### MEMO

### **Disclaimer for Review of Plans**

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

## **NOTICE OF PUBLIC HEARING**

Hearing Date: Wednesday, March 23, 2016

Time: Not before 9:30 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROPERTY INFORMATION	APPLICATION INFORMATION		
1 ,	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2015-010777VAR 2015.08.05.3396 Steve Shogan (415) 674 - 1102 steve@lawsonwillard.com	

### PROJECT DESCRIPTION

The proposal is to construct a detached garage with roof deck at the rear of the existing structure.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 27 feet. As proposed, the project provides a rear yard of zero feet. Therefore, the project requires a variance from the Rear Yard requirements of the Planning Code.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2015-010777VAR.pdf">http://sf-planning.org/ftp/files/notice/2015-010777VAR.pdf</a>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Wayne Farrens Telephone: (415) 575-9172 E-Mail: wayne.farrens@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

### **GENERAL INFORMATION ABOUT PROCEDURES**

### **HEARING INFORMATION**

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

### **BUILDING PERMIT APPLICATION INFORMATION**

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.** 

### APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

### **GENERAL NOTES**

1. Codes, Regulations and Standards

All material and workmanship shall conform to the 2013 San Francisco Building Code (SFBC) which consists of the 2013 California Building Code (CBC) with San Francisco Amendments, along with the 2013 San Francisco Electrical Code (SFEC), which consists of the 2013 California Electrical Code (CEC) with San Francisco Mendments, the 2013 San Francisco Energy Code (SFEC), which consists of the 2013 California Energy Code, which is essentially the same as the 2013 California Energy Code, with no local amendments, the 2013 San Francisco Mescidential Code (CMC) with San Francisco Mechanical Code (SFMC), which consists of the 2013 California Mechanical Code (SFMC), with San Francisco Amendments, and the 2013 San Francisco Amendments, along with the latest adopted edition of the Health and other applicable Codes, Amendments, Regulations, Government Standards and applicable Standards referenced in the Contract Documents. It is the Contract Documents do not relieve the Contractor or his Subcontractors from the responsibility of knowledge Code, Beding per Code and/or building to Code. The Contractors from the responsibility of knowledge Code, Beding per Code and/or building to Code. The Contractors from the responsibility of knowledge Code, Beding per Code and/or building to Code. The Contractors from the responsibility of knowledge Code, Beding per Code and/or building to Code. The Contractor shall notify the Designer of all items contained in Contract Documents do not relieve the Contractor of his Subcontractors from the responsibility of knowledge of code, bidding per Code and/or building to Code. The Contractor shall notify the Designer of all items contained in the Contract Documents that, in his opinion, do not meet Code requirements. Contractor will inform his Subcontractors of their mutual responsibility as licensed contractors to bid and construct according to these Documents and Code requirements. Contractor shall verify that any work performed after 08/05/15 complies with current adopted building codes. Conflicts shall be brought to the Architect's attention prior to commencement of the work. Architect shall be notified if any changes are made to the drawings and if work is performed under applicable croke other than specified on these drawings. applicable codes other than specified on these drawings.

- 2. Agreement with Drawing Convention and Level of Detailing The Contractor agrees, by proceeding with construction and using these Construction Documents, that he/she has reviewed them in detail, understands them and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriate and adequate to allow his/her satisfactory construction of the Project.
- 3. Conflicts In the event of a conflict between the plans, specifications, and/or manufacturers' literature, the more
- **4. Existing Condition Discrepancies** Report to the Architect any discrepancies between the existing conditions and the drawings, prior to proceeding with the work.
- 5. Dimensions The Contractor shall verify all dimensions and site conditions before starling work. The Architect shall be notified of any discrepancies. DO NOT SCALE THE DRAWINGS. Field-verify all dimensions. Conditions not shown or foreseen may alter new work shown and may require additional work. Contractor shall provide verification of dimensions and conditions shown prior to commencement of new work.
- 6. Replacement of Decayed and Damaged Items The Contractor shall review and assess the condition of all items exposed to view after demolition, including, but not limited to, framing members, joists, studs, blocking, beams, plates, concrete elements, connectors, fasteners, siding, sheathing, flashing, gutters, rainwater leaders, building papers, trim, utility elements, electrical, plumbing and other items, to determine existence of decay, deterioration, damage or other unsuitability. Replace or repair such items as directed by the Architect.
- 7. Determinations and Statements by Building Inspector Determinations and statements by the Building Inspector or other authorities shall not imply permission to deviate from the Contract Documents. Refer any such discrepancies to the Architect for interpretation or clarification.
- 8. Temporary Bracing/Safety The design adequacy and safety of the erection bracing abhorring and temporary supports is the sole responsibility of the Contractor. Observation visits to the job site by the Designer shall not include inspection or approval of above items. Jobsite safety, safety training and OSHA-required provisions are the Contractor's responsibility. The Architect has made no provision in these documents for construction technique or OSHA requirements during construction.
- 9. Superintendent The Owner and the Contractor, by their mutual contract for construction, shall provide for and insure that there is a full-time, qualified Superintendent at the job side at all times during construction and until Final Walkthrough or until the Architect and Owner agree, in writing, that no on-site supervision is required of the
- 10. Utilities Underground utilities and other items are to be coordinated with the local power companies, as required. Verify all utility data and locations prior to commencing any work. The locations of the utilities which may be shown on these plans are based on the best information available; however, the Architect and Owner assume no responsibility for the accuracy of such information, or for the omission of any information. The Contractor shall cooperate with all utility companies and other contractors working within the limits of construction. The Contractor shall telephone the appropriate utilities before beginning any underground work. The Contractor shall be aware of the possibility of unknown underground items and to exercise care.
- 11. Note to Building Inspector 
  Accept no ink or pencil correction to these drawings. All changes shall be made to the Contract Documents by the Architect, with prints submitted by the Architect of Record for Final Building Department stamps and issuance (This includes handwritten notes by the Building Department). The Architect and Owner assume no responsibility for alterations to these Documents not in accordance with this requirement.
- 12. Changes to Construction Documents 
  The Architect and Owner shall be held harmless for all changes not in accordance with General Requirements/General Conditions procedure. All users of these documents agree, by using said Documents, to hold the Architect, Lawson Willard Architecture, and the Owner, harmless for any and all work that does not conform specifically to these Documents, the California Building Code, applicable local ordinances and accepted standards of good craftsmanship. Only Documents approved by the Building Department having jurisdiction are to be used for construction, on this Project only. (See Item #1 and #11 above, and the General Requirements and General Conditions of the Specifications) General Requirements and General Conditions of the Specifications
- 13. Use of Documents These Documents shall not be used in whole or in part for any work other than at the locations indicated in the Documents.
- 14. Work Hours Construction activity shall not commence prior to 7:00 AM nor continue after 7:00 PM, Monday through Sunday, Noise generating activities (hand operated tools such as hammers, power tools such as saws and drills, heavy equipment or delivery vehicles) shall not begin before 7:00 AM nor continue after 8:00 PM, Monday through Sunday, No construction activity is allowed on legal holidays unless approved by both the Central Permit
- 15. Use of Architect's Instrument of Service Drawings, specifications and other documents prepared by the Architect are instruments of the Architect's service and are for the Owner's use solely with respect to this Architect are instruments of the Architect's Service and are on the Owner's such solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the Project or termination of this Agreement, the Owner's right to use the instruments of service shall cease. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

