



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 8, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 29, 2016
Case No.: **2015-006479DRP**
Project Address: **636 VERMONT STREET**
Permit Application: 2015.0630.0373
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 4028/001J
Project Sponsor: John Schrader, Nova Design Builds Inc.
297C Kansas Street
San Francisco, CA 94103
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is a two-story rear horizontal addition and a two-story vertical addition over the existing two-story single family home. The rear addition would be two stories and approximately 360 square feet and the vertical addition would include a new third floor living area of approximately 1,000 square feet and a fourth floor living room of approximately 300 square feet. The project includes a third floor roof deck over the rear addition and a fourth floor roof deck access from the living room. Exterior materials include smooth stucco, wood and wood aluminum clad windows. The existing building depth is 70 feet and the proposed building depth would be 68 feet. The existing height of the residence is 21 feet, and the height with the vertical additions would be 40 feet.

SITE DESCRIPTION AND PRESENT USE

The project is located on the western side of Vermont Street, between 17th and 18th Streets, on Assessor's Block 4028, Lot 001J. The approximately 2,495 square-foot laterally sloping lot has 25 feet of frontage on Vermont Street, a lot depth of 100 feet, and is developed with an existing two-story single-family residence.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in Potrero Hill within Supervisor District 10. The neighborhood is characterized by two- to three-story residential buildings, containing one to three dwelling units. Across the street is Downtown High School, and the I-80 Freeway is located approximately one block to the west. Many of the residences on the west side of Vermont Street, like the subject property, are built to the front property line, with a ground floor garage and bay windows on upper floor extending over the street.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	November 9, 2015 - December 23, 2015	December 23, 2015	September 8, 2016	260 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 29, 2016	August 29, 2016	10 days
Mailed Notice	10 days	August 29, 2016	August 29, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR Requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

As of August 29, 2016, the Department has not received any phone calls or letter from other neighbors or neighborhood groups on the proposed project.

DR REQUESTOR

Piers Haken and Jennifer Durrant, 615 San Bruno Avenue, San Francisco, CA 94107. The DR Requestor's property directly abuts the subject property along the rear (east) property line.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated December 23, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 19, 2016.

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 and DR Request on March 17, 2016, and supports the project as proposed and does not find an exceptional or extraordinary circumstance that would warrant changes to the proposed additions. The RDT finds that the project is within the potential buildable volume and the massing does not conflict with the Residential Design Guidelines. The RDT recommends an abbreviated Discretionary review.

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
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Section 311 Notice

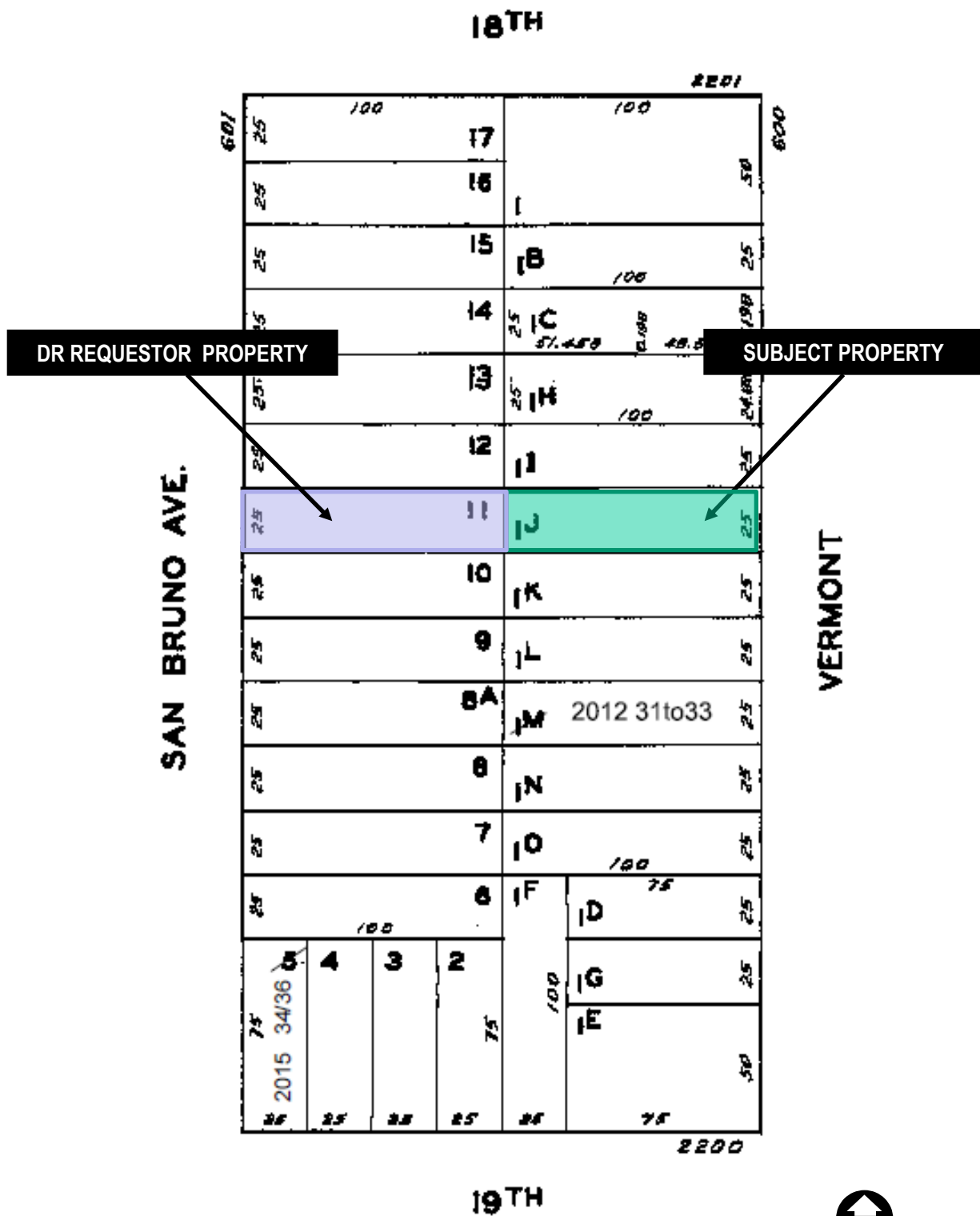
Environmental Review

DR Application dated December 23, 2016

Response to DR Application dated April 19, 2016

Project Plans

Parcel Map



Discretionary Review Hearing
Case Number 2015-006479DRP
 636 Vermont Street

Aerial Photo



DR REQUESTOR PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-0006479DRP
636 Vermont Street

