



SAN FRANCISCO PLANNING DEPARTMENT

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.
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San Francisco,
CA 94103-2479

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415.558.6409

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Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 24, 2016**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1239 Union Street	Case No.: 2015-011459VAR
Cross Street(s): Hyde/Larkin	Building Permit: 201607142413
Block / Lot No.: 0123/059	Applicant/Agent: Brad Gunkel
Zoning District(s): RH-3 / 40-X	Telephone: 510-984-1112
Area Plan: N/A	E-Mail: brad@gunkelarchitecture.com

PROJECT DESCRIPTION

The proposal is a "fill-in" underneath the existing second- and third-story pop-out in the rear yard of the subject property, replacing an existing exterior stairwell, from at-grade up to the first story. As a fill-in project, there is no horizontal expansion of the existing building envelope. The project includes seismic retrofitting of the subject building, as well as providing an alternative means of egress to the existing non-compliant exterior stairwell.

PER PLANNING CODE SECTION 134, the subject property is required to have a minimum rear yard of 15 feet. The existing structure has full lot coverage on one-half of the lot, meaning a portion of the existing structure encroaches into the required rear yard by 15 feet, making that portion of the structure noncomplying. The project proposes a "fill-in" underneath the existing noncomplying structure; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **415-575-9167** Mail: Nicholas.Foster@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2015-011459VAR.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, 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 Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to 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 meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On July 28, 2016, the Department issued the required Section 311 notification for this project (expires August 26, 2016).**

BOARD OF APPEALS

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 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.


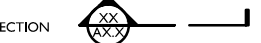


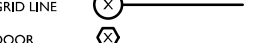
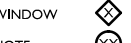


An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

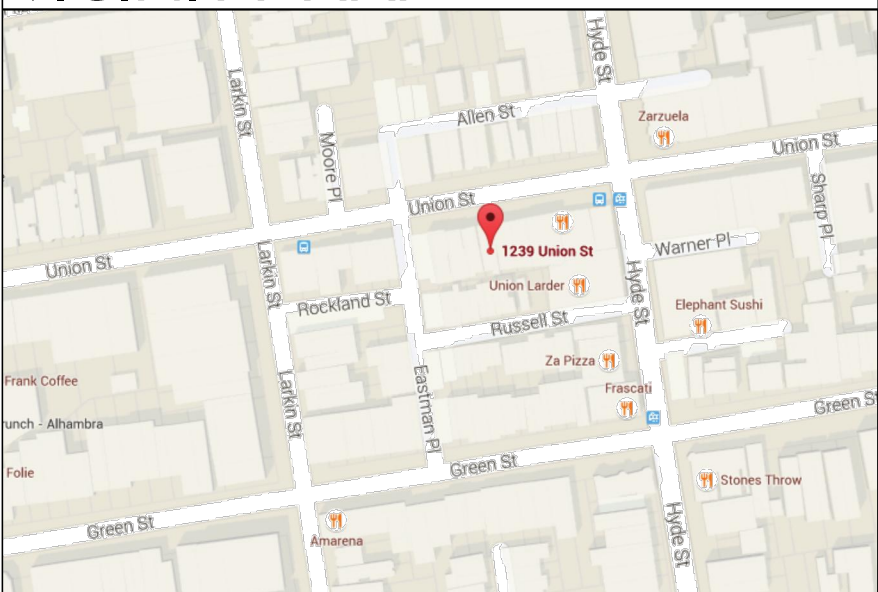
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

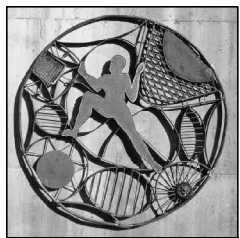
ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