### ABBREVIATIONS

BBR	EVIATIONS				
	And Angle	F.T. FT. FTG. FURR.	Fire Treated Foot OR Feet	PNL. PR.	Panel Pair
	At Centerline	FTG.	Footing Furring	PR. PT. PTD. PTN.	Point Painted
	Copyright Degrees	FUT.	Future	PTN.	Partition
	Degrees Diameter	GA.	Gauge	Q.T.	Quarry Tile
	Number/Pound	GAIN	Galvanized		•
	Square Feet Parallel	G.B. G.C. G.D. GEN.	Grab Bar General Contractor	R. R.A	Riser Return Air
	Perpendicular	G.D.	General Contractor Garbage Disposal	RAD.	Radius Reflected Ceiling Plan
	Plus or Minus Property Line	GEN. G.F.C.I.	General Ground Fault Circuit	R.C.P. R.D.	Roof Drain
			Interruption Glass Reinforced Gypsum	R. R.A. RAD. R.C.P. R.D. REC. REF.	Pacaccad
/.	Above Air Condition	G.R.G. GL	Glass Keinforced Gypsum Glass	REINF.	Reference OR Refrigera Reinforced Remaining
OUS.	Acoustical	GL. GND. G.R.	Ground Guardrail	REM.	Remaining
DL.	Area Drain Additional	GR. GYP.BD.	Grade	RES.	Required Resilient Retaining Revised / Revision
I. JA.	Adjustable	GYP.BD.	Gypsum Board	RET.	Retaining Povision
.F.	Adjacent Above Finished Floor	H.B.	Hose Bib Hollow Core	REINF. REM. REQ. RES. RET. REV. RFG. RFL. RGTR. RM. RND.	Refrigerator Reflected
	Aluminum Access Panel	H.B. H.C. HD. HDBD.	Hollow Core Head	RFL.	Reflected Register
ROX.	Approximate Anchor	HDBD.	Hard Board	RM.	Room
CH. CH. PH. TO.	Anchor Architectural		Header	RND.	Round Rough Opening
PH.	Asphalt	HDW. HDWD.	Hardware Hardwood	R.O. R.P.	Rough Opening Radius Point Rain Water Leader
TO.	Automatic	HT.	Height Hollow Motal	R.W.L.	Rain Water Leader
	Board	HT. H.M. HOR. H.PT. H.R.	Horizontal High Point Handrail	S	South
ÖG.	Below Building	H.PT. H.R.	High Point Handrail	SAN. S.C.	Sanitary Solid Core
ξ. I.	Block	HR. H.V.A.C.	Hour	SCHED.	Schedule Section
Й.	Beam Brick Module		Heating, Ventilating, Air Conditioning	S. SAN. S.C. SCHED. SECT. S.E.D. S.F.P.D.	See Electrical Drawings See Fire Protection
). T.	Bottom Of Bottom	H.W.	Hot Water	S.F.P.D.	See Fire Protection Drawings
K	Brick	I.D.	Inside Diameter/Dimension	Ş.F.D.	Soo Finish Drawings
J.R. MT.	Built Up Roofing Basement	IN. INCAN.	Inch Incandescent	S.F. S.H.	Sprinkler Head
		IN. INCAN. INCL. INFO. INSUL. INT.	Include(d) (ing) Information	S.F.D. S.F. S.H. SHLF. SHR. SHT. SIM. SK.	Square Foot (Feet) Sprinkler Head Shelf Shower
В.	Carpet Cabinet	INSUL.	Insulation	SHT.	
.Т. М.		INT. INTER.	Interior Intermediate	SIM.	Similar Sink
R.	Ceramic			ŠĽ.	
j.	Cement Ceramic Corner Guard Cast Iron Cast in Place	J-BOX JAN. JST.	Junction Box Janitor	SL. S.L.D. S.M.D.	See Landscape Drawin See Mechanical Drawin Sheet Note See Plumbing Drawing Specification
.Р.	Cast in Place	JST. JT.	Joist Joint	S.N. S.P.D. SPEC.	Sheet Note
Ğ. KG. Q.	Control Joint Ceiling Caulking Closet Clear			SPEC.	Specification
KG.	Closet	KIT.	Kitchen Knockout	SPKR.	Speaker Square
	Clear	KO. K.P.	Knockout Kick Plate	š.š.	
M.U. ITR.	Concrete Masonry Unit Counter	L.	Length	SQ. S.S. S.S.D. S.T.C.	Sound Transmission
