



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 7, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 21, 2019
Case No.: **2018-001681DRP**
Project Address: **120 Varennes Street**
Permit Application: 2018.0130.9824
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 0104/048
Project Sponsor: Yakuh Askew
Y.A. Studio
777 Florida Street, Suite 301
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of construction of a vertical addition to an existing 3-story two-family house for a total of 2,857 square feet.

SITE DESCRIPTION AND PRESENT USE

The site is a 20' x 57.5' lateral sloping lot with an existing 3-story, 2,473 s.f. two-family house built in 1904. The building is listed as a category 'A' historic resource as a contributor to the Upper Grant Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The street-face of this block of Varennes has a consistent pattern of 2-4-story houses directly fronting the street. The building pattern on these small lots leave minimally sized rear yards for an extremely constrained mid-block open space

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 29, 2018 – November 28, 2018	11.28. 2018	3.7.2019	100 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	February 16, 2019	February 16, 2019	20 days
Mailed Notice	20 days	February 16, 2019	February 16, 2019	20 days
Newspaper Notice	20 days	February 16, 2019	February 16, 2019	

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Katharine Beckwith of 121 Varennes Street, across the street neighbor, and Howard Wong of 128 Varennes adjacent neighbor to the North of the proposed project.

DR REQUESTORS’ CONCERNS AND PROPOSED ALTERNATIVES

1. Tenant displacement and removal of affordable lower unit.
2. The project’s height is incompatible with the historic significance of building.
3. The project’s height is incompatible with the Residential Design Guidelines related to scale of the street and the stepping of topography.
4. The addition blocks light into neighboring building’s light well.
5. The addition impacts privacy to the across the street neighbor.

Proposed alternatives:

1. Set back the addition 15’;
2. Use wood siding and wood windows, eliminate glass guard rails
3. lower the roof parapet

See attached *Discretionary Review Applications*, dated November 28, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 20, 2019.

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).

DEPARTMENT REVIEW

1. The Rent Board records indicate that there were three units because they saw three *addresses* on the property. After further research, staff was able to determine the existence of only two legal units. Staff researched the MLS, voter rolls, rent board eviction history, and visited the property to verify the existence a third unit at the ground floor and found no evidence of a unit or displacement. The ceiling height was substandard for a dwelling unit. We do not accept hearsay testimony as proof. The owner has provided a signed affidavit attesting that this is not an unauthorized dwelling unit.
2. Due to the narrowness of the Varennes (20' wide), the proposed set back of 8'-3" of the 4th story addition is adequate to minimize visibility and maintain the consistent 3-story scale at the street. The proposal includes replacing the existing vinyl and aluminum windows to wood windows to be more consistent with the building's historic status. The materiality of the addition is encouraged to be differentiated from the original building. The proposed project is not a demolition as defined by Section 1005 of the Planning Code, since it does not result in either the removal of 1) more than 25 percent of the surface of all external walls facing a public street(s); or 2) more than 50 percent of all external walls from their function as all external walls; or 3) more than 25 percent of external walls from function as either external or internal walls; or 4) more than 75 percent of the building's existing internal structural framework or floor plates...
3. The 10' floor to roof height of the addition is not excessive, which along with the setback in relation to the street width is adequate to preserve the sense of building stepping with the topography as viewed from the street. The project complies with the height limit. Parapets are allowed to exceed the height limit. A greater setback would not achieve any
4. The addition provides a 3' light well at the second floor and above to match the adjacent neighbor's light well. The light well at the upper floor is longer and to accommodate more light to the neighboring building.
5. The minimal sized front deck and sight lines from the adjacent living room of the proposed upper floor were deemed to have little impact on privacy.

RECOMMENDATION: Do not take DR and approve project

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Application

Response to DR Application dated February 20, 2019

Reduced Plans

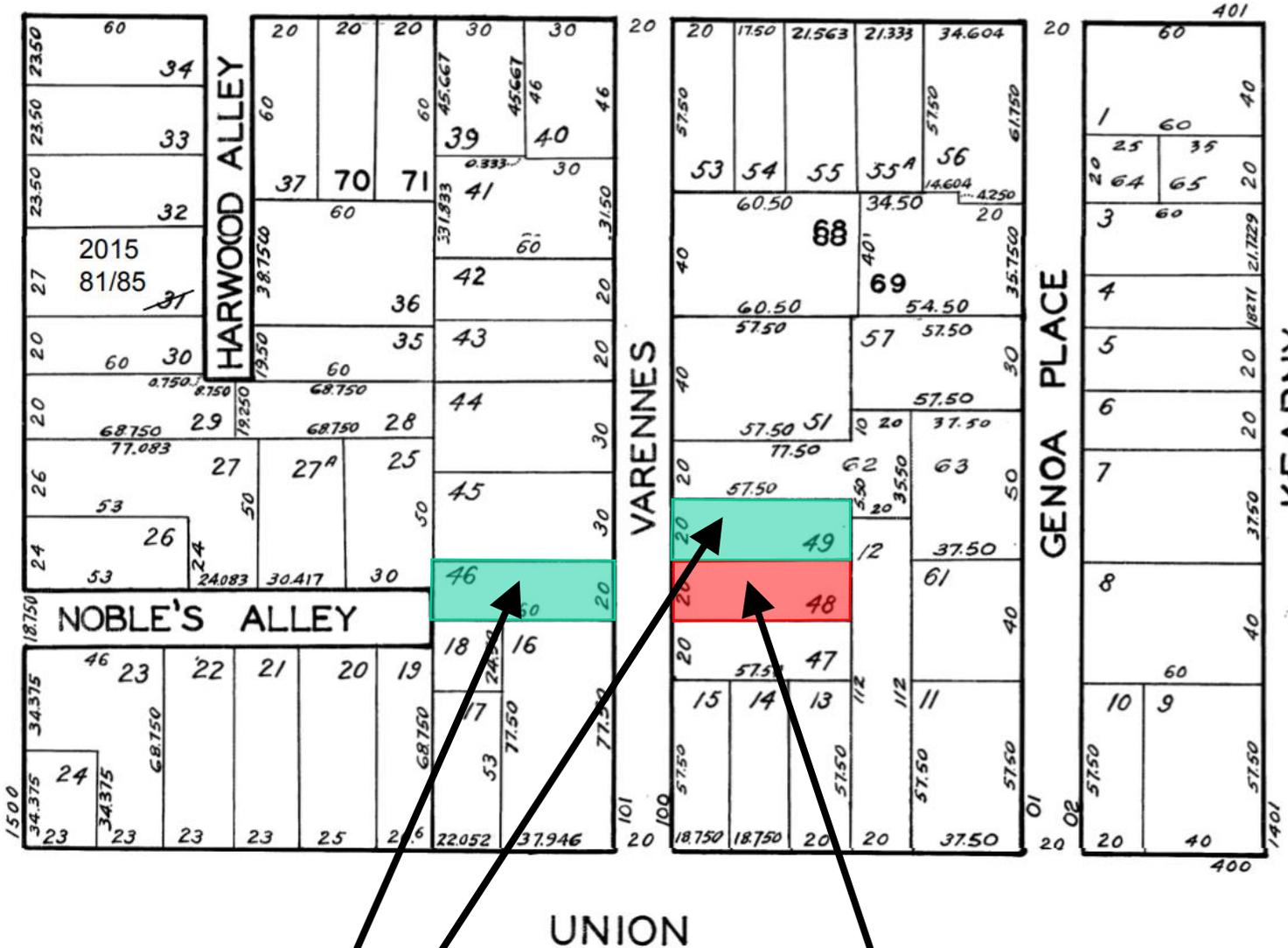
Color renderings

Exhibits

Parcel Map

FILBERT

GRANT AVENUE



**DR REQUESTOR'S
PROPERTY**

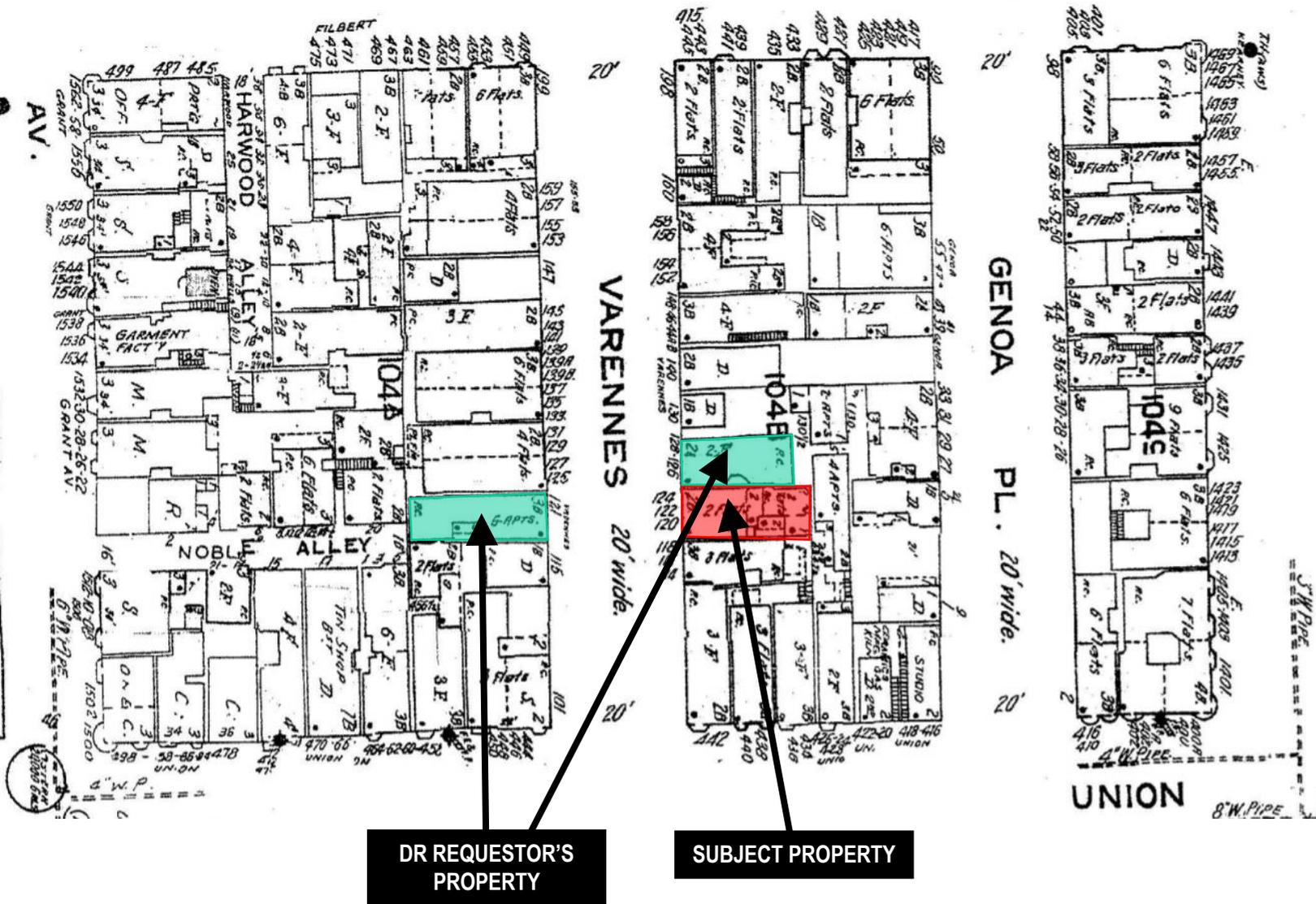
SUBJECT PROPERTY

UNION



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varennes Street

Sanborn Map*

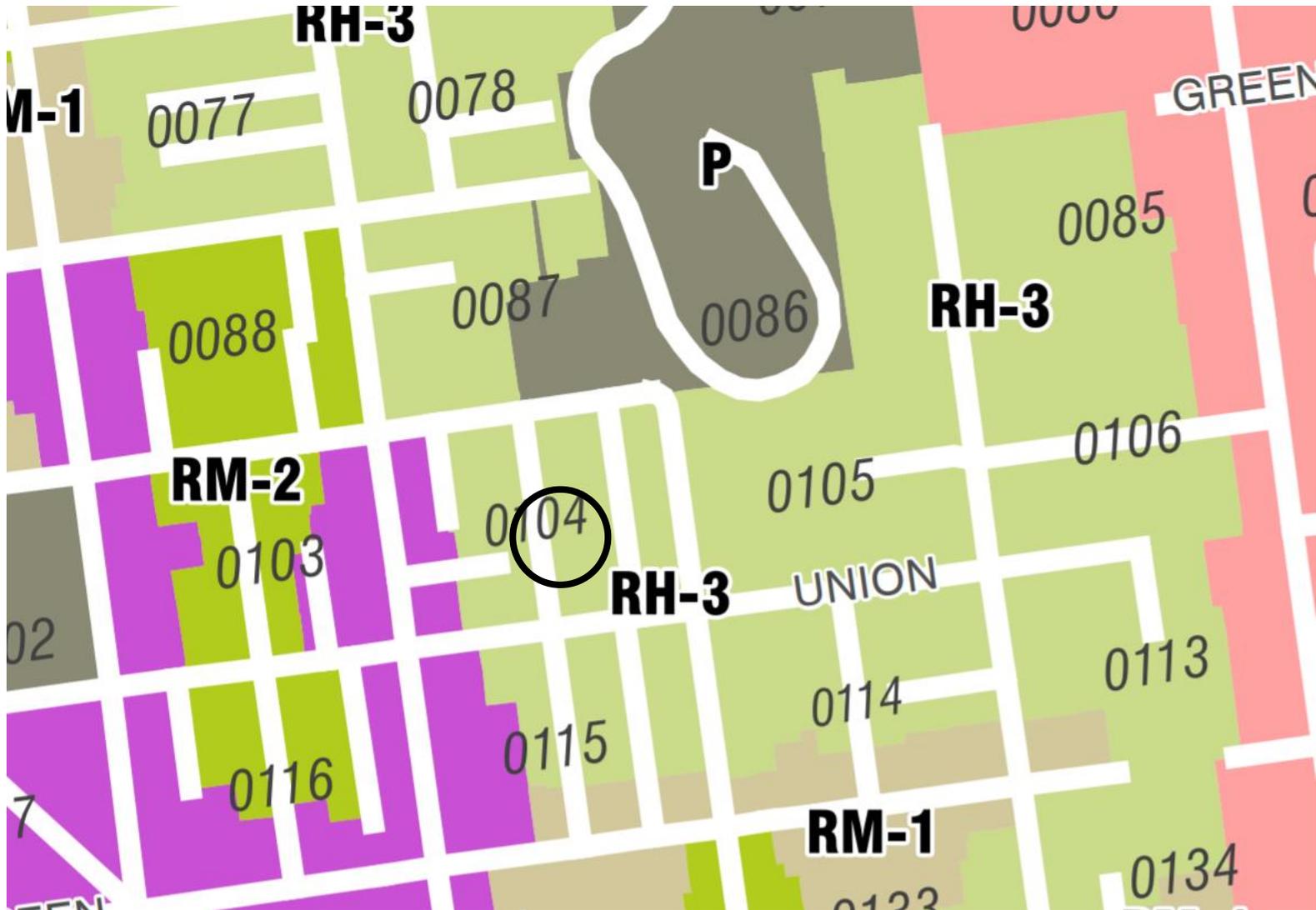


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Number 2018-001681DRP
 120 Varennes Street

Zoning Map



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varennes Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varenes Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varennes Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varennes Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varenes Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2018-001681DRP
120 Varennes Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 30, 2018**, the Applicant named below filed Building Permit Application No. **2018.01.30.9824** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	120 Varennes Street	Applicant:	Yakuh Askew, Y.A. Studio
Cross Street(s):	Union and Filbert Streets	Address:	777 Florida Street, Suite 301
Block/Lot No.:	0104/048	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 920-1839
Record No.:	2018-001681PRJ	Email:	yakuh@yah-studio.com

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 type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	± 0	No Change, ± 8'-3" to proposed addition
Side Setbacks	± 0	No Change
Building Depth	± 49'-11"	No Change
Rear Yard	± 7'-4"	No Change, ± 15'-0" to proposed addition
Building Height	± 34 feet	No Change
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project proposes to construct a fourth floor vertical addition to an existing three story, two-unit residential building. The proposed addition includes a lightwell along the north façade and roof deck with glass railing along the west façade. It also proposes extensive remodeling of the interior, including the addition of habitable space at the ground floor and replacement of vinyl windows with wood windows on the front façade.</p>		
<p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Sylvia Jimenez
 Telephone: (415) 575-9187
 E-mail: sylvia.jimenez@sfgov.org

Notice Date: 10/29/2018
Expiration Date: 11/28/2018



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
120 VARENNE ST		0104048
Case No.		Permit No.
2018-001681PRJ		201801309824
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. One-story vertical addition to an existing three story, two-unit residential building. New roof decks at the front of the property atop the third floor. Existing vinyl windows to be replaced with wood windows on front facade.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Sylvia Jimenez</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): One-story vertical addition setback approx. 8 feet from front building wall appropriate in the context of narrow street and adjacent buildings of similar height; alterations at the main front façade include replacement of existing	
Preservation Planner Signature: Marcelle Boudreaux	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Sylvia Jimenez
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/28/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
120 VARENNES ST		0104/048
Case No.	Previous Building Permit No.	New Building Permit No.
2018-001681PRJ	201801309824	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) 3/28/18

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 120-124 Varennes Street
Assessor's Block/Lot: 0104/048
BPA # / Case #: 201711033082

Project Type:

- Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
 Other _____

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,
Marcelle
Boudreaux
Planner

Digitally signed by
Marcelle Boudreaux
Date: 2018.03.28
16:52:10 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request for Planning Department Records Search

Re: 120-124 Varennes St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Yes, the following records were identified:

- See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and may not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

3-29-18

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.



San Francisco Residential Rent Stabilization and Arbitration Board

INSTRUCTIONS

- (1) The landlord must provide all of the requested information and file this Declaration at the Rent Board prior to commencing Buyout Negotiations with the tenant.
- (2) Only one rental unit may be included on each Declaration form, but more than one tenant in the unit can be listed on the same form.

2017 AUG 29 PM 1:44
 SAN FRANCISCO RESIDENTIAL RENT
 STABILIZATION AND
 ARBITRATION BOARD
 Rent Board Date Stamp

Declaration of Landlord Regarding Service of Pre-Buyout Negotiations Disclosure Form

(1) The address of the rental unit that may be the subject of Buyout Negotiations:

122 Varennes Street **San Francisco** **CA** **94133**
 Tenant's Address: Street Number Street Name Unit Number City State Zip Code

(2) The landlord's name, business address, business email address and business telephone number:

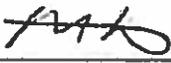
Michael Kirwan
 Landlord's Name
c/o Steven Adair MacDonald & Partners, P.C.
870 Market Street **Ste. 500** **San Francisco,** **CA** **94102**
 Business Address: Street Number Street Name Unit Number City State Zip Code
(415) 956-8488 **ODopler@Samlaw.net**
 Business Phone Number Business Email Address

(3) The name of each tenant with whom the landlord intends to enter into Buyout Negotiations at the above address:

█	█	█
First Name (Tenant)	Middle Initial	Last Name
█	█	█
First Name (Tenant)	Middle Initial	Last Name
█	█	█
First Name (Tenant)	Middle Initial	Last Name
█	█	█

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that the landlord provided each tenant listed above with the Pre-Buyout Negotiations Disclosure Form required by Ordinance Section 37.9E(d) prior to commencing Buyout Negotiations.

Michael Kirwan  **8/29/2017**
 Print Landlord's Name Here Landlord's Signature Date



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

***Buyout # B172198
120-124 Varennes Street***

Date	Action	By
8/29/17	Declaration re Service of Disclosure Form filed	Cathy Helton

Sienna

RECEIVED

properties inc.

2047 Market Street San Francisco, CA 94114 (415) 307-3581 FAX: (415) 239-5241

~~2016 MAY -4 PM 12:24~~
S.F. RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

May 2, 2016

San Francisco Rent Board
25 Van Ness Avenue, Ste. 320
San Francisco, CA 94102

RE: TENANT ROSTER

Rental Information Questionnaire, Request for Information Under Section 37.9(i)(4) of the San Francisco Residential Rent Stabilization and Arbitration Ordinance, and Tenant's Rights Disclosure for Use by Sellers Before Selling and Buyers After Buying have been delivered to tenants as of March 1, 2014. Signed copies have been returned to me.

120-124 Varennes Street
San Francisco, CA 94133

	Master Tenant	Sub-tenant (roommate)
122 Varennes	Su Ying Zhu Wei Hang Li	Bi Xia Yu Sally Li
124 Varennes	Vacant	

Please feel free to contact me with any questions.

Sincerely,



Dolson Kwan
Agent for Property Owners
Sienna Properties

M161463



RECEIVED
2016 MAY - 14 PM 12:24
S.F. RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

Dear Occupant:

The information contained in this document will be provided to any future owner of the building in which you are residing. Please fill out the form as completely as you can and return it to _____ as soon as possible. The purpose of this form is to ensure that there are no discrepancies between information maintained by the current owner and that which is provided by you. This benefits all involved. Thank you in advance for your cooperation.

A. Property Address: 122 Varennes St

NAMES OF ALL OCCUPANTS	MOVE-IN DATE	HOME PHONE NO.	WORK PHONE NO.
<u>Su Ying Zhu</u>	<u>Oct. 1986</u>	<u>415-308-9336</u>	
<u>Wei Hong Li</u>	<u>Oct. 1986</u>	<u>415-308-9336</u>	
<u>Bi Xia Yu</u>	<u>Oct. 1986</u>	<u>415-308-9332</u>	
<u>Sally Li</u>	<u>Oct. 1996</u>	<u>415-713-6827</u>	

B. Names of occupants above not on written lease: Wei Hong Li

C. Names on written lease no longer occupying unit: _____

D. Date lease started: _____

E. Date lease expired/converted to month-to-month: Oct 1986

F. Current monthly rent: \$ 929.75

G. Is one check or separate checks paid to owner?

H. Amount of security deposit: \$ 1,200 total

I. Interest on deposits paid through: No

J. Any other prepaid rent or deposits? Yes No

If Yes, please itemize below, including dates of deposits:

Last Month Rent + security deposit = \$1,200

K. Due date of rent: 1st of Month

L. Rent currently paid through: Feb.

M. Date of last rent increase: Oct. 2015

N. Amount of last rent increase: \$ 17.35

O. Does your rent include utilities? Yes No

If Yes, which utilities? Water

Parking included? Yes No If Yes, space # _____ Any additional rent paid for parking: \$ _____

Storage included? Yes No If Yes, space # _____ Any additional rent paid for storage: \$ _____

Use of a laundry? Yes No Use of a garden? Yes No Use of a roof deck? Yes No

Does your current rent contain any operating expense or capital improvement pass-throughs? Yes No

Amount attributable to pass-throughs: \$ _____ Date pass-throughs started: _____

P. Are you receiving any rent concessions for any reason? Yes No If Yes, please explain the concessions: _____

✓ Q. List any appliances, window coverings, light fixtures, etc. which YOU own: Refrigerator

R. Any pets? Yes No If Yes, how many? _____ And what kind? _____

S. Any oral agreements or active disputes with current owner or current problems with your unit? Yes No

If Yes, please explain: _____

Signed:

Occupant(s) Su Ying Zhu by Wei Hong Li Date 2/14/16

Owner(s) Billy Lee Date 2/24/16

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.



M161463



REQUEST FOR INFORMATION UNDER §§37.9(i) and (j) OF THE SAN FRANCISCO RESIDENTIAL RENT STABILIZATION AND ARBITRATION ORDINANCE

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM This form is intended for use in San Francisco

PROPERTY ADDRESS: 122 Varennes St, San Francisco, CA 94133-3411

This is a request for information under §§37.9(i) and (j) of the San Francisco Residential Rent Stabilization and Arbitration Ordinance. Those sections provide that within 30 days of personal service on you of this request for information, you must submit a statement, along with supporting evidence, to the landlord, if you claim to be a member of one of the classes protected by those sections. Failure to submit a statement to your landlord with supporting evidence within the 30-day period shall be deemed an admission that you are not protected by either of those sections.

1. §37.9(i) of the San Francisco Residential Rent Stabilization and Arbitration Ordinance states that certain tenants cannot be evicted from occupancy of their units for use by an owner or his or her relatives. The tenants who are protected are either: (1) tenants who are 60 years of age or older and have resided in the unit for 10 years or more; (2) disabled tenants who have resided in the unit for 10 years or more; or (3) catastrophically ill tenants who have resided in the unit for 5 years or more. You are disabled if you are disabled or blind within the meaning of the Federal Supplemental Security Income/California State Supplemental Program (SSI/SSP) and are determined by SSI/SSP to qualify for that program, or you satisfy such requirements through any other method of determination as approved by the Rent Board. You are catastrophically ill if you are disabled and your primary care physician certifies that you suffer from a life-threatening illness.

Do you claim to be a member of one of the protected classes of tenants described above, or believe that, within the next 12 months, you will become a member (e.g., you have an application for SSI or SSP pending, you will turn 60 years of age within the next 12 months, or similar circumstances)?

No (I am not a member of a protected class.) Yes (I am currently a member of a protected class.) Yes (I will become a member in the next 12 months.)

If you have answered anything other than "No," please briefly state the basis of that claim and attach supporting evidence.

2. §37.9(j) restricts owner move-in evictions during the school year of households with a child under the age of 18 who is also residing in the unit, if the tenant with the custodial or familial relationship has resided in the unit for 12 months or more. The definition of the school year and the familial/custodial relationship of the tenant to the child are incorporated into the legislation.

No (I am not a member of a protected class.) Yes (I am currently a member of a protected class.) Yes (I will become a member in the next 12 months.)

If you have answered anything other than "No," please briefly state the basis of that claim and attach supporting evidence.

I understand that the landlord will rely on this Request for Information form. I further understand that a buyer of the building in which I reside may rely on this Request for Information form in making a decision to purchase the building.

I declare that the foregoing statements are true and correct.

Occupant(s) Su Ying Zhu, Bj, A. Weitzer

Date 2/14/16

Owner(s) Billy Lee

Date 2/24/16

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.





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No (I am not a member of a protected class.) Yes (I am currently a member of a protected class.) Yes (I will become a member in the next 12 months.)

If you have answered anything other than "No," please briefly state the basis of that claim and attach supporting evidence.

I understand that the landlord will rely on this Request for Information form. I further understand that a buyer of the building in which I reside may rely on this Request for Information form in making a decision to purchase the building.

I declare that the foregoing statements are true and correct.

Occupant(s) [Signature]

Date 7/20/16

Owner(s) [Signature]

Date 7/14/16

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.



