



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: April 22, 2021

Continued from March 4, 2021

Record No.: 2020-006525DRP
Project Address: 1990 Lombard Street
Permit Applications: 2018.0327.4744
Zoning: NC-3 [Neighborhood Commercial, Moderate Scale]
40-X Height and Bulk District
Block/Lot: 0493/ 015
Project Sponsor: Rajat Randev
1700 Taraval Street
San Francisco, CA 94116
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to convert the two upper floors of an existing office and commercial building to residential use (total of six units). A new roof deck and stair penthouse are also proposed. The project requires a variance from the rear yard requirement of Planning Code Section 134. A Variance hearing was held on December 2, 2020.

Site Description and Present Use

The site is a 27'-6" wide x 120'-0" deep corner through-lot containing an existing 3-story office over commercial building-with no off-street parking spaces. The existing building is a Category 'B' - potential historic resource built in 1900. The ground floor commercial space is occupied by a karaoke bar which has a legacy business application pending.

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	November 16, 2020– December 16, 2020	December 16, 2020	April 22, 2021 (from March 4, 2021)	127 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	February 12, 2021	February 12, 2021	20 days
Mailed Notice	20 days	February 12, 2021	February 12, 2021	20 days
Online Notice	20 days	February 12, 2021	February 12, 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	0	0	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

Thomas Dougherty owner of Silvercloud the tenant of the ground floor commercial space.

DR Requestor's Concerns

Is concerned that:

1. The proposed plans for the conversion of offices to residential units are not accurate and do not include

information nor indicate the work that will impact the ground floor commercial space and business operation. The work could have significant impacts of closing business down for months.

Proposed alternatives:

1. Would like to have the issues involving emergency egress, re-routing restaurant exhaust and other construction issues resolved before approving the plans.

See attached *Discretionary Review Application*, dated December 16, 2020.

Project Sponsor’s Response to DR Application

The DR requester’s concerns about hood rerouting, fire sprinklers and emergency egress would all be addressed during construction documentation/permit phase drawings.

See attached Response to Discretionary Review, dated January 8, 2021

Department Review

The Planning Department’s review of this proposal confirms support for this project as it adds rental housing to the City’s housing stock within the existing building envelope. While the Department also strongly supports small businesses, the accuracy of the plans and the impact of the proposed work cannot be verified by Staff. Nor are the phasing of construction and its impact on operations of existing businesses within the purview of the Planning Department to monitor or regulate. Drawings related to specific work are typically submitted after Planning Approval to The Department of Building Inspection as addenda.

Therefore, staff deems there are no exceptional or extraordinary circumstance and recommends not taking Discretionary Review.

Recommendation: Do Not Take DR and Approve

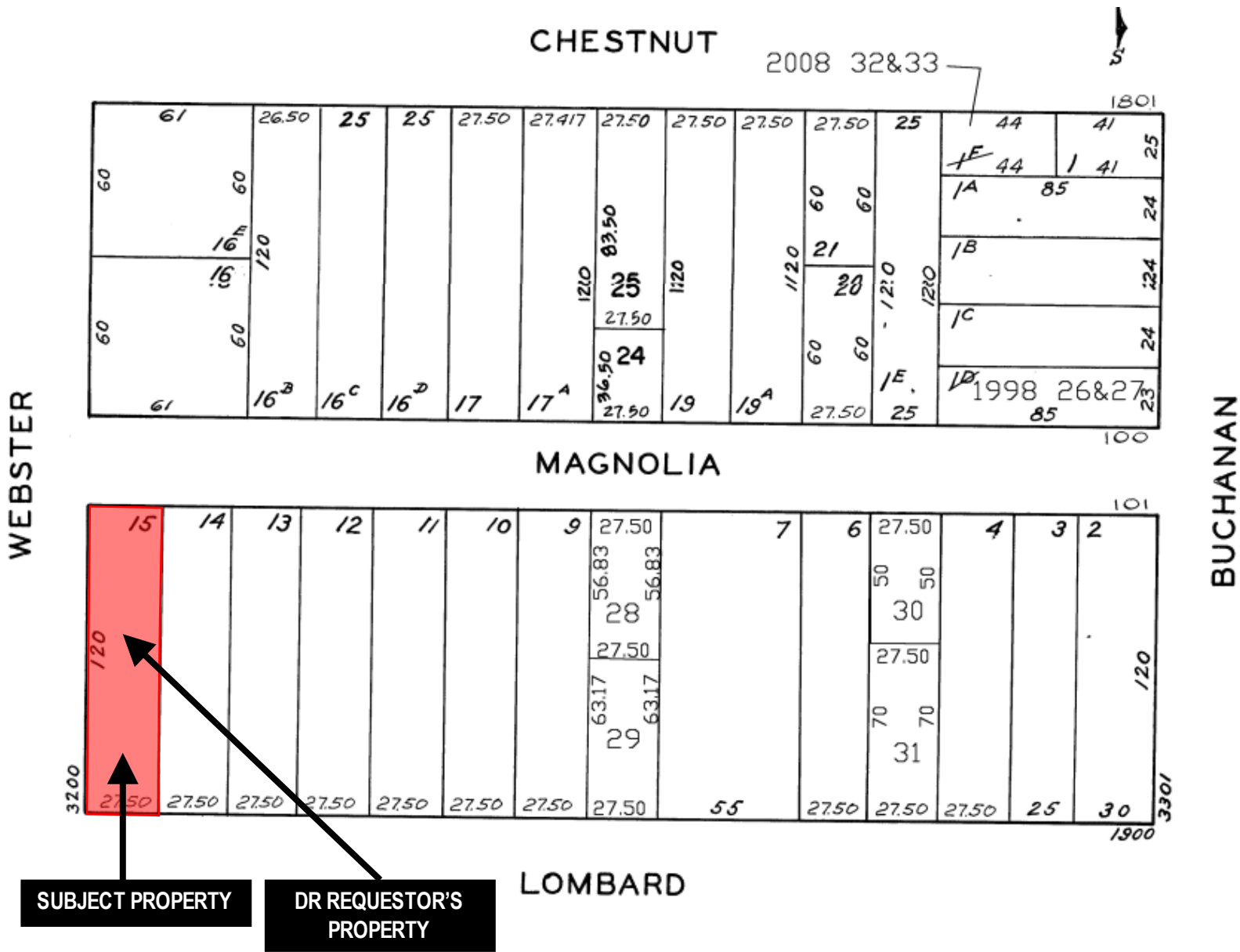
Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application, dated January 8, 2021
- 311 plans

Exhibits

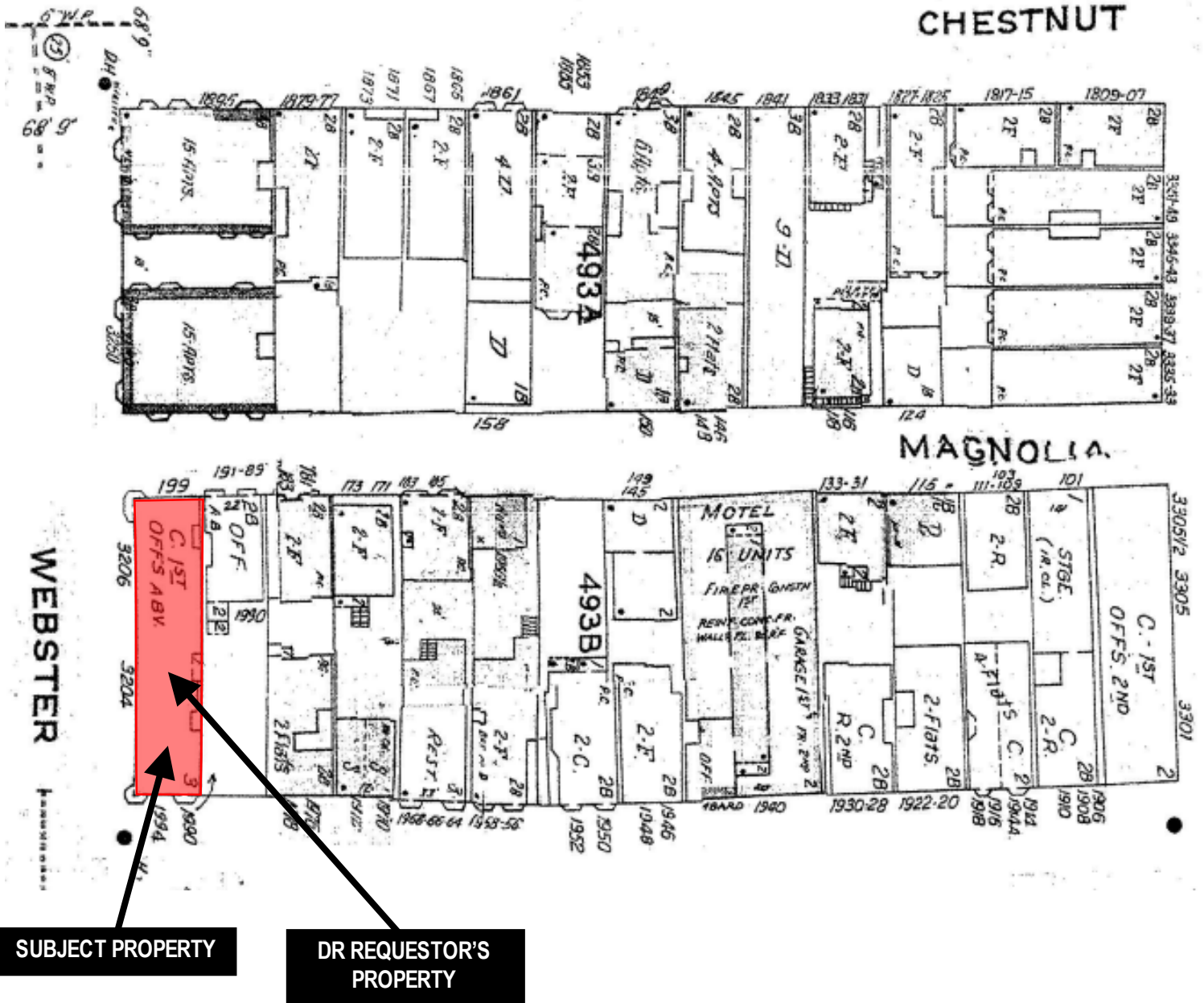
Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Parcel Map



Discretionary Review Hearing
 Case Number 2020-006525DRP
 1990 Lombard Street

Sanborn Map*

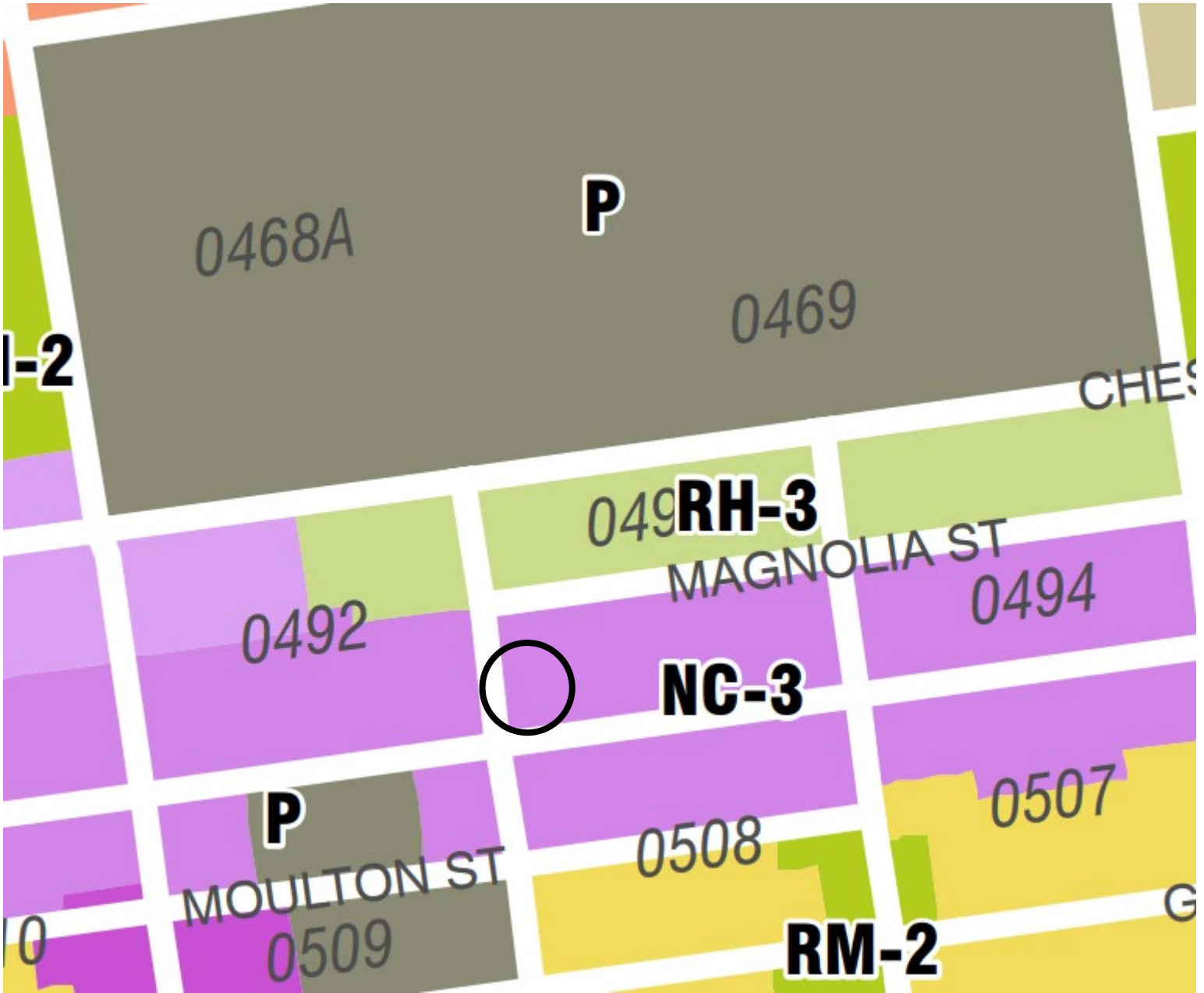


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Number 2020-006525DRP
 1990 Lombard Street

