



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: July 8, 2021**

**Record No.:** 2019-013412 DRP  
**Project Address:** 146 Jordan Avenue  
**Permit Applications:** 2019.1127.8326  
**Zoning:** RH-1(D) - [Residential House - One Family- Detached]  
40-X Height and Bulk District  
**Block/Lot:** 1063 / 037  
**Project Sponsor:** Jeffrey Eade  
407 Crestmont Drive  
San Francisco, CA 94131  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve

## Summary

The project sponsor and DR requester have arrived at an agreement and they would like to have it memorialized through Commission action to limit the fence height to 6' above existing grade, or to a height equal to the existing fence at 140 Jordan Avenue.

## Project Description

The project is to construct a detached garage structure (approximately 10 feet wide by 20 feet deep by 11 feet high) which is located within the required rear yard of the existing three-story, single family dwelling. The new detached garage structure will replace the original garage structure that was demolished at the southeast corner of the lot without the benefit of permit. The Project will also include replacing the existing deck and stairs, side and rear fences, the installation of a gate at the side yard, and modifying a portion of the grade in the rear yard. [The Project is to address Planning Complaint 2019-017386ENF / Department of Building Inspection Complaint 201986291.].

## Site Description and Present Use

The site is an approximately 33'-4" wide x 120'-0" deep lot containing an existing 3-story, one-family house. The existing building is a Category 'A' - historic resource built in 1915.

## Surrounding Properties and Neighborhood

NA.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	April 2, 2021 to May 3, 2021	May 3, 2021	7.8. 2021	66 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	June 18, 2021	June 18, 2021	20 days
Mailed Notice	20 days	June 18, 2021	June 18, 2021	20 days
Online Notice	20 days	June 18, 2021	June 18, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	3	1	0
Neighborhood groups	0	0	0

## 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).

## DR Requestor

Patrick Devlin of 140 Jordan Avenue, resident of the adjacent property to the north of the proposed project.

## DR Requestors’ Concerns and Proposed Alternatives

1. The proposed 10-foot high fence will impede light to rear yard and box in from enjoying mid-block open space.
2. Plans do not adequately address drainage and water runoff onto 140 Jordan from previously performed work

### **Proposed alternative:**

1. Return grade level to existing height and maintain fence height of 6’.
2. Install proper drainage systems to address runoff.

See attached *Discretionary Review Application*, dated May 3, 2021.

## Project Sponsor’s Response to DR Application

The height of the proposed fence is consistent with the existing heights of neighboring fences. Part of the scope of work involves addressing runoff with a retaining wall and drainage system. The project sponsor is willing to modify The plans to address the concerns of the DR requestor.

See attached Response to Discretionary Review, dated May 24, 2021.

## Department Review

Per that Planning Code grade may be increased up to 3’ above the existing elevation and retaining walls and fences in the rear yard are allowed to be up to 10 feet in height from existing grade. However, the proposed design has been modified to address the concerns of the DR requestor with the following modifications:

1. The proposed fence is six-foot above existing grade
2. Although it is not the purview of the Planning Department, the revised plans now include a design to address drainage with the detailed drawings.

Therefore, Staff recommends taking DR and approving as modified per the neighbors’ agreement.

**Recommendation:** Take DR and Approve as Modified

**Attachments:**

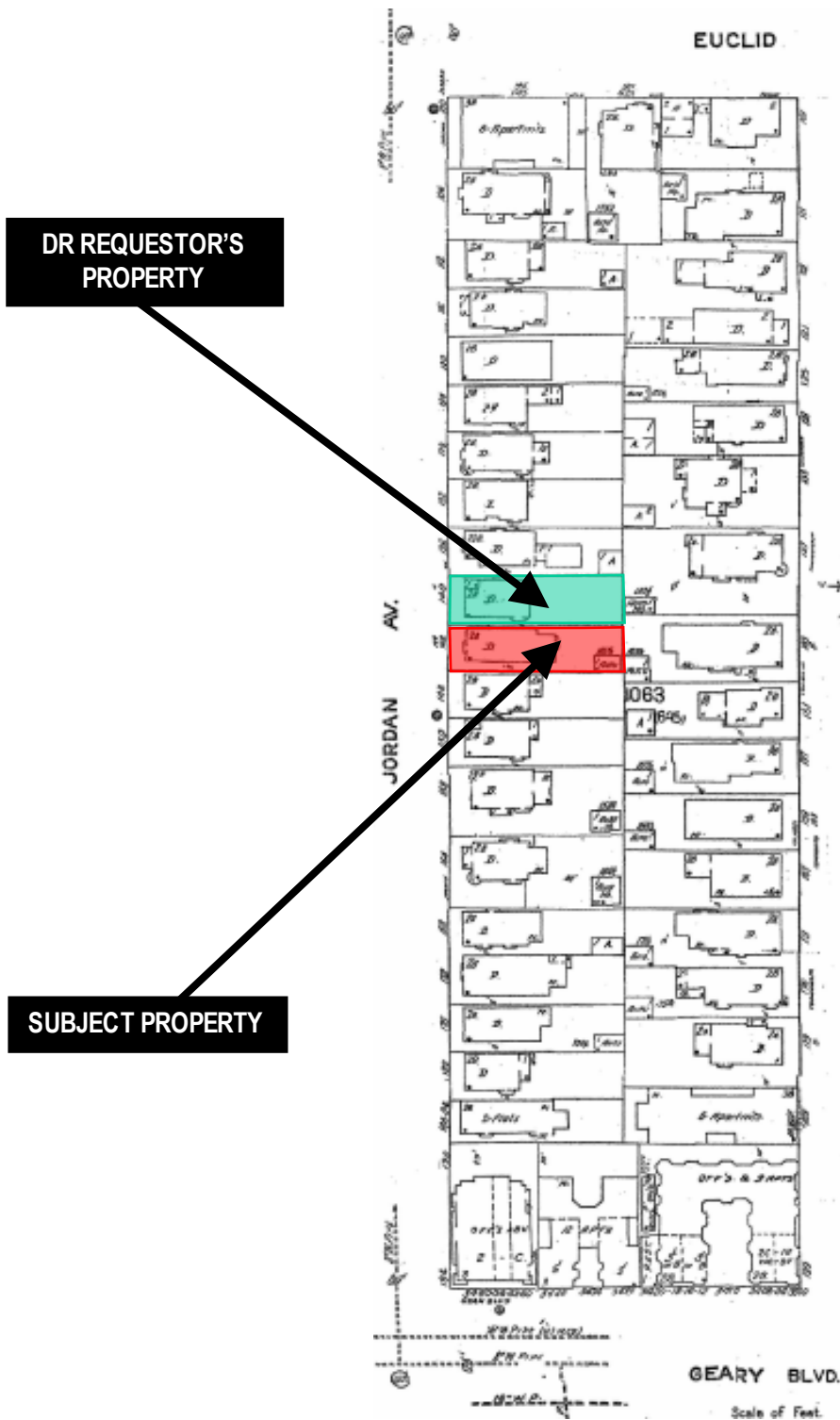
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
DR Application  
Response to DR Application, dated May 24, 2021  
letters of support and opposition  
311 Plans  
Revised plans dated 06.30 .2021

# Exhibits

# Parcel Map



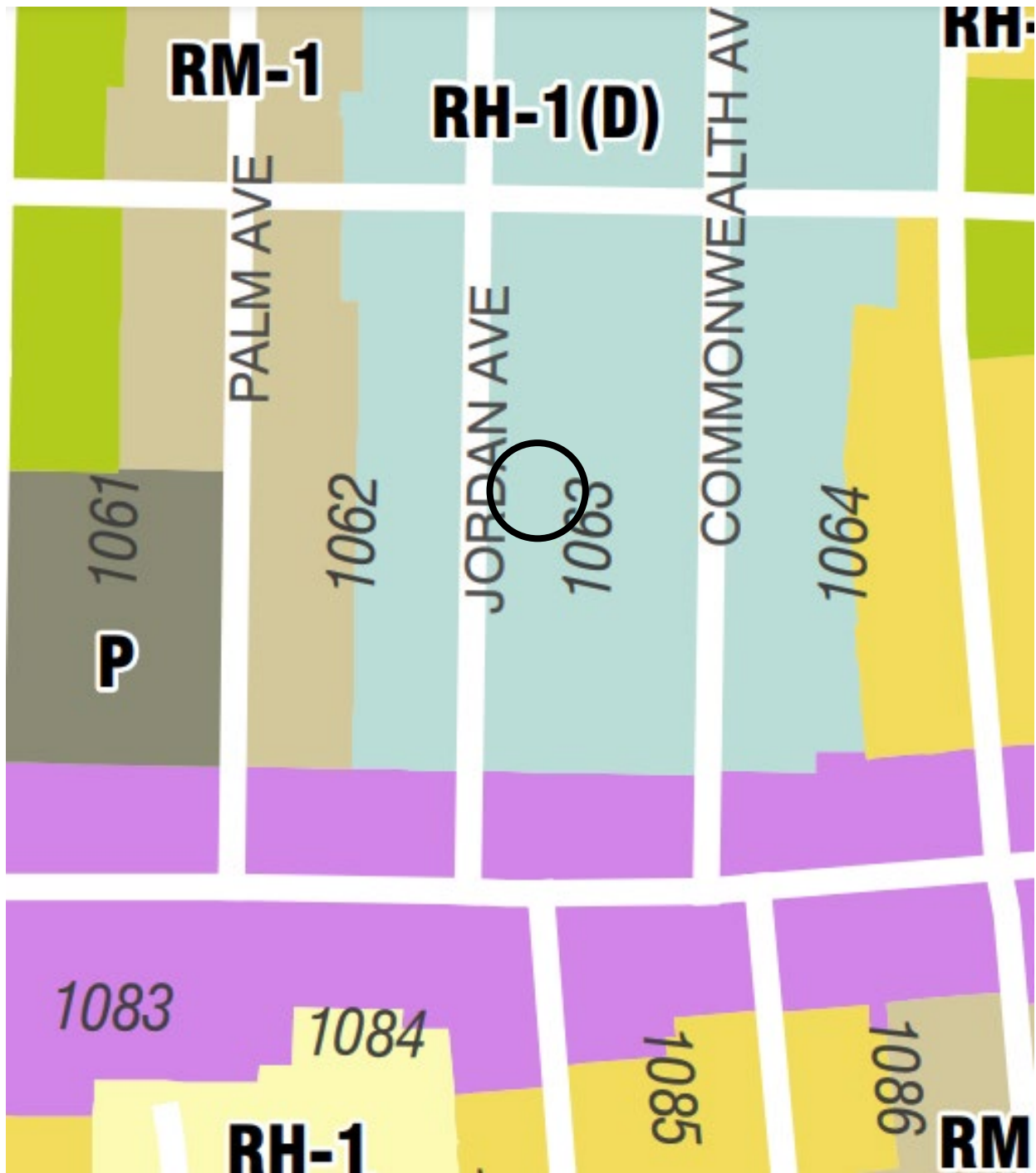
# Sanborn Map\*



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



# Zoning Map



Discretionary Review Hearing  
Case Number 2019-013412DRP  
146 Jordan Avenue



# Aerial Photo

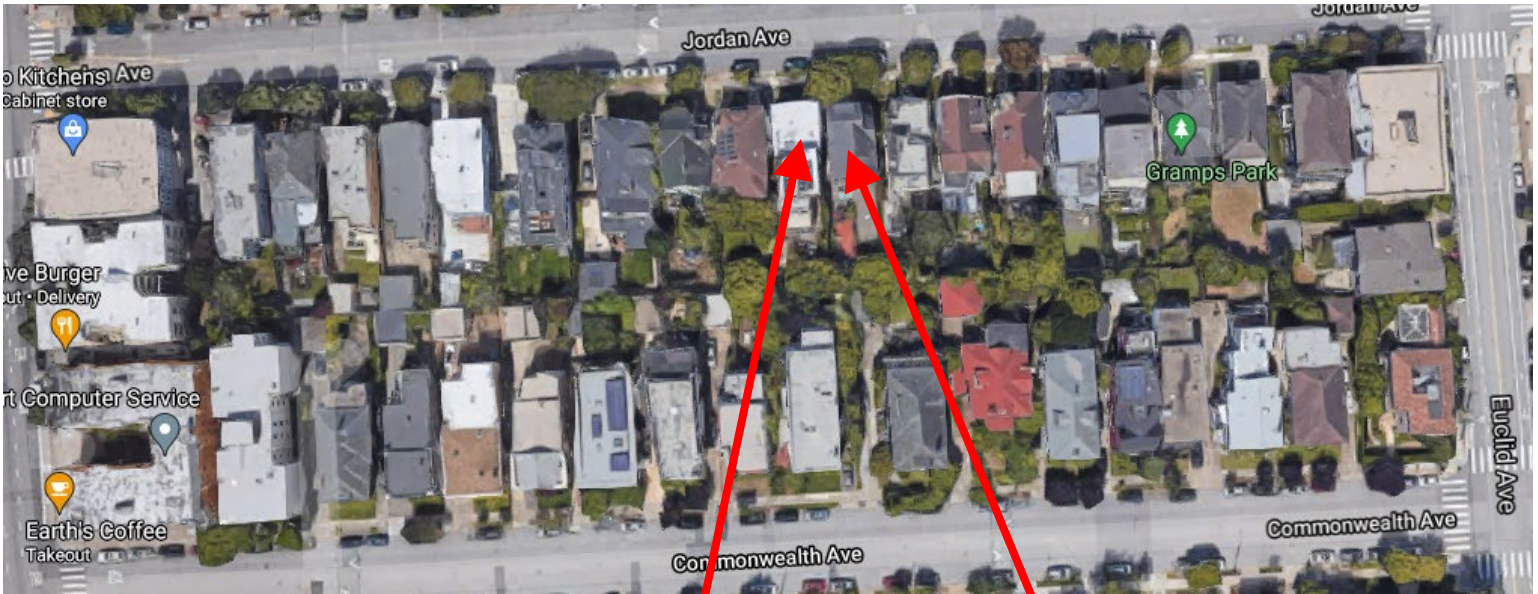
DR REQUESTOR'S  
PROPERTY



SUBJECT PROPERTY



# Aerial Photo

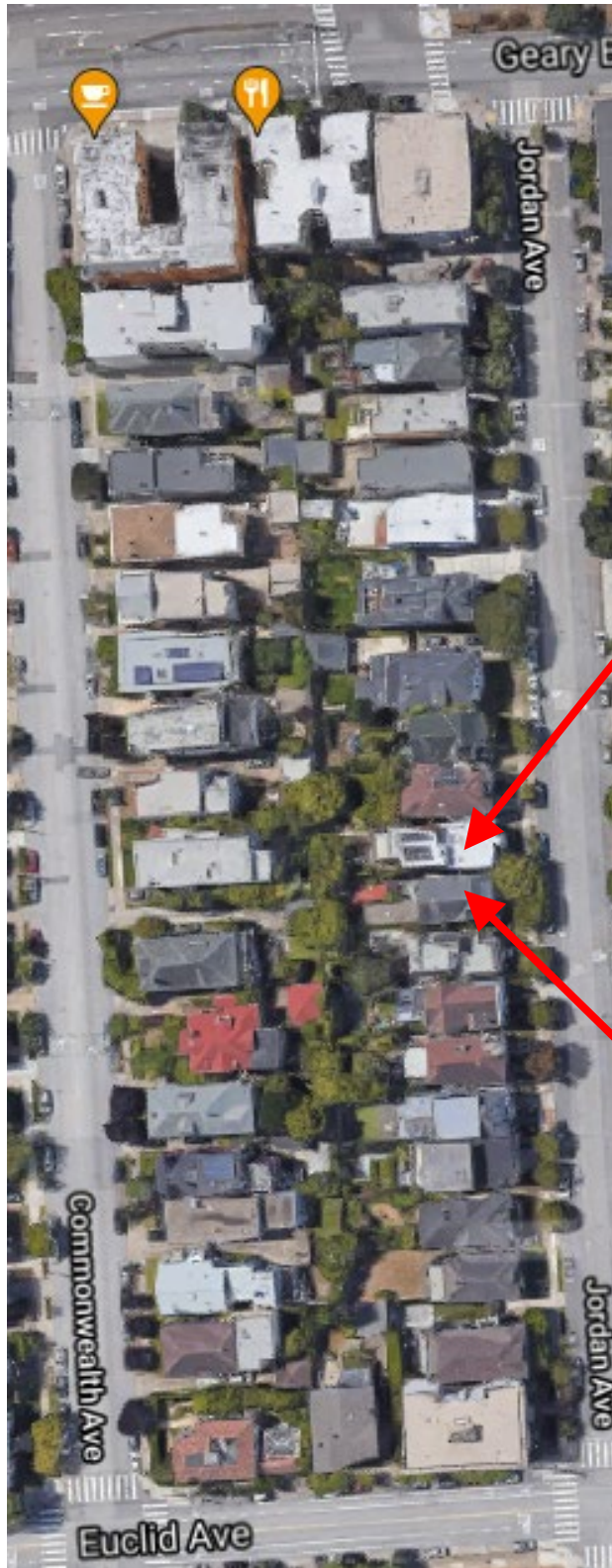


**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



# Aerial Photo



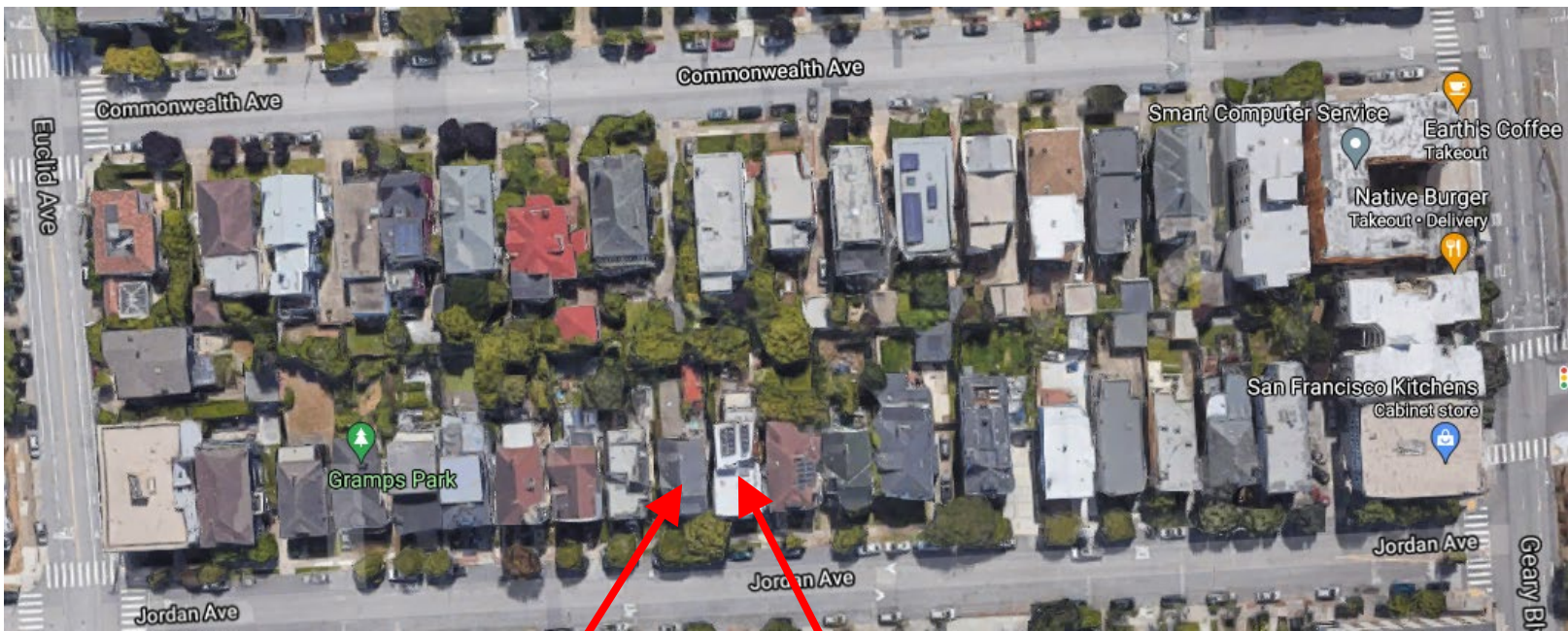
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013412DRP  
146 Jordan Avenue

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-013412DRP  
146 Jordan Avenue

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-013412DRP  
146 Jordan Avenue



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 27, 2019**, Building Permit Application No. 2019.1127.8326 was filed for work at the Project Address below.

**Notice Date: 4/2/21      Expiration Date: 5/3/21**

### PROJECT INFORMATION

Project Address: **146 Jordan Avenue**  
Cross Streets: **Euclid Avenue / Geary Boulevard**  
Block / Lot No.: 1063 / 037  
Zoning District(s): RH-1 (D) / 40-X  
Record No.: **2019-013412PRJ**

### APPLICANT INFORMATION

Applicant: Jeffrey Eade (agent/architect)  
Address: 407 Crestmont Drive  
City, State: San Francisco, CA 94131  
Telephone: (415) 606-4414  
Email: jeff@jaearchitect.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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	PROJECT FEATURES	Existing	Proposed
<input checked="" type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	Approx. 12 feet 2 inches	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	NA	NA
<input checked="" type="checkbox"/> New Construction	Building Depth (main building):	Approx. 74 feet 2 inches	No Change
<input type="checkbox"/> Facade Alteration(s)	Rear Yard:	Approx. 33 feet 8 inches	No Change
<input type="checkbox"/> Side Addition	Building Height (main building):	Approx. 35 feet 2 inches	No Change
<input checked="" type="checkbox"/> Alteration	Number of Stories:	4 (at rear of main building)	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	1

### PROJECT DESCRIPTION

The Project is to construct a detached garage structure (approximately 10 feet wide by 20 feet deep by 11 feet high) which is located within the required rear yard of the existing three-story, single family dwelling. The new detached garage structure will replace the original garage structure that was demolished at the southeast corner of the lot without the benefit of permit. The Project will also include replacing the existing deck and stairs, side and rear fences, the installation of a gate at the side yard, and modifying a portion of the grade in the rear yard. [The Project is to address Planning Complaint 2019-017386ENF / Department of Building Inspection Complaint 201986291.]

