



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 23, 2013**  
Time: **9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Rear Yard and Noncomplying Structure)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>3150 Jackson St</b>	Case No.:	<b>2012.0803V</b>
Cross Street(s):	<b>Presidio Avenue &amp; Lyon Street</b>	Building Permit:	<b>2012.07.25.5775</b>
Block / Lot No.:	<b>0974/008</b>	Applicant/Agent:	<b>David Sturm</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>415-674-5554</b>
Area Plan:	<b>n/a</b>	E-Mail:	<b>sturm@butlerarmsden.com</b>

### PROJECT DESCRIPTION

The proposal is to legalize the reconstruction of a two-story horizontal addition (approximately 24 feet deep by 15 feet wide) at the rear of the two-story over basement, single-family house. The project also involves expansion of the existing garage, alterations to the front facade, and excavation at the existing basement level that are not subject to the variance.

**PER SECTION 134 OF THE PLANNING CODE** the subject property with a lot depth of 128 feet requires a rear yard depth of approximately 32 feet. The addition (two stories over basement) encroaches approximately 12 feet into the required rear yard.

**SECTION 188 OF THE PLANNING CODE** prohibits the expansion or replacement of a noncomplying structure. Because the building previously extended into the required rear yard, it was considered to be a legal noncomplying structure; therefore, replacement of the rear addition requires a variance.

### ADDITIONAL INFORMATION

#### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: [christine.lamorena@sfgov.org](mailto:christine.lamorena@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2012.0803V.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

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

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.




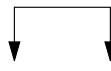

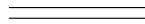
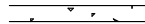

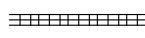















If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



# ABBREVIATIONS

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


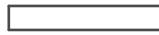

# SYMBOLS

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

# GENERAL NOTES

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

## WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

<b>DEMO NOTES</b>	
	<ol style="list-style-type: none"><li>1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.</li><li>2. ALL EXISTING COATING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.</li><li>3. ALL PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.</li><li>4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.</li><li>5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.</li><li>6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.</li><li>7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE. U.O.N.</li><li>8. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME. U.O.N. AND SAVE FOR RE-USE.</li><li>9. DEMOLISH ALL FLOOR FINISHES INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.</li><li>10. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.</li><li>11. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.</li></ol>
<b>PROJECT TEAM</b>	
	<b>ARCHITECT:</b> BUTLER ARMSTRONG ARCHITECTS 2849 CALIFORNIA STREET SAN FRANCISCO, CA 94115 T. 415. 674. 5554 F. 415. 674. 5558
<b>CODES</b>	
	2010 CA BLDG. CODE 2010 S.F. BLDG. CODE & AMENDMENTS 2010 CA ENERGY CODE 2010 S.F. ELECTRICAL CODE 2010 S.F. MECHANICAL CODE 2010 S.F. PLUMBING CODE 2010 S.F. FIRE CODE

# VICINITY MAP

**SITE**

## PROJECT DATA

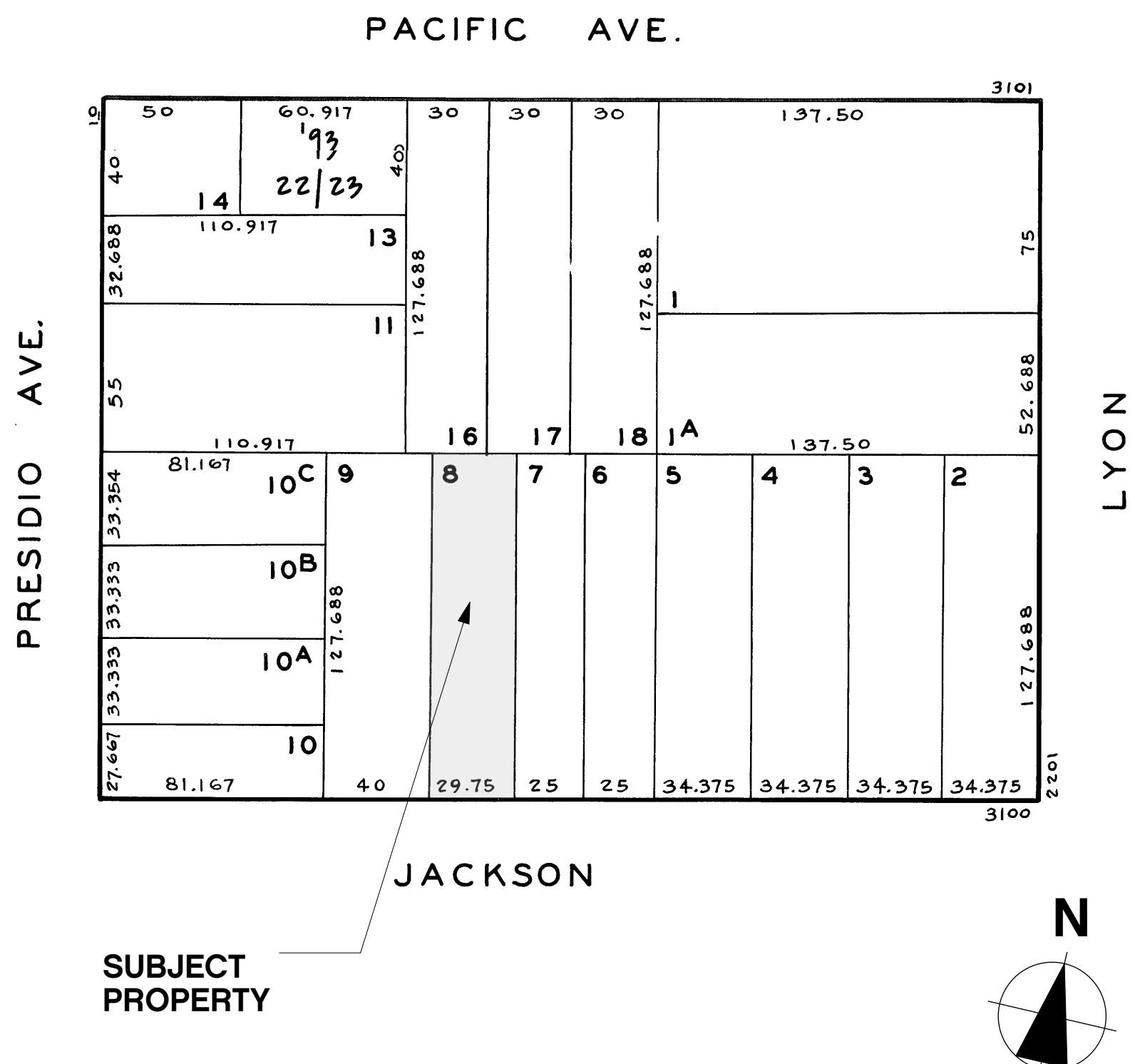
<b>BLOCK:</b>	0974	<b>ZONED:</b>	RH-1
<b>LOT:</b>	008	<b>HEIGHT LIMIT:</b>	40'-X
<b>LOT SIZE:</b>	3798 SF	<b>OCCUPANCY:</b>	R3

CONDITIONED SPACE	Existing	Proposed
SUB-BASEMENT (GARAGE)	0 sqFt.	0 sqFt.
BASEMENT	0 sqFt.	166 sqFt.
FIRST FLOOR	129 sqFt.	166 sqFt.
SECOND FLOOR	138 sqFt.	138 sqFt.
THIRD FLOOR	0 sqFt.	0 sqFt.
TOTAL:	267 sqFt.	470 sqFt.

**CONSTRUCTION CLASSIFICATION:**  
TYPE V - B (WOOD FRAMED CONSTRUCTION)

**SCOPE OF WORK**

REPLACEMENT OF EXISTING NON-CONFORMING THREE STORY STRUCTURE IN SIMILAR FOOTPRINT PER APPROVED PERMIT 2010/1112/4839. EXPANDED BASEMENT UNDER THREE STORY REPLACEMENT PER APPROVED PERMIT 2011/1202/0023.