Zoning Map



Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Aerial Photo



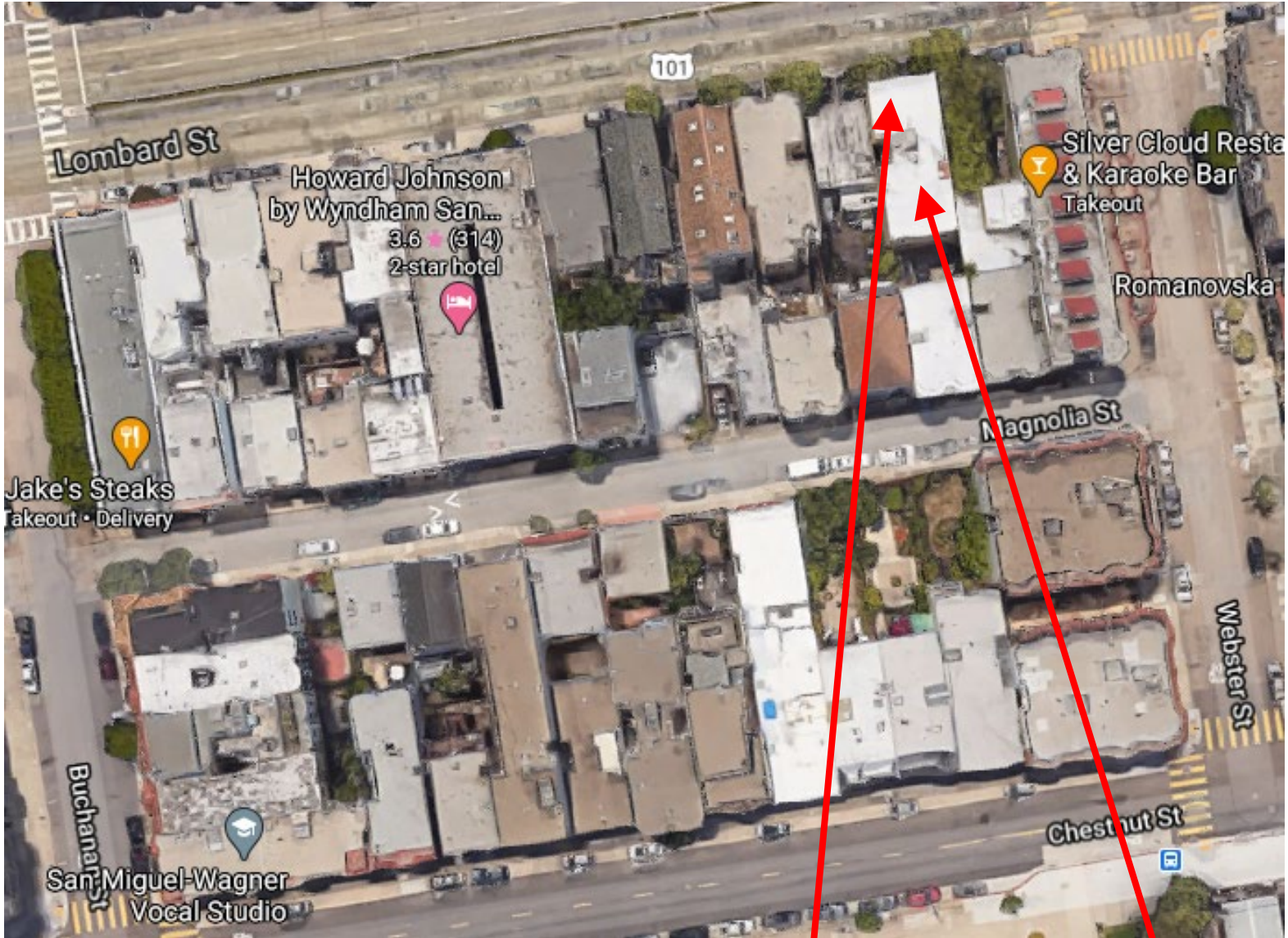
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Aerial Photo



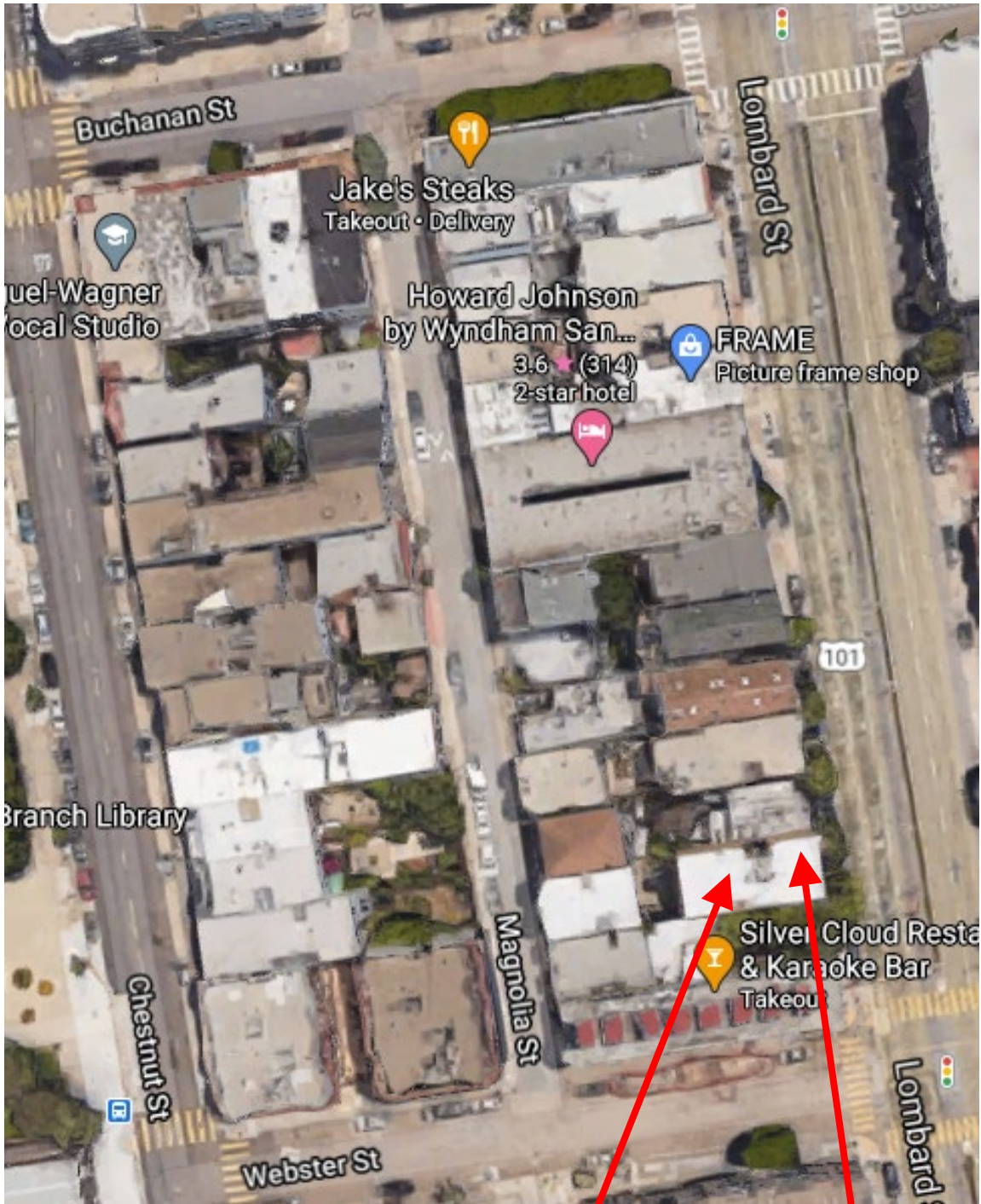
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2020-006525DRP
1990 Lombard Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 27, 2018** Building Permit Application No. 2018.0327.4744 was filed for work at the Project Address below.

Notice Date: 11/16/20 Expiration Date: 12/16/20

PROJECT INFORMATION

Project Address: **1990 Lombard Street**
Cross Streets: **Webster and Buchanan Streets**
Block / Lot No.: 0493/015
Zoning District(s): NC-3/40-X
Record No.: **2020-006525PRJ**

APPLICANT INFORMATION

Applicant: Rajat Randev
Address: 1700 Taraval Street
City, State: San Francisco, CA 94116
Telephone: **(415) 463-6104**
Email: rrandev@fractured9.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 type="checkbox"/> Demolition	Building Use:	Commercial/Office	Commercial/Residential
<input type="checkbox"/> Change of Use	Side Setbacks:	None	No Change
<input type="checkbox"/> Rear Addition		None	No Change
<input type="checkbox"/> New Construction	Building Depth:	27 feet 6 inches	No Change
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	None	No Change
<input type="checkbox"/> Side Addition	Building Height:	36 feet 6 inches	No Change
<input type="checkbox"/> Alteration	Number of Stories:	3	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	6
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	No Change

PROJECT DESCRIPTION

The conversion of the two upper floors of an existing office and commercial building to residential use (total of six units). A new roof deck and stair penthouse are also proposed. The project requires a variance from the rear yard requirement of Planning Code Section 134. A duly noticed public hearing will be held on December 2, 2020 for the variance request (2018-006525VAR).

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 and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Moses Corrette** Telephone: **(628) 652-7356** Email: moses.corrette@sfgov.org



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1990 Lombard Street		0493015
Case No.		Permit No.
2020-006525PRJ		201803274744
<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. The conversion of the two upper floors of an existing office and commercial building to residential use (total of six units). A new roof deck and stair penthouse are also proposed.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<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"/>	Other _____

Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . **FOR ENVIRONMENTAL PLANNING USE ONLY**

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 checked="" 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 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Moses Corrette
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/13/2021
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? |

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 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.

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

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

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- 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 total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Email Address: _____

Address: _____

Telephone: _____

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.

Thomas Dougherty

Signature

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



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.

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

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

CONVERSION & REMODEL FOR THE MIXED-USED BUILDING

1990 LOMBARD STREET
SAN FRANCISCO, CA 94123

DRAWN BY	
DATE	03-13-2019
CHECK BY	
REVISION / ISSUE	
1	PLNNG 01-21-20
2	PLNNG 01-29-20
3	PLNNG 01-30-20

PROJECT DIRECTORY

OWNER:

THE WALL GROUP
2001 UNION STREET #300
SAN FRANCISCO, CA 94123

ARCHITECTS:

FRACTURED9
1700 TARAVAL STREET
SAN FRANCISCO, CA 94116
E:RRANDEV@FRACTURED9.COM
PH: (415) 463-6104

BUILDING INFORMATION

BLOCK / LOT NUMBER : 0493 / 015
ZONING : NC-3
TYPE OF CONSTRUCTION : V-B
USE : MIXED USED / MULTI UNIT RESIDENCE
FIRE SPRINKLER SYSTEM :

APPLICABLE BUILDING CODE

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL MODIFICATIONS AND ORDINANCES. C.C.R. IS THE CALIFORNIA CODE OF REGULATIONS. THE GOVERNING CODES ARE:

- 2016 SAN FRANCISCO BUILDING CODE
- 2016 CALIFORNIA BUILDING STANDARD CODE (BASED ON 2012 IBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
- 2016 CALIFORNIA BUILDING CODE (2012 IBC)
- 2016 CALIFORNIA ELECTRICAL CODE (BASED 2011 NEC)
- 2016 CALIFORNIA MECHANICAL CODES (BASED ON 2012 UMC)
- 2016 CALIFORNIA PLUMBING CODE (BASED ON 2012 UPC)
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA FIRE CODE (BASED ON THE 2012 IFC)
- 2016 CALIFORNIA TITLE 24 ENERGY STANDARDS
- CITY OF SAN FRANCISCO MUNICIPAL CODE

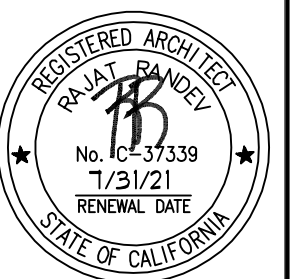
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- T1.0 - (E) & (N) SITE PLAN, PROJECT DATA
- A0.0 - (E) & (N) GROUND & SECOND FLOOR PLANS
- A0.1 - (E) & (N) THIRD & ROOF PLANS
- A1.0 - (E)DEMOLITION & PROPOSED GROUND FLOOR PLAN
- A1.1 - (E)DEMOLITION & PROPOSED SECOND FLOOR PLAN
- A1.2 - (E)DEMOLITION & PROPOSED THIRD FLOOR PLAN
- A1.3 - (E)DEMOLITION & PROPOSED ROOF PLAN
- A2.01 - SITE SECTION @ WEBSTER STREET
- A2.02 - SITE SECTION @ LOMBARD STREET
- A2.1 - (E) & (N) FRONT (SOUTH) ELEVATION -ALONG LOMBARD ST
- A2.2 - (E) & (N) WEST (LEFT SIDE) ELEVATION -ALONG WEBSTER ST
- A2.3 - (E) & (N) REAR (NORTH) ELEVATION -ALONG MAGNOLIA ST
- A2.4 - (E) & (N) EAST (RIGHT SIDE) ELEVATION
- A3.0 - (E) & (N) BUILDING SECTION
- A4.1 - SCHEDULE OF WINDOWS, DETAILS
- A4.2 - DETAILS

SCOPE OF WORK

CONVERT UPPER TWO FLOORS OF EXISTING OFFICE BUILDING TO RESIDENTIAL UNIT APARTMENTS (THREE UNITS ON EACH FLOOR AND GROUND FLOOR EXISTING RESTAURANT TO REMAIN)