The Project will require a Rear Yard Variance. The public hearing for the Variance (Case No. 2019-013412VAR) is tentatively scheduled for May 26, 2021. Public notification of this hearing will be provided under separate notice to property owners within 300 feet of the subject property.

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.

To view plans or related documents, visit [sfplanning.org/notices](http://sfplanning.org/notices) and search the Project Address listed above.

**For more information, please contact Planning Department staff:**

Planner: **Sharon M. Young**

Telephone: **(628) 652-7349**

Email: [sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

## General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at [pic@sfgov.org](mailto:pic@sfgov.org).

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

[CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

### Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

### Environmental Review

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

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



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
146 JORDAN AVE		1063037
<b>Case No.</b>		<b>Permit No.</b>
2019-013412ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          The project proposes construction of detached garage structure. The original garage structure was illegally demolished. Project also include replacing existing deck and stairs, removal of side and rear fences, and installation of metal gate at side yard. The project would result in less than 10 cubic yards of soil disturbance.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment . <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>



## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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 checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> 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? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archeologist cleared the project with no potential effects on 10/22/2020.</p>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department’s <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	<p>1. <b>Reclassification of property status.</b> (Attach HRER Part I)</p> <p><input type="checkbox"/> Reclassify to Category A <span style="margin-left: 150px;"><input type="checkbox"/> Reclassify to Category C</span></p> <p style="margin-left: 40px;">a. Per HRER <span style="margin-left: 100px;">11/24/2020</span> <span style="margin-left: 100px;">(No further historic review)</span></p> <p style="margin-left: 40px;">b. Other (specify):</p>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Charles Enchill	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/23/2020
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the 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.

### MODIFIED PROJECT DESCRIPTION

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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
<b>Planner Name:</b>	<b>Date:</b>



## PART II HISTORIC RESOURCE EVALUATION RESPONSE

**Record No.:** 2019-013412ENV  
**Project Address:** 146 Jordan Avenue  
**Zoning:** RH-1(D) - Residential- House, One Family- Detached Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 1063/037  
**Staff Contact:** Charles Enchill- 415-575-8721  
charles.enchill@sfgov.org

### PART I: Historic Resource Summary

The subject property is located within the California Register-eligible Jordan Park Historic District, identified under Case No. 2009.0298E. The Jordan Park Historic District is eligible for the California Register under Criterion 3/C (architecture) composed of buildings constructed between 1900-1920 in the Italianate, Queen Anne, Period Revival, and Edwardian styles by Joseph Leonard, a significant local architect and developer. The buildings also significantly represent the first period of residential development in the area.

### PART II: Project Determination:

Based on the Historic Resource Evaluation in Part I and the assessment below, the project’s scope of work:

- Will cause a significant impact to the individual historic resource as proposed.
- Will cause a significant impact to a historic district / context as proposed.
- Will not cause a significant impact to the individual historic resource as proposed.
- Will not cause a significant impact to a historic district / context as proposed.

### PART II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input checked="" type="checkbox"/> Demolition / New Construction	<input type="checkbox"/> Alteration	03-31-2020

#### PROJECT DESCRIPTION

- Rebuild demolished, flat-roof garage at rear to match original size (200 sq. ft.) and height (10-foot 8-inches).
- Painted cement board shingle siding at garage
- Painted metal driveway gate
- Expansion of rear wood deck

**DISTRICT COMPATIBILITY AND IMPACTS ANALYSIS**

Staff finds that the design of the proposed garage at 146 Jordan Avenue is compatible with the California Register-eligible historic district and its construction would not result in an impact to historic resources. The new garage will match the same location and footprint as the demolished garage, which is at the southeast corner of the property and setback 100 feet from the front property line. The new garage will match the demolished garage in height at 10-feet 8-inches. The change in siding material from wood shingle to cement board is also found to be negligible given the considerable setback of 100 feet and limited surface area for shingles at the visible (west) elevation. Similarly, the new painted metal driveway gate will be comparable with the previous metal gate and remain simple in design with traditional vertical pickets. For these reasons identified, staff finds that the replacement of the garage and driveway gate will not cause an impact to the eligible historic district.

**PART II: Approval**

---

Signature: Allison Vanderslice

Date: 11/24/2020

Allison Vanderslice, *Principal Preservation Planner*  
CEQA Cultural Resources Team Manager, Environmental Planning Division

**CC:** Sharon Young, Planner  
NW Team, Current Planning Division



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Please Select Billing Contact: \_\_\_\_\_

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Information on the Owner of the Property Being Developed

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

### Property Information and Related Applications

Project Address: \_\_\_\_\_

Block/Lot(s): \_\_\_\_\_

Building Permit Application No(s): \_\_\_\_\_

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

Changes Made to the Project as a Result of Mediation.

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

## **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.

- 
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.

- 
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?



# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_











## Re: Permit Application 2019.1127.8326; Opposition to Section 311 for Proposed Construction at 146 Jordan Avenue

Gingy Gable <gingy@gable.com>

Mon 5/24/2021 11:36 AM

To: Young, Sharon (CPC) <sharon.m.young@sfgov.org>

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Σηραρον,

As an SF resident and neighbor living on Commonwealth and within 150 feet of the proposed project, I would like to express my opposition to the Variance being granted and the overall project as currently outlined

I'm opposed to the original side and rear fence heights being increased from 6 feet to 10 feet. We live in a beautiful neighborhood of primarily 6 foot fences so that we enjoy the beauty and open air of the backyards around our homes. It's important that the character of our neighborhood be maintained.

In our neighborhood we work together to implement change or solutions, considerate of each other's needs. We are a close knit neighborhood looking out for each other.

I'm concerned that *proper drainage has not been incorporated* into the illegally constructed side deck or updated project plans, and that *existing damage* has not been assessed & repaired. Damage is evident in multiple areas at the neighbor's property at 140 Jordan from the illegal deck.

I am opposed to this permit since drainage has not been addressed.

I'm opposed to the projects impact on the light and open air for the neighbor at 140 Jordan and others. Installing taller fences, especially to accommodate an increased rear grade level, restricts and reduces light and open air to the garden / backyard at 140 Jordan. These changes "box in" the backyard at 140 Jordan, potentially devaluing the property. Additionally, constructing taller 10 foot fences back to back w the existing 6 foot fence makes 140 Jordan backyard less appealing

I'm opposed to the project impact as *proper drainage has not been incorporated* into the illegally constructed side deck or updated project plans, and that *existing damage* has not been assessed & repaired. Damage is evident in multiple areas at the neighbor's property at 140 Jordan from the illegal deck.

Gingy Gable  
415-425-6086  
[gingy@gable.com](mailto:gingy@gable.com)



# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

## Project Sponsor

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Required Questions

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

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

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



## Project Features

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

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

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

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

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

## DR Response

**1. Given the concerns of the DR Requester and other concerned parties, why do you feel your proposed project should be approved?**

The proposed fence height along the rear property line would be at the same height as the existing fence along the rear property line located at 145 Commonwealth Drive (property behind 146 Jordan) therefore the proposed fence would have no effect on the existing conditions observable from the DR Requester's property. The proposed fence along the side property line is within the allowable height limit and on its own does not initiate a Section 311 notification.

The DR Requester's concern about water infiltration onto his property from the subject property is not clear. Our request to the DR Requester for further explanation and visual evidence has not been addressed. We had observed during a rain storm in February 2020 significant water flowing along the side yard walkway of the DR Requester's home towards the street. Our observation during that rain event is that this flow of water is the result of faulty gutters on the south roof eave of the DR Requester's home. Along this same walkway towards the rear yard we did not observe any significant flow of water. A video of this observation can be made available.

**2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties?**

We have proposed to the DR Requester to lower the side property line fence from 10ft to 8ft above natural grade.

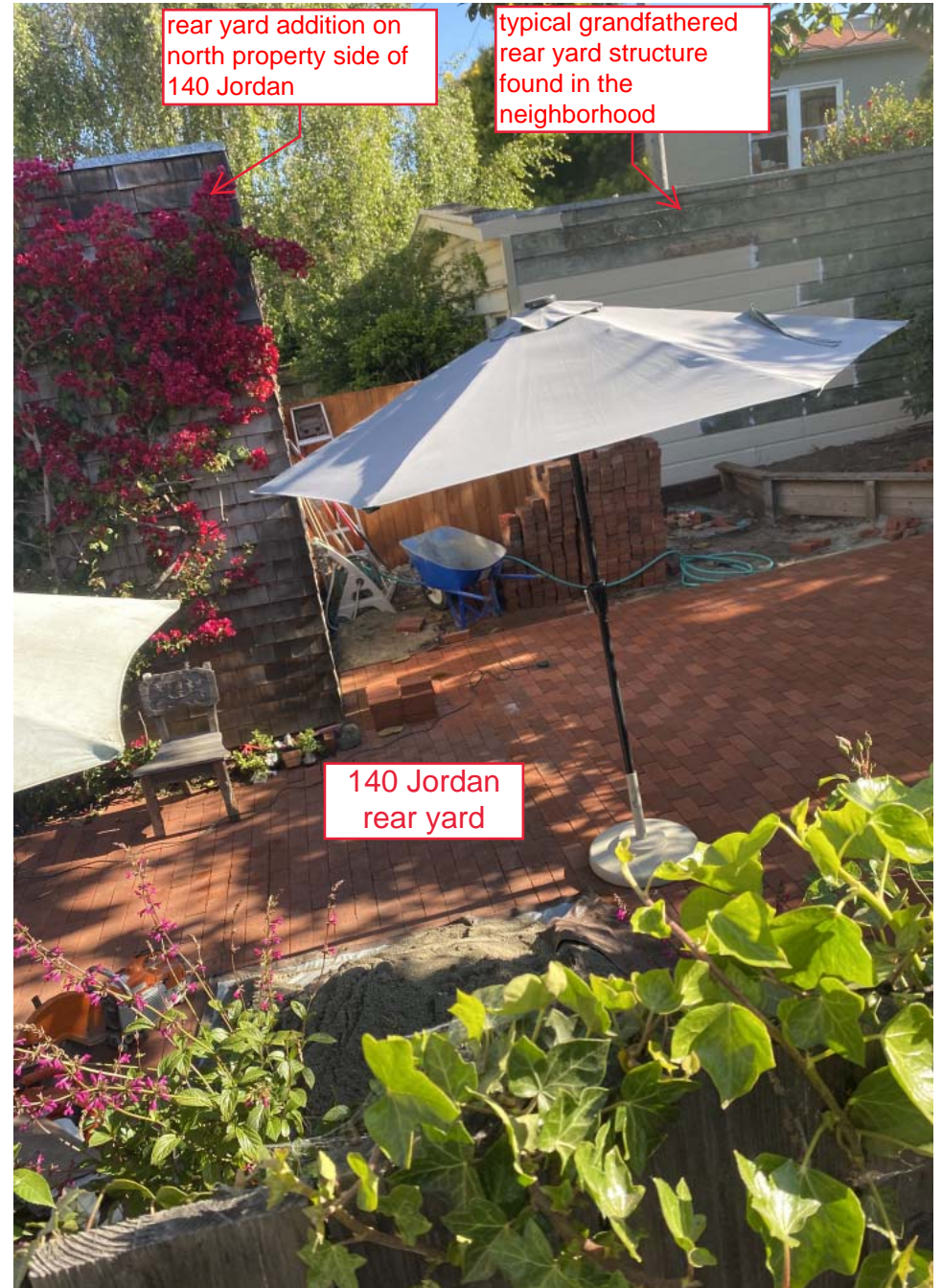
**3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making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

The proposed fence heights are consistent with the height of the rear fences along the adjacent properties on Commonwealth that share the rear lines of the subject property and a portion of the DR Requester's property. In addition there are existing grandfathered structures in the neighborhood such as garages and the rear yard addition along the north side property line at the DR Requester's property that provide a level of privacy to those home owners consistent with the level of privacy a 10 foot code compliant fence would provide. Please see Exhibit A. The DR Requester's concern with the natural view afforded to his children's bedroom windows emphasizes for us the desire to provide some level of privacy to our rear yard area.

The DR Requester's concern regarding runoff drainage has been discussed in our comment #1. The proposed scope of work will consist of a concrete retaining wall with sub-grade drainage along the base of the wall which will be contained and piped to the city sewer system per code.

The DR Requester is asking that the subject property homeowner be punished for the removal of the existing garage and the construction of the current landscaped rear yard for which the homeowner deeply regrets having done without the proper permits. We are working diligently with the Planning Department and the Building Department to correct the error. If the proposed fence heights and the landscaping were presented as a separate project these items would not require a neighbor notification. It is our opinion that these items should not be part of the DR discussion because they are within the requirements of the Building and Planning code and are reasonable additions to the rear yard for the enjoyment of the property.


Exhibit A



Re: 146 Jordan Avenue – Backyard Plans

To whom it may concern:

We are writing to you in regards to the plans submitted by John and Leah Andreini and their architect in response to the Notice of Violation they received for the unpermitted work in their rear yard. We have reviewed the proposed plans with the Andreini's and they have been very cooperative during this process to make sure that any questions we may have are being addressed. We strongly support the plans that have been submitted and the scope of work to build a new garage to replace the previous garage and to keep the current fence that is between our two properties.

DocuSigned by:  
  
BF1343DA572749B...  
Adrienne M. Ladd

4/14/2020

MIRIAM GAUSS  
145 JORDAN AVENUE  
SAN FRANCISCO CA 94118

April 26, 020

Elizabeth Gordon Jonckheer, Principal Planner  
Northwest Team, Current Planning Division

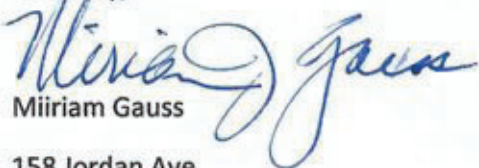
Re: 146 Jordan Avenue – Backyard Plans

Dear Ms. Jonckheer:

I am writing to you in regards to the plans submitted by my neighbors, John and Leah Andreini, and their architect in response to the Notice of Violation they received for the unpermitted work in their rear yard.

I strongly support the plans that have been submitted and the scope of work to build a new garage to replace the previous garage and to keep the current fence. The Andreinis are very thoughtful neighbors, and allowing them to preserve their cut in the sidewalk will not only be inconsequential to me but also will preserve the Andreinis' ability to use their driveway and keep their small children safe from Jordan Avenue traffic.

Sincerely,

  
Miriam Gauss

158 Jordan Ave

MIRIAM GAUSS  
145 JORDAN AVENUE  
SAN FRANCISCO CA 94118

April 26, 020

Elizabeth Gordon Jonckheer, Principal Planner  
Northwest Team, Current Planning Division

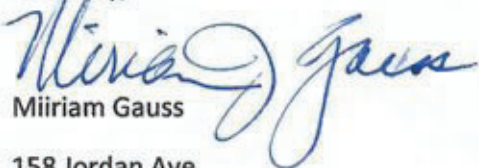
Re: 146 Jordan Avenue – Backyard Plans

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Sincerely,

  
Miriam Gauss

158 Jordan Ave

Elizaebeth Gordon Jonckheer, Principal Planner  
Northwest Team, Current Planning Division

Re: 146 Jordan Avenue – Backyard Plans

Elizabeth,

We are writing to you in regards to the plans submitted by John and Leah Andreini and their architect in response to the Notice of Violation they received for the unpermitted work in their rear yard. We have reviewed the proposed plans with the Andreini's and they have been very cooperative during this process to make sure that any questions we may have are being addressed. We have met many times and they were quite generous and understanding of our needs, which we really appreciate it our neighbors. We strongly support the plans that have been submitted and the scope of work to build a new garage to replace the previous garage and to keep the current fence that is between our two properties. We have one request, which is supported by Mr. Andreini and his architect, which is to remove the raised corner parapets on the rear wall of the new garage. We understand this was part of the original garage shape however we would strongly prefer that the amount of garage wall that is visible above our rear yard fence be kept to a minimum.

Sincerely,

Elaine Myers on behalf of the Myers Family

145 Commonwealth

DocuSigned by:  
*Elaine Myers*  
5C4142C14999424...

5/1/2020

Elizaebeth Gordon Jonckheer, Principal Planner  
Northwest Team, Current Planning Division

Re: 146 Jordan Avenue – Backyard Plans

Elizabeth,

We are writing to you in regards to the plans submitted by John and Leah Andreini and their architect in response to the Notice of Violation they received for the unpermitted work in their rear yard. We have reviewed the proposed plans with the Andreini's and they have been very cooperative during this process to make sure that any questions we may have are being addressed. We have met many times and they were quite generous and understanding of our needs, which we really appreciate it our neighbors. We strongly support the plans that have been submitted and the scope of work to build a new garage to replace the previous garage and to keep the current fence that is between our two properties. We have one request, which is supported by Mr. Andreini and his architect, which is to remove the raised corner parapets on the rear wall of the new garage. We understand this was part of the original garage shape however we would strongly prefer that the amount of garage wall that is visible above our rear yard fence be kept to a minimum.

Sincerely,

Elaine Myers on behalf of the Myers Family

145 Commonwealth

DocuSigned by:  
*Elaine Myers*  
5C4142C14999424...

5/1/2020





PHOTO 1: EXISTING GARAGE BEFORE DEMOLITION



PHOTO 1: EXISTING GARAGE AFTER DEMOLITION

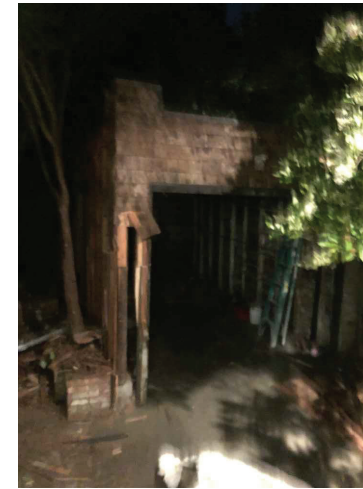
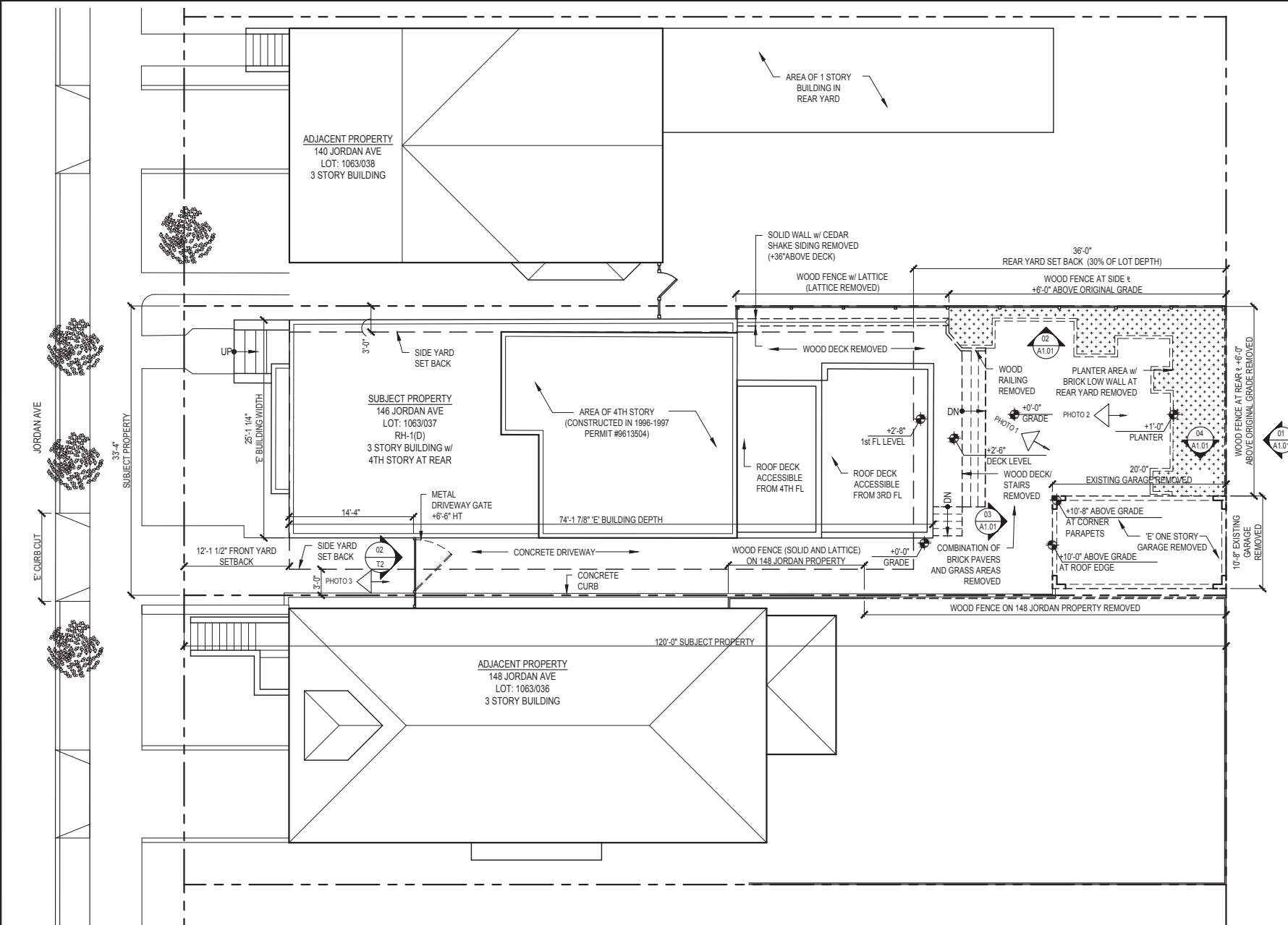


