



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, March 26, 2014**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Side Yard)**

Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | | APPLICATION INFORMATION | |
|----------------------|---------------------------------------|-------------------------|--------------------------------|
| Project Address: | 135 Belgrave Avenue | Case No.: | 2013.0791V |
| Cross Street(s): | Stanyan St & Bigler Avenue | Building Permit: | 201312124044 |
| Block / Lot No.: | 2688/046 | Applicant/Agent: | Jennifer Weiss |
| Zoning District(s): | RH-1(D) / 40-X | Telephone: | 415-398-1700 |
| Area Plan: | N/A | E-Mail: | jweiss@jweissdesign.com |

PROJECT DESCRIPTION

The project proposes to construct second floor horizontal expansions at the front and rear of the two-story, single-family home.

Planning Code Section 133 requires two 5- foot side yards for the subject property. The existing building currently encroaches approximately 1 foot, 6 inches into both required side yards. The proposed horizontal expansions will also encroach approximately 1 foot, 6 inches into both required side yards to match the existing building setback.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai**

Telephone: **415-575-9087** Mail: sharon.w.lai@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/2013.0791V.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 | | | |
|---|---|--|--|
| & ∠ @ ⊙ # ⊥ (E) (N) (F) | AND ANGLE AT DIAMETER NUMBER OR POUND CENTERLINE PERPENDICULAR PROPERTY LINE EXISTING NEW FUTURE | GALV. G.D. GEN. GFCI GL. GND. GR. G.S.M. GWB. GYP. H.B. H.C. HD. HDWD. HDR. HDW. HORIZ. HR. H.R. HGT. HW | GALVANIZED GARBAGE DISPOSAL GENERAL GROUND FAULT CIRC. INTERRUPTER GLASS GROUND GRADE GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM HOSE BIBB HOLLOW CORE HEAD HARDWOOD HEADER HARDWARE HORIZONTAL HOUR HANDRAIL HEIGHT HOT WATER I.D. IN. INCH INFO INSUL. INT. I.D. IN. INCH INFO INSUL. INT. INSIDE DIAMETER (DIMENSION) INSULATION INTERIOR JST. JT. JOIST JOINT KIT. KITCHEN |
| ACOUS. A.D. ADD'L. ADJ. AFCI AFF ALT. ALUM. ANOD. APPROX. ARCH. | ACOUSTICAL AREA DRAIN ADDITIONAL ADJUSTABLE / ADJACENT ARC FAULT CIRCUIT INTERRUPTER ABOVE FINISH FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECTURAL | H.C. HD. HDWD. HDR. HDW. HORIZ. HR. H.R. HGT. HW | HOLLOW CORE HEAD HARDWOOD HEADER HARDWARE HORIZONTAL HOUR HANDRAIL HEIGHT HOT WATER |
| BD. BITUM. BLDG. BLK. BLKG. BM. B.O. BUILT-UP BTWN. | BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT-UP BETWEEN | BD. BITUM. BLDG. BLK. BLKG. BM. B.O. BUILT-UP BTWN. | BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT-UP BETWEEN |
| CAB. CBC CEM. CER. C.J. CLG. CLR. C.M.U. COL. CONC. COND. CONSTR. CONT. CTR. | CABINET CALIFORNIA BUILDING CODE CEMENT CERAMIC CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONDITION CONSTRUCTION CONTINUOUS CENTER | CAB. CBC CEM. CER. C.J. CLG. CLR. C.M.U. COL. CONC. COND. CONSTR. CONT. CTR. | CABINET CALIFORNIA BUILDING CODE CEMENT CERAMIC CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONDITION CONSTRUCTION CONTINUOUS CENTER |
| D. DET. DIM. D.O. D.S. DW DWG. | DRYER DETAIL DIMENSION DOOR OPENING DOWNSPOUT DISHWASHER DRAWING | D. DET. DIM. D.O. D.S. DW DWG. | DRYER DETAIL DIMENSION DOOR OPENING DOWNSPOUT DISHWASHER DRAWING |
| E. EA. EF EL. ELEC. E.P. EQ. EQMT. EXT. | EAST EACH EXHAUST FAN ELEVATION ELECTRICAL ELECTRICAL PANEL EQUAL EQUIPMENT EXTERIOR | E. EA. EF EL. ELEC. E.P. EQ. EQMT. EXT. | EAST EACH EXHAUST FAN ELEVATION ELECTRICAL ELECTRICAL PANEL EQUAL EQUIPMENT EXTERIOR |
| F.E. F.E.C. FIN. FIXT. FLR. FLUOR. FO FT. FTG. FURR. FUT. | FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH, FINISHED FIXTURE FLOOR FLUORESCENT FACE OF FOOT OR FEET FOOTING FURRING FUTURE | F.E. F.E.C. FIN. FIXT. FLR. FLUOR. FO FT. FTG. FURR. FUT. | FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH, FINISHED FIXTURE FLOOR FLUORESCENT FACE OF FOOT OR FEET FOOTING FURRING FUTURE |

| SYMBOLS | | | |
|---------|---------------------------|--|--------------------------------|
| | DETAIL NUMBER | | DOOR NUMBER |
| | SECTION NUMBER | | WINDOW TYPE |
| | ELEVATION NUMBER | | LEVEL CHANGE |
| | INTERIOR ELEVATION NUMBER | | DATUM POINT |
| | WALL MARK | | FLOOR ELEVATION |
| | CEILING HEIGHT | | LOWER LEVEL |
| | ALIGN | | WALL-MOUNTED DUPLEX RECEPTACLE |
| | | | FLOOR RECEPTACLE |
| | | | SWITCH |
| | | | PENDANT LIGHT FIXTURE |
| | | | WALL-MOUNTED LIGHT FIXTURE |
| | | | DOWN LIGHT |
| | | | EXHAUST FAN |
| | | | SMOKE DETECTOR |

1. A.I.A. Document A201-General Conditions for the Performance of a Contract, is hereby incorporated into these drawings and shall be considered as part of the requirements for completion of work.
2. The Contractor shall thoroughly examine the premises and shall base his bid on the existing conditions. The Contractor shall notify Jennifer Weiss Architecture (JWA) immediately of any discrepancies between the drawings and the actual field conditions. The Contractor shall verify and be responsible for all dimensions and field conditions.
3. The work included under this contract shall include all labor, materials, transportation, tools and equipment necessary for the construction of the project, leaving all work ready for use.
4. Any errors, omissions, discrepancies, and conflicts found in these construction documents shall be brought to the attention of JWA for clarification prior to starting or proceeding with work.
5. These plans indicate the general extent of the demolition and new construction necessary for the work, but are not intended to be all inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of these documents shall be included regardless of whether shown on the drawings or in the notes. Do not demolish any items that may be structural, unless specifically indicated to be demolished in the structural documents, without prior review and written approval by JWA.
6. All as-built dimensions reflected in drawings shall be verified in the field by the Contractor. As-built drawings and site survey were provided to the Achitlec by outside entities. JWA is not responsible for any inaccuracies contained therein. All dimensions are to face of finish unless otherwise noted.
7. All drawings and notes are considered complementary, and what is called for by either will be as binding as if called for by all. Any work shown or referred to on any one set of drawings shall be provided as though shown on all related drawings.
8. Larger scale detailed drawings super-cedes smaller scaled elevation and plan drawings.
9. The Contractor shall confirm in writing approximate on-site delivery dates for all construction items as required by the construction documents, and shall notify JWA in writing of any possible delays affecting the occupancy.
10. The Contractor shall provide a schedule for construction as required to meet the Owner's phasing requirements and ultimate completion date.
11. The Contractor shall take care not to damage existing construction and shall be responsible for repairing all damages caused by contractor and sub-contractors.
12. The Contractor shall review, approve, stamp and submit with reasonable promptness and in such sequence as to cause no delay in the work, product data, shop drawings and samples for the project. Shop drawings should be submitted for all items including, but not limited to: windows, doors, casework, metal work and stone. Material submittals should be submitted for all items including, but not limited to: stone, casework/carpentry, flooring, metal work and plaster.
13. By approving, stamping and submitting shop drawings, product data and samples, the Contractor represents that s/he has determined and verified materials, field measurements, and field construction criteria related thereto and that s/he has checked and coordinated the information within such submittals with the requirements of the work and contract documents.
14. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by JWA's review of the shop drawings, product data or samples, unless the Contractor has specifically informed JWA in writing of such deviation at the time of submittal and JWA has given written approval to the specific deviation.
15. The Contractor shall submit to JWA three (3) prints, typically, of each shop drawing submittal plus three (3) copies of either product data or samples.
16. JWA assumes no responsibility for dimensions or quantities on reviewed submittals.
17. Substitutions, revisions and/or changes must have prior written approval by JWA.
18. The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all subcontractors with current construction documents as required.
19. The Contractor shall provide complete project data and related information appropriate for the owner's maintenance and operations of products furnished under this contract.
20. Work under this contract shall be warranted by the Contractor against all defects for one (1) year from the date of substantial completion of the work or designated portions thereof or for one (1) year after acceptance by the Owner of designated equipment. In the case of items remaining uncompleted after the date of substantial completion, the one-year warranty period shall be from date of acceptance of such items.
21. No work defective in construction or quality or deficient in any requirement of the contract documents will be acceptable in consequence of the Owner's or JWA's failure to discover of point out deficiencies of defects during construction. Defective work revealed within the time required by guarantees shall be replaced by work conforming to the intent of the contract. No payment, either partial or final, shall be construed as acceptance of defective work or improper materials.
22. Each trade shall examine the premises to insure that conditions are appropriate for their work to commence, prior to commencing their work. Areas not appropriate shall be brought to the attention of JWA. Commencing work implies acceptance of existing conditions.
23. The Contractor shall assist in the coordination of, and be responsible for, the complete installation of N.I.C. items, including, but not limited to: furniture, equipment, appliances, plumbing fixtures, dishwashers, refrigerator, laundry equipment, etc.
24. All installations shall be in accordance with manufacturer's specifications, industry and building standards, and code requirements. Sealant, weather-stripping, and flashing locations in drawings are not intended to be inclusive.
25. JWA is not responsible for any waterproofing design or waterproofing scope. The General Contractor, its subcontractors, and/or a waterproofing consultant hired by the Owner, if the Owner so chooses, are responsible for all waterproofing related design and scope.
26. Before starting each portion of the Work, the Contractor shall carefully study and compare the various Drawings and other Contract documents relative to that portion of the Work, as well as any information provided by the Owner, shall take field measurements of any existing conditions relative to that portion of the Work, and shall observe any conditions at the site affecting it. The Contractor shall promptly report to JWA any errors, inconsistencies, or omissions discovered by or made known to the Contractor as an RFI ("Request for Information") in such form as JWA may require.
27. JWA will respond to RFIs ("Requests for Information"), and if appropriate, issue supplemental Drawings and Specifications in response to the RFIs. JWA's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. Unless agreed otherwise, JWA will respond to RFIs in an average of 5 working days. JWA will respond to submittals in an average of 10 working days. Contractor shall allow sufficient time to revise and resubmit submittals, if required. It is acknowledged and understood that some RFIs and submittals will take longer to answer than others. Incomplete or vague submittals will require longer response time.

GENERAL INFORMATION

SITE INFORMATION

PARCEL NUMBER:

2688-046

JOB SITE ADDRESS:

135 BELGRAVE AVENUE, SAN FRANCISCO, CA 94117

PROPERTY OWNER:

ED & LESLIE FINE
135 BELGRAVE AVENUE, SAN FRANCISCO, CA 94117

ZONING:

RH-1(D)

HEIGHT & BULK DISTRICT:

40-X

SPECIAL USE DISTRICTS:

NONE

SETBACKS:

| | | |
|-------------|---|---|
| | <u>REQUIRED</u> | <u>PROPOSED</u> |
| FRONT | AVERAGE OF ADJACENT PROP. = 5.78' | 6' |
| REAR YARD | 25' | 34'-10 1/2" (EXISTING TO REMAIN) |
| SIDE (WEST) | 5'-0" * | 3'-7 1/2" (EXIST'G TO REMAIN; REQUIRES VARIANCE AT VERTICAL ADDITION - SEE NOTE 03, 2/A3.2) |
| SIDE (EAST) | 5'-0" * | 3'-5" (EXIST'G TO REMAIN; REQUIRES VARIANCE AT VERTICAL ADDITION - SEE NOTE 03, 2/A3.3) |
| | * PER SF PLANNING CODE ARTICLE 1.2, SECTION 133 (a), PART 5 | |

BUILDING INFORMATION

DESCRIPTION OF WORK:

FIRST FLOOR: REMOVAL OF ONE WINDOW AT WEST WALL OF LIVING ROOM AND RECONFIGURATION OF WINDOWS AT NORTH END OF LIVING ROOM. SECOND FLOOR: ENCLOSURE OF EXISTING SOUTH DECK TO CREATE NEW BEDROOM; RAISING OF FLOOR LEVEL AND ROOF HEIGHT AT NORTH WING TO CREATE CODE COMPLIANT BEDROOM. INCL. NEW WINDOWS, NEW SKYLIGHT; REMOVE FIREPLACE & CHIMNEY, NEW GAS INSERT.