<h1>BUILDING SEISMIC IMPROVEMENTS</h1> <p>1239 UNION STREET SAN FRANCISCO, CA 94109</p>	<h2>SYMBOLS</h2>        	<h2>DRAWING NOTES</h2> <p>TYPICAL OWNER/DEVELOPER BUILDING PERMIT SET OF DRAWINGS:</p> <p>THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING CONSTRUCTION DETAILS, WATER PROOFING, SPECIFIC FINISHES, SPECIFIC CABINETS, SPECIFIC PLUMBING FIXTURES, LIGHTING FIXTURES, SPECIFIC DOORS, WINDOWS, & HARDWARE, OR M.E.P. & UTILITY ROUTING. OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING CODE COMPLIANCE OF ALL WORK NOT FULLY REFLECTED IN THESE DOCUMENTS AS WELL AS ANY REVISIONS TO THIS SCOPE WITH THE ENTITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, STRUCTURALLY SOUND, FULLY OPERATIONAL, CODE COMPLIANT, FINISHED WORK WITH COMPLETE PROTECTION AGAINST ELEMENTS.</p>	<h2>ABBREVIATIONS</h2> <table border="0"> <tr> <td>A.B./ANCHOR BOLT ABV./ABOVE A.C./ASPHALTIC CONCRETE A.C.T./ACOUSTICAL CEILING TILE A/C/AIR CONDITIONING ACOUS./ACOUSTICAL A.D./AREA DRAIN ADMIN./ADMINISTRATION ADJ./ADJUSTABLE A.F./ABOVE FINISHED FLOOR AGGR./AGGREGATE AL./ALUMINUM ALT./ALTERNATE A.P./ACCESS PANEL APP/APPLICATION APPROX./APPROXIMATE ARCH./ARCHITECTURAL ASPH./ASPHALT ATTEN./ATTENUATING</td> <td>DECK./DECKING DEG./DEGREE DEMO./DEMOLITION DEPT./DEPARTMENT DET./DETAIL D.F./DRINKING FOUNTAIN DIA./DIAMETER DIM./DIMENSION DIR./DIRECTION DISP./DISPOSAL DIST./DISTRIBUTION DIV./DIVISION DN./DOWN DR./DOOR D.S./DOWNSPOUT D.S.A./ DIVISION OF STATE ARCHITECT D.S.P./DRY STAND PIPE DWG./DRAWING</td> <td>F.O.W./FACE OF WALL FRF./FIREPROOF(ING) FRM'G./FRAMING F.R.T./FIRE RETARDANT TREATED F.R.P./FIBERGLASS REINFORCED POLYESTER F.S./FLOOR SINK F.S.E./FOOD SERVICE EQUIPMENT FT./FOOT OR FEET FTG./FOOTING FURR./FURRING FUT./FUTURE</td> <td>LKR./LOCKER L.L.H./LONG LEG HORIZONTAL LP./LOW POINT LT./LIGHT LVR./LOUVER</td> <td>PLAS./PLASTER PLBG./PLUMBING PLYWD./PLYWOOD PNL./PANEL PR./PAIR PREP./PREPARATION P.S.F./POUNDS PER SQUARE FOOT P.S.I./POUNDS PER SQUARE INCH P.T./PRESSURE TREATED PT./POINT P.T.D./PAPER TOWEL M.C./MEDICINE CABINET MECH./MECHANICAL MEMB./MEMBRANE MEP/MECHANICAL/ELECTRICAL & PLUMBING MET./METAL MFR./MANUFACTURER MIC/T/MICROWAVE/ TOASTER OVEN MIN./MINIMUM MIR./MIRROR MISC./MISCELLANEOUS MK./MARK M.O./MASONRY OPENING MUL./MULLION</td> <td>SMACNA /SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION S.M.D./SEE MECHANICAL DRAWINGS S.M.S./SHEET METAL SCREW S.N.D./ SANITARY NAPKIN DISPENSER S.N.R./SANITARY NAPKIN RECEPTACLE S.O.G./SLAB ON GRADE S.P.D./SEE PLUMBING DRAWINGS SPEC./SPECIFICATION SPR./SPRINKLERED S.P.S./SEE PARTITION SCHEDULE SQ./SQUARE S.S.D./SEE STRUCTURAL DRAWINGS STD./STANDARD</td> <td>U.B.C./UNIFORM BUILDING CODE U.G./UNDERGROUND LABORATORY UNF./UNFINISHED U.O.N./UNLESS OTHERWISE NOTED UR./URINAL V.C.T./VINYL COMPOSITION TILE VERT./VERTICAL V.T.R./VESTIBULE V.G.D.F./VERTICAL GRAIN DOUGLAS FIR V.I.F./VERIFY IN FIELD VOL./VOLUME V.T.R./VENT THRU ROOF (S.P.D. V.W.C./ VINYL WALL COVERING</td> </tr> </table>	A.B./ANCHOR BOLT ABV./ABOVE A.C./ASPHALTIC CONCRETE A.C.T./ACOUSTICAL CEILING TILE A/C/AIR CONDITIONING ACOUS./ACOUSTICAL A.D./AREA DRAIN ADMIN./ADMINISTRATION ADJ./ADJUSTABLE A.F./ABOVE FINISHED FLOOR AGGR./AGGREGATE AL./ALUMINUM ALT./ALTERNATE A.P./ACCESS PANEL APP/APPLICATION APPROX./APPROXIMATE ARCH./ARCHITECTURAL ASPH./ASPHALT ATTEN./ATTENUATING	DECK./DECKING DEG./DEGREE DEMO./DEMOLITION DEPT./DEPARTMENT DET./DETAIL D.F./DRINKING FOUNTAIN DIA./DIAMETER DIM./DIMENSION DIR./DIRECTION DISP./DISPOSAL DIST./DISTRIBUTION DIV./DIVISION DN./DOWN DR./DOOR D.S./DOWNSPOUT D.S.A./ DIVISION OF STATE ARCHITECT D.S.P./DRY STAND PIPE DWG./DRAWING	F.O.W./FACE OF WALL FRF./FIREPROOF(ING) FRM'G./FRAMING F.R.T./FIRE RETARDANT TREATED F.R.P./FIBERGLASS REINFORCED POLYESTER F.S./FLOOR SINK F.S.E./FOOD SERVICE EQUIPMENT FT./FOOT OR FEET FTG./FOOTING FURR./FURRING FUT./FUTURE	LKR./LOCKER L.L.H./LONG LEG HORIZONTAL LP./LOW POINT LT./LIGHT LVR./LOUVER	PLAS./PLASTER PLBG./PLUMBING PLYWD./PLYWOOD PNL./PANEL PR./PAIR PREP./PREPARATION P.S.F./POUNDS PER SQUARE FOOT P.S.I./POUNDS PER SQUARE INCH P.T./PRESSURE TREATED PT./POINT P.T.D./PAPER TOWEL M.C./MEDICINE CABINET MECH./MECHANICAL MEMB./MEMBRANE MEP/MECHANICAL/ELECTRICAL & PLUMBING MET./METAL MFR./MANUFACTURER MIC/T/MICROWAVE/ TOASTER OVEN MIN./MINIMUM MIR./MIRROR MISC./MISCELLANEOUS MK./MARK M.O./MASONRY OPENING MUL./MULLION	SMACNA /SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION S.M.D./SEE MECHANICAL DRAWINGS S.M.S./SHEET METAL SCREW S.N.D./ SANITARY NAPKIN DISPENSER S.N.R./SANITARY NAPKIN RECEPTACLE S.O.G./SLAB ON GRADE S.P.D./SEE PLUMBING DRAWINGS SPEC./SPECIFICATION SPR./SPRINKLERED S.P.S./SEE PARTITION SCHEDULE SQ./SQUARE S.S.D./SEE STRUCTURAL DRAWINGS STD./STANDARD	U.B.C./UNIFORM BUILDING CODE U.G./UNDERGROUND LABORATORY UNF./UNFINISHED U.O.N./UNLESS OTHERWISE NOTED UR./URINAL V.C.T./VINYL COMPOSITION TILE VERT./VERTICAL V.T.R./VESTIBULE V.G.D.F./VERTICAL GRAIN DOUGLAS FIR V.I.F./VERIFY IN FIELD VOL./VOLUME V.T.R./VENT THRU ROOF (S.P.D. 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<h2>PROJECT TEAM</h2>	<h2>CODE COMPLIANCE</h2>									
<h2>OWNER</h2> <p>PEGGY SCHMIDT 1239 UNION STREET SAN FRANCISCO, CA 94109</p>	<p>2013 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, ICC)</p> <p>2013 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL RESIDENTIAL CODE.)</p> <p>2010 CALIFORNIA ENERGY CODE (2013 APPLICABLE ON JULY 1ST 2014) CHECK THE CALIFORNIA ENERGY COMMISSION'S WEBSITE AT HTTP://WWW.ENERGY.CA.GOV FOR A DOWNLOADABLE VERSION. (PUBLISHED BY ICC).</p> <p>2013 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)</p> <p>2013 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2013 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2013 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)</p>									
<h2>ARCHITECT</h2> <p>GUNKEL ARCHITECTURE 2295 SAN PABLO AVENUE BERKELEY, CA 94702 (510) 984-1112</p>	<p>2013 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE PROTECTION AGENCY, NFPA)</p> <p>2013 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFORM PLUMBING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2013 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)</p> <p>2013 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)</p>									
<h2>SITE INFORMATION</h2> <p>PARCEL: 0123059 ZONING: RH-3/ 40-X LOT SIZE: 1,363 SF CONSTRUCTION: TYPE V-B BUILDING OCCUPANCY: TWO FAMILY RESIDENCE R-3, GARAGE U SPRINKLER: NO</p> <p>STORIES: 3 EXCLUDING BASEMENT (UNCHANGED) EXISTING FLOOR AREA: 3704SF (INCLUDING UNFINISHED BASEMENT) PROPOSED FLOOR AREA: 3824 (EXISTING & NEW INC. UNFINISHED BASEMENT)</p>										
<h2>DESCRIPTION OF WORK</h2> <p>SEISMIC IMPROVEMENTS AT REAR BUILDING PROJECTION</p>										

<h2>VICINITY MAP</h2> 	<h2>SHEET INDEX</h2> <p>T.0.0 TITLE SHEET SURVEY</p> <p>A.0.0 SITE PLAN</p> <p>A.0.1 EXISTING BASEMENT PLAN</p> <p>A.0.2 EXISTING FIRST FLOOR PLAN</p> <p>A.0.3 EXISTING SECOND FLOOR PLAN</p> <p>A.0.4 EXISTING THIRD FLOOR PLAN</p> <p>A.0.5 EXISTING ROOF PLAN</p> <p>A.1.1 IMPROVEMENT BASEMENT PLAN</p> <p>A.1.2 IMPROVEMENT FIRST FLOOR PLAN</p> <p>A.1.3 IMPROVEMENT SECOND FLOOR PLAN</p> <p>A.1.4 IMPROVEMENT THIRD FLOOR PLAN</p> <p>A.1.5 IMPROVEMENT ROOF PLAN</p> <p>A.2.0 EXISTING ELEVATIONS</p> <p>A.2.1 IMPROVEMENT ELEVATIONS & SECTION</p> <p>A.3.0 PHOTOGRAPHS</p> <p>A.4.0 GREEN BUILDING</p>
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GUNKEL ARCHITECTURE
2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM
PHONE: (510) 984 - 1112



BUILDING IMPROVEMENTS
1239 UNION STREET
SAN FRANCISCO, CA 94109

ELEVATIONS

SITE PERMIT SET

DATE 7/14/16

Ao.O

ARCHITECT'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY BRIAN L. STOCKINGER LIC. #6995 DATED OCTOBER 2015 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

