO MATCH EXISTING.
REAR - ADD WALLS TO ENCLOSE EXPANDED FLOOR AREAS. REPLACE EXISTING WINDOWS AND DOORS AT BASEMENT, MAIN & UPPER FLOORS.
REAR DECK - REPLACE WOOD DECKING. PARTIAL DECKING TO BE REPLACED WITH STEEL GRATING TO GAIN DAY LIGHT AT BASEMENT FLOOR.
ROOF - NEW ROOF AREA & SKYLIGHTS
 NEW AUTOMATIC SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT ALL FLOORS.

PROJECT ADDRESS:	2245 WEBSTER STREET, SF, CA 94115		
LOT & BLOCK:	BLOCK 0612 / LOT 001D		
ZONING:	RH-2 / RESIDENTIAL-HOUSE, TWO FAMILY		
HEIGHT & BULK DISTRICT:	40-X, NO RESTRICTION ON SETBACKS		
YEAR BUILT:	1900		
HISTORIC DISTRICT:	ARTICLE 10, WEBSTER STREET		
TYPE OF CONSTRUCTION:	TYPE VB, NON-RATED, DWELLING		
NUMBER OF STORY:	2 STORIES WITH 1 STORY BASEMENT		
LOT SIZE:	1,071 SQ. FT.		
PROPOSED GARAGE AREA:	342 SQ. FT.		
HABITABLE FLOOR AREA:	EXISTING	ADDITION	PROPOSED
	0	+470	470
BASEMENT			
MAIN FLOOR	747	+72	819
UPPER FLOOR	754	+72	826
TOTAL SQ. FT.	1,501	+614	2,115

ABBREVIATIONS

A	AND	LD	INSIDE DIAMETER	WI	WITH
/	ANGLE	INC.	INCANDESCENT	W.C.	WATER CLOSET
AT	AT	INFO.	INFORMATION	WO	WOOD
CL	CENTERLINE	INSUL.	INSULATION	W.F.	WIDE FLANGE
#	NUMBER	INT.	INTERIOR	W.O.	WHERE OCCURS
(E)	EXISTING	INTER.	INTERMEDIATE	W/O	WITHOUT
(R)	RELOCATED	JT.	JOINT	WP	WATERPROOF
(N)	NEW	WSCT.	WAINSCOT	WR	WATER RESISTANT
A.B.	ANCHOR BOLT	WT	WEIGHT		
ACOUS.	ACOUSTICAL	LAM.	LAMINATE		
AD.	ADJUSTABLE	LT.	LIGHT		
A.F.F.	ABOVE FINISHED	MAS.	MASONRY		
AGGR.	AGGREGATE	MATL.	MATERIAL		
AL.	ALUMINUM	FLOOR.	FLOOR		
AL.T.	ALTERNATE	MAX.	MAXIMUM		
A.P.	ACCESS PANEL	M.B.	MACHINE BOLT		
APPROX.	APPROXIMATE	M.C.	MEDICINE CABINET		
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL		
ASPH.	ASPHALT	MEMBR.	MEMBRANE		
B.B.	BULLETIN BOARD	MTL.	METAL		
BD.	BOARD	MFR.	MANUFACTURER		
BITUM.	BITUMINOUS	MIN.	MINIMUM		
BKG.	BACKING	MIR.	MIRROR		
B.L.C.	BUILDING	MISC.	MISCELLANEOUS		
BLK.	BLOCK	M.O.	MASONRY OPENING		
BM.	BEAM	MTD.	MOUNTED		
BOT.	BOTTOM	MUL.	MULLION		
CAB.	CABINET	N.I.C.	NOT IN CONTRACT		
C.B.	CATCH BASIN	NO.	NUMBER		
CEM.	CEMENT	NOM.	NOMINAL		
CER.	CERAMIC	N.T.S.	NOT TO SCALE		
C.I.	CAST IRON	O.A.	OVERALL		
C.J.	CONSTRUCTION	OSB.	OBSOLETE		
CLG.	CEILING	O.C.	O.C.		
CLG.C.	CEILING CALKING	O.D.	OUTSIDE DIAMETER		
CLO.	CLOSET	O.H.	OPPOSITE HAND		
CLR.	CLEAR	OPNG.	OPENING		
C.O.	CASED OPENING	OPP.	OPPOSITE		
COL.	COLUMN	P.	PAINT		
CONC.	CONCRETE	PRCST.	PRE-CAST		
CONN.	CONNECTION	PL.	PLATE		
CONSTR.	CONSTRUCTION	P.LAM.	PLASTER LAMINATE		
CONT.	CONTINUOUS	PLAS.	PLASTER		
CORR.	CORRIDOR	P.WD.	PLYWOOD		
OPT.	CARPET	PR.	PAIR		
CTSK.	COUNTERSINK	PT.	POINT		
CNTR.	COUNTER	PTN.	PARTITION		
CTR.	CENTER	PT.W.	PRESSURE TREATED		
DET.	DETAIL	QTY.	QUANTITY		
DIA.	DIAMETER	R.	RISER		
DIM.	DIMENSION	RAD.	RADIUS		
DISP.	DISPENSER	R.D.	ROOF DRAIN		
DN.	DOWN	REF.	REFERENCE		
D.O.	DOOR OPENING	REFL.	REFLECTOR		
DR.	DOWN SPOUT	RGTR.	REGISTER		
DWC.	DRAWING	RENF.	REINFORCED		
DWR.	DRAWER	REQ.	REQUIRED		
E.	EACH	RESIL.	RESILIENT		
E.I.	EXPANSION JOINT	RM.	ROOM		
ELEVATION	ELEVATION	R.O.	ROUGH OPENING		
ELEC.	ELECTRICAL	RUB.	RUBBER		
EMER.	EMERGENCY	RWD.	REDWOOD		
ENCL.	ENCLOSURE	R.W.L.	RAIN WATER LEADER		
ENGR.	ENGINEER	S.C.	SOLID CORE		
EQ.	EQUAL	SCHED.	SCHEDULE		
EQPT.	EQUIPMENT	SECT.	SECTION		
EXST.	EXISTING	S.E.D.	SEE ELECTRICAL DRAWINGS		
EXPO.	EXPOSED	SO.	SQUARE		
EXP.	EXPANSION	S.S.D.	SEE STRUCTURAL DRAWINGS		
EXT.	EXTERIOR	SHT.	SHELF		
F.A.	FIRE ALARM	SHR.	SHOWER		
F.B.	FLAT BAR	SHT.	SHEET		
F.D.	FLOOR DRAIN	SM.	SIMILAR		
FDN.	FOUNDATION	S.M.D.	SEE MECHANICAL DRAWINGS		
F.E.	FIRE EXTINGUISHER	S.M.S.	SHEET METAL SCREW		
FIN.	FINISH	SPEC.	SPECIFICATION		
FIXT.	FIXTURE	S.P.D.	SEE PLUMBING DRAWINGS		
FLR.	FLOOR	SQ.	SQUARE		
FLASH.	FLASHING	S.S.D.	SEE STRUCTURAL DRAWINGS		
FLOUR.	FLUORESCENT	S.T.	STANDARD		
F.O.C.	FACE OF CONCRETE	S.T.S.	STAINLESS STEEL		
F.O.F.	FACE OF FINISH	STA.	STATION		
F.O.S.	FACE OF STUDS	STD.	STANDARD		
FRF.	FIREPROOF	STL.	STEEL		
F.S.	FULL SIZE	STR.	STRUCTURE		
FT.	FOOT OR FEET	SUSP.	SUSPENDED		
FTG.	FLOORING	SYM.	SYMMETRICAL		
FURR.	FURRING	T.	TREAD		
FUT.	FUTURE	T.O.C.	TOP OF CURB		
GA.	GALVE	TER.	TERRAZZO		
GALV.	GALVANIZED	T&G.	TONGUE & GROOVE		
GL.	GLASS	TH.	THICK		
GRD.	GROUND	THRES.	THRESHOLD		
GR.	GRADE	T.I.	TENANT IMPROVEMENT		
GYP. BD.	GYP. BOARD	T.O.P.	TOP OF PAVEMENT		
H.B.	HOLE BORE	T.O.W.	TOP OF WALL		
H.C.	HOLLOW CORE	TYP.	TYPICAL		
HOWD.	HARDWOOD	UNF.	UNFINISHED		
HW.	HARDWARE	U.O.N.	UNLESS OTHERWISE NOTED		
H.M.	HOLLOW METAL	V.A.T.	VINYL ASBESTOS TILE		
HORIZ.	HORIZONTAL	VERT.	VERTICAL		
HGT.	HEIGHT	VEST.	VESTIBULE		
		V.I.F.	VERIFY IN FIELD		