DL. DNC.	Column Concrete	LAM. LAV.	Laminate Lavatory	STD.	See Structural Drawing Sound Transmission Coefficient Standard Steel
MICTD	Construction	ĹĠ.	long '	CTI	Steel
ONT. ONTR	Continuous	LG. L.F. L.PT.	Linear Foot Low Point	STRUCT.	Storage Structure
ONT. ONTR. ONTR. T.	Contractor Carpet	LT. LT.FIXT.	Light Light Fixture	STOR. STRUCT. STRL. SUSP.	
R. SK.	Ceramic Tile Center		-	S.W.	Shear Wall
SK. W.	Countersunk Cold Water Outlet	M MM	Meter Millimeter	S.W. S.Y. SYM.	Suspend (ed) Shear Wall Square Yards Symmetrical
		MACH. MAINT.	Machine	SYS.	System
BL. PT. T./DTL.	Double Department	MAINI. MAT.	Maintenance Material	T.	Tread
T./DTL. A.	Detail Diameter	MAT. MAS. MAX.		T-24 T&G	Title 24
M.	Dimension	M D F	Medium Density Fiber Board	T.B.	Tongue & Groove Towel Bar
M. SP. N. O. P.	Dispenser Down	MECH. MEMB.	Maximum Medium Density Fiber Board Mechanical Membrane Mechanical, Electrical,	T.B.D.	To Be Determined Telephone
Ö.	Door Opening	M.E.P.	Mechanical, Electrical,	TEMP.	lempered
₹.	Dimension Point Door	MET./MT	Plumbing L. Metal		Terrazzo Thick
ŔŇ.	Drain	MET./MT MFR. MH.	Manufacturer Manhole	I.O.	Top of
W.	Downspout Dishwasher			Ţ.Ŏ.CON	C. Top of Concrete
W. NG. NGS.	Drawing Drawings	MID. MIN.	Middle Minimum	I.O.D. T.O.P.	Top of Deck (ing) Top of Pavement OR
WR.	Drawer	MID. MIN. MIRR. MISC.	Mirror	TOD	Top of Parapet
	East	M.O. MTD.	Miscellaneous Masonry Opening Mounted	T.O.S.	Top of Slab
}	Existing Each	MTD. MUL.	Mounted Mullion	T.O.STL.	Top of Steel
Ĵ.	Expansion Joint	(AI)	New	T.P.D.	Thick Top of Curb Lop of Curb C. Top of Concrete Top of Deck (ing) Top of Pawement OR Top of Parapet Top of Plate Top of Steel

(N) N. N.1.C. NO. NOM. N.T.S.

0.A. 0.C. 0.D.

O.F.C.I.

OFD. OFL. O.F.O.I.

O.H. OPNG. OPP. OPP.HD. O.S.B. OVHD. OZ.

New North Not In Contact Number Nominal Not To Scale

Outside Valineter/Outsic Dimension Owner Furnished Contractor Installed Overflow Drain Overflow Leader Owner Furnished Owner Installed Over Head Oyening Opposite Hand Oriented Strand Board Overhead Overhead Outside Hand Oriented Strand Board Overhead Ounce

Paint Paving Perpendicular Paint Grade Plate Plastic Laminate Plaster Plywood Plumbing Polished

Television Top of Wall Typical

U.B.C. U.C.

Uniform Building Code Under Counter Underwriters Laboratory Unfinished Unless Otherwise Noted

Vapor Barrier Vinyl Composition Tile

Veneer Vertical Vestibule Verify in Field Volume Veneer Plaster

West OR Width With Water Closet Wall Covering

Wood Window Wood Flooring Water Heater Without Waterproof Work Point Water Resistant Wainscot Weight Welded Wire Fabri

Finish
Fixture
Floor
Flashing
Fluorescent
Face of Building
Face of Finish
Face of Stud
Fireproof (ing)
Fire Retardant
Full Size

### SYMBOLS

♠

Cross Section Mark Interior Elevation M Window Marker - S Door Marker - See I Align Building Elem Sheet Note Marker

