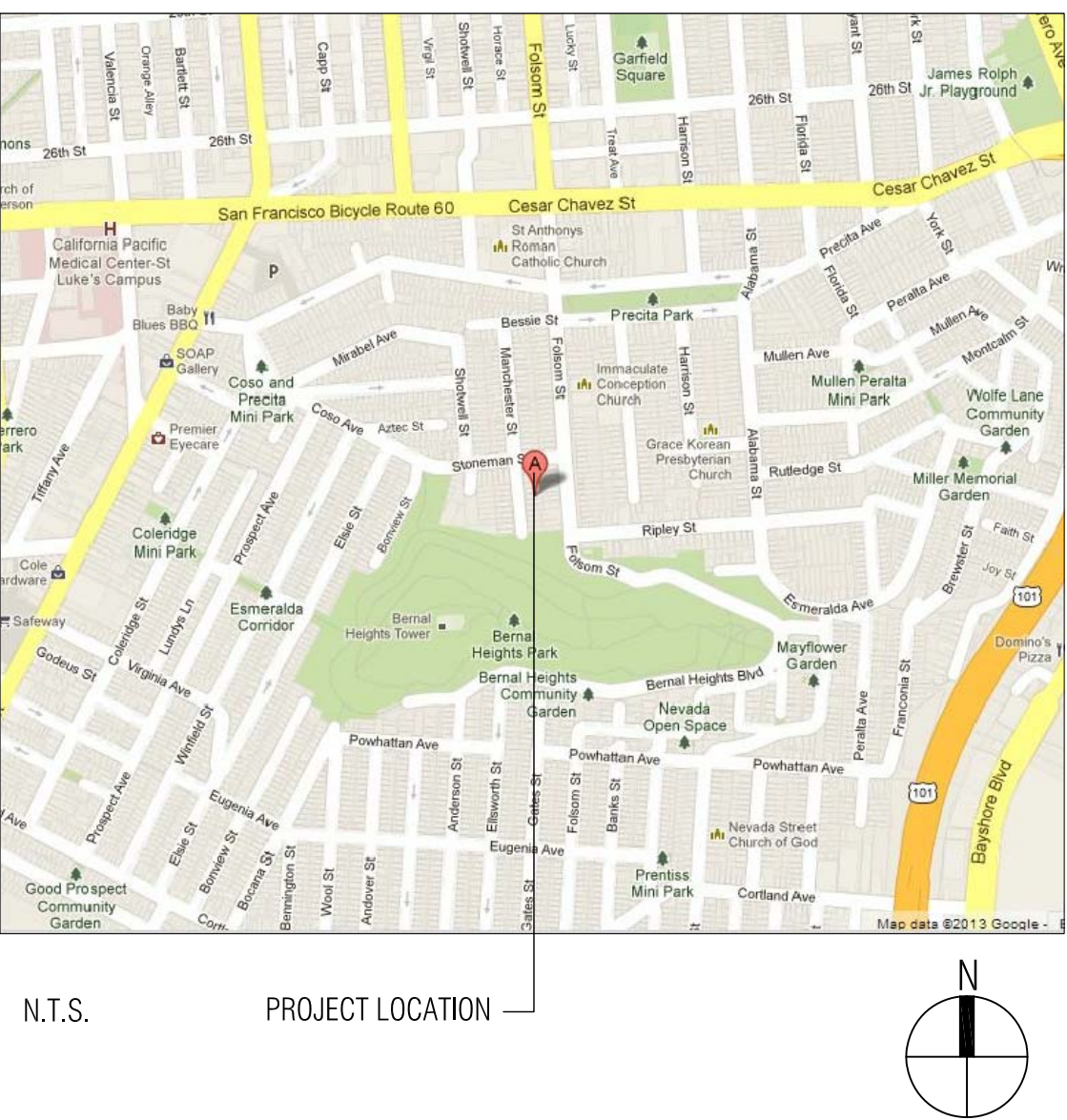


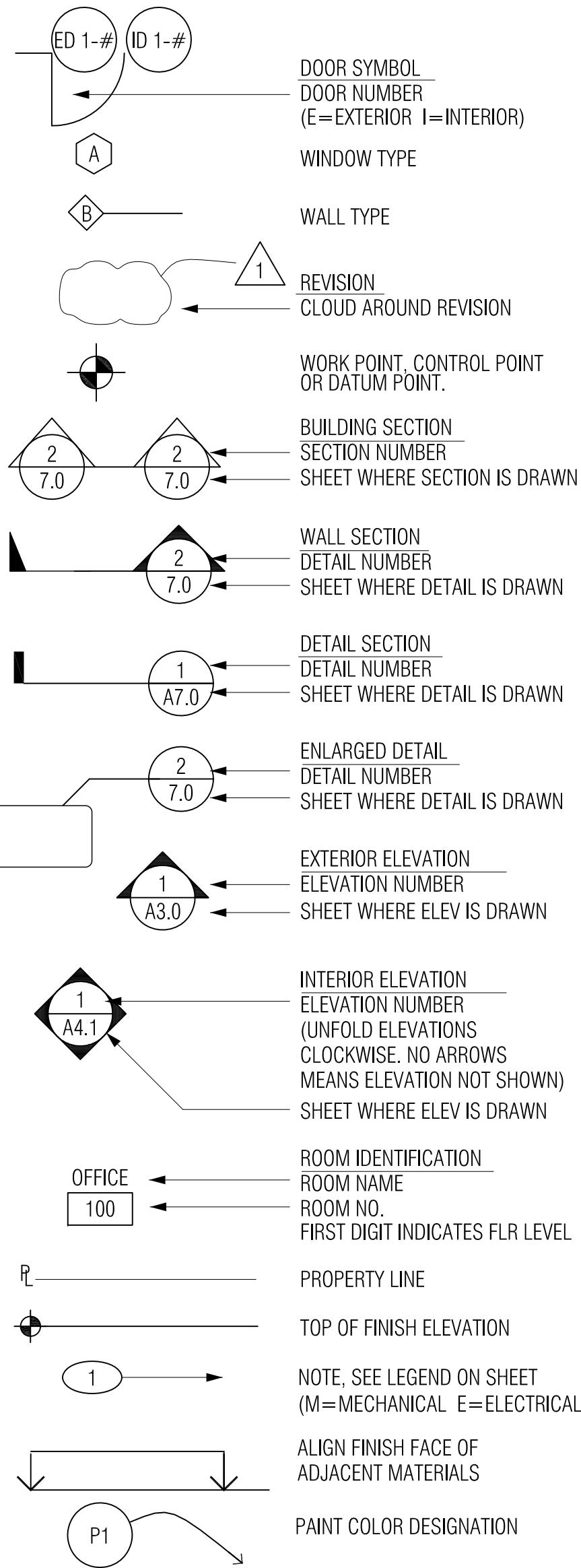
GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:  
2013 SAN FRANCISCO BUILDING CODE  
2013 SAN FRANCISCO ELECTRICAL CODE  
2013 SAN FRANCISCO ENERGY CODE  
2013 SAN FRANCISCO HOUSING CODE  
2013 SAN FRANCISCO MECHANICAL CODE  
2013 SAN FRANCISCO PLUMBING CODE  
2013 CALIFORNIA FIRE CODE  
COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS
2. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
3. MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
6. ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
9. CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
10. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
11. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
12. DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
13. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
14. AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
16. WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
17. ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
18. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
19. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
20. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
21. A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
22. CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
23. COMMON ABBREVIATIONS:  
(E) = EXISTING, (N) = NEW,  
GWB = GYP. BD. = GYPSUM WALLBOARD,  
MTL = METAL, S.S. = STAINLESS STEEL,  
SSD = SEE STRUCTURAL DRAWINGS,  
AFF = ABOVE FINISHED FLOOR,

VICINITY MAP



LEGEND



PROJECT DIRECTORY

|                   |                                                                          |            |     |
|-------------------|--------------------------------------------------------------------------|------------|-----|
| OWNER / DESIGNER: | CHARLES MA & IRENE LEE<br>117 MANCHESTER ST<br>SF CA 94110               | LANDSCAPE: | N/A |
| ARCHITECT:        | SHL ARCHITECTURE / SAMUEL LEE<br>1348 GREEN ST. SUITE #B<br>SF CA, 94109 | TITLE 24:  | N/A |
| STRUCTURAL:       | N/A                                                                      |            |     |

PROJECT DATA

|                                            |                                               |                  |            |                       |
|--------------------------------------------|-----------------------------------------------|------------------|------------|-----------------------|
| ADDRESS:                                   | 117 MANCHESTER ST<br>SAN FRANCISCO, CA, 94110 | SETBACKS:        | EXISTING   | PROPOSED              |
| BLOCK:                                     | 5544                                          | REAR:            | 38'        | 28'-2"                |
| LOT:                                       | 017                                           | FRONT:           | 7'-10"     | NO CHANGE             |
| ZONING:                                    | RH-1                                          | NORTH:           | 0"         | NO CHANGE             |
| CONSTRUCTION TYPE:                         | TYPE V                                        | WEST:            | 0'-9"      | NO CHANGE             |
| OCCUPANCY:                                 | R-3                                           | BUILDING HEIGHT: | EXISTING   | PROPOSED              |
| LOT SIZE:                                  | 80'-0" X 25'-0" = 2,000 SF                    | T.O. ROOF:       | 20'-4-1/4" | 23'-4-1/4"            |
|                                            |                                               | NO. OF STORIES:  | 3          | NO CHANGE             |
| BUILDING AREA:                             |                                               |                  |            |                       |
| (E) FIRST LEVEL                            | 0 SF                                          |                  |            | (+ 671 UNCONDITIONED) |
| (E) SECOND LEVEL                           | 735 SF                                        |                  |            |                       |
| (E) ATTIC LEVEL                            | 0 SF                                          |                  |            |                       |
| TOTAL (E) AREA:                            | 735 SF                                        |                  |            | (+ 671 UNCONDITIONED) |
|                                            |                                               |                  | DELTA      |                       |
| (N) FIRST LEVEL                            | 724 SF                                        |                  |            | (+ 300 GARAGE)        |
| (N) SECOND LEVEL                           | 953 SF                                        |                  |            | + 218 SF              |
| (N) THIRD LEVEL                            | 463 SF                                        |                  |            | + 462 SF              |
| TOTAL (N) AREA:                            | 2,140 SF                                      |                  |            | + 1,404 SF            |
| USEABLE FLOOR AREA, PER BERNAL SUD SEC 242 |                                               |                  |            |                       |
| (E) FIRST LEVEL                            | 671 SF                                        |                  |            |                       |
| (E) SECOND LEVEL                           | 735 SF                                        |                  |            |                       |
| (E) ATTIC LEVEL                            | 125 SF                                        |                  |            |                       |
| TOTAL (E) AREA:                            | 1,531 SF                                      |                  |            |                       |
|                                            |                                               |                  | DELTA      |                       |
| (N) FIRST LEVEL                            | 724 SF                                        |                  |            | (+ 300 GARAGE)        |
| (N) SECOND LEVEL                           | 953 SF                                        |                  |            | + 53 SF               |
| (N) THIRD LEVEL                            | 463 SF                                        |                  |            | + 218 SF              |
| TOTAL (N) AREA:                            | 2,140 SF                                      |                  |            | + 337 SF              |
|                                            |                                               |                  |            | + 608 SF              |

CODE NOTES

1. PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
2. PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
3. PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ).
4. PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.