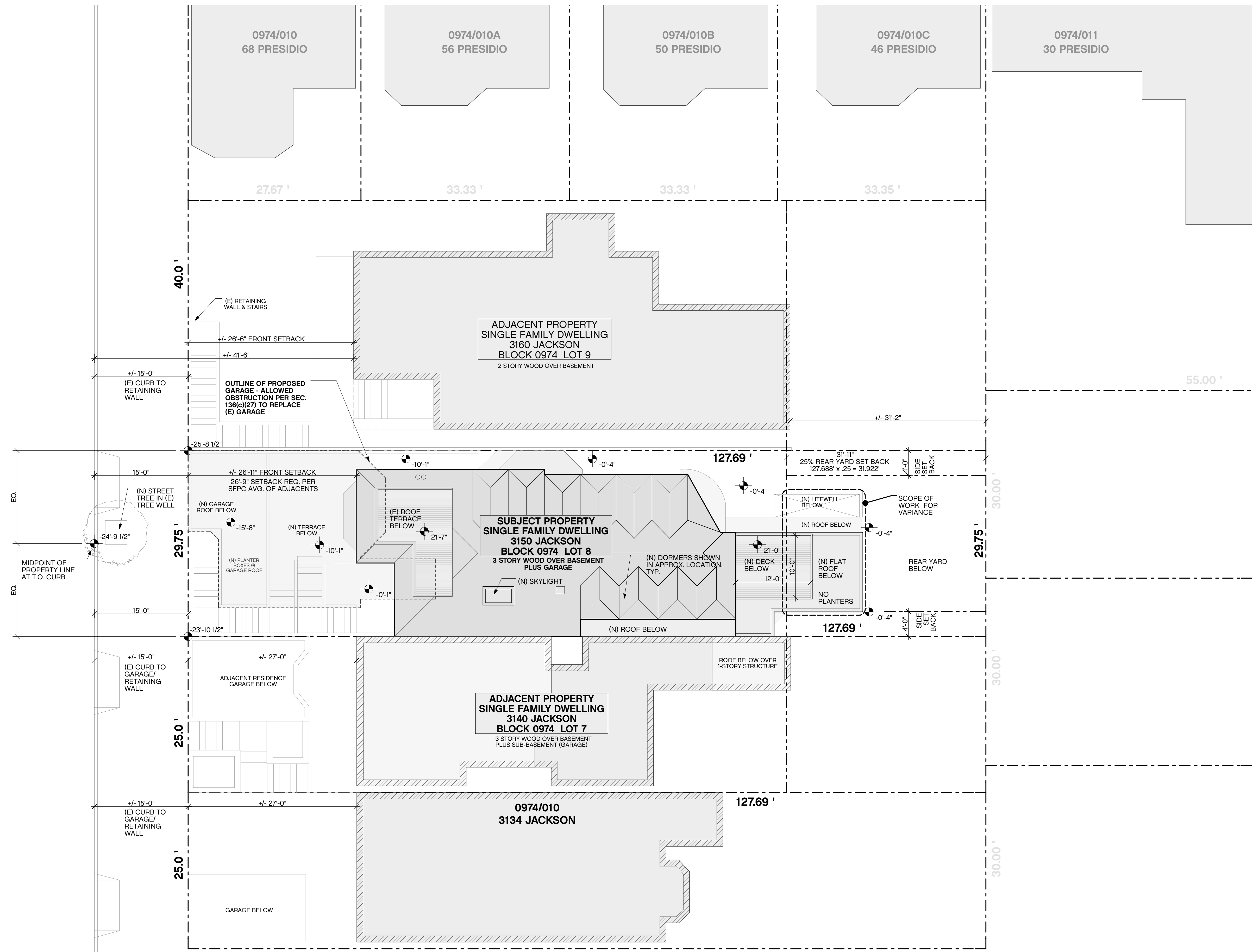
SHEET INDEX		1	
ARCHITECTURAL:		06-28-2012	06-28-2012
A0.0	TITLE SHEET	06-28-2012	06-28-2012
A0.1	EXISTING SITE PLAN	06-28-2012	06-28-2012
A1.1	DEMOLITION - BASEMENT & FIRST FLOOR	06-28-2012	06-28-2012
A1.2	DEMOLITION - SECOND & THIRD FLOOR	06-28-2012	06-28-2012
A1.3	DEMOLITION - ROOF	06-28-2012	06-28-2012
A1.4	EXISTING EXTERIOR ELEVATIONS - SOUTH, NORTH	06-28-2012	06-28-2012
A1.5	EXISTING EXTERIOR ELEVATIONS - WEST	06-28-2012	06-28-2012
A1.6	EXISTING EXTERIOR ELEVATIONS - EAST	06-28-2012	06-28-2012
A2.1	PROPOSED - BASEMENT & FIRST FLOOR	06-28-2012	06-28-2012
A2.2	PROPOSED - SECOND & THIRD FLOOR	06-28-2012	06-28-2012
A2.3	PROPOSED - ROOF & SCHEDULES	06-28-2012	06-28-2012
A3.1	EXTERIOR ELEVATIONS - SOUTH, NORTH	06-28-2012	06-28-2012
A3.2	EXTERIOR ELEVATIONS - WEST	06-28-2012	06-28-2012
A3.3	EXTERIOR ELEVATIONS - EAST	06-28-2012	06-28-2012
A3.4	NORTH - SOUTH SECTION (TOWARDS WEST)	06-28-2012	06-28-2012

[illegible]

# TITLE SHEET

# A0.0





VARIANCE APPLICATION

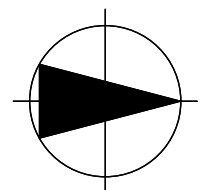
revisions	by:
1. UPDATED 12/31/2012	DS/LW

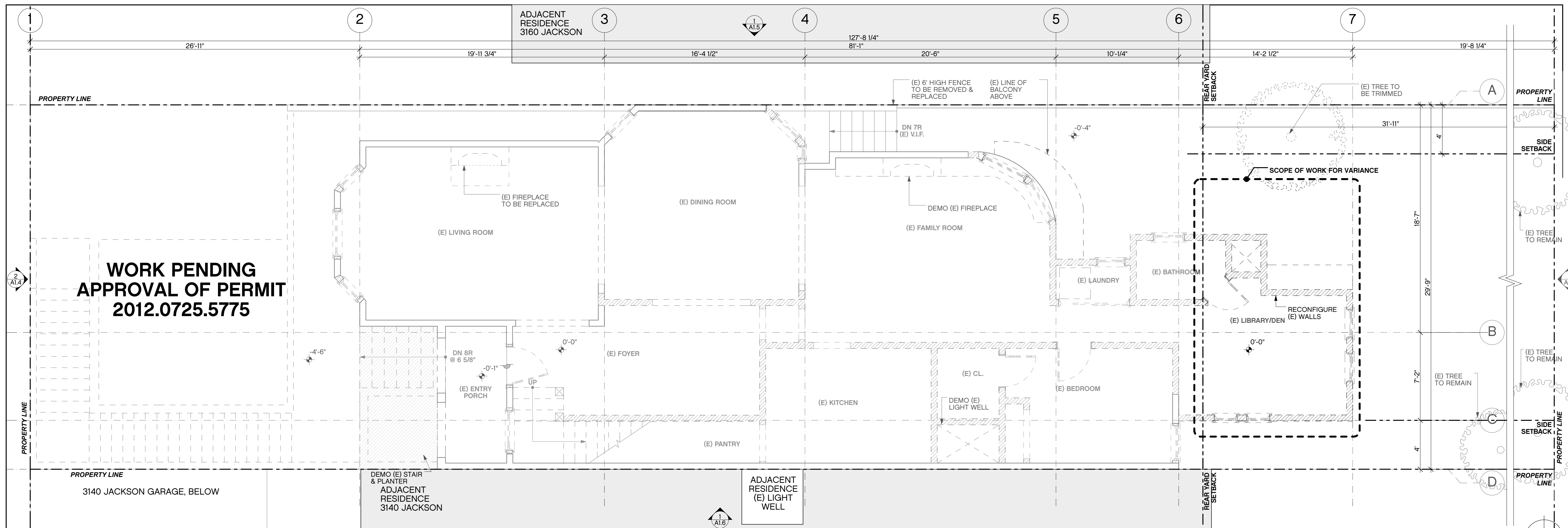
job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