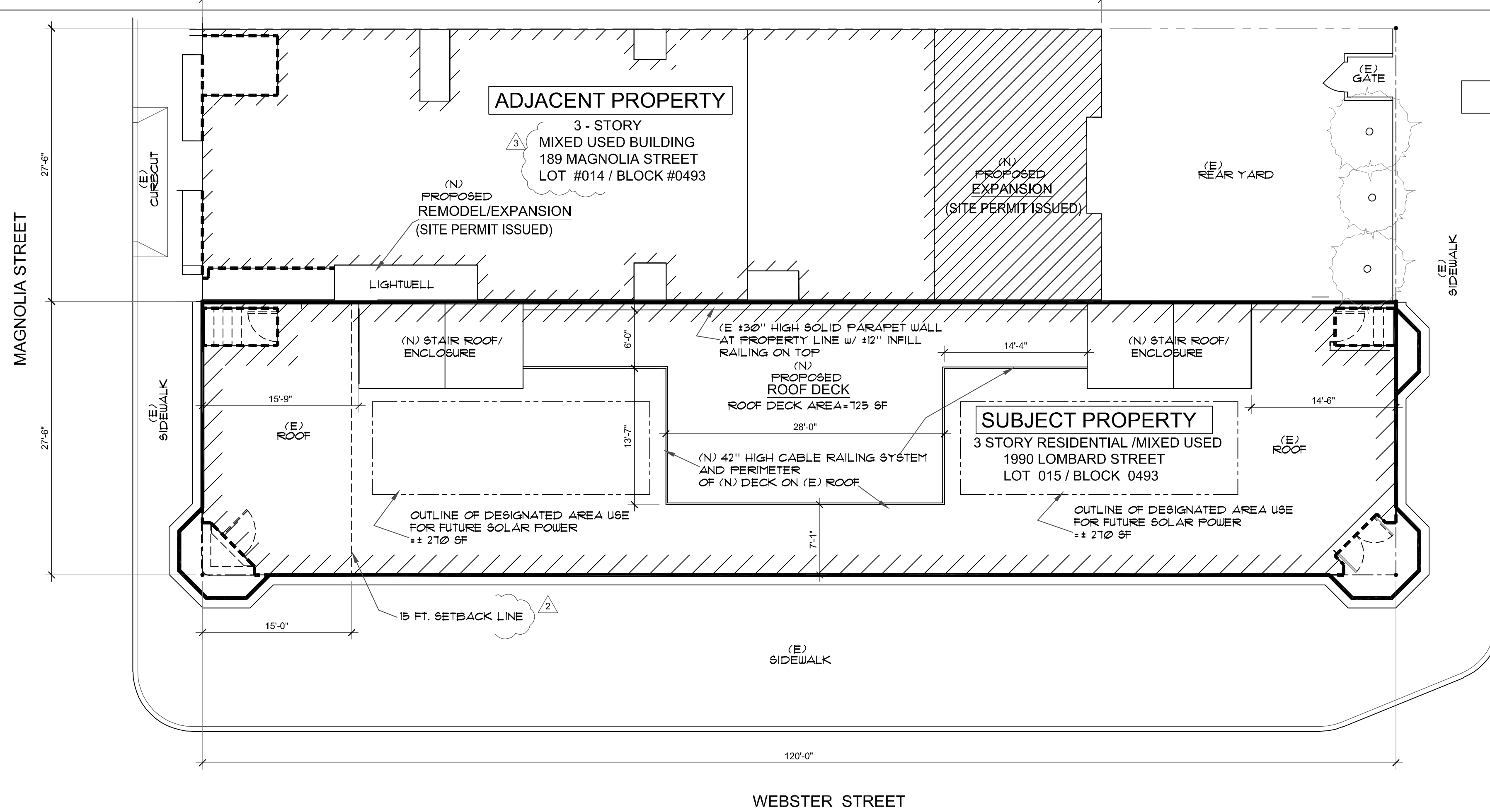
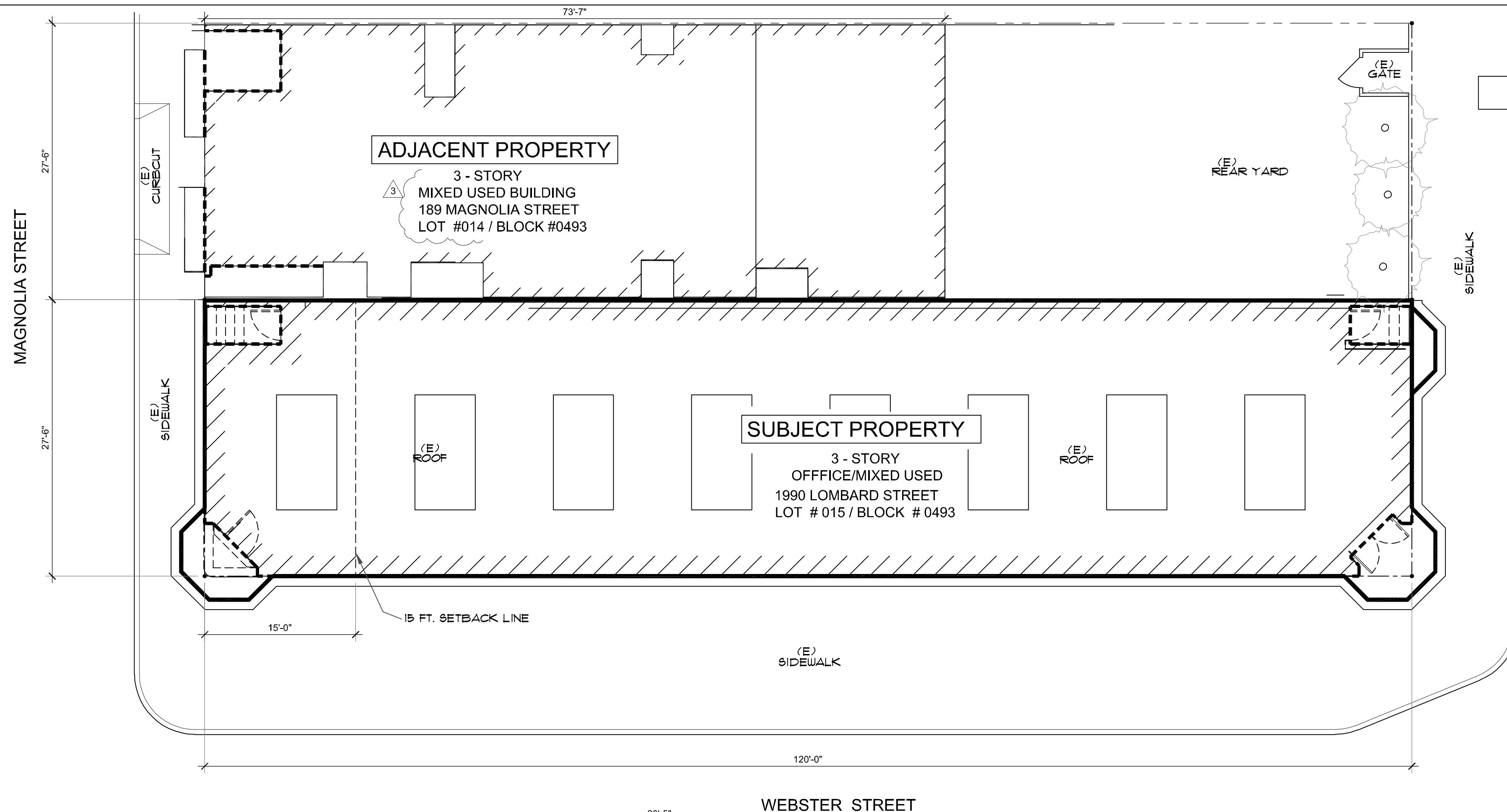
SPACE FOR APPROVAL STAMPS



1990 LOMBARD STREET
SAN FRANCISCO, CA 94123

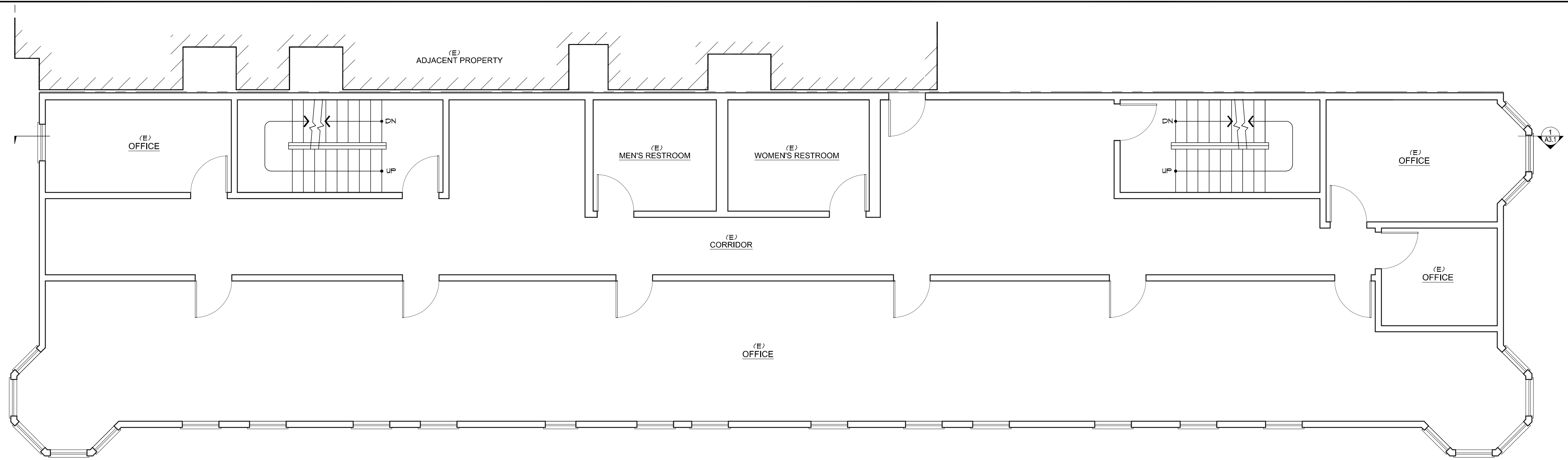
FRACTURED9
1700 TARAVAL STREET
SAN FRANCISCO, CA 94116
PH: 415.463.6104

SHEET #
T1.0
OF SHEET

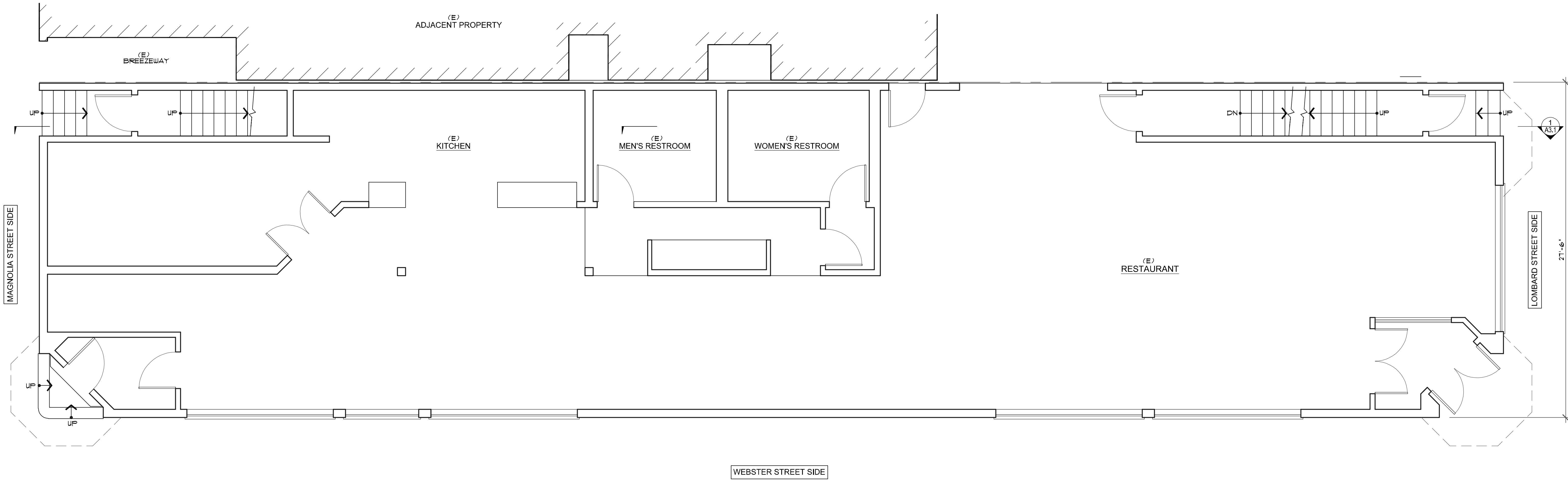


BUILDING AREAS (GROSS SF)		
FLOOR LEVEL #	(E) HABITABLE	(N) HABITABLE (PROPOSED)
1	2,832.7 SF	2,832.7 SF
2	3,191.8 SF	3,191.8 SF
3	3,191.8 SF	3,191.8 SF
TOTAL HABITABLE	9,313.6 SF	9,313.6 SF

OPEN SPACE REQUIREMENT (Sec. 135)	
6 UNITS - COMMON SPACE REQUIREMENT	6 x 100 SF = 600 SF
ROOF AREA PROVIDED FOR OPEN SPACE	SPACE = 725 SF.



2 (E) SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"

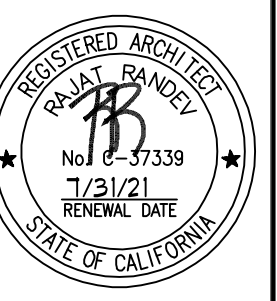


1 (E) GROUND FLOOR PLAN
SCALE 1/4" = 1' - 0"



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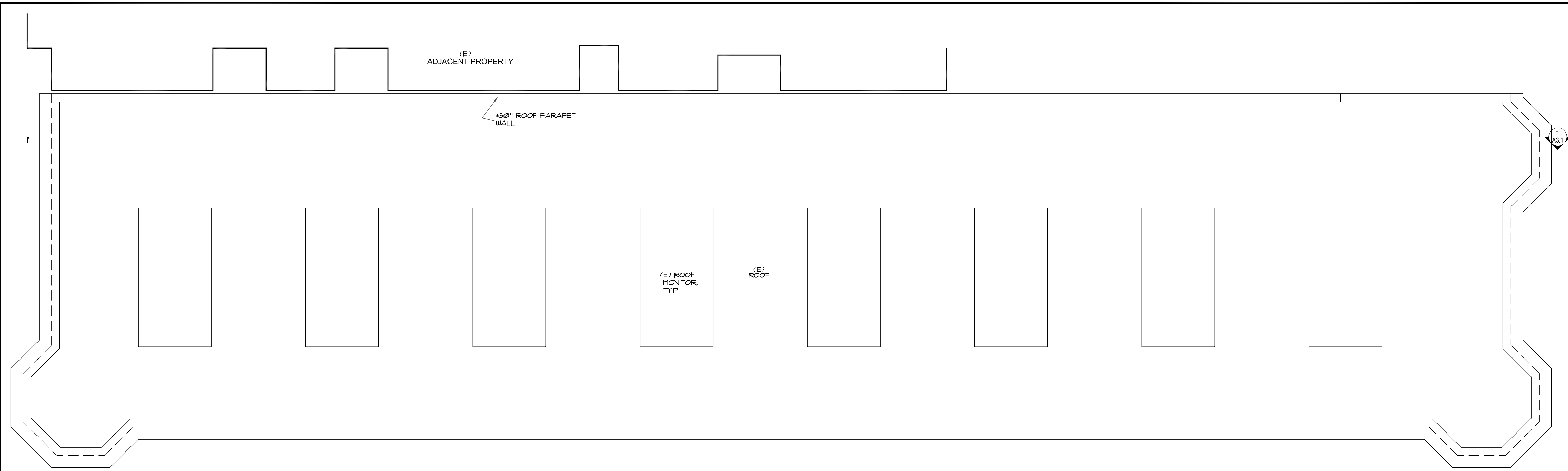
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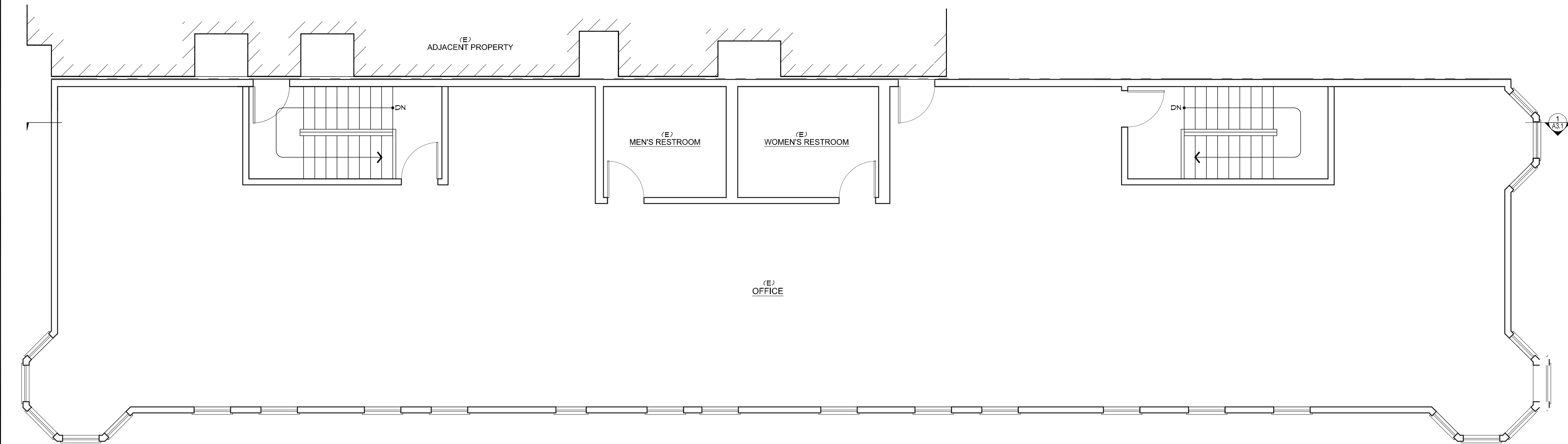
1990 LOMBARD STREET
SAN FRANCISCO, CA 94123

