

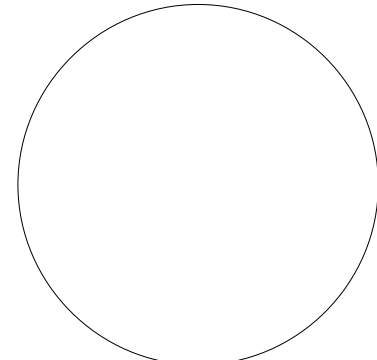
2. BUILDING SECTION  
see sheet A-2 for enlarged  
section at bulkhead

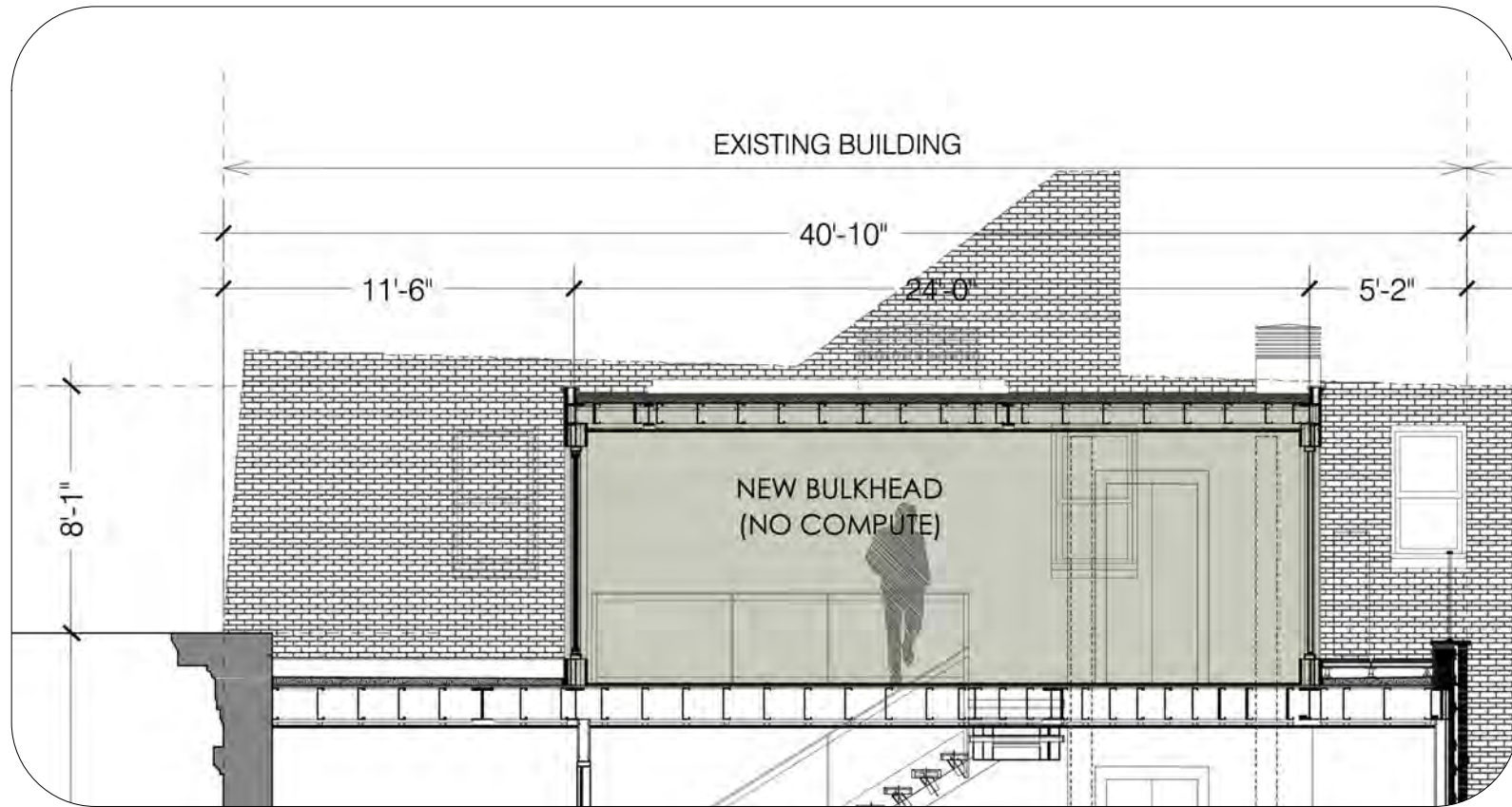
1. ROOF PLAN

This application is for the following scope of amendments:

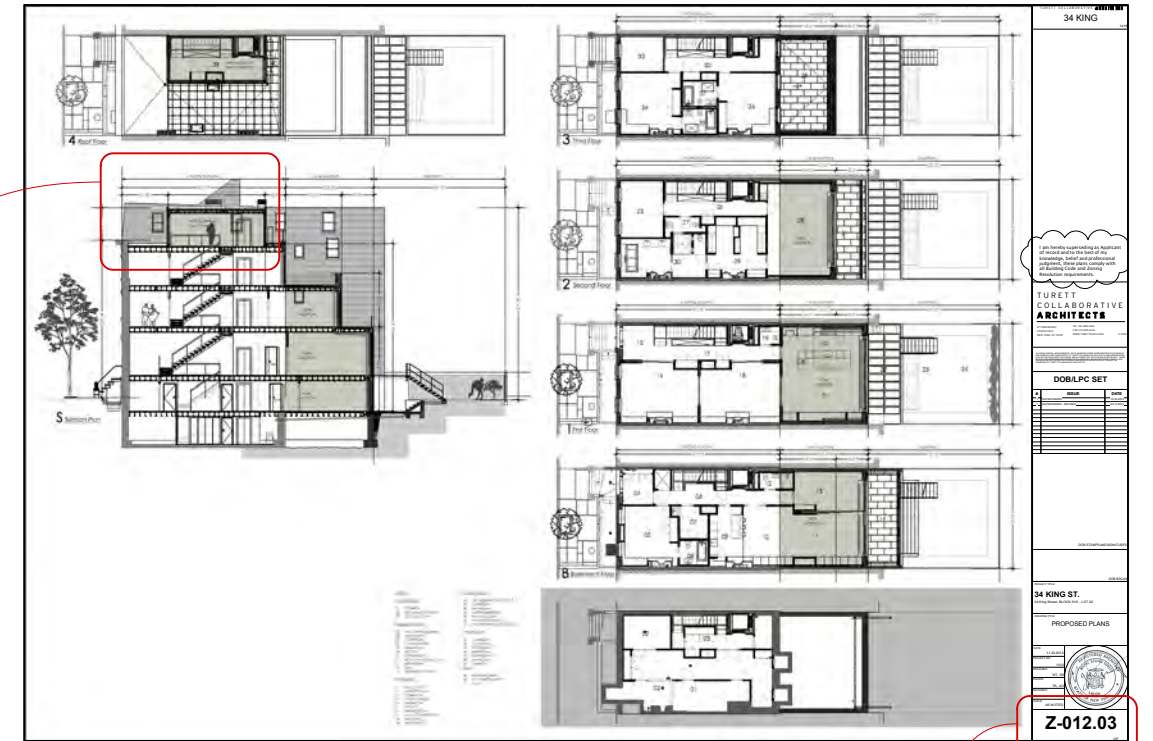
1. Clarify internal contradictions in CofA pertaining to stair bulkhead to address Notice of Violation; application is for as-built bulkhead to remain
2. Add a safety rail at north end of roof, not visible from street
3. Add an enclosure for fresh air intake at front areaway

