SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Appropriateness Case Report

HEARING DATE: NOVEMBER 20, 2013
CONSENT CALENDAR

Filing Date:	July 18, 2013
Case No.:	**2013.0957A**
Project Address:	**3101 20TH STREET**
Historic Landmark:	No. 99 - Schoenstein & Co. Pipe Organ Building
Zoning:	UMU (Urban Mixed-Use) Zoning District 45-X Height and Bulk District
Block/Lot:	4084/001
Applicant:	Jamie Pratt, Architect Mason Kirby, Inc. 301 Bocana Street San Francisco, CA 94110
Staff Contact	Richard Sucre - (415) 575-9108 richard.sucre@sfgov.org
Reviewed By	Timothy Frye – (415) 575-6822 tim.frye@sfgov.org

PROPERTY DESCRIPTION

3101 20TH STREET, also known as the Schoenstein & Co. Pipe Organ Building, is a three-story, light industrial building located on a rectangular lot (measuring approximately 25 ft x 104 ft) at the southeast corner of 20th and Alabama Streets. Constructed in 1928 by the Mager Brothers, 3101 20th Street is significant for its association with one of the oldest organ firms in the United States, and for its unique architectural design. The subject property features wood-sash, multi-light windows, arched industrial wood doors, a stucco exterior and decorative window surrounds/sills. The roofline is articulated with a decorative projecting corner and a slightly gable roof.

PROJECT DESCRIPTION

The proposed project includes construction of a new roof deck (measuring 31'-9" by 15'-10") and a sloped-roof rooftop stair penthouse, as well as the installation of six new light fixtures on the exterior facade. The roof deck is setback approximately 5-ft from the Alabama St façade, and is setback approximately 32-ft from the 20th St façade. The new roof deck features a 42-in metal cable rail guardrail and redwood decking. The new rooftop penthouse measures approx. 5-ft 3-in by 20-ft 3-in, and features a steeply-sloped roof, which is located behind the existing gable roof of the subject property. The new penthouse would be clad in stucco and would feature a single glazed wood door and three windows on the west façade, and a single window on the south façade. The project also includes installation of one new light fixture on the north façade (20th Street) and four new light fixtures on the west façade (Alabama Street). The new light fixtures would consist of a matte-aluminum lantern fixture centered on the primary façade elements.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit from the Department of Building Inspection (DBI).

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

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.

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 proposed project does not involve a change in use and would maintain the subject property's current use as an office. Therefore, the proposed project complies with Rehabilitation Standard 1.

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 proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, wood-sash multi-lite windows, decorative trim, wood doors, as well as, other elements identified in the designating ordinance for the landmark. The proposed project does not call for the removal of historic materials or features. The new elements on the exterior façade are minimal in size and do not disrupt the building's historic character. Further, the new rooftop elements are minimally visible from public rights-of-way, thus do not interfere with a reading of the building's historic elements. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The new work will not create a false sense of historical development and would be contemporary, yet compatible with the landmark. Specifically, the new light fixtures are of a style and material, which clearly differentiates them from historic light fixtures, as evidenced by the shape of the sconce and the matte aluminum material. Therefore, the proposed project complies with Rehabilitation Standard 3.

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

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including, but not limited to, the overall form and massing, wood-sash multi-light windows, wood rafter tails, and wood decorative trim. The project would not impact any distinctive features of the subject property. New work is additive in nature and is minimally visible from public rights-of-way. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will 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.

The proposed project does not call for the repair or replacement of deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include work, which may require excavation or uncovering any archaeological resource. Therefore, the proposed project complies with Rehabilitation Standard 8.

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 proposed project includes the construction of a new roof deck and rooftop stair penthouse, and the installation of new light fixtures on the street facades facing 20th and Alabama Streets.

The new roof deck would not be visible from the public rights-of-way due to its setback from the building edge and the height of the building's parapet, which would obscure the roof deck and guardrail from public view. The new roof deck features a metal guardrail, which is consistent with the industrial aesthetic of the former industrial building.

The new rooftop stair penthouse would be minimally visible from the public rights-of-way. The new stair penthouse is setback from the building edge and features a sloped roof, so as to minimize its visibility. The new penthouse maintains the existing building's form and massing, since it would be located behind the existing gable roof and would not impact any significant historic characteristics of the subject property. The stucco cladding of the new rooftop penthouse matches with the stucco cladding of the subject property, thus is compatible with the building's overall material palette.

The proposed project includes the addition of five new light fixtures with a matte finish on the street facades (one fixture on 20th Street and four fixtures on Alabama Street). The new fixtures would be compatible with the overall style and materials of the landmark, since the new fixtures would be small in scale, located only on the ground level, and would evoke the building's industrial aesthetic and character through the use of a matte metal finish. The overall finish of the fixtures would be compatible with the building's stucco exterior. The design and shape of the new light fixtures echo the building's industrial aesthetic, as evidenced by their shape, form and style. Overall, the new lighting would not impact or destroy any historic materials and would not impact the integrity of the subject property.

Overall, the proposed project maintains the historic integrity of the subject property and provides new additions and features, which are compatible, yet differentiated from the landmark. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a roof deck and rooftop stair penthouse, as well as the installation of new exterior light fixtures. These features may be removed in the future without impacting the essential form and integrity of the landmark. Further, these features do not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of November 13, 2013, the Department has not received any public correspondence regarding the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

Roof Deck & Rooftop Penthouse: The project would construct a new roof deck and a new rooftop penthouse. The new rooftop penthouse would be approx. 10-ft 7-in in height, and would be setback approx. 25-ft from the Alabama St façade, and approx. 20-ft from the 20th Street façade. These new features would not impact any of the existing character-defining features of the subject property and would be additive in nature. These new features would occur on the roof of the subject property and would be minimally visible from any public rights-of-way. The new stair penthouse is setback from the building edge and is small in scale. The location and sloped roof reduces the visibility of the stair penthouse, so that it is barely perceptible from the public rights-of-way. The new penthouse is clad in stucco, which is similar to the stucco found on the landmark. Therefore, the new roof deck and stair penthouse would comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new work would be compatible with the historic building. To ensure that the cladding of the penthouse is consistent with overall landmark, the Department has included a condition of approval specifying for a smooth stucco finish to match the existing historic property.

New Exterior Light Fixtures: The proposed project includes installation of new light fixtures on the primary street facades. This new feature would not impact any character-defining features of the subject property and would be additive in nature. The matte finish of the new light fixtures would be compatible with the matte finish of the exterior stucco. The overall shape and form of the new light fixtures echoes the industrial aesthetic of the existing building. The installation of the light fixtures would

comply with the Secretary of the Interior's Standards for Rehabilitation and the requirements of Article 10 of the San Francisco Planning Code, since the new features would not remove historic fabric and would be compatible the existing historic features. To ensure that the light fixtures are installed properly on the exterior facades, the Department has included a condition of approval to review and approve the attachment methods of the new light fixtures to ensure minimal damage to the historic exterior.

Summary: Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, as 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.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

CONDITIONS OF APPROVAL

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 Site Permit, the stucco cladding of the new rooftop stair penthouse shall be smooth in finish and match the stucco finish of the existing building. This type of finish will ensure compatibility with the existing building.
2. As part of the Site Permit, the Project Sponsor shall incorporate attachment details for the new light fixtures into the architectural drawings for review and approval by Planning Department Preservation staff. These attachment details shall specify minimal damage and minimal penetrations into the historic exterior.

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.

ATTACHMENTS

Draft Motion
Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos
Landmark Designation
Architectural Drawings

RS: G:\Documents\Certificate of Appropriateness\2013.0957A 3101 20th St\CofA Case Report_3101 20th St.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Draft Motion

HEARING DATE: NOVEMBER 20, 2013

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Reviewed By	Timothy Frye – (415) 575-6822 tim.frye@sfgov.org

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 001 IN ASSESSOR'S BLOCK 4084, DESIGNATED AS LANDMARK NO. 99, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 18, 2013, Jamie Pratt of Architect Mason Kirby, Inc. (Project Sponsor) on behalf of Saul Griffith (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for construction of a new roof deck and rooftop penthouse, and installation of new exterior light fixtures to the subject property located on Lot 001 in Assessor's Block 4084.

WHEREAS, the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project involves exterior and interior alteration to the existing building and meets the *Secretary of the Interior's Standards for Rehabilitation*.

WHEREAS, on November 20, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0957A (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 a Certificate of Appropriateness, in conformance with the project information dated October 18, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0957A based on the following findings:

CONDITIONS OF APPROVAL

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 Site Permit, the stucco cladding of the new rooftop stair penthouse shall be smooth in finish and match the stucco finish of the existing building. This type of finish will ensure compatibility with the existing building.
2. As part of the Site Permit, the Project Sponsor shall incorporate attachment details for the new light fixtures into the architectural drawings for review and approval by Planning Department Preservation staff. These attachment details shall specify minimal damage and minimal penetrations into the historic exterior.

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 Historic Preservation Commission has determined that the proposed work is compatible with the character of the Landmark No. 99 as described in Article 10 of the Planning Code.

   - That the proposed project, including the installation of new exterior light fixtures and construction of a new roof deck and rooftop stair penthouse, would be considered compatible with the subject property, since these alterations and additions maintain the historic form of the landmark, do not destroy historic materials, and provide for new construction, which is compatible with the building's overall historic character, material and finish, yet differentiated.

   - That the proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, wood-sash multi-lite windows, decorative trim, and wood door, as well as, other elements

identified in the designating ordinance for Landmark No. 99 (Schoenstein & Co. Pipe Organ Building).

- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 99.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

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 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 the Landmark No. 99 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 project will not have any impact on any existing neighborhood serving retail uses, since there are no retail uses located on the project site.

   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 would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of Landmark No. 99 in conformance with the Secretary of the Interior's Standards for Rehabilitation.

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

The project will have no impact upon affordable housing, since there are no identified affordable housing units on the project 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. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

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, since the project does not involve displacement of any industrial or service sector activity.

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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

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

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 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 001 in Assessor's Block 4084 for proposed work in conformance with the project information dated October 18, 2013, labeled Exhibit A on file in the docket for Case No. 2013.0957A.

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, such 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 Historic Preservation Commission ADOPTED the foregoing Motion on November 20, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

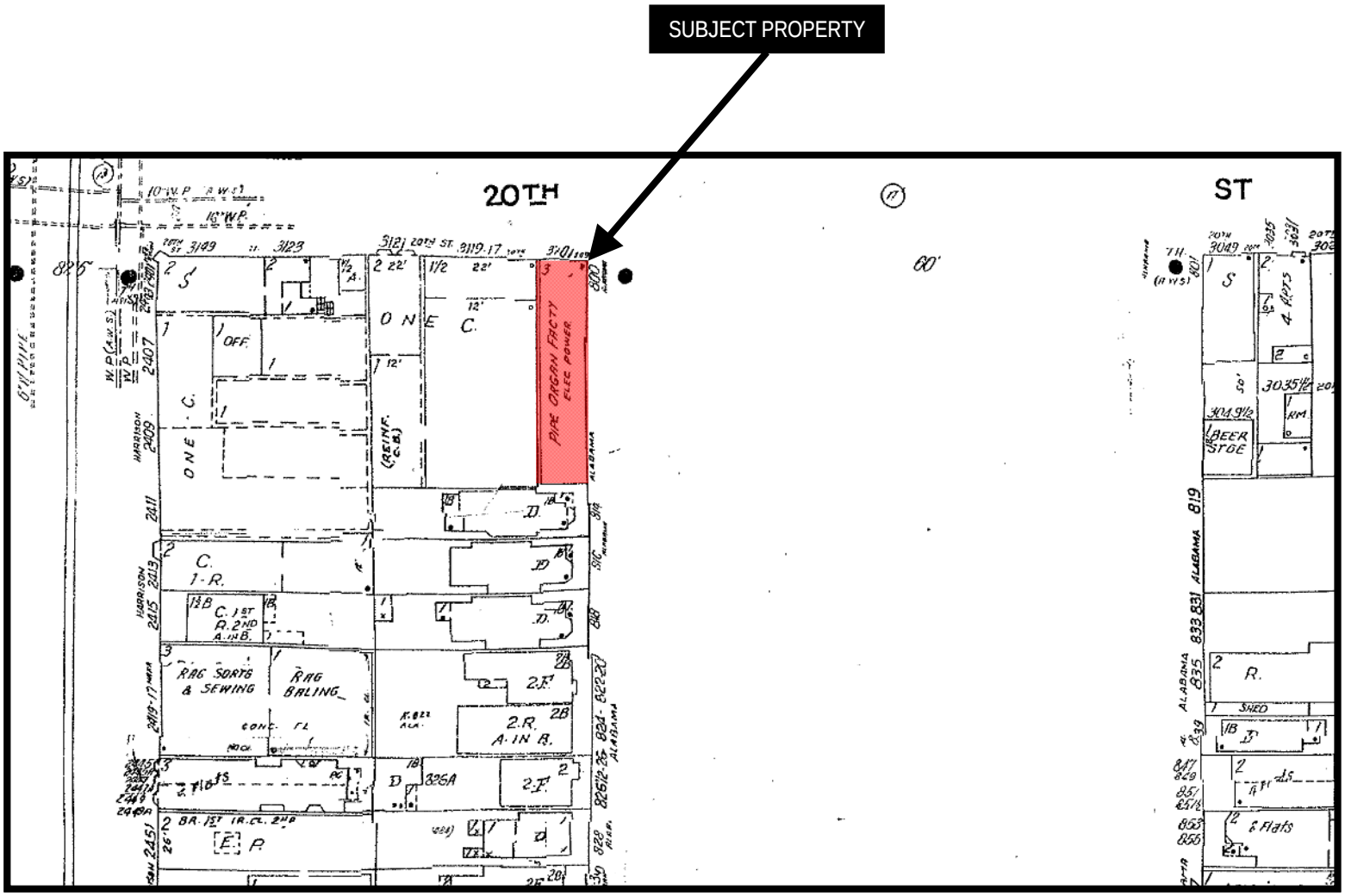
ADOPTED: November 20, 2013

Parcel Map

Certificate of Appropriateness Hearing
Case Number 2013.0957A
3101 20th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