**TENANTS' RIGHTS DISCLOSURE REQUIRED BY SELLERS
BEFORE SELLING AND BUYERS AFTER BUYING**

(San Francisco Administrative Code §37.9(k))
SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM
This form is intended for use in San Francisco

PROPERTY ADDRESS: 122 Varennes St., San Francisco, CA 94133

- By "Owner/Seller" to "Tenants" at the above-referenced Property given "*before*" sale of the Property (§37.9(k)(1)):
- (A) "[T]enants cannot be evicted or asked to move solely because a property is being sold or solely because a new owner has purchased that property."
 - (B) "[T]enants cannot have their rent increased above that permitted by Chapter 37 solely because a property is being sold or solely because a new owner has purchased that property."
 - (C) "[T]he rental agreements of tenants cannot be materially changed solely because a property is being sold or solely because a new owner has purchased that property."
 - (D) "[T]he owner's right to show units to prospective buyers is governed by California Civil Code section 1954, including...tenants must receive notice as provided by Section 1954, and a statement that a showing must be conducted during normal business hours unless the tenant consents to an entry at another time."
 - (E) "[T]enants are not required to complete or sign any estoppel certificates or estoppel agreements, except as required by law or by the tenant's rental agreement...[T]enant rights may be affected by an estoppel certificate or agreement and...tenants should seek legal advice before completing or signing an estoppel certificate or agreement."
 - (F) "[I]nformation on these and other tenants' rights are available at the San Francisco Rent Board, 25 Van Ness Ave, San Francisco, California, and at the counseling telephone number of the Rent Board and at its web site."

- By "New Purchaser/Buyer" to "Tenants" at the above-referenced Property given "*within [thirty] 30 days of acquiring title*" to the Property (§37.9(k)(2)):
- (A) "[T]enants cannot be evicted or asked to move solely because a new owner has purchased that property."
 - (B) "[T]enants cannot have their rent increased above that permitted by Chapter 37 solely because a new owner has purchased that property."
 - (C) "[T]he rental agreements of tenants cannot be materially changed solely because a new owner has purchased that property."
 - (D) "[A]ny tenants, sub-tenants or roommates who were lawful occupants at the time of the sale remain lawful occupants."
 - (E) "[T]enants' housing services as defined in Section 37.2(r) first paragraph cannot be changed or severed from the tenancy solely because a new owner has purchased that property; and...tenants' housing services as defined in Section 37.2(r) second paragraph that were supplied in connection with the use or occupancy of a unit at the time of sale (such as laundry rooms, decks, or storage space) cannot be severed from the tenancy by the new purchaser/owner without just cause as required by Section 37.9(a)."

Disclosing Owner/Seller Billy Gae Date 2/24/16
Disclosing Owner/Seller _____ Date _____
Disclosing New Purchaser/Buyer _____ Date _____
Disclosing New Purchaser/Buyer _____ Date _____

(Attach additional signature pages as necessary.)

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS DISCLOSURE IN ANY SPECIFIC TRANSACTION. BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.





NOV 28 2018

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: MICHAEL KIRWAN
Address: 120-124 VARENNES ST.
Email Address: KIRWANMICHAELJ@gmail.com
Telephone: (415)-920-1939 (222-9122) ST

Applicant Information (if applicable)

Name: ~~Katharine~~ Katharine Beckwith
Company/Organization: KAUSAR WONG
Address: 121 VARENNES ST.
128 VARENNES ST.
Email Address: Katebeckwith@mac.com
Telephone: 415 830-8383

Please Select Billing Contact: Owner Applicant Other (see below for details)
Name: Katharine Beckwith
Email: KateBeckwith@mac.com
Phone: 415 830-8383

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 120-124 VARENNES ST. (120-124) Block/Lot(s): 0104/048
Plan Area: N/A

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

• Project should be set back and doesn't conform to the architecture of the building or the area.
• ROOF ADDITION
• EXTERIOR CURVE CHANGES AT SKY WELL.
• INTERIOR DEMOLITION OF HISTORICALLY SIGNIFICANT BUILDING
* SEE ALSO ATTACHMENT.



DISCRETIONARY REVIEW APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 311 (d) and 312 (e), the Planning Commission may exercise its power of Discretionary Review over a building permit application.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- One (1) complete application signed by owner or agent.
- A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional)
- Payment via Check, Money Order or debit/credit for the required intake fee amount. (See [Fee Schedule and/or Calculator](#))

To file your Mandatory or Staff Initiated Discretionary Review application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

To file your Public Initiated Discretionary Review (Public) application, please submit in person at the Planning Information Center, 1660 Mission Street, first floor, with all required materials including a check payable to the Planning Department.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

HOW TO SUBMIT:

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Estimated Construction Cost: _____

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 2018.01.30.9824

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 attach a summary of the result, including any changes that were made to the proposed project.

SEE ATTACHMENT
IN PROGRESS BUT NOT FINALIZED

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 standards of the Planning Code and the Residential Design Guidelines. 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.

SEE ATTACHMENT.

-
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 unreasonably affected, please state who would be affected, and how.

SEE ATTACHMENT

-
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?

SEE ATTACHMENT

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) Other information or applications may be required.

[Handwritten Signature]
Signature

Neighbor
Relationship to Project
(i.e. Owner, Architect, etc.)

415 830-8383
Phone

NEIGHBOR

415-982-5055
(Howard Wang)

Katherine Beckwith
Name (Printed)

Howard Wang
Email

KateBeckwith@mac.com

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

[Handwritten Signature]
Signature

Howard Wang
Name (Printed)

11-28-18
Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT TO:
APPLICATION REQUESTING DISCRETIONARY REVIEW (D.R.)

PROPERTY ADDRESS: 120 Varennes Street (120-124 Varennes Street)
CROSS STREETS: Union and Filbert Streets
BLOCK/ LOT NO.: 0104/048
ZONING DISTRICT(S): RH-1/ 40X
RECORD NO.: 2018-001681PRJ
PERMIT APPLICATION NO.: 2018.01.30.9824

1. Reasons for Requesting Discretionary Review

- A. Numerous requests for extension of the D.R. deadline have been unanswered.
- B. Section 311 Notice is defective because the Applicant's email address is incorrect.
- C. Potential revisions agreed to by Architect and neighbors have not been formalized.
- D. Downstairs low-income tenants were likely forced out by developer.
- E. Lower street level was once a dwelling unit, occupied by low-income residents.
- F. Project would eliminate the lower unit---a net loss of affordable housing.
- G. The project's height is inconsistent with the historic significance of the building.
- H. The project's height is inconsistent with the hilly street's stepping down of heights.
- I. The roof addition's height blocks existing direct sun into skywell of northern building.
- J. The roof addition has privacy impacts to building directly across Varennes Street.
- K. Reasonable changes to the project exist to resolve problems.

2. Adverse Effects on Neighborhood, Affordable Housing & Historic Resources

Varennes Street is one of the most beautiful and intact collections of historic buildings in North Beach. It is a quintessential North Beach hilly alleyway with narrow sidewalks and significant pedestrian/ tourist traffic. The Telegraph Hill/ North Beach Special Use District was enacted to protect the quality of life and integrity of alleys such as Varennes Street, as well as to protect existing affordable housing.

Adverse Impact on Historic Resources: The subject building is a contributory building to the Upper Grant Historic District, which has been determined eligible for the National and California registers of historic places and is considered a "Category A Historic Resource" by the City. We are concerned that the extent of demolition necessary to accomplish the proposed alterations is so substantial that it could result in a "demolition" as defined by the Planning Code, even though the project sponsor's calculations indicate that the percentage of demolition would be slightly below the amount that would trigger a "demolition" as defined by the Planning Code. Regardless, it is clear to us that the proposed project would result in the substantial alteration of an historic resource that should be prevented. This historic building's contributory status warrants protection against changes that would alter its historic status, including the proposed fourth floor addition and other substantive alterations. Further, there has been no review of the potential impacts to this historic resource under CEQA, which should have been accomplished prior to Planning Department approval and prior to mailing the Section 311 Notice.

DET. OK -

1 - UPDATING (E) WDW'S

The Height of the Modified Building is Out of Scale: The actual height of the vertical addition will extend above 40 feet making the building too high, causing it to be out of scale in comparison with adjacent buildings on the same side of the street. The resulting height disparity will disrupt the general stepping down of the intact collections of historic buildings along the east side of Varennes Street. Of further concern is the impact of the increased height on the light and air of the adjacent building to the north and, potentially, to the buildings at the rear.

Elimination of Affordable, Rent Controlled Housing. According to the MLS listing, protected tenants occupied the lower unit at 122 Varennes Street at the time the building was purchased by the project sponsor in July of 2017. Although no Ellis Act eviction or owner buy-out agreement was filed, the former tenants, a three-generation family, was likely forced out by the new owner. In any event, this project will result in a further loss of existing affordable, rent controlled units in North Beach, while the remodeled and expanded units are certain to command a significantly higher rent or be sold as high-priced condominiums or tenants-in-common units.

✓
NO
EVIDENCE

4. Suggested Changes to the Proposed Project

Further setback of the proposed 4th Floor Addition: If a vertical addition is to be approved for this historic building, it should be set back at least 15 feet from the front façade (instead of the 8 feet now proposed). Although the addition may not be visible from immediately across this very narrow alley, it will be visible from other points on the hill and is inconsistent with the hilly street’s stepping down of heights.

- **Architectural Style and Materials:** Stucco and aluminum windows are not the appropriate materials for an addition to this historic building. We recommend horizontal wood siding instead of stucco on all exterior walls and wood windows (not metal clad wood windows). Glass deck railings are also inappropriate and should not be visible above the existing parapet. We would also object to any plant material on the roof deck that could be at all visible above the historic façade.

We are pleased that the existing vinyl and aluminum windows on the front façade will be replaced with wood. However, we question the pattern of the proposed replacement windows. We believe they should be double hung instead of casement windows. Is there historic evidence for the proposed replacements?

Mitigations of Height and Impacts on Adjacent Neighbors: It appears that a parapet on the addition is 20 inches above the 40 ft. height limit. In lieu of a parapet, the 4th floor’s roof edge can be a low gravel stop. The clerestory (roof skylight) can be larger, with sunlight shining through to large full-height windows on the north façade (translucent glass at the lower part of the windows where necessary). As to the impacts on the adjacent neighbor, the sky-well at the 4th floor should be elongated to capture additional sun.

* * * * *

February 21, 2019

President Hillis and Planning Commissioners,
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 120-124 Varennes Street, 2018-001681DRP for 2018.0130.9824

Dear President Hillis and Commissioners,

We have designed a modest family home for Mr. Kirwan, a 15 year SF renter, who is looking forward to a place to call his own. At 1,250 square feet for a 3-bedroom home, with a 1,112 square foot 3-bedroom rental unit below, the project before you is compact and designed to minimize any impact on the surrounding neighborhood.

The project includes decreasing the overall depth of the building (by eliminating a rear yard stair), re-aligning the light well to match Mr. Wong's light well (while increasing its size), and providing front and rear setbacks to the fourth floor addition.

The facts of the proposal are simple:

1. The project provides much needed family-sized housing to the City housing stock.
2. The building facade will be restored, including replacing the existing vinyl and aluminum windows with wood windows, and repairing the existing trim and finishes.
3. The addition is designed to not be visible from any of the surrounding streets and has no impact to the facade.
4. The light and air to Mr. Wong's light well is greatly improved by re-aligning the existing light well and providing a larger size.

Changes made to address neighbors concerns include:

1. Change of materials from stucco to siding at the addition.
2. Accurate representation of the required parapet heights.
3. Representation of the planters to be installed at the front deck.
4. Increased skylight size at the light well.

Please recognize the respectful and modest design and good neighbor changes made by Mr. Kirwan and **do not take DR on this project**. It should be noted, that despite repeated attempts by the project sponsor, the DR requestors have not reached out to discuss or meet in over 80 days.

Sincerely,

Yakuh Askew, AIA, NOMA, LEED A.P.



GENERAL NOTES

- PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER CALIFORNIA BUILDING CODE.
- AT ALL HABITABLE AREAS, RECEPTACLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS.
 - ANY WALL SPACE 2 OR MORE FEET WIDE.
 - AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTACLE.
 - IN ANY HALLWAY MORE THAN 10' IN LENGTH.
 - ADJACENT TO EACH BATHROOM BASIN LOCATION.
- GROUND FAULT CIRCUIT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
 - GARAGE
 - BATHROOMS
 - ALL KITCHEN COUNTERTOPS
 - ALL EXTERIOR RECEPTACLES
 - ALL UNFINISHED BASEMENT AREAS
 - WITHIN 6 FEET OF WET BAR SINKS
- KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUITS.
- LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUIT FOR LAUNDRY APPLIANCES.
- BATHROOM RECEPTACLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUIT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
- PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.
- WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
- ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
- GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD.
- NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
- ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
- ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.
- ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
 - THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
 - INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
 - HANDGRIP SURFACE SHALL BE 1-1/4" TO 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
 - HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
- A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS:
 - < 15 W = MIN. 40 LM/W
 - 15-40 W = MIN. 50 LM/W
 - >40 W = 60 LM/W
- PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER C.B.C..
- PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C..
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH C.B.C.. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - GLAZING IN EGRESS OR EGRESS DOORS
 - GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
 - GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 38" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES
 - WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

PROJECT DIRECTORY

OWNER:

MICHAEL KIRWAN
120 VARENNES ST
SAN FRANCISCO, CA 94113

ARCHITECTURAL DRAWINGS:

YA Studio
777 Florida Street #301, San Francisco, CA, 94110
415.920.1839

PROJECT INFO

ADDRESS: 120 VARENNES ST., SAN FRANCISCO, CA 94113

BLOCK/LOT: 0104 / 048

(E) USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

ZONING: RH-3 - RESIDENTIAL-THREE FAMILY

LOT DIMENSIONS: 20' X 57'-6"

LOT AREA: 1,150 SF

(E) NUMBER OF UNITS: 2

PROPOSED NUMBER OF UNITS: 2

EXISTING CONSTRUCTION: TYPE V-B

PROPOSED CONSTRUCTION: TYPE V-B, FULLY SPRINKLERED PER NFPA 13R

PROJECT CALCS

	EXISTING:	PROPOSED:
FIRST FLOOR	342 SF	495 SF
GARAGE:	532 SF	382 SF
SECOND FLOOR:	816 SF	730 SF
THIRD FLOOR:	783SF	725 SF
FOURTH FLOOR:	N/A	525 SF
TOTAL CONDITIONED:	1,941 SF	2,362 SF
TOTAL CONSTRUCTION:	2,473 SF	2,857 SF

OPEN SPACE

EXISTING:	AREA
(E) FIRST FLOOR:	190 SF
(E) SECOND FLOOR:	43 SF
(E) THIRD FLOOR:	43 SF
(E) ROOF:	283 SF
TOTAL:	559 SF
PROPOSED:	AREA
(P) FIRST FLOOR:	190 SF
(P) SECOND FLOOR:	38 SF
(P) THIRD FLOOR:	38 SF
(P) FOURTH FLOOR:	132 SF
TOTAL:	398 SF

SCOPE OF WORK

VERTICAL ADDITION AND REMODEL OF A TWO-FAMILY DWELLING TO CREATE A 4-STORY STRUCTURE WITH 2 DWELLING UNITS, WHILE MAINTAINING THE EXISTING WEST (STREET) FAÇADE, ONE CAR GARAGE AND REMOVE EXISTING REAR YARD STAIR

ARCHITECTURAL

Sheet # Sheet Name

A8.04	Unnamed
A0.01	COVER, INDEX & PROJECT INFO
A0.02	ABBREVIATIONS & SYMBOLS
A0.03	GENERAL NOTES
A0.04	DEMO DIAGRAM HORIZONTAL ELEMENTS
A0.05	DEMO DIAGRAM VERTICAL ELEMENTS
A0.08	LIFE SAFETY & EGRESS
A1.01	EXISTING & PROPOSED SITE PLAN
A2.01	EXISTING & PROPOSED FIRST FLOOR PLAN
A2.02	EXISTING & PROPOSED SECOND FLOOR PLAN
A2.03	EXISTING & PROPOSED THIRD FLOOR PLAN
A2.04	PROPOSED FOURTH FLOOR PLAN
A2.05	EXISTING & PROPOSED ROOF PLAN
A3.00	PERSPECTIVE VIEWS
A3.01	EXISTING & PROPOSED NORTH ELEVATION
A3.02	EXISTING & PROPOSED WEST ELEVATION
A3.03	EXISTING & PROPOSED SOUTH ELEVATION
A3.04	EXISTING & PROPOSED EAST ELEVATION
A4.01	PROPOSED BUILDING SECTION
A4.02	PROPOSED BUILDING SECTION
A8.01	ENLARGED KITCHEN AND BATHROOM
A8.02	ENLARGED BATHROOM
A8.03	ENLARGED KITCHEN AND BATHROOM
A8.01	REFLECTED CEILING PLANS
A10.01	DOOR & WINDOW SCHEDULE

SITE PLAN



SITE PHOTO



VICINITY PHOTO



Y.A. studio

777 FLORIDA ST., SUITE 301 SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT

120 VARENNES ST.

120-124 VARENNES STREET, SAN FRANCISCO, CA 94113

TITLE:

COVER, INDEX & PROJECT INFO

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:

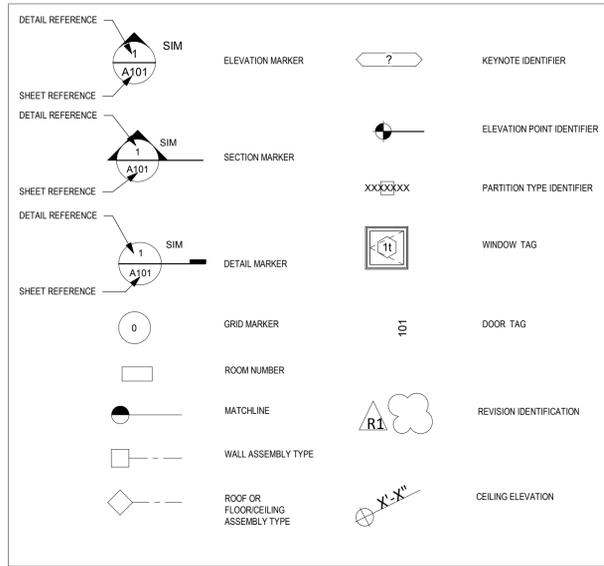
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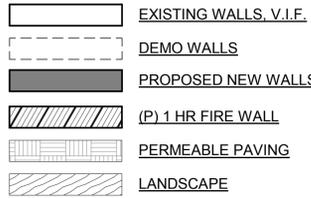
ABBREVIATIONS:

A	ANCHOR BOLT	G	GAS	R.D.	ROOF DRAIN
ABV	ABOVE	GA	GAUGE	RDWD	REDWOOD
A.C.	ASPHALT CONCRETE	GALV	GALVANIZED	REINF.	REINFORCING STEEL BARS OR REBAR
A/C	AIR CONDITIONING	G.B.	GRAB BAR	REF	REFERENCE
A.T.	ACOUSTICAL TILE	G.C.	GENERAL CONTRACTOR	REFR	REFRIGERATOR / REFRIGERATION
A.C.P.	ACOUSTICAL CEILING PANEL	GL	GLASS	REG	REGISTER
ACOUST	ACOUSTICAL	G.I.	GALVANIZED IRON	REC'D	RECIPIED
A.D.	AREA DRAIN	GLB	GLULAM BEAM	RET	RETAIN / RETAINING
ADJ	ADJUSTABLE / ADJACENT	GND	GROUND	REV	REVISION
A.F.F.	ABOVE FINISHED FLOOR	GR	GRADE	RM	ROOM
AGGR	AGGREGATE	GRDR	GIRDER	R.O.	ROUGH OPENING
ALUM	ALUMINUM	G.S.	GYPSUM SHEATHING	R/S	REINFORCING STEEL
ALT	ALTERNATE	G.W.B.	GYPSUM WALL BOARDED PLASTIC	R.W.L.	RAIN WATER LEADER
ANC	ANCHOR / ANCHORAGE				
ARCH	ARCHITECTURAL	H	HOSE BIB	S	SOUTH
AVG	AVERAGE	H.B.	HOLLOW CORE	S.B.	SOLID BLOCKING
AWN	AWNING	H.C.	HOLD DOWN	S.C.	SOLID CORE
B	BOARD	H.D.	HEADER	S.C.D.	SEAT COVER DISPENSER
BD	BOTH FACES	HDR	HARDWARE	SCHED	SCHEDULE
B.F.	BUILDING	HDWR	HANGER	S.D.	SOAP DISPENSER
BLDG	BLOCK	HGR	HOLLOW METAL	S.D.R.	STORM DRAIN
BLK	BLOCKING	H.M.	HORIZONTAL	SECT	SECTION
BLKG	BEAM	HORZ	HORIZONTAL	S.E.D.	SEE ELECTRICAL DRAWINGS
BM	BUILDING PAPER	H.P.	HIGH POINT	S.F.	SQUARE FOOT
B.P.	BEDROOM	HR	HOUR	S.F.B.	SPIT FACE BLOCK
BORM	BELOW	HT	HEIGHT	S.F.S.D.	SEE FOOD SERVICE DRAWINGS
BLW	BEARING	HTG	HEATING	S.N.R.	SANITARY NAPKIN DISPENSER
BRG	BRACKET	H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING	SHT	SHEET
BRKT	BRONZE	H.W.	HOT WATER	SHT'G	SHEATHING
BRZ	BOTTOM			SHVLS	SHELVES / SHELVING
BTM	BATTEN	I	INFILTRATION BARRIER	SHWR	SHOWER
BTN	BETTER	I.B.	INSIDE DIAMETER	SIM	SIMILAR
BTR	BETWEEN	I.D.	INCH	SLR	SEALER
BTWN	BUILT UP ROOFING	IN	INCLUDED / INCLUDING	S.LDR	SLIDER
B.U.R.	BEVELED	INCL	INCLUDED / INCLUDING	S.M.D.	SEE MECHANICAL DRAWINGS
BVL	BOTH WAYS	INFO	INFORMATION	S.N.D.	SANITARY NAPKIN RECEPTACLE
B.W.		INSUL	INSULATION / INSULATED	S.N.R.	SANITARY NAPKIN RECEPTACLE
C	CATCH BASIN	INT	INTERIOR / INTERMEDIATE	SPEC	SPECIFICATIONS
C.B.	CABINET	INT	INTERMEDIATE	S.P.D.	SEE PLUMBING DRAWINGS
C.A.B.	COLD AIR	INV	INVERT	SPL.BLK.	SPLASH BLOCK
C.A.R.	CENTER TO CENTER	J	JANITOR	SQ	SQUARE
C.C.	CUBIC FEET	JAN	JOINT	S.R.	SHELF AND ROD
C.G.	CORNER GUARD	JST	JOIST	S.S.	SANITARY SEWER
C.I.P.	CAST IRON PIPE	JT	JOINT	S.S.D.	SEE STRUCTURAL DRAWINGS
C.I.P.C.	CAST-IN-PLACE CONCRETE	K	KICK PLATE	S.SK.	SERVICE SINK
C.J.	CONTROL JOINT	K.P.	KITCHEN	S.ST.	STAINLESS STEEL
CLKG	CAULK / CAULKING	KIT	KITCHEN	STA	STATION
CLG	CEILING	L	LAMINATED	S.T.C.	SOUND TRANSMISSION COEFFICIENT
CLR	CONCRETE MASONRY UNIT	LAM	LAVATORY	STN	STANDARD
C.M.U.	CORRUGATED METAL PIPE	LAV	LAVATORY	STD	STEEL
C.M.P.	COUNTER	L.B.	LAG BOLT	STO	STORAGE
C.NTR	CLEAN OUT	L.B.	LAG BOLT	STRUCT	STRUCTURE / STRUCTURAL
C.O.	CLEAN OUT TO GRADE	LB	POUND	SUSP	SUSPENDED
C.O.T.G.	COLUMN	L.F.	LINEAR FOOT	S.W.	SHEAR WALL
COL	CONCRETE CONNECTION	L.L.	LIVE LOAD	S.Y.	SQUARE YARD
CONC	CONNECTION	LT	LIGHT	SYS	SYSTEM
CONN	CONTINUOUS	LT	LINTEL	T	TREAD
CONTR	CONTRACTOR	LKR	LOCKER	T.B.	TOWEL BAR
CORR	CORRUGATED	L.P.	LOW POINT	T.C.	TRASH COMPACTOR
CRT	CARPET	LVR	LOUVER	TEL	TELEPHONE
CRS	COURSE / COURSES	L.V.L.	LAMINATED VENEER LUMBER	TEMP	TEMPERED
CSK.S.	COUNTERSUNK SCREW	LACQ	LACQUER	T.O.C.	TOP OF CURB
C.T.	CERAMIC TILE	M	MASONRY	T & G	TONGUE AND GROOVE
CTR	CENTER	MAS	MASONRY	THK	THICK (NESS)
C.W.	COLD WATER	MATL	MATERIAL	THR	THRESHOLD
C.Y.	CUBIC YARD	MAX	MAXIMUM	T.O.B.	TOP OF BEAM
D	DOUBLE	M.B.	MACHINE BOLT	T.O.BLK.	TOP OF BLOCK
DBL	DOUBLE HUNG	M.C.	MEDICINE CABINET	T.O.G.	TOP OF GRATE
D.H.	DEPARTMENT	M.ECH	MECHANICAL	T.O.P.L.	TOP OF PLATE
DEPT	DETAIL	MED	MEDIUM	T.O.S.	TOP OF SLAB
DET	DOUGLAS FIR	MFD	MANUFACTURED	T.O.STL.	TOP OF STEEL
D.F.	DRILL IN BOLT	MFR	MANUFACTURER	T.O.W.	TOP OF WALL
D.I.B.	DIAMETER	MH	MANHOLE	T.P.D.	TOILET PAPER DISPENSER
DIA.	DIAGRAM	MICRO	MICROWAVE	T.S.	TUBE STEEL
DIAG	DIMENSION	MIN	MINIMUM	T.V.	TELEVISION
DIM	DISPENSER	MIR	MIRROR	TXT	TEXTURE
DISP	DIVISION / DIVIDER	MISC	MISCELLANEOUS	TYP	TYPICAL
DIV	DEAD LOAD	M.O.	MASONRY OPENING	U	UNIFORM BUILDING CODE
D.L.	DOWN	M.R.	MOISTURE RESISTANT	U.B.C.	UNFINISHED
DN	DOOR	M.R.O.	MASONRY ROUGH OPENING	UNF	UNFINISHED
DR	DRAWING	MOD	MODULAR	U.O.N.	UNLESS OTHERWISE NOTED
DRWG	DRINKING FOUNTAIN	MOV	MOVABLE	UR	URINAL
DR. FNT.	DISHWASHER	MTD	MOUNTED	V	VARIABLES
DW		MTL	METAL	VAR	VINYL BASE
E	EAST	MUL	MULLION	V.B.	VAPOR BARRIER
E	EXISTING	N	NORTH	V.BR.	VITRIFIED CLAY PIPE
(E)	EACH	(N)	NOT IN CONTRACT	V.C.P.	VINYL COMPOSITION TILE
EA	EXTERIOR INSULATION	N.I.C.	NOT IN CONTRACT	V.C.T.	VENTILATOR / VENTILATION
E.B.	FINISH SYSTEM	N.A.	NOT APPLICABLE	VENT	VERTICAL
E.I.F.S.	EXPANSION JOINT	NO.	NUMBER	VEST	VESTIBULE
E.J.	ELECTRIC / ELECTRICAL	N.T.S.	NOT TO SCALE	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
ELEC	ELEVATION	O	OVER	V.I.F.	VERIFY IN FIELD
ELEV	EMERGENCY	O/	ON CENTER	VIN	VINYL
EMER	EDGE NAILING	O.C.	OUTSIDE DIAMETER	VNR	VENEER
E.N.	ENCLOSURE	O.D.	OFFICE	V.T.	VINYL TILE
E.N.	EDGE OF SLAB	OFF	OFFICE	W	WEST
ENCL	ELECTRIC PANEL	OH	OVERHEAD	W	WITH
E.O.S.	EQUIPMENT	OPNG	OPENING	W/	WATER CLOSET
E.P.	ELECTRIC WATER COOLER	OPP	OPPOSITE	W.C.	WATER CLOSET
E.W.C.	EXHAUST	O.P.P.	OPPOSITE	WD	WOOD
EXH	EXPOSED	O.R.D.	OVERFLOW ROOF DRAIN	WD	WASHER / DRYER
EXP	EXTERIOR	O.S.B.	ORIENTED STRAND BOARD	WID	WIRED GLASS
EXT		P	PARTITION	W.G.	WIRED GLASS
F	FIRE ALARM	PART	PARTITION	W.H.	WATER HEATER
F.A.	FIRE CONTROL CENTER	P.C.	PRE CAST CONCRETE	W.HYD.	WALL HYDRANT
F.A.U.	FAN COIL UNIT	P.C.F.	POUNDS PER CUBIC FOOT	WINDW	WINDOW
F.C.C.	FLOOR DRAIN	P.F.	PRE-FABRICATED	W/O	WITHOUT
F.C.U.	FLOOR DEPARTMENT CONNECTION	PFB	PLATE	WP	WATERPROOF
F.D.	FOUNDATION	P.D.F.	POWDER DRIVEN FASTENER	W.SCT	WAINSCOT
F.D.C.	FIRE EXTINGUISHER	P.L.F.	POUNDS PER LINEAL FOOT	WT	WEIGHT
FND	FIRE EXTINGUISHER CABINET	P.L.F.	POUNDS PER LINEAL FOOT	W.W.F.	WELDED WIRE FABRIC
F.F.	FINISHED FLOOR	P.LAM.	PLASTIC LAMINATE	Y	YARD
F.F.B.	FINISHED FLOOR BREAK	P.P.WD	PAPER HOLDER	YD	YARD
F.G.	FIXED GLASS	P.H.	PAPER HOLDER		
F.H.	FIRE HYDRANT	PNT	PAINT		
F.H.C.	FIRE HOSE CABINET	PRJ	PROJECT / PROJECTED		
F.H.V.	FIRE HOSE VALVE	P.S.F.	POUNDS PER SQUARE FOOT		
FIN	FINISH	P.S.I.	POUNDS PER SQUARE INCH		
F.L.	FLOW LINE	P.T.	PRESSURE TREATED		
F.L.	FLASHING	PT	POINT		
FLASH'G	FLASHING	P.T.D.	PAPER TOWEL DISPENSER		
FLR	FLOOR	P.T.D./R.	PAPER TOWEL DISPENSER & RECEPTACLE		
FLUOR	FLUORESCENT	P.T.R.	PAPER TOWEL RECEPTACLE		
F.O.C.	FACE OF CONCRETE	P.V.C.P.	POLYVINYL CHLORIDE PIPE		
F.O.M.	FACE OF MASONRY	PVMT	PAVEMENT		
F.O.S.	FACE OF STUD	Q	QUARRY TILE		
F.O.W.	FACE OF WALL	Q.T.	QUARRY TILE		
FP	FIREPLACE	R	RISER		
FPR	FIREPROOF	R.A.	RETURN AIR		
FRMG	FRAMING	RAD	RADIUS		
F.R.P.	FIBER REINFORCED PLASTIC	R.B.	RUBBER BASE		
FT	FOOT	RUB	RUBBER		
FTG	FOOTING	R/C	REINFORCED CONCRETE		
FUR	FURRED / FURRING				