SITE PLAN

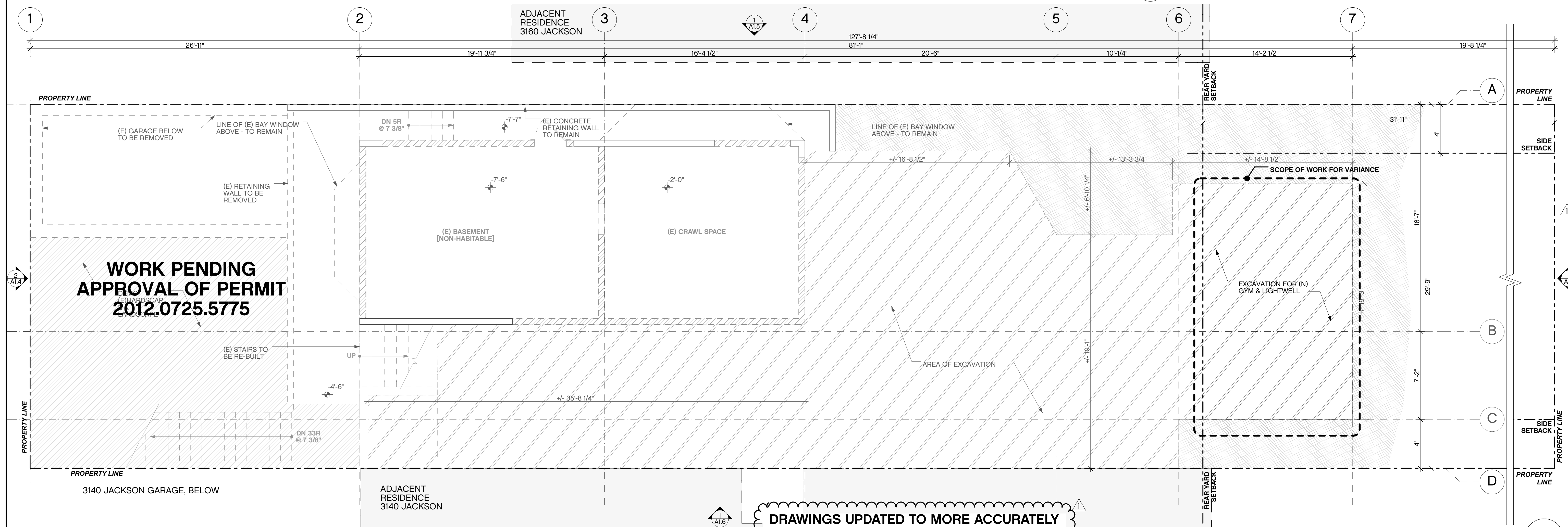
DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775

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





**2 EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

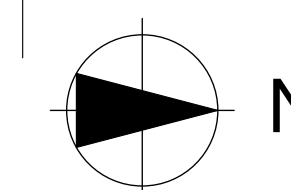
**DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775**

**VARIANCE APPLICATION**

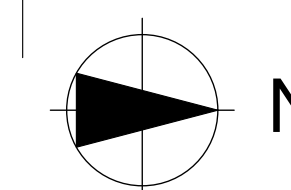
revisions	by:
1 UPDATED 12/31/2012	DS/LW

job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

**BASEMENT &  
FIRST FLOOR  
DEMO PLANS**



2 EXISTING THIRD FLOOR PLAN



1 EXISTING SECOND FLOOR PLAN

## VARIANCE APPLICATION

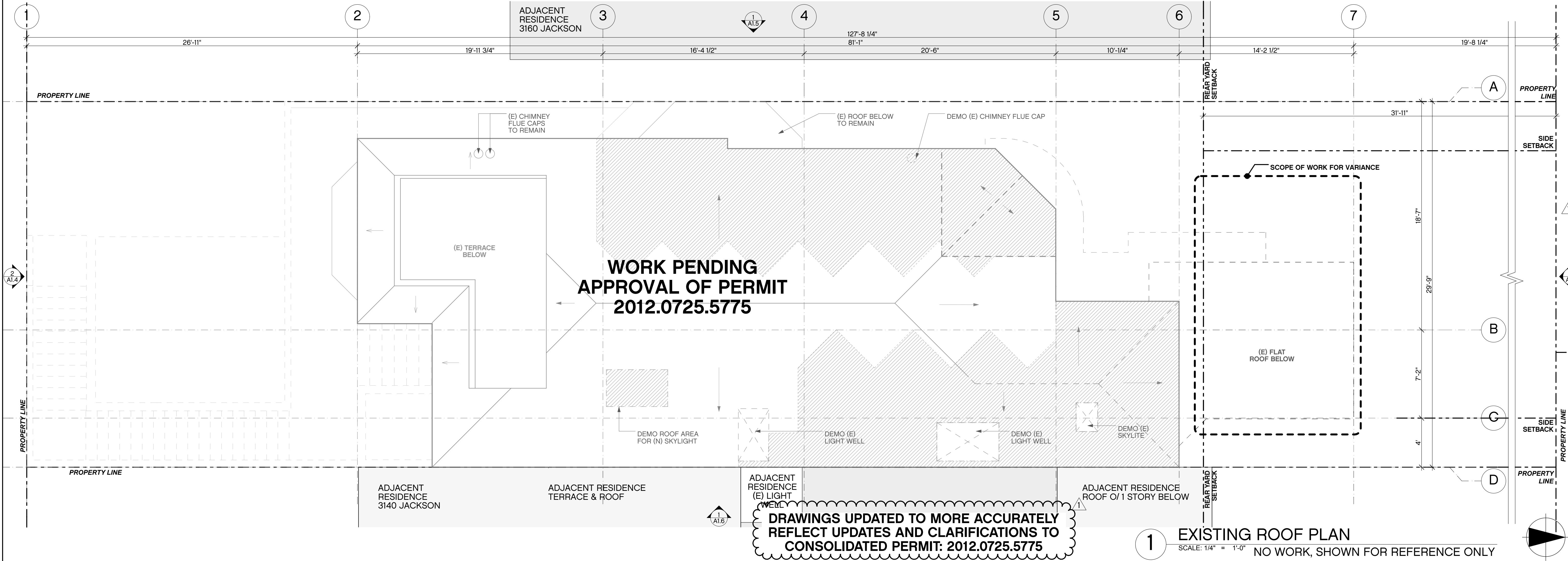
revisions	by:
1 UPDATED 12/31/2012	DS/LW

<b>job#:</b>	1209
<b>date:</b>	6/26/12
<b>drawn:</b>	DS
<b>checked:</b>	LB
<b>scale:</b>	AS NOTED

