



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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
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, December 6, 2017**
 Time: **Not before 9:00 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2010-2012 Filbert Street	Case No.:	2015-015557VAR
Cross Streets:	Webster & Buchanan	Building Permit:	2015.10.22.0476
Block /Lot No.:	0517/006	Applicant:	Lev Weisbach
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 418-2440
Area Plan:	None	E-Mail:	lev@weisbachad.com

PROJECT DESCRIPTION

The proposal is to split the existing through lot into two separate lots with one fronting Filbert Street and the other Pixley Street, then construct a third floor addition and convert the existing detached garage fronting Pixley Street into a residence. No construction is proposed for the existing two-unit residence fronting Filbert Street.

SECTION 121 OF THE PLANNING CODE requires that each lot have a minimum area of 1,750 square feet. The proposal would create one lot measuring approximately 2,200 square feet (Lot A) and one measuring approximately 800 square feet (Lot B). The project requires a variance from the lot size requirement for Lot B.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 45% of the lot depth on each lot (but no less than 15 feet). Lot A will have a rear yard measuring 21'-9" (where 39.6' is required). Lot B will have a rear yard of four feet (15' is required). The project requires a variance from the rear yard requirement for each lot.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-015557VAR.pdf>

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: **Laura Ajello** Telephone: **(415) 575-9108** E-Mail: laura.ajello@sfgov.org

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, 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.



2010-2012 FILBERT ST.
VARIANCE APPLICATION RE-SUBMITTAL

ABBREVIATIONS

ADJ	ADJUSTABLE	HC	HOLLOW CORE	SFSD	SEE FOOD SERVICE
ALUM	ALUMINUM	HDR	HEADER		DRAWING
ARCH	ARCHITECTURE	HR STL	HOT-ROLLED STEEL	SHTG	SHEET
ASPH	ASPHALT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	SKD	SEE KITCHEN
BD	BOARD	HW	HOT WATER HEATER	DRAWING	
BLDG	BUILDING	ICPV	INTEGRAL COLOR	SLD	SEE LIGHTING
BLK	BLOCK		PLASTER VENEER	SMD	SEE MECHANICAL
BLKG	BLOCKING	INSUL	INSULATION	DRAWING	
BM	BEAM	INT	INTERIOR	SP	SINGLE POLE
B.O.	BOTTOM OF			SPD	SEE PLUMBING
BU	BUILT-UP			SQ	SQUARE
				SS	SERVICE STATION
CLG	CEILING	LAM	LAMINATE	SSH	SINGLE SHELF
CLR	CLEAR	LT	LIGHT		
CNTL	CONTROL	MANUF	MANUFACTURER	SSD	SEE STRUCTURAL
CONC	CONCRETE	MAX	MAXIMUM	DRAWING	
CONT	CONTINUOUS	MC	MEDICINE CHEST	STD	STANDARD
CTR	CENTER	MECH	MECHANICAL	T&G	TONGUE AND GROOVE
		MEMB	MEMBRANE	TOFF	TOP OF
		MIN	MINIMUM		TOP OF FINISH FLR
DBL	DOUBLE	MTL	METAL	TOP	TOP OF PLATE
DF	DOUGLAS FIR	(N)	NEW	TOS	TOP OF SLAB
DIM	DIMENSION	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
DN	DOWN	NO OR	NUMBER	TP	TOILET PAPER HOLDER
DP	DOUBLE POLE	#			
DS	DOWNSPOUT				
DWG	DRAWING	O/	OVER		
		OC	ON CENTER		
(E)	EXISTING	OD	OUTER DIAMETER	TR	TOWEL RACK
E	EAST	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	TRP	TYPICAL
EA	EACH			UON	UNLESS OTHERWISE NOTED
ELEC	ELECTRICAL	OFOI	OWNER FURNISHED, OWNER INSTALLED		
ELEV	ELEVATION	OPNG	OPENING	VERT	VERTICAL
EQ	EQUAL			VIF	VERIFY IN FIELD
EXP	EXPOSED				
EXT	EXTERIOR	PL	PLATE		
		PLYWD	PLYWOOD	W	WEST
FDN	FOUNDATION	PT	PRESSURE TREATED	W/	WITH
FF	FINISH FLOOR			W/O	WITHOUT
FF & E	FIXTURES, FURNITURE & EQUIPMENT	R	RADIUS	WC	WATER CLOSET
FFE	FINISH FLOOR ELEVATION	RA	RETURN AIR	WD	WOOD
FIN	FINISH	RDWD	REDWOOD	WIND	WINDOW
FL	FLOOR	REF	REFERENCE	WP	WATERPROOF
FOC	FACE OF CONCRETE	REG	REGISTER		
FOF	FACE OF FINISH	REQ	REQUIRED		
FOS	FACE OF STUD	RET	RETURN		
FOP	FACE OF PLYWOOD	RM	ROOM		
FURN	FURNACE	S	SOUTH		
		SA	SUPPLY AIR		
GA	GAUGE	SAD	SEE ARCHITECTURAL		
GALV	GALVANIZED		DRAWING		
GND	GROUND	SED	SEE ELECTRICAL		
GYP BD	GYPSUM BOARD	SF	SUBFLOOR		
HB	HOSE BIB				

PROJECT INFORMATION

ADDRESS	2010-2012 FILBERT ST. SAN FRANCISCO, CA 94123
BLOCK / LOT	0517/006
ZONING DISTRICT	DISTRICT 2: MARINA
ZONING USE DISTRICT	RH2 - RESIDENTIAL - HOUSE, TWO FAMILY
LOT DEPTH	120'
LOT WIDTH	24.95'
LOT AREA:	2,996 SF
EXISTING BUILDING AREA	2,784 SF
YEAR BUILT	1914
USE TYPE	DWELLING
UNITS	2
STORIES	2
FEMA FLOOD ZONE	NONE
BUILDING OCCUPANCY CLASSIFICATION	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE VB - NON RATED
FIRE SYSTEM	NOT SPRINKLERED
COMPLIANCE STATEMENT	"THESE PLANS COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL AND BUILDING CODE SERIES"
BUILDING STANDARDS (PER 209.1)	
HEIGHT AND BULK LIMIT	40'
FRONT SETBACK	AVERAGE OF ADJACENT BUILDINGS
REAR YARD	25%
SIDE YARD	NR
RESIDENTIAL STANDARD & USES (PER 209.1)	
USABLE OPEN SPACE (PER DWELLING UNIT)	<300 SF IN PRIVATE
PARKING REQUIREMENT	MIN 1 PER UNIT

SITE PHOTOS



2010-2012 FILBERT ST.

SAN FRANCISCO, CA 94123

RENOVATION

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103

SYMBOLS

	1HR RATED FULL HEIGHT WALL		DETAIL SECTION, ELEVATION MARKER
	(E) WALL TO REMAIN		INTERIOR ELEVATION MARKER
	(N) INTERIOR PARTITION WALL		INTERIOR ELEVATION MARKER
	(N) EXTERIOR IN-FILL WALL		INTERIOR ELEVATION MARKER
	(E) CONCRETE WALL TO REMAIN		GRID LINE MARKER
	AREA NOT IN SCOPE		ELEVATION POINT MARKER
	1 HOUR FIRE RATED WALL		DATUM POINT MARKER
	CLR. INDICATING CLEAR DIMENSION TO FINISHED FACE OF WALL INCLUDING MATERIALS.		DOOR TAG
	CLR. INDICATING CLEAR DIMENSION TO FINISHED FACE OF WALL INCLUDING MATERIALS.		WINDOW TAG
	LINE BELOW OR HIDDEN LINE		ROOM ID TAG
	LINE ABOVE		KEYNOTE TAG
	CENTER LINE		REVISION NUMBER TAG
	PROPERTY LINE		
	DIMENSION TO FACE OF STUD		
	DIMENSION TO CENTERLINE		

APPLICABLE CODES

2016 California Green Building Standards Code (CGBSC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC)(based on 2011 NEC), 2016 California Energy Standards (CEC Part 6) and the 2016 California Fire Code (CFC). Reference CRC Sec. 106. 2016 San Francisco Building Code Amendments. 2016 San Francisco Electrical Code Amendments. 2016 San Francisco Mechanical Code Amendments. 2016 San Francisco Plumbing Code Amendments. 2016 San Francisco Green Building Code Amendments. 2016 San Francisco Housing Code

DESCRIPTION OF WORK

VARIANCE APPLICATION FOR A LOT SPLIT FOR A NEW ADDRESS AND RENOVATION.

SHEET INDEX

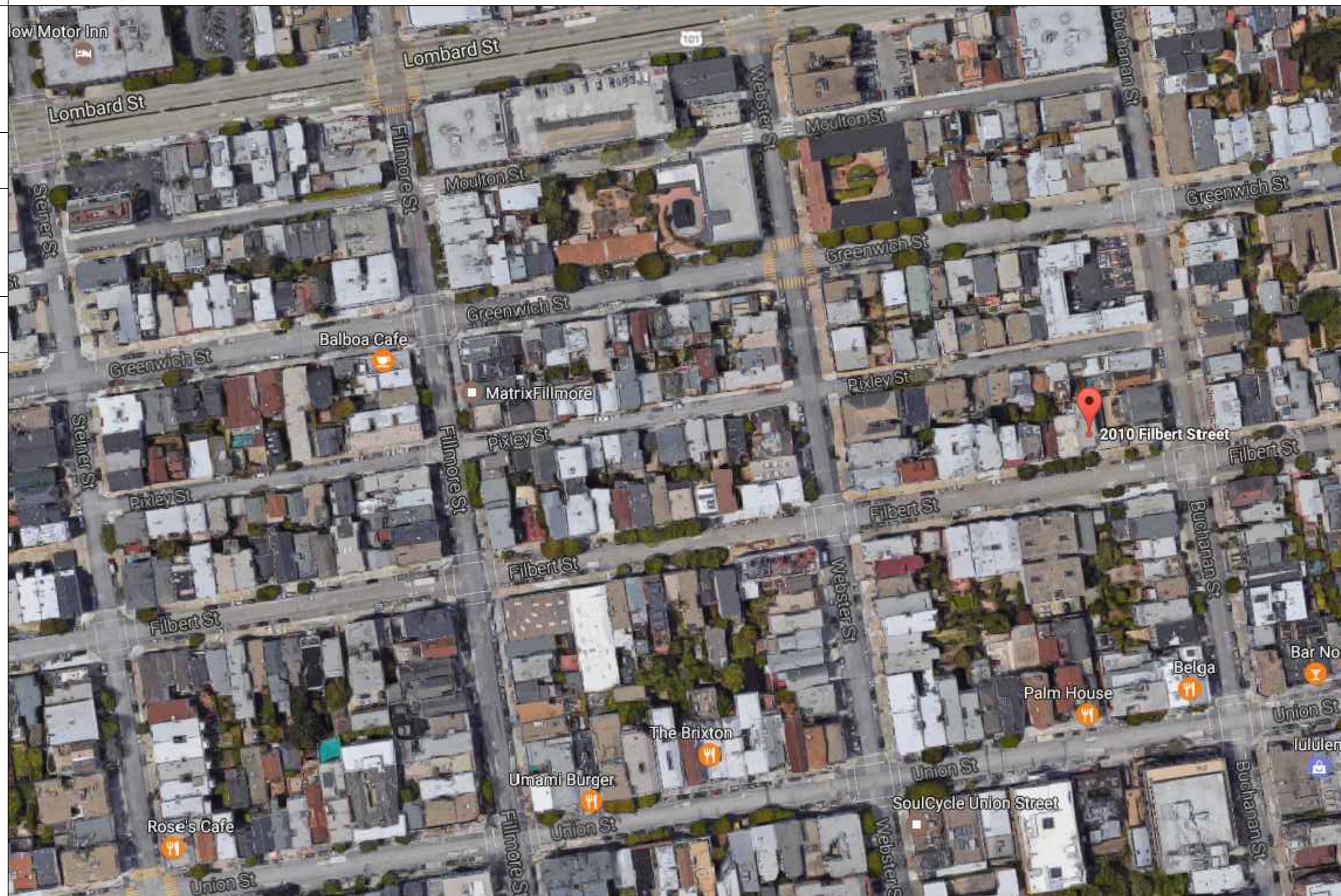
A0.00	COVER
A0.01	PROJECT INFO & SHEET INDEX
A0.02	GEN. NOTES
A0.03	PERMIT 9622123S REF.
A0.04	VARIANCE 98.075V REF.
A0.05	PERMIT 9715472 REF.
A1.00	EXISTING SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.02	EXISTING GROUND FLOOR & FIRST FLOOR PLAN
A1.03	EXISTING SECOND FLOOR PLAN
A1.04	PROPOSED GROUND FLOOR & FIRST FLOOR PLAN
A1.05	PROPOSED SECOND FLOOR PLAN
A2.00	EXISTING NORTH & SOUTH ELEVATION
A2.01	EXISTING EAST & WEST ELEVATION
A2.02	PROPOSED NORTH & SOUTH ELEVATION
A2.03	PROPOSED EAST & WEST ELEVATION
A3.00	PROPOSED SECTION / OPEN SPACE PLAN

PROJ. DIRECTORY

OWNER
Oreste Torrano
2010-2012 FILBERT ST
San Francisco, CA 94123
phone: (415) 244-2105

ARCHITECT
Weisbach Architecture + Design
1022 Natoma St. #1
San Francisco, CA 94113
Lev Weisbach - LIC. # C22099
Tel: (415) 418 2440
e-mail: lev@weisbachad.com

VICINITY MAP



PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
PROJECT INFO & INDEX SHEET

NORTH
BY MM
SCALE 1/8" = 1'-0"
SHEET 16_1125 - A0.01

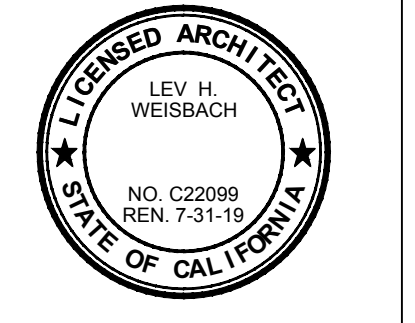
A0.01

GENERAL NOTES

1. ARCHITECT MEANS WEISBACH ARCHITECTURE + DESIGN.
2. OWNER/TENANT MEANS MAUREEN O'NEILL.
3. "FURNISH" MEANS SUPPLY ONLY, FOR OTHERS TO PUT INTO PLACE.
4. "INSTALL" MEANS SUPPLIED BY OTHERS, TO BE INSTALLED BY THE CONTRACTOR.
5. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
6. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
7. "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.
8. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR AS OTHERWISE NOTED):
 - A. CALIFORNIA BUILDING CODE
 - B. NATIONAL FIRE PROTECTION ASSOCIATION
 - C. AMERICAN NATIONAL STANDARDS INSTITUTE
 - D. NON-RESIDENTIAL MANUAL FOR COMPLIANCE WITH CALIFORNIA'S ENERGY EFFICIENCY STANDARDS
 - E. TITLE 24 AND THE CALIFORNIA STATE BUILDING CODE
9. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PROCEDURES SET FORTH BY THE PROPERTY MANAGEMENT. SEE THE BUILDING'S CONTRACTOR REGULATIONS. WHEN SEPARATELY BOUND SPECIFICATIONS ACCOMPANY THESE DRAWINGS, THEY SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.
11. CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL REVIEW THE BASE BUILDING CONTRACT DOCUMENTS AND SHALL COMPLY WITH ALL BASE BUILDING REQUIREMENTS AND DESIGN CRITERIA.
13. ALL WORK ON PLANS TO BE NEW UNLESS OTHERWISE NOTED. ITEMS THAT ARE EXISTING TO REMAIN SHALL BE LABELED 'EXISTING', 'EXIST' OR '(E)'. ALL PLAN NOTES IMPLY THE WORDS 'THE CONTRACTOR SHALL...' OR 'THE CONTRACTOR SHALL INSTALL...' WHICHEVER IS MORE APPLICABLE.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED.
15. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF HIS WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
16. ALL DIMENSIONS TAKE PRECEDENT OVER SCALE. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS WITH THE INTENT OF DETERMINING EXACT PLACEMENT OR LOCATION OF PARTICULAR ASSEMBLIES.
17. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
18. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
19. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.
20. CONTRACTOR SHALL "STRIKE OUT" LOCATION OF WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT PADS, AND OTHER MAJOR ELEMENTS AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION.
21. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE/SHE SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
22. OCCASIONAL REFERENCE TO ONE OR MORE SPECIFIC NOTES WITHIN GENERAL PLAN OR SHEET NOTES SHALL NOT IN ANY WAY DIMINISH OR ELIMINATE THE FULL FORCE AND EFFECT OF ALL OTHER NOTES, IN RELATION TO ONE ANOTHER OR NOT SPECIFICALLY REFERENCED.
23. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED WHAT ELEMENTS ARE TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO NOTE OR FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURE.
24. WITH REFERENCE TO REFLECTED CEILINGS, CONTRACTORS SHALL COORDINATE WITH ALL TRADES INVOLVED AND PREPARE COMPOSITE SHOP DRAWINGS TO ENSURE LOCATIONS AND CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, SPRINKLER HEADS, GRILLES ETC., NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR AS NOTED ON THE DRAWINGS. CLARIFY CONFLICTS AND LOCATIONS WITH THE ARCHITECT BEFORE PROCEEDING.
25. WITHIN FIVE (5) DAYS FROM NOTICE TO PROCEED, PREPARE AND SUBMIT AN UPDATED PROGRESS SCHEDULE FOR THE WORK, WITH SUB-SCHEDULES OF RELATED ACTIVITIES WHICH MAY AFFECT THE PROGRESS.
26. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, SHOP DRAWINGS AND LAYOUTS SHALL BE SUBMITTED AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT TO THE ARCHITECT ALLOWING FIVE (5) WORKING DAYS FOR REVIEW. NO CONSTRUCTIONS SHALL PROCEED UNTIL THE APPROVAL OF THESE DRAWINGS. ALL THE ABOVE TRADES NEED TO BE REVIEWED BY THE ARCHITECT AT THE SAME TIME.
27. EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.
28. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USE WOULD REQUIRE.
29. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
30. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL, TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
31. ARCHITECT, ACTING OWNER'S DESIGNATED AGENT FOR DESIGN OF THIS PROJECT, WILL EXERCISE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY ARCHITECT. THIS FUNCTION OF THE ARCHITECT WILL APPLY BOTH TO THE CONTRACT AS INITIALLY SIGNED, AND TO CHANGES TO THE CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
32. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
 - A. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
 - B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - C. AMERICAN WELDING SOCIETY (AWS)
 - D. AMERICAN CONCRETE INSTITUTE (ACI)
 - E. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 - F. ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION (AAMA)
 - G. ALUMINUM ASSOCIATION, INC. (AA)
 - H. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
 - I. NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM)
 - J. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
 - K. NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NWWA)
 - L. WOODWORK INSTITUTE OF CALIFORNIA (WIC)
33. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A REASONABLE SUBSTITUTE.
34. SUBSTITUTION REQUEST WILL BE CONSIDERED DURING THE PRICING PERIOD AND THEREAFTER ONLY WHEN A PRODUCT BECOMES UNAVAILABLE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
35. MINIMUM INSULATION VALUES SHALL BE AS PER BASE BUILDING REQUIREMENTS.
36. ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE.
37. ALL DOOR AND SIDELIGHT GLAZING, BATH AND SHOWER ENCLOSURE GLAZING, GLAZING WITHIN 18" OF WALKING SURFACES, AND OTHER GLAZING IN "HAZARDOUS LOCATIONS" SHALL BE TEMPERED OR LAMINATED SAFETY GLASS.
38. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" U.O.N.
39. COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BLOCKING / BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED ITEMS.
40. MAKE ALL NECESSARY PROVISIONS FOR ITEMS TO BE FURNISHED OR INSTALLED BY TENANT. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE ALL N.I.C. ITEMS WITH APPROPRIATE TRADES.
41. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE. THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDING TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH CONDITION AND DETAIL.
42. PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF NEW PENETRATIONS REQUIRED BY THE WORK.
41. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
42. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH TENANT OR TENANT'S REPRESENTATIVE.
43. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROCESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
44. THE FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLORATION. JOINTING SHALL BE TIGHT FITTING, NEAT AND WELL SCRIBED. THE FINISHED WORK SHALL NOT HAVE EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
45. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL SHALL BE CONSTRUCTED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
46. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF A JOB AFTER ITS COMPLETION. CLEANING SHALL INCLUDE INTERIOR OF THE BUILDING AND PATH OF TRAVEL TO THE JOB SITE AND SHALL INCLUDE THE PARKING LOT, ELEVATORS, LOBBIES AND CORRIDOR CARPET.
47. PUBLIC RESTROOMS SHALL NOT BE USED TO CLEAN EQUIPMENT.
48. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND SHALL PROVIDE SAID DOCUMENTATION TO CONSTRUCTION MANAGER UPON COMPLETION OF TENANT CONSTRUCTION. NO EXCEPTIONS.