SYMBOL LEGEND



LEGEND



TITLE: ABBREVIATIONS & SYMBOLS

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:

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A0.02

GENERAL NOTES:

1. THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF WITH THE DRAWINGS AND THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY ALL JURISDICTIONS. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
4. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE AS TO COMPARE THEM WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS OF THE EXISTING CONSTRUCTION AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COST OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
6. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTION REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND 'OWNER'S FORCES' ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLE IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
8. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
9. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, AND ERRORS OF THE SUBCONTRACTOR AND OF ANY ACTS, OMISSIONS OR INDIRECTLY EMPLOYED BY THEM.
10. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
11. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT BE SCALED OFF.
13. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-ABLE AS SHOWN.
15. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
16. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
17. DRAWINGS SHOULD 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.
18. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN OF THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
19. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
20. CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
21. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.
22. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
23. DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER.
24. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
25. MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS.
26. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OF PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
27. WEATHER-STRIP ALL DOORS LEADING FROM UNHEATED TO HEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER-STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOORS MUST BE WEATHER-STRIPPED, INCLUDING THE THRESHOLDS.
28. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER PREVENT AIR INFILTRATION.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/ OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
30. WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
31. THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR EQUIPMENT.
32. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT RATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENTS.
33. THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
34. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY.
35. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND/ OR LANDLORD REQUIREMENTS.

STANDARDS AND CODES:

1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
2. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
3. CONFLICTS: INCASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY THIS WORK AS FULLY AS IF CITED HEREOF.
5. REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

1. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.
2. ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC.2320. CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISIONS.
3. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS FOR FIT.
4. INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
5. ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
6. REFER TO SPECIFICATIONS - PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
7. PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL, BARS, SOAP DISH, etc..)
8. PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE GRAB BARS)
9. GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED.
10. ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL MORTAR BED.
11. ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE COORDINATED WITH OWNER.
12. ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH.
13. ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE PER U.P.C. 420.0.
14. CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL & HORIZONTAL)
15. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) CORE UMC 504.6.
16. LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
17. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
18. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
19. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
20. ALL CODE-REQUIRED LABELS SUCH AS "UL" FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
21. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
22. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
23. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
24. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
25. ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN 1s1050 PSI.
 - FJI - TRUSS JOIST AS SPECIFIED
 - LVL - TRUSS JOIST MICRO LAM LVL 1.8 E. MULTIPLE MEMBERS NAILED.
 - LSL - TRUSS JOIST TIMBER STRAND RIM JOIST AND HEADERS.
26. INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
27. ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED, FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.
28. TUB AND SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER RESISTANT DRYWALL WITH MORTAR & TILE WITH FIXTURE PENETRATIONS SEALED.

ELECTRICAL NOTES:

1. ALL NEW ELECTRICAL ITEMS TO BE U.L. RATED.
2. FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER.
3. ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED.
4. ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT.
6. USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1.
7. USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE.
8. OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED.
9. ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS.
10. INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATIONS OF SUBPANELS AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR AND COPIED TO THE OWNER AND ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
11. STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.
12. ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
13. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS
14. TELEVISION CABLE JACK, VERTICALLY 12" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN.
15. MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN
16. OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PRE REQUIREMENTS.
17. GENERAL LIGHTING (FIRST SWITCH) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40 LUMEN PRE WATT FLUORESCENT.

SOUND TRANSMISSION

1. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
2. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
3. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (T.V., TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
4. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITS WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)
6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
7. SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

PLUMBING NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
3. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE AN R-6 INSULATION JACKET AT ALL WATER HEATERS. PRESSURE RELIEF VALES MUST BE PROVIDED PRIOR TO INSTALLATION OF JACKET.
 - THE FIRST 4'-0" OF THE HOT WATER LINE MUST BE INSULATED TO A MINIMUM R-4 VALUE.

DEMOLITION GENERAL NOTES:

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN.
2. PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
3. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
5. AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
6. AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
7. DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
8. PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc..)
9. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
10. COORDINATE EXACT EXTENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
11. PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
12. DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
13. REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

FIREPLACE/CHIMNEY:

1. GAS FIREPLACE TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS

CONTRACTOR USE OF PREMISES:

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS.
2. TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER.
3. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE OWNER).
4. UTILITY OUTAGES AND SHUTDOWNS SHALL BE COORDINATED WITH OWNER.
5. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
6. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
7. PERFORM DEMOLITION WORK AND SPRINKLER WORK. CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.
8. COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER.
9. LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

OWNER FURNISHED PRODUCTS:

1. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE OUTLINING SPECIFICATION.
2. OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:
 - SUPPLY CONTRACTOR WITH OWNER REVIEWED PRODUCT LITERATURE.
 - PRODUCT DATA AND SAMPLES.
 - PAY FOR PRODUCT DELIVERY TO SITE.
 - REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR.
 - SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE, REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS.
 - ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.
3. CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:
 - REVIEW DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE OF WORK.
 - REVIEW THE ORDER SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANGER AND OWNER.
 - INSTALL AND FINISH PRODUCTS.
 - REPLACE ANY ITEMS DAMAGES AFTER RECEIPT.

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

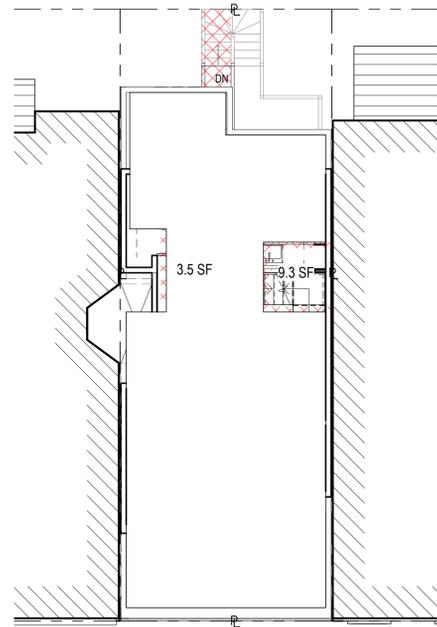
DEMOLITION LEGEND:



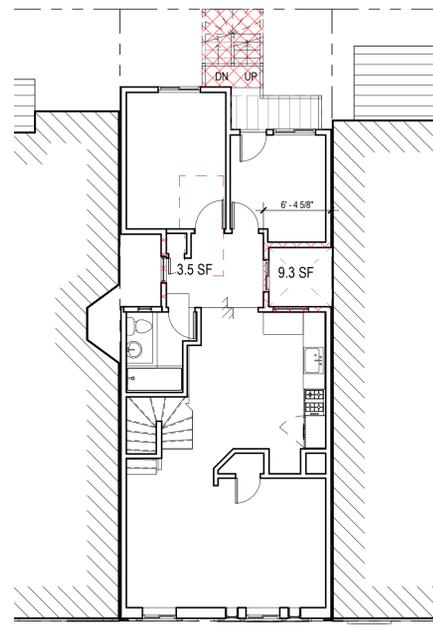
DEMO CALCULATIONS PER SECTION 317 (b) (2)(C) - PART 2

REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA

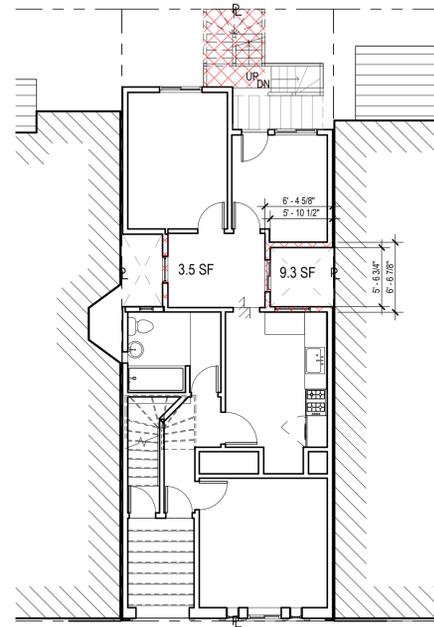
ELEMENT	(E) AREA (SF)	TO BE REMOVED (SF)	% TO BE REMOVED	TO BE RETAINED (SF)	% TO BE RETAINED
A: 1ST FLOOR	952.5	826.8	125.7		
B: 2ND FLOOR	894.1	12.8	881.3		
C: 3RD FLOOR	894.1	12.8	881.3		
D: ROOF	894.1	12.8	881.3		
TOTALS	3634.8	865.2	23.80%	2769.6	76.20%



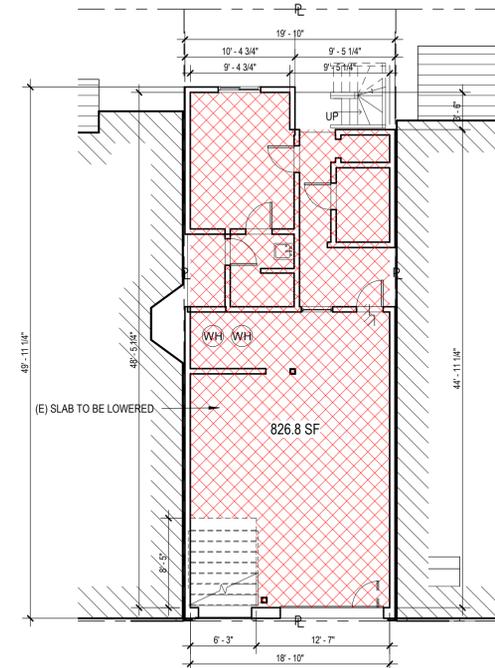
4 DEMO DIAGRAM HORIZONTAL ELEMENTS (E) ROOF PLAN
A0.04 1/8" = 1'-0"



3 DEMO DIAGRAM HORIZONTAL ELEMENTS (E) 3RD FLOOR PLAN
A0.04 1/8" = 1'-0"



2 DEMO DIAGRAM HORIZONTAL ELEMENTS (E) 2ND FLOOR PLAN
A0.04 1/8" = 1'-0"



1 DEMO DIAGRAM HORIZONTAL ELEMENTS (E) 1ST FLOOR PLAN
A0.04 1/8" = 1'-0"

PROJECT
120 VARENNES ST.
120-124 VARENNES STREET, SAN FRANCISCO, CA 94113

TITLE:
DEMO DIAGRAM HORIZONTAL ELEMENTS

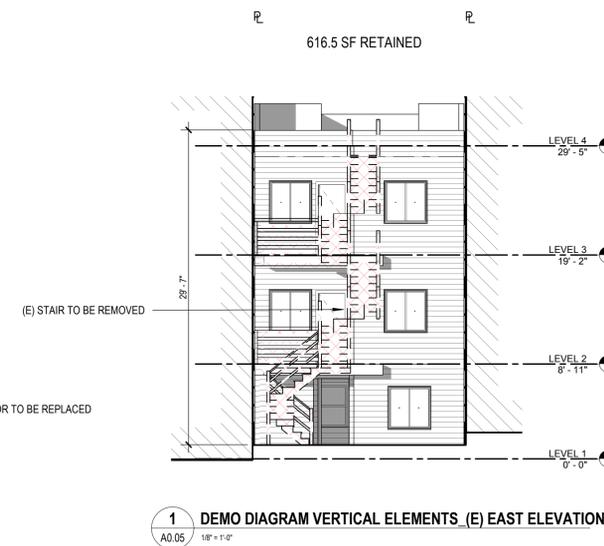
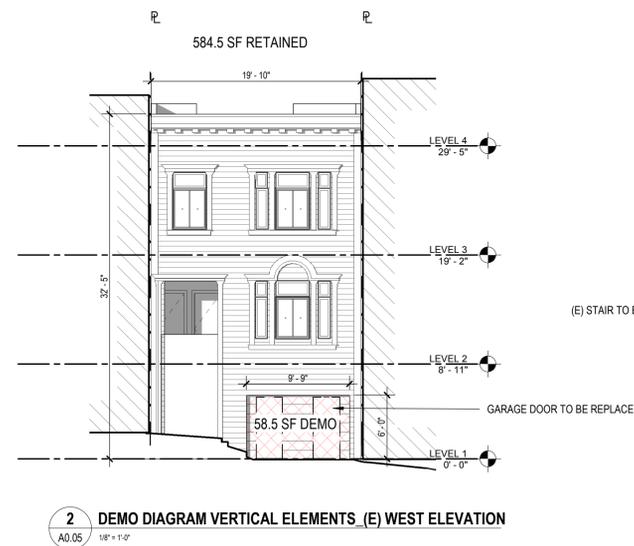
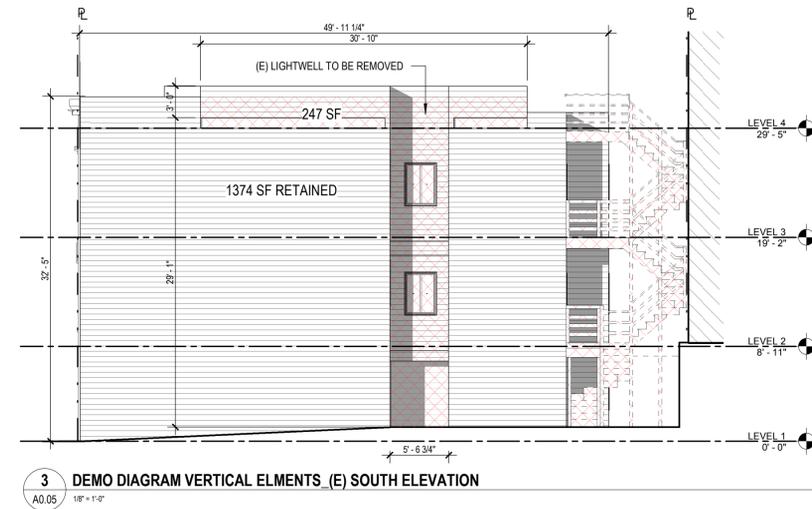
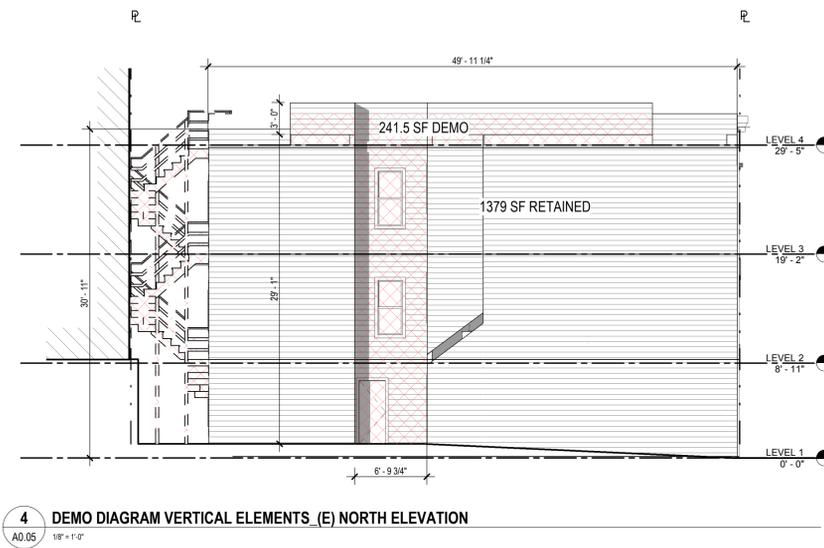
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A0.04

DEMOLITION LEGEND:



DEMO CALCULATIONS PER SECTION 317 (b) (2)(B) - PART 1

REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT AND REAR FAÇADE MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

ELEMENT	(E) LENGTH IN (FT)	TO BE REMOVED (FT)	% TO BE REMOVED	TO BE RETAINED (FT)	% TO BE RETAINED
FRONT (WEST) FAÇADE	19.83	0		19.83	
REAR (EAST) FAÇADE	19.83	0		19.83	
TOTALS	39.66	0	0.00%	39.66	100.00%

DEMO CALCULATIONS PER SECTION 317 (b) (2)(B) - PART 2

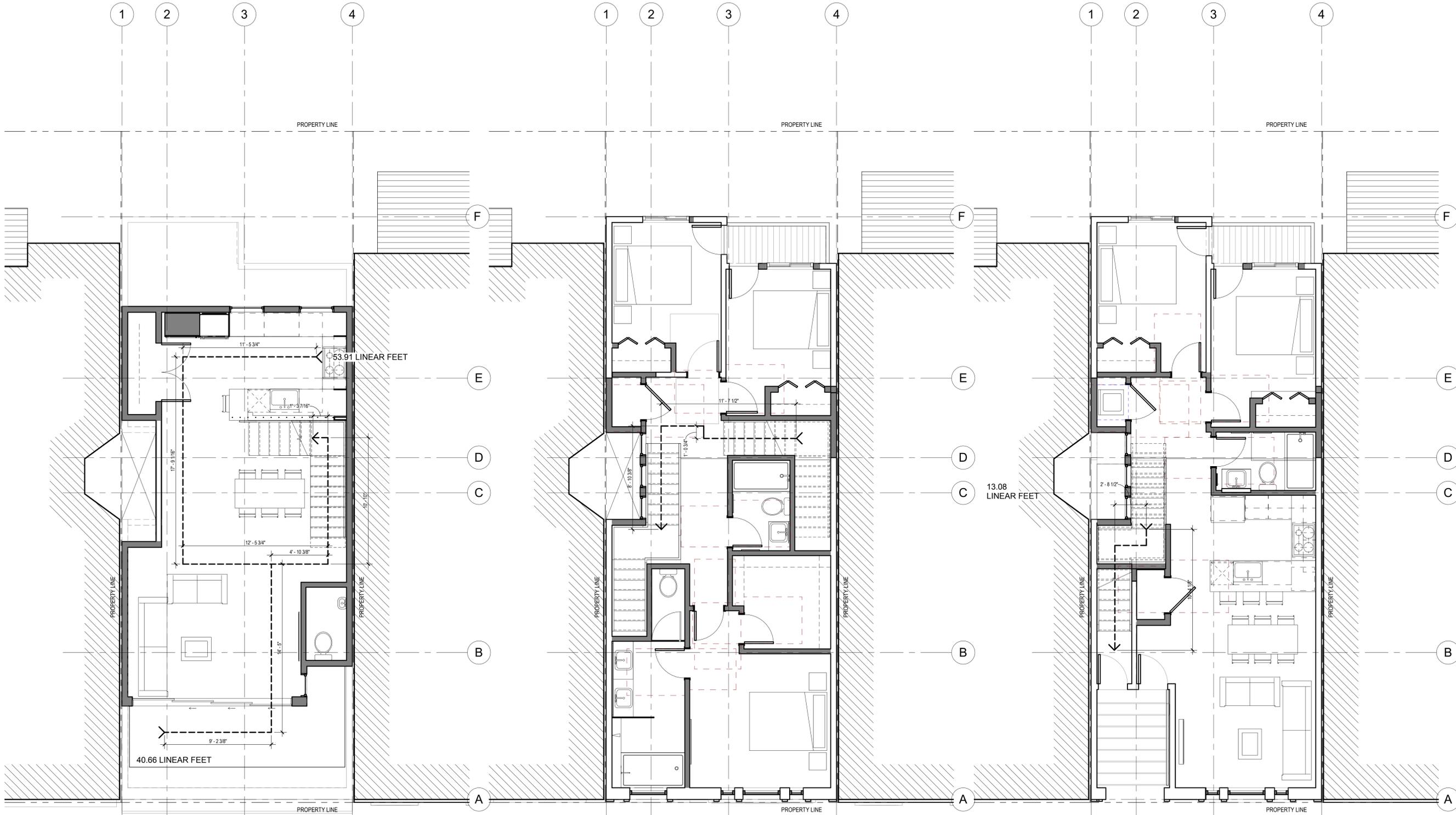
REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

ELEMENT	(E) LENGTH IN (FT)	TO BE REMOVED (FT)	% TO BE REMOVED	TO BE RETAINED (FT)	% TO BE RETAINED
FRONT (WEST) FAÇADE	19.83	0		19.83	
REAR (EAST) FAÇADE	19.83	0		19.83	
SIDE (NORTH) FAÇADE	34.25	6.8125		27.4375	
SIDE (SOUTH) FAÇADE	30.83	5.5625		25.2675	
TOTALS	104.74	12.375	11.81%	92.365	88.19%

DEMO CALCULATIONS PER SECTION 317 (b) (2)(C) - PART 1

REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS OF THE EXISTING BUILDING AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA

ELEMENT	(E) AREA (SF)	TO BE REMOVED (SF)	% TO BE REMOVED	TO BE RETAINED (SF)	% TO BE RETAINED
FRONT (WEST) FAÇADE	642.9	58.5		584.40	
REAR (EAST) FAÇADE	616.5	0		616.50	
SIDE (NORTH) FAÇADE	1620.8	241.5		1379.30	
SIDE (SOUTH) FAÇADE	1620.8	247		1373.80	
TOTALS	4501	547	12.15%	3954	87.85%



53.91 LINEAR FEET
88.66 TOTAL LINEAR FEET TO FRONT DOOR

21.67 LINEAR FEET
34.75 TOTAL LINEAR FEET TO FRONT DOOR

13.08 LINEAR FEET

3 PROPOSED FIRE ROUTE - 4TH FLOOR
A0.08 1/4" = 1'-0"

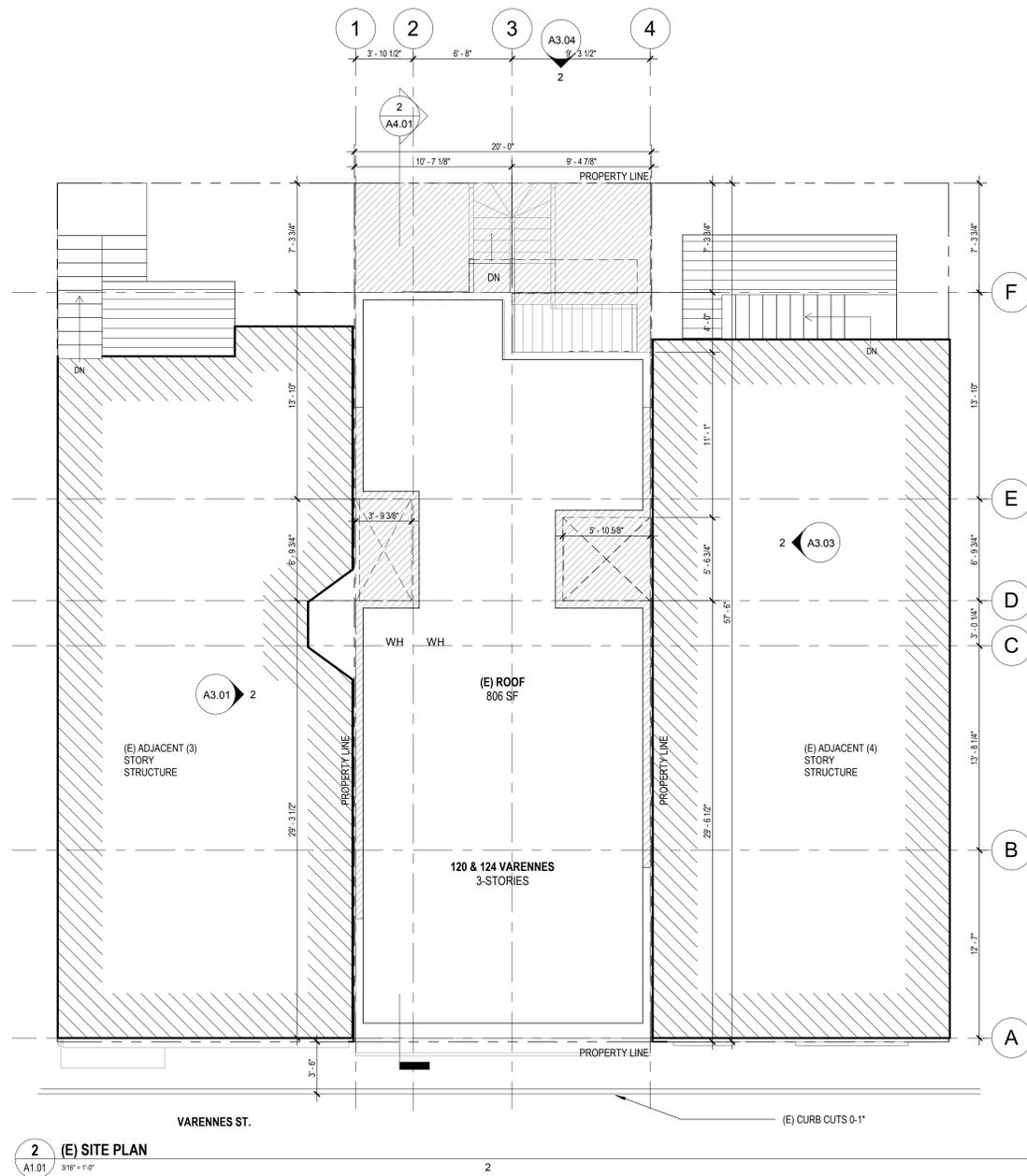
2 PROPOSED FIRE ROUTE - 3RD FLOOR
A0.08 1/4" = 1'-0"