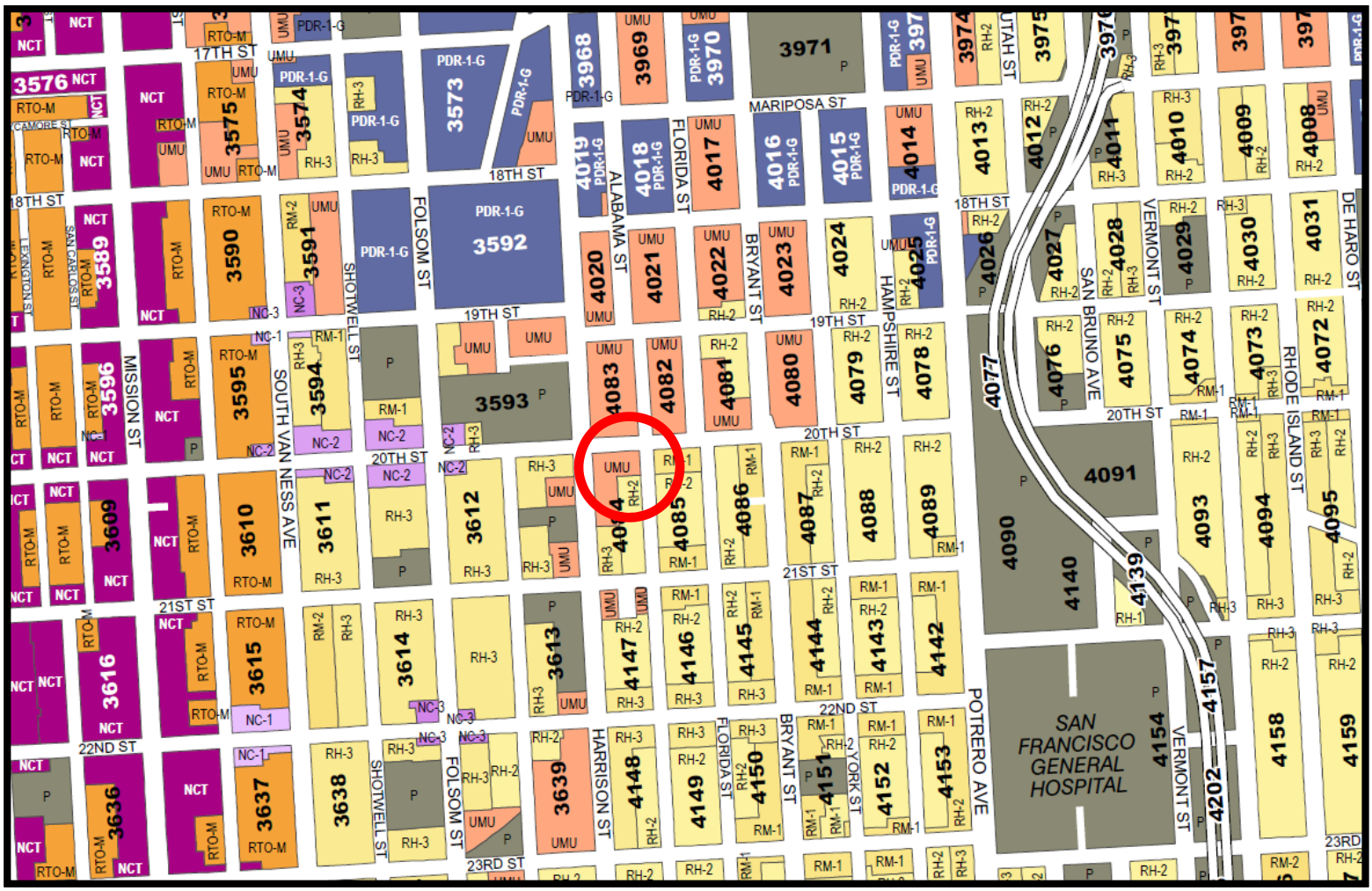


The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Certificate of Appropriateness Hearing
Case Number 2013.0957A
3101 20th Street

SAN FRANCISCO
PLANNING DEPARTMENT

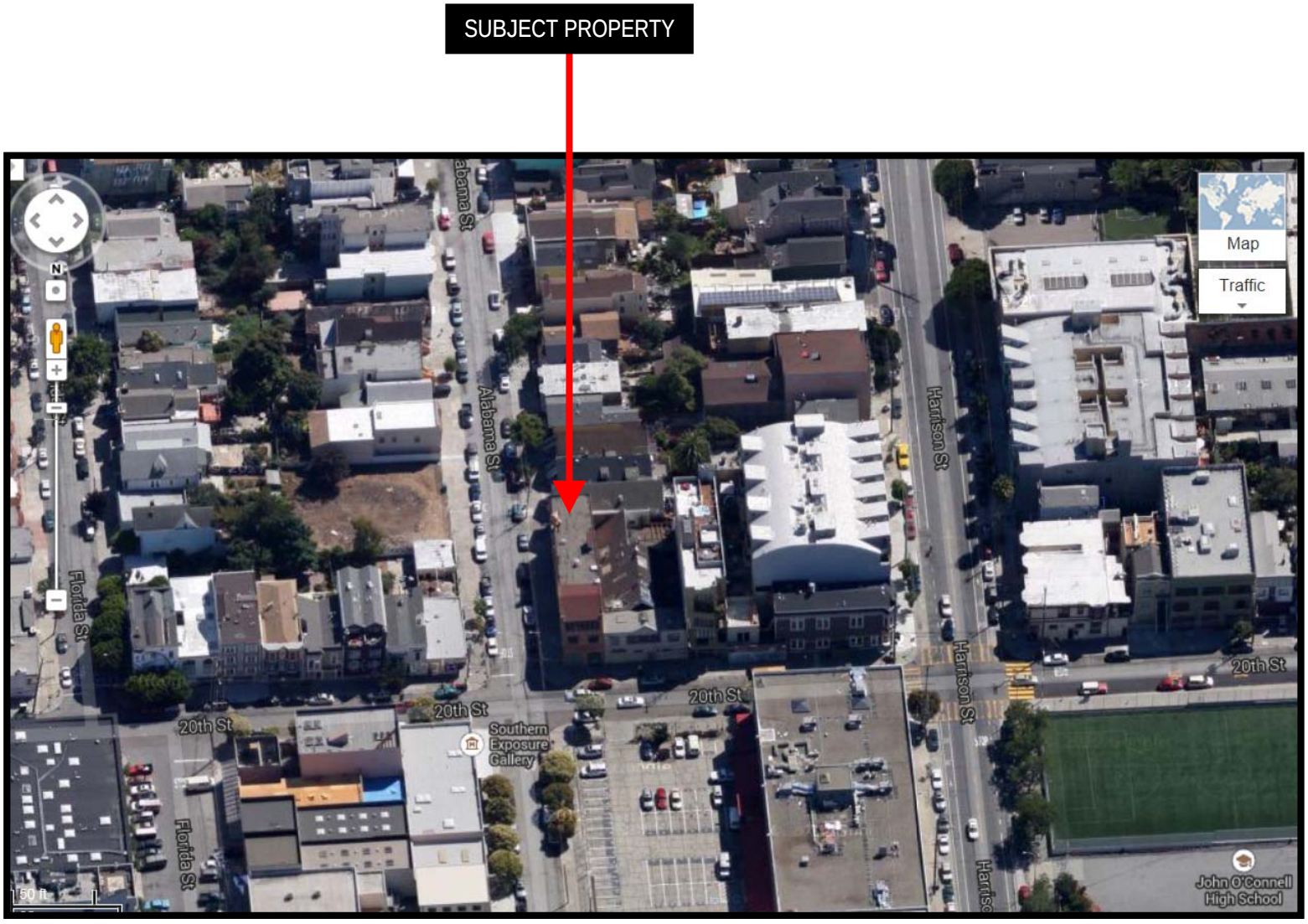
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2013.0957A
3101 20th Street

SAN FRANCISCO
PLANNING DEPARTMENT

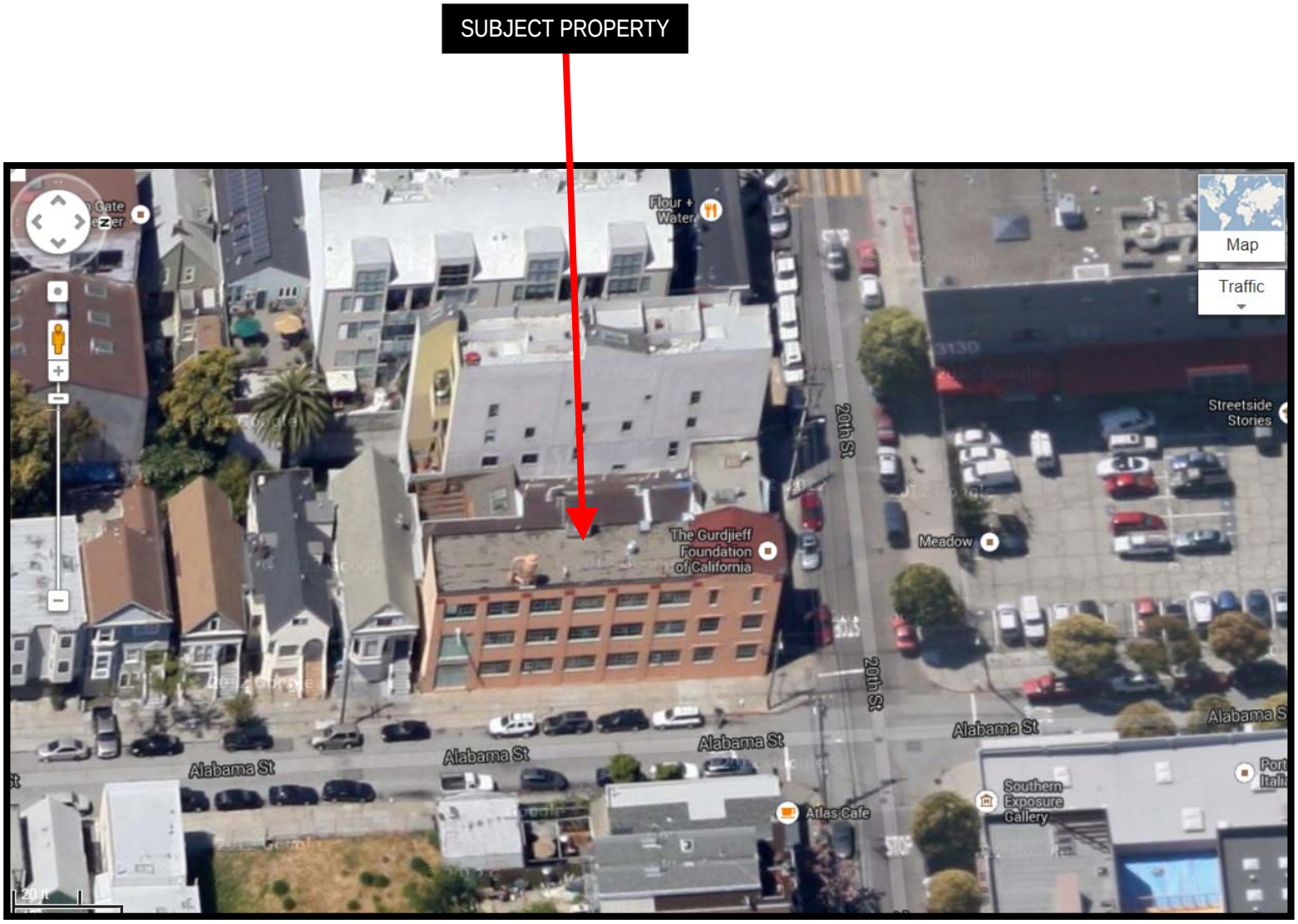
Aerial Photo



Certificate of Appropriateness Hearing
Case Number 2013.0957A
3101 20th Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



Site Photo

3101 20th Street, May 2011 (Source: Google Maps)

FILE NO. 90-77-18 ORDINANCE NO. 333-77

DESIGNATING THE SCHOENSTEIN ORGAN COMPANY AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that the Schoenstein Organ Company located at 3101 20th Street, being Lot 1 in Assessor's Block ~~4804~~ 4084, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Purusnat to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Schoenstein Organ Company is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 7725 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-77-18.