ARCHITECT

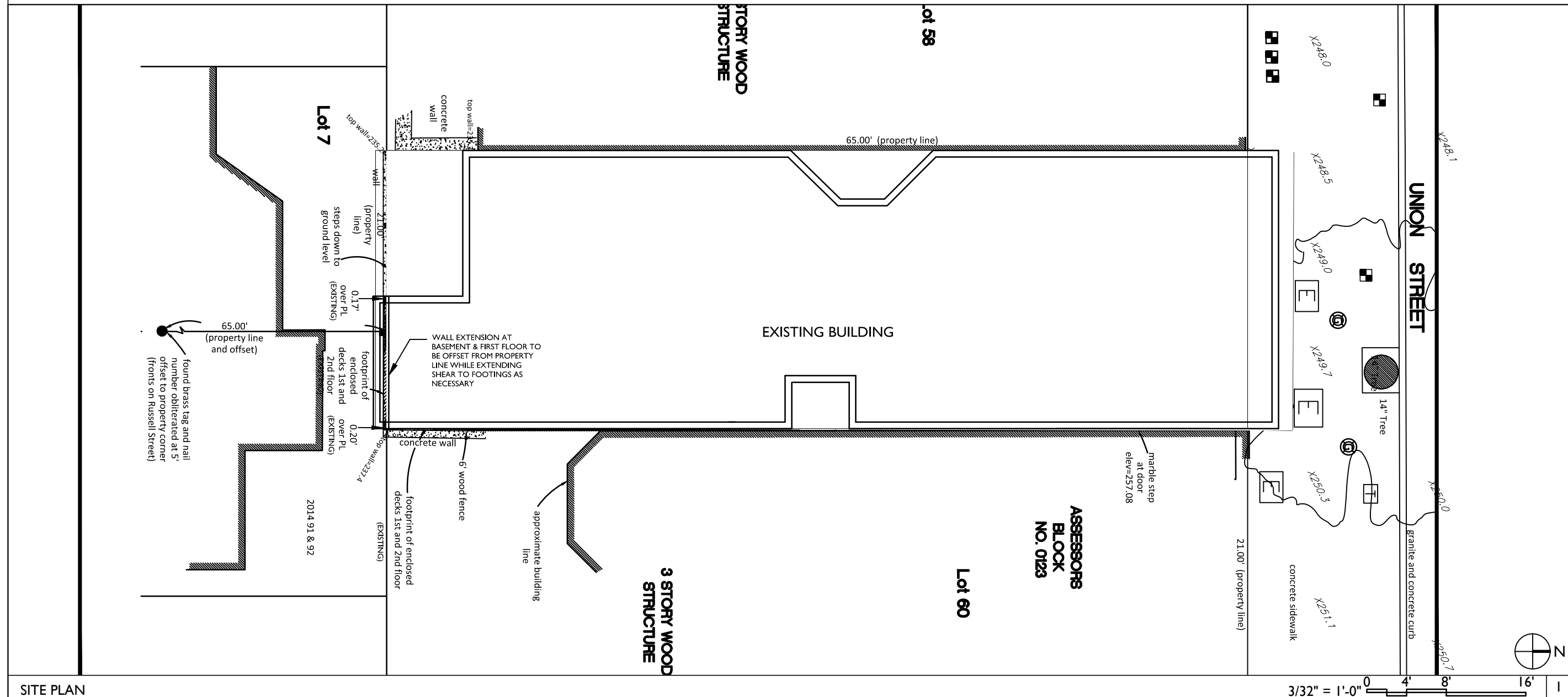
BRAD GUNKEL

07/12/2016

DATE

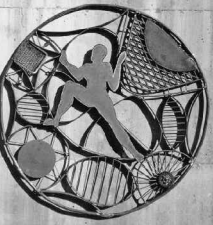
ARCHITECT

TITLE



SITE PLAN

3/32" = 1'-0" 0 4 8 16 1



GUNKEL ARCHITECTURE
 2295 SAN PABLO AVENUE
 BERKELEY CA 94702
 GUNKELARCHITECTURE.COM
 PHONE: (510) 984 - 1112



BUILDING IMPROVEMENTS
 1239 UNION STREET
 SAN FRANCISCO, CA 94109



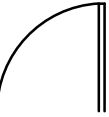
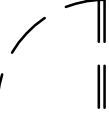
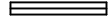

SITE PLAN

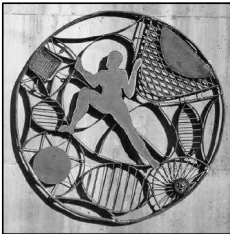
SITE PERMIT SET

DATE 7/14/16

Ao.O

LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  (E) DOOR TO REMAIN
-  (E) DOOR TO BE REMOVED
-  (E) WINDOW TO REMAIN
-  (E) WINDOW TO BE REMOVED



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 BERKELEY CA 94702
 GUNKELARCHITECTURE.COM
 PHONE: (510) 984 - 1112



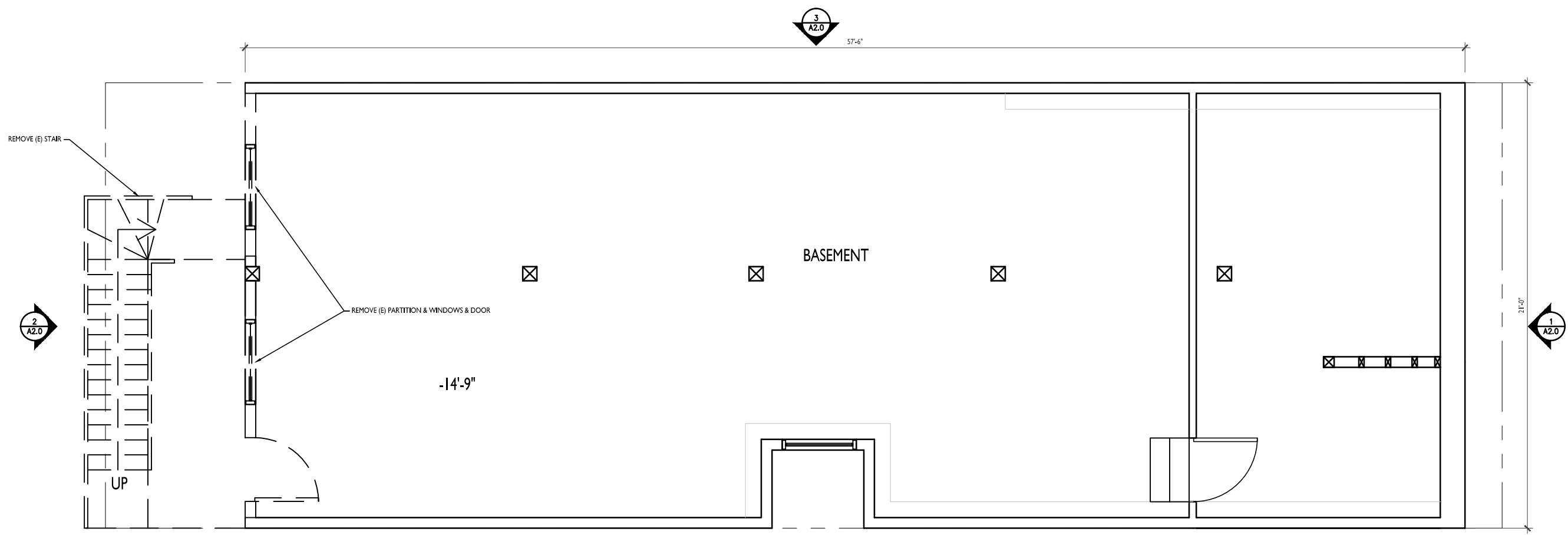
BUILDING IMPROVEMENTS
 1239 UNION STREET
 SAN FRANCISCO, CA 94109

EXISTING
 BASEMENT
 PLAN



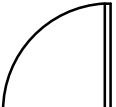

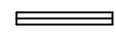
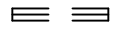
SITE PERMIT SET

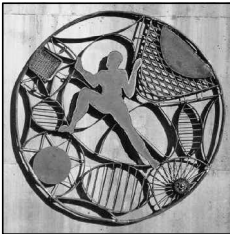
DATE 7/14/16

A0.1



LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  (E) DOOR TO REMAIN
-  (E) DOOR TO BE REMOVED
-  (E) WINDOW TO REMAIN
-  (E) WINDOW TO BE REMOVED