1 PROPOSED FIRE ROUTE - 2ND FLOOR
A0.08 1/4" = 1'-0"

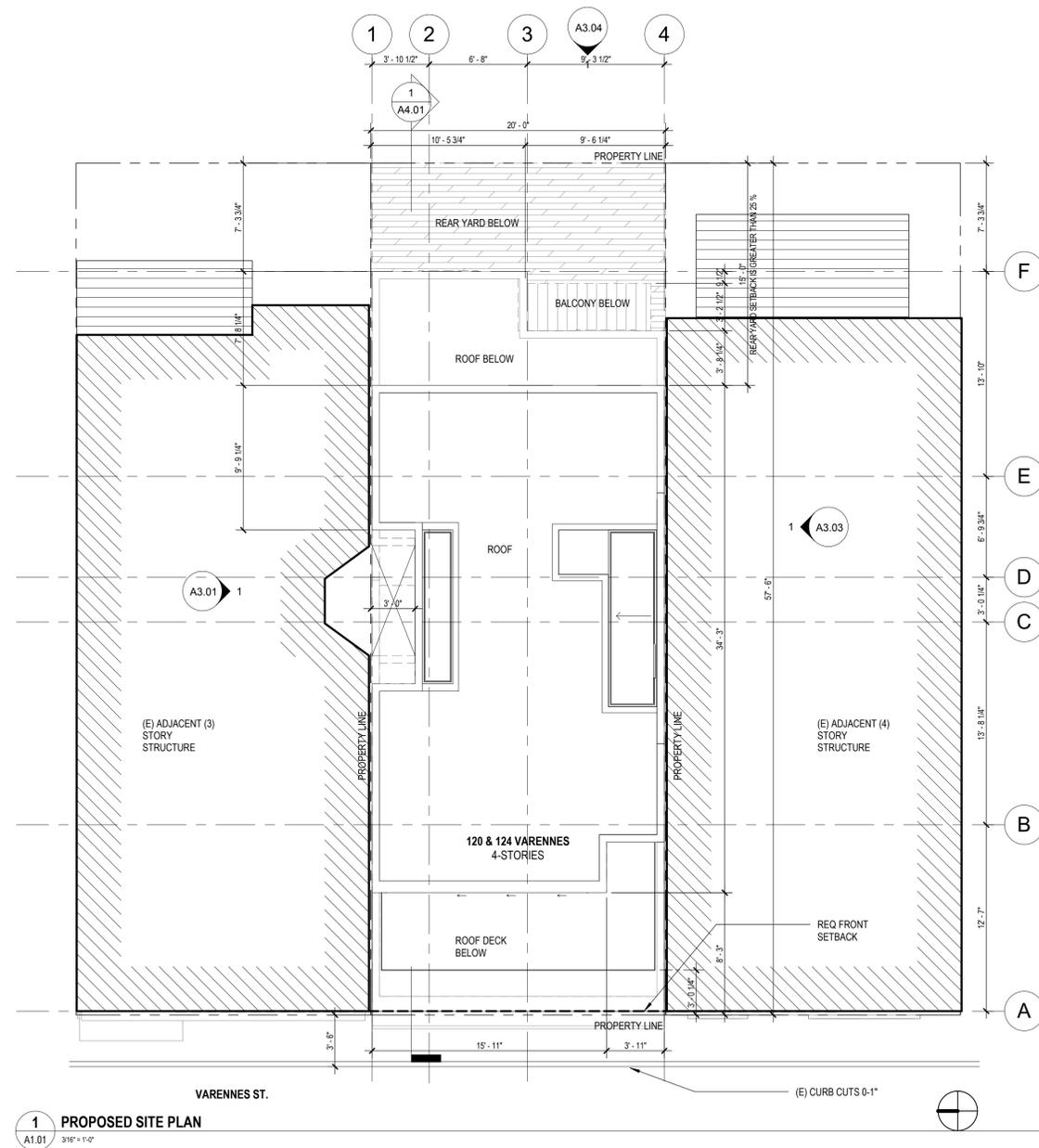
REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

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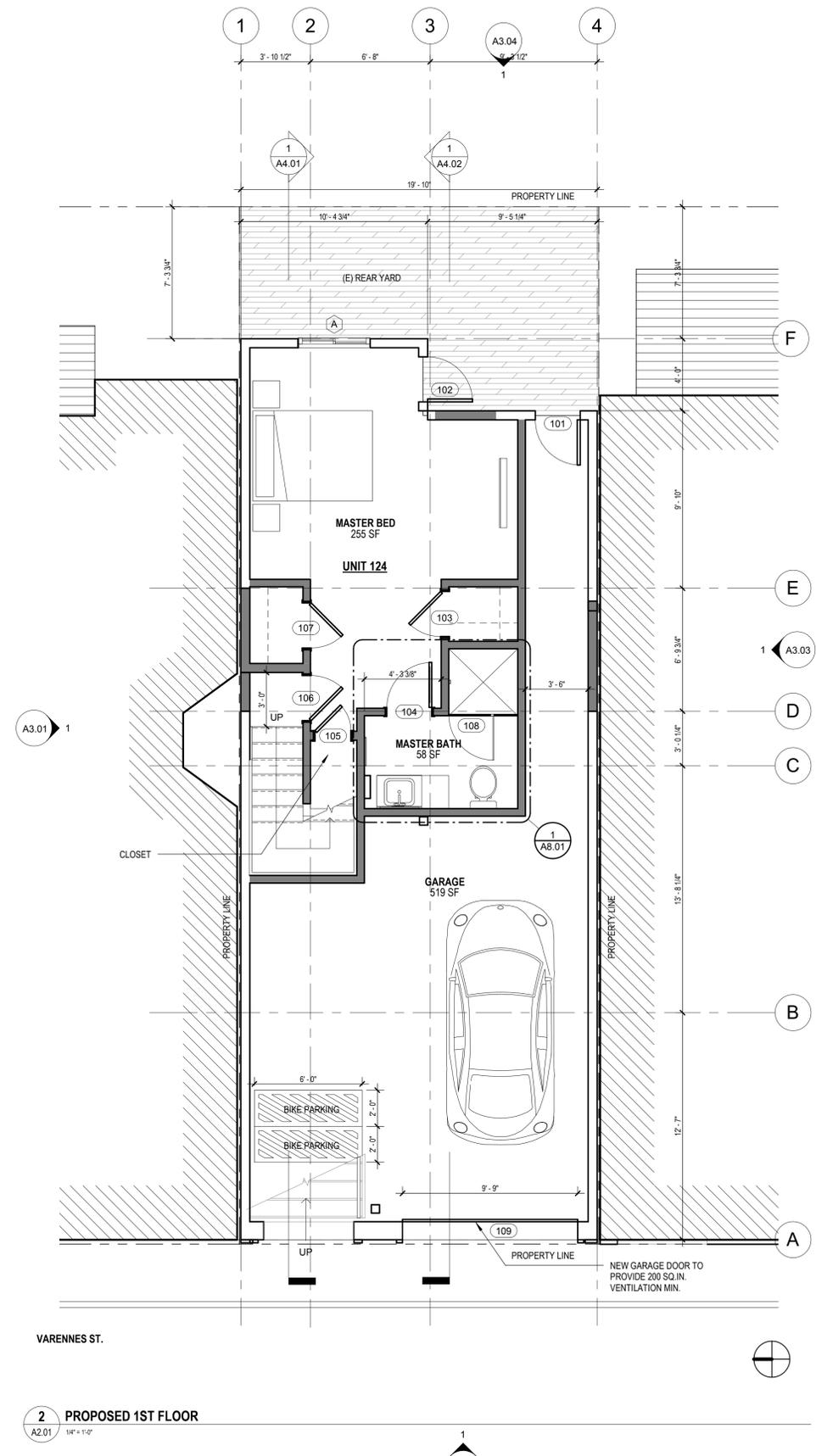
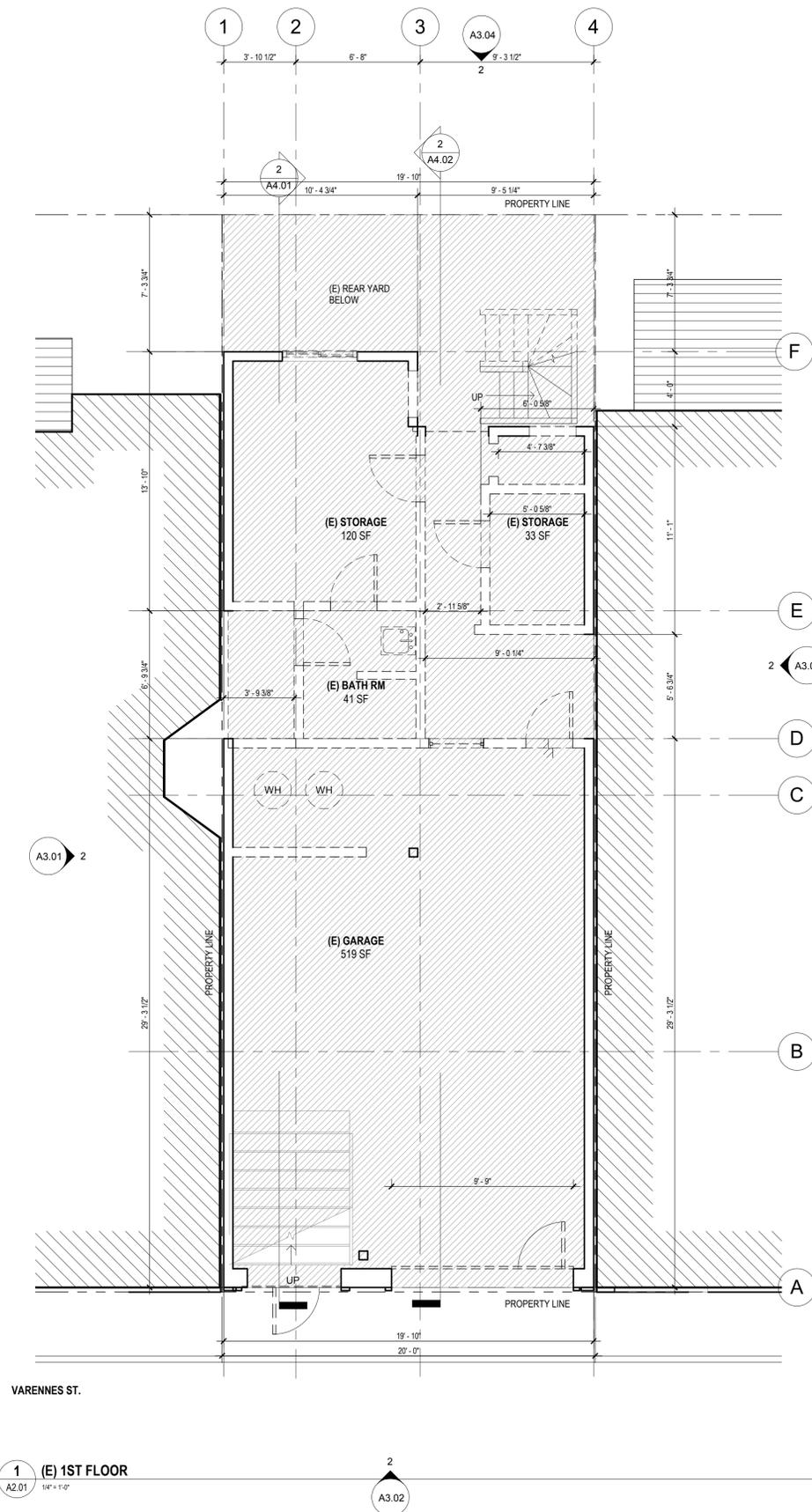
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TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

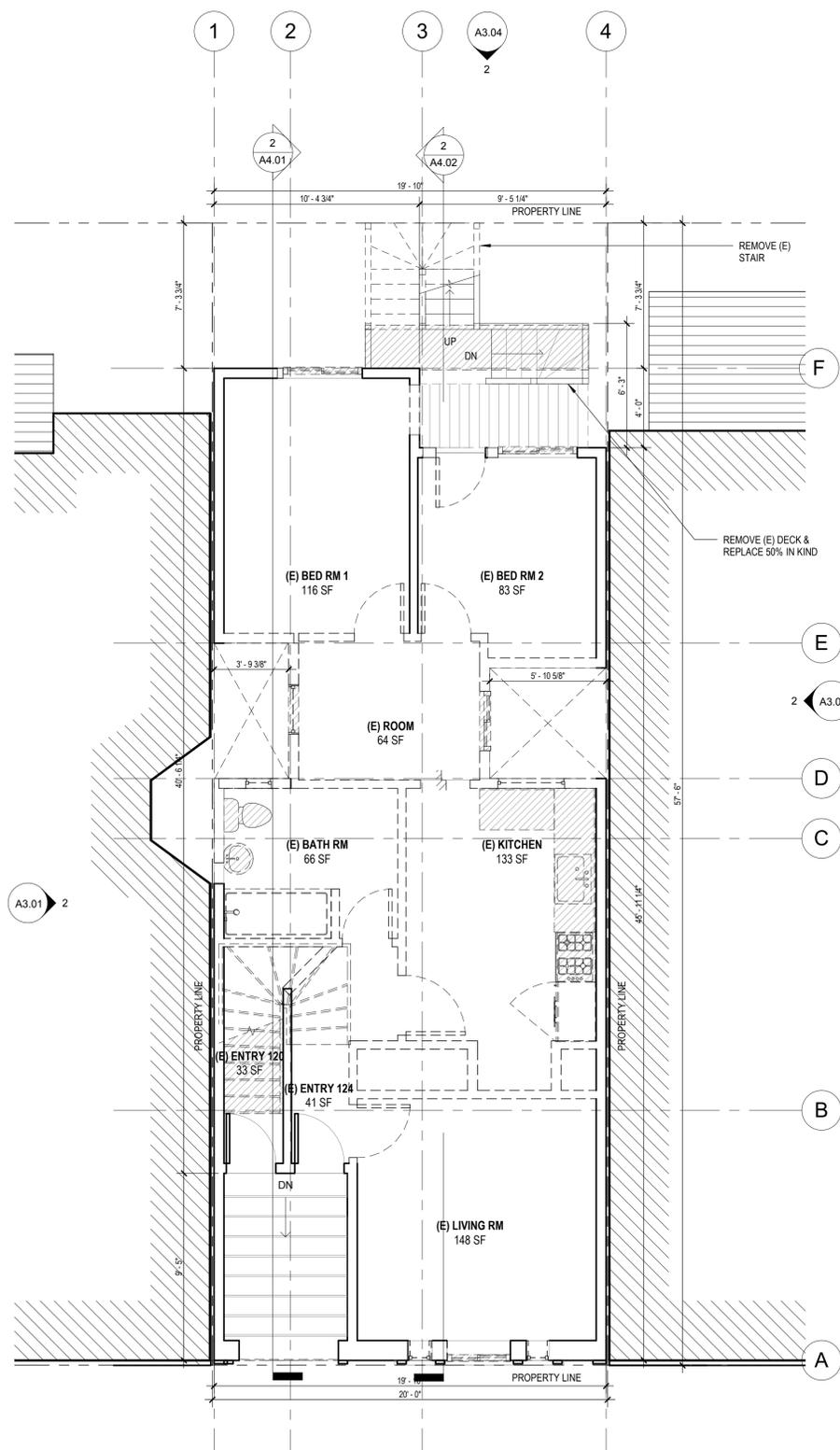


2 (E) SITE PLAN
A1.01 3/16" = 1'-0"

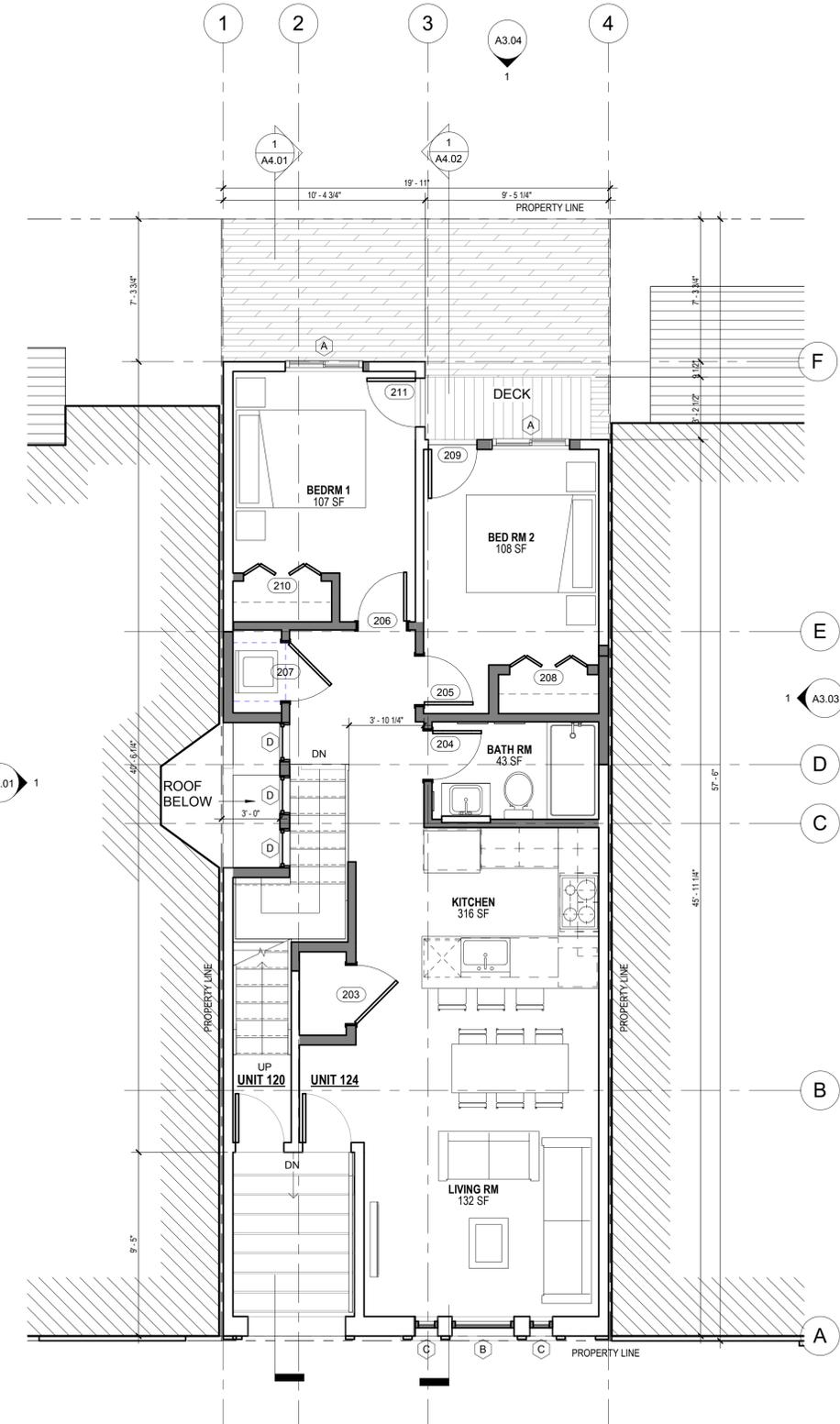


1 PROPOSED SITE PLAN
A1.01 3/16" = 1'-0"



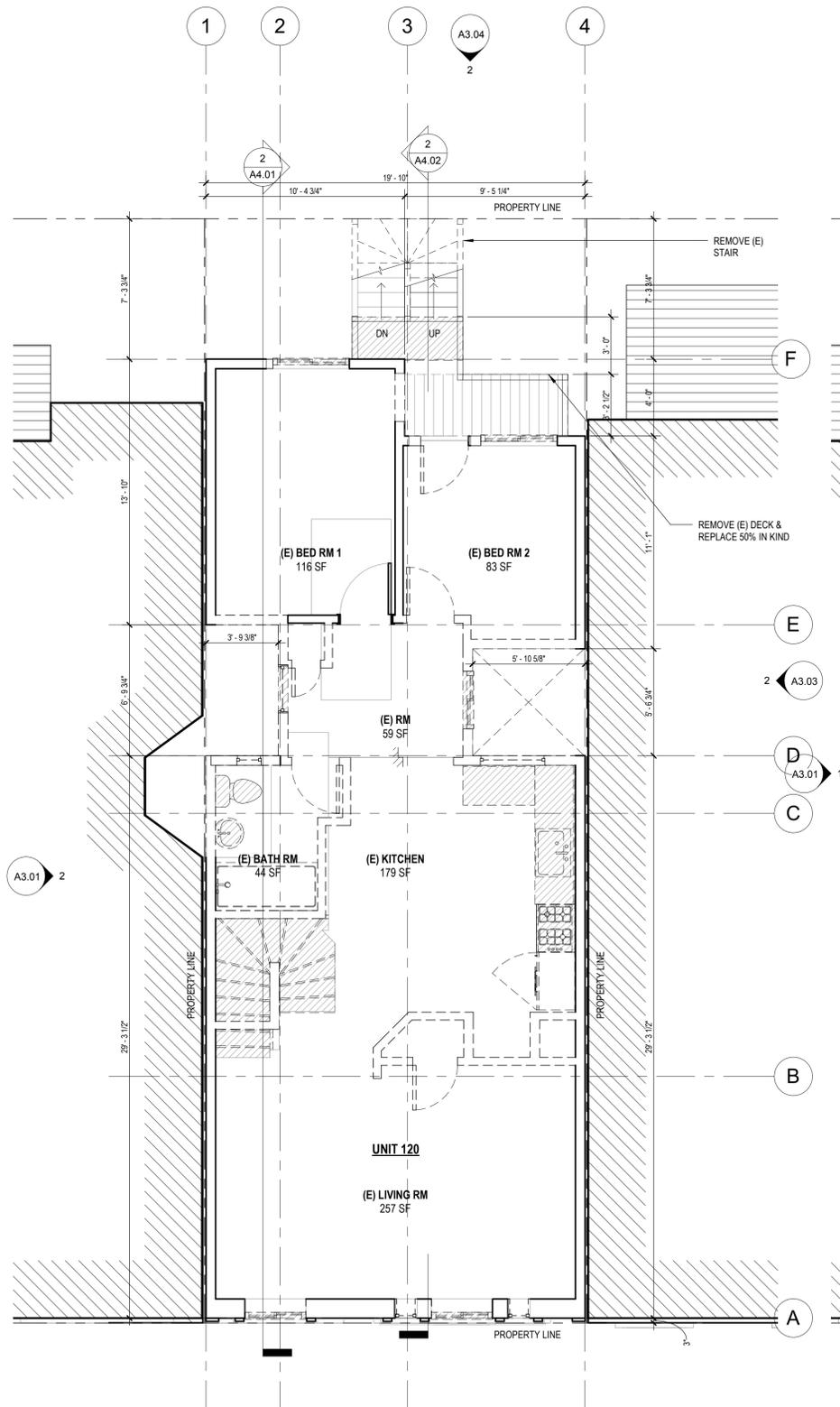


1 (E) 2ND FLOOR
A2.02 1/4" = 1'-0"