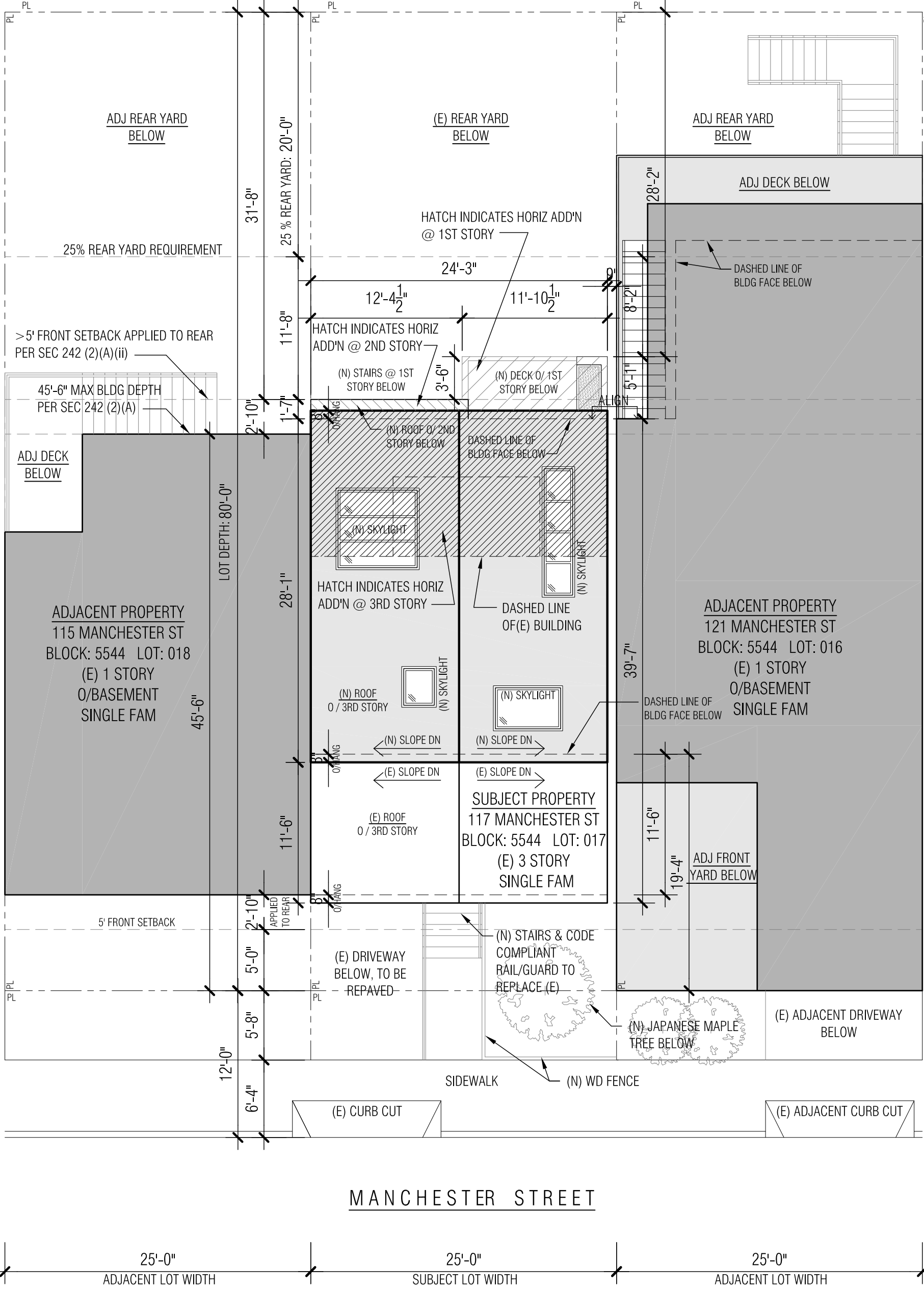
PROJECT DESCRIPTION

INTERIOR REMODEL & REAR HORIZONTAL ADDITION ON FIRST, SECOND & THIRD LEVELS

PARTIAL VERTICAL ADDITION AT THIRD LEVEL

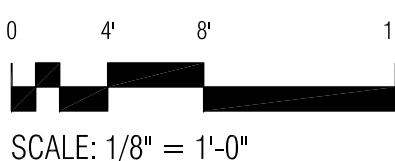
INDEX OF DRAWINGS

- ARCHITECTURAL
- A0.1 DRAWING INDEX, PROJECT DATA, VICINITY MAP, GENERAL NOTES, PLOT PLAN
- A1.1 EXISTING & PROPOSED PLOT PLANS
- A2.0 EXISTING & PROPOSED FIRST LEVEL PLANS
- A2.1 EXISTING & PROPOSED SECOND LEVEL PLANS
- A2.2 EXISTING & PROPOSED THIRD LEVEL PLANS
- A3.0 EXISTING & PROPOSED FRONT ELEVATION
- A3.1 EXISTING NORTH ELEVATION
- A3.2 PROPOSED NORTH ELEVATION
- A3.3 EXISTING EAST ELEVATION
- A3.4 PROPOSED EAST ELEVATION
- A3.5 EXISTING SOUTH ELEVATION
- A3.6 PROPOSED SOUTH ELEVATION
- A3.7 EXISTING BUILDING LONG SECTION
- A3.8 PROPOSED BUILDING LONG SECTION
- A3.9 EXISTING & PROPOSED BUILDING SHORT SECTIONS
- A-MR.1 MASS REDUCTION DIAGRAMS FIRST & SECOND STORY
- A-MR.2 MASS REDUCTION DIAGRAMS ROOF / THIRD STORY



1 PLOT PLAN

1/8" = 1'-0"



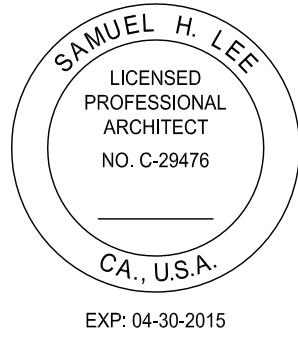
DRAWING INDEX, PROJECT DATA, GENERAL NOTES, PLOT PLAN

A1.0

SHL ARCHITECTURE

ARCHITECTURE AND PLANNING  
PRINCIPAL: SAMUEL LEE

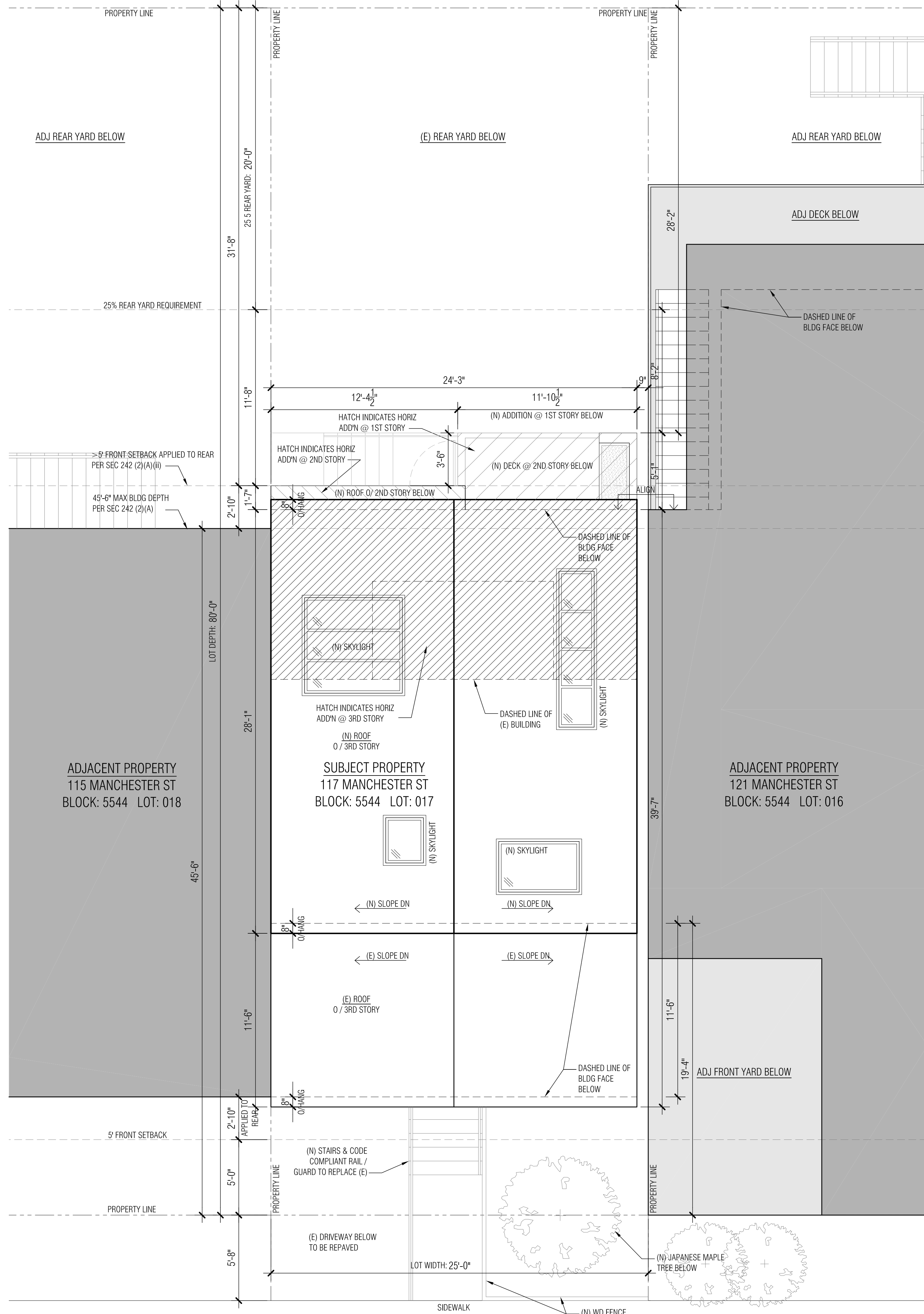
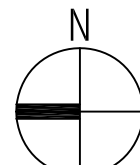
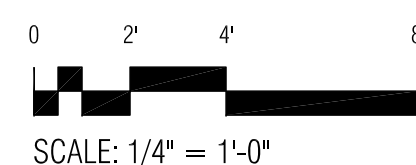
1348 GREEN ST., SUITE #B  
SAN FRANCISCO CA, 94109  
T: 415.235.2034  
EMAIL: sam.lee@shcglobal.net