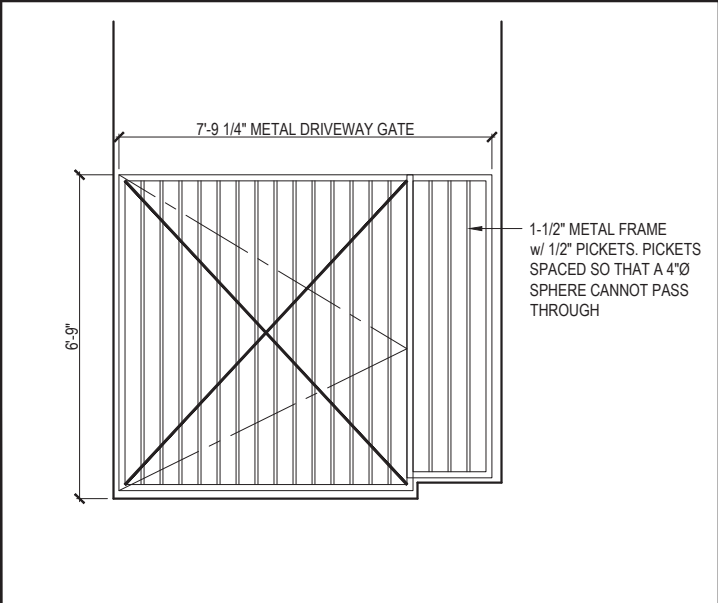
PHOTO 1: EXISTING GARAGE BEFORE DEMOLITION



PHOTO 2: EXISTING REAR YARD BEFORE DEMOLITION



**01 EXISTING SITE PLAN PRIOR TO DEMOLITION OF GARAGE**  
 SCALE: 1/8"=1'-0"  
 01' 8' 16'



**02 EXISTING DRIVEWAY GATE**  
 SCALE: 1/2"=1'-0"

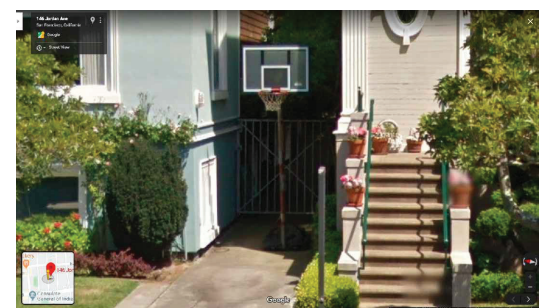


PHOTO 3: EXISTING DRIVEWAY GATE

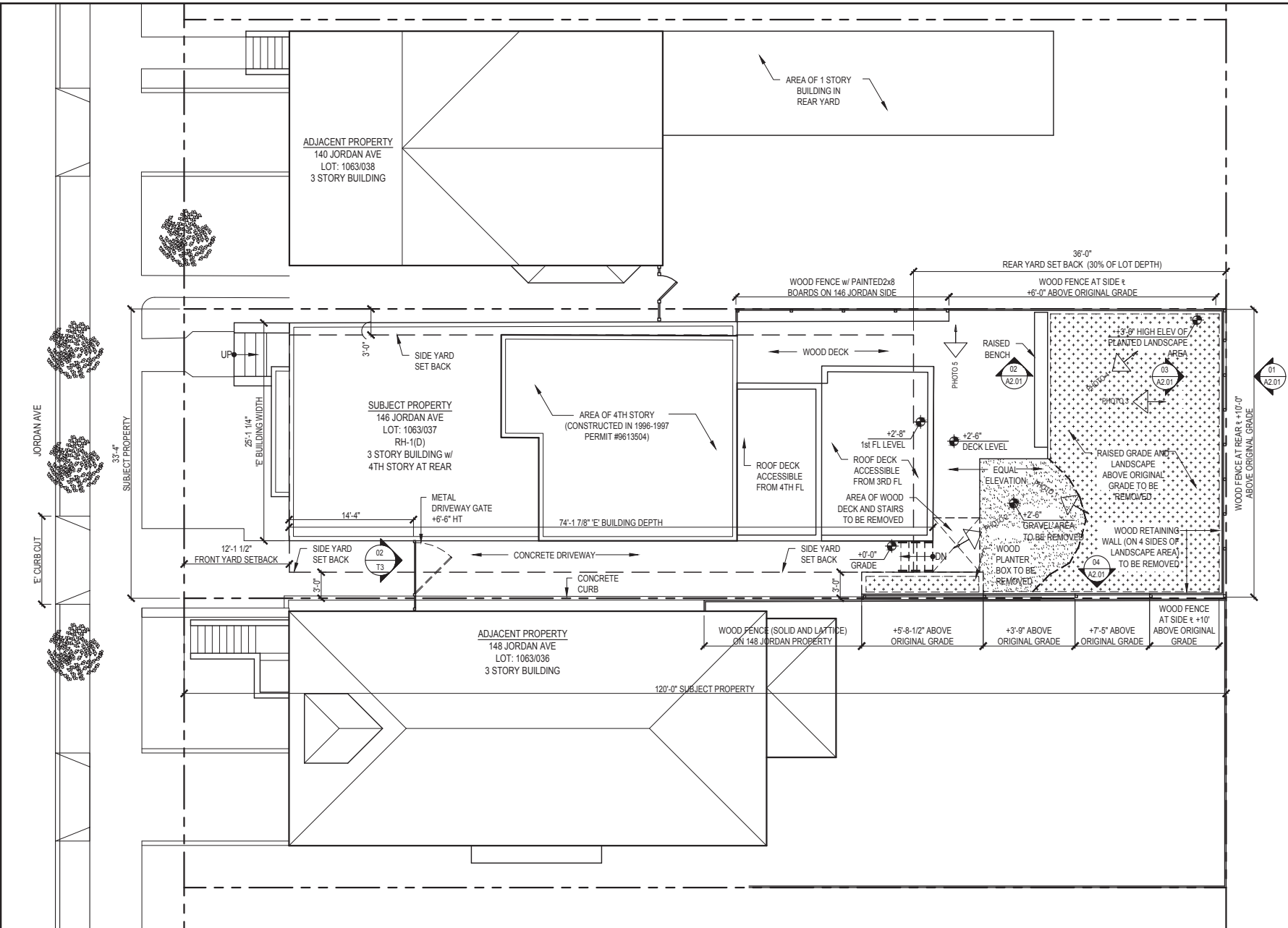


PHOTO 2: EXISTING REAR YARD AFTER DEMOLITION

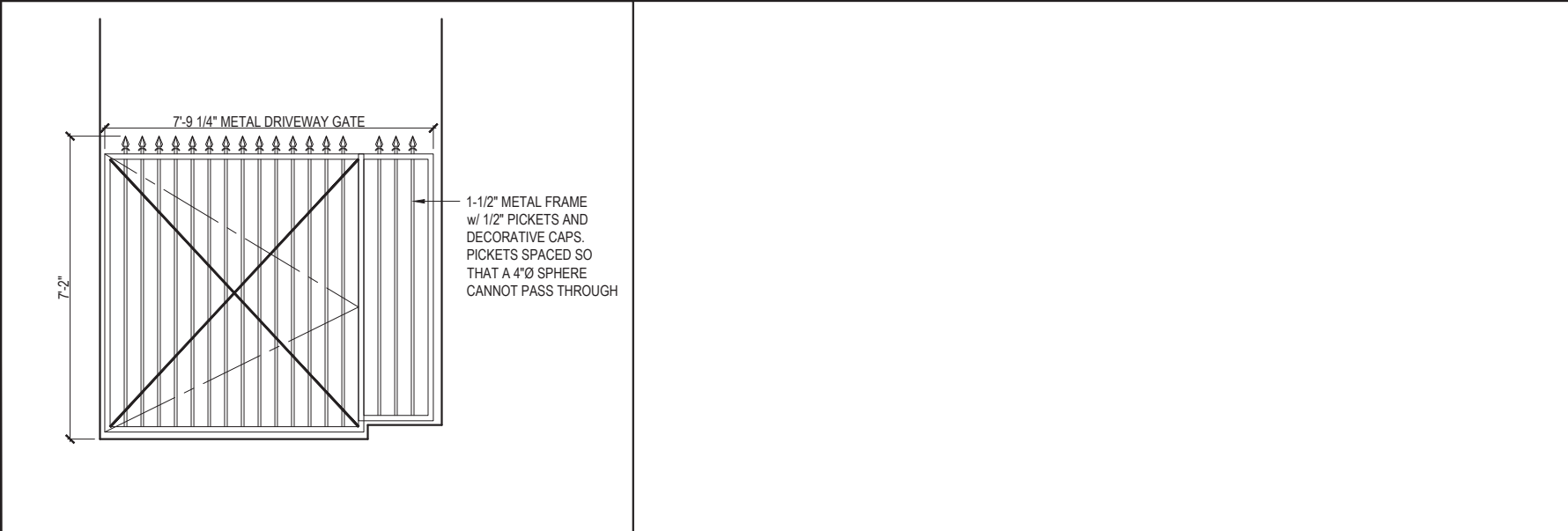
AREA FOR PERMIT STAMPS

DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision	04/13/20

EXISTING	
SITE PLAN	
SCALE	AS NOTED
DRAFTED BY	JAE
CHECKED BY	JAE
JOB NAME	ANDREINI
PLOT DATE:	03/12/21



01 AS-BUILT SITE PLAN  
T3 SCALE: 1/8"=1'-0"



02 AS-BUILT DRIVEWAY GATE  
T3 SCALE: 1/2"=1'-0"



PHOTO 1: AS-BUILT SOUTHEAST CORNER

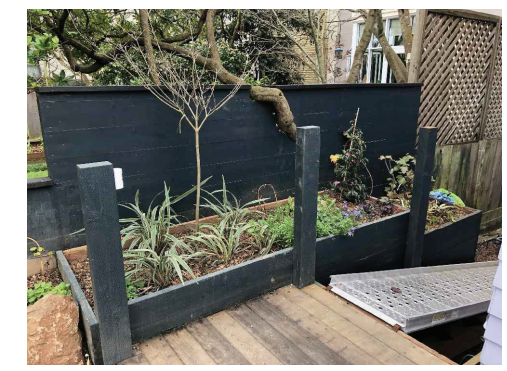


PHOTO 2: AS-BUILT SOUTH & FENCE AND PLANTER BOX



PHOTO 3: AS-BUILT REAR & FENCE



PHOTO 4: AS-BUILT NORTHEAST CORNER

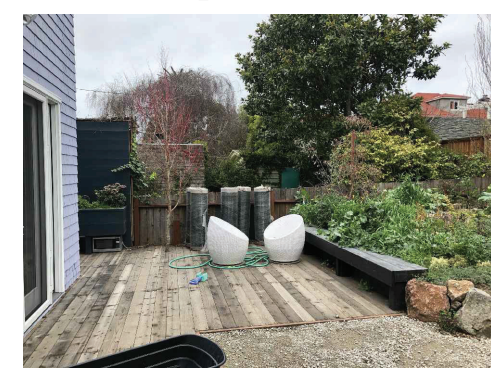


PHOTO 5: AS-BUILT NORTH & FENCE

Andreini Residence  
146 Jordan Avenue  
San Francisco, CA 94118  
Block/Lot: 1063/037

Jeffrey A. Eade  
Architect  
407 Crestmont Drive  
San Francisco, CA 94131  
415.606.4414  
jeff@jaearchitect.com  
www.jaearchitect.com

AREA FOR PERMIT STAMPS

DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision	04/13/20

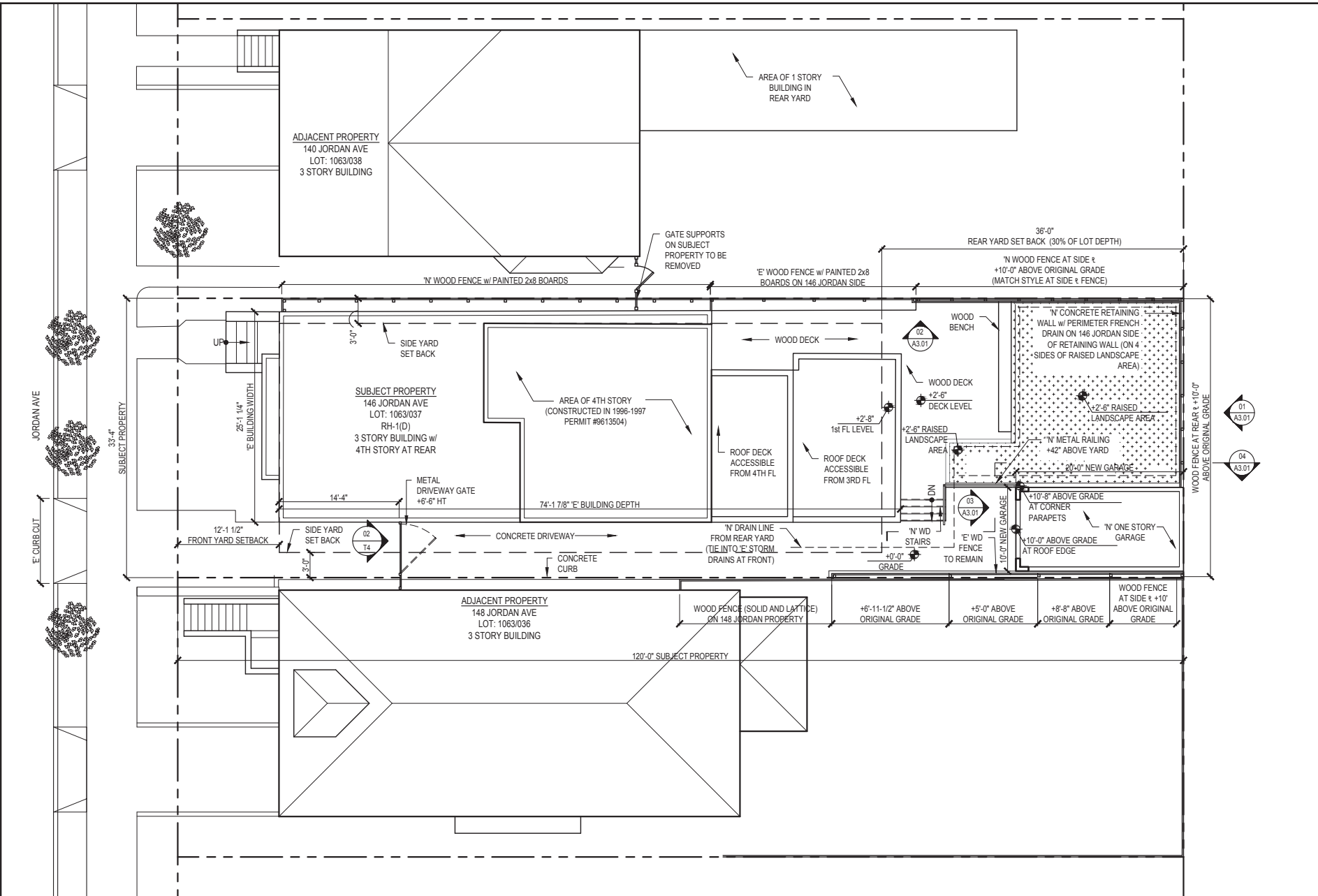
AS-BUILT  
SITE PLAN

SCALE: AS NOTED  
DRAFTED BY: JAE  
CHECKED BY: JAE  
JOB NAME: ANDREINI  
PLOT DATE: 03/12/21

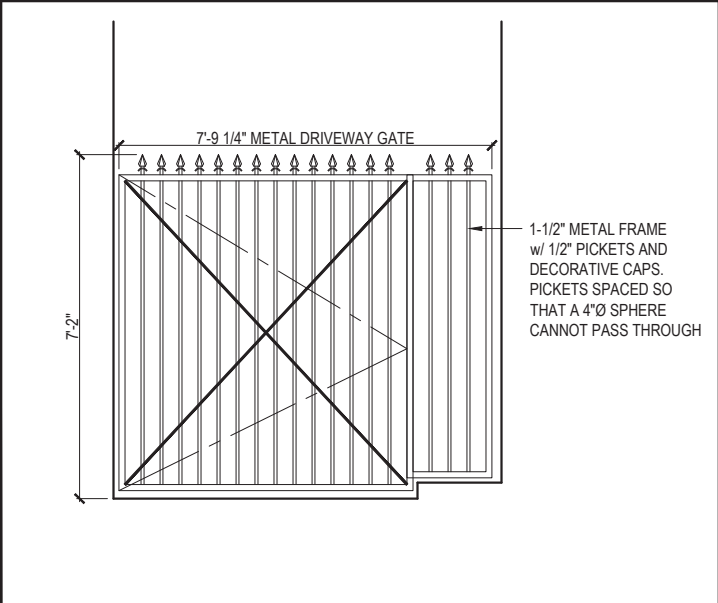
SHEET NO. T3

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect.

AREA FOR PERMIT STAMPS



01 PROPOSED SITE PLAN  
 T4 SCALE: 1/8"=1'-0"  
 0' 1' 8' 16'



02 PROPOSED DRIVEWAY GATE  
 T4 SCALE: 1/2"=1'-0"

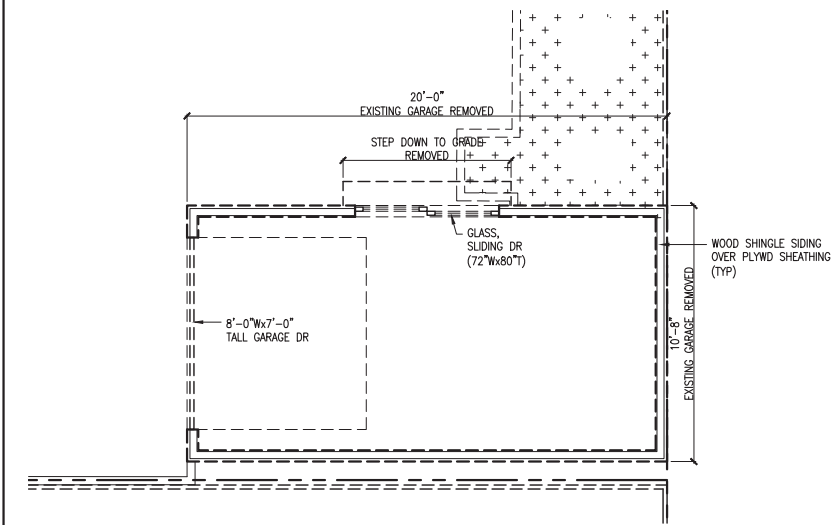
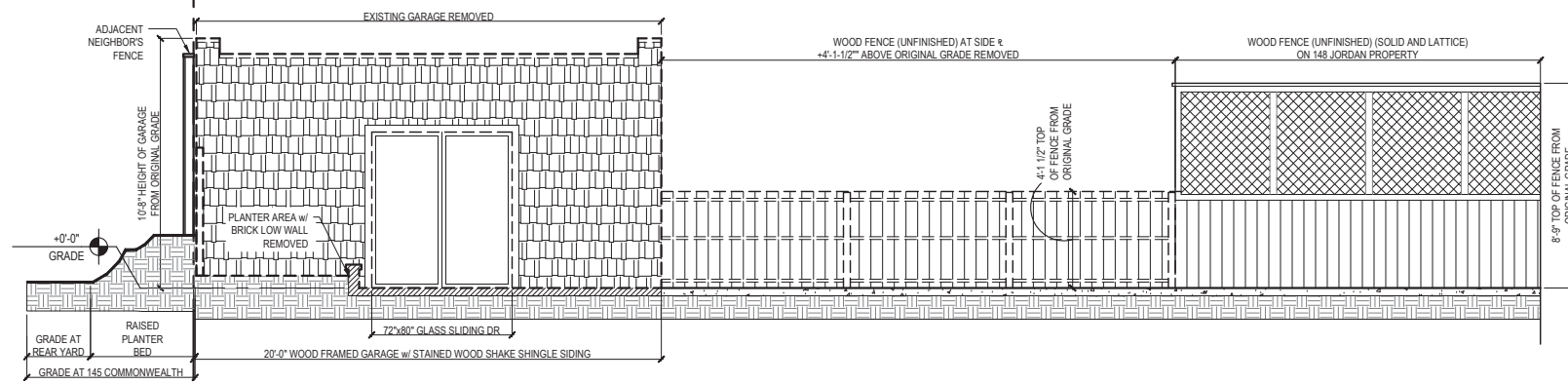
DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision	04/13/20

PROPOSED  
 SITE PLAN

SCALE	AS NOTED
DRAFTED BY	JAE
CHECKED BY	JAE
JOB NAME	ANDREINI
PLOT DATE:	03/12/21

SHEET NO. T4

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect.