Aerial Photo



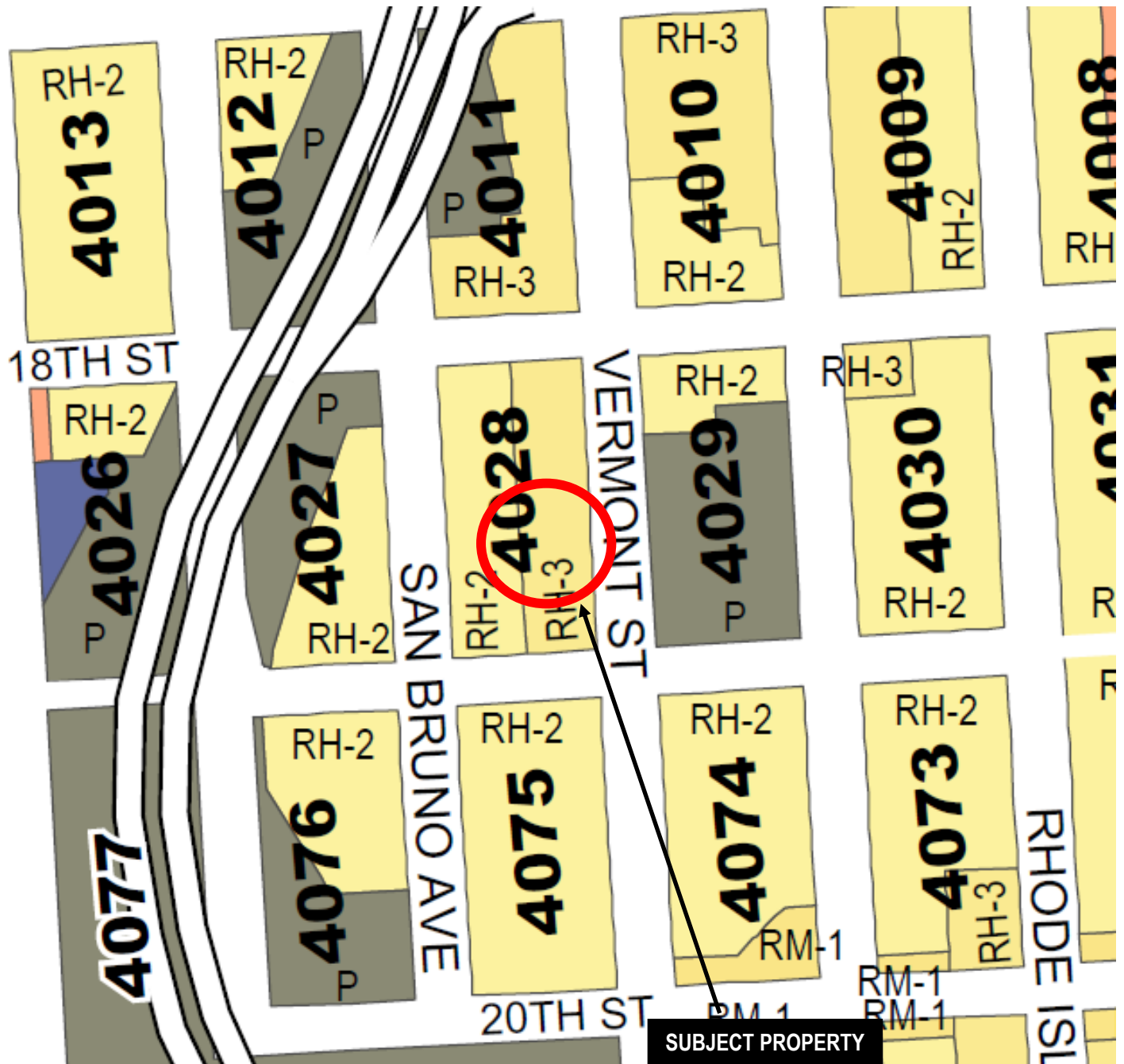
Discretionary Review Hearing
Case Number 2015-006479DRP
636 Vermont Street

Aerial Photo



Discretionary Review Hearing
Case Number 2015-006479DRP
636 Vermont Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-006479DRP
636Vermont Street

Site Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-006479DRP
636 Vermont Street

Site Photo



VIEW FROM YARD OF SUBJECT PROPERTY



VIEW FROM ROOF OF SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2015-006479DRP
636 Vermont Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 1, 2015**, the Applicant named below filed Building Permit Application No. **2015.06.30.0373** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	636 Vermont Street	Applicant:	Fabien Lannoye
Cross Street(s):	17th & 18th Streets	Address:	297c Kansas Street
Block/Lot No.:	4028/001J	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 626-8868

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential Single-Family	No Change
Front Setback	None	No Change
Side Setbacks	None	None
Building Depth	55 feet	68 Feet
Rear Yard	25 feet	31 feet
Building Height	21 feet	40 feet
Number of Stories	2	4
Number of Dwelling Units	1	1
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION

The proposal is a rear horizontal addition and a two story vertical addition over the existing home. The rear addition will be two stories and approximately 360 square feet and the vertical additions will include a new third floor living area of approximately 1,000 square feet and a fourth floor living room of approximately 300 square feet. There will be a third floor roof deck over the rear addition and a fourth floor roof deck ascent to the new fourth floor living room. The front façade will be modified to extend the existing bays up to the third floor to match other two story bay elements in the neighborhood. Exterior materials include smooth stucco, wood and wood aluminum clad windows.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Shaun Mendrin
Telephone: (415) 575-9178
E-mail: shaunn.mendrin@sfgov.org

Notice Date: 11/23/15

Expiration Date: 12/23/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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

2015-006479DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Piers Haken, Jennifer Durrant

DR APPLICANT'S ADDRESS:

615 San Bruno Ave, San Francisco

ZIP CODE:

94107

TELEPHONE:

(415) 279-0981

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

Fabien Lannoye

ADDRESS:

297C Kansas Street, San Francisco

ZIP CODE:

94107

TELEPHONE:

(415) 626-8868

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

636 Vermont Street

ZIP CODE:

94107

CROSS STREETS:

17th & 18th

ASSESSORS BLOCK/LOT:

4028 /001J

LOT DIMENSIONS:

25 x 100

LOT AREA (SQ FT):

2,495 sq ft

ZONING DISTRICT:

RH-3

HEIGHT/BULK DISTRICT:

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 ☐**Residential Single-Family**

Present or Previous Use:

Proposed Use: **No Change**Building Permit Application No. **2015-006479PRJ**Date Filed: **5/22/2015****RECEIVED** **ORIGINAL****DEC 23 2015**
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

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 cite specific sections of the Residential Design Guidelines.

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:

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?

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

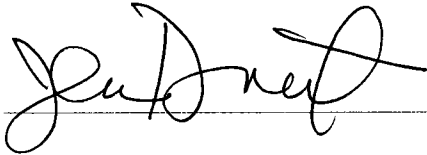
No substantial changes were made. Offers were made to change landscaping.

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: _____

12/23/2015

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

Jennifer Durrant

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**CASE NUMBER:
For Staff Use OnlyDiscretionary 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)	OR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>

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: M. Cornette

Date: _____

RECEIVED

DEC 23 2015

CITY & COUNTY OF S.F.
PLANNING DEPT.

1. What are the reasons for the Discretionary Review?

- a) Increase in elevation of rear addition, (rear addition of 2nd floor) is not compatible with the existing building scale at the mid-block open space. No other buildings have 2nd floor additions, or 2nd floors that extend this far from into the lot.
- b) The 3rd floor addition is not sufficiently set back from extent of the existing structure.
- c) Addition of a fourth floor is not in keeping with other buildings on the block. No other buildings have fourth floors. Many are only two floors, or two floors plus peaked roof.
- d) Rear window sizes are not in keeping with those of other buildings on the block.

2. We believe the privacy of our homes and yards, and those of our neighbors at 611 and 619 San Bruno, would be impacted greatly, due to the additions of a second and third floor (listed above) on the current ground-floor extension of the 14' on 636 Vermont. The total height would be 35' that is 14' closer to the property line than the main house. This height is unreasonable at that 14' extension area.

3. Changes:

- a) The 2nd floor addition should be eliminated.
- b) The 3rd floor should be set back from the existing extent.
- c) The 4th floor addition should be eliminated.
- d) The window sizes should be reduced.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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.)

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 and indicate whether they were made before or after filing your application with the City.

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. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

Project Sponsor's Responses to DR 2015-006479PRJ:

1. What are the reasons for the Discretionary Review?

a) Increase in elevation of rear addition, (rear addition of 2nd floor) is not compatible with the existing building scale at the mid-block open space.

Proposed rear addition will replace the existing rear addition. New rear addition complies to SF Planning Code Section 136 and will be 2'-2" shorter than current condition. Adding a second story will not impact open space as there is an existing addition. The proposed rear addition's footprint will have a net reduction of 65 SF in the rear yard.

b) The 3rd floor addition is not sufficiently set back from extent of the existing structure.

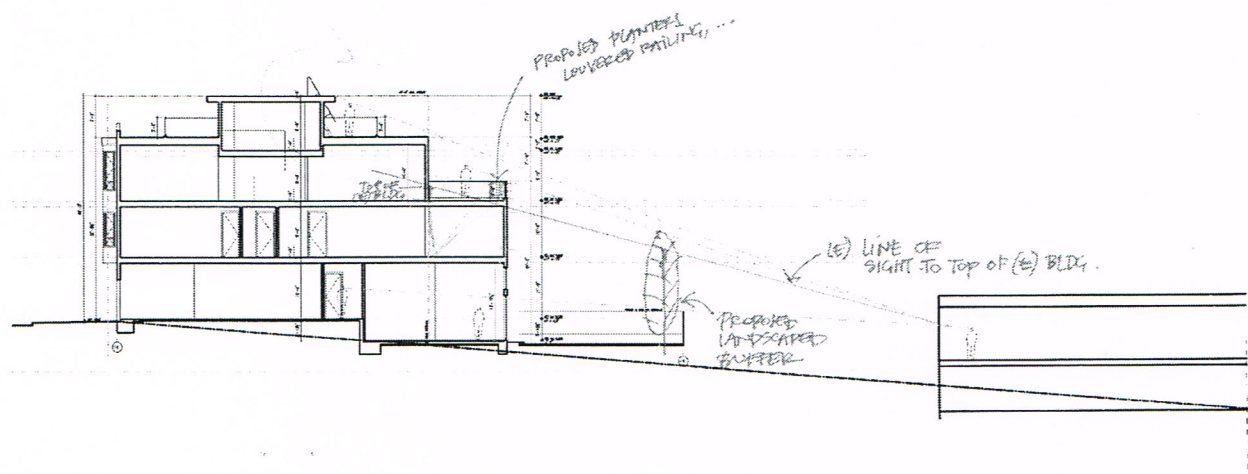
Proposed 3rd story is in line with both direct adjacent properties and matches 8 of the 12 adjacent buildings on same block.

c) Addition of a fourth floor is not in keeping with other buildings on the block.

Proposed Fourth floor is not a full floor, setback from both front and rear elevations and sunk in the structure, making it virtually invisible from the street or the rear yards. Proposed fourth floor will not impact privacy.

d) Rear window sizes are not in keeping with those of other buildings on the block.

Proposed windows sizes are similar to adjacent properties and proportionate to the rear elevations. The windows were located to minimize impact on neighbors' privacy.



2. Privacy of our homes and yards:

Privacy in a high density City is always a sensitive issue that we have taken into consideration. Although Privacy is not protected, the design and subsequent proposals were made to answer those concerns. DR requestors did appreciate the proposals but remain concerned that their privacy will be impacted.

Project Sponsor believes the proposed Landscape Buffer and planters/louvered railings at the 3rd Floor rear deck will mitigate impacts on DR requestors privacy. Removing the master bedroom will not solve privacy issues.