Also shown: documentation of corrective work to address Notice of Violation

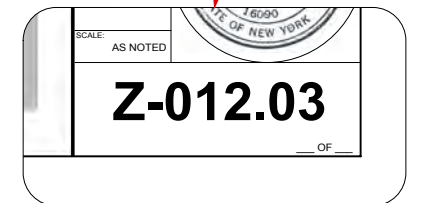




1. ENLARGED DETAIL AT BULKHEAD  
Showing section with flat roof.

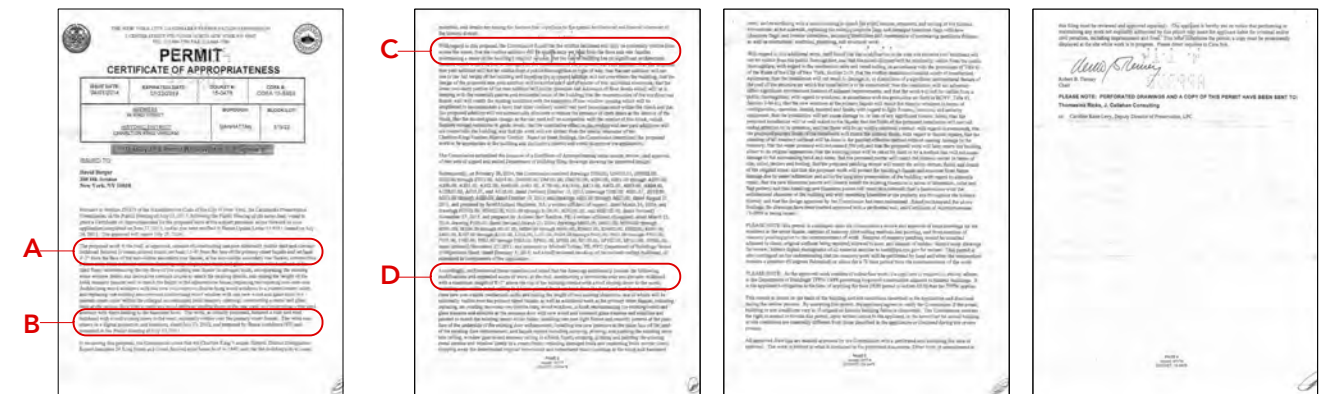


SHEET Z-012.03, AS  
REFERENCED IN THE COFA

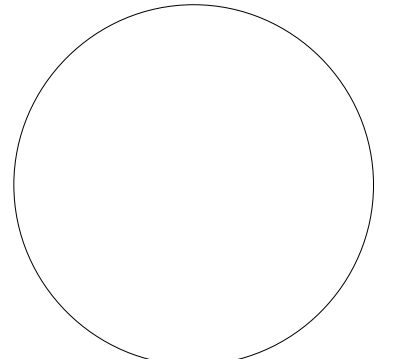


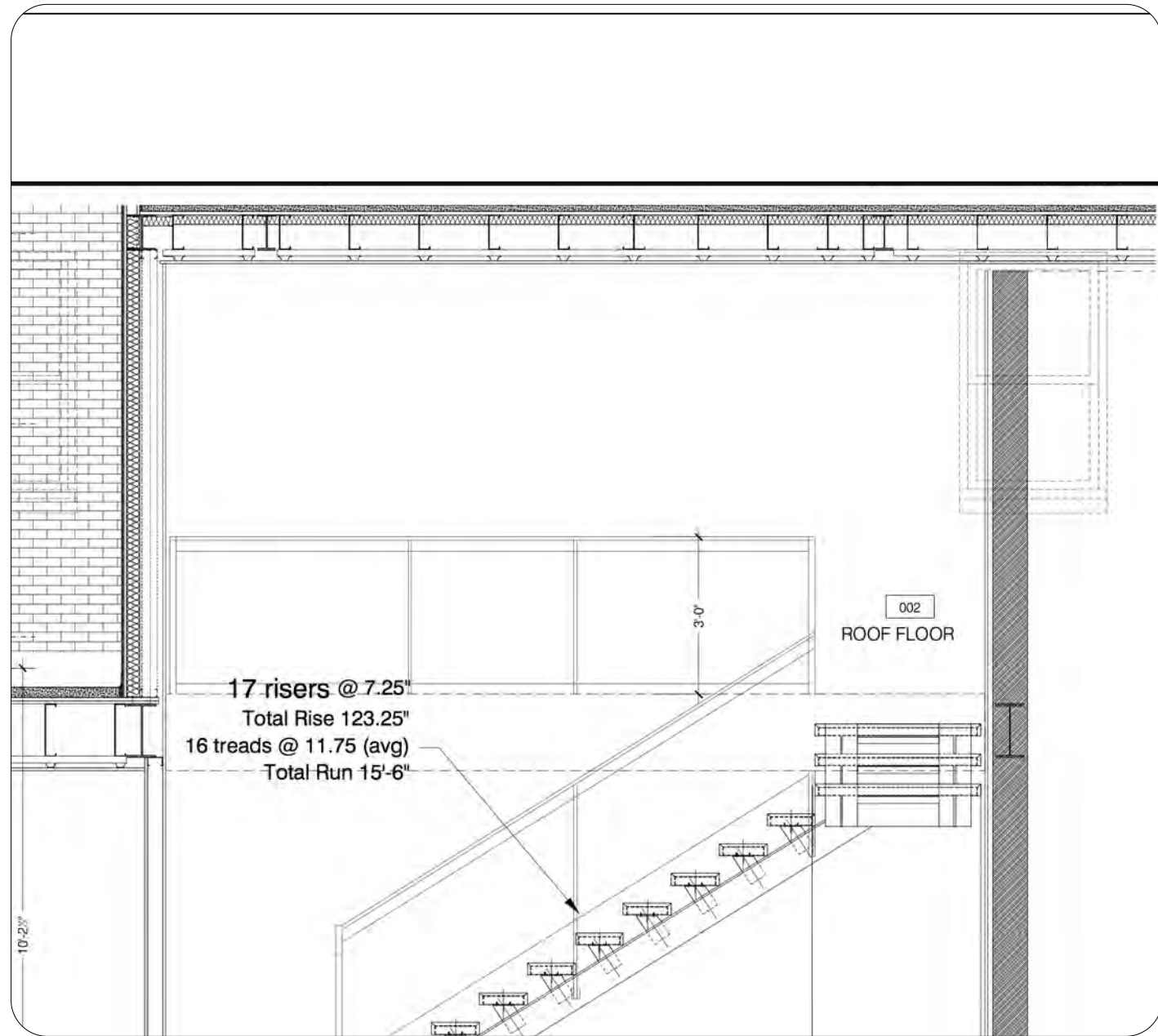
2. EXCERPTS FROM C OF A, #15-5959 (EMPHASIS ADDED)