## SECOND & THIRD FLOOR DEMO PLANS

## A1.2

**DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775**



VARIANCE APPLICATION

revisions	by:
1 UPDATED 12/31/2012	DS/LW

job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

ROOF DEMO  
PLAN

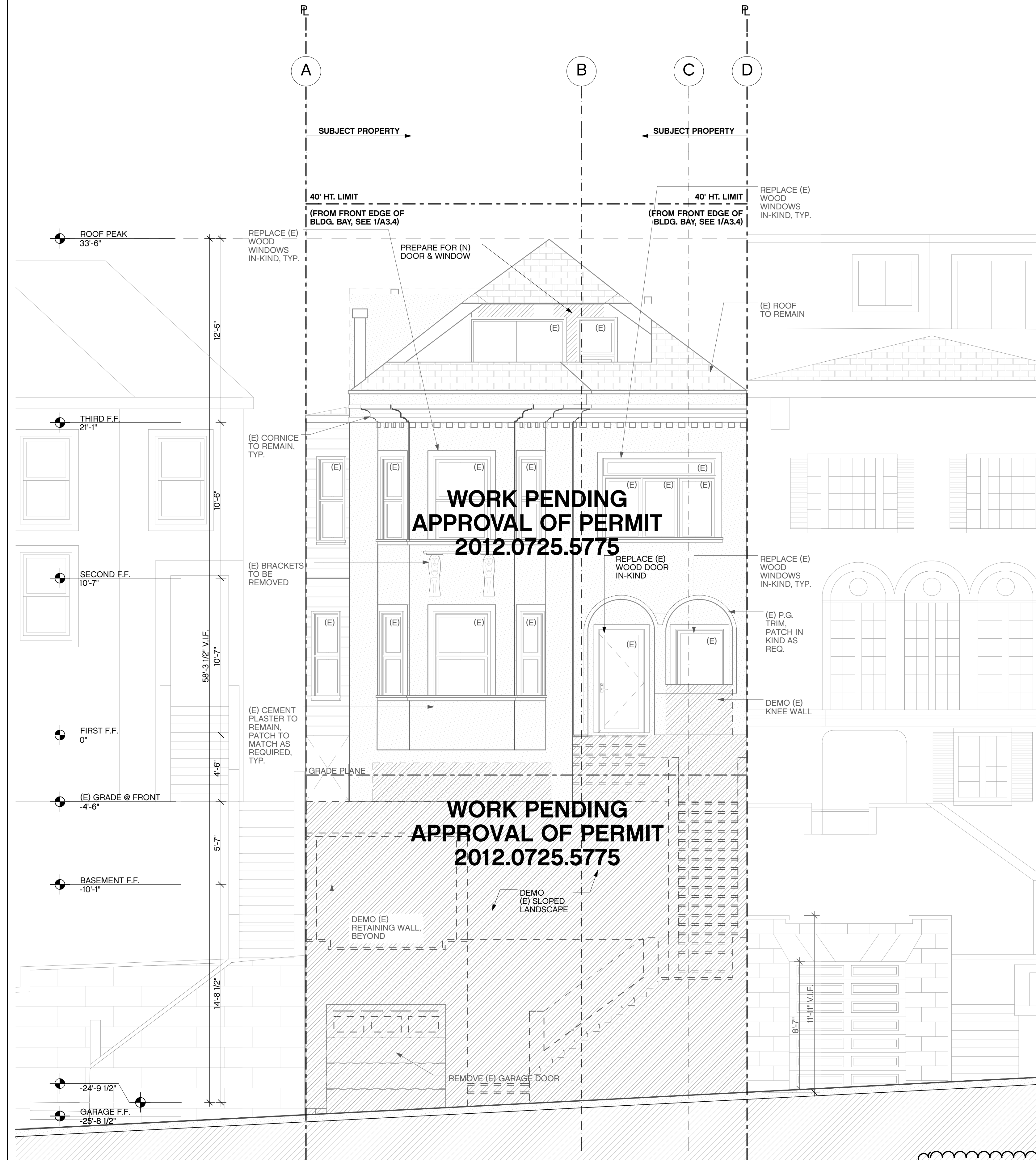
N

A1.3

DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775

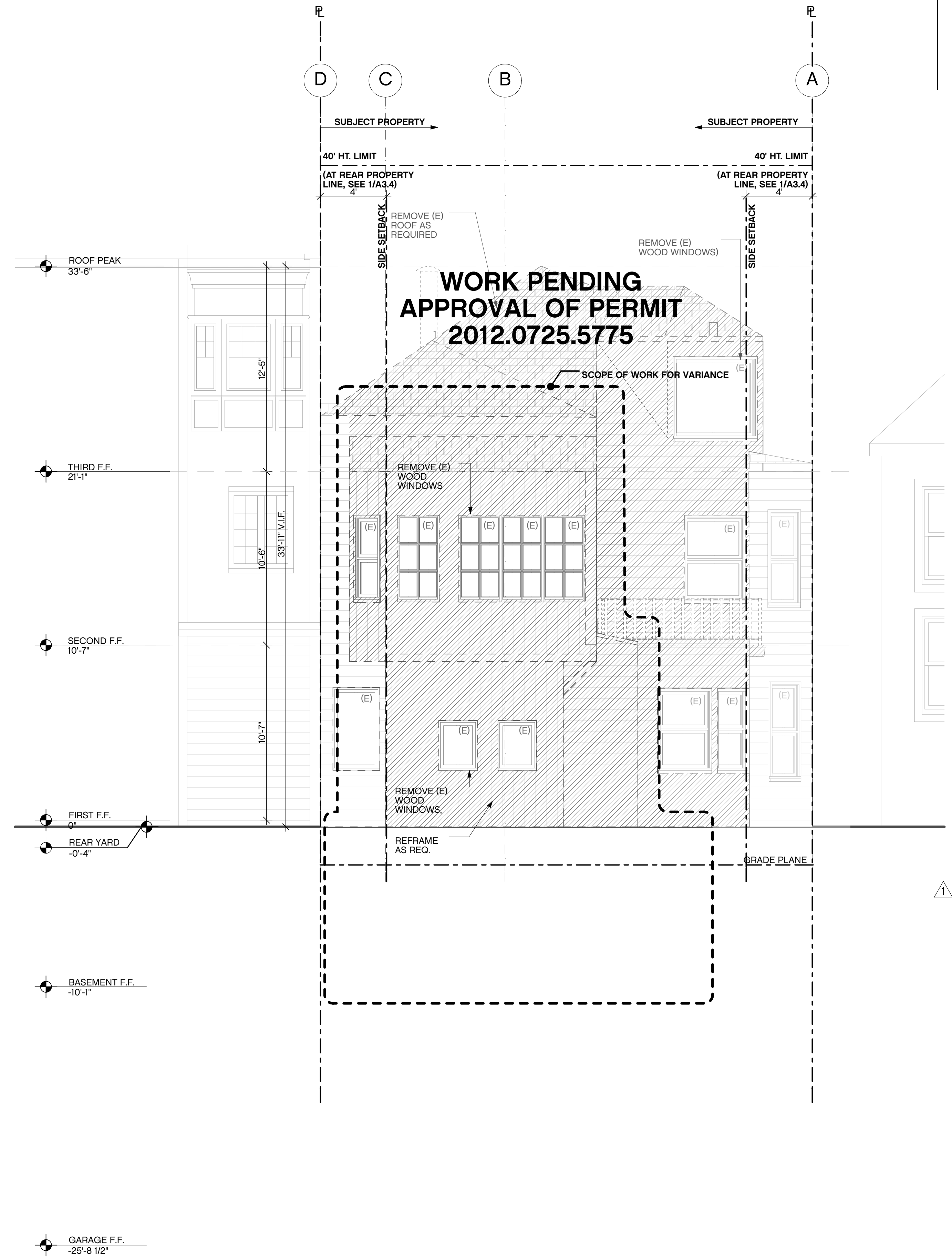
1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0" NO WORK, SHOWN FOR REFERENCE ONLY





2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0" NO WORK, SHOWN FOR REFERENCE ONLY

DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775



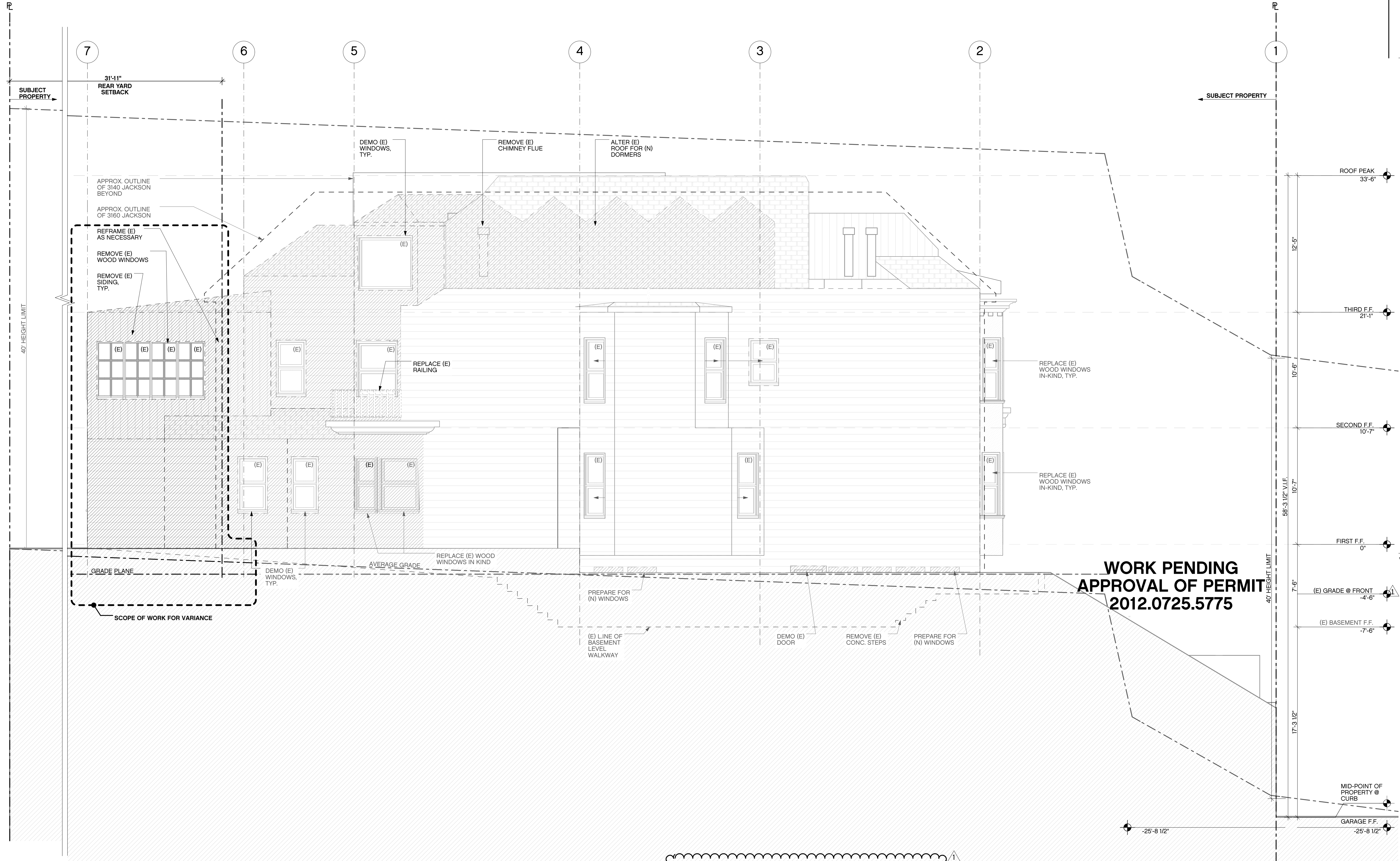
1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