3. Changes:

a) The 2nd floor addition should be eliminated.

Removing 2nd floor addition will not solve Privacy issues. 4th Bedroom on same floor is the main request the potential end user is requesting for their family (parents + 3 children).

b) The 3rd floor should be set back from the existing extent.

Proposed 3rd story infill is matching 8 of the adjacent 12 residences on the Block. A third floor setback would not improve privacy.

c) The 4th floor addition should be eliminated.

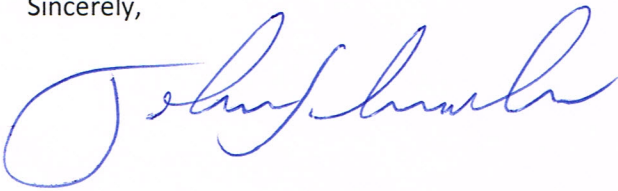
Project sponsor has demonstrated to DR requestor that 4th Floor will not be visible from the street nor the rear yards and won't have any impact on privacy.

d) The window sizes should be reduced.

DR requestor is making requests that seem excessive, especially given the proposed landscape buffer which will provide privacy.

Based upon the above, the materials submitted by the Project Sponsors, and the Planning Department's recommendation, we respectfully request that the Planning Commission not require any further changes to the proposed projects and allow the Project Sponsors to build this home. There are no exceptional and extraordinary circumstances associated with the proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Schrader". The signature is fluid and cursive, with a large initial "J" and "S".