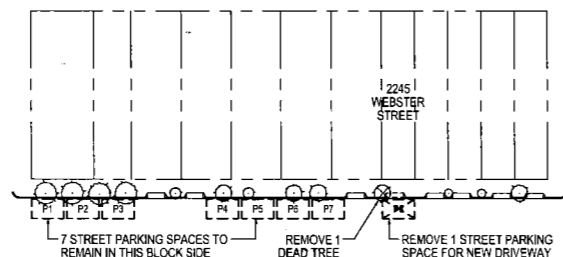
GENERAL NOTES

- General Contractor shall examine the site and verify all dimensions called out on the drawings. Any discrepancy in the drawings is to be brought to the attention of Architect prior to proceeding with work.
- General contractor shall protect the area, new and/or existing materials, and all finishes, from damage which may occur from construction, demolition, dust, and water, etc.
- General Contractor shall shore existing structure as required and provide / maintain temporary barricades, etc. as required to protect the public during the period of construction.
- General Contractor shall maintain a copy of current and complete set of permit approved construction documents on the job site during all phases of construction for the use of all trades. The original wet stamped set shall be free of notations and submitted to the owner at job completion.
- All construction work, architectural, structural, mechanical, electrical, and plumbing shall conform to all governing building codes and regulations. All materials must meet all applicable fire, life safety, and building codes. General contractor shall inform Architect of all modifications to drawings by approval agencies and of changes requested by building inspectors.
- All dimensions on construction drawings are to be face of framing unless otherwise noted.
- All construction documents are complimentary to each discipline. General Contractor and subcontractors are responsible to provide all work that is indicated on any of the drawings.
- General Contractor shall closely coordinate work with that of the independent contractors, subcontractors, and vendors to assure all schedules are met and work is done in conformance to the manufacturer's specifications.
- General Contractor shall submit shop drawings for all fabricated items, cut sheets of all fixtures / equipment, and samples of all finishes to Architect for approval prior to fabrication or change. Submittal shall be provided for Architect's review at least one (1) week before approval is required to maintain the construction schedule.
- Do not scale off drawings. Contact Architect for any dimensions not called out on the drawings.
- Resolutions of all questions or variances must be made through Architect and confirmed in written form.
- Electrical contractor shall furnish and install all materials as necessary for a complete and workable system. All materials and equipment shall be new, free from all defects and listed by "the Underwriter's Laboratories."
- Mechanical contractor shall furnish and install all materials as necessary for a complete and workable system, also perform all testing as required by codes and balance air quality at outlets and submit reports to Architect for approval.
- All features of construction not fully shown shall be of the same type and character as the shown for similar conditions. General Contractor shall notify Architect for special conditions or discrepancies prior to bidding or proceeding with work.
- General Contractor shall follow manufacturer's installation instructions carefully. Manufacturer's operating instructions and guarantees shall be given to the owner upon completion of project.
- Do not notch, bore, or cut members for pipes, ducts, or for other reasons except allowed by code, as shown on drawings, or with specific approval obtained in advance by Architect.
- Any requests for substitutions shall be submitted in adequate time to allow for review and approval / rejection. Substituted items shall not be purchased or installed without prior written approval of Architect.
- General Contractor shall carry liability, property damage, and worker's compensation insurance and shall provide the owner with certificates of insurance. Owner will carry fire insurance.
- All change orders shall be in writing, requiring both the owner's and Architect's signature for approval.
- Upon completing the job, General Contractor shall leave the premises and all affected areas clean and move-in ready.

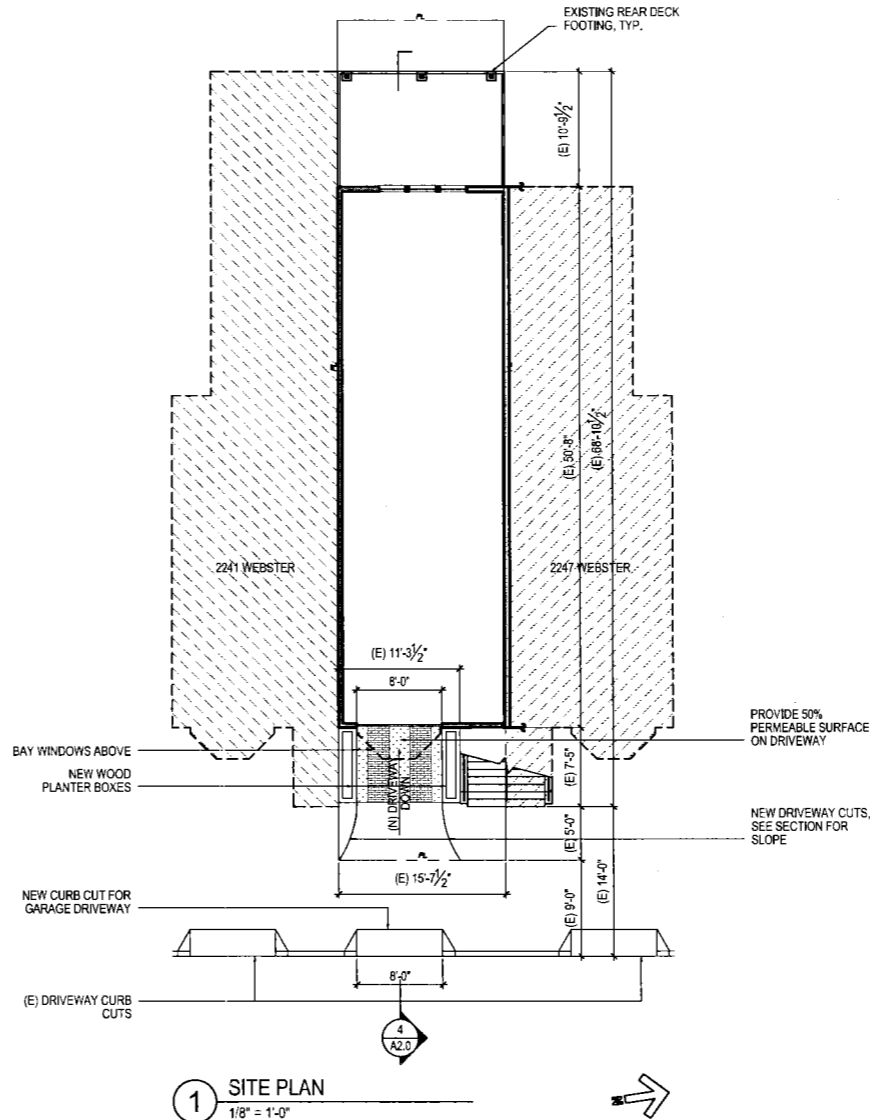
APPLICABLE CODES

- 2010 CALIFORNIA HISTORICAL BUILDING CODE
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE

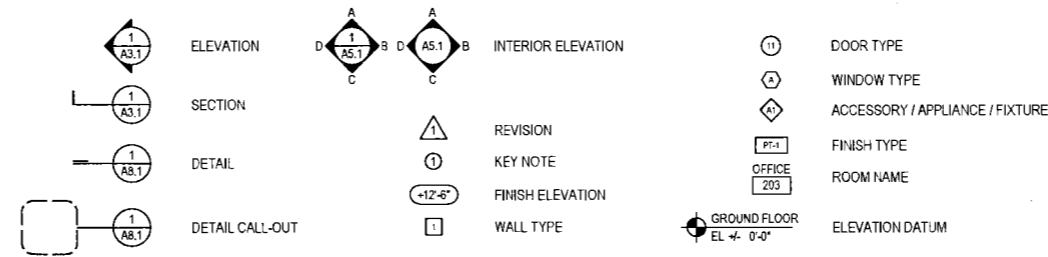
STREET PARKING COUNT



SITE PLAN



SYMBOLS LEGEND



DRAWING INDEX

- ARCHITECTURAL**
- A0.0 COVER SHEET / SITE PLAN
 - T1.0 TITLE 24 / BUILDING ENERGY ANALYSIS REPORT
 - T1.1 TITLE 24 / BUILDING ENERGY ANALYSIS REPORT
 - A1.0 EXISTING PLANS
 - A1.1 PROPOSED PLANS
 - A2.0 EXISTING EXTERIOR ELEVATIONS, BUILDING SECTION
 - A2.1 PROPOSED EXTERIOR ELEVATIONS, BUILDING SECTION
 - A5.0 EXTERIOR DETAILS
 - A8.0 DOOR / WINDOW SCHEDULES
- STRUCTURAL**
- TO BE SUBMITTED AFTER PLANNING DEPARTMENT APPROVAL

VICINITY MAP



PROJECT TEAM

OWNER
GEOFFREY DE SOUSA
2245 WEBSTER STREET
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TEL. 415 5779530
CONTACT: GEOFF DE SOUSA

CONTRACTOR
ROYAL LYON CONSTRUCTION, INC.
85 LAKEWOOD AVENUE
SAN FRANCISCO, CA 94127
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CONTACT: TONY LEUNG
SFROYALLYON@GMAIL.COM

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STRUCTURAL ENGINEER
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FAIRFAX, CA 94930
TEL. 415 7217238
CONTACT: JULIA CHEN
JYCHEN@JYCDDESIGN.COM

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CONSULTANT

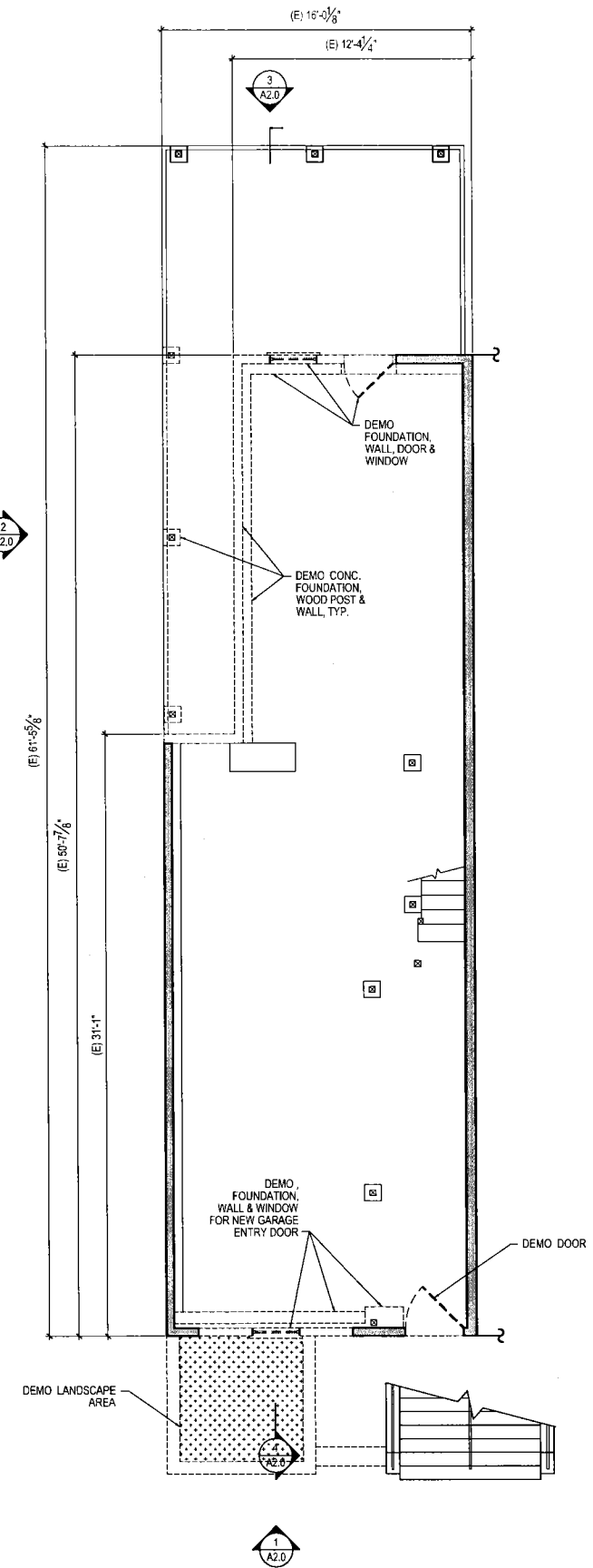
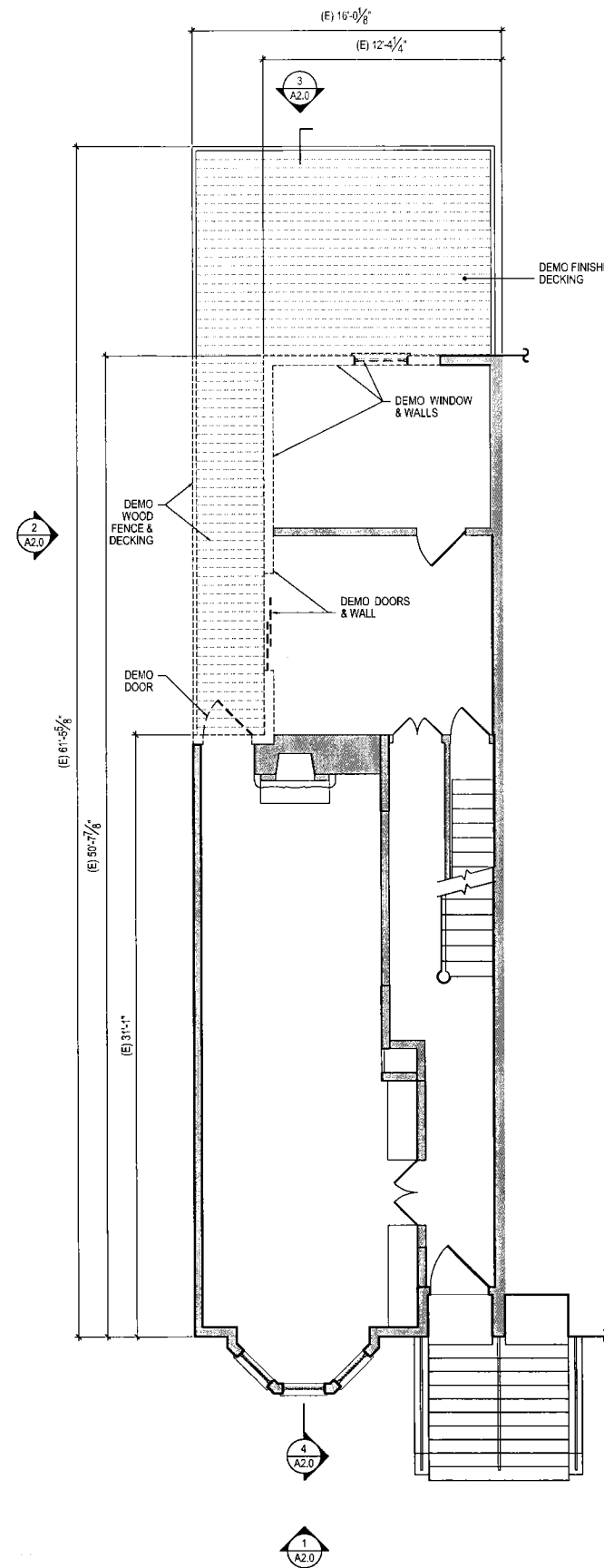
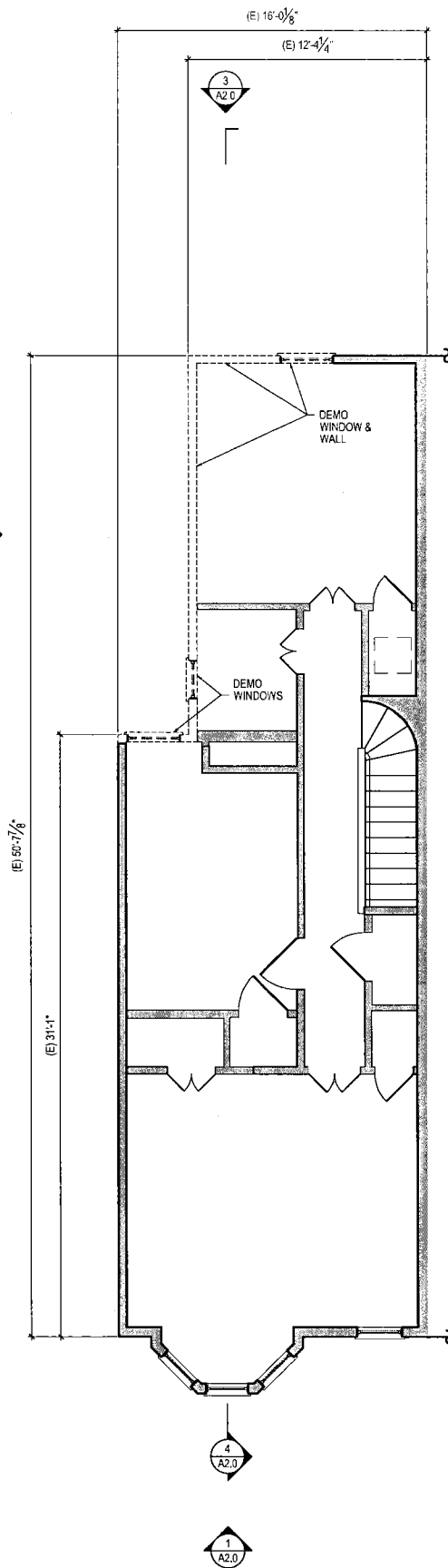
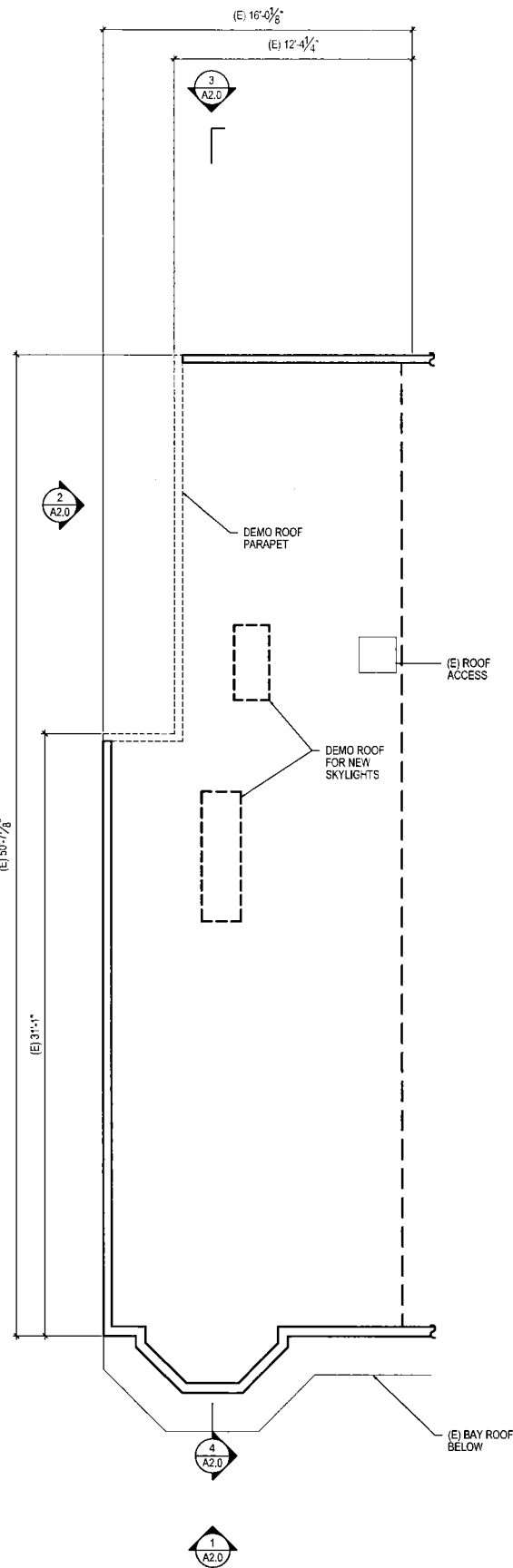
PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

DATE	03.19.2012
SCALE	1/8" = 1'-0"
DRAWN	LO
JOB	
03.20.12	PRELIMINARY PRICING
01.22.13	BUILDING PERMIT

SEAL

A0.0
PROJECT COVER SHEET
SITE PLAN



4 EXISTING / DEMO ROOF PLAN
1/4" = 1'-0"

3 EXISTING / DEMO UPPER FLOOR PLAN
1/4" = 1'-0"

2 EXISTING / DEMO MAIN FLOOR PLAN
1/4" = 1'-0"

1 EXISTING / DEMO BASEMENT FLOOR PLAN
1/4" = 1'-0"

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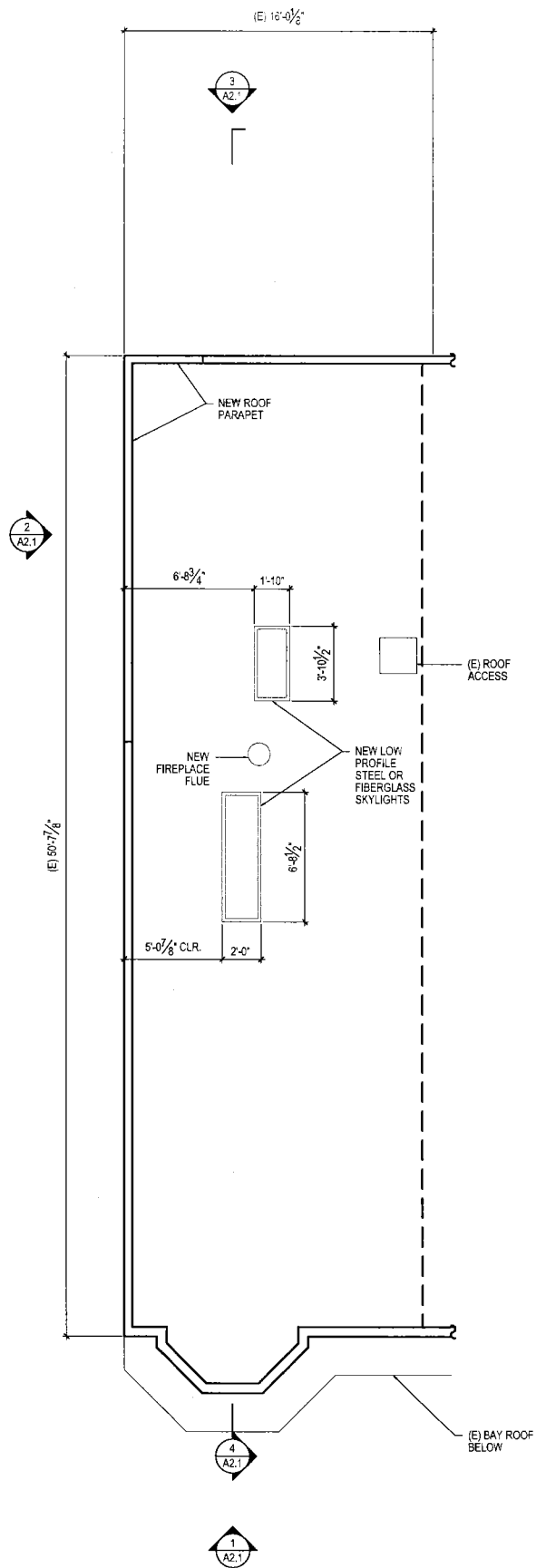
PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

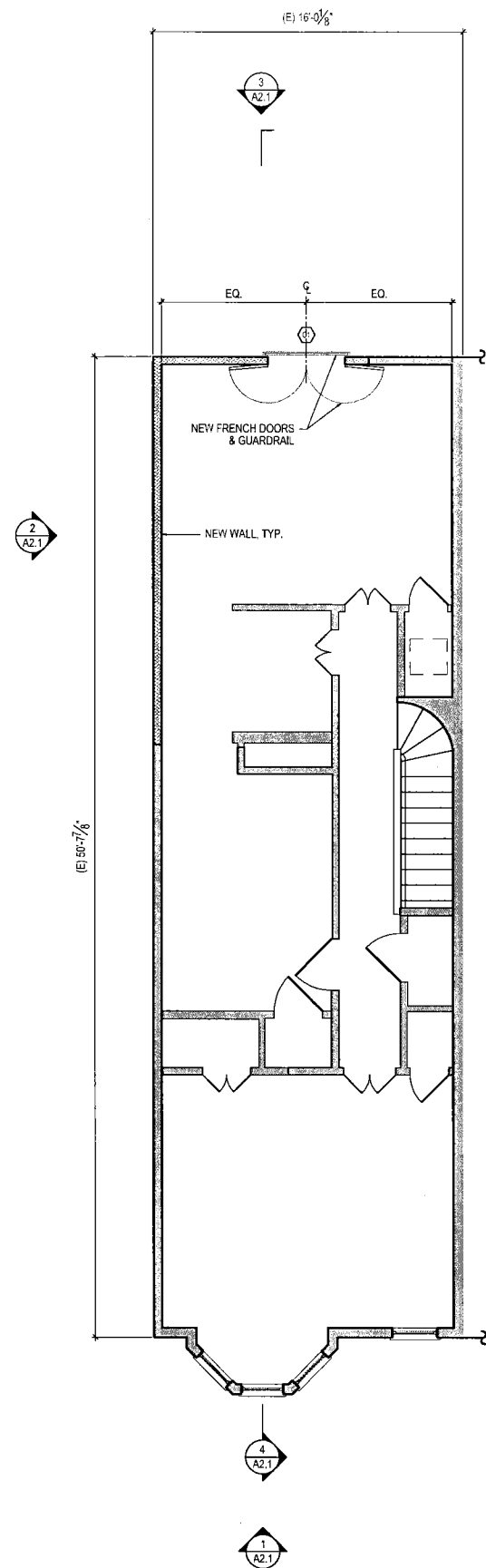
DATE	03.19.12
SCALE	1/4" = 1'-0"
DRAWN	LO
JOB	
03.20.12	PRELIMINARY PRICING
01.22.13	BUILDING PERMIT

SEAL

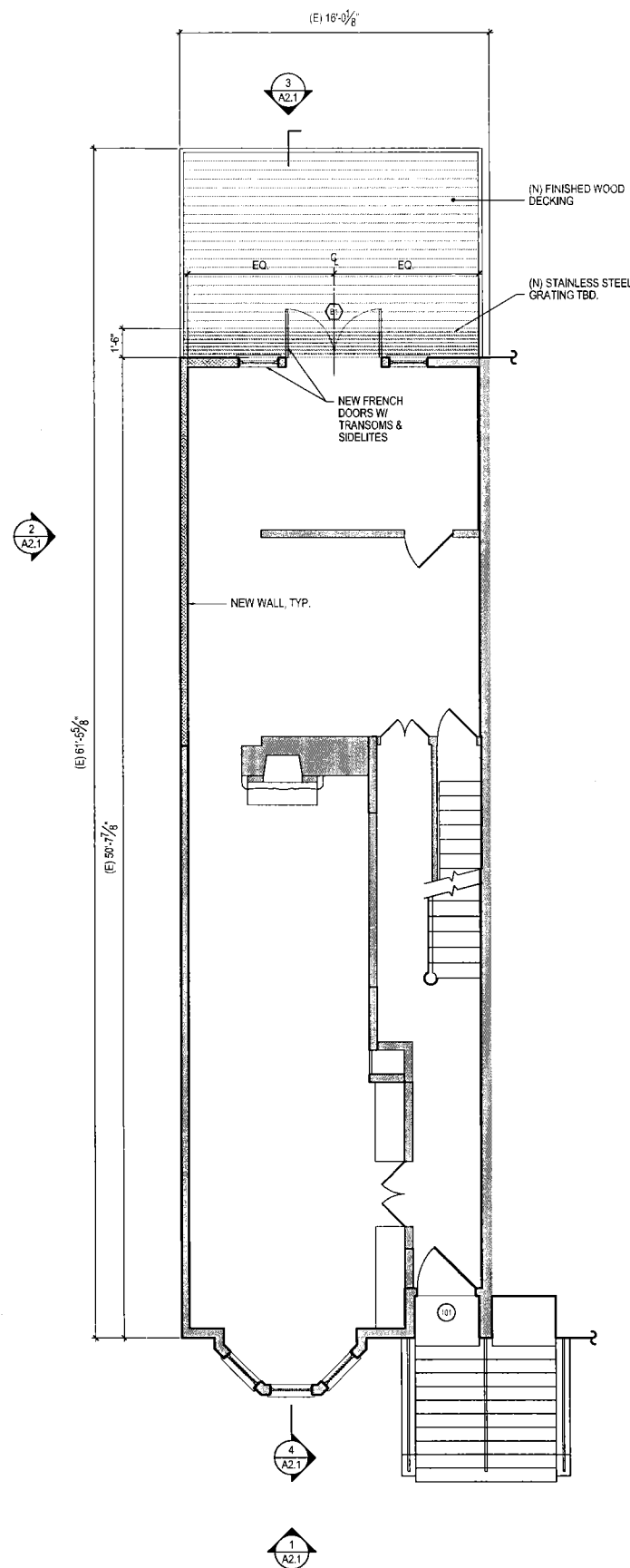
A1.0
EXISTING / DEMO
FLOOR PLANS



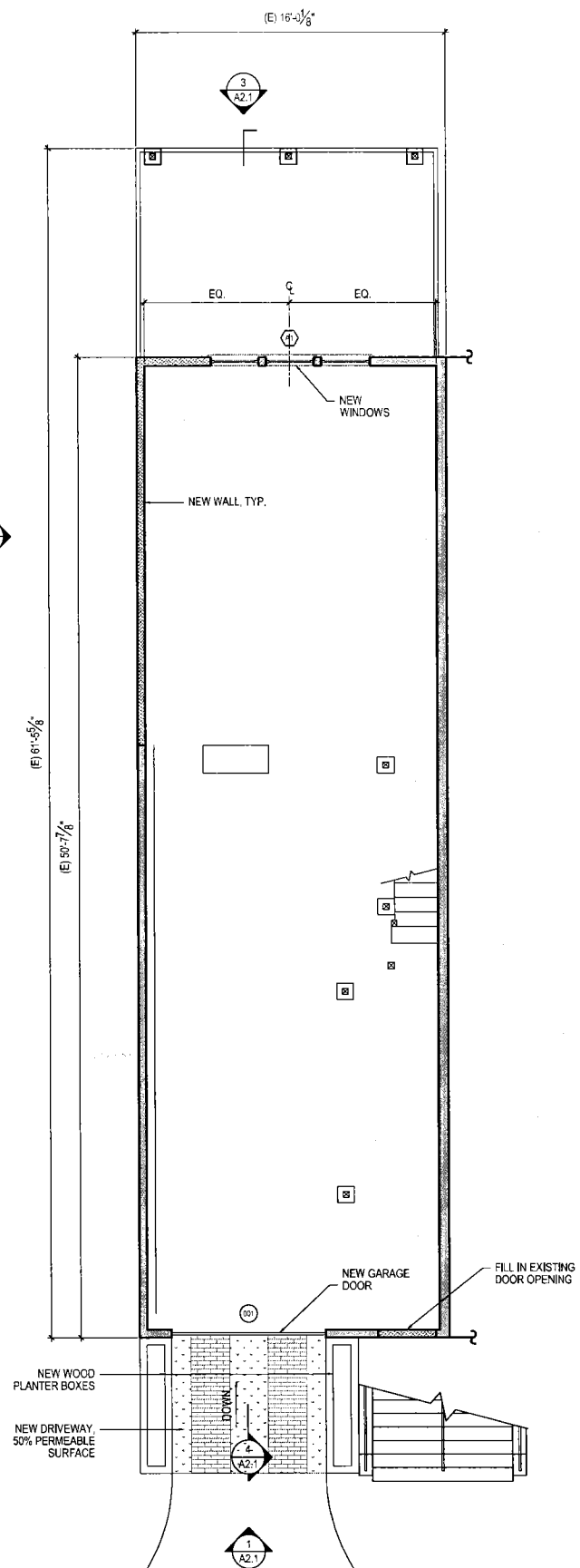
4 PROPOSED ROOF PLAN
1/4" = 1'-0"



3 PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

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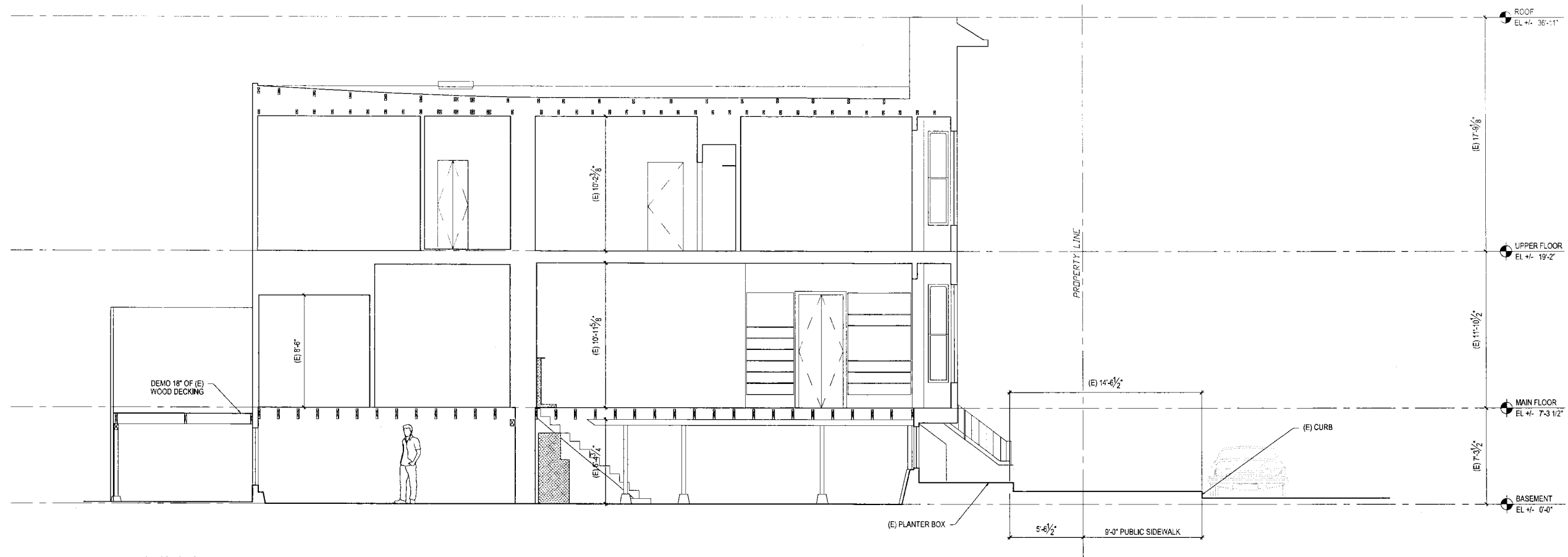
PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

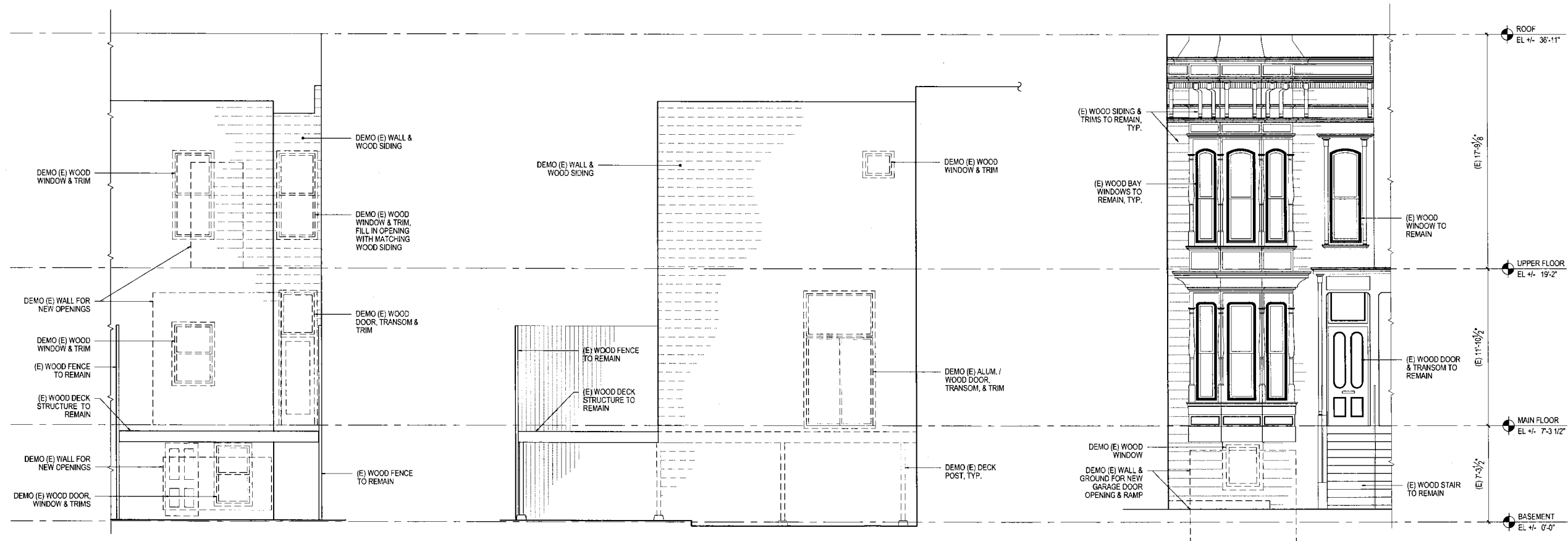
DATE	03.19.12
SCALE	1/4" = 1'-0"
DRAWN	LO
JOB	03.20.12 PRELIMINARY PRICING
	01.22.13 BUILDING PERMIT

SEAL

A1.1
PROPOSED FLOOR PLANS



4 EXISTING BUILDING SECTION
1/4" = 1'-0"



3 EXISTING WEST ELEVATION
1/4" = 1'-0"

2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

1 EXISTING EAST ELEVATION
1/4" = 1'-0"

LOPIS KIM ARCHITECT
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SAN FRANCISCO, CA 94115

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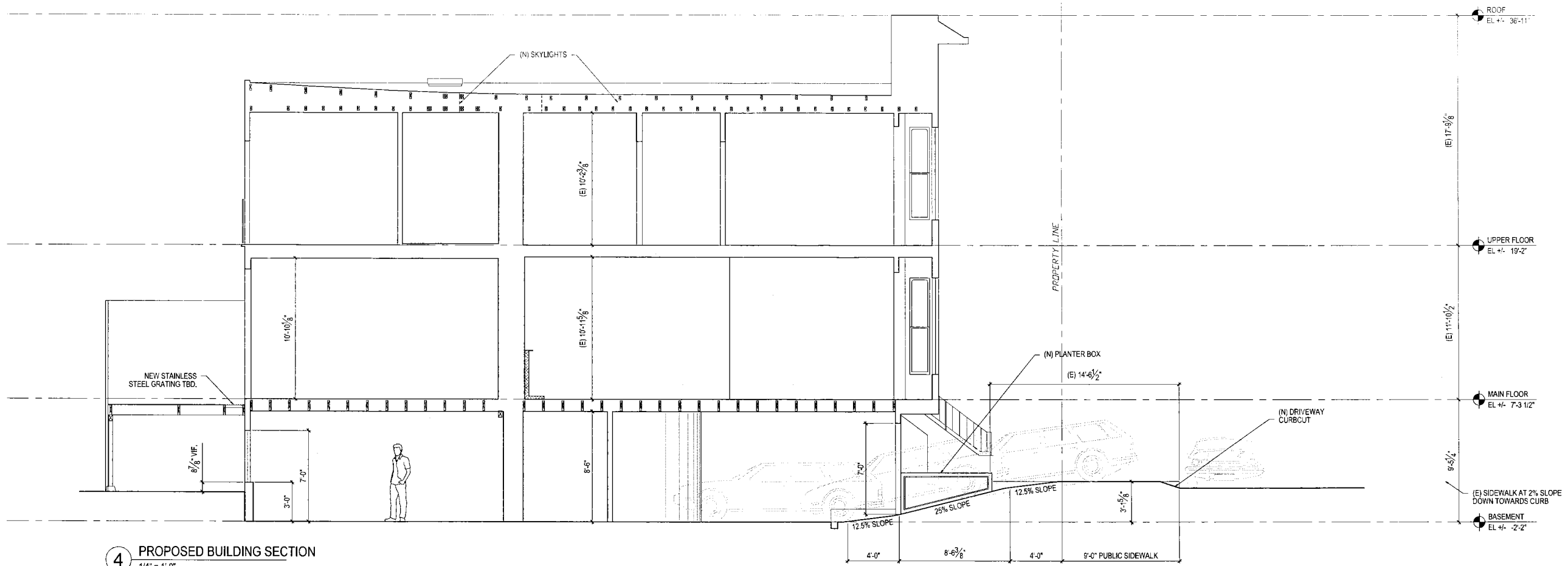
PROJECT

**DE SOUSA RESIDENCE
EXTERIOR REMODELING**
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

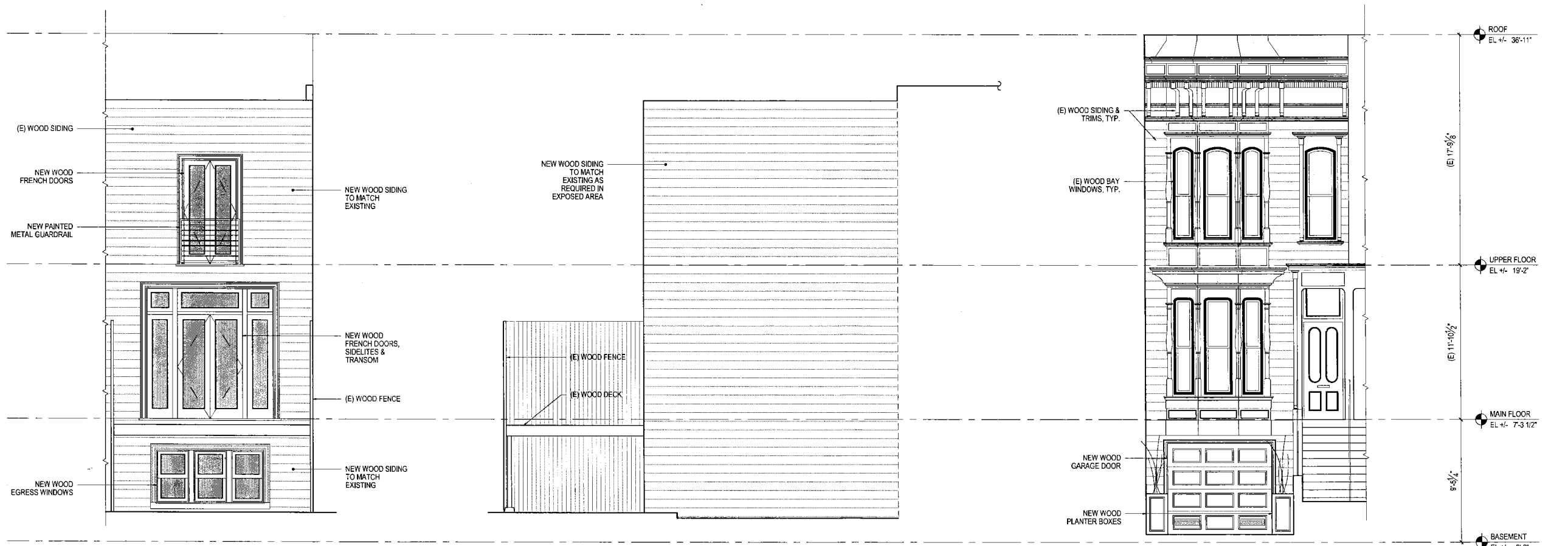
DATE	03.19.12
SCALE	1/4" = 1'-0"
DRAWN	LO
JOB	
03.20.12	PRELIMINARY PRICING
01.22.13	BUILDING PERMIT

SEAL

A2.0
EXISTING EXTERIOR
ELEVATIONS
BLDG. SECTION



4 PROPOSED BUILDING SECTION
 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

1 PROPOSED EAST ELEVATION
 1/4" = 1'-0"

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CONSULTANT

PROJECT

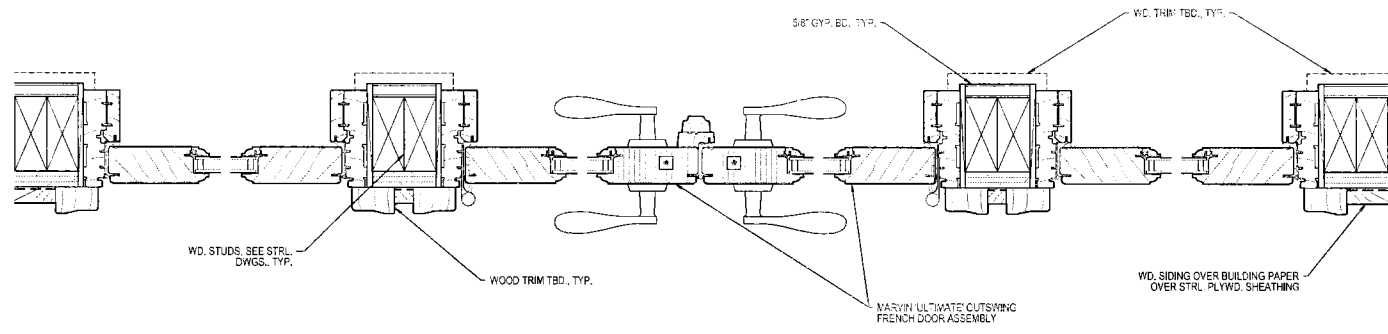
DE SOUSA RESIDENCE
 EXTERIOR REMODELING
 2245 WEBSTER STREET
 SAN FRANCISCO, CA 94115

DATE	03.19.12
SCALE	1/4" = 1'-0"
DRAWN	LO
JOB	
03.20.12	PRELIMINARY PRICING
01.22.13	BUILDING PERMIT

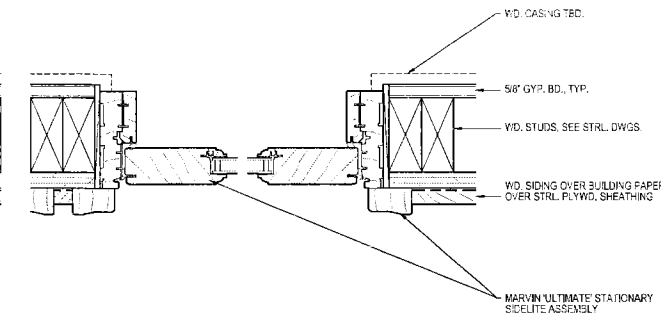
SEAL

A2.1

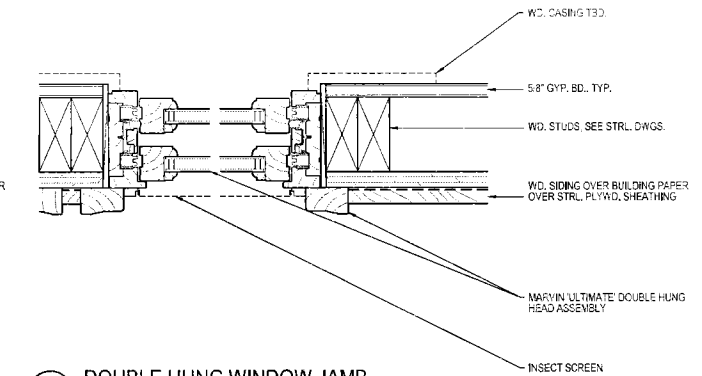
PROPOSED EXTERIOR ELEVATIONS BLDG. SECTION



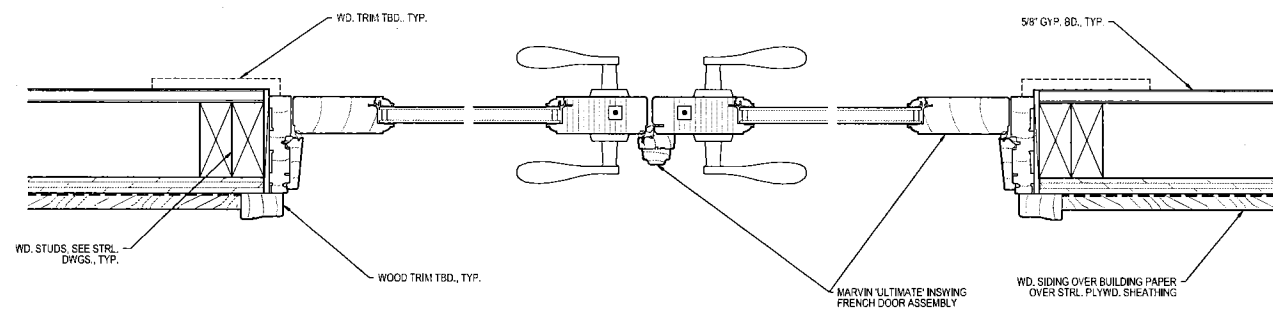
13 FRENCH DOOR AND SIDELITE JAMB
3" = 1'-0" OUTSWING



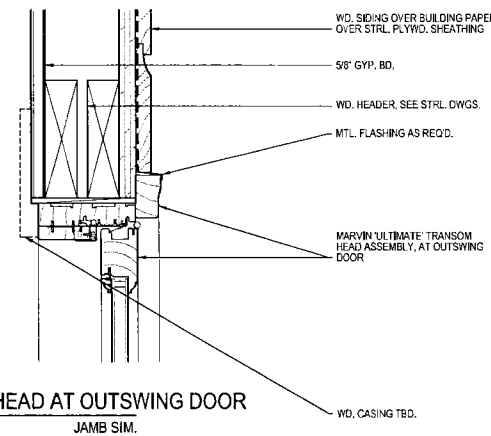
8 TRANSOM SIDELITE JAMB
3" = 1'-0"



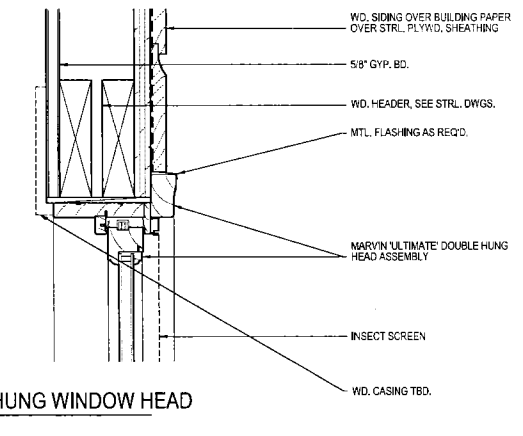
4 DOUBLE HUNG WINDOW JAMB
3" = 1'-0"



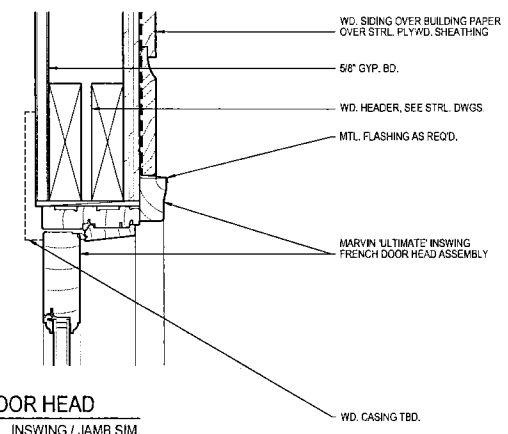
12 FRENCH DOOR JAMB
3" = 1'-0" OUTSWING



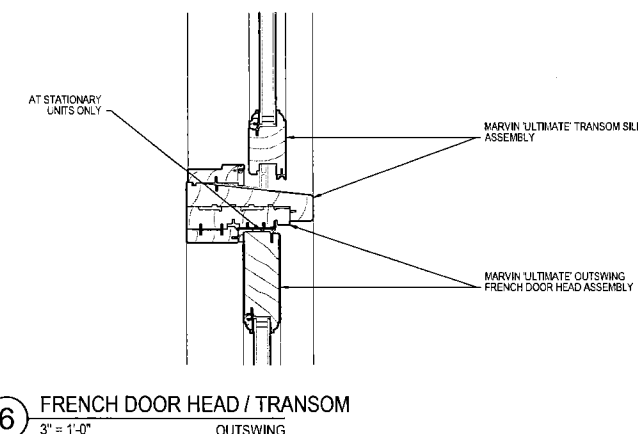
7 TRANSOM HEAD AT OUTSWING DOOR
3" = 1'-0" JAMB SIM.



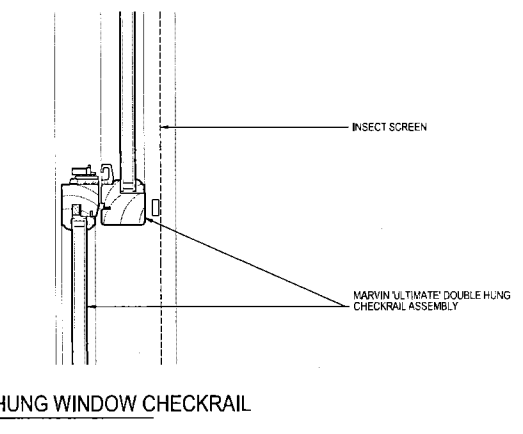
3 DOUBLE HUNG WINDOW HEAD
3" = 1'-0"



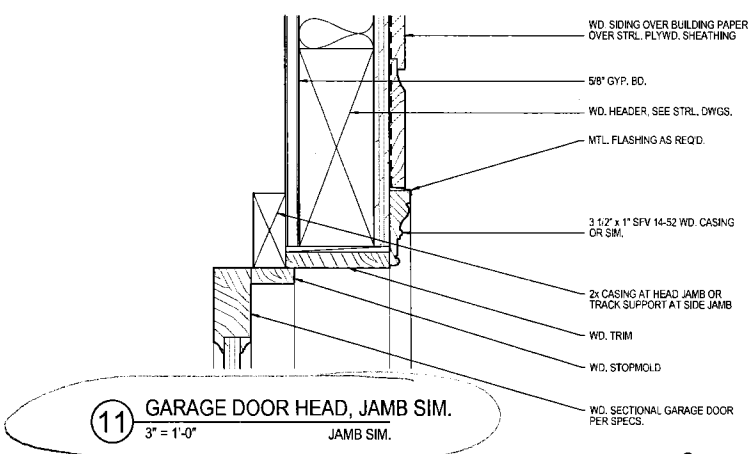
10 FRENCH DOOR HEAD
3" = 1'-0" INSWING / JAMB SIM.



6 FRENCH DOOR HEAD / TRANSOM
3" = 1'-0" OUTSWING

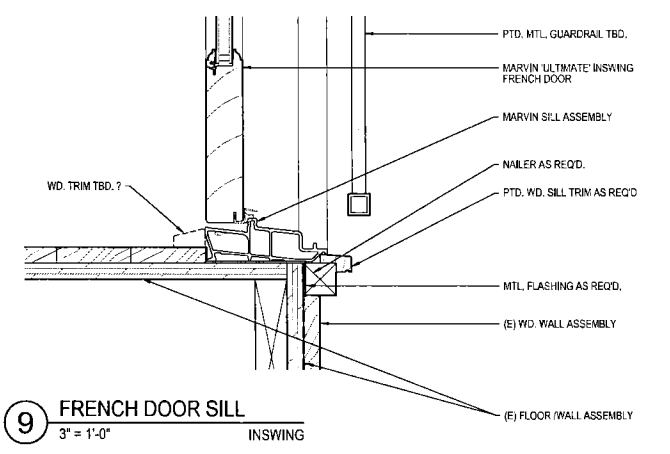


2 DOUBLE HUNG WINDOW CHECKRAIL
3" = 1'-0"

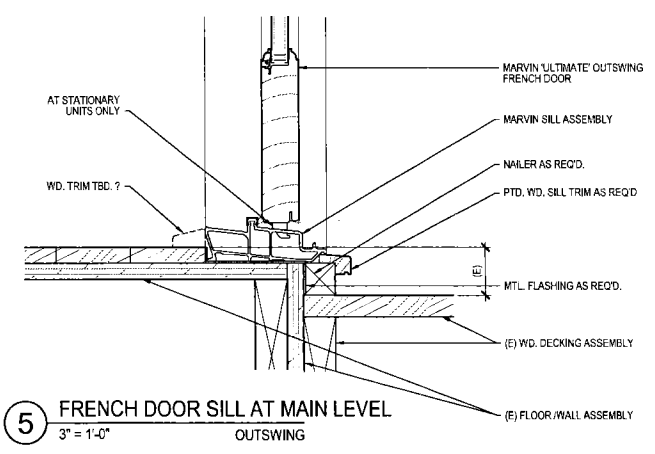


11 GARAGE DOOR HEAD, JAMB SIM.
3" = 1'-0" JAMB SIM.

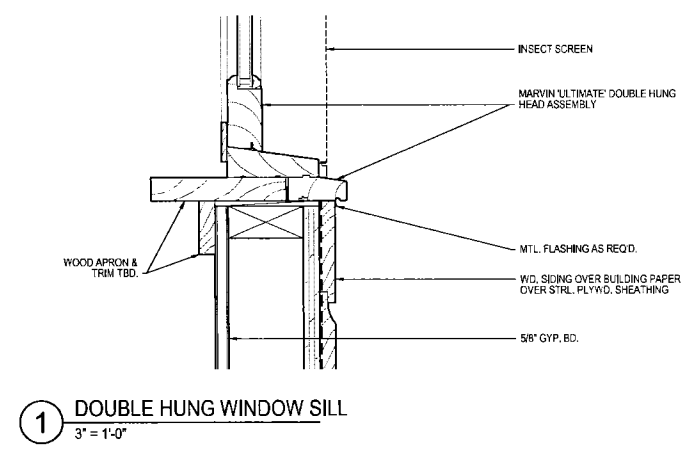
Will provide full-height section.



9 FRENCH DOOR SILL
3" = 1'-0" INSWING



5 FRENCH DOOR SILL AT MAIN LEVEL
3" = 1'-0" OUTSWING



1 DOUBLE HUNG WINDOW SILL
3" = 1'-0"

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CONSULTANT

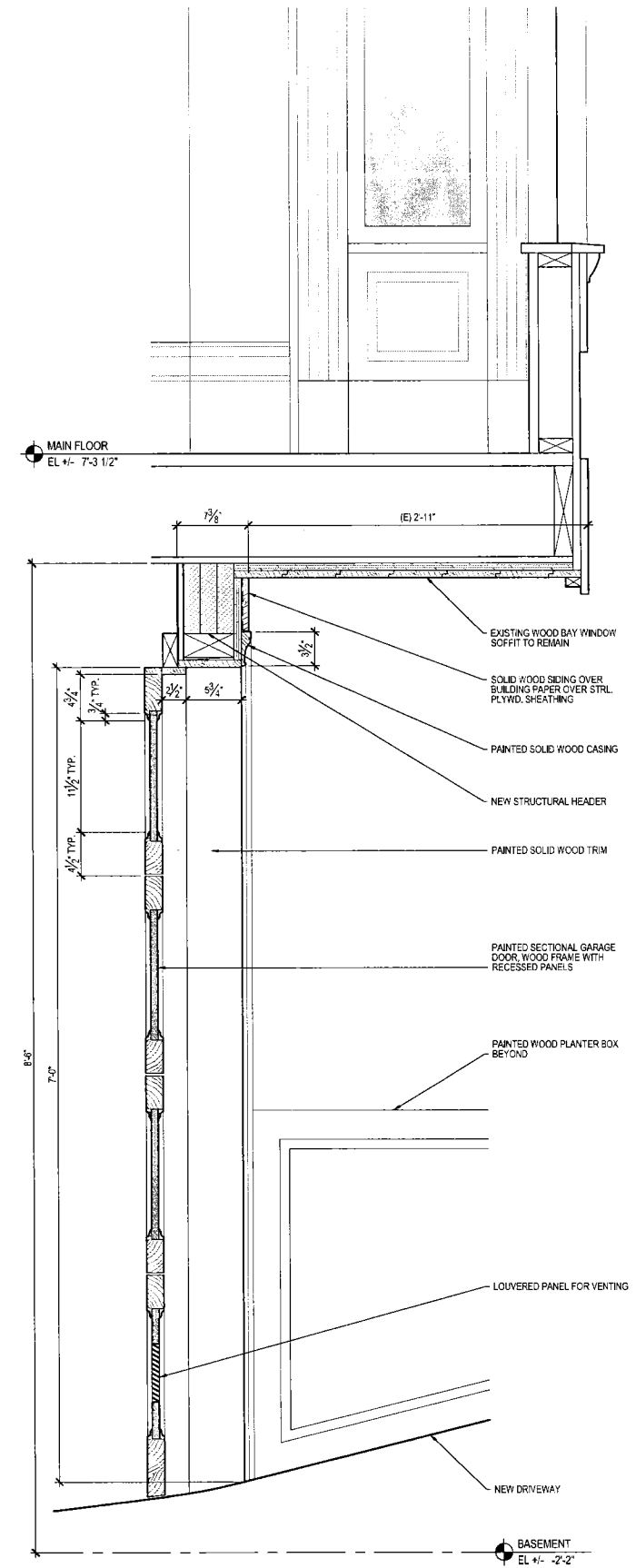
PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

DATE	08.18.12
SCALE	3" = 1'-0"
DRAWN	LO
JOB	
01.22.13	BUILDING PERMIT

SEAL

A5.0
EXTERIOR DETAILS



1 SECTION THRU GARAGE DOOR
1 1/2" = 1'-0"

LO KIM ARCHITECT
ARCHITECTS

CONSULTANT

CONSULTANT

PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
2245 WEBSTER STREET
SAN FRANCISCO, CA 94115

DATE 02.21.13

SCALE 1 1/2" = 1'-0"

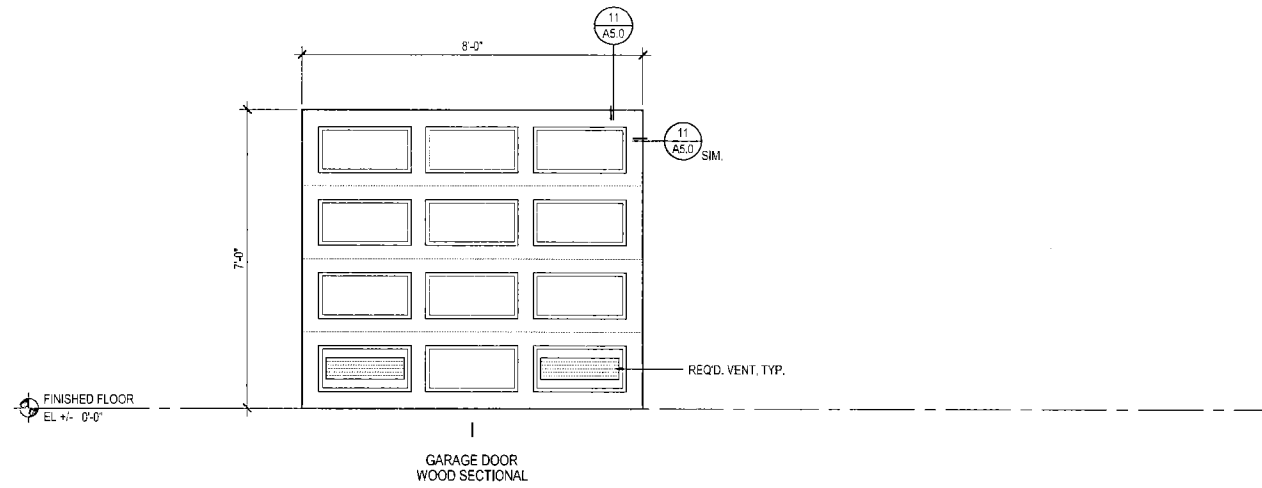
DRAWN LO

JOB

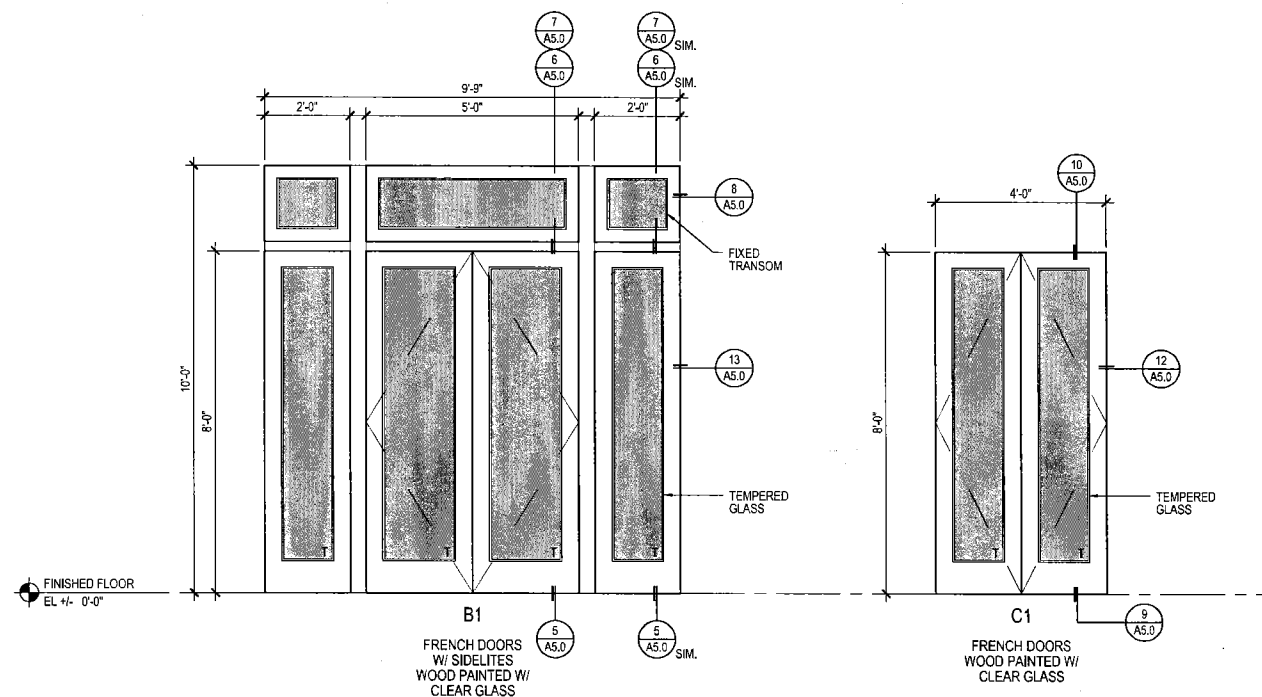
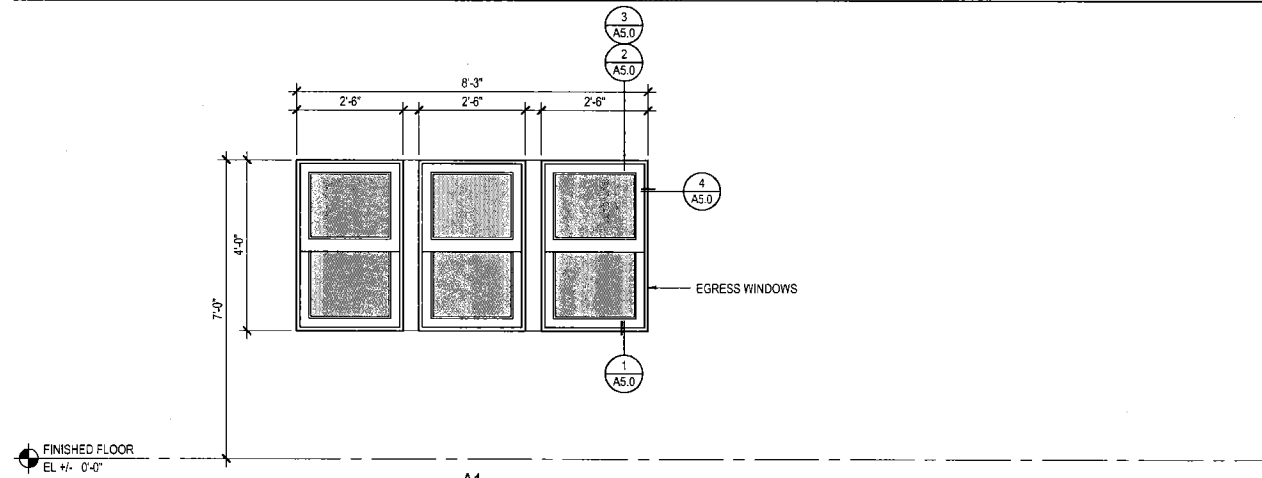
SEAL

A5.1

GARAGE DOOR
SECTION



WINDOW TYPE ELEVATIONS SCALE: 1/2" = 1'-0"



NO.	LOCATION	ELEV. TYPE	OPENING SIZE WIDTH x HEIGHT x THICK.	MATERIALS	EXTERIOR INTERIOR	HDYR GROUP	HARDWARE FINISH	FIRE RATING	DOOR HANDING	DETAILS		REMARKS
										HEAD/JAMB	SILL	
BASEMENT FLOOR												
001	B01 - GARAGE	I	8'-0" x 7'-0" x TBD	WOOD	EXTERIOR	1	TBD	(NONE)	NA	11/A5.0	-	
MAIN FLOOR												
101	M01 - STAIR HALL 2	E	E	E	EXTERIOR	E	E	(NONE)	E	-	-	EXISTING DOOR TO REMAIN

DOOR HARDWARE GROUPS & SCHEDULE

DOOR HINGES AND ESCUTCHEON PLATES

GROUP 1 - ROLL-UP GARAGE

INTERIOR HINGES: TBD
EXTERIOR HINGES: TBD

DOOR / WINDOW GENERAL NOTES

- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCHES IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS, OR 0.5 INCHES FOR OTHER DOORS.
- THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES (REIDENCIAL) WHERE THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS; THE DOOR, OTHER THAN AN EXTERIOR STROM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP.

EXTERIOR GLASS DOOR / WINDOW SCHEDULE

TYPE	LOCATION	OPENING SIZE WIDTH x HEIGHT	OPERATION	FRAME	GLASS TYPE	TEMPERED	GLASS THICKNESS	DETAILS		QUANTITY	REMARKS
								HEAD/JAMB	SILL		
ALL FLOORS											
A1	BASEMENT FLOOR	8'-2" x 4'-0" x TBD	DOUBLE HUNG	WOOD	CLEAR	NO	-	2,3,4/A5.0	1/A5.0	1	WINDOWS MEET EGRESS REQUIREMENTS
B1	MAIN FLOOR	9'-9" x 10'-0" x TBD	FRENCH DOORS	WOOD	CLEAR	YES	-	6,7,8,13/A5.0	9/A5.0	1	WITH SIDELITES AND TRANSOMS ABOVE
C1	UPPER FLOOR	4'-0" x 8'-0" x TBD	FRENCH DOORS	WOOD	CLEAR	YES	-	10,12/A5.0	9/A5.0	1	

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PROJECT

DE SOUSA RESIDENCE
EXTERIOR REMODELING
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SAN FRANCISCO, CA 94115

DATE	03/26/12
SCALE	1/2" = 1'-0"
DRAWN	LO
JOB	
01.22.13	BUILDING PERMIT

SEAL

A8.0
DOOR / WINDOW
SCHEDULES