1. PRE-APPLICATION MEETING03.16.2013
2. DCP 311 SITE PERMIT & VARIANCE05.30.2013
3. DCP 311 SITE PERMIT & VARIANCE REV101.24.2014



# 1 EXISTING PLOT PLAN

$$1/4'' = 1'-0''$$

$$1/4'' = 1' - 0''$$


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

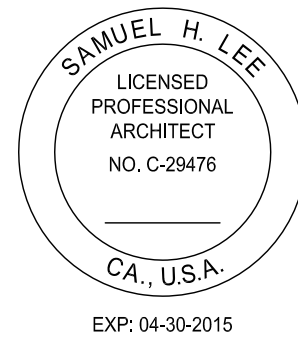
1117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110

SAN FRANCISCO, CA. 94110

## S H L ARCHITECTURE

ARCHITECTURE AND PLANNING  
PRINCIPAL: SAMUEL LEE

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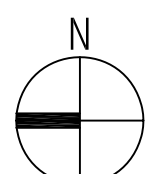
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|----------------------------------------|------------|
| 1. PRE-APPLICATION MEETING             | 03.16.2013 |
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| 3. DCP 311 SITE PERMIT & VARIANCE REV1 | 01.24.2014 |

## EXISTING & PROPOSED PLOT PLANS

## A1.1



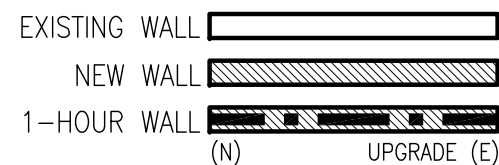
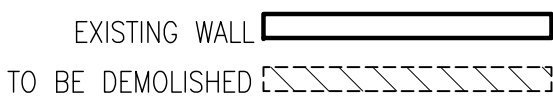
# 1 EXISTING FIRST LEVEL PLAN



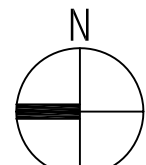
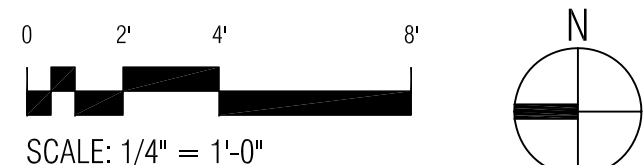
## A2.0



# 1 EXISTING SECOND LEVEL PLAN

$$1/4'' = 1'-0''$$


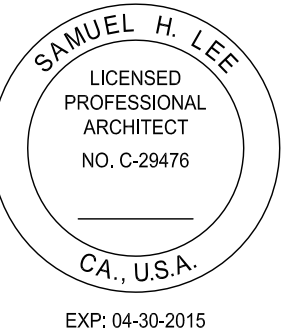
## 2 PROPOSED SECOND LEVEL PLAN

$$1/4'' = 1'-0''$$


## S H L ARCHITECTURE

ARCHITECTURE AND PLANNING  
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## EXISTING & PROPOSED SECOND LEVEL PLANS

