SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: JUNE 11, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	June 1, 2015
Case No.:	**2014-000207DRP**
Project Address:	**290 Maple Street**
Permit Application:	2014.08.29.2014
Zoning:	RH-1 (Residential – House, One Family) 40-X Height and Bulk District
Block/Lot:	0993/014
Project Sponsor:	Butler Armsden Architects 1420 Sutter Street San Francisco, CA 94109
Staff Contact:	Alexandra Kirby – (415) 575-9133 alexandra.kirby@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to construct a horizontal expansion on the east (side) wall at all levels of the three-story over garage, single-family residence. The proposed expansion will project 3'-2" from the existing side wall, providing a 3'-1" setback from the east property line. The proposal additionally includes installation of new windows at the north (rear) façade and a new entry door system at the west (primary) façade.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on Lot 014 in Assessor's Block 0993 on the northeast corner of Maple and Clay Streets in the Presidio Heights neighborhood. The project site contains a three-story over garage single-family building constructed circa 1914 on a flat 40-foot wide by 100-foot deep lot. A 25-foot deep rear yard is to the north of the subject building, adjacent to Maple Street, and a 6'- 3" side yard is to the east of the subject building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block, the majority of the buildings are three to four-story, single-family dwellings constructed between 1900 and 1908. The subject block and surrounding area is zoned RH-1 (Residential – House, One Family), with the Sacramento Street Neighborhood Commercial District to the southeast.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 Days	February 12, 2015 – March 14, 2015	March 16, 2015 (the Monday following weekend end date)	June 11, 2015	87 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 1, 2015	June 1, 2015	10 days
Mailed Notice	10 days	June 1, 2015	June 1, 2015	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	N/A	1	N/A
Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

DR REQUESTOR

Phil and Thayer Meicler, owners and residents of 3788 Clay Street, located to the immediate east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 16, 2015, and supplemental documents.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 28, 2015.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The proposed expansion provides a 3'-1" side setback from the property line wall of the DR requestor's property, although property line windows are not protected by the Residential Design Guidelines and the proposed setback provides adequate space for light and air to the DR requestor's property.

- RDT supports the design and massing of the proposed additions; the proposed expansion is within the expected tolerance for development within a dense urban environment.

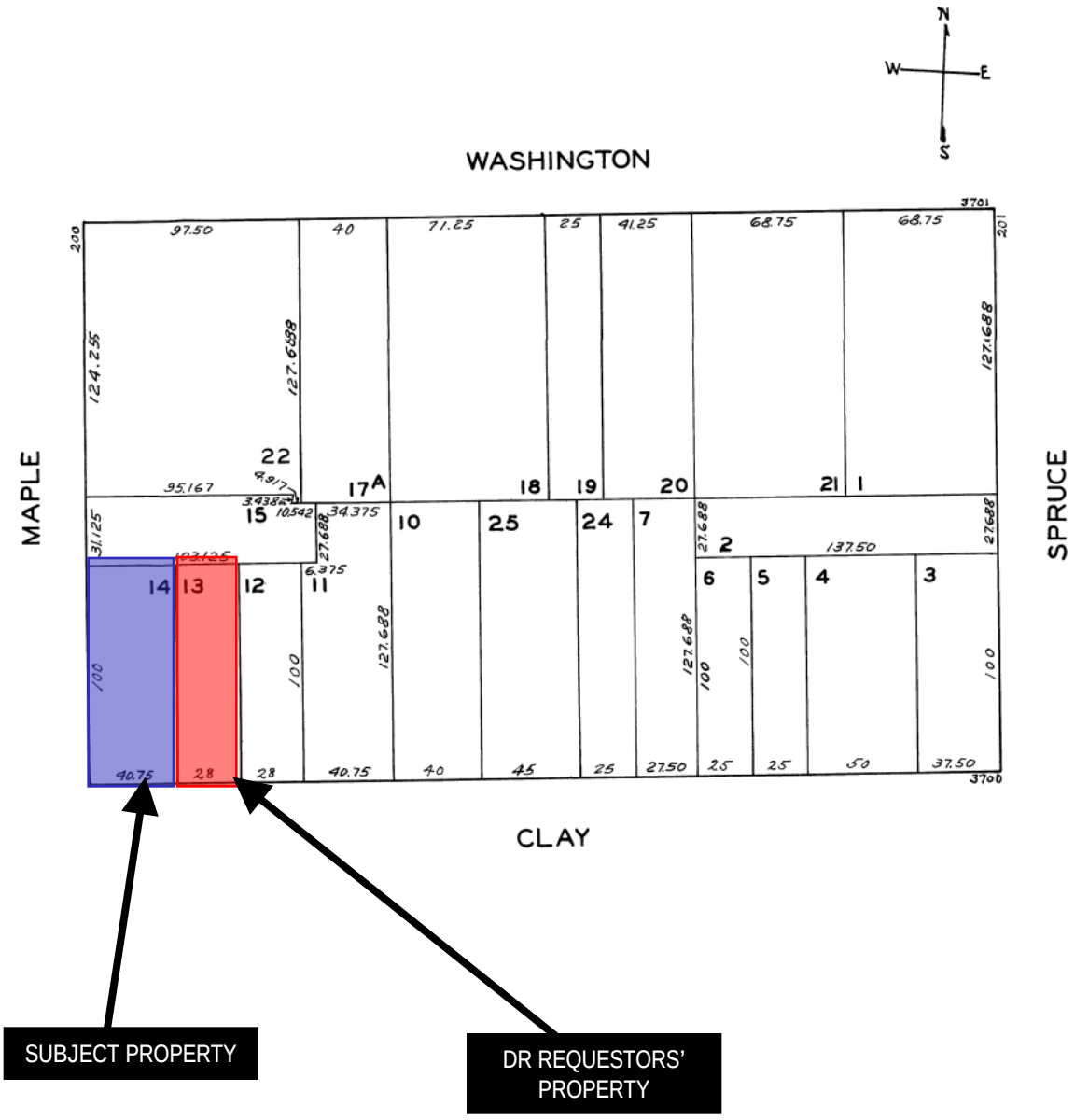
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:	**Do not take DR and approve project as proposed**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated May 28, 2015
Reduced Plans

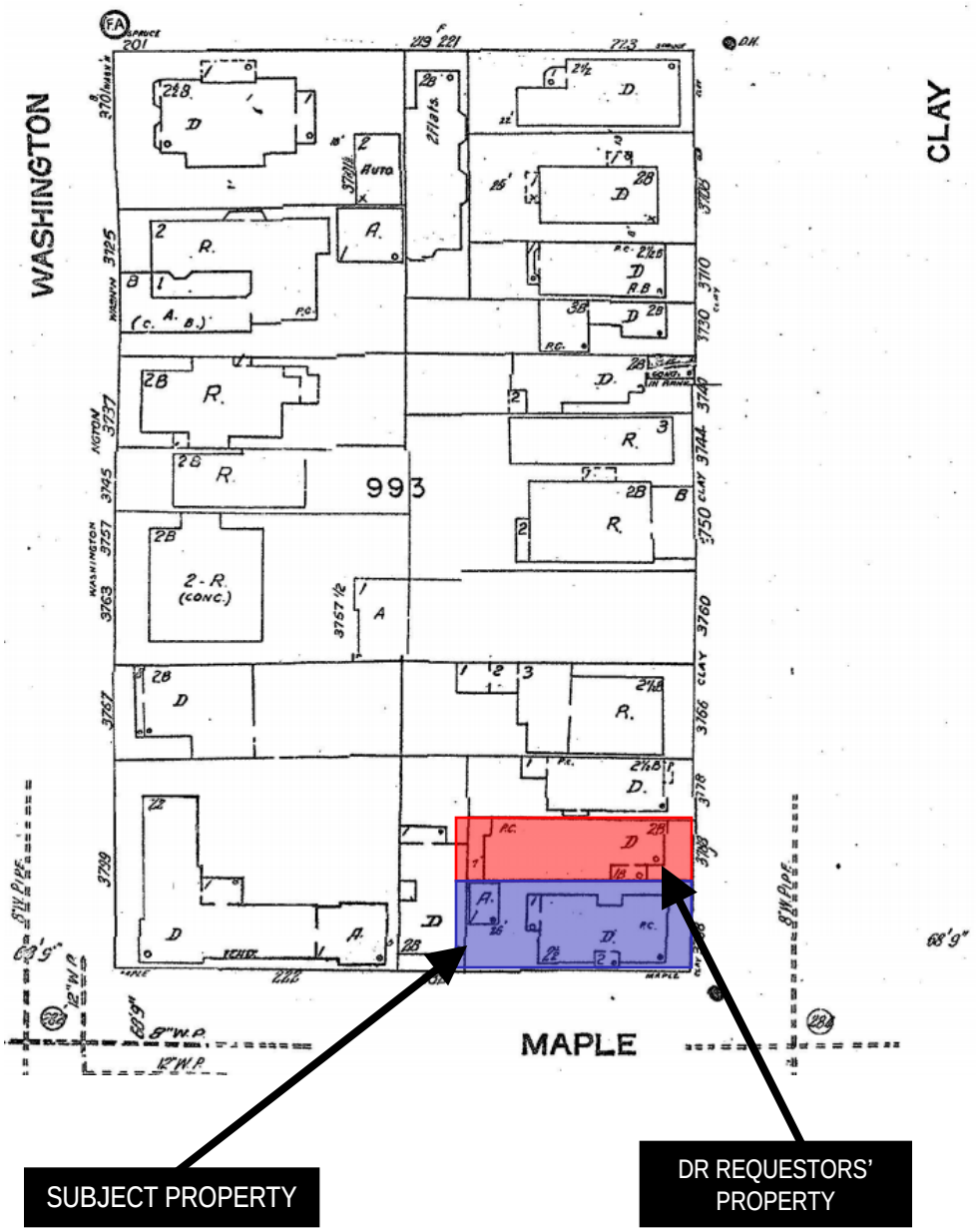
AK: G:\Building Permits\290 Maple\290 Maple St_ DR_Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
Case Number 2015-000207DRP
290 Maple Street
Block 0993 Lot 014

Sanborn Map*



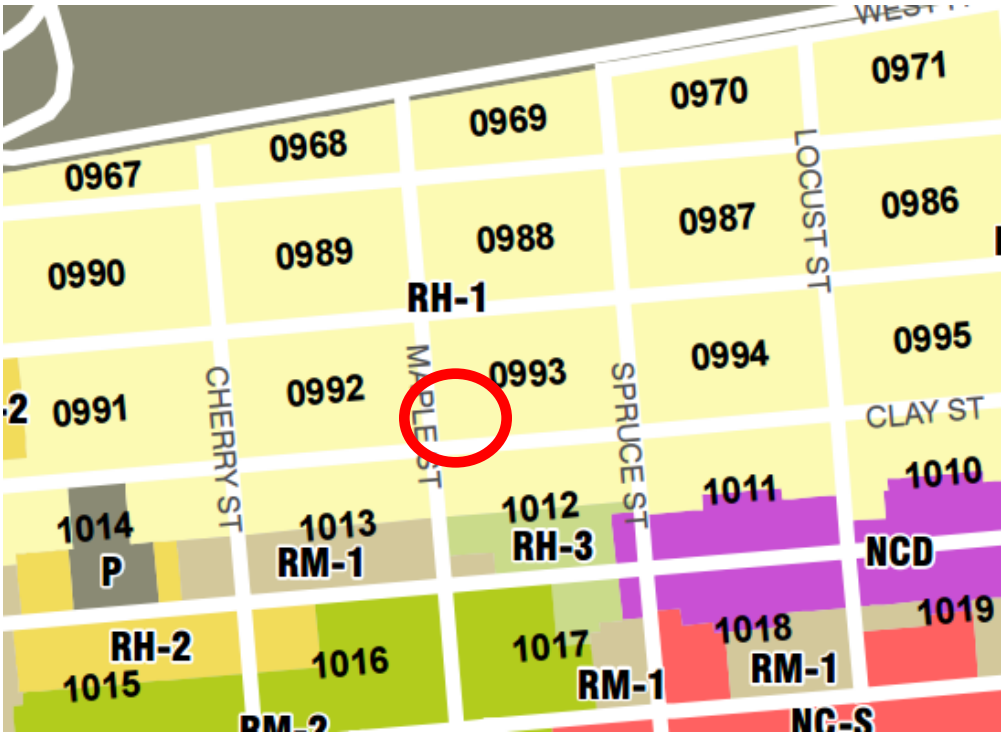
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Discretionary Review Hearing
Case Number 2015-000207DRP
290 Maple Street
Block 0993 Lot 014

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Zoning Map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RH-3
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RH-2
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1016
1017
RM-1
1018
RM-1
NC-S

Site Photo

Discretionary Review Hearing
Case Number 2015-000207DRP
290 Maple Street
Block 0993 Lot 014

Site Photo

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-

NOTICE OF PUBLIC HEARING

Hearing Date:	**Thursday, June 11, 2015**
Time:	**Not before 12:00 PM (noon)**
Location:	**City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type:	**Discretionary Review**
Hearing Body:	**Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**290 Maple Street**	Case No.:	**2015-000207DRP**
Cross Street(s):	**Clay Street**	Building Permit:	**2014.08.29.5116**
Block /Lot No.:	**0993/014**	Applicant:	**Butler Armsden Architects**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 674-5554**
Area Plan:	**N/A**	E-Mail:	**winter@butlerarmsden.com**

PROJECT DESCRIPTION

The request is for a Discretionary Review of Building Permit Application No. 2014.08.29.5116 proposing to construct a horizontal expansion on the east (side) wall at all levels of the three-story over garage, single-family residence. The proposed expansion will project 3'-2" from the existing side wall, providing a 3'-1" setback from the east property line. The proposed addition will not increase the existing height of the subject building. The proposal additionally includes installation of new windows at the north (rear) façade and a new entry door system at the west (primary) façade.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org

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: **Alexandra Kirby** Telephone: **(415) 575-9133** E-Mail: **alexandra.kirby@sfgov.org**

中文詢問請電: **(415) 575-9010**

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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

APPEAL INFORMATION

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.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only 2014-000207DRP

APPLICATION FOR
Discretionary Review

RECEIVED
MAR 16 2015
CITY & COUNTY OF S.F
PLANNING DEPARTMENT
P.I.C

1. Owner/Applicant Information

DR APPLICANT'S NAME:
EAG Studio - Phil and Thayer Meicler

DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
3788 Clay Street	94118	(617) 548-3999

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Michael Ogborne

ADDRESS:	ZIP CODE:	TELEPHONE:
290 Maple Street	94118	(415) 805-8201

CONTACT FOR DR APPLICATION:

Same as Above ☐

ADDRESS:	ZIP CODE:	TELEPHONE:
Vin Leger, EAG Studio, 2443 Fillmore St #215	94115	(415) 246-8808

E-MAIL ADDRESS:
vin@eagstudio.com

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
290 Maple Street	94118

CROSS STREETS:
Maple and Clay Street

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0993 / 014	100 x 40.75	4090	RH-1	40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☒

Present or Previous Use: Single Family Residential

Proposed Use: Single Family Residential

Building Permit Application No. 201408295116 Date Filed: 08/29/2014

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

The DR requester (3788 Clay) and the project sponsor (290 Maple) met three times with their agents. Building plan concessions that would have limited some of the light and air blockage for the requester were made by the project sponsor during the second meeting, which they then withdrew on the third meeting. There was also a fourth follow up meeting between the agents alone.

The DR requester's family live next door to the proposed project (290 Maple Street), which will be called the "subject property" for the remainder of this document.

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

The subject property of the proposed project currently has a 6'-0" setback from 3788 Clay. Much of the light that comes into 3788 Clay's main floor common rooms and bedroom floor children bedrooms enters as indirect light as the subject property blocks much of the day's direct natural light already. 3788 Clay's rear yard is almost nonexistent due to it being severely below standard size. Any reduction of the neighbor's current side setback will dramatically affect the quantity of the already small amount of indirect light and air received by the majority of the home at 3788 Clay Street.

We understand that in most circumstances, a 3' setback may suffice, but due to the fact that the subject property is already significantly above allowable height limits, 3788 Clay has very little access to light and air already in common spaces and in bedrooms. Our clients are asking for further relief than the latest proposed plans leaves. Please see reference photos. All photos are taken from 3788 Clay.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

As stated above, the home at 3788 Clay has very little access to light and air as is due to an unusual lack of lightwells or setbacks and a far below standard rear yard. In addition, the subject property is well above the height limit for the area and further blocks access to light and air. Almost all access to light and air for the majority of the property depends on the side setbacks of the subject property. Any expansion of the subject property into the setback will dramatically decrease the amount of light important rooms at 3788 Clay Street receive.

