



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: SEPTEMBER 17, 2014

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*Filing Date:* March 21, 2014  
*Case No.:* **2014.0626A**  
*Project Address:* **376 LEXINGTON STREET**  
*Historic Landmark:* Liberty-Hill Landmark District  
*Zoning:* RTO-M (Residential, Transit-Oriented - Mission) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 3609/060  
*Applicant:* Ernie Selander  
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*Reviewed By:* Timothy Frye - (415) 575-6822  
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### PROPERTY DESCRIPTION

**79 FAIR OAKS STREET** is located on the west side between 20th and 21st Streets (Assessor's Block 3609, Lot 060). Constructed in 1880, the subject property is a two-story over high-basement, wood-frame, one-family Italianate style residence located on a 1,612 sq. ft. lot measuring 21.5-ft. by 75-ft., and is the work of builder William Hollis, president of The Real Estate Associates (TREA) at that time. The flat-front, town house style building is clad in rustic cove siding that terminates in wide, projecting cornice line composed of a parapet and overhanging eave that is bracketed to form a false front, and is topped with a low-pitched roof. The dwelling's primary façade also includes five narrow rectangular hung window sashes that are each framed at top with a bracketed crown, and an elevated entrance with a partially glazed single door and transom that is similarly framed with a bracketed crown. The subject property is designated as an eligible individual and contributing resource to the Liberty-Hill Landmark District and is located within the RH-M (Residential, Transit-Oriented - Mission Neighborhood) Zoning District with a 40-X Height and Bulk Limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of:

- Reconstruction of the rearmost 8'-6" deep portion of the first story that includes the enlargement and conversion of a sliding window to two hung windows, and the addition of a transom above an existing door;

- Construction of a 2' deep by 9' wide rear addition and 6'-6" deep by 9' wide rear deck that would include the addition of two new hung windows along the south elevation and the conversion of a window to an exterior door to the new deck at the west (rear) elevation;
- The installation of a 4' by 2'-6" skylight atop the north-facing pitch of the roof adjacent to an existing skylight, and the extension of the pitched roof over the new addition to replace the existing shed roof.

The area of work is not original to the building's construction in 1880, but was added prior to 1913 per Sanborn records. All new and replacement windows would be wood in material, and the reconstructed portion of the first floor and second floor addition would be finished with horizontal wood shiplap siding that is more compatible with the building than the existing stucco and vertical board siding. Please see photographs and plans for details.

### OTHER ACTIONS REQUIRED

The proposed project requires a Section 134 (rear yard) Variance, Section 311 Notification and 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 Planning Code Section 1006.2, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate of Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition within a designated historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from

compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

- d) For applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

#### **Article 10, Appendix F – Liberty-Hill Historic District**

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

#### **THE SECRETARY OF THE INTERIOR'S STANDARDS**

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the building's historic use as a single-family dwelling and the area of work would be limited to the rearmost portion of the structure.. The 2' deep second story addition and 6'-6" deep deck would be located above the existing first story that would not result in any changes to the structure's defining characteristics, including its site and environment.*

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

*The proposed project would not impact the historic character of the subject property. The project does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. The approximately 18 sq. ft. addition, new and enlarged window and door openings are located at the rear of the property, and the new and replacement windows and doors will not result in the removal or impact any historic materials or features that characterize the property. The proposed project retains and preserves the flat-front town house Italianate architectural style of the subject property and would not be visible from the public right-of-way.*

**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 would not include the addition of conjectural features or architectural elements that create a false sense of development. The new and replacement wood windows and doors are compatible with the existing historic windows, the deck would be constructed using simple wood posts and rails, and the addition would be clad in horizontal wood shiplap siding that is differentiated, yet compatible with the original rustic cove siding. In addition, the new skylight would be mounted flush against the pitch of the roof and is located at least 19' from the face of the building.*

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

*The rearmost portion of the building was added circa 1913 per Sanborn maps, and the proposed project would reconstruct and minimally enlarge this portion of the structure to improve its livability. Although this addition has not acquired any historical significance in its own right, the project building would maintain this original configuration.*

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

*No distinctive materials, features, finishes, construction techniques or examples of craftsmanship will be affected by the proposed project. The entire scope of work is located at the rearmost portion of the building on secondary façades that are not visible from the public-right-of-way.*

**Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The proposed project is limited to the rear façade, would not impact any distinctive features of the subject property, and the existing stucco and vertical wood cladding found throughout the project area would be replaced with compatible horizontal wood siding.*

**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 would not involve chemical or physical treatments that would cause damage to historic materials.*

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

*The proposed project does not include any significant excavation work to reconstruct the rearmost 8'-6" deep portion of the existing first floor.*

**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 would be designed and constructed in a manner that is compatible with the historic design, scale, and materials of the subject building. Although not historic, the reconstructed first floor will incorporate windows, doors and other exterior materials that are compatible with the original, historic portion of the building. Similarly, the minor 18 sq. ft. second floor addition and rear deck would be compatible with the historic materials, size, scale and proportion of the building to preserve the integrity of the building, its environment, and the surrounding historic district.*

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

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

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public comments on the proposed project to date.

## STAFF ANALYSIS

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

**South Façade Alterations:** The proposed project includes the reconstruction of the rearmost 8'-6" deep portion of the first story that includes the enlargement and conversion of a sliding window to two hung windows, and the addition of a transom above an existing door. The scope of work is limited to the rearmost portion of the structure that was not part of the building's original construction, and does not possess any historical significance. Staff finds that its reconstruction will not impact any significant character-defining features of the remainder of the property, and the proposed wood windows, doors and replacement horizontal wood siding will be compatible with the historic character of the subject property and the surrounding district.

**Rear (West) Façade Alterations:** The proposed project includes the construction of a 2' deep by 9' wide rear addition and 6'-6" deep by 9' wide rear deck that includes the addition of two new hung windows along the south elevation, the conversion of a window to an exterior door to the new deck, and the extension of the pitched roof over the new addition to replace the existing shed roof. Staff finds that the proposed addition would not detract from the historic character of the subject property or district, would not cause any significant removal or alteration of historic material, spaces or features which characterize the property, would be sufficiently distinguished from the surrounding historic buildings, and would be compatible with the character of the individual resource and historic district in terms of scale, construction, detailing, and materials. The small second floor addition will not extend beyond the floor below and will not be visible from the public right-of-way. The scope of work is limited to the portion of

the building that was added circa 1913, and does not appear to possess any character-defining features associated with the property, nor has gained significance in its own right. The proposal is compatible with the residential character and Italianate architectural style of the subject property. The proposed project would preserve the essential form and integrity of this individual eligible resource, and the district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible with the subject building and the surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

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

## PLANNING DEPARTMENT RECOMMENDATION

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

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photo  
Zoning Map  
Site Photos  
Architectural Drawings

DV: G:\Documents\A\376 Lexington Street\_2014.0626A\376 Lexington St\_CofA Case Report.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: SEPTEMBER 17, 2014

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 060 IN ASSESSOR'S BLOCK 3618, WITHIN THE RTO-M (RESIDENTIAL - TRANSIT-ORIENTED - MISSION NEIGHBORHOOD) ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL LANDMARK DISTRICT.**

### PREAMBLE

WHEREAS, on April 24, 2014, Ernie Selander (Applicant) on behalf of Mary Henry and Richard Hood (Property Owners) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to alter the subject property by: 1) reconstructing the rearmost 8'-6" deep portion of the first story that includes the enlargement and conversion of a sliding window to two hung windows, and the addition of a transom above an existing door along the south façade; 2) constructing a 2' deep by 9' wide rear addition and 6'-6" deep by 9' wide rear deck that would include the addition of two new hung windows along the south elevation and conversion of a window to an exterior door to the new deck at the west (rear) elevation; and 3) the extension of the pitched roof over the new addition to replace the existing shed roof of the subject property located on Lot 060 in Assessor's Block 3618.

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

WHEREAS, on September 17, 2014, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014.0626A (Project) for its appropriateness.

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

**MOVED**, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated May 19, 2014 and labeled Exhibit A on file in the docket for Case No. 2014.0626A based on the following findings:

## **FINDINGS**

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

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

- That the alteration at the south façade through the reconstruction of the rearmost 8'-6" deep non-historic portion of the first story that includes the enlargement and conversion of a sliding window to two hung windows, and the addition of a transom above an existing door will not affect the character-defining features of the individually eligible subject building, and are compatible with the character-defining features of the Liberty-Hill Landmark District.
- That the construction of a 2' deep by 9' wide rear addition and 6'-6" deep by 9' wide rear deck that includes the addition of two new hung windows along the south elevation, the conversion of a window to an exterior door to the new deck, and the extension of the pitched roof over the new addition to replace the existing shed roof are compatible with the character-defining features of the individually eligible subject building and district in height, scale, materials, and detailing.
- That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed alterations were removed and replaced at a future date.
- That the proposal is in conformance with the requirements of Article 10.