## A2.1

1117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110



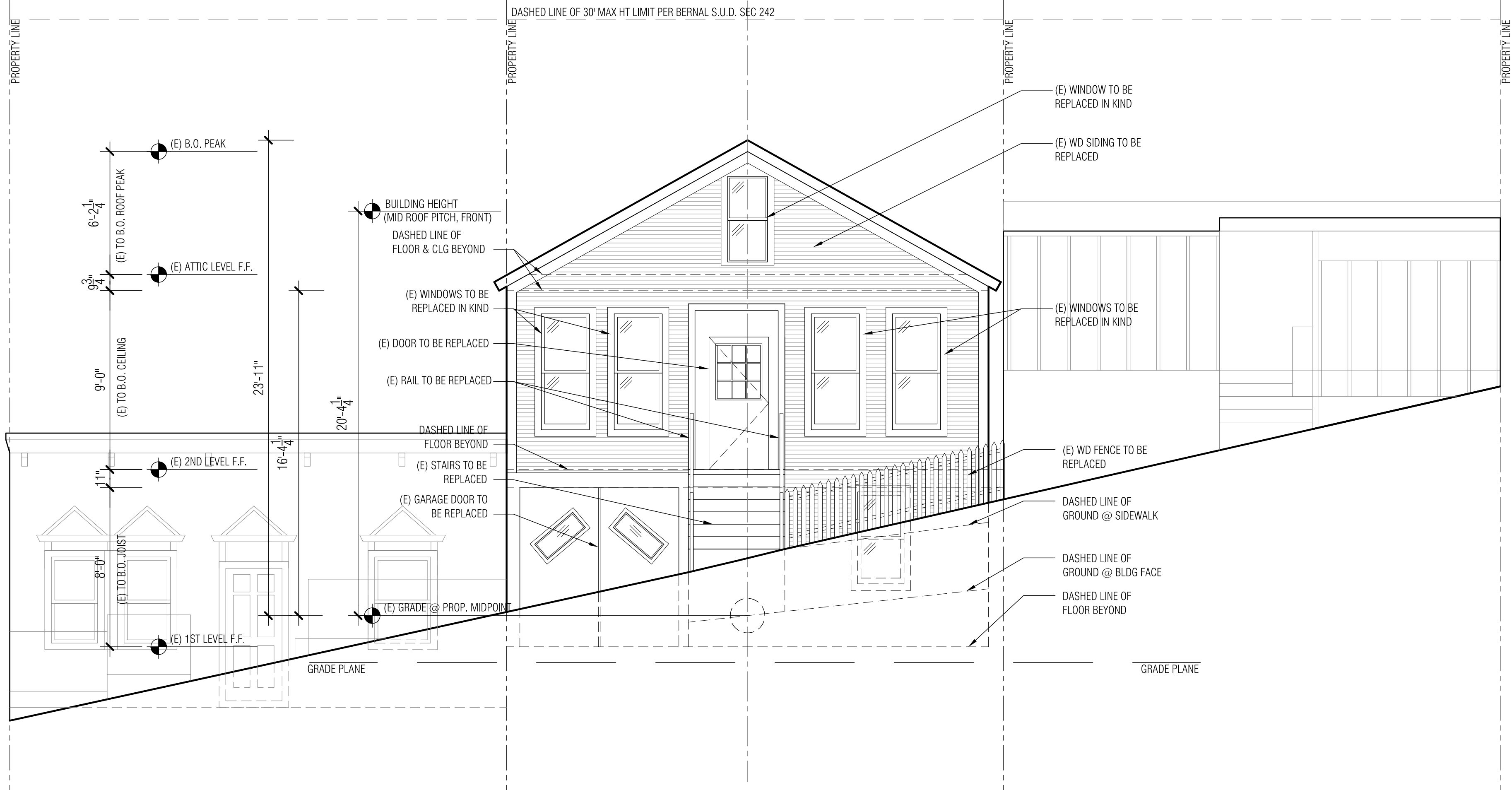
# 1 EXISTING THIRD LEVEL PLAN

## A2.2

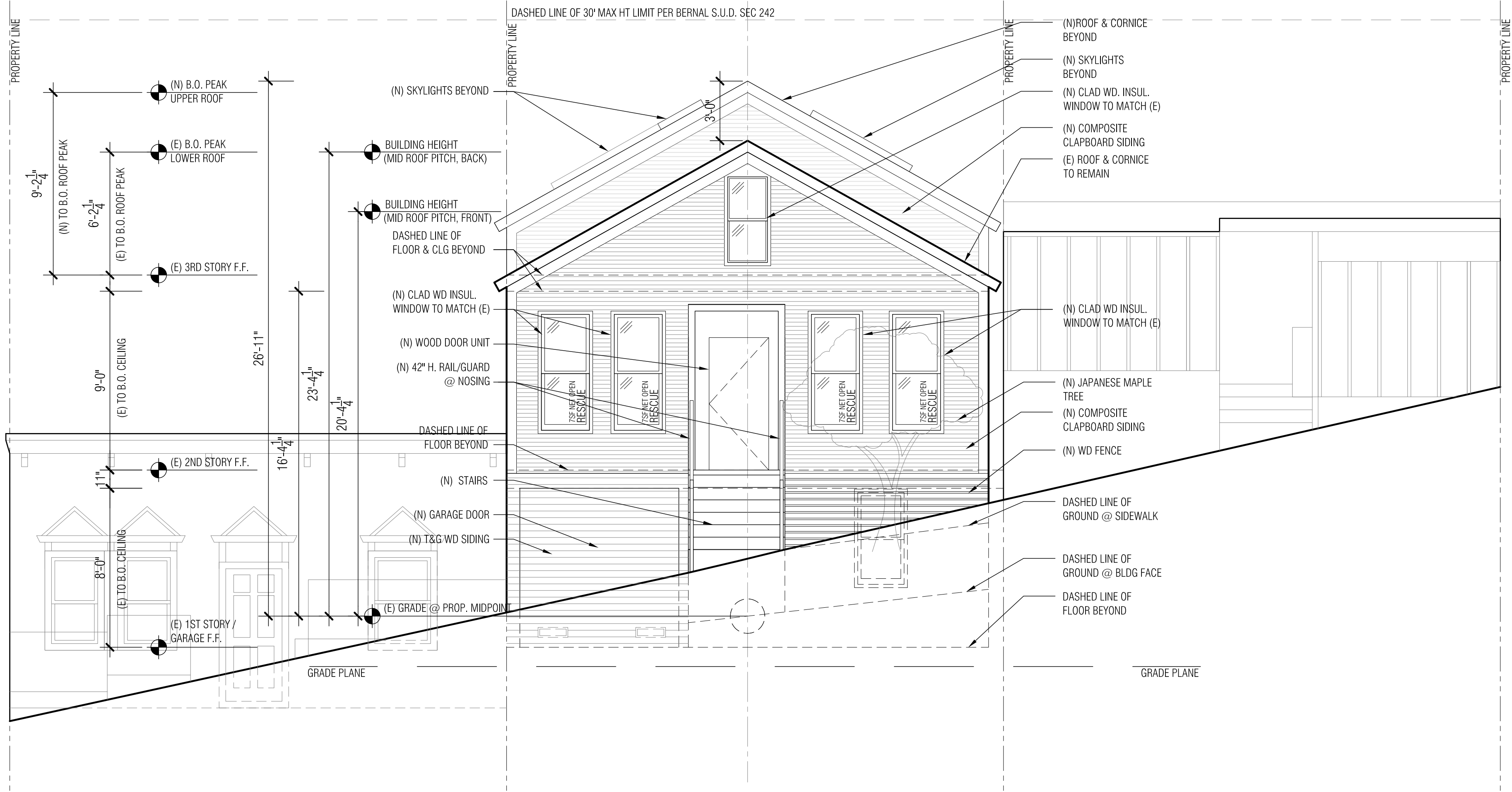




FRONT FACADE



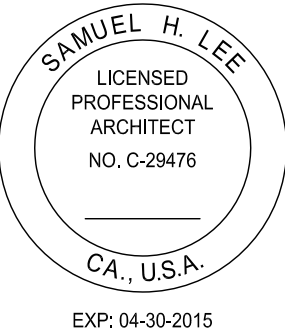
1 EXISTING FRONT (WEST) ELEVATION  
1/4"=1'-0"



2 PROPOSED FRONT (WEST) ELEVATION  
1/4"=1'-0"

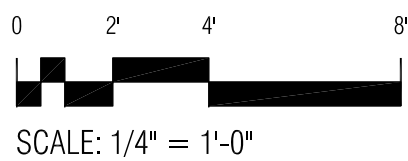
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PRINCIPAL: SAMUEL LEE

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EXISTING & PROPOSED  
FRONT (WEST) ELEVATIONS



A3.0

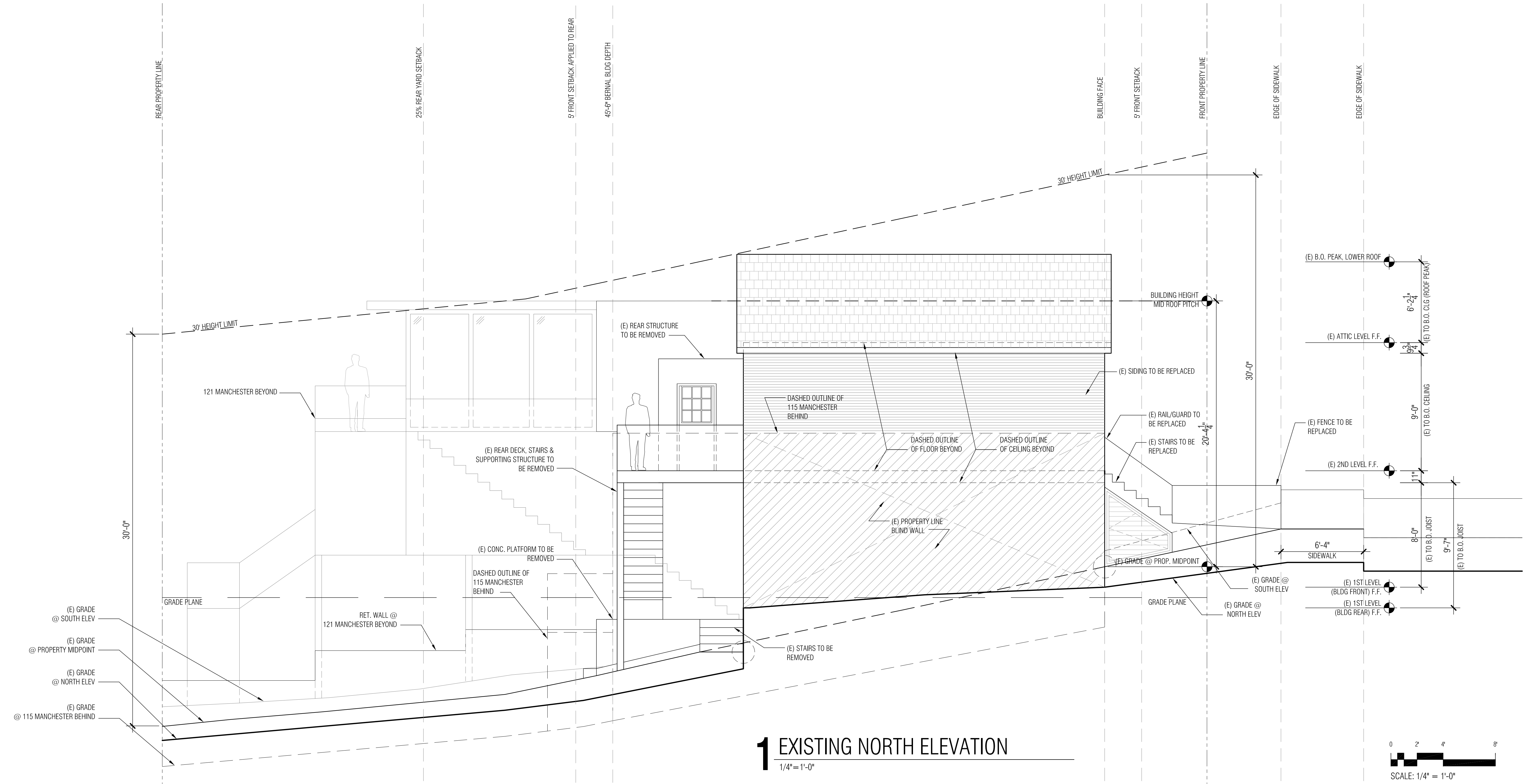
117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110