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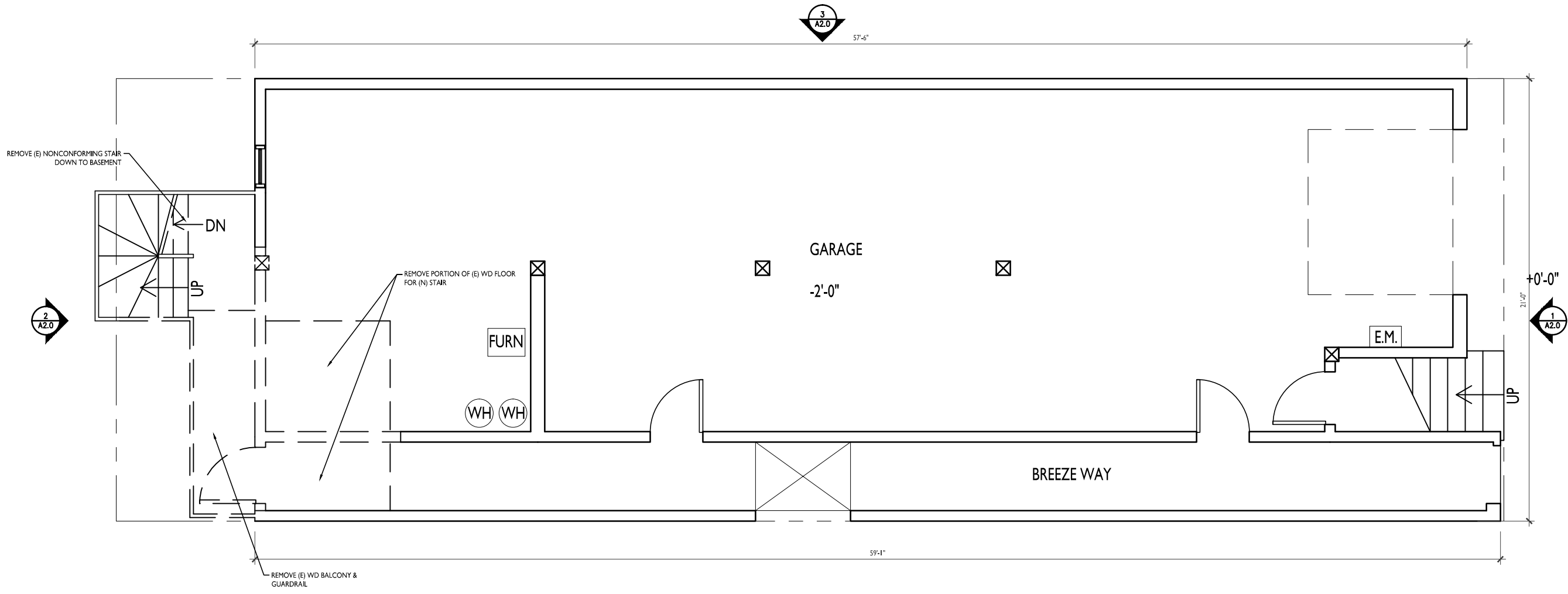


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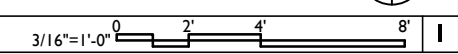
EXISTING FIRST FLOOR PLAN
 SITE PERMIT SET

DATE 7/14/16



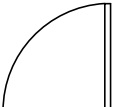

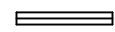
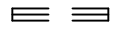
A0.2

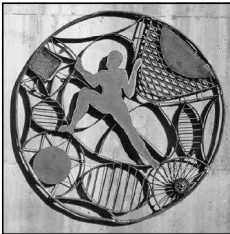


DEMOLITION FIRST FLOOR PLAN



LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  (E) DOOR TO REMAIN
-  (E) DOOR TO BE REMOVED
-  (E) WINDOW TO REMAIN
-  (E) WINDOW TO BE REMOVED



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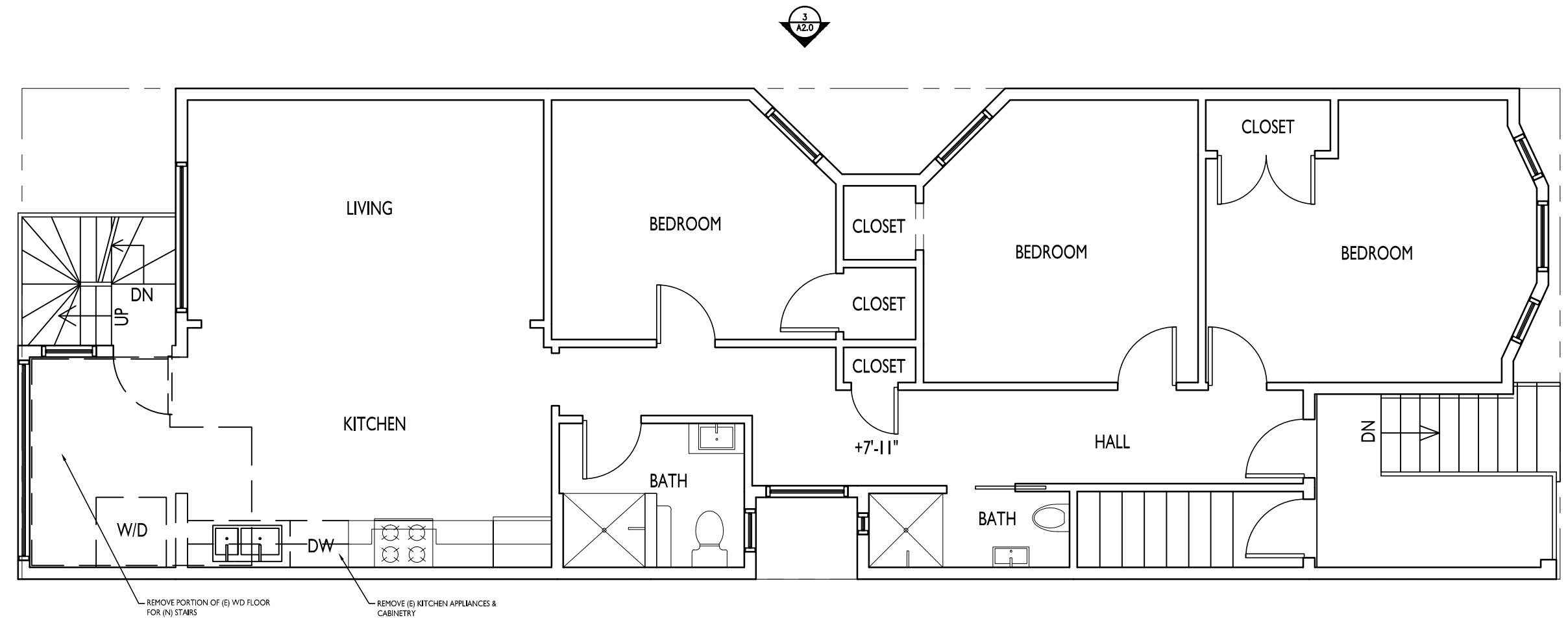
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 SAN FRANCISCO, CA 94109

EXISTING
 SECOND
 FLOOR PLAN

SITE PERMIT SET

DATE 7/14/16



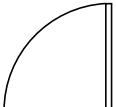



A0.3

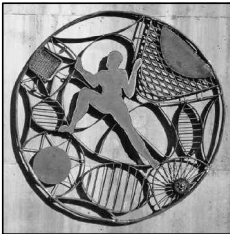


DEMOLITION SECOND FLOOR PLAN

3/16"=1'-0" 0 2' 4' 8' I

LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  (E) DOOR TO REMAIN
-  (E) DOOR TO BE REMOVED
-  (E) WINDOW TO REMAIN
-  (E) WINDOW TO BE REMOVED