- The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation.
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 376 Lexington Street, an individually eligible and contributing resource to the Liberty-Hill District, for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

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

*The proposed project and will not impact existing neighborhood-serving retail uses.*

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

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the subject property and historic district in conformance with the Secretary of the Interior's Standards.*

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

*The project will not impact or reduce the affordable housing supply, since no affordable housing is present 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.*

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

*The proposed project will not have any impact on industrial and service sector jobs.*

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

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

- G) That landmark and historic buildings will be preserved:

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

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 060 in Assessor's Block 3618 for proposed work in conformance with the architectural plans dated May 19, 2014, labeled Exhibit A on file in the docket for Case No. 2014.0626A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 17, 2014.

Jonas P. Ionin  
Commission Secretary

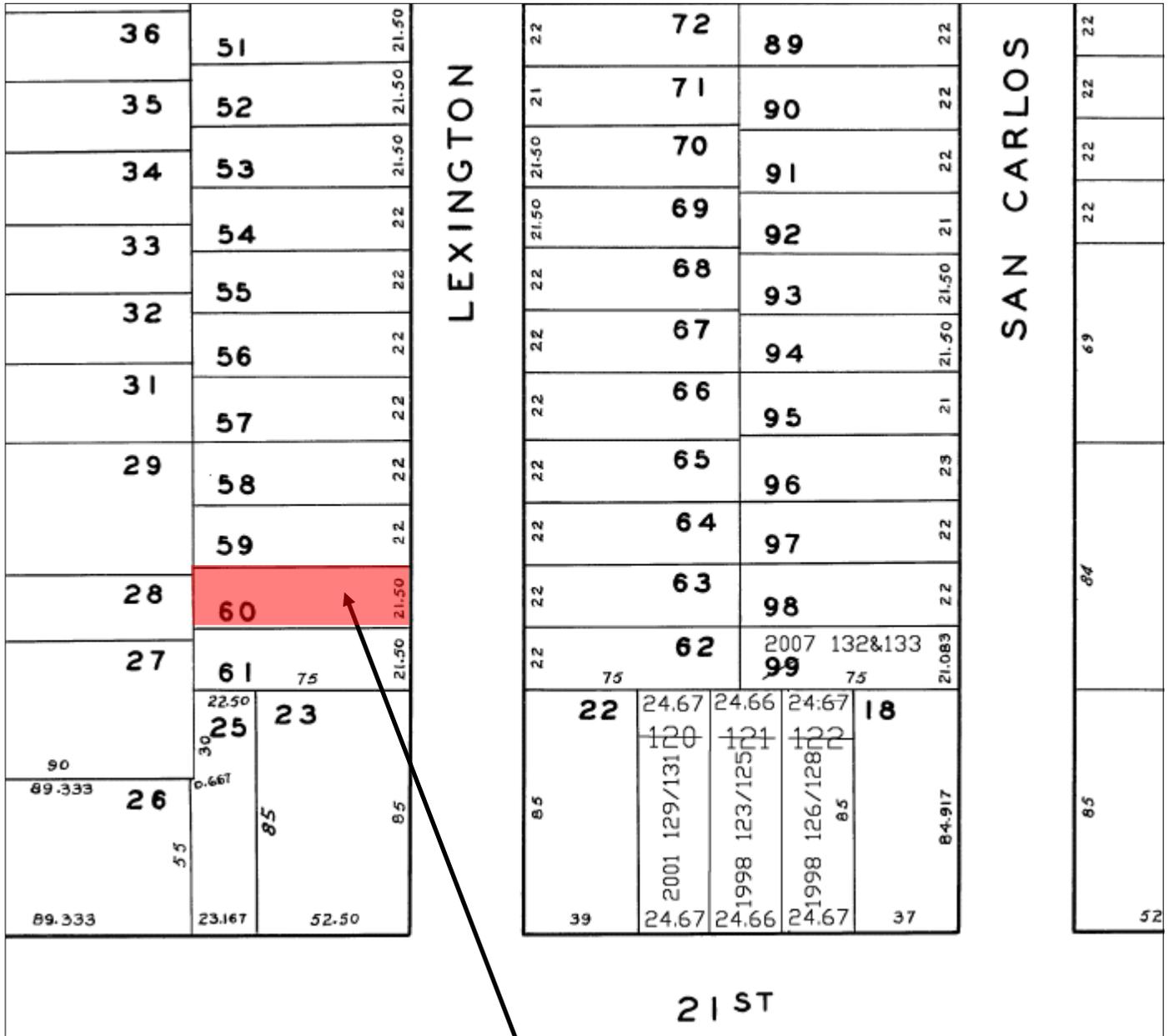
AYES:

NAYS:

ABSENT:

ADOPTED: September 17, 2014

# Parcel Map



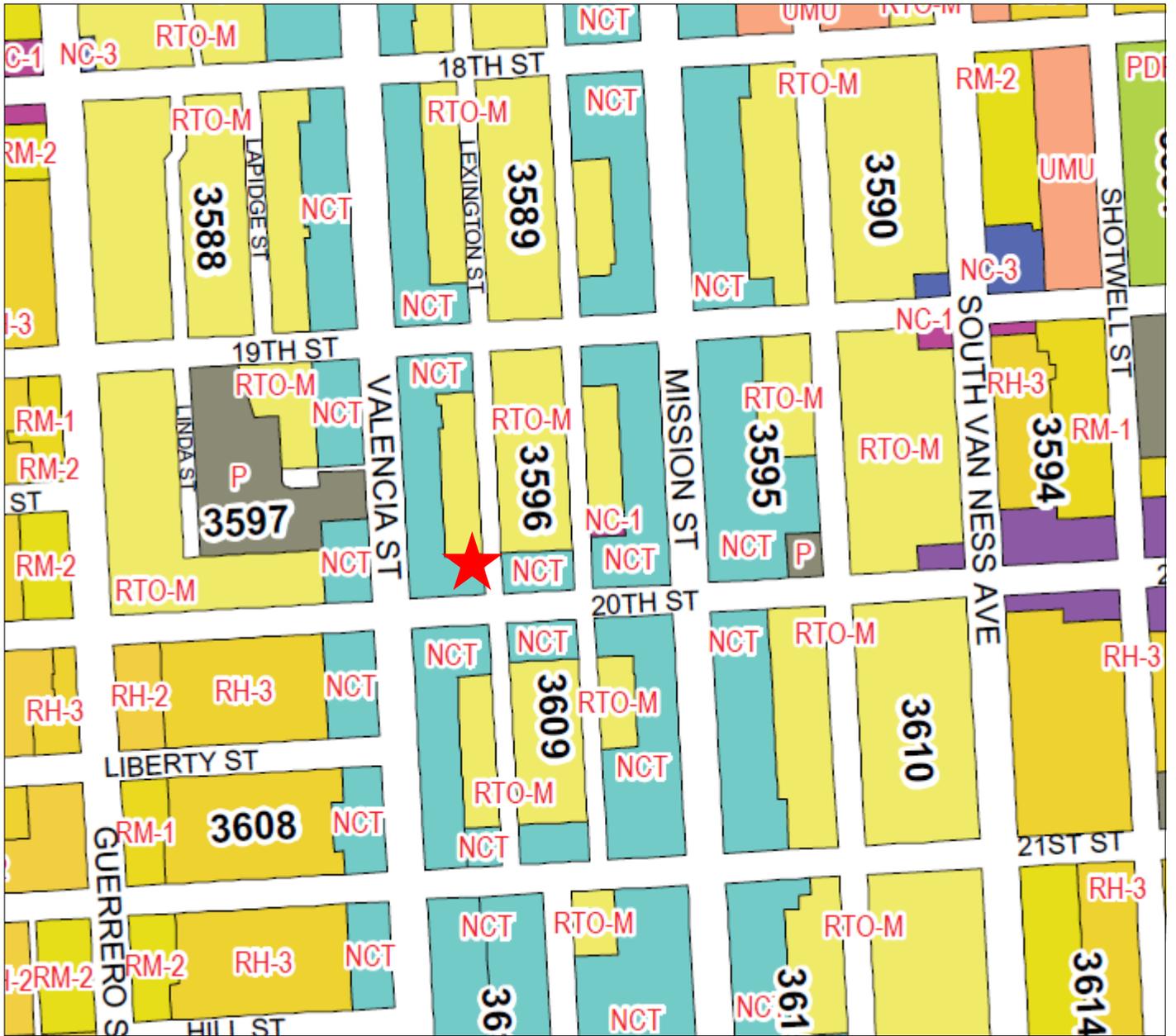
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
 Case Number 2014.0626A  
 376 Lexington Street

