



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.

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San Francisco,
CA 94103-2479

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Memo



**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 1, 2019**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 78 Carmel Street	Applicant: Gisela Schmoll
Cross Street(s): Cole Street	Company: Gisela Schmoll Architect, PC
Block /Lot No.: 1291 / 014	Applicant Address: 543 Broderick Street
Zoning District(s): RH-2 / 40-X	City, State: San Francisco, CA 94117
Area Plan: N/A	Telephone: 415-244-4748
Record Number: 2019-004679VAR	E-Mail: g@schmolldesign.com

PROJECT DESCRIPTION

The proposal is to demolish the existing deck and trellis at the second story and replace with a larger deck of frosted and transparent glass within the legal, noncomplying trellis footprint.

PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 50 feet. The proposed deck would replace the existing trellis footprint, which would be extended approximately 8 feet into the required rear yard and result in a rear yard of approximately 42 feet. Therefore, a variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sf-planning.org/notices and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Katie Wilborn** Telephone: **415-575-9114** E-Mail: **Katherine.Wilborn@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident near 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 comment on 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 to the 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.

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.

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 Department or 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.

AREA CALCULATIONS:

LOT AREA: 2850 SF

GROSS AREA	EXISTING	PROPOSED
RESIDENTIAL:		
1st FL	1259 SF	1259 SF
2nd FL	1348 SF	1348 SF
TOTAL	2607 SF	2607 SF
PARKING USEABLE OPEN SPACE	200 SF	200 SF
	1407 SF	1407 SF
TOTAL	4214 SF	4214 SF

PROJECT TEAM:

OWNER:
Rosalind Walrath
78 Carmel Street
San Francisco, CA 94117
Tel: 917.498.3353

ARCHITECT:
Gisela Schmolli Architect, PC
534 Broderick Street
San Francisco, CA 94117
Contact: Gisela Schmolli
Tel: 415.244.4748
E-mail: g@schmolli.com

GENERAL CONTRACTOR:
Madrona Landscape
375 Alabama St. #440
San Francisco CA 94110
Contact: Geoff Coffey
Tel.: 415.531.3410
E-mail: geoff@madrona.org
California C27 lic. 980160.

PROJECT INFO:

ADDRESS:
78 Carmel Street
San Francisco, CA 94117

ASSESSOR'S PARCEL NO.: 1291/014

ZONING DISTRICT: RH-2

HEIGHT & BULK DISTRICT: 40X

OCCUPANCY TYPE: R-3 (ONE OR TWO UNIT RESIDENTIAL)

CONSTRUCTION TYPE: V-B

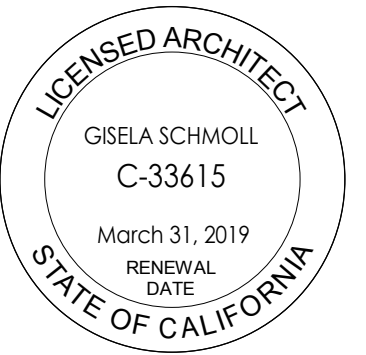
STORIES: 2 Stories

SHEET LIST

Sheet No.	Sheet Name
A001	Project Details
A002	Notes & Abbreviations
A100	Existing Site Plan
A101	Proposed Site Plan
A102	Existing Floor Plans
A103	Proposed Floor Plans
A104	Landscape Plans
A200	Existing Exterior Elevations
A201	Existing Exterior Elevations
A202	Proposed Exterior Elevations
A203	Proposed Exterior Elevations
A300	Sections
A500	Details

GISELA SCHMOLL
ARCHITECT, PC

534 Broderick Street
San Francisco, CA 94117
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**WALRATH RESIDENCE**

78 CARMEL ST
SAN FRANCISCO, CA 94117

BLOCK/LOT: 1291/014

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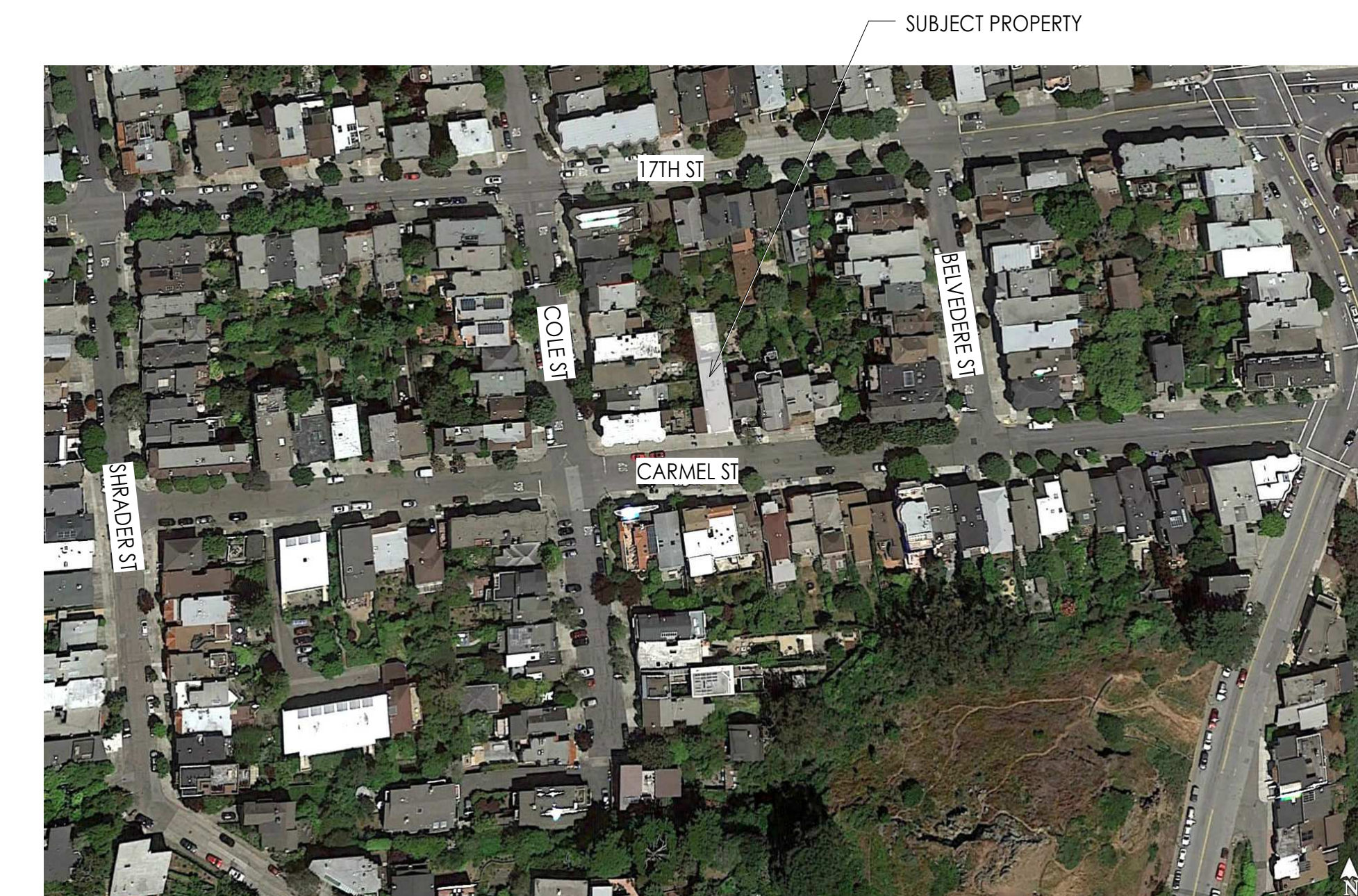
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PRE-APP MTG**APPLICABLE CODES:**

2016 California Building Code
2016 California Energy Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Electrical Code

With City of San Francisco Amendments



① Vicinity Map
12" = 1'-0"

Rev Issued to Date

DECK LEGALIZATION

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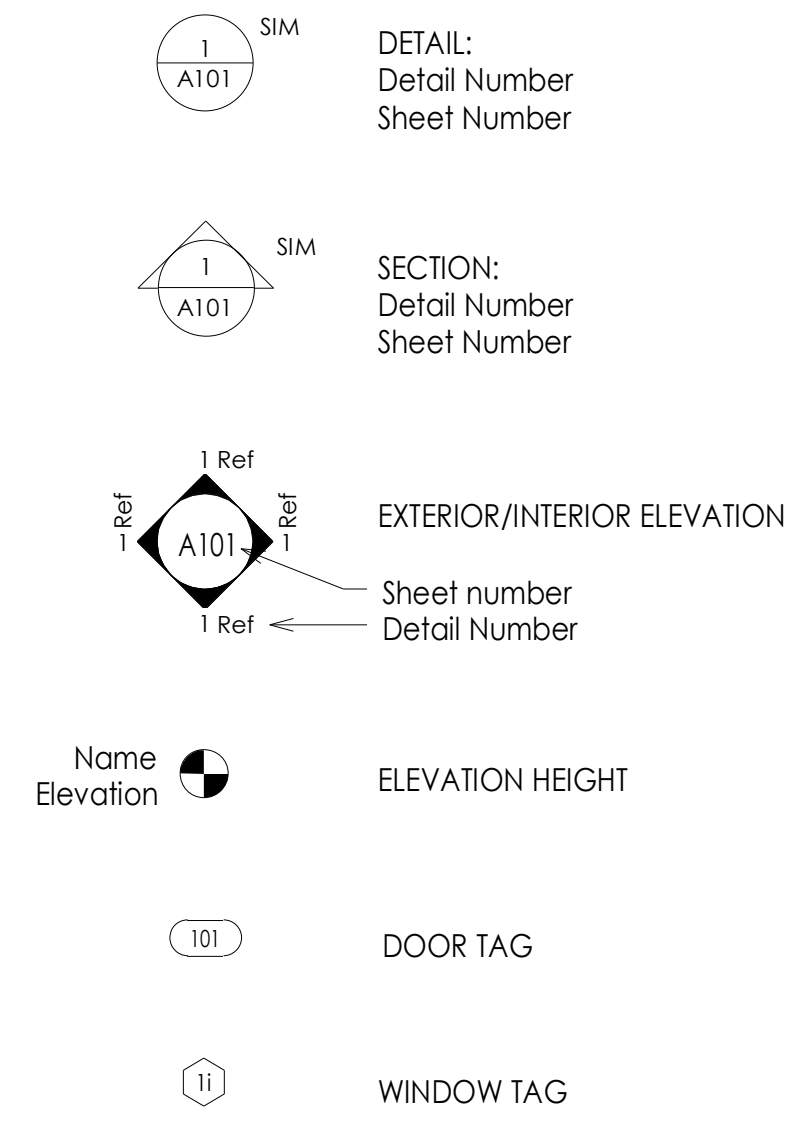
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Sheet Title

Project Details

A001

SYMBOLS:



Name Elevation ELEVATION HEIGHT

ABBREVIATIONS:

@	AT	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER
APPROX.	APPROXIMATELY	N.T.S.	NOT TO SCALE
ATR	ALL THREADED ROD		
BD.	BOARD	O/	OVER
BLDG.	BUILDING	O.A.	OVERALL
BM.	BEAM	O.C.	ON CENTER
BLK.G.	BLOCKING	OPG.	OPENING
BOT.	BOTTOM		
BTWN.	BETWEEN	PLWD.	PLYWOOD
		P.T.	PRESSURE TREATED
CLO.	CLOSET	QTY	QUANTITY
CLG.	CEILING		
CLR.	CLEAR	R	RISER
CONC.	CONCRETE	REF.	REFRIGERATOR
CONT.	CONTINUOUS	REQ.	REQUIRED
		RM.	ROOM
		R.W.L.	RAIN WATER LEADER
DBL.	DOUBLE		
DED	DEDICATED		
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DN	DOWN	SHT.	SHEET
DWG	DRAWING	SIM.	SIMILAR
		S.S.	STAINLESS STEEL
(E)	EXISTING	S.S.D.	SEE STRUCTURAL DRAWINGS
EA.	EACH	STD.	STANDARD
ELEV.	ELEVATION	SQ.	SQUARE
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
		SYM.	SYMMETRICAL
F.F.	FINISH FLOOR		
FL	FLOOR	T	TREAD
FND.	FOUNDATION	T&B	TOP AND BOTTOM
FTG.	FOOTING	T.B.D.	TO BE DETERMINED
		TEL.	TELEPHONE
		TYP.	TYPICAL
GA.	GAUGE		
GALV.	GALVANIZED		
G.S.M.	GALVANIZED SHEET METAL	U.O.N	UNLESS OTHERWISE NOTED
GYP. BD.	GYP. BOARD		
		V.I.F.	VERIFY IN FIELD
H.D.G.	HOT DIPPED GALVANIZED		
HGR.	HANGER	W/	WITH
HORIZ.	HORIZONTAL	WD.	WOOD
HR.	HOUR	W/D	WASHER DRYER
		W.H.	WATER HEATER
INT.	INTERIOR	W/O	WITHOUT
JST.	JOIST		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MIN.	MINIMUM		

GENERAL NOTES:

1. CHANGES FROM THE CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE WRITTEN APPROVAL OF ARCHITECT. ARCHITECT IS NOT LIABLE FOR ANY CHANGES MADE WITHOUT PERMISSION PER THE ARCHITECTS PRACTICE ACT 5536.25. **DEMOLITION BEYOND WHAT IS INDICATED ON THE PLANS, REGARDLESS OF WHETHER THE CONTRACTOR BELIEVES IT IS WARRANTED DUE TO DAMAGE OR CONSTRUCTION NECESSITY, MUST FIRST BE APPROVED BY THE ARCHITECT, FIELD INSPECTOR AND CITY AGENCIES PRIOR TO DEMOLITION.**
2. CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS AND GRADE ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
3. CONFLICTS AND DISCREPANCIES IN INFORMATION AND OMISSIONS IN DRAWINGS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER.
4. ALL SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.
5. IT IS THE INDIVIDUAL RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTION INDIVIDUAL OR AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
6. STRUCTURAL OBSERVATIONS IS REQUIRED PER CBC CHAPTER 17.
7. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF THE APPLICABLE CODES.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. FLOOR PLAN DIMENSIONS TO FACE OF GYPSUM BOARD.
9. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS.
10. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, EQUIPMENT, ETC. WHERE EXISTING FINISHES ARE DAMAGED BY NEW WORK, THE CONTRACTOR SHALL REPAIR SAID FINISHES AS NECESSARY TO MATCH EXISTING ADJACENT FINISHES. WHERE EQUIPMENT IS DAMAGED, CONTRACTOR SHALL REPAIR OR REPLACE WITH EQUAL OR BETTER QUALITY AT HIS OWN EXPENSE.
11. THE CONTRACTOR SHALL MAINTAIN THE PREMISES AND AREA OF WORK IN A NEAT AND ORDERLY CONDITION BY REMOVING RUBBISH AND DEBRIS DAILY. RUBBISH AND DEBRIS SHALL BE DISPOSED OF IN A CLEAN AND LEGAL MANNER AND IN COMPLIANCE WITH LOCAL ORDINANCES.
12. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND DIMENSIONS PRIOR TO ORDERING TILE, WINDOWS AND ALL OTHER FIXTURES/FINISHES.
13. ROOM DIMENSIONS ON FLOOR PLANS TO FACE OF GYPSUM BOARD.
14. THE GENERAL CONTRACTOR TO RETAIN APPROPRIATE QUALIFIED CONSULTANTS AND/OR CONTRACTORS TO IDENTIFY AND ABATE OR REMOVE THE HAZARDOUS OR TOXIC MATERIALS AND WARRANTS THAT THE JOB SITE IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

GREEN BUILDING CODE REQUIREMENTS:

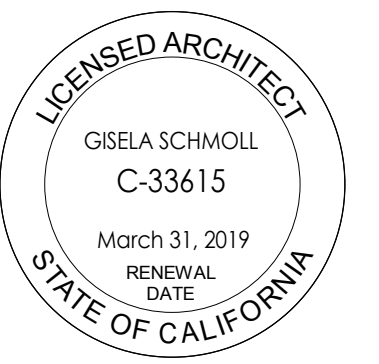
- 2.1 LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS, CGC 4.304.1.
- 2.2 A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
- 2.3 THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2. WASTE SHALL BE REMOVED BY A REGISTERED HAULER TO A REGISTERED FACILITY FOR WASTE DIVERSION.
- 2.4 OPERATION AND MAINTENANCE MANUAL. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
- 2.5 POLLUTANT CONTROL. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- 2.6 POLLUTANT CONTROL. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
- 2.7 INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- 2.8 PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

NEW/REPLACED PLUMBING FIXTURES - WATER USE

LOCATION	FIXTURE	MAX. FLOW/FLUSH RATE
KITCHEN	FAUCET	1.8 GPM @ 60 PSI
BATH	TOILET	1.28 GPF
BATH	VANITY FAUCET	1.5 GPM @ 60 PSI
BATH	BATHTUB FAUCET	2 GPM @ 80 PSI
BATH	SHOWER HEAD	2 GPM @ 80 PSI

GISELA SCHMOLL ARCHITECT, PC

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WALRATH RESIDENCE

78 CARMEL ST
SAN FRANCISCO, CA 94117

BLOCK/LOT:1291/014

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PRE-APP MTG

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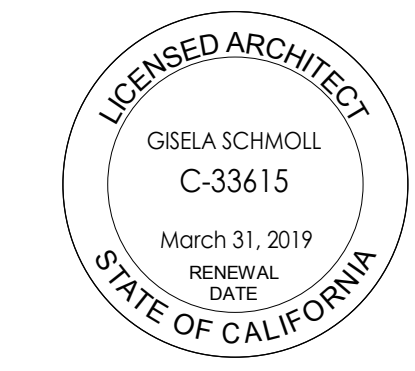
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Notes & Abbreviations

A002



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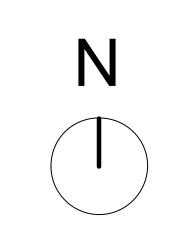
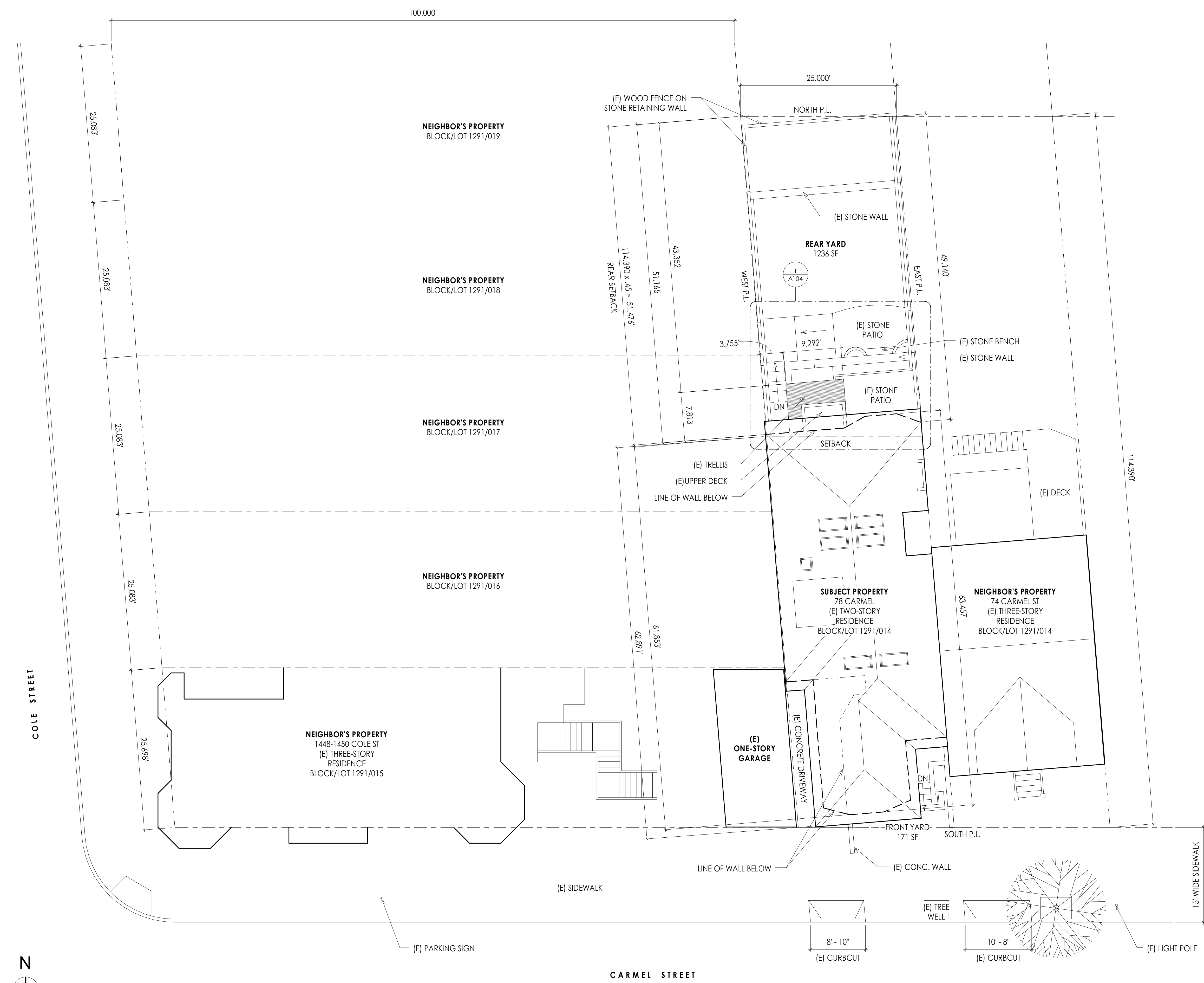
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PRE-APP MTG



① Existing Site Plan
 1/8" = 1'-0"

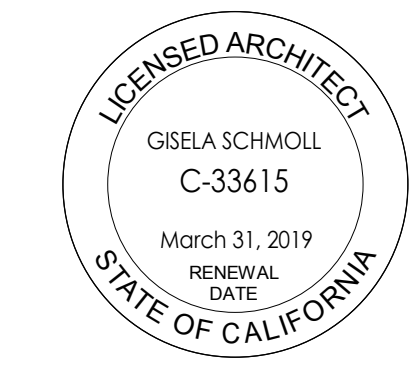
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Existing Site Plan