VARIANCE APPLICATION

revisions	by:
1. UPDATED 12/31/2012	DS/LW

job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

EXISTING  
ELEVATIONS



**WORK PENDING  
APPROVAL OF PERMIT  
2012.0725.5775**

**VARIANCE APPLICATION**

revisions	by:
UPDATED 12/31/2012	DS/LW

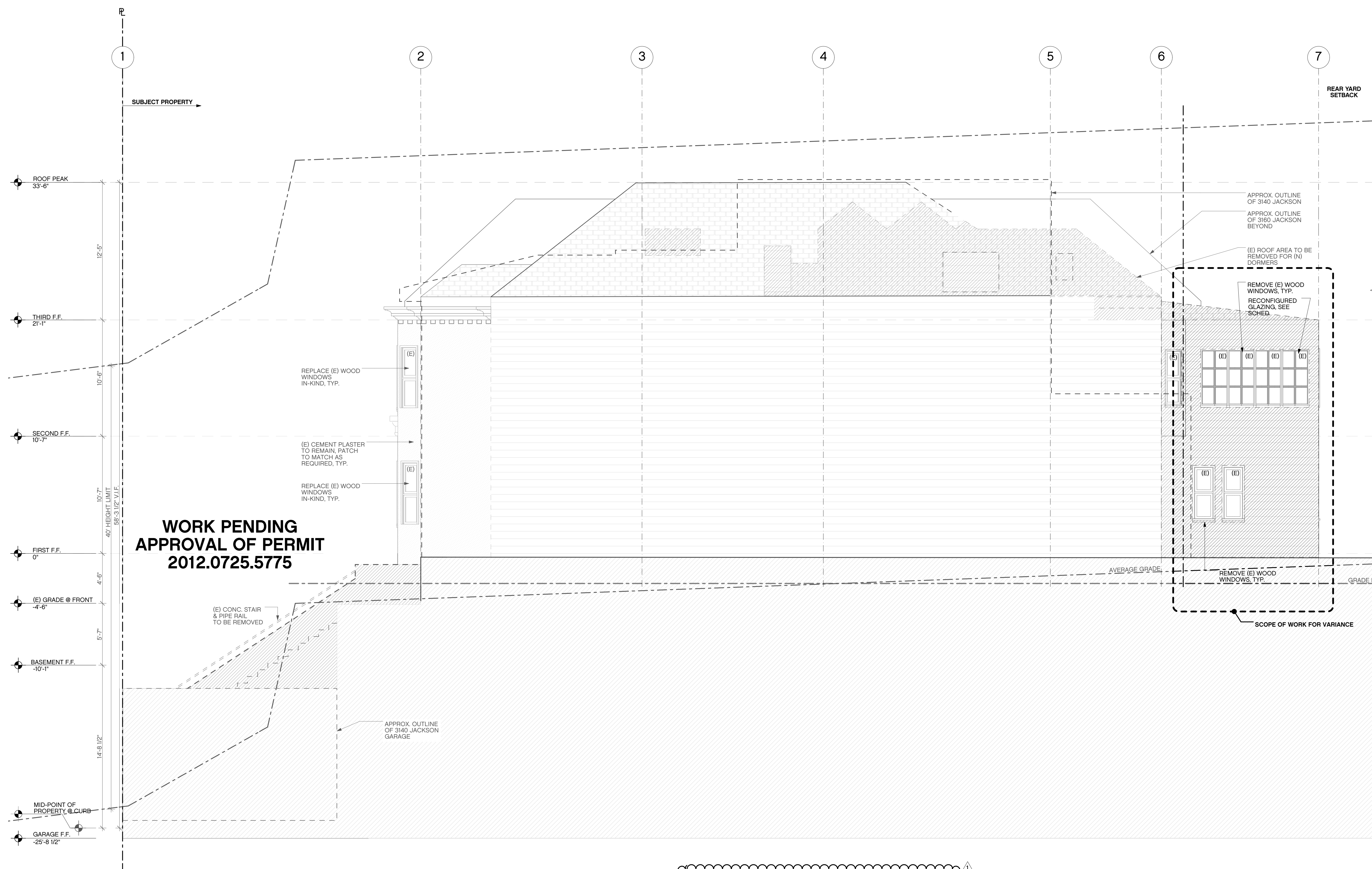
job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

**EXISTING  
ELEVATIONS**

**DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775**

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

**A1.5**



## VARIANCE APPLICATION

[illegible]

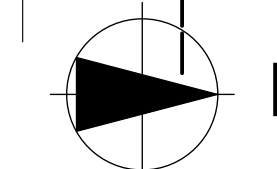
job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

EXISTING  
ELEVATIONS

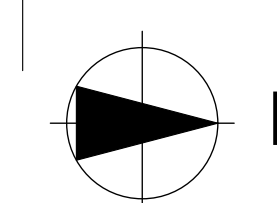
**DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775**