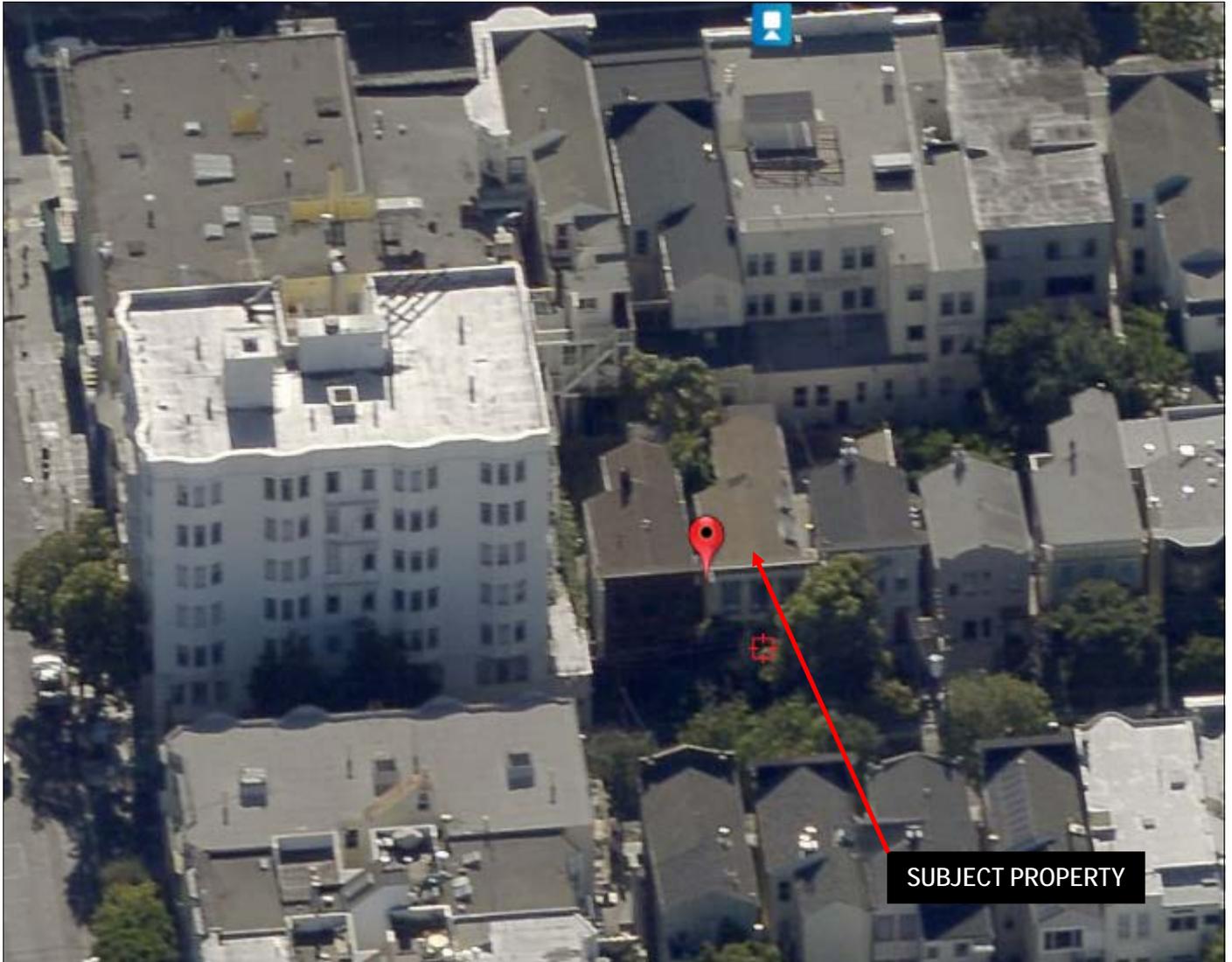


# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2014.0626A  
376 Lexington Street

# Aerial Photo (facing west)



Certificate of Appropriateness Hearing  
Case Number 2014.0626A  
376 Lexington Street

# Site Photo

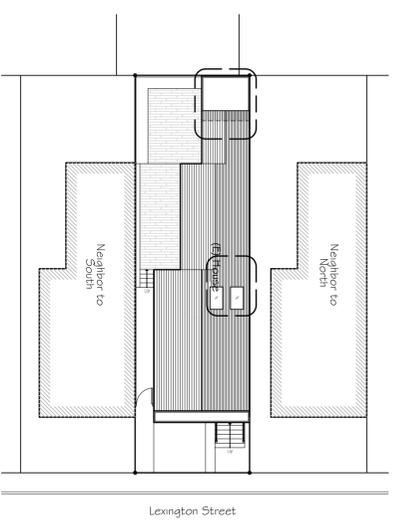


Certificate of Appropriateness Hearing  
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# Historic Photo

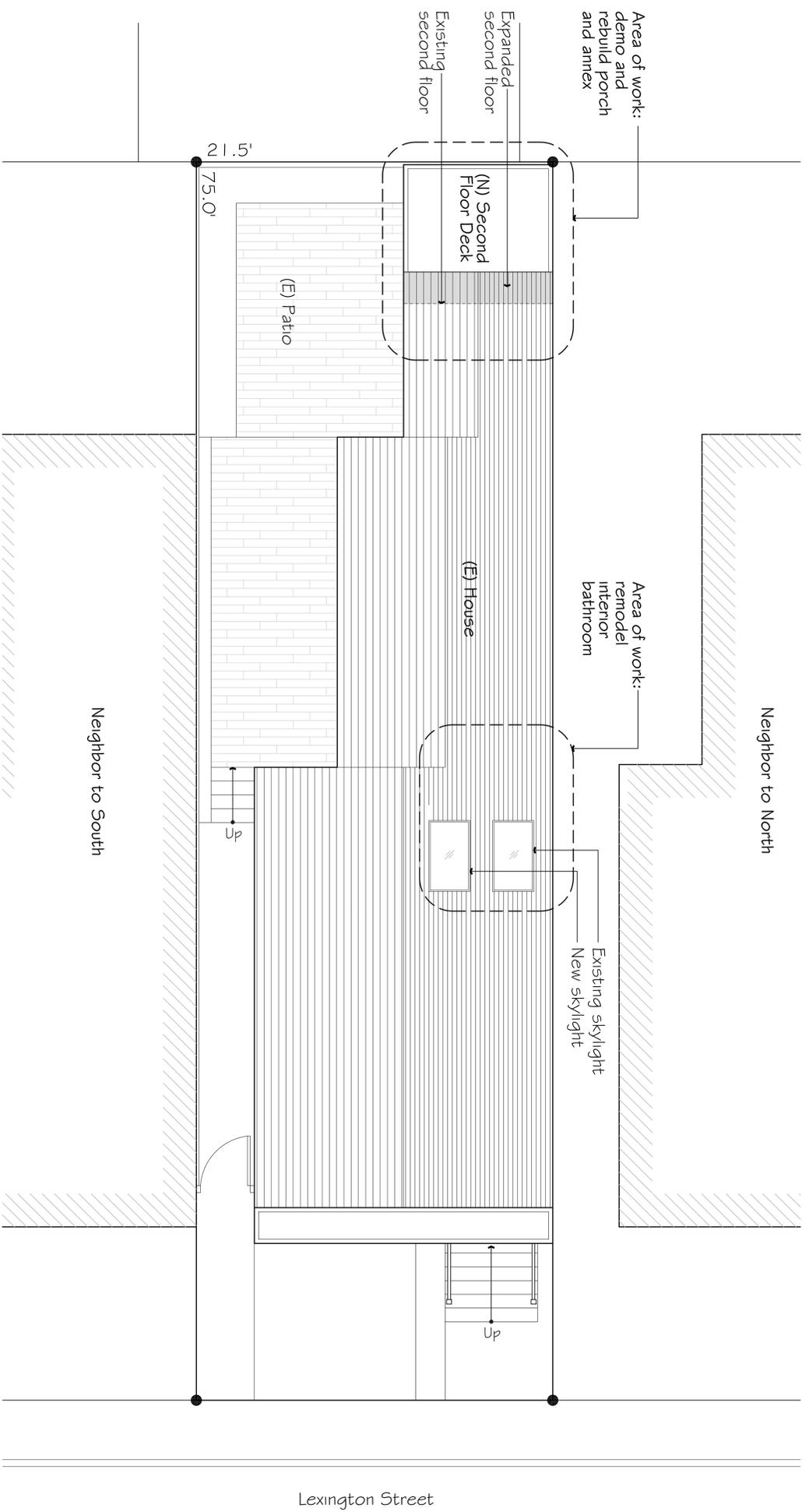


Certificate of Appropriateness Hearing  
Case Number 2014.0626A  
376 Lexington Street



1 Location Map

Scale: 1/16" = 1'-0"



1 Site Plan

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



**Project Description**

Rebuild Annex on Main floor.  
Remodel bathroom and master bedroom; add master bathroom on second floor.