SQUARE FOOTAGE CALCS:

| | | | | |
|------------|------------------------------|---------------------------|----------------------------|--------------|
| | GARAGE/BSMNT (UNCONDITIONED) | FIRST FLOOR (CONDITIONED) | SECOND FLOOR (CONDITIONED) | TOTAL |
| EXISTING | 722 SQ. FT. | 1420 SQ. FT. | 1131 SQ. FT. | 3273 SQ. FT. |
| PROPOSED | 722 SQ. FT. | 1420 SQ. FT. | 1474 SQ. FT. | 3616 SQ. FT. |
| Δ (CHANGE) | 0 SQ. FT. | 0 SQ. FT. | +343 SQ. FT. | +343 SQ. FT. |

CONSTRUCTION TYPE:

V-N

USE & OCCUPANCY:

R-3

CODE SUMMARY

TO COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES:

2013 CALIFORNIA BUILDING CODE W/ S.F. AMENDMENTS

2013 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS

2013 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS

2013 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS

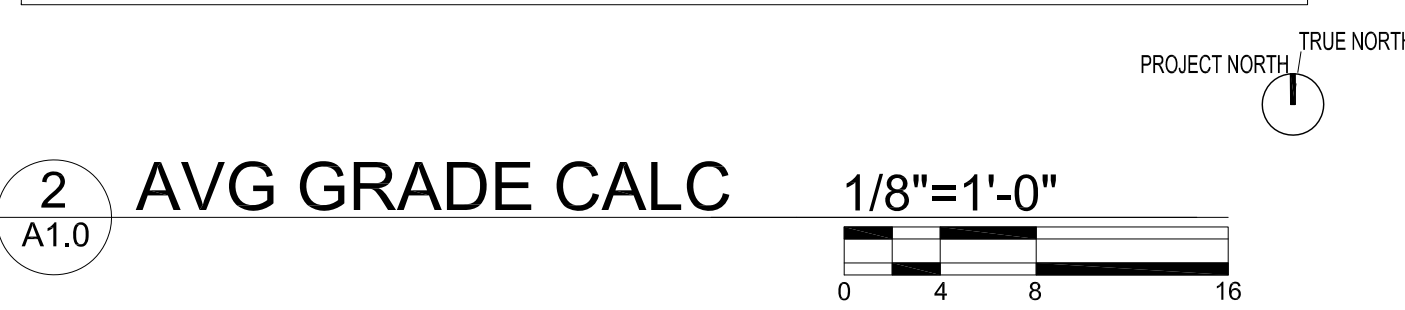
2013 CALIFORNIA ENERGY CODE

2013 SAN FRANCISCO PLANNING CODE

| CONTACTS LIST | |
|--|--|
| CLIENT EDWARD & LESLIE FINE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | |
| ARCHITECT JENNIFER WEISS ARCHITECTURE (JWA) JENNIFER WEISS 1005 SANSOME STREET SUITE 232 SAN FRANCISCO, CA 94111 P. 415.398.1700 | |
| STRUCTURAL ENGINEER HOLMES CULLEY DENNY KWAN 130 SUTTER STREET, SUITE 400 SAN FRANCISCO, CA 94104 P. 415.693.1600 | |
| CONTRACTOR FARALLON RESIDENTIAL CONSTRUCTION MARK MANNING 81 FILBERT ST SAUSALITO, CA 94965 P. 415.250.5233 | |
| GEOTECHNICAL EARTH MECHANICS ALLEN GRUEN 360 GRAND AVENUE, SUITE 262 OAKLAND CA 94610 P. 510.839.0785 | |

| DRAWING INDEX | | | | | | | | | |
|-------------------|---|---|--|--|--|--|--|--|--|
| DRAWING INDEX | | | | | | | | | |
| A - ARCHITECTURAL | | | | | | | | | |
| A0.0 | PROJECT INFO, TITLE SHEET | ● | | | | | | | |
| A1.0 | EXISTING SITE PLAN, HEIGHT LIMIT CALCS | ● | | | | | | | |
| A1.1 | PROPOSED SITE PLAN, HEIGHT LIMIT CALCS | ● | | | | | | | |
| A2.0 | EXISTING/DEMO AND PROPOSED GARAGE/BSMNT PLANS | ● | | | | | | | |
| A2.1 | EXISTING/DEMO AND PROPOSED 1ST FLOOR PLANS | ● | | | | | | | |
| A2.2 | EXISTING/DEMO AND PROPOSED 2ND FLOOR PLANS | ● | | | | | | | |
| A2.3 | GARAGE/BASEMENT ELECTRICAL & RCP | ● | | | | | | | |
| A2.4 | 1ST FL ELECTRICAL & RCP | ● | | | | | | | |
| A2.5 | 2ND FL ELECTRICAL & RCP | ● | | | | | | | |
| A3.0 | DEMOLITION & EXISTING EXTERIOR ELEVATIONS | ● | | | | | | | |
| A3.1 | DEMOLITION & EXISTING EXTERIOR ELEVATIONS | ● | | | | | | | |
| A3.2 | DEMOLITION & EXISTING EXTERIOR ELEVATIONS | ● | | | | | | | |
| A3.3 | PROPOSED EXTERIOR ELEVATIONS | ● | | | | | | | |
| A3.4 | PROPOSED EXTERIOR ELEVATIONS | ● | | | | | | | |
| A3.5 | PROPOSED EXTERIOR ELEVATIONS | ● | | | | | | | |
| A4.0 | EXISTING BUILDING SECTIONS | ● | | | | | | | |
| A4.1 | PROPOSED BUILDING SECTIONS | ● | | | | | | | |
| A4.2 | PROPOSED BUILDING SECTIONS | ● | | | | | | | |
| A5.0 | WALL SECTION | ● | | | | | | | |
| A5.1 | WALL SECTION | ● | | | | | | | |
| A6.0 | ENLARGED FLOOR PLANS | ● | | | | | | | |
| A7.0 | INTERIOR ELEVATIONS | ● | | | | | | | |
| A7.1 | INTERIOR ELEVATIONS | ● | | | | | | | |
| A8.0 | DETAILS | ● | | | | | | | |
| A9.0 | DOOR & WINDOW SCHEDULES | ● | | | | | | | |
| A9.1 | DOOR & WINDOW ELEVATIONS | ● | | | | | | | |
| A9.2 | FIXTURE, ACCESSORY, & MATERIAL SCHEDULES | ● | | | | | | | |
| VICINITY MAP | | | | | | | | | |
| | | | | | | | | | |

| | | | |
|--------------------------------|--|---|--|
| JENNIFER WEISS ARCHITECTURE | | 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | |
| FINE RESIDENCE | | 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | |
| 12.06.13 | | VARIANCE REVISION AND SITE PERMIT | |
| ISSUE | | REVISIONS | |
| TITLE | | TITLE SHEET | |
| SCALE | | NTS | |
| SHEET | | A0.0 | |



NOTE: TOPOGRAPHIC & SPOT ELEVATION
INFORMATION FOR LOT 46 PROVIDED TO OWNER BY
OTHERS. JWA NOT RESPONSIBLE FOR ANY
INACCURACIES

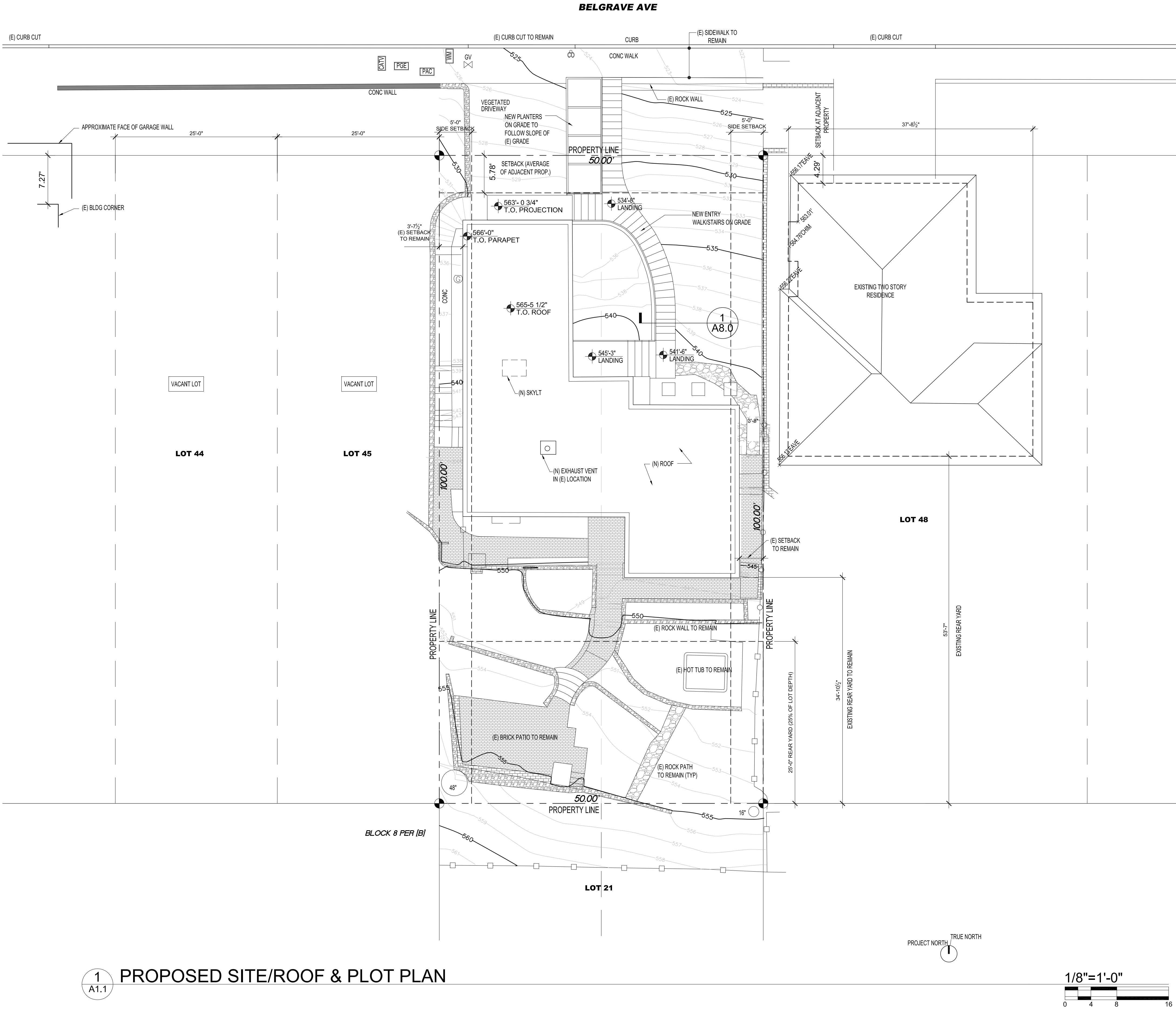
JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

5. The following table shows the number of people who have been convicted of a crime in the United States since 1990. The data is presented by year and by the number of people convicted.

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

| | | | | |
|-------|------------|---|-----------|---|
| SHEET | SCALE | TITLE | REVISIONS | ISSUE |
| A1.0 | 1/8"=1'-0" | EXISTING SITE/ROOF & PLOT PLAN; GRADE CALC | | 12.06.13 VARIANCE REVISION AND SITE PERMIT |



| | | | |
|---|-----------|---|------------|
| JENNIFER WEISS ARCHITECTURE | | 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | |
| FINE RESIDENCE | | 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | |
| SF PLANNING VARIANCE INTAKE #: 2013.0791V | | | |
| ISSUE | REVISIONS | TITLE | SCALE |
| 12.06.13 VARIANCE REVISION AND SITE PERMIT | | PROPOSED SITE/ROOF & PLOT PLAN | 1/8"=1'-0" |
| SHEET | A1.1 | | |

DEMOLITION KEYNOTES

- 01 DEMO PORTION OF (E) DRIVEWAY AS REQ'D FOR (N) GRADE BEAM - S.S.D.
02 DEMO GARAGE WALLS AS REQ'D FOR (N) MOMENT FRAME - S.S.D.
03 (E) SLAB ON GRADE TO REMAIN.
04 (E) CONCRETE STAIRS TO REMAIN.
05 (E) WOOD RAIL TO REMAIN.
06 (E) WOOD STAIRS & RAILING TO REMAIN.
07 (E) CONG PONY WALL W/ STUD PARTITION ABOVE (ALL TO REMAIN)