There is also a privacy concern as a few of the proposed windows would look directly into bedrooms on our client's home.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

We understand that it is expected that neighbors will expand their homes and add additions as time goes on and in no way do we expect the subject property to remain completely unaltered. We simply ask for a little more relief than the current proposal provides given the unusual relationship between the subject property and 3788 Clay.

Several variations would be acceptable including a reduced expansion on all levels except for the garage level (the bottom most level), or a tiered approach where the subject property would offer the ability for light and air to filter to 3788 Clay Street's living room and upstairs bedrooms that are impacted by the proposed plans.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: The other information or applications may be required.

Signature: _____ Date: 3/16/2015

Print name, and indicate whether owner, or authorized agent:

Vincent Leger

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	☒
Address labels (original), if applicable	⊗
Address labels (copy of the above), if applicable	⊗
Photocopy of this completed application	☒
Photographs that illustrate your concerns	▩
Convenant or Deed Restrictions	▩
Check payable to Planning Dept.	☒
Letter of authorization for agent	☒
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	▩

NOTES:
☐ Required Material.
▩ Optional Material.
○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only
Application received by Planning Department:

By: _____ Date: 3/23/15

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
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RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014-000207 DRP

Building Permit No.: 2014.08.29.5116

Address: 290 Maple Street

Project Sponsor's Name: Michael and Stephanie Ogborne

Telephone No.: (415) 805-8201 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

The proposed project is consistent with the Residential Design Guidelines and is not expanding to a degree that would eliminate all the light and air to the DR Requester's home. The Project Sponsors have met several times with the DR Requester and were unable to find any compromise solutions.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

Prior to submission of the plans to the neighbor, windows on the lower level had been proposed and were removed in order to preserve privacy for both the DR Requester and the Project Sponsor. Further the addition was extended approximately 3 feet and more significantly, set back from the property line by approximately 3 feet in order to provide light to the adjacent neighbor DR Requester.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The addition being proposed is a modest expansion and set back from the property line to provide adequate light and air to the DR Requester. Modifications have been made to protect the privacy of both the Project Sponsor and the DR Requester.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	1	1
Occupied stories (all levels with habitable rooms)	4	4
Basement levels (may include garage or windowless storage rooms)	0	0
Parking spaces (Off-Street)	2	2
Bedrooms	5	5
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas	5,901	6,430
Height	43'-0 7/8"	43'-0 7/8"
Building Depth	35'-4 1/4"	38'-6 1/4"
Most recent rent received (if any)	N/A	N/A
Projected rents after completion of project	N/A	N/A
Current value of property	N/A	N/A
Projected value (sale price) after completion of project (if known)	N/A	N/A

I attest that the above information is true to the best of my knowledge.

David P. Cincotta | May 28, 2015 | David P. Cincotta

Signature | Date | Name (please print)

BUTLER ARMSDEN
ARCHITECTS

DATE: March 23, 2015	**BPA #:** 2014.08.29.5116

TO: Alexandra Kirby 1650 Mission Street, Suite 400 San Francisco, CA 94103	**FROM:** Lucas Winter Butler Armsden Architects 1420 Sutter Street, First Floor San Francisco, CA 94109

PROJECT NAME: 290 Maple Street

In early December Mike Ogborne informally visited Philip and Thayer Meicler at their residence to inform them of the proposed project. The scope and timing of the project was discussed. Mike presented the Meicler's with a blank outreach letter**.** The impact of the project on the Meiclers was not discussed.

Later that month the Ogbornes met with the Meiclers and their architect Vincent Leger to formally review plans. During the meeting the potential impact of the project on the Meicler's property was discussed. The Meiclers expressed concern that the Eastern addition to the project would reduce sunlight into their Second Floor Bedroom/Office. Lewis Butler and the Ogbornes agreed to try and find a way to minimize the impact. Shortly thereafter the Meiclers submitted their signed outreach letter with comments.

In January Butler Armsden was simultaneously undergoing neighbor negotiations, working on permit strategy, and addressing Planning Department concerns. Lewis Butler, the Ogbornes, the Meiclers, and Vincent Leger had two meetings.

During the first meeting, Lewis Butler and the Ogborne proposed a revised scheme. This included moving the top floor (near the area of the Meicler's concern) an additional foot away from their property. The possibility of closing windows, working together to choose the exterior paint color, and building a 'green wall' were also discussed.

The Meiclers expressed that they were also concerned about natural light to the main floor and felt that all floors were moving too close to their property. Lewis Butler and Ogborne resolved to take the Meiclers comments under consideration.

During the second meeting the Ogbornes informed the Meiclers that the SF Planning Department had removed approximately 120 square feet of usable space from the top story as it didn't comply with the height restrictions. Thus offering the one foot reduction at the top floor was no longer an option. The previous offers to close windows, build a 'green wall,' and work together to choose an exterior paint color were still on the table.

Shortly thereafter the 311 was issued. During the 311 notification there were two subsequent meetings with the neighbors. Neither was productive towards a resolution.

ABBREVIATIONS

&	AND	F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
∠	ANGLE	F.F. & E.	FURNITURE, FIXTURES & EQUIP.	PL.	PLATE
@	AT	F.F.	FINISH FLOOR	PLAM.	PLASTIC LAMINATE
℄	CENTERLINE	FIN.	FINISH	PLYWD.	PLYWOOD
Ø	DIAMETER	FLR.	FLOOR	PR.	PAIR
#	NUMBER	FLUOR.	FLURESCENT	PROP.LN.	PROPERTY LINE
(D)	DEMOLISH	FIXT.	FIXTURE	P.T.	PRESSURE TREATED
(E)	EXISTING	F.O.	FACE OF	R.	RISER
(N)	NEW	F.O.C.	FACE OF CONCRETE	RAD.	RADIUS
(R)	REMOVE	F.O.F.	FACE OF FINISH	R.D.	ROOF DRAIN
A.B.	ANCHOR BOLT	F.O.S.	FACE OF STUD	REDWD.	REDWOOD
ABV.	ABOVE	FNDN.	FOUNDATION	REC.	RECOMMENDED
ADJ.	ADJACENT	FT.	FOOT OR FEET	REF.	REFERENCE
A.F.F.	ABOVE FINISHED FLOOR	FTG.	FOOTING	REFR.	REFRIGERATOR
AGGR.	AGGREGATE	FURR.	FURRING	REINF.	REINFORCED
ALN.	ALIGN			REQ.	REQUIRED
ALUM.	ALUMINUM	GALV.	GALVANIZED	RESIL.	RESILIENT
APPROX.	APPROXIMATE	GA.	GAGE	R.L.	RAIN LEADER
ARCH.	ARCHITECUTRAL	G.F.I.C.	GROUND FAULT INTERCEPTOR CIRCUIT	RM.	ROOM
AV.	AUDIO VISUAL			R.O.	ROUGH OPENING
		GL.	GLASS		
BD.	BOARD	GR.	GRADE	S.	SOUTH
BLDG.	BUILDING	GRND.	GROUND	S.C.	SOLID CORE
BLK.	BLOCK	GSM.	GALVANIZED SHEET METAL	SCHED.	SCHEDULE
BLKG.	BLOCKING	GYP.	GYPSUM	SD	SMOKE DETECTOR
BM.	BEAM			SECT.	SECTION
B.O.	BOTTOM OF	H.B.	HOSE BIB	SHR.	SHOWER
B.U.R.	BUILT UP ROOFING	H.C.	HOLLOW CORE	SHT.	SHEET
B/W	BETWEEN	HDWD.	HARDWOOD	SIM.	SIMILAR
		HDWR.	HARDWARE	SL.	SLOPE
CAB.	CABINET	HT.	HEIGHT	S.L.D.	SEE LANDSCAPE DRAWINGS
CEM.	CEMENT	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CER.	CERAMIC	HR.	HOUR	SQ.	SQUARE
CLG.	CEILING			S.S.D.	SEE STRUCTURAL DRAWINGS
CLKG.	CAULKING	INSUL.	INSULATION	S.S.	STAINLESS STEEL
CLR.	CLEAR	INT.	INTERIOR	STD.	STANDARD
C.M.U.	CONC. MASONRY UNIT			STL.	STEEL
C.O.	CENTER OF	LAM.	LAMINATE	STOR.	STORAGE
COL.	COLUMN	LAV.	LAVATORY	STRUC.	STRUCTURAL
CONC.	CONCRETE	L.O.	LINE OF	SYM.	SYMMETRICAL
CONT.	CONTINUOUS	LT.	LIGHT		
				T.	TREAD
DBL.	DOUBLE	MAX.	MAXIMUM	T.B.	TOWEL BAR
DTL.	DETAIL	MED. CAB.	MEDICINE CABINET	TEL.	TELEPHONE
DIA.	DIAMETER	MECH.	MECHANICAL	T.&G.	TONGUE AND GROVE
DIM.	DIMENSION	MEMB.	MEMBRANE	THK.	THICK
DN	DOWN	MTL.	METAL	TMPR.	TEMPERED
DR.	DOOR	MTD.	MOUNTED	T.O.	TOP OF
DS.	DOWNSPOUT	MFR.	MANUFACTURER	T.O.C.	TOP OF CURB
DWG.	DRAWING	MIN.	MINIMUM	T.O.P.	TOP OF PAVEMENT
DWR.	DRAWER	MIR.	MIRROR	T.O.W.	TOP OF WALL
		MISC.	MISCELLANEOUS	T.S.	TUBULAR STEEL
E.	EAST			T.V.	TELEVISION
EA.	EACH	N.	NORTH	TYP.	TYPICAL
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT		
ELEV.	ELEVATION	NO.	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
ENCL.	ENCLOSURE	NOM.	NOMINAL		
EQ.	EQUAL	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION TILE
EQUIP.	EQUIPMENT			VERT.	VERTICAL
EXT.	EXTERIOR	O/	OVER	V.I.F.	VERIFY IN FIELD
		O.A.	OVERALL		
		OBS.	OBSCURE	W.	WEST
		O.C.	ON CENTER	W/	WITH
		O.D.	OUTSIDE DIAMETER	WD.	WOOD
		OPNG.	OPENING	W/O	WITHOUT
		OPP.	OPPOSITE	W.P.	WATERPROOFING
				WT.	WEIGHT

SYMBOLS

- 1 / A-1 — DRAWING/DETAIL REFERENCE TAG
  DRAWING OR DETAIL
  SHEET WHERE DRAWING/DETAIL OCCURS
- 1 / A3.1 — SECTION REFERENCE TAG
  BUILDING SECTION
  SHEET WHERE SECTION OCCURS
- 1 / A3.1 — INTERIOR ELEVATION REFERENCE TAG
  INTERIOR ELEVATION
  SHEET WHERE INTERIOR ELEVATION OCCURS
- ALIGN
- HIDDEN LINE
- STUD WALL (UNLESS NOTED OTHERWISE)
- CONCRETE STRUCTURE, S.S.D.
- INSULATION IN SECTION (BATT)
- INSULATION IN SECTION (RIGID)
- LATH AND PLASTER IN SECTION
- GYPSUM BOARD IN SECTION
- PLYWOOD IN SECTION
- FINISH WOOD IN SECTION
- GLASS IN SECTION
- X — DOOR TAG
- X — WINDOW TAG
- X / XX — PLUMBING FIXTURE TAG
  PLUMBING FITTING TAG
- X — APPLIANCE TAG
- X / XX — EQUIPMENT TAG
- X — REVISION TAG
- MATCHLINE
- WORKPOINT OR DATUM
- X — WALL TYPE TAG
- THRESHOLD

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
2. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
3. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
5. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
7. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
8. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
9. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
11. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
12. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
13. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
14. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
15. WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
16. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
17. WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
18. ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM. U.O.N.
19. ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X", U.O.N.
20. ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
21. STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
22. STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.
23. **INSTALL CARBON MONOXIDE ALARMS THROUGHOUT PER CBC 420.6**

NOTE: DESIGN BASED ON THE CBC 2013 & SAN FRANCISCO BUILDING CODE 2013 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS.

PROJECT TEAM

ARCHITECT:
BUTLER ARMSDEN ARCHITECTS
1420 SUTTER ST, FIRST FLR.
SAN FRANCISCO, CA 94109
T. 415. 674. 5554
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VICINITY MAP

WWW.PROPERTYMAPSFPLANNING.ORG

PROJECT DATA

BLOCK: 0993
LOT: 014
LOT SIZE: 4,075
ZONED: RH-1
HEIGHT LIMIT: 40-X
OCCUPANCY: R-3

UNCONDITIONED SPACE	existing		proposed	
FIRST FLOOR	711	sqft.	921	sqft.
SECOND FLOOR	-	sqft.	-	sqft.
THIRD FLOOR	-	sqft.	-	sqft.
FOURTH FLOOR	-	sqft.	-	sqft.
TOTAL:	711	sqft.	921	sqft.

CONDITIONED SPACE	existing		proposed	
FIRST FLOOR	1,033	sqft.	1,085	sqft.
SECOND FLOOR	1,682	sqft.	1,828	sqft.
THIRD FLOOR	1,665	sqft.	1,867	sqft.
FOURTH FLOOR	1,521	sqft.	1,650	sqft.
TOTAL:	5,901	sqft.	6,430	sqft.
HOUSE TOTAL:	6,612	sqft.	7,351	sqft.

	existing	proposed
CONSTRUCTION CLASSIFICATION	V-B	V-B
	existing	proposed
FIRE SPRINKLER	NONE	PARTIAL NFPA 13R SPRINKLER SYSTEM AT AREA OF ADDITION PER SF DBI INFORMATION SHEET FS-03 (UNDER SEPARATE PERMIT)

CODES

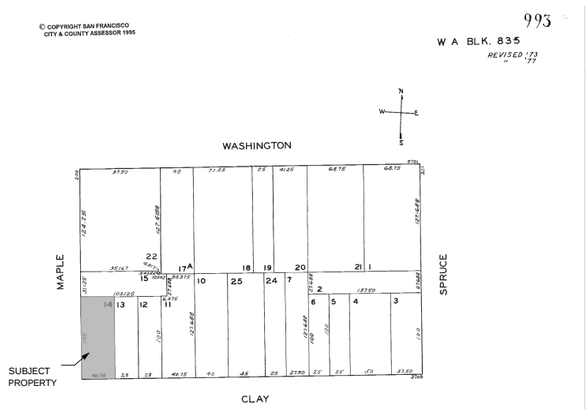
2013 CA BLDG. CODE
2013 S.F. BLDG. CODE & AMENDMENTS
2013 CA ENERGY CODE
2013 S.F. ELECTRICAL CODE
2013 S.F. MECHANICAL CODE
2013 S.F. PLUMBING CODE
2013 S.F. FIRE CODE

SCOPE OF WORK

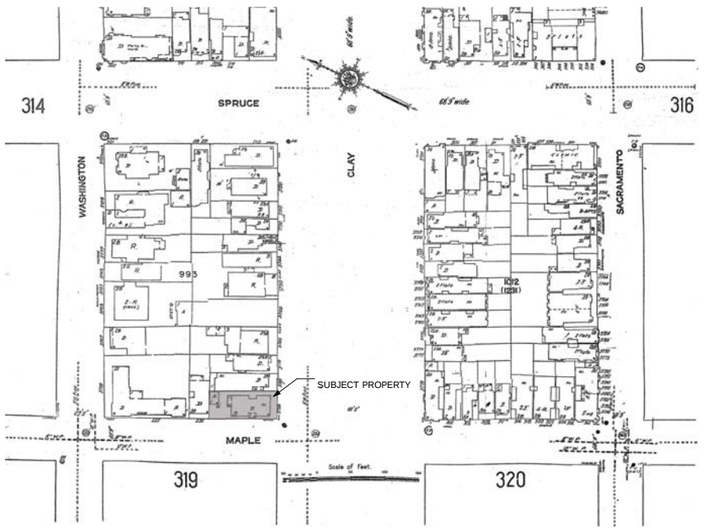
HORIZONTAL EXTENSION OF ~3'-2" AT EAST FACADE ON ALL STORIES. REPLACE INTERIOR STAIRS. INTERIOR REMODEL INCLUDING KITCHEN AND BATHS.