(b) Required Data. The descriptions of the location and boundaries of the Landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; as included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

APPROVED AS TO FORM:

THOMAS M. O'CONNOR
CITY ATTORNEY

By Robert A. Kingsley
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

By Rai Y. Okamoto
Rai Y. Okamoto
Director of Planning

BOARD OF SUPERVISORS

LM #99

Passed for Second Reading

Board of Supervisors, San Francisco

JUN 27 1977

Ayes: Supervisors ~~Barbagelata~~, Feinstein, Francois, Gonzales, Kopp, Mendelsohn, Molinari, Nelder, ~~Pelosi~~, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors BARBAGELATA PELOSI

Margaret L. Maguire ACTING Clerk

90-77-16 JUL 14 1977

File No. Approved

Read Second Time and Finally Passed

Board of Supervisors, San Francisco

JUL 5 - 1977

Ayes: Supervisors Barbagelata, Feinstein, ~~Francois, Gonzales,~~ Kopp, ~~Mendelsohn~~, Molinari, ~~Nelder,~~ Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors FRANCOIS GONZALES MENDELSOHN NELDER

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

Margaret L. Maguire ACTING Clerk

George R. Moscone

Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7725

WHEREAS, A proposal to designate the Schoenstein Organ Company at 3101 20th Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on April 6, 1977, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on May 12, 1977, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Schoenstein Organ Company at 3101 20th Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Lot 1 in Assessor's Block ~~4804~~. 4084

Second, That the special character and special historical, architectural, and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 162 as adopted on April 6, 1977, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM77.5;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing resolution was adopted by the City Planning Commission at its Regular Meeting on May 12, 1977.

Lynn E. Pio
Secretary

AYES: Commissioners Bierman, Carey, Dearman, Lau, Rosenblatt, Starbuck

NOES: None

ABSENT: Commissioner Boas

PASSED: May 12, 1977

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report - April 16, 1977

SCHOENSTEIN & CO. BUILDING
3101 20th Street

OWNER: John M. Bethards

LOCATION: 3101 20th Street
Assessor's Block 4084, Lot 001

STATEMENT OF SIGNIFICANCE: The significance of the Schoenstein building is based on the following points: It is the place of business for one of the oldest organ firms in the country and one of the oldest industrial concerns in San Francisco. It is an attractive, unique building, designed for its purpose and constructed by Mager Brothers in 1928.

HISTORY: The Schoenstein name has been connected with pipe organs through five generations--109 years in San Francisco, and before that in Germany, where Leo Schoenstein (1811-?) started organ building before 1850. His sons began the manufacture of orchestrions in 1864. (An orchestrion is a mechanically played organ similar to barrel organs.) In 1868, two of his sons, Felix F. and F. Berthold, came to San Francisco to install an instrument in a beer garden on Jackson Street, near Portsmouth Square. Soon after, Felix became associated with pioneer California organ builder Joseph Mayer, whom he served as foreman for eight years.

Felix Shoenstein left Mayer in 1877, establishing himself in business at 512 Birch Street on August 4. In the early days, he installed orchestrions for the Cliff House, Woodward's Gardens, Maier's Beer Garden and others, in addition to his service work in churches and residences. His early record books show many calls to the Nob Hill reisdences of Stanford and Hopkins among others. The firm built its first full-scale pipe organ in 1881 for St. Mary's church in Stockton. Since then, about 75 complete instruments have been designed and built by the firm, the last in 1967. It is worth noting that--save, after 1890, for the metal pipes--all components of the Schoenstein organs were actually built in the firm's own shops in comparison to many small "builders" who are really "assemblers" of components ordered from a catalogue.

Of Felix's ten children, three sons--Louis, Otto, and Erwin--became involved in the business, which was reorganized as Felix F. Schoenstein & Sons about 1909. A fourth son, Leo, was for many years a factor in the Robert-MOrton Company, an important builder of theater organs. Louis' son, Lawerence, former vice-president of Aolian-Skinner, is a well-known figure in the organ trade; and Lawerence's son, Terrence, is in the business in Hawaii. On January 3, 1977, ownership of the firm passed to music entrepreneur Jack M. Bethards, with Lawerence and Terrence Schoenstein associated in technical and advisory capacities.

One of San Francisco's oldest industrial operations, the firm will observe its 100th anniversary this August. To commemorate this event, the firm will see published the memoirs of Louis Schoenstein. In this book of over 300 pages, Mr. Schoenstein deals with the firm and the organs they have designed, built and/or serviced.

For most of its 100 years, the firm has been the largest organ builder in the West. It is the third oldest builder in the nation; and the oldest west of Maryland. Most of the City's historic instruments are under its care, including those in Trinity Episcopal

HISTORY: (Continued)

Church, Philadelphia Seventh Day Adventist Church, and Holy Cross Church; Congregations Sherith Israel and Emanu-El; and two municipal buildings: The California Palace of the Legion of Honor and Exposition (Civic) Auditorium. The firm has been associated with the last instrument, an Austin, from its original installation in Festival Hall at the PPIE, through its removal and re-erection downtown, right up to the present day. During the era of the theater organ, the firm acted as sales and service representative as well as doing installation work for large eastern concerns such as Wurlitzer.

INTERIOR:

The public portions of the interior of offices on the second floor, the studio on the third floor, vestibules, and stairways. The walls throughout and the ceilings, in all but the studio, are of heavily textured plaster, painted tan with a finish of mottled shellac. The ceiling of the studio is the reflection of the roof, with all beams exposed. All the redwood woodwork is given a dark natural stain. Much of the hardware is custom-made wrought iron. While the treatment of these areas amplifies the Spanish tone of of the exterior, it is much more powerful as an evocation of the 1920's.

In the studio is a small pipe organ built by the firm shortly after completion of the building. It may be played from a console of from rolls. When organs were used on radio. the studio was hired for broadcast use by stations KYA and KSAN. The organ may be rented for practice for a small hourly fee. All fixtures and furnishings in the studio are those supplied in 1928. Similarly, the offices have most of their original furnishings and appurtenances, including a key locker and a fascinating work scheduling board, both built in the plant. The company archives, dating to 1870, are complete from 1915 and have extensive material from 1928.

The plant areas consist of two heavy fabrication shops on the ground floor, a shop for lighter work on the second floor, and an erecting room. This last space begins on the second floor and extends to the roof, with a gallery accessible from the third floor. These areas are partially finished in tongue and groove and partially unfinished. Behind the studio is a work-room which is rented out to a German music society and does not now figure in the operation of the business.

In practice, the components are built in the various shops, then moved to the erecting room for assembly into a complete organ, which is set up, tested, and played before its removal to the job. Very large double doors connect shops on the same level, and a portion of the erecting room floor may be removed to allow the movement of bulky parts between floors.

The most striking aspect of the building is not any single feature, however, but rather the extraordinary state of its preservation. Save for the band room (so named because a German band has used the room for practice for many years), no detail of the building has ever been altered, and it is the intention of the new management to keep the building exactly as it is.

SURROUNDING LAND USE AND ZONING:

C-M Light--Industrial and Residential.

ABBREVIATIONS

@	AT
℄	CENTERLINE
A/C	AIR CONDITIONING
ACOUS.	ADJACENT
ADJUS.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD.	BOARD
BET.	BETWEEN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
CAB.	CABINET
CER.	CERAMIC
CHAMF.	CHAMFER
CIRC.	CIRCLE
CLG.	CEILING
CLR.	CLEAR(ANCE)
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
DEMO.	DEMOLITION
DET.	DETAIL
DIAM.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
EL.	ELEVATION
ENCL.	ENCLOSE(URE)
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
ETC.	ET CETERA
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.E.	FIRE EXTINGUISHER
F.F.	FACTORY FINISH
F.H.	FULL HEIGHT
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.S.	FACE OF STUD(S)
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
FT.	FOOT/FEET
FURR.	FURRED/FURRING
FUT.	FUTURE
GA.	GAGE/ GAUGE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GL.	GLASS/GLAZING
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H.C.	HOLLOW CORE
HD.	HEAD
HDR.X	HEADER
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING VENTILATING AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATED
LAV.	LAVITORY
L.H.	LEFT HAND
L.	LENGTH/LONG
LT.	LIGHT
LVR.	LOUVER
MAX.	MAXIMUM
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURE(R)
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MULL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPP.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.BD	PARTICLE BOARD
P.G.	PAINT GRADE
P-LAM	PLASTIC LAMINATE
PLWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PTN.	PARTITION
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ.	REQUIRED
REV.	REVISION
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.	SOLID CORE
SCH.	SCHEDULE
SEAL.	SEALANT
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DWGS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCTSUS	STRUCTURAL
P.	SUSPENDED
T.B.	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
TERR.	TERRAZZO
THK.	THICKNESS
THRESH.	THRESHOLD
T.V.	TELEVISION
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
VERT.	VERTICAL
VFY.	VERIFY
V.I.F.	VERIFY IN FIELD
W	WEST
WC	WATER CLOSET
WP	WATER PROOFING
W/	WITH
WD	WOOD
WP	WORK POINT
W/O	WITHOUT
WT	WEIGHT

GENERAL NOTES

1. THE WORK INCLUDED IN THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE BY THE OWNER.
2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENTLY ADOPTED EDITION OF THE UNIFORM BUILDING CODE AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT THE MOST STRINGENT SHALL APPLY.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT DOCUMENTS AS REQUIRED.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND STRUCTURE AND TAKE NOTE OF EXISTING CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND SITE PRIOR TO PROCEEDING WITH THE WORK. S/HE SHALL PAY ATTENTION TO IMPLIED PLAN AND SECTION SPATIAL RELATIONSHIPS AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. ALL DIMENSIONS ARE TO BE CHECKED FOR ACCURACY AS THE WORK PROGRESSES.
7. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING CONDITIONS OR DEFECTS IN EXISTING CONSTRUCTION, NOR WILL THE ARCHITECT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR PROCEDURES OF CONSTRUCTION OR SAFETY. THIS REMAINS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. ALL HORIZONTAL DIMENSIONS SHOWN IN PLAN ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. WHERE ARE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATION REQUIRED.
9. ALL VERTICAL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. WHERE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATIONS REQUIRED.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT AND ADJUSTMENT.
12. INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
13. COORDINATE WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, WASTE SYSTEMS, ETC.
14. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING INTERIOR, EXTERIOR, TREES, SHRUBS, PAVING, FENCES, ETC.
15. DETAILS SHOWN ARE TYPICAL, U.O.N. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
16. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, ELECTRICAL AND MECHANICAL CONDITIONS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
17. WHERE LOCATIONS OF NEW DOORS OR WINDOWS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
18. ALL CHANGES OF MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING U.O.N.
19. COORDINATE AND PROVIDE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN WALLS FOR WALL-MOUNTED OR WALL-SUPPORTED ITEMS SUCH AS CABINETRY.
20. ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2010 CBC.
21. FINISHED WORK SHALL BE FIRM, WELL AND SECURELY ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. FINISHED WORK SHALL NOT HAVE EXPOSED, UNSIGHTLY, ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
22. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION TO MINIMIZE DISTURBANCES OR DISRUPTION TO ADJACENT STRUCTURE, PROPERTY, OCCUPANTS, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO MINIMIZE DUST, NOISE, ODOR NUISANCE, AND THE LIKE TO THE PREMISES AND OCCUPANTS.
23. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES FOR SEALANTS, FLASHING AND CAULKING.
24. VERIFY ALL FINAL EQUIPMENT, APPLIANCES, LIGHTING, CABINET AND MATERIAL SELECTIONS WITH OWNER.

PROJECT INFORMATION

ADDRESS
3101 20TH STREET
SAN FRANCISCO, CA 91440

PROJECT SCOPE
___ADDITION OF ROOF DECK AND STAIR PENTHOUSE

APPLICABLE CODES:
1. THE 2010 SAN FRANCISCO BUILDING CODE CONSISTS OF THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL CODE, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, WITH SAN FRANCISCO AMENDMENTS
2. THE 2010 SAN FRANCISCO ELE 4. THE 2010 SAN FRANCISCO HOUSING CODE
5. THE 2010 SAN FRANCISCO MECHANICAL CODE CONSISTS OF THE 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
6. THE 2010 SAN FRANCISCO PLUMBING CODE CONSISTS OF THE 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS

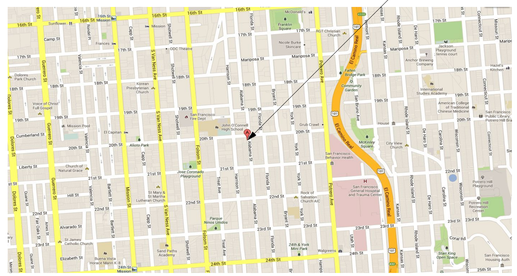
ZONING: UMU, URBAN MIXED USE

PARCEL: 4084 LOT: 001

LEGEND

1 / A2	SECTION IDENTIFICATION #
1 / A2	ELEVATION IDENTIFICATION #
1 / A2	DETAIL / DWG. #
10'-0" AFF	ELEVATION HT. SYMBOL
X	REVISION REFERENCE
X	DOOR NUMBER OR
X	WINDOW TAG