FRACTURED9
1700 TARAVAIL STREET
SAN FRANCISCO, CA 94116
PH: 415.463.6104

SHEET #
A0.0
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2 (E) ROOF PLAN PLAN
SCALE 1/4" = 1' - 0"



1 (E) THIRD FLOOR PLAN
SCALE 1/4" = 1' - 0"

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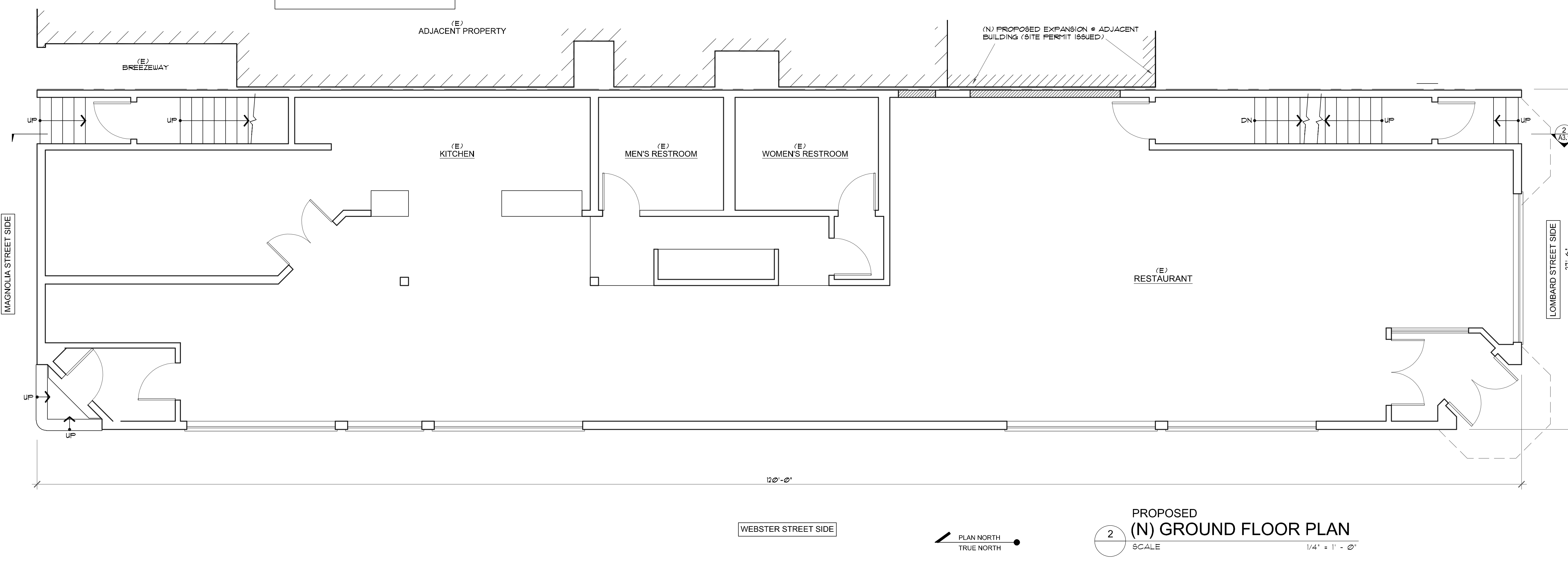
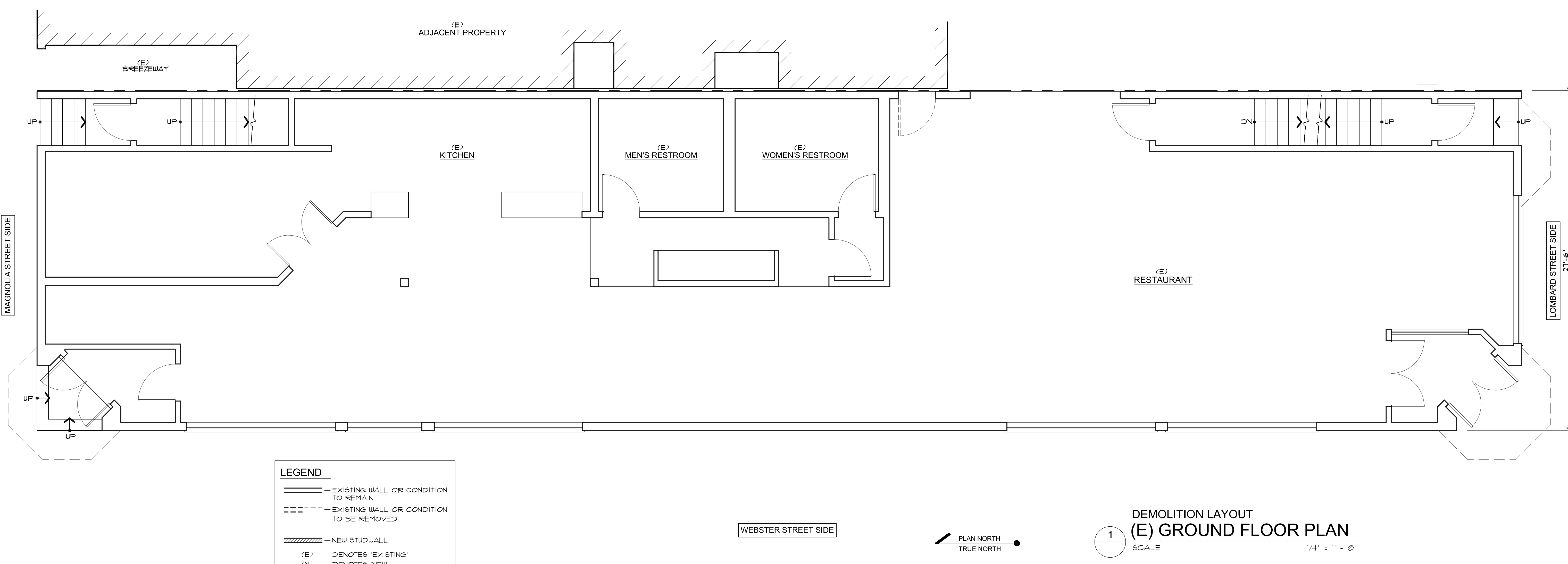
1990 LOMBARD STREET
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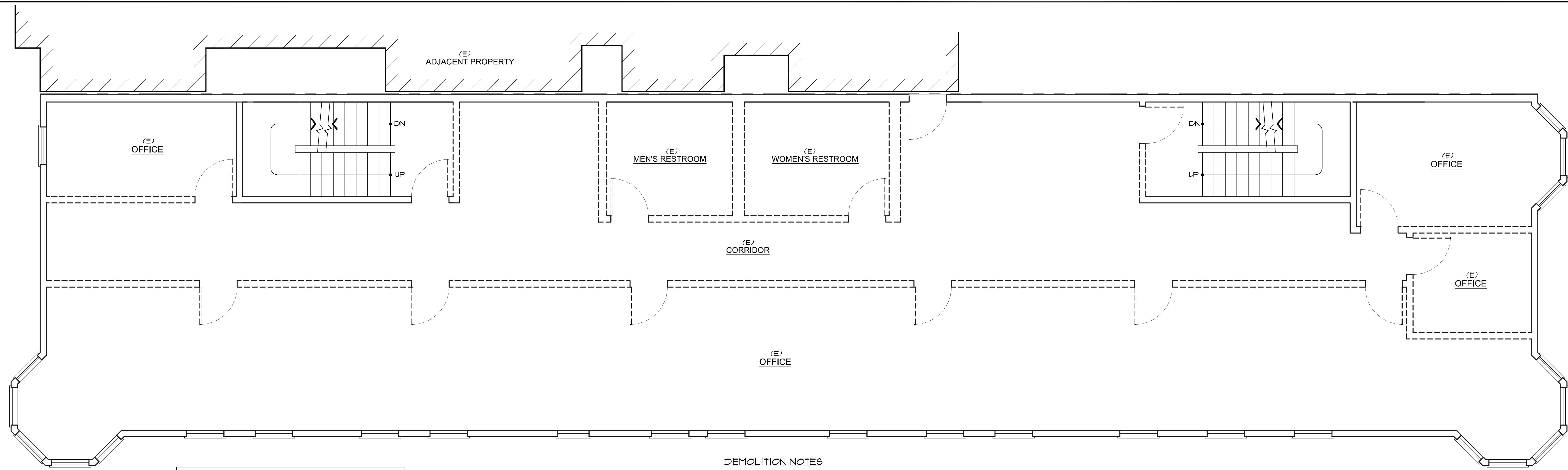
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SHEET #
A0.1
OF SHEET

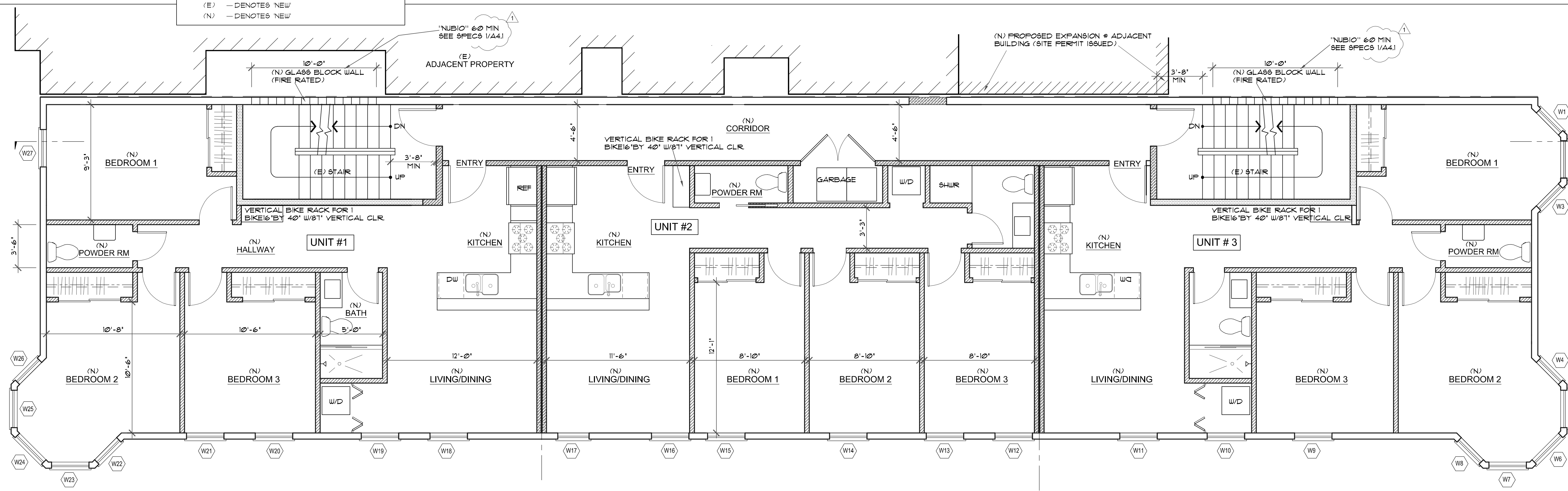
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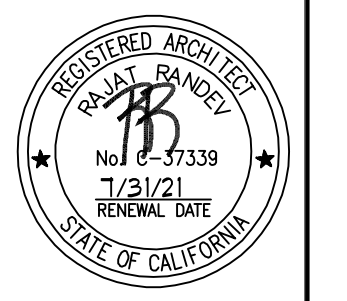
1 DEMOLITION LAYOUT
(E) SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"



2 PROPOSED
(N) SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"

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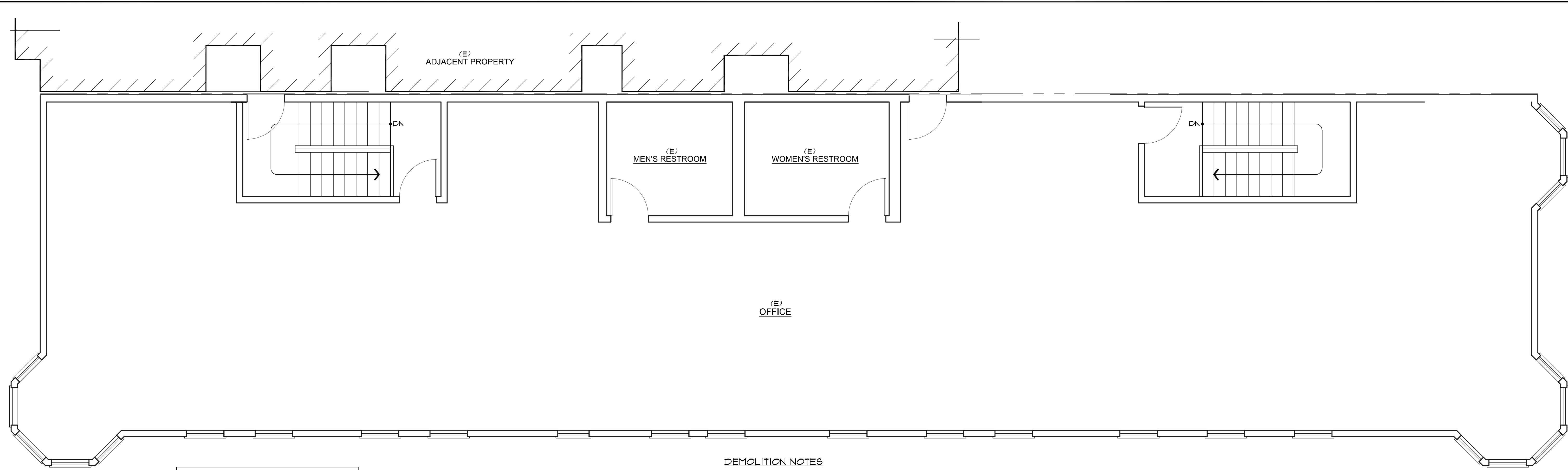
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SHEET #
A1.1
OF SHEET