- A "...The proposed work at the roof, as approved, consists of constructing one new **minimally visible** stair and elevator bulkhead.... **set back 11'-6"** from the face of the primary street facade
- B "... The work, as initially proposed, featured a stair and roof bulkhead with a roof sloping down to the west, **minimally visible** over the primary street facade."
- C "... With regard to this proposal, the Commission found that the rooftop bulkhead will only be **minimally visible** from accross the street, that the rooftop addition will be **significantly set back** from the front and rear facades maintaining a sense of the building's original volume..."
- D "... Subsequently... staff reviewed [drawings and mock ups] and noted... constructing a **non-visible** stair and elevator bulkhead with a maximum **height of 8'-1"** above the top of existing cornice with a roof sloping down to the north ..."

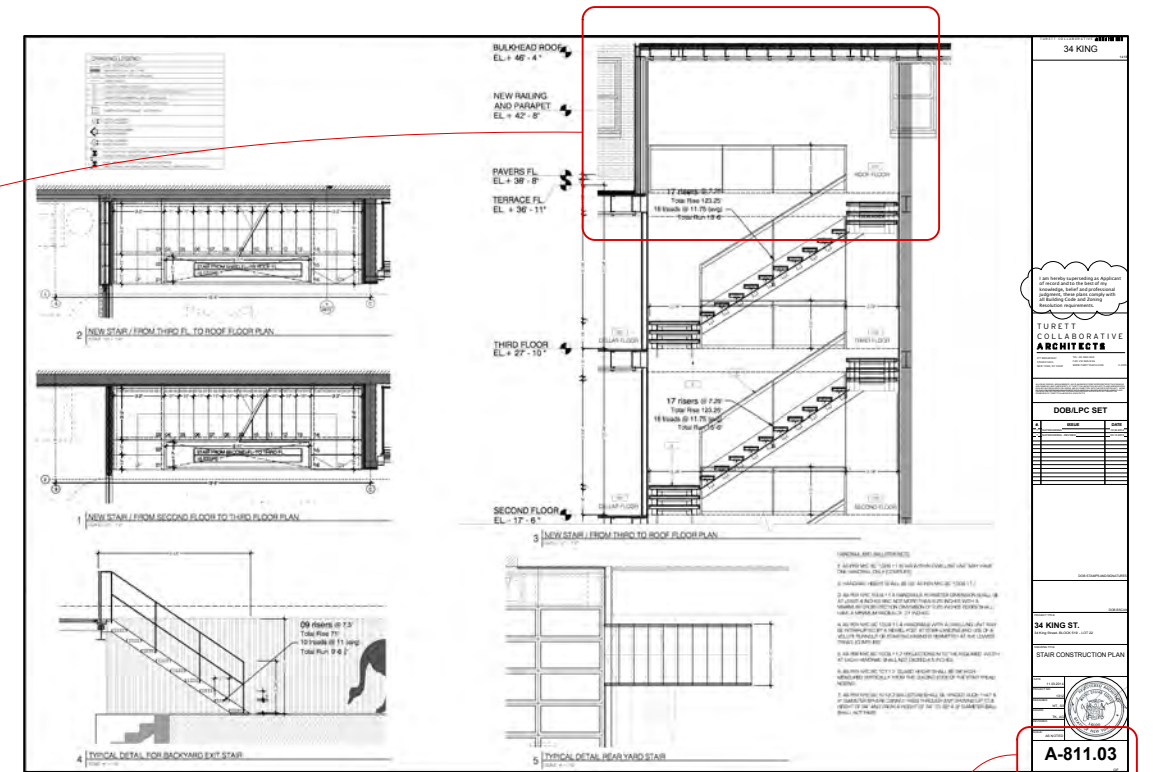


CERTIFICATE OF APPROPRIATENESS, #15-5959

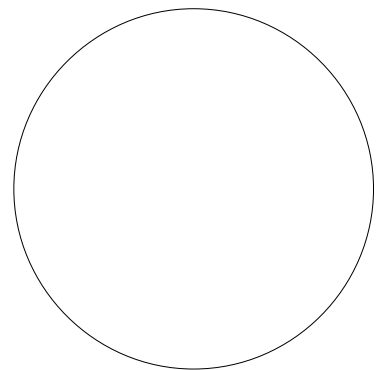
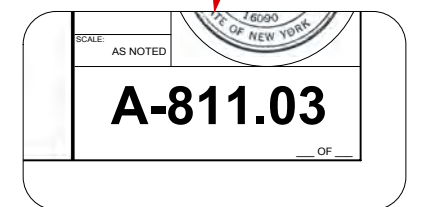