Project: 16125 - A0.02

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103



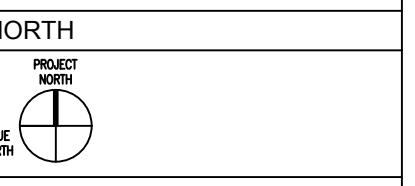
PROJECT NAME

2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE

GENERAL NOTES

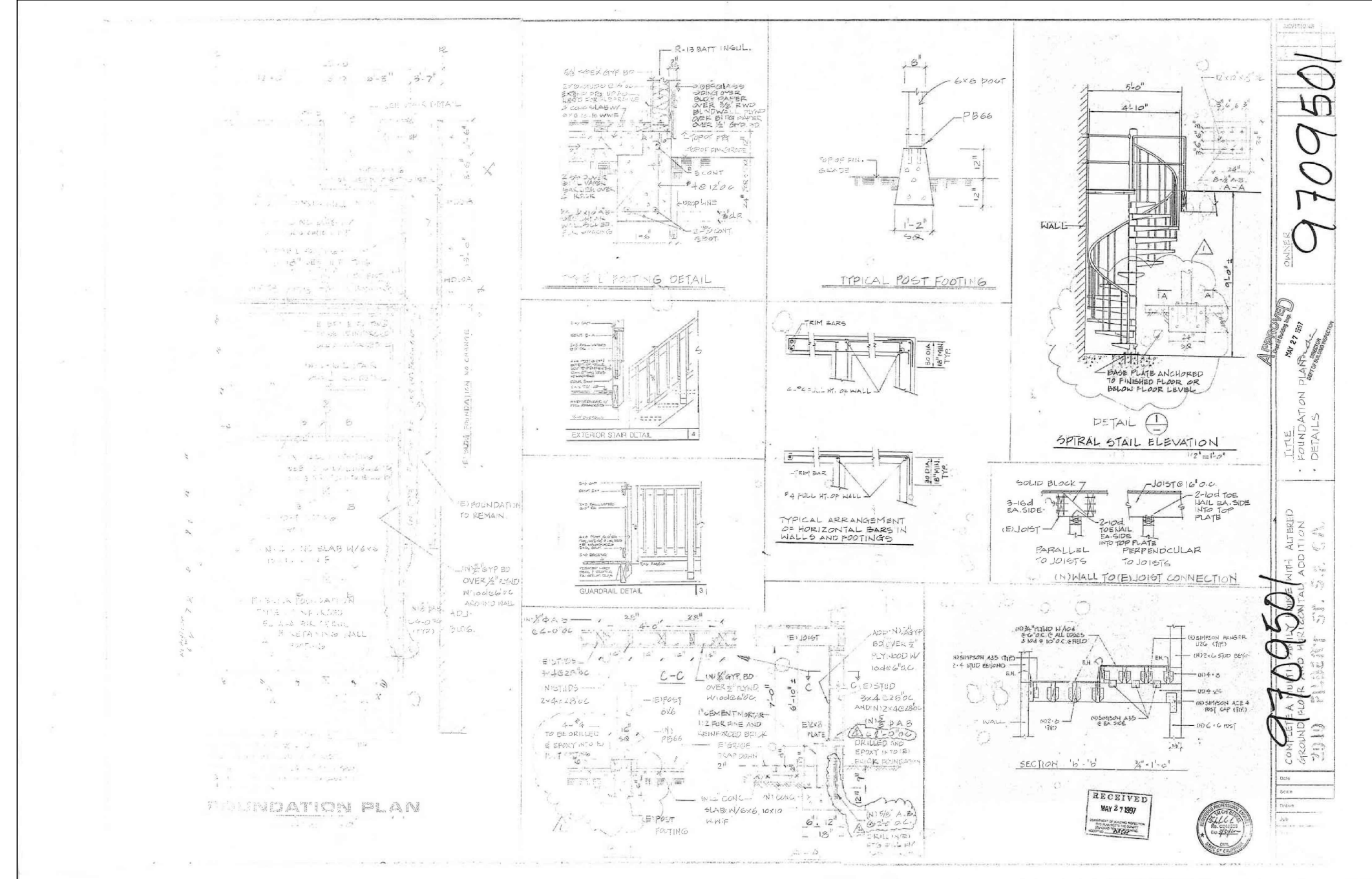
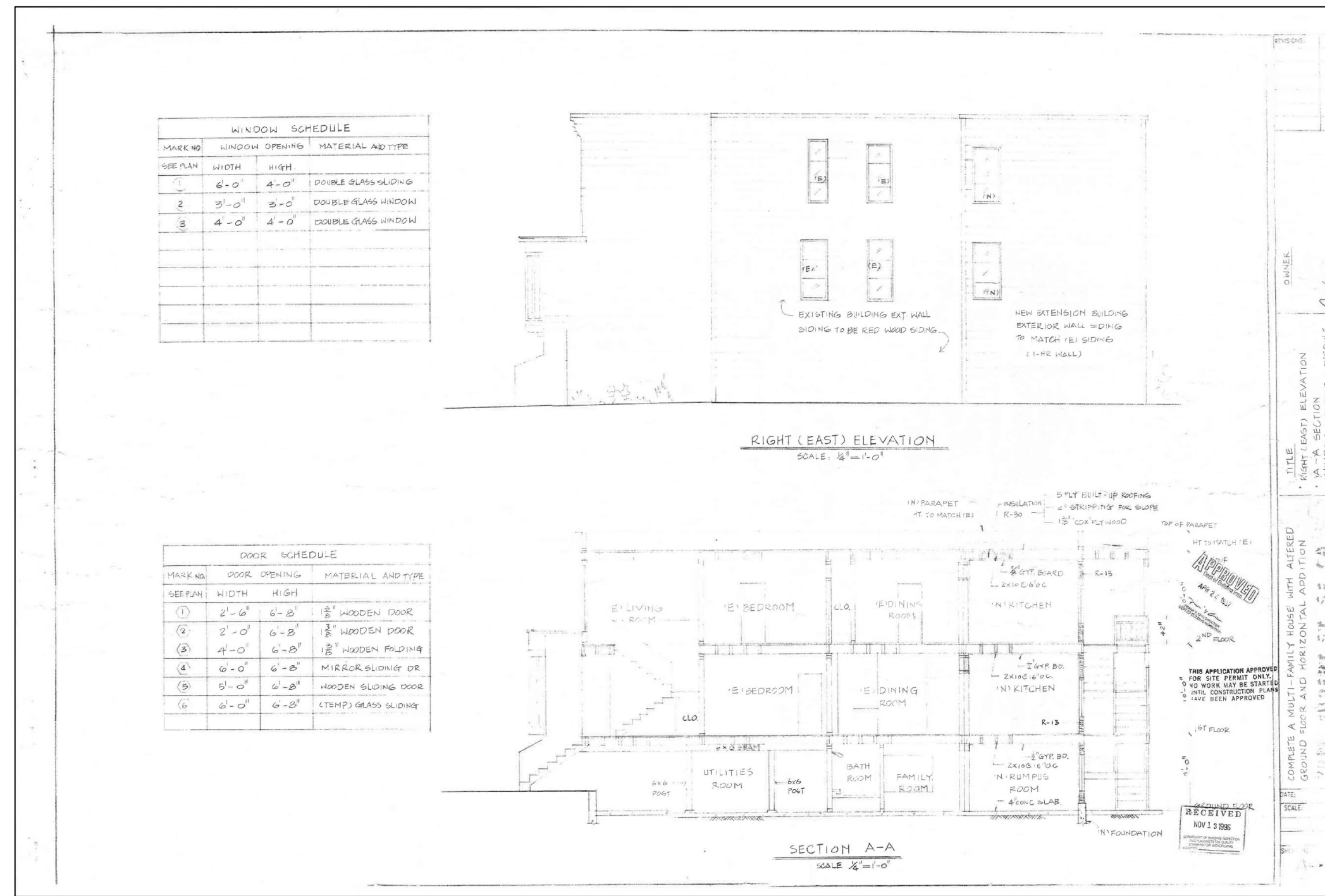
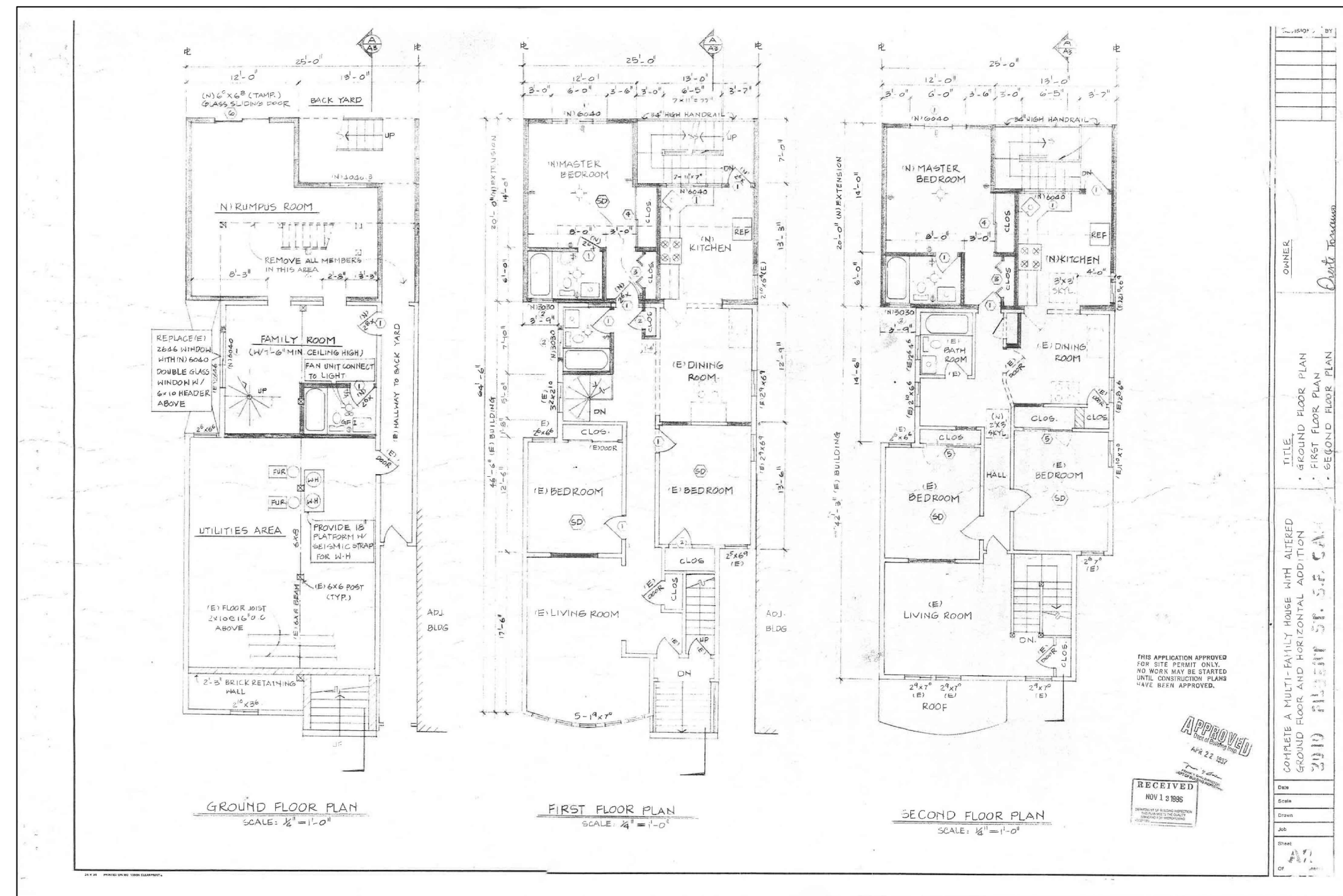
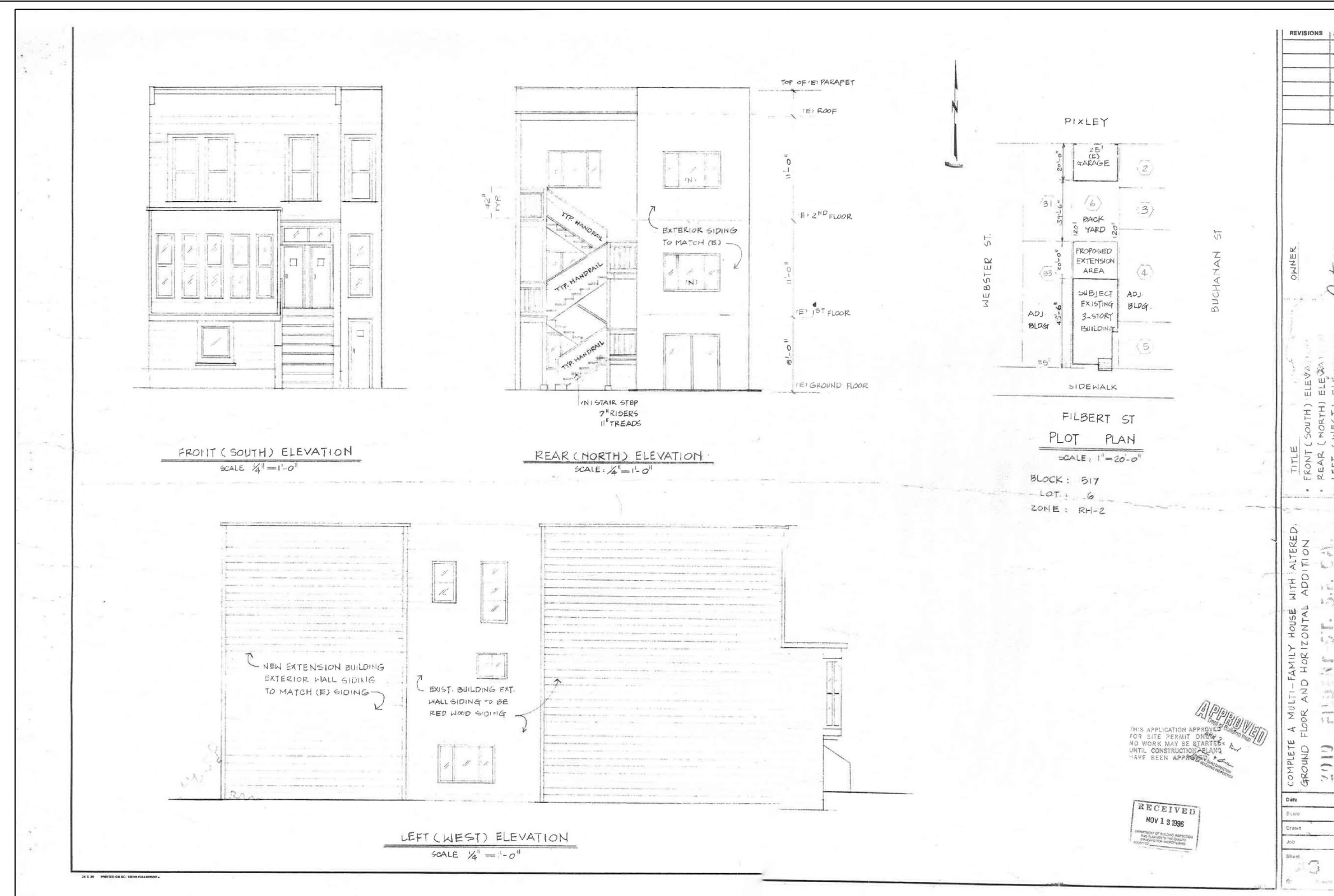
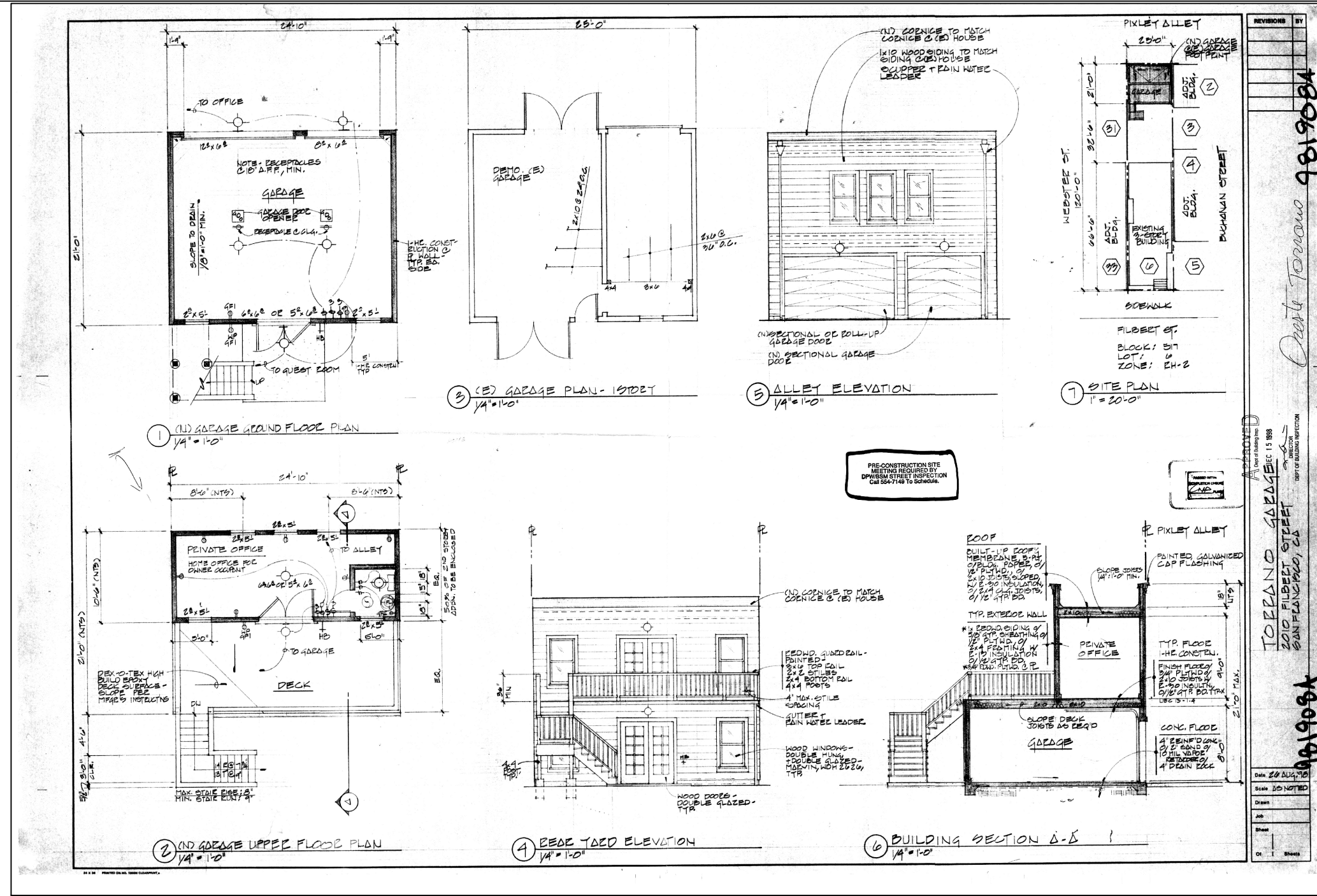