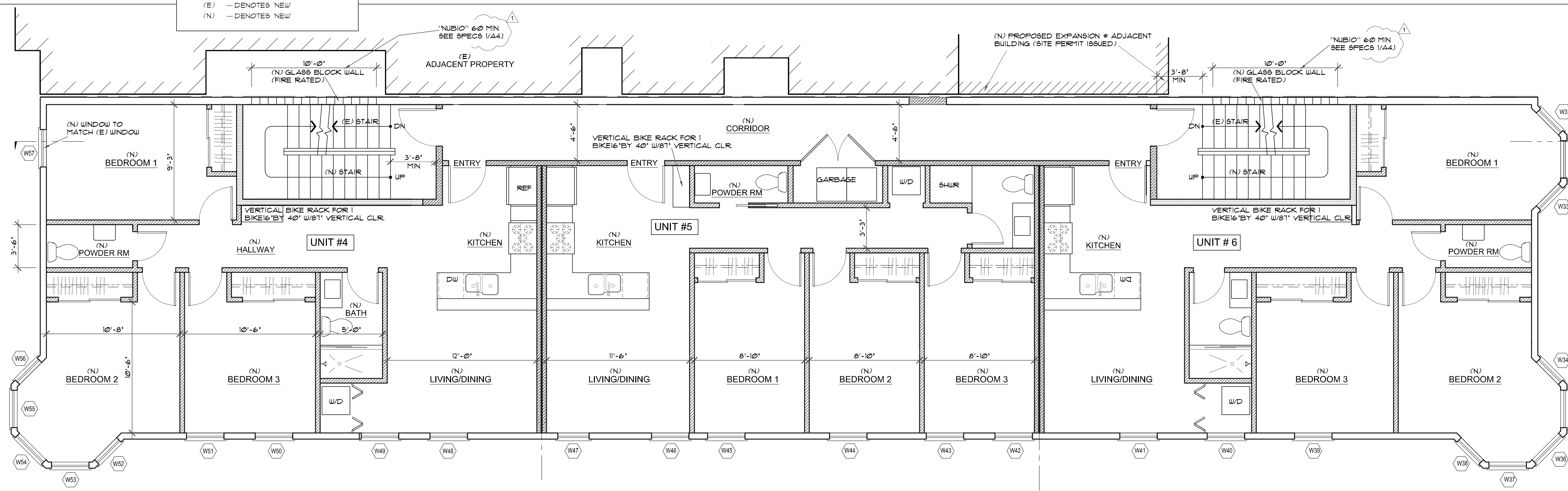


LEGEND

—	EXISTING WALL OR CONDITION TO REMAIN
- - - -	EXISTING WALL OR CONDITION TO BE REMOVED
▨	NEW STUDWALL (NON-RATED)
▩	(E) STUDWALL (1-HR FR. WALL)
▧	(N) STUDWALL (1-HR FR. WALL)
(E)	DENOTES NEW
(N)	DENOTES NEW

- DEMOLITION NOTES**
- REMOVE (E) WALLS AS INDICATED, TYPICAL PROVIDED SHORING AND BEAMS AS REQUIRED. SEE GENERAL NOTES ON SHEET T10. CAP ALL UTILITY LINES WITHIN WALLS.
 - REMOVE (E) DOORS, SALVAGE.
 - REMOVE PORTION OF (E) WALL FOR NEW OPENING.
 - REMOVE EXISTING FIXTURES.
 - (E) STAIRWAY TO REMAIN.

1 DEMOLITION LAYOUT (E) THIRD FLOOR PLAN
SCALE 1/4" = 1' - 0"



- PROPOSED PLAN GENERAL NOTES**
- INTERIOR DIMENSIONS ARE FACE OF FINISH IS APPROXIMATE ONLY. SEE GENERAL NOTES ON SHEET T10.

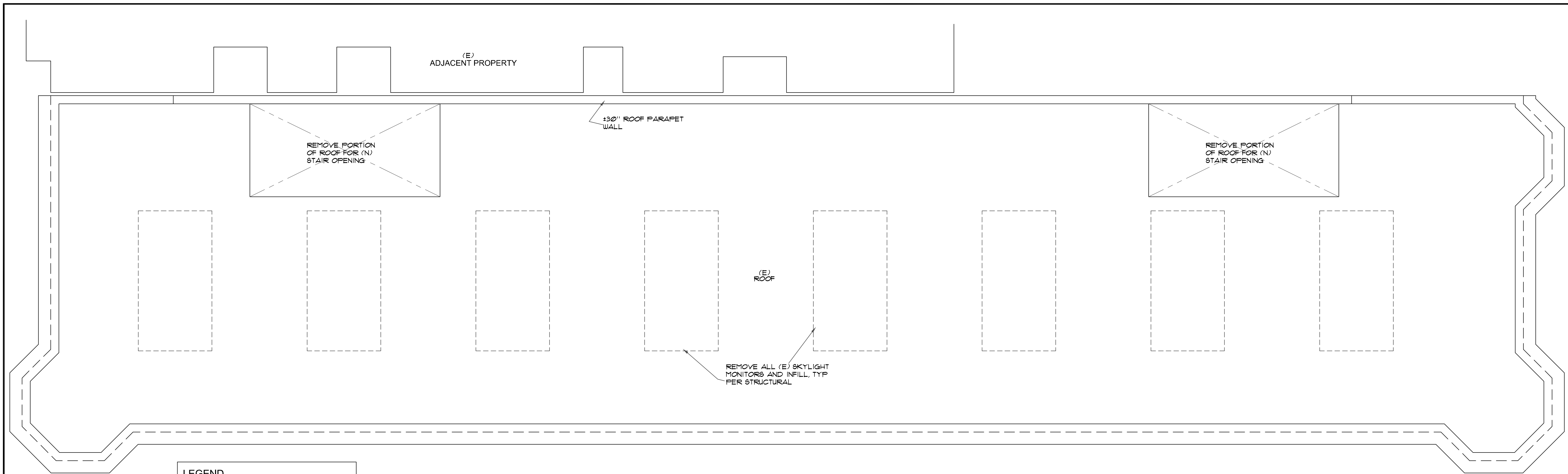
2 PROPOSED (N) THIRD FLOOR PLAN
SCALE 1/4" = 1' - 0"

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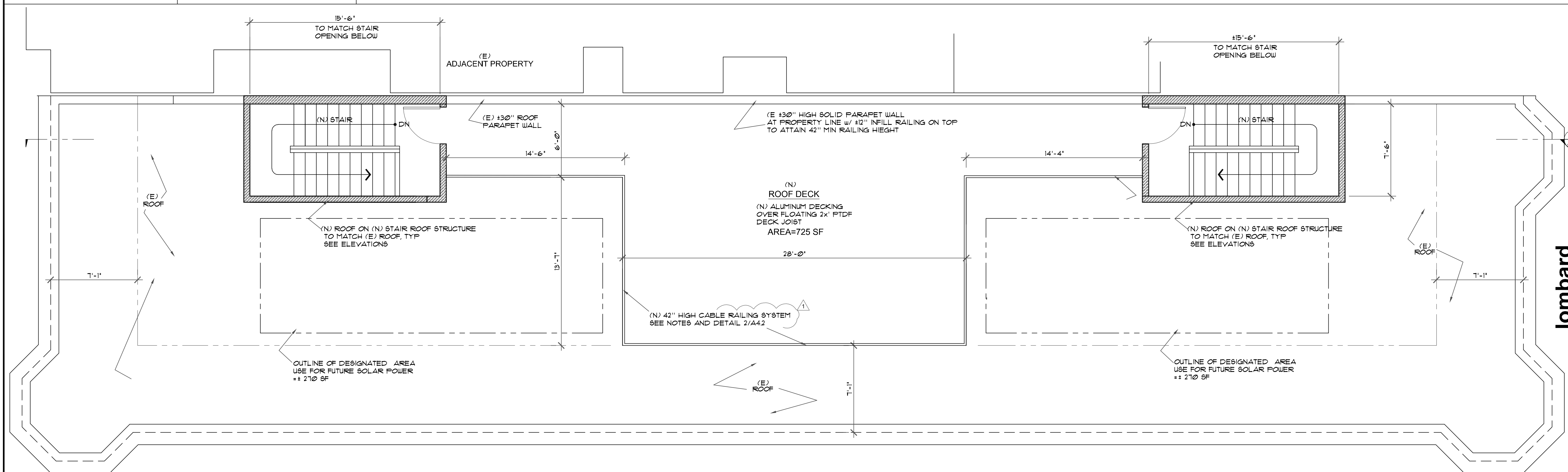
SHEET #
A1.2
OF SHEET



LEGEND

- EXISTING WALL OR CONDITION TO REMAIN
- - - EXISTING WALL OR CONDITION TO BE REMOVED
- ▨ (N) STUDWALL (1-HR F.R. WALL)
- (E) — DENOTES 'EXISTING'
- (N) — DENOTES 'NEW'

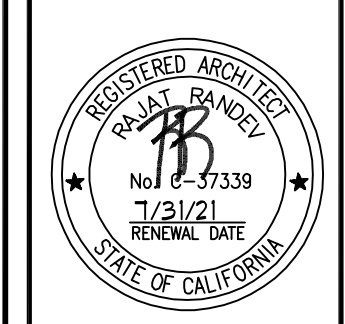
1 (E) ROOF PLAN PLAN
SCALE 1/4" = 1' - 0"



2 (N) ROOF PLAN PLAN
SCALE 1/4" = 1' - 0"

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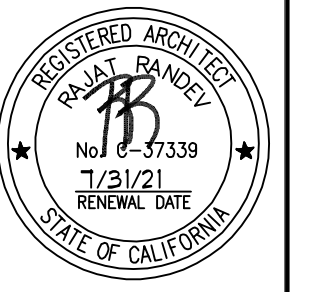
SHEET #
A1.3
OF SHEET

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DATE 08-13-2019

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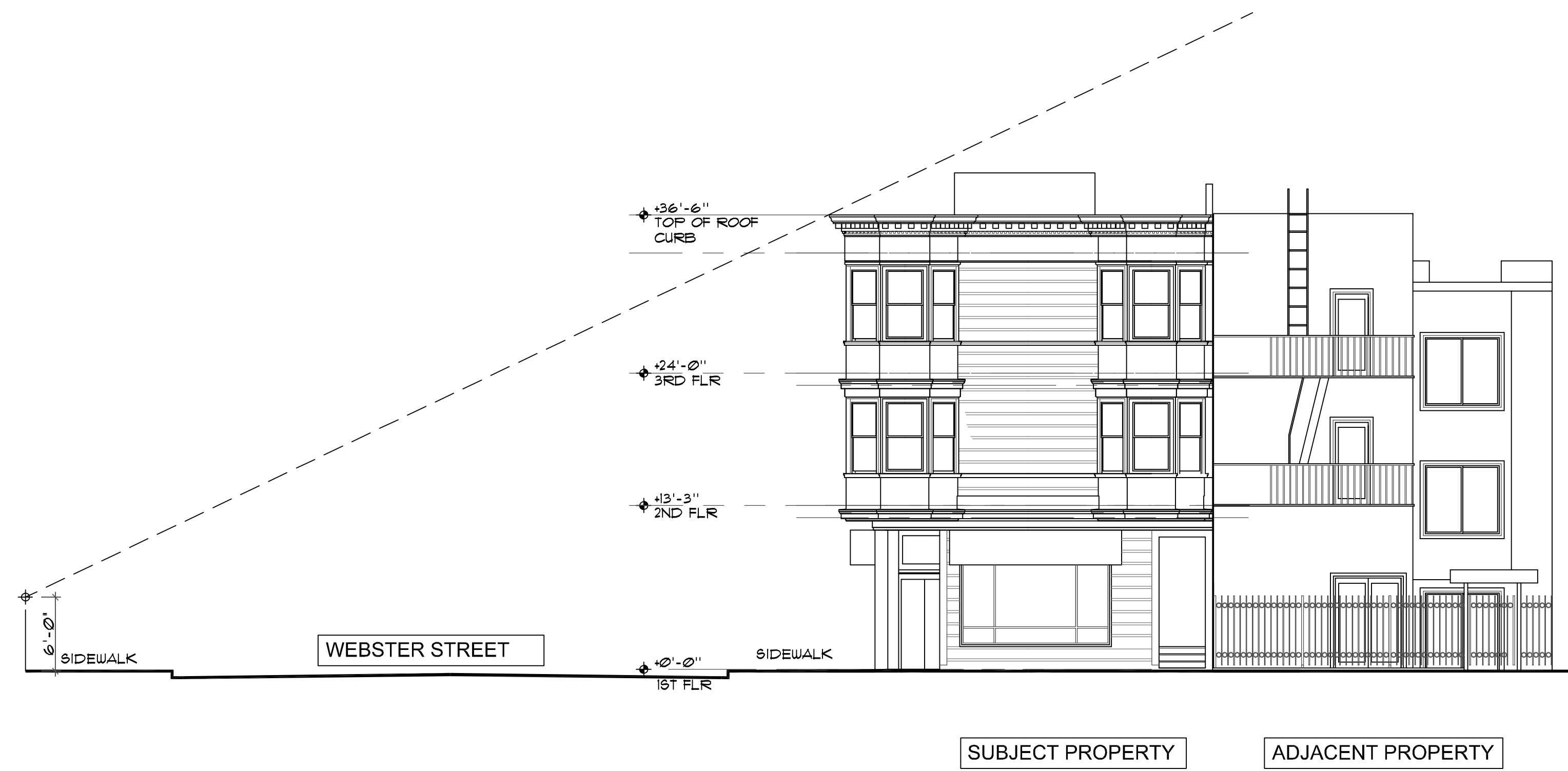
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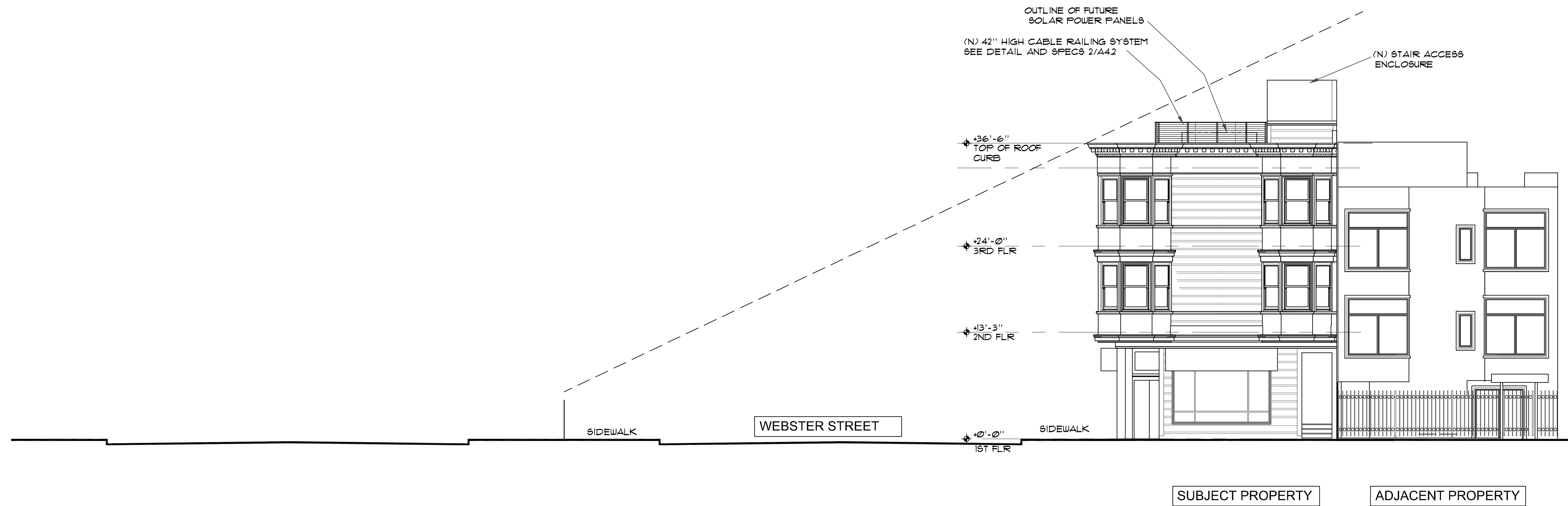
SHEET #