John Schrader

EXISTING SITE PLAN

NTS



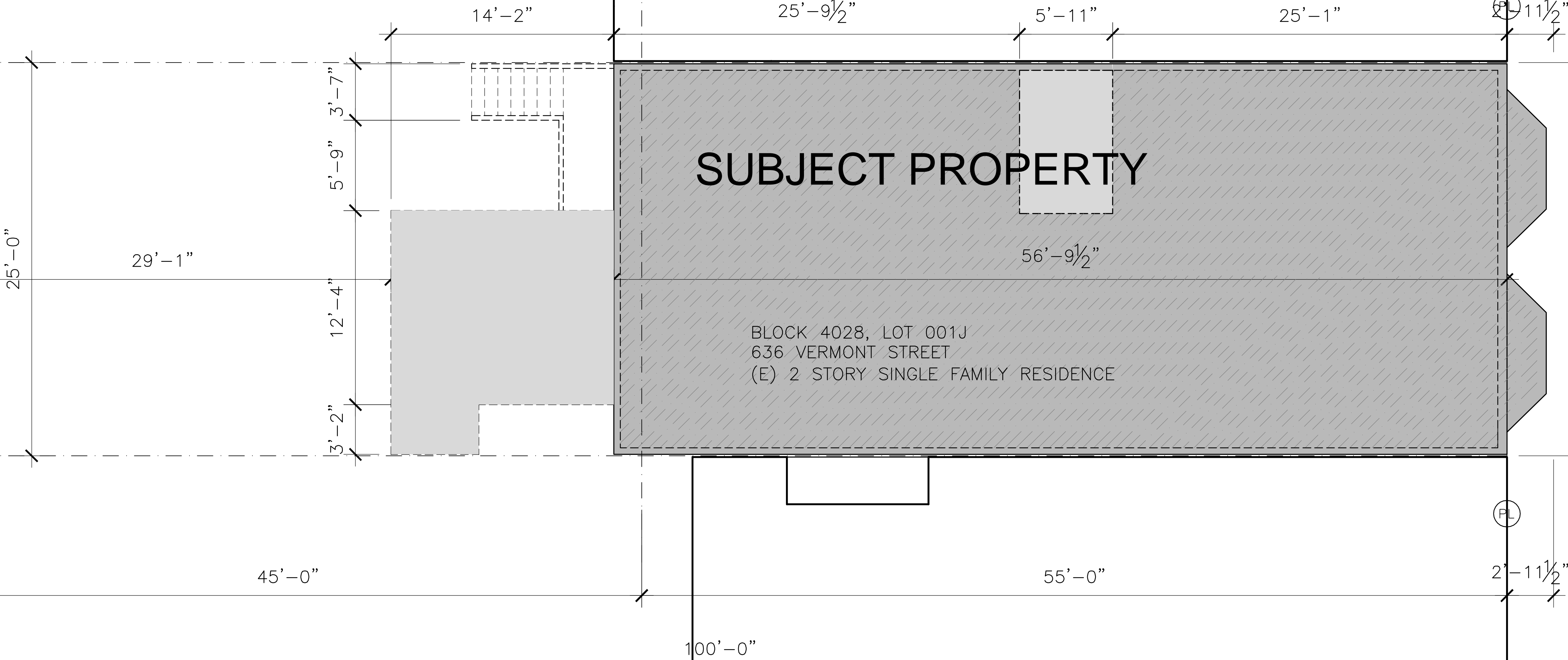
VERMONT STREET

BLOCK 4028, LOT 001H
630-32 VERMONT STREET
(E) 3 STORY TWO FAMILY RESIDENCE

SUBJECT PROPERTY

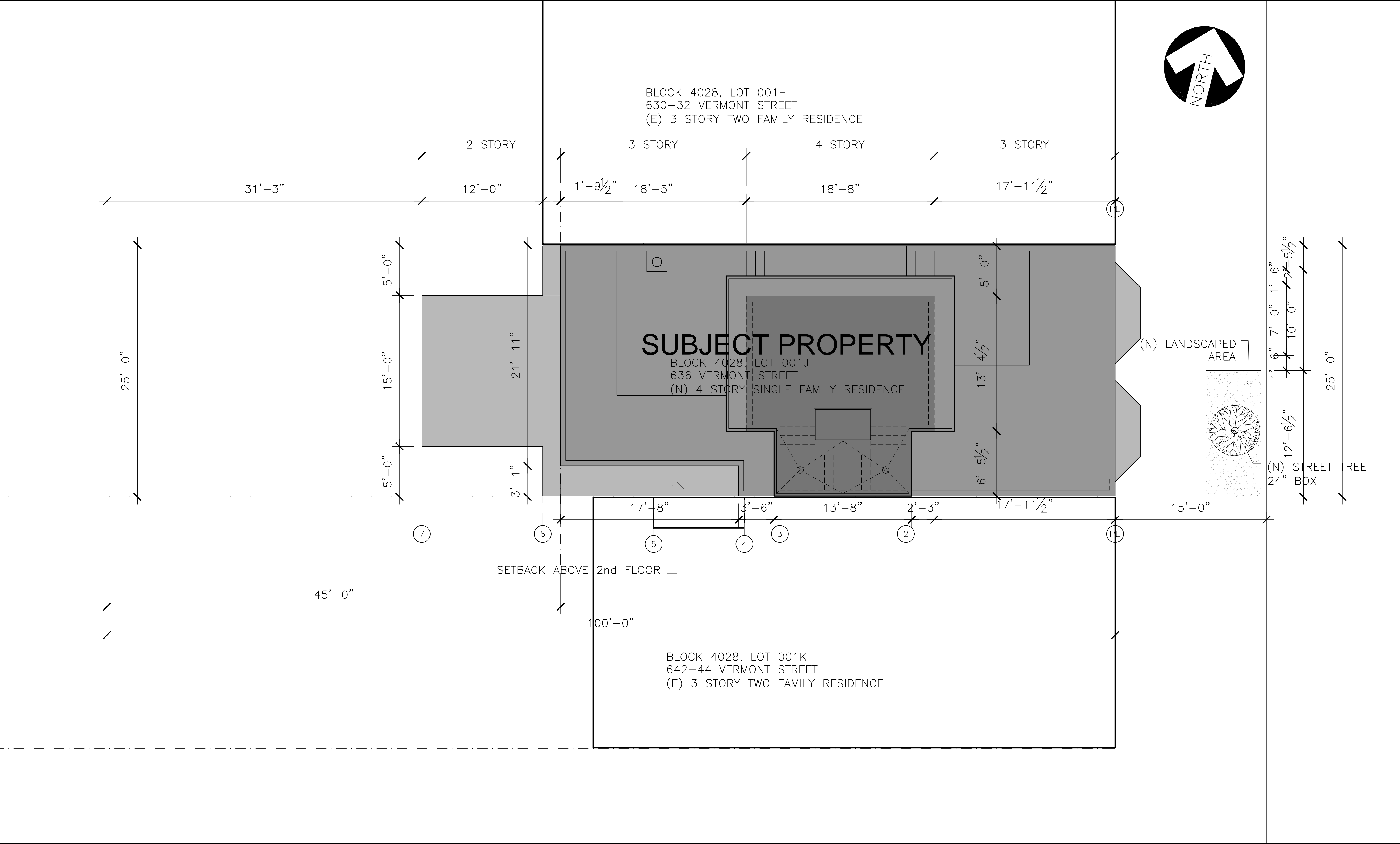