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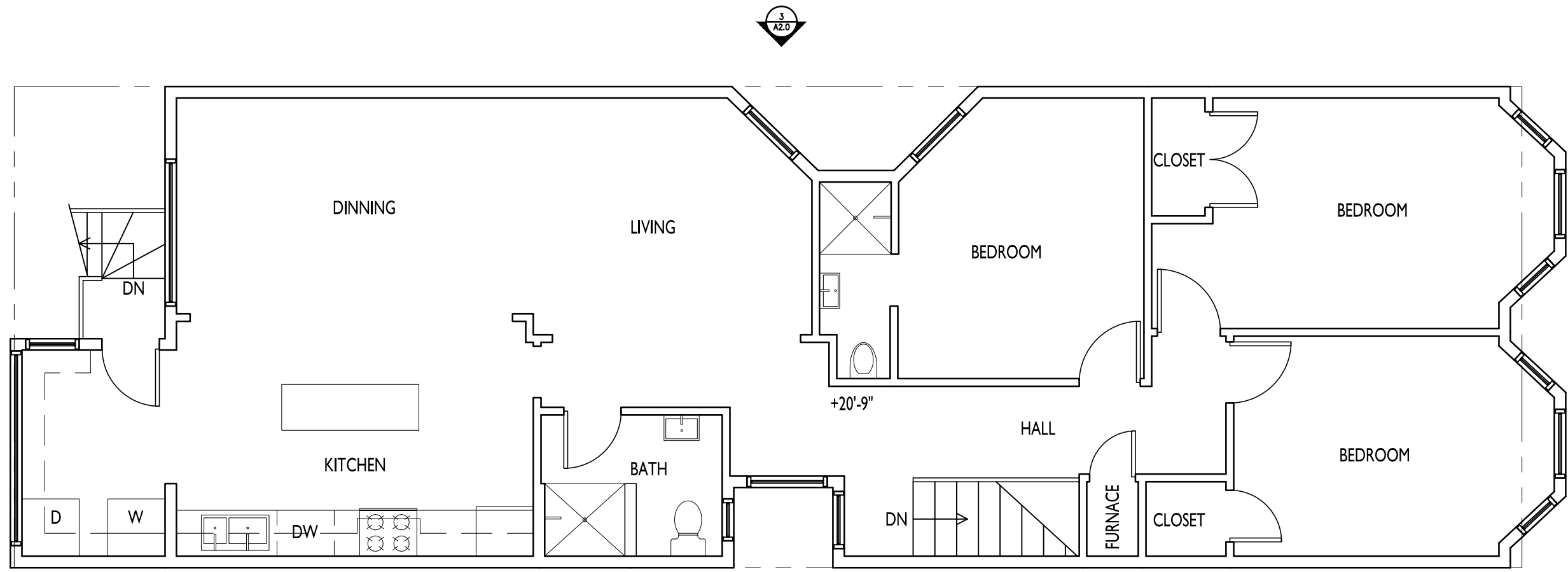
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EXISTING
 THIRD FLOOR
 PLAN

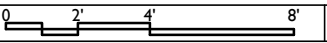
SITE PERMIT SET

DATE 7/14/16

A0.4



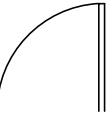
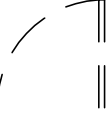
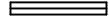



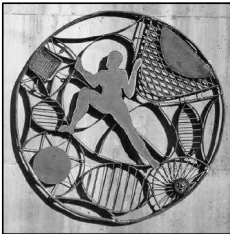
DEMOLITION THIRD FLOOR PLAN (NO DEMOLITION ON THIS LEVEL, EXISTING SHOWN FOR REFERENCE)

3/16"=1'-0" 



LEGEND

-  (E) WALL TO REMAIN
-  (E) WALL TO BE REMOVED
-  (E) DOOR TO REMAIN
-  (E) DOOR TO BE REMOVED
-  (E) WINDOW TO REMAIN
-  (E) WINDOW TO BE REMOVED

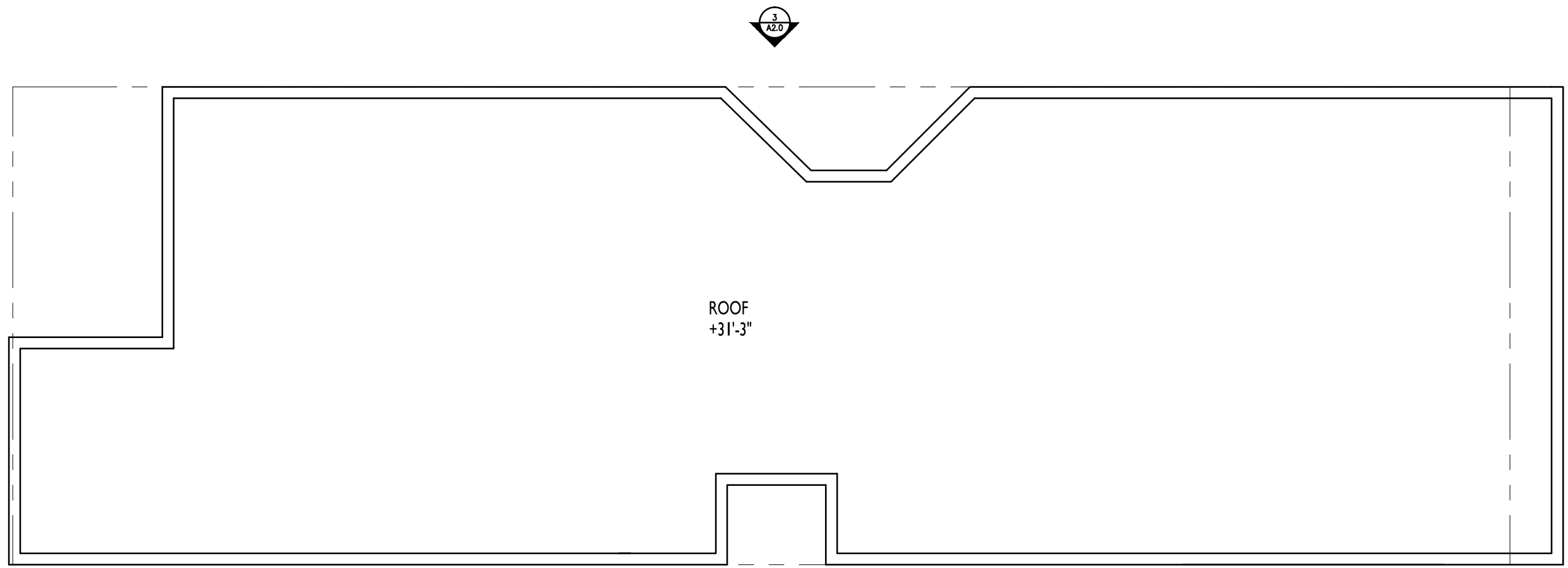


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EXISTING
 ROOF PLAN
 SITE PERMIT SET
 DATE 7/14/16
A0.5



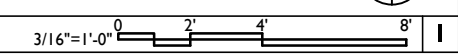
ROOF
 +31'-3"

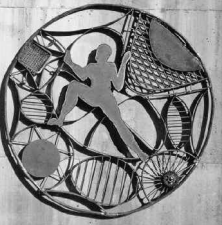
2
 A2.0

3
 A2.0

1
 A2.0

DEMOLITION ROOF PLAN (NO DEMOLITION THIS LEVEL, EXISTING SHOWN FOR REFERENCE ONLY)