SHEET INDEX

ARCHITECTURAL:		NOPDR #1 12/31/2014	NOPDR #2 01/15/2015	CMT'S #3 01/28/2015
A0.0	TITLE SHEET	■	■	□
A0.1	SURVEY	■	□	□
A0.2	SITE PLAN	■	■	□
A0.3	PHOTOS	□	□	□
A0.4	PHOTOS	□	□	□
A0.5	DIAGRAM OF ADDITION	■	■	□
A1.1	EXISTING 1ST & 2ND FLOOR PLANS	■	□	□
A1.2	EXISTING 3RD & 4TH FLOOR PLANS	■	■	□
A1.3	EXISTING ROOF PLAN	■	■	□
A1.4	EXISTING NORTH ELEVATION	■	■	□
A1.5	EXISTING EAST ELEVATION	■	■	□
A1.6	EXISTING SOUTH ELEVATION	■	□	□
A1.7	EXISTING WEST ELEVATION	■	□	□
A2.1	PROPOSED 1ST & 2ND FLOOR PLANS	■	□	□
A2.2	PROPOSED 3RD & 4TH FLOOR PLANS	■	■	□
A2.3	PROPOSED ROOF PLAN & SCHEDULES	■	■	□
A3.1	PROPOSED NORTH ELEVATION	■	■	□
A3.2	PROPOSED EAST ELEVATION	■	■	■
A3.3	PROPOSED SOUTH ELEVATION	■	■	□
A3.4	PROPOSED WEST ELEVATION	■	■	□
A3.5	PROPOSED SECTION N-S	■	□	□
A8.1	DETAILS	□	□	□



2 MAP: PARTIAL ASSESSOR BLOCK 0993
NOT TO SCALE



1 MAP: PARTIAL SANBORNE V3P315
NOT TO SCALE

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290 MAPLE

290 MAPLE STREET, SAN FRANCISCO, USA 94118

PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

TITLE SHEET

A0.0

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LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	BUILDING LINE
BLDC	BUILDING CORNER
BCB	BACK OF CURB
BW	BACK OF WALL
CONC	CONCRETE
DI	DRAIN INLET
EC	EDGE OF CONCRETE
EL	ELEVATION
FA	FIRE ALARM
FL	FLOW LINE
FF	FINISH FLOOR
GM	GAS METER
HV	HIGH VOLTAGE
LP	LAMP POLE
MH	MANHOLE
SC	SEWER CLEANOUT
SGN	STREET SIGN
SL	STREET LIGHTING
TEW	TOE OF WALL
TV	TELEVISION
WM	WATER METER
FL 111.96'	DESCRIPTION ELEVATION

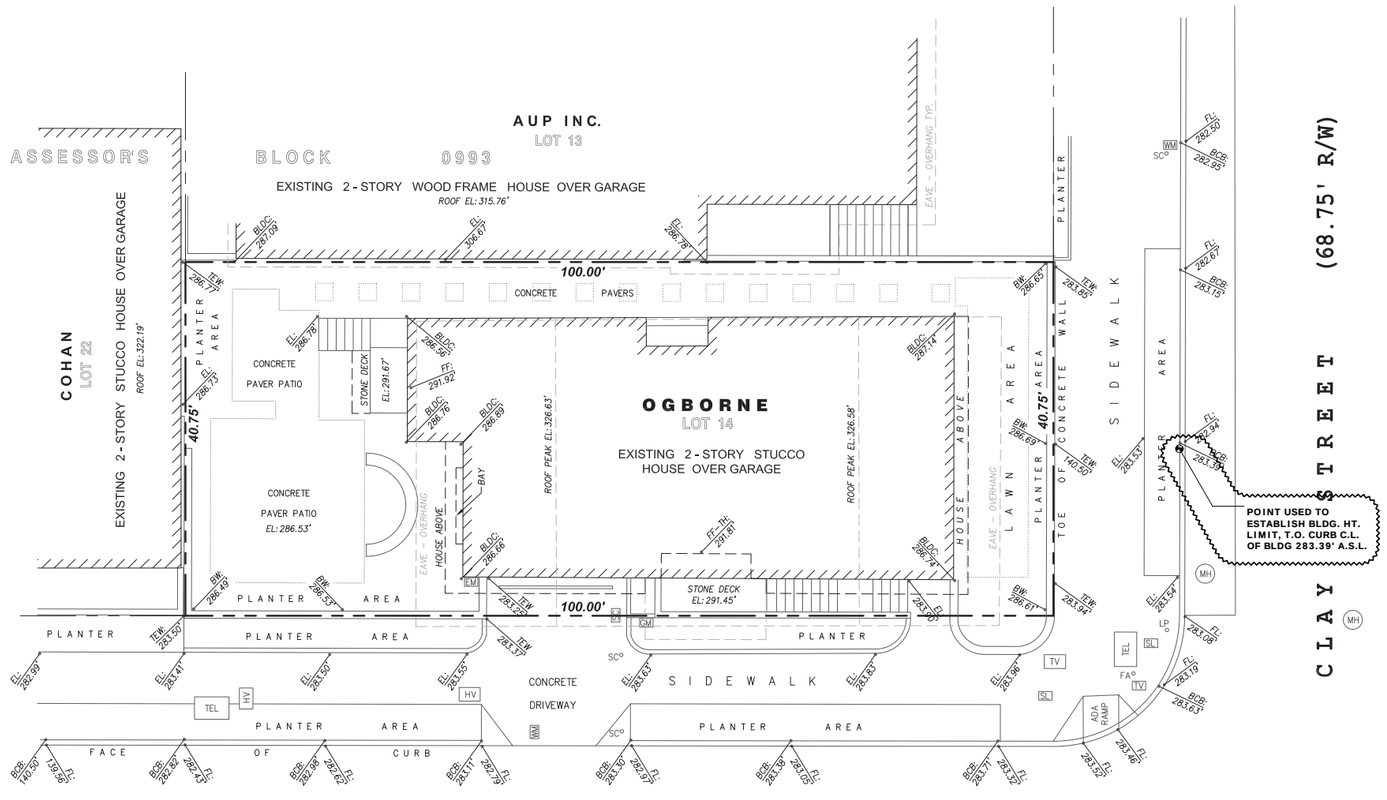
UTILITY NOTE
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER, AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AN CAPACITY OF SAID UTILITIES.

GENERAL NOTES
1) REFERENCED MAPS PER BUREAU OF STREET USE AND MAPPING.
2) ALL ANGLES ARE 90°00'UNLESS NOTED OTHERWISE.
3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY
THIS SURVEY IS BASED UPON FOUND STANDARD WELL MONUMENTS ALONG FOURTY-FOURTH STREET PER MONUMENT MAP 49 CITY AND COUNTY OF SAN FRANCISCO BUREAU OF STREET USE AND MAPPING.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A OF CITY AND COUNTY OF SAN FRANCISCO BENCHMARK, A CHISLE "+" IN THE N RIM OF A MANHOLE 35 FEET FROM THE CENTER OF THE INTERSECTION OF CLAY STREET AND MAPLE STREET HAVING AN ELEVATION OF 283.605'.

OWNER'S:
MICHAEL OGBORNE
290 MAPLE STREET
SAN FRANCISCO, CA



Dustin Wilton, L.S. No. 8080, Expires 12/31/11

DATE 11/14/2011
JOB# ALS11041
DRAWN BY JE
APPROVED BY DW

No.	BY	DATE	REVISION

ORIGINAL SCALE: 1" = 8'
8 4 0 4 8

AMERICAN LAND SURVEYING, INC.
1390 MARKET ST, SUITE 112, SAN FRANCISCO, CA 94102
PH: (415) 888-8580 FAX: (866) 260-5454

TOPOGRAPHIC MAP
290 MAPLE STREET
SAN FRANCISCO, CA - APN:0993-014

SHEET NO. 1 of 1

NOTE: SURVEYOR SHEET SIZE CROPPED TO FIT

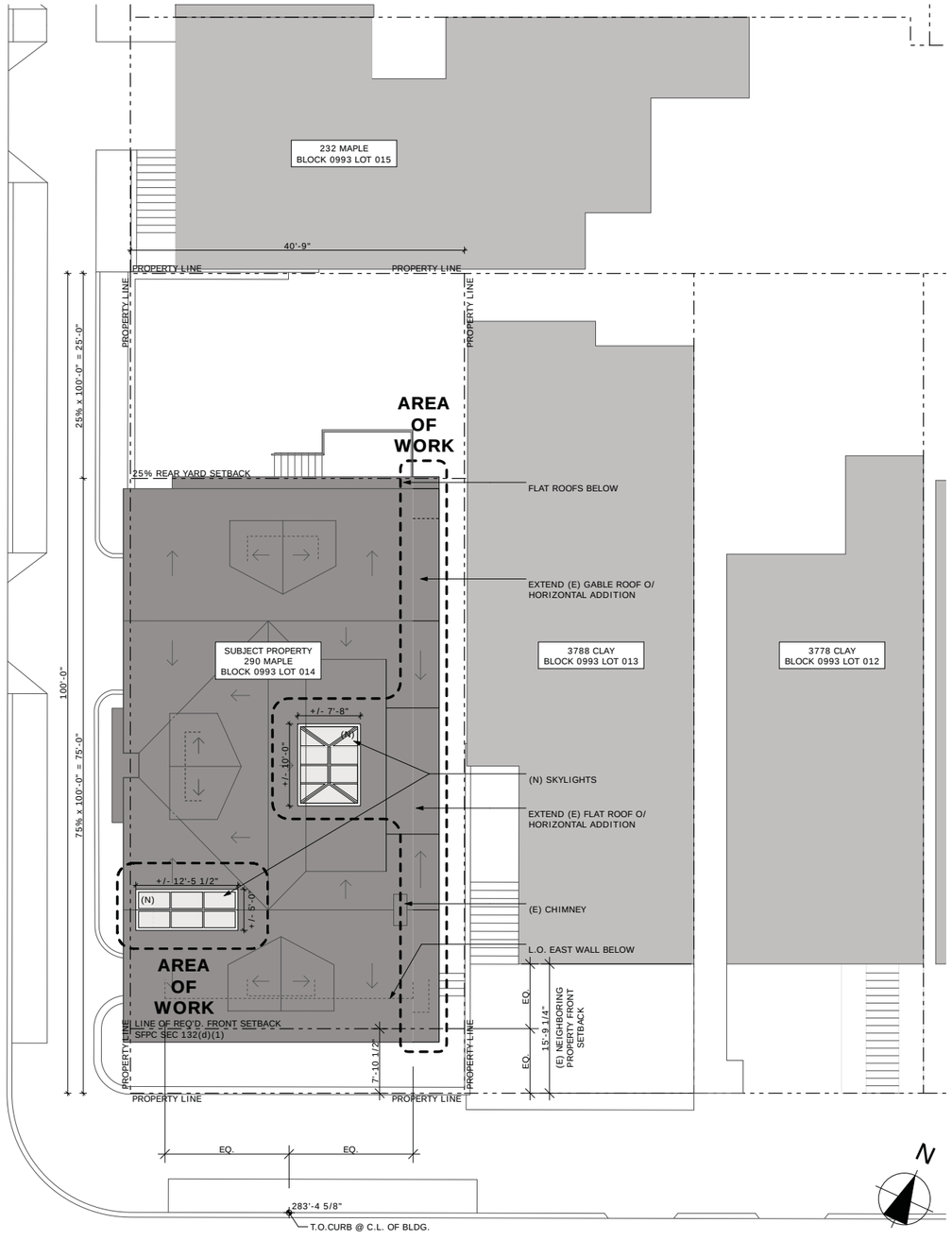
PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR

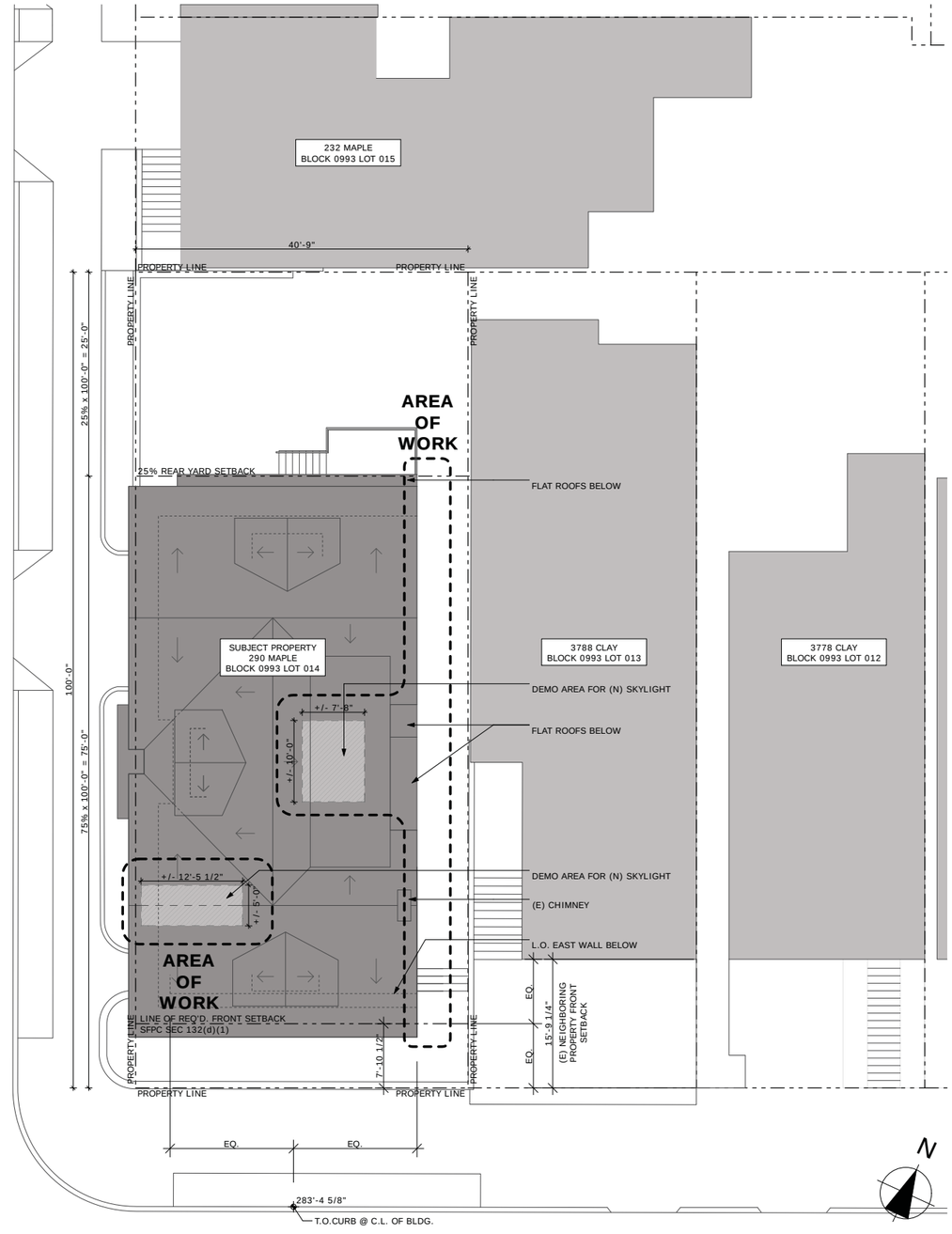
JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

SURVEY

A0.1



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

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290 MAPLE

290 MAPLE STREET, SAN FRANCISCO, CA 94118

PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

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CHECKED:	RJ
SCALE:	AS NOTED

SITE PLAN

A0.2

BUTLER ARMSDEN
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290 MAPLE

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5 PHOTO: (E) FRONT FACADE DETAIL

3 PHOTO: CORNER VIEW OF HOUSE FROM MAPLE & CLAY

4 PHOTO: WEST ELEVATION OF 232 MAPLE

2 PHOTO: WEST ELEVATION OF HOUSE

1 PHOTO: SOUTH ELEVATION OF HOUSE

PERMIT SET

REVISIONS:	BY:

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PHOTOS

A0.3

2 PHOTO: NEIGHBORING FACADES ACROSS MAPLE STREET

1 PHOTO: NEIGHBORING FACADES ACROSS CLAY STREET

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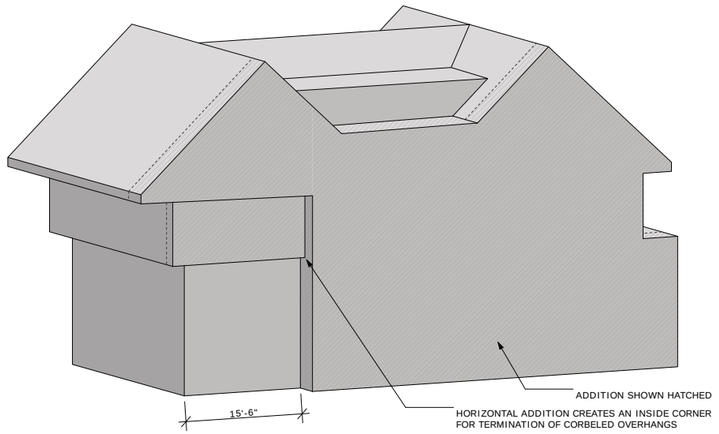
SCALE:	AS NOTED