BLOCK 4028, LOT 001J
636 VERMONT STREET
(E) 2 STORY SINGLE FAMILY RESIDENCE

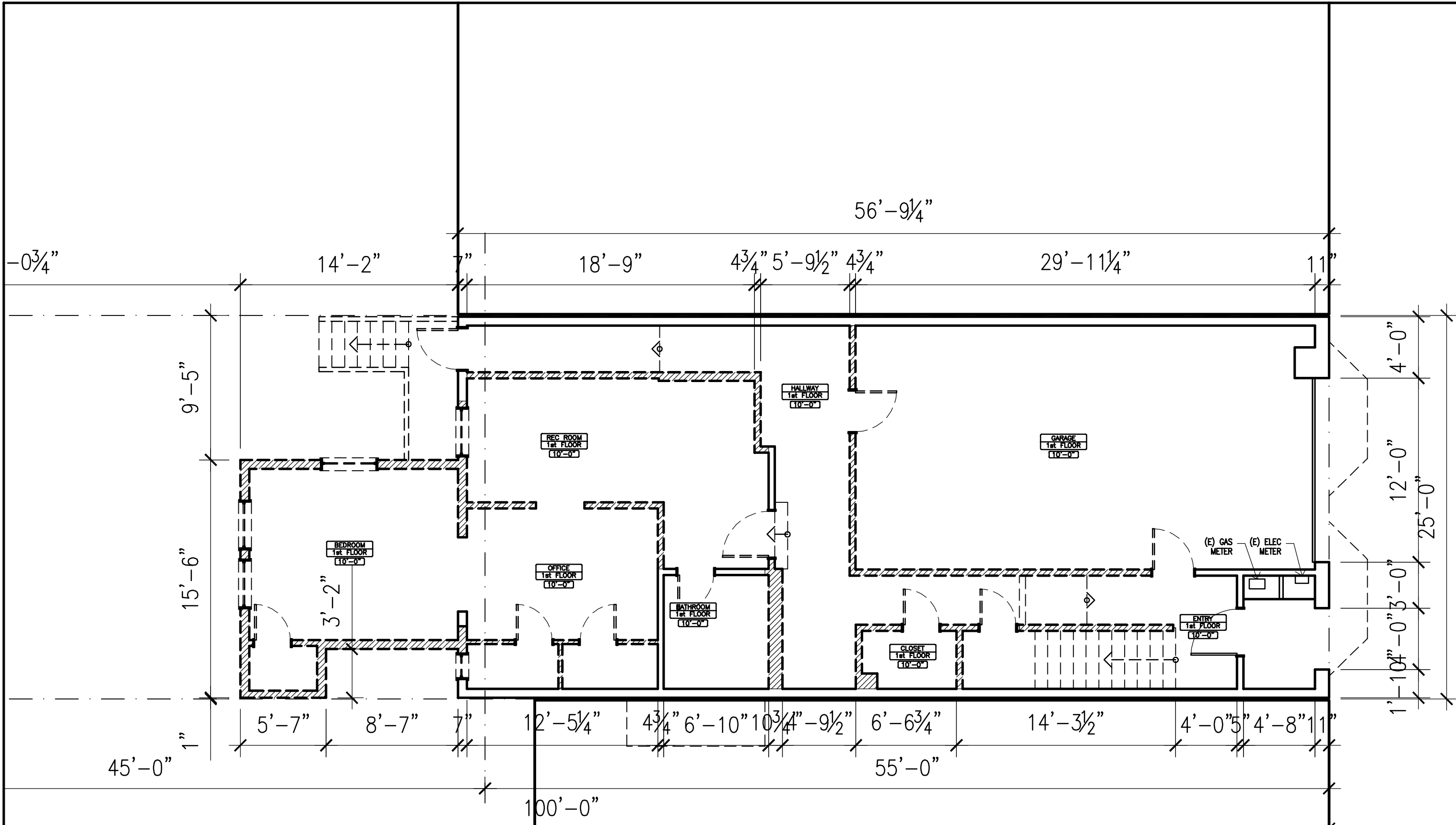
BLOCK 4028, LOT 001K
642-44 VERMONT STREET
(E) 3 STORY TWO FAMILY RESIDENCE