-(TA-0) Fixture Marker - See

Drawing Revision

Switch ► o Switch with Occupa 3 Way Switch

--- 

4 Way Switch Dimmer Switch

Le-○ Dimmer Switch wit

⊢ ~ 3 Way Dimmer Sw

L → ▼ 4 Way Dimmer Sw

₩-⊭

 $\Box$ 

**₩**8

**l⊕** GF

₩ Waterproof Outlet C.o. Clock Outlet

	Detail Reference Marker	<del>-</del> <del>-</del> <del>-</del>	Wall Mounted Light Fixture
	Interior Elevation Marker	<del>-</del>	Ceiling Mounted Light Fixture
	Cross Section Marker	Ø	Recessed Ceiling Light Fixture
	Interior Elevation Marker	<b>⊙</b> →	Recessed Ceiling Directional Light Fixture
	Window Marker - See Window Schedule	<del>-</del> -	Wall Mounted Low Voltage Light Fixture
	Door Marker - See Door Schedule	©	Recessed Ceiling Low Voltage Light
	Align Building Elements	$\bigcirc$	Recessed Ceiling Directional Low Voltage Light Fixture
	Sheet Note Marker	<del>- (</del>	Wall Mounted Fluorescent Light Fixture
	Fixture Marker - See Fixture Schedule	•	Ceiling Mounted Fluorescent Light Fixture
	Elevation Datum Point	0	Recessed Ceiling Fluorescent Light Fixture
	Spot Elevation	<b>⊢</b>	Fluorescent Strip Light Fixture
7	Drawing Revision	<b>&gt;</b>	Under-Cabinet Mounted Fluorescent Strip Light Fixture
	Keypad		Recessed Ceiling Exhaust Fan
	Switch	$\mathbf{M}_{FL}$	Recessed Ceiling Exhaust Fan/Fluorescent Light Combo
	Switch with Occupancy Sensor	ю	Thermostat
	3 Way Switch	⊢◀	Telephone Receptacle
	4 Way Switch	$\bowtie$	Data Receptacle
	Dimmer Switch	₩	Telephone & Data Receptacle
	Dimmer Switch with Occupancy Sensor	H™	Cable / Satellite Television Receptacle
	3 Way Dimmer Switch	Ю	Wall Mounted Speaker
	4 Way Dimmer Switch	Ю	Door Bell
	Door Switch	Ю	Security Alarm Keypad
	Duplex Outlet	(3)	Ceiling Mounted Speaker
	Quadruplex Outlet	<b>®</b>	Smoke Detector
	Switched Outlet	•	Sprinkler Head
	Floor Duplex Outlet	⊢⊢ cw	Cold Water Outlet
	Floor Switched Duplex Outlet	<b>⊢</b> НВ	Hose Bib
	220 Volt Outlet	₽ã	Natural Gas Outlet
:	Ground Fault Circuit Interrupter, Mounted @ 42" A.F.F., U.O.N.	GDO	Garage Door Opener

### PROJECT DIRECTORY

Owners:	Mattson & Evie Davis 60 27th Avenue San Francisco, CA 94121		
Architect:	Lawson Willard, AIA	Phone:	415.674.1102
	Lawson Willard Architecture	Fax:	415.276.3775
	2147 Union Street	Email:	lw@lawsonwillard.com
	San Francisco, CA 94123	Web:	www.lawsonwillard.com
Structural Engineer:	Michael A. Hom, P.E.	Phone:	415.713.8087
	Hom Pisano Engineering, Inc.	Fax:	415.587.2117
	2265 31st Avenue	Email:	hom@hompisano.com
	San Francisco, CA 94116	Web:	hompisano.com

### AREA MAP

**PROJECT DATA** 

Block Number / Lot Number:

Zoning Designation: Occupancy Classification: Type of Construction: Number of Stories:

Automatic Fire Sprinklers:

Floor Area (Exempt spaces)

Side = Rear =

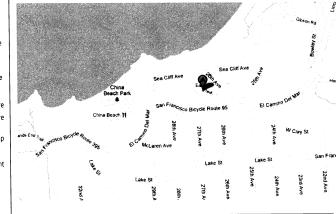
Allowable Height Limit: Proposed Height:

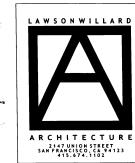
Garage: Decks and Patios:

Floor Area (Habitable spaces) Existing
(F) Rasement: 563.00 sf

Project Name

Site Address:







Residenc avis

REV. ISSUED FOR:

# 60 27th Avenue Francisco, CA 941:

DATE:

	VARIANCE SUBMITTAL	08-05-2015
i		

**COVER SHEET** A0.00

- 2012.07

### PROJECT DESCRIPTION

EXCAVATION OF (E) DRIVEWAY @ REAR (EAST) PROPERTY TO EASEMENT LEVEL

3 -0 25% OF 109'-0" @ 27'-3"

40-X NO CHANGE

CONSTRUCTION OF (N) GARAGE EXTENSION TOWARDS REAR OF PROPERTY

Davis Residence

1305/016

60 27th Avenue San Francisco, CA 94121

Proposed 818.00 sf

235.00 sf 415.00 sf 180.00 sf 681.00 sf 1,307.00 sf 626.00 sf

AVERAGE OF ADJACENT NEIGHBORS

- CONSTRUCTION OF (N) DECK ABOVE PROPOSED GARAGE
- CONSTRUCTION OF (N) BATHROOM @ BASEMENT

### DRAWING INDEX

### ARCHITECTURAL

A0.00 COVER SHEET

EXISTING SITE PLAN

BASEMENT FLOOR DEMOLITION PLAN FIRST FLOOR DEMOLITION PLAN A1.12

PROPOSED BASEMENT FLOOR PLAN

EXISTING EXTERIOR ELEVATIONS
EXISTING EXTERIOR ELEVATION AND BUILDING SECTION

PROPOSED EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATION AND BUILDING SECTION