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





## 2 PROPOSED FIRST FLOOR PLAN



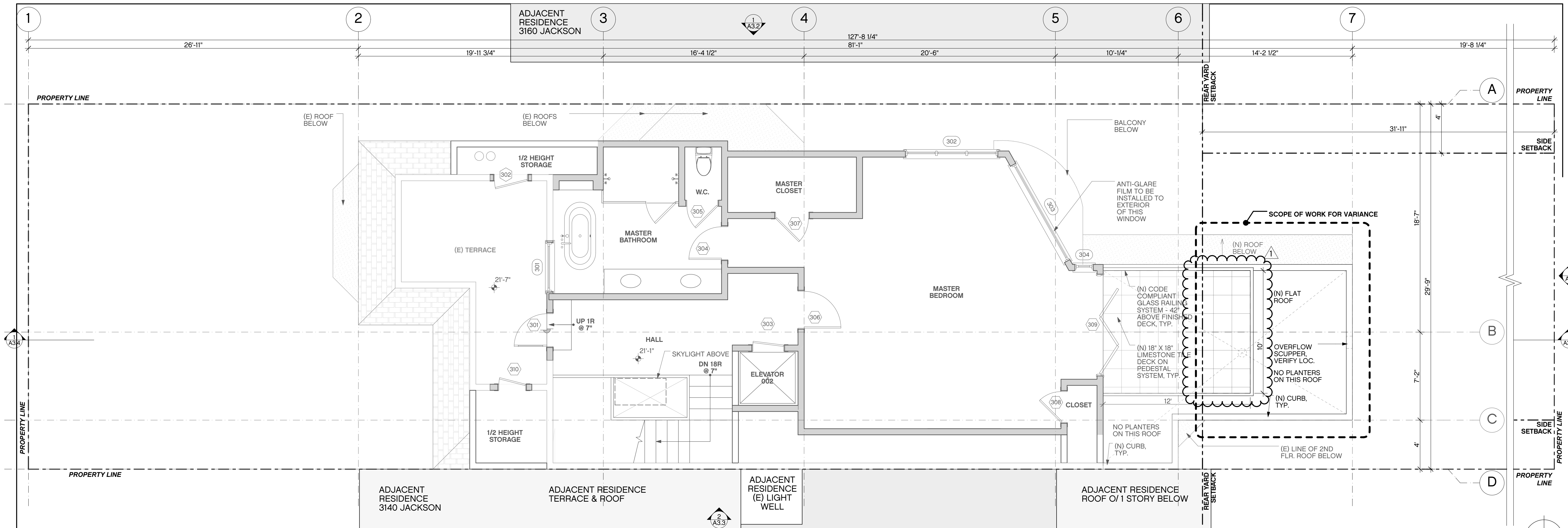
# 1 PROPOSED BASEMENT FLOOR PLAN

## VARIANCE APPLICATION

<b>revisions</b>	<b>by:</b>
1 UPDATED 12/31/2012	DS/LW

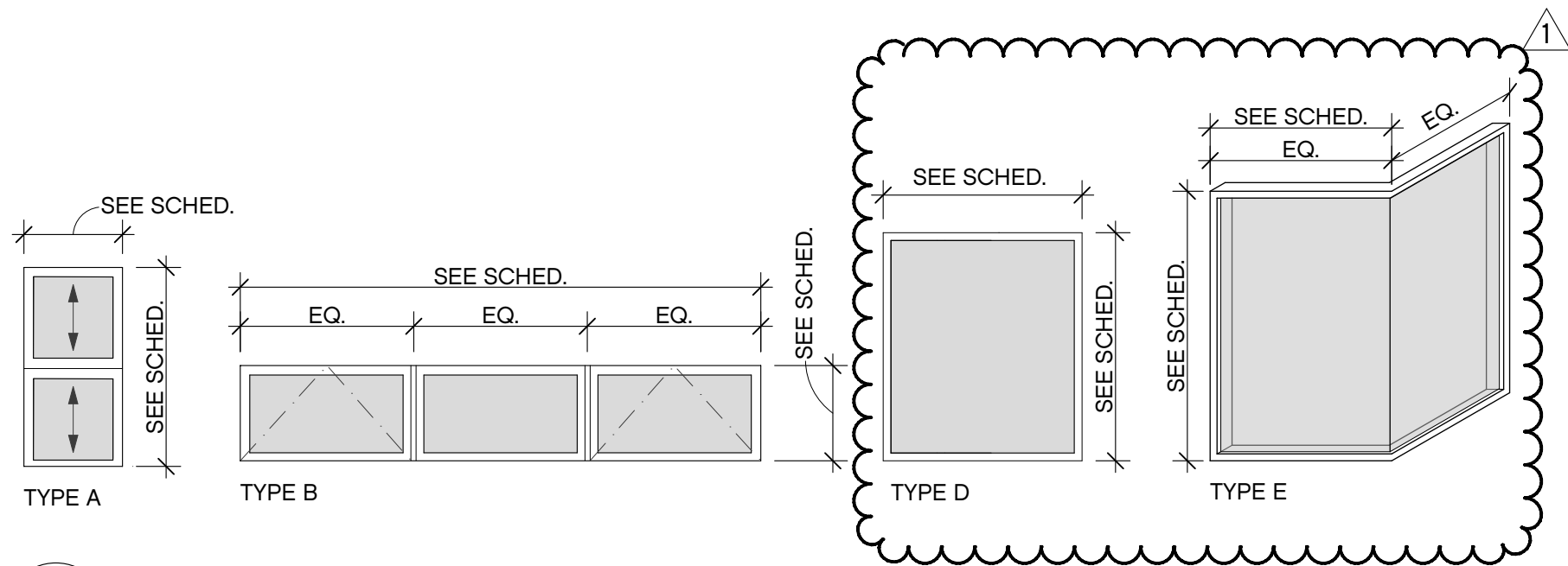
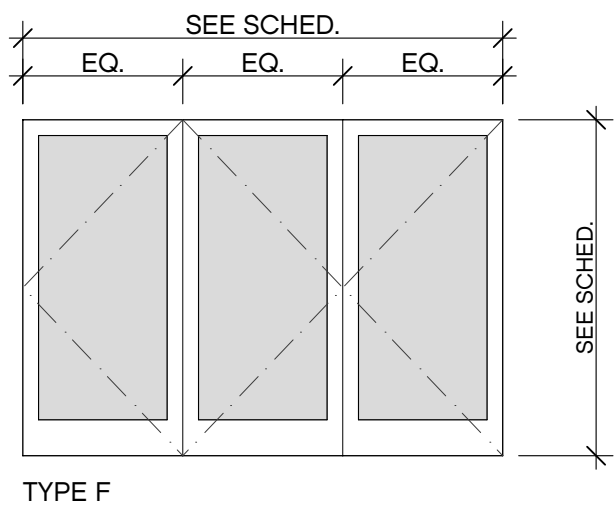
job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

BASEMENT &  
FIRST FLOOR  
PROPOSED  
PLANS



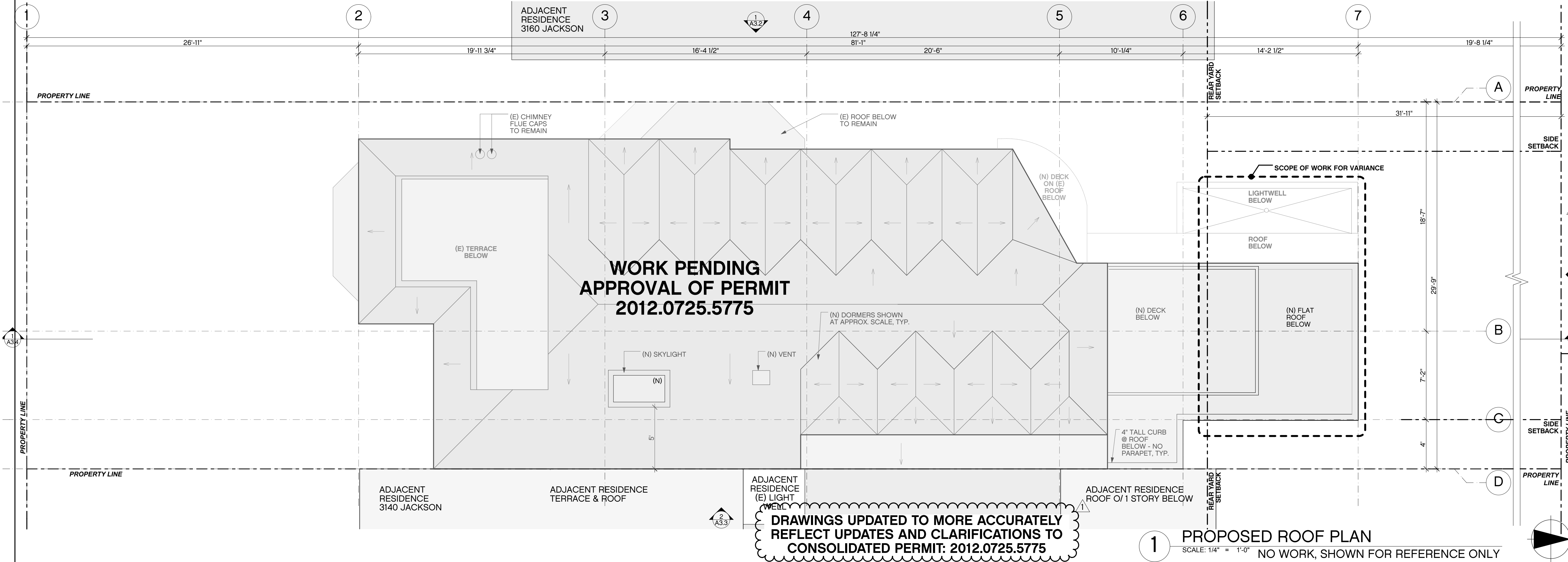
3150 JACKSON DOOR SCHEDULE							
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
107	F	JELD WEN	10'	8'	WOOD	PAINTED	

3150 JACKSON WINDOW SCHEDULE								
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	SILL HT.	MATERIAL	FINISH	NOTE/REMARKS
009	B	JELD WEN, TYP.	12'-8"	2'-6"	6'-9"	WD.	PAINTED	
111	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
112	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
113	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
114	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
116	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
117	A	" " "	2'-6"	5'-9"	2'-2"	WD.	PAINTED	
212	D	" " "	5'-6"	5'-3 1/4"	2'-9"	WD.	PAINTED	
213	E	" " "	3'-8 1/2"	5'-3 1/4"	2'-9"	WD.	PAINTED	
215	D	" " "	7'	5'-3 1/4"	2'-9"	WD.	PAINTED	
217	A	" " "	2'	5'-3 1/4"	2'-9"	WD.	PAINTED	
218	A	" " "	4'	5'-3 1/4"	2'-9"	WD.	PAINTED	
219	A	" " "	2'	5'-3 1/4"	2'-9"	WD.	PAINTED	