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IMPROVEMENT
 BASEMENT
 PLAN

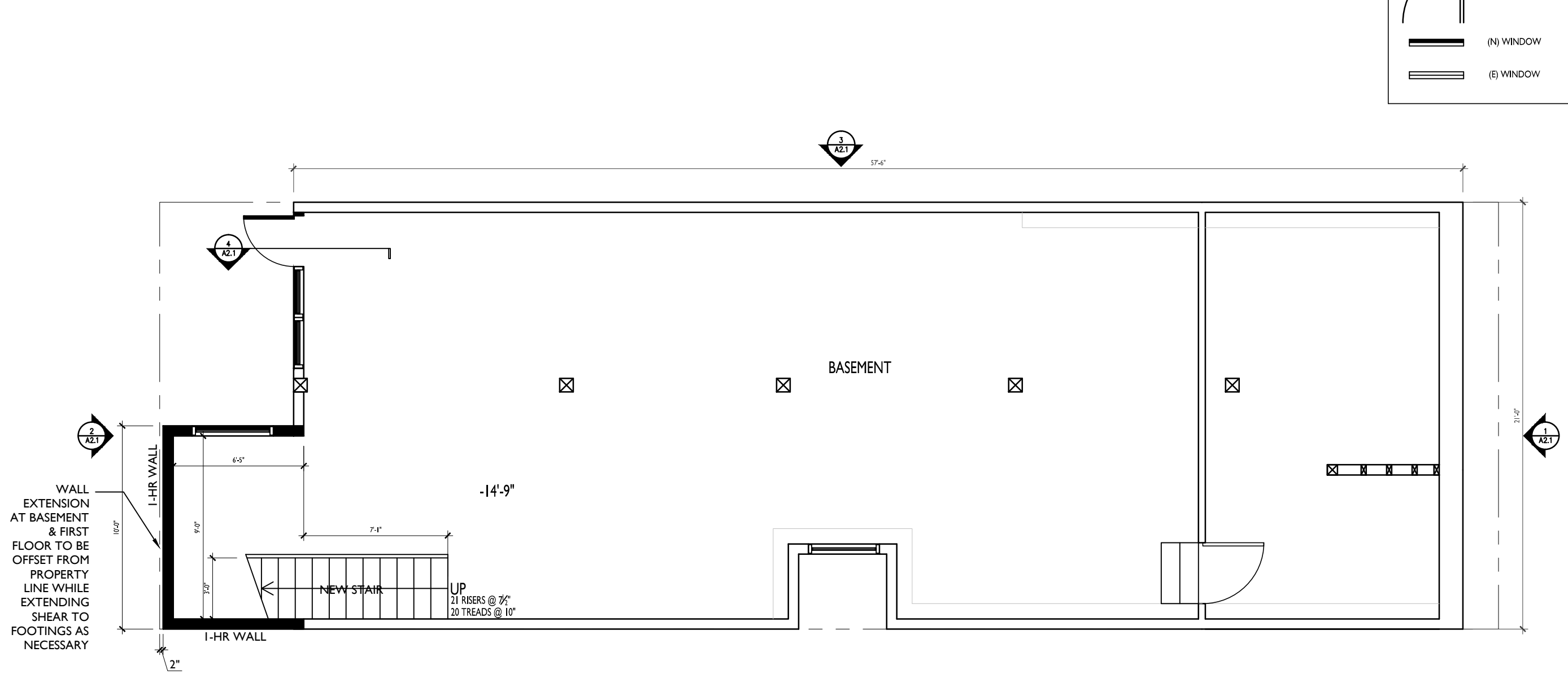
SITE PERMIT SET

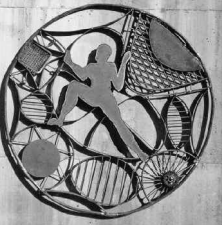
DATE 7/14/16

A1.1

LEGEND

- (N) WALL
- (E) WALL
- (N) DOOR
- (E) DOOR
- (N) WINDOW
- (E) WINDOW





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IMPROVEMENT
 BASEMENT
 PLAN

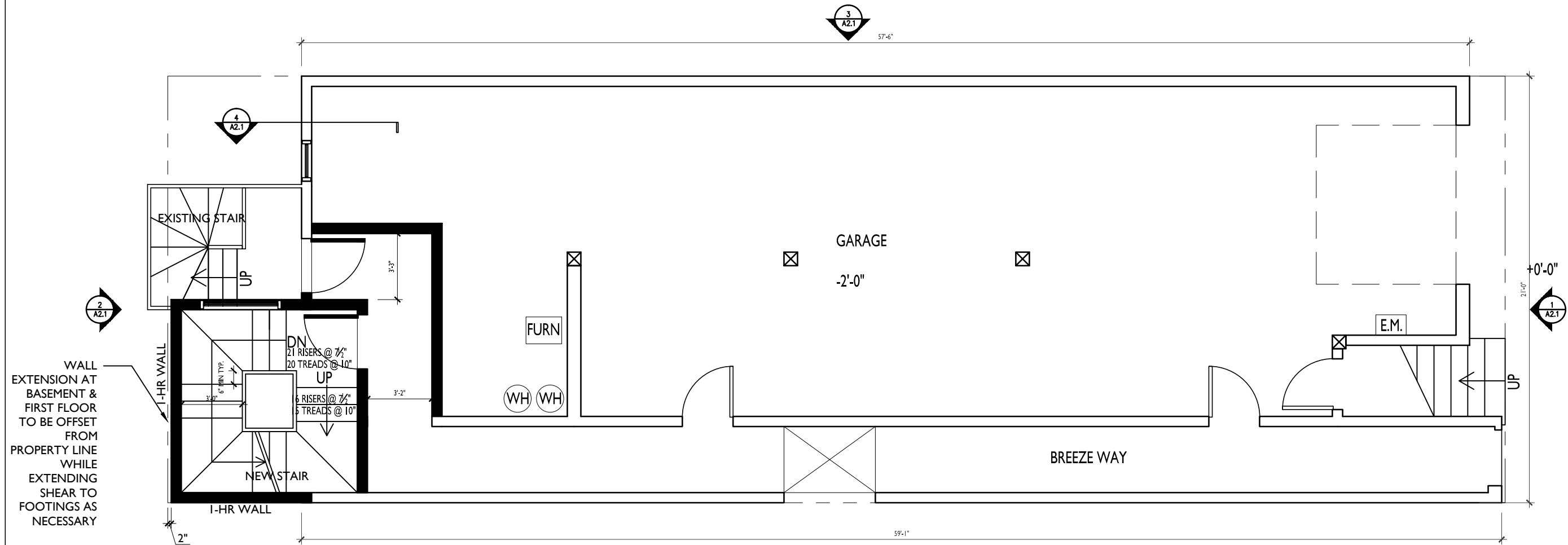
SITE PERMIT SET

DATE 7/14/16

A1.1

LEGEND

- (N) WALL
- (E) WALL
- (N) DOOR
- (E) DOOR
- (N) WINDOW
- (E) WINDOW



WALL
 EXTENSION AT
 BASEMENT &
 FIRST FLOOR
 TO BE OFFSET
 FROM
 PROPERTY LINE
 WHILE
 EXTENDING
 SHEAR TO
 FOOTINGS AS
 NECESSARY

IMPROVEMENT FIRST FLOOR PLAN





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IMPROVEMENT
 FIRST FLOOR
 PLAN