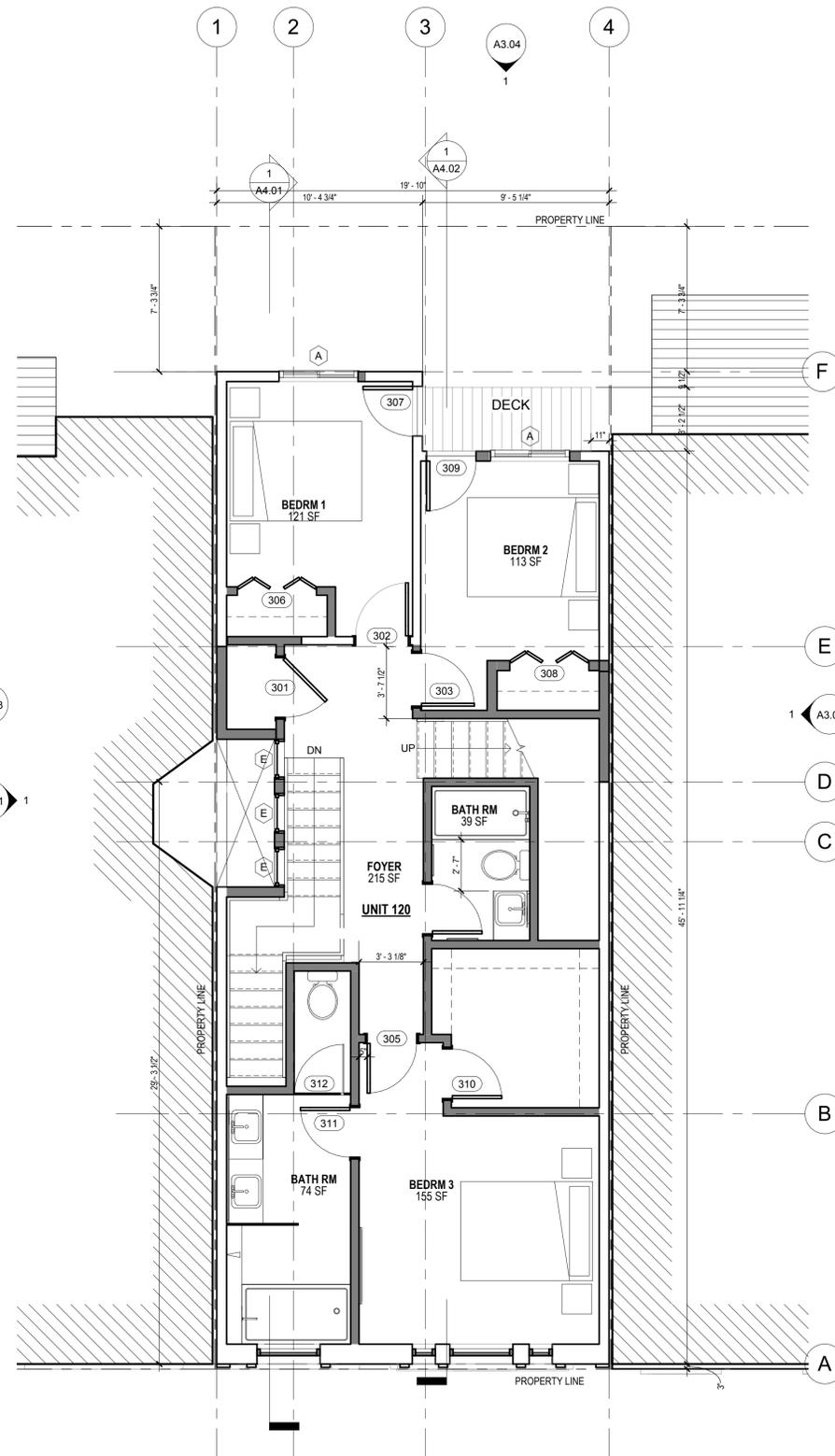
2 PROPOSED 2ND FLOOR
A2.02 1/4" = 1'-0"





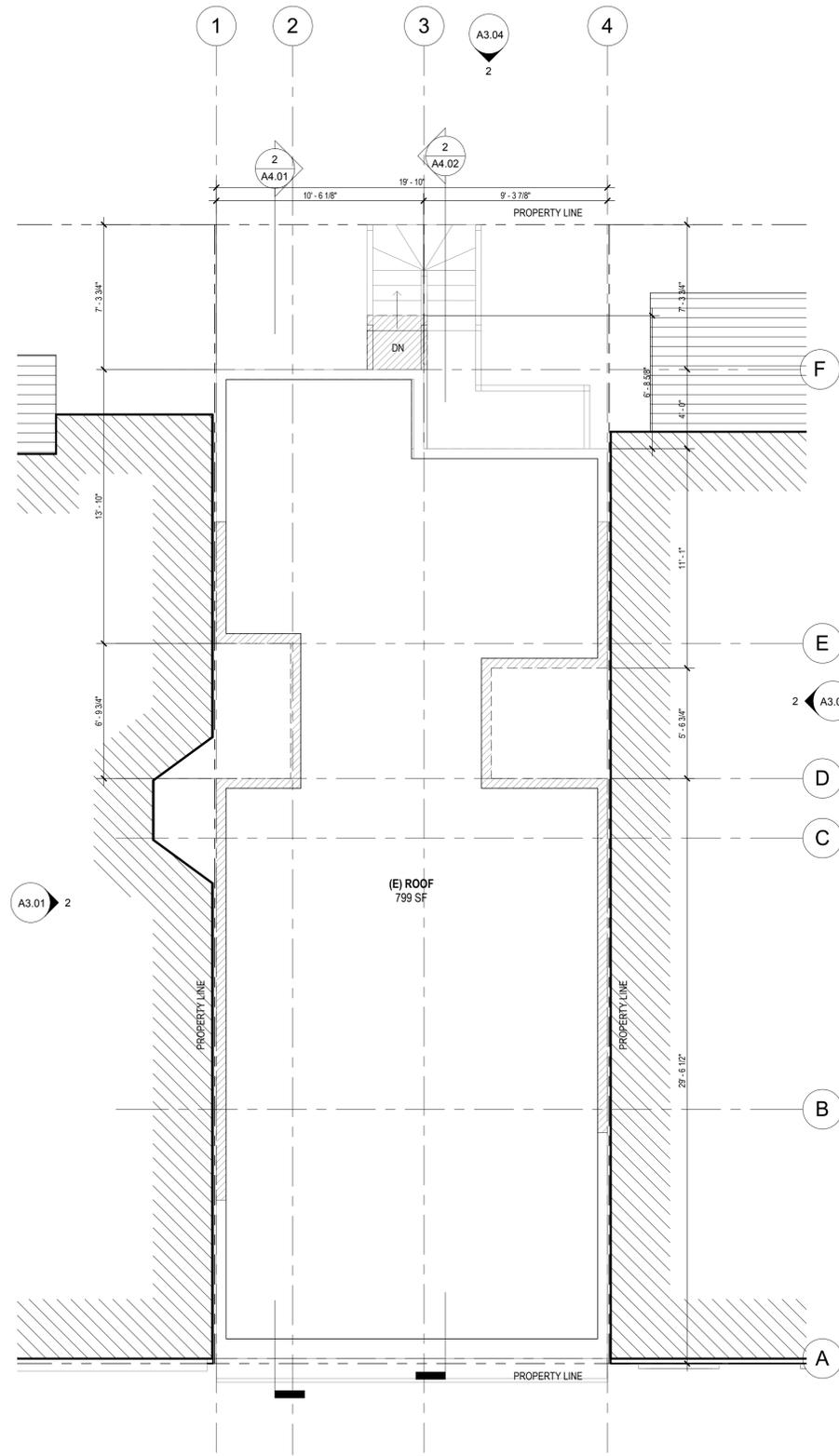
1 (E) 3RD FLOOR
A2.03 1/4" = 1'-0"

2
A3.02



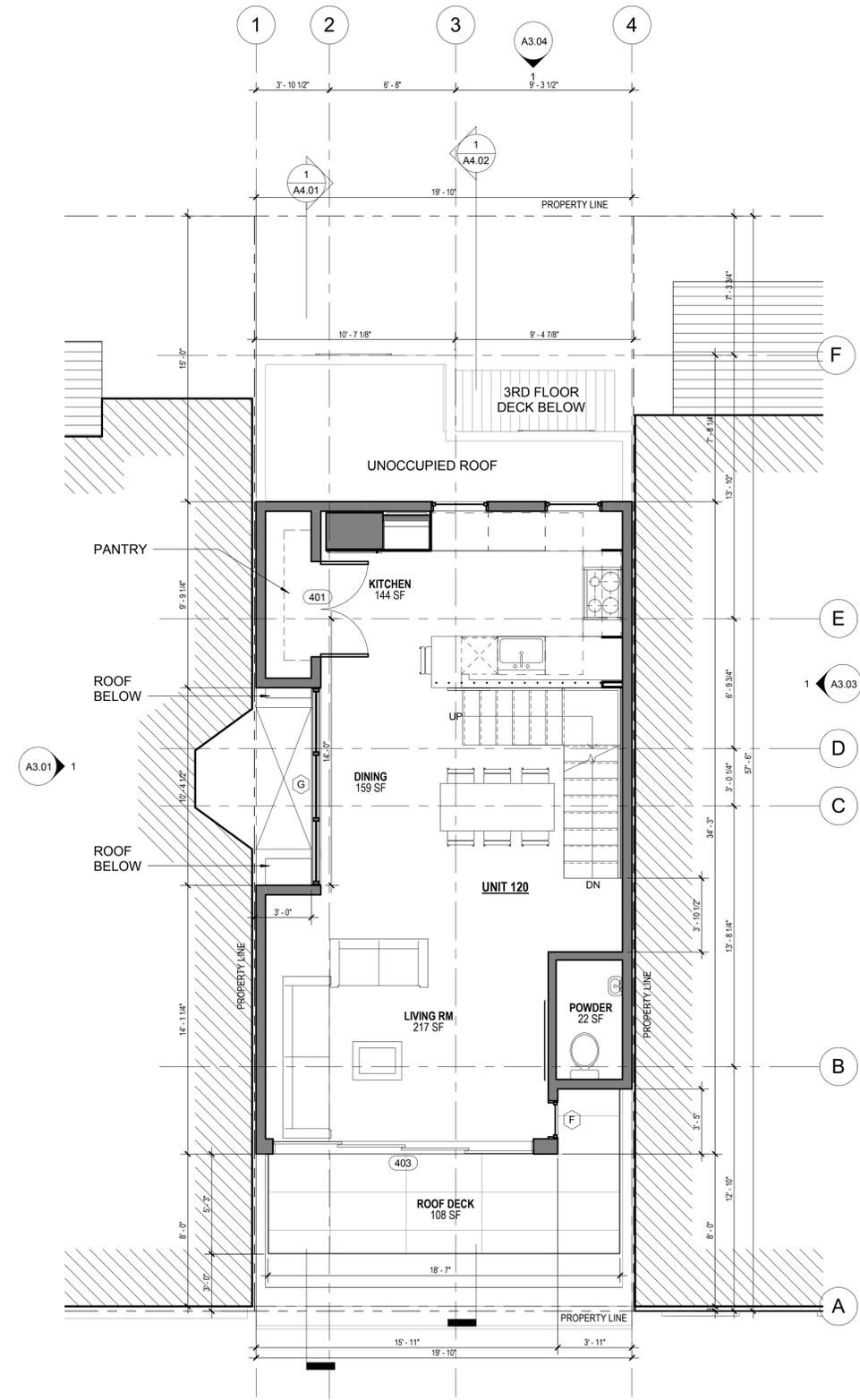
2 PROPOSED 3RD FLOOR
A2.03 1/4" = 1'-0"

1
A3.02



2 (E) ROOF
A2.04 1/4" = 1'-0"

2 A3.02



1 PROPOSED 4TH FLOOR
A2.04 1/4" = 1'-0"

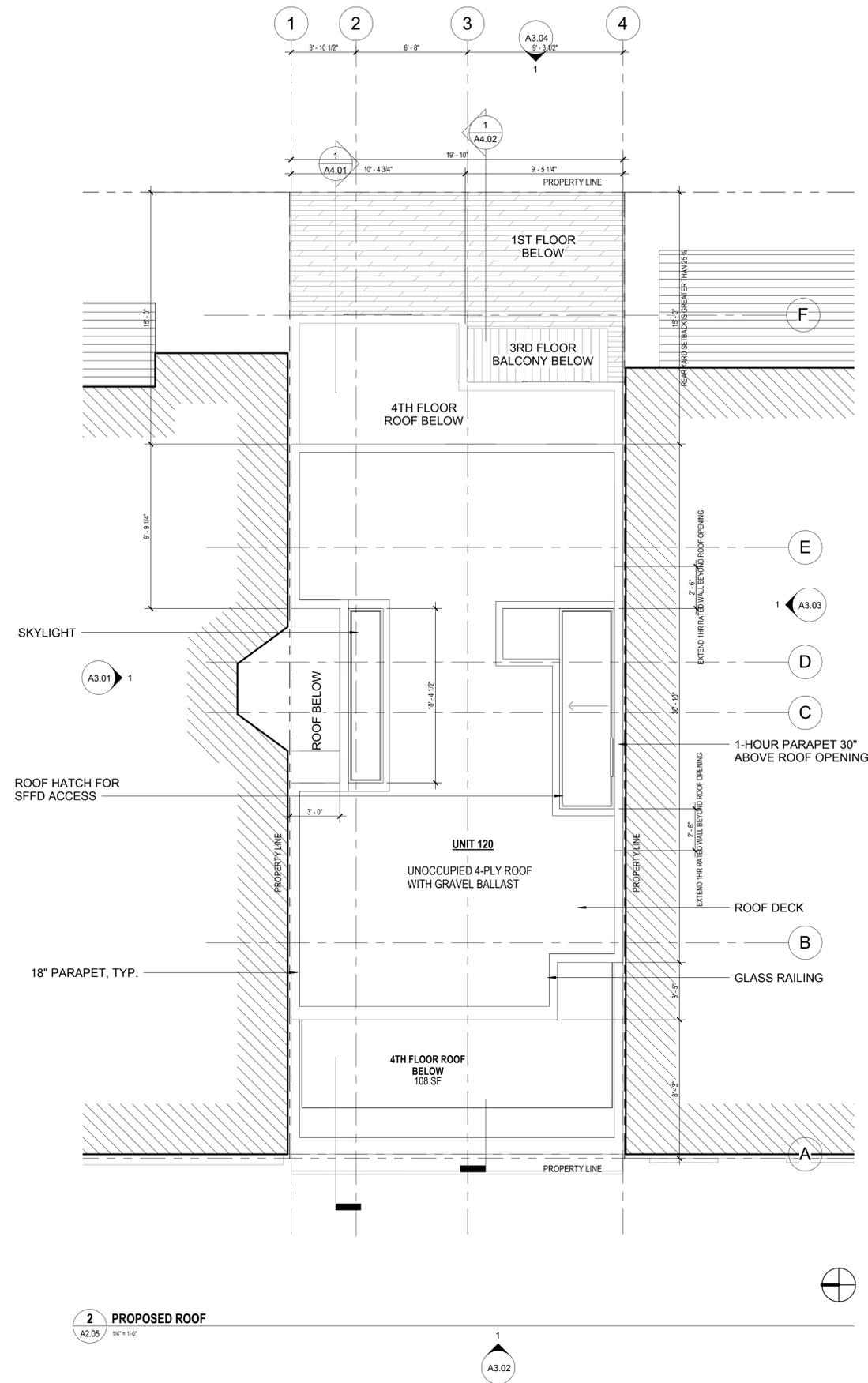
1 A3.02

TITLE:
PROPOSED FOURTH FLOOR PLAN

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:
JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

A2.04



2 PROPOSED ROOF
A2.05 1/8" = 1'-0"

A3.02



TITLE:
EXISTING & PROPOSED ROOF PLAN

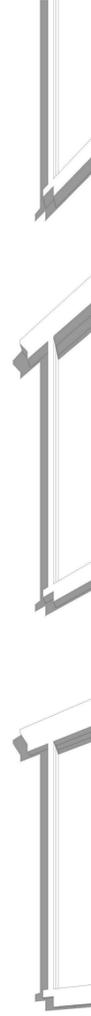
REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:
JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

A2.05



PERSPECTIVE STREET VIEWS



PROJECT

120 VARENNES ST.

120-124 VARENNES STREET, SAN FRANCISCO, CA 94113

TITLE:
PERSPECTIVE VIEWS

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

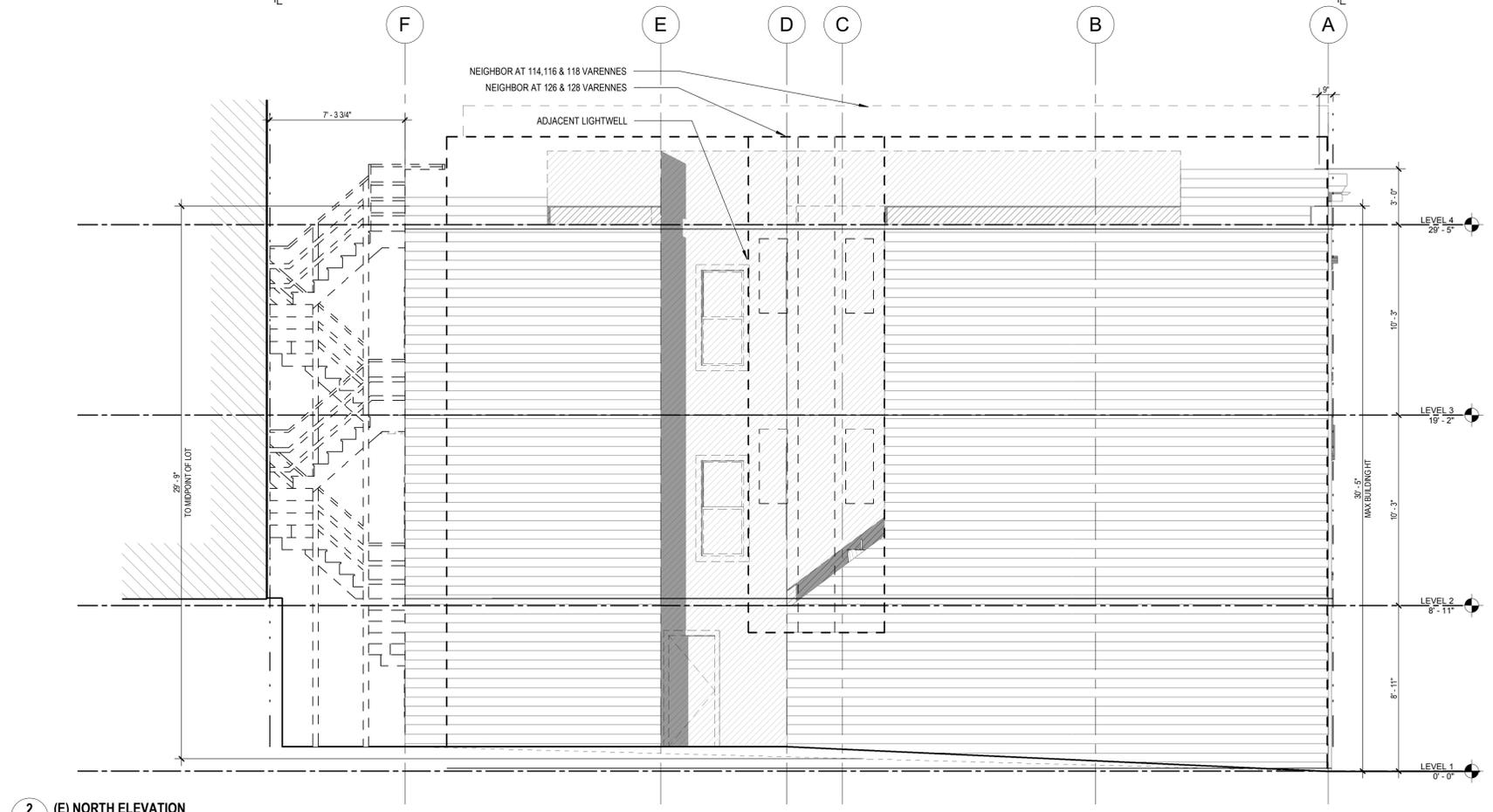
ISSUE:

JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

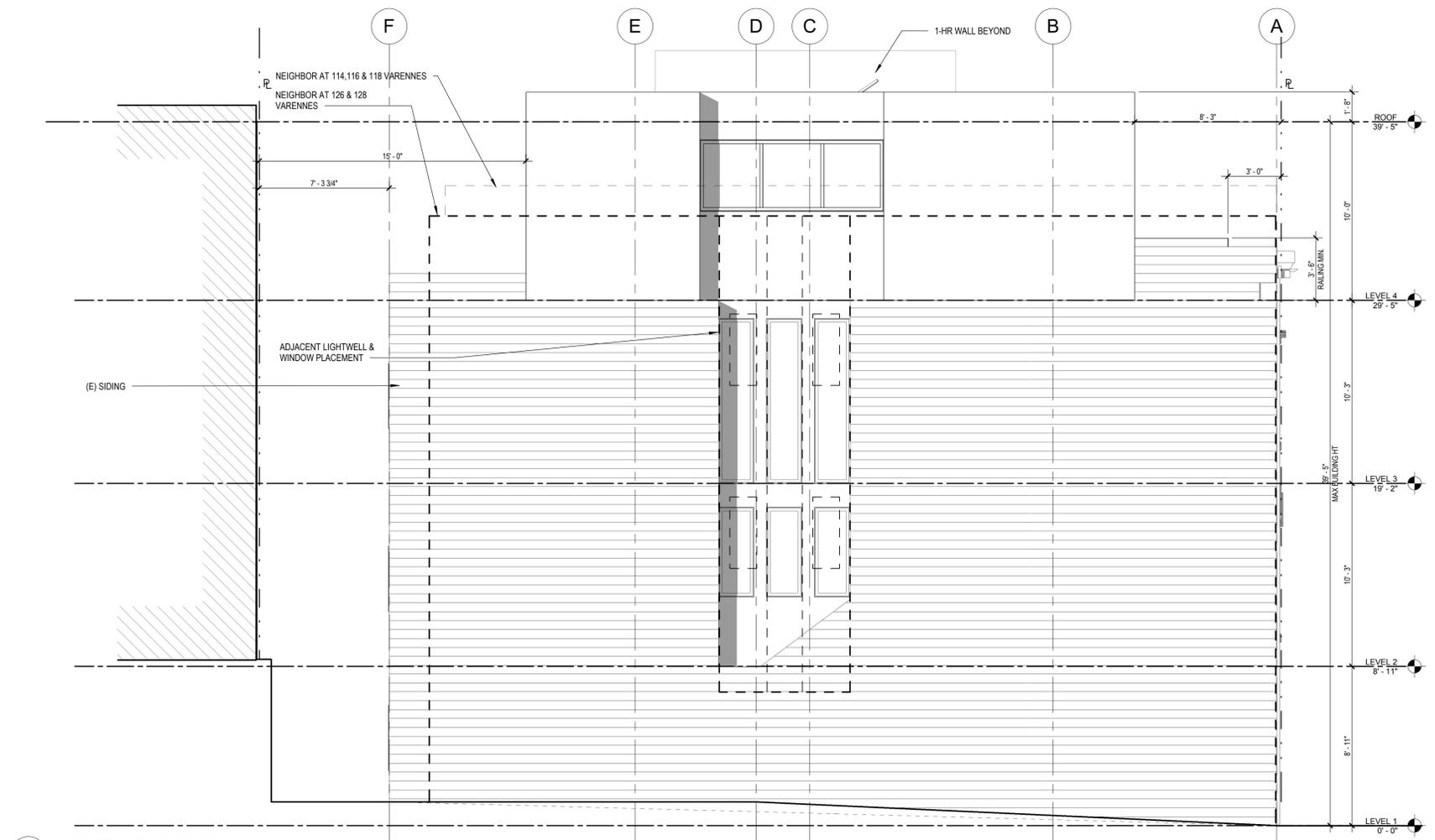
A3.00

ELEVATION NOTES:

1. PROJECT IS LOCATED WITHIN 300' OF A POSSIBLE URBAN BIRD REFUGE, REFERENCE SF PLANNING STANDARDS FOR BIRD SAFE BUILDINGS
 - A. PROVIDE BIRD SAFE GLAZING WITH NO MORE THAN 10% OF UNTREATED GLAZING TO BE CONCENTRATED AT THE GROUND FLOOR
 - B. MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED AND NO UPLIGHTING SHALL BE USED. NO EVENT SEARCHLIGHTS SHOULD BE PERMITTED ON PROPERTY
 - C. SITE MUST NOT FEATURE HORIZONTAL WINDMILLS OR VERTICAL ACCESS WIND GENERATORS



2 (E) NORTH ELEVATION
A3.01 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
A3.01 1/4" = 1'-0"

TITLE:
EXISTING & PROPOSED NORTH ELEVATION

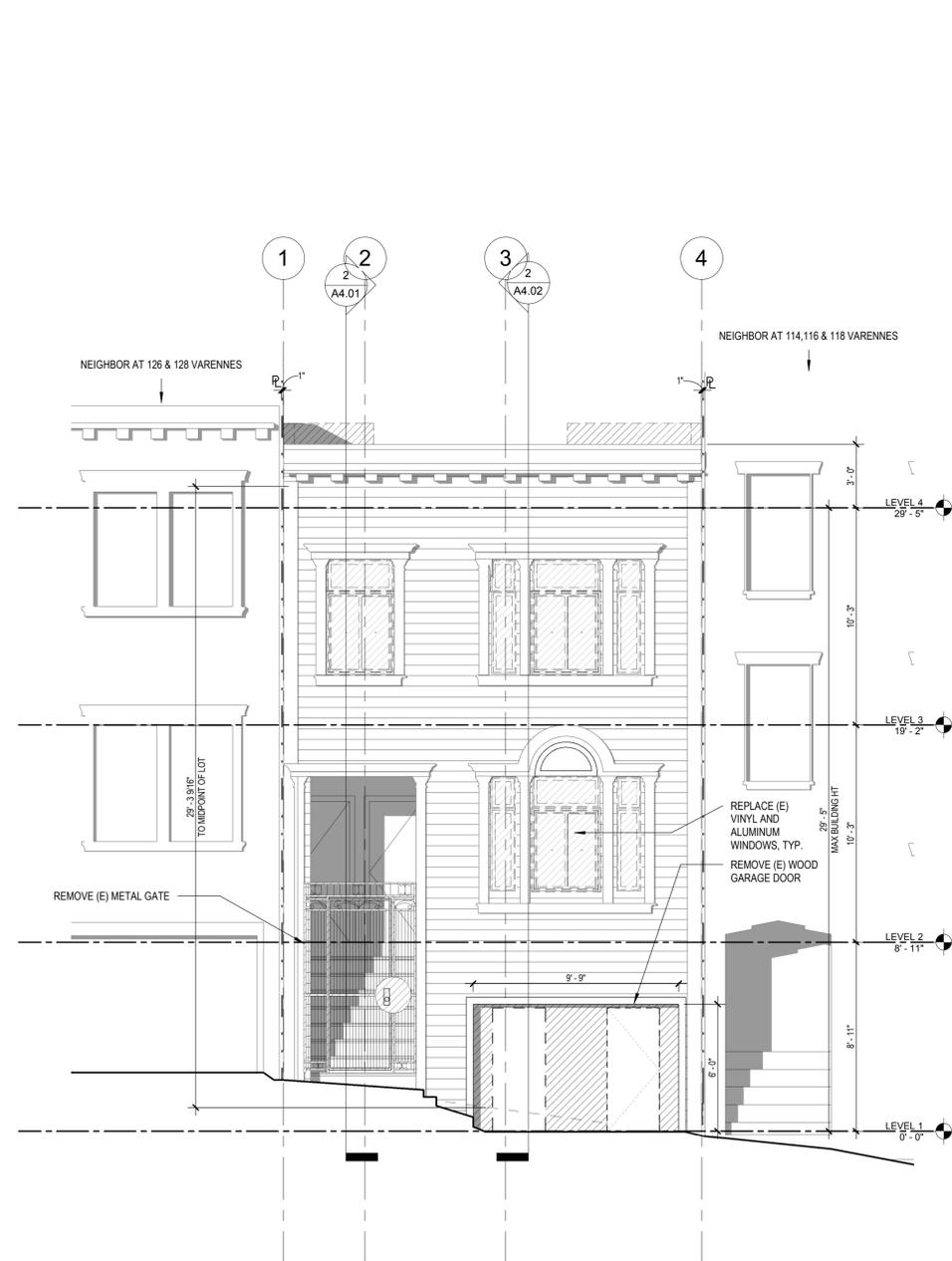
REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:
JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