04 EXISTING SOUTH ELEVATION

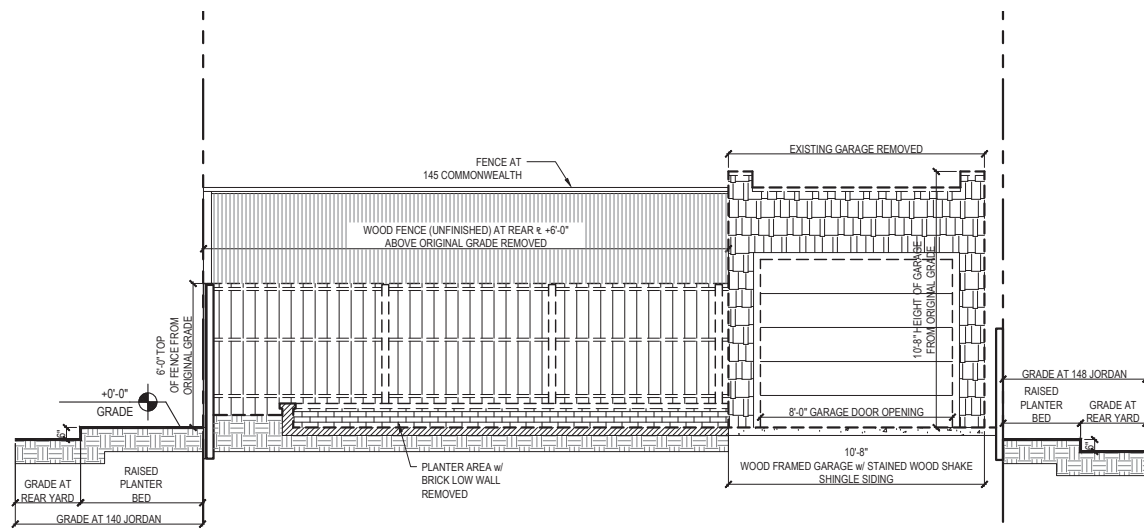
A1.01 SCALE: 1/4"=1'-0"

05 EXISTING GARAGE PLAN

A1.01 SCALE: 1/4"=1'-0"

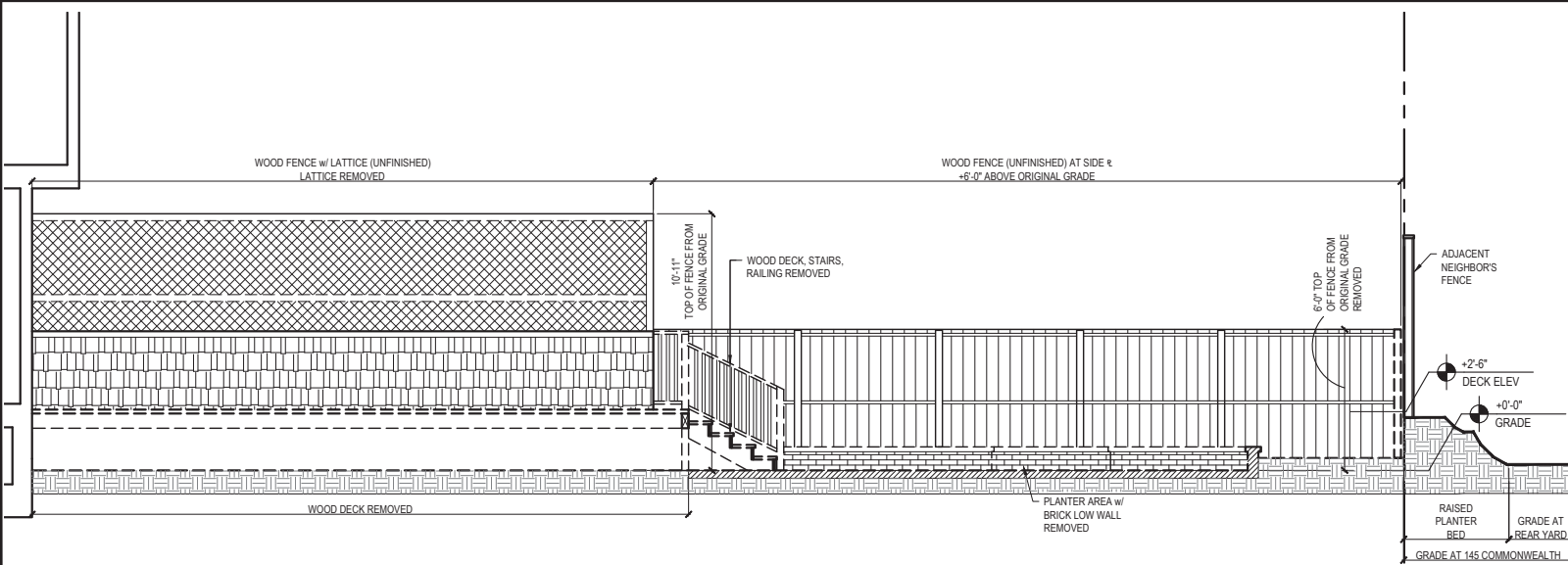


AREA FOR PERMIT STAMPS



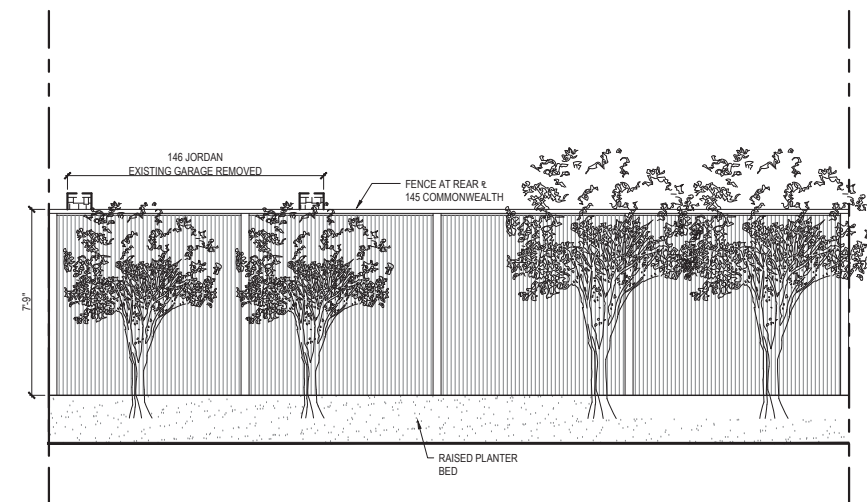
03 EXISTING EAST ELEVATION

A1.01 SCALE: 1/4"=1'-0"



02 EXISTING NORTH ELEVATION

A1.01 SCALE: 1/4"=1'-0"



01 EXISTING WEST ELEVATION FROM 145 COMMONWEALTH

A1.01 SCALE: 1/4"=1'-0"

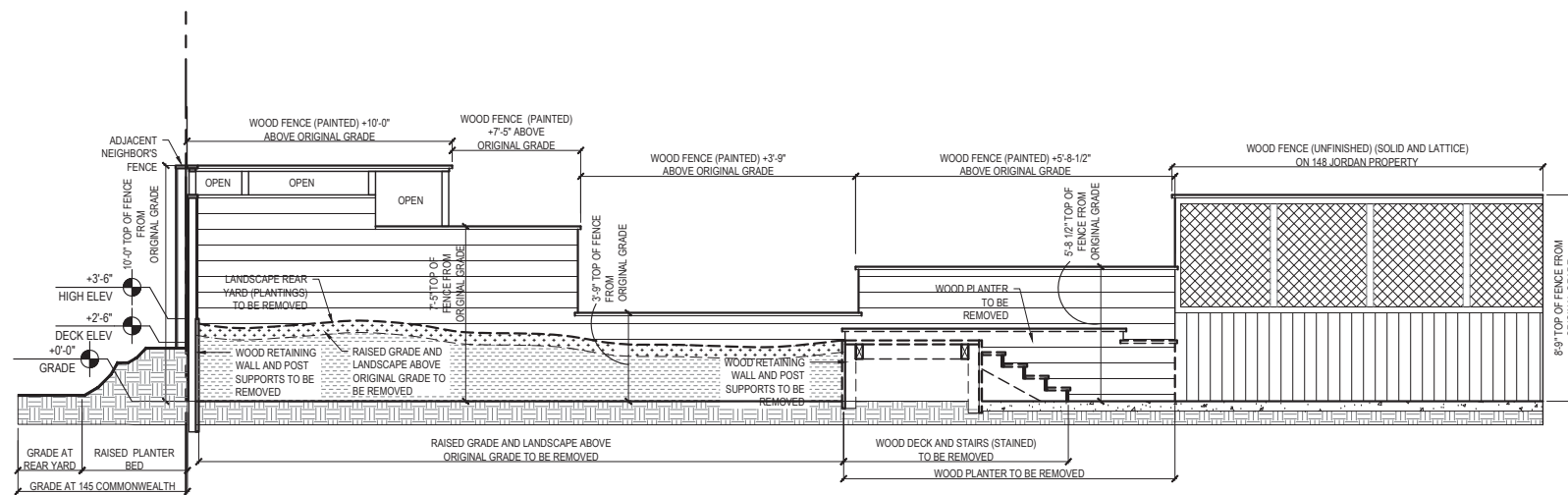
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PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision	04/13/20

EXISTING  
 REAR YARD PLAN AND  
 ELEVATIONS

SCALE	AS NOTED
DRAFTED BY	JAE
CHECKED BY	JAE
JOB NAME	ANDREINI
PLOT DATE:	03/12/21

SHEET NO.  
 A1.01

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect.

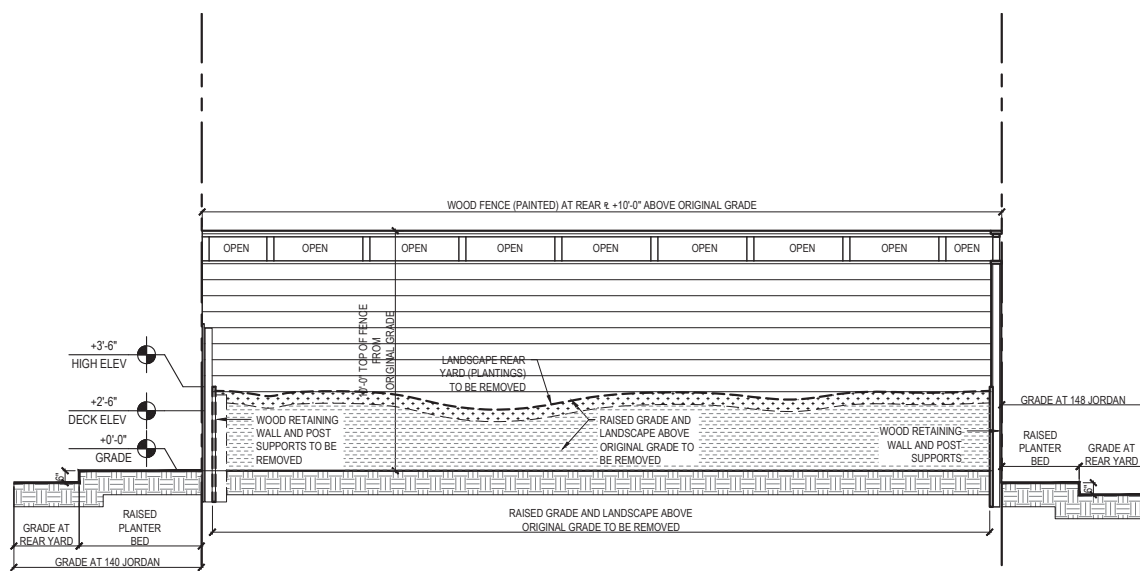


04 AS-BUILT SOUTH ELEVATION  
 A2.01 SCALE: 1/4"=1'-0"

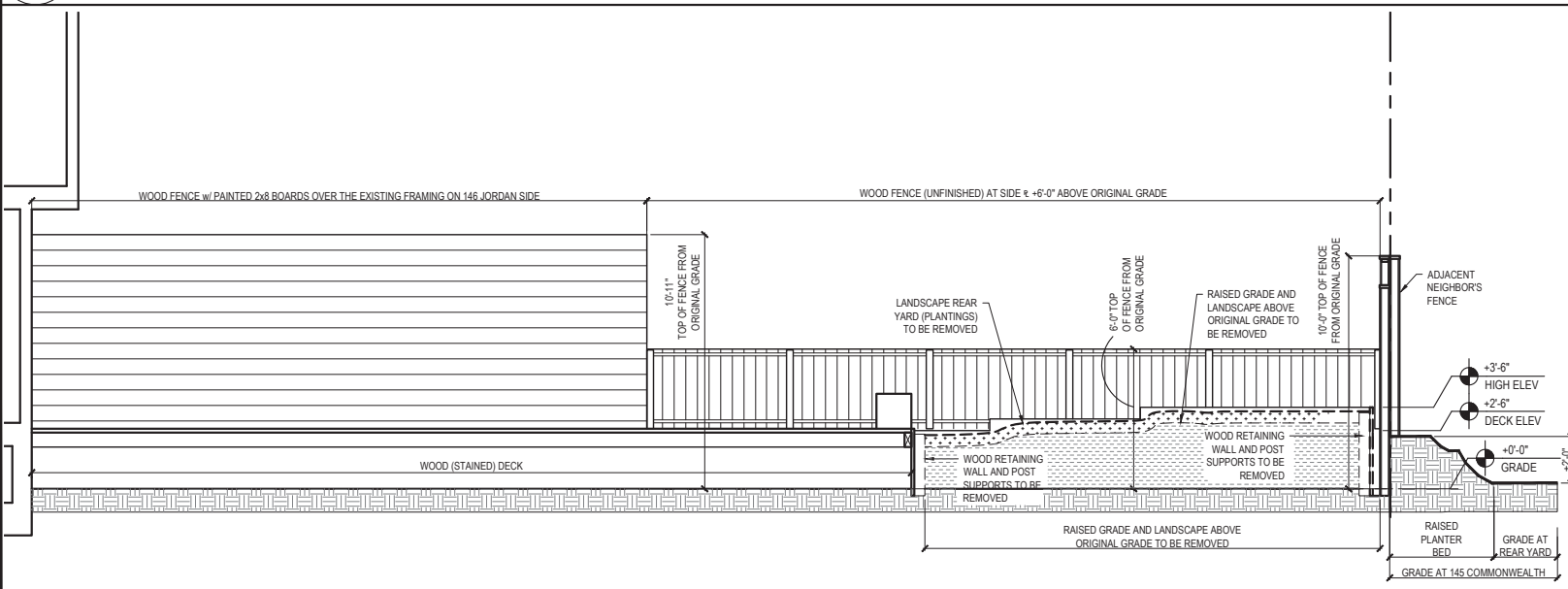
AREA FOR PERMIT STAMPS

DRAWING SET:  
 PERMIT DRAWINGS  
 SUBMITTALS:

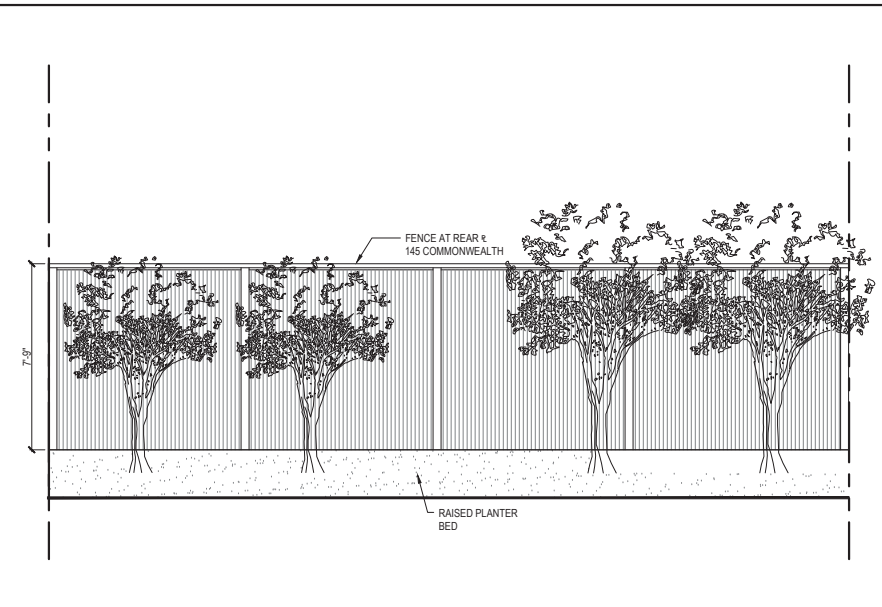
Submit for Variance	03/31/20
Permit Revision	04/13/20



03 AS-BUILT EAST ELEVATION  
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02 AS-BUILT NORTH ELEVATION  
 A2.01 SCALE: 1/4"=1'-0"



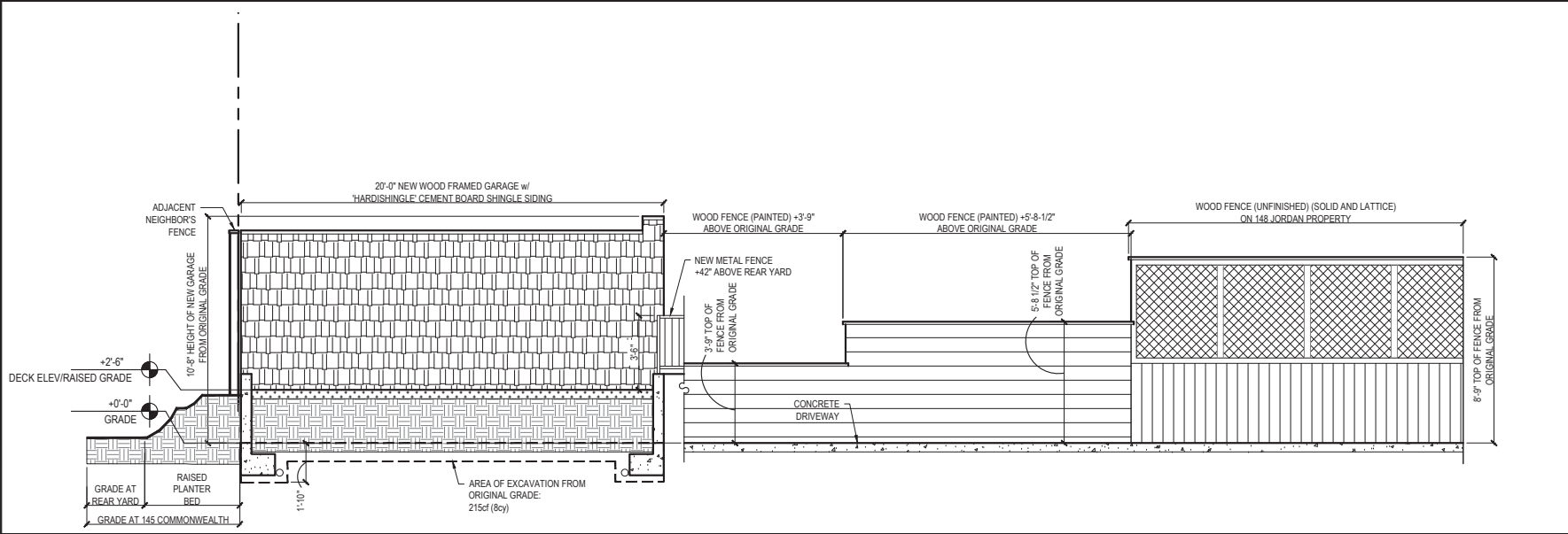
01 AS-BUILT WEST ELEVATION FROM 145 COMMONWEALTH  
 A2.01 SCALE: 1/4"=1'-0"

AS-BUILT  
 REAR YARD PLAN AND  
 ELEVATIONS

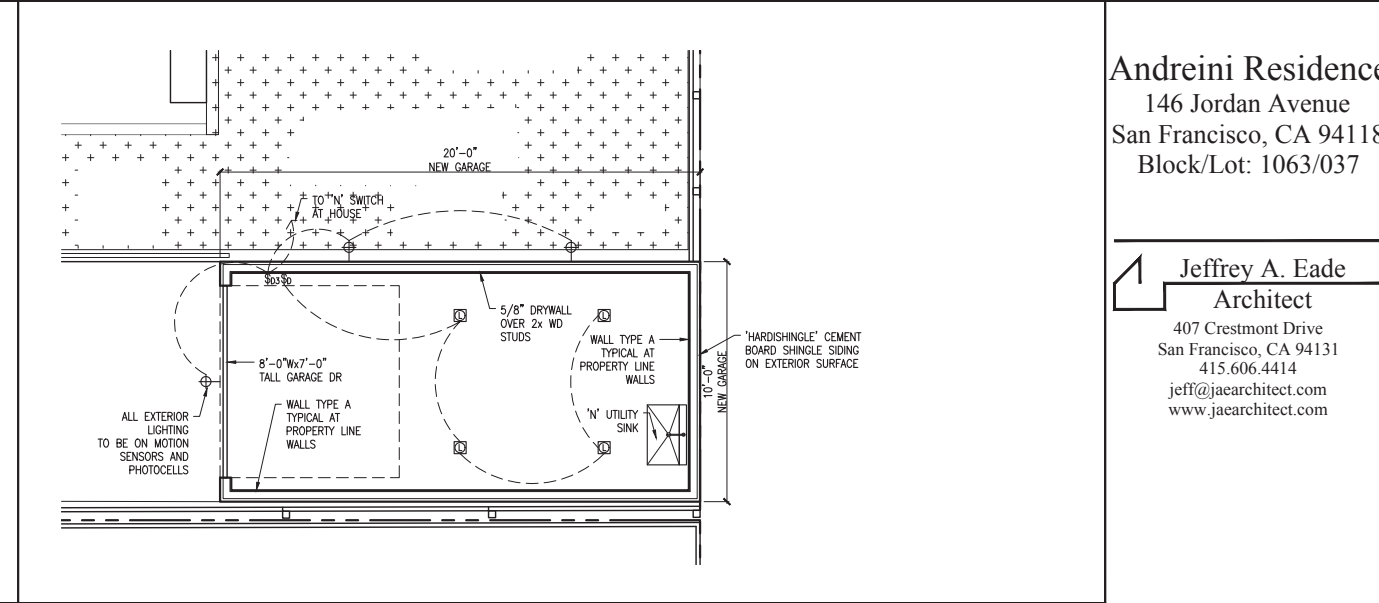
SCALE: AS NOTED  
 DRAFTED BY: JAE  
 CHECKED BY: JAE  
 JOB NAME: ANDREINI  
 PLOT DATE: 03/12/21