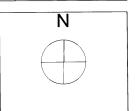
Classification



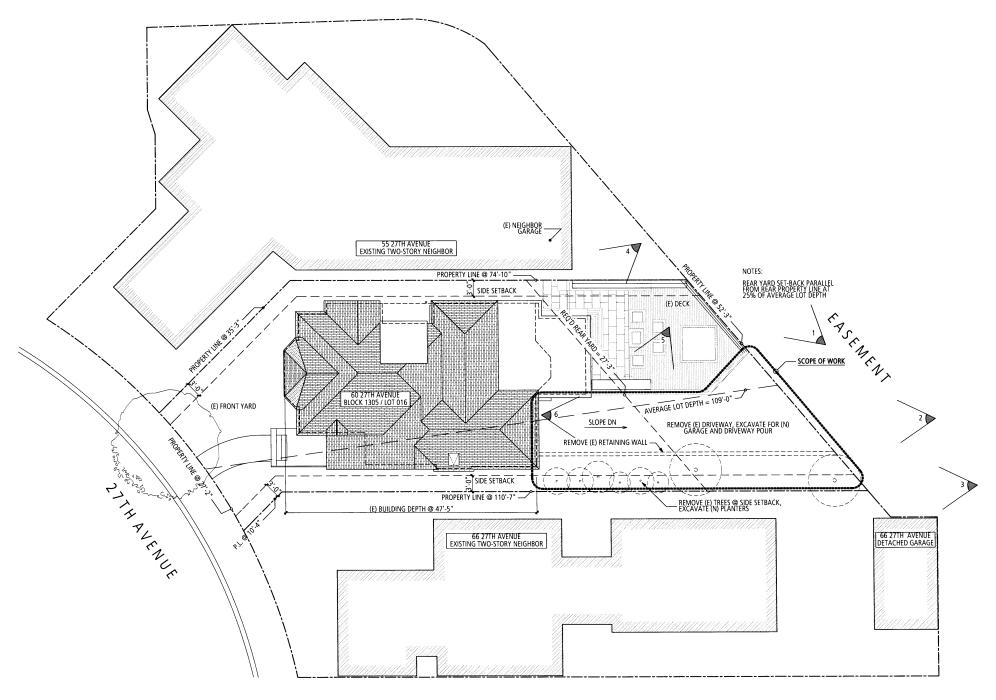


## Davis Residence

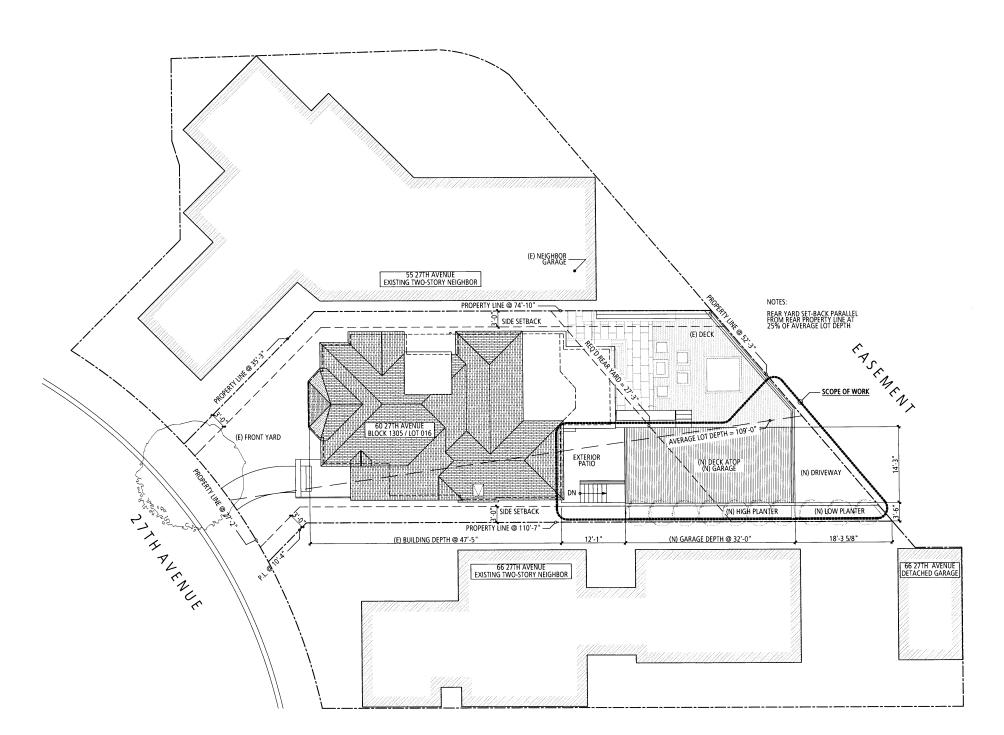
KEV.	ISSUED FOR:	DA
	VARIANCE SUBMITTAL	08-05-20