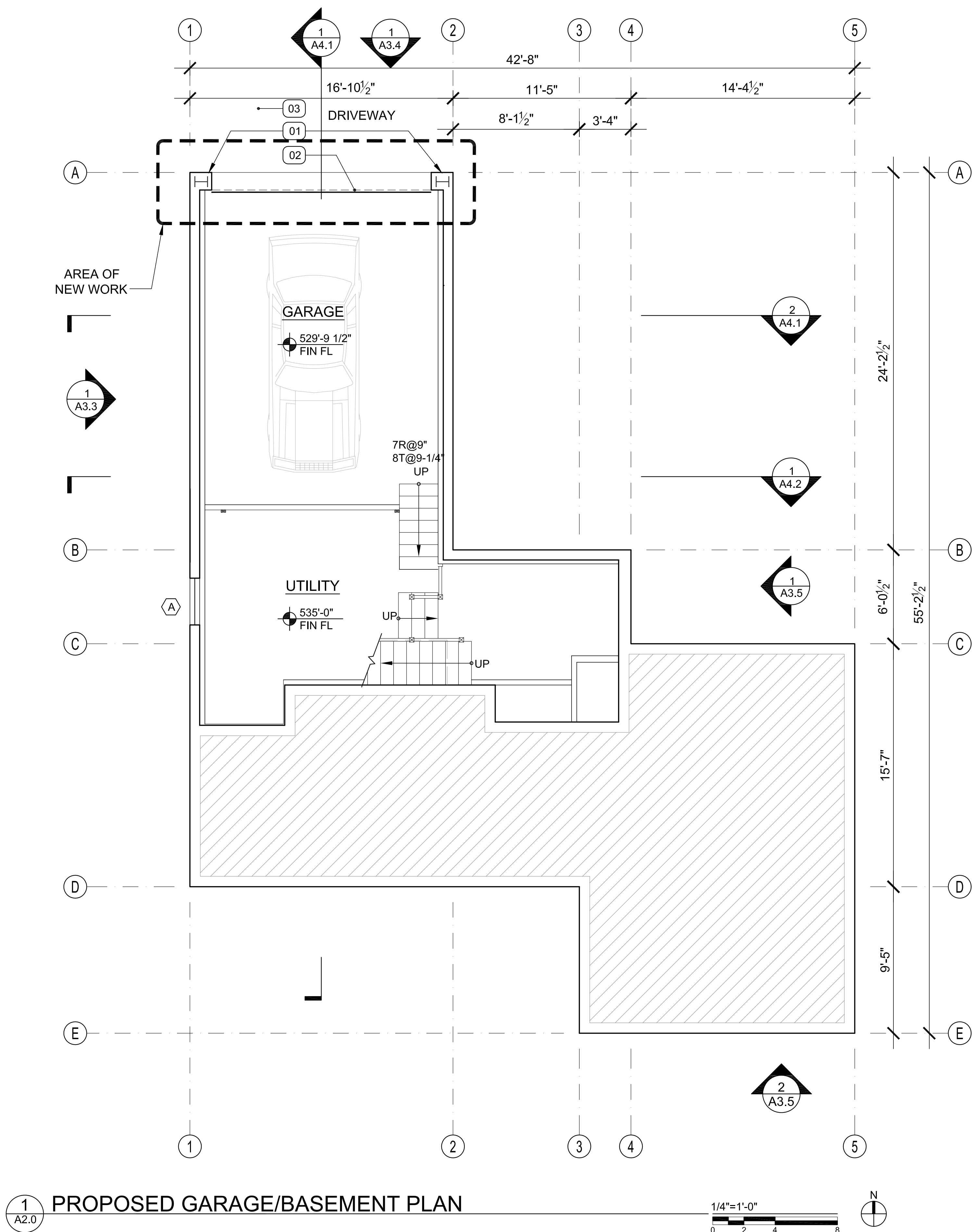
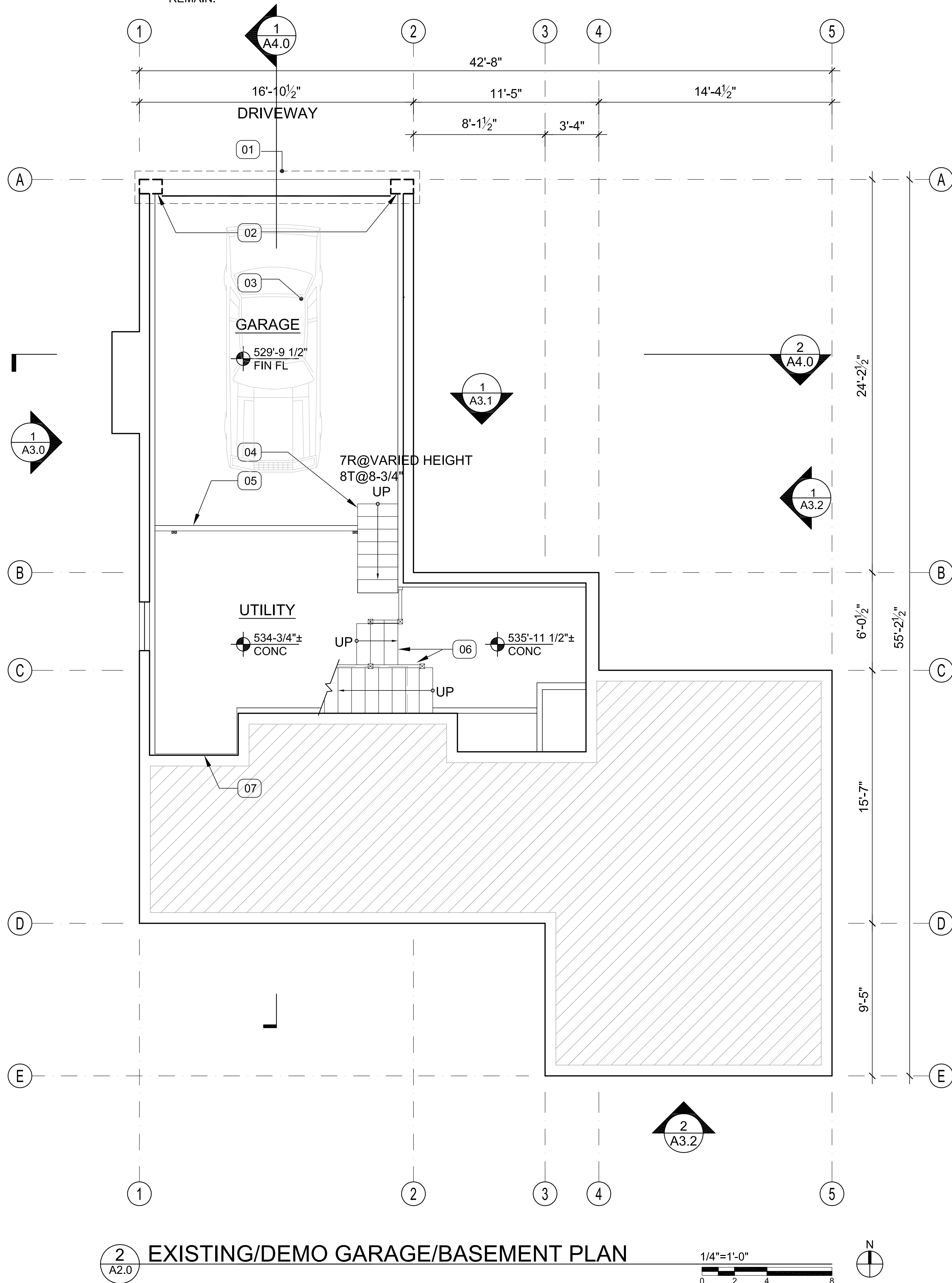
LEGEND:

- ===== (E) WALL TO REMAIN
----- (E) WALL TO BE REMOVED
===== (N) WALL

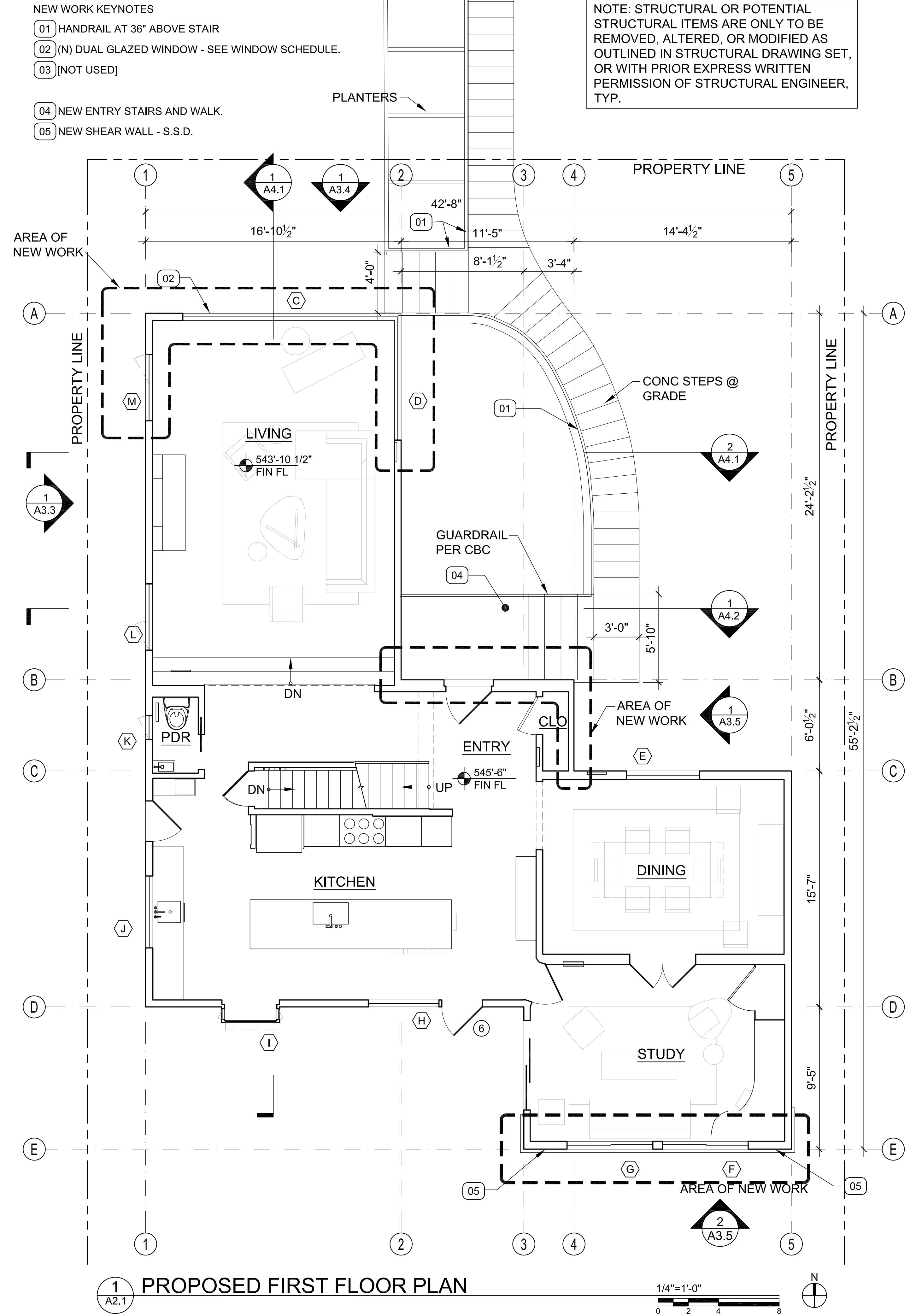
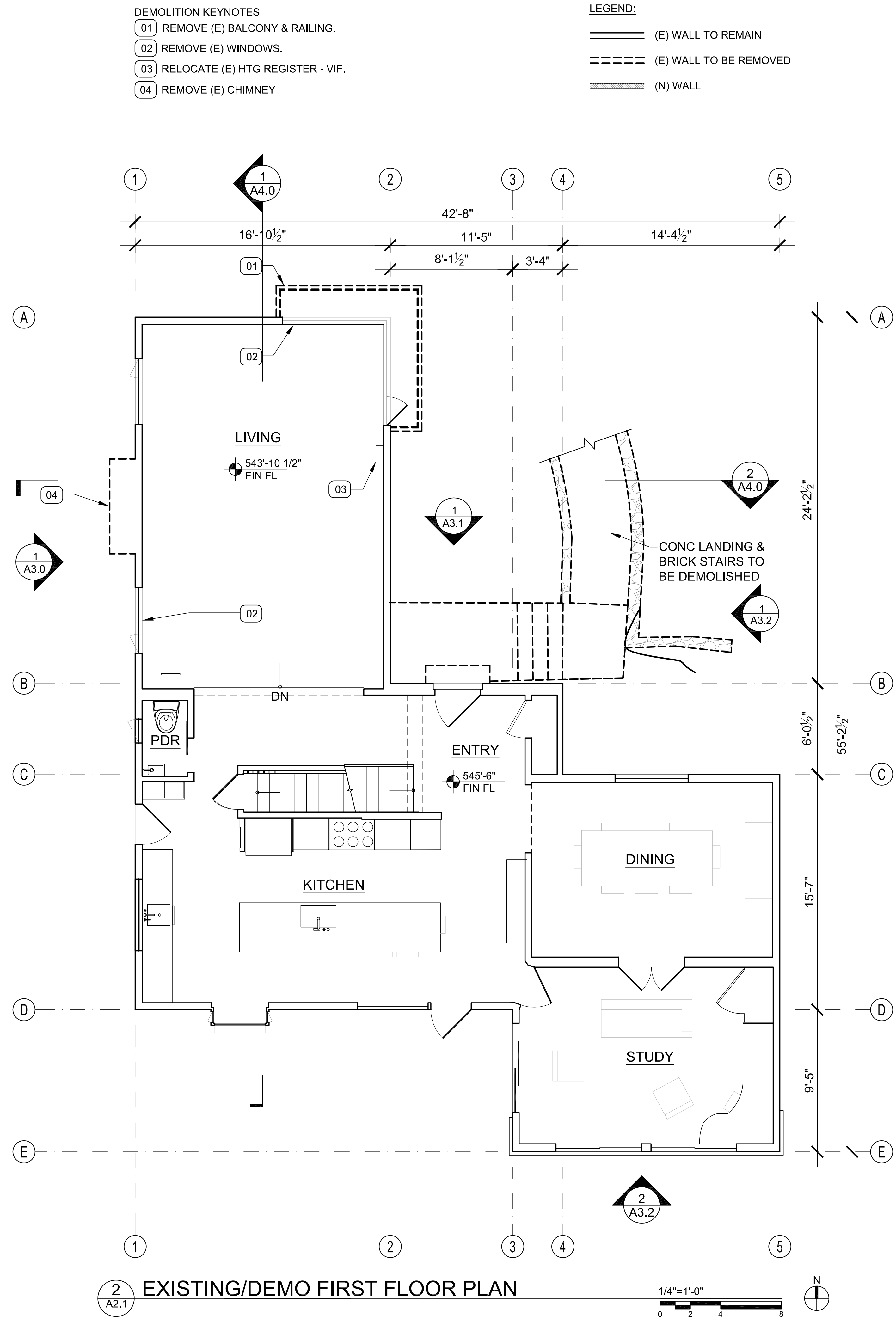
NEW WORK KEYNOTES

- 01 (N) STL MOMENT FRAME; SHORE AS REQ'D. ADD (N) GRADE BEAM, SSD. PATCH (E) DRIVE TO MATCH AS REQ'D.
02 (N) STAINED WOOD GARAGE DOOR
03 (N) VEGETATED DRIVEWAY

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



| | | | |
|--|--|---|--|
| JENNIFER WEISS ARCHITECTURE | | 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | |
| FINE RESIDENCE | | 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | |
| 12.06.13 | | VARIANCE REVISION AND SITE PERMIT | |
| EXIST'G/DEMO AND PROPOSED GARAGE/BASEMENT FLOOR PLANS | | 1/4"=1'-0" | |
| A2.0 | | SF PLANNING VARIANCE INTAKE #: 2013.0791V | |



JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

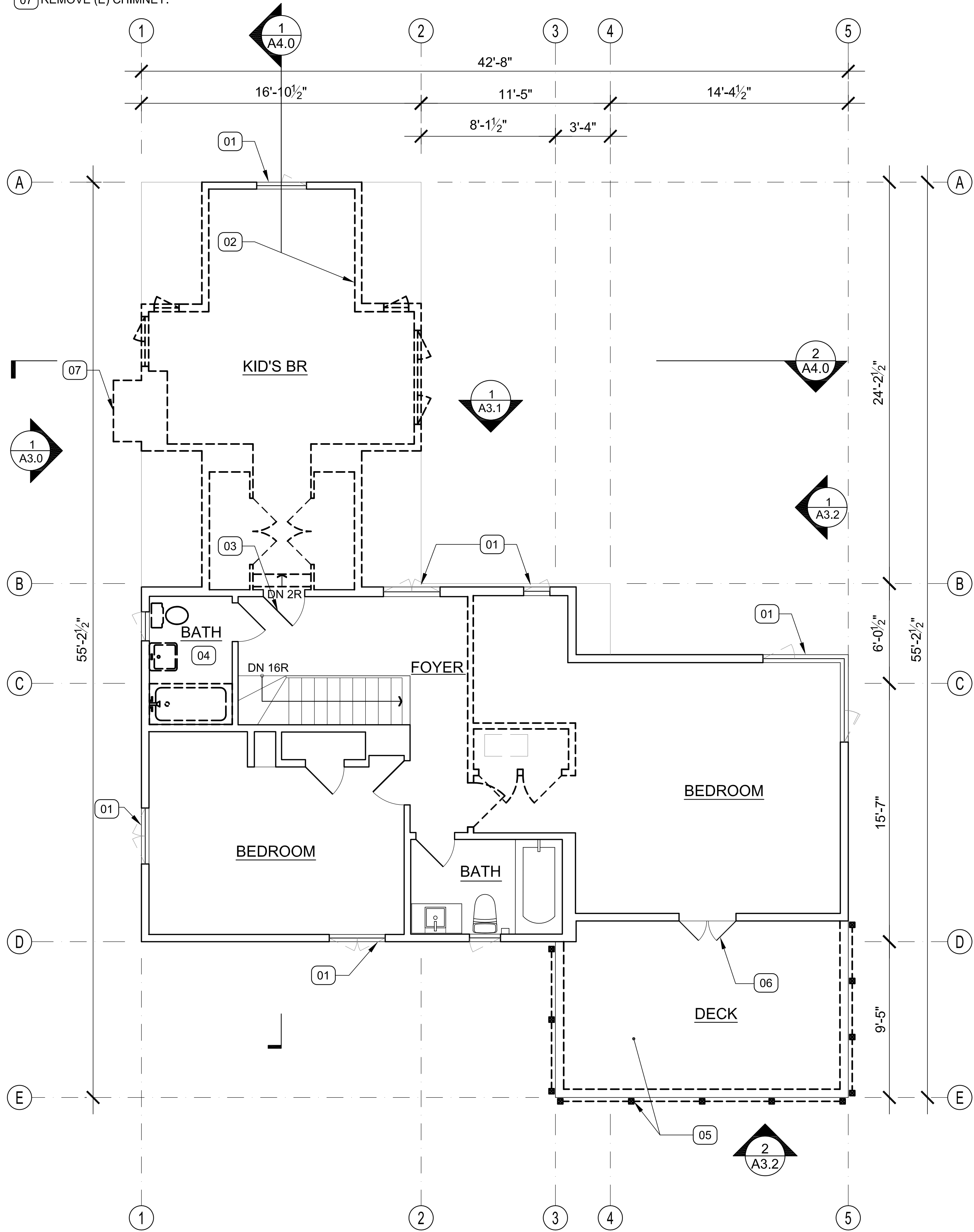
FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

| | | |
|--|---|-----------|
| 12.06.13 | VARIANCE REVISION AND SITE PERMIT | ISSUE |
| 02.20.14 | VARIANCE REVISION AND SITE PERMIT R1 | REVISIONS |
| EXIST'G/DEMO AND PROPOSED FIRST FLOOR PLANS | | |
| 1/4"=1'-0" | | |
| A2.1 | | |

- DEMOLITION KEYNOTES:
- 01 REMOVE (E) WDWS.
 - 02 REMOVE (E) WALLS & ROOF AS REQ'D BY (N) WORK.
 - 03 REMOVE/STORE/PROTECT (E) DOORS AS REQ'D BY NEW WORK - SEE DOOR SCHED.
 - 04 REMOVE (E) BATH FIXTURES.
 - 05 REMOVE (E) WOOD & GLASS DECK RAILING; REMOVE (E) DECK MAT'LS AS REQ'D BY (N) ADDITION.
 - 06 REMOVE (E) DOORS.
 - 07 REMOVE (E) CHIMNEY.

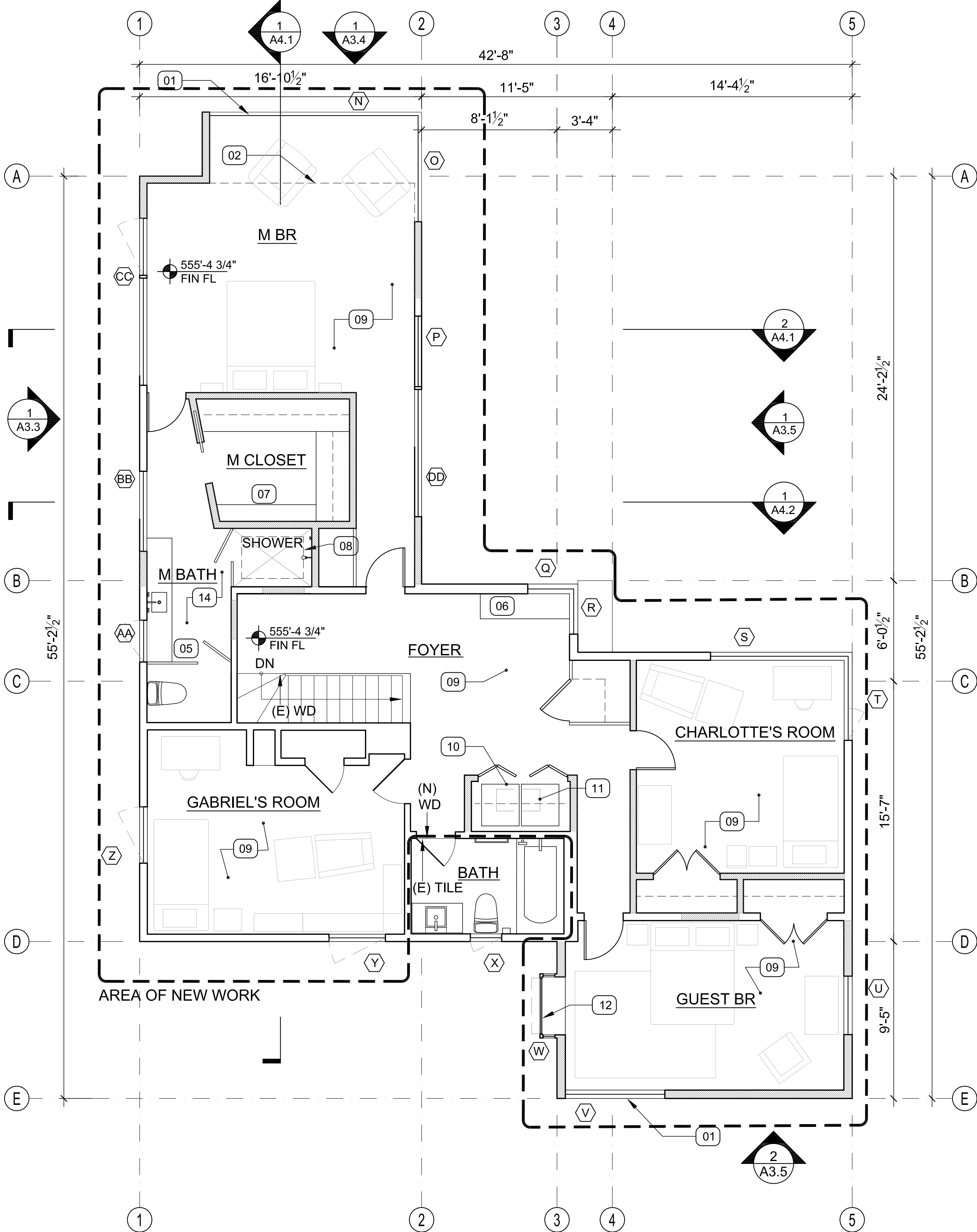
- LEGEND:
- (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (N) WALL



2 EXISTING/DEMO SECOND FLOOR PLAN

- NEW WORK KEYNOTES:
- 01 (N) DUAL GLAZED WINDOW - SEE SCHED.
 - 02 LINE OF (N) RAISED CLG ABOVE.
 - 03 (NOT USED)
 - 04 (NOT USED)
 - 05 (N) LAV, CAB, COUNTERTOP, TOILET, TILE SHOWER & GLASS PARTITIONS / DOORS AT M. BATH
 - 06 NEW STORAGE/BENCH CASEWORK.
 - 07 CLOSET CASEWORK - PROVIDE ALLOWANCE, TYP.
 - 08 (N) SKYLIT ABV SHOWER.
 - 09 (N) W-1 FLOORING TO MATCH (E) @ 1ST FL - PROVIDE ALLOWANCE BASED ON SQ. FTG.
 - 10 (N) PTD GWB WALLS, TYP. (E) W/D TO BE RELOCATED.
 - 11 (E) ATTIC ACCESS TO BE RELOCATED.
 - 12 (N) GREENHOUSE WDW SIM. TO (E) AT 1ST FL.
 - 13 (NOT USED)
 - 14 (N) TILE FLOOR T-1

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



1 PROPOSED SECOND FLOOR PLAN

JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE # 2013.0751V

12.06.13 VARIANCE REVISION
AND SITE PERMIT
02.20.14 VARIANCE REVISION
AND SITE PERMIT R1

ISSUE

REVISIONS

TITLE

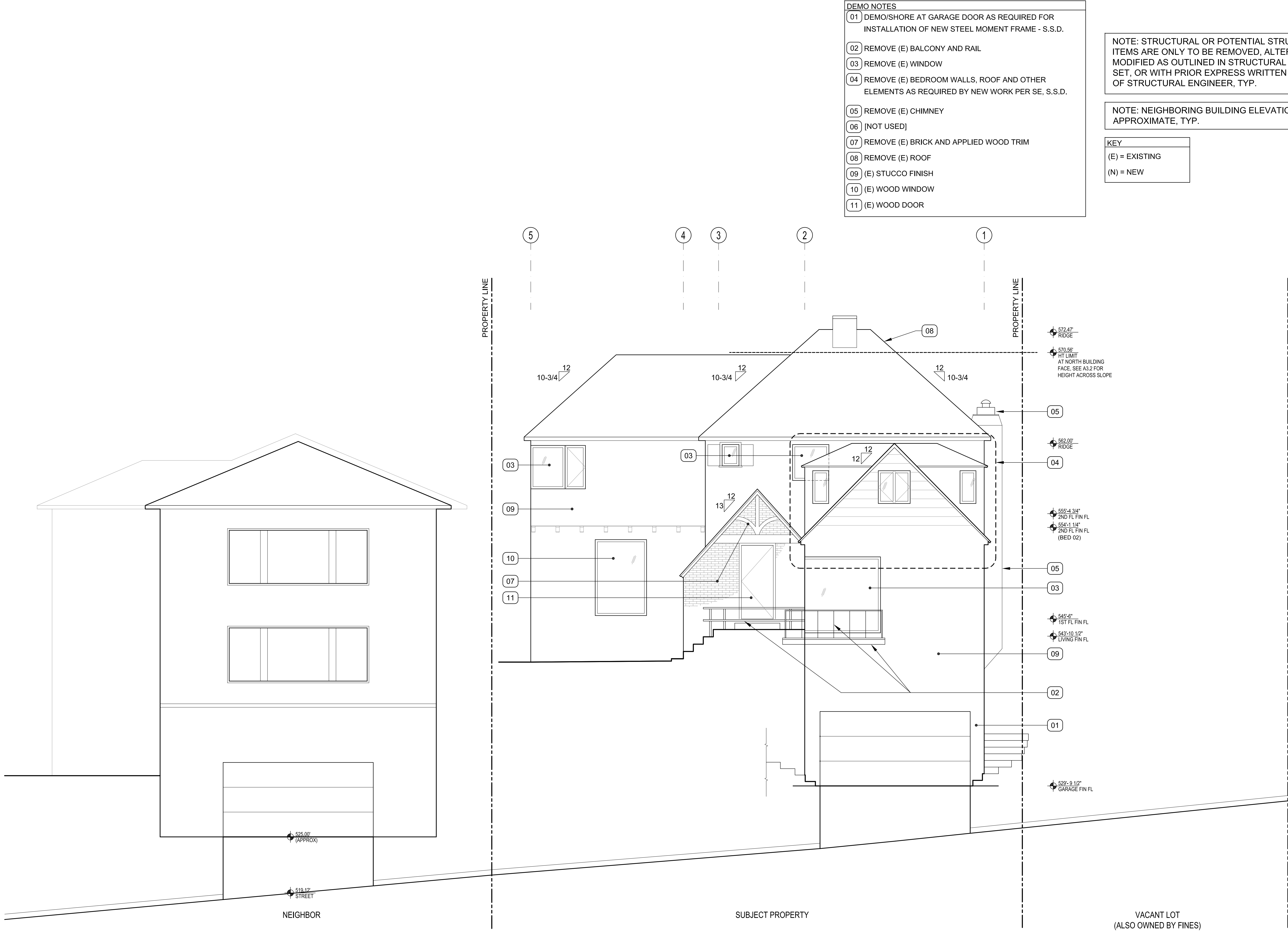
SCALE

SHEET

EXIST'G/DEMO
AND PROPOSED
SECOND FLOOR
PLANS

1/4"=1'-0"

A2.2



- DEMO NOTES
- 01 DEMO/SHORE AT GARAGE DOOR AS REQUIRED FOR INSTALLATION OF NEW STEEL MOMENT FRAME - S.S.D.
 - 02 REMOVE (E) BALCONY AND RAIL
 - 03 REMOVE (E) WINDOW
 - 04 REMOVE (E) BEDROOM WALLS, ROOF AND OTHER ELEMENTS AS REQUIRED BY NEW WORK PER SE, S.S.D.
 - 05 REMOVE (E) CHIMNEY
 - 06 [NOT USED]
 - 07 REMOVE (E) BRICK AND APPLIED WOOD TRIM
 - 08 REMOVE (E) ROOF
 - 09 (E) STUCCO FINISH
 - 10 (E) WOOD WINDOW
 - 11 (E) WOOD DOOR

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.

NOTE: NEIGHBORING BUILDING ELEVATIONS ARE APPROXIMATE, TYP.