SHEET NO. A2.01

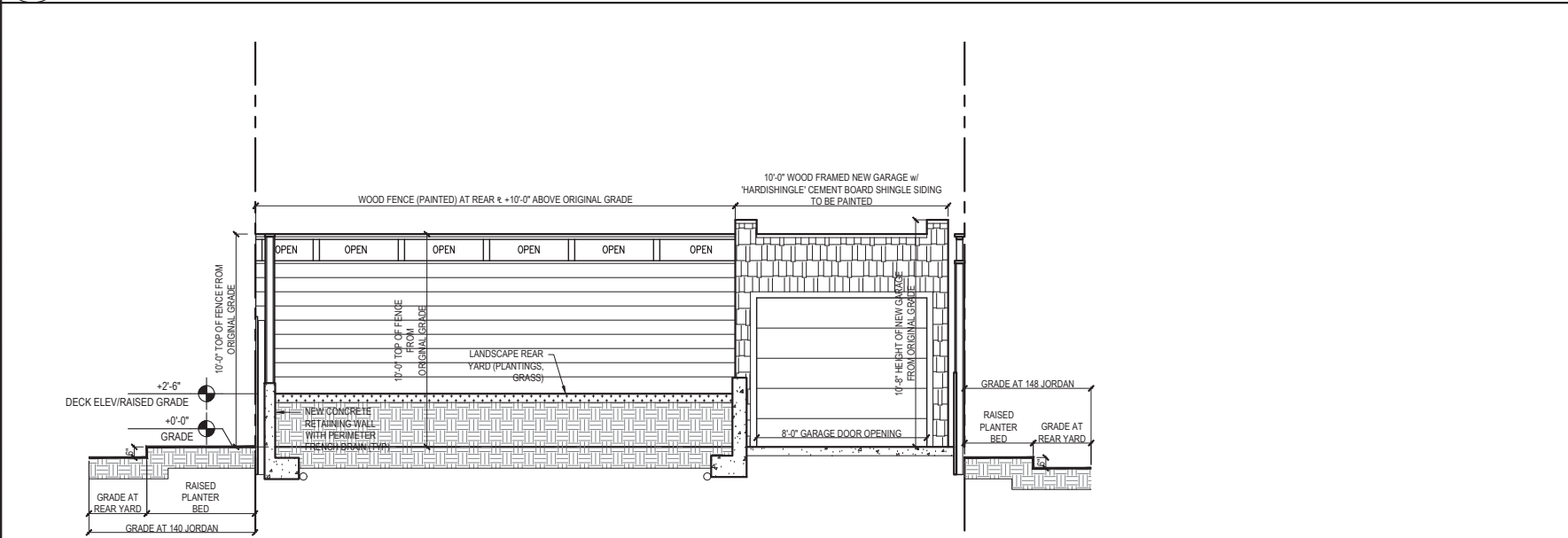
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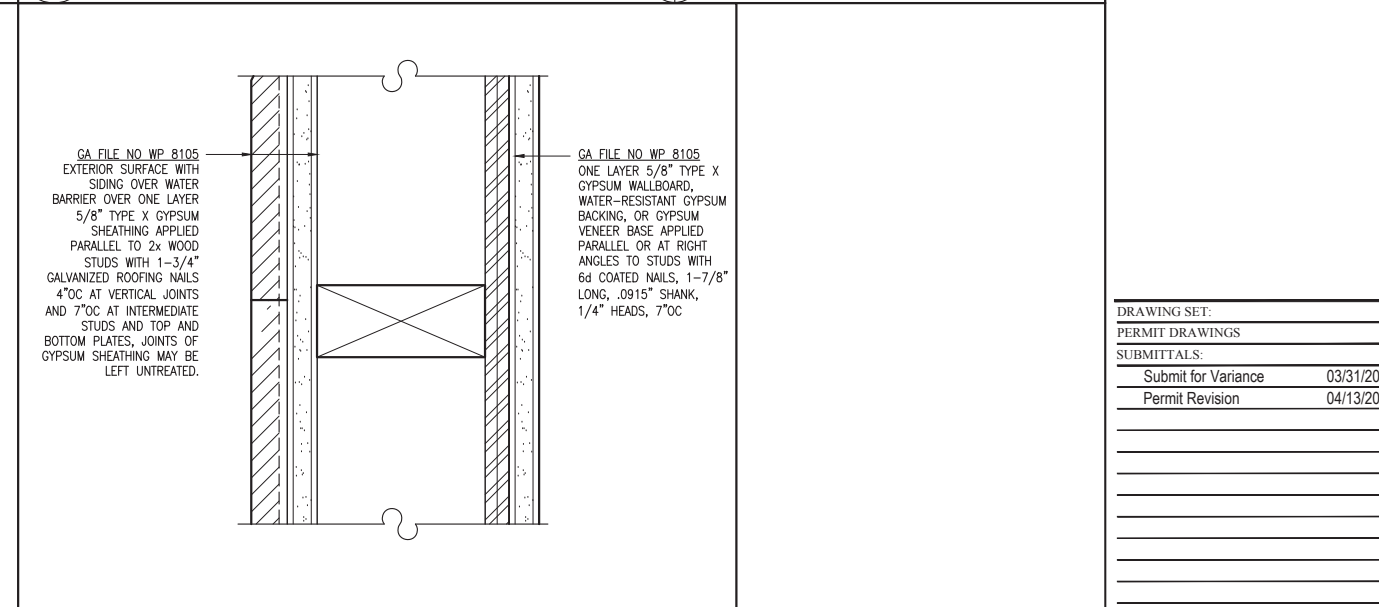
04 PROPOSED SOUTH ELEVATION  
 A3.01 SCALE: 1/4"=1'-0"



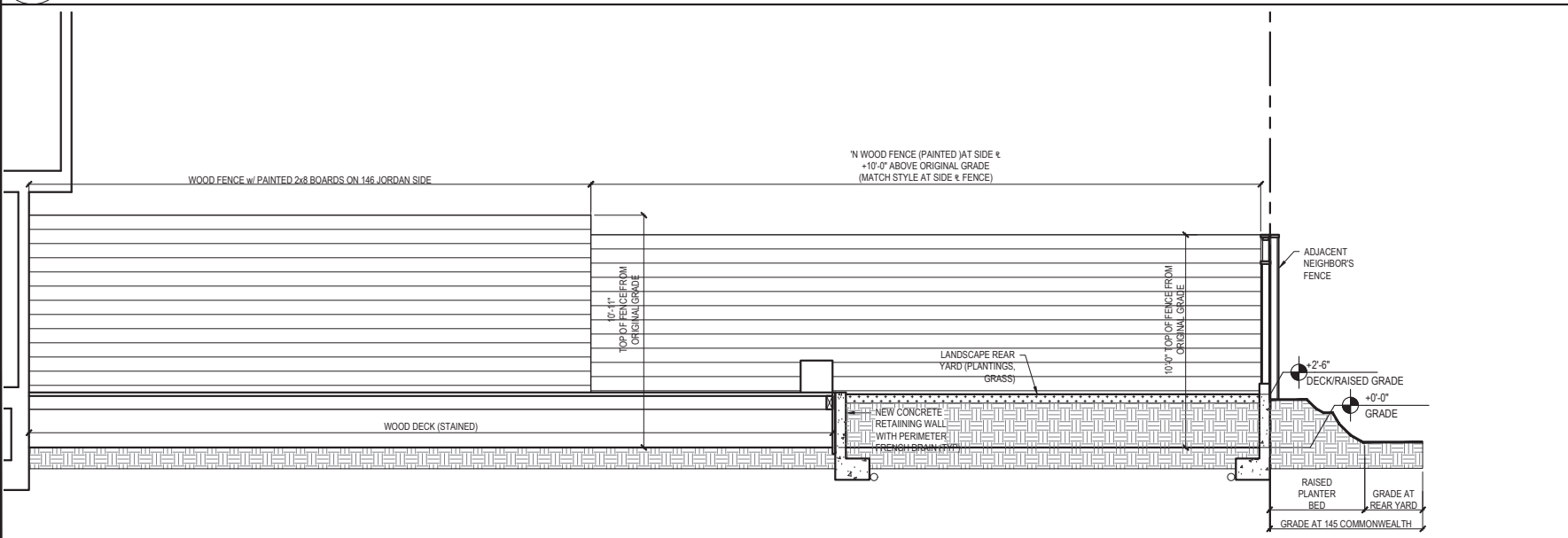
05 PROPOSED GARAGE PLAN  
 A3.01 SCALE: 1/4"=1'-0"



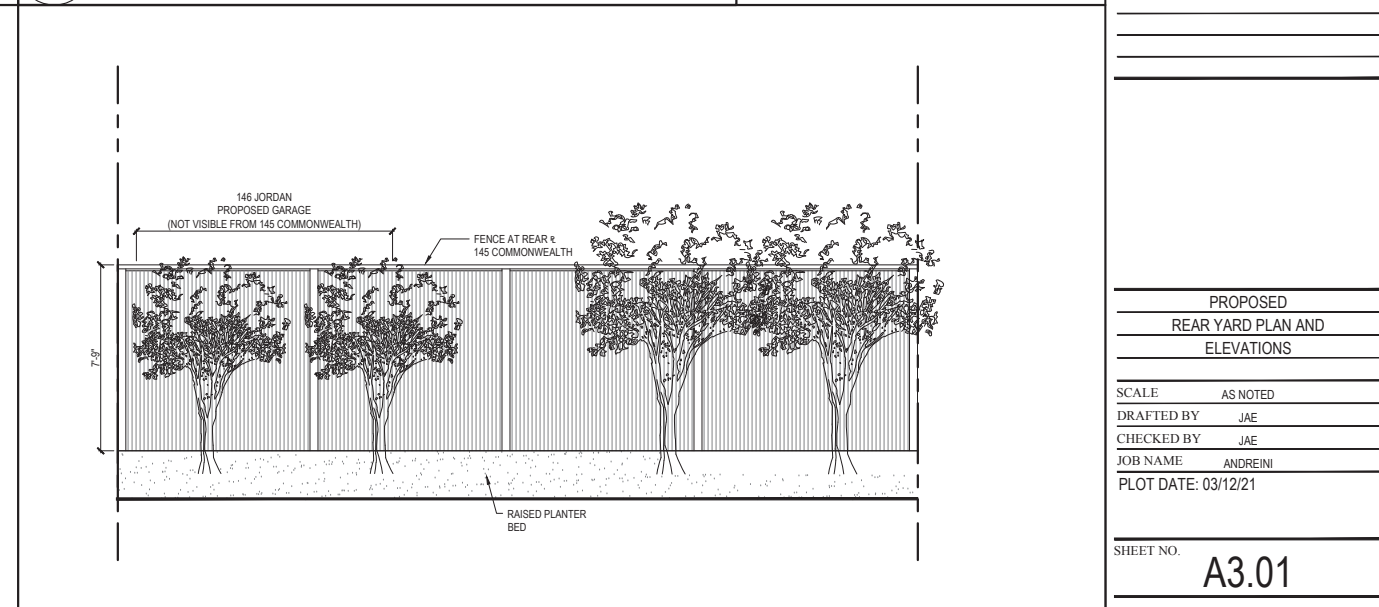
03 PROPOSED EAST ELEVATION  
 A3.01 SCALE: 1/4"=1'-0"



A WALL TYPE A-EXTERIOR 1-HR  
 A3.01 SCALE: 6"=1'-0"



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



01 PROPOSED WEST ELEVATION FROM 145 COMMONWEALTH  
 A3.01 SCALE: 1/4"=1'-0"

AREA FOR PERMIT STAMPS

DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision	04/13/20

PROPOSED REAR YARD PLAN AND ELEVATIONS	
SCALE	AS NOTED
DRAFTED BY	JAE
CHECKED BY	JAE
JOB NAME	ANDREINI
PLOT DATE:	03/12/21

SHEET NO. **A3.01**

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**GREEN BUILDING NOTES:**

- Construction and Demolition Debris:** 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction and Demolition Debris Ordinance.
- Recycling by Occupants:** Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. (SFBC Admin Bulletin 088).
- Water Efficient Irrigation:** Projects that include less than 1,000sf of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.
- Storm Water Control Plan:** Projects disturbing less than 5,000sf must implement a Stormwater Control Plan meeting SFPUIC Stormwater Design Guidelines.
- Grading and Paving:** Construction plans shall include how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens.
- Smart Irrigation Controller:** Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.
- Indoor Water Efficiency:** Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (see 'Indoor Water Efficiency' on 'City and County of San Francisco Green Building Submittal sheet). Replace all noncompliant fixtures in project area. (CalGreen 3.301.1.1, San Francisco Housing Code 12A).
- Energy Efficiency:** Comply with California Energy Code (Title 24, part 6).
- Pest Protection:** Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.
- Moisture Content of the Building:** Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following (CalGreen 4.505.3):
  - Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8
  - Moisture readings shall be taken at a point 2ft to 4ft from the grade-stamped end of each piece to be verified.
  - At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
- Capillary Break for concrete slab on grade:** Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following (CalGreen 4.505.2):
  - A 4in thick base of 1/2in or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute ACI 302.2R-06
  - A slab designed by a licensed design professional.
  - Fireplaces and wood stoves: Install only direct-vent or sealed-combustion appliances, comply with US EPA Phase II limits (CalGreen 4.503.1)
  - HVAC Design and Installer Qualifications: Design and install HVAC system to ACCA Manual J.D, and S (CalGreen 4.507.2) HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection (CalGreen 702.1)
  - Covering Duct Openings and Protecting Mechanical Equipment During Construction: Duct openings and other air distribution component openings shall be covered during all phases of construction with tape, plastic, sheet metal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system.
  - Bathroom Exhaust Fans: Must be Energy Star compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be separate component from the exhaust fan.
  - Carpet: All carpet must meet one of the following (Cal Green 4.504.3):
    - Carpet and Rug Institute Green Label Plus Program
    - California Department of Public Health Standard Practice for the testing of VOC's (specification 01350)
    - NSF/ANSI 140 at the Gold Level
    - Scientific Certifications Systems Sustainable Choice, OR
    - California Collaborative for High Performance Schools EQ2.2 and listed in the CHPS High Performance Product Database AND indoor carpet adhesive and carpet pad adhesive must not exceed 50g/l VOC content
  - Resilient Flooring Systems:** For 80% of floor area receiving resilient flooring, install resilient flooring complying with:
    - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program
    - Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for Testing and Evaluation Chambers v.1.1
    - Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
    - Certified under the Greenguard Children and Schools Program to comply with California Department of Public Health criteria
  - Composite Wood Products:** Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood, See CalGreen Table 4.504.5
  - Interior Paints and Coatings:** Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3
  - Low VOC Aerosol Paints and Coatings:** Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3)
  - Low VOC Caulks, Construction Adhesives, and Sealants:** Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2 (CalGreen 4.504.2.1)
  - Commissioning:** For new buildings greater than 10,000sf, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000sf, as well as newly installed equipment in additions or alterations, testing and adjusting is required.
  - Environmental Tobacco Smoke:** Prohibit smoking within 25ft of building entries, outdoor air intakes, and operable windows.
  - Air Infiltration:** Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.
  - Acoustical Control:** Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.
  - CFCs and Halons:** Do not install equipment that contains CFCs or Halons. (CalGreen 5.508.1)

**ARCHITECTURAL**

- All construction to conform to all current building, electrical, mechanical, and plumbing codes (2019 CBC, 2019 CPC, 2019 CMC, & 2019 CEC) and all other state, county, and city ordinances and regulations pertaining thereto (SFBC 2019).  
Permits: Contractor shall obtain and pay for the Electrical, Plumbing, and all other permits etc, required by the governing authorities for the scope limited to only the work in the Architect's Drawings. All other work noted NIC (Not In Contract) is by others (Owner and Architect will obtain and pay for the General Building Permit).
- The Contractor assumes sole and complete responsibility for the job site conditions at ALL times. The Contractor shall isolate the areas of the house that are not included in the scope of work for the project by using double zip walls between non-working and working areas, providing means and instructions to subcontractors preventing workers from traveling through non-working areas, and security locking these areas if applicable. Areas involved in the scope of work shall be kept in an orderly fashion, debris removed daily and broom swept daily. A portable bathroom and washing facility shall be provided on site and maintained by the Contractor. Smoking will not be permitted on site.
- The Contractor shall protect all existing plant and landscape materials not intended to be removed. The rear yard shall not be used for staging of materials unless allowed by the Owner
- Contractor shall examine and verify existing conditions of the job site. Any discrepancy between drawings and existing conditions shall be recorded and reported with a submittal copy to the Architect for resolution prior to the commencement of work.
- The contractor will notify the Architect about any condition requiring a modification or change and will not proceed with any change to the Work without the approval of Owner and Architect.
- The Contractor shall provide submittals, shop drawings, and mock ups for approval to the owner and architect as indicated in the drawings.
- The Contractor shall coordinate completion and clean up of work in preparation for final occupancy.
- All penetrations of the building envelope shall be fully caulked and sealed unless otherwise noted. Contractor to insure watertight conditions, including but not limited to all new roofing, doors and windows.
- Gridlines at exterior walls are located as noted on plans. All interior dimensions are shown to the face of stud, unless otherwise noted.
- Refer to Structural (Electrical, and Plumbing if applicable) drawings for additional general notes and requirements and coordinate with the Architectural Drawings.
- DO NOT SCALE THE DRAWINGS. The contractor shall contact the Architect for clarification of dimensions.
- Verify all dimensions in the field.
- The Contractor and framing sub-contractor shall mark the crown of each framing member and frame the walls with the crown of the studs each facing the same way
- All appliances shall be seismically anchored per UMC 304.4 specifications, and shall have adequate volume of combustion air per UMC 701.2.
- Use manufacturer's standard detail for all flashing unless otherwise noted.
- Contractor to install waterproofing and drainage under all new concrete slabs/retaining walls per structural requirements (see drawings), and architectural drawings.
- Structural observation shall be required by the Architect or Engineer of Record for structural conformance to the approved plans per Sec. 1702 CBC.

**ELECTRICAL NOTES:**

- All utilities (but not limited to the following: gas, electric, water, sewer, etc.) shall be inspected for existing and new capacity and modified as required to meet codes per Architectural note #1 above.
- Provide 2-min separate 20 amp circuits to kitchen appliances per CEC 220-4.
- Provide 2-min separate 20 amp circuits to laundry appliances per CEC 220-4.
- All clothes closet lamps shall be enclosed if incandescent and light fixture clearances shall conform to CEC 608.
- Smoke and CO2 detectors shall be powered by building wiring current with battery backup CBC 310.9.1
- Provide a smoke detector for each story and within each bedroom. Where non-bedroom ceiling heights exceed the hall ceiling height by more than 2 feet, additional detectors are required in each room per CBC 310.9.1
- Electric floor mat heat in the bathroom shall meet the requirements of CEC 151(b)3 Exception. Supplemental heating shall be less than 2kW and controlled by a time-limiting device not exceeding 30 minutes

**PLUMBING NOTES:**

- All plumbing vents shall be joined as often as possible into one main vent stack and roof penetration
- Provide non-removable backflow prevention device on all exterior hose bibs, and lawn sprinkler/irrigation systems per CPC 608.
- Base materials below all shower pans to be sloped toward indicated drains as per UPC Section 410.5.
- If conventional water heater tank is used, provide seismic anchorage for new and/or existing water heater tanks per CPC 510.5. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping.
- Contractor and sub-contractor are to evaluate the condition and location of the existing plumbing lines from the house to the street main and determine a location to tie into the main line. Also, the need for a lift pump will have to be determined.
- Contractor is to note that it may be necessary to (depending on actual field elevations of pertinent items) to provide an approved backwater valve for drain piping serving fixtures having fluid level rims below the elevation of next upstream manhole cover.
- Hammer arresting device shall be installed at quick-acting valves per CBC 609.10.
- Coordinate space requirements and installation of mechanical, electrical and plumbing items that are indicated diagrammatically on Drawings.
- Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

**MECHANICAL NOTES**

- Gas vent termination shall meet requirements of CMC 802.6 and SFMC 802.6.2. Through the wall vent termination per SFMC 802.8
- Combustion air shall meet the requirements of CMC Chapter 7
- Environmental air ducts shall terminate 3 feet from the property line and 3 feet from openings into the building per CMC 502.2.1 and be provided with back-draft dampers CMC 504.1.1. Exhaust shall not discharge onto a public walkway.
- Domestic range hood vents shall meet the requirements of CMC 504.3 and comply with CMC Table 403.7.
- All interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1.
- Clothes dryer exhaust shall be a minimum 4 inches, terminate to the outside of the building, shall be equipped with a back-draft damper, and meet the requirements of CMC 504.4. Provide 100 square inch minimum of make-up air opening for domestic dryers.
- Direct vent appliances per CMC 802.2.4 (per manufacture's installation instructions) and SFMC 802.2.4.
- Steel ducts not less than 0.019" duct thickness and no openings in garage per CBC 406.3.4.3.
- Lighting per CEC 150.0(k) and CEC Table 150.0-A.
- Maintain rated separation between dwelling units per CBC 420.3 (horizontal) and CBC 420.2 (separation walls). Penetrations through horizontal assemblies shall comply with CBC 717.6.
- Provide a minimum 200 square inch ventilation outlet in the garage walls or exterior doors per SFBC 406.3.7