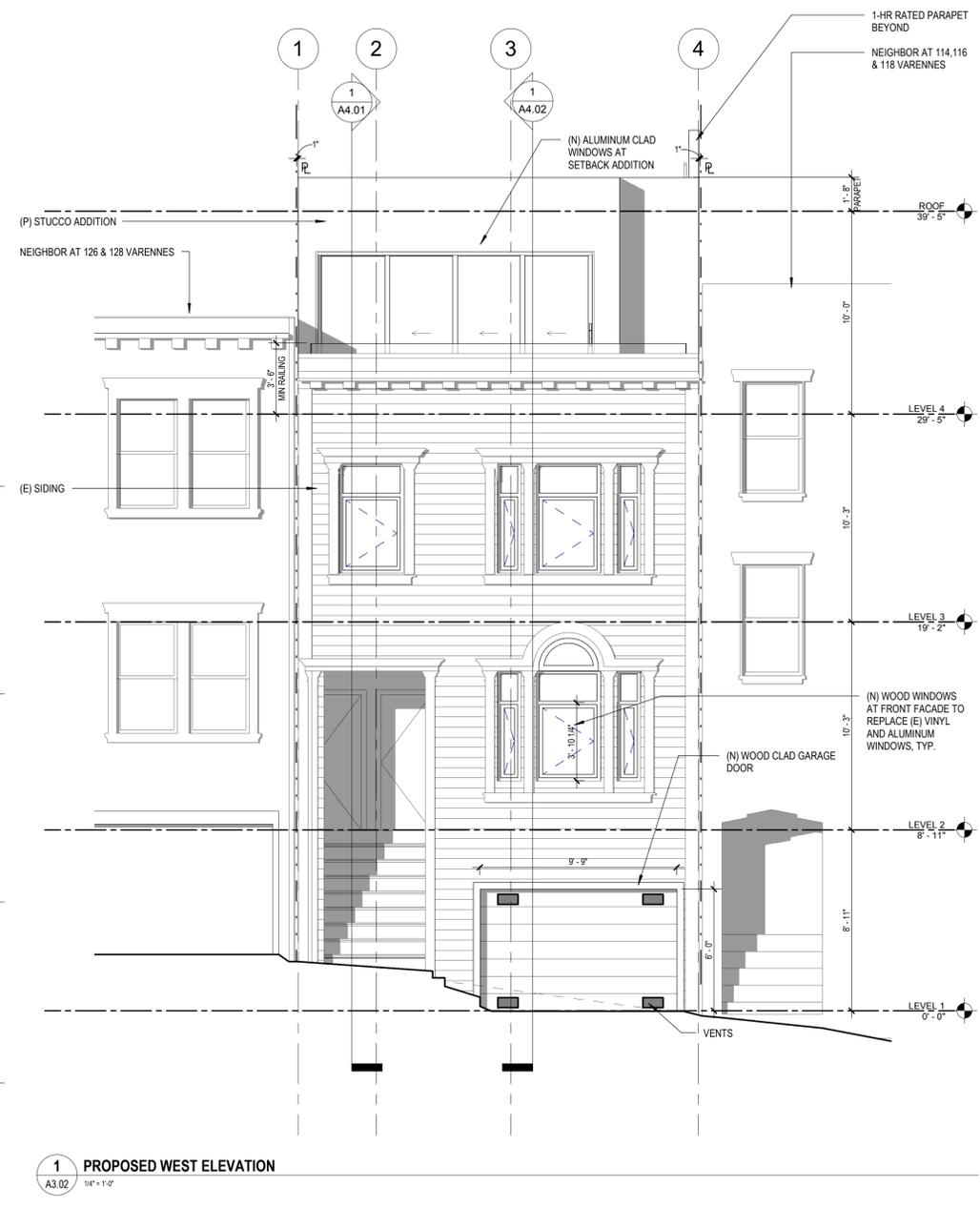
A3.01

ELEVATION NOTES:

1. PROJECT IS LOCATED WITHIN 300' OF A POSSIBLE URBAN BIRD REFUGE, REFERENCE SF PLANNING STANDARDS FOR BIRD SAFE BUILDINGS
 - A. PROVIDE BIRD SAFE GLAZING WITH NO MORE THAN 10% OF UNTREATED GLAZING TO BE CONCENTRATED AT THE GROUND FLOOR
 - B. MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED AND NO UPLIGHTING SHALL BE USED. NO EVENT SEARCHLIGHTS SHOULD BE PERMITTED ON PROPERTY
 - C. SITE MUST NOT FEATURE HORIZONTAL WINDMILLS OR VERTICAL ACCESS WIND GENERATORS



2 (E) WEST ELEVATION
A3.02 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
A3.02 1/4" = 1'-0"

TITLE:
EXISTING & PROPOSED WEST ELEVATION

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

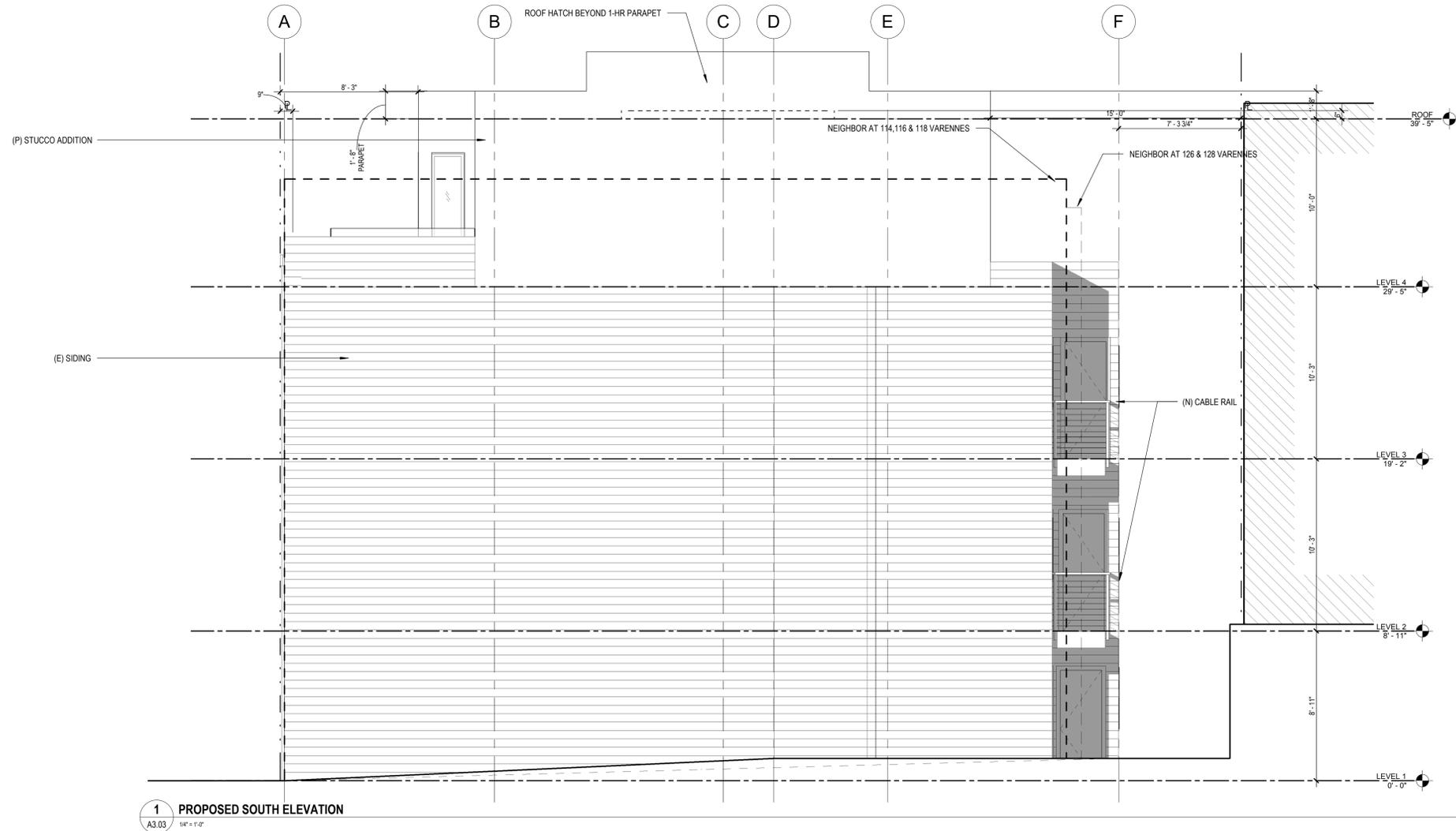
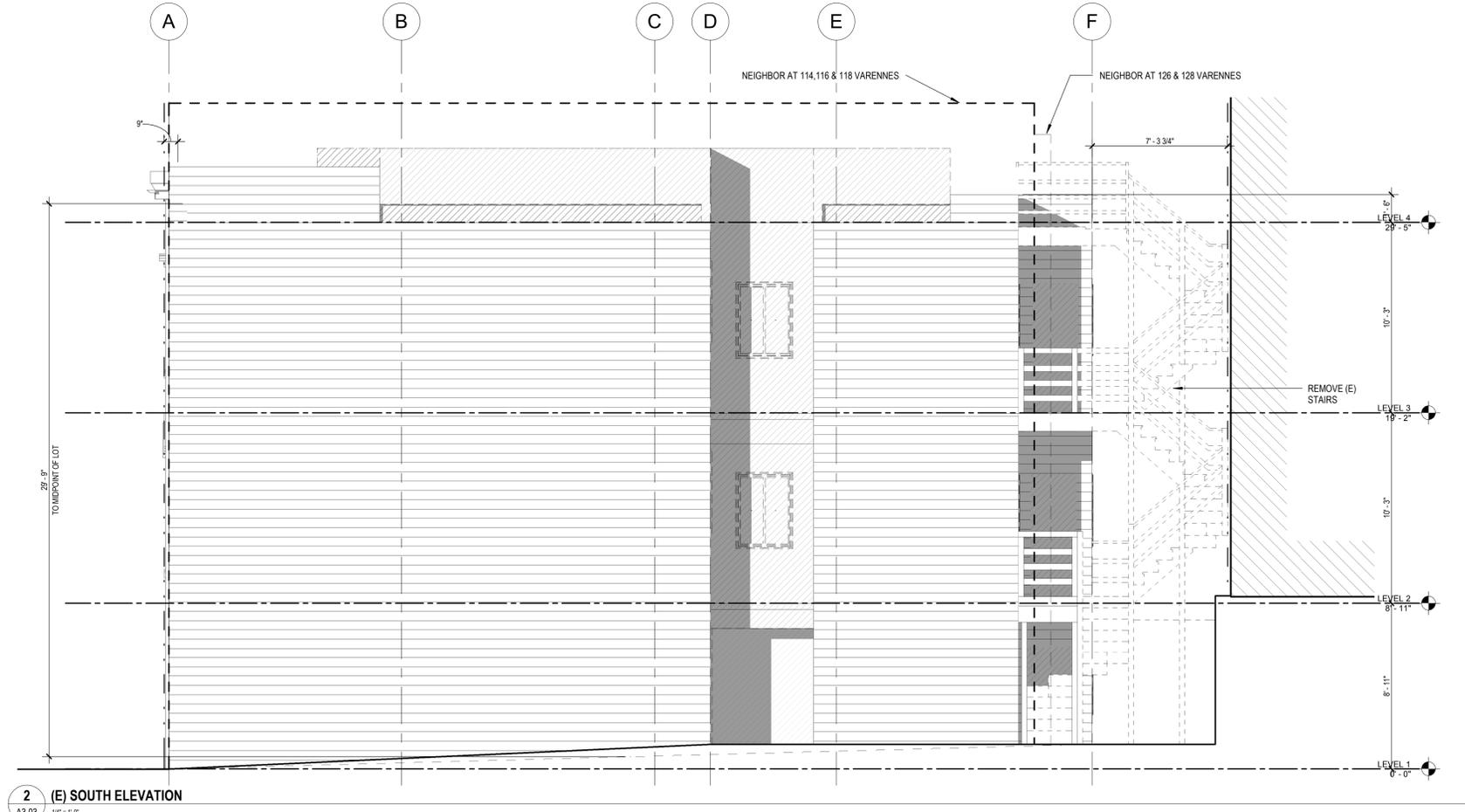
ISSUE:

JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

A3.02

ELEVATION NOTES:

1. PROJECT IS LOCATED WITHIN 300' OF A POSSIBLE URBAN BIRD REFUGE. REFERENCE SF PLANNING STANDARDS FOR BIRD SAFE BUILDINGS
 - A. PROVIDE BIRD SAFE GLAZING WITH NO MORE THAN 10% OF UNTREATED GLAZING TO BE CONCENTRATED AT THE GROUND FLOOR
 - B. MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED AND NO UPLIGHTING SHALL BE USED. NO EVENT SEARCHLIGHTS SHOULD BE PERMITTED ON PROPERTY
 - C. SITE MUST NOT FEATURE HORIZONTAL WINDMILLS OR VERTICAL ACCESS WIND GENERATORS



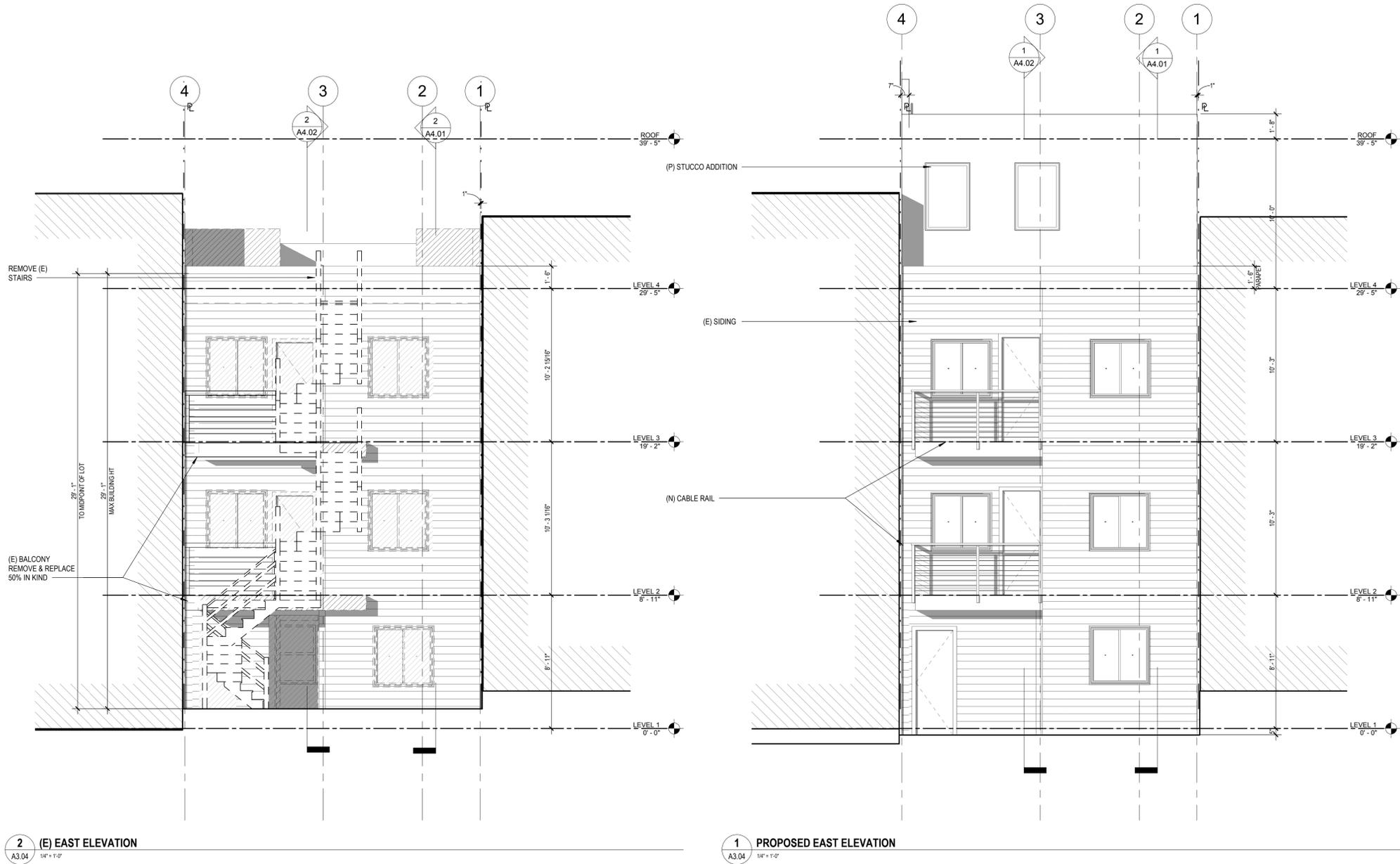
TITLE:
EXISTING & PROPOSED SOUTH ELEVATION

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

ISSUE:
JOB NO: 18009 - VARENNES 120-124
TEAM: YA / DM
PRINTED: 08/27/2018
SHEET NO.

ELEVATION NOTES:

- 1. PROJECT IS LOCATED WITHIN 300' OF A POSSIBLE URBAN BIRD REFUGE, REFERENCE SF PLANNING STANDARDS FOR BIRD SAFE BUILDINGS
 - A. PROVIDE BIRD SAFE GLAZING WITH NO MORE THAN 10% OF UNTREATED GLAZING TO BE CONCENTRATED AT THE GROUND FLOOR
 - B. MINIMAL LIGHTING SHALL BE USED. LIGHTING SHALL BE SHIELDED AND NO UPLIGHTING SHALL BE USED. NO EVENT SEARCHLIGHTS SHOULD BE PERMITTED ON PROPERTY
 - C. SITE MUST NOT FEATURE HORIZONTAL WINDMILLS OR VERTICAL ACCESS WIND GENERATORS



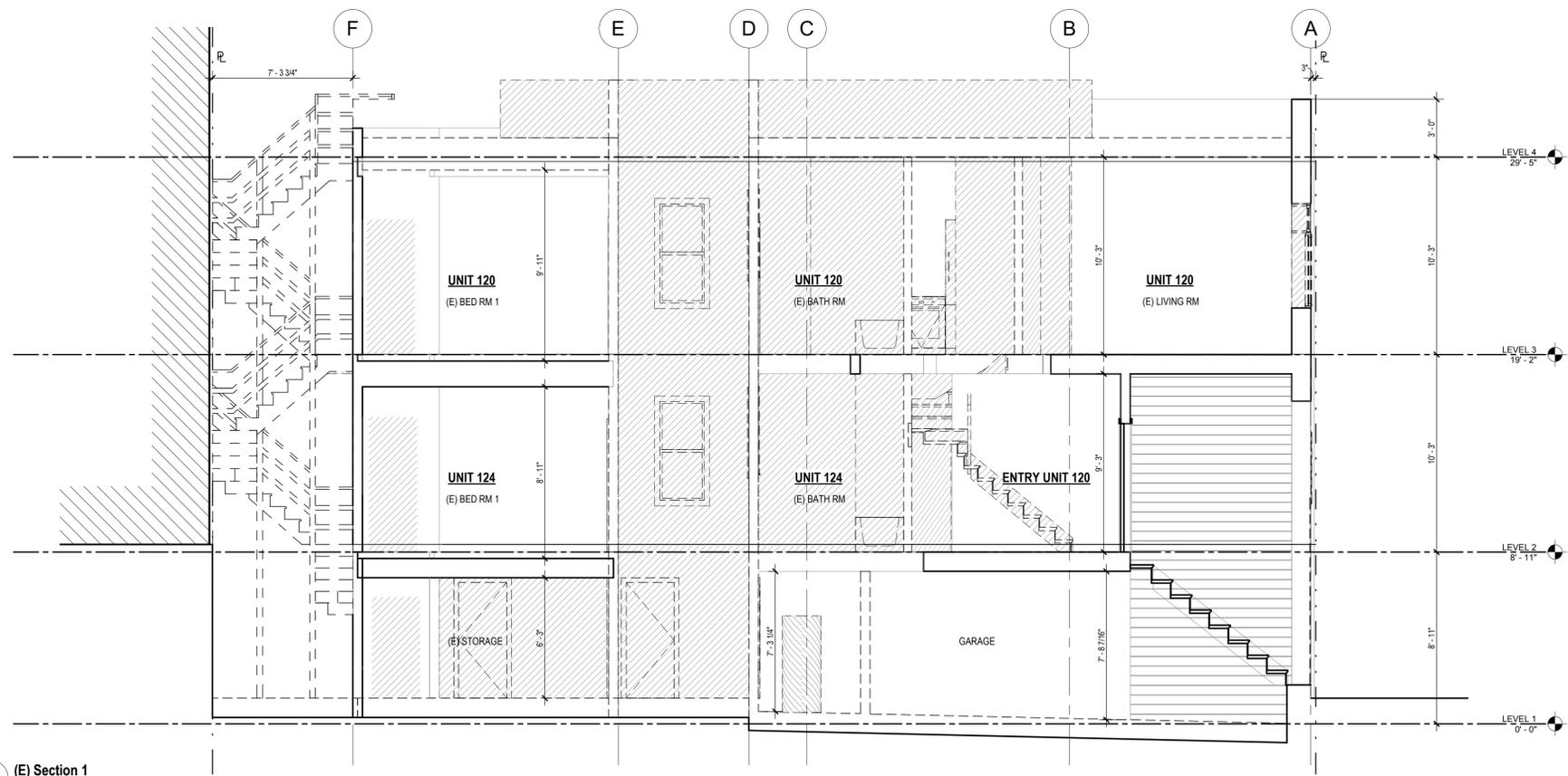
TITLE:
EXISTING & PROPOSED EAST ELEVATION

REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18

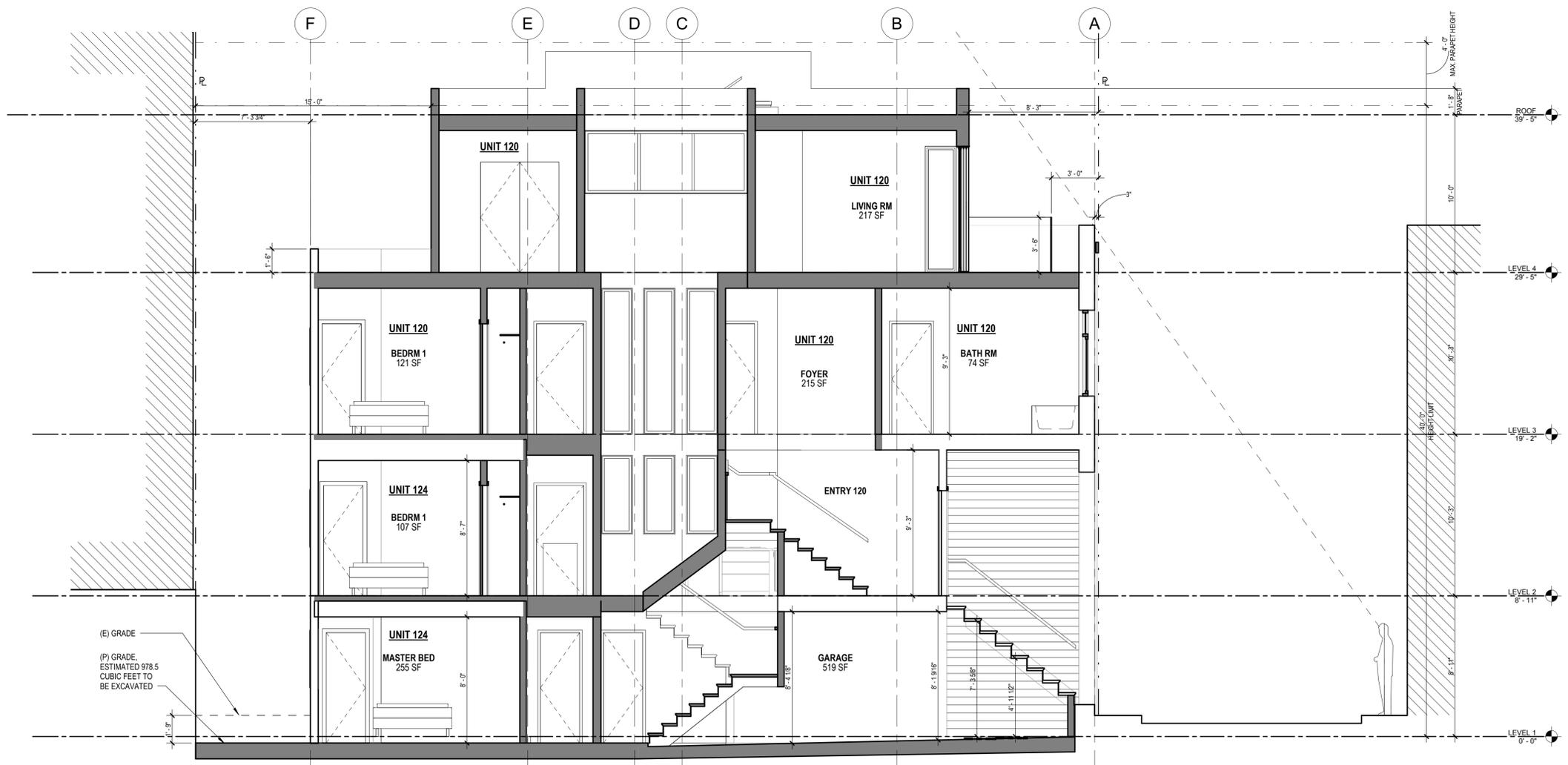
ISSUE:

JOB NO: 18009 - VARENNES 120-124
 TEAM: YA / DM
 PRINTED: 08/27/2018
 SHEET NO.