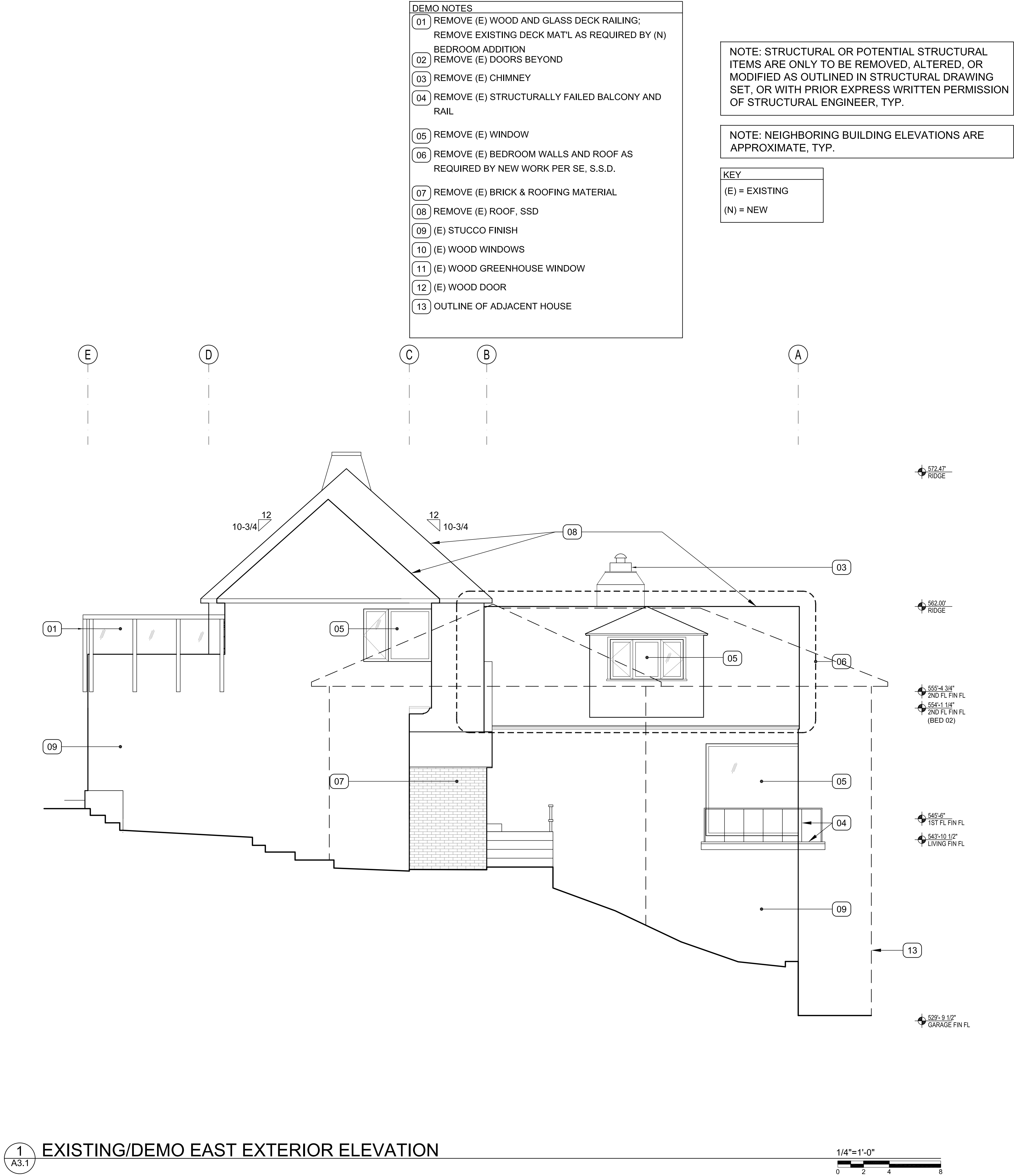
KEY
(E) = EXISTING
(N) = NEW

JENNIFER WEISS
ARCHITECTURE
1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117
SF PLANNING VARIANCE INTAKE #: 2013.0791V

| ISSUE | REVISIONS | TITLE | SCALE |
|---|-----------|--|------------|
| 12.06.13 VARIANCE REVISION AND SITE PERMIT 02.20.14 VARIANCE REVISION AND SITE PERMIT R1 | | EXISTING/DEMO NORTH EXTERIOR ELEVATION | 1/4"=1'-0" |

A3.0



| DEMO NOTES | |
|------------|--|
| 01 | REMOVE (E) WOOD AND GLASS DECK RAILING; REMOVE EXISTING DECK MAT'L AS REQUIRED BY (N) BEDROOM ADDITION |
| 02 | REMOVE (E) DOORS BEYOND |
| 03 | REMOVE (E) CHIMNEY |
| 04 | REMOVE (E) STRUCTURALLY FAILED BALCONY AND RAIL |
| 05 | REMOVE (E) WINDOW |
| 06 | REMOVE (E) BEDROOM WALLS AND ROOF AS REQUIRED BY NEW WORK PER SE, S.S.D. |
| 07 | REMOVE (E) BRICK & ROOFING MATERIAL |
| 08 | REMOVE (E) ROOF, SSD |
| 09 | (E) STUCCO FINISH |
| 10 | (E) WOOD WINDOWS |
| 11 | (E) WOOD GREENHOUSE WINDOW |
| 12 | (E) WOOD DOOR |
| 13 | OUTLINE OF ADJACENT HOUSE |

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL
ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR
MODIFIED AS OUTLINED IN STRUCTURAL DRAWING
SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION
OF STRUCTURAL ENGINEER, TYP.

NOTE: NEIGHBORING BUILDING ELEVATIONS ARE
APPROXIMATE, TYP.

| KEY |
|----------------|
| (E) = EXISTING |
| (N) = NEW |

JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

12.06.13 VARIANCE REVISION
AND SITE PERMIT
02.20.14 VARIANCE REVISION
AND SITE PERMIT R1

ISSUE

REVISIONS

TITLE

SCALE

SHEET

EXIST'G/DEMO
EXTERIOR
ELEVATIONS

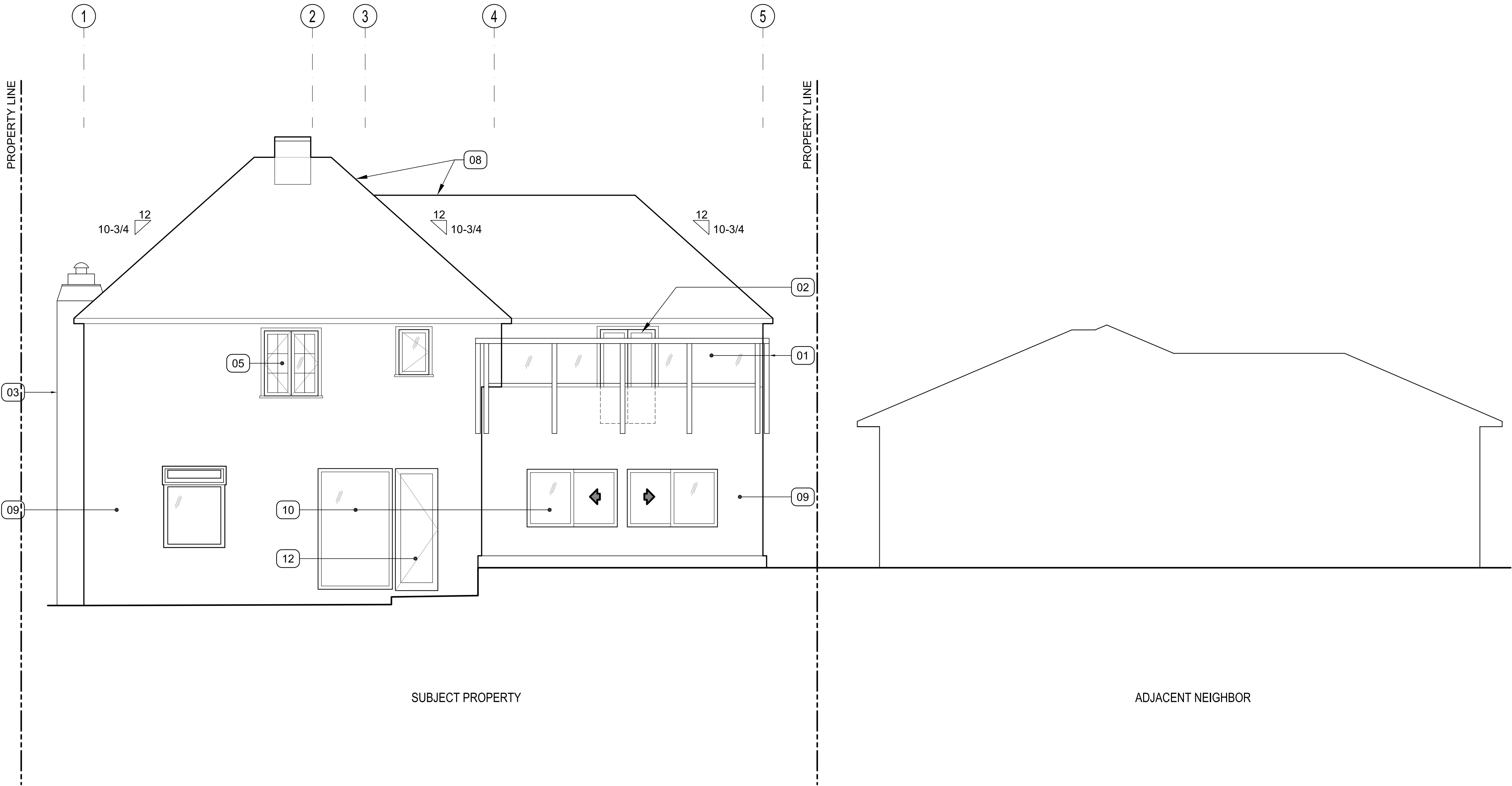
1/4"=1'-0"

A3.2

VACANT LOT
(ALSO OWNED BY FINES)

SUBJECT PROPERTY

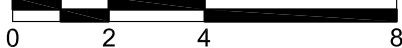
ADJACENT NEIGHBOR



1
A3.2

EXISTING/DEMO SOUTH EXTERIOR ELEVATION

1/4"=1'-0"



- KEYNOTES
- 01

LINE OF (E) CHIMNEY TO BE REMOVED
- 02

[NOT USED]
- 03

HATCHED AREA INDICATES AREA OF NEW ADDITION WITHIN SIDE SETBACK - REQUIRES VARIANCE
- 04

(N) WOOD WINDOW TO MATCH EXISTING
- 05

(N) EXTERIOR PLASTER TO MATCH EXISTING
- 06

[NOT USED]
- 07

(N) PAINTED BRICK VENEER
- 08

(N) SLATE ROOF
- 09

(N) STAINED HORIZONTAL WOOD SLAT SIDING
- 10

(E) WOOD DOOR
- 11

(N) PAINTED METAL RAILING AT REVISED ENTRY
- 12

(N) WOOD GREENHOUSE WINDOW SIMILAR TO EXISTING AT FIRST FL.
- 13

OUTLINE OF ADJACENT HOUSE
- 14

(N) BAY WINDOW WITH CONCEALED METAL FRAME
- 15

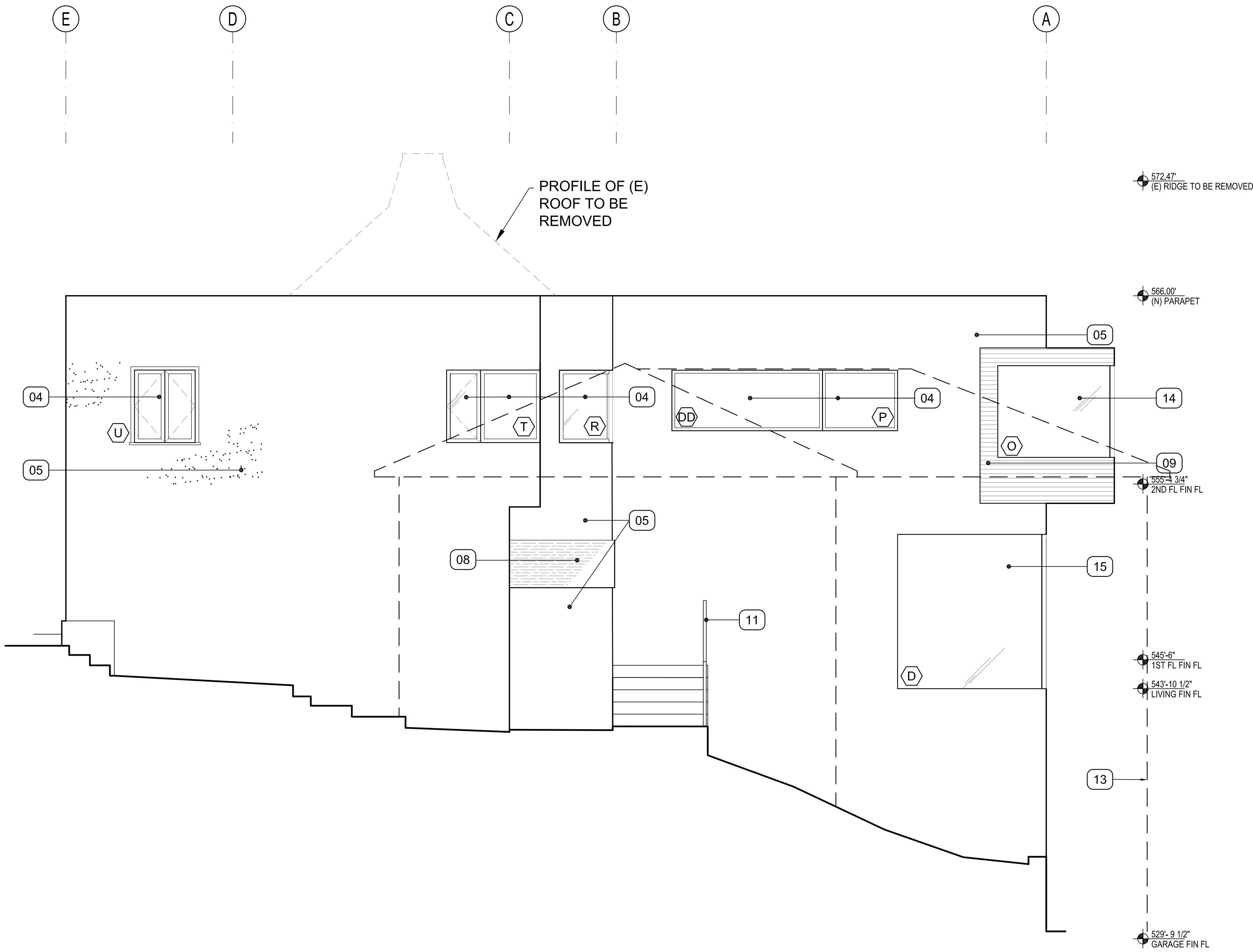
(N) WINDOW WITH CONCEALED METAL FRAME

NOTE: NEIGHBORING BUILDING ELEVATIONS ARE APPROXIMATE, TYP.