ABV	Above	DIM	Dimension	ID	Inside Diameter	PR	Pair	T	Tread
AD	Area Drain	DISP	Disposal	INSUL	Insulation	PT	Point	TBD	To Be Determined
ADJ	Adjustable	DW	Dishwasher	INT	Interior	R	Radius	TEL	Telephone
AFF	Above Finish Floor	DR	Door	JT	Joint	REF	Refrigerator	T&G	Tounge & Groove
BD	Board	DS	Drain Spout	KIT	Kitchen	REINF	Reinforced	TYP	Typical
BEL	Below	DWG	Drawing	LAM	Laminate	RD	Roof Drain	TO	Top Of
BLK	Block	DRWR	Drawer	LAV	Lavatory	REQD	Required	TOS	Top Of Slab
BLKG	Blocking	'E'or'E)	Existing	LT	Light	RESIL	Resilient	UON	Unless Otherwise
BM	Beam	EA	Each	MAX	Maximum	RET	Retaining	Noted	
BO/GC	ByOwner/Installed by General Contractor	EL	Elevation	MC	Medicine Cabinet	RM	Room	VERT	Vertical
BOT	Bottom	ELEC	Electrical	MECH	Mechanical	RO	Rough Opening	VEST	Vestibule
BSMT	Basement	EQ	Equal	MIN	Minimum	RW	Redwood	VIF	Verify In Field
CAB	Cabinet	EXP	Expansion	MIR	Mirror	S	Sink	W	Washer
CB	Catch Basin	F	Furnace	MISC	Miscellaneous	SCHED	Schedule	WIFI	Wifi Amplifier
CEM	Cement	FD	Floor Drain	MTL	Metal	SHWR	Shower	W/	With
CI	Cast Iron	FDN	Foundation	SHT	Sheet	SHT	Sheathing	WH	Water Heater
CIP	Cast In Place	FIN	Finish	SHTH	Sheathing	SIM	Similar	WC	Water Closet
CLG	Ceiling	FFE	Finish Floor Elevation	N'or(N)	New	SD	Smoke Detector	WD	Wood
CLO	Closet	FLR	Floor	NIC	Not In Contract	NO	Number	WI	Wrought Iron
CLR	Clear	FOC	Face of Concrete	NTS	Not To Scale	SPEC	Specification	WIC	Walk In Closet
CLN	Clear	FOF	Face of Finish	OC	On Center	SQ	Square	W/O	Without
CONC	Concrete	FOS	Face of Stud	OD	Outside Diameter	SLD	See Landscape Drawings	WO	Where Occurs
CONT	Continuous	FT	Foot or Feet	OFD	Overflow Drain	SS	Stainless Steel	WP	Waterproof
CNTR	Counter	FTG	Footing	OPNG	Opening	SSD	See Structural Drawings	WT	Weight
CTR	Center	FURR	Furring	OPP	Opposite	STD	Standard	<	Angle
D	Dryer	GB	Grab Bar	PERF	Perforated	STL	Steel	@	At
DBL	Double	GL	Glass	PG	Paint Grade	STOR	Storage	Ø	Diameter
DET	Detail	GRND	Ground	PL	Plate	SYM	Symmetrical	#	Pound or Number
DIA	Diameter	GRD	Grade	PLYWD	Plywood				

**ABBREVIATIONS**

T1

SHEET NUMBER	SHEET DESCRIPTION
T1	PROJECT INFORMATION, SHEET INDEX, ABBREVIATIONS, GENERAL NOTES
	SURVEYOR SITE PLAN
T2	EXISTING SITE PLAN
T3	AS-BUILT SITE PLAN
T4	PROPOSED SITE PLAN
A1.01	EXISTING REAR YARD PLAN AND ELEVATIONS
A2.01	AS-BUILT REAR YARD PLAN AND ELEVATIONS
A3.01	PROPOSED REAR YARD PLAN AND ELEATIONS
A8.01	STAIR AND RAILING DETAILS

**SHEET INDEX**

T1

Owner: John and Leah Andreini Family Trust  
 Address: 146 Jordan Avenue, San Francisco, CA 94118, 650-678-7200  
 Architect: Jeffrey A. Eade, Architect, 407 Crestmont Drive, San Francisco, CA 94131, 415.606.4414  
 Project Address: 146 Jordan Avenue, San Francisco, CA 94118  
 General Contractor:

Block/Lot Number: 1063/32  
 Zoning: RH-1(D)  
 Occupancy: R3  
 Construction Type: VB

**Scope of Work:**  
 Comply with Planning Enforcement Case No. 2019-017386ENF.  
 Documentation of:  
 1. Illegal demolition of existing detached garage structure.  
 2. Replacement of existing deck and stairs.  
 3. Removal of side (south) and rear (east) fences.  
 4. Construction of metal gate at side yard.

**Alteration of:**  
 1. Illegally raised rear yard.  
 2. New deck and stairs.  
 3. Metal gate at side yard.  
 4. New fence along the side (south) and rear (east) rear yard. New fence along the side (north) rear yard.  
 5. Construction of a new detached garage structure to match the original at rear yard.

**SCOPE OF WORK / PROJECT INFO**

T1

**Andreini Residence**  
 146 Jordan Avenue  
 San Francisco, CA 94118  
 Block/Lot: 1063/037

**Jeffrey A. Eade**  
 Architect  
 407 Crestmont Drive  
 San Francisco, CA 94131  
 415.606.4414  
 jeff@jaearchitect.com  
 www.jaearchitect.com



AREA FOR PERMIT STAMPS

DRAWING SET:  
 PERMIT DRAWINGS  
 SUBMITTALS:  
 Submit for Variance 03/31/20  
 Permit Revision 01 06/30/20

PROJECT INFORMATION,  
 SHEET INDEX,  
 ABBREVIATIONS, GENERAL NOTES

SCALE: AS NOTED  
 DRAFTED BY: JAE  
 CHECKED BY: JAE  
 JOB NAME: Andreini  
 PLOT DATE: 06/30/21

SHEET NO. **T1**

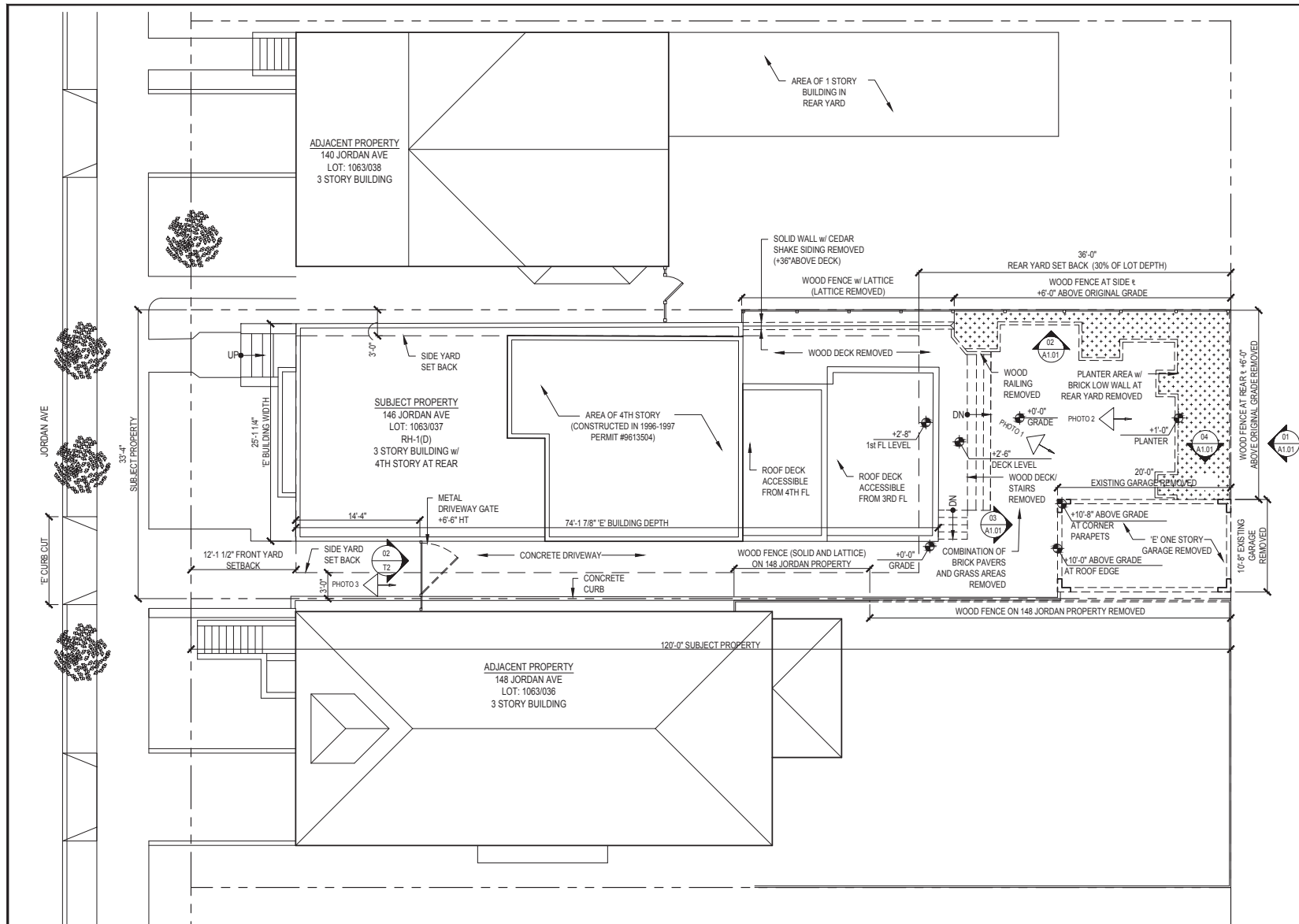
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**GREEN GENERAL NOTES**

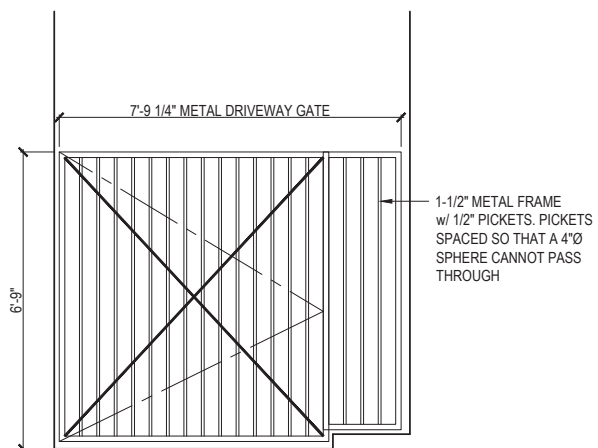
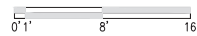
T1

**GENERAL NOTES**

T1



01 EXISTING SITE PLAN PRIOR TO DEMOLITION OF GARAGE  
T2 SCALE: 1/8"=1'-0"



02 EXISTING DRIVEWAY GATE  
T2 SCALE: 1/2"=1'-0"

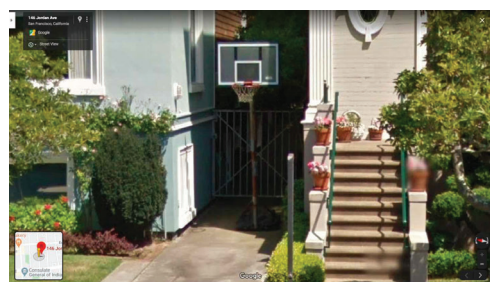


PHOTO 3: EXISTING DRIVEWAY GATE



PHOTO 2: EXISTING REAR YARD AFTER DEMOLITION



PHOTO 1: EXISTING GARAGE BEFORE DEMOLITION



PHOTO 1: EXISTING GARAGE AFTER DEMOLITION

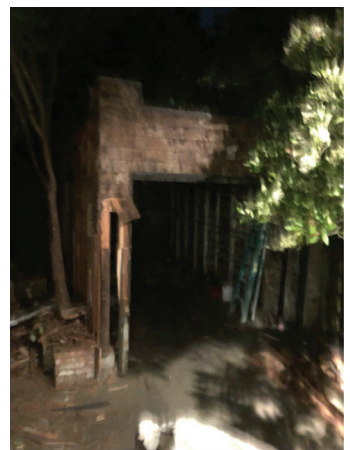


PHOTO 1: EXISTING GARAGE BEFORE DEMOLITION



PHOTO 2: EXISTING REAR YARD BEFORE DEMOLITION

**Andreini Residence**  
146 Jordan Avenue  
San Francisco, CA 94118  
Block/Lot: 1063/037

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AREA FOR PERMIT STAMPS

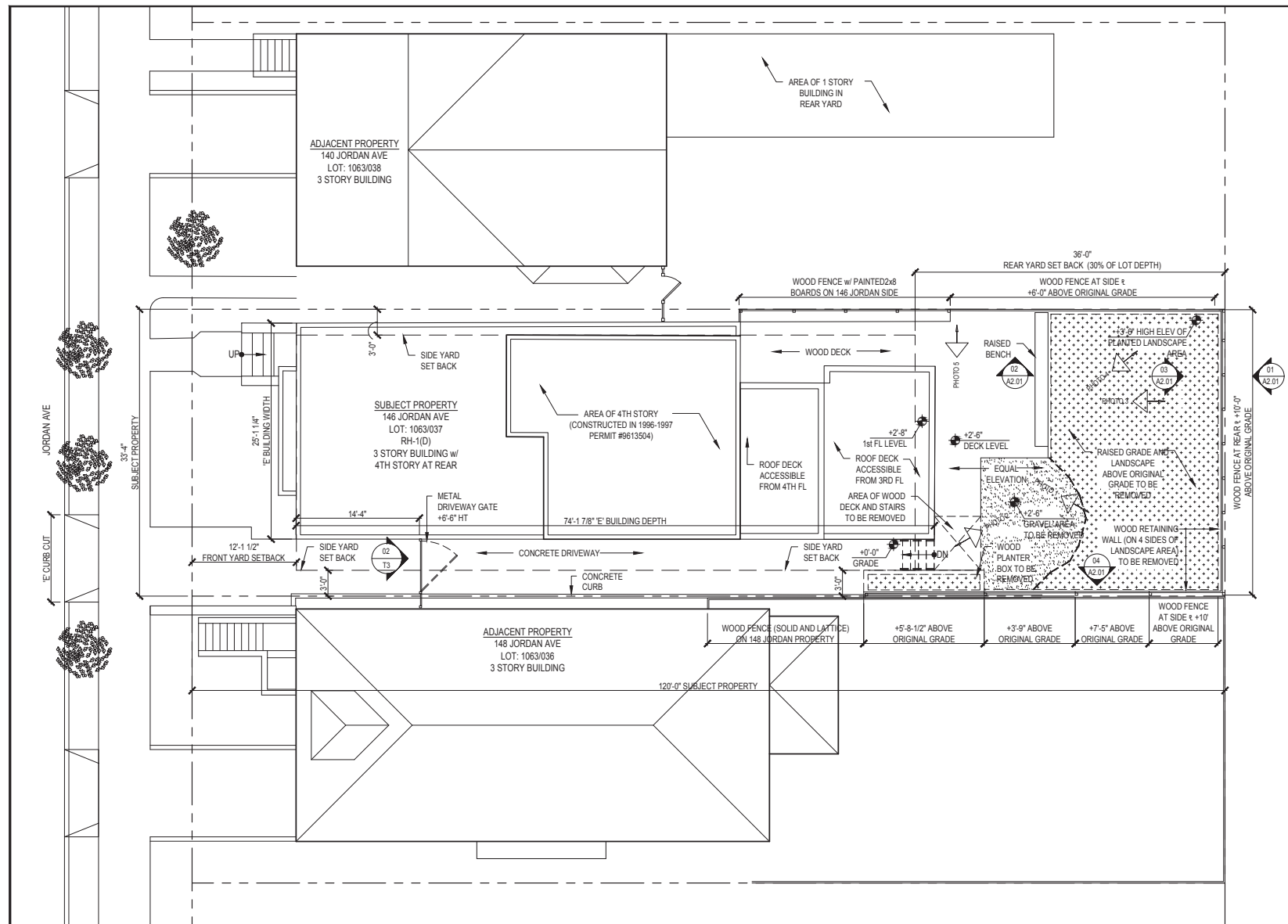
DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision 01	06/30/20

EXISTING
SITE PLAN
SCALE: AS NOTED
DRAFTED BY: JAE
CHECKED BY: JAE
JOB NAME: ANDREINI
PLOT DATE: 06/30/21

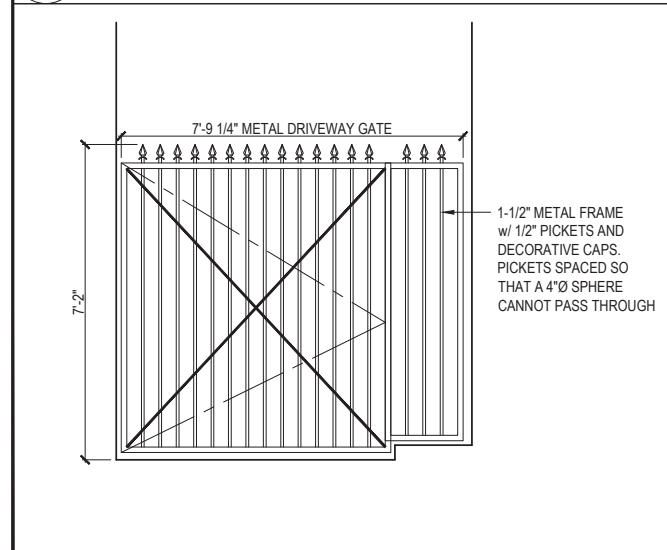
SHEET NO. **T2**

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01 AS-BUILT SITE PLAN  
 T3 SCALE: 1/8"=1'-0"  
 0' 1" 8' 16"



02 AS-BUILT DRIVEWAY GATE  
 T3 SCALE: 1/2"=1'-0"



PHOTO 1: AS-BUILT SOUTHEAST CORNER



PHOTO 2: AS-BUILT SOUTH & FENCE AND PLANTER BOX



PHOTO 3: AS-BUILT REAR & FENCE



PHOTO 4: AS-BUILT NORTHEAST CORNER



PHOTO 5: AS-BUILT NORTH & FENCE

**Andreini Residence**  
 146 Jordan Avenue  
 San Francisco, CA 94118  
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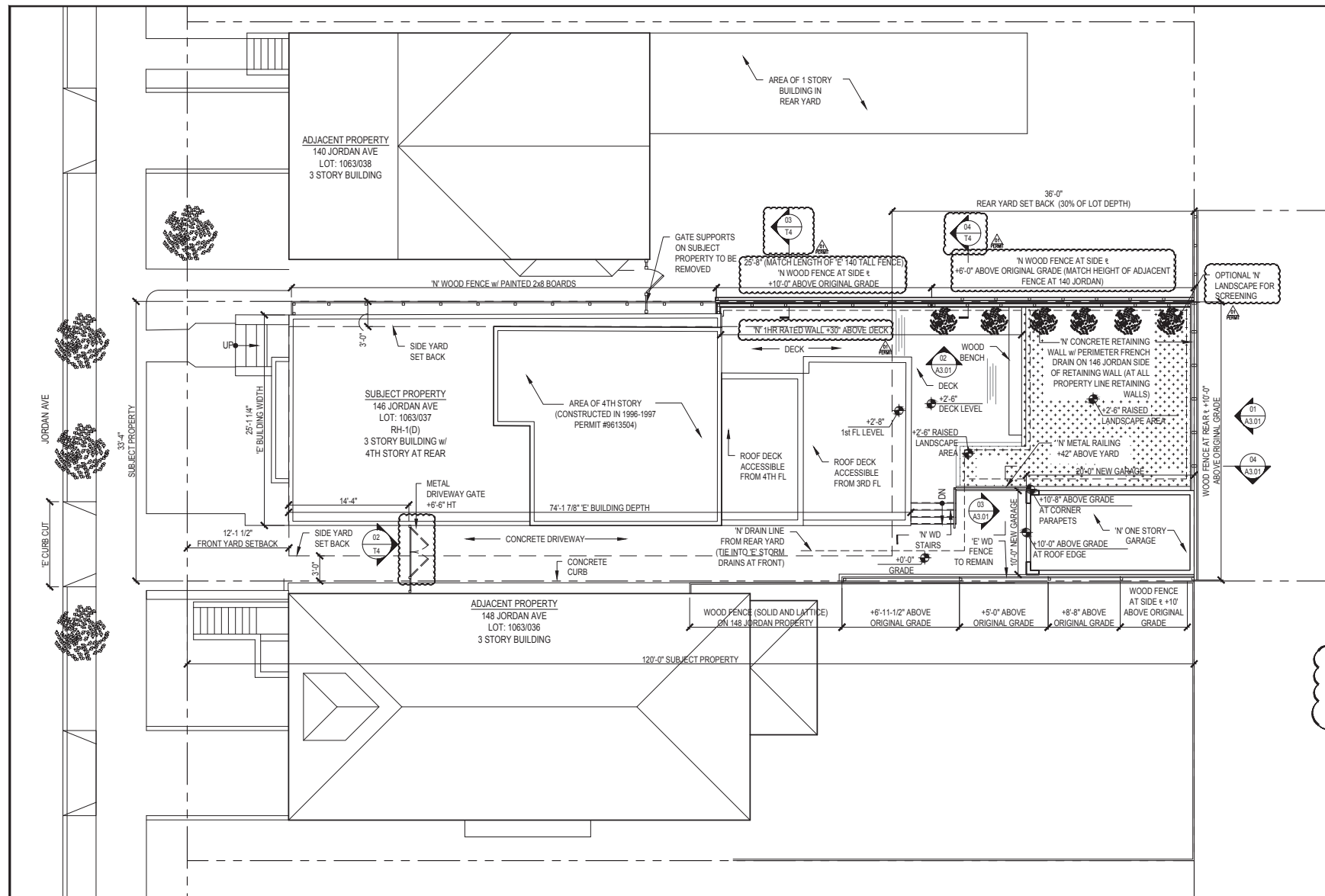
AREA FOR PERMIT STAMPS

DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision 01	06/30/20

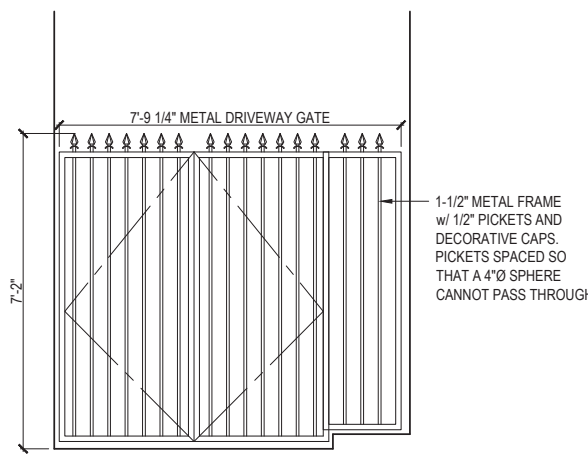
AS-BUILT
SITE PLAN
SCALE AS NOTED
DRAFTED BY JAE
CHECKED BY JAE
JOB NAME ANDREINI
PLOT DATE: 06/30/21