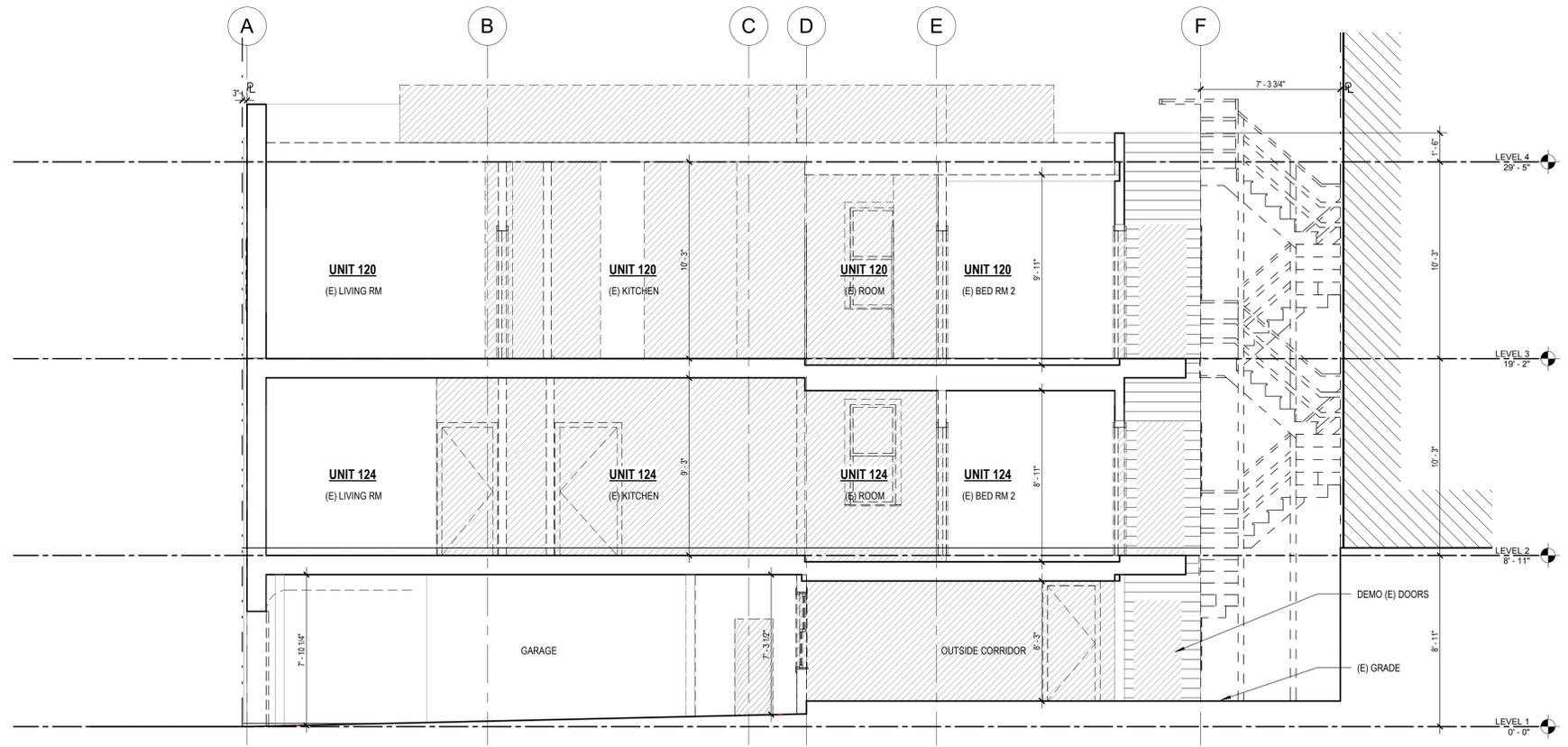
A3.04



2 (E) Section 1
A4.01 1/4" = 1'-0"



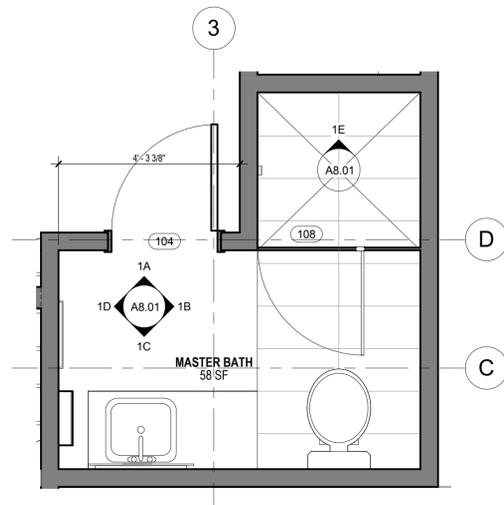
1 PROPOSED Section 1
A4.01 1/4" = 1'-0"



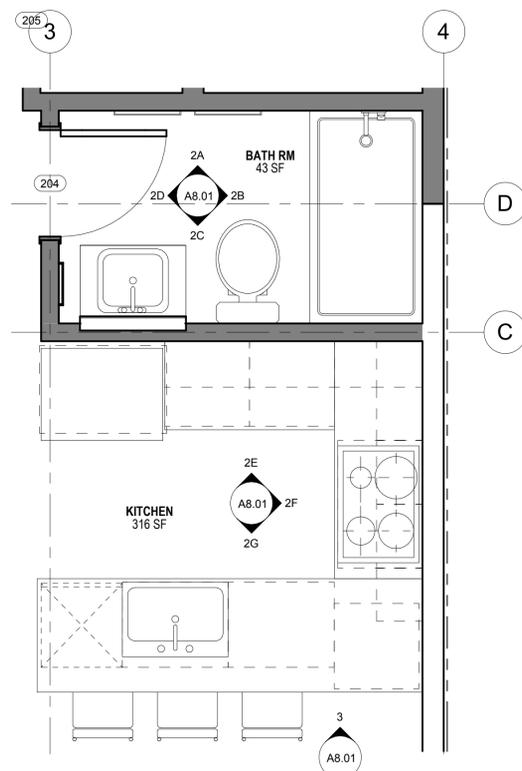
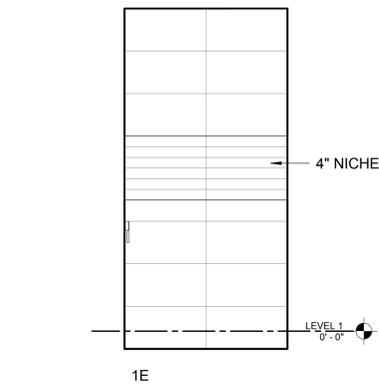
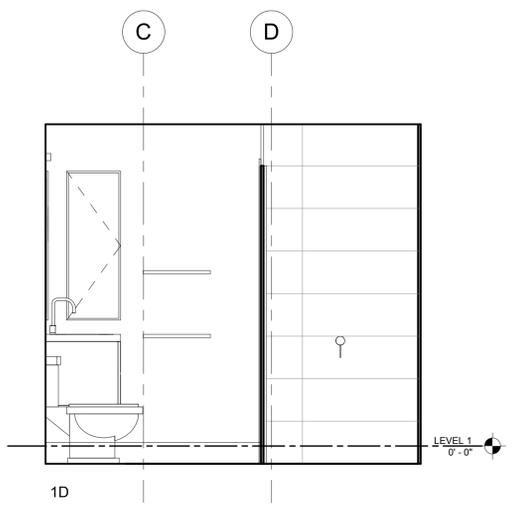
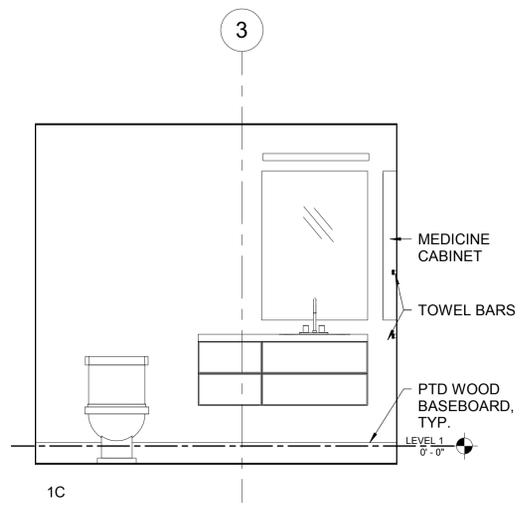
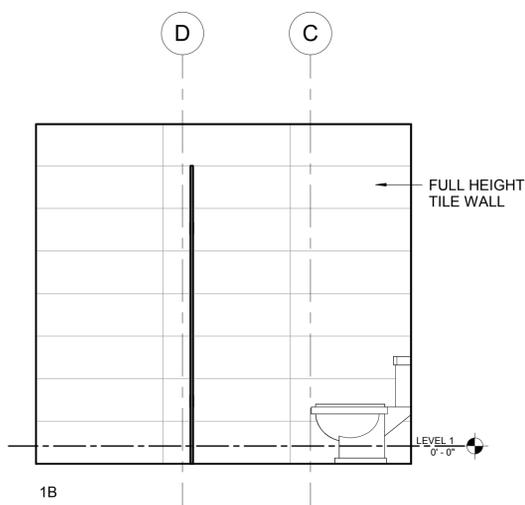
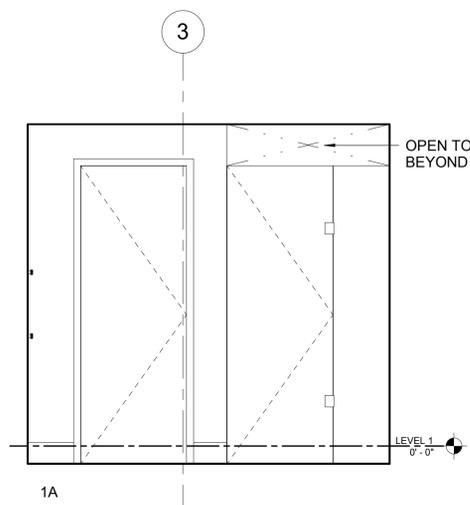
2 (E) Section 2
A4.02 1/4" = 1'-0"



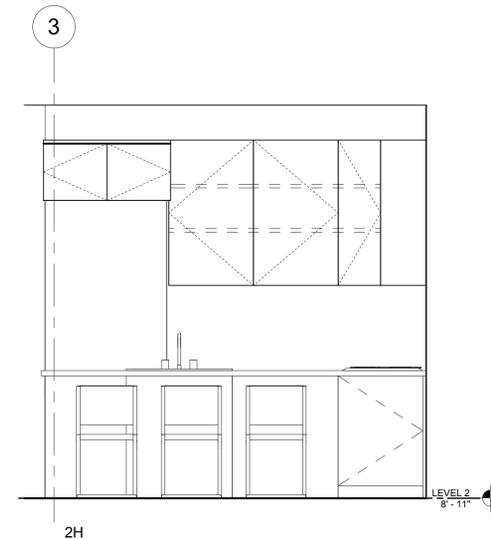
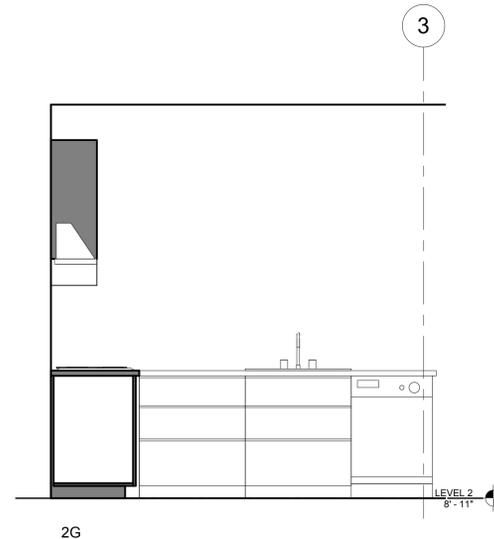
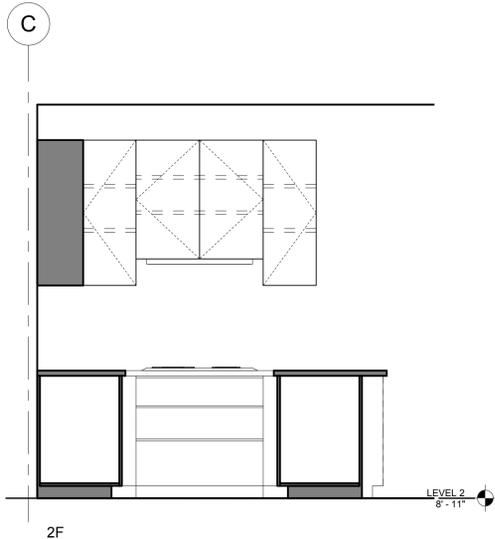
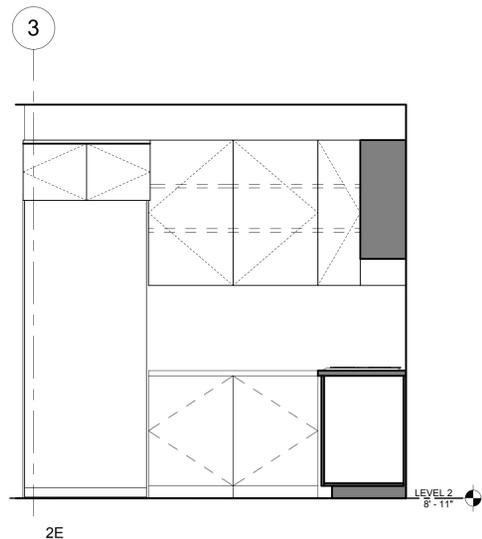
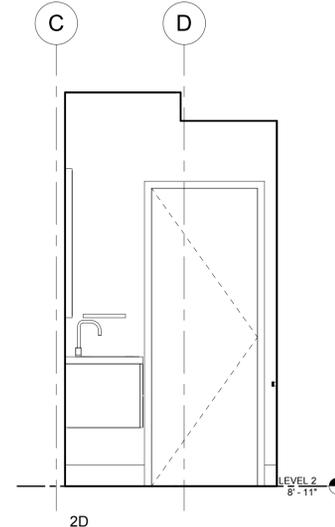
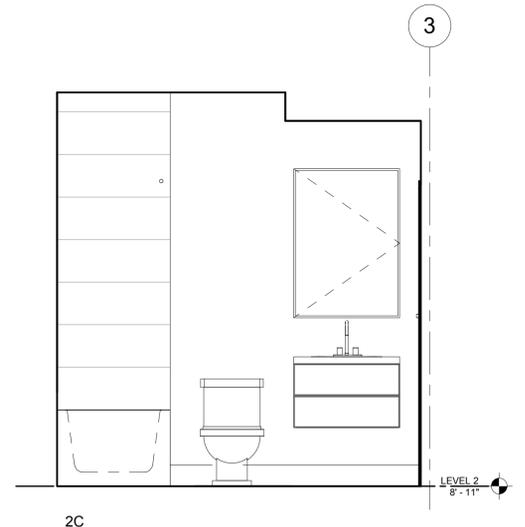
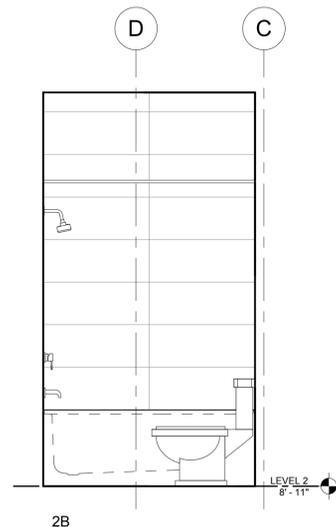
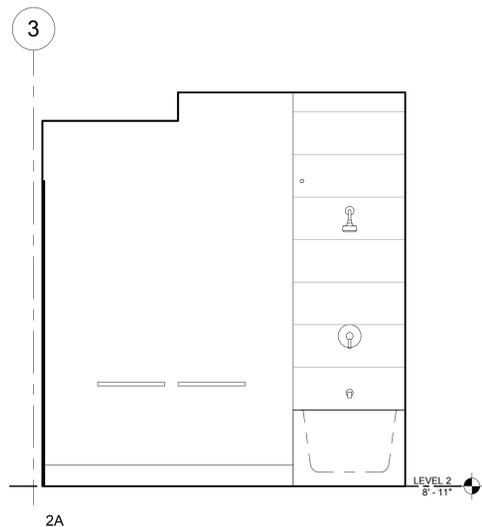
1 PROPOSED Section 2
A4.02 1/4" = 1'-0"

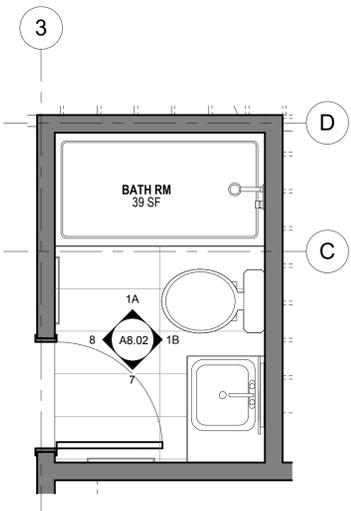


1 ENLARGED PLAN FIRST FLOOR MASTER BATHROOM
A8.01 1/2" = 1'-0"

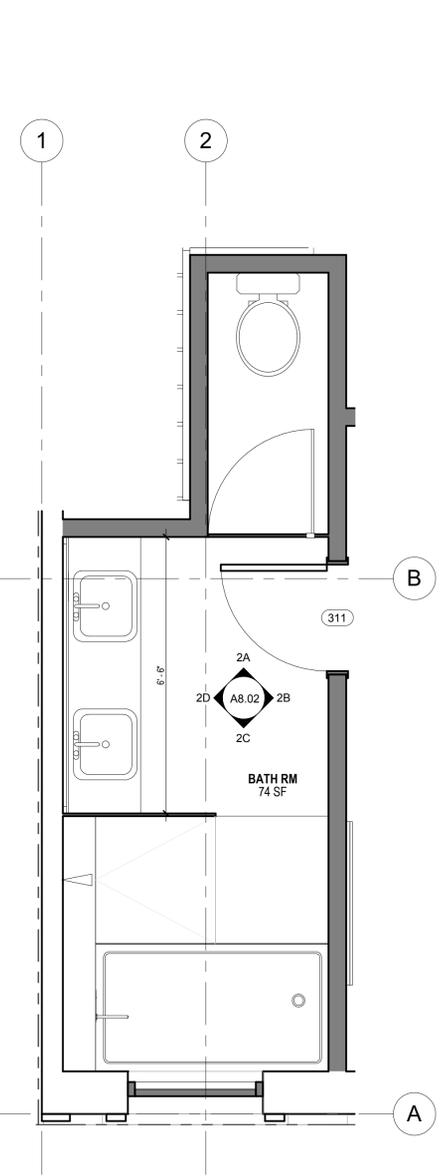
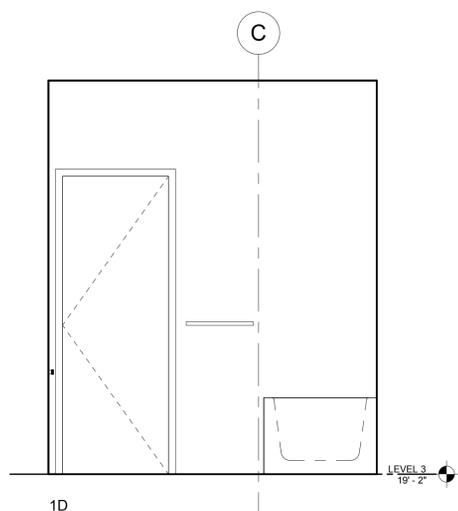
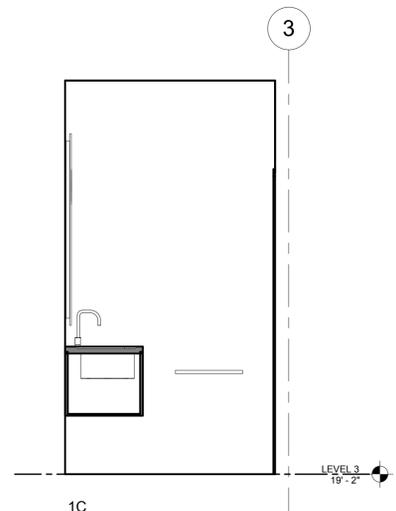
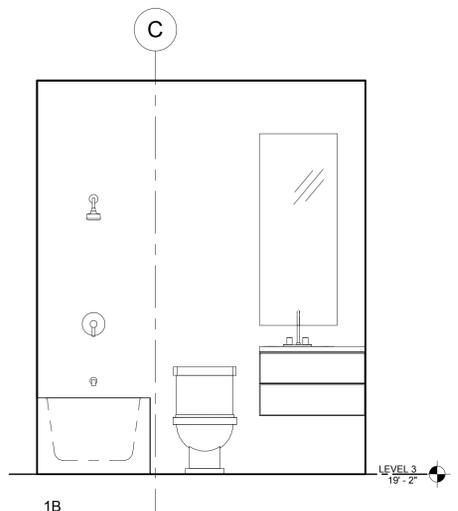
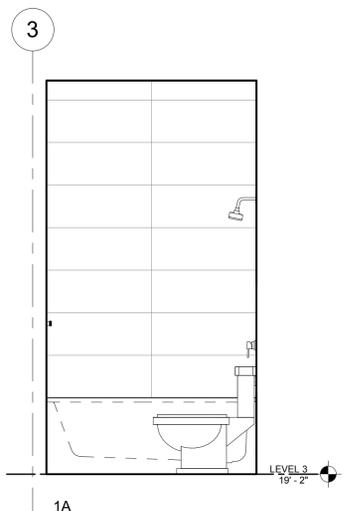


2 ENLARGED PLAN SECOND FLOOR KITCHEN AND BATHROOM
A8.01 1/2" = 1'-0"

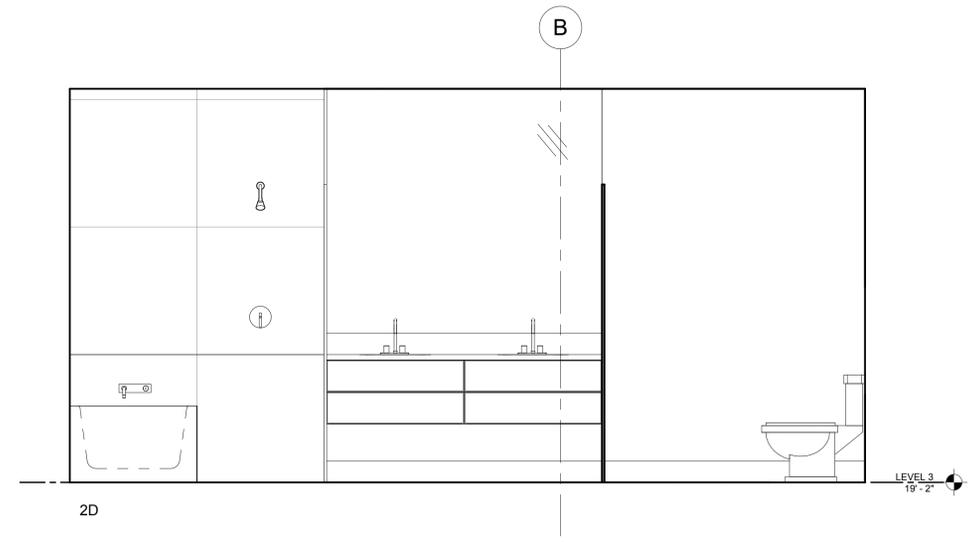
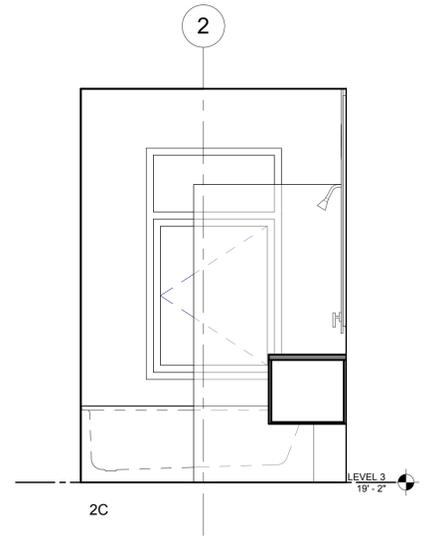
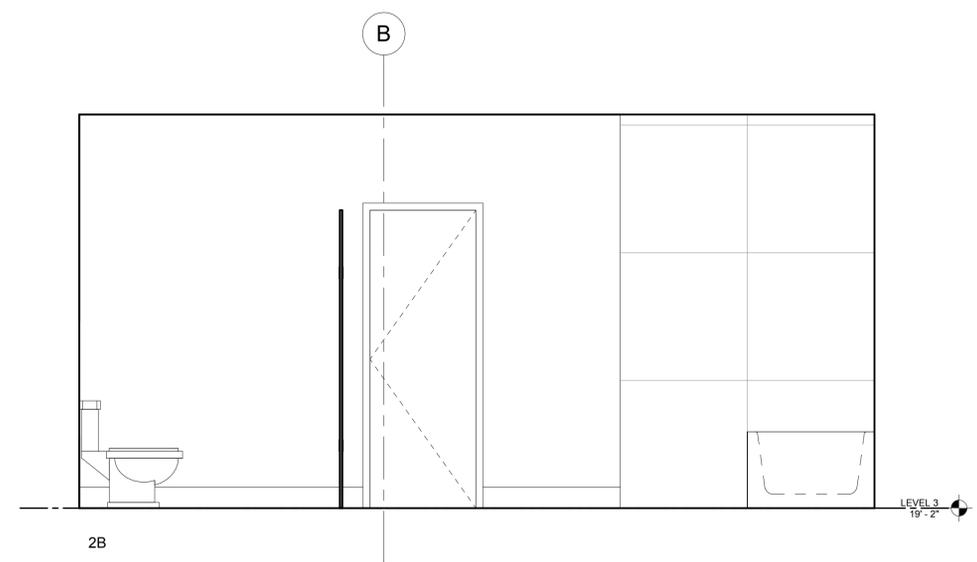
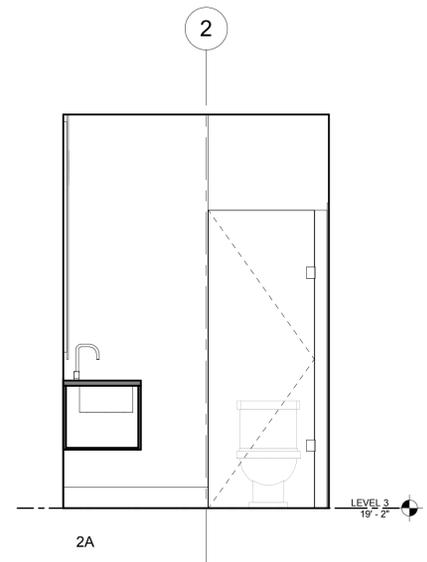




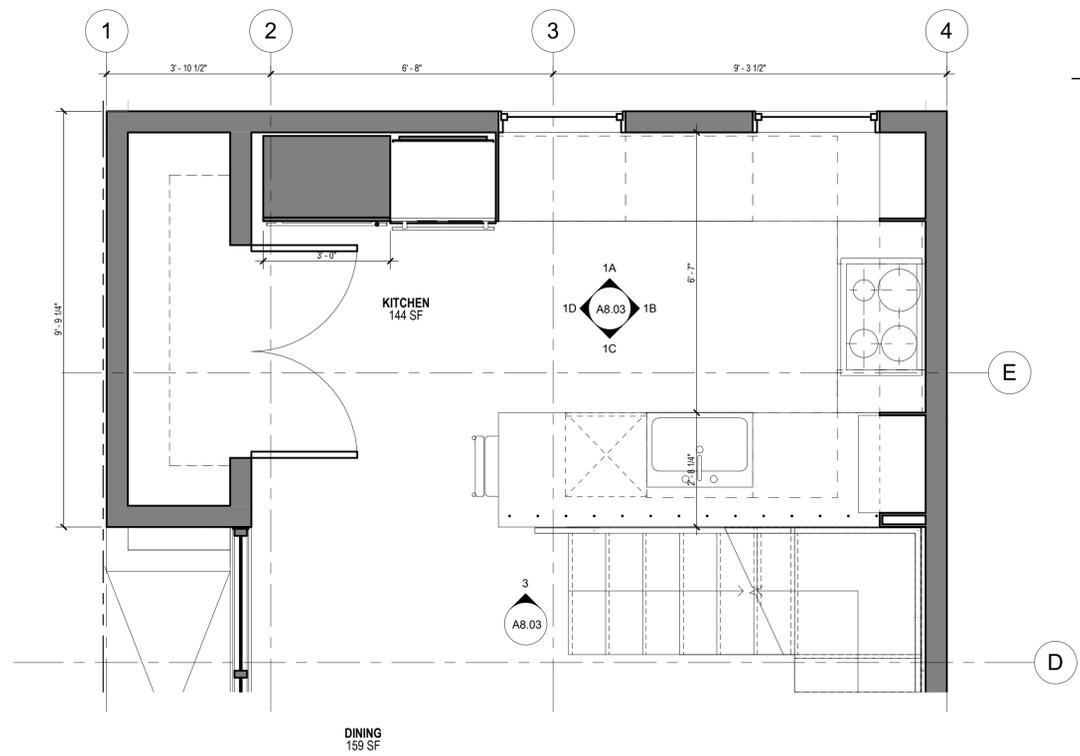
1 ENLARGED PLAN TIRD FLOOR BATHROOM PLAN
A8.02 1/2" = 1'-0"