KEY

(E) = EXISTING

(N) = NEW



JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

12.06.13 VARIANCE REVISION
AND SITE PERMIT
02.20.14 VARIANCE REVISION
AND SITE PERMIT R1

PROPOSED
EAST
EXTERIOR
ELEVATION

1/4"=1'-0"

A3.5

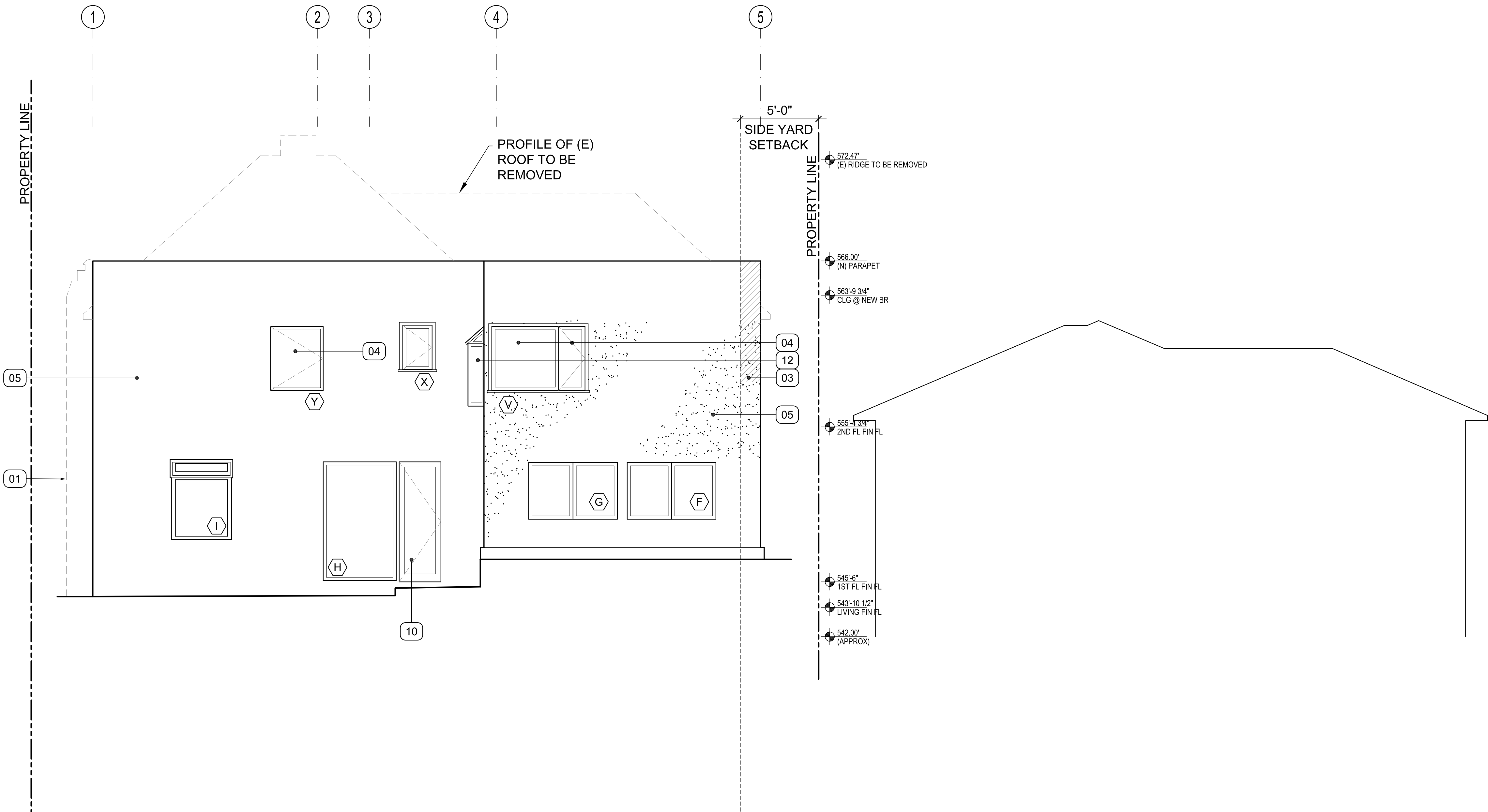
1
A3.5

PROPOSED EAST EXTERIOR ELEVATION

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

D

VACANT LOT



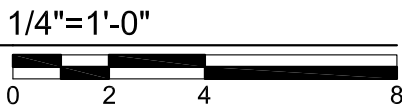
| KEYNOTES | |
|----------|---|
| 01 | LINE OF (E) CHIMNEY TO BE REMOVED |
| 02 | [NOT USED] |
| 03 | HATCHED AREA INDICATES AREA OF NEW ADDITION WITHIN SIDE SETBACK - REQUIRES VARIANCE |
| 04 | (N) WOOD WINDOW TO MATCH EXISTING |
| 05 | (N) EXTERIOR PLASTER TO MATCH EXISTING |
| 06 | [NOT USED] |
| 07 | (N) PAINTED BRICK VENEER |
| 08 | (N) SLATE ROOF |
| 09 | (N) STAINED HORIZONTAL WOOD SLAT SIDING |
| 10 | (E) WOOD DOOR |
| 11 | (N) PAINTED METAL RAILING AT REVISED ENTRY |
| 12 | (N) WOOD GREENHOUSE WINDOW SIMILAR TO EXISTING AT FIRST FL. |
| 13 | OUTLINE OF ADJACENT HOUSE |
| 14 | (N) BAY WINDOW WITH CONCEALED METAL FRAME |
| 15 | (N) WINDOW WITH CONCEALED METAL FRAME |

NOTE: NEIGHBORING BUILDING ELEVATIONS ARE APPROXIMATE, TYP.

| KEY |
|----------------|
| (E) = EXISTING |
| (N) = NEW |

1
A3.6

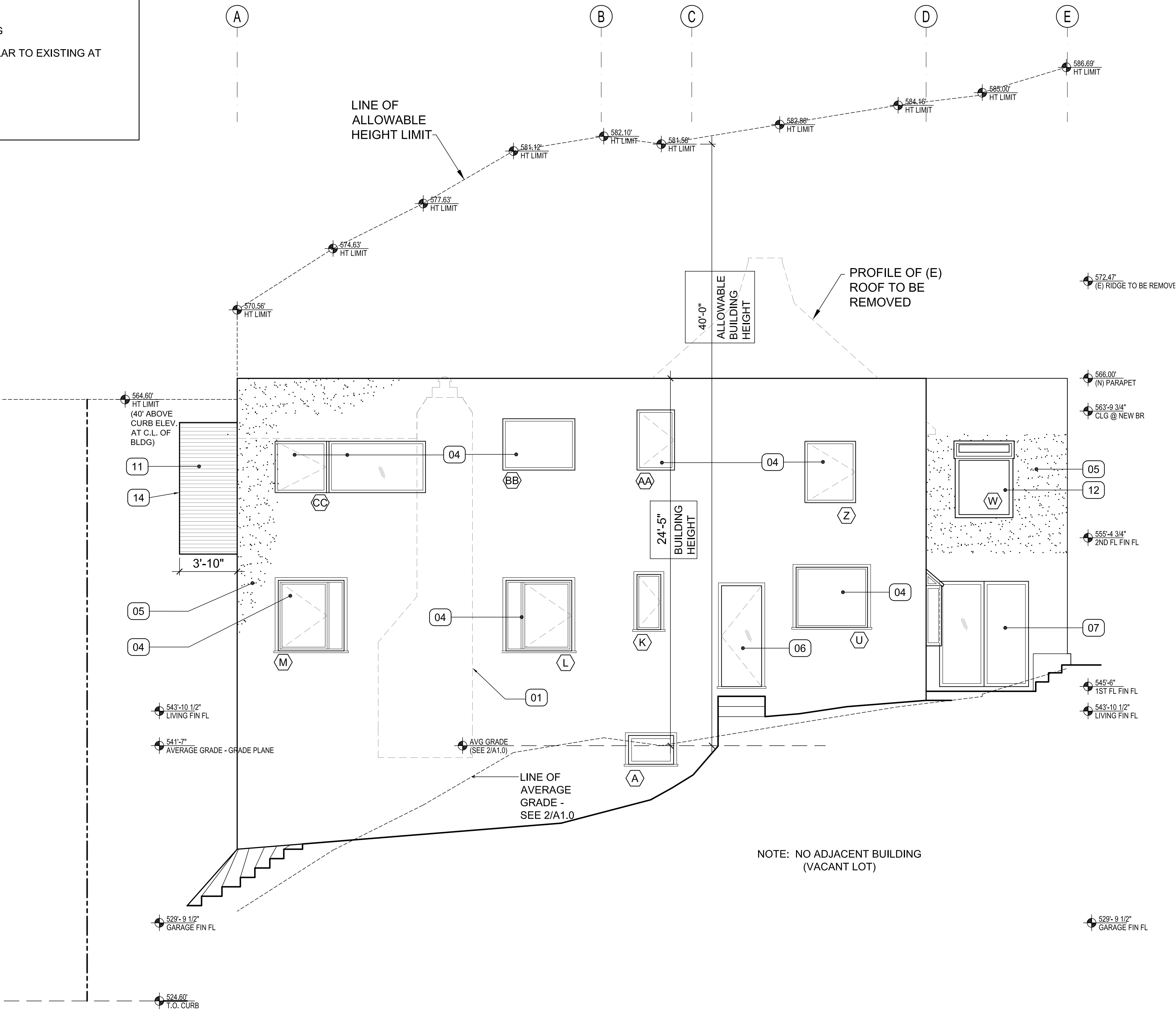
PROPOSED SOUTH EXTERIOR ELEVATION



| | | | |
|--------------------------------|--|---|--|
| JENNIFER WEISS ARCHITECTURE | | 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | |
| FINE RESIDENCE | | 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | |
| | | SF PLANNING VARIANCE INTAKE #: 2013.0791V | |
| ISSUE | | 12.06.13 VARIANCE REVISION AND SITE PERMIT 02.20.14 VARIANCE REVISION AND SITE PERMIT R1 | |
| REVISIONS | | | |
| TITLE | | PROPOSED SOUTH EXTERIOR ELEVATION | |
| SCALE | | 1/4"=1'-0" | |
| SHEET | | A3.6 | |

| KEYNOTES | |
|----------|---|
| 01 | LINE OF (E) CHIMNEY TO BE REMOVED |
| 02 | [NOT USED] |
| 03 | [NOT USED] |
| 04 | (N) WOOD WINDOW TO MATCH EXISTING |
| 05 | (N) EXTERIOR PLASTER TO MATCH EXISTING |
| 06 | (E) WOOD & GLASS DOOR |
| 07 | (E) WOOD SLIDING DOOR |
| 08 | [NOT USED] |
| 09 | LINE OF (E) ROOF TO BE REMOVED |
| 10 | [NOT USED] |
| 11 | (N) STAINED HORIZONTAL WOOD SIDING |
| 12 | (N) WOOD GREENHOUSE WINDOW SIMILAR TO EXISTING AT FIRST FL. |
| 13 | [NOT USED] |
| 14 | (N) BAY PROJECTION |

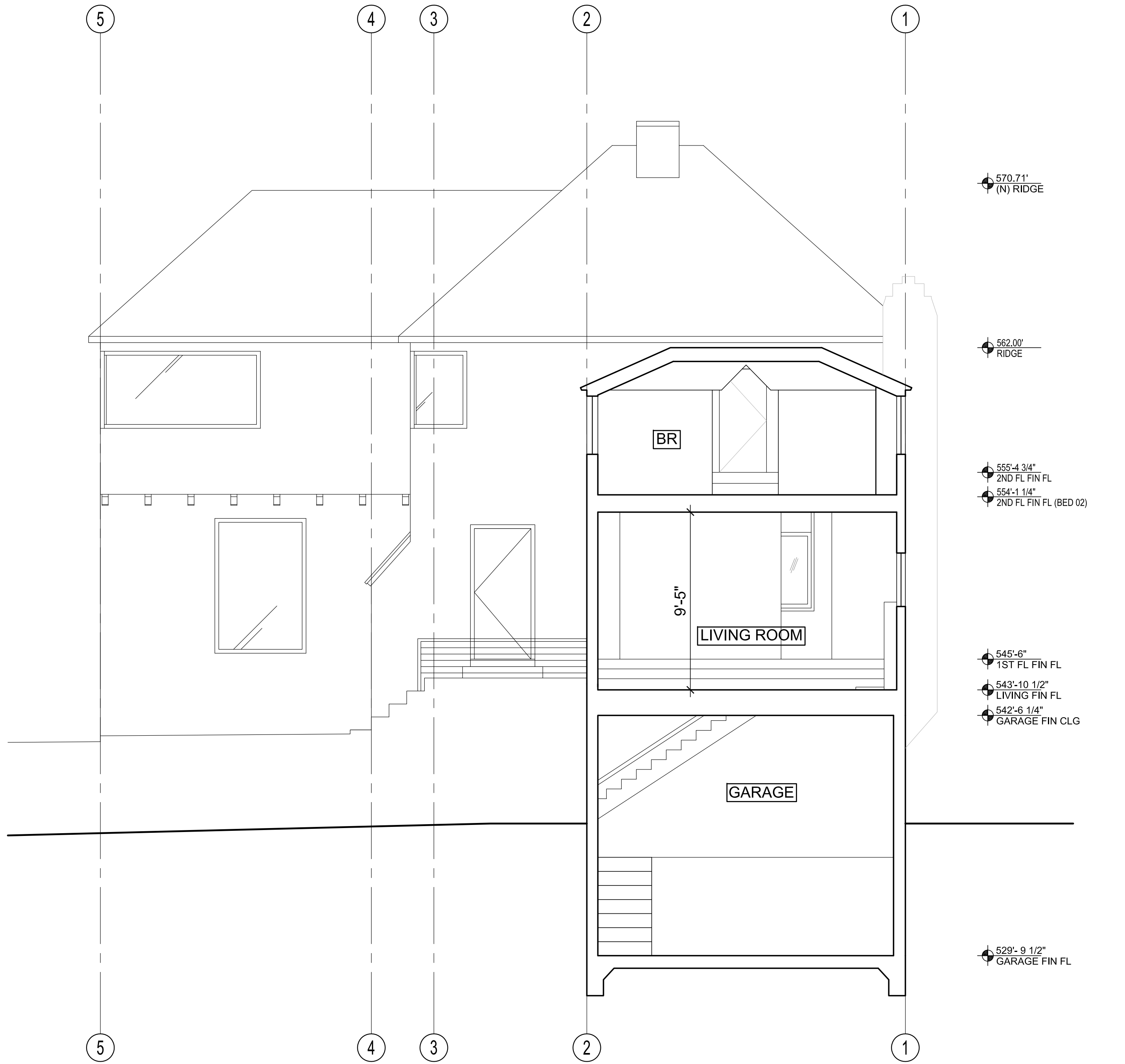
| KEY |
|----------------|
| (E) = EXISTING |
| (N) = NEW |