A2.01

OF SHEET



1 (E) SITE SECTION @ WEBSTER ST LOOKING NORTH
SCALE 1/8" = 1' - 0"



NOTE:
FOR INFORMATION NOT SHOWN HERE
SEE FRONT ELEVATION 2/A2.1

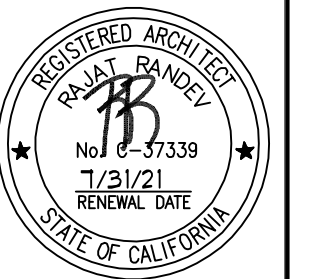
2 PROPOSED (N) SITE SECTION @ WEBSTER ST LOOKING NORTH
SCALE 1/8" = 1' - 0"

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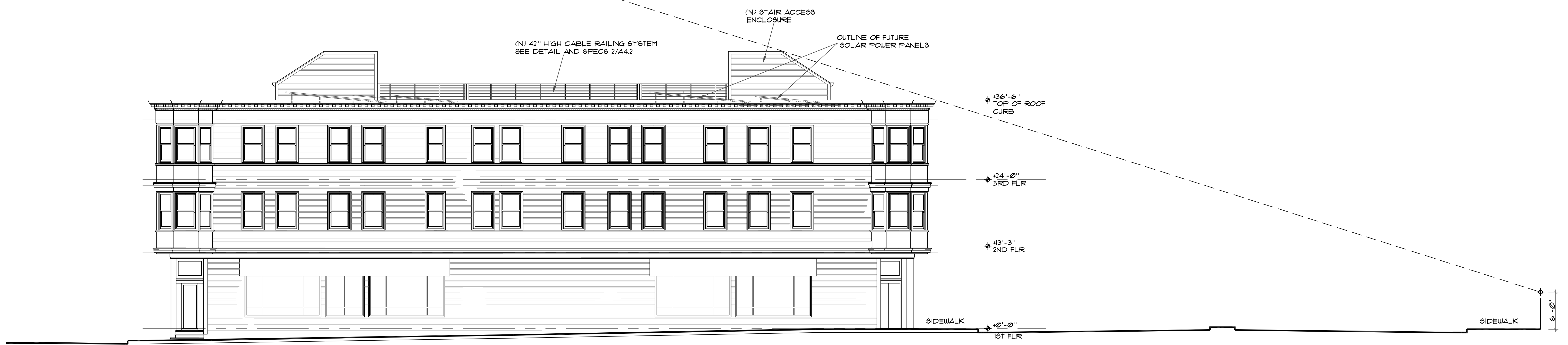
SHEET #

A2.02

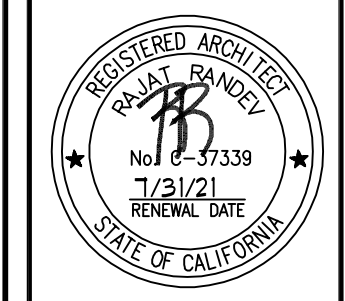
OF SHEET



1 (E) SITE SECTION @ LOMBARD ST LOOKING EAST
SCALE 1/8" = 1' - 0"

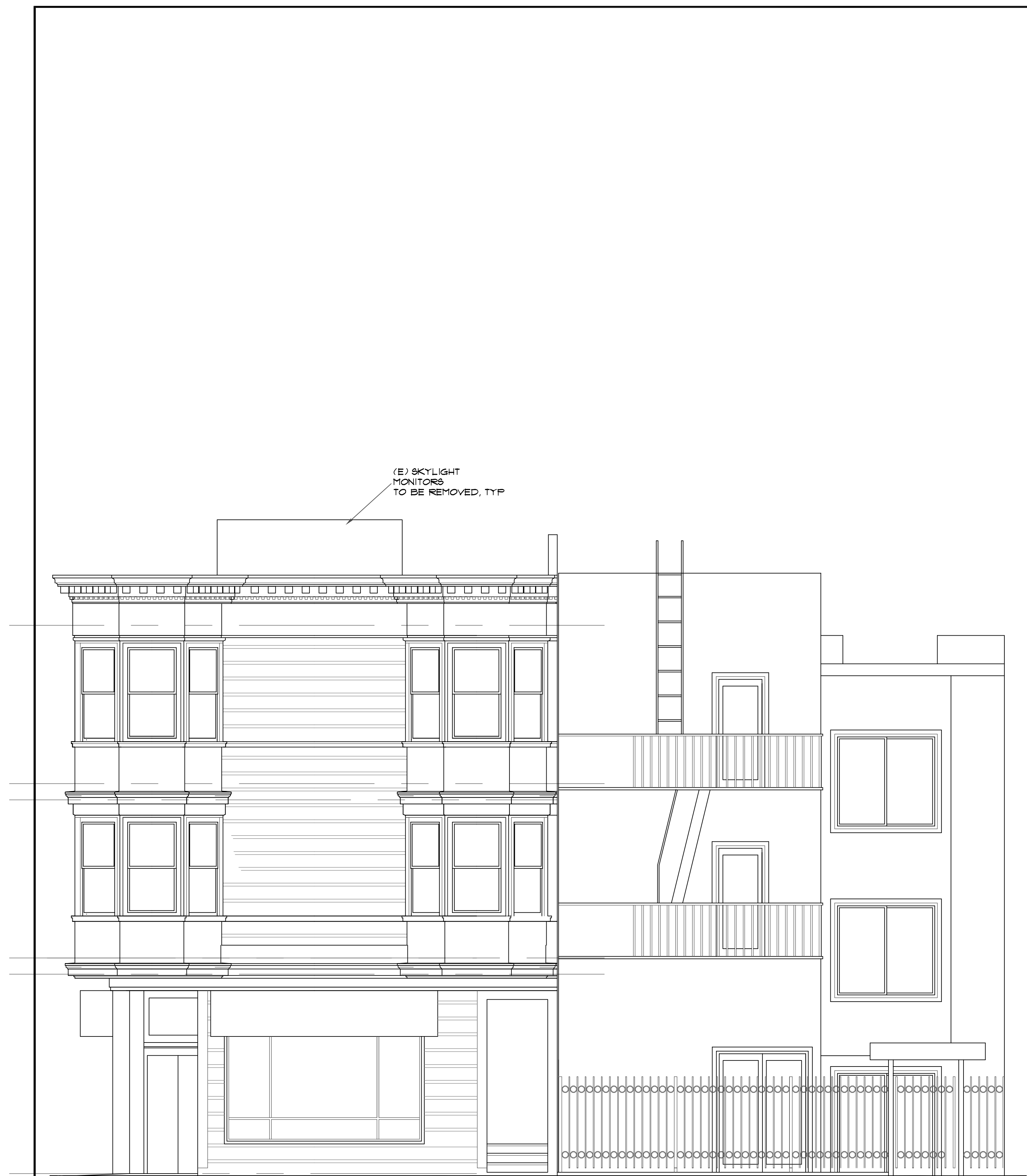


NOTE:
FOR INFORMATION NOT SHOWN HERE
SEE WEST ELEVATION 2/A2.2
2 PROPOSED (N) SITE SECTION @ LOMBARD ST LOOKING EAST
SCALE 1/8" = 1' - 0"



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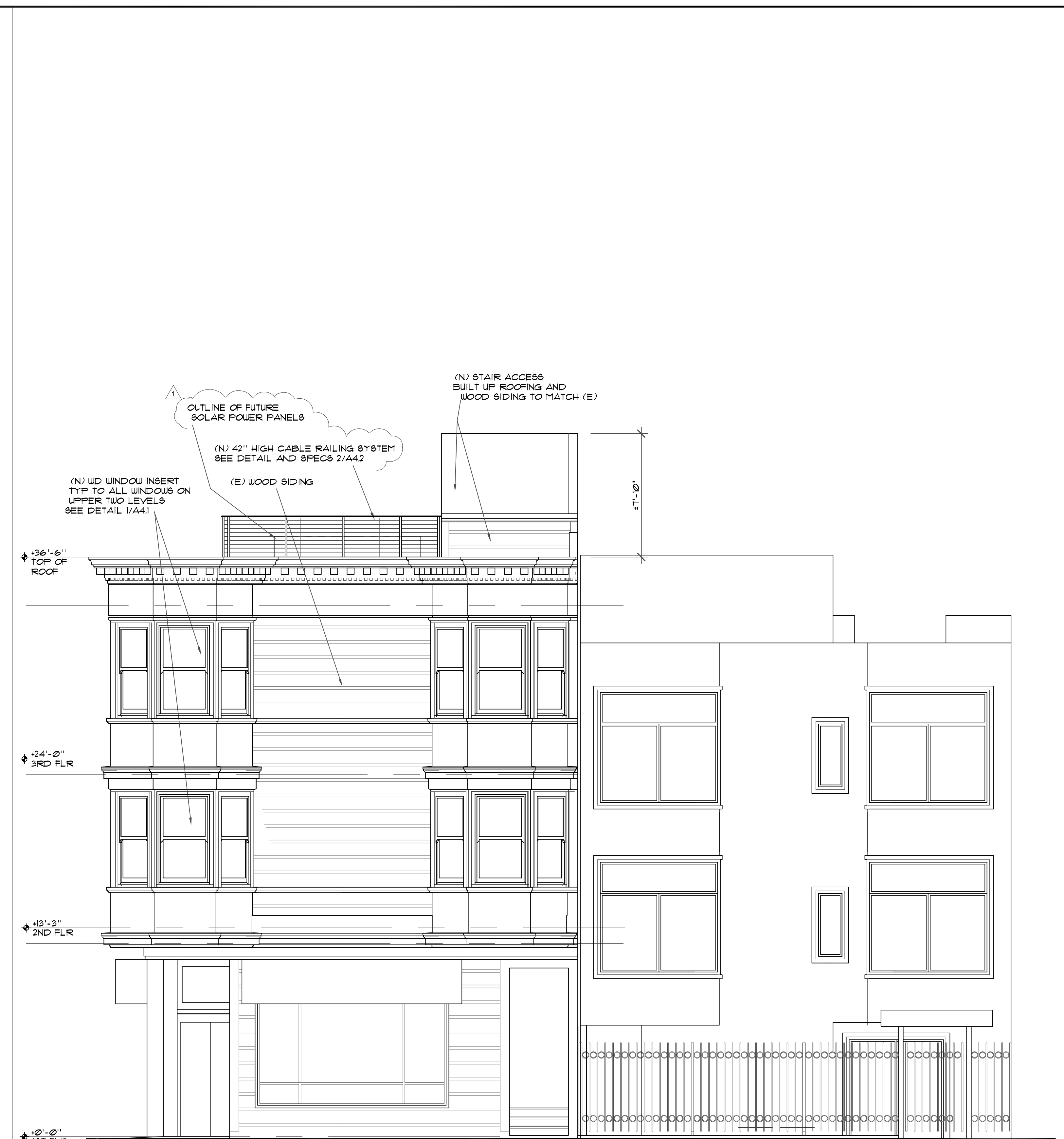
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SUBJECT PROPERTY

ADJACENT PROPERTY

1 (E) FRONT (SOUTH) ELEVATION
 SCALE 1/4" = 1' - 0"



SUBJECT PROPERTY

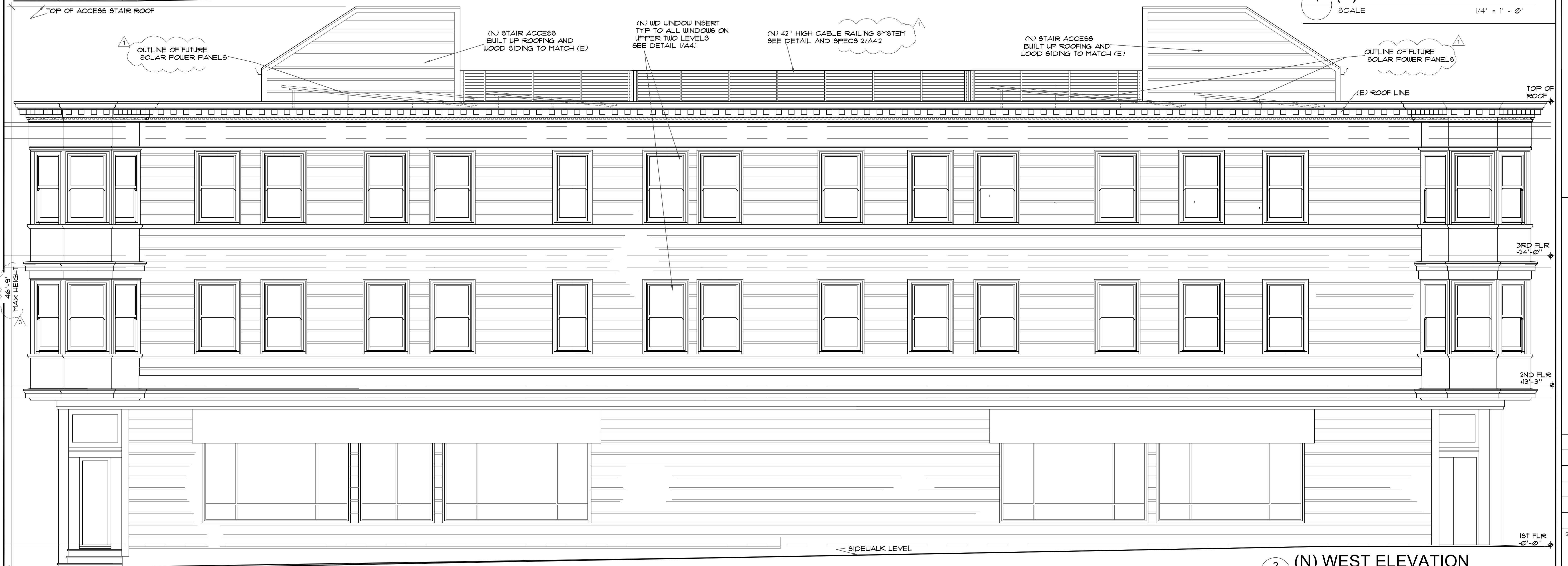
ADJACENT PROPERTY

(N) PROPOSED ELEVATION OF ADJACENT BUILDING (UNDER APPROVED SITE PERMIT)

2 (N) FRONT (SOUTH) ELEVATION
 SCALE 1/4" = 1' - 0"

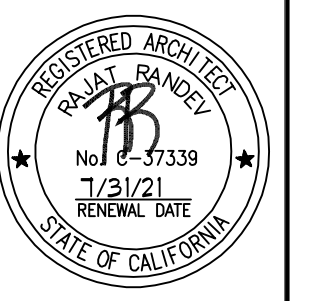


1 (E) WEST ELEVATION
SCALE 1/4" = 1' - 0"



2 (N) WEST ELEVATION
SCALE 1/4" = 1' - 0"

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ADJACENT PROPERTY

SUBJECT PROPERTY

1 (E) REAR (NORTH) ELEVATION
SCALE 1/4" = 1' - 0"

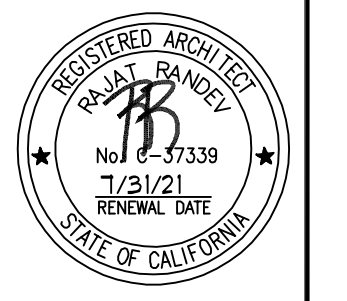


ADJACENT PROPERTY

SUBJECT PROPERTY

2 (N) REAR (NORTH) ELEVATION
SCALE 1/4" = 1' - 0"