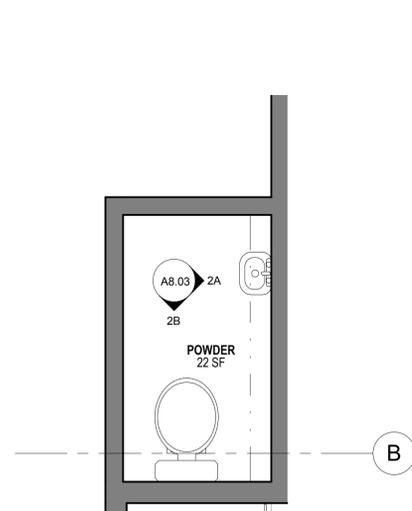
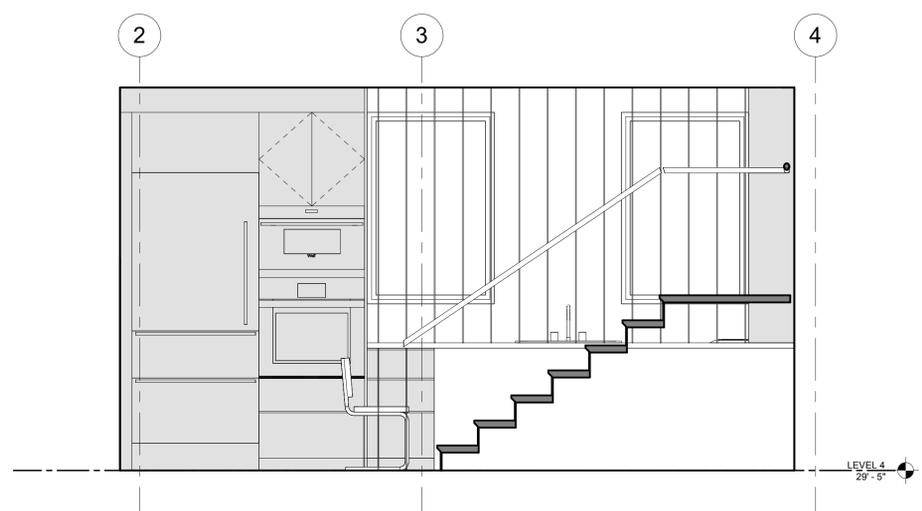
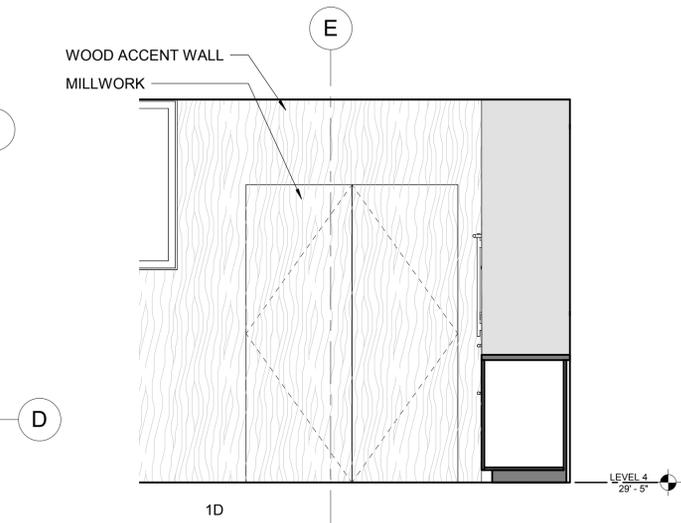
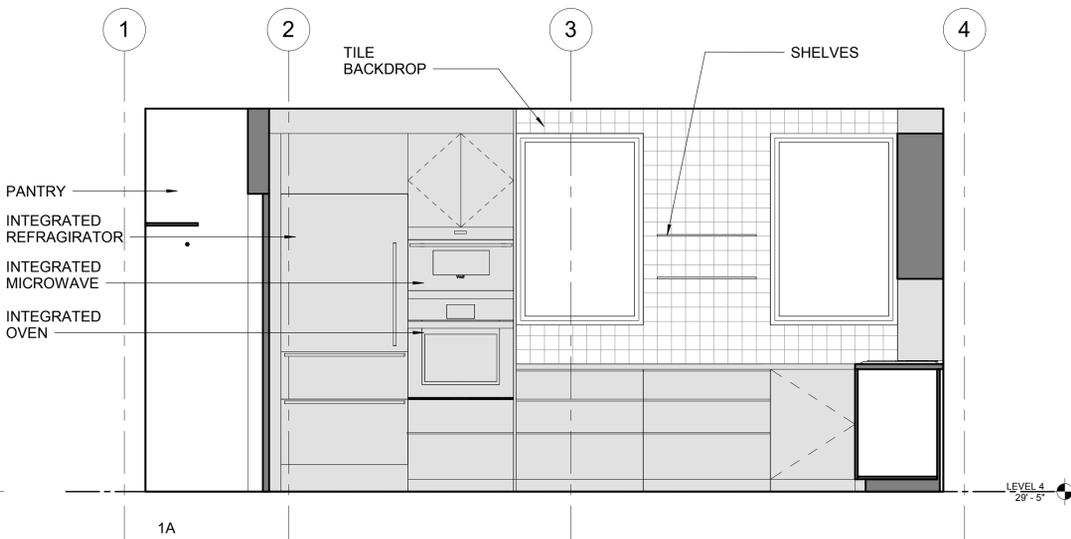
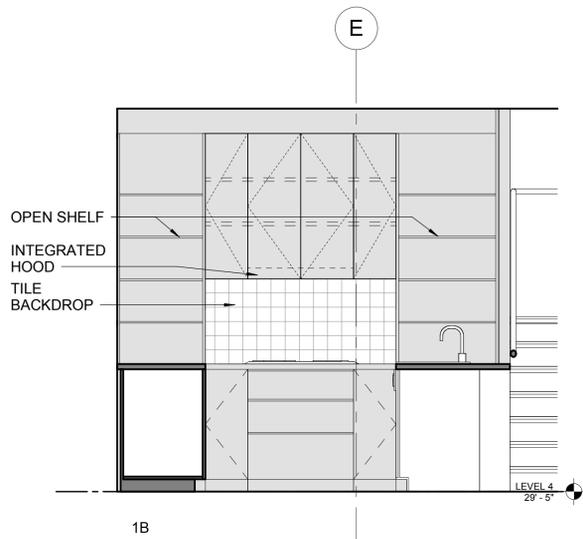
2 ENLARGED PLAN TIRD FLOOR MASTER BATHROOM PLAN
A8.02 1/2" = 1'-0"



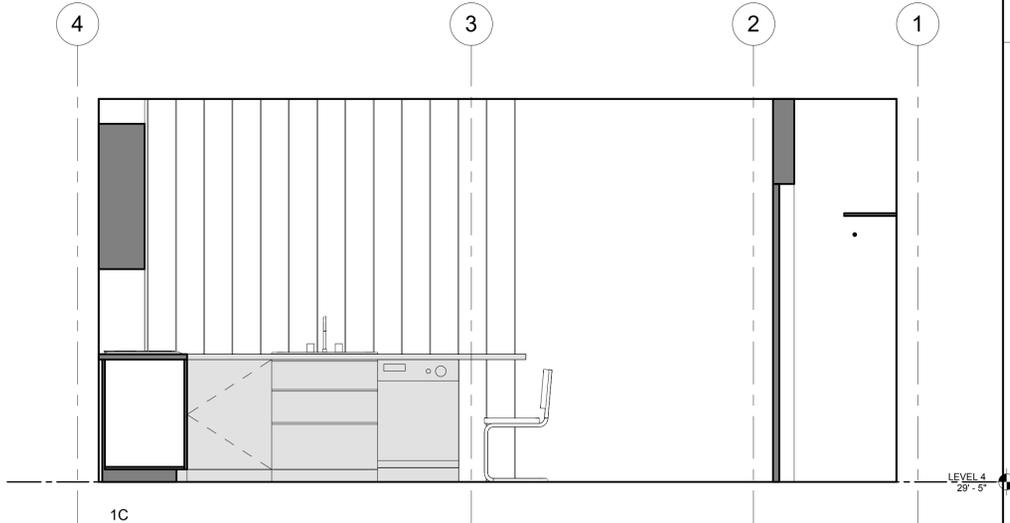
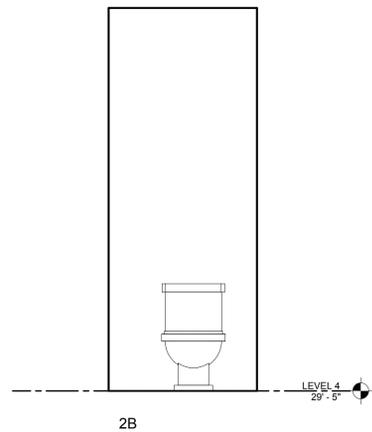
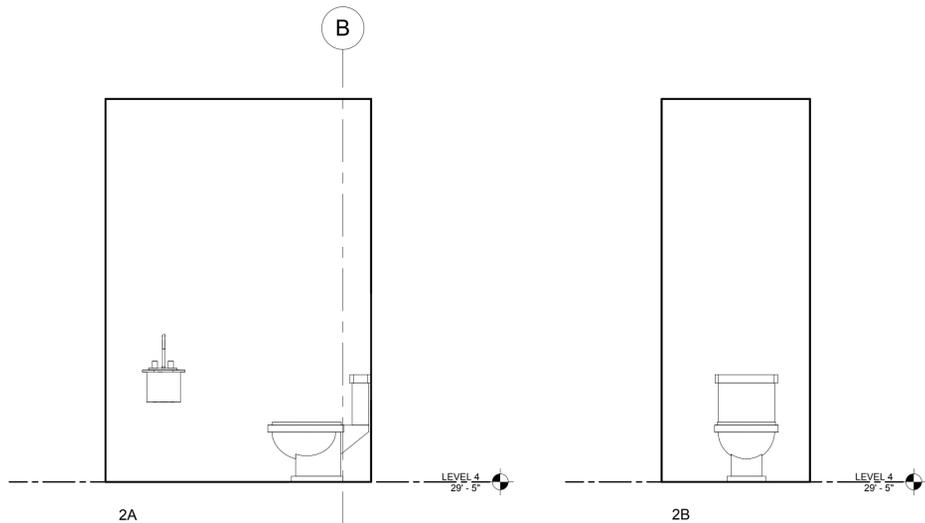
REVISION NO.	DESCRIPTION	DATE
SITE PERMIT		06.27.18



1 ENLARGED PLAN FOURTH FLOOR KITCHEN PLAN
A8.03 1/2" = 1'-0"



2 ENLARGED PLAN FOURTH FLOOR BATHROOM PLAN
A8.03 1/2" = 1'-0"



Street Photos



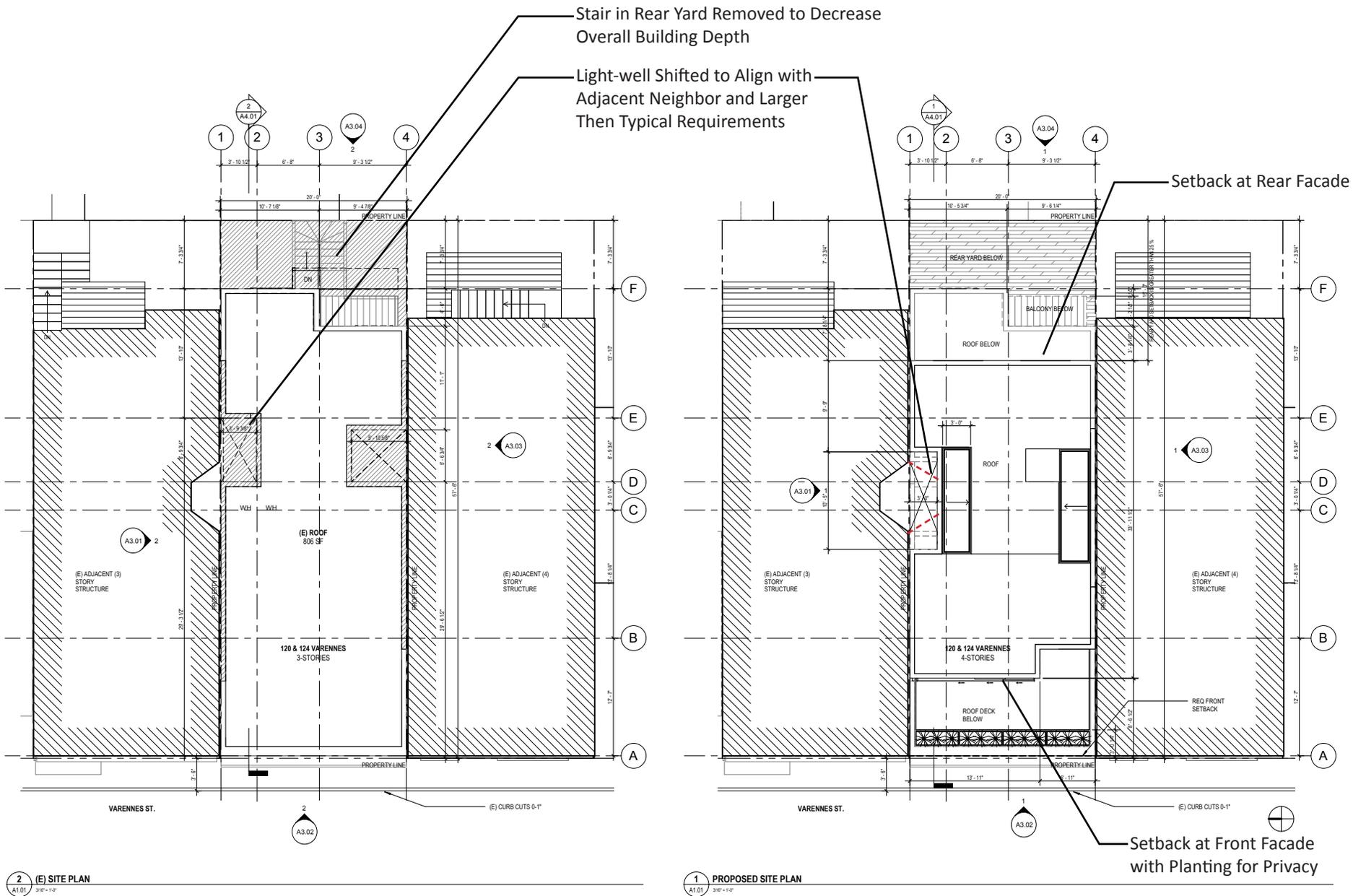
DR Requestor #1

120-124 Varennes Street

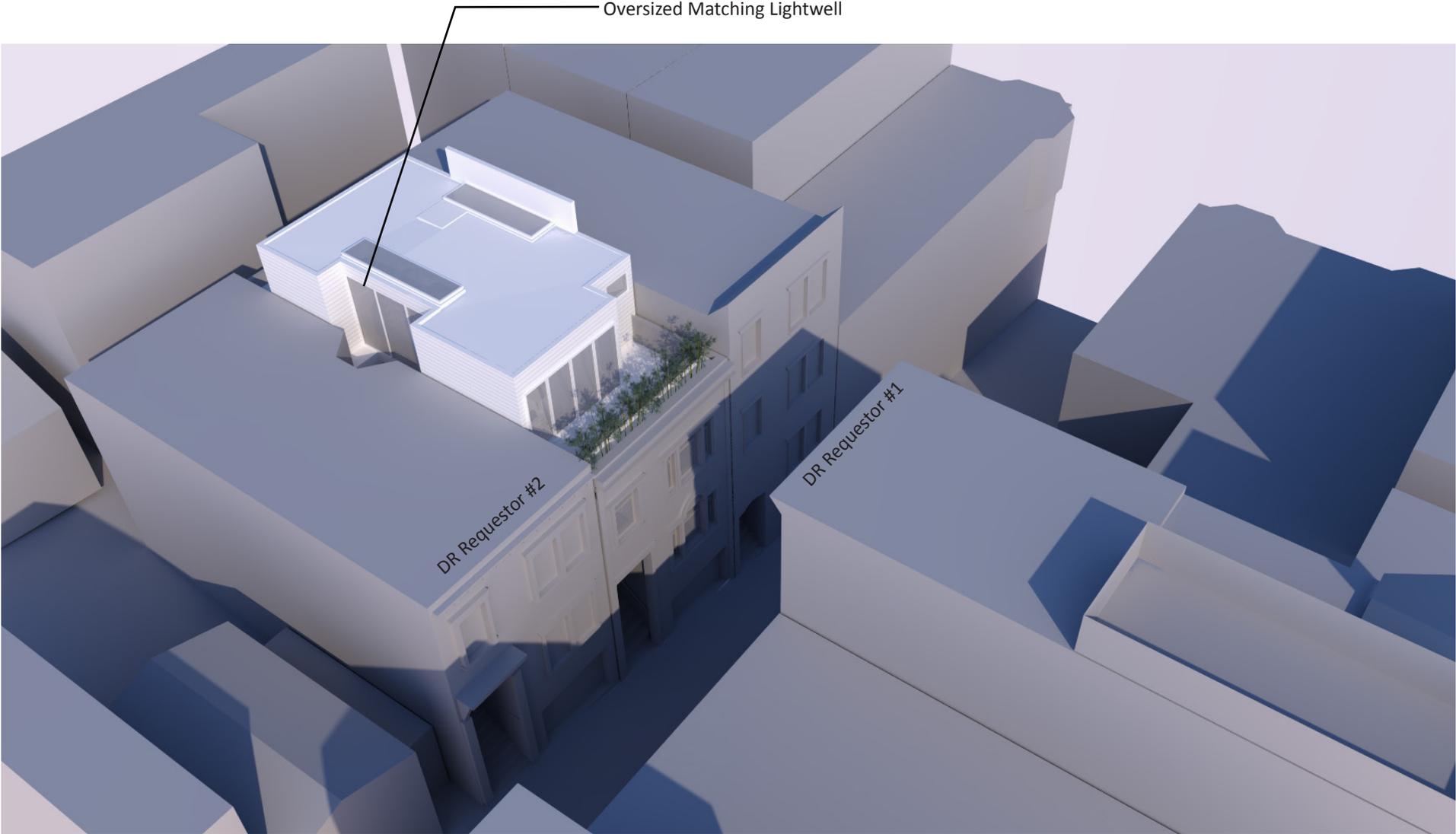
DR Requestor #2



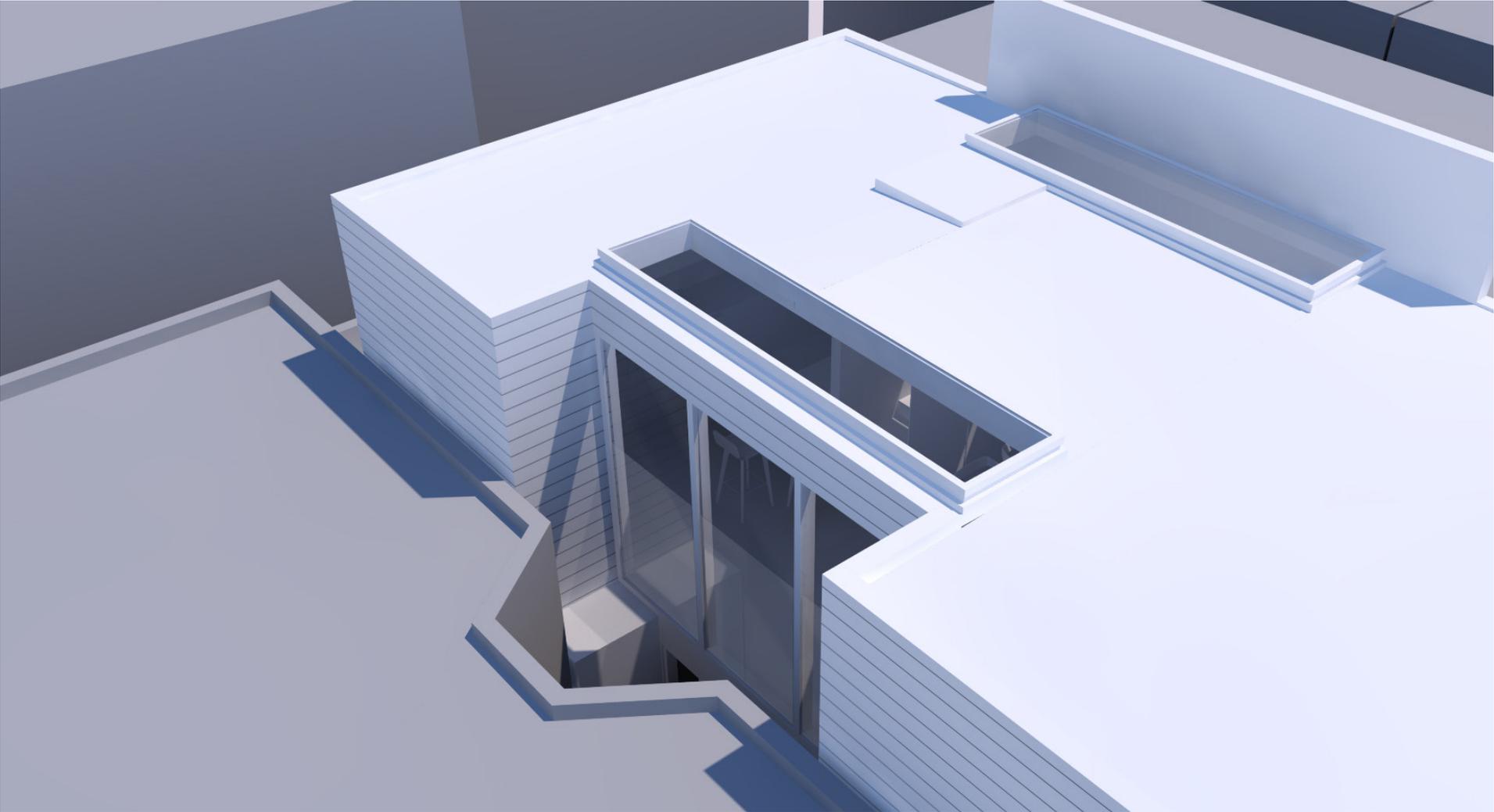
Existing and Proposed Site Plan



Birds Eye View



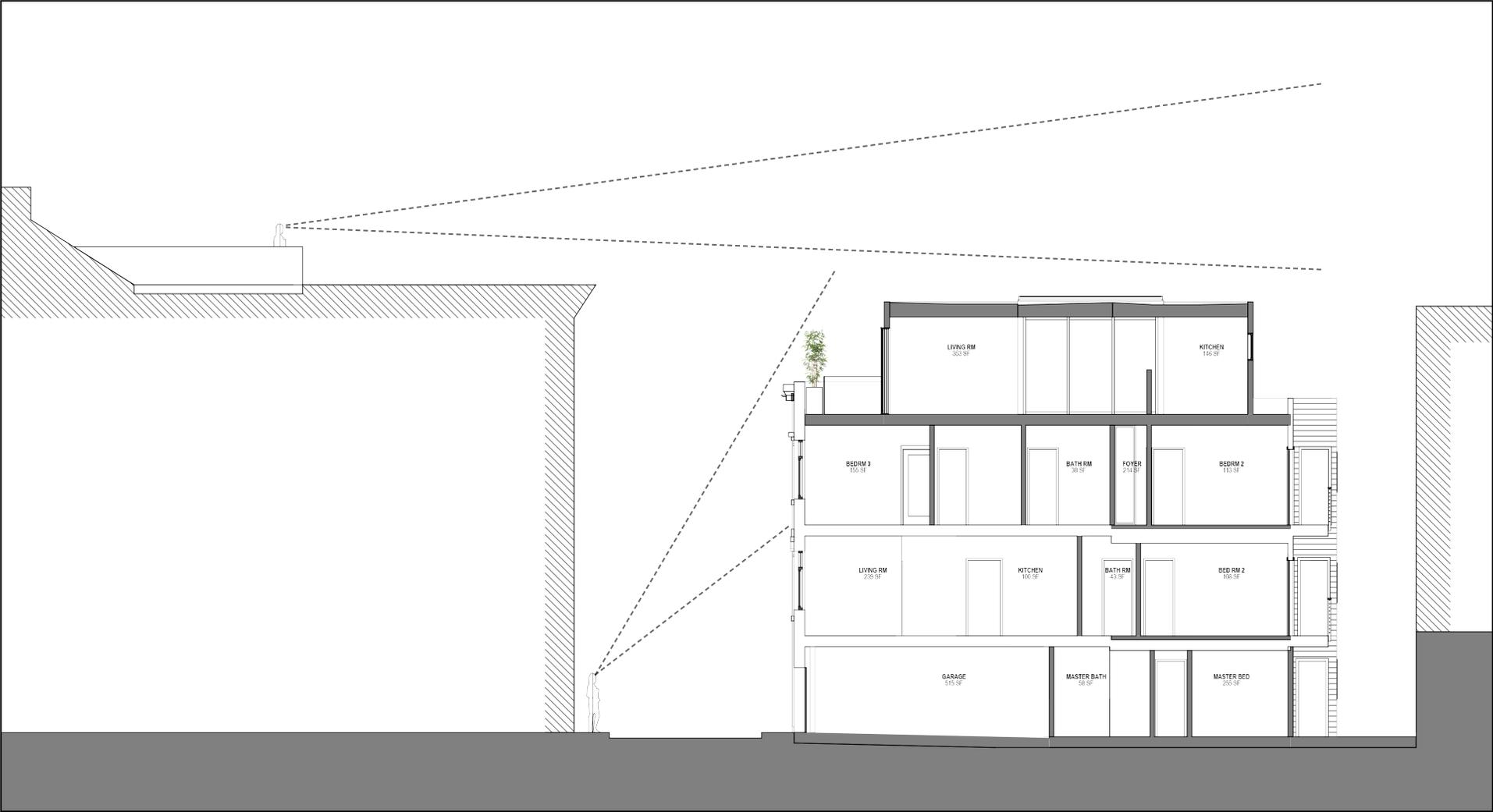
Skylight



Proposed Design - Street Views



Proposed Design - Section



Proposed Design - Elevation



Existing - Birds Eye View



Proposed - Birds Eye View



120-124 Varennes Street