1
A3.7 PROPOSED WEST EXTERIOR ELEVATION

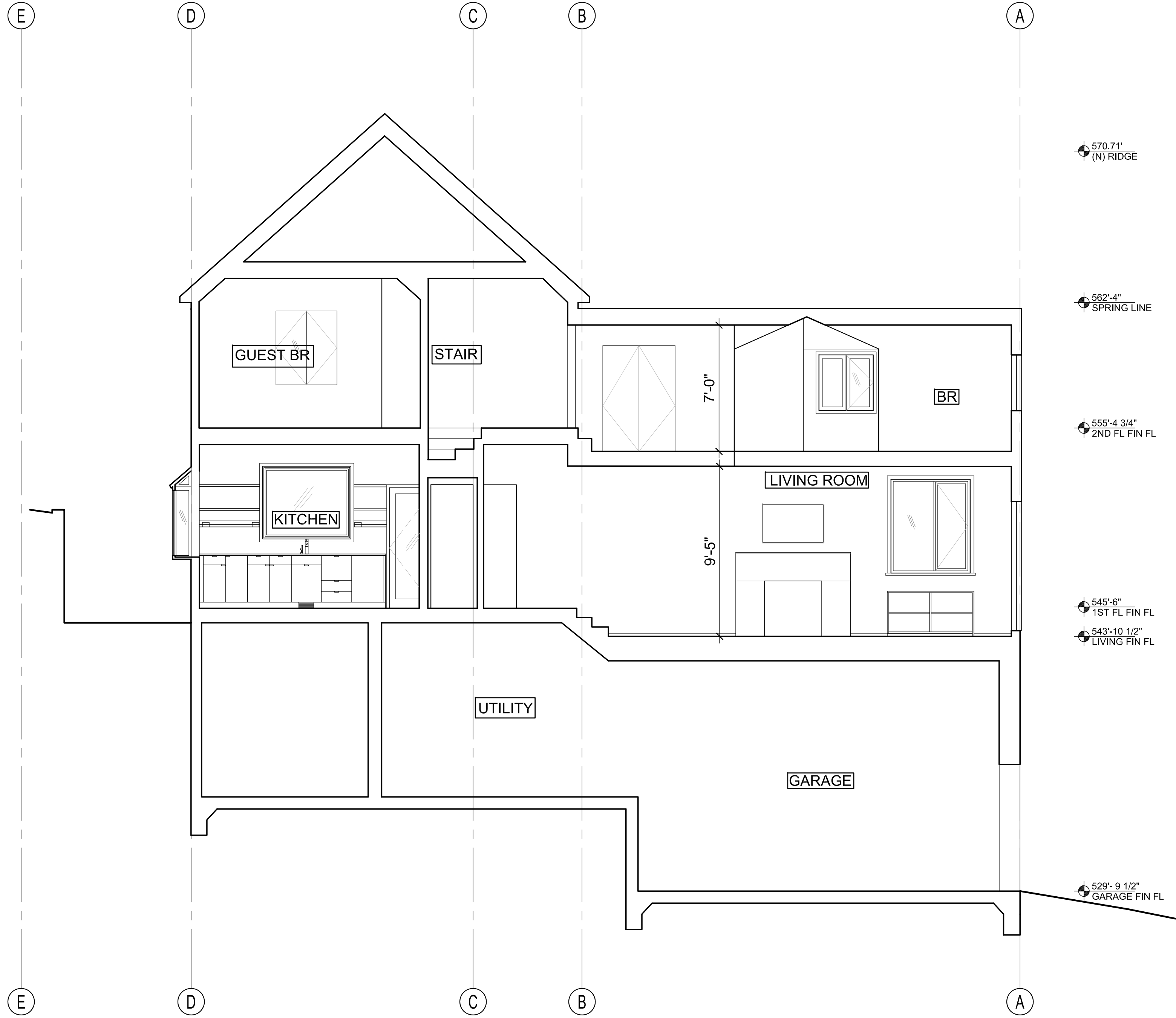
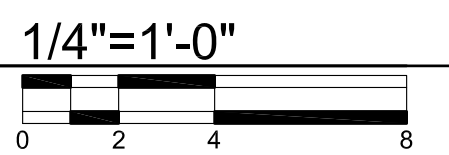


| | | | | | |
|---|------|---|------------|-------|---|
| JENNIFER WEISS ARCHITECTURE 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | | FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 SF PLANNING VARIANCE INTAKE #: 2013.0791V | | | |
| SHEET | A3.7 | SCALE | 1/4"=1'-0" | TITLE | PROPOSED WEST EXTERIOR ELEVATION |
| | | REVISIONS | | ISSUE | 12.06.13 VARIANCE REVISION AND SITE PERMIT 02.20.14 VARIANCE REVISION AND SITE PERMIT R1 |



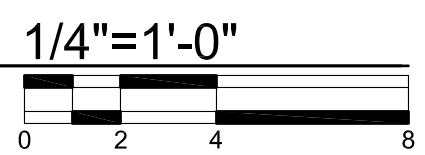
2
A4.0

EXISTING TRANSVERSE SECTION



1
A4.0

EXISTING LONGITUDINAL SECTION



JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

12.06.13 VARIANCE REVISION
AND SITE PERMIT

ISSUE

REVISIONS

TITLE

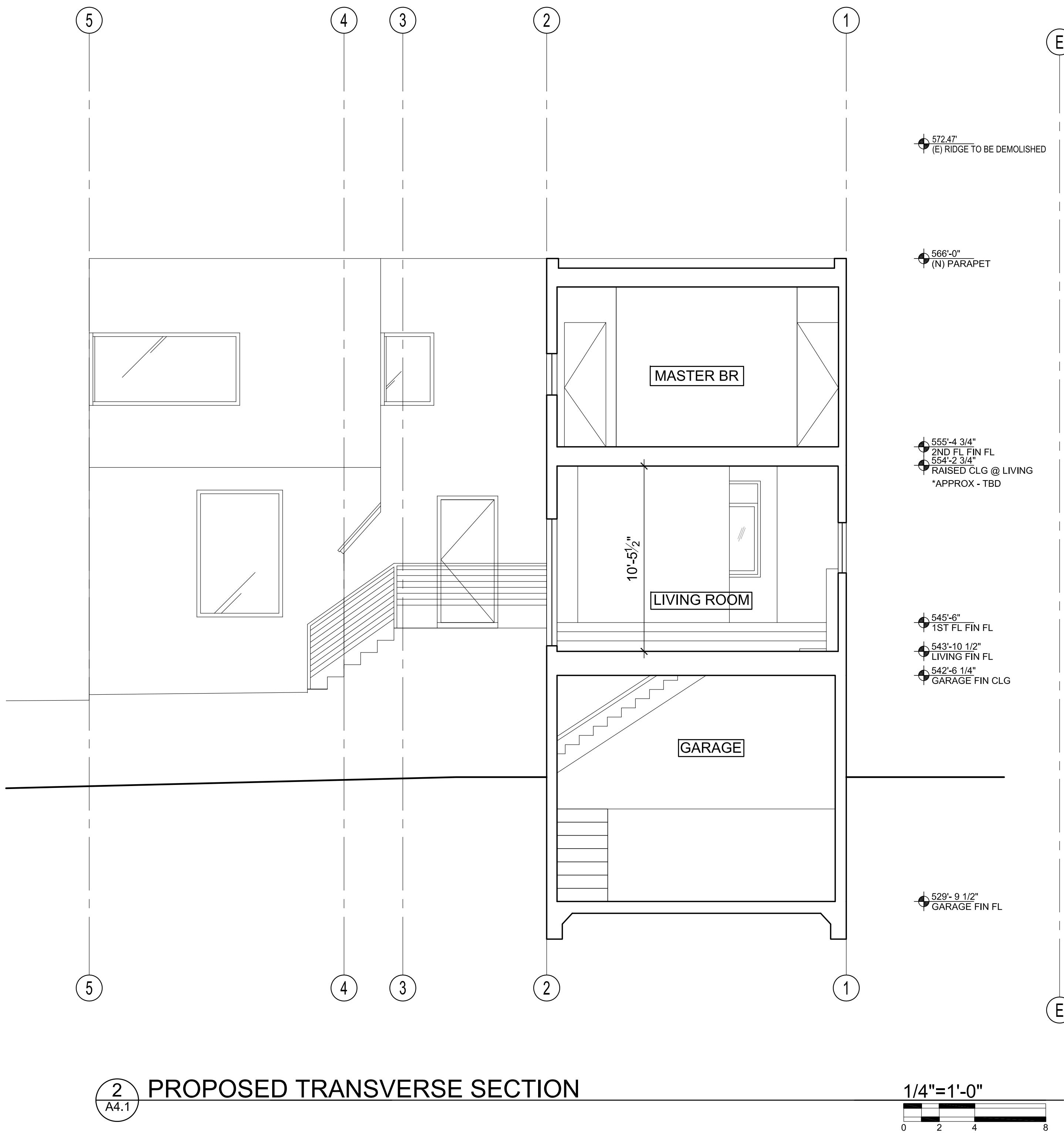
SCALE

SHEET

EXISTING
BUILDING
SECTIONS

1/4" = 1'-0"