DRAWN BY	
DATE	09-13-2019
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	PLNG 01-21-20



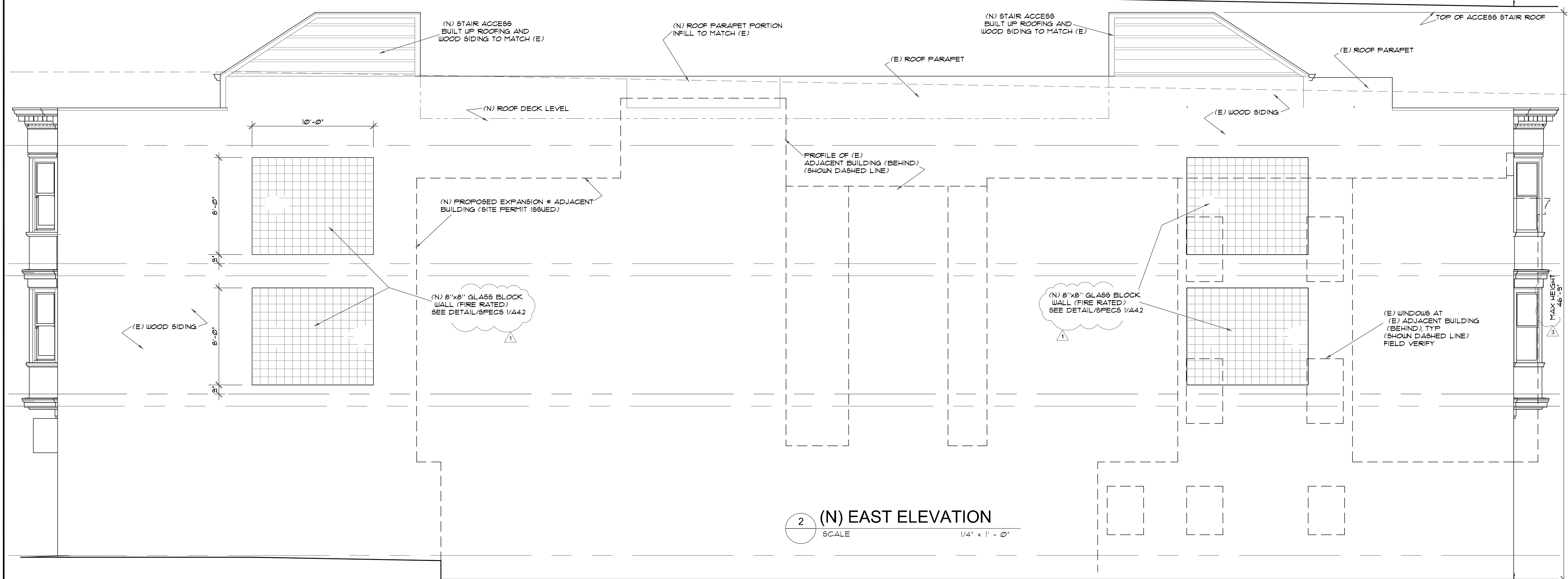
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SHEET #
A2.3
OF SHEET



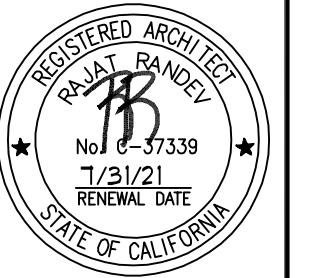
1 (E) EAST ELEVATION
SCALE 1/4" = 1' - 0"



2 (N) EAST ELEVATION
SCALE 1/4" = 1' - 0"

DRAWN BY
DATE 09-13-2019
CHECK BY

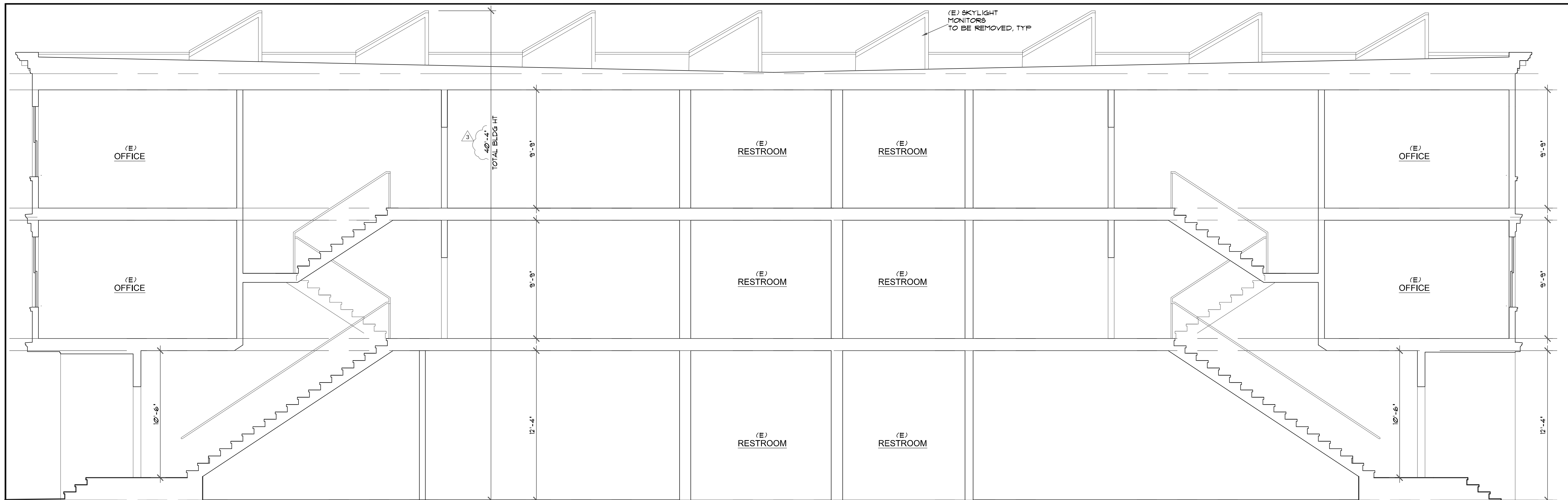
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1 PLNG 01-21-20
3 PLNG 01-30-20



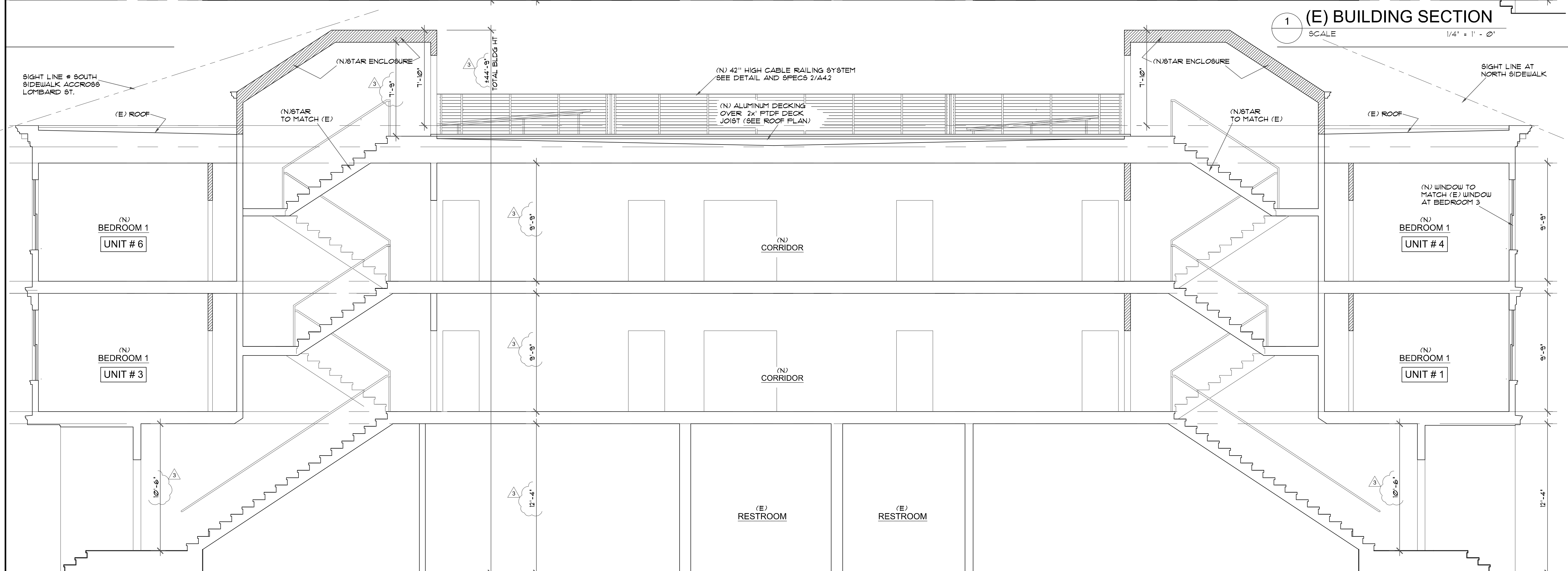
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SAN FRANCISCO, CA 94123

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1700 TARAVAL STREET
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SHEET #
A2.4
OF SHEET

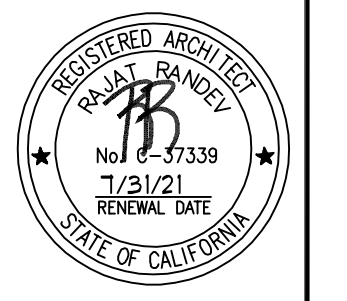


1 (E) BUILDING SECTION
SCALE 1/4" = 1' - 0"



2 (N) BUILDING SECTION
SCALE 1/4" = 1' - 0"

DRAWN BY	
DATE	09-13-2019
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REVISION / ISSUE	
1	PLNGG 01-21-20
3	PLNGG 01-30-20



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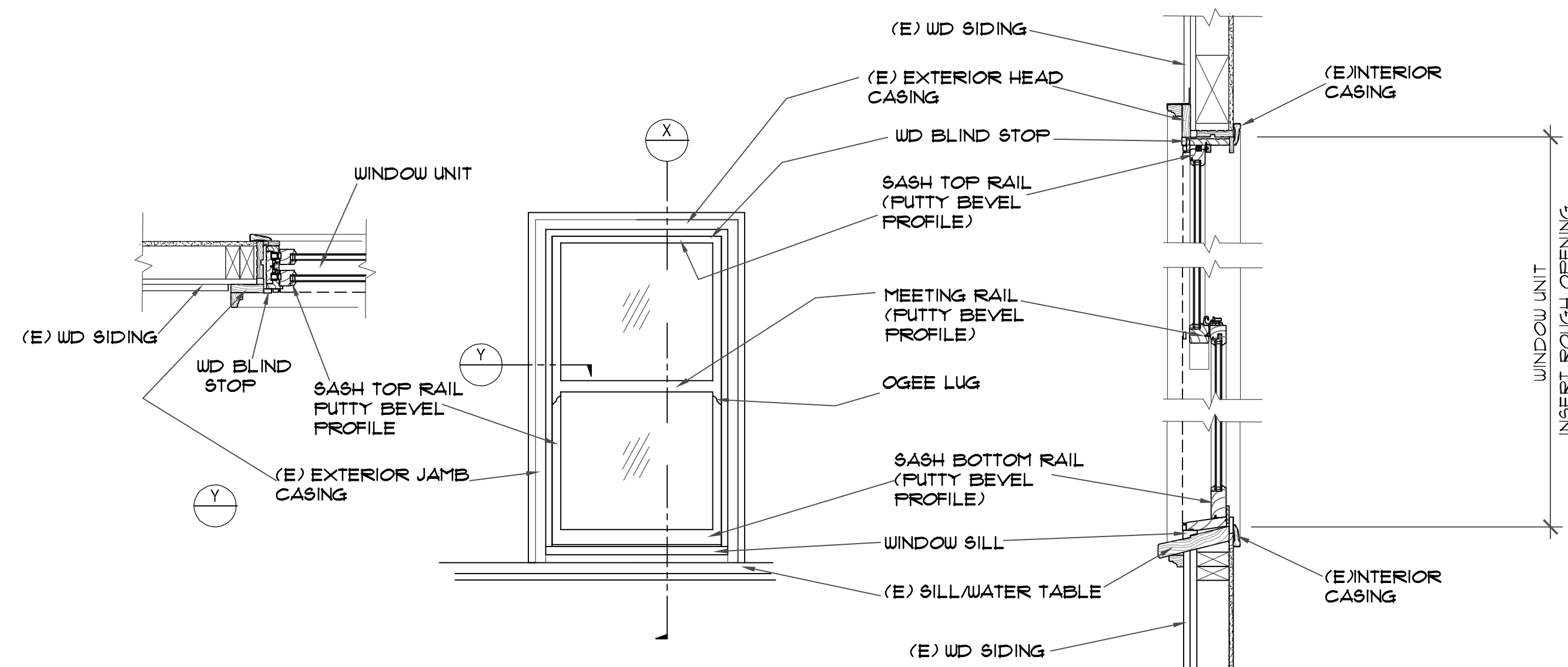
FRACTURED9
1700 TARAVAL STREET
SAN FRANCISCO, CA 94116
PH. 415.463.6104

WINDOW SCHEDULE

	MARK	SIZE * (WIDTHxHEIGHT)	DESCRIPTION	REMARKS
SECOND FLOOR UNIT #3	W1	2/6 x 5/7	WOOD, DOUBLE PANE GLASS, DOUBLE HUNG INSERT	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W2	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W3	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W4	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W5	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W6	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W7	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W8	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W9	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W10	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W11	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
SECOND FLOOR UNIT #2	W12	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W13	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W14	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W15	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W16	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W17	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	SECOND FLOOR UNIT #1	W18	3/0 x 5/7	"
W19		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
W20		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
W21		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
W22		2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
W23		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
W24		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
W25		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
W26		2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
W27		3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW

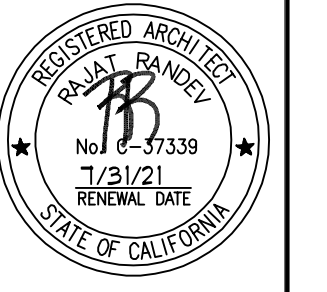
	MARK	SIZE * (WIDTHxHEIGHT)	DESCRIPTION	REMARKS
THIRD FLOOR UNIT #6	W31	2/6 x 5/7	WOOD, DOUBLE PANE GLASS, DOUBLE HUNG INSERT	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W32	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W33	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W34	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W35	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W36	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W37	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W38	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W39	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W40	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W41	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
THIRD FLOOR UNIT #5	W42	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W43	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W44	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W45	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W46	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W47	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W48	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
THIRD FLOOR UNIT #4	W49	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W50	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W51	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W52	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W53	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W54	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W55	3/0 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW
	W56	2/6 x 5/7	"	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET
	W57	3/0 x 5/7	(N) OPENING TO MATCH (E) WOOD, DOUBLE PANE GLASS, DOUBLE HUNG	MARVIN WINDOW OR EQUAL/SIMILAR BRAND - SEE TYPICAL DETAIL THIS SHEET EMERGENCY EGRESS WINDOW

*** NOTES**
 1- ALL WINDOW SIZING GIVEN TO BE VERIFIED BY THE GENERAL CONTRACTOR ON ACTUAL FIELD CONDITION EXACT SIZING PRIOR TO ORDERING OF WINDOW UNITS.