EXISTING SITE PLAN

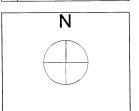




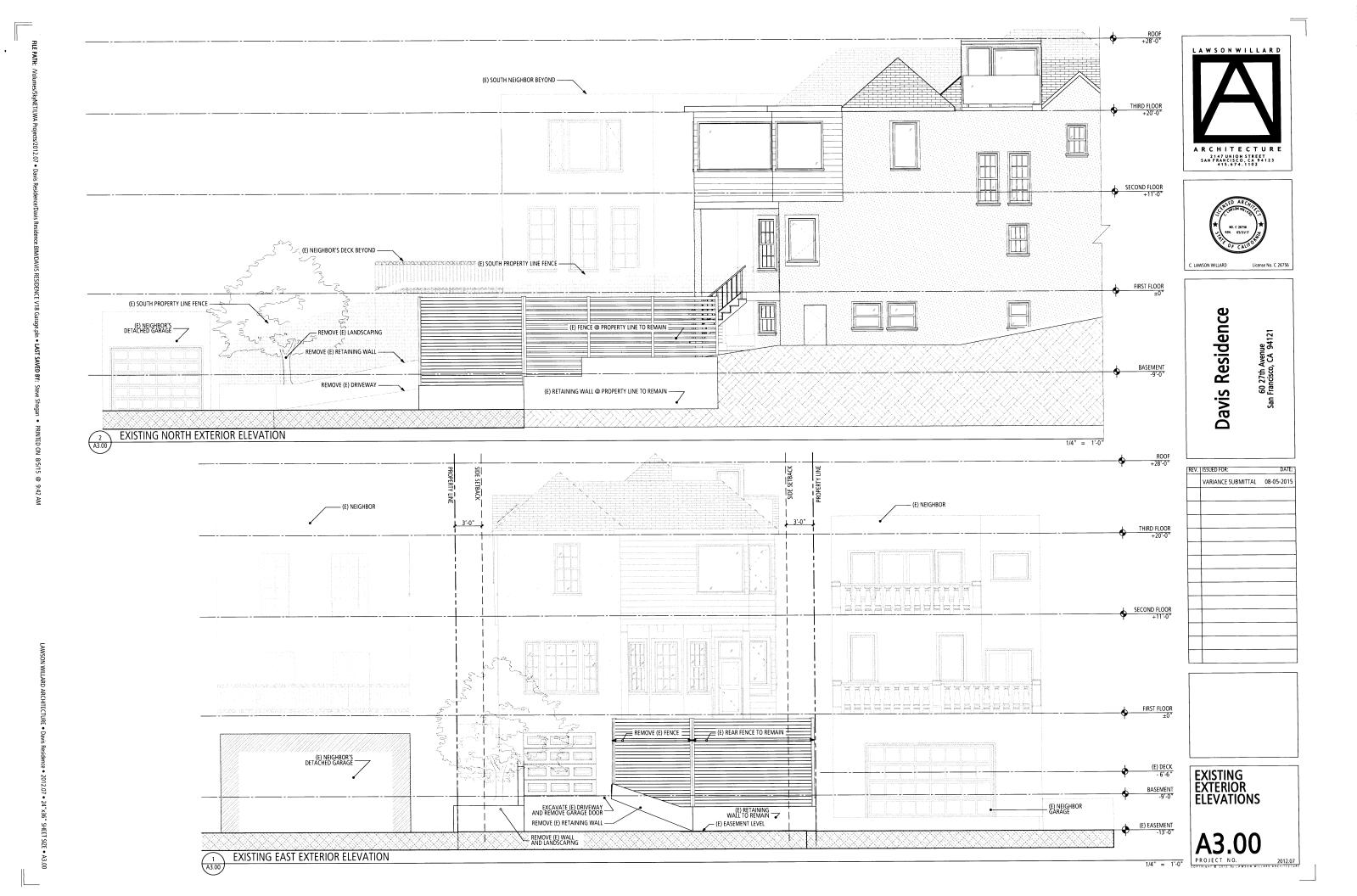


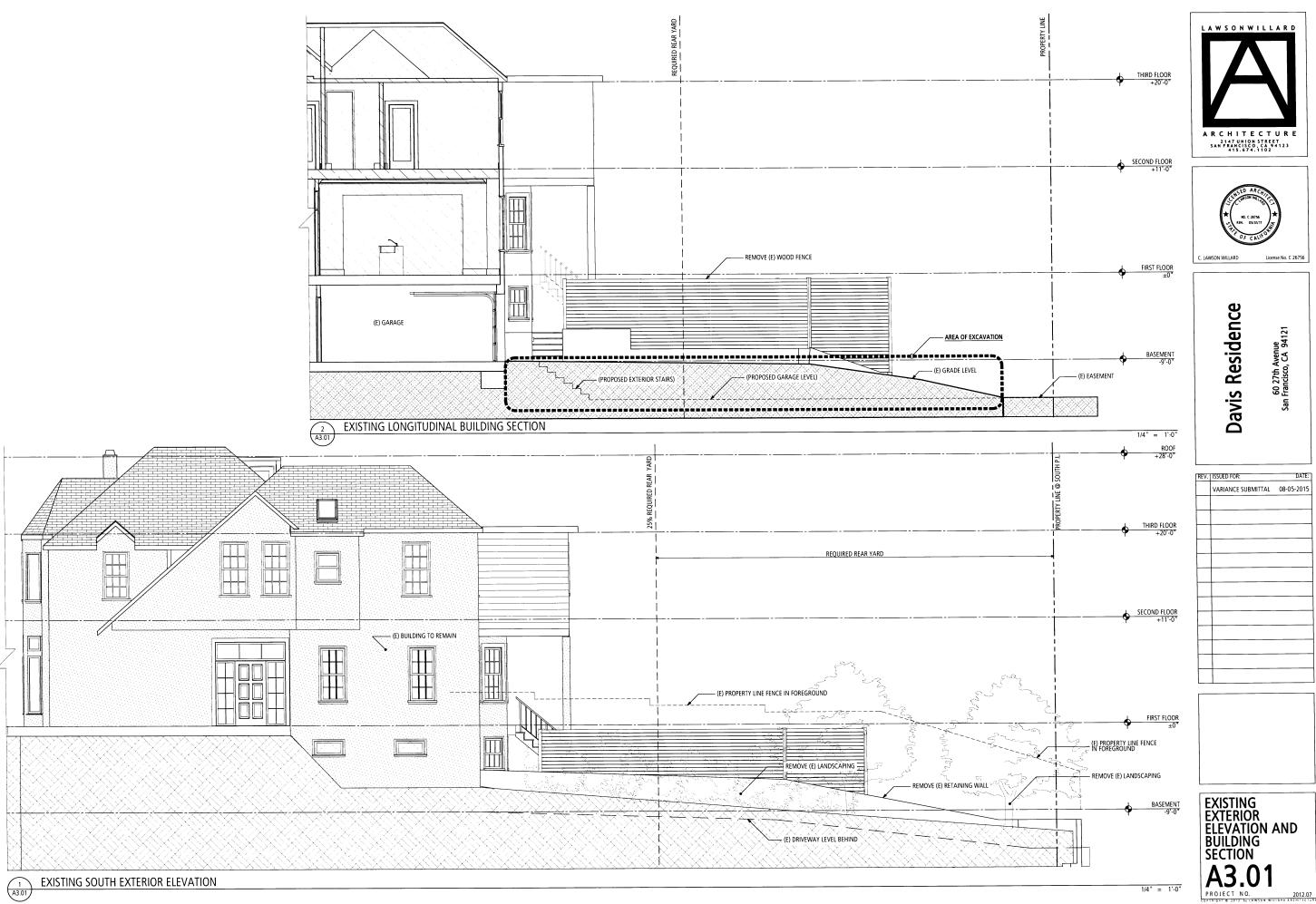