A4.0



E

E

D

D

C

C

B

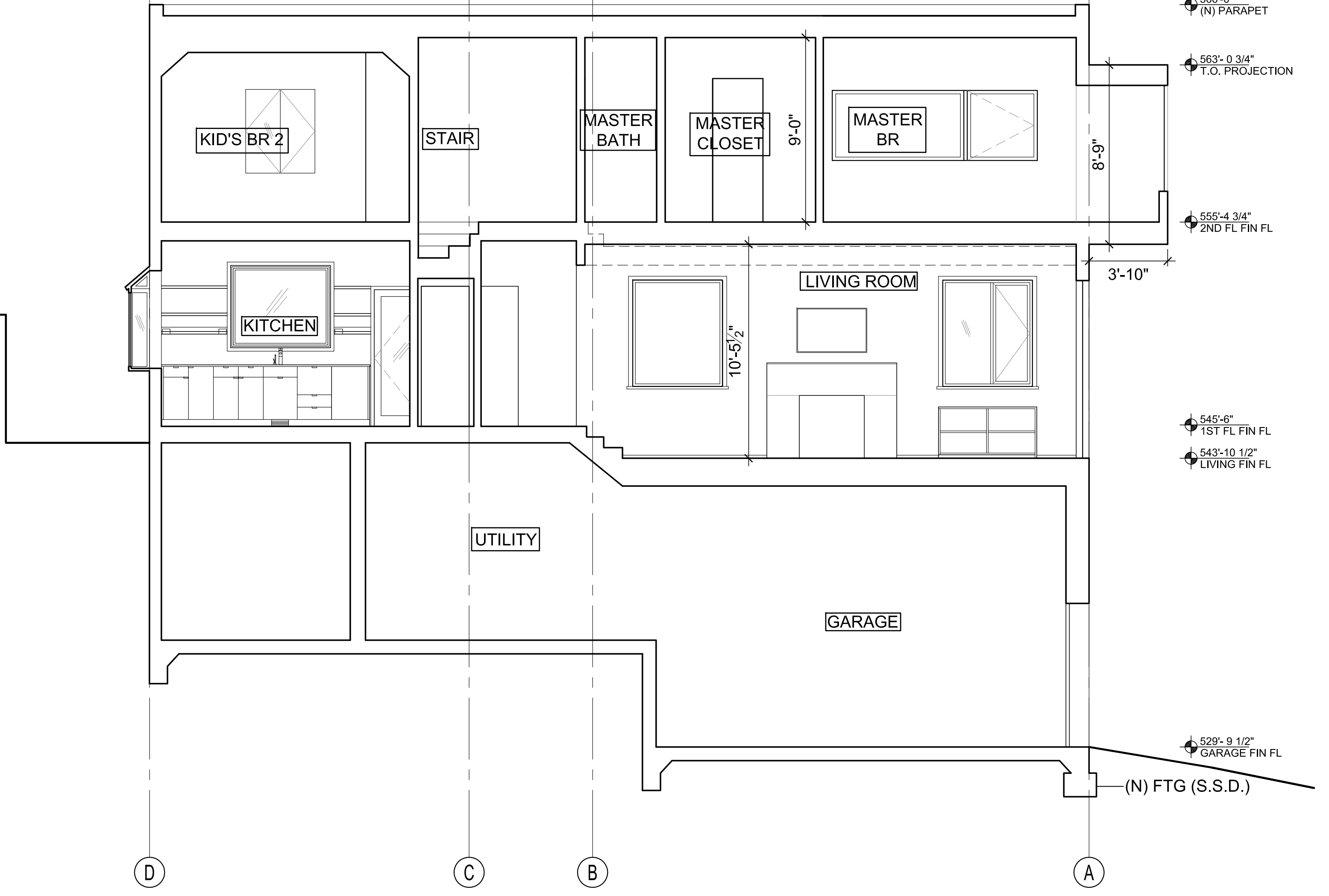
B

A

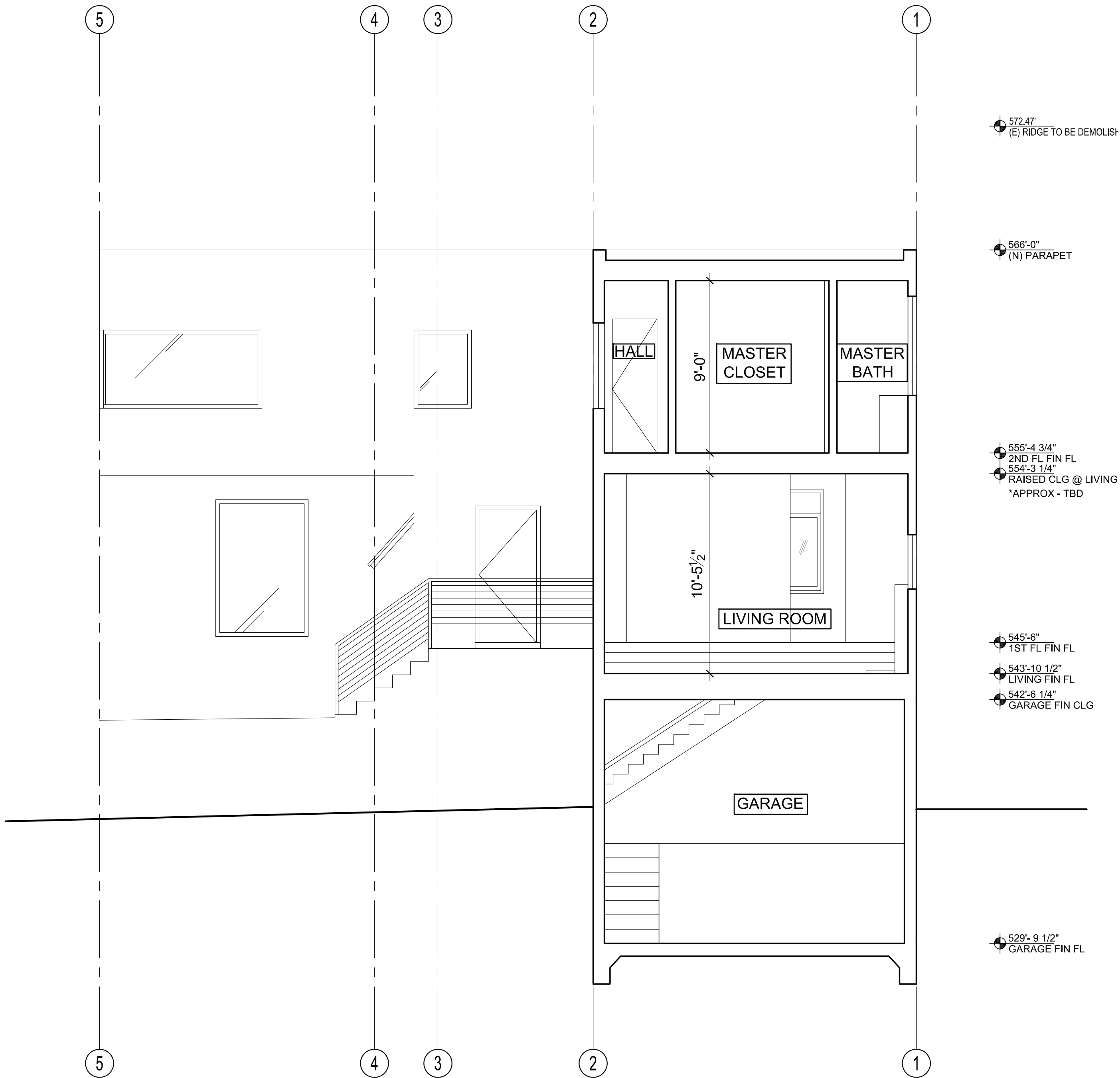
A

1
A4.1

PROPOSD LONGITUDINAL SECTION



| SHEET | SCALE | TITLE | REVISIONS | ISSUE | DATE |
|-------|--------------|----------------------------------|-----------|-------|---|
| | | | | | |
| A4.1 | 1/4" = 1'-0" | PROPOSED BUILDING SECTIONS | | | 12.06.13 VARIANCE REVISION AND SITE PERMIT |
| | | | | | |



1
A4.2

PROPOSED TRANSVERSE SECTION

1/4"=1'-0"



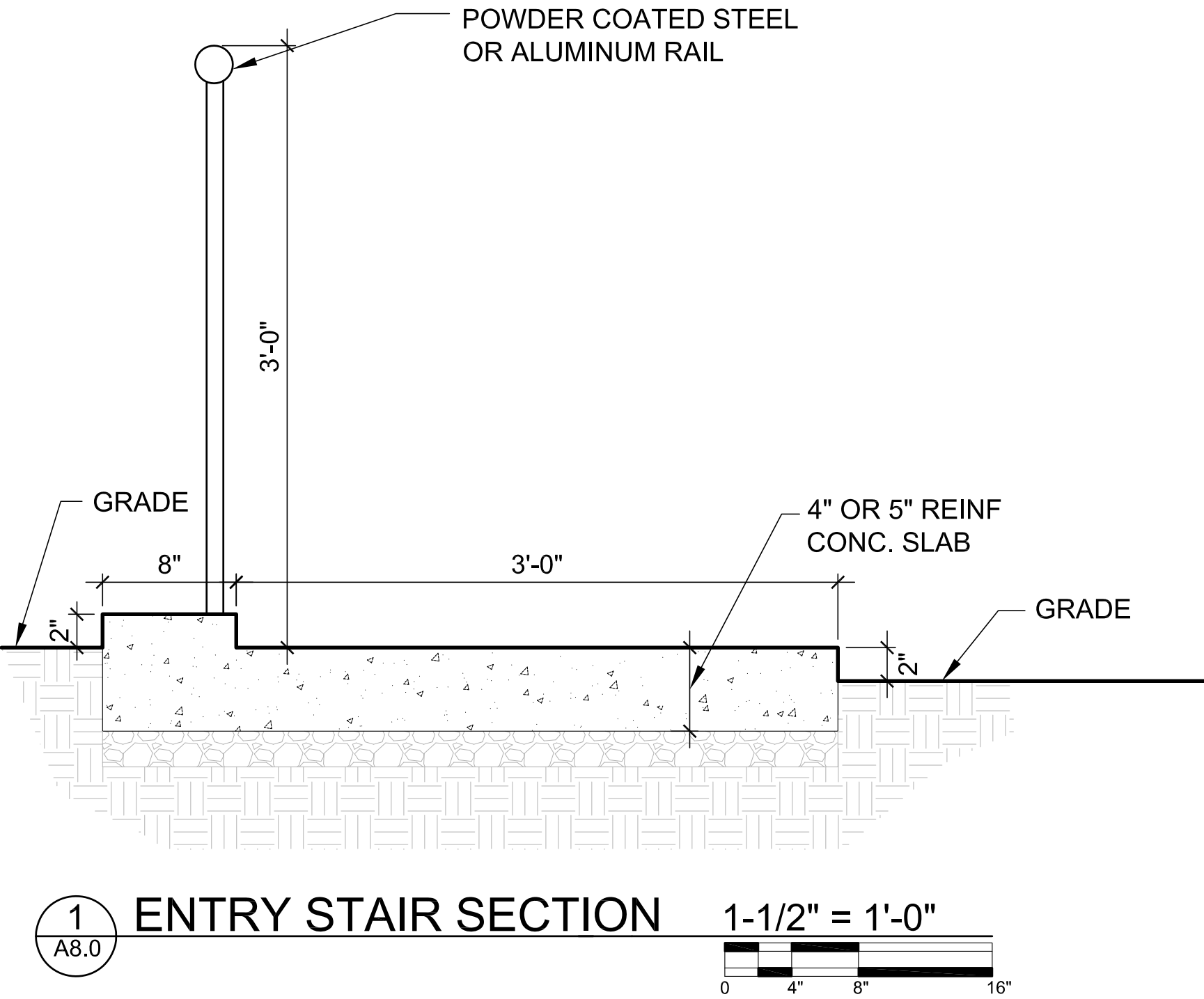
| SHEET | SCALE | TITLE | REVISIONS | ISSUE | DATE |
|-------|--------------|----------------------------------|-----------|-------|---|
| | | | | | |
| A4.2 | 1/4" = 1'-0" | PROPOSED BUILDING SECTIONS | | | 12.06.13 VARIANCE REVISION AND SITE PERMIT |
| | | | | | |

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

JENNIFER WEISS
ARCHITECTURE

1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM



| SHEET | | SCALE | TITLE | REVISIONS | ISSUE | FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 | | JENNIFER WEISS ARCHITECTURE 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM | |
|-------|--|----------|---------|-----------|-------|--|--|---|--|
| A8.0 | | AS NOTED | DETAILS | | | SF PLANNING VARIANCE INTAKE #: 2013.0791V | | | |

WINDOW SCHEDULE

| NO. | LOCATION | SIZE (WxH) | TYPE* | WDOW HEAD (A.F.F.) | OPERATION | GLASS TYPE | | SILL DETAIL | HEAD DETAIL | JAMB DETAIL | REMARKS |
|-----|-------------------|-----------------------|-------|--------------------------|-----------|---------------|--|----------------|----------------|----------------|---|
| A | GARAGE | 3'-0" x 1'-11" | EX | 7'-3" (E) | F | | | | | | |
| B | NOT USED | | | | | | | | | | |
| C | LIVING ROOM | 14'-5" x 8'-8" | (A) | 8'-8" | F | T, LOW-E | | | | | CORNER WDW W/ UNIT D - BUTT GLAZED @ CORNER |
| D | LIVING ROOM | 8'-4 1/2" x 8'-8" | (A) | 8'-8" | F | T, LOW-E | | | | | CORNER WDW W/ UNIT C - BUTT GLAZED @ CORNER |
| E | DINING ROOM | 4'-10" x 7'-2" | EX | 7'-6" (E) | | | | | | | |
| F | STUDY | 5'-8" x 3'-8" | EX | 7'-7" (E) | | | | | | | |
| G | STUDY | 5'-8" x 3'-8" | EX | 7'-7" (E) | | | | | | | |
| H | KITCHEN | 4'-8" x 7'-7" | EX | 7'-8" (E) | | | | | | | |
| I | KITCHEN | 3'-10" x 5'-1" | EX | 7'-9" (E) | | | | | | | |
| J | KITCHEN | 4'-9" x 4'-0" | EX | 7'-11" (E) | | | | | | | |
| K | POWDER ROOM | 1'-7" x 3'-8" | EX | 6'-5" (E) | | | | | | | |
| L | LIVING ROOM | 4'-4 1/2" x 4'-8 1/2" | (B) | 8'-8" | F/C | LOW-E | | | | | |
| M | LIVING ROOM | 4'-4 1/2" x 4'-8 1/2" | (B) | 8'-8" | F/C | LOW-E | | | | | |
| N | MASTER BEDROOM | 12'-8 1/2" x 5'-2" | (A) | 6'-8" | F | LOW-E | | | | | CORNER WDW W/ UNIT O - BUTT GLAZED SPLICED & CORNER |
| O | MASTER BEDROOM | 6'-7" x 5'-2" | (A) | 6'-8" | F | LOW-E | | | | | CORNER WDW W/ UNIT N - BUTT GLAZED @ CORNER |
| P | MASTER BEDROOM | 4'-2 1/2" x 3'-5" | (A) | 6'-5" | C | LOW-E | | | | | |
| Q | PLAY AREA | 3'-0" x 4'-1" | (A) | 6'-5" | F | LOW-E | | | | | CORNER WDW W/ UNIT R - BUTT GLAZED @ CORNER |
| R | PLAY AREA | 3'-0" x 4'-1" | (A) | 6'-5" | F | LOW-E | | | | | CORNER WDW W/ UNIT Q - BUTT GLAZED @ CORNER |
| S | GABRIEL'S BEDROOM | 8'-6" x 4'-1" | (B) | 6'-5" | F | LOW-E | | | | | CORNER WDW W/ UNIT T |
| T | GABRIEL'S BEDROOM | 5'-3" x 4'-1" | (B) | 6'-5" | F/C | LOW-E | | | | | CORNER WDW W/ UNIT S ; 1'-11" WIDE OPERABLE SASH |
| U | GUEST BEDROOM | 3'-5" x 4'-1" | (B) | 6'-5" | C | LOW-E | | | | | |
| V | GUEST BEDROOM | 5'-11" x 4'-1" | (B) | 6'-5" | F/C | LOW-E | | | | | 1'-11" WIDE OPERABLE SASH |
| W | GUEST BEDROOM | 3'-10" x 4'-1" | (C) | 7'-9" | G | LOW-E | | | | | |
| X | BATHROOM | 1'-11" x 2'-10" | EX | 6'-5" (E) | | | | | | | |
| Y | CHARLOTTE'S B.R. | 3'-5" x 4'-1" | (A) | 6'-5" (E) | | | | | | | |
| Z | CHARLOTTE'S B.R. | 3'-5" x 4'-1" | (A) | 6'-5" (E) | | | | | | | |
| AA | HALLWAY | 2'-6" x 4'-0" | (A) | 8'-6" | C | LOW-E | | | | | |
| BB | MASTER BATHROOM | 4'-9 1/2" x 3'-5" | (A) | 7'-11" | F | LOW-E | | | | | |
| CC | MASTER BEDROOM | 10'-0" x 3'-5" | (A) | 6'-5" | F/C | LOW-E | | | | | |
| DD | MASTER BEDROOM | 8'-6" x 3'-5" | (A) | 6'-5" | F | LOW-E | | | | | |

* WINDOW TYPES:
(A) = NEW METAL WINDOW W/ CONCEALED FRAME
(B) = NEW WOOD WINDOW TO MATCH EXISTING (NOTE REVISED HEIGHT AT WINDOW "M")
(C) = NEW GREENHOUSE WINDOW TO MATCH EXISTING
EX = EXISTING WOOD WINDOW TO REMAIN
DEL = EXISTING WOOD WINDOW TO BE REMOVED

LEGEND:
C - CASEMENT F - FIXED A - AWNING S - SLIDING D - DOUBLE HUNG G- GREENHOUSE T - TEMPERED SAFETY GLASS

| GENERAL NOTES |
|--|
| 1. ALL (N) WINDOWS AND DOORS TO HAVE A U-FACTOR IN ACCORDANCE WITH THE CBC' ALL (N) GLAZING TO BE DOUBLE GLAZED INSULATED GLASS UNITS (IGU) UNLESS OTHERWISE NOTED |