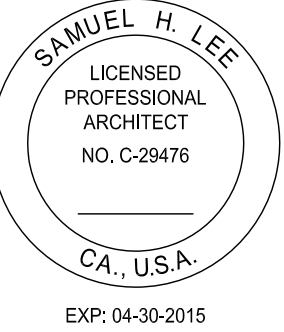
SUBJECT PROPERTY

BUILDINGS ON SAME SIDE OF STREET



S H L ARCHITECTURE  
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EXISTING NORTH  
ELEVATION

A3.1

117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110



ARCHITECTURE AND PLANNING  
PRINCIPAL: SAMUEL LEE

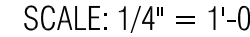
SAN FRANCISCO CA, 94109



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PROPOSED NORTH

## A3.2





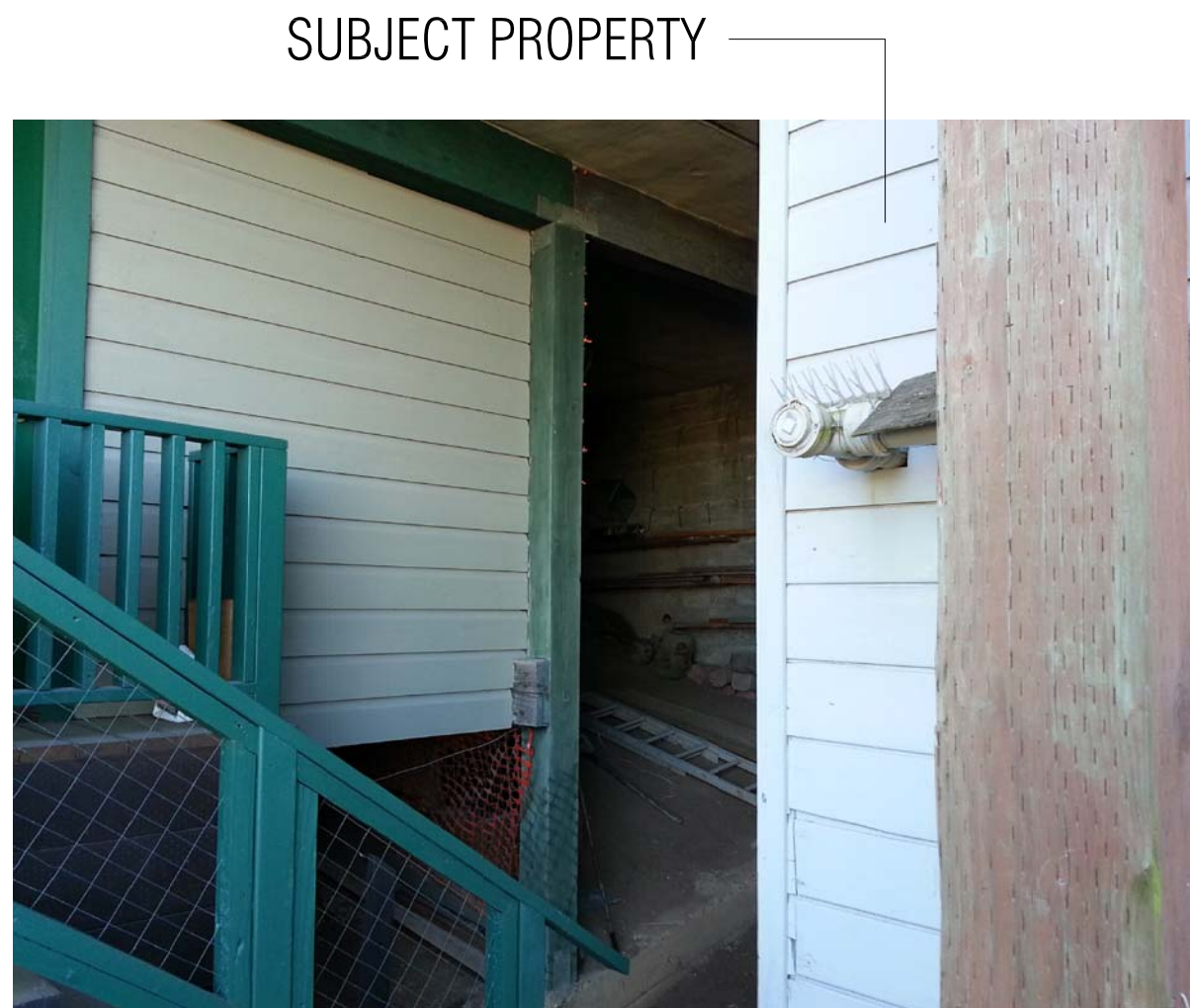
1/22/2014 8:57:12 PM



REAR FACADE LOOKING SOUTHWEST



(4) LOOKING WEST AT VOID UNDER 121 MANCHESTER



(3) LOOKING SOUTHWEST AT VOID UNDER 121 MANCHESTER



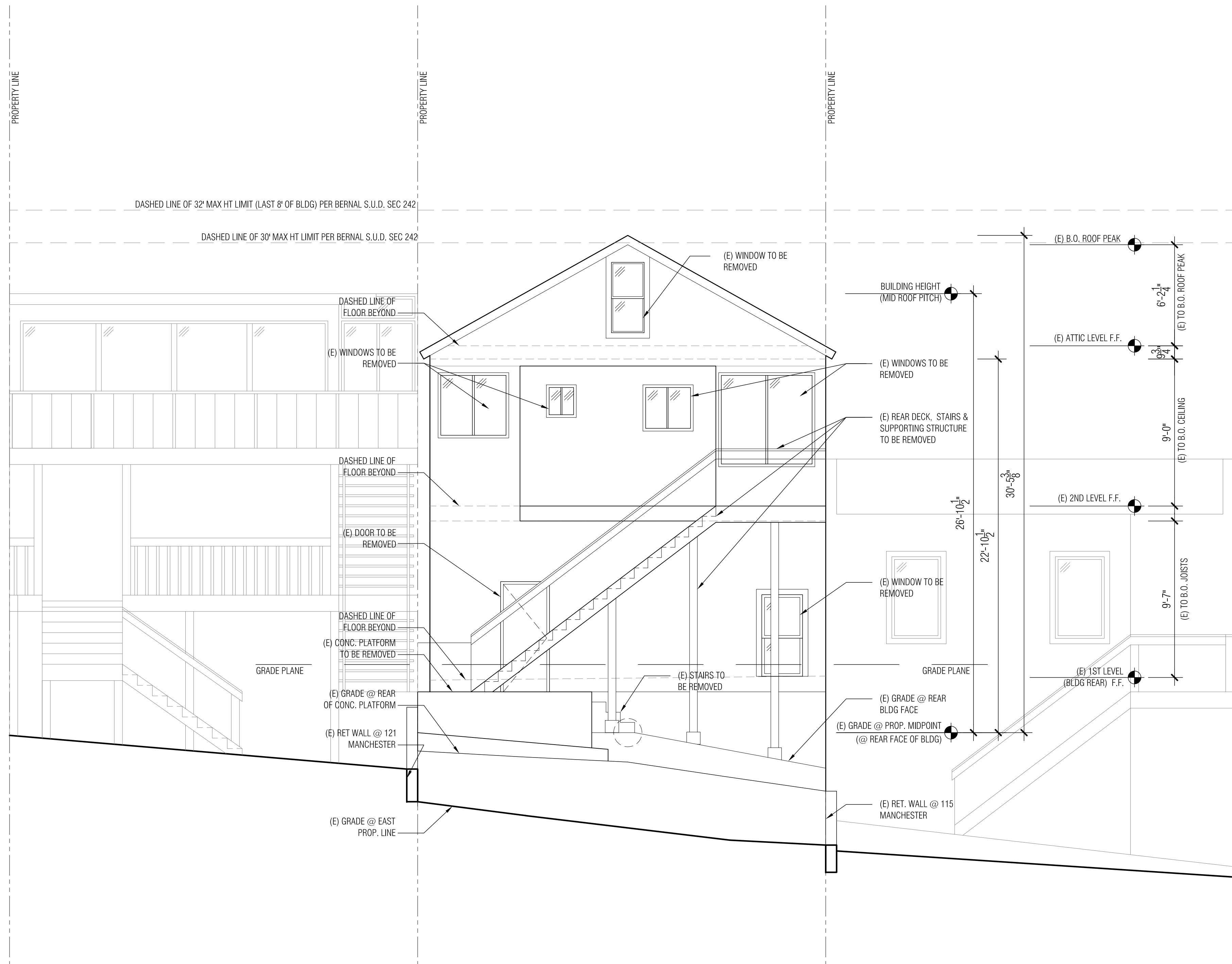
(2) LOOKING SOUTHEAST TOWARD AT 121 MANCHESTER



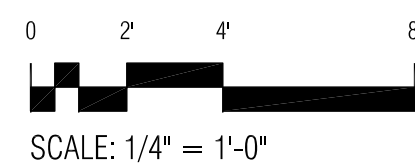
(1) LOOKING SOUTHEAST TOWARD 121 MANCHESTER



REAR FACADE LOOKING WEST



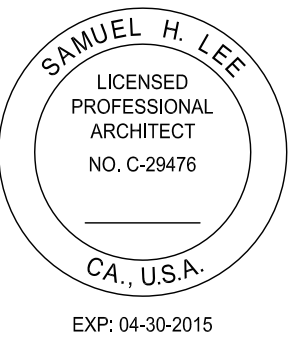
1 EXISTING EAST ELEVATION  
1/4" = 1'-0"



117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110

**S H L ARCHITECTURE**  
ARCHITECTURE AND PLANNING  
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EXISTING EAST  
ELEVATION

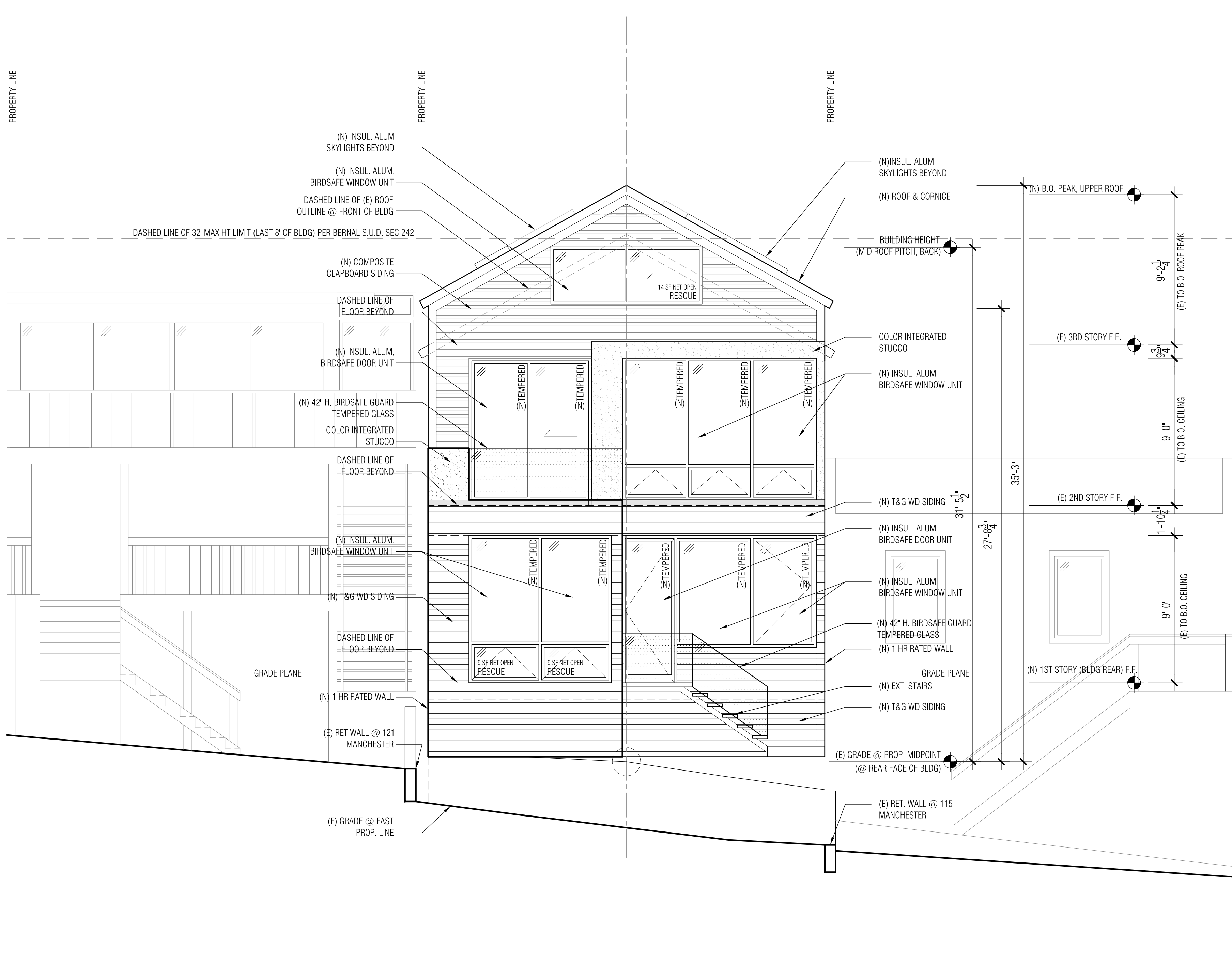
A3.3





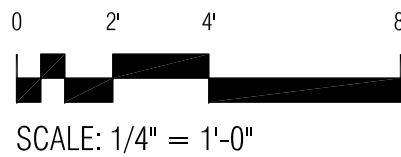
SUBJECT PROPERTY REAR YARD

REAR VIEW OF ADJACENT BUILDINGS



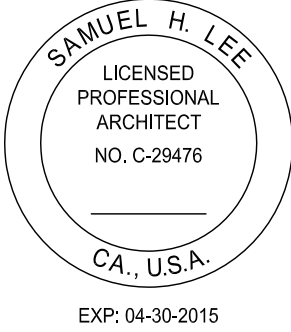
1 PROPOSED EAST ELEVATION

1/4" = 1'-0"