PROPOSED SITE PLAN

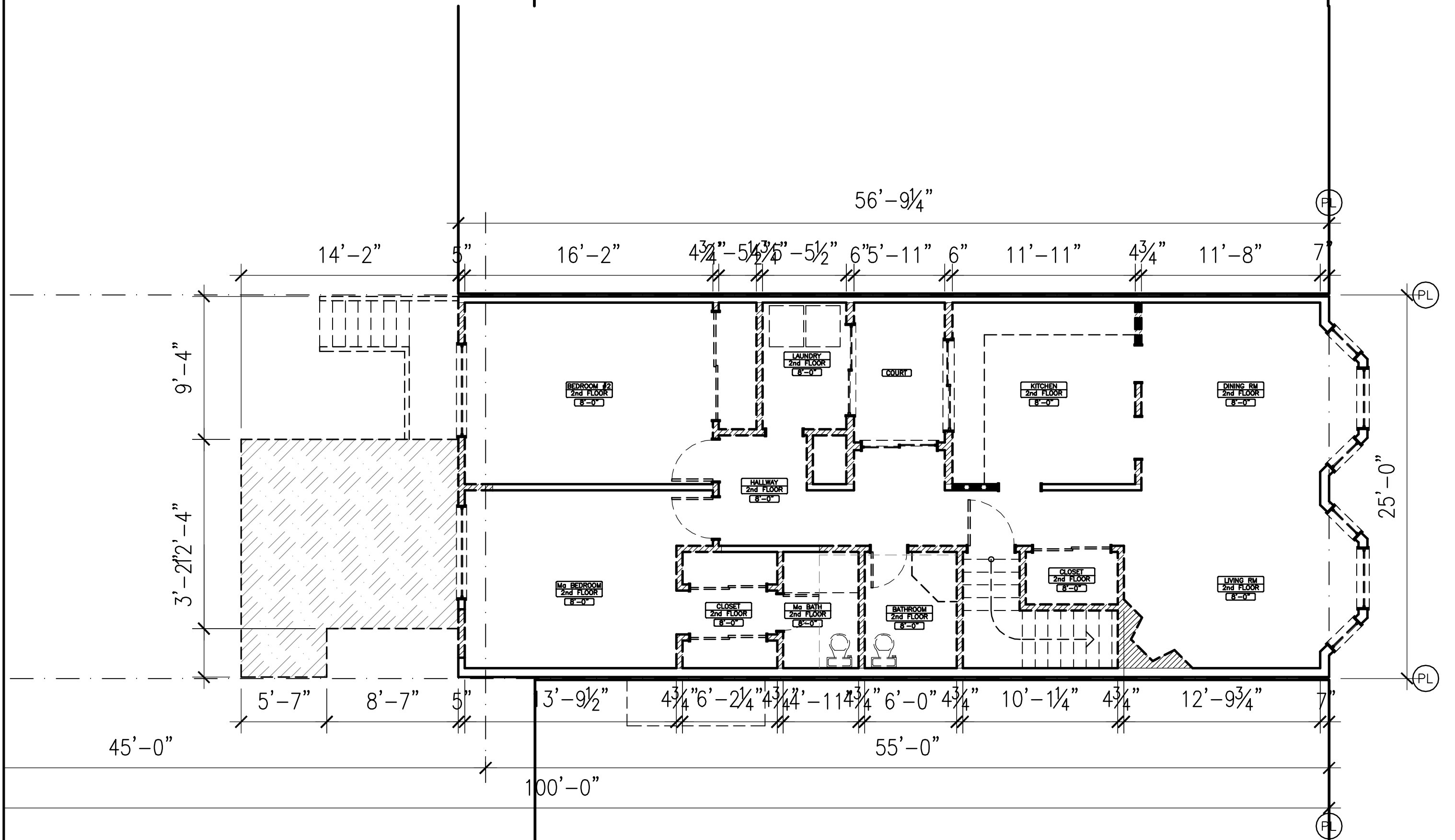
NTS





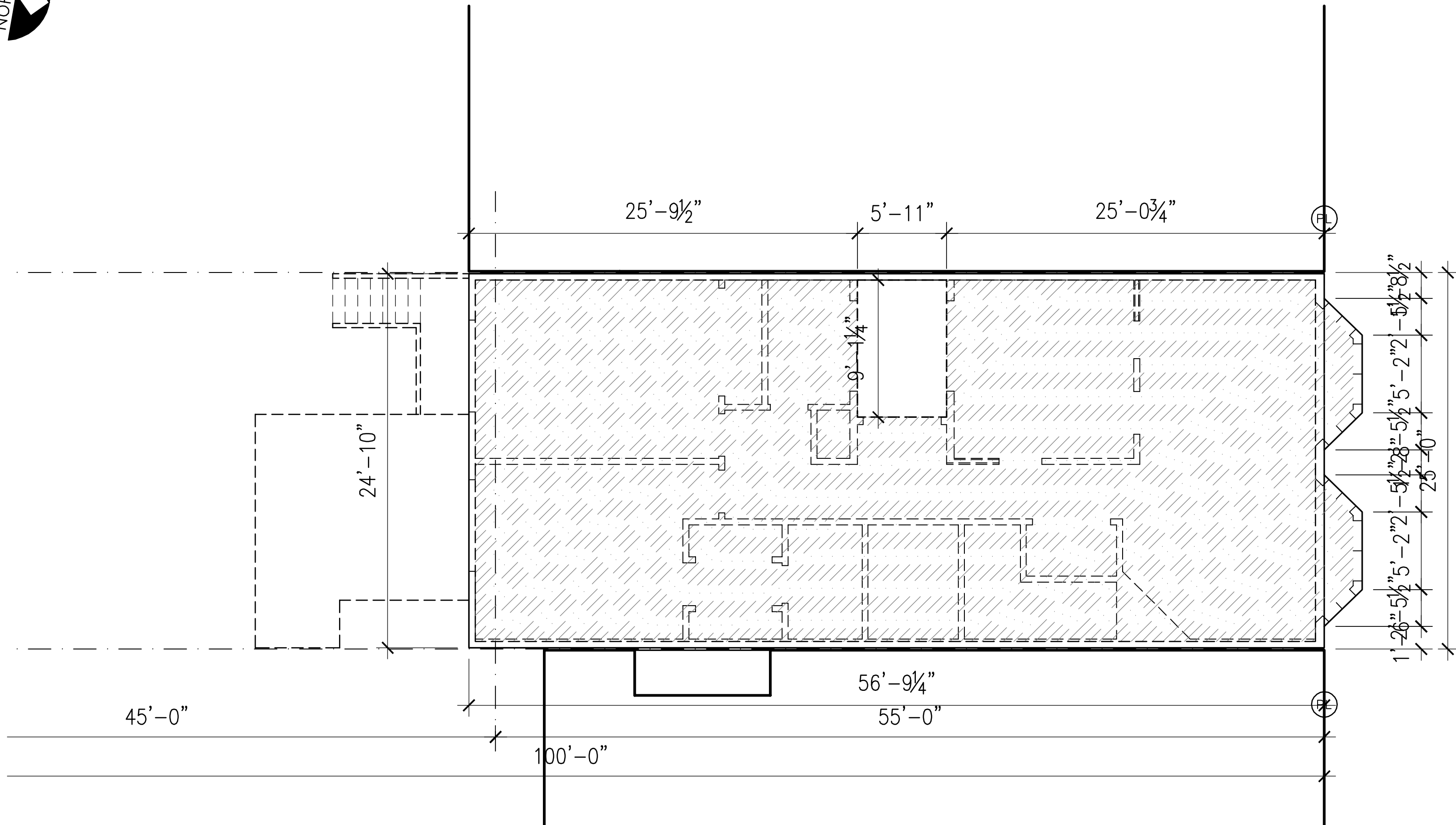
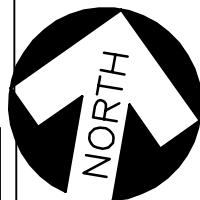
1 EXISTING 1st FLOOR