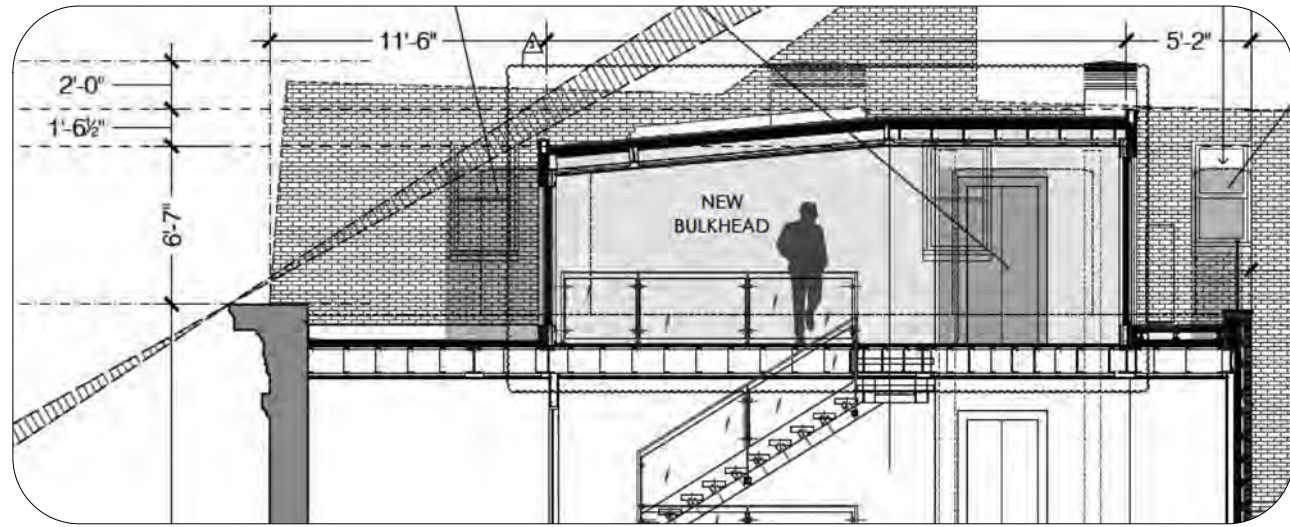


1. ENLARGED DETAIL AT BULKHEAD  
Showing section with flat roof.



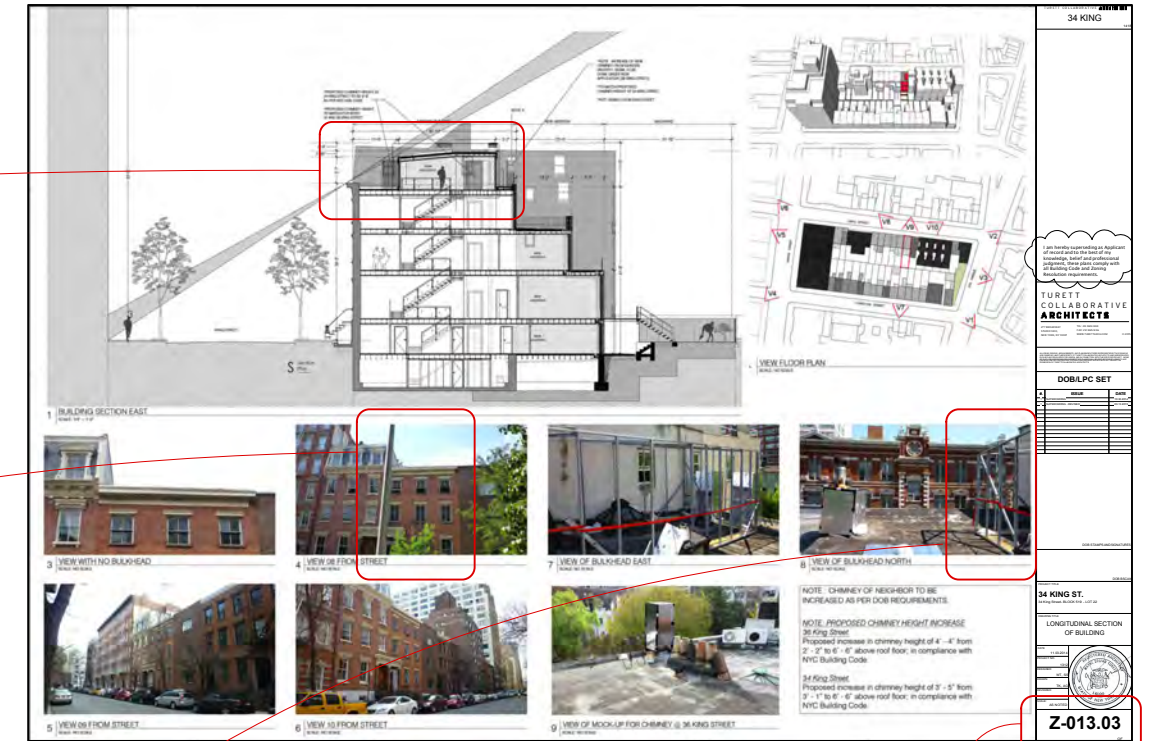
SHEET A-811.03, AS REFERENCED IN THE COFA





**1. ENLARGED DETAIL AT BULKHEAD**

Showing section sloping down to the north. Note contradiction with photograph of mock up (this sheet) showing slope down to the west, and contradiction with building section at sheet Z-012 and detail section at sheet A-811 showing flat roof



**2. ENLARGED DETAIL AT PHOTOGRAPH OF MOCK UP**

Showing slope down to the west, including "minimal visibility" from the street.