S H L ARCHITECTURE  
ARCHITECTURE AND PLANNING  
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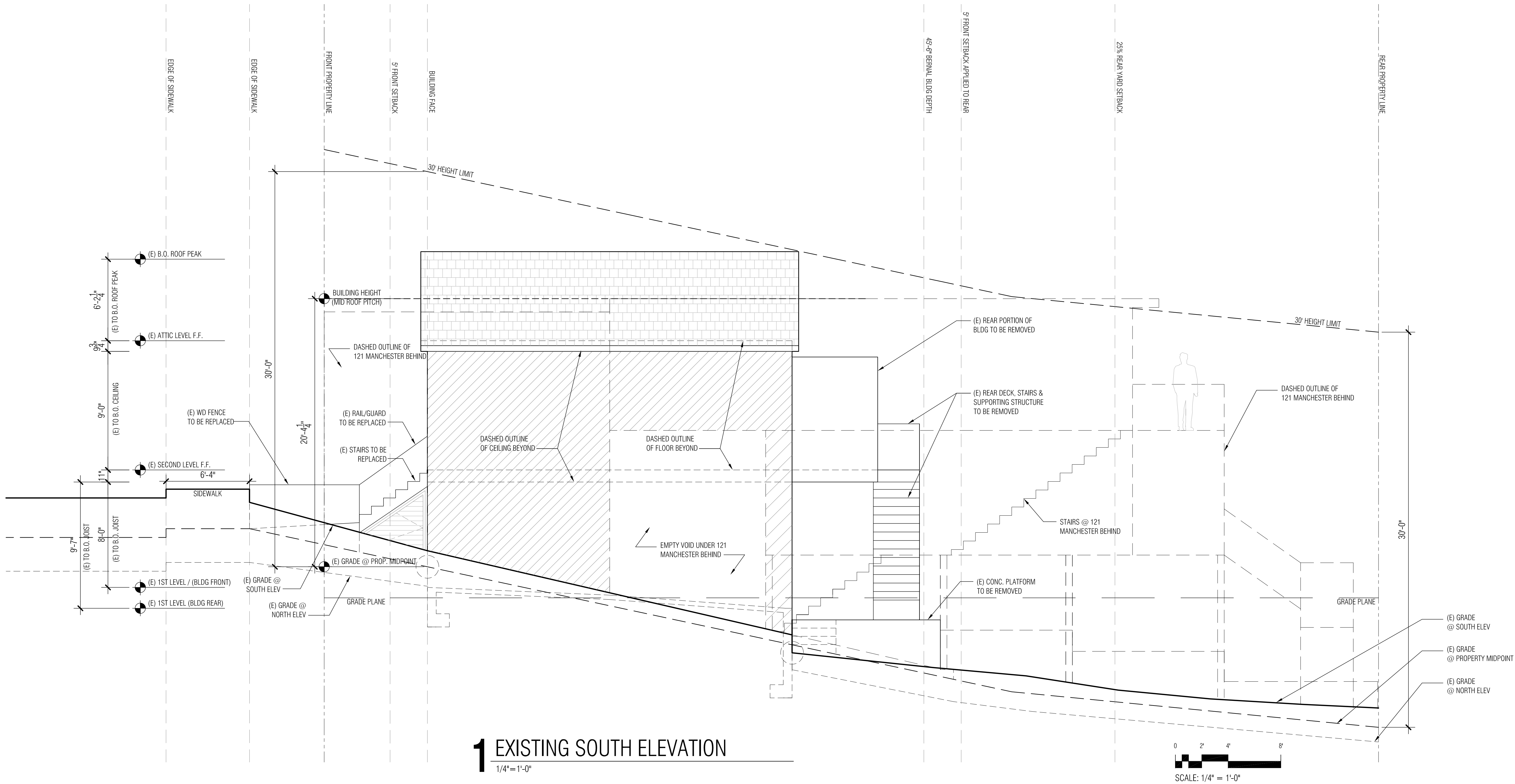
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|----------------------------------------|------------|
| 1. PRE-APPLICATION MEETING             | 03.16.2013 |
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PROPOSED EAST  
ELEVATION

A3.4

117 MANCHESTER STREET  
SAN FRANCISCO, CA. 94110

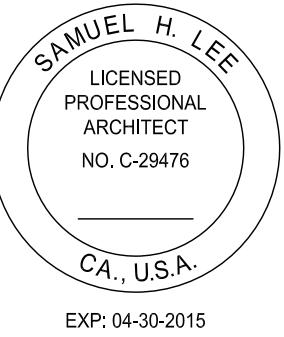




## S H L ARCHITECTURE

ARCHITECTURE AND PLANNING  
PRINCIPAL: SAMUEL LEE

1348 GREEN ST., SUITE #B  
SAN FRANCISCO CA, 94109  
T: 415.235.2034  
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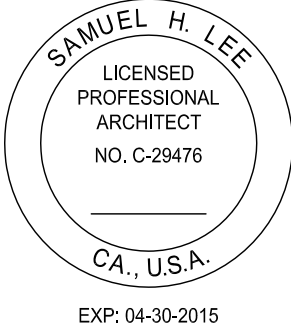
EXISTING SOUTH  
ELEVATION

A3.5



S H L ARCHITECTURE  
ARCHITECTURE AND PLANNING  
PRINCIPAL: SAMUEL LEE

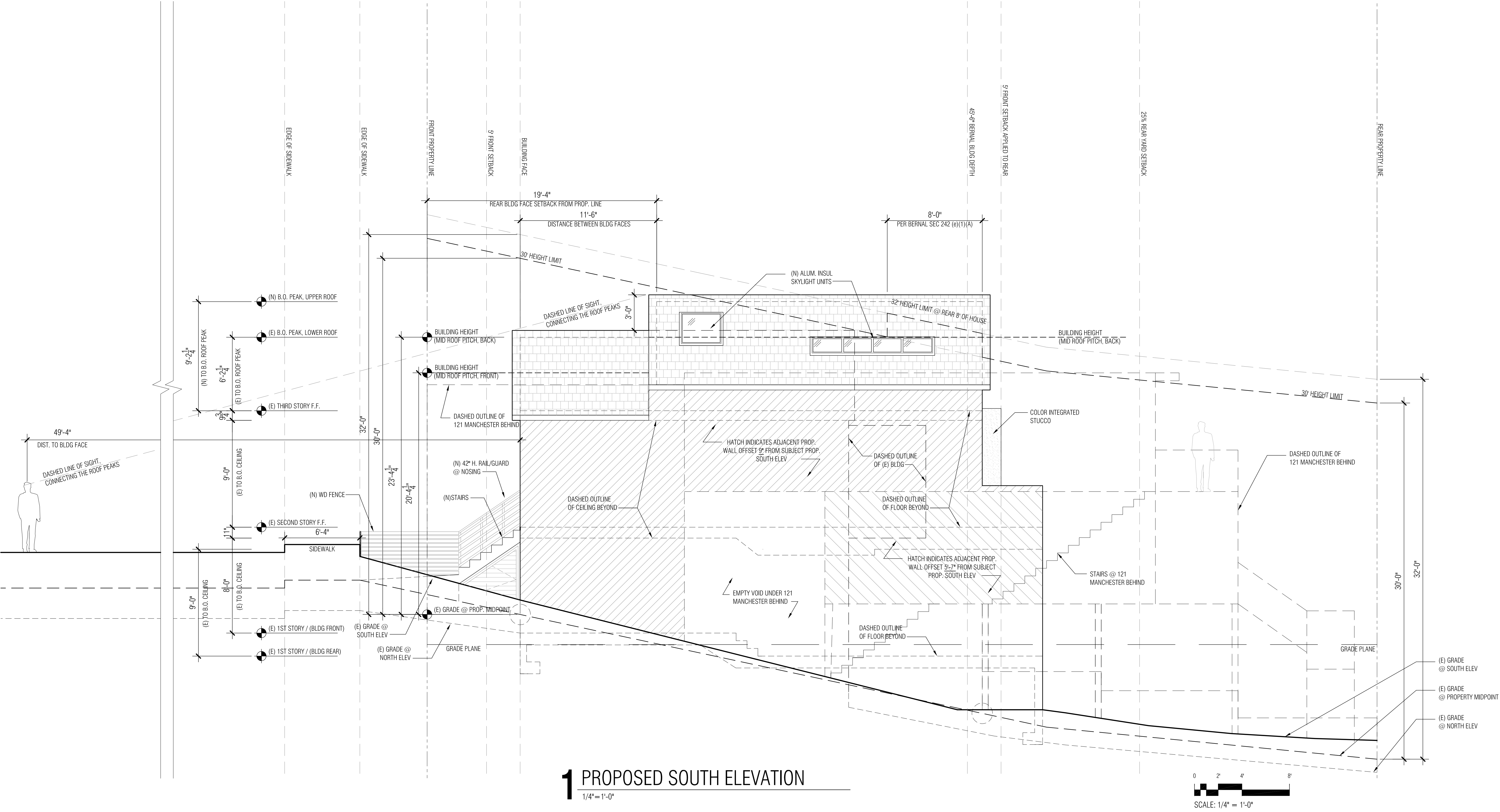
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T: 415.235.2034  
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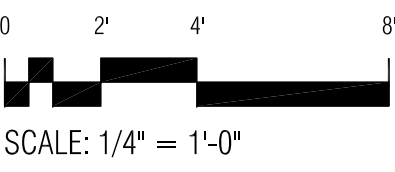
- |                                        |            |
|----------------------------------------|------------|
| 1. PRE-APPLICATION MEETING             | 03.16.2013 |
| 2. DCP 311 SITE PERMIT & VARIANCE      | 05.30.2013 |
| 3. DCP 311 SITE PERMIT & VARIANCE REV1 | 01.24.2014 |