BY MM

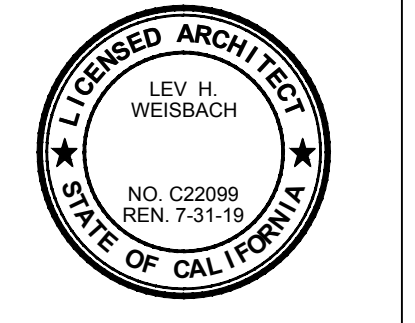
SCALE NA

SHEET 16_1125 - A0.02

A0.02



1022 NATOMA ST. #1
 SAN FRANCISCO
 CA 94103



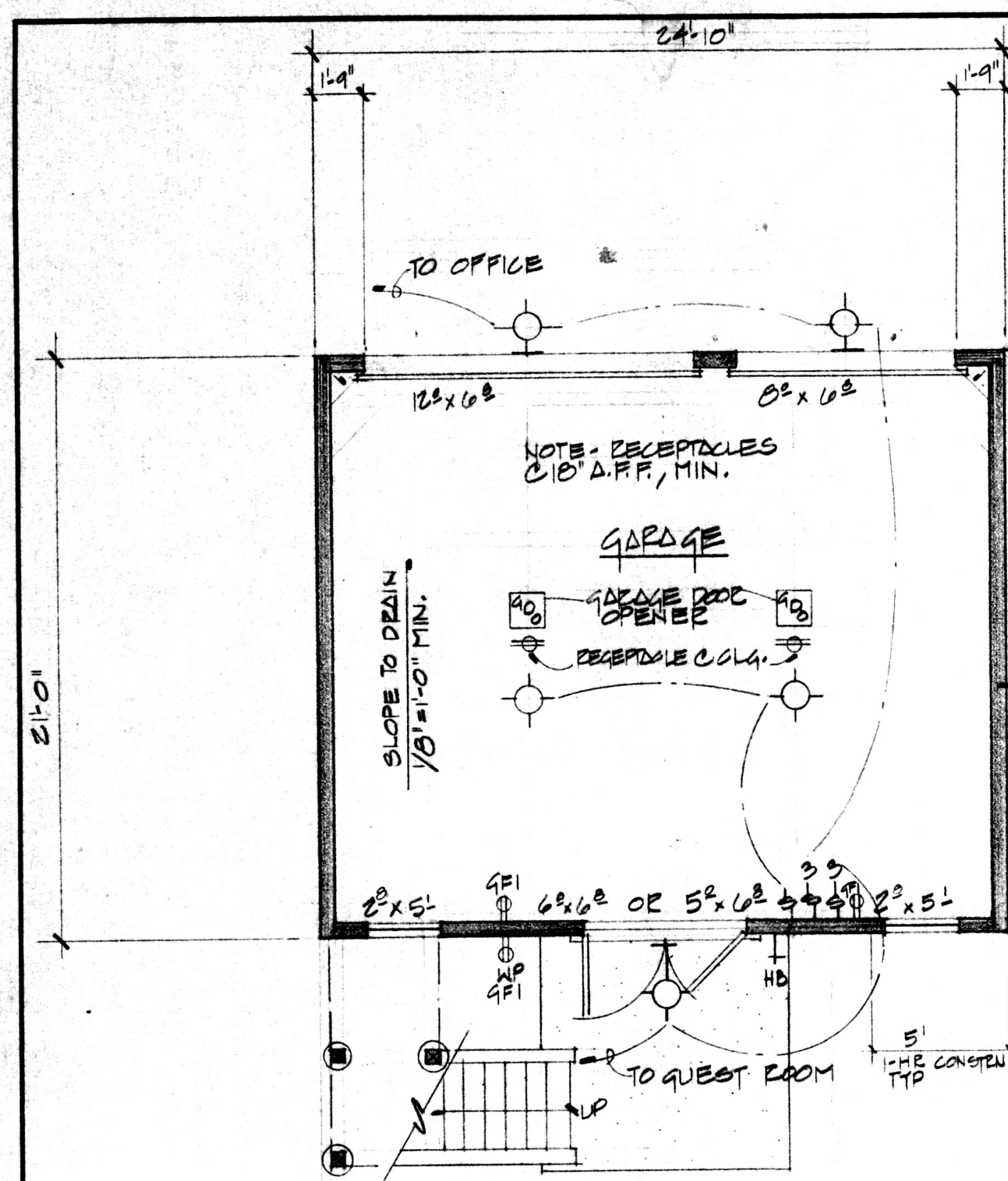
PROJECT NAME
2010 - 2012 FILBERT
 2010 - 2012 Filbert St.
 San Francisco,
 CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
	VARIANCE APPLICATION

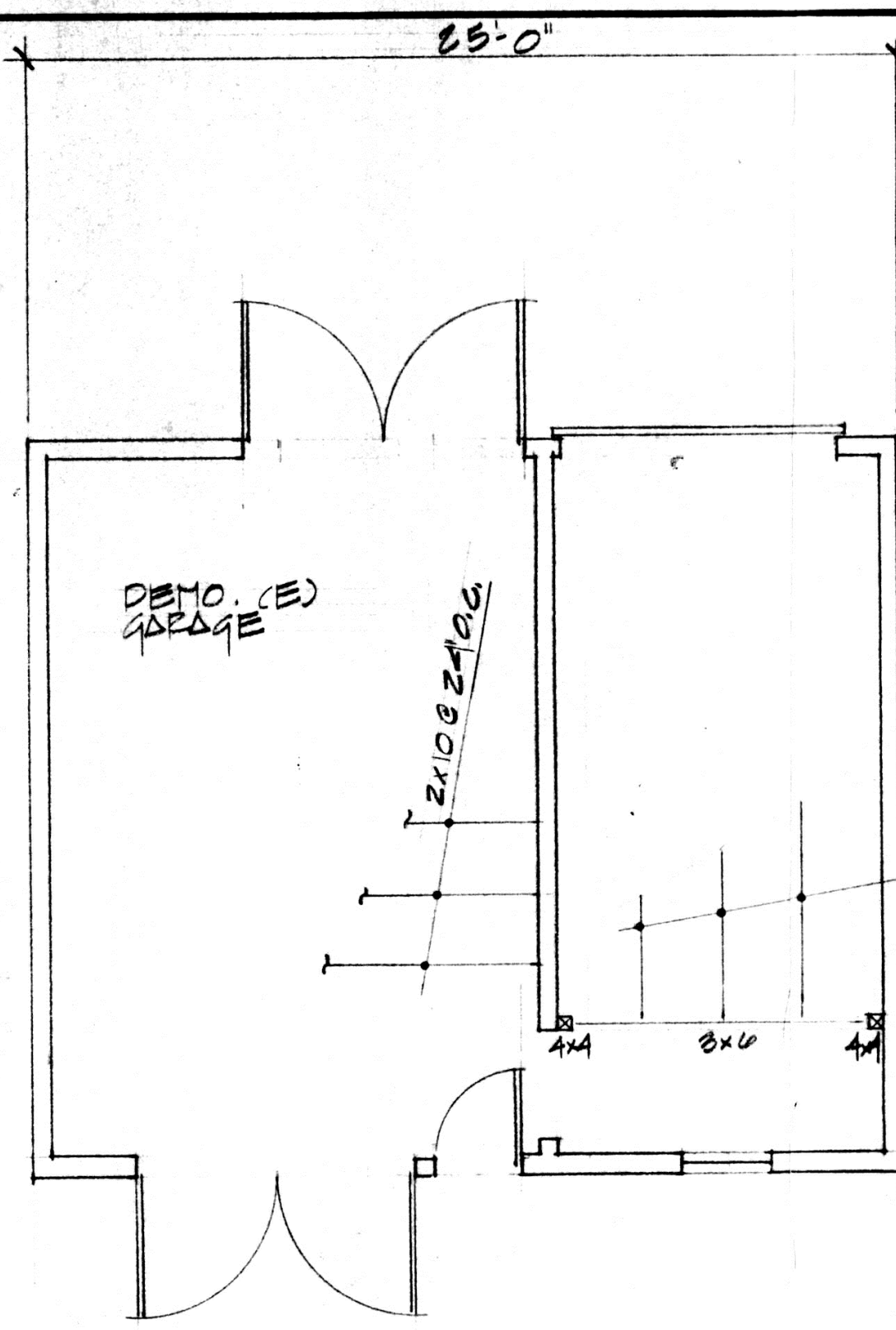
SHEET TITLE
 PERMIT 9622123S REF.

NORTH
 PROJECT NORTH
 BY MM
 SCALE NA
 SHEET 16_1125 - A0.03

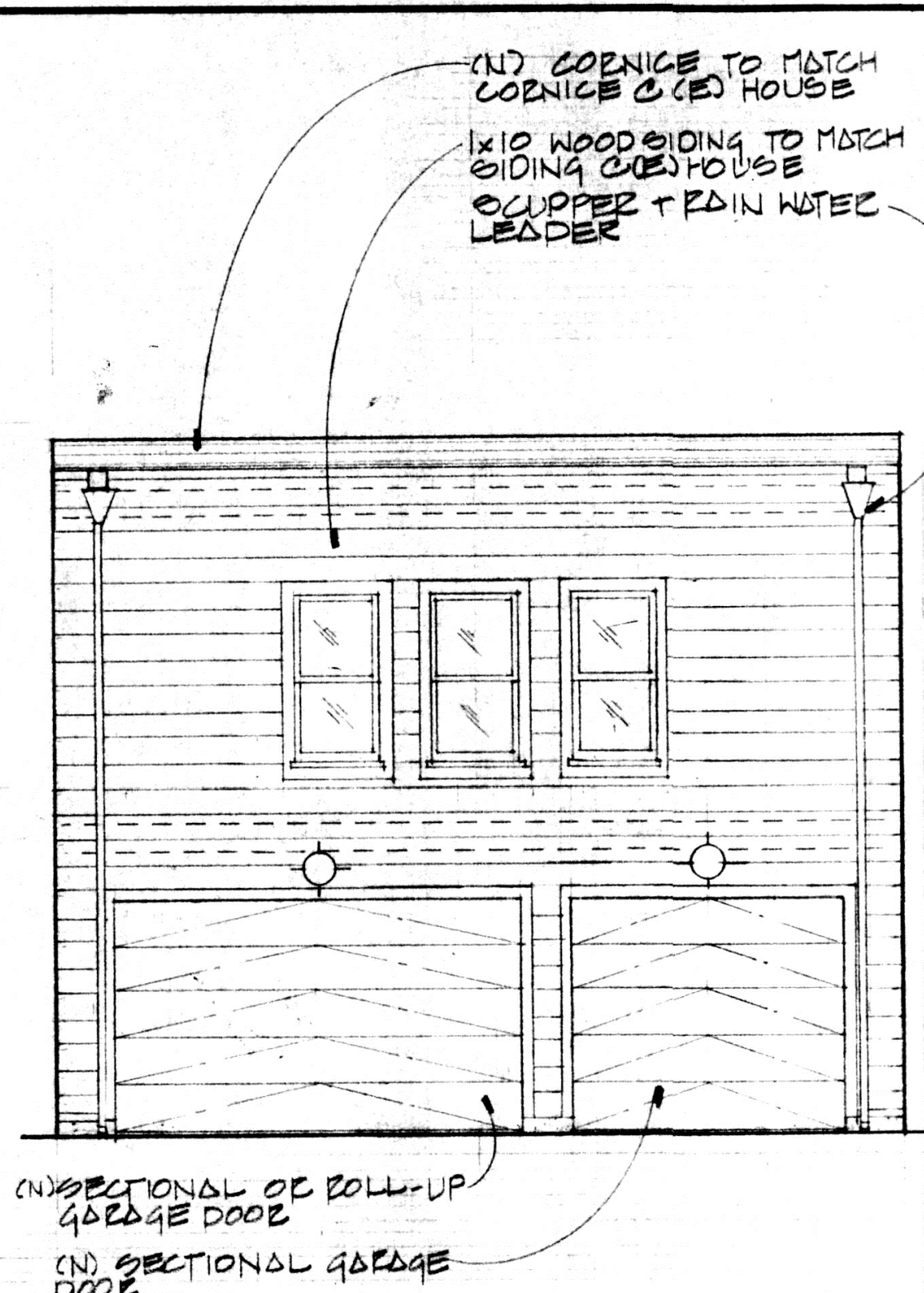
A0.03



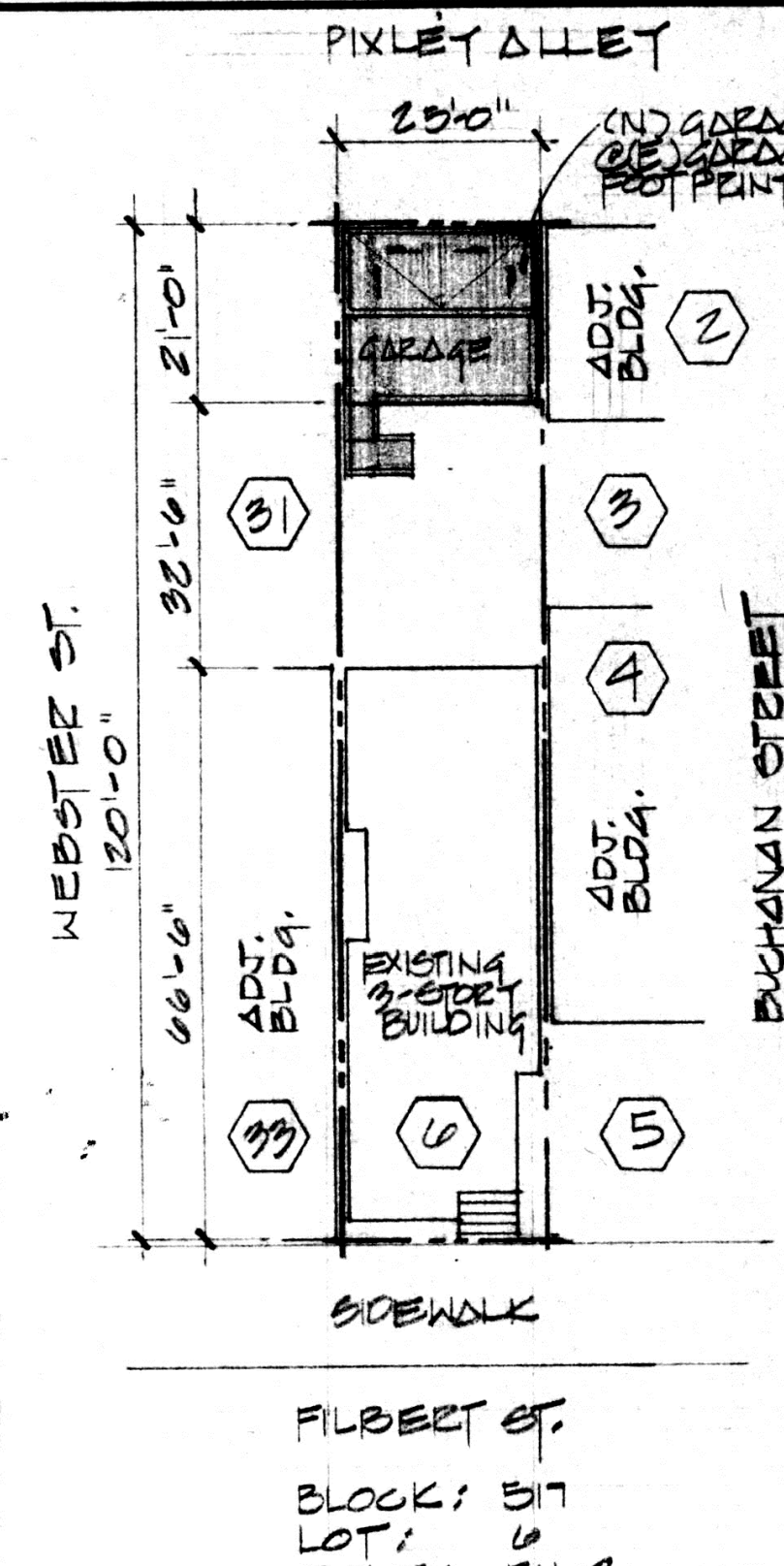
1 (1) GARAGE GROUND FLOOR PLAN
1/4" = 1'-0"



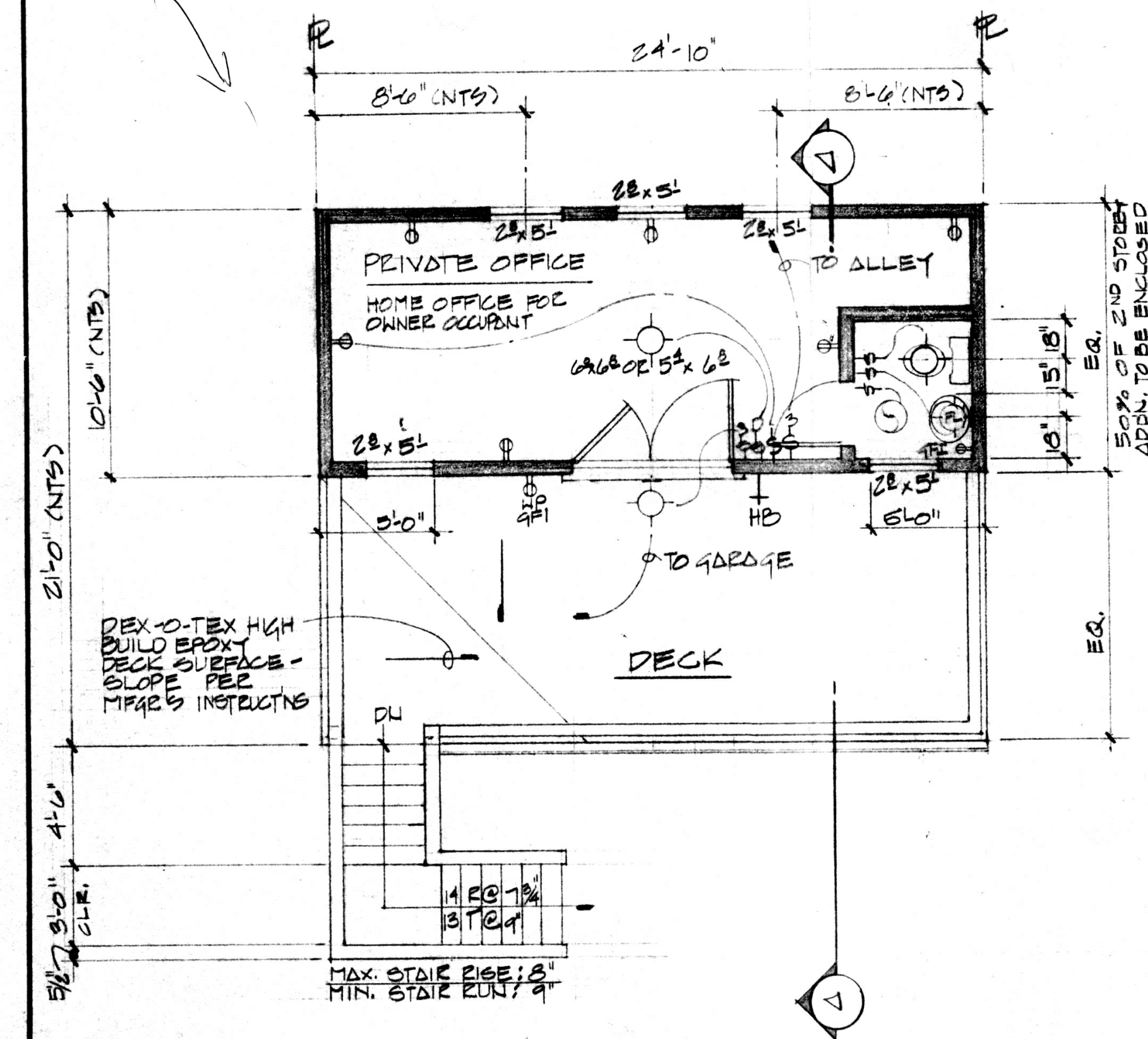
3 (E) GARAGE PLAN - 1ST FLY
1/4" = 1'-0"



5 ALLEY ELEVATION
1/4" = 1'-0"



7 SITE PLAN
1" = 20'-0"

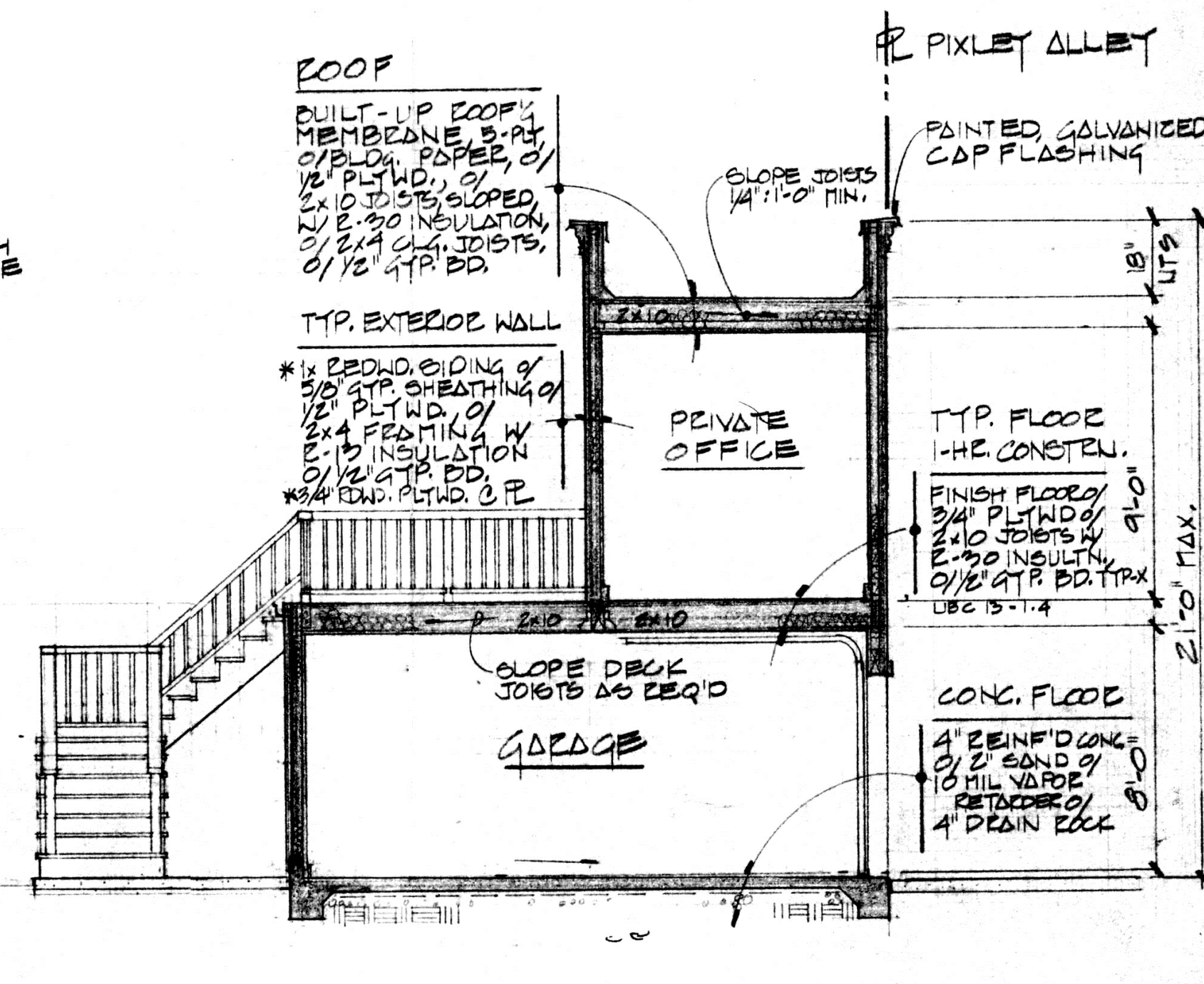


2 (2) GARAGE UPPER FLOOR PLAN
1/4" = 1'-0"



4 REAR YARD ELEVATION
1/4" = 1'-0"

PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION Call 554-7149 To Schedule.



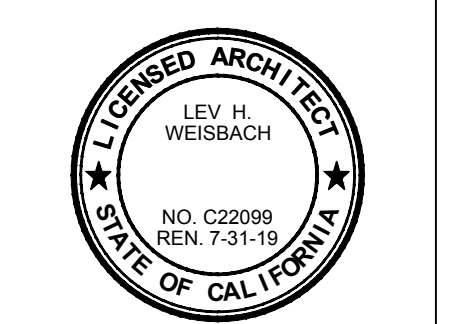
6 BUILDING SECTION A-A
1/4" = 1'-0"

REVISIONS	BY

TOERRANO GARAGE
 2010 FILBERT STREET
 SAN FRANCISCO, CA
 94103

APPROVED
 DEPT. OF BUILDING INSPECTION
 DEC 15 1998
 DIRECTOR

1022 NATOMA ST. #1
 SAN FRANCISCO
 CA 94103



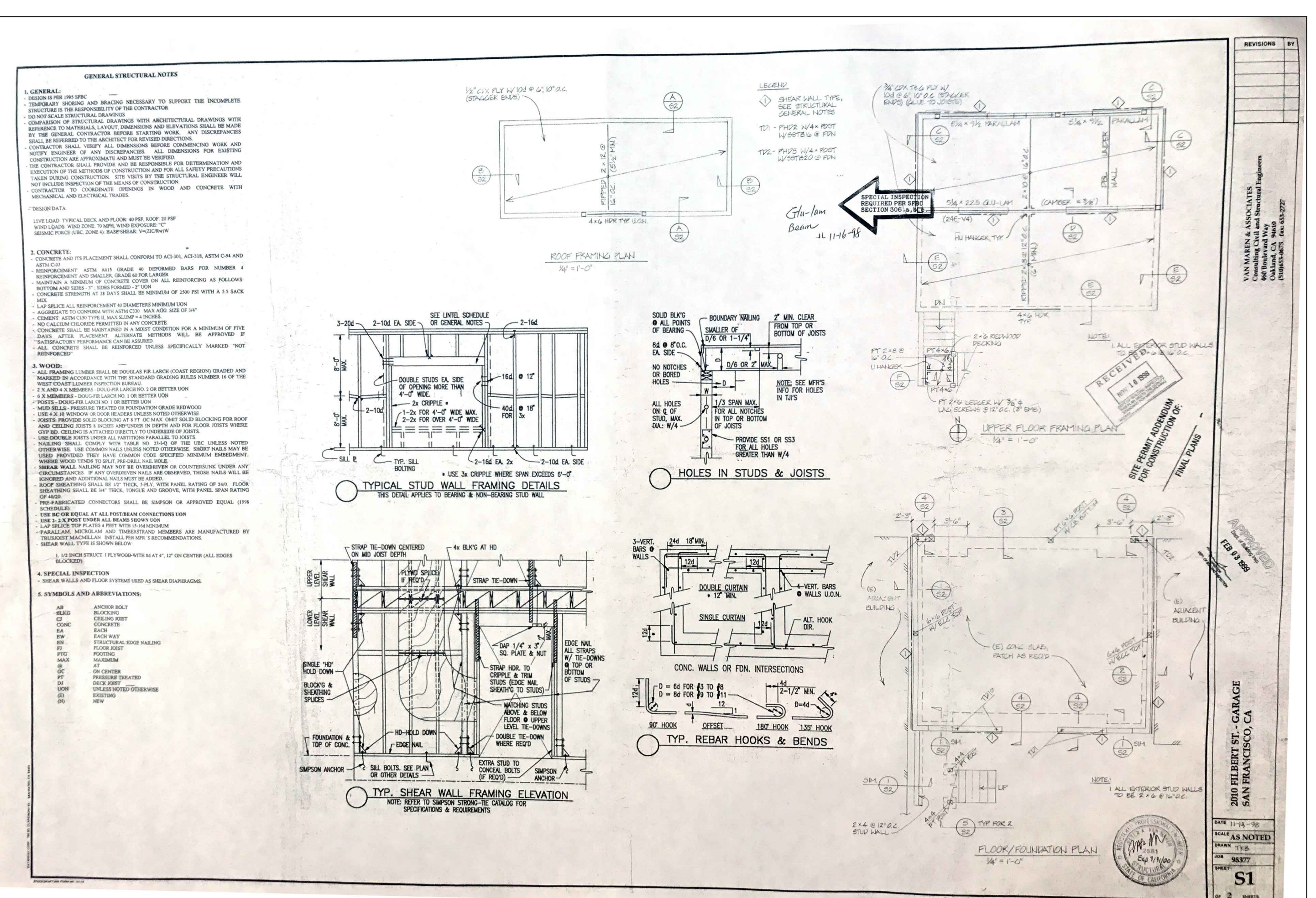
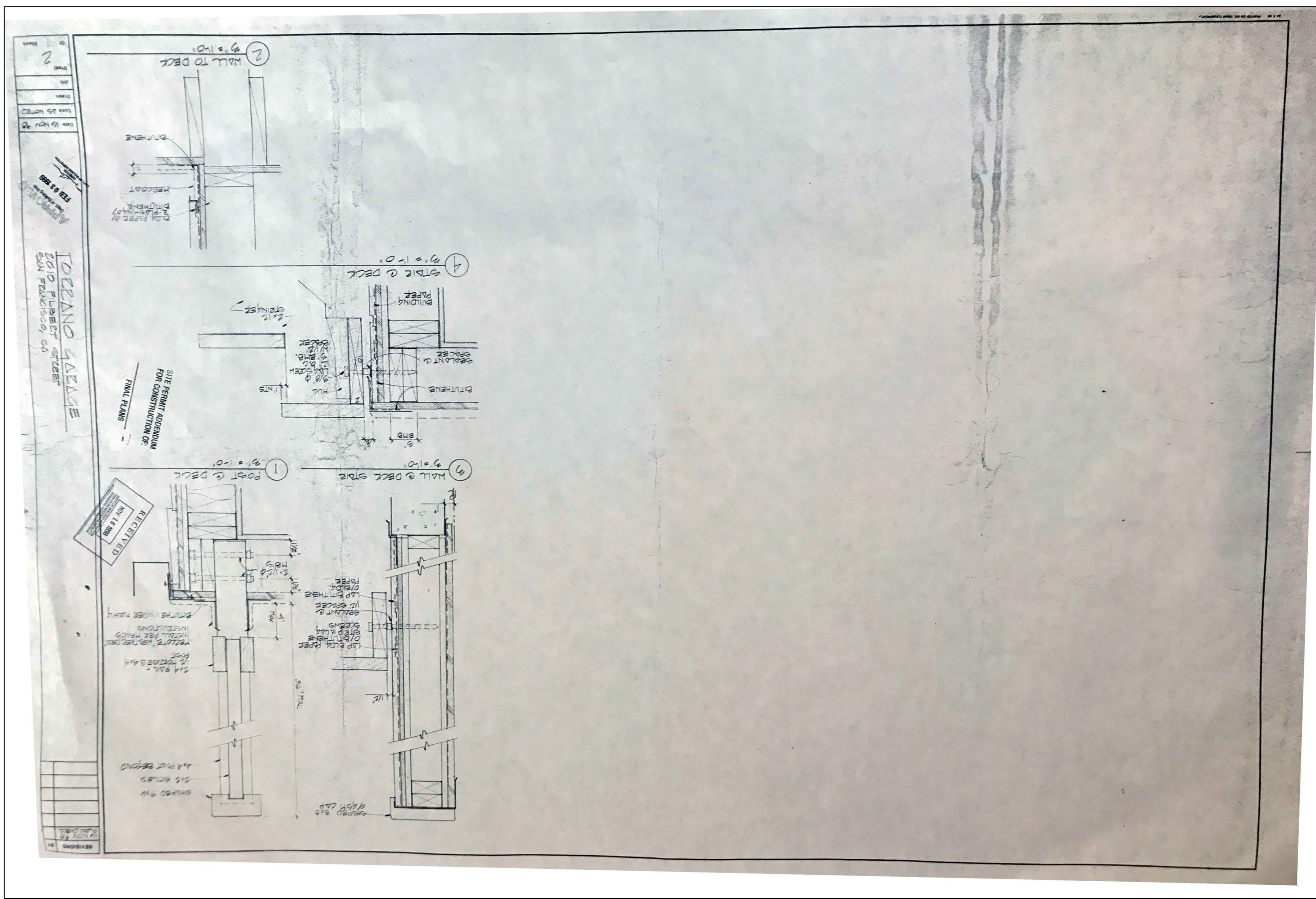
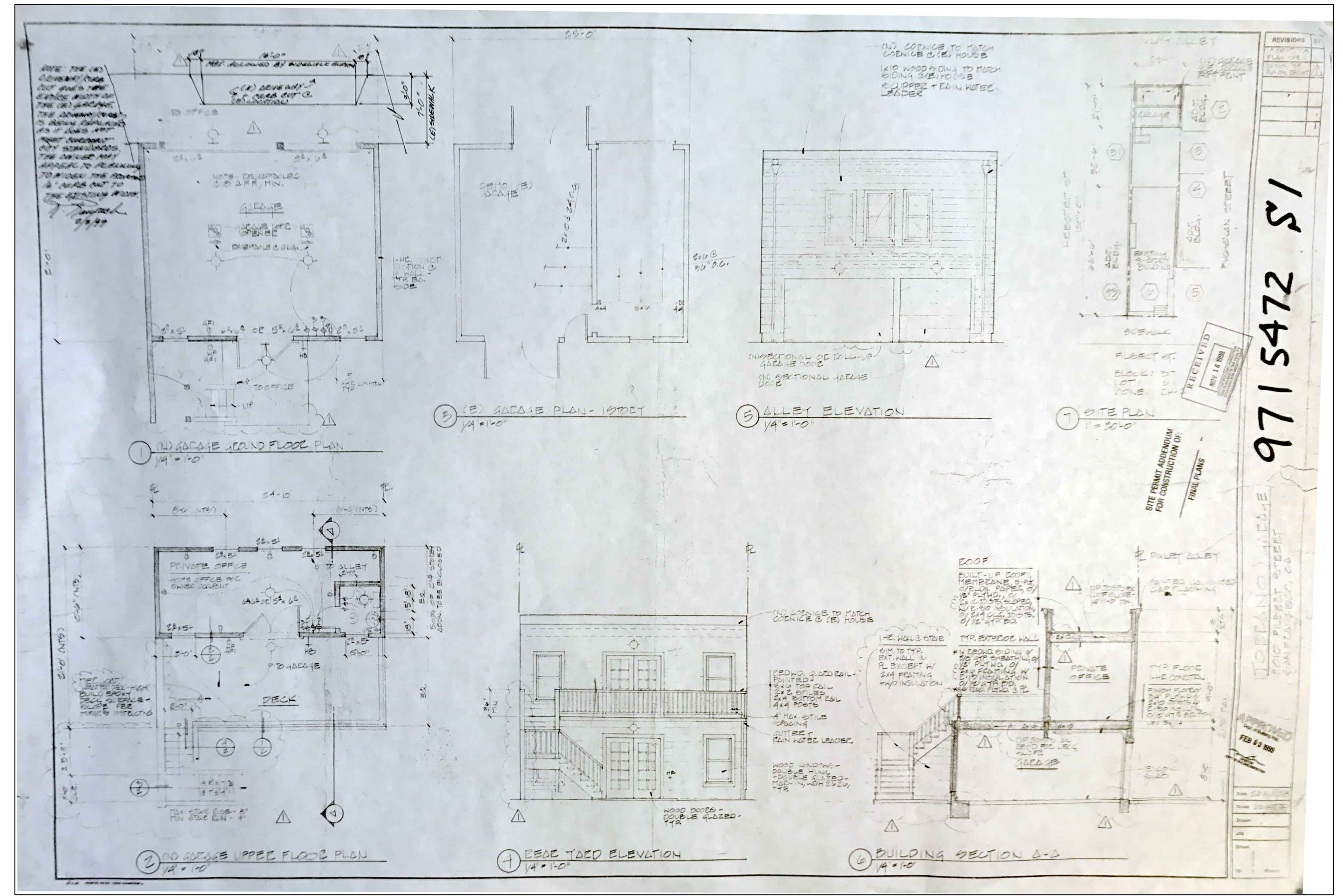
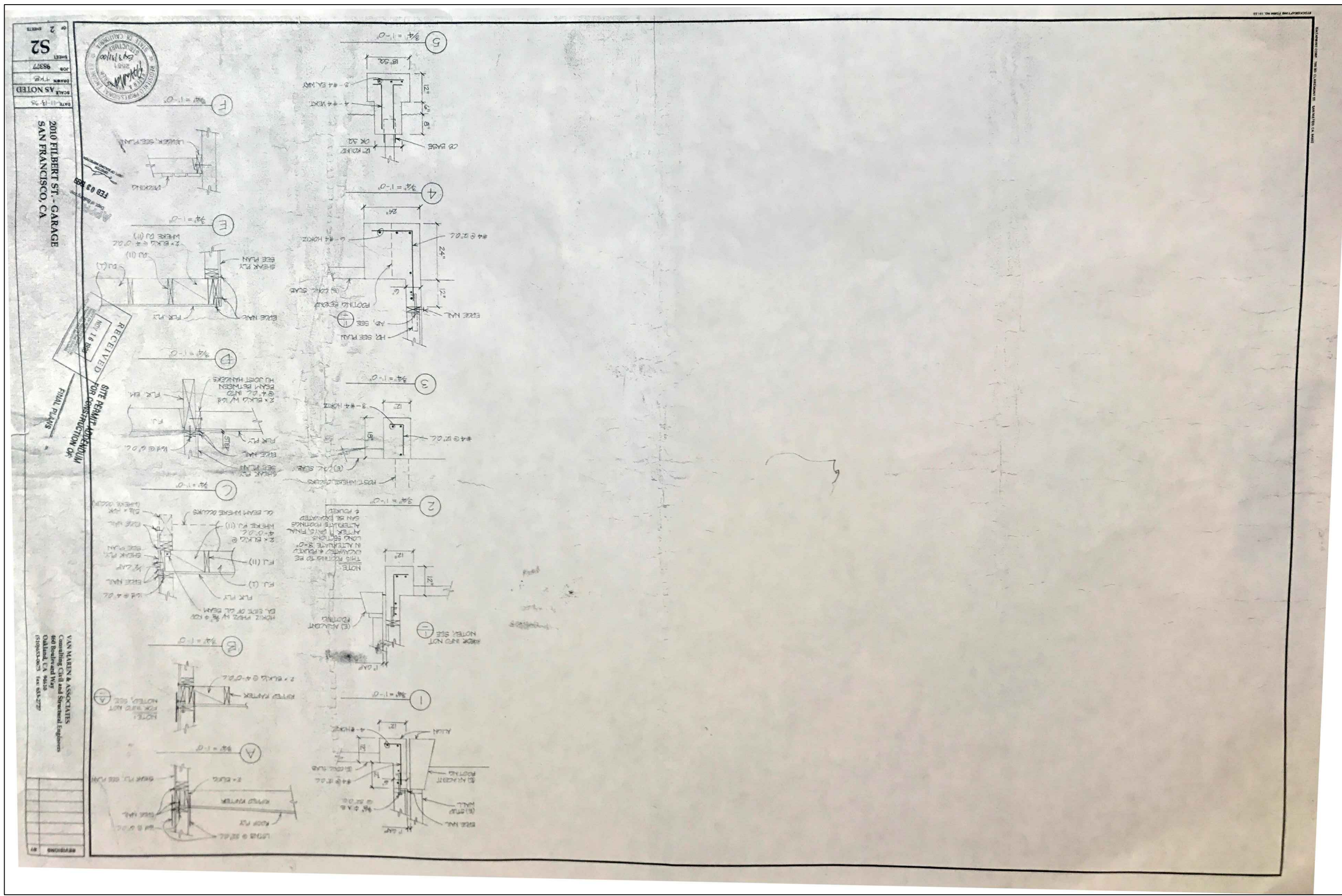
PROJECT NAME
2010 - 2012 FILBERT
 2010 - 2012 Filbert St.
 San Francisco,
 CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

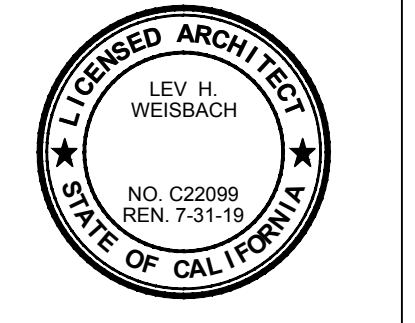
SHEET TITLE
 VARIANCE 98.075V REF.

NORTH
 BY MM
 SCALE NA
 SHEET 16_1125 - A0.04

A0.04



1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103



9715472 S1

PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

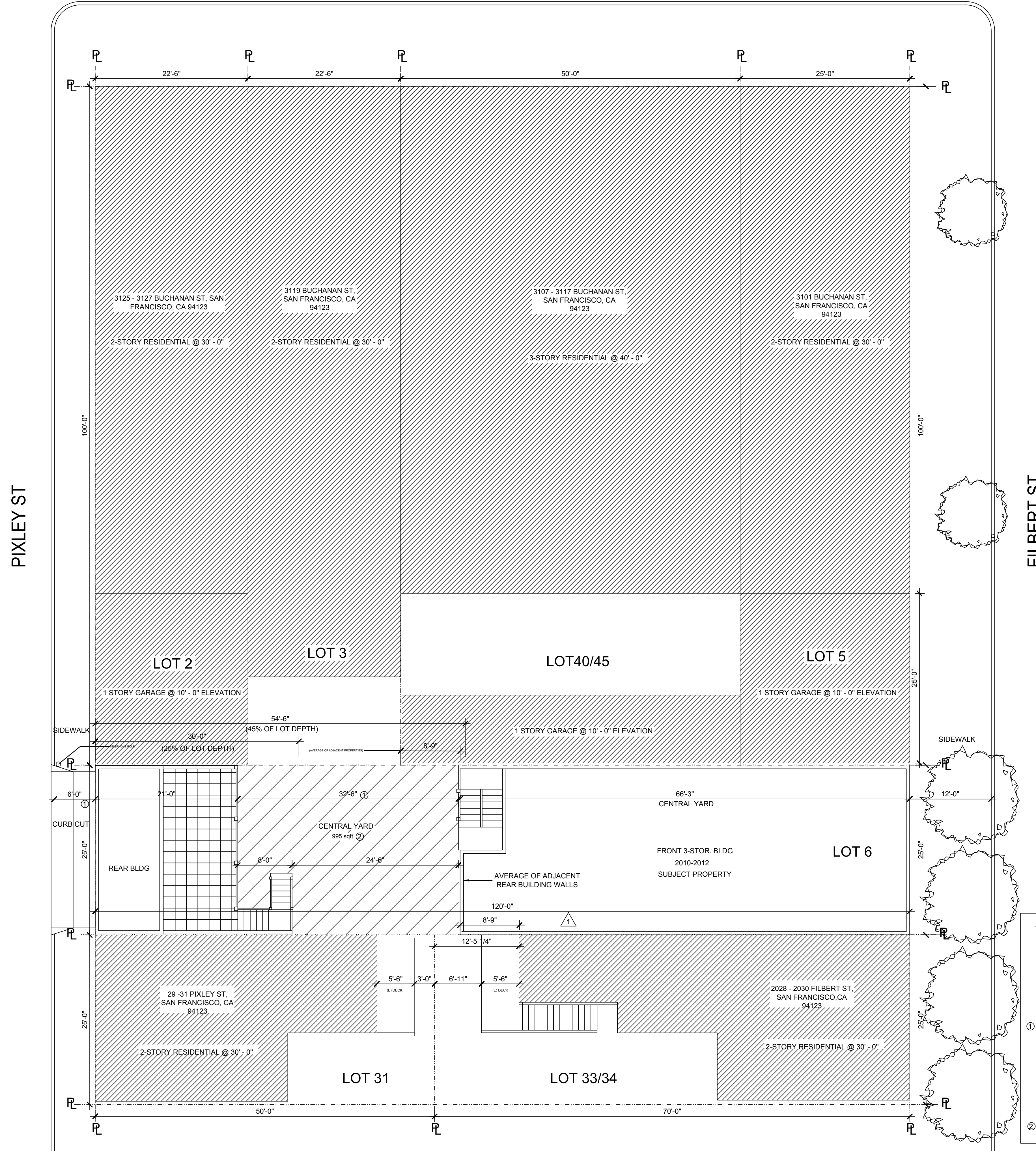
ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
PERMIT 9715472

NORTH
BY MM
SCALE NA
SHEET 16_1125 - A0.04

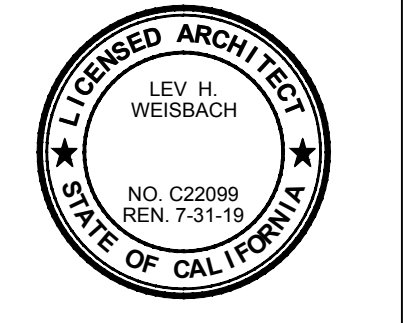
A0.05

BUCHANAN ST



Project Name

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103



PROJECT NAME

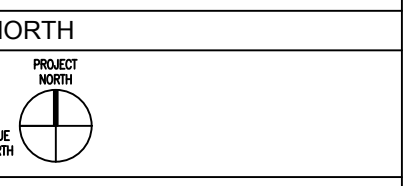
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE

EXISTING SITE PLAN

SITE DATA	
ADDRESS	2010 - 2012 FILBERT ST, SAN FRANCISCO, CA 94123
GENERAL PLAN	RESIDENTIAL
ZONING	R-2
LOT AREA	3000SF
LOT DEPTH	120'
LOT WIDTH	25'
① FRONT SETBACK - 0' (< 15')	(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)
REAR YARD - 32'	(CONFORMING BY VARIANCE 98.075V GRANTED APRIL 14, 1998. SEE ATTACHED PLANS ON SHEET A 0.04 FOR REFERENCE ONLY.)
FRONT BUILDING DEPTH - 66'	(CONFORMING BY VARIANCE 98.075V GRANTED APRIL 14, 1998. SEE ATTACHED PLANS ON SHEET A 0.03 FOR REFERENCE ONLY.)
② OPEN SPACE - 995 SQFT (>125 SF MIN)	(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)

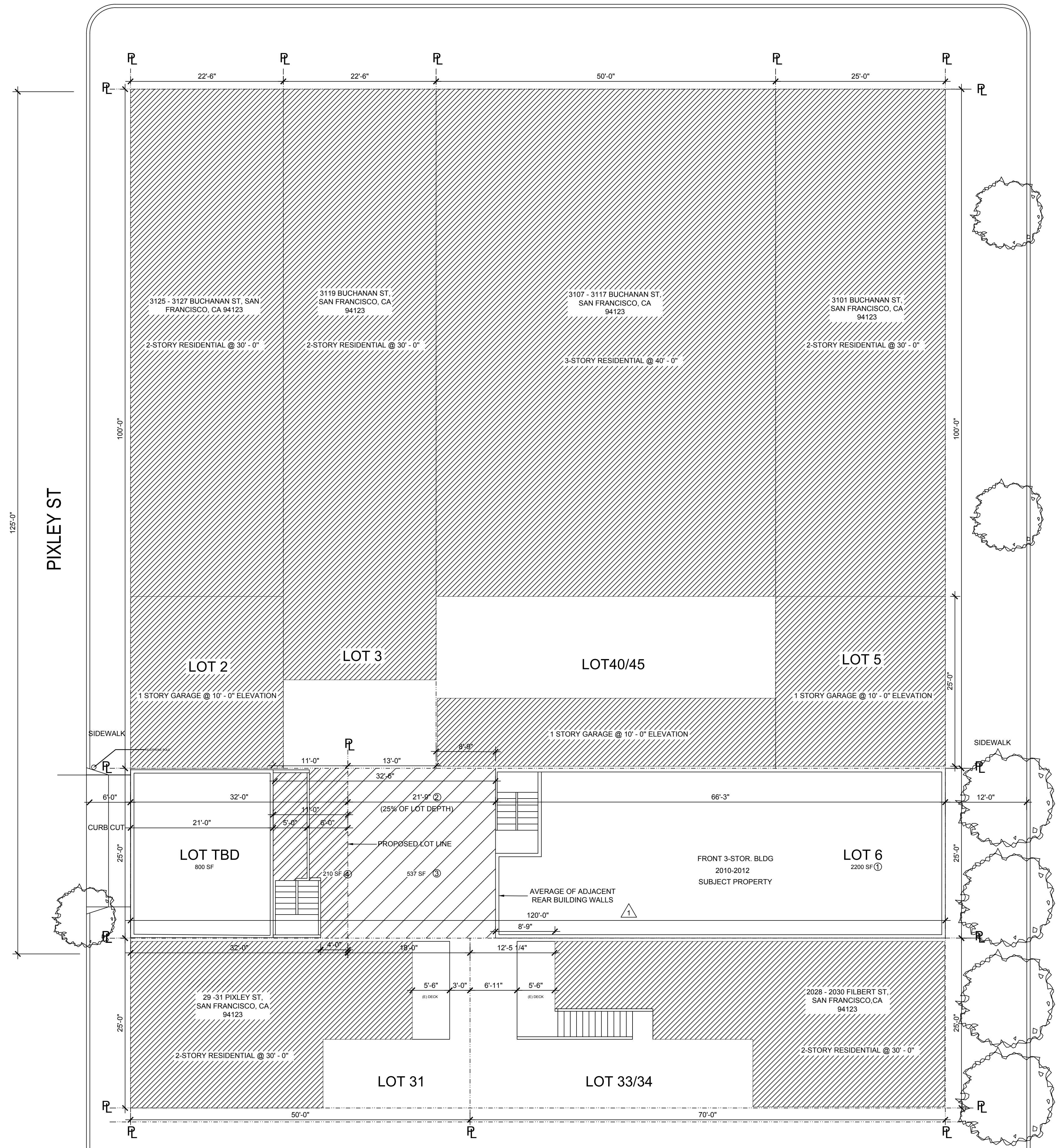


BY MM
SCALE 1/8" = 1'-0"
SHEET 16_1125 - A1.00

A1.00

BUCHANAN ST

DIMENSION TO SHOW COMPLIANCE W/ SEC 121 e (2)



ZONING COMPLIANCE	
LOT 6 PROPOSED	
ADDRESS	2010 - 2012 FILBERT ST., SAN FRANCISCO, CA 94123
GENERAL PLAN	RESIDENTIAL
ZONING	R-2
LOT AREA	2200SF (>1750SF)
① (ALLOWED PER SECTIONS 121 (e) 2 OF THE PLANNING CODE)	
LOT DEPTH	88'
LOT WIDTH	25'
REAR YARD	21' 6" (25% OF LOT DEPTH)
② (21'-6" ALLOWED PER SECTIONS 134 OF THE PLANNING CODE)	
③ OPEN SPACE -	537 SF (>125 SF MIN)
(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)	
LOT TBD PROPOSED	
ADDRESS	TBD
GENERAL PLAN	RESIDENTIAL
ZONING	R-2
LOT AREA	800SF ALLOWED BY VARIANCE
LOT DEPTH	32'
LOT WIDTH	25'
REAR YARD	11' ALLOWED BY VARIANCE
④ OPEN SPACE -	210 SF (>125 SF MIN)
(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)	
EXPOSURE	PUBLIC STREET 21' 6" (> 20')
	SIDE YARD 29' 8" (> 25')
(ALLOWED PER SECTIONS 140 (a) 1 OF THE PLANNING CODE)	

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103

PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
PROPOSED SITE PLAN

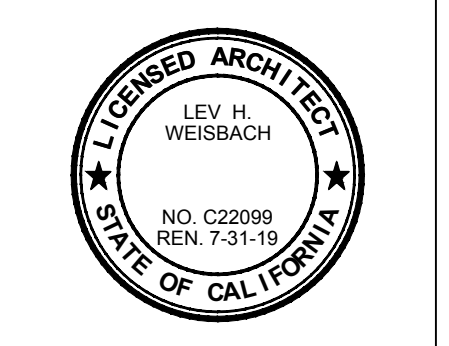
NORTH

BY MM

SCALE 1/8" = 1'-0"

SHEET 16_1125 - A1.01

A1.01



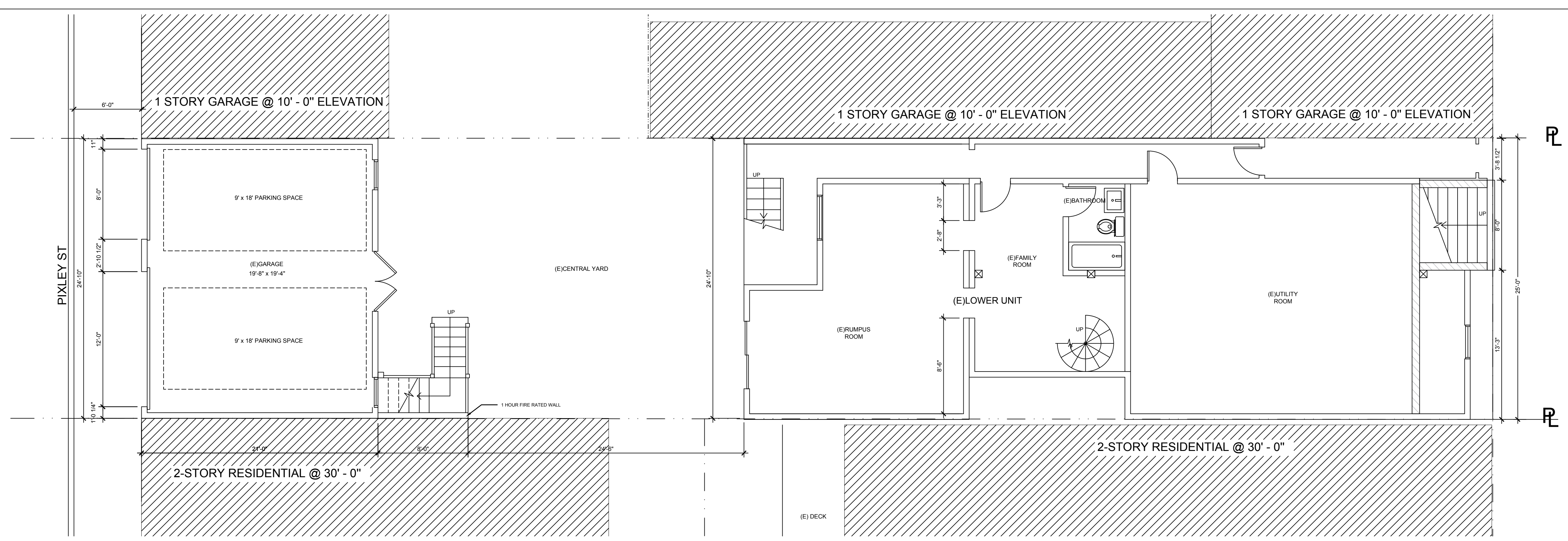
PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

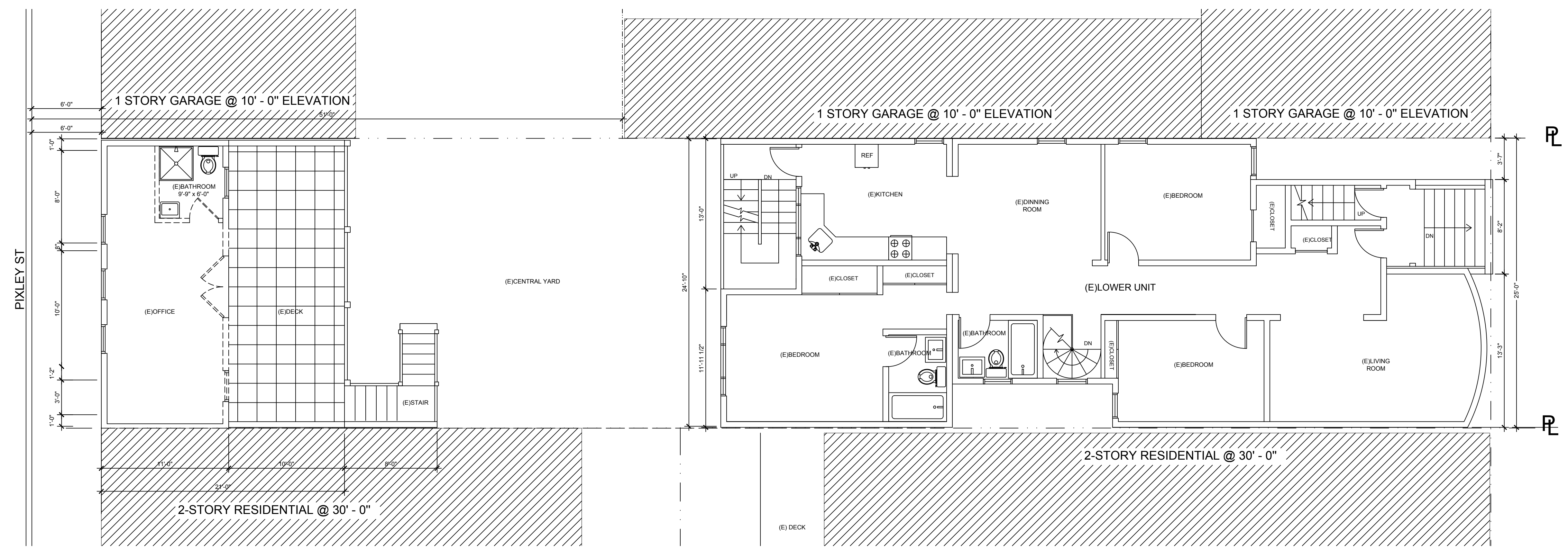
SHEET TITLE
EXISTING PLANS

NORTH
PROJECT NO.
DATE
BY MM
SCALE 3/16" = 1'-0"
SHEET 16_1125 - A1.02

A1.02

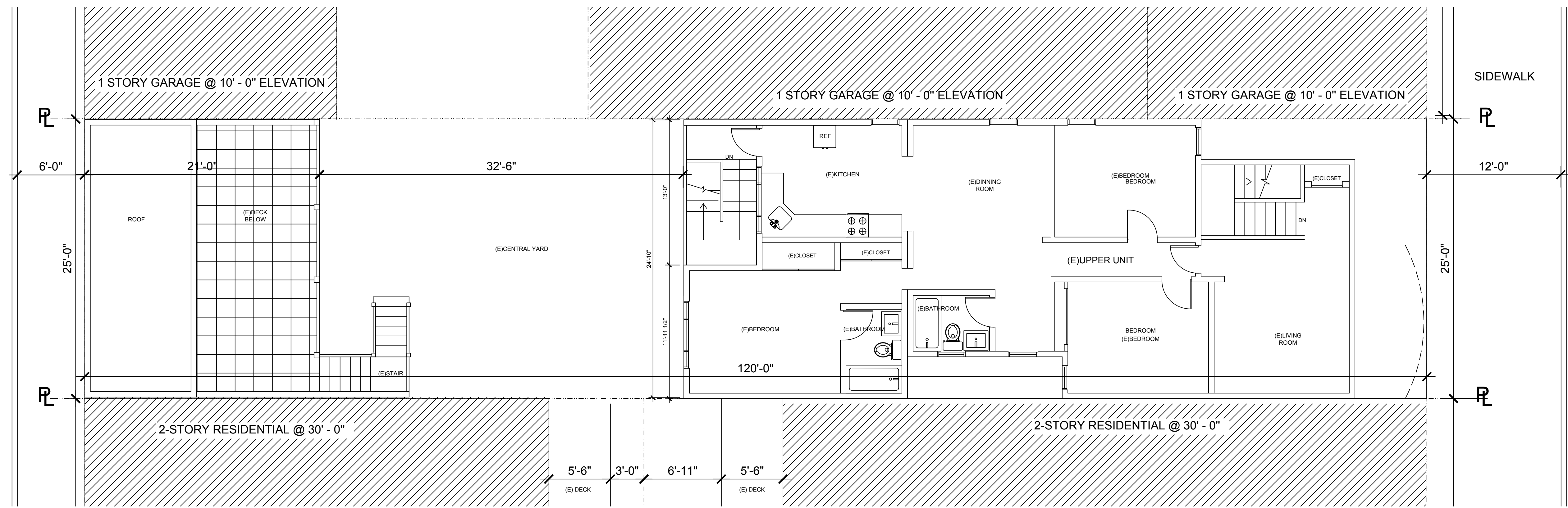
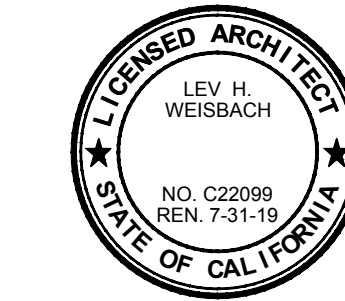


1 EXISTING GROUND FLOOR PLAN
A1.02 3/16" = 1'



2 EXISTING FIRST FLOOR PLAN
A1.02 3/16" = 1'

- WALL SYMBOLS**
- INDICATES EXISTING WALL OR PARTITION TO REMAIN
 - INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
 - INDICATES NEW WALL OR PARTITION



1 EXISTING SECOND FLOOR PLAN
A1.03 3/16" = 1'

PROJECT NAME

2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
EXISTING PLANS

NORTH
PROJECT NORTH
BY MM
SCALE 3/16" = 1'-0"
SHEET 16_1125 - A1.03

A1.03



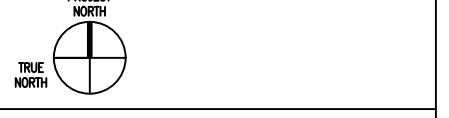
PROJECT NAME

2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
1	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
2	VARIANCE APPLICATION
09.25.17	UPDATED
3	VARIANCE APPLICATION

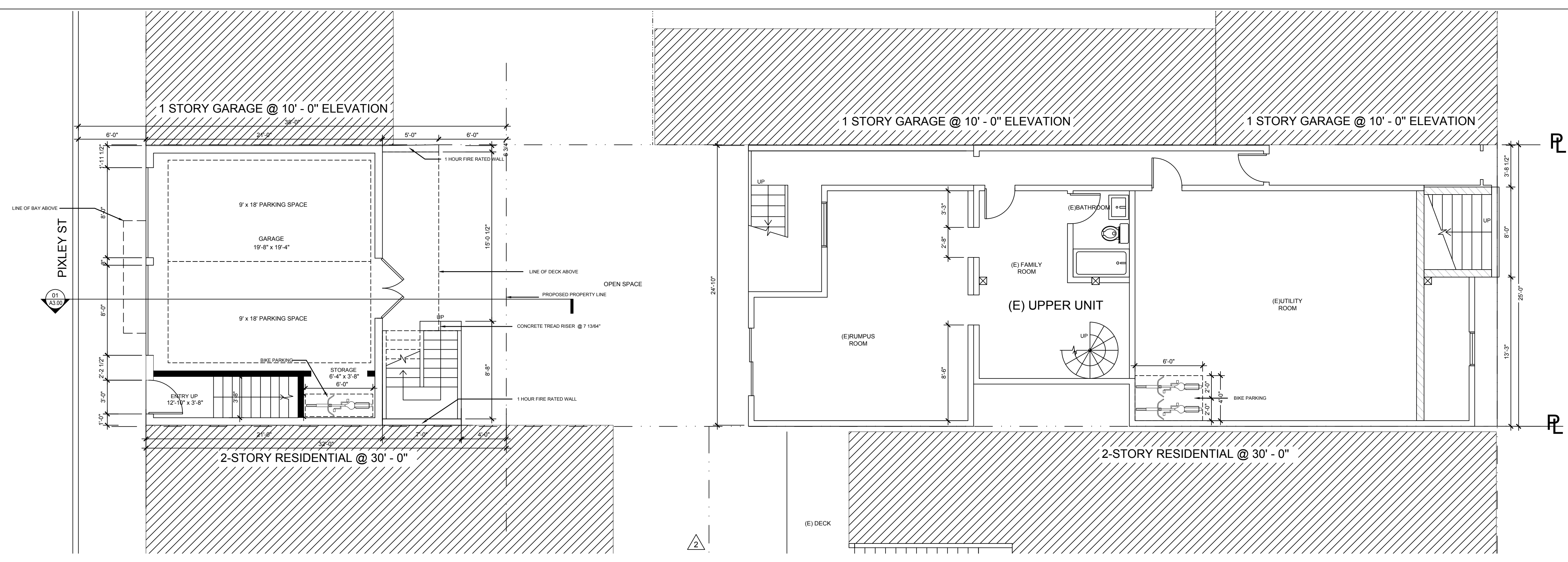
SHEET TITLE
PROPOSED PLANS

NORTH

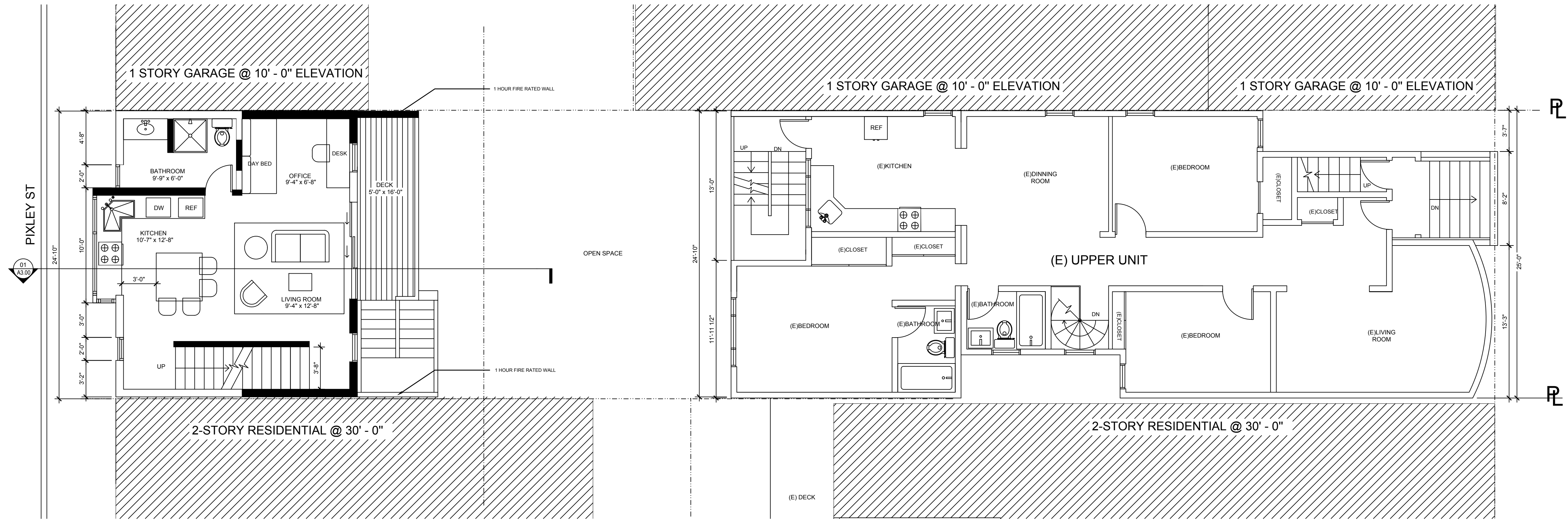


BY MM
SCALE 3/16" = 1'-0"
SHEET 16_1125 - A1.04

A1.04



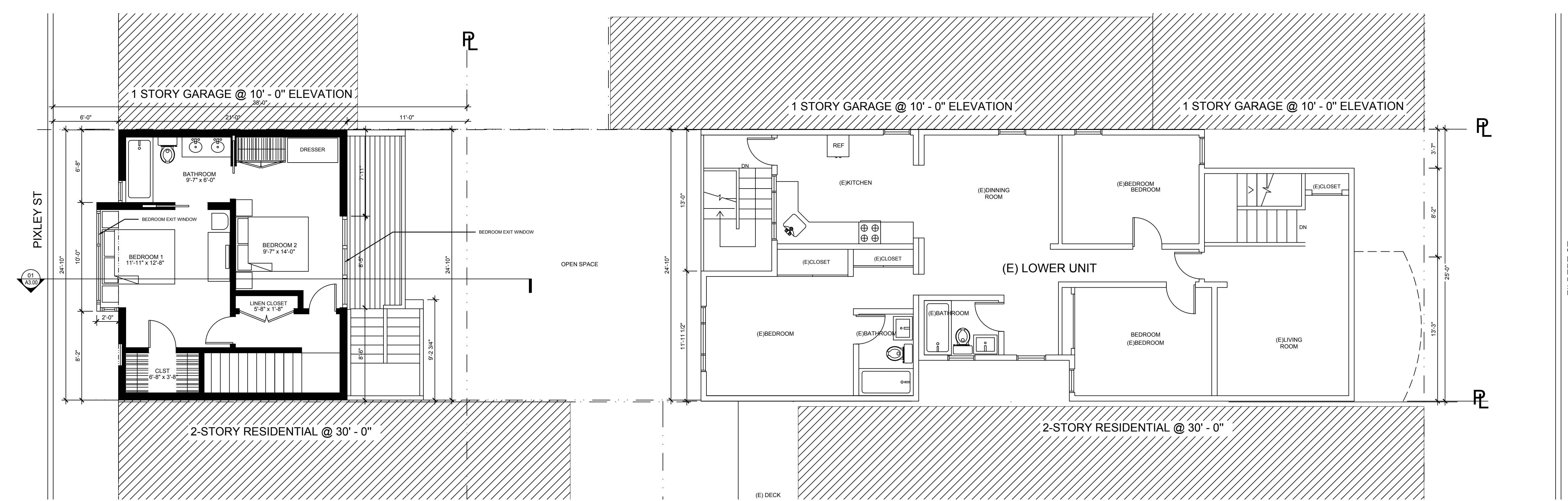
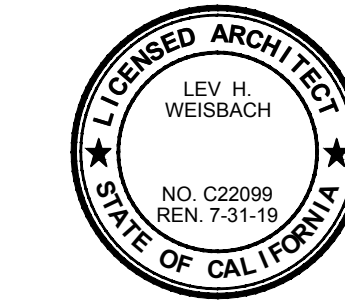
1 PROPOSED GROUND FLOOR PLAN
A1.04 3/16" = 1'



2 PROPOSED FIRST FLOOR PLAN
A1.04 3/16" = 1'

- WALL SYMBOLS**
- INDICATES EXISTING WALL OR PARTITION TO REMAIN
 - INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
 - INDICATES NEW WALL OR PARTITION





1 PROPOSED SECOND FLOOR PLAN
A1.05 3/16" = 1'

- WALL SYMBOLS**
- INDICATES EXISTING WALL OR PARTITION TO REMAIN
 - INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
 - INDICATES NEW WALL OR PARTITION

PROJECT NAME	
2010 - 2012 FILBERT 2010 - 2012 Filbert St. San Francisco, CA, 94501	
ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
1	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
2	VARIANCE APPLICATION
09.25.17	UPDATED
3	VARIANCE APPLICATION

SHEET TITLE	
PROPOSED PLANS	
NORTH	
BY	MM
SCALE	3/16" = 1'-0"
SHEET	16_1125 - A1.05



PROJECT NAME

2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED DESCRIPTION

02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE

EXISTING ELEVATIONS
NORTH & SOUTH

NORTH

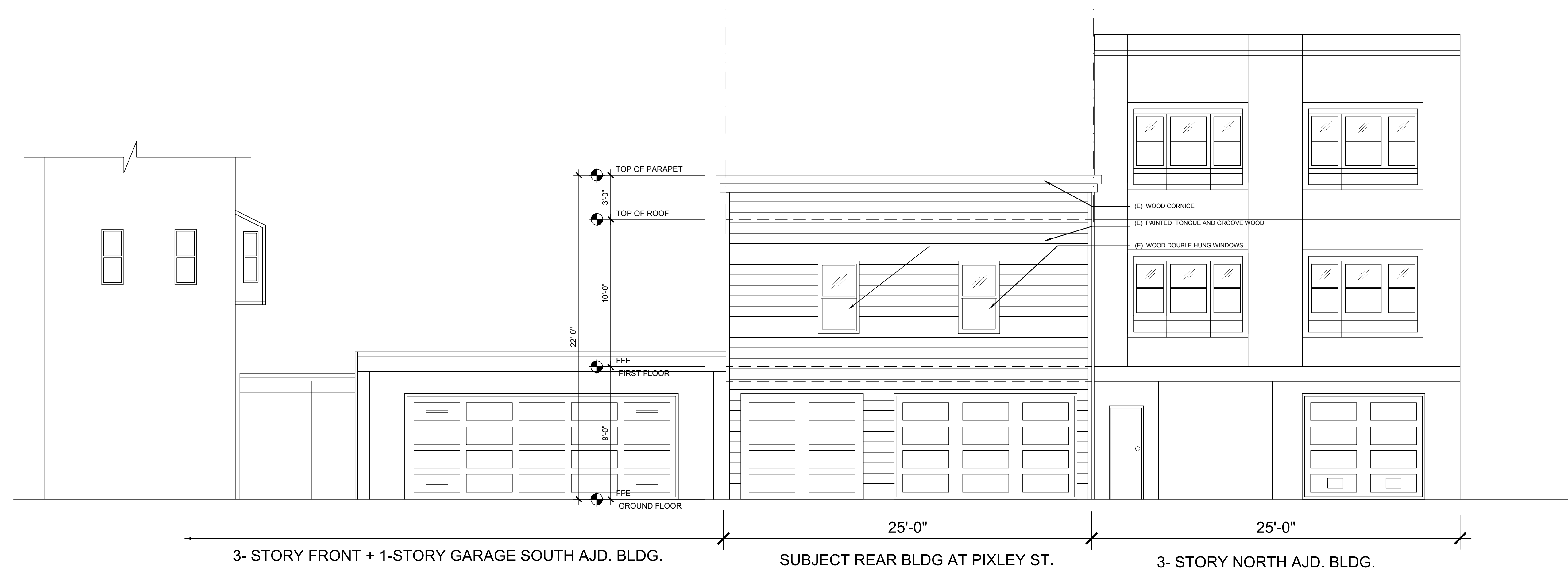


BY MM

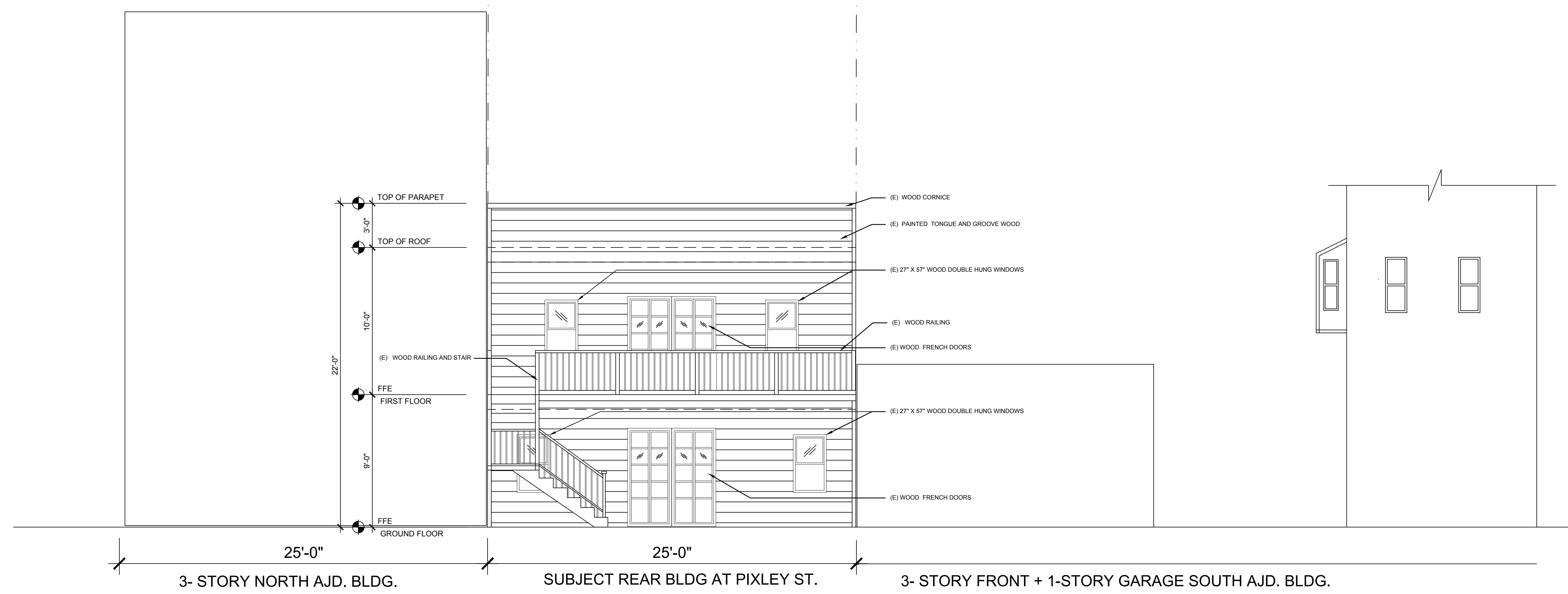
SCALE 1/4" = 1'-0"

SHEET 16_1125 - A2.00

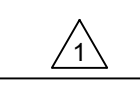
A2.00

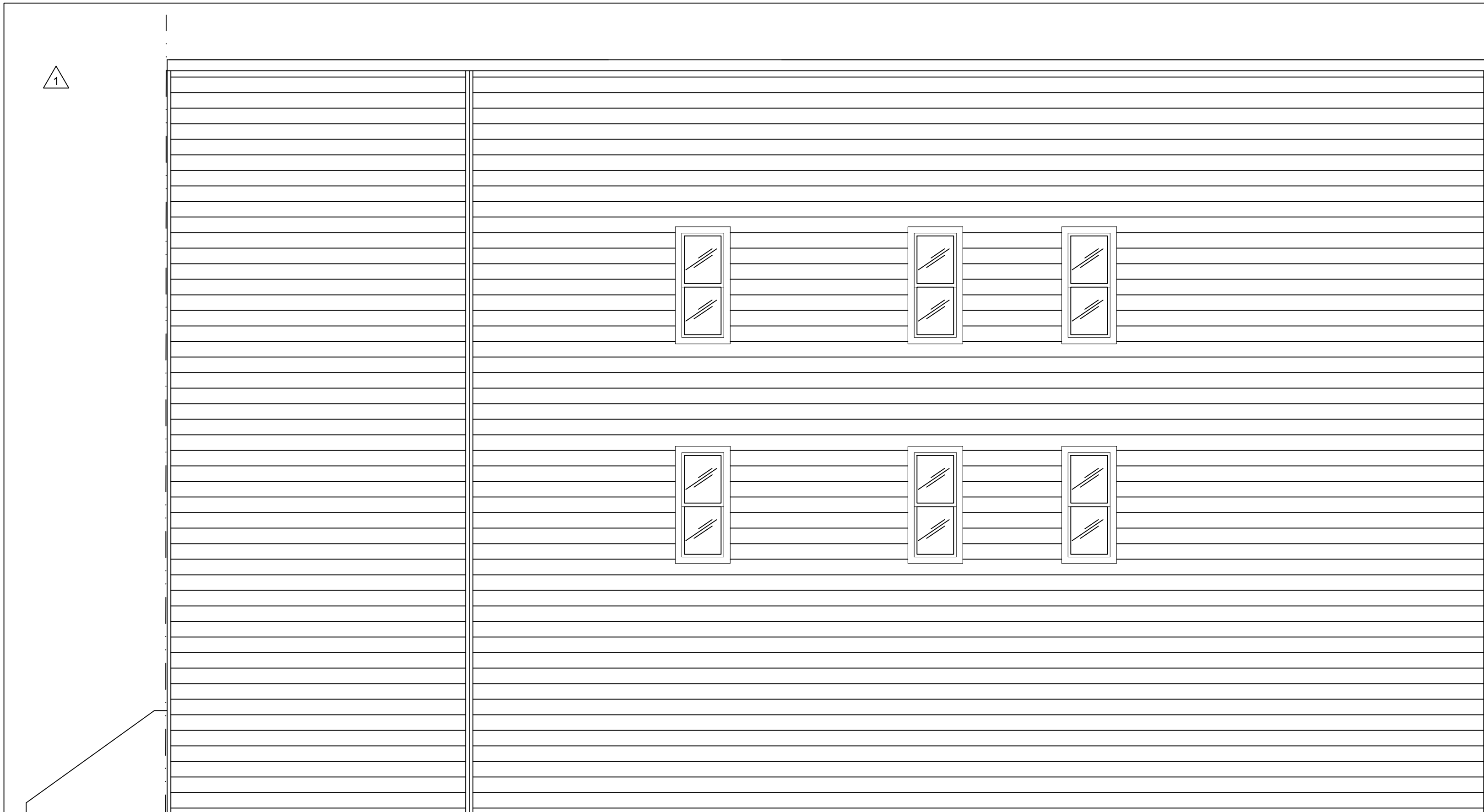
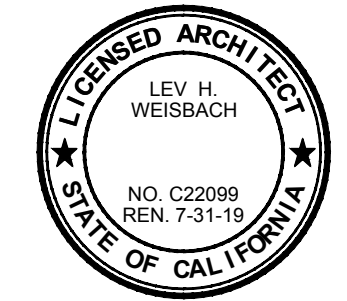


1 EXISTING NORTH ELEVATIONS
A2.00 1/4" = 1'



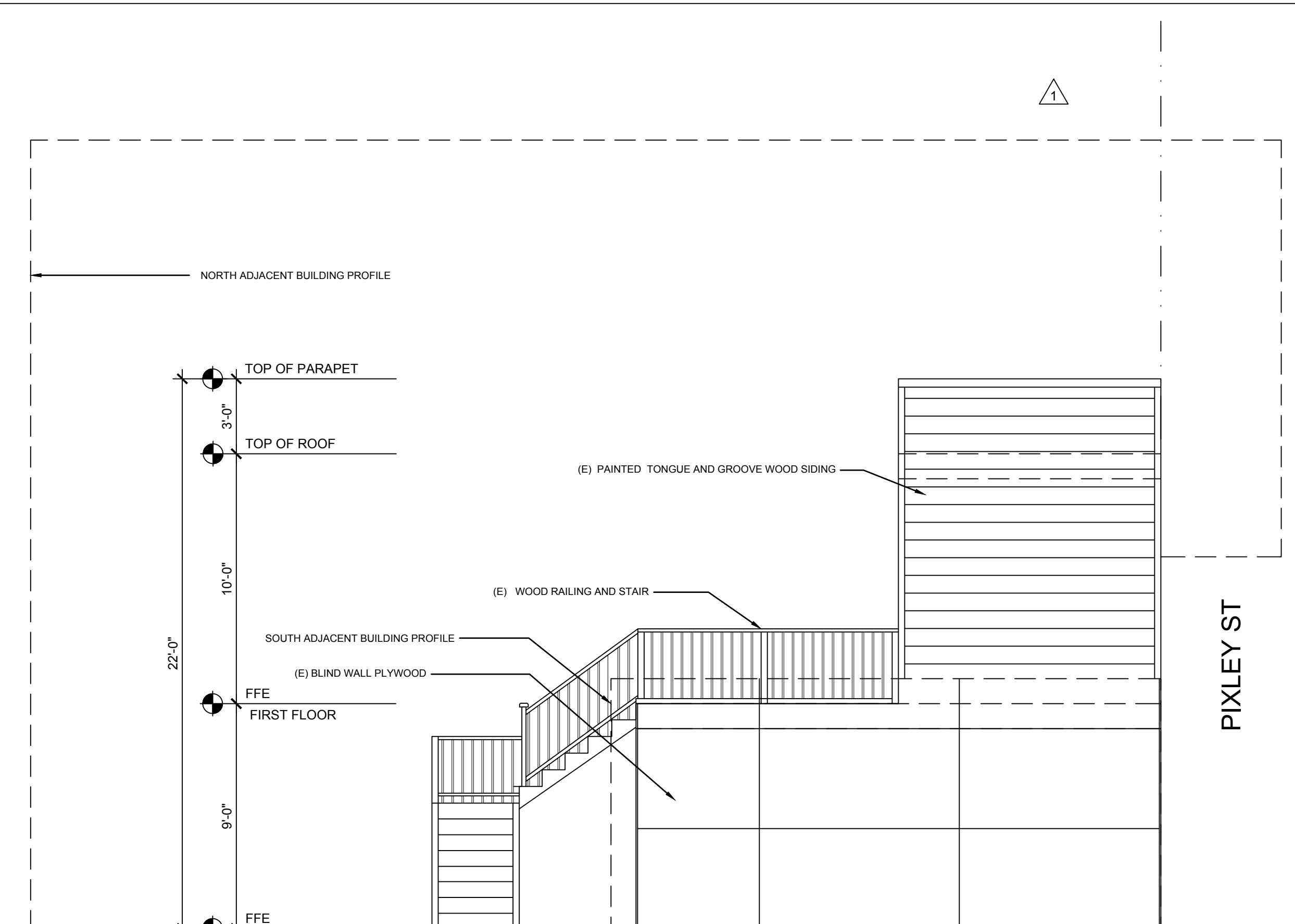
2 EXISTING SOUTH ELEVATIONS
A2.00 1/4" = 1'





66'-3"

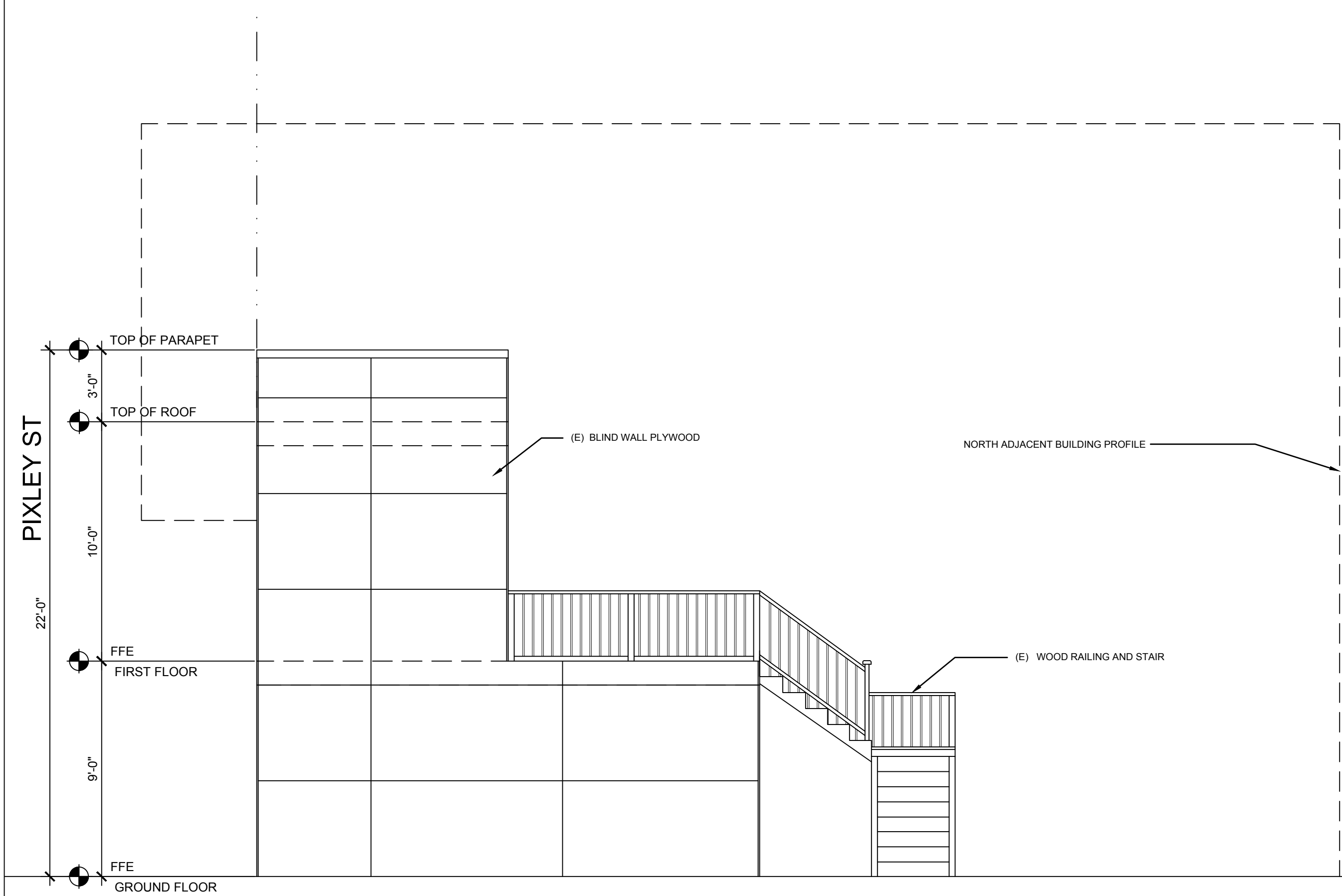
(E) 3-STORY FRONT BLDG (NO WORK PROPOSED)



(E) CENTRAL YARD

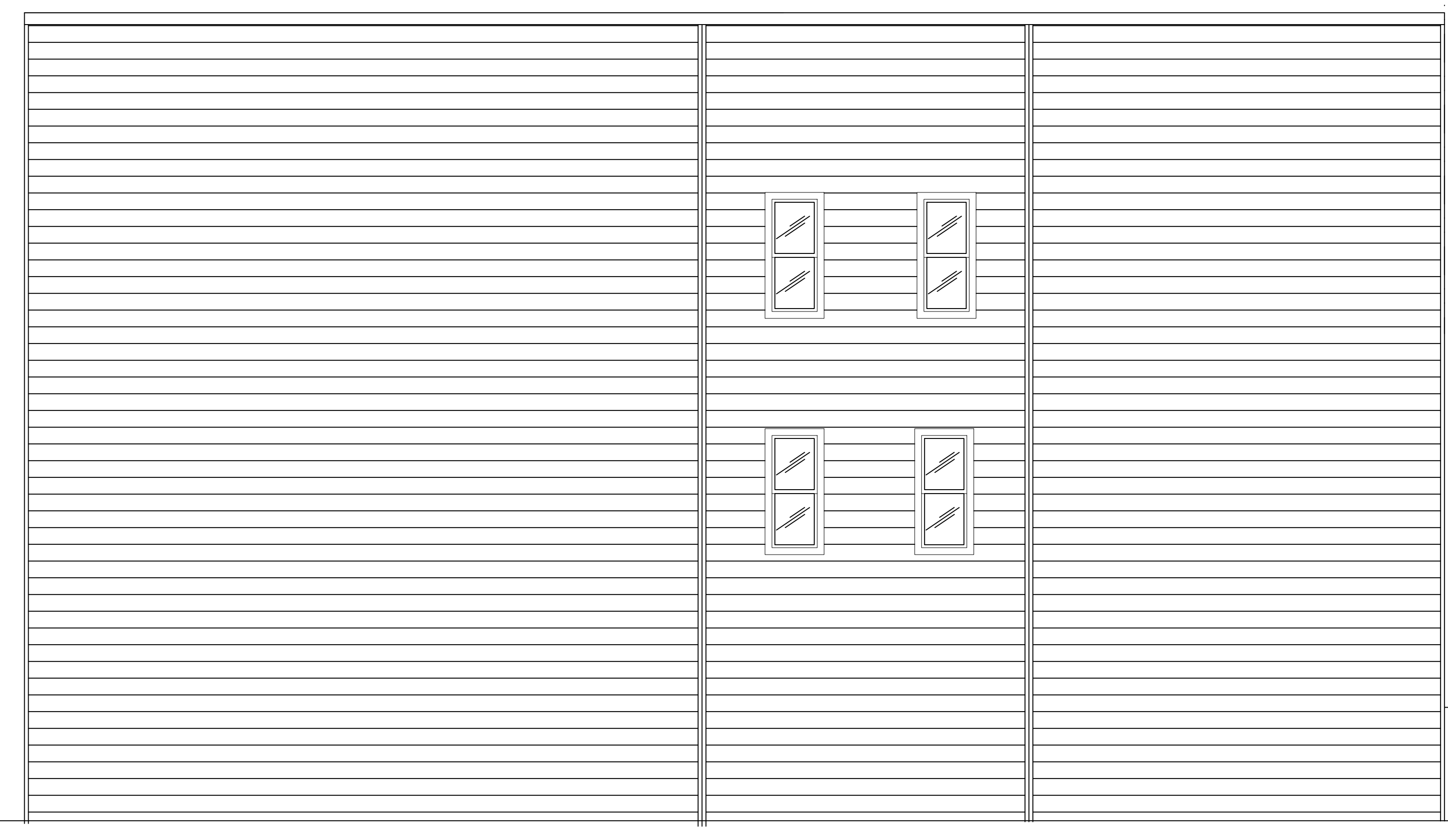
(E) 2-STORY REAR BLDG

1 EXISTING EAST ELEVATIONS
A2.01 1/4" = 1'



(E) 2-STORY REAR BLDG

(E) CENTRAL YARD



(E) 3-STORY FRONT BLDG (NO WORK PROPOSED)

2 EXISTING WEST ELEVATIONS
A2.01 1/4" = 1'

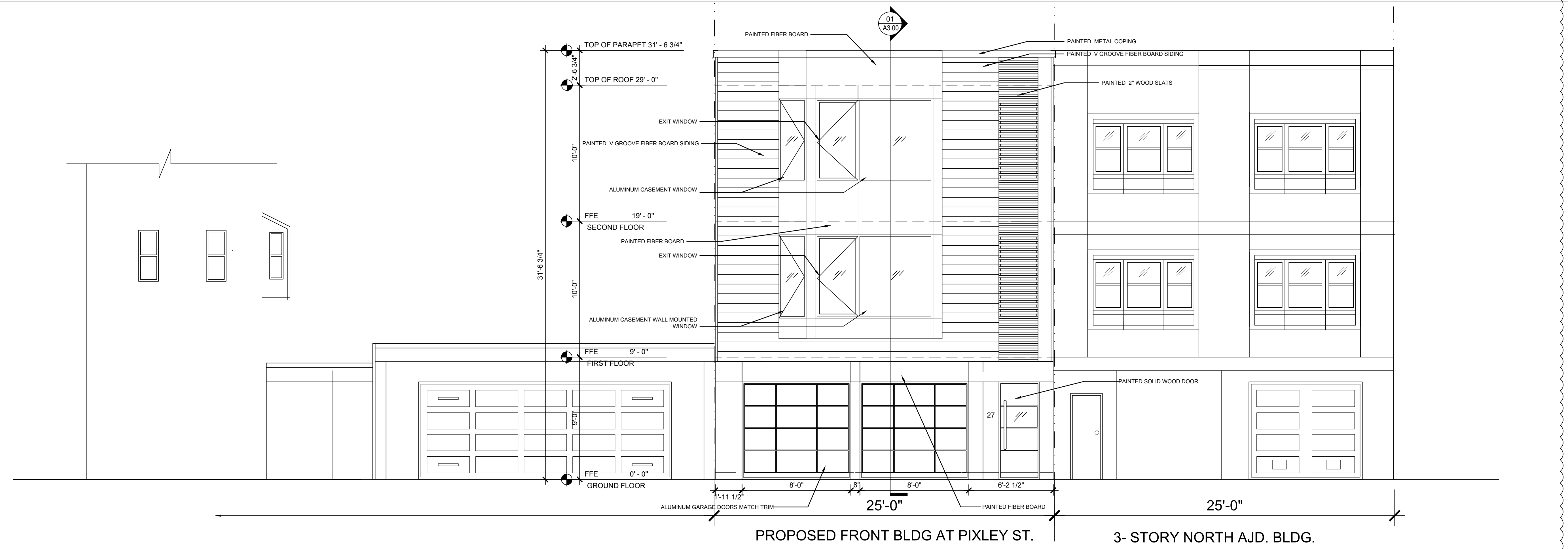
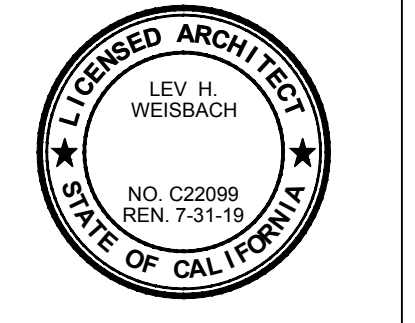
PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

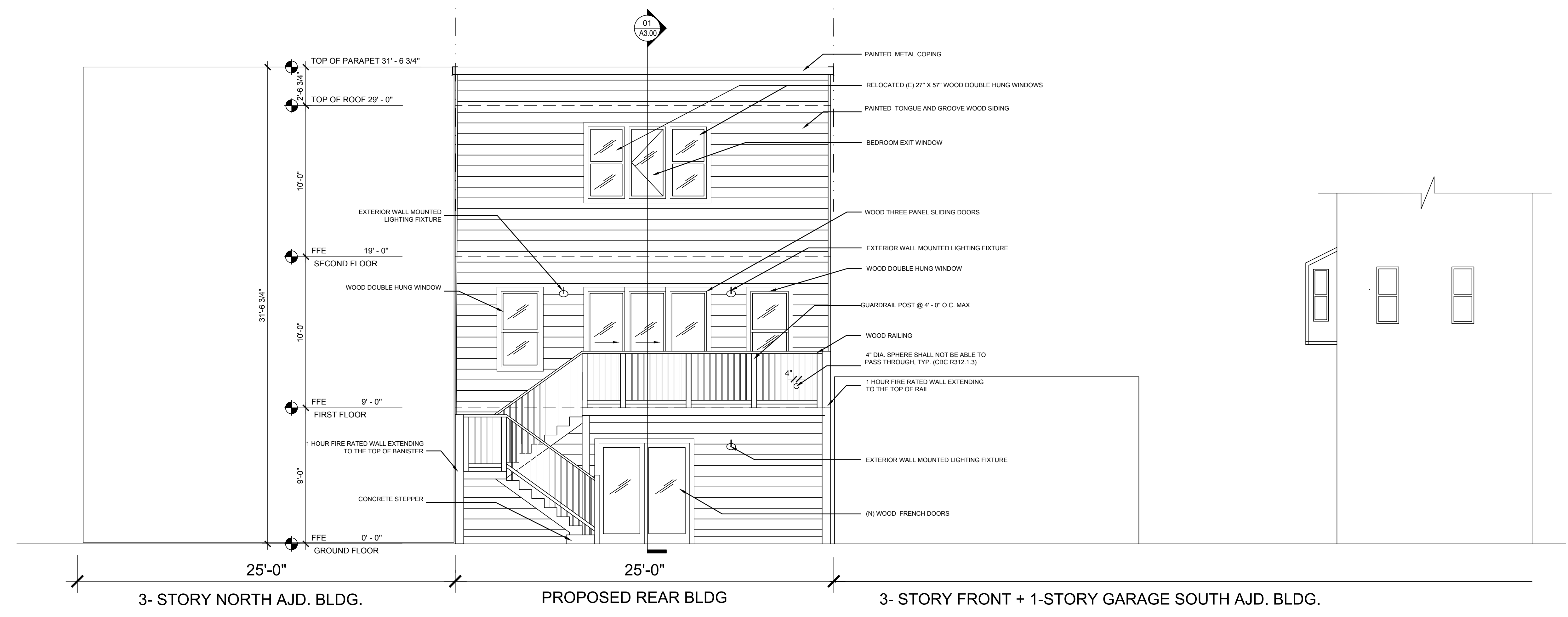
SHEET TITLE
EXISTING EAST & WEST
ELEVATIONS

NORTH
PROJECT NORTH
BY MM
SCALE 1/4" = 1'-0"
SHEET 16_1125 - A2.01

A2.01



1 PROPOSED NORTH ELEVATIONS
A2.02 1/4" = 1'

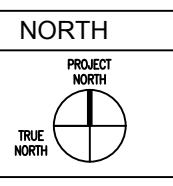


2 PROPOSED SOUTH ELEVATIONS
A2.02 1/4" = 1'

PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

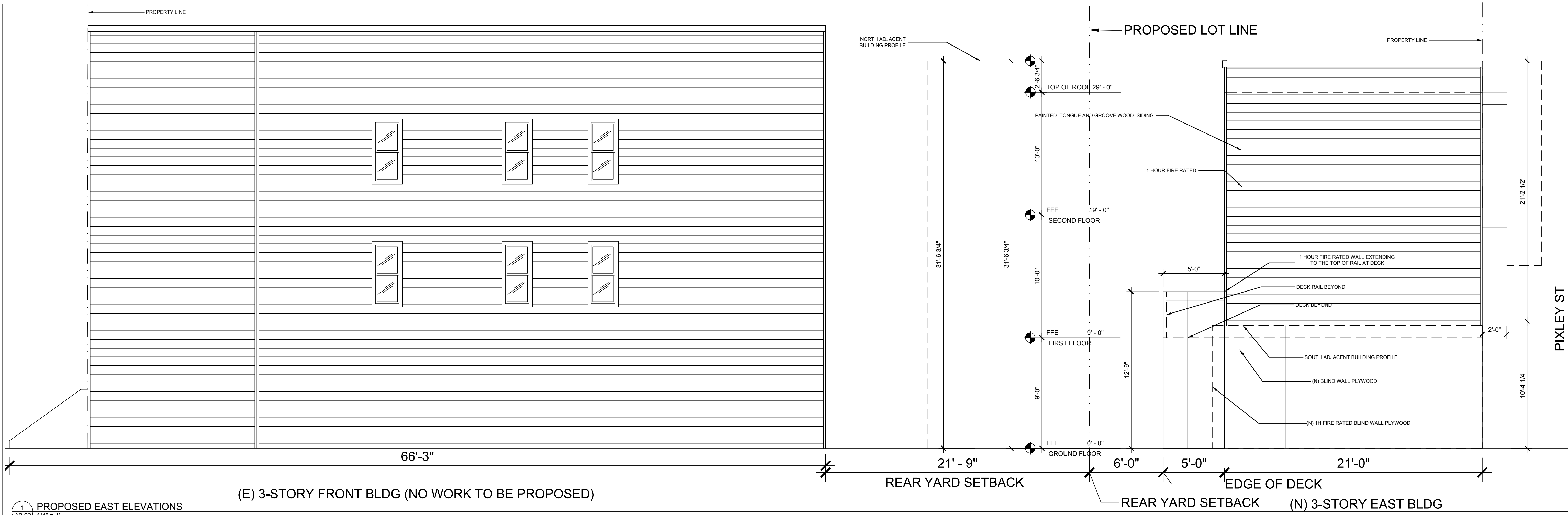
ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
1	VARIANCE APPLICATION
08.23.17	RE-SUBMITTAL
2	VARIANCE APPLICATION

SHEET TITLE
PROPOSED NORTH & SOUTH ELEVATIONS

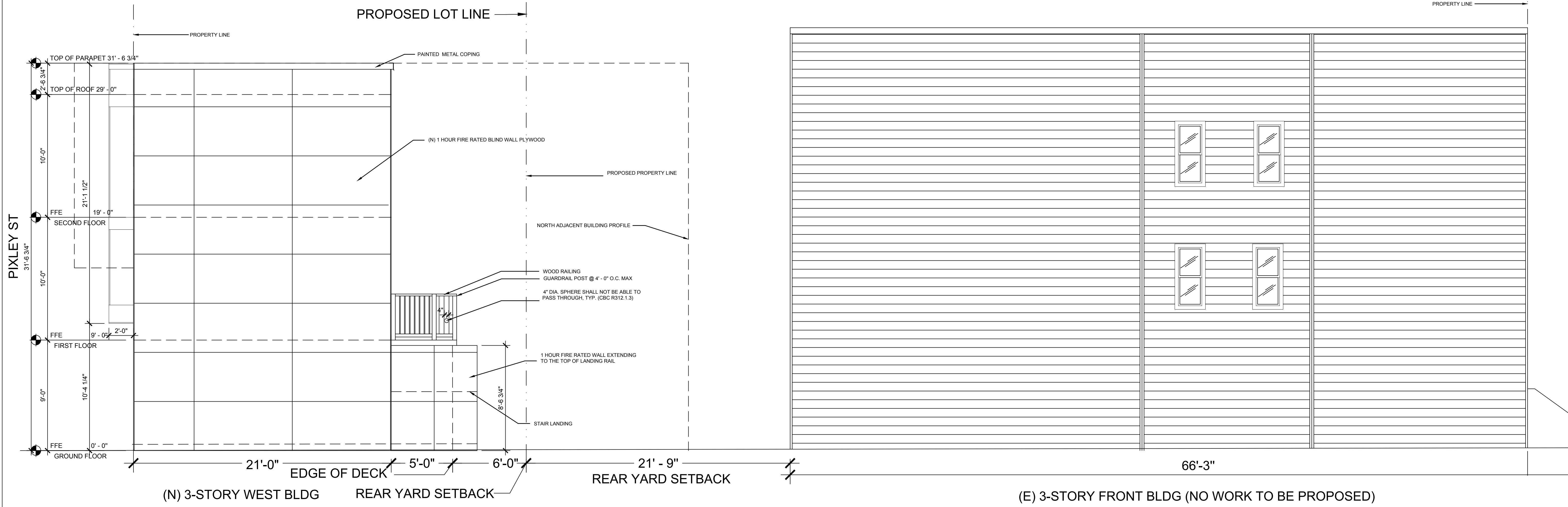


BY MM
SCALE 1/4" = 1'-0"
SHEET 16_1125 - A2.02

A2.02



1 PROPOSED EAST ELEVATIONS
A2.03 1/4" = 1"



2 PROPOSED WEST ELEVATIONS
A2.03 1/4" = 1"

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103

PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
05.15.17	RE-SUBMITTAL
08.23.17	VARIANCE APPLICATION
	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
PROPOSED EAST & WEST ELEVATIONS

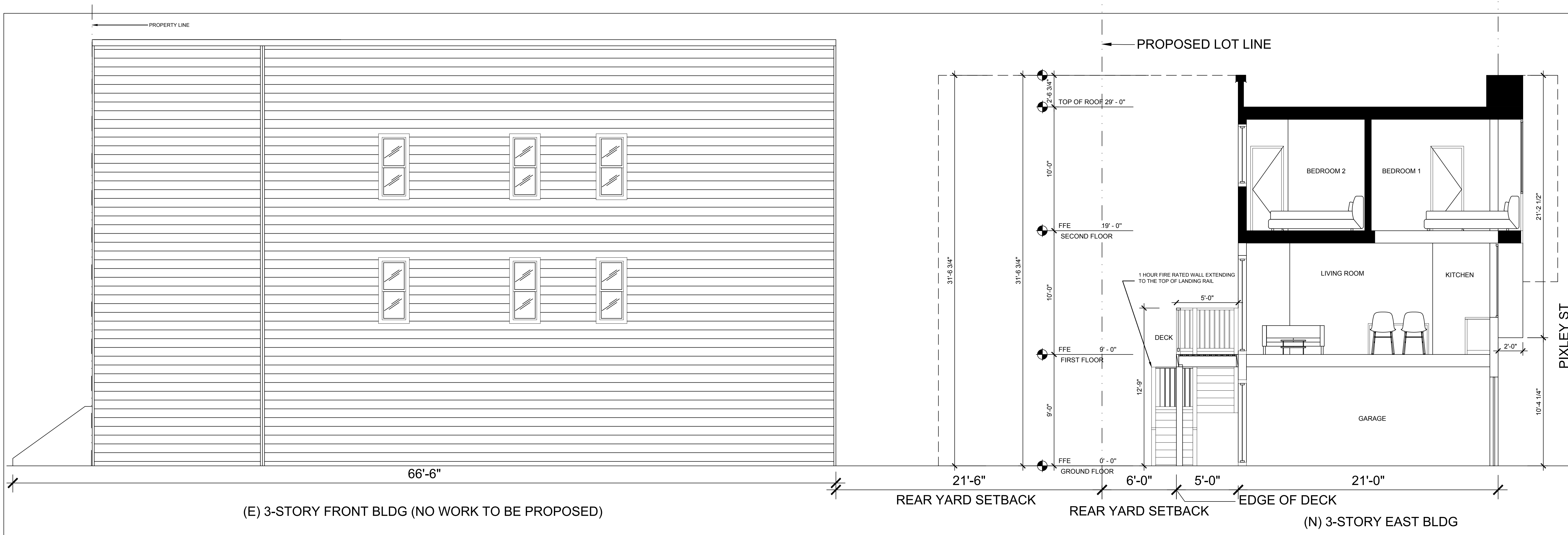
NORTH

BY MM

SCALE 1/4" = 1'-0"

SHEET 16_1125 - A4.03

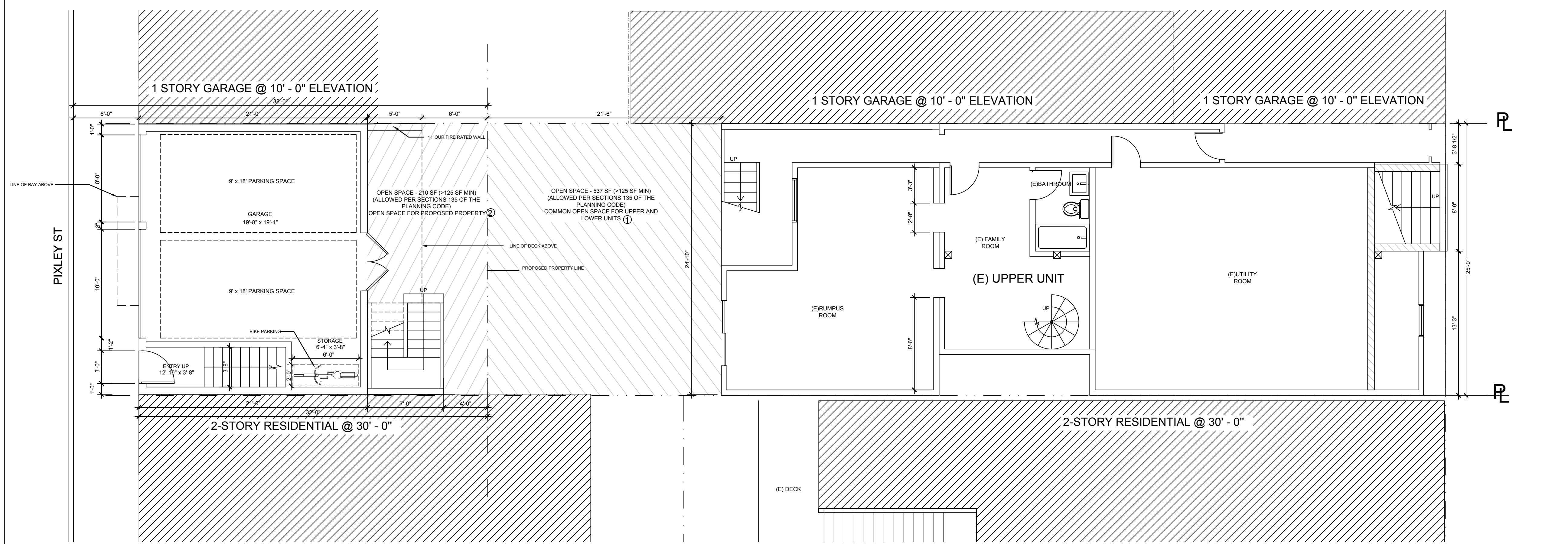
A2.03



(E) 3-STORY FRONT BLDG (NO WORK TO BE PROPOSED)

(N) 3-STORY EAST BLDG

1 PROPOSED SECTION
A3.00 1/4" = 1"



2 PROPOSED OPEN SPACE PLAN
A3.00 1/8" = 1"

WALL SYMBOLS

- INDICATES EXISTING WALL OR PARTITION TO REMAIN
- INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
- INDICATES NEW WALL OR PARTITION

ZONING COMPLIANCE

LOT 6 PROPOSED

① OPEN SPACE - 537 SF (>125 SF MIN)
(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)

LOT TBD PROPOSED

② OPEN SPACE - 210 SF (>125 SF MIN)
(ALLOWED PER SECTIONS 135 OF THE PLANNING CODE)

PROJECT NAME
2010 - 2012 FILBERT
2010 - 2012 Filbert St.
San Francisco,
CA, 94501

ISSUED	DESCRIPTION
02.10.17	VARIANCE APPLICATION
06.15.17	RE-SUBMITTAL
08.23.17	RE-SUBMITTAL
	VARIANCE APPLICATION

SHEET TITLE
**PROPOSED SECTION
OPEN SPACE PLAN**

NORTH
PROJECT NORTH
BY MM
SCALE 1/4" = 1'-0"
SHEET 16_1125 - A4.03

A3.00

1022 NATOMA ST. #1
SAN FRANCISCO
CA 94103