Davis Residence

REV. ISSUED FOR: VARIANCE SUBMITTAL 08-05-2015



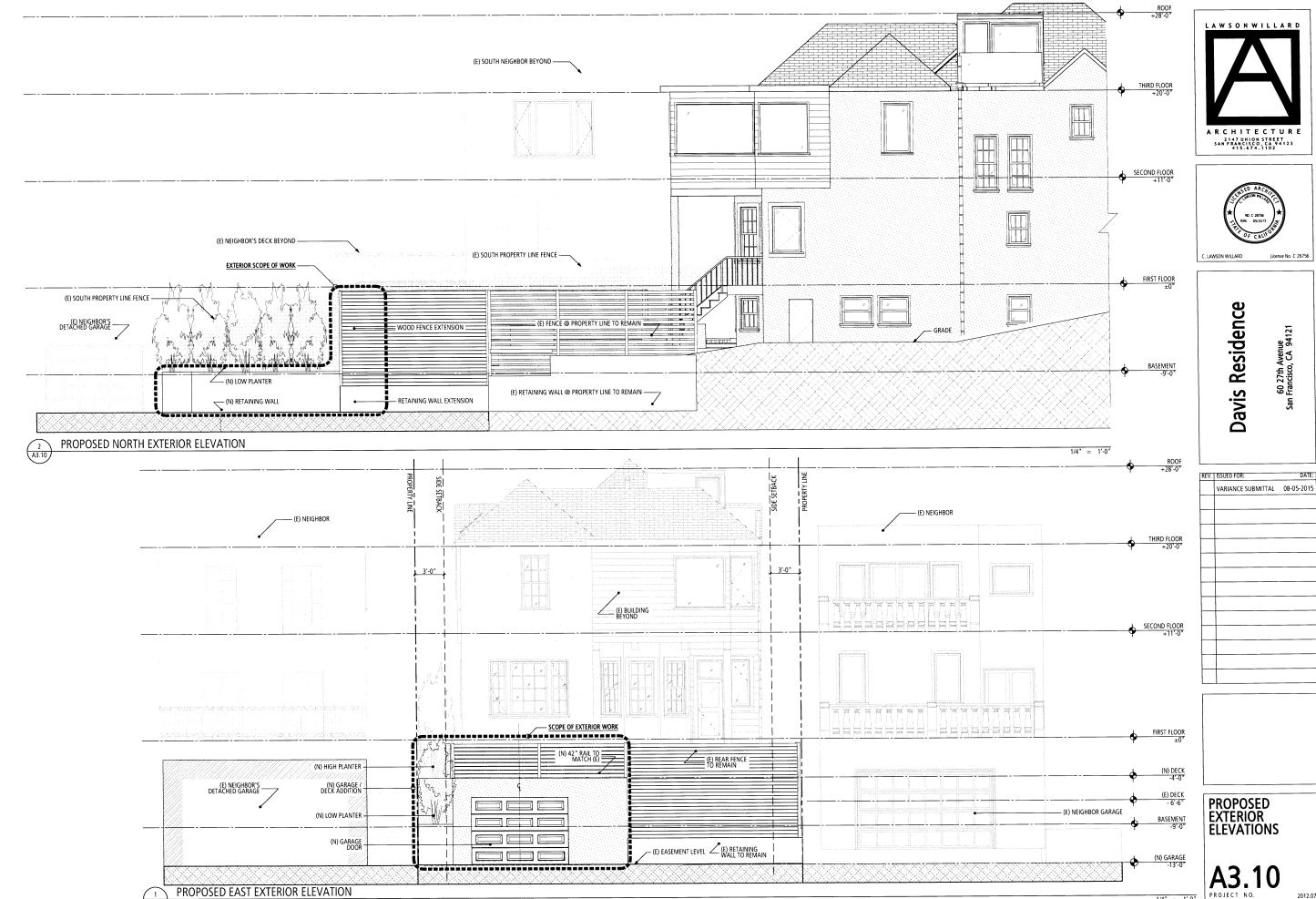
PROPOSED SITE PLAN	
	2012.07