PROPOSED SOUTH  
ELEVATION

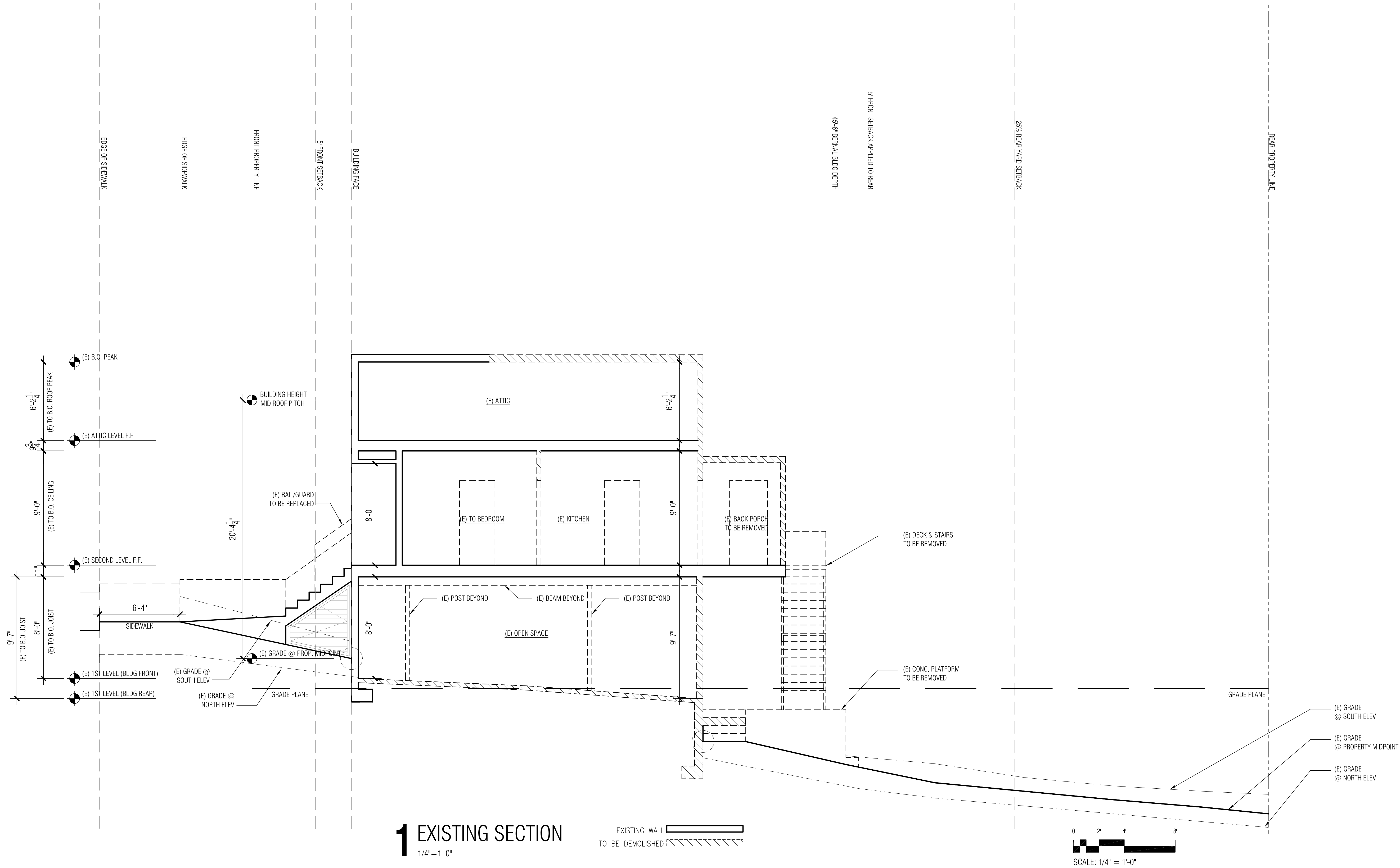
A3.6



1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



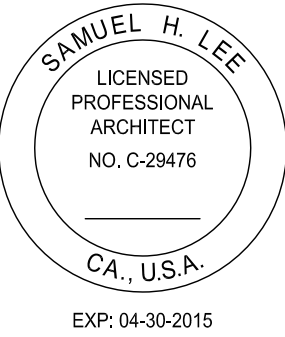




S H L ARCHITECTURE

ARCHITECTURE AND PLANNING  
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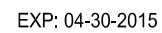
EXISTING BUILDING  
SECTION

A3.7



ARCHITECTURE AND PLANNING  
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## A3.8



EXISTING WALL  
NEW WALL  
1-HOUR WALL

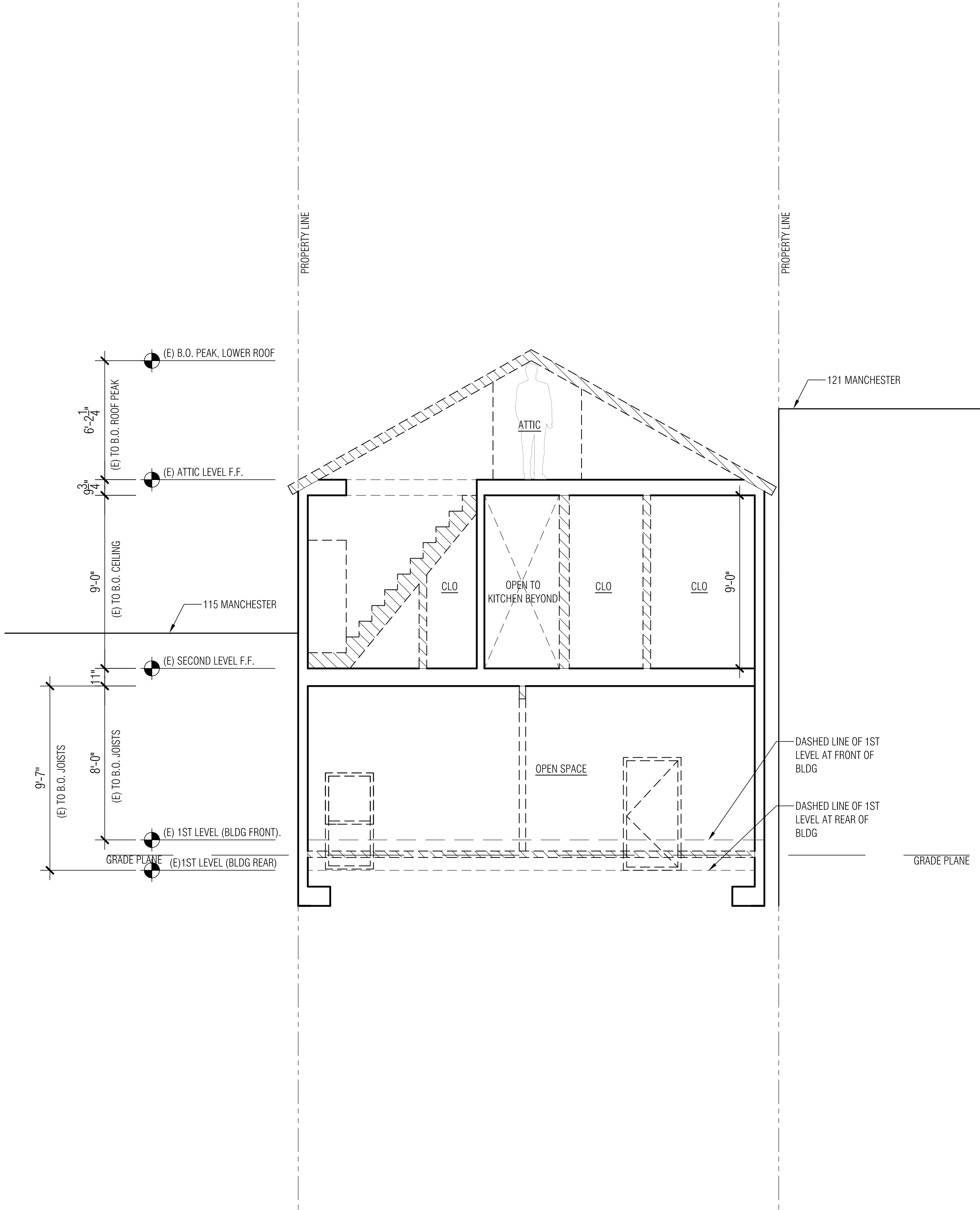
(N) UPGRADE (I)

0 2' 4'



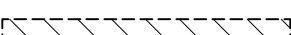
SCALE: 1/4" = 1'-0"