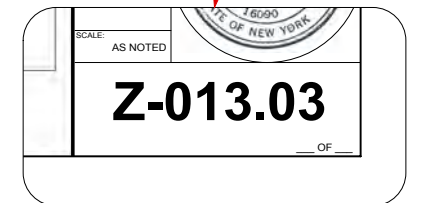


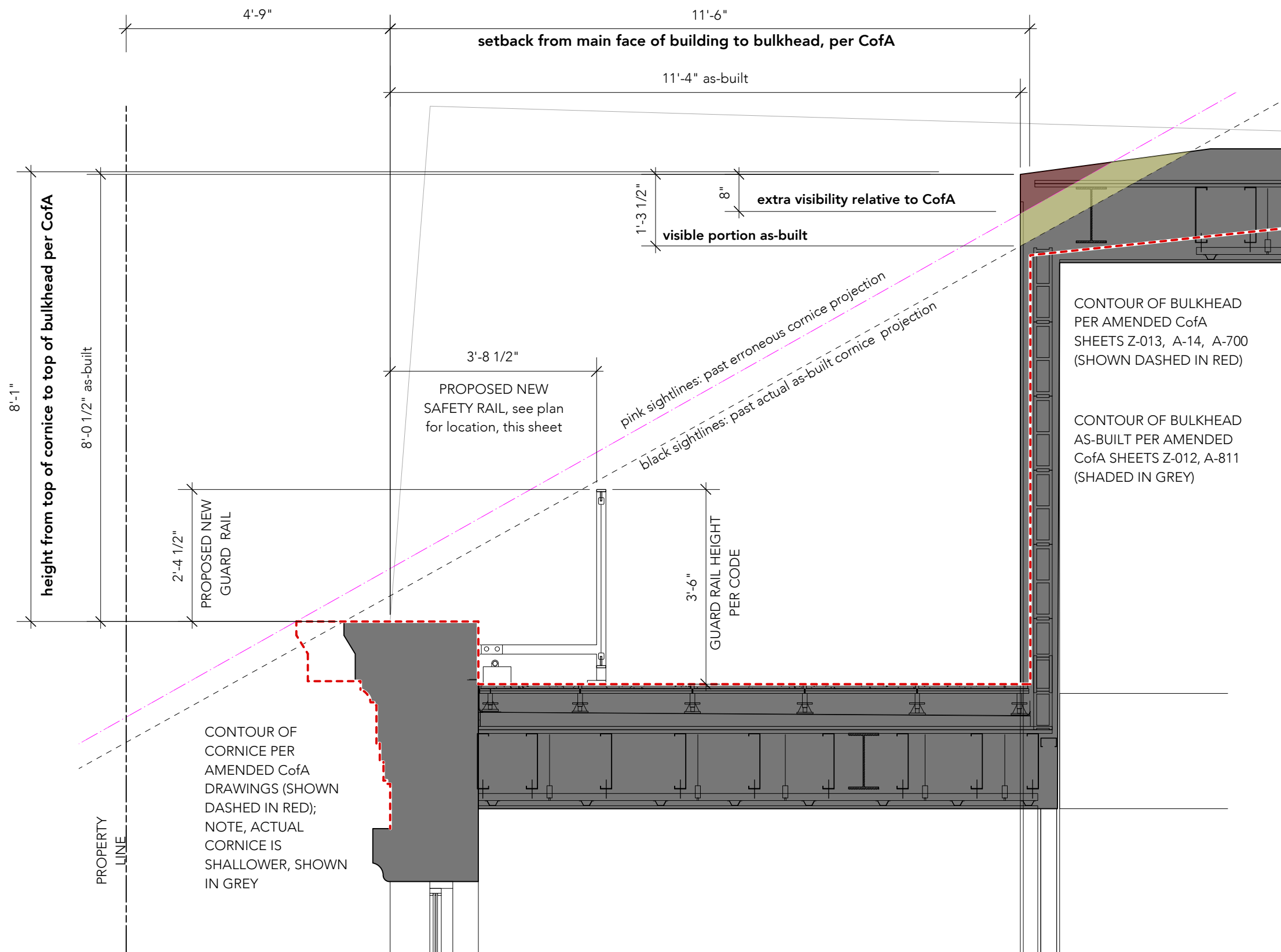
**3. ENLARGED DETAIL AT PHOTOGRAPH OF MOCK UP**

Showing slope down to the west; this is different than shown at building section on this sheet, and different than shown on detail sections of approved drawings