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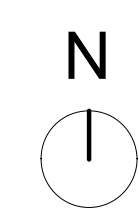
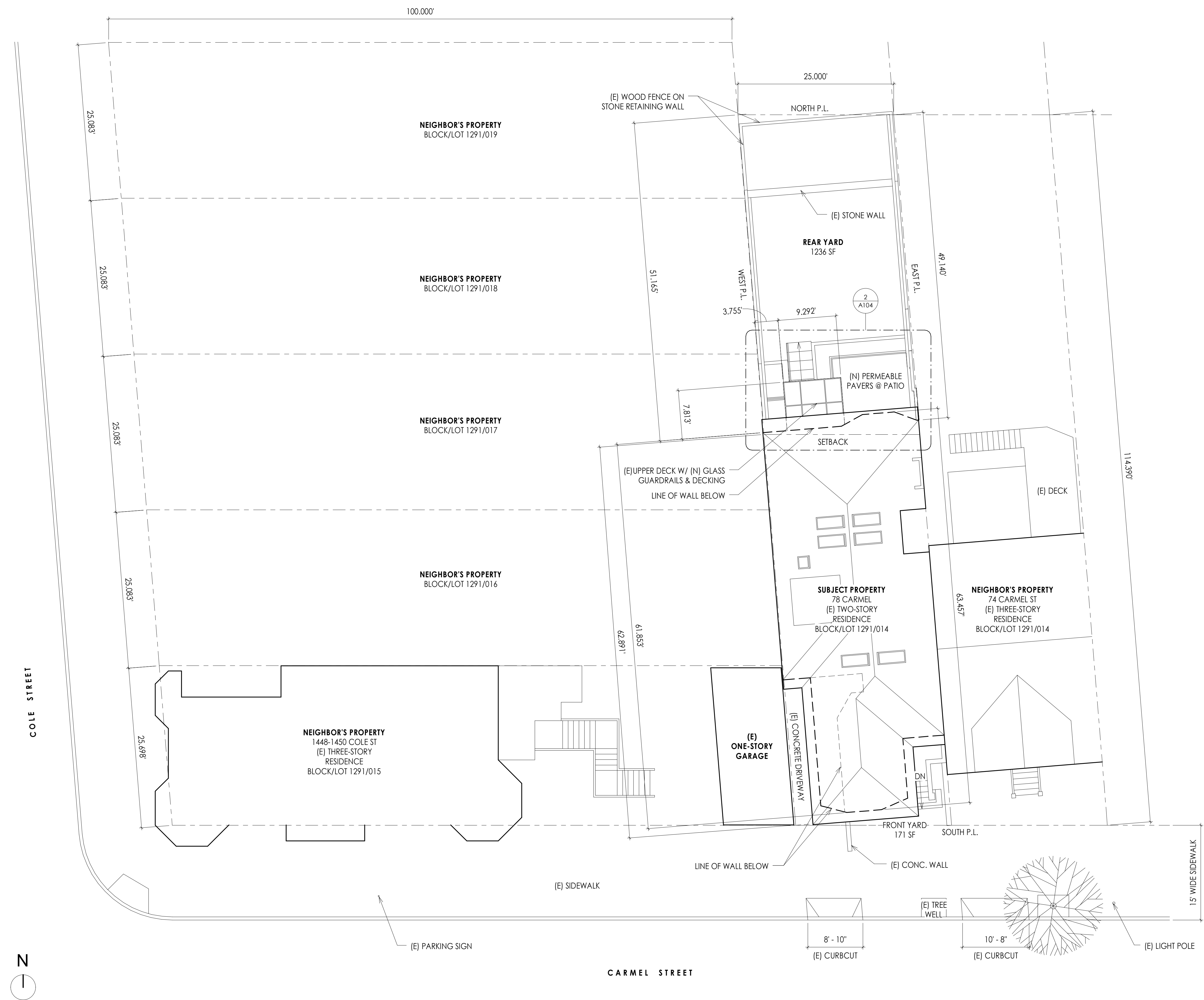
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PRE-APP MTG



1 Proposed Site Plan
 1/8" = 1'-0"

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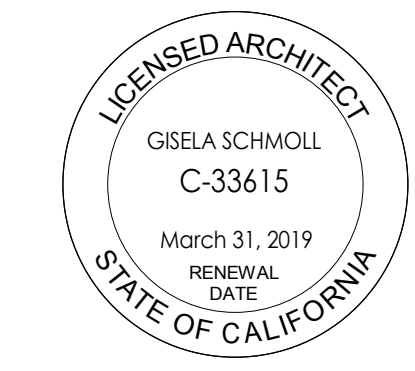
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Proposed Site Plan



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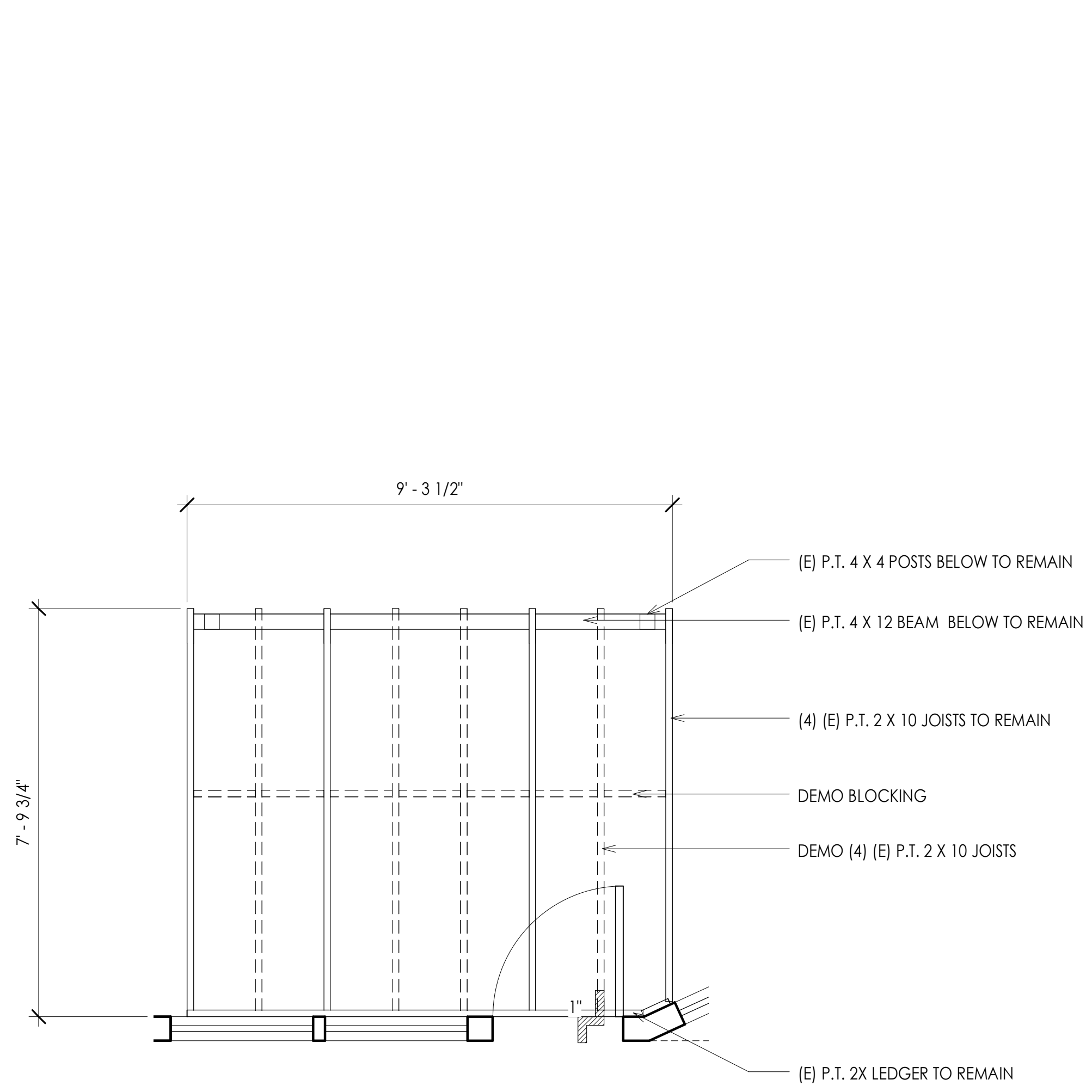
PRE-APP MTG

WALL LEGEND

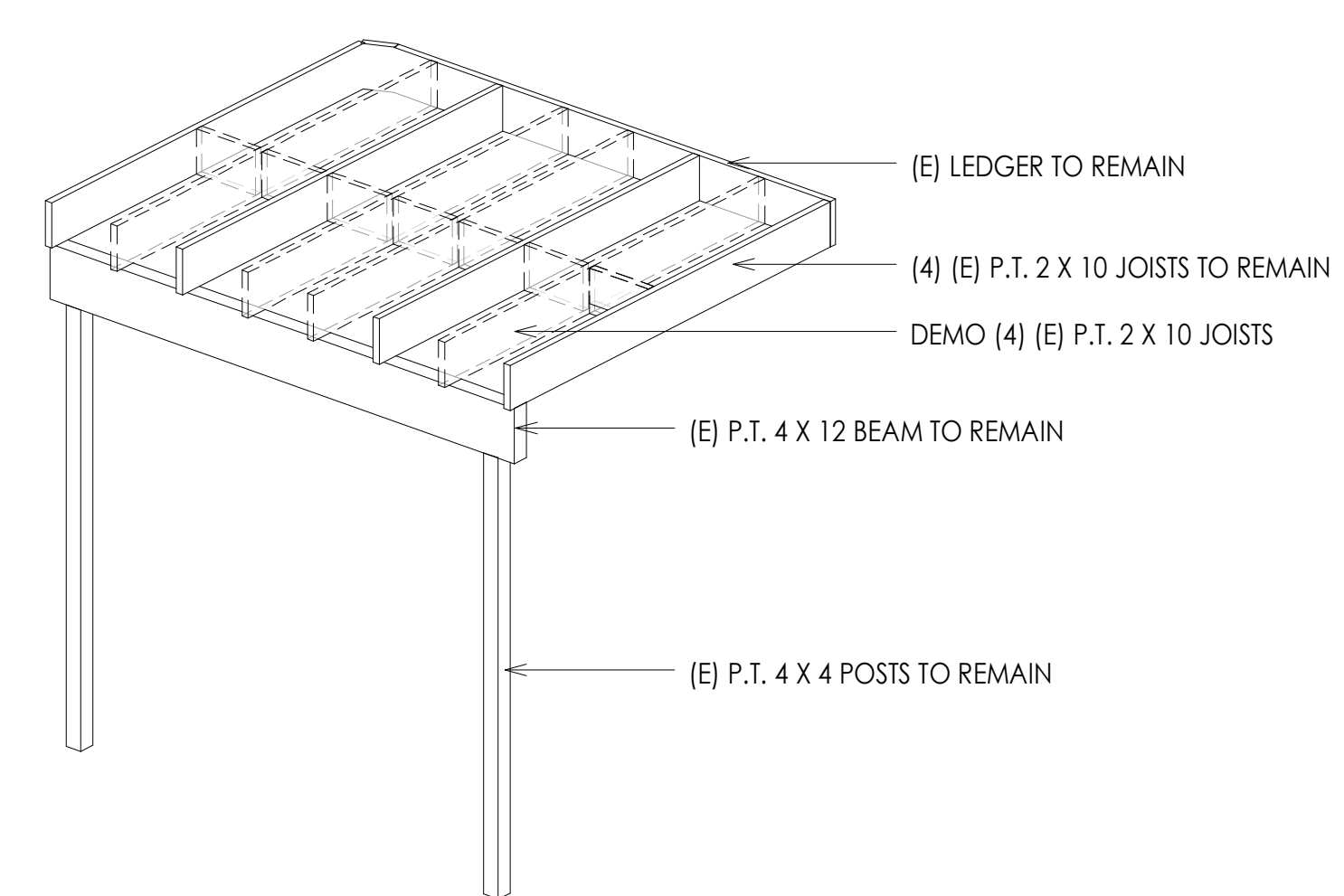
- EXISTING WALL TO REMAIN
- EXISTING WALL/DOOR/WINDOW TO BE REMOVED
- NEW WALL:
2 X 4 @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES
- NEW ONE HOUR WALL:
EXTERIOR WALL: 2 X 4 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. SHEATHING @ EXTERIOR & 5/8" TYPE 'X' GYP. BD. @ INTERIOR
INTERIOR WALL: 2 X 4 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES
- EXISTING ONE HOUR WALL
2 LAYERS 5/8" TYPE 'X' GYP. BD. ON INTERIOR

NOTES:

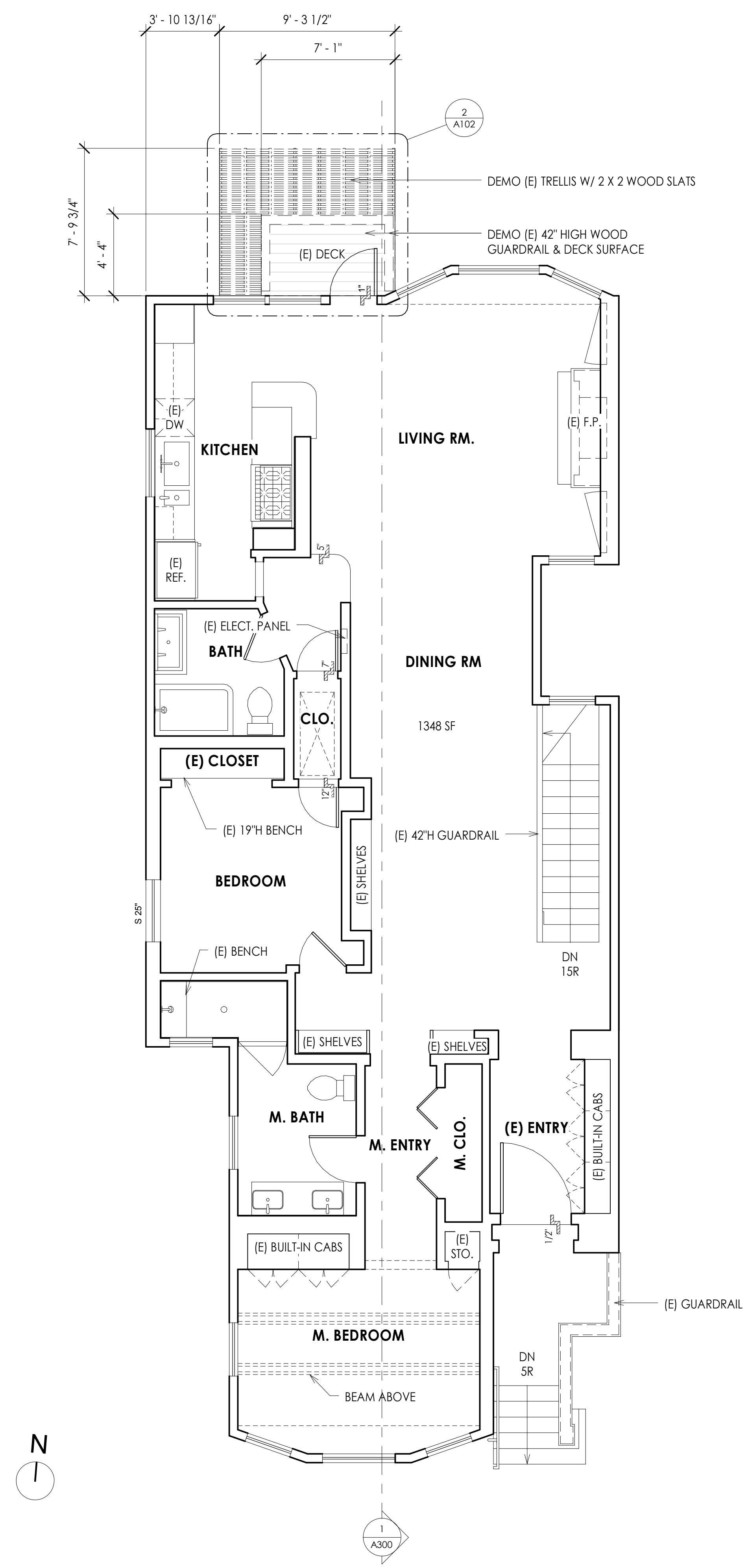
1. ROOM DIMENSIONS TO FACE OF GYPSUM BOARD U.O.N.
2. LEVEL 4 FINISH.
3. R13 BATT INSULATION @ WALLS @ AREAS OF WORK.
4. R30 BATT INSULATION @ ATTIC CRAWL SPACE.
5. SOUND DAMPENING: BATT INSULATION AT INTERIOR WALLS/FLOORS AT BATHS/POWDER ROOMS AND BEDROOMS FOR SOUND DAMPENING.
6. INSTALL ALL BLOCKING AS REQUIRED AND AS SPECIFIED BY OWNER/ARCHITECT FOR FIRE STOP AND FOR INSTALLATION OF BATH HARDWARE, MEDICINE CABINETS, CASEWORK, PLUMBING FIXTURES, HANDRAILS, WALL-MOUNTED TELEVISIONS, ETC. NOT ALL REQUIRED BLOCKING IS NOTED ON THE DRAWINGS.
7. FLASHING: ALL NEW FLASHING THROUGHOUT, UNLESS OTHERWISE NOTED, SHALL BE GALVANIZED METAL. GAUGE APPROPRIATE TO USE. WITH SOLDERED JOINTS, FASTENED WITH GALVANIZED NAILS/SCREWS. REVIEW FLASHING DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.



② Existing/Demo Framing Plan of Deck
 1/2" = 1'-0"



③ Axo of Existing/Demo Deck Framing



① Existing/Demo Second Floor Plan
 1/4" = 1'-0"

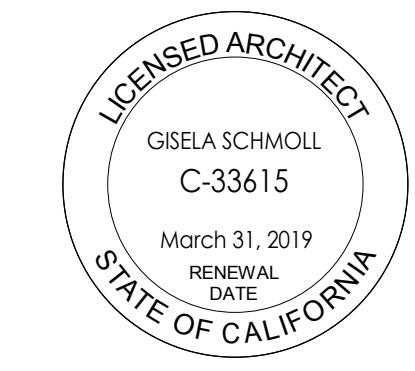
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Existing Floor Plans



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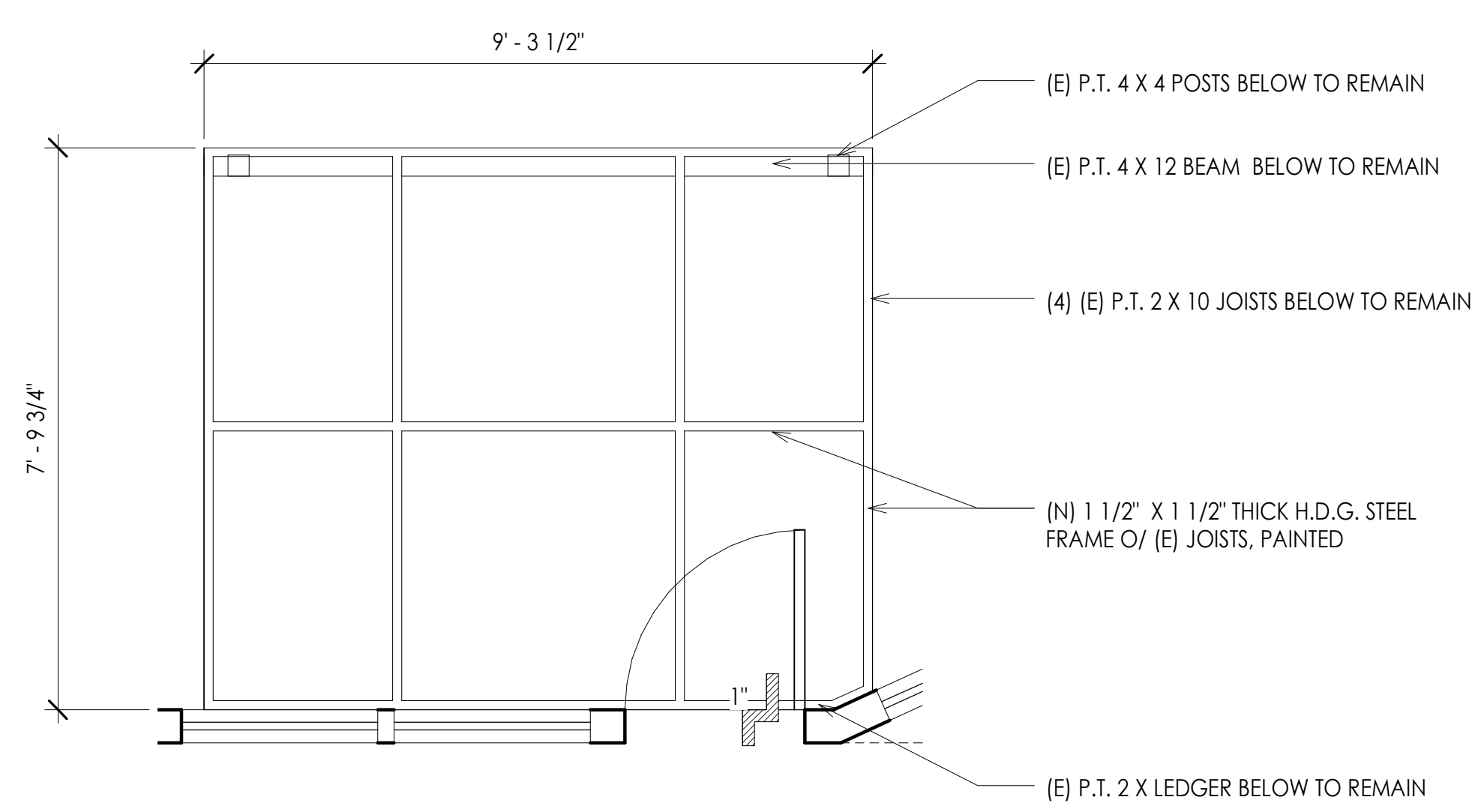
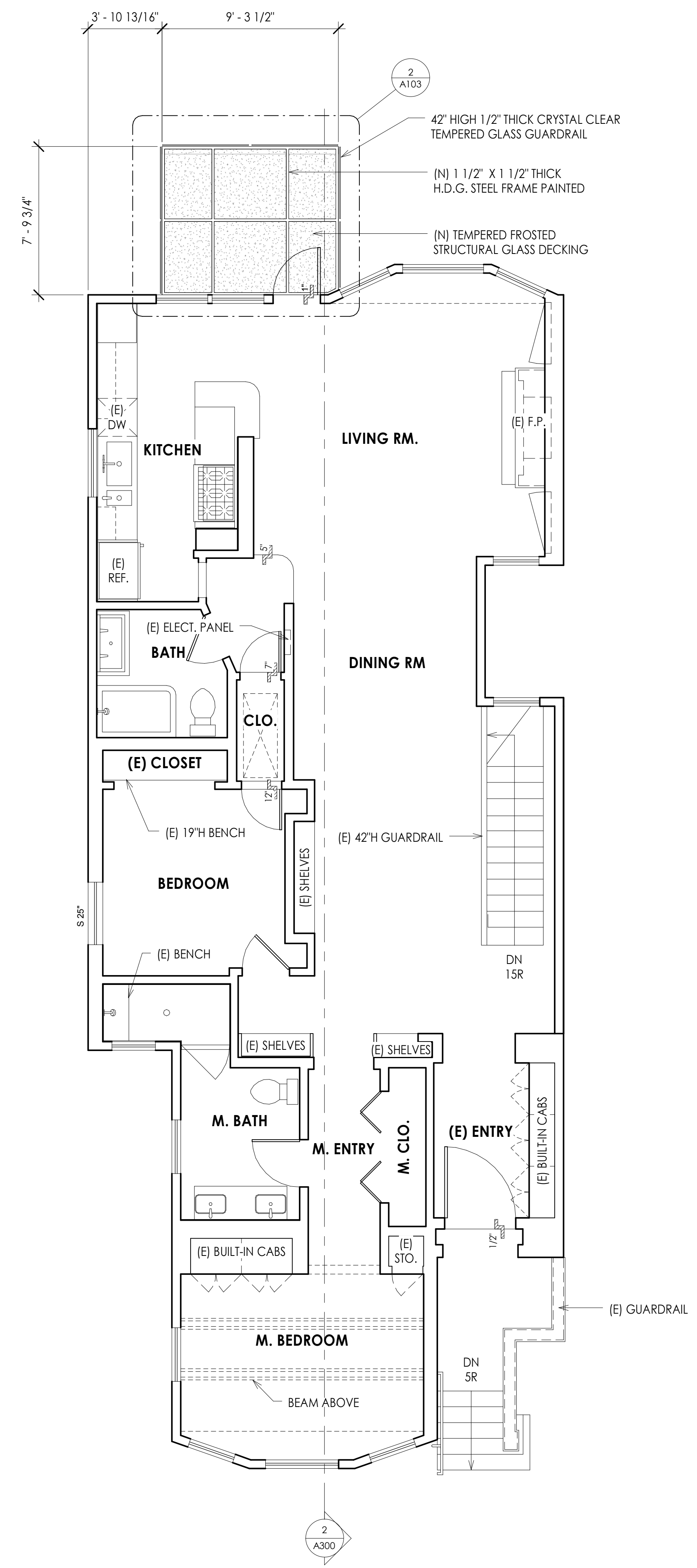
Proposed Floor Plans

WALL LEGEND

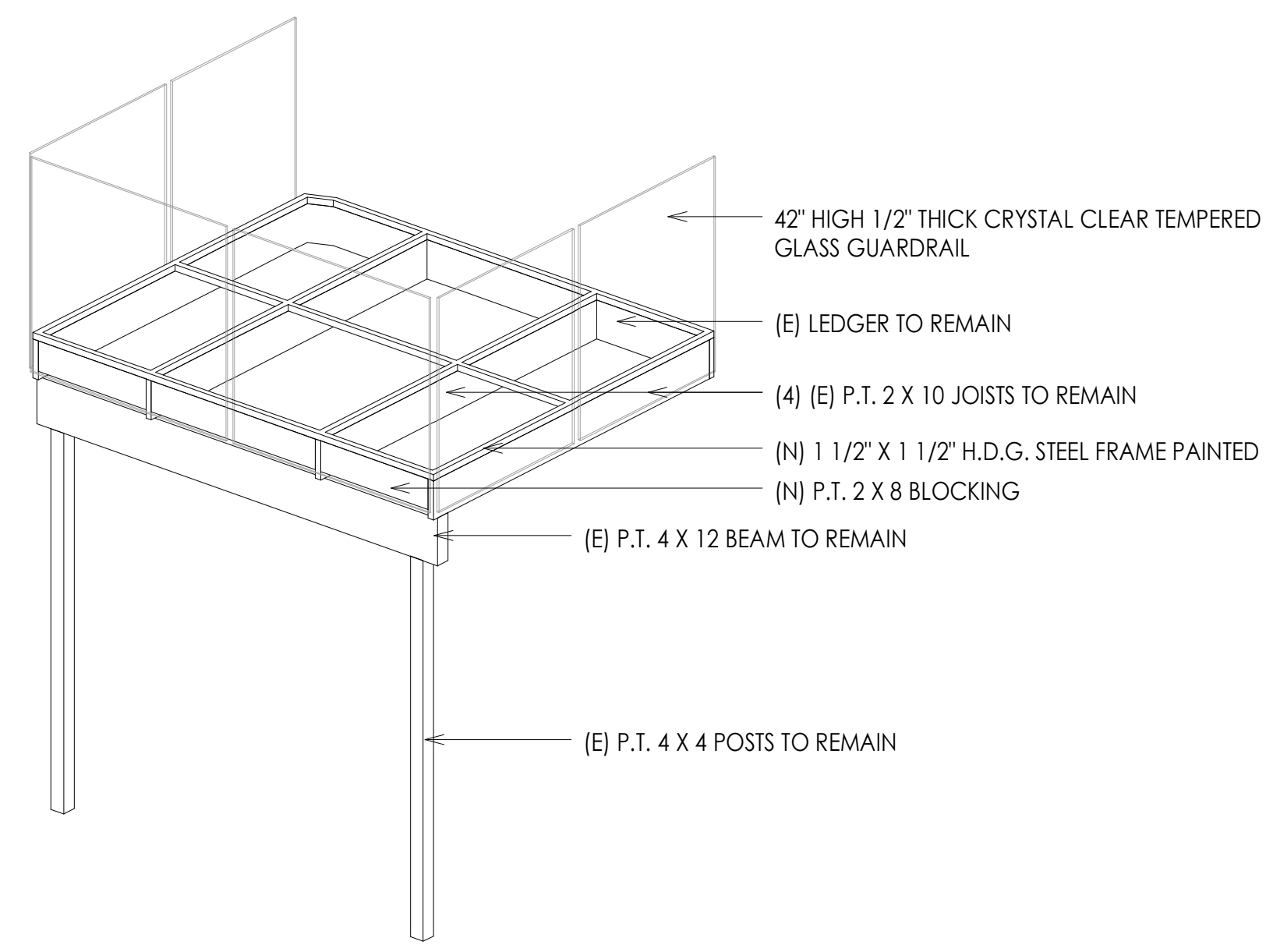
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NOTES:

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4. R30 BATT INSULATION @ ATTIC CRAWL SPACE.
5. SOUND DAMPENING: BATT INSULATION AT INTERIOR WALLS/FLOORS AT BATHS/POWDER ROOMS AND BEDROOMS FOR SOUND DAMPENING.
6. INSTALL ALL BLOCKING AS REQUIRED AND AS SPECIFIED BY OWNER/ARCHITECT FOR FIRE STOP AND FOR INSTALLATION OF BATH HARDWARE, MEDICINE CABINETS, CASEWORK, PLUMBING FIXTURES, HANDRAILS, WALL-MOUNTED TELEVISIONS, ETC. NOT ALL REQUIRED BLOCKING IS NOTED ON THE DRAWINGS.
7. FLASHING: ALL NEW FLASHING THROUGHOUT, UNLESS OTHERWISE NOTED, SHALL BE GALVANIZED METAL. GAUGE APPROPRIATE TO USE. WITH SOLDERED JOINTS, FASTENED WITH GALVANIZED NAILS/SCREWS. REVIEW FLASHING DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.

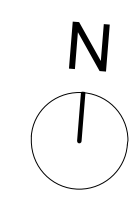


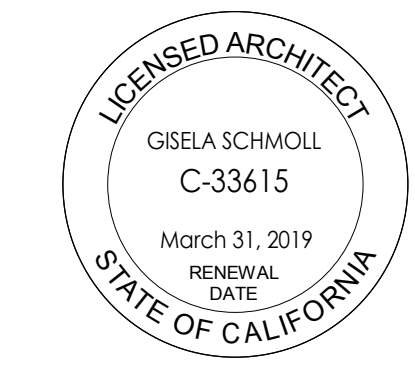
2 Proposed Framing Plan of Deck
 1/2" = 1'-0"



3 Axo of Proposed Deck Framing

1 Proposed Second Floor Plan
 1/4" = 1'-0"



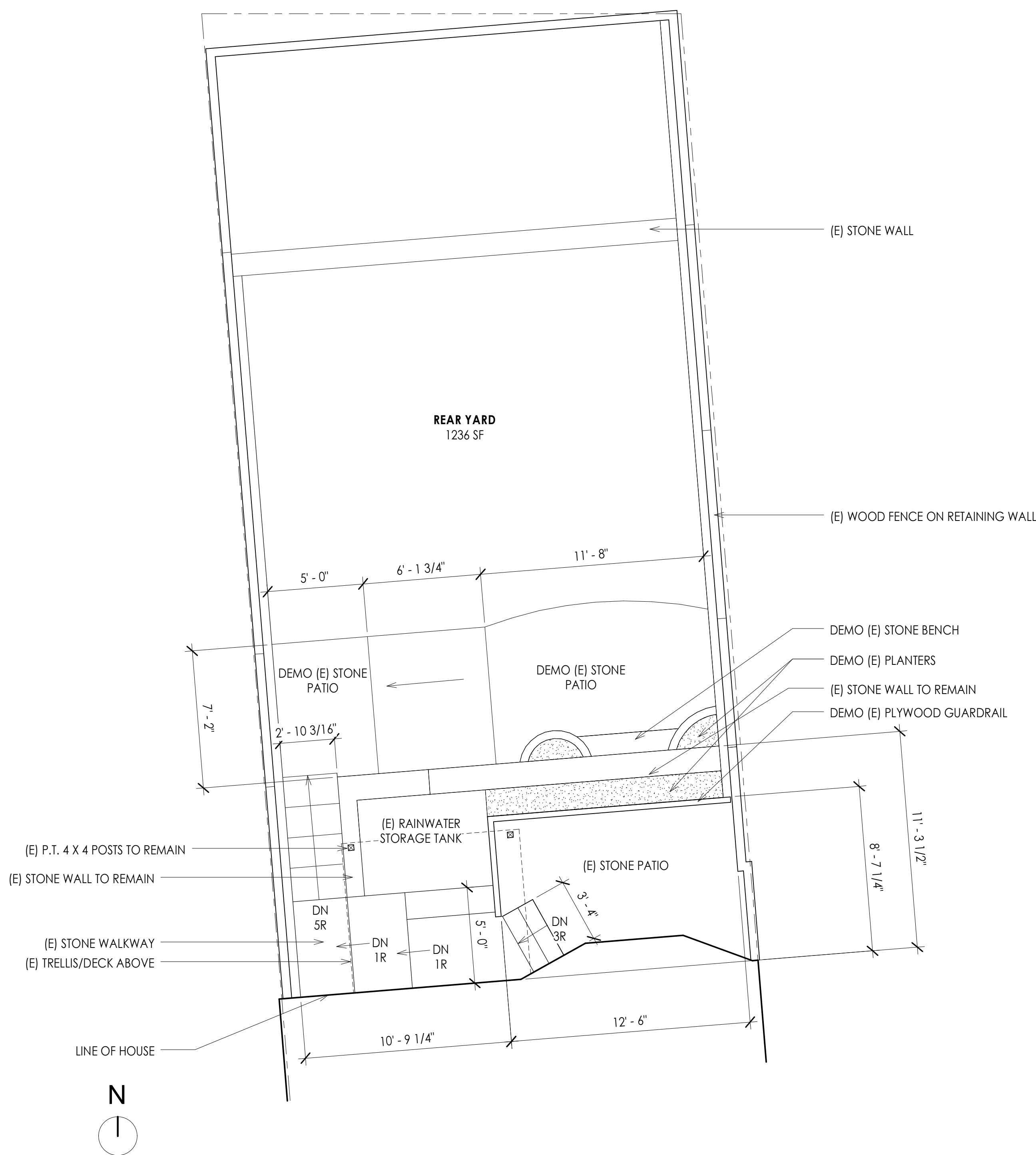


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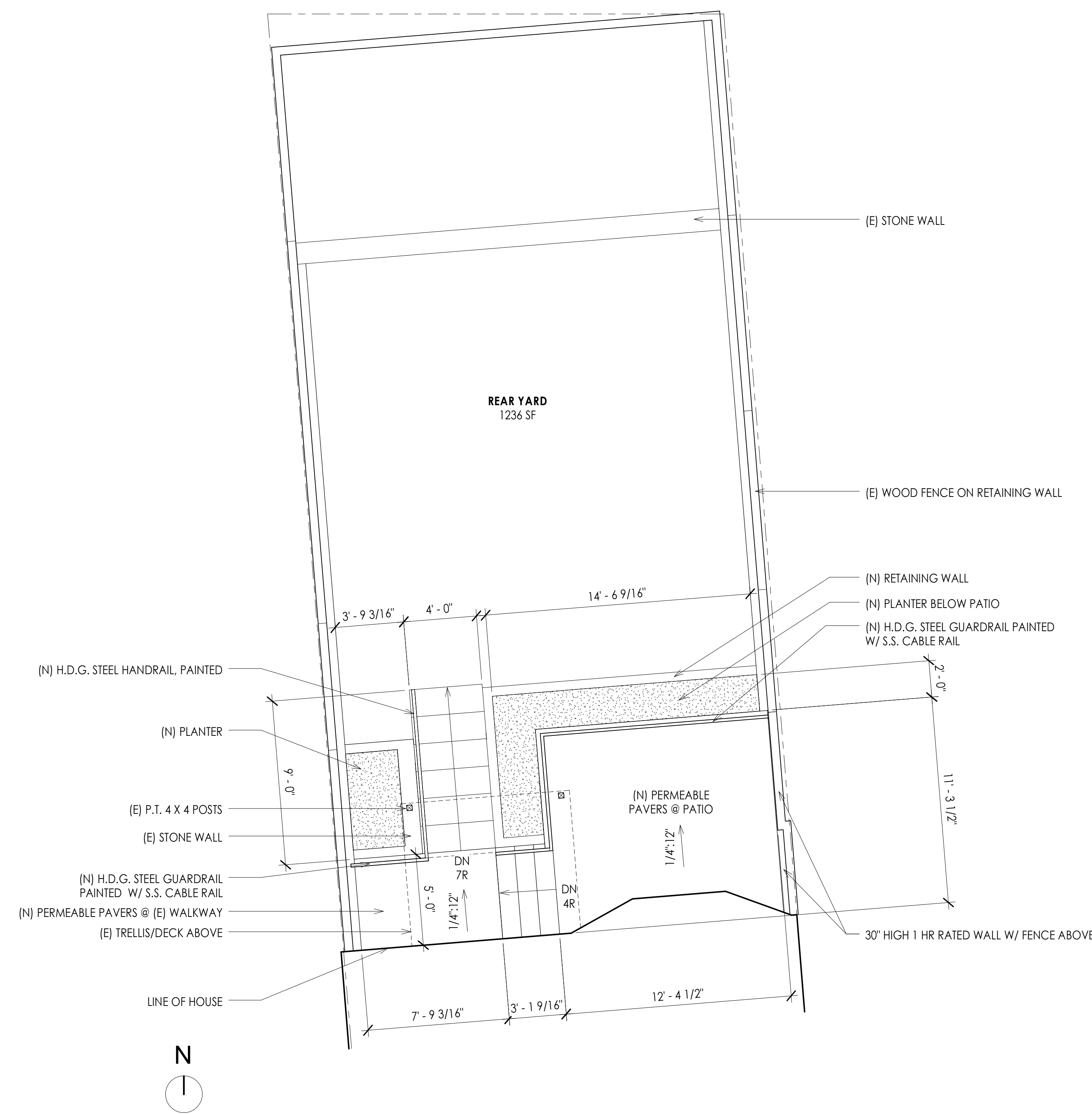
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PRE-APP MTG



① Existing Landscape Plan
 1/4" = 1'-0"



② Proposed Landscape Plan
 1/4" = 1'-0"

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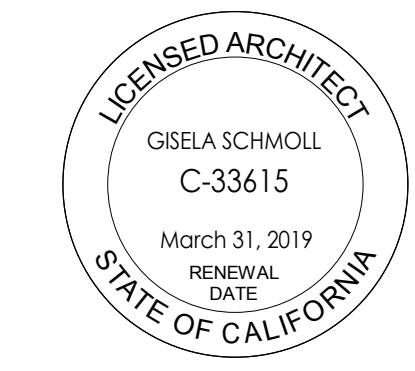
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Landscape Plans



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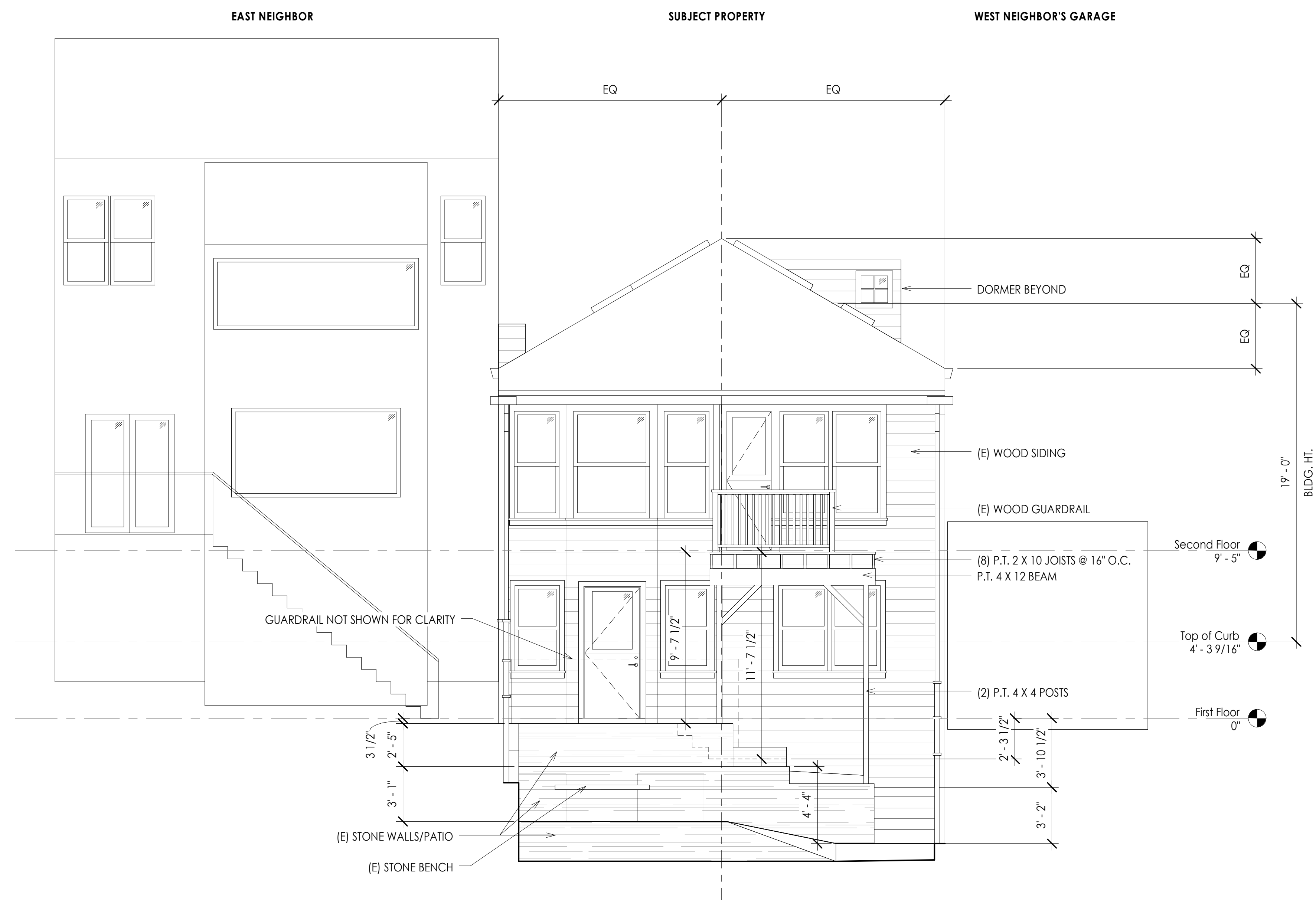
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PRE-APP MTG



① Existing North (Rear) Elevation
 1/4" = 1'-0"

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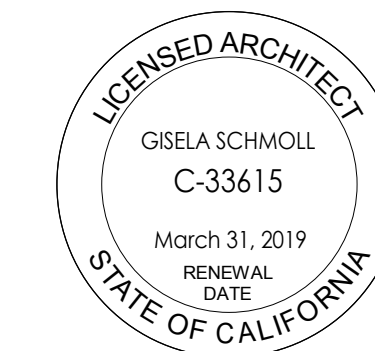
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Existing Exterior Elevations



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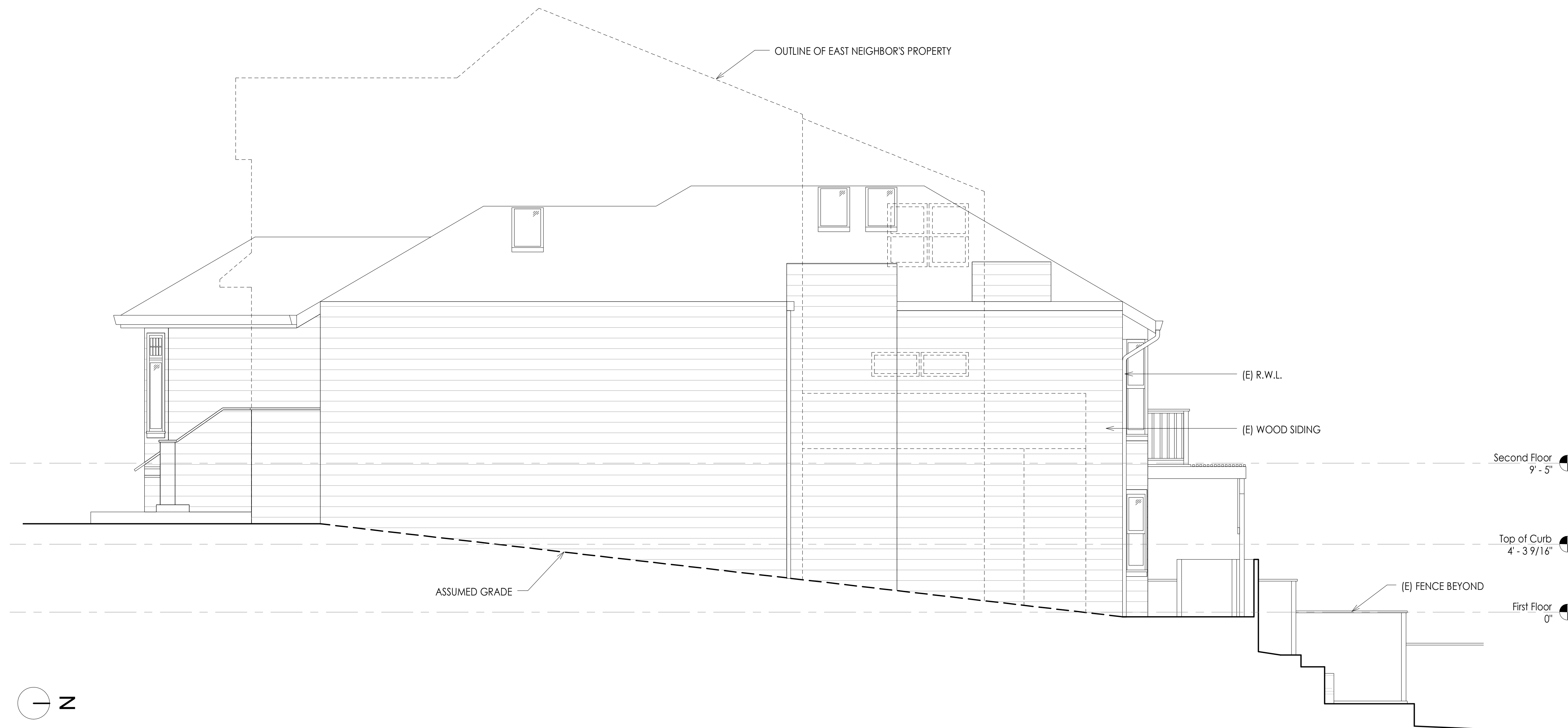
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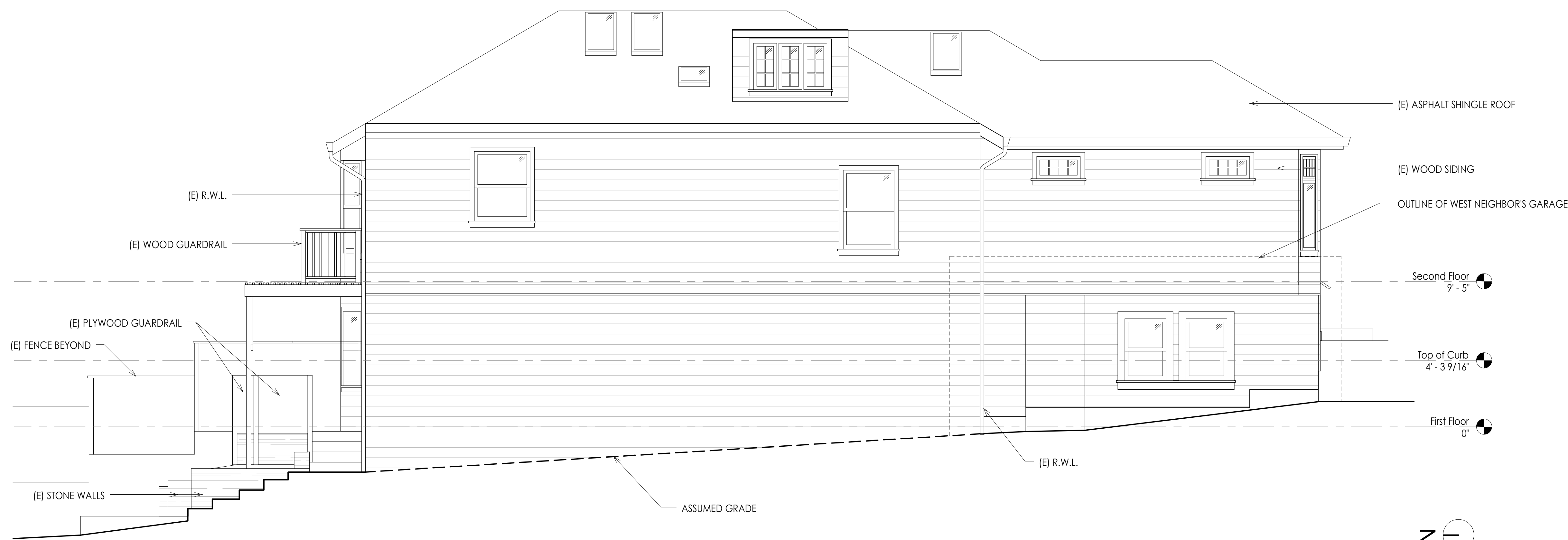
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PRE-APP MTG



① Existing East Elevation
1/4" = 1'-0"



② Existing West Elevation
1/4" = 1'-0"

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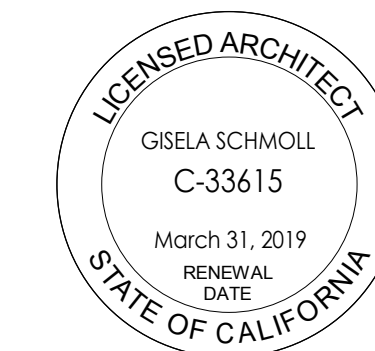
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Existing Exterior Elevations



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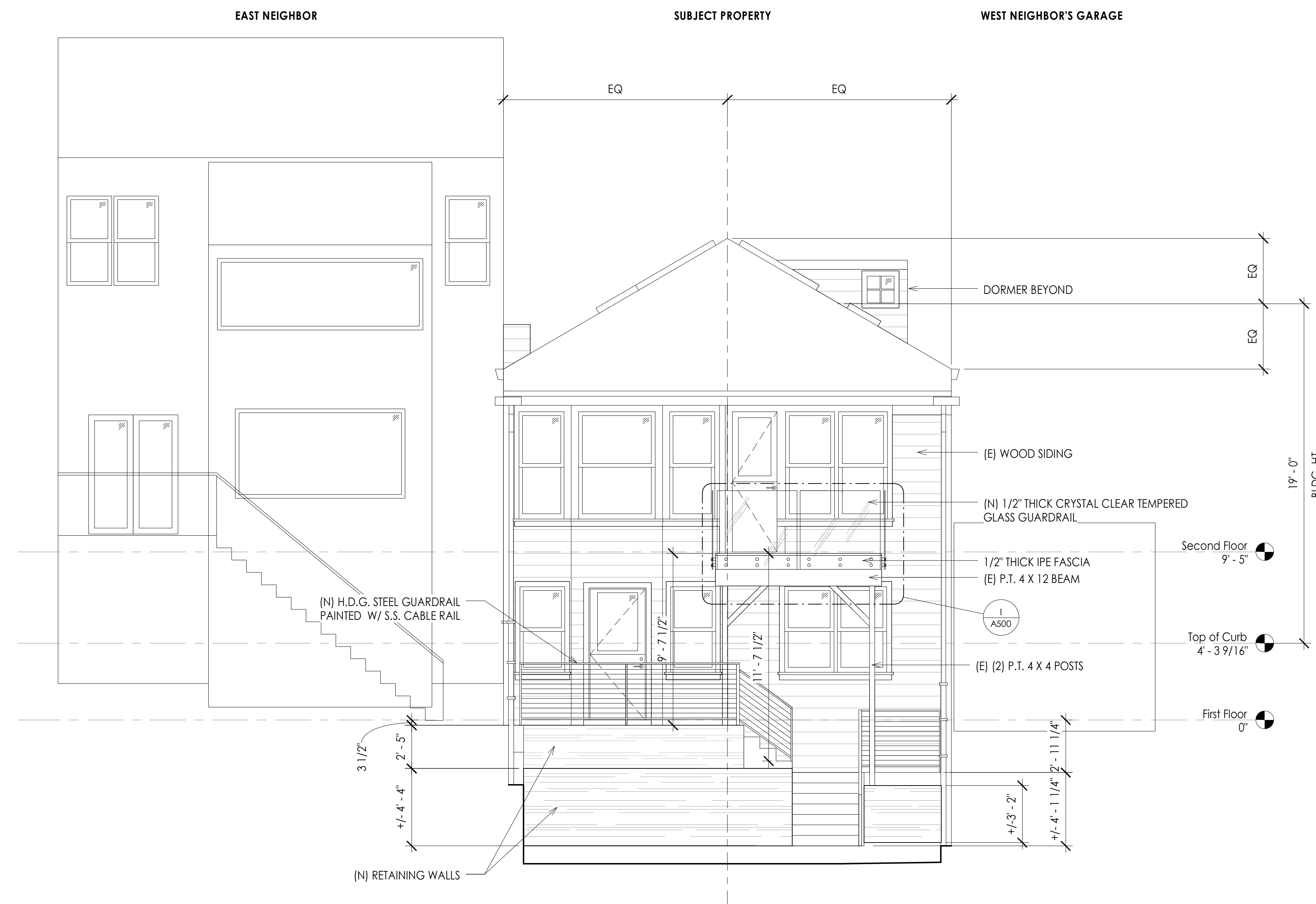
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PRE-APP MTG



① Proposed North (Rear) Elevation
1/4" = 1'-0"

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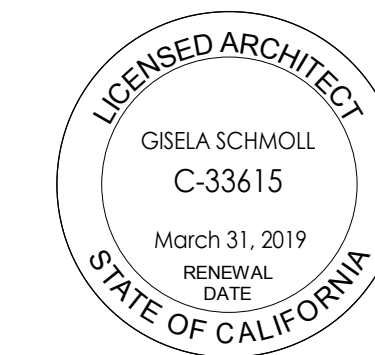
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Proposed Exterior Elevations



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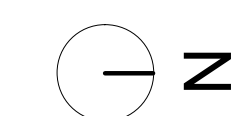
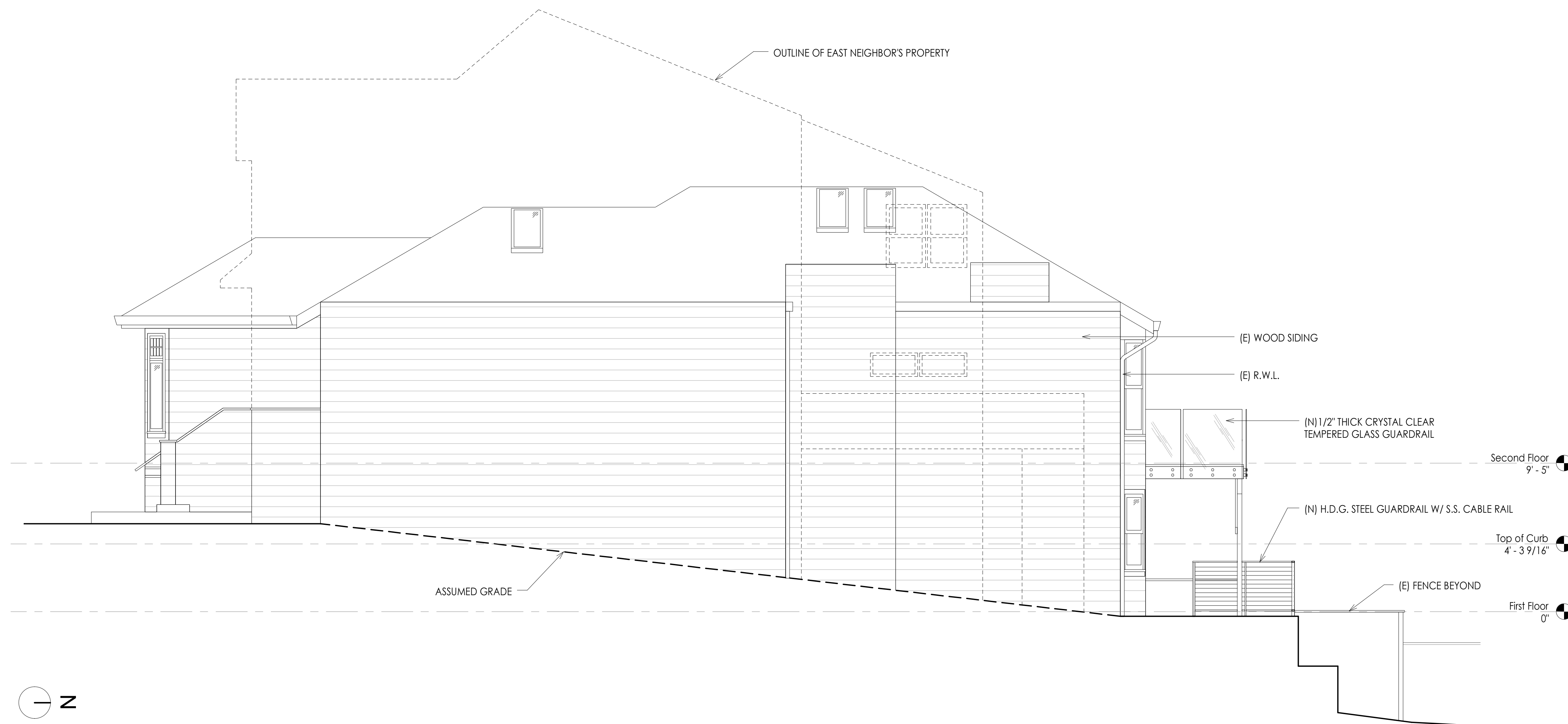
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PRE-APP MTG



① Proposed East Elevation
1/4" = 1'-0"



② Proposed West Elevation
1/4" = 1'-0"

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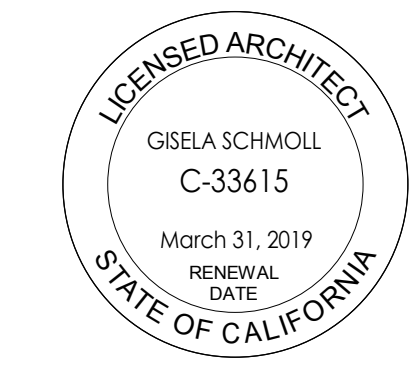
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Proposed Exterior Elevations

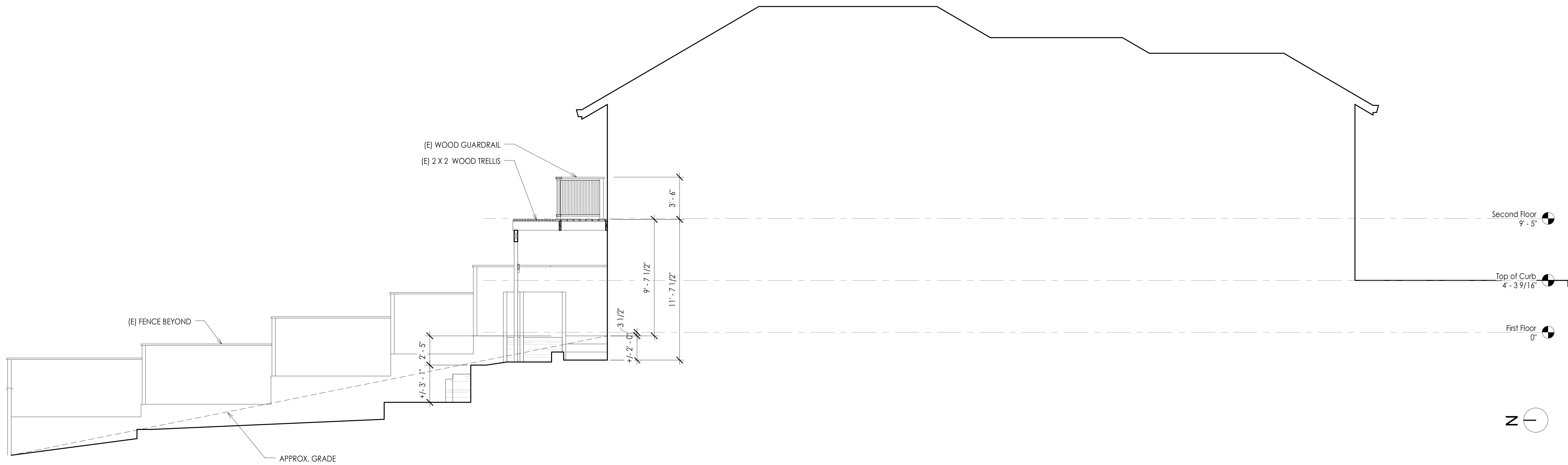
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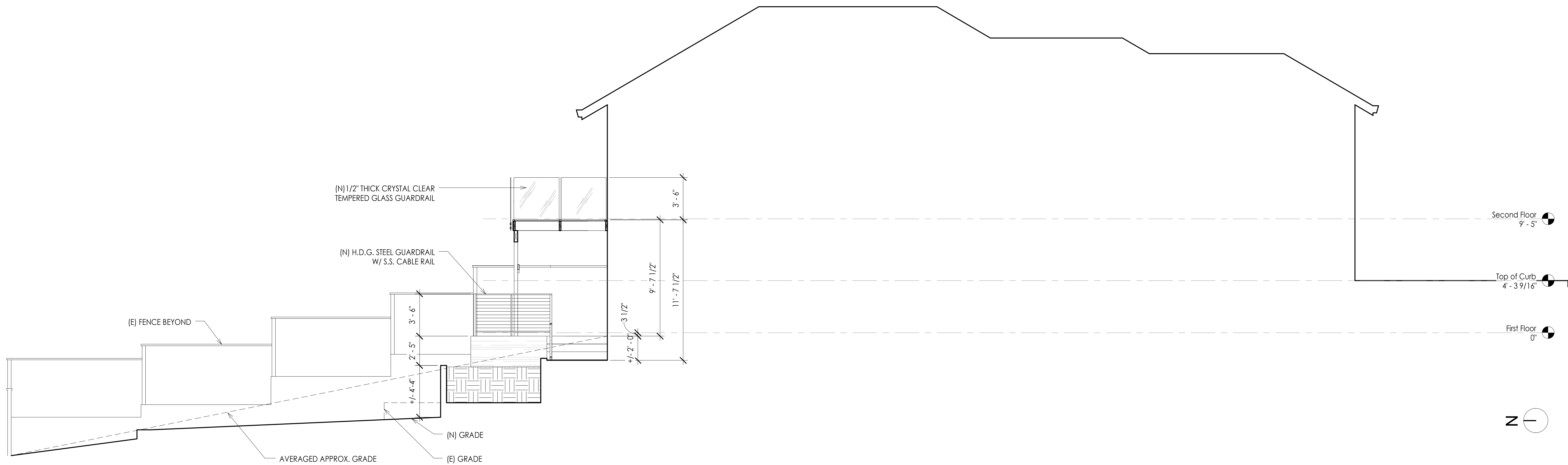
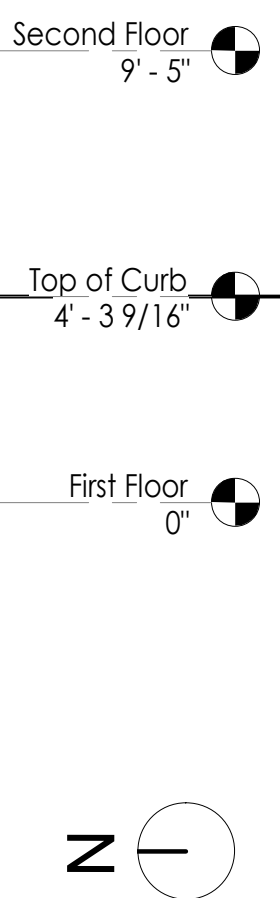
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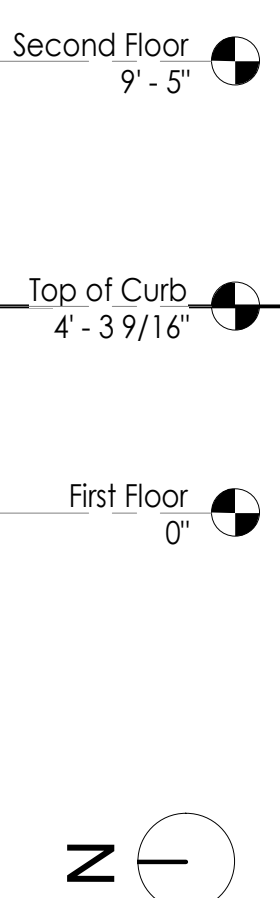
PRE-APP MTG



① Existing Site Section
 1/4" = 1'-0"



② Proposed Site Section
 1/4" = 1'-0"



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Sections

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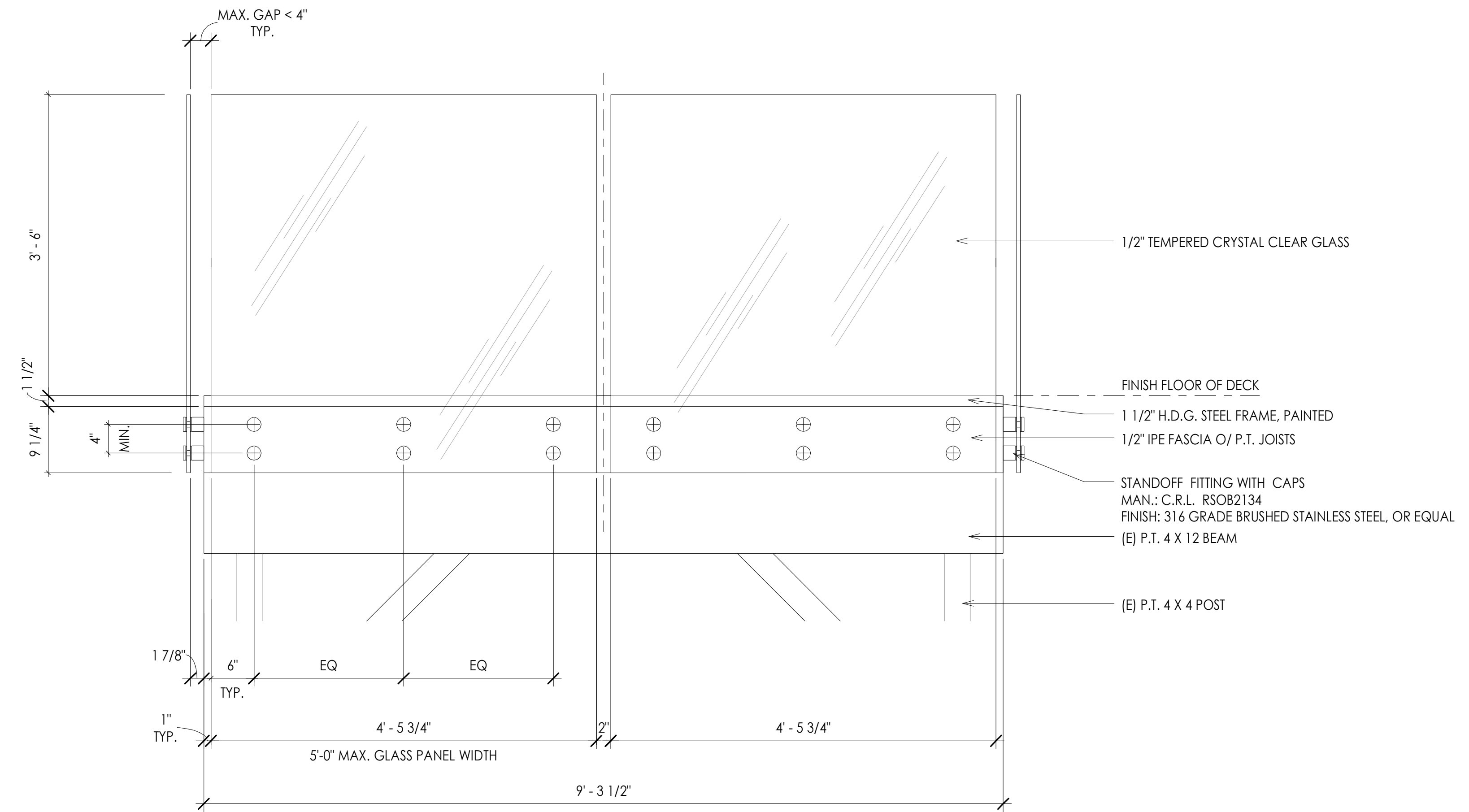
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PRE-APP MTG



① North Elevation of Glass Guardrail
1" = 1'-0"



② West Elevation of Glass Guardrail
1" = 1'-0"

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Details

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