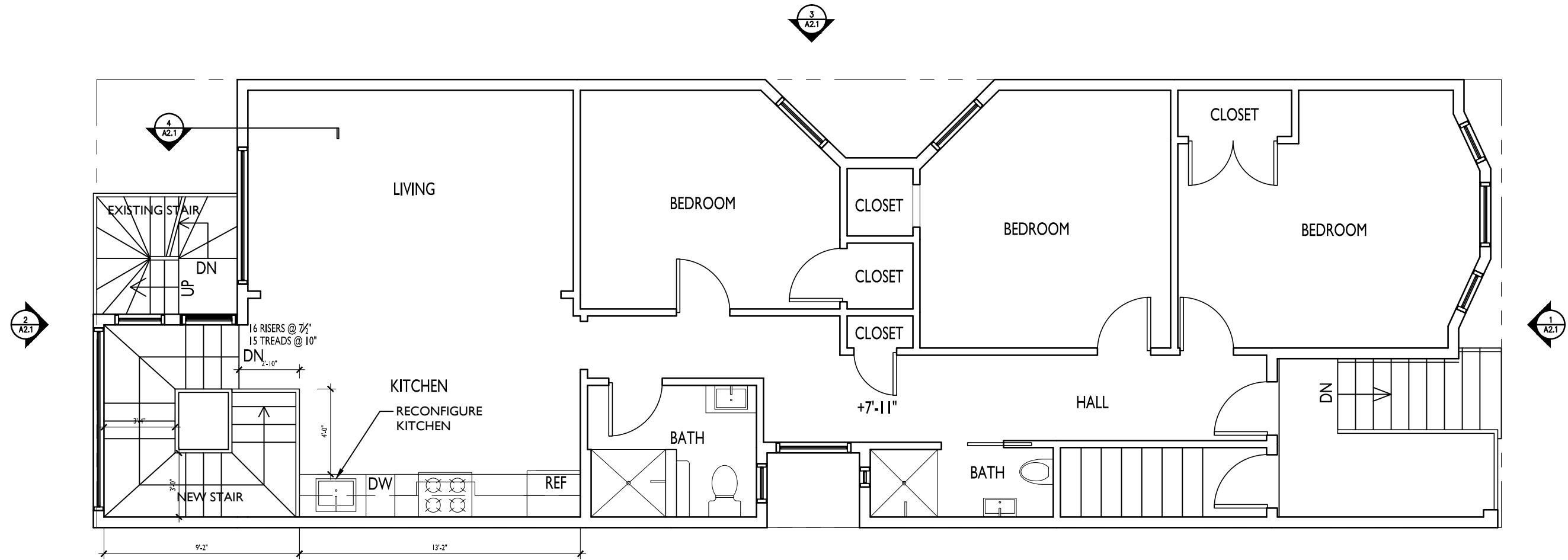
SITE PERMIT SET

DATE 7/14/16

A1.2

LEGEND

- (N) WALL
- (E) WALL
- (N) DOOR
- (E) DOOR
- (N) WINDOW
- (E) WINDOW





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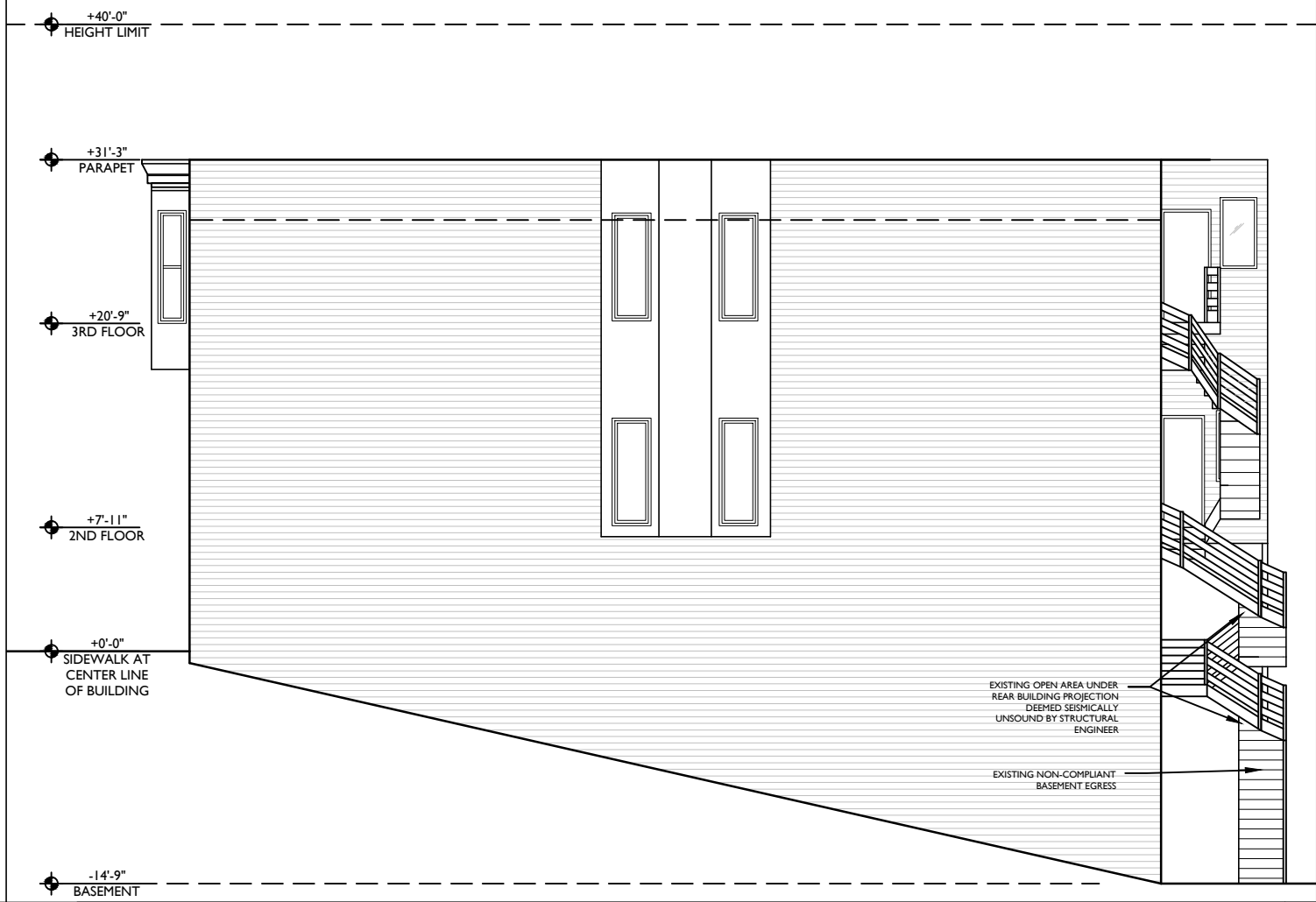
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EXISTING
 ELEVATIONS

SITE PERMIT SET

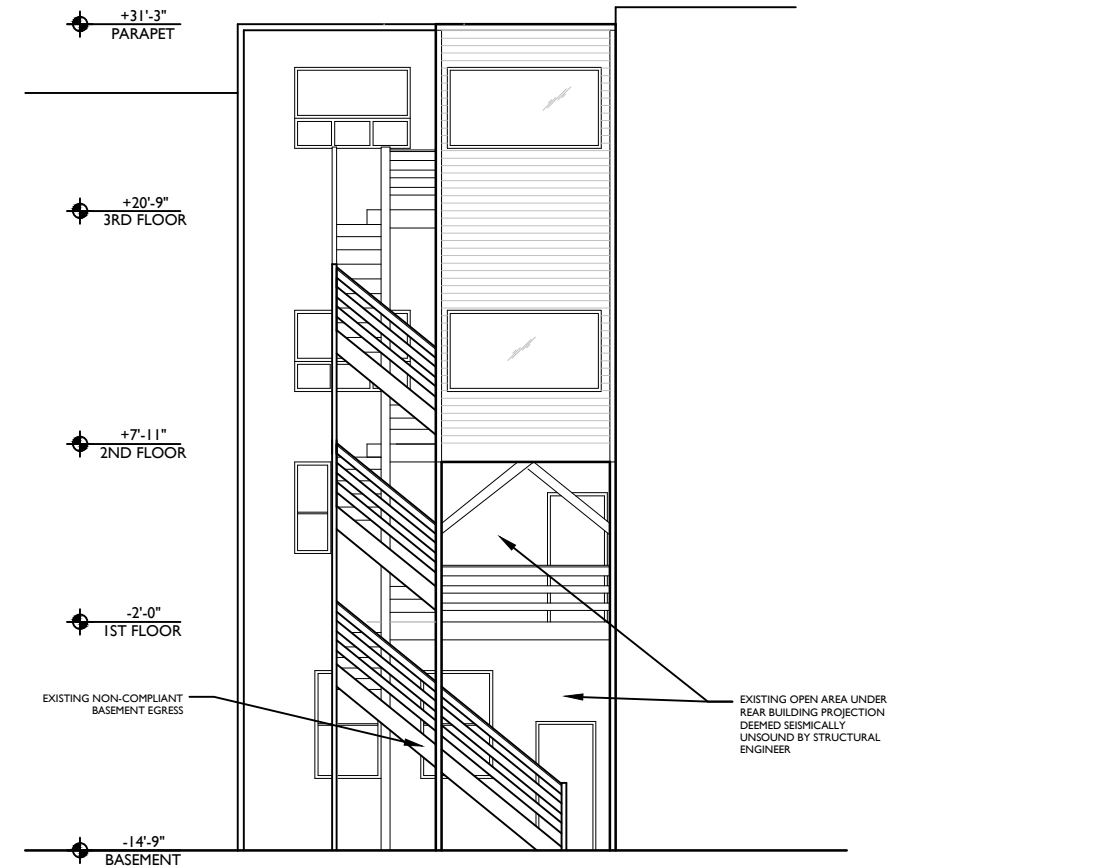
DATE 7/14/16

A2.0



EXISTING WEST ELEVATION

3/32" = 1'-0" 0 4' 8' 16' 3



EXISTING SOUTH ELEVATION

3/32" = 1'-0" 0 4' 8' 16' 2



EXISTING NORTH ELEVATION

3/32" = 1'-0" 0 4' 8' 16' 1

+40'-0"
HEIGHT LIMIT

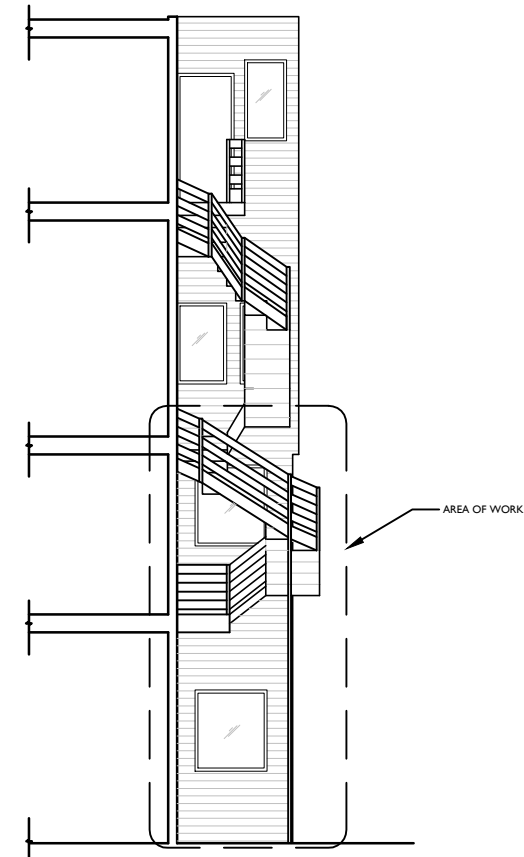
+31'-3"
PARAPET

+20'-9"
3RD FLOOR

+7'-11"
2ND FLOOR

+0'-0"
SIDEWALK AT
CENTER LINE
OF BUILDING

-14'-9"
BASEMENT



IMPROVEMENT SECTION

3/32" = 1'-0" 0 4' 8' 16'