VICINITY MAP



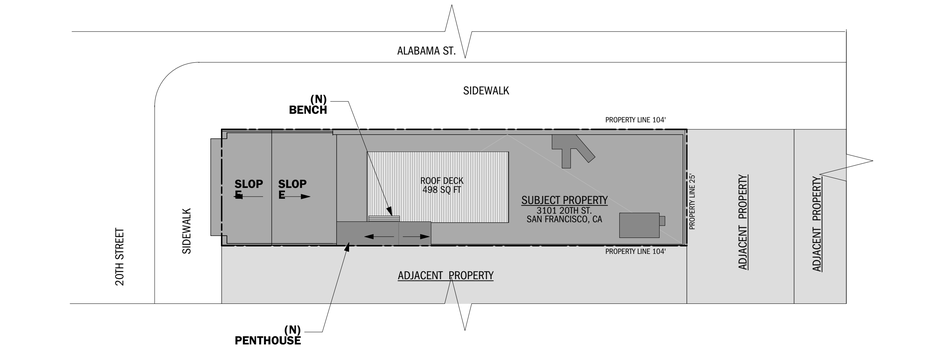
SHEET INDEX

PROJECT DIRECTORY

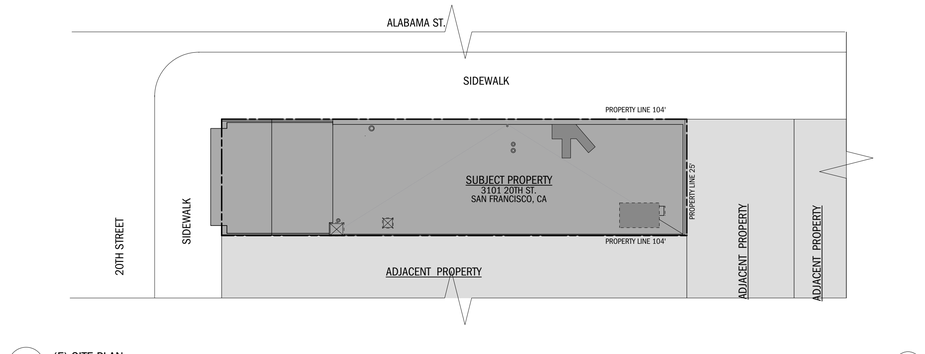
OWNER
SAUL GRIFFITH
OTHERLAB
3101 20TH STREET.
SAN FRANCISCO, CAX

ARCHITECT
ARCHITECT MASON KIRBY INC
301 BOCANA STREET
SAN FRANCISCO, CA 94110
(T) 415.867.5357
(F) 415.727.5357

SITE PLAN



2 (N) SITE PLAN
1/16"=1'0"



1 (E) SITE PLAN
1/16"=1'0"

Architect
Mason Kirby inc
301 Bocana Street, San Francisco
California 94110 415 867 5357

3101 20TH STREET,
SAN FRANCISCO, CA

ROOF DECK PROPOSAL

ISSUE FOR PERMIT 10/18/13

LICENSED ARCHITECT
MASON ROBERT KIRBY
NO. C029468
REN.____
STATE OF CALIFORNIA

SCALE : AS NOTED

COVER SHEET

A.0

GENERAL REQUIREMENTS & NOTES

01000 GENERAL CONDITIONS:
A.Only the highest quality of workmanship shall be considered acceptable and shall be firmly secured and relative to elevations and dimensions as shown in the drawings; true to plumb, level, square, and line.
B.All work shall conform with all applicable codes and ordinances and with accepted local standards of the trades.
C.All nailing shall conform to the before mentioned building code regulations.
D. Individual prints or partial sets of prints shall be considered part of the whole set of these drawings and specifications for this project. The recipient of individual prints or partial sets shall be responsible for information and intent not represented on the individual sheets or partial sets but found elsewhere in these drawings and specifications. The General Contractor shall make available all necessary Drawings (including these General Notes) to Subcontractors and suppliers.

E.The General Contractor shall be responsible for coordinatiing all aspects of the Work and shall inform the Owner of his work schedule and any anticipated changes that may occur in it. Place orders for all materials included in the Work by General Contractor or Subcontractors in time to prevent any delays in the Construction schedule or completion of the Work.
F. The General Contractor shall not proceed with any work which he believes to be contrary to his knowledge of good construction standards and practices and shall not use any substandard materials.
G. The General Contractor shall inform the Owner of any costs of materials, labor, overhead and profit which are caused by any changes or additions in the work intended by these Plans and Specifications prior to ordering materials and proceeding with the Work.
H. The General Contractor shall be responsible to the Owner for the acts and omissions by himself and of his employees and Subcontractors, involved in the completion of work contracted.
I.The General Contractor shall be expected to inspect the site for conditions affecting work and for anticipating the effects of those conditions upon his work.
K. Minor details not usually shown or specified but necessary for the proper installation or conformance with codes or standards listed herein shall be included in the work.
J. All work and material or equipment shall be guaranteed for a minimum of one year from date of substantial completion.
K. Relative reference elevation of +100'-0" shall be established at the site. Protect and maintain benchmarks for the duration of the project.
L.Items noted "Not In Contract", "N.I.C.", or "By Owner" are to be neither furnished nor installed under this contract, but are shown for informational purposes only.
M.The General Contractor will report any and all discrepancies or omissions found in the Drawings and Specifications to TMA Fine Home Design. The Work affected shall not proceed until any clarification or revision has been completed or permission to continue is given.
N. All information shown on the Drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the Drawings, they shall be reported to TMA Fine Home Design so that proper revisions can be made.
O. The Contract Documents represent the finished structure and do not indicate the methods of construction. The General Contractor shall supervise and direct the Work and shall be solely responsible for construction means, methods, techniques, sequences, and procedures.
P. Observation visits to the site by field representatives of the Designer and/or Structural Engineer shall not include inspections of the protective measures or the construction procedures, and these visits shall not be construed as such. Any support services performed by the Designer and/or Structural Engineer during the construction shall be distinguished from continuous and detailed inspection services as furnished by others. These support services performed by the Designer and/or Structural Engineer, whether of material or work, and whether performed prior to, during, or after completion of construction, are performed solely for the purpose of assisting in quality control and in acheiving general conformity with Contract Documents, but do not guarantee contractor's performance and shall not be construed as supervision of construction.

01014 DIMENSIONS, MEASUREMENTS, AND LAYOUT
A. Dimensions shall take precedence over graphic representations. Scaling of the drawings for dimensions or locations of materials or equipment is considered unacceptable.
C. Larger scale drawings take precedence over smaller scale drawings.
D. Notes and details on Drawings shall take precedence over these General Notes and Typical Details. Written Specifications take precedence over graphic representation of materials and items as well as their locations.
E. All figures on the drawings indicate rough construction with no allowance for finish of any kind, except for the dimensions for details which are to finish work where indicated.
F.Dimensions to side or center of doors or windows are to rough openings. Locate rough openings not dimensioned framing distance (king and trim studs) from closest walls or center between walls.
G.The General Contractor shall be responsible for locating and laying out the Work (including grades and elevations). The General Contractor will exercise proper precaution to verify figures shown on the Drawings while laying out the Work, and be responsible for all errors resulting from failure to exercise such precaution.

01016 SUBCONTRACTORS
A.Each Subcontractor shall furnish a Certificate of Insurance to the General Contractor indicating policy conditions and limits of liability insurance prior to starting the Work. Each Subcontractor shall provide the General Contractor with proof of Workman's Compensation for each of his employees.
B.Each trade shall coordinate its work as is practical and will interfere as little as possible with the work of other trades and persons. It will be assumed that each trade has accepted the quality of the work of others upon which his work must be applied.
C.During progress of Work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris. Each Subcontractor shall be responsible for cleaning up after their
respective work, as well as maintaining a clean and orderly site.
D.Store and handle materials and equipment so as to prevent damage affecting appearances, performance of material, equipment or finished work. In the event of damage, promptly make repairs or replacements and be responsible for costs incurred and time required for repairs or replacements at no additional cost to the Owner.
E.All subcontractors shall remove and redo defective work as determined by the General Contractor or the Designer at no additional cost to the General Contractor or Owner.
F.Each subcontractor shall guarantee materials and workmanship against defects which may occur under normal usage for a period of one (1) year after final acceptance.

01018 PERMITS, FEES, INSPECTIONS, REGULATIONS, AND COVENANTS
A.Permits and licenses necessary to perform the Work shall be secured by the General Contractor.
B.The General Contractor shall obtain all code checks, inspections, and laboratory investigations required by ordinances, codes, rules and regulations, building inspectors, city or county engineers, etc.
C.The General Contractor and Subcontractors shall comply with all covenants and requirements of the Subdivision (if any) as if included in these documents.

01500 TEMPORARY FACILITIES AND CONTROLS
A.All construction equipment required to perform the Work to be furnished by the General Contractor.
B.The General Contractor shall provide and pay for power, light, water, and heat as required during construction.
C.Subcontractors and their employees shall be provided and allowed use of sanitary facilities on the premises.

GENERAL SITE WORK NOTES

02000 GENERAL SITE WORK:
A.Protect all existing trees, vegetation, objects, and structures from damage or removal except those designated for removal on the drawings, or by the Owner, or the landscape and home designers.
B.Minimize access and material storage areas as indicated by the Owner, or landscape and home designers.
C.The General Contractor will check with utility companies and the Owner for actual locations of any underground utilities before starting operations. Active underground utilities shall be adequately protected from damage and if damaged shall be immediately repaired at no extra cost to the Owner.
D. The locations and routing of utilities as shown on the Site Plan are diagrammatic in nature and shows approximate location of utilities and equipment. Exact routing or locations of equipment to be governed by site conditions and minor changes required and determined on site.
E. Any soils data, including soils report, in its entirety shall be included as part of these Contract Documents. For recommended soil bearing pressure foundation material, and site grading, see soils report and geological report.

0221 1 GRADING
A.Rough grading work and finish grading shall be by the Excavating Contractor and coordinated by the landscape and home designers.B.Grade to smooth, uniform surface to elevations, shown or required for positive drainage, frost protection, and clearances.
C.Slope all grades a minimum 1/4" per foot away from foundations, walls, walkways, decks, etc.
D.New topsoil, if required, shall be reasonably free of obnoxious weeds, stones, lumps, plants or their roots, sticks or other extraneous matter, and shall not be worked in a frozen or muddy condition.

GENERAL SITE WORK NOTES

02222 EXCAVATION
A. Excavate to grades indicated in the drawings and to allow footings to bear directly on undisturbed soil at the minimum required depth to provide frost protection.
B. If excavation to design elevations discloses unsuitable bearing soil at that level, obtain authorization from the soils or structural engineer or TMA Fine Home Design before proceeding with additional excavation. Additional excavation costs shall be determined and agreed to with the Owner prior to proceeding with additional work.
C. If during the course of excavation, solid rock formations are encountered, requiring drilling and/or blasting, the additional costs shall be the Owner's responsibility and shall be determined and agreed to with the Owner prior to proceeding with additional work.
D. The General Contractor shall provide for de-watering of excavations from either surface water, ground water, or seepage as necessary.
E. Barricade open holes, trenches, and depressions occurring as part of the work. Provide and install all cribbing, shoring and bracing required to safely retain earth embankments.

02223 BACKFILLING
A. All fill shall be free-draining, predominately granular material and free of organic and expansive material and carefully placed to protect all work and mechanically compacted in 6" lifts around foundation, under slabs, and adjacent stem walls, to 90% of ASTM D698.
B. All fill under footings to be compacted to 95% of ASTM D698.
C. Backfill shall not be placed against basement and retaining walls until concrete or masonry grout has reach its 28 day strength and walls are stabilize with completed and anchored structural floor framing.

02950 TREES, PLANTS, AND GROUND COVER
A. Reseeding of damaged portions of the lawn around excavated areas as required to refurbish to its original condition and appearance shall be the Owners responsibility unless agreed to otherwise.

GENERAL CONCRETE NOTES

03000 GENERAL CONCRETE WORK
A. No concrete work shall be placed on frozen, soft, loose, wet, or soggy soil.
B. Bottom of excavations shall be clean, flat, and free of any loose dirt, debris, or organic material.
C. Provide and install block-outs, utility sleeves, connectors, etc. as shown and as necessary.
D. Provide and install insulation, vapor barriers expansion joints, leveling bed, reinforcement, etc. as shown and required.
E. Verify all soil conditions. All footing sizes are calculated for a soil bearing capacity as shown.
F. Provide over-excavation and compacted backfill as required.
G. Chamfer all exposed edges of concrete 3/4" (min), U.N.O..
H. Provide 1/2" expansion joint material between all concrete slabs (1" rigid foam at insulated and radiant slabs) and abutting concrete or masonry walls.

03200 CONCRETE REINFORCEMENT
A. Reinforcing steel shall be deformed bars in accordance with ASTM A-615; Grade 40 for reinforced sizes #4 and smaller, Grade 60 for reinforced sizes #5 and larger.
B. Concrete slab reinforcement shall be 6 x 6 10/10 welded wire fabric or fiber mesh reinforcing; U.N.O.. Lap WWF 12" at splices.
C. Steel reinforcement shall be clean and free of rust, scale, dirt or grease.
D. All reinforcing steel, anchor bolts, dowels and other inserts shall be securely fastened in the forms prior to inspection to insure minimum concrete cover as follows:Footings: concrete placed against earth 3" concrete placed against forms exposed to earth 2"Walls: interior face 3/4" :exterior face 1-1/2". Slabs: top or bottom 1". Piers: exterior face 1-1/2"
E. Minimum lap and bend for all rebar shall be 48 diameters.
F. Minimum 48 hour notice shall be given TMA Fine Home Design prior to each day of pour for steel inspection.
G. Sills shall be bolted to concrete with 5/8" diameter anchor bolts with 7" min. embedment at 4'-0" o.c., U.N.O.. Bolts shall occur not more than 12", nor less than 6" from each end of any piece with a minimum of 2 bolts to any piece. Shop pins may be used at interior locations and as shown.