1 TYP. WINDOW DETAIL
NO SCALE

DRAWN BY
 DATE 07-21-2020
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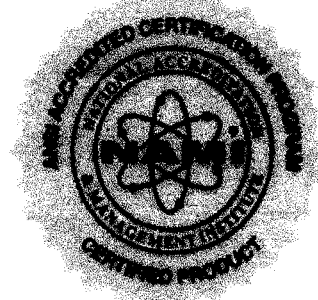


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 1700 TARAVAL STREET
 SAN FRANCISCO, CA 94116
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SHEET #
A4.1
 OF SHEET

NOTICE OF PRODUCT CERTIFICATION



CERTIFICATION NO: NI013737
 DATE: 06/01/2017
 CERTIFICATION PROGRAM: Structural
 COMPANY: Seves Glass
 CODE: 2322-1
 EXPIRATION DATE: 06/30/2021

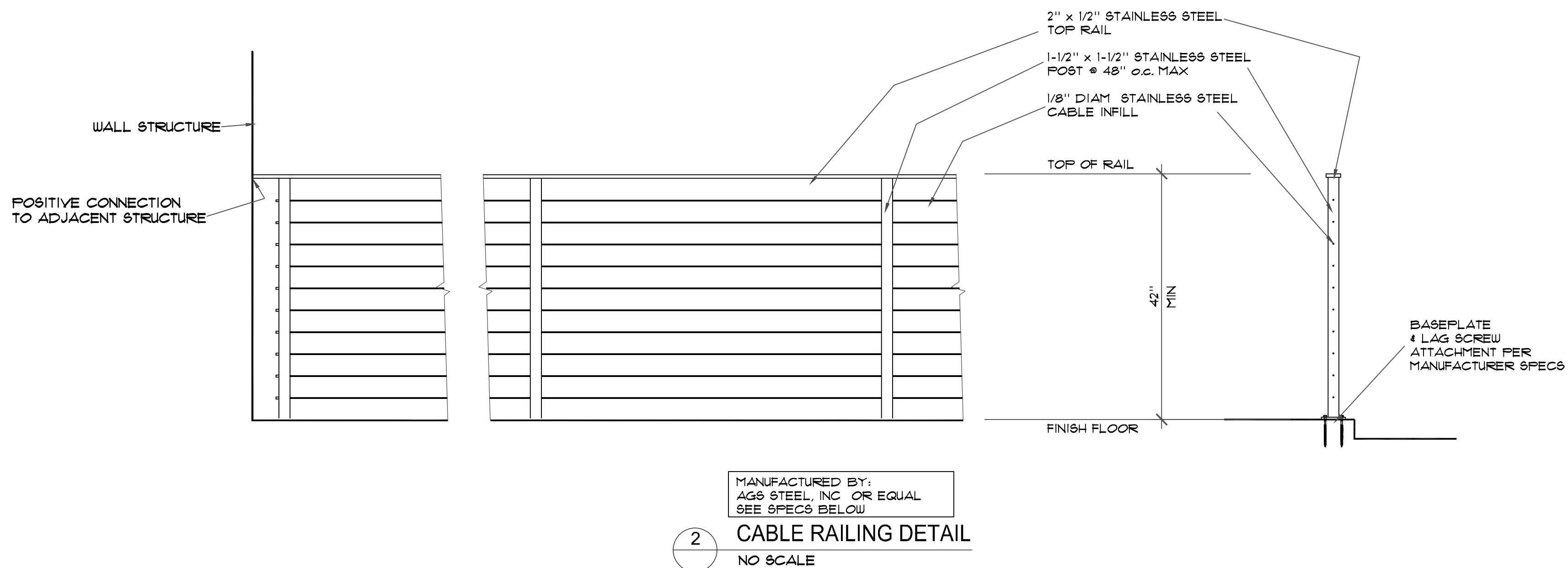
To verify that the "Notice of Product Certification" is valid, please visit www.NAMICertification.com to assure that the product is active and currently listed. This certification represents product conformity to the applicable specification and that certification criteria has been satisfied. A NAMI approved certification label must be applied to the product to claim certification status. Please review and advise NAMI if any corrections are required to this document.

COMPANY NAME AND ADDRESS	PRODUCT DESCRIPTION
Seves Glass Block, Inc. 10576 Broadview Road Broadview Heights, OH 44147	Series "Nubio Thickset 60" Fire-Rated Glass Block Manufacturer Specific: Glass Blocks for Installation in 60 Minute Locations Max Opening: 94ft ² or W-128.5" or H-104.5" Glass Block Weight: 6.8 lb Glass Block Size: 8" x 8" Minimum Thickness: 4" Minimum Face Thickness: 7/16"

SPECIFICATION	PRODUCT RATING
ANSI/UL 9	60 Minutes With Hose Stream
TEST REPORT	
Underwriters Laboratory Test Report No: R2556 02NK10299, R2556 79NK1, R2556 91NK10106, R2556 95NK20176	

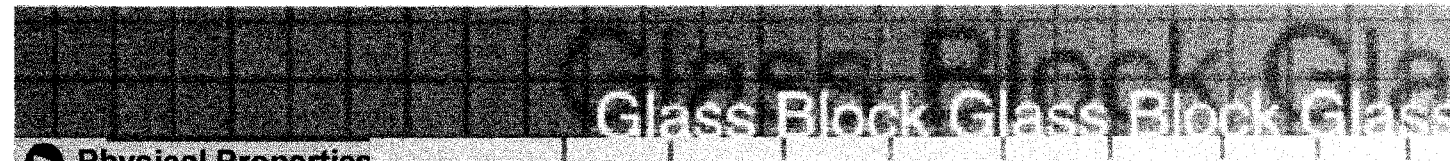
Administrator's Signature: _____

NATIONAL ACCREDITATION AND MANAGEMENT INSTITUTE, INC.
 4794 George Washington Memorial Highway
 Hayes, VA 23072
 Tel: (804) 684-5124
 Fax: (804) 684-5122



CABLE RAILING SYSTEM

- A. C. Shop Drawings: Submit shop drawings for fabrication and installation. Include the following:
 1. Plans, elevations, and detail sections.
 2. Indicate materials, methods, finishes, and types of joinery, fasteners, anchorages, and accessory items.
 3. Where materials or fabrications are indicated to comply with certain design loadings, include structural computations, material properties, and other information needed for structural analysis.
 - B. Samples: Prepare samples on metal of same alloy and thickness to be used for the Work.
 - C. Quality Control Submittals: Statement of manufacturer's qualifications.
- 1.2 MANUFACTURERS
- A. Acceptable Manufacturer: AGS Stainless, Inc. - Cable Rail, which is located at: 7873 N. E. Day Rd.; Bainbridge Island, WA 98110; Toll Free Tel: 888-842-9492; Tel: 206-842-9492; Fax: 206-842-8179; Email: request info (info@agsstainless.com); Web: www.agsstainless.com
 - B. Substitutions: Not permitted.
 - C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.
- 1.3 SYSTEM DESCRIPTION - GENERAL
- A. Custom, shop-fabricated stainless steel railing frame with mechanical fittings and attachment for field installation.
 - 4. Infill: Horizontal cabling.
 - B. Shop fabricate such that no jobsite welding, grinding or cutting is required.
- 1.4 STAINLESS STEEL RAILING SYSTEMS
- A. Stainless Steel Railing System: Clearview Railing System as manufactured by AGS Stainless, Inc.
 - 5. Type: Rainier - Cable railing.
 - 6. Fabrication: Factory welded components. Verify dimensions on site prior to shop fabrication.
 - a. Mill joints to a tight, hairline fit.
 - b. Miter corner joints.
 - 4. Structural Requirements: Fabricate integral railings and component connections to meet or exceed the requirements as set forth in the current, adopted ICC International Building Code (IBC), International Residential Code (IRC), or governing local code as applicable.
 - B. Posts:
 1. Post Material: ASTM A 554, Type A316 stainless steel, minimum Fy=40 ksi.
 2. Post Material: Wood posts provided by others.
 3. Post Size: 1-1/2 inch (38.1 mm) x 1-1/2 inch (38.1 mm).
 4. Post Size: Tubing for posts as provided by others.
 5. Post Mounting Configuration: Top mount, as indicated on installation Drawings.
 6. Post Mounting Configuration: As indicated on Drawings.
 - C. Top Rails:
 1. Top Rail Material: ASTM A 554, Type A316 stainless steel, minimum Fy=40 ksi.
 2. Top Rail Shape, Size: Flat, 1/2 inch (12.7 mm) x 2 inch (50.8 mm) x 16 gauge tubing.
 3. Top Rail Shape, Size: Elliptical, 1-1/16 inch (27 mm) x 1-31/32 inch (50 mm) x 16 gauge tubing.
- D. Infill - Cables:
 1. Material: ASTM A 492, stainless steel, Type 316.
 2. Construction: 1 X 19.
 3. Diameter: 1/8 inch (3 mm) diameter.
 4. Lay: Left Hand Lang's.
 5. Core: Stainless steel.
 6. Option 1: Cable provided in rolls for field cutting and a crimping; requires field attachment of fittings to ends.
 7. Option 2: Cables provided in lengths approximately six inches longer than required for their designated run with fitting attached at one end; requires one end of each length of cable to be field cut and fittings field attached.
 8. Option 3: Cable provided cut to length with fittings attached at both ends. (Not Available for Stairs)
 9. Cable Fitting Materials: Stainless steel, Type 316.
 - 10.
 11. Cable Attachments: Field, hand swaged.
 12. Tensioning Method: Threaded terminals.
 - E. Hardware: Stainless steel construction; separate dissimilar materials with bushings, grommets or washers to prevent electrolytic corrosion.
 - F. Gates: Gate frames and cables factory assembled.
 1. Configurations: Single gate with hinges and gravity latches.
 2. Configurations: Double gates with hinges and cane bolts.
 3. Widths: _____
 4. Widths: 36 inches (914 mm).
- PART 2 EXECUTION
- 2.1 EXAMINATION AND PREPARATION
- A. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.
 - B. Do not proceed with installation until substrates have been properly prepared and deviations from manufacturer's recommended tolerances are corrected. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
 - C. Commencement of installation constitutes acceptance of conditions.
- 2.2 INSTALLATION
- A. Install railing system plumb, level, and true and in accordance with manufacturer's installation instructions and recommendations.
 - B. Do not tighten the cables more than what is necessary to eliminate any sag.
 - C. Provide anchorage devices and fittings to secure to in-place construction to adjacent construction. Separate dissimilar materials with bushings, grommets or washers to prevent electrolytic corrosion.
 - D. Do not cut components, except for cable as required for installation, or abrade component finishes. Field touch-up of finishes only acceptable if done as per manufacturer's recommendations. Return components with damaged finishes to shop for required alterations according to manufacturer's return policy, followed by complete refinishing or provide new components.
 - E. Secure mounting brackets to building structure in a positive manner using manufacturer recommended reinforcement and anchorage methods for substrate conditions. Locate brackets and hardware at spacing required to support structural loads.
 - F. Installation of railing system shall be rigid and secure, installed by mechanics experienced in erection of architectural metal. Mounting hardware shall be drawn up tightly. Rails shall be set plumb and aligned.



Physical Properties

Product	Weight /#2 Installed With Mortar	Heat Transmission U Value ¹ (Btu/hr ft ² °F)	Thermal Resistance R Value ² (hr ft ² °F/Btu)	Visible Light Transmission ² (%)	Sound Transmission S.T.C. ³	Impact Strength (in-lbs) ⁴
Premiere Series	20 lbs./sq. ft.	0.51	1.96	75	39	50-60
THICKSET® 60	25 lbs./sq. ft.	0.51	1.96	75	48	50-60
THICKSET® 90	30 lbs./sq. ft.	0.51	1.96	75	50	60-60
VISTABRIK®	40 lbs./sq. ft.	0.87	1.15	80	53	>150

¹ Heat Transmission-Values listed are for 8" x 8" x 4" Glass Block. ² Light Transmission-Values are estimated figures based on accumulated data. ³ Sound Transmission-Values listed are for 8" x 8" x 4" Glass Block. ⁴ Impact Strength-Product surface rear only.

Fire Ratings—Glass Block Window Assemblies

Premiere Series Glass Blocks, THICKSET® 60 Blocks, THICKSET® 90 Blocks and VISTABRIK® Solid Glass Block units have been tested and classified by Underwriters Laboratories (UL) for use in fire-rated window assemblies to panel sizes and dimension limitations as listed.

Product	Masonry Wall Construction				Non-Masonry Wall Construction				
	Panel Limitations	Fire Rating	Panel Limitations	Fire Rating	Panel Limitations	Fire Rating	Panel Limitations	Fire Rating	
	Max. Area/ Panel	Max. Ht. Or Width	45 Min.	60 Min.	90 Min.	Max. Area/ Panel	Max. Ht. Or Width	45 Min.	60 Min.
Premiere Series	120	42	X			94	10.75	X	
THICKSET® 60	100	10	X	X		94	10.75	X	X
THICKSET® 90	100	10	X	X	X*	94	10.75	X	X
VISTABRIK®	100	10	X	X	X*	94	10.75	X	X

*1/4" steel channel, 3/4" thick expansion material at head and jamb, and fire retardant sealant are required.

Seves Glass Block Project Design Assistance

Unmatched Service. When specifying Seves Glass Block, you receive a level of technical support and guidance unavailable from any other glass block producer.

Seves Glass Block Representative & Distributor Assistance. Services are available through your local Seves Glass Block Representative and Distributor. They will arrange for drawing review and technical guidance, full sample selection, professional installation, on-site assistance, and provide technical support after the job is completed, if needed.

Technical Service Department. Our Technical Service Department, located in Broadview Heights OH, is available for technical advice, project design assistance, and plan review. Please call the Seves Glass Block, 1-440-627-6257 TOLL FREE 1-877-SEVES11.

Seves Glass Block. From your first inquiry, information is readily available to you, toll-free from anywhere in the continental United States and Canada. Our Resource Center, 1-877-SEVES11, is your initial channel for literature requests and answers to technical questions. Email: inquiry@sevesglassblock.com

The information contained herein is accurate and reliable to the best of our knowledge. However, Seves Glass Block has no control over installation, workmanship, accessory materials, or conditions of application. NO WARRANTIES OR LIABILITY OF ANY KIND, INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, IS MADE as to the performance of an installation containing Seves Glass Block products, for the event Seves Glass Block be liable for any damages arising because of product failure, whether incidental, special, consequential or punitive, regardless of the theory of liability upon which any such damages are claimed. Seves Glass Block provides written warranties for many of its products, and such warranties take precedence over the statements contained herein.



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Seves Glass Block
www.sevesglassblock.com
 features application photos, product information, specifications, installation details, literature, continuing education, case histories, and much more information on how to design with Seves Glass Block products.

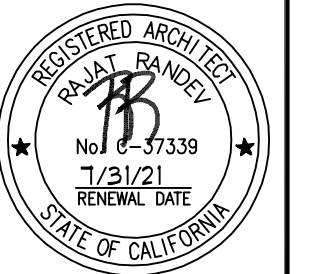
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