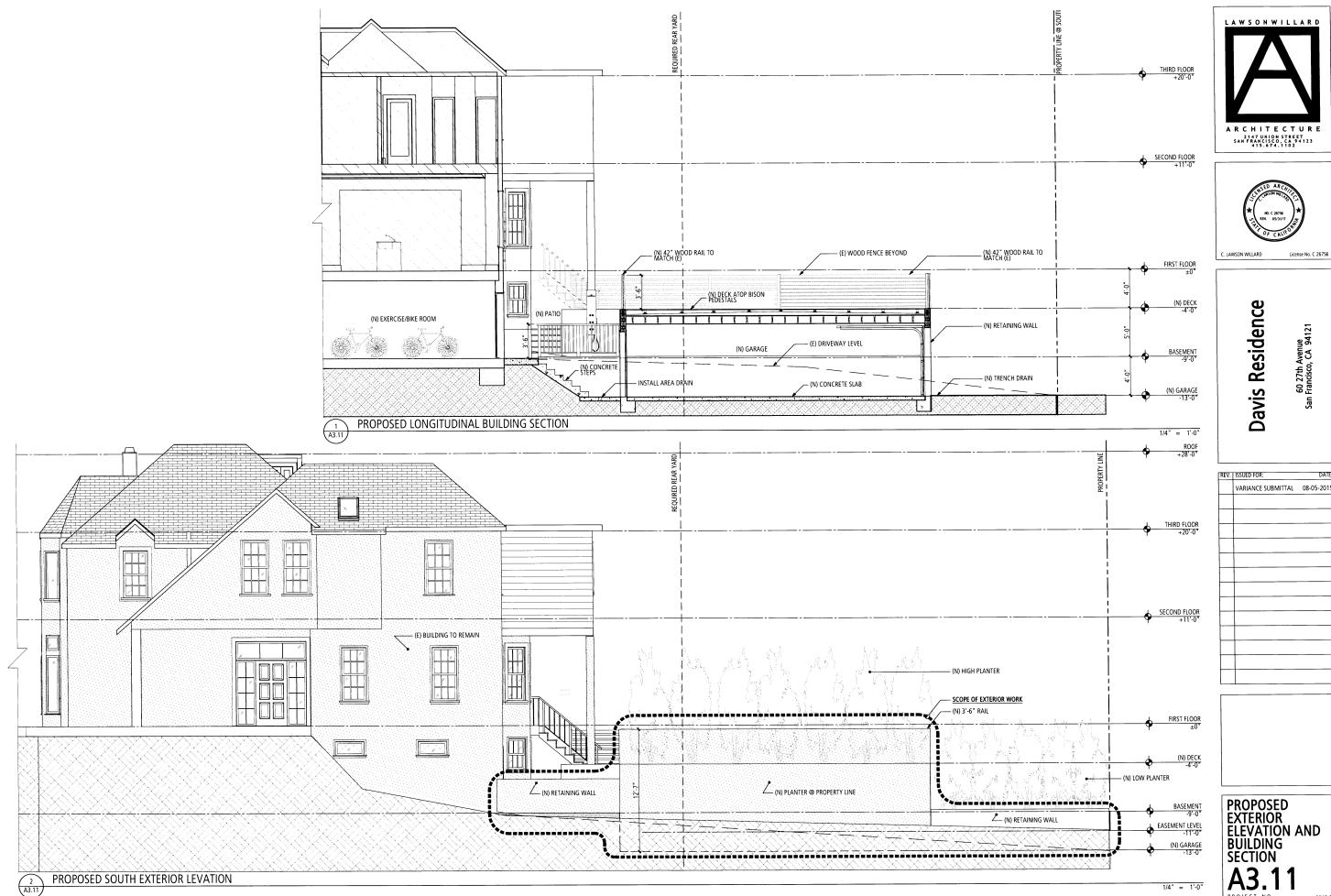






	VARIANCE SUBMITTAL	08-05-2015
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VARIANCE SUBMITTAL 08-05-2015