SHEET NO. **T3**

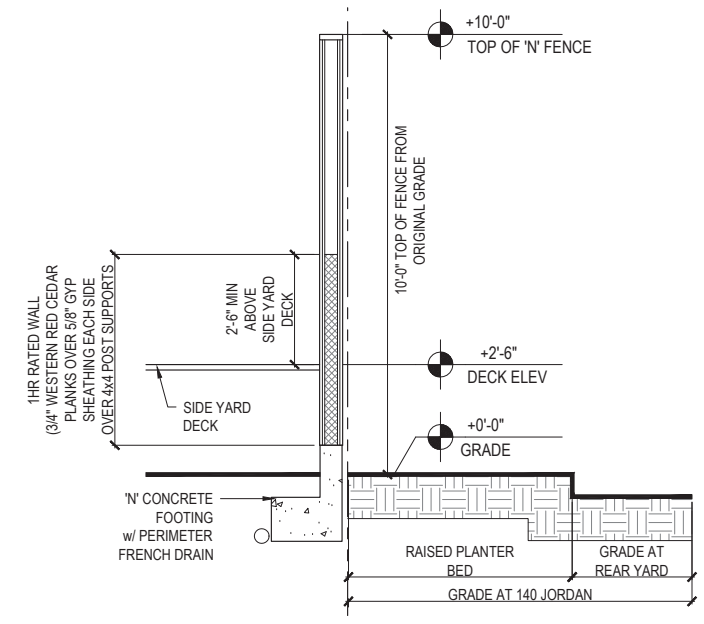
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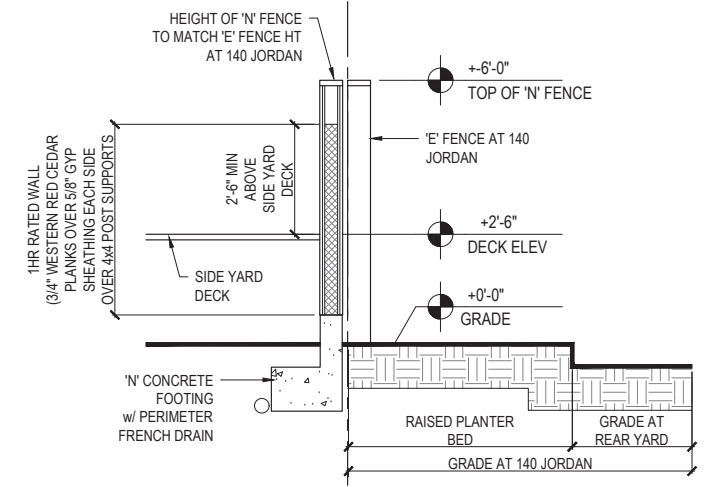
**01 PROPOSED SITE PLAN**  
 T4 SCALE: 1/8"=1'-0"  
 0' 1" 8" 16"



**02 PROPOSED DRIVEWAY GATE**  
 T4 SCALE: 1/2"=1'-0"



**03 SECTION AT PROPERTY LINE FENCE**  
 T4 SCALE: 1/2"=1'-0"



**04 SECTION AT PROPERTY LINE FENCE**  
 T4 SCALE: 1/2"=1'-0"

**Andreini Residence**  
 146 Jordan Avenue  
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 Block/Lot: 1063/037

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AREA FOR PERMIT STAMPS

DRAWING SET:	
PERMIT DRAWINGS	
SUBMITTALS:	
Submit for Variance	03/31/20
Permit Revision 01	06/30/20

PROPOSED SITE PLAN	
SCALE:	AS NOTED
DRAFTED BY:	JAE
CHECKED BY:	JAE
JOB NAME:	ANDREINI
PLOT DATE:	06/30/21

SHEET NO. **T4**  
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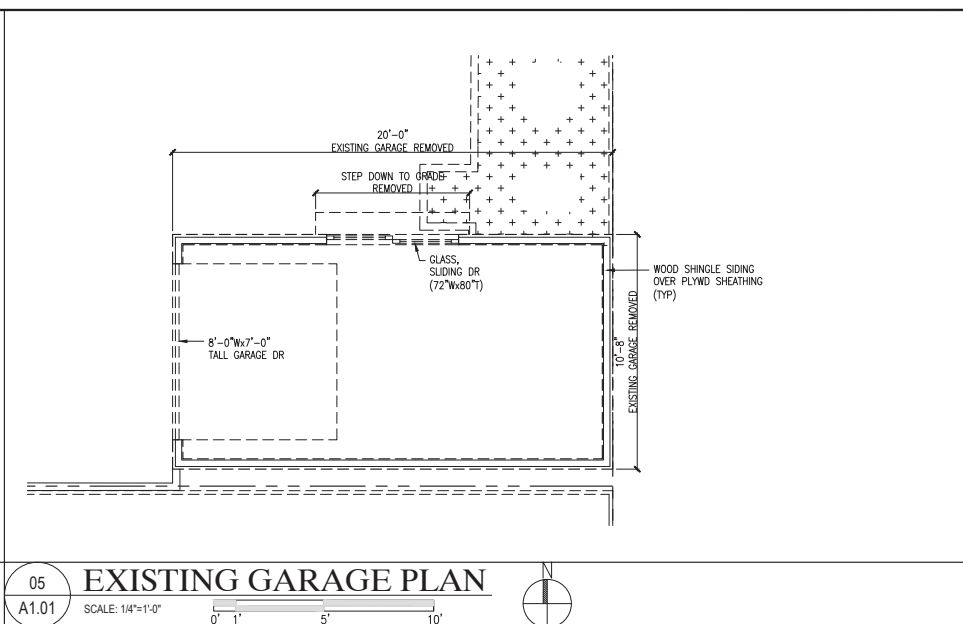
AREA FOR PERMIT STAMPS

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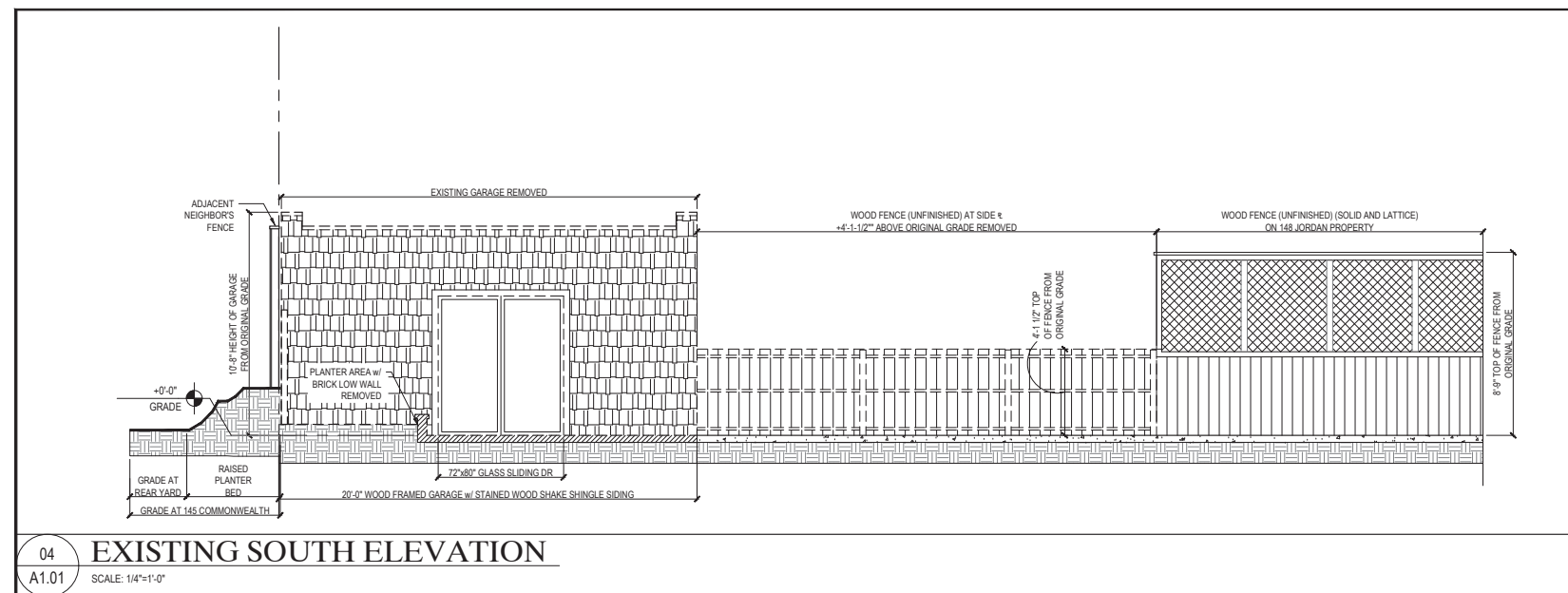
EXISTING REAR YARD PLAN AND ELEVATIONS	
SCALE:	AS NOTED
DRAFTED BY:	JAE
CHECKED BY:	JAE
JOB NAME:	ANDREINI
PLOT DATE:	06/30/21

SHEET NO. **A1.01**

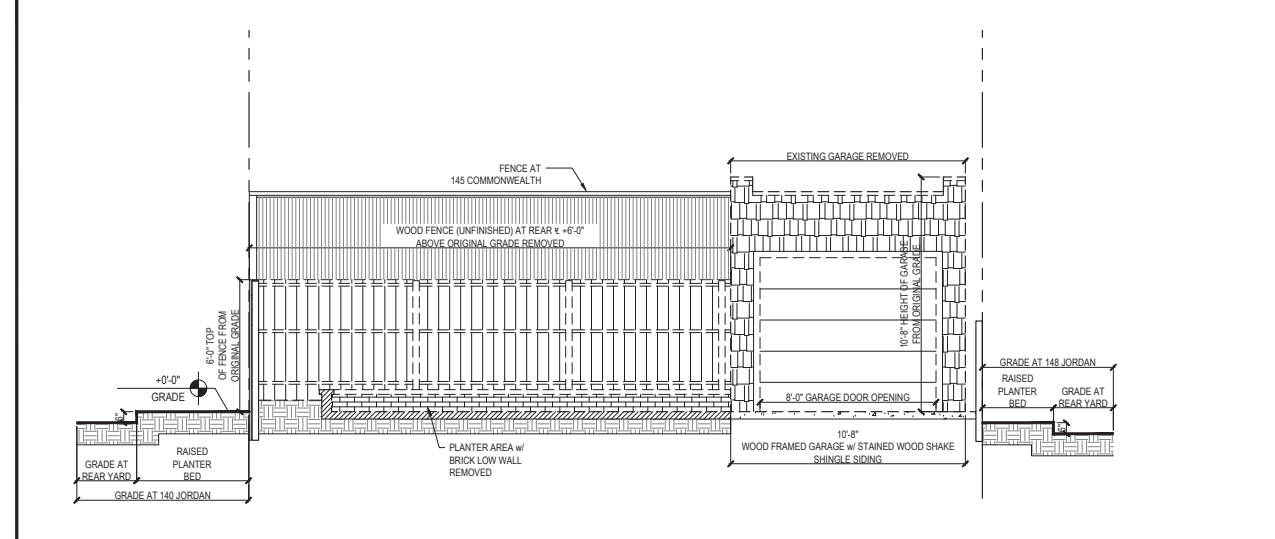
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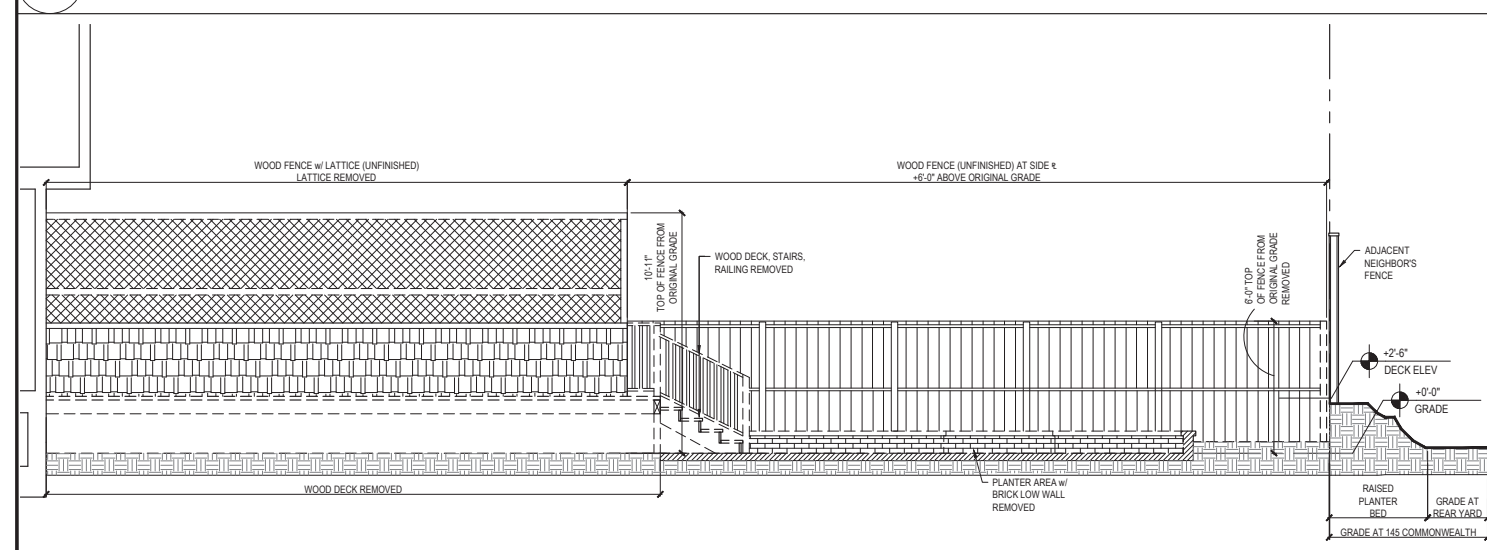
05 EXISTING GARAGE PLAN  
 A1.01 SCALE: 1/4"=1'-0"



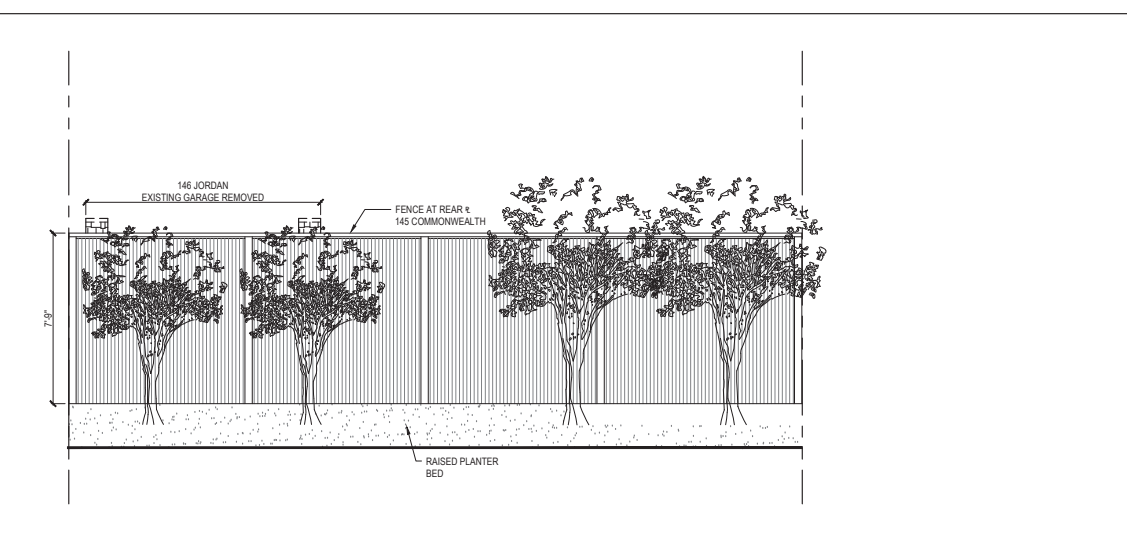
04 EXISTING SOUTH ELEVATION  
 A1.01 SCALE: 1/4"=1'-0"



03 EXISTING EAST ELEVATION  
 A1.01 SCALE: 1/4"=1'-0"



02 EXISTING NORTH ELEVATION  
 A1.01 SCALE: 1/4"=1'-0"



01 EXISTING WEST ELEVATION FROM 145 COMMONWEALTH  
 A1.01 SCALE: 1/4"=1'-0"

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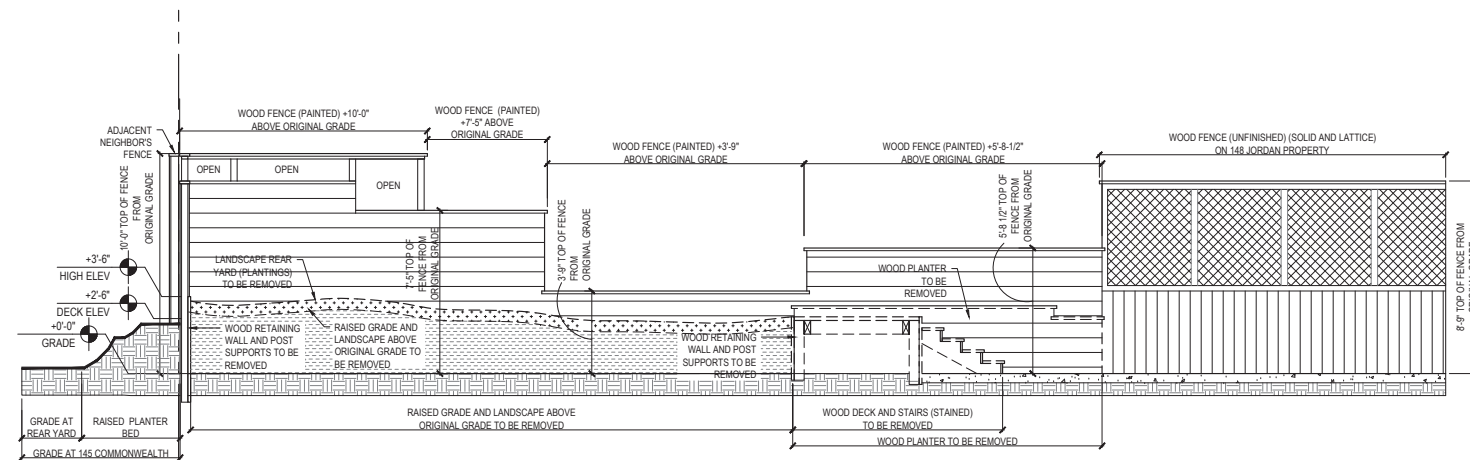
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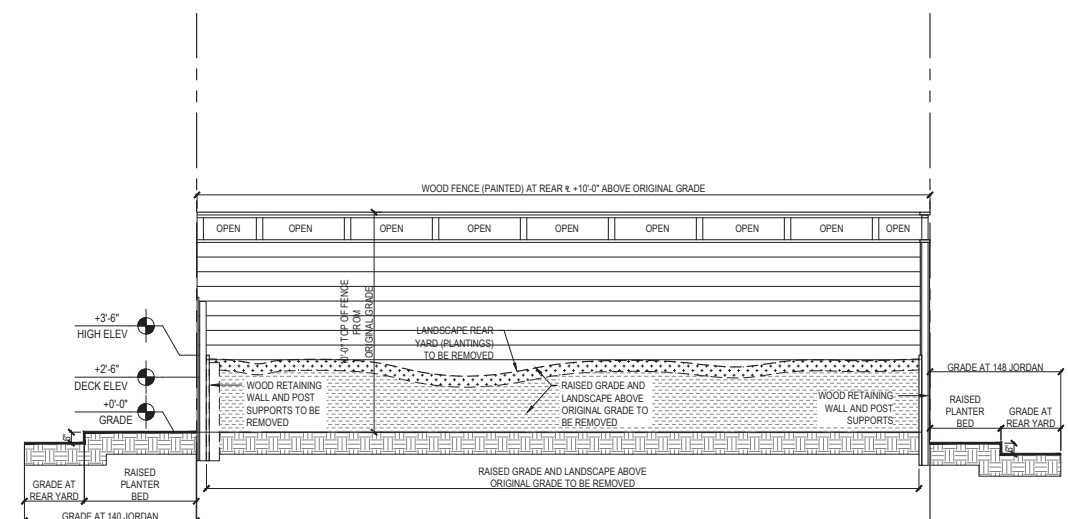
AS-BUILT REAR YARD PLAN AND ELEVATIONS	
SCALE:	AS NOTED
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CHECKED BY:	JAE
JOB NAME:	ANDREINI
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SHEET NO.  
**A2.01**