**Directory**

**Owner:**

Mary Henry & Richard Hood  
376 Lexington Street  
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415.846.9375  
email: maryhenry@gmail.com  
richard@goodhood.com

**Architect:**

Ernie Selander  
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mobile: 415.385.4339  
email: ernie@selanderarchitects.net

**Building Codes**

2013 CBC and all San Francisco Building, Mechanical, Plumbing, Electrical and Fire Code and amendments.

**Building Type**

Single Family Residential R-3  
Type V Construction

**Sheet Index**

- A1 Site Plan, Location Map and Project info.
- A2 Schedules and Project Notes
- A3 Existing & Proposed First Floor Plans
- A4 Existing & Proposed Second Floor Plans
- A5 Existing & Proposed North Elevation
- A6 Existing & Proposed Building Elevations
- A7 Existing & Proposed Building Section
- A8 Enlarged Bathroom Plans and Interior Elevations

ALTERATIONS TO  
**376 Lexington**  
San Francisco, CA 94110  
Parcel # 3609J060

**SELANDER ARCHITECTS**

2095 Jerrold Avenue, Suite 319, SF, CA 94124  
ernie@selanderarchitects.net 415.385.4339

Issue:	Date:
Site Permit	5/19/2014

## Notes

1. These special notes are intended to clarify and specify the work of the various trades, vendors, and subcontractors. They are not intended to be exhaustive specification, but rather notes of concern for this project:
  2. All trades shall conform to, but not necessarily be limited to, all of the following requirements:
    - A. Verify all conditions at the site affecting the work. Work to field dimensions as required. Coordinate with the work of others, verifying that their work is sufficiently and appropriately complete for the progress of the work.
    - B. Fabricate and install all work according to the best practices of the trade, per details and dimensions shown, with sharp lines, angles, and smooth surfaces, all true, plumb and level. Joints shall be flush and tight.
    - C. Coordinate all work with interfacing and adjoining work to ensure the best possible durability of the work, materials, and finishes.
    - D. Use only workers skilled and familiar with the work which they are to perform.
    - E. Follow all manufacturer's instructions and recommendations in the installation and application of materials.
  3. No one drawing or specification shall "govern." The Contractor shall correlate work between all the various drawings and specifications. It is the explicit and specific responsibility of the Contractor to examine the Contract Documents in their entirety, bring all discrepancies therein to the attention of the Architect, and await resolution before proceeding with any work affected by such discrepancies.

## Electrical Legend

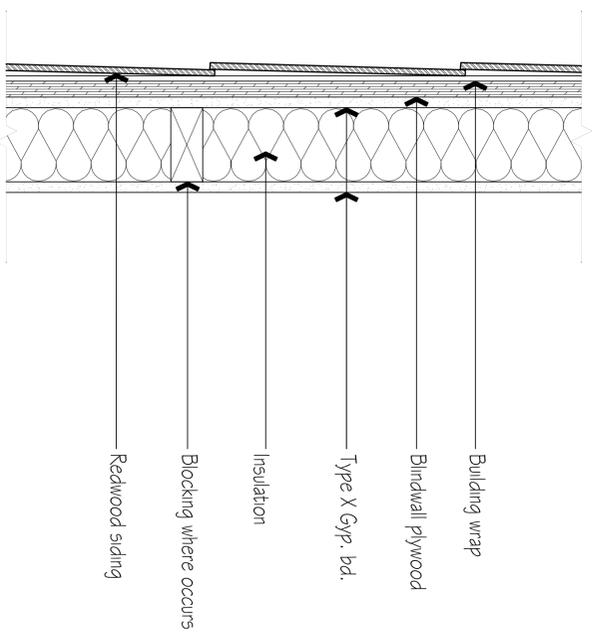
- Fan
- Duplex Outlet
- Dedicated Outlet
- Ground Fault Interruptor Outlet
- Recessed Light Fixture
- Ceiling Mounted Light Fixture
- Wall Mounted Light Fixture
- Switch
- Carbon Monoxide Alarm
- Smoke Detector

## Electrical Notes

1. All bathrooms will use occupancy sensors per CEC 150(d) 10.

## General Notes

1. Max. U-factor for all windows shall be 0.40
2. Provide R-13 insulation for all (N) batting U.N.O.



## Finish Schedule

Type	Floor	Base	Wall	Clg.	Notes
Amex	2	4	0	0	
Master Bedroom	6	6	9	9	Match TC wood trim @ walls as req'd
Master Bedroom	1	3&4	0	0	New paint throughout
Coast	1	4	0	0	
WD Closet	1	4	0	0	Match TC wood trim @ walls as req'd
Hall	1&2	3&4	0	0	New paint throughout
Bathroom	6	6	9	9	

## Finish Types

#	Finish	Notes
1	Existing Hardwood	Paint & refinish as req'd.
2	New Hardwood	Match existing
3	Existing Painted Wood	Paint & repair
4	New Painted Wood	Semi-gloss finish
5	New Carpet	Not used
6	New Marble Tile	Allow \$5/sq ft.
7	New Ceramic Tile	Not used
0	Painted SGF gyp. blk. or (E)	Eggshell finish
9	Painted SGF gyp. blk. or (E)	Semi-gloss finish

## Window Schedule

#	Type	Catalogue Number	Notes
1	A	WDJ1162034	Match exterior elevation
2	B	WDJ12834*	Match exterior elevation
3	B	WDJ12834*	Match exterior elevation *needs national specs codes for fire evaluation

## Window Types



## Door Schedule

#	Type	Door Size	Hardware	Notes
01	A	2'-4" x 6'-0"		Exterior Solid Core Door w/ Frosted Glass
02	A	2'-4" x 6'-0"		Exterior Solid Core Door w/ Frosted Glass
03	B	2'-4" x 6'-0"		Interior Solid Core Door
04	B	2'-4" x 6'-0"		Interior Solid Core Door
05	B	2'-6" x 6'-0"		Interior Solid Core Door
06	C	4'-0" x 6'-0"		(2) Interior Blind Door
07	B	2'-4" x 6'-0"		Interior Solid Core Door

## Door Types

Description	Description
A (N) Exterior solid core door w/ frosted glass panel	B (N) Interior solid core door
C (N) 2-Interior solid core doors	

Issue: \_\_\_\_\_ Date: \_\_\_\_\_

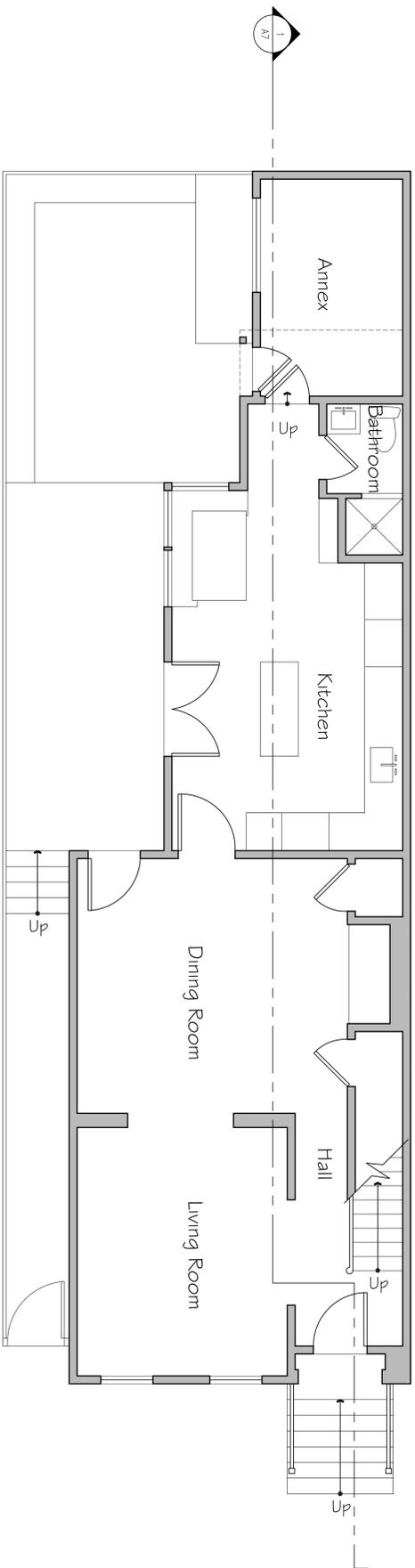
Site Permit 5/19/2014

ALTERATIONS TO  
**376 Lexington**  
 San Francisco, CA 94110  
 Parcel # 36091060

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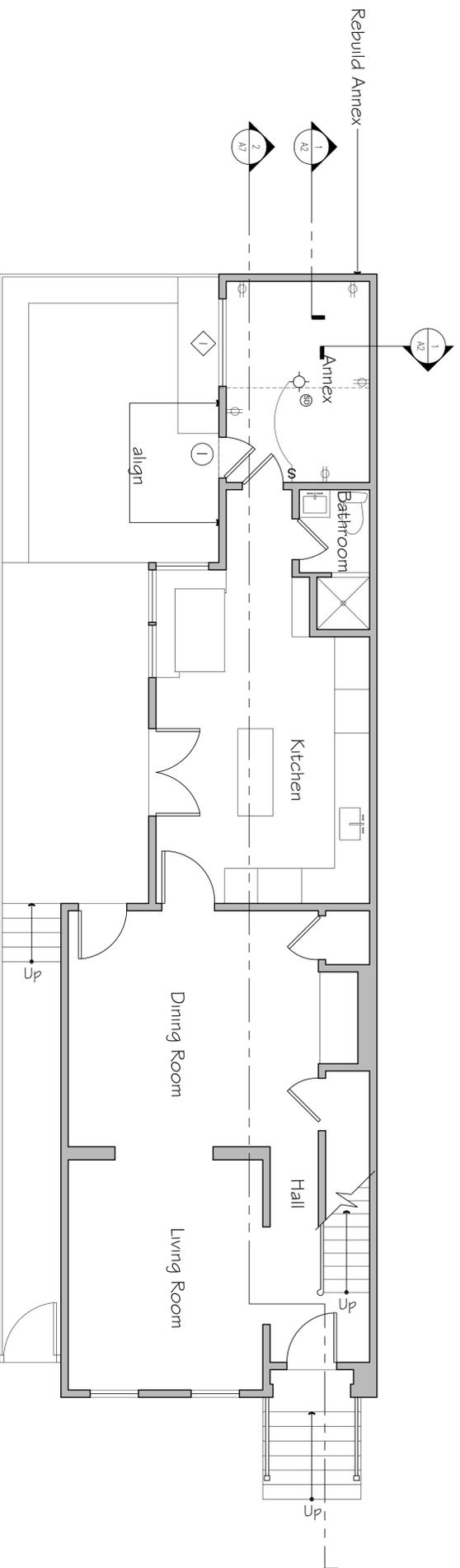
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 ernie@selanderarchitects.net 415.385.4339