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

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



VARIANCE APPLICATION

revisions	by:
1 UPDATED 12/31/2012	DS/LW

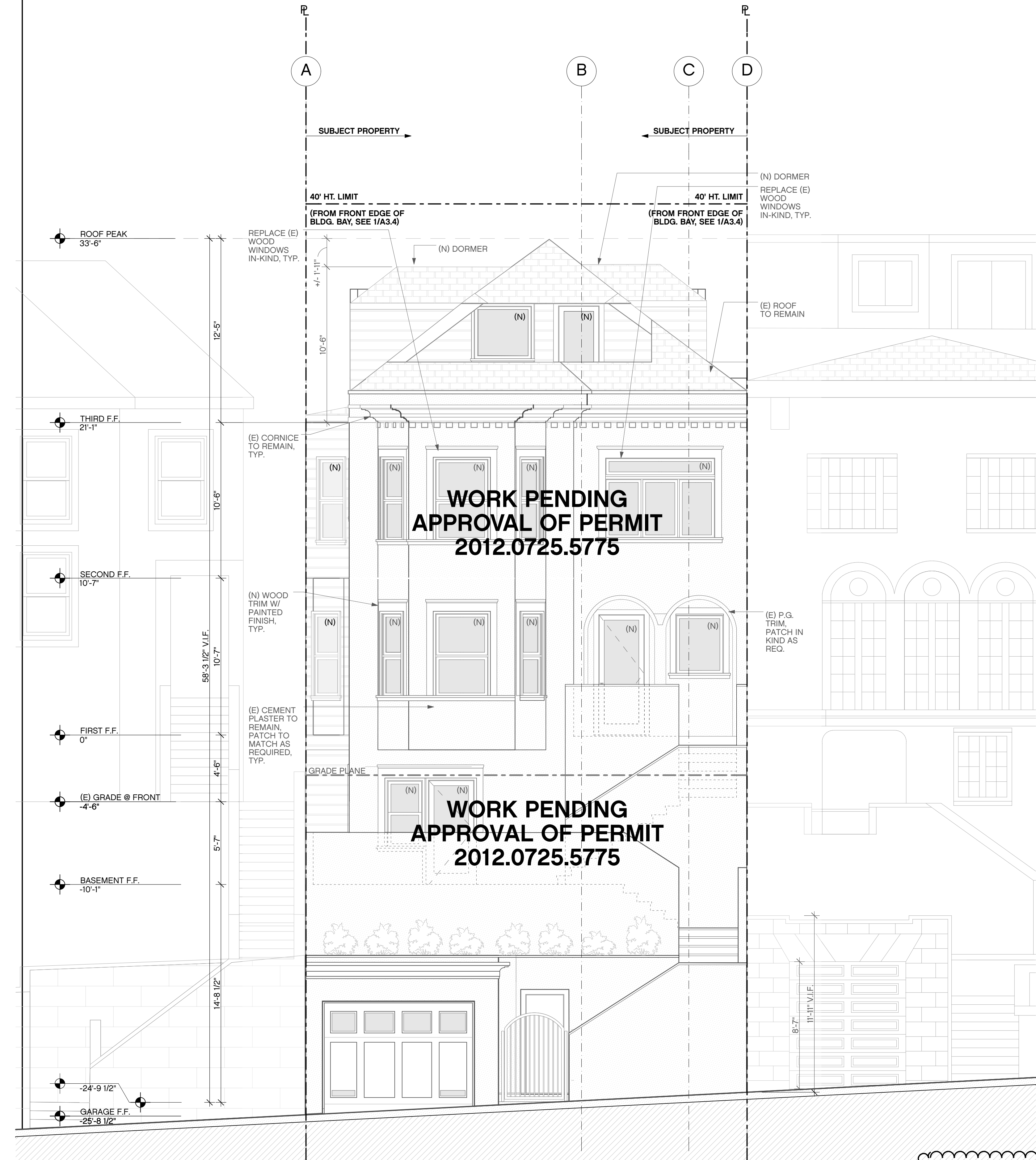
job #:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

ROOF  
PROPOSED &  
WINDOW  
SCHEDULES

N

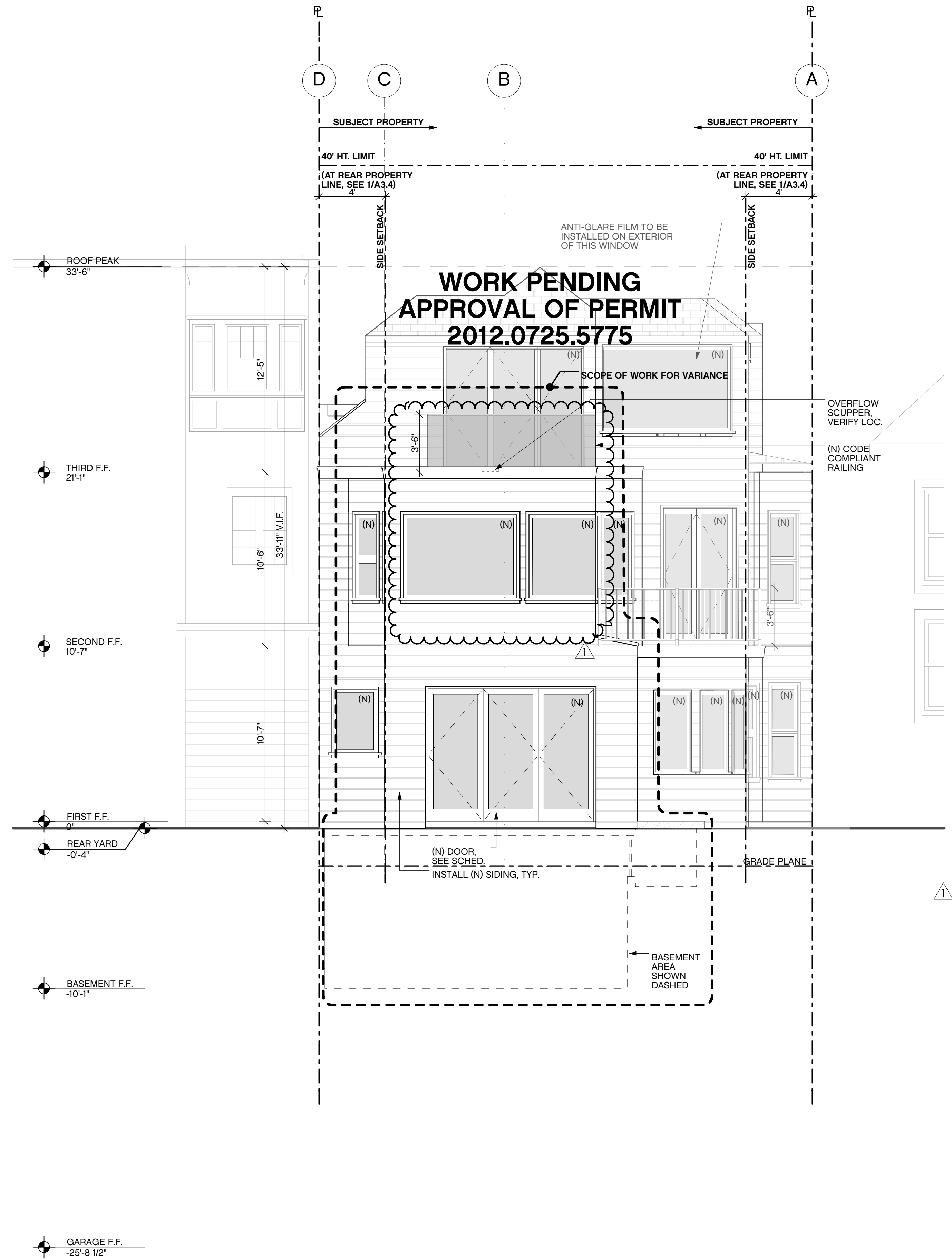
A2.3





2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0" NO WORK, SHOWN FOR REFERENCE ONLY

DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775



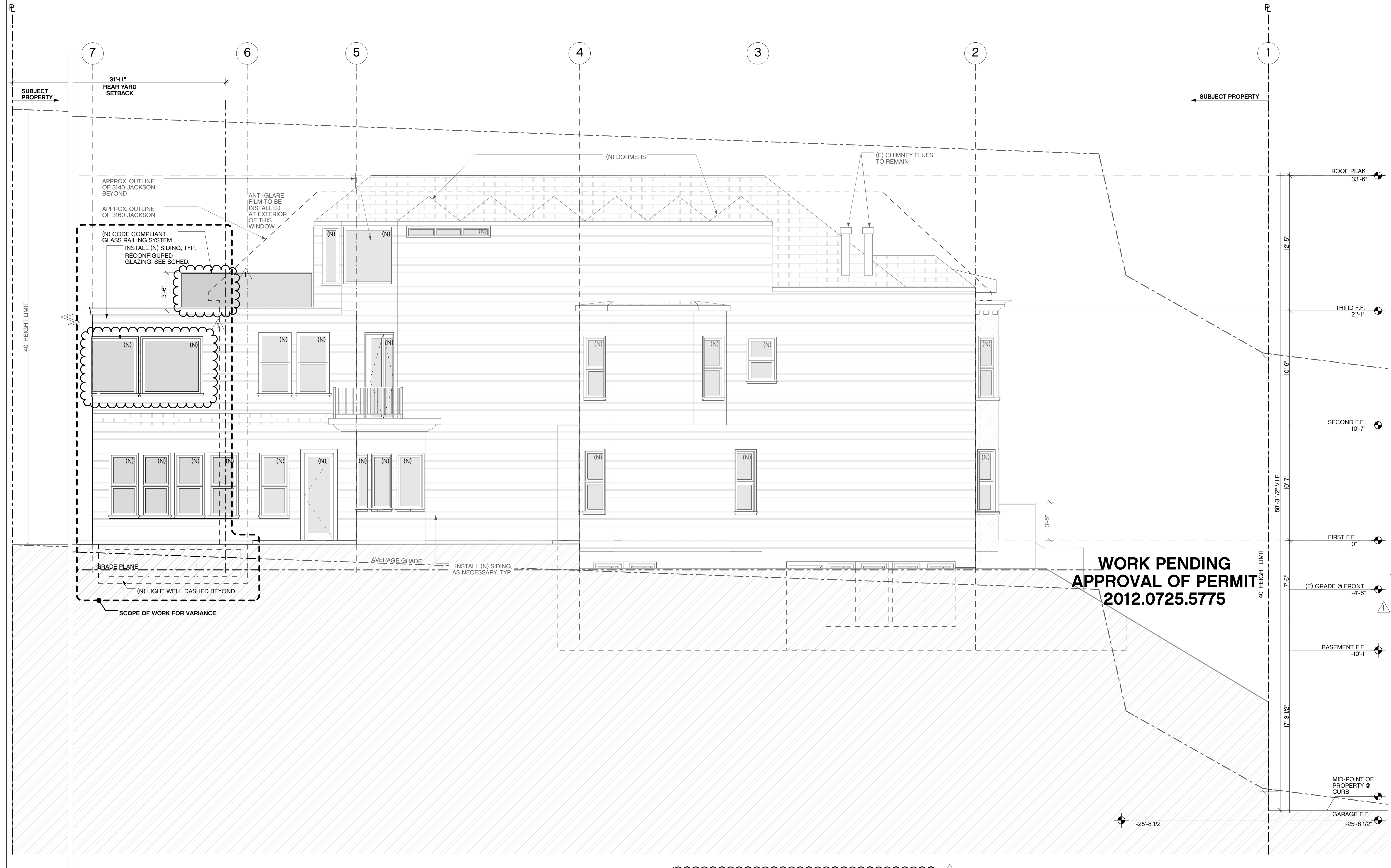
1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

VARIANCE APPLICATION

revisions	by:
1. UPDATED 12/31/2012	DS/LW

job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

EXTERIOR  
ELEVATIONS



**VARIANCE APPLICATION**

**revisions**  
UPDATED 12/31/2012

by:	DS/LW

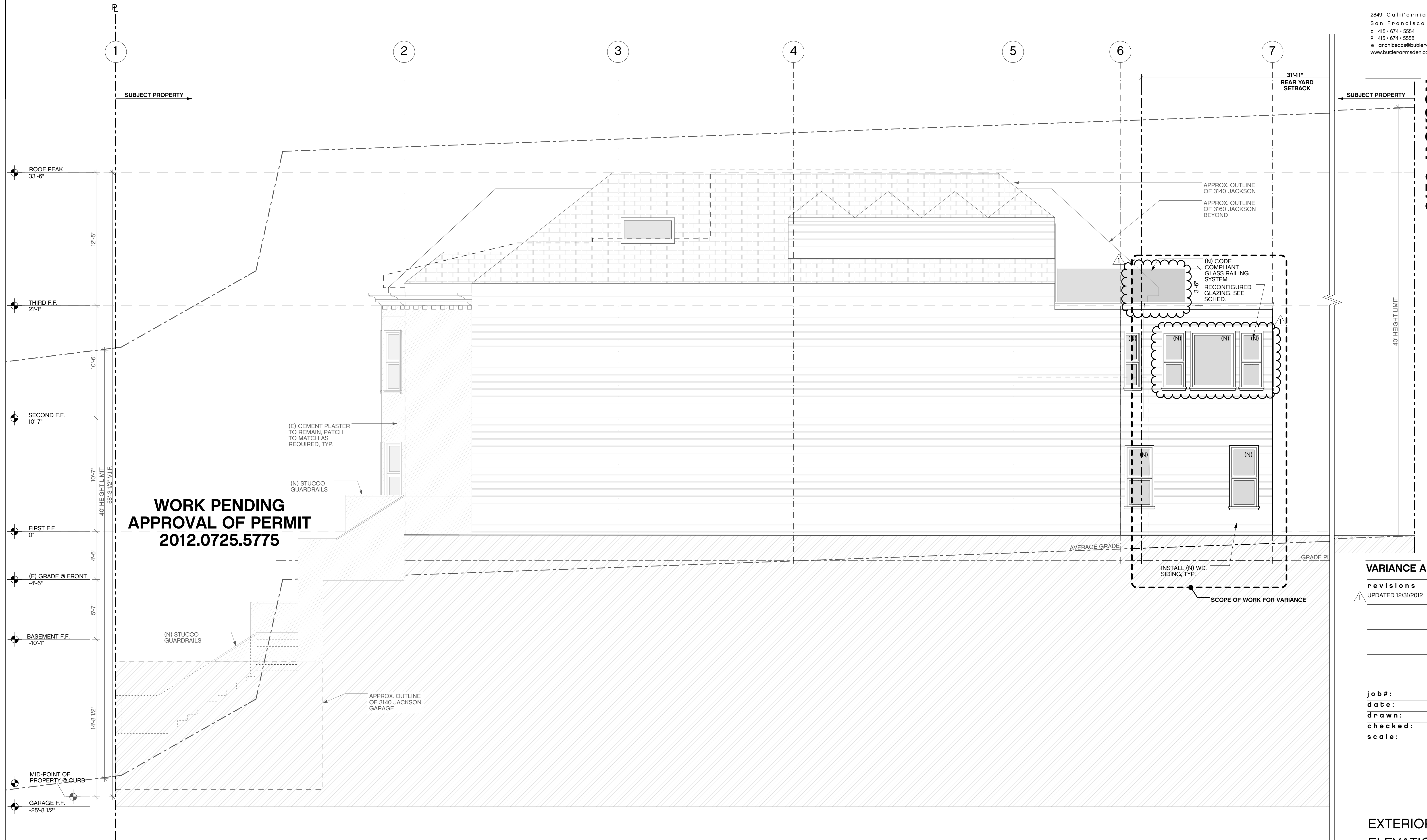
<b>job#:</b>	1209
<b>date:</b>	6/26/12
<b>drawn:</b>	DS
<b>checked:</b>	LB
<b>scale:</b>	AS NOTED

**EXTERIOR  
ELEVATIONS**

**DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775**

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

**A3.2**



VARIANCE APPLICATION

revisions	by:
1 UPDATED 12/31/2012	DS/LW

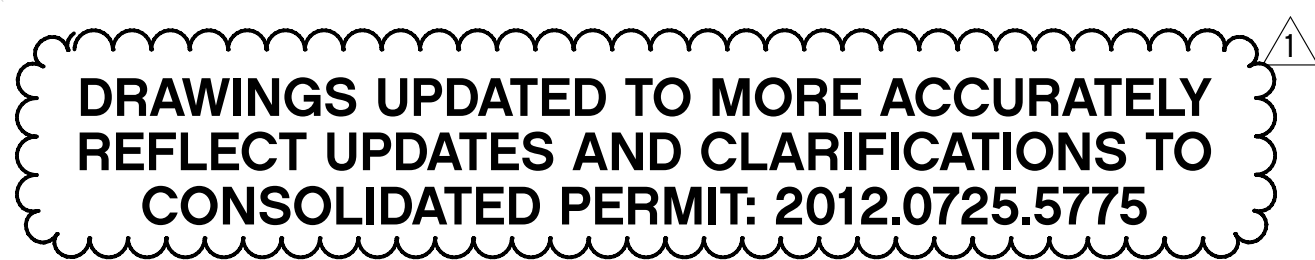
job#:	1209
date:	6/26/12
drawn:	DS
checked:	LB
scale:	AS NOTED

EXTERIOR  
ELEVATIONS

DRAWINGS UPDATED TO MORE ACCURATELY  
REFLECT UPDATES AND CLARIFICATIONS TO  
CONSOLIDATED PERMIT: 2012.0725.5775

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





# 1 PROPOSED LONGITUDINAL SECTION