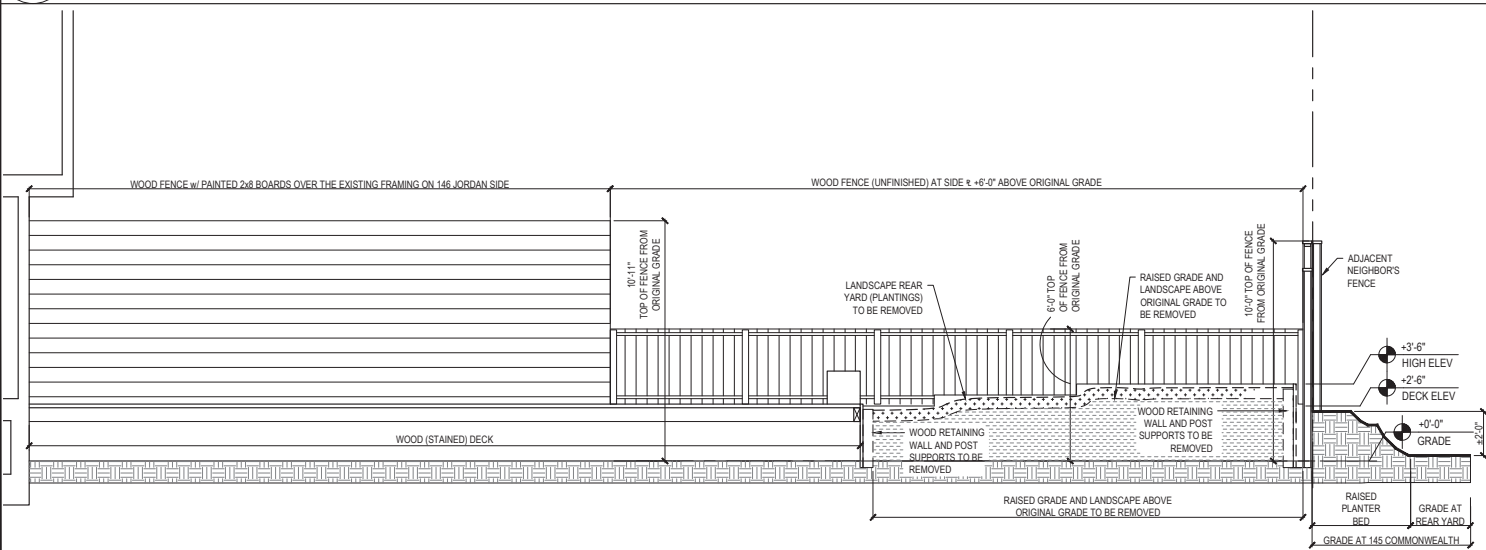
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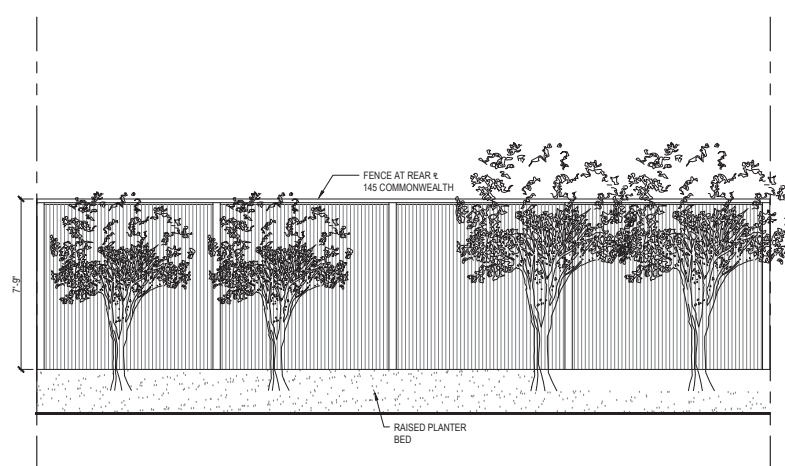
04 AS-BUILT SOUTH ELEVATION  
 A2.01 SCALE: 1/4"=1'-0"



03 AS-BUILT EAST ELEVATION  
 A2.01 SCALE: 1/4"=1'-0"



02 AS-BUILT NORTH ELEVATION  
 A2.01 SCALE: 1/4"=1'-0"



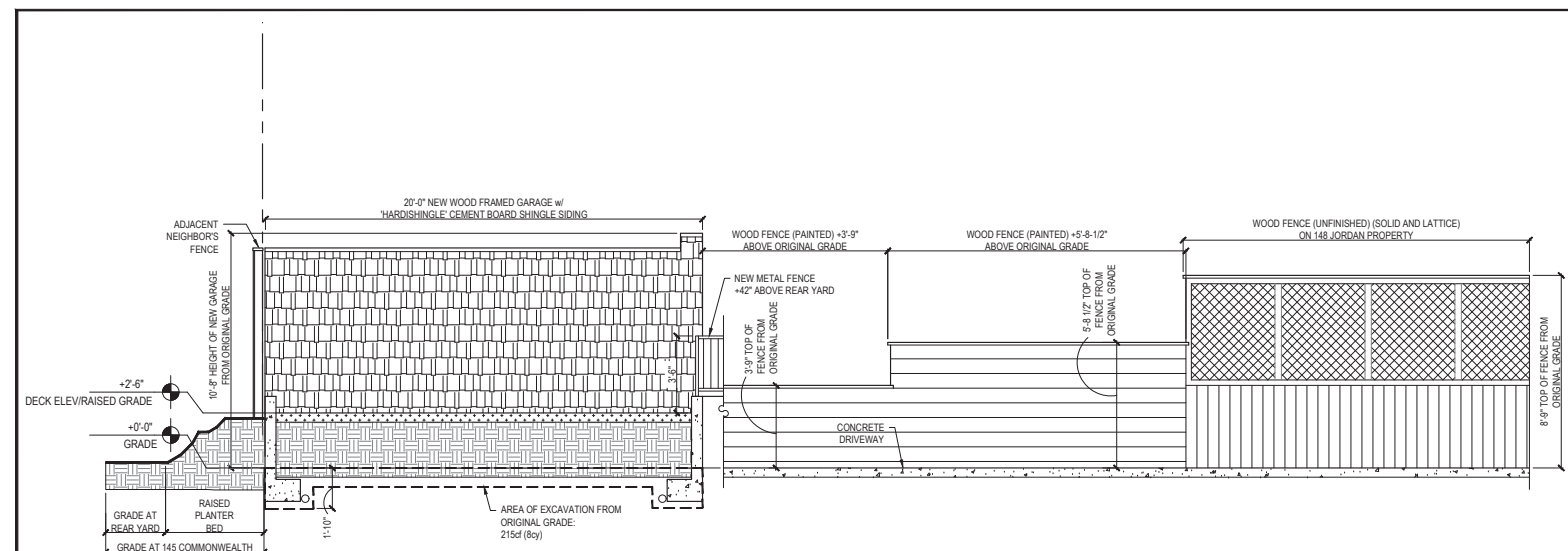
01 AS-BUILT WEST ELEVATION FROM 145 COMMONWEALTH  
 A2.01 SCALE: 1/4"=1'-0"

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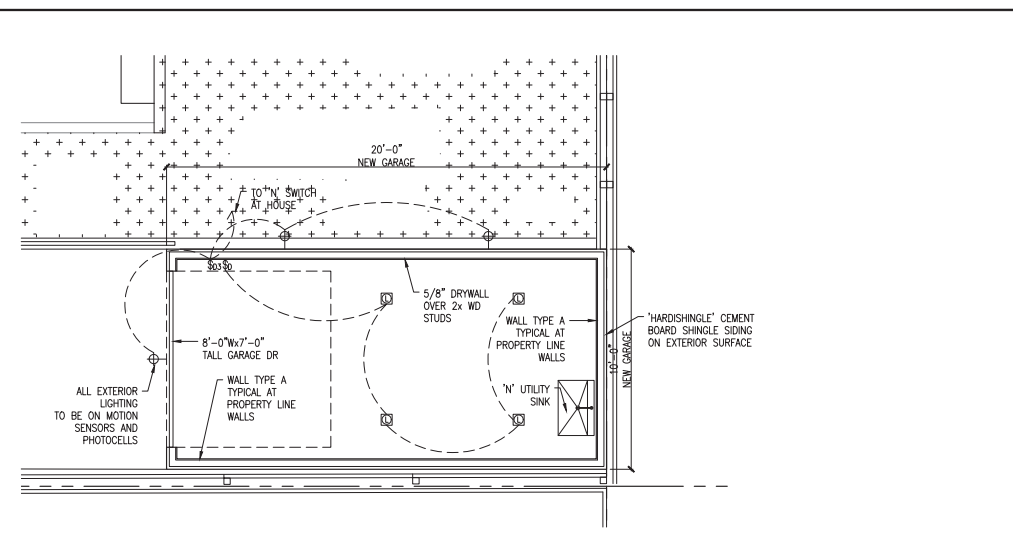
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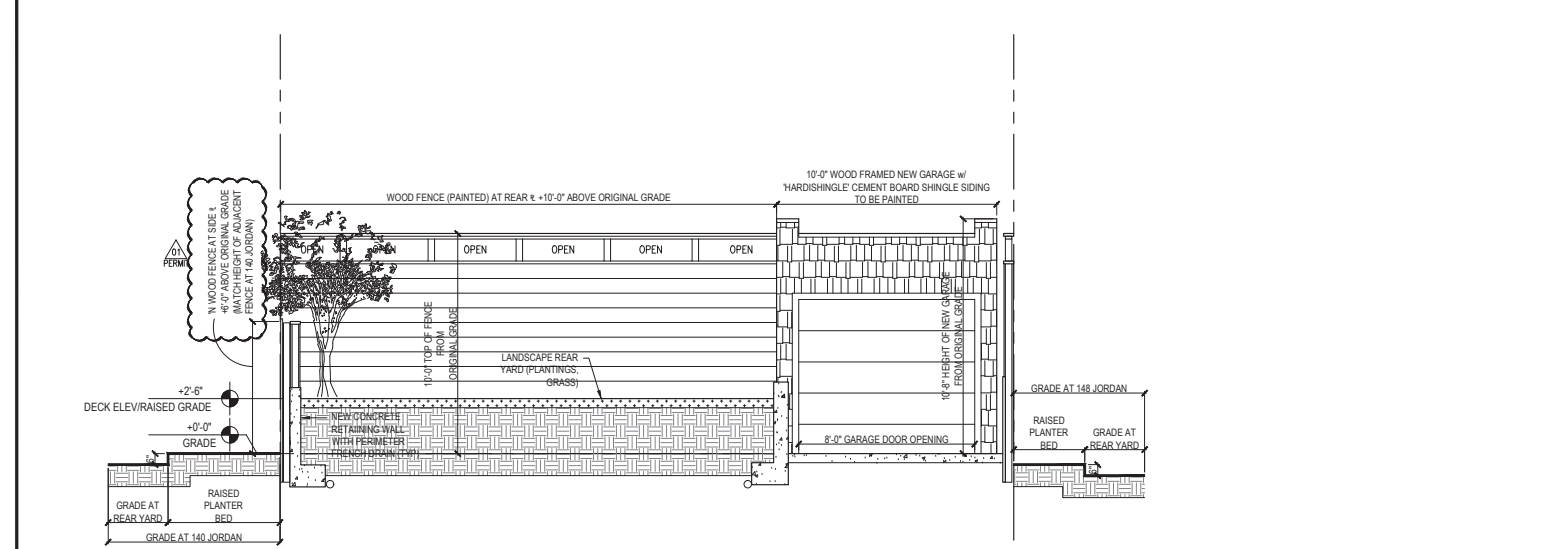
AREA FOR PERMIT STAMPS



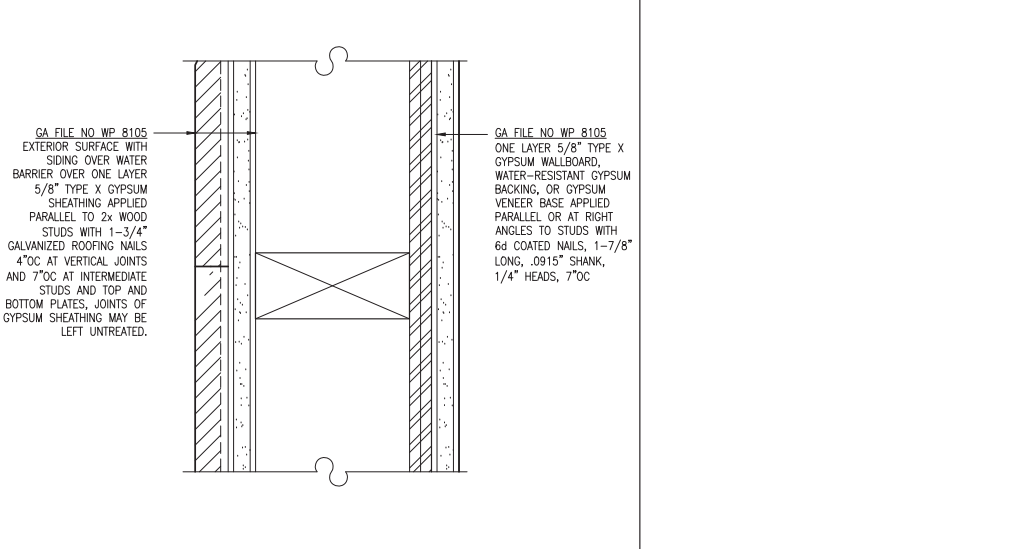
04 PROPOSED SOUTH ELEVATION  
 A3.01 SCALE: 1/4"=1'-0"



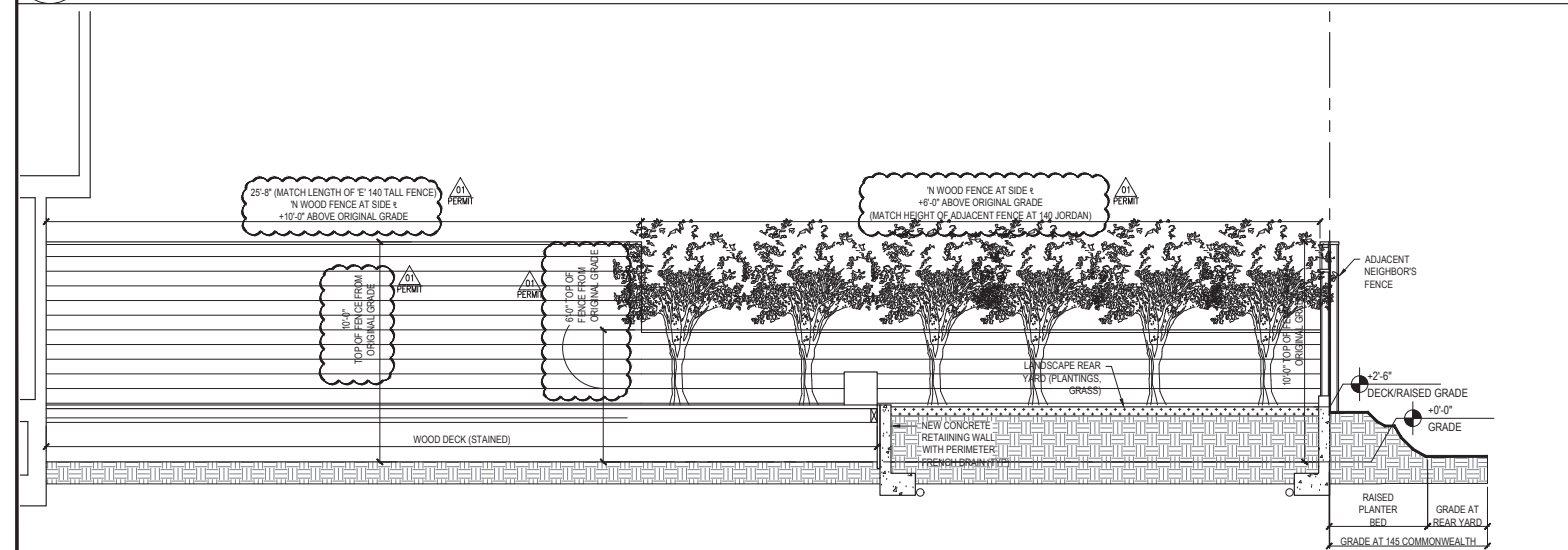
05 PROPOSED GARAGE PLAN  
 A3.01 SCALE: 1/4"=1'-0"



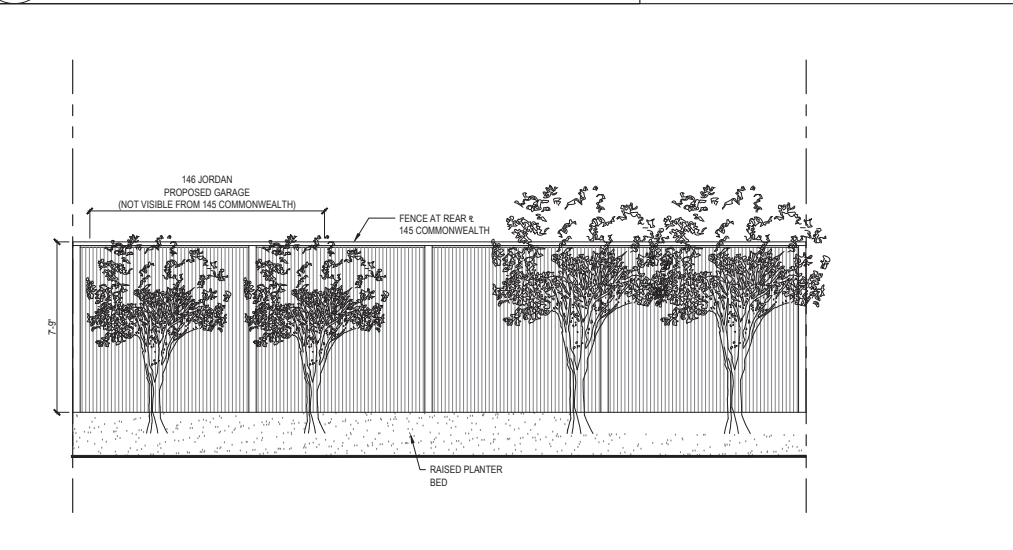
03 PROPOSED EAST ELEVATION  
 A3.01 SCALE: 1/4"=1'-0"



A WALL TYPE A-EXTERIOR 1-HR  
 A3.01 SCALE: 6"=1'-0"



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



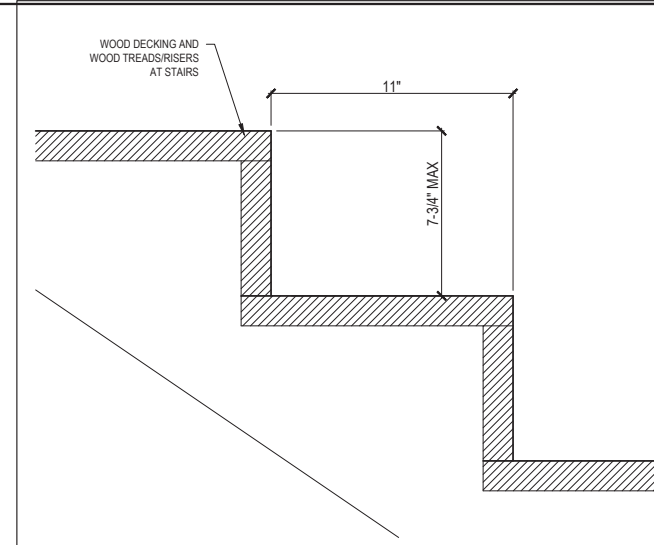
01 PROPOSED WEST ELEVATION FROM 145 COMMONWEALTH  
 A3.01 SCALE: 1/4"=1'-0"

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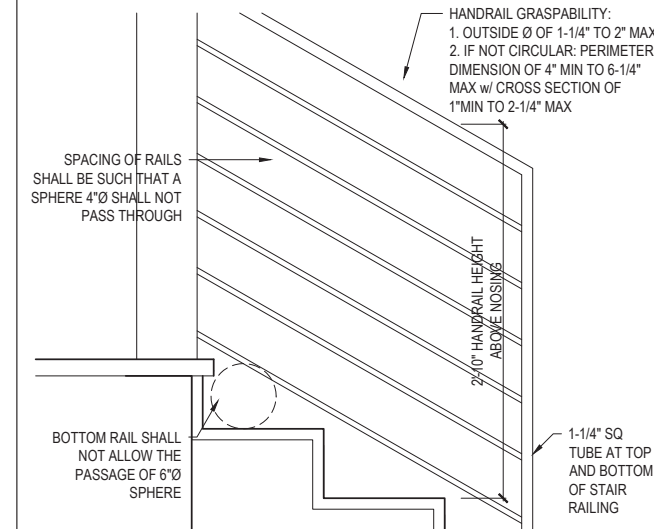
PROPOSED REAR YARD PLAN AND ELEVATIONS	
SCALE	AS NOTED
DRAFTED BY	JAE
CHECKED BY	JAE
JOB NAME	ANDREINI
PLOT DATE:	06/30/21

SHEET NO. **A3.01**

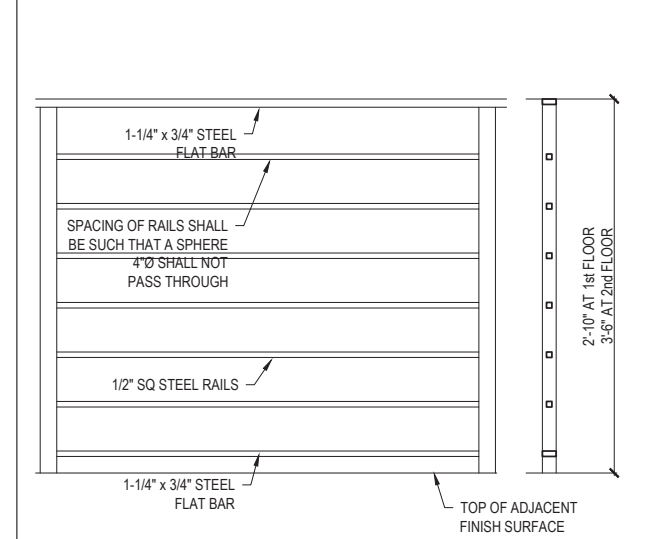
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03 STAIR DETAIL  
A8.01 SCALE: 3'-1'-0"



02 STAIR RAILING DETAIL  
A8.01 SCALE: 1-1/2'-1'-0"



01 TYPICAL GUARD RAIL DETAIL  
A8.01 SCALE: 1-1/2'-1'-0"

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AREA FOR PERMIT STAMPS

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PERMIT DRAWINGS

SUBMITTALS:

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EXTERIOR DETAILS  
AND WALL TYPES

SCALE: AS NOTED

DRAFTED BY: JAE

CHECKED BY: JAE

JOB NAME: ANDREINI

PLOT DATE: 06/30/21

SHEET NO. **A8.01**

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