A2



1 Existing Main Floor Plan

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



2 Proposed Main Floor Plan

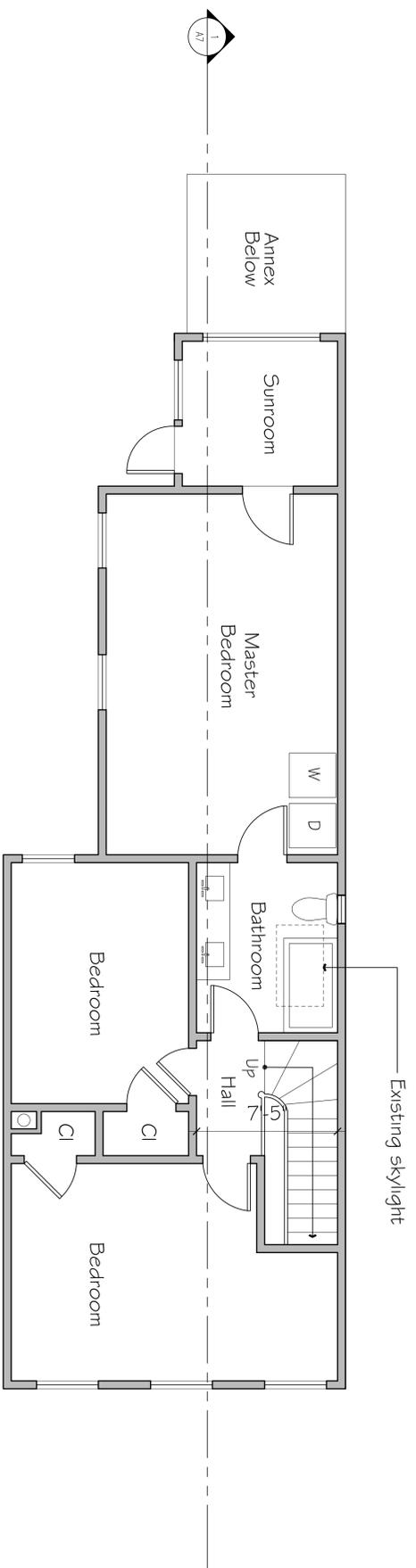
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ALTERATIONS TO  
**376 Lexington**  
 San Francisco, CA 94110  
 Parcel # 3609/060

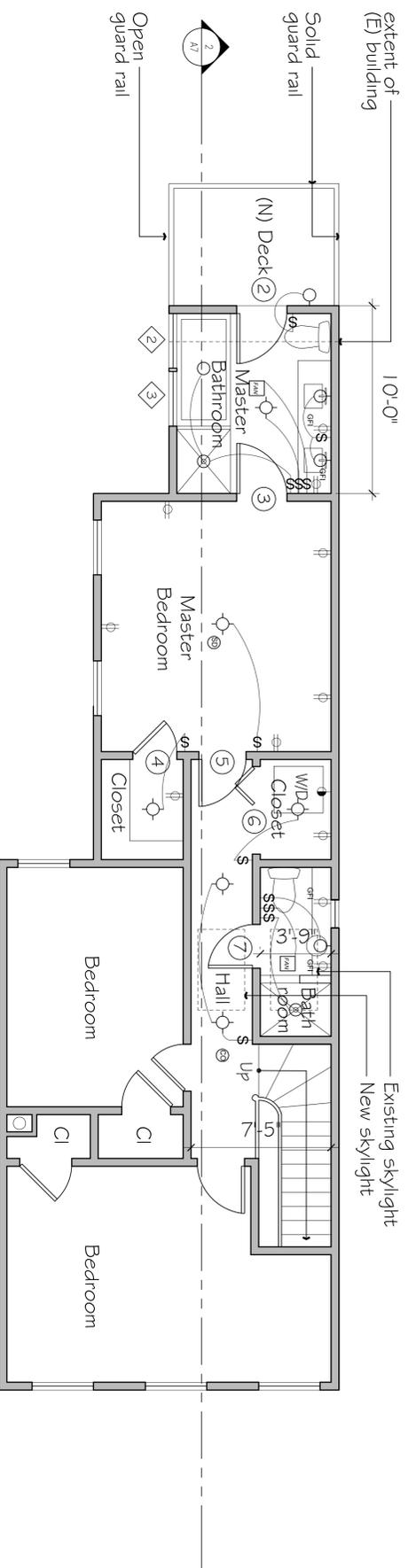
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Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
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1 Existing Second Floor Plan