+40'-0"
HEIGHT LIMIT

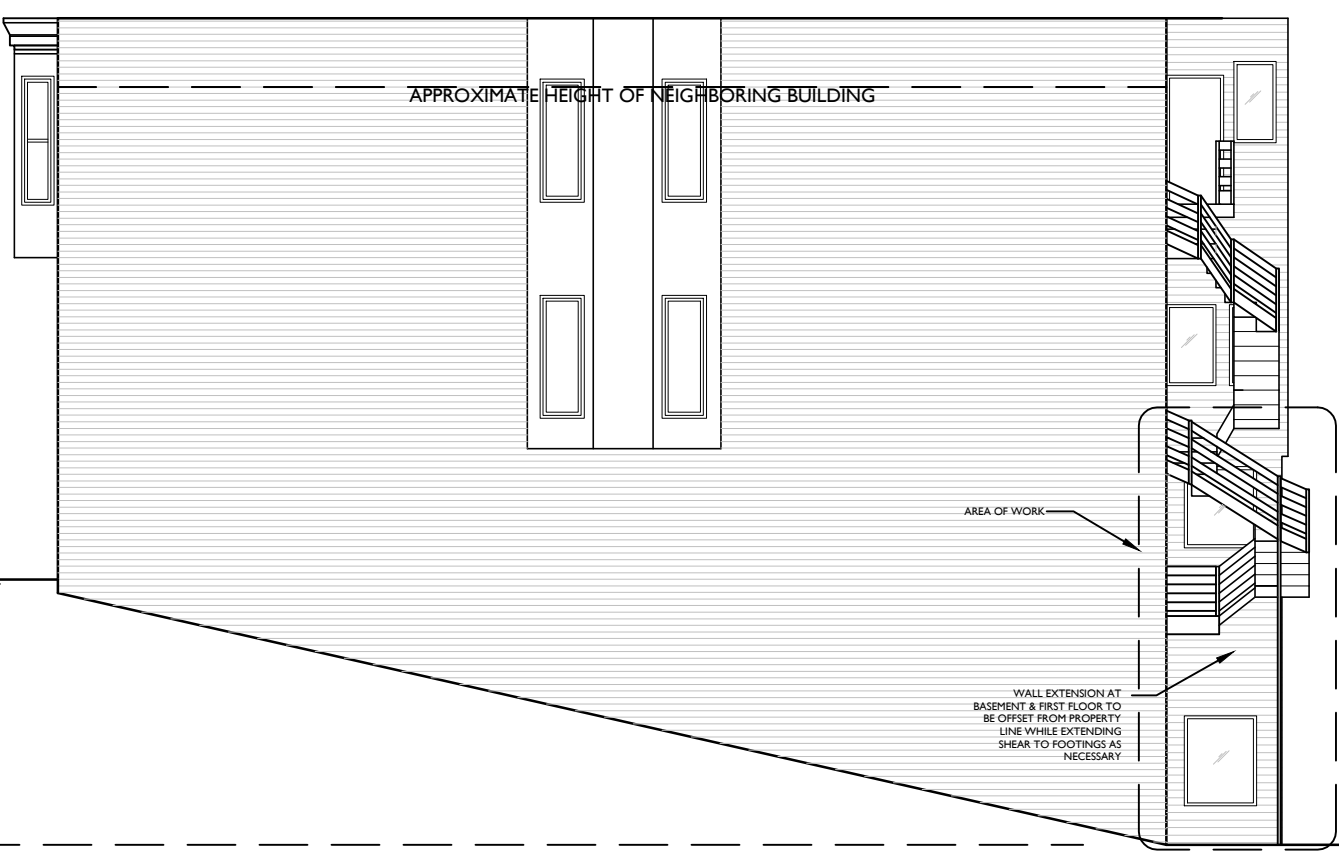
+31'-3"
PARAPET

+20'-9"
3RD FLOOR

+7'-11"
2ND FLOOR

+0'-0"
SIDEWALK AT
CENTER LINE
OF BUILDING

-14'-9"
BASEMENT



IMPROVEMENT WEST ELEVATION

3/32" = 1'-0" 0 4' 8' 16'

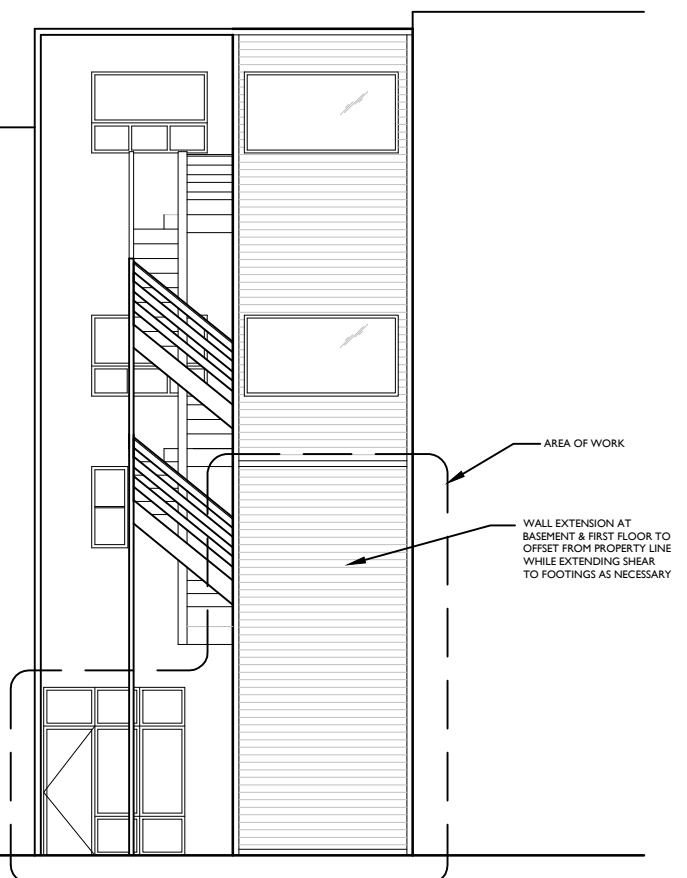
+31'-3"
PARAPET

+20'-9"
3RD FLOOR

+7'-11"
2ND FLOOR

-2'-0"
1ST FLOOR

-14'-9"
BASEMENT



IMPROVEMENT SOUTH ELEVATION

3/32" = 1'-0" 0 4' 8' 16'

+31'-3"
PARAPET

+20'-9"
3RD FLOOR

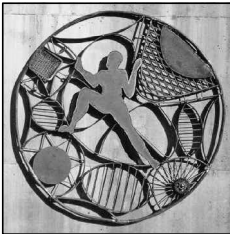
+7'-11"
2ND FLOOR

+0'-0"
SIDEWALK AT
CENTER LINE
OF BUILDING



IMPROVEMENT NORTH ELEVATION (UNCHANGED)

3/32" = 1'-0" 0 4' 8' 16'



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IMPROVEMENT
 ELEVATIONS
 SITE PERMIT SET

DATE 7/14/16

A2.1