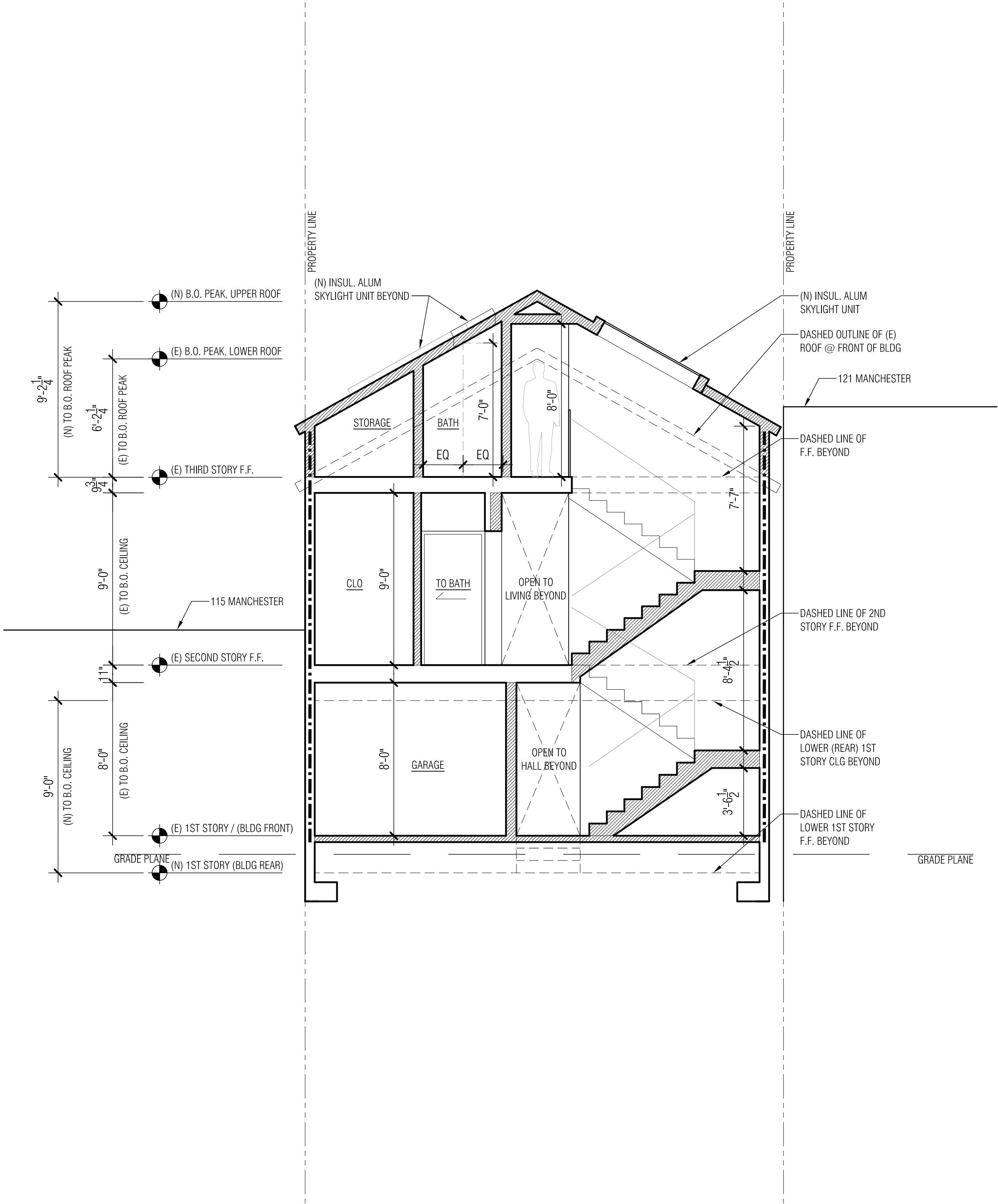




**2** EXISTING SHORT SECTION

1/4" = 1'-0"

EXISTING WALL   
TO BE DEMOISHED 



**1** PROPOSED SHORT SECTION

1/4" = 1'-0"

EXISTING WALL   
NEW WALL   
1-HOUR WALL   
(N) UPGRADE (E)

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

**S H L ARCHITECTURE**  
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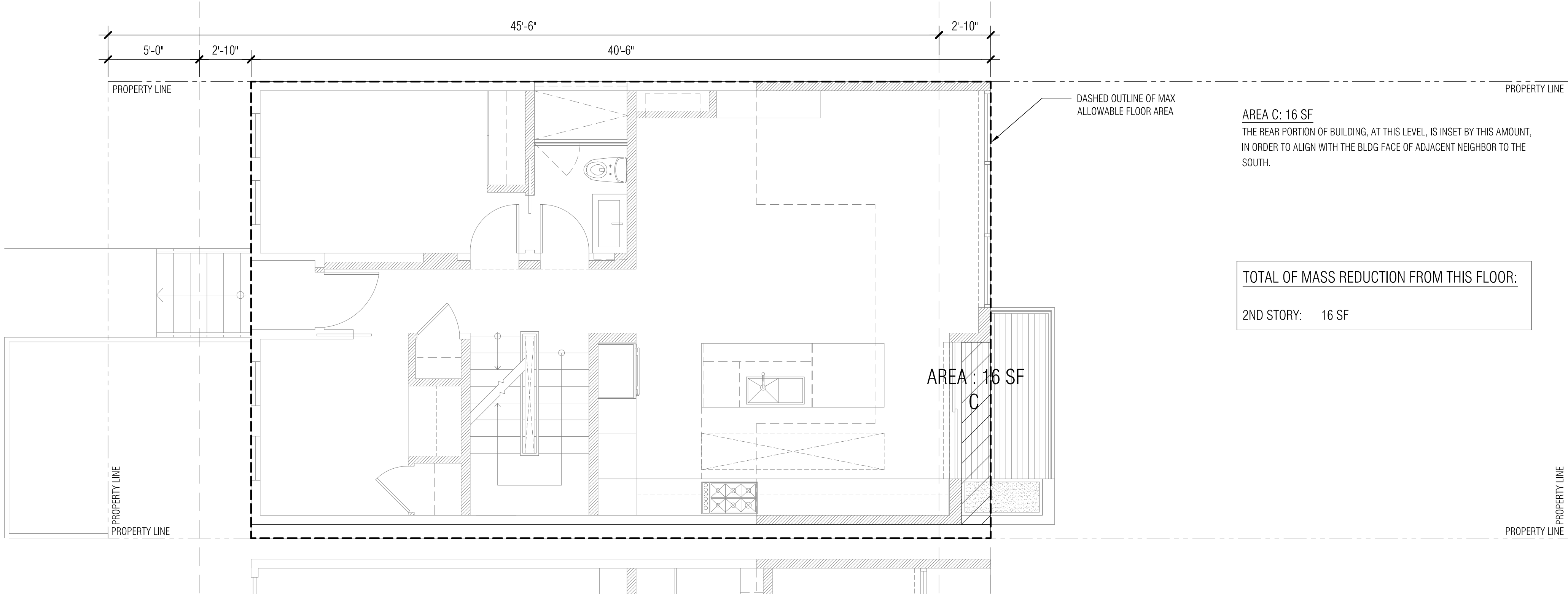


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EXISTING & PROPOSED  
SHORT SECTIONS

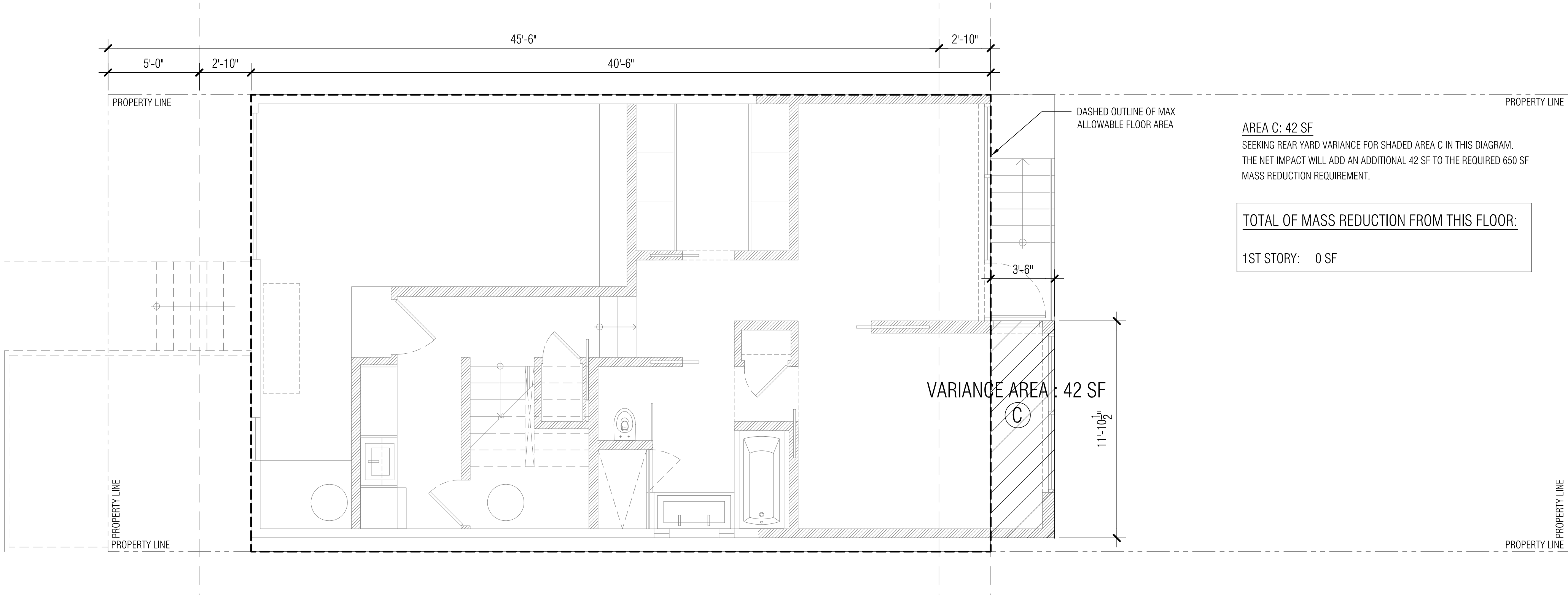
**A3.9**





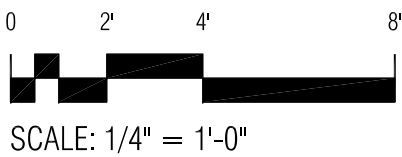
**2** MASS REDUCTION - SECOND STORY

1/4" = 1'-0"



**1** MASS REDUCTION - FIRST STORY

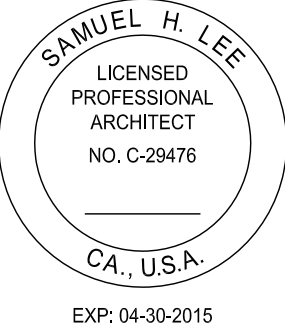
1/4" = 1'-0"



**S H L ARCHITECTURE**

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MASS REDUCTION  
DIAGRAM  
FIRST & SECOND STORY

A-MR.1

117 MANCHESTER STREET  
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