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



2 Proposed Second Floor Plan

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

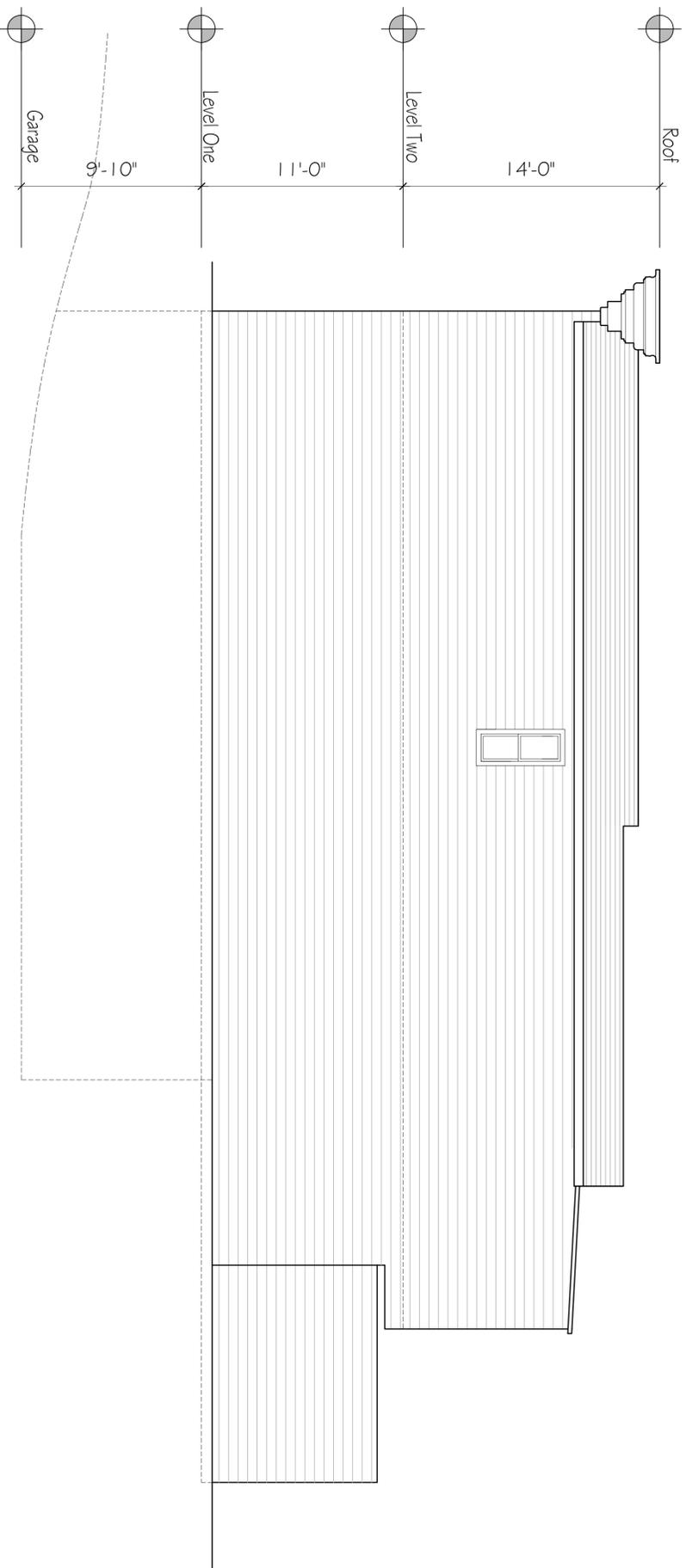


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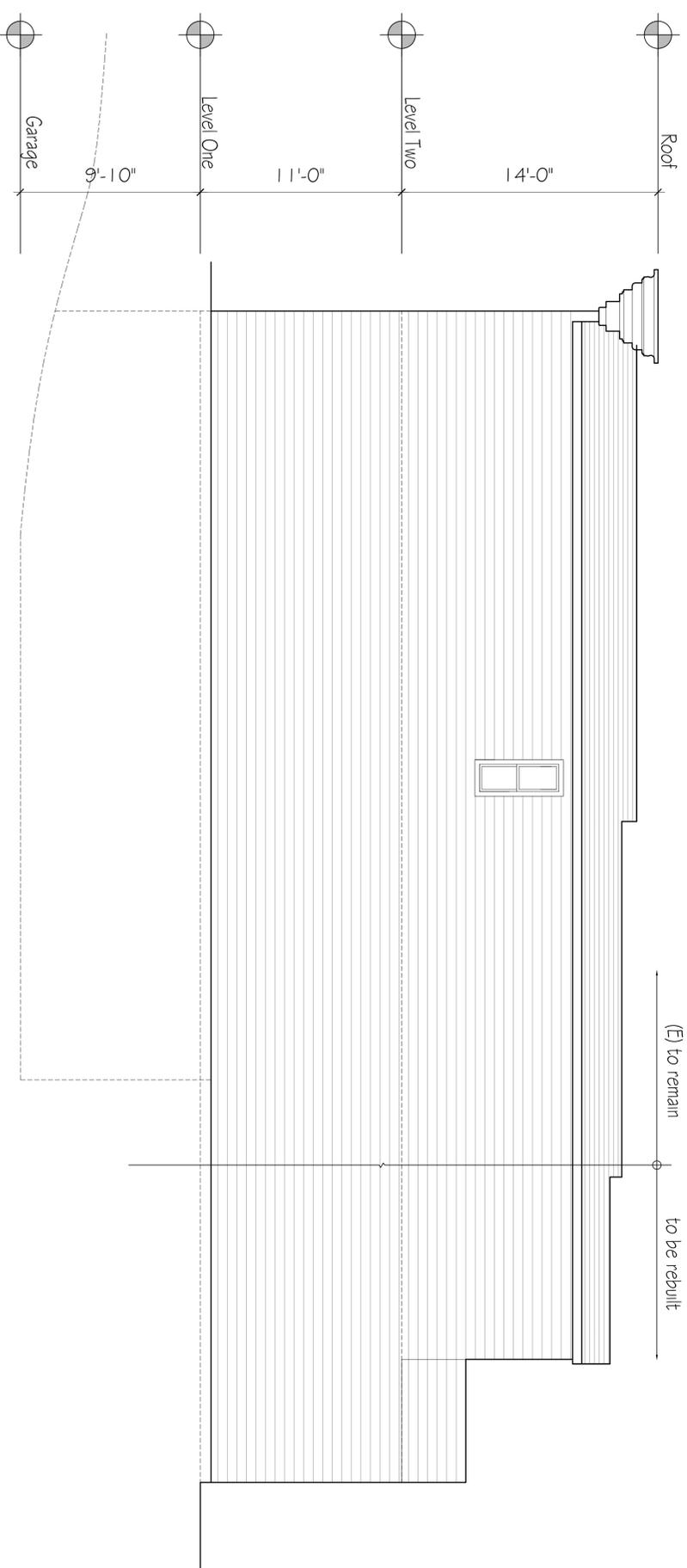
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ALTERATIONS TO  
**376 Lexington**  
 San Francisco, CA 94110  
 Parcel # 3609/060