03300 CONCRETE
A. Portland cement shall conform to ASTM C-150 (Type II) unless alkaline soils are present.
B. Water shall be fit to drink.
C. Fine aggregates shall be natural sand or crushed stone or gravel to 1/4" maximum. Coarse aggregates shall be crushed stone or gravel 1/4" to 1-1/2" and not greater than 1/5 of thickness at walls and footings, and not greater than 1/3 of thickness at slabs.
D. Concrete shall be placed with a maximum slump of 4". Use plasticizers where more workable concrete is desired.
E. Concrete shall be maintained in a moist condition for a minimum of five (5) days after placement. Alternate methods of curing will be approved if satisfactory performance can be demonstrated.
F. Concrete shall achieve a minimum of 2,500 psi compression strength at 28 days, unless otherwise noted.

03370 PROTECTION AND CURING
A. All concrete shall be protected from injurious action of the elements and defacement of any nature during construction operations.
B. Provide and maintain proper curing conditions required for all concrete work in accordance with ACI 301-72 (revised 1975).

03600 NON-SHRINK GROUT
A. Non-shrink grout shall be cement based with a minimum compressive strength of 3,000 psi when tested in accordance with ASTM C-109.
B. Grout shall be mixed and placed in accordance with manufacturer's recommendations.

GENERAL MASONRY NOTES

04000 GENERAL MASONRY WORK
A. Remove all mortar stains as a result of new masonry work.
B. See Concrete Notes for reinforcing description.

04100 MORTAR AND GROUT
A. All mortar for reinforced masonry walls shall be as per UBC Table No. 24-A and shall attain a minimum compressive strength of 1,800 psi at 28 days.
B. All mortar shall be mixed by mechanical means and proportioned by accurate measurement.
C.All grout for grouted voids shall attain a minimum compressive strength at 28 days of 2,000 psi. Fine grout shall be a mix of one part portland cement and 2 1/4 to 3 parts sand. Coarse grout shall be one part portland cement and 2 1/4 to 3 parts sand, and 2 parts (max) pea gravel (3/8"). See UBC Table No. 24-B.
D.Cement shall conform to ASTM C-150. The use of plastic/masonry cements will not be allowed.
E.Water shall be fit to drink.

04200 UNIT MASONRY
A.Concrete masonry units to be ASTM C 90-70 grade N Type 1, 1000 psi, ASTM C331 and C33 moisture content 30% maximum of total absorption.04400STONE OR BRICK VENEER
B.All veneer shall be anchored to struct. elements using corrosion resistant anchor ties. Ties shall be a min 22 ga x 1" with max vert and horiz spacing of 16" B.C.

04800 INSTALLATION AND CURING
A.No masonry work shall be laid when the temperature of the outside air is below that required by the mortar product for proper installation and curing, unless provision is made to maintain the masonry above this temperature and keep it from freezing.

GENERAL METAL NOTES

05000 GENERAL METAL WORK
A.Provide and install all structural steel, connectors, fasteners and accessories as shown on the Drawings, materials list, and as required for proper installation of structural members.
B.Prime all exposed steel members with Rustoleum #5769 prior to finish coat.
C.Materials, standards, and details shall conform to applicable AISC standards.

05120 STRUCTURAL STEEL
A.Structural steel shall conform to ASTM A-36.
B.Tube and pipe columns shall conform to ASTM A-500 Grade B and ASTM A-53.
C.All welding shall be done by certified welders, certified for the type of welds required for the job.
D.All steel to steel connections shall be made with A-325 high strength bolts.

05600 PREFABRICATED METAL CONNECTORS
A.Provide and install all metal connectors as shown and required for proper installation of structural members.
B.Use Simpson Strong-Tie Connectors or equal. Follow manufacturer's recommendations for fasteners.
C.All fabricated beam and post connectors shall be of same width of structural member plus 1/16" to 1/8" max.
D.Holes in fabricated connectors for bolts shall be the same diameter of the bolt plus 1/16" max.

GENERAL CARPENTRY NOTES

06000 GENERAL CARPENTRY
A.Take care to avoid splitting of framing and finish materials during installation.
B.Appropriate connectors and fasteners shall be used (whether indicated or not) to provide proper installation of structural members and finish pieces to develop their strength, rigidity, and proper installation and appearances for the purposes for which they are intended.

06040 FASTENERS
A.FRAMING: Common wire nails as shown and required.
B.EXTERIOR TRIM and SIDING: Rust resistant stainless steel; hot-dipped galvanized, or high-tension strength aluminum nails. Minimum embedment of 1-1/2" into solid nailing.
C.DECKING: 2 (min)-3" deck screws, at each joist per piece; countersunk.
D.INTERIOR TRIM: finish nails; blind nail where practical; countersink heads where face nailing.
E.POST and BEAM: Bolt, screw or nail as shown or required.
F.ROOF DECKING: 10d at 6" o.c. at edges, 10d at 10" o.c. field.
G.FLOOR DECKING: glue with construction adhesive at each joist; 10d at 6" o.c. at edges; 10d at 10" o.c. field.
H.LEDGERS: lag screws as indicated.
I.FABRICATED CONNECTORS: as indicated.

06112 FRAMING CARPENTRY AND MATERIALS
A. All dimension lumber shall be S4S, UNO. Use only graded lumber and wood products as noted and appropriate. Materials must be sound, seasoned, well manufactured, free from warp with maximum moisture content of 19%. Joists to have 1 1/2" (min) bearing on wood or metal or 3" (min) on masonry.
B. All manufactured 'I-Joist' (LPI, BCI, TJI, etc) members to be installed per manufacturer requirements. Provide 1 3/4" bearing (min) at joist and rafter ends and 3 1/2" (min) at intermediate supports. Substitutions for specified members must meet design criteria . Provide web stiffeners as necessary.
C.All glulaminated beams and columns shall be of combination 24F-V4 (24F-V8 for continuous or cantilevered beams), and shall be fabricated of Douglas Fir laminations and exterior glues, per AITC Standard 117. Camber shall be as shown. Architectural finish standards shall be applied for exposed beams. Provide 1 1/2" (min) bearing at ends; UNO.
D. All trusses to be engineered and prefabricated by the truss manufacturer. Verify all layouts, bearing conditions, spans, sizes, etc prior to placing order.
E. All headers below 6'-0" span to be provided with 1 1/2" (min) bearing. All headers over 6'-0" span to be provided with 3" (min) bearing; UNO.
F. Sill plates and other structural wood members to be in contact with concrete or masonry shall be pressure-treated Hem-Fir. Foundation grade redwood (an endangered species) shall be used only as indicated on the drawings or as necessary for appearance.
G.Floor and roof decking shall be installed with grain perpendicular to joists or rafters, while bearing on a minimum of three joists or rafters.
H.Lay out plumbing lines prior to joist layout. Adjust joist layout and header-off for plumbing requirements as required.
I.Posts shall be as shown and as necessary, and shall provide secure, solid, and full blocking at all bearing points down to the foundation.
J.Stagger top and double plate joints 4'-0" (minimum) at exterior walls and bearing partitions. Overlap plates at all corners.
K.Install a minimum of three studs with blocking at every corner for wall and finish connections and installations.
L.All load bearing studs and floor joists shall be stack-framed, UNO.
M.Double joists and rafters at all openings unless shown otherwise.
N.Provide continuous solid bridging at 8'-0" o.c. (max.) between all floor joists and rafters, unless indicated otherwise.
O.Provide continuous blocking between joists and rafters at all bearing points.
P.Provide blocking under parallel exterior walls and wall partitions @ 4'-0" o.c. (max) and as necessary.
Q.Provide 2 x blocking, furring, nailers, shims, etc required for installation of wall finish materials, cabinets, closet shelving and rods, bathroom accessories, soffits, trim, etc.
R. All walls shall be fire stopped with 2 x blocking or other approved material @ floor, ceiling, and at
intervals not to exceed 8 feet (vertically between floor and ceiling).
S.Provide sway bracing as required; per UBC 2517 (g) 3 and as shown.
T. Insulate all framing cavities with fiberglass (i.e., partition nailers, rims, corners, etc) during framing
and before covering these cavities to render inaccessible.

06160 EXTERIOR SIDING AND TRIM CARPENTRY
A. Caulk all exterior joints around siding joints, windows and doors.
B. Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation.
C. Install siding per manufacturer's recommendations and requirements.

06166 EXTERIOR DECKS, STAIRS, AND RAILINGS
A. All structural members shall be pressure-treated hem-fir.
B. Install sheet metal flashing behind wall and under decking.
C. Install 2X decking with 3/16" spacing between members.

06200 FINISH CARPENTRY
A. Interior trim material shall be installed as per the highest standards of craftsmanship ready for finishes as specified.
B. Sand, stain, and finish interior trim prior to installation.
C. Fill all nail holes with color putty to match stain color.

06220 INTERIOR STAIRS AND RAILINGS

A.Stairs shall conform to all applicable codes and requirements and shall be as per Owner input during the construction process.
B.Stair parts shall be site built and installed by the General Contractor as shown in the drawings.
C.Provide blocking as required for rigid and solid bearing for stair treads.
D.Screw and plug balusters, rails, and cap with deck screws and contrasting plugs as required.

06410 CUSTOM CASEWORK
A.Perform work to custom quality in accordance with "Quality Standards" of the Architectural Woodwork Institute (AWI).
B.Hardware shall be as selected by Owner to match existing.
C.Provide and securely install 3/4" CDX, EXTERIOR grade plywood tops for thinset counter tops.
D.Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes, and other fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges.
E.Sand work smooth and set exposed nails. Apply wood filler in exposed nail indentations. On items to receive transparent finishes, use wood filler which matches surrounding surfaces and of types recommended for applied finishes. Stain and finish all exposed exterior surfaces. Seal, concealed and semi-concealed surfaces.
F.Set and secure casework in place rigid, plumb, and level. Use purpose designed fixture attachments at concealed locations for wall mounted components. Secure cabinet and counter bases to floor using appropriate angles and anchorages. Counter-sink anchorage devices at exposed locations used to wall mount components, and conceal with solid plugs of species to match surrounding wood. Finish flush with surrounding surfaces.
G.Adjust doors, drawers, hardware, fixtures and other moving or operating parts to function smoothly and correctly. Clean casework, counters, shelves, hardware, fittings and fixtures.

GENERAL THERMAL & MOISTURE PROTECTION

07000 GENERAL THERMAL AND MOISTURE PROTECTION
A. Provide and maintain continuous and clear passage of air above insulation and below roof decking, from soffit to ridge, hip, or end wall vents. Provide lateral flow @ valleys, skylights, etc.
B. Provide and install all insulations, caulking, sealants, vapor barriers, roofing, ventilation, sidings and trims, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, eliminate infiltration, minimize heat loss and to provide a protected, energy efficient structure.

07160 DAMP PROOFING & MEMBRANE WATERPROOFING
A.Maintain ambient and surface temperatures above 40°F for 24 hours before application, and continuously until damp proofing has cured.
B.Do not apply damp proofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to applicator. Clean and prepare surfaces to receive damp proofing in accordance with manufacturer's instructions. Prime surfaces in accordance with manufacturer's instructions. Permit primer to dry.
C.Verify surfaces are solid, free of frozen matter, loose particles, cracks, pits, rough projections, and foreign matter detrimental to adhesion and application of damp proofing.
D.Verify items which penetrate surfaces to receive damp proofing are securely installed. Apply membrane to seal penetrations, small cracks, and honeycomb in substrate. Use only membrane waterproofing at high water areas.
E.Apply 2 coats of cold applied asphalt bitumen damp proofing on all exterior foundation walls. Apply each coat of cold bitumen with roller or brush at a continuous and uniform rate as per manufacturer's instructions. Apply from 2 inches below finish grade elevation to top of footings.
F.Protect finished damp proofing from damage during backfill operations.

07180 VENTILATION
A. Provide continuous 2" ventilation space above roof insulation and below roof decking, from continuous soffit vents to ridge vents, as shown and necessary.
B.Provide attic and crawl space ventilation at a ratio of 1 square foot of vent per 150 square feet of floor area. A properly sized, humidity controlled fan with intake and exhaust vents is also considered acceptable at crawl space areas.

07190 VAPOR AND AIR RETARDERS
A.Carefully install all vapor barriers to provide a continuous seal against water vapor.
B.Overlap all seams and thoroughly staple while avoiding wrinkles in the sheeting.
C.Avoid penetrations and unnecessary cutting of the barrier or underlayment.
D.Closely cut barrier at window, door, and skylight openings. Install vapor barrier pieces at inside corners of framing.
E.Closely cut barrier at electrical outlets and switches, etc. Reseal perimeter with caulk or spray foam insulation.
F.Lap permeable roofing and wall underlayments a minimum of 2".
G.Install vapor barriers to crawl space floors in wet locations.

07200 IINSULATION
A.Insulate all exterior framing cavities that will become inaccessible while framing (ie. headers, corners. partition nailers, etc.) with fiberglass.
B.Install 1 x 6 sill sealer at all exterior interfaces between wood framing and stone masonry.
C.Loosely install fiberglass or other insulation between door, window, and skylight jambs and framing to avoid bending of jambs.
D.Install all insulation to maintain a continuous thermal layer between the interior and exterior.
E.Insulate all heating and plumbing ducts and piping to minimize heat loss for the length of their runs. Provide adequate insulation and to prevent the freezing of water piping in unheated areas.

07300 ROOFING
A.Install new felt paper underlayment as shown. Lap a minimum of 2" and thoroughly staple while avoiding wrinkles in the sheeting. Avoid penetrations and unnecessary cutting of the underlayment.
B.Install roofing, ridge ventilation, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, straight and true, and with fasteners set.

07400 SIDING
A.Caulking shall be applied at all joints between siding and siding, and between siding and trim.
B.Drip cap flashing shall be provided and installed at tops of all windows, doors, horizontal joints between siding, trim, and other exterior finishes and as required.
C.Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation.