SCALE: NTS



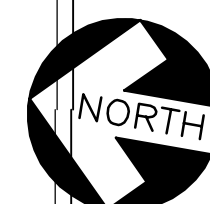
2 EXISTING 2nd FLOOR

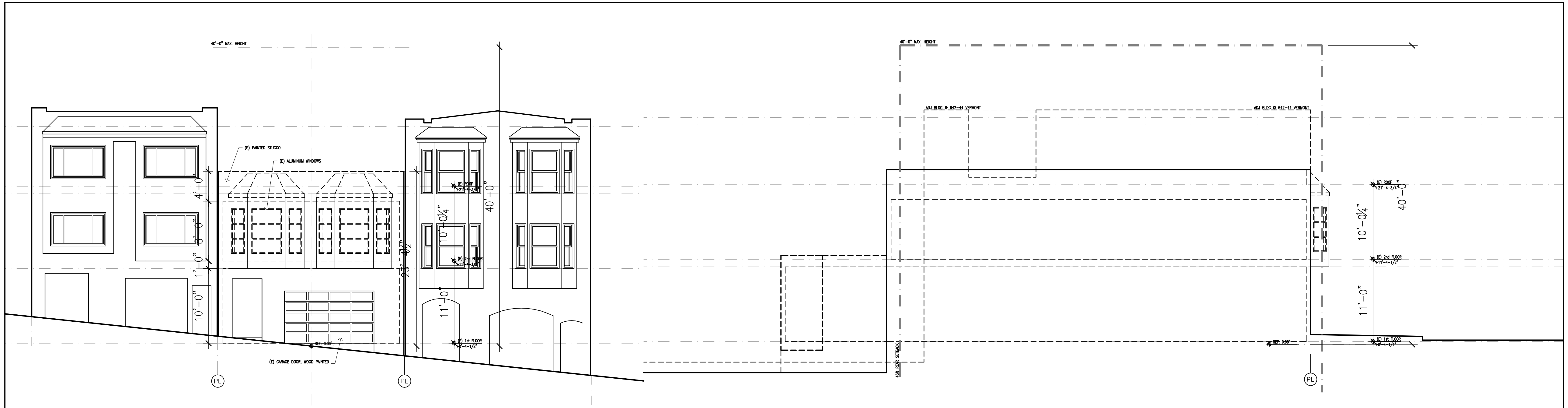
SCALE: NTS



3 EXISTING ROOF

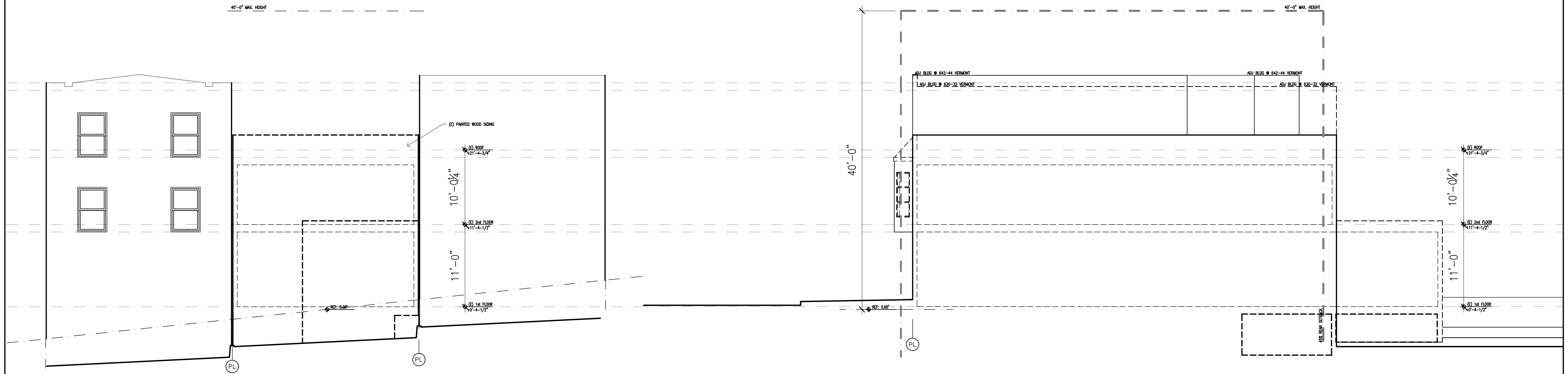
SCALE: NTS





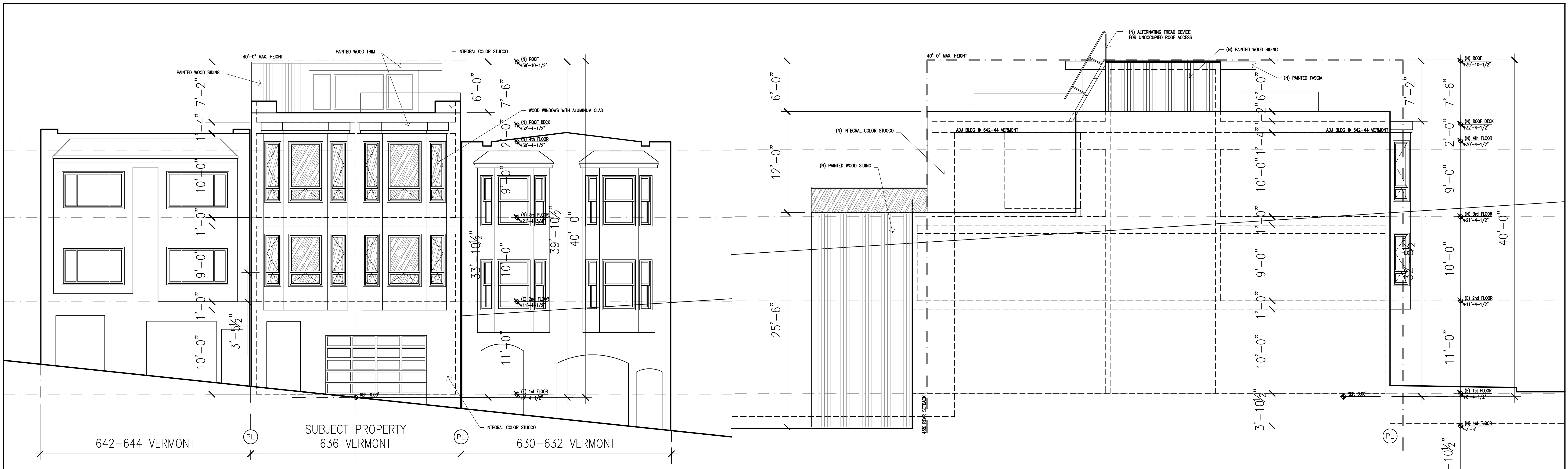
1 EXISTING STREET (EAST) ELEVATION
SCALE: NTS

2 EXISTING SIDE (SOUTH) ELEVATION
SCALE: NTS



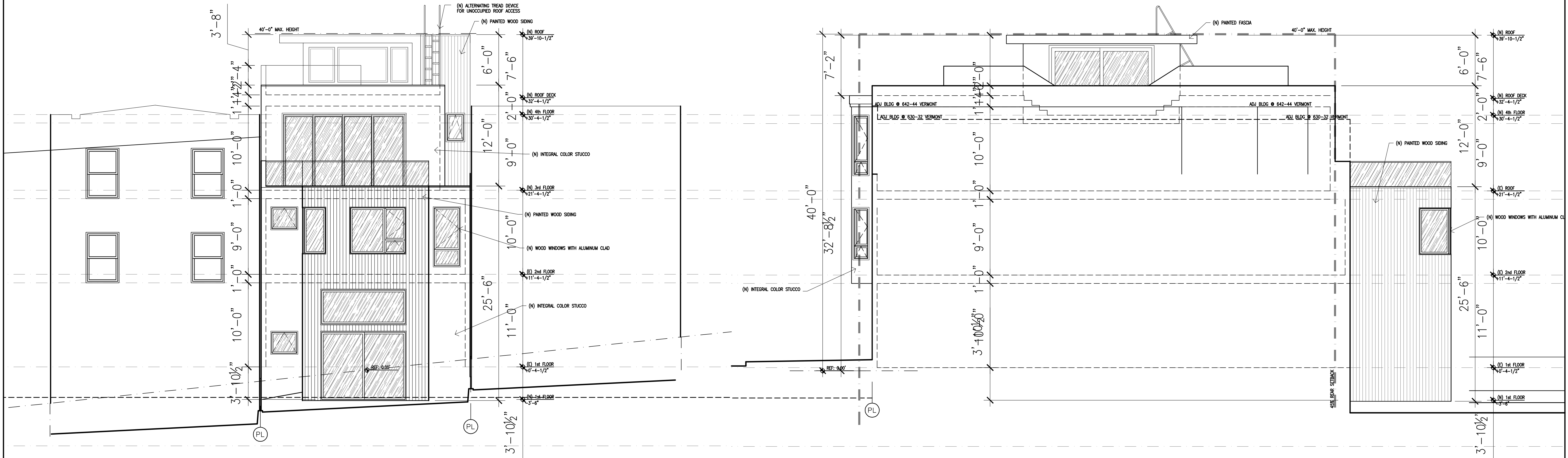
3 EXISTING REAR (WEST) ELEVATION
SCALE: NTS

4 EXISTING SIDE (NORTH) ELEVATION
SCALE: NTS



1 PROPOSED STREET (EAST) ELEVATION
SCALE: NTS

2 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: NTS



3 PROPOSED REAR (WEST) ELEVATION
SCALE: NTS

4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: NTS