Issue:	Date:
Site Permit	5/19/2014

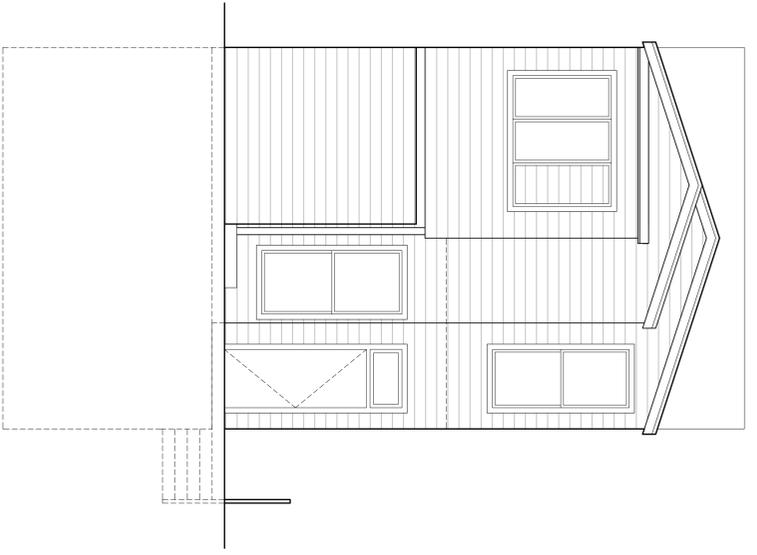


1 Existing North Elevation



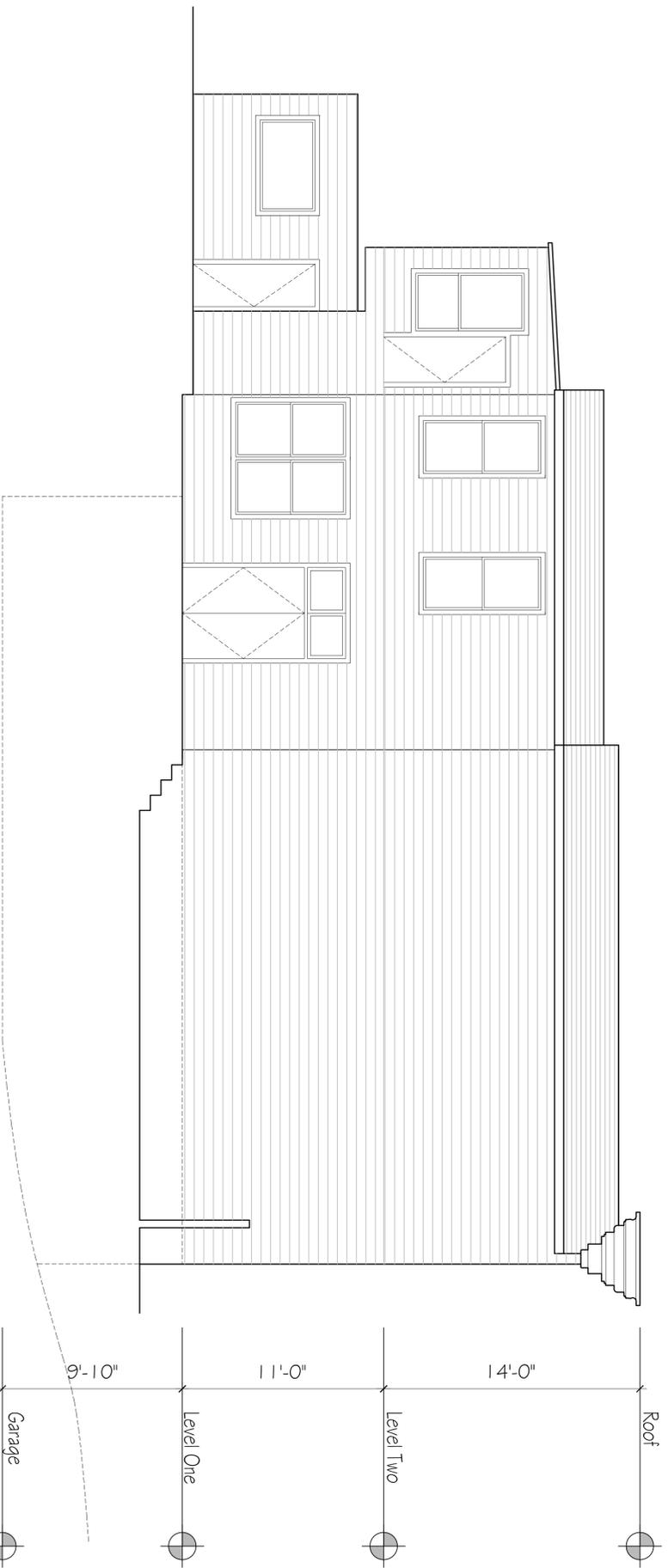
2 Proposed North Elevation

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



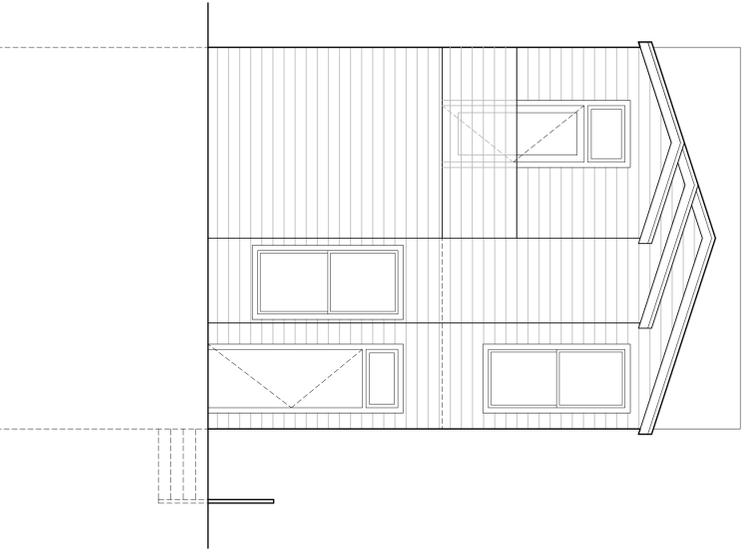
1 Existing West Elevation

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



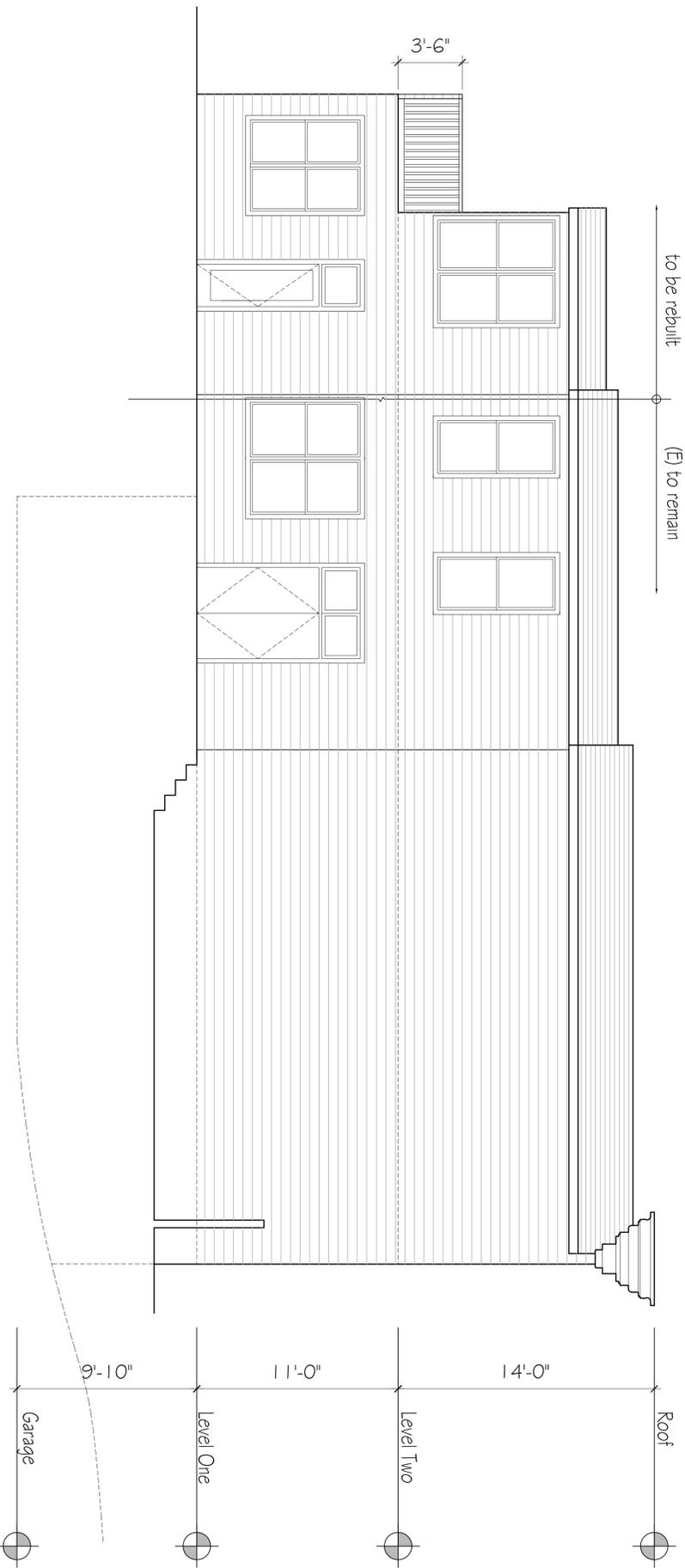
2 Existing South Elevation

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



3 Proposed West Elevation

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



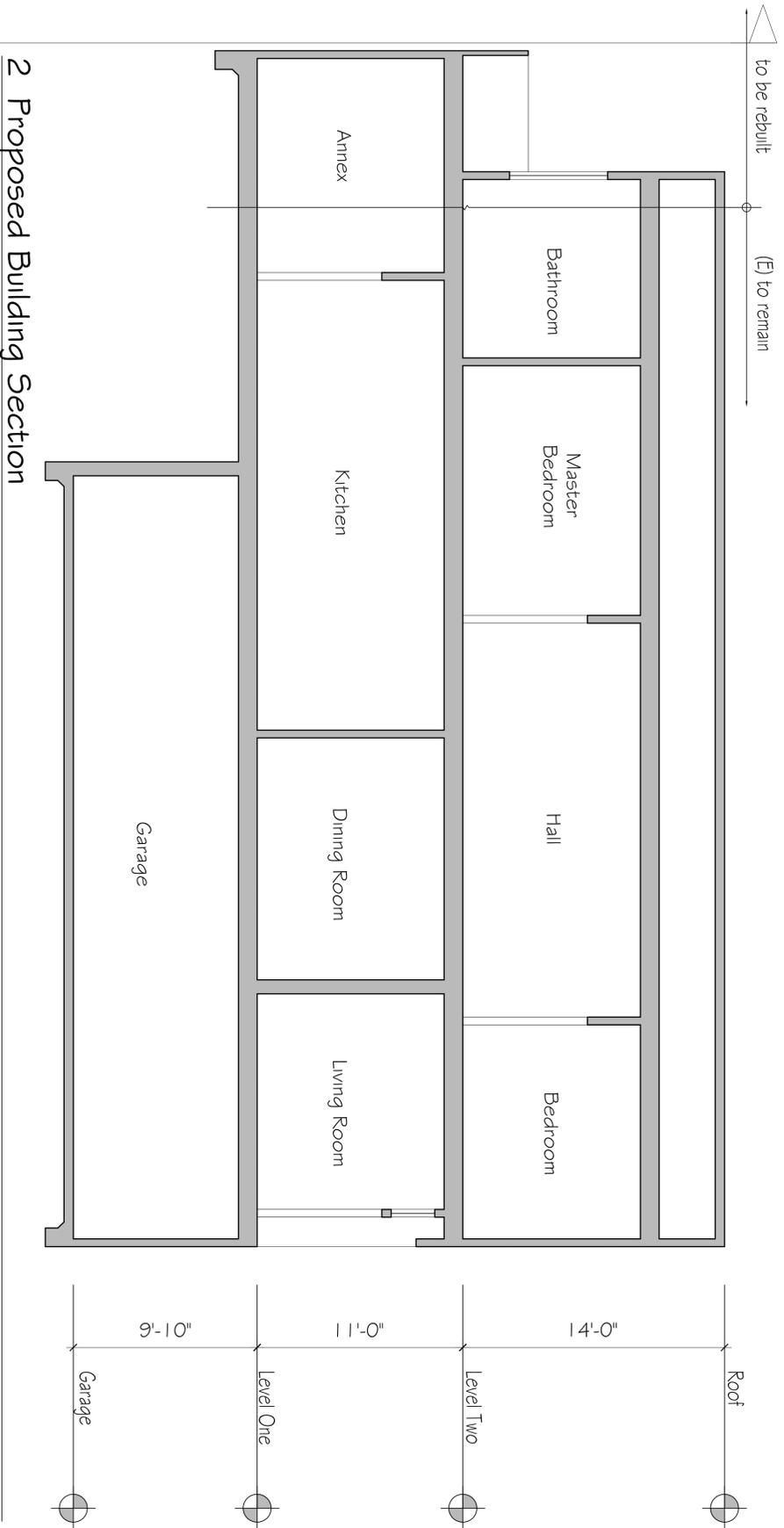
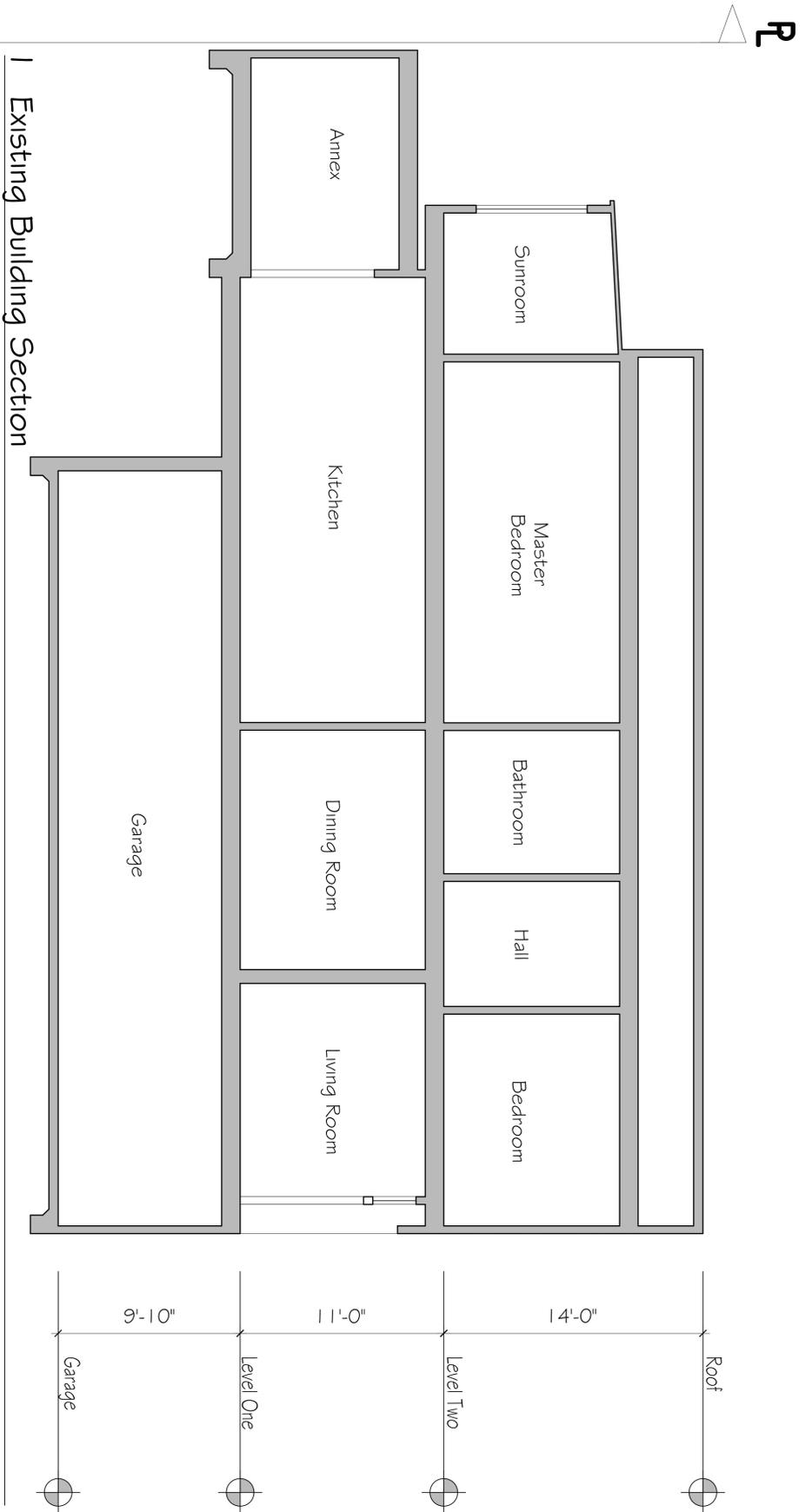
4 Proposed South Elevation