PHOTOS

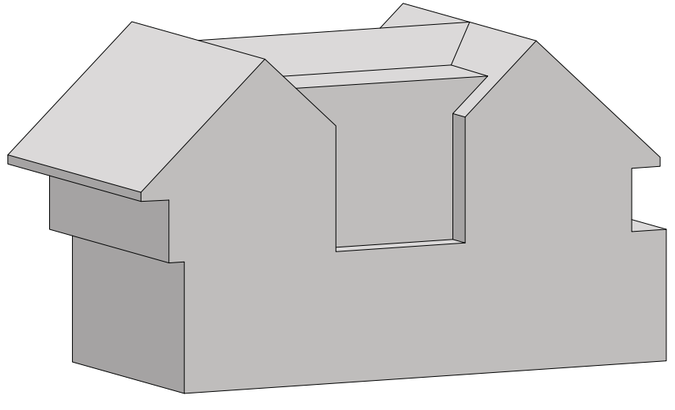
A0.4

4 PHOTO: STREET VIEW OF EASTERN SIDE OF HOUSE



2 AXO: PROPOSED MASSING OF EASTERN SIDE OF HOUSE

3 PHOTO: SATELLITE VIEW OF EASTERN SIDE OF HOUSE



1 AXO: EXISTING MASSING OF EASTERN SIDE OF HOUSE

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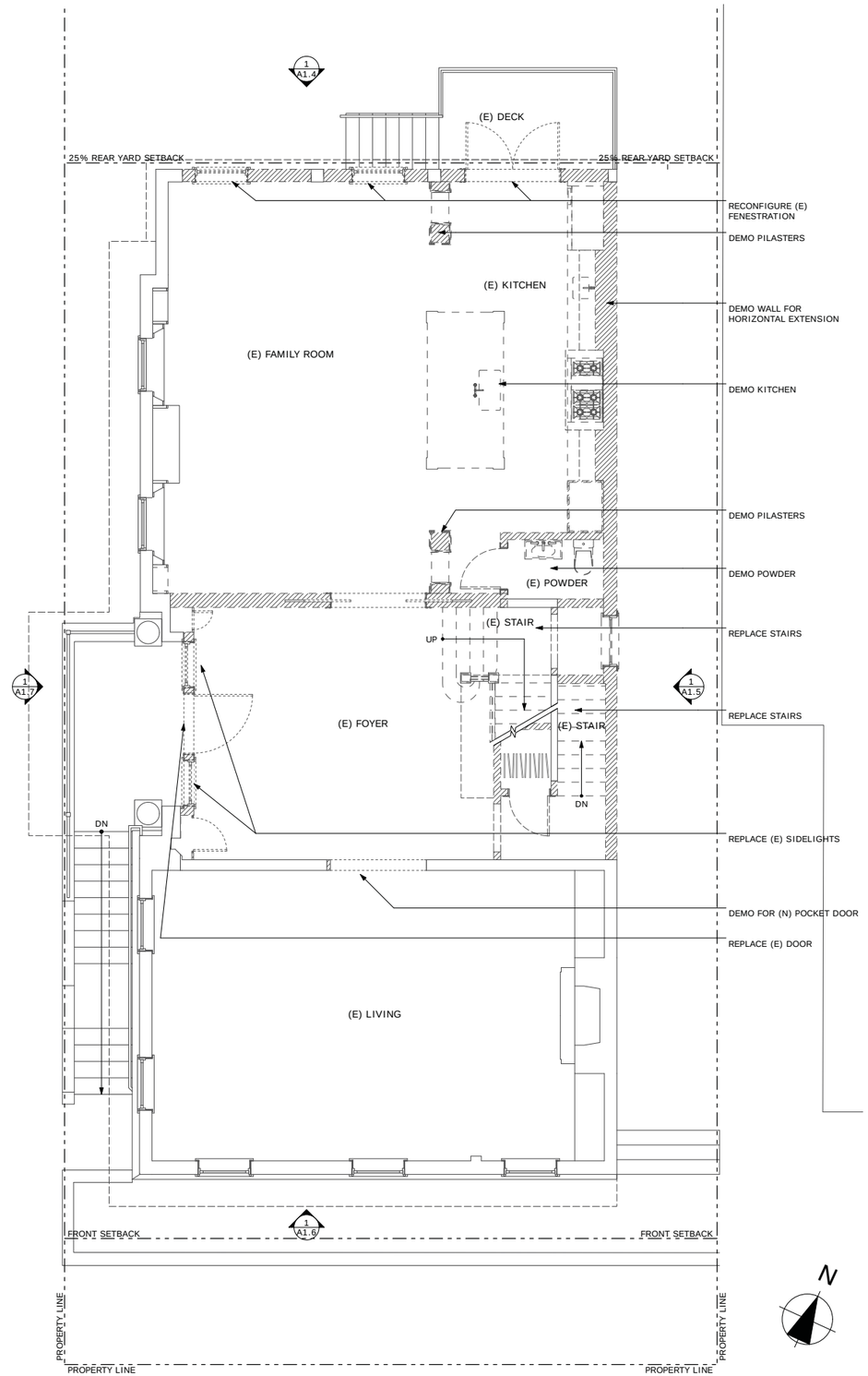
PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

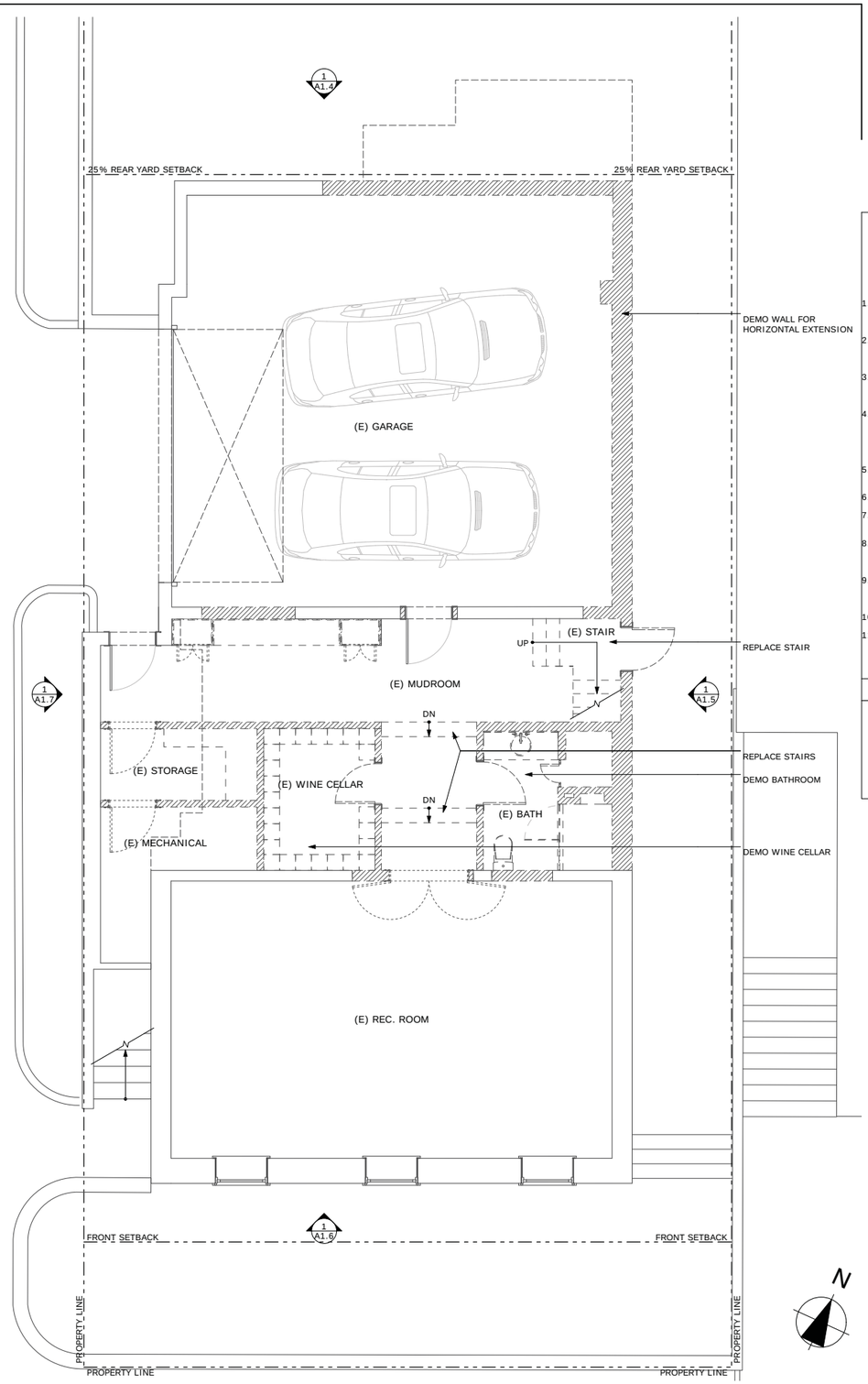
DIAGRAM OF ADDITION

A0.5



2 PLAN: EXISTING SECOND FLOOR

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



1 PLAN: EXISTING FIRST FLOOR

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

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GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY ADN LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE,. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL
	NEW FIRE RATED WALL (RATING AS INDICATED)

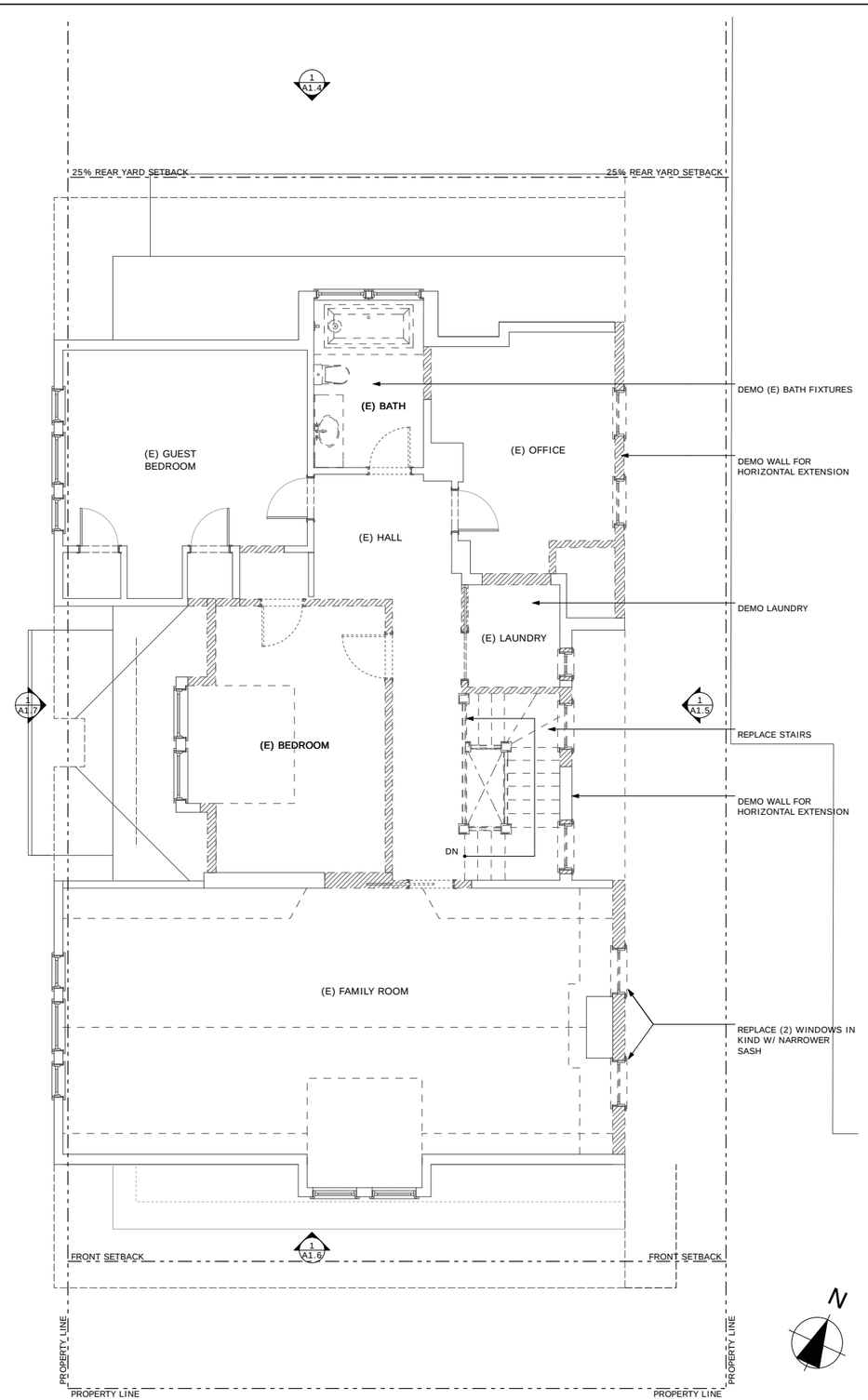
PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

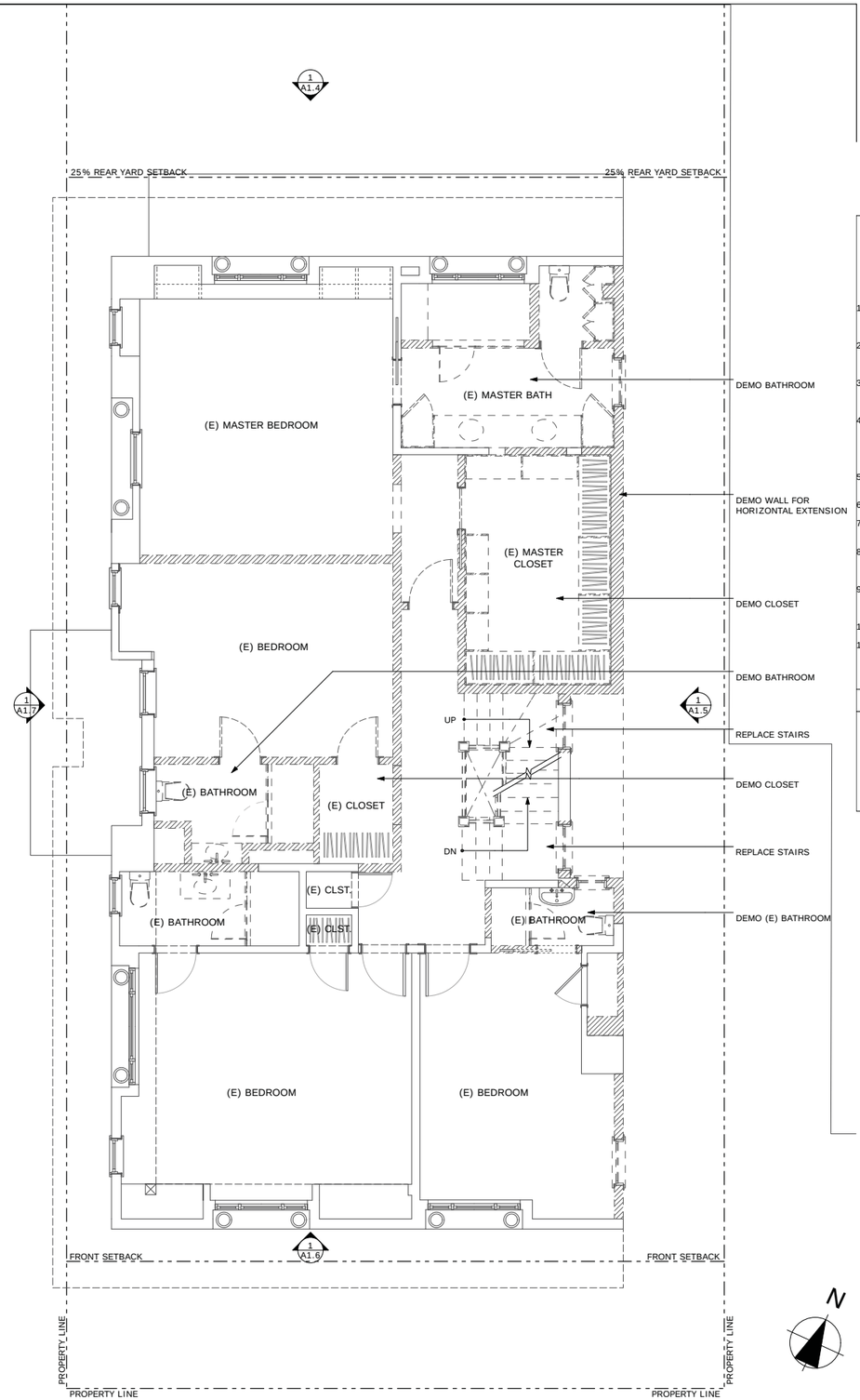
EXISTING PLANS

A1.1



2 PLAN: EXISTING FOURTH FLOOR

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



1 PLAN: EXISTING THIRD FLOOR

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

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290 MAPLE

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GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY ADN LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE,. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- NEW FIRE RATED WALL (RATING AS INDICATED)

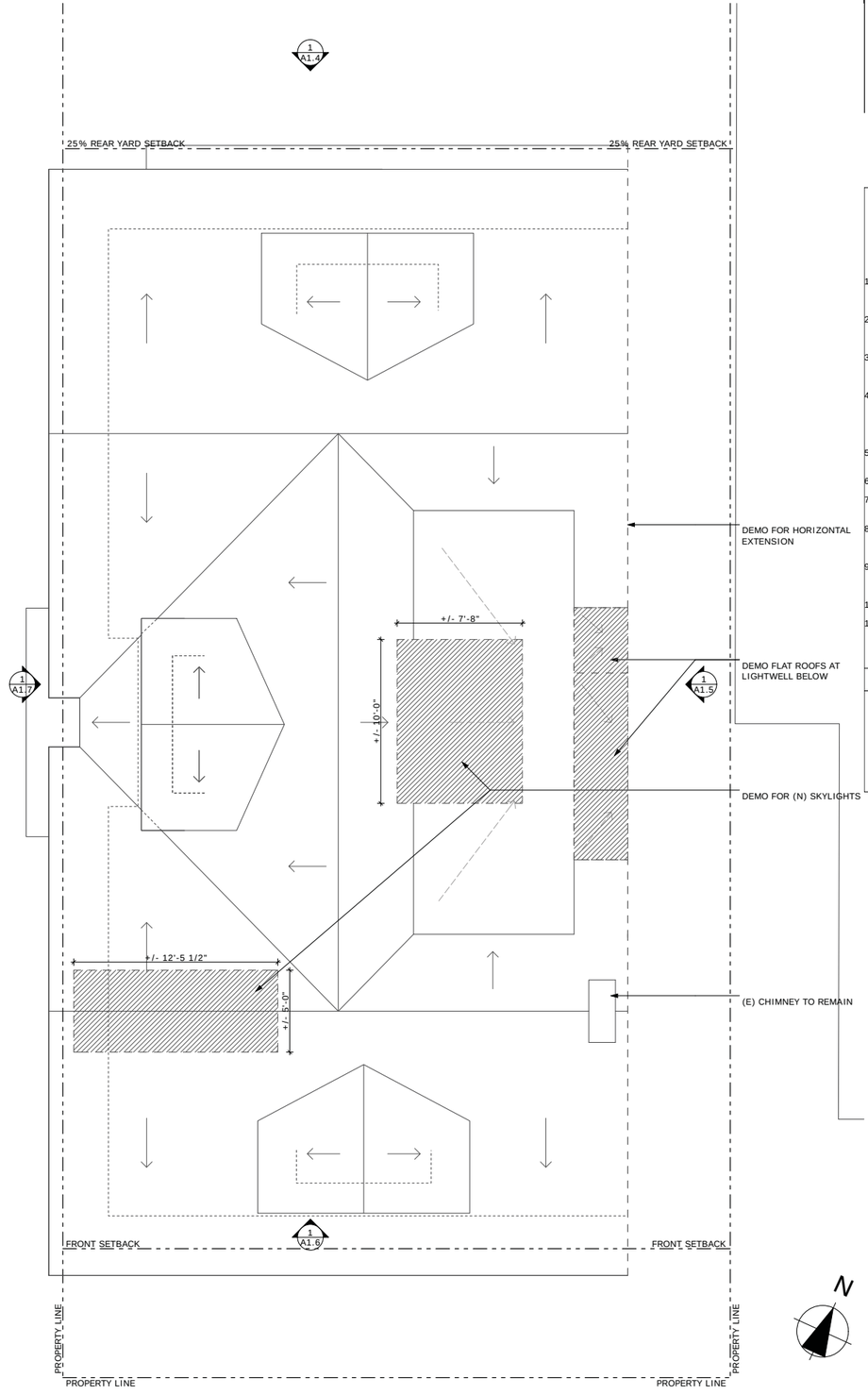
PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

EXISTING PLANS

A1.2



1 PLAN: EXISTING ROOF
SCALE: 1/4" = 1'-0"

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GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY ADN LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE,. REMOVE WINDOW HARDWARE, U.O.N.
8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
9. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL
	NEW FIRE RATED WALL (RATING AS INDICATED)

PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

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DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

EXISTING PLANS

A1.3

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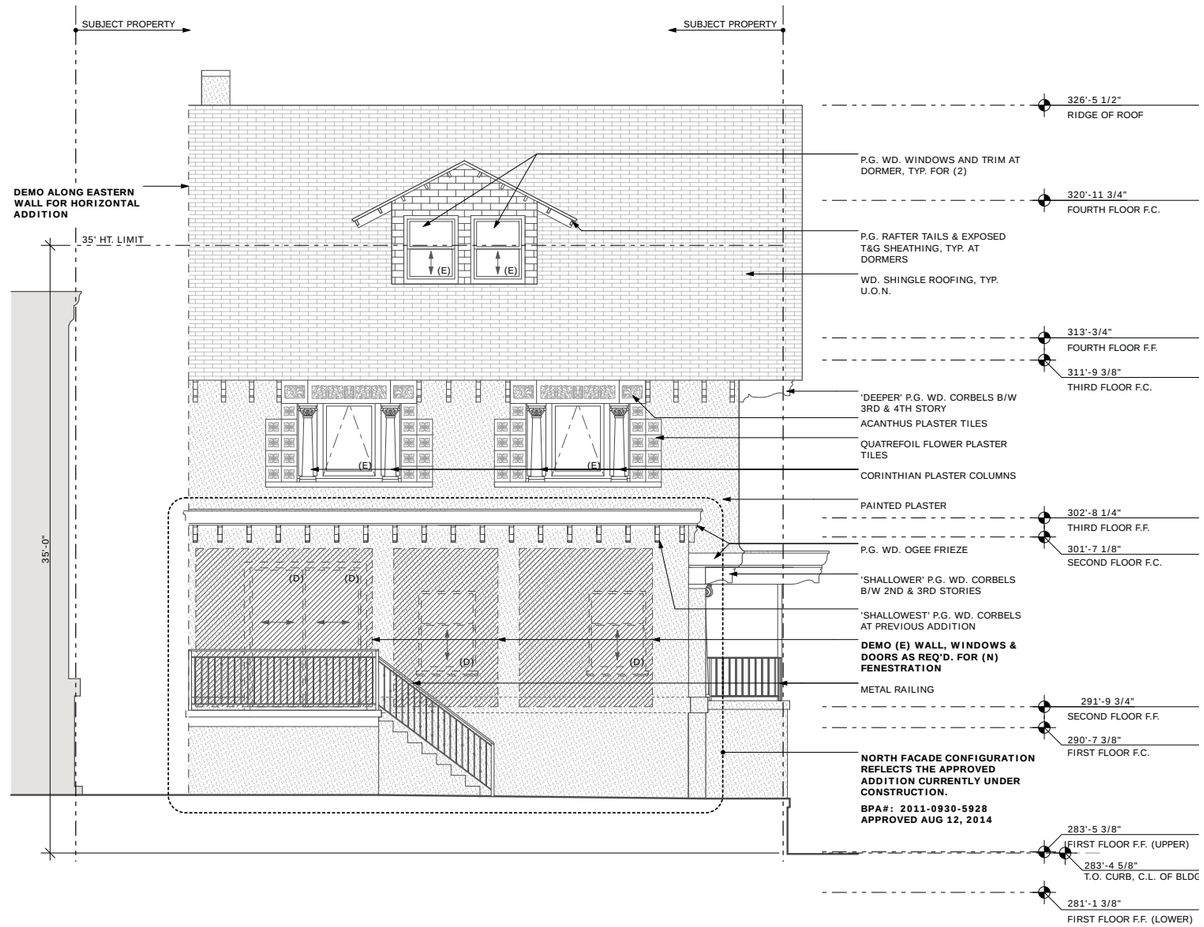

1 ELEVATION: EXISTING NORTH
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:
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NOPDR #2 (01/15/15)	LW, SR

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DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

EXISTING ELEVATIONS

A1.4

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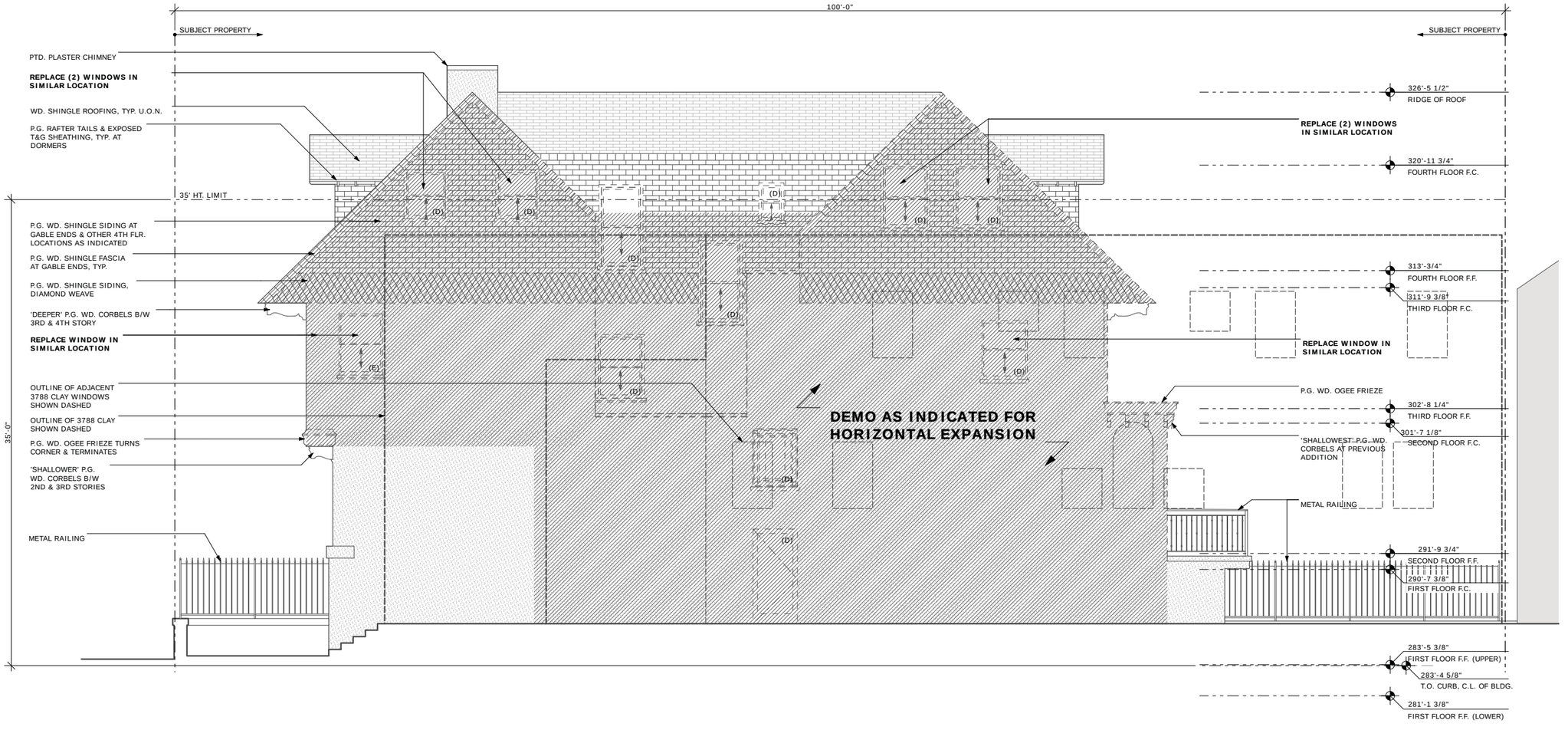

1 ELEVATION: EXISTING EAST
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:
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NOPDR #2 (01/15/15)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

EXISTING ELEVATIONS

A1.5

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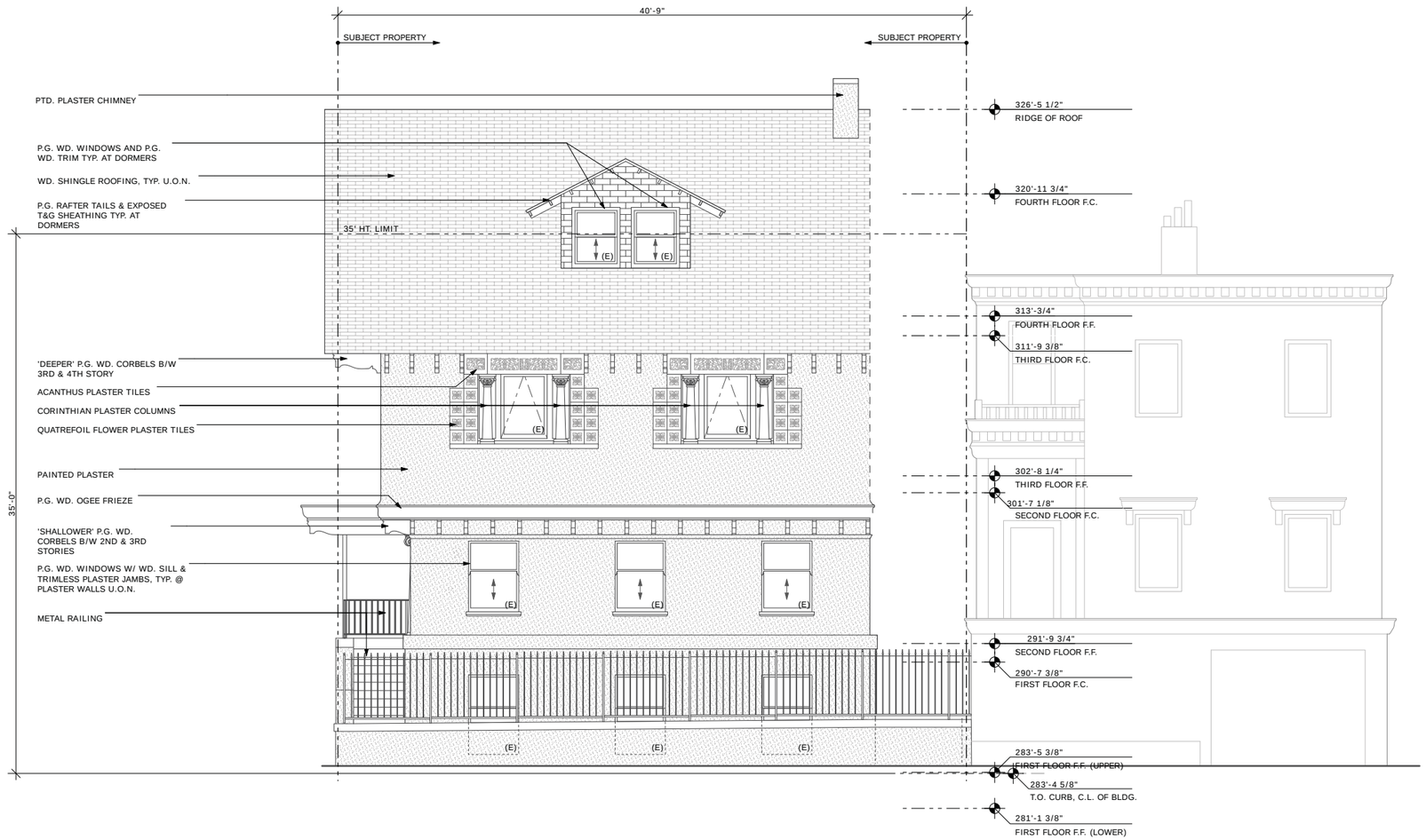

1 ELEVATION: EXISTING SOUTH
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

EXISTING ELEVATIONS

A1.6

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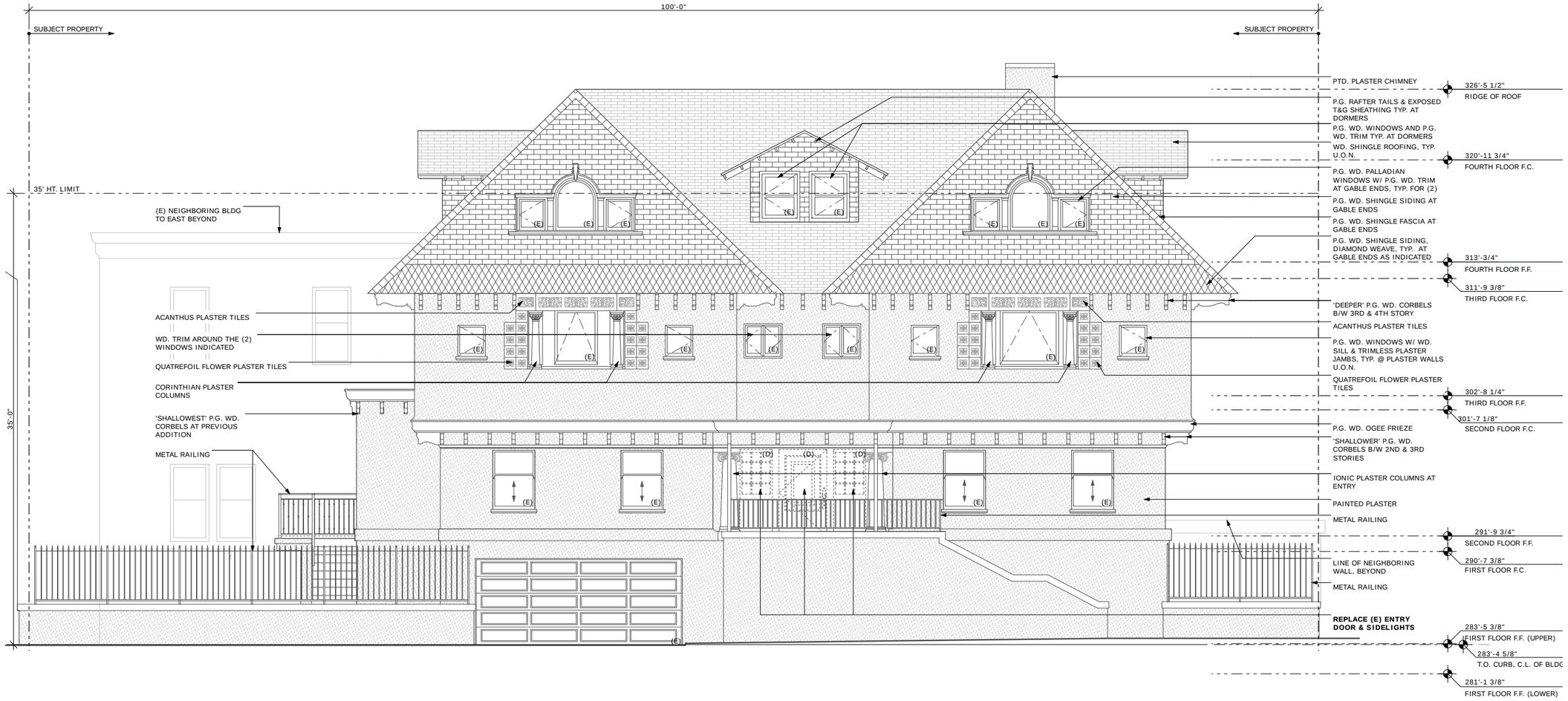


1 ELEVATION: EXISTING WEST
SCALE: 1/4" = 1'-0"

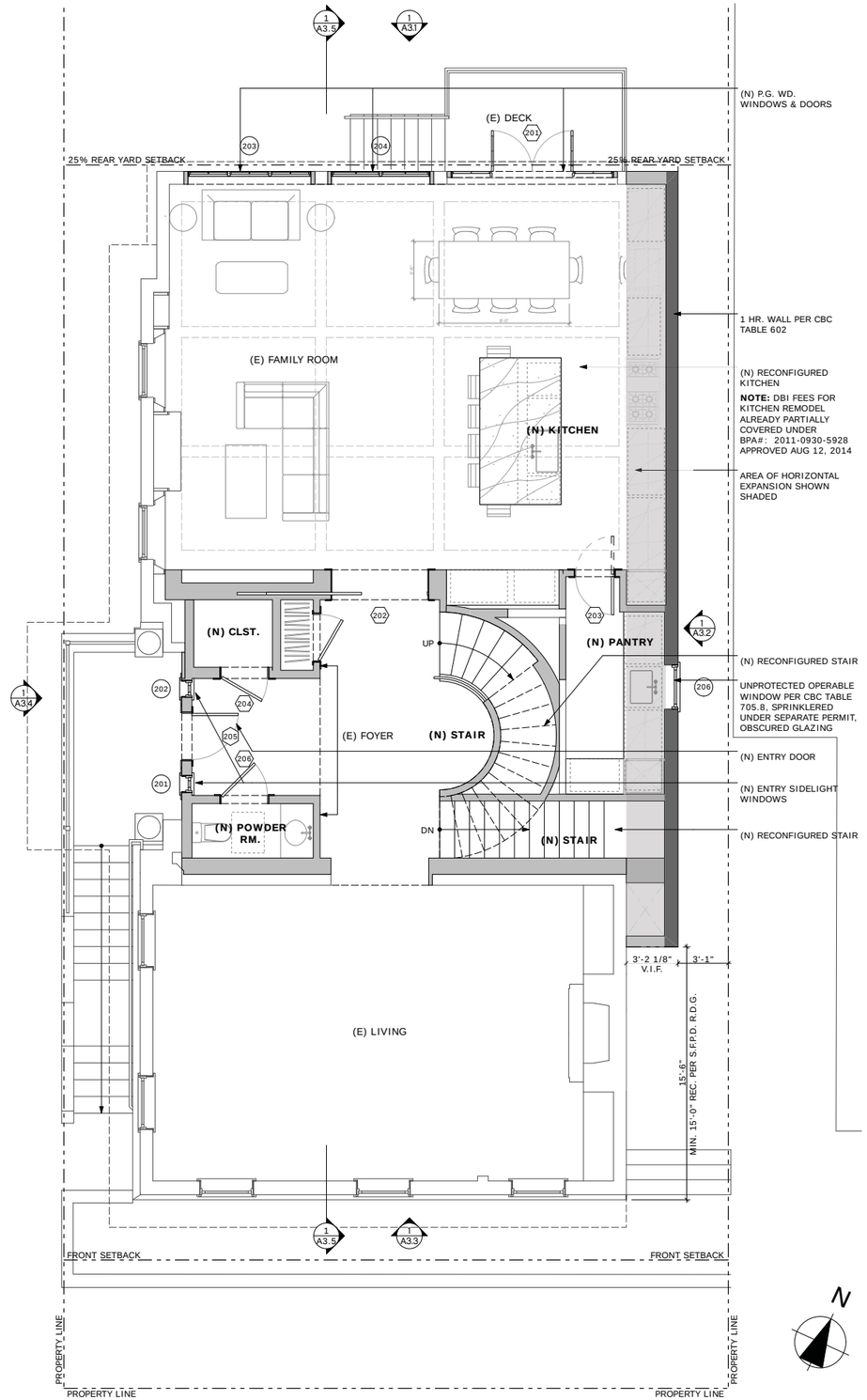
PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

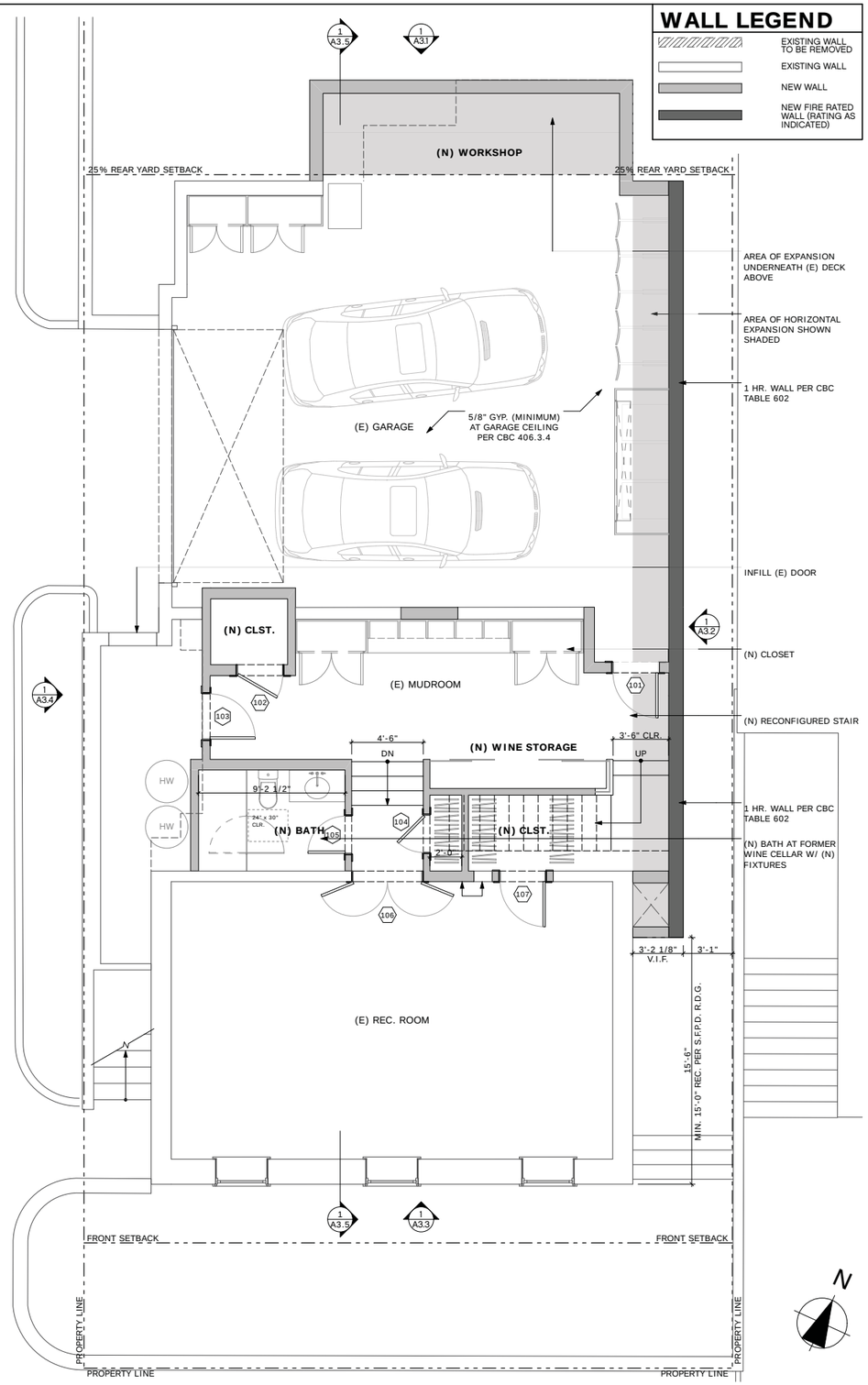
EXISTING ELEVATIONS

A1.7



2 PLAN: PROPOSED SECOND FLOOR

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



1 PLAN: PROPOSED FIRST FLOOR

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

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- NEW FIRE RATED WALL (RATING AS INDICATED)

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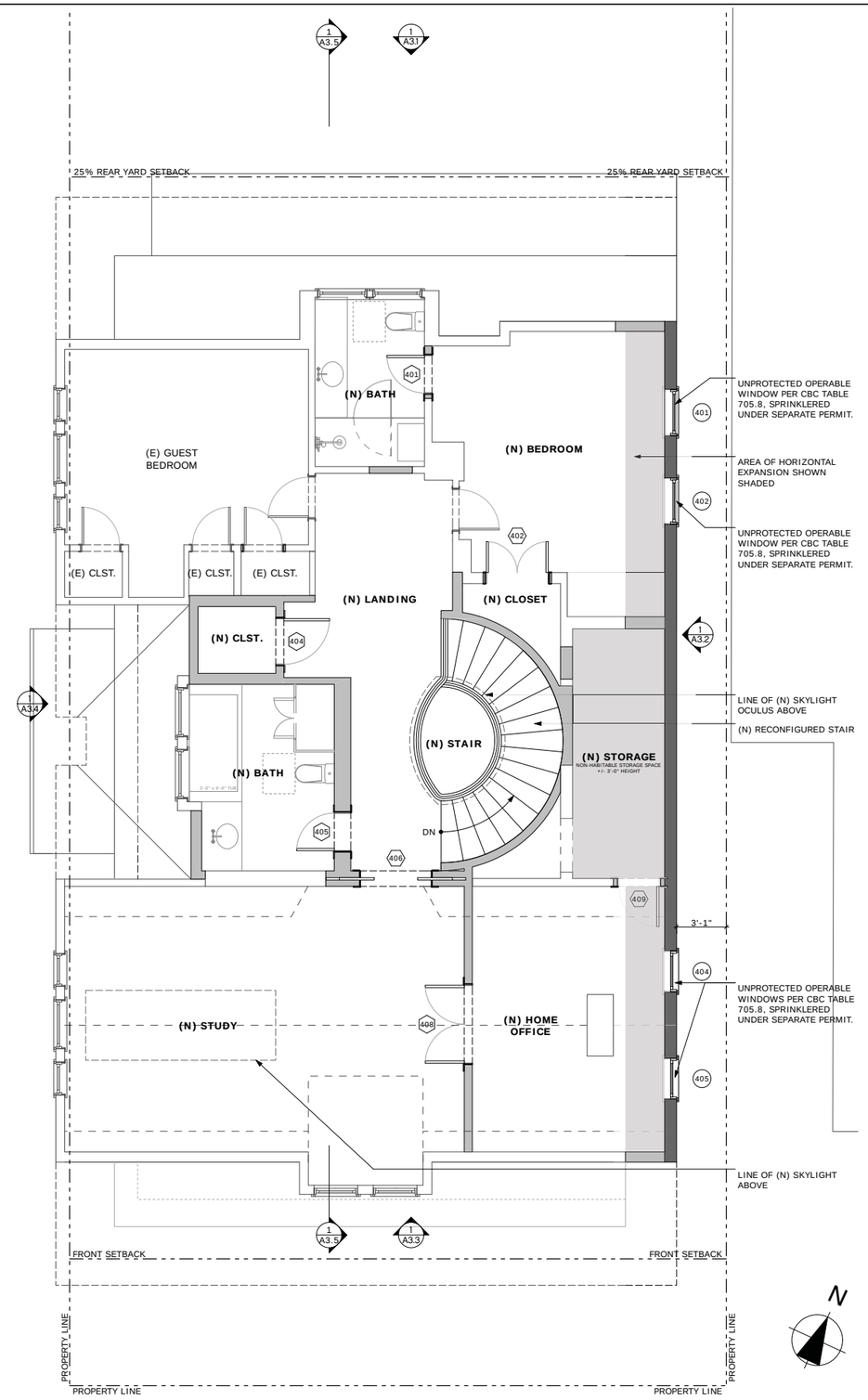
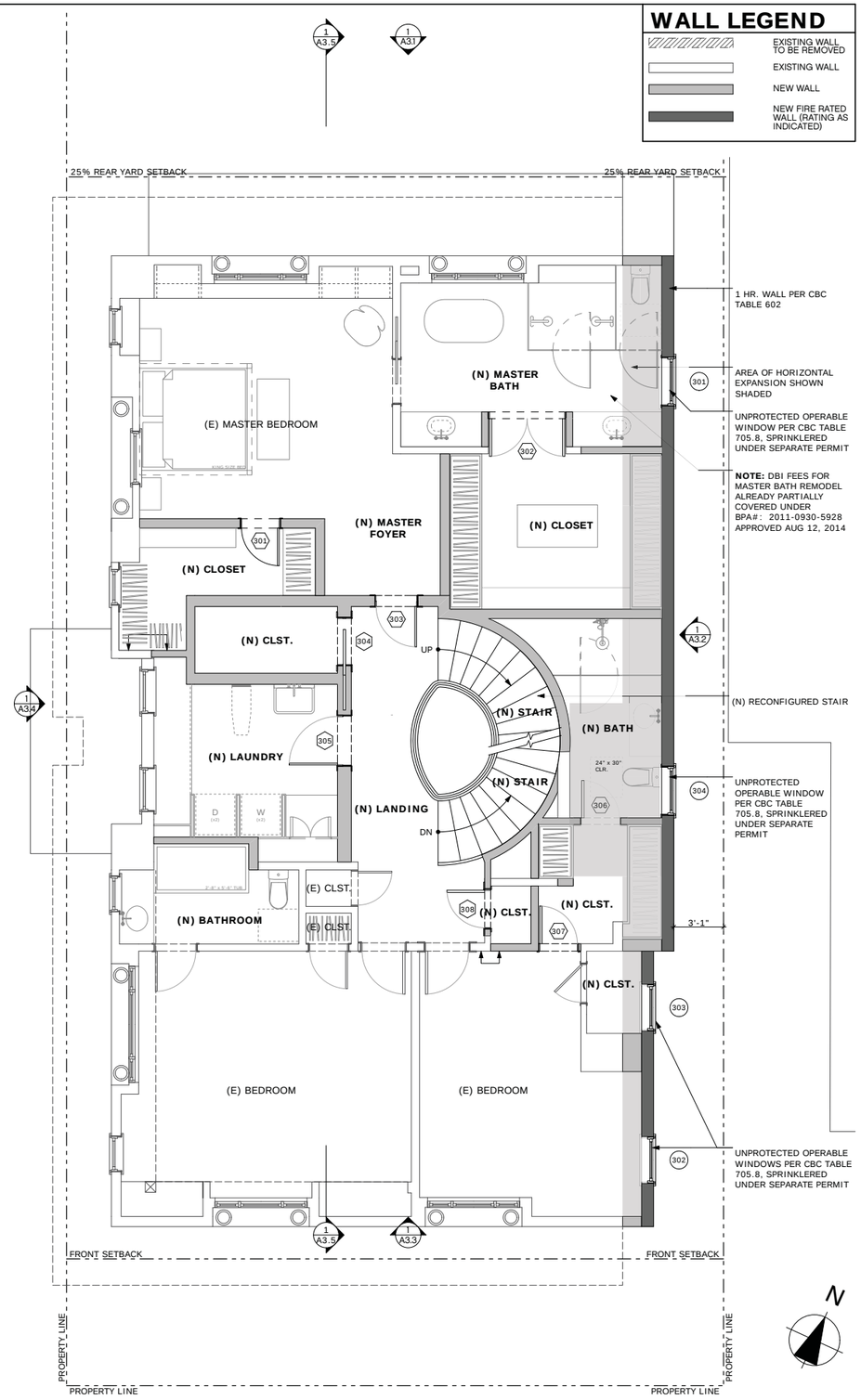
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED PLANS

A2.1



2 PLAN: PROPOSED FOURTH FLOOR
SCALE: 1/4" = 1'-0"



1 PLAN: PROPOSED THIRD FLOOR
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- NEW WALL
- NEW FIRE RATED WALL (RATING AS INDICATED)

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JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED PLANS

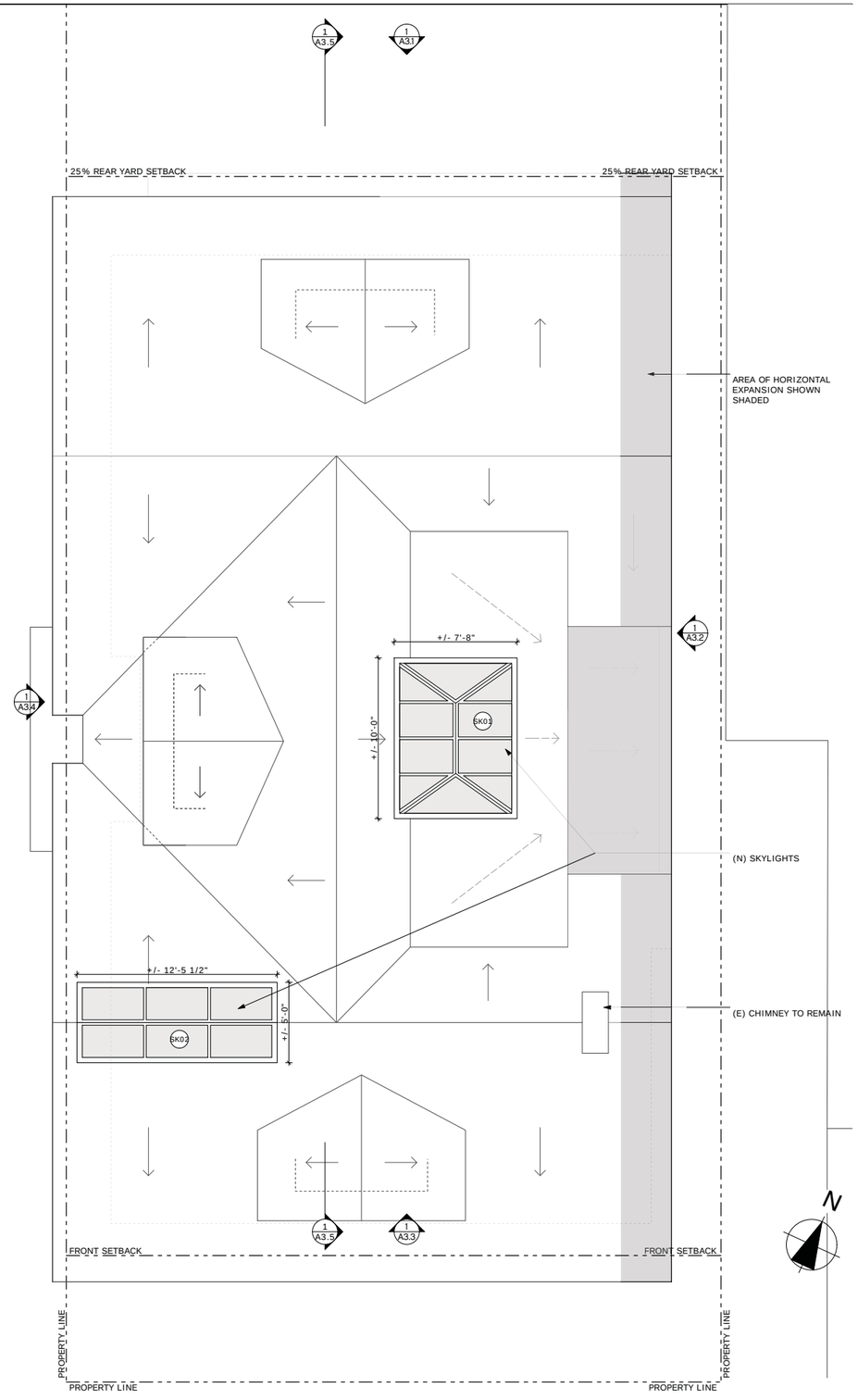
A2.2

DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	MATERIAL	REMARKS
101	3'-0"	6'-8"	METAL	20 MIN. RATED, FIRE GASKETS, SELF CLOSURE
102	3'-0"	6'-8"	P.G. WOOD	
103	3'-0"	6'-8"	METAL	20 MIN. RATED, FIRE GASKETS, SELF CLOSURE
104	2'-6"	6'-8"	P.G. WOOD	
105	2'-6"	6'-8"	P.G. WOOD	
106	4'-6"	8'-0"	P.G. WOOD	
107	3'-0"	6'-8"	P.G. WOOD	
201	5'-0"	9'-0"	P.G. WOOD	TEMPERED GLASS
202	6'-0"	8'-0"	P.G. WOOD	
203	2'-6"	8'-0"	P.G. WOOD	
204	3'-0"	8'-0"	P.G. WOOD	
205	3'-0"	8'-0"	P.G. WOOD	TEMPERED GLASS
206	3'-0"	8'-0"	P.G. WOOD	
301	2'-4"	7'-0"	P.G. WOOD	
302	4'-8"	7'-0"	P.G. WOOD	TEMPERED GLASS
303	2'-6"	7'-0"	P.G. WOOD	
304	3'-0"	7'-0"	P.G. WOOD	
305	3'-0"	7'-0"	P.G. WOOD	
306	2'-6"	7'-0"	P.G. WOOD	
307	2'-6"	7'-0"	P.G. WOOD	
308	2'-6"	7'-0"	P.G. WOOD	
401	2'-6"	6'-8"	P.G. WOOD	
402	4'-0"	6'-8"	P.G. WOOD	
404	3'-0"	6'-8"	P.G. WOOD	
405	2'-6"	6'-8"	P.G. WOOD	
406	4'-6"	6'-8"	P.G. WOOD	
408	5'-0"	6'-8"	P.G. WOOD	
409	2'-8"	6'-8"	P.G. WOOD	GASKETED

WINDOW SCHEDULE					
MARK	W x H	SILL HT.	FUNCTION	MATERIAL	REMARKS
201	1'-0"x8'-0"	0'-0"	FIXED	P.G. WOOD	TEMPERED GLASS
202	1'-0"x8'-0"	3'-0"	FIXED	P.G. WOOD	TEMPERED GLASS
203	7'-6"x9'-0"	0'-0"	FIXED	P.G. WOOD	TEMPERED GLASS
204	6'-0"x9'-0"	0'-0"	FIXED	P.G. WOOD	TEMPERED GLASS
206	2'-8"x4'-6"	3'-0"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT, OBSCURED GLASS
301	3'-0"x4'-6"	2'-6"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
302	2'-10"x4'-6"	2'-6"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
303	2'-10"x4'-6"	2'-6"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
304	3'-0"x4'-6"	2'-6"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
401	2'-10"x3'-6"	3'-10"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
402	2'-10"x3'-6"	3'-10"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT
404	2'-6"x4'-8"	2'-8"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT, MATCH (E)
405	2'-6"x4'-8"	2'-8"	DBL. HUNG	P.G. WOOD	UNPROTECTED OPERABLE WINDOW PER CBC TABLE 705.8, SPRINKLERED UNDER SEPARATE PERMIT, MATCH (E)
SK01	7'-8"x10'-0"	0'-0"	FIXED	METAL	TEMPERED GLASS
SK02	5'-0"x12'-6"	0'-0"	FIXED	METAL	TEMPERED GLASS

2 DOOR & WINDOW SCHEDULES

SCALE: 1' = 1'-0"



1 PLAN: PROPOSED ROOF

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

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NOPDR #2 (01/15/15)	LW, SR

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CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED PLANS & SCHEDULES

A2.3

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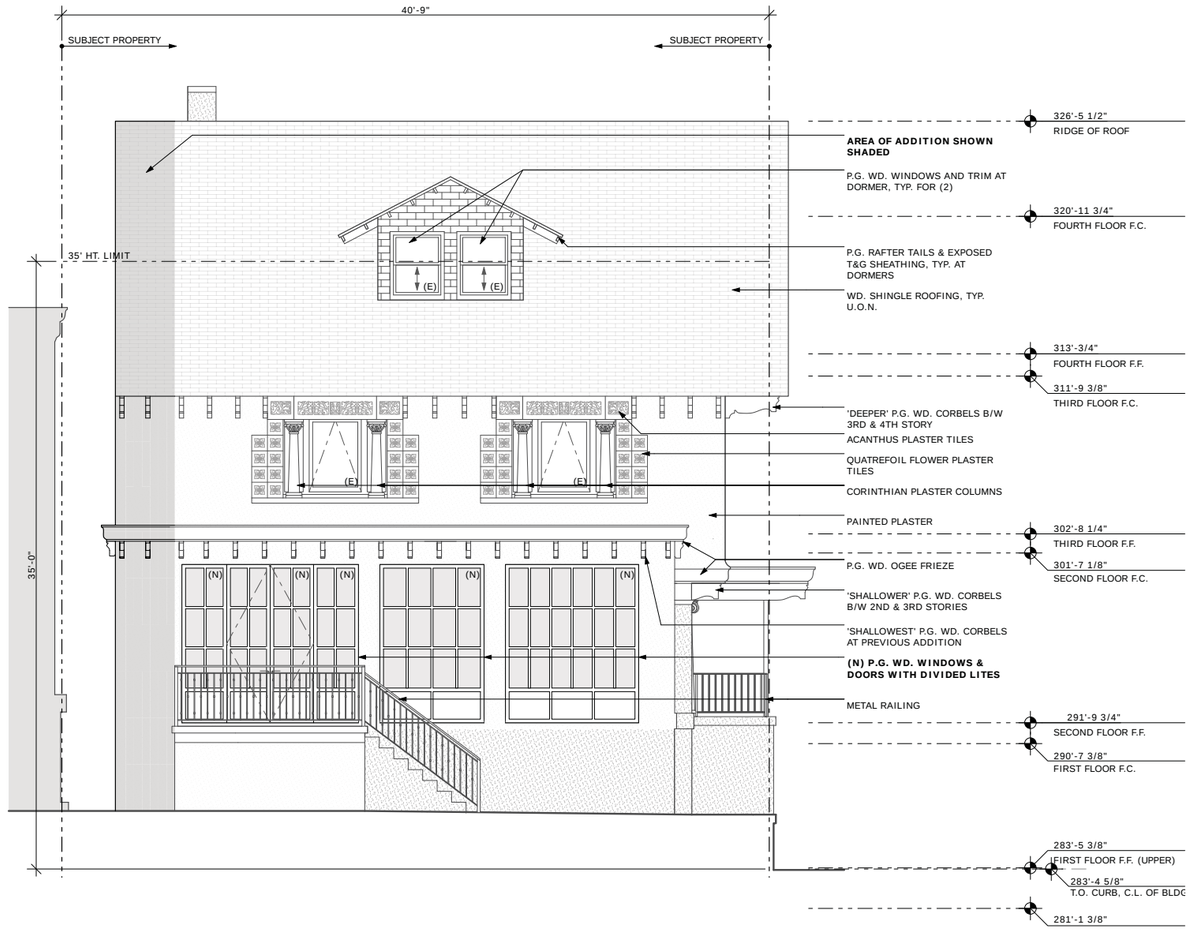

1 ELEVATION: PROPOSED NORTH
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:
NOPDR #1 AND UPDATES (12/31/14)	LW, SR
NOPDR #2 (01/15/15)	LW, SR

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED ELEVATIONS

A3.1

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1 ELEVATION: PROPOSED EAST
SCALE: 1/4" = 1'-0"

PERMIT SET

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COMMENTS #3 (01/28/15)	LW, SR

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DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED ELEVATIONS

A3.2

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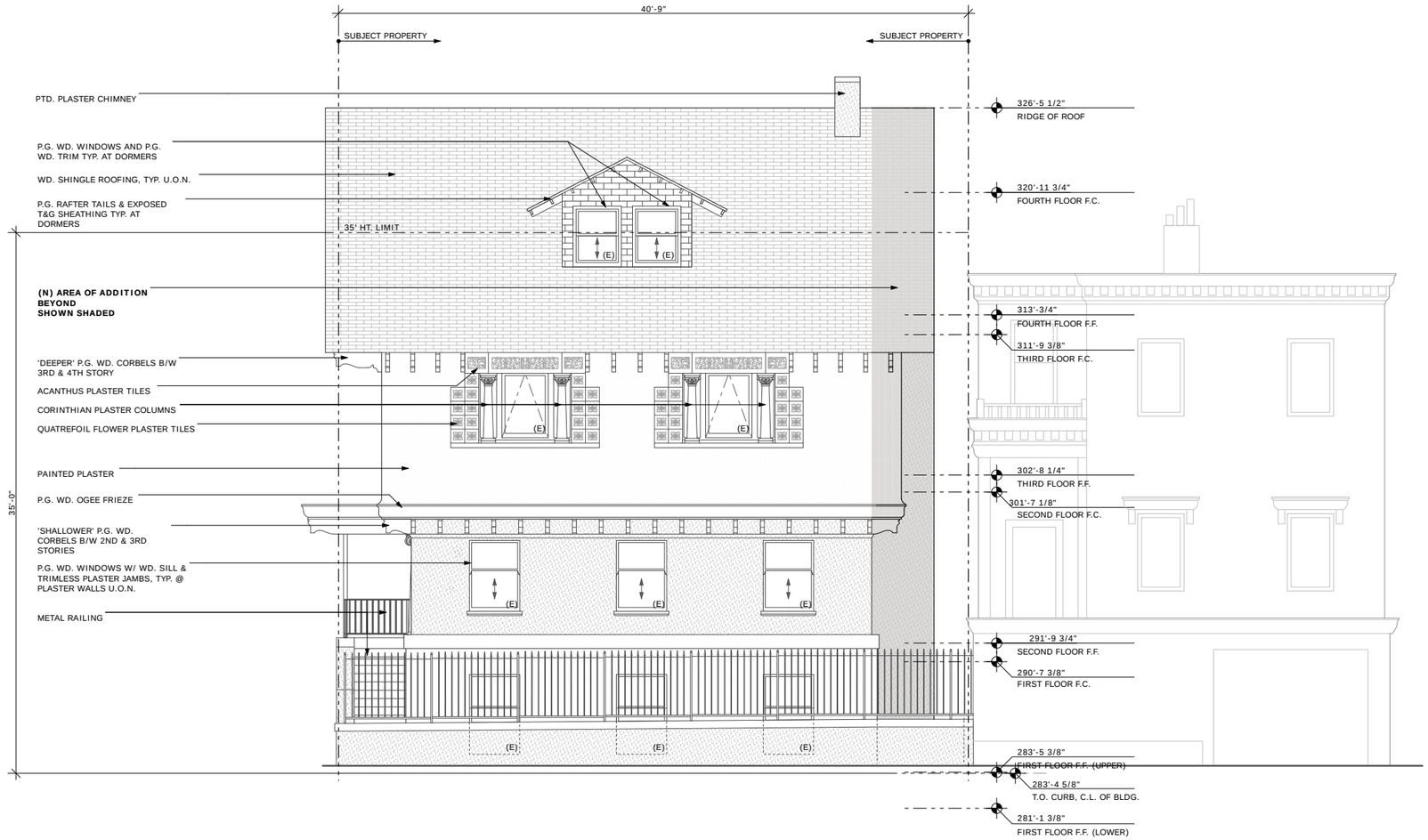

1 ELEVATION: PROPOSED SOUTH
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:
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DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED ELEVATIONS

A3.3

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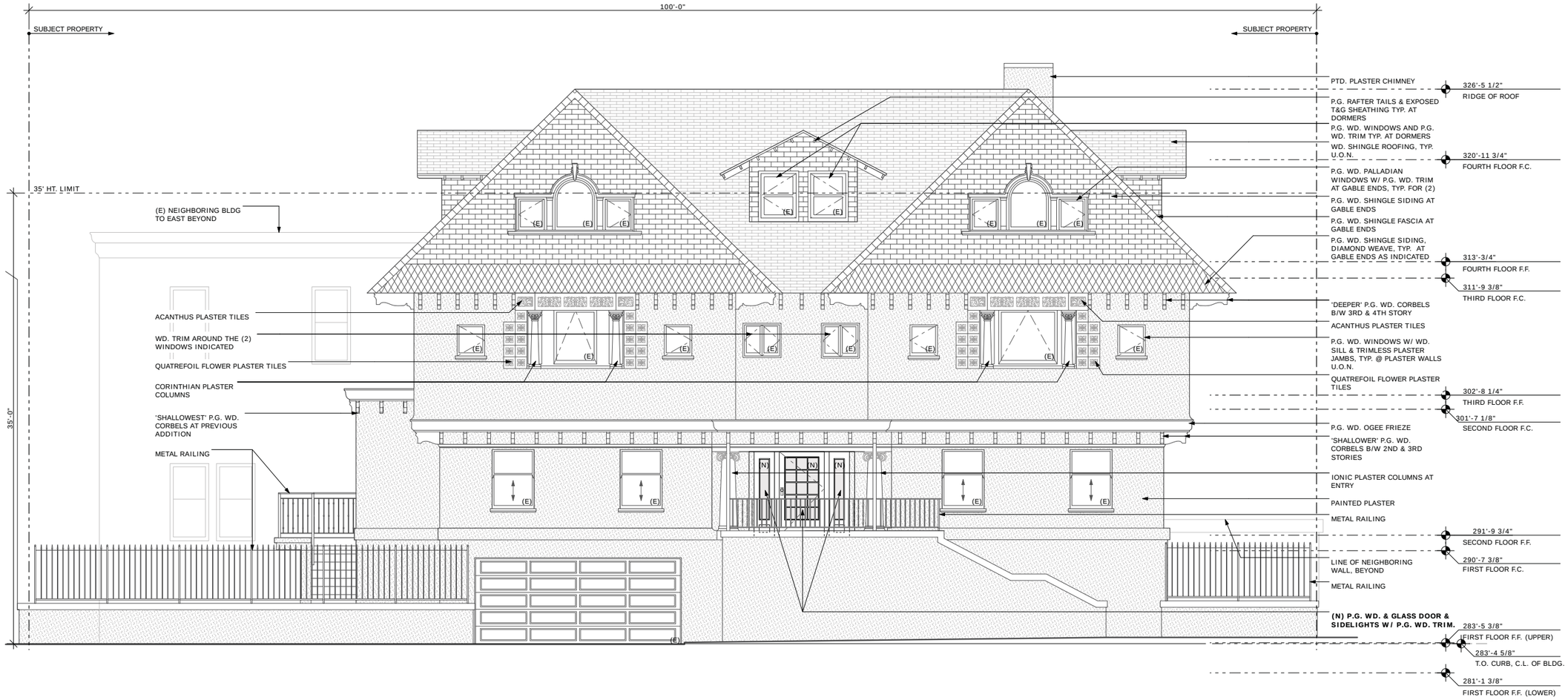

1 ELEVATION: PROPOSED WEST
SCALE: 1/4" = 1'-0"

PERMIT SET

REVISIONS:	BY:
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DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED ELEVATIONS

A3.4

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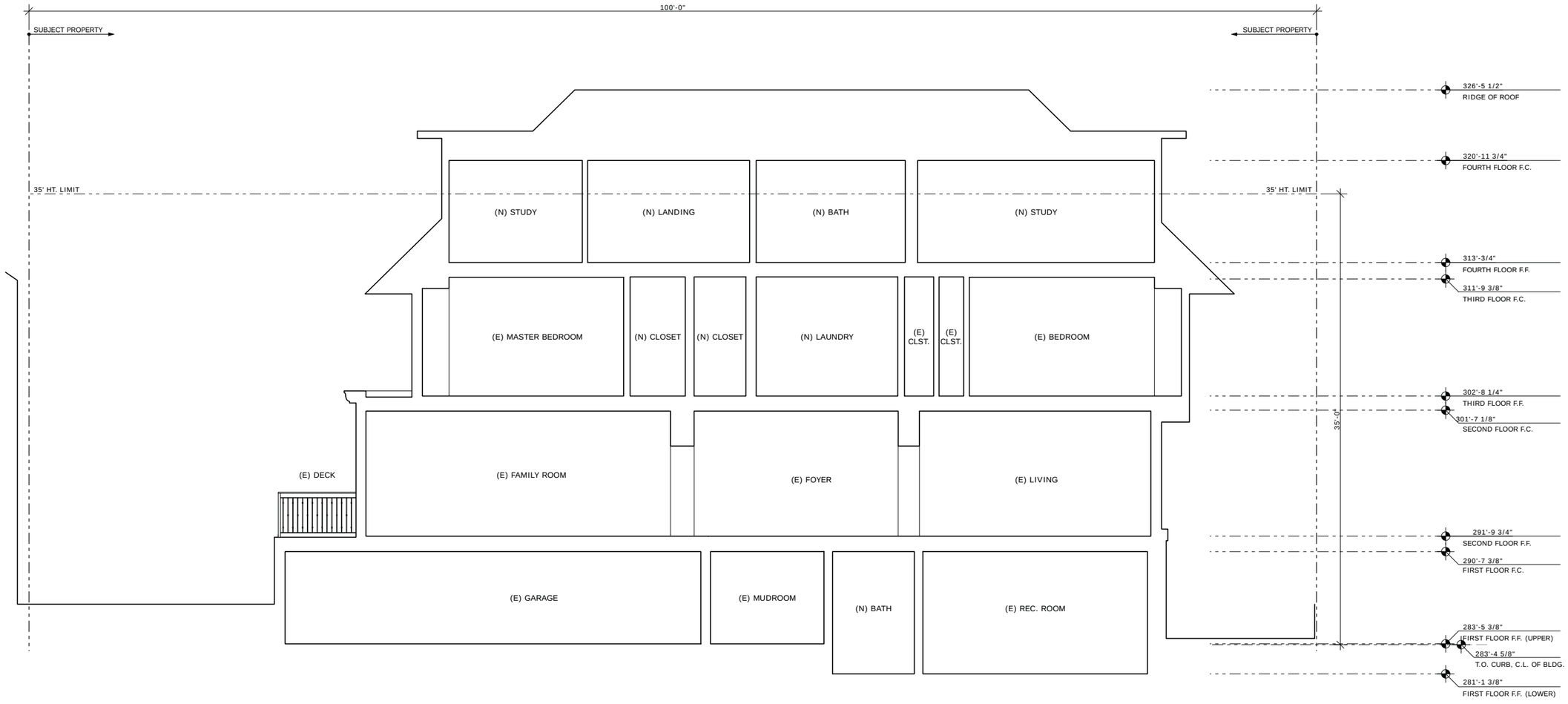


1 SECTION: PROPOSED N-S
SCALE: 1/4" = 1'-0"

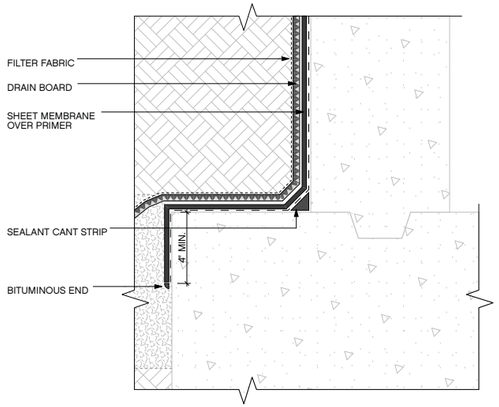
PERMIT SET

REVISIONS:	BY:

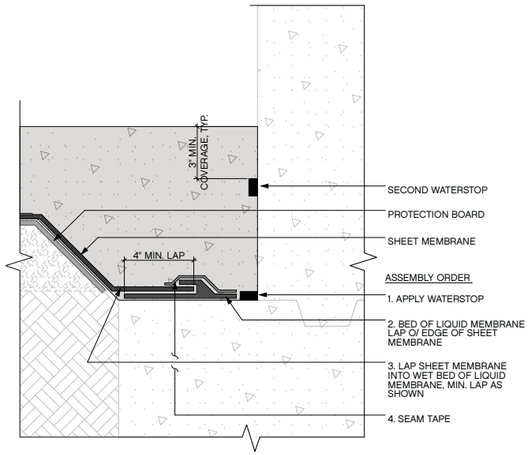
JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

PROPOSED SECTION

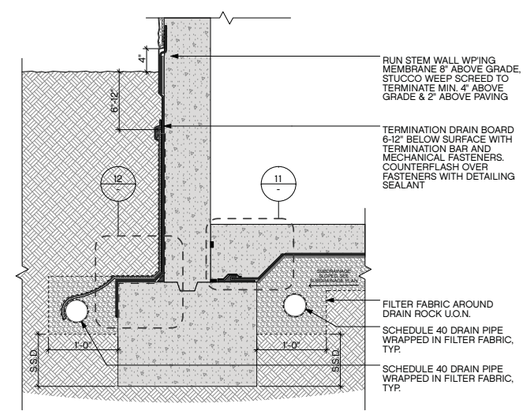
A3.5



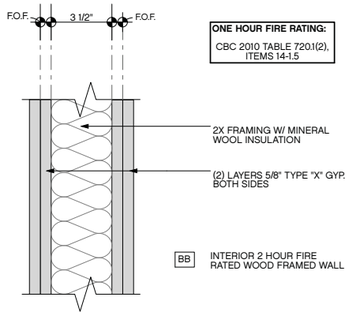
12 SECT: STEM WALL TO FOOTING



11 SECT: SLAB EDGE O/ FOOTING

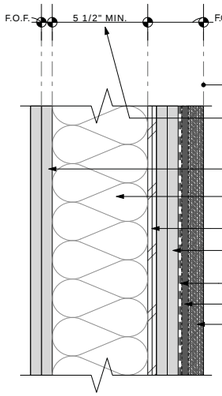


10 SECT: TYP. STEM WALL WP'ING



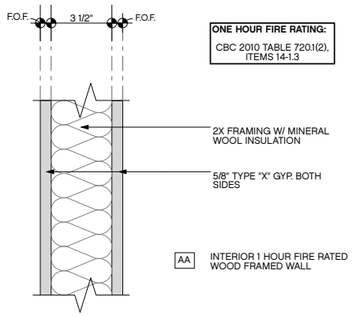
ONE HOUR FIRE RATING:
CBC 2010 TABLE 7201(2), ITEMS 14-1.5

BB INTERIOR 2 HOUR FIRE RATED WOOD FRAMED WALL



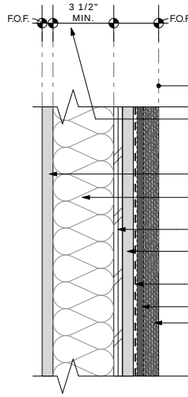
ONE HOUR FIRE RATING:
CBC 2010 TABLE 720.1(2), ITEMS 15-1.16

C EXTERIOR 2 HOUR FIRE RATED STUCCO WALL



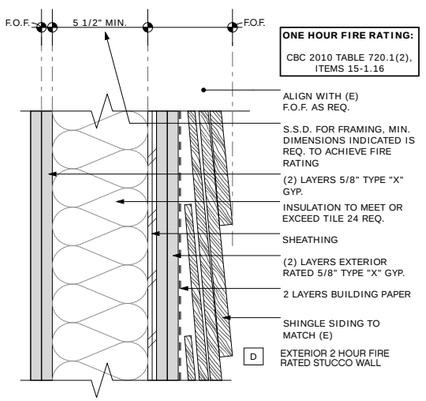
ONE HOUR FIRE RATING:
CBC 2010 TABLE 7201(2), ITEMS 14-1.3

AA INTERIOR 1 HOUR FIRE RATED WOOD FRAMED WALL



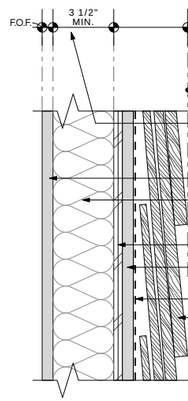
ONE HOUR FIRE RATING:
CBC 2010 TABLE 720.1(2), ITEMS 15-1.12/1.15

B EXTERIOR 1 HOUR FIRE RATED STUCCO WALL



ONE HOUR FIRE RATING:
CBC 2010 TABLE 720.1(2), ITEMS 15-1.16

D EXTERIOR 2 HOUR FIRE RATED STUCCO WALL

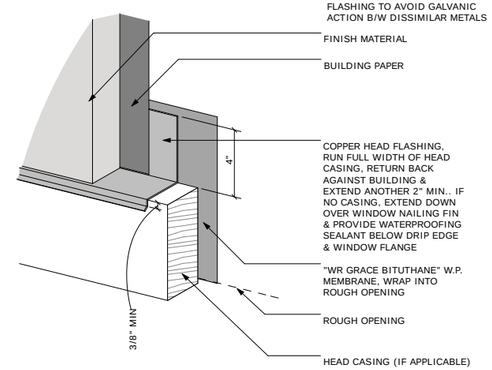


ONE HOUR FIRE RATING:
CBC 2010 TABLE 720.1(2), ITEMS 15-1.12/1.15

A EXTERIOR 1 HOUR FIRE RATED SHINGLED WALL

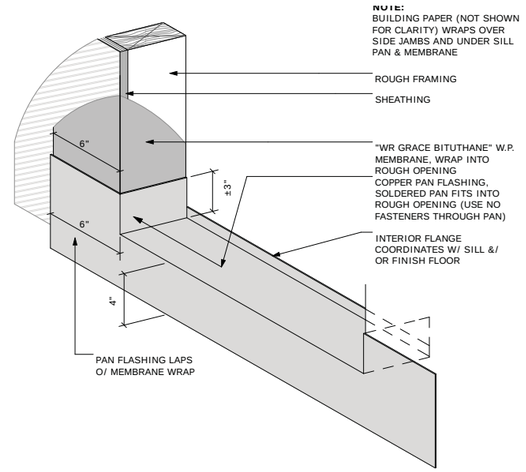
4 SECT: TYPICAL WALL ASSEMBLIES

NOTE:
- ANY COPPER TO BE 20 OZ. MIN.
- ANY S.S. OR GSM TO BE 22 GA. MIN.
- FASTEN AND ASSEMBLE ALL FLASHING TO AVOID GALVANIC ACTION B/W DISSIMILAR METALS

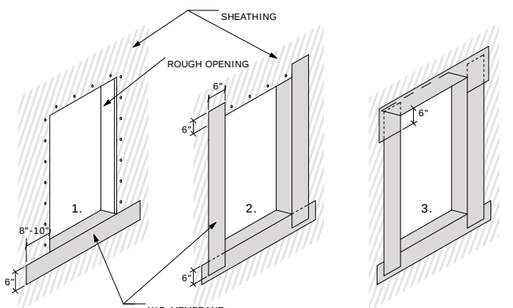


3 AXO: HEAD FLASHING

NOTE:
BUILDING PAPER (NOT SHOWN FOR CLARITY) WRAPS OVER SIDE JAMBS AND UNDER SILL PAN & MEMBRANE



2 AXO: PAN FLASHING



1. INSTALL W.R. GRACE BITUTHENE W.P. MEMBRANE AT SILL & FOLD 6" DOWN, EXTENDING 8-10" TO EACH SIDE.

DO NOT ATTACH LOWER EDGE; MEMBRANE WILL LAP OVER BUILDING PAPER

2. INSTALL W.R. GRACE BITUTHENE W.P. MEMBRANE TO JAMBS OF ROUGH OPENING & FOLD MIN. 6" OVER SHEATHING, 6" ABOVE ROUGH OPENING & 6" BELOW ROUGH OPENING.

BUILDING PAPER TO LAP OVER JAMB MEMBRANE.

3. INSTALL W.R. GRACE BITUTHENE W.P. MEMBRANE TO WRAP INTO ROUGH OPENING AT WINDOW/DOOR HEAD. EXTEND 6" BELOW T.O. ROUGH OPENING.

BUILDING PAPER TO LAP OVER HEAD MEMBRANE.

1 AXO: TYP. FLASHING AT R.O.

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PERMIT SET

REVISIONS:	BY:

JOB#:	1413
DATE:	8/28/2014
DRAWN:	LW
CHECKED:	RJ
SCALE:	AS NOTED

DETAILS

A8.1