07620 SHEET METAL FLASHING AND TRIM
A.Exercise care when working on or about roof surfaces to avoid damaging or puncturing underlayment, roofing, or flashings.
B.Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set. Beginning of installation means acceptance of existing conditions.
C.Provide and install 26 gauge galvanized sheet metal flashing as shown and required at concealed and exposed areas. Color at exposed areas to match roofing; UNO.
D.Install flashing sleeves and collars (provided by the General Contractor) for electrical and plumbing items protruding through roofing material. Install starter and edge strips, and cleats before starting installation. Fit flashings tight in place. Make comers square, surfaces true and straight in planes, and lines accurate to profiles.
E.Secure flashings in place using concealed fasteners. When using exposed fasteners, they are to be of the same finish as the flashings. Apply plastic cement compound between metal flashings and felt flashings.

07920 CAULKING AND SEALANTS
A.Caulk all exterior joints around siding joints, windows and doors.
B.Use colored caulk at exposed areas to blend with adjacent materials or caulk to accept material finish.
C.Warm all caulking and sealants prior to use.

GENERAL WINDOW, DOOR, & HARDWARE NOTES

08000 GENERAL WINDOW, DOORS, SKYLIGHTS, AND HARDWARE

A. Provide proper rough openings for all windows and doors. Prepare opening to permit correct installation of window unit and air and vapor barrier seal.
B. Provide and install all windows, doors, and hardware and their accessories as shown and according to manufacturer's recommendations for complete and proper installation.

08210 DOORS
A. All interior and exterior doors shall be prehung, bored, and drilled unless noted otherwise on the Door Schedule and installed by the General Contractor.
B. All exterior doors to include full weatherstripping and adjustable threshold as provided by the door manufacturer.
C. Provide solid core door with closer for separation between garage and living areas.

08360 SECTIONAL OVERHEAD DOORS
A. Overhead sectional door, door operator, hardware, track, controls, and all accessories to be provided and installed by a qualified and experienced company.
B. Overhead section door shall be insulated with rigid foam insulation and to include full perimeter weatherstripping as provided by the door manufacturer, including 'adjustable' bottom.

08610 WOOD WINDOWS
A. All wood windows shall be pre-manufactured with extruded aluminum cladding, high-altitude insulating glazing, weatherstripping, insect screens (operable units only), operating and locking hardware (as selected by the Owner) and without jamb extensions. All windows to be provide and installed by the General Contractor in accordance with manufacturer's instructions and recommendations. Maximum Diagonal Distortion to be: 1/16" measured with straight edge, corner to corner. Adjust for smooth and balanced window movement. Window units shall be fabricated to manufacturer's standard fabrication requirements.

08712 DOOR HARDWARE
A. Package hardware items individually; label and identify package with door opening code to match hardware schedule.
B. Maintain alignment with adjacent work. Secure assembly to frame opening without distortion or stress.
C. Provide special wrenches and tools applicable to each different or special hardware components. Provide maintenance tools and accessories supplied by hardware component manufacturer.
D. All door locks to be master keyed as directed by Owner. Supply two keys for each lock.
E. All hardware and trim items shall be selected by the Owner and provided and installed by the General Contractor; UNO.
F. Mounting heights for hardware from finished floor to center line of hardware item shall be as indicated below. Verify all mounting heights with manufacturer of hardware item to insure compliance with applicable codes. 1. Lock sets:38" 2. Door Pulls:42" 3. Dead Locks:60"

GENERAL MECHANICAL & PLUMBING NOTES

15000 GENERAL PLUMBING AND MECHANICAL:
A. The drawings are considered schematic and are shown as a guide for the plumbing and heating systems. Submit a plumbing and heating design, with possible options, to the Designer, General Contractor, or Owner, along with the bid for work to be performed, in it's entirety, as shown on the submitted plumbing and heating design.
B. Provide and install shut-off valve on cold water line at the water heater.
C. Verify routing and sizes of all new equipment, fixtures, and plumbing prior to beginning work.
D. Provide and install all fixtures, piping, and fittings for tie-in to new plumbing fixtures for complete mechanical system.
E. Offset piping, etc. as necessary to accommodate structure, beams, columns, etc. and existing plumbing lines. Coordinate cutting or drilling of structural members with the General Contractor to facilitate piping runs and to avoid damage.
F. The Plumbing and Heating Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any compromising
of structural members, work of other trades, finishes, or other damage caused while on site and performing plumbing and heating work.
G. Coordinate the installation of the heating system and hot water system with the General Contractor to insure all components of equipment and controls are included and connected as well as locations of heating units and floor tubing.
H. Provide and install all gas piping verifying required size and stub-in location.
I. Coordinate all openings required through roofs or walls with the General Contractor. Provide these openings and weather-tight seals for all building penetrations. Assist the General Contractor in the installation of these seals.
J. Provide and install range hood and clothes dryer vents to the outside; UNO.
K. Inspect water supply main to determine water pressure level and system best suited for increasing pressure level to satisfaction of the Owner.

15260 PIPING INSULATION
A. Insulate water heater, all hot water supply lines and other lines in unheated areas as necessary to prevent freezing.

15440 PLUMBING FIXTURES
A. All plumbing fixtures to be provided and installed by the Plumbing Contractor; unless other arrangements are made with the Owner.

GENERAL ELECTRICAL NOTES

16000 GENERAL ELECTRICAL:
A. All electrical work shall be performed by a licensed electrician
B. The Electrical Contractor shall guarantee materials and workmanship against defects which may occur under normal usage for a period of one (1) year after final acceptance. All guarantee time periods provided by equipment manufacturer's shall continue to be in effect.
C. The Electrical Work shall include the supply and installation of all rough-in materials, devices, trim, and scheduled fixtures as required and necessary for all electrical, telephone, appliances, and equipment, etc; UNO.
D. The Electrical Contractor shall coordinate the installation of the mechanical systems with the Mechanical Contractor to insure all components of equipment and controls are included and wired. All electrical power wiring, low voltage control wiring, fuses, conduit, and switches shall be provided and installed by the Electrical Contractor. Thermostats shall be provided and installed by the Mechanical Contractor.
E. Cutting, drilling, and chasing of the building surfaces as required for support, anchorage, and passage of electrical equipment shall be done by the Electrical Contractor. Where structural members are involved, the General Contractor's approval shall be first obtained.
F. The Electrical Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any compromising of structural members, work of other trades, finishes, or other damage caused while on site and performing electrical work.
G. Provide and install bathroom exhaust fans vented to the outside.
H. Provide and install a minimum of one switched light in each attic space and three switched lights in the under floor crawl space; UNO.
I. Provide and install battery powered smoke detectors as shown and required.

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3101 20TH STREET,
SAN FRANCISCO, CA

ROOF DECK PROPOSAL

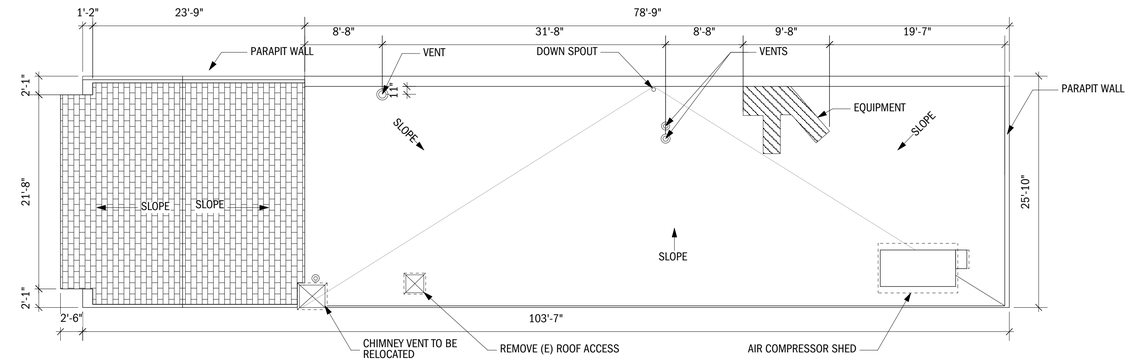
ISSUE FOR PERMIT 10/18/13

LICENSED ARCHITECT
MASON ROBERT KIRBY
NO. C029468
REN.
STATE OF CALIFORNIA

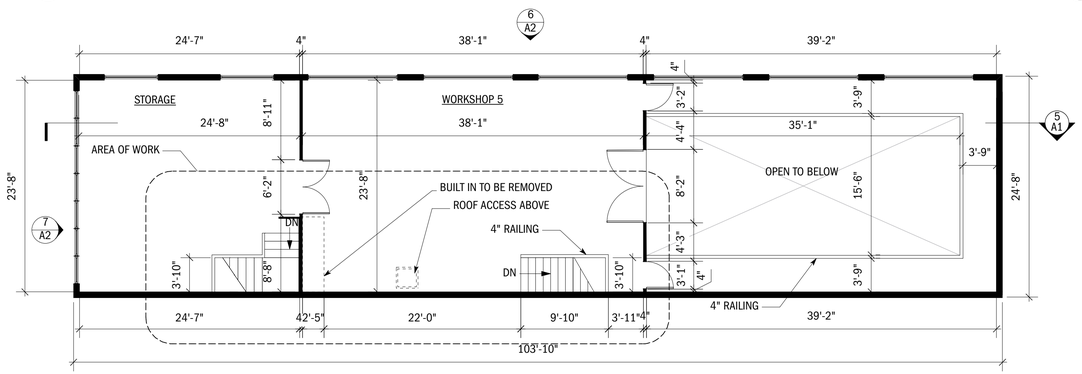
SCALE : AS NOTED

GENERAL NOTES

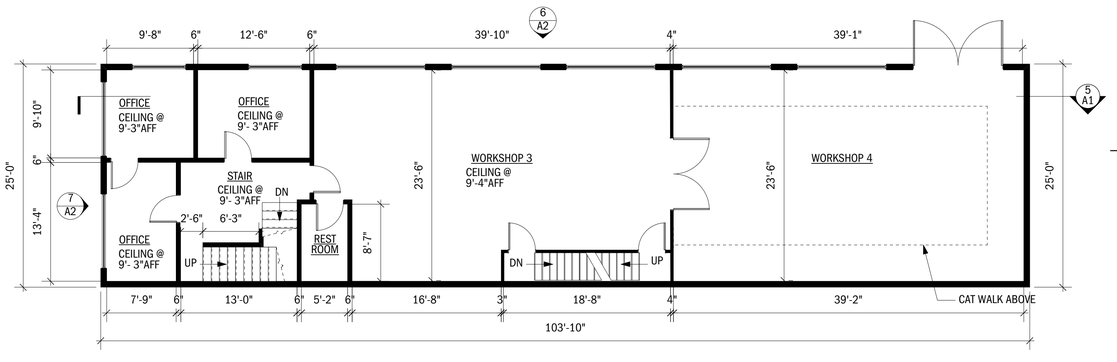
A.1



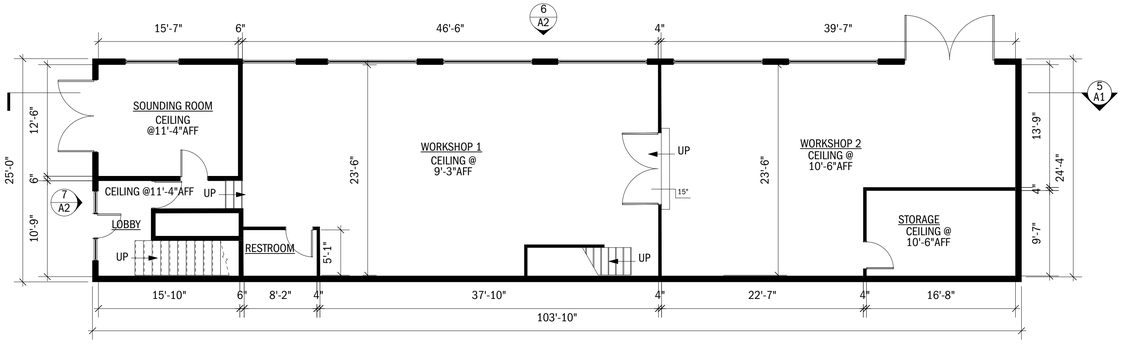
4 EXISTING ROOF PLAN
1/8" = 1'-0"



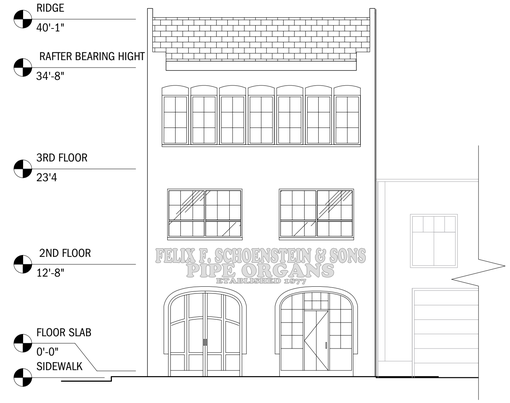
3 EXISTING 3RD FLOOR PLAN
1/8" = 1'-0"



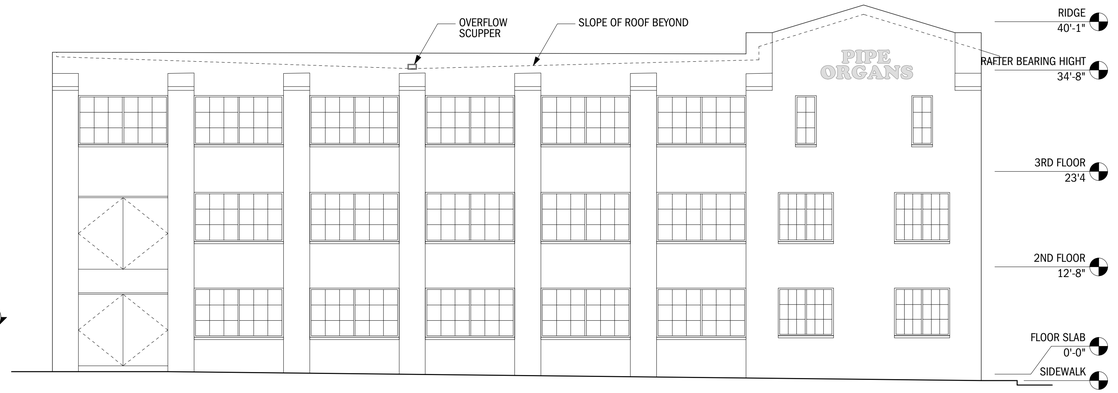
2 EXISTING 2ND FLOOR PLAN - NO CHANGE, FOR REFERENCE ONLY
1/8" = 1'-0"



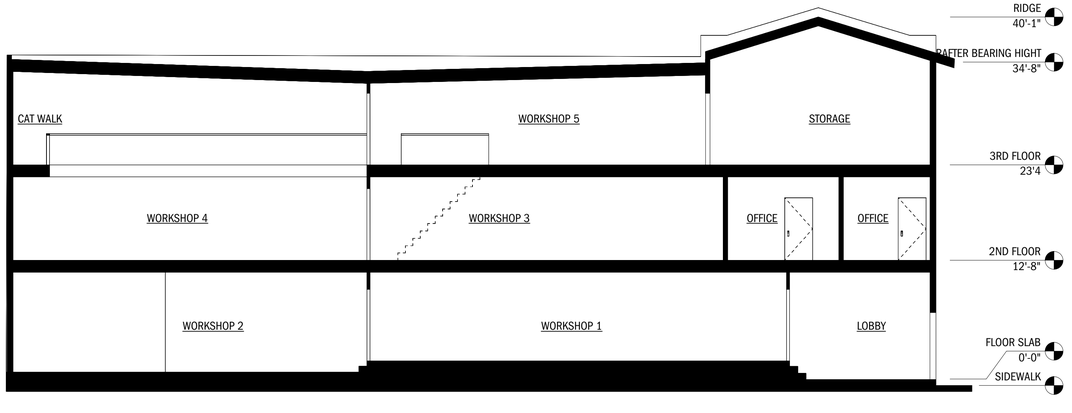
1 EXISTING 1ST FLOOR PLAN - NO CHANGE, FOR REFERENCE ONLY
1/8" = 1'-0"



7 EXISTING NORTH ELEVATION
1/8" = 1'-0"



6 EXISTING EAST ELEVATION
1/8" = 1'-0"



5 EXISTING SECTION
1/8" = 1'-0"

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ROOF DECK PROPOSAL

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LICENSED ARCHITECT
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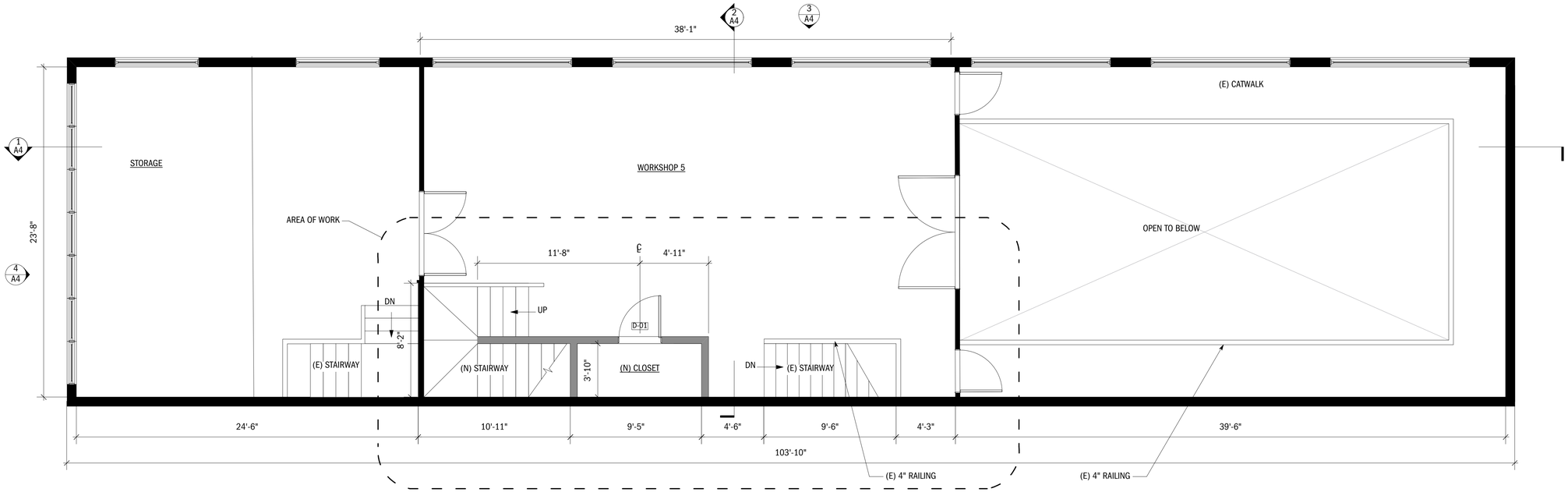
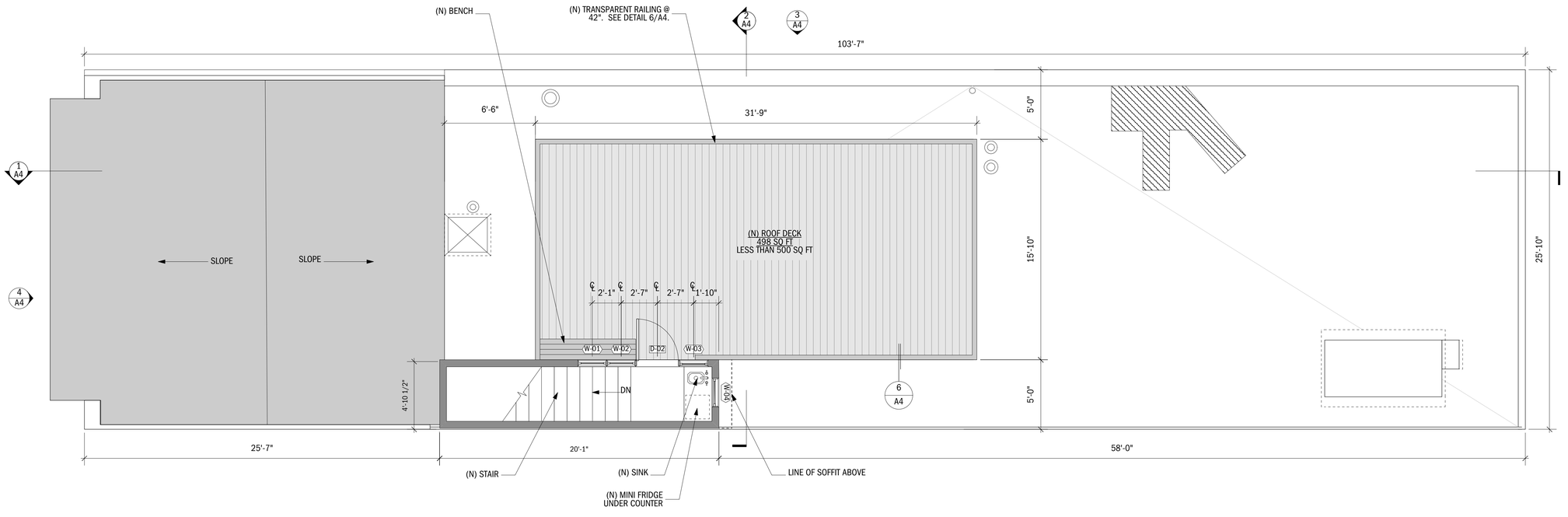
SCALE : 1/8" = 1'-0"

EXISTING

A.2



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



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

WINDOW SCHEDULE

	MARK	TYPE	WIDTH	HEIGHT	ORIENTATION	MAX U-FACTOR	Sash Operation	COMMENTS
W-	01	WOOD CLAD	2'1"	4'0"	EAST	0.4	Fixed Glass	PAINTED TO MATCH (E) WINDOWS
W-	02	WOOD CLAD	2'1"	4'0"	EAST	0.4	Fixed Glass	PAINTED TO MATCH (E) WINDOWS
W-	03	WOOD CLAD	2'1"	4'0"	EAST	0.4	Double Hung	PAINTED TO MATCH (E) WINDOWS
W-	04	WOOD CLAD	2'1"	4'0"	SOUTH	0.4	Double Hung	PAINTED TO MATCH (E) WINDOWS

Door Schedule

	Mark	Width	Height	Thickness	Door Operation	Glaz. Style	RO Width	RO Height	Comments
D-	01	3'0"	6'8"	1 3/4"	Swing Simple	None	3'1 1/2"	6'8 3/4"	
D-	02	3'0"	6'8"	1 3/4"	Swing Simple	Tempered	3'1 1/2"	6'8 3/4"	

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING ELEMENT TO DEMO
- NEW WALL
- NEW 1 HOUR RATED WALL

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3101 20TH STREET,
SAN FRANCISCO, CA

ROOF DECK PROPOSAL

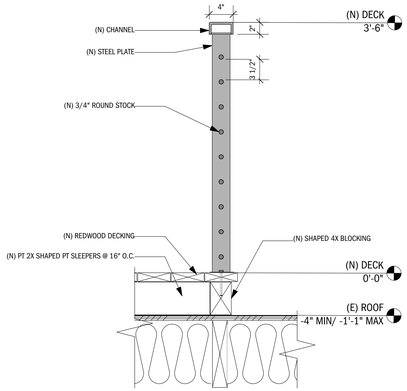
ISSUE FOR PERMIT 10/18/13

LICENSED ARCHITECT
MASON ROBERT KIRBY
NO. C029468
REN.
STATE OF CALIFORNIA

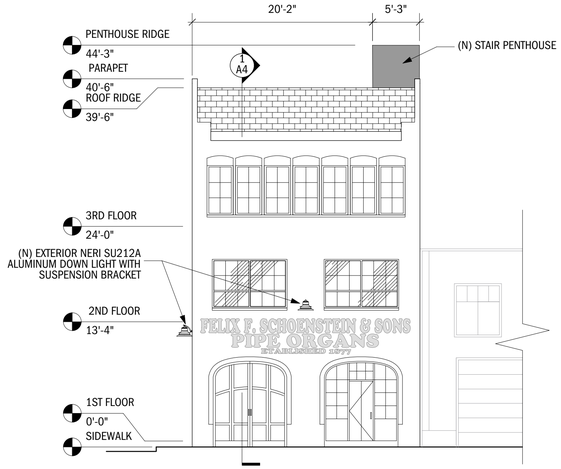
SCALE : 1/4" = 1'-0"

PROPOSED PLANS

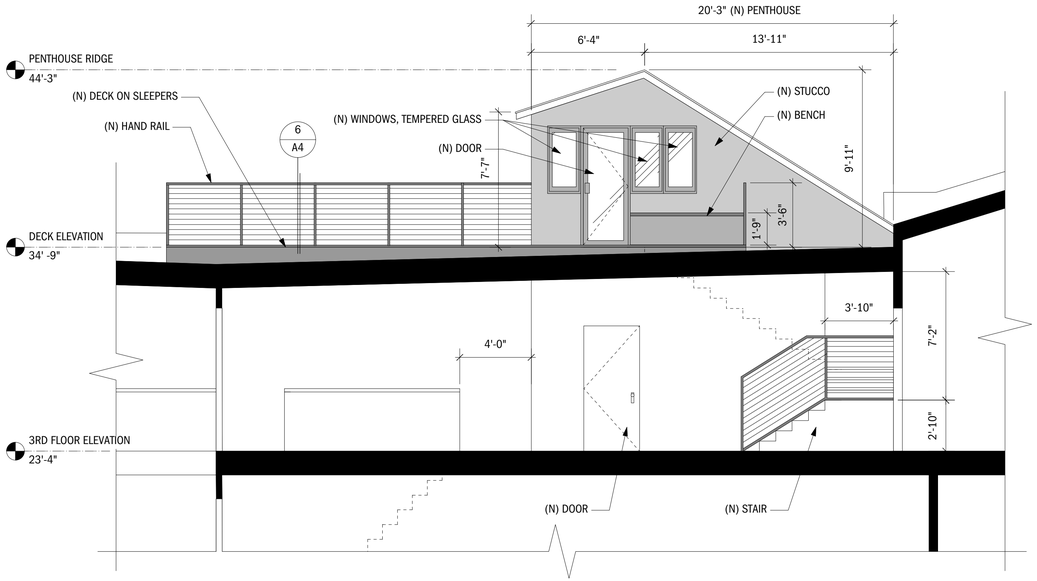
A.3



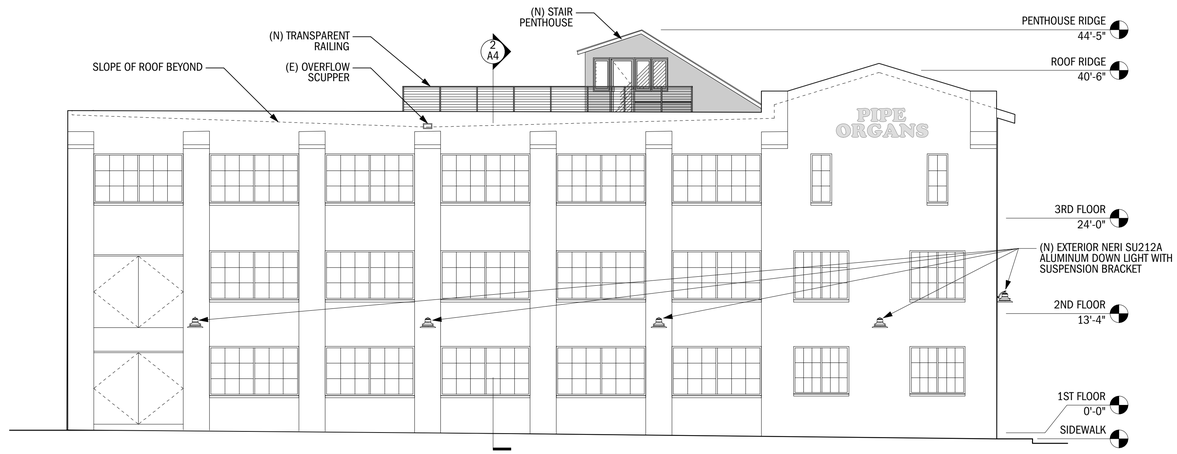
6 PROPOSED NORTH ELEVATION
1"" = 1'-0"



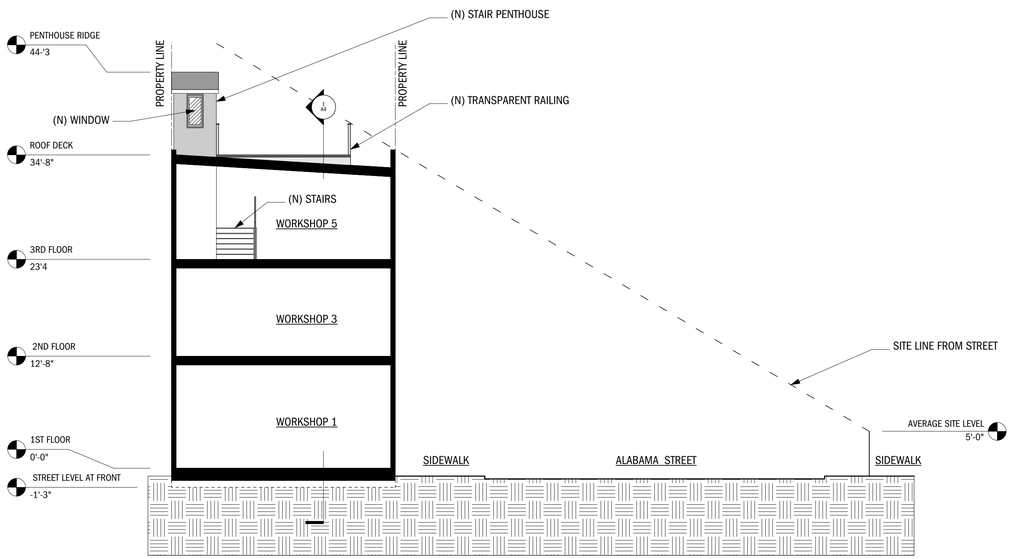
5 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



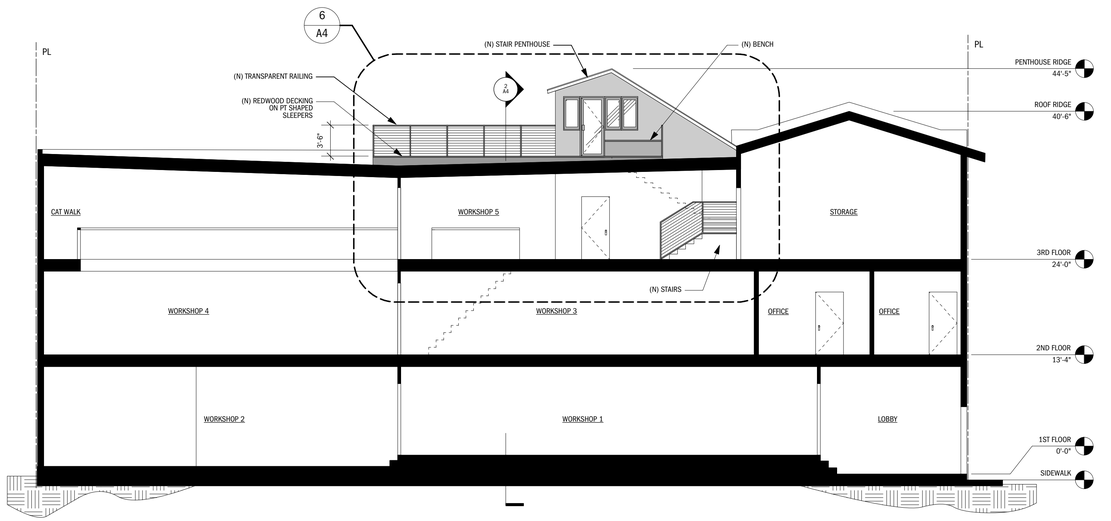
4 ENLARGED SECTION
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED SECTION
1/8" = 1'-0"



1 PROPOSED SECTION
1/8" = 1'-0"

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ROOF DECK PROPOSAL

ISSUE FOR PERMIT 10/18/13

SCALE : AS NOTED

PROPOSED SECTIONS AND ELEVATIONS

A.4

NERI

TECHNICAL DESCRIPTION May 2003

ARTICLE **LANTERN**

MODEL **SU212A (with reflector type1)**

SCALE **1:10**

MEASUREMENT IN CENTIMETRES

Compliance

This lantern carries the ETL safety Mark, in conformity to standard UL STD 1598.

Suitable for suspended installation only, and for wet location.

Materials

The lantern is made throughout in sheet aluminium, cast alluminium alloy and die-cast aluminium (UNI EN 1706) to ensure the highest standards of finish and precision of the various parts of which it is composed.

Dimensions and weight

Height 50 cm, diameter 55 cm.

Weight max.10,5 kg (including electrical components).

Maximum surface area exposed to wind thrust 0.126 m^2.

Structure

The lantern is composed of:

- a cylindrical top section in die-cast aluminium decorated with mouldings, with a hole (diam. 28 mm) and a tube with a 3/4" GAS thread for attaching the lantern to the support;
- a visor in pressed sheet aluminium painted white on the underside;
- a shade support ring in die-cast aluminium hinged to the visor ;
- an optical section composed of a hemispherical-shaped shade in polymethylmethacrylate (PMMA); a seal in expanded neoprene located between the shade and the shade support ring; an asymmetrical reflector pressed from high-purity sheet aluminium anodized with a silicon-based process fixed to the shade support ring with screws;
- an electrical section composed of a wiring plate in policarbonate (PC); an electrical power disconnection switch; a ceramic lampholder attached to the reflector;

external screws in brass and stainless steel;

Protection against corrosion

Protection against corrosion is obtained by the application of one spray coat of two-pack epoxy primer (after pickling) and one coat of alkyd paint.

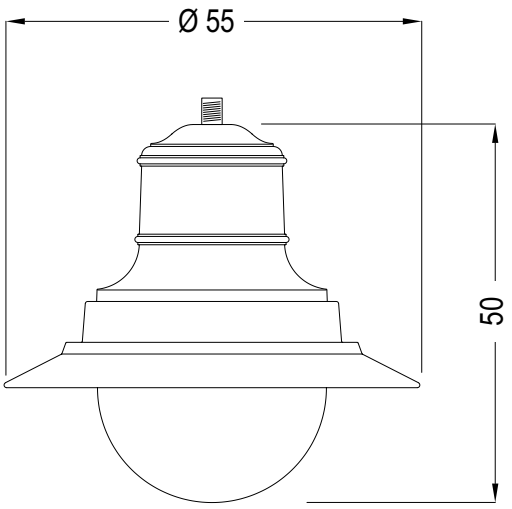
Operation and maintenance

For access to electrical equipment, slacken the two special M6 screws, rotate the shade support ring; slacken the two knobs located on the wiring support disk and extract the disk.

The power supply disconnector will automatically cut off electrical power from the wiring of the lantern.

To replace the lamp, slacken the two special M4 screws, and remove the reflector.

The various components of the wiring harness (starter, ballast, condenser, etc) can be replaced individually.



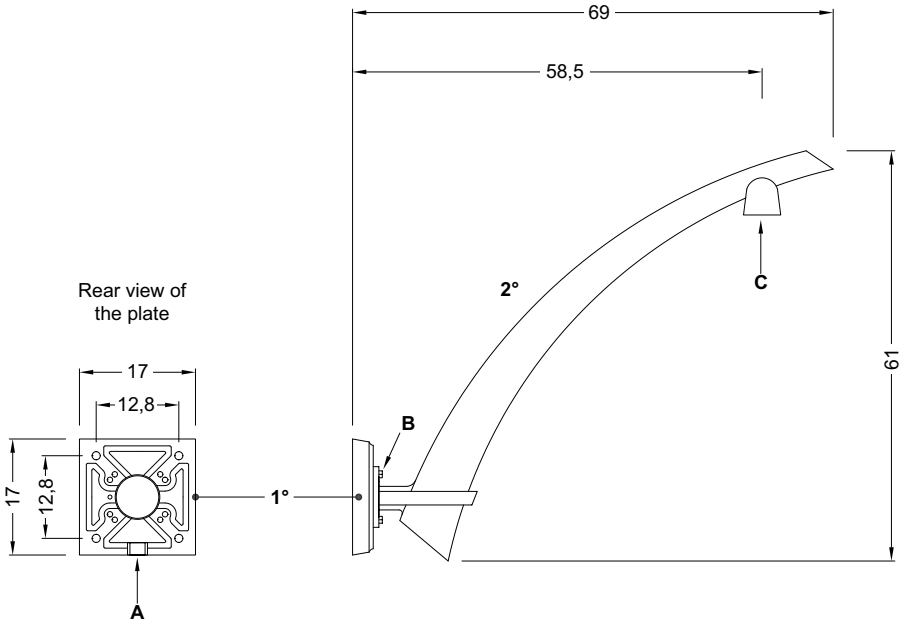
Electrical characteristics

MODEL	Reflector	Prot. Rating	Frequency	Standard for Safety for Luminaires	UL STD
SU212A	**Type 1**	**IP66**	**60 Hz**		US 1598

WIRING HARNESSES THAT CAN BE INSTALLED - INSULATION CLASS 1					
METAL HALIDE			HIGH PRESSURE SODIUM		
Wattage	Lampholder	Voltage	Wattage	Lampholder	Voltage
70 W	E26	120-208-240-277	50 W	E26	120-277
100W	E26	120-208-240-277	70 W	E26/E39	120-208-240-277
150W	E26	120-208-240-277	100W	E26/E39	120-208-240-277
175W	E39	120-208-240-277	150W	E26/E39	120-208-240-277

Description
Wall bracket in UNI EN 1563 cast iron, corresponding in shape, size and ornamentation to the diagrams, which are an integral part of the specifications.
The wall bracket is composed as follows:
1°) A nodular cast iron plate (A), square with rounded corners (sides 16 cm), with four holes (diam. 1.2 cm) for fixing to the wall with expansion bolts. On the rear of the plate a groove is provided for the passage of the power cable into the bracket.
2°) A nodular cast iron bracket, height 61 cm and protruding 69 cm, smooth and curved. At the outer end the bracket has a junction (C) with an internal 3/4" GAS thread for attaching the suspended light fixture. Inside the bracket is a tube for the passage of a power cable of maximum diameter 1.4 cm. The bracket is secured to the support plate with four M8 stainless steel screws (B).
The total height of the wall bracket is 61 cm, with an effective projection of 58.5 cm and a maximum projection of 69 cm.

Protection of surfaces
Please refert to the specification on painting procedures of the materials.



NERI

Technical sheet of painting cycles

Cast iron

Rev. A 2013

Introduction
Painting is considered of great importance for the purposes of environmental safeguarding. Painting must be the result of a sustainable process.

Standard paint color
Dark grey matt metallized (type Neri).

Painting techniques performances for cast iron
In order to ensure quality and high resistance of items over time, painting products have the following performance features:

Resistance to QUV
ΔE less than 2 after 2,000 hours of exposure in compliance with UNI ISO 11507 test.
This value is certified with a certificate issued by an independent body.

Resistance to rusting
Resistance to saline mist test greater than 1,500 hours in compliance with UNI ISO 9227 test
This value is certified with a certificate issued by an independent body.

Tickness of paint when dry
-Thickness not less than 200 micron (μm) for parts in cast iron.

Table of environmental performance during application of paint to items.
The QUV and rust resistance parameters indicated above are obtained with a painting cycle of low environmental impact having the following emission parameters:
quantity of solvents in the painting product used per m^2
-lower than 210 g per m^2 for parts in cast iron.

Standard painting cycle for cast iron
-Grade SA 3 micro-sandblasting.
-Application by immersion of a coat of single-component zinc primer.
-Application by spraying of a coat of twin-component zinc phosphate epoxy primer, diluted with water.
-Application by spraying of a coat of twin-component diluted polyurethane varnish, diluted with water.