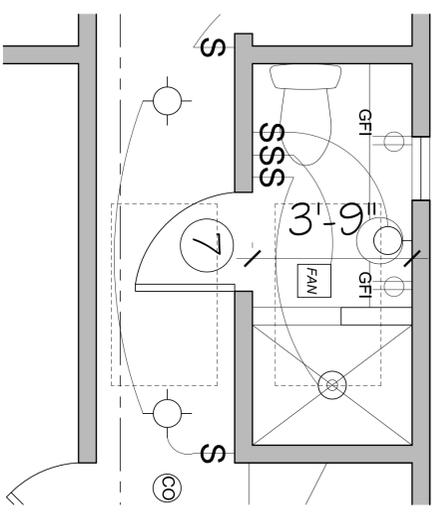
Scale: 1/4" = 1'-0"

Issue:	Date:
Site Permit	5/19/2014

ALTERATIONS TO  
**376 Lexington**  
 San Francisco, CA 94110  
 Parcel # 3609/060

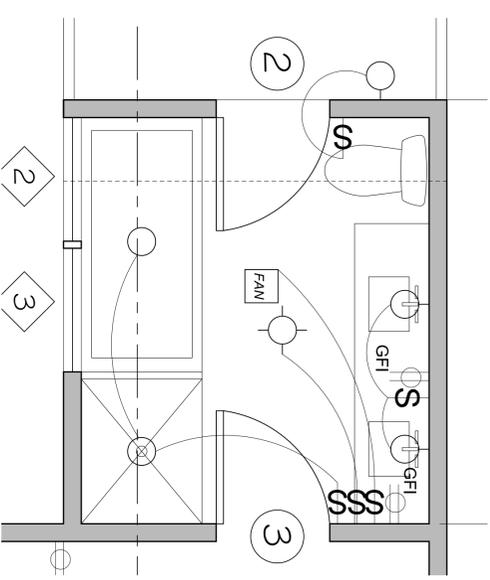
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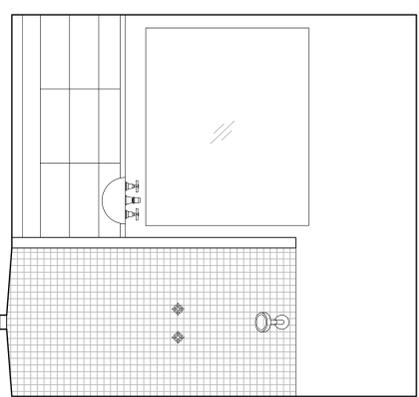
1 Enlarged Bathroom Plan

Scale: 1/2" = 1'-0"

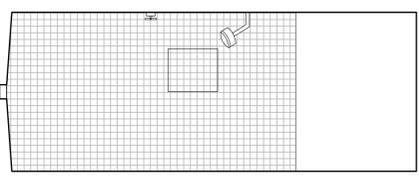


3 Enlarged Master Bathroom Plan

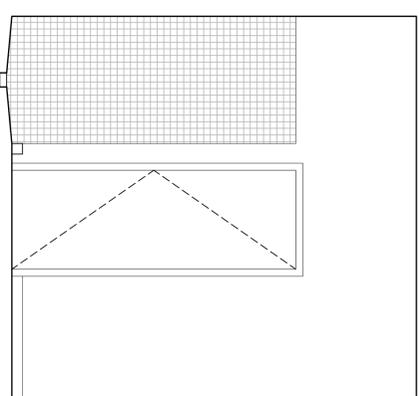
Scale: 1/2" = 1'-0"



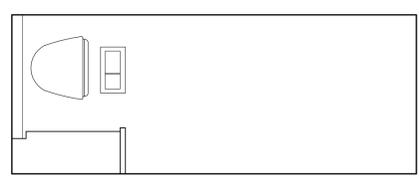
North



East



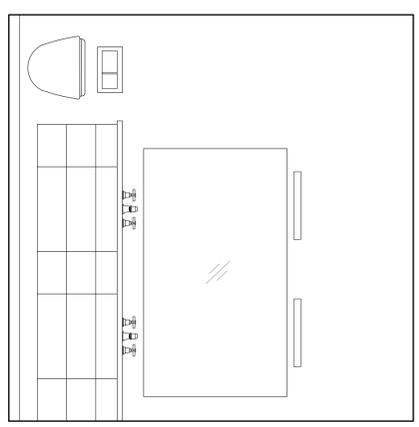
South



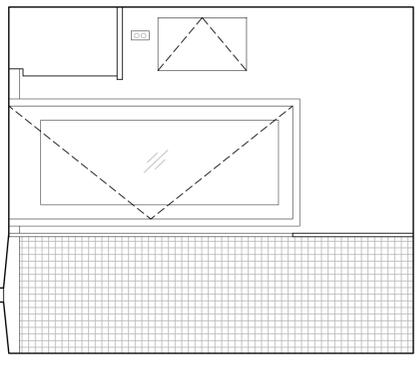
West

2 Bathroom Interior Elevations

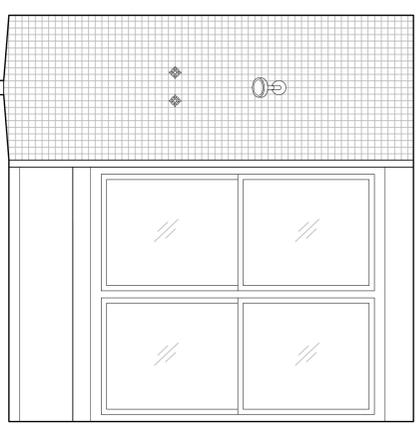
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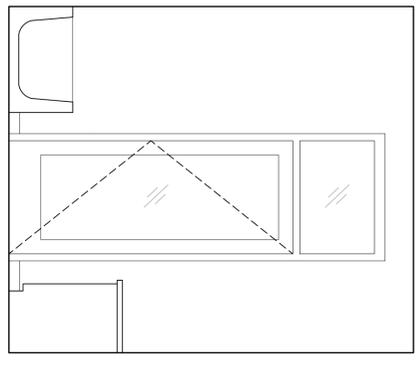
North



East



South



West

4 Master Bathroom Interior Elevations

Scale: 1/2" = 1'-0"

Issue:	Date:
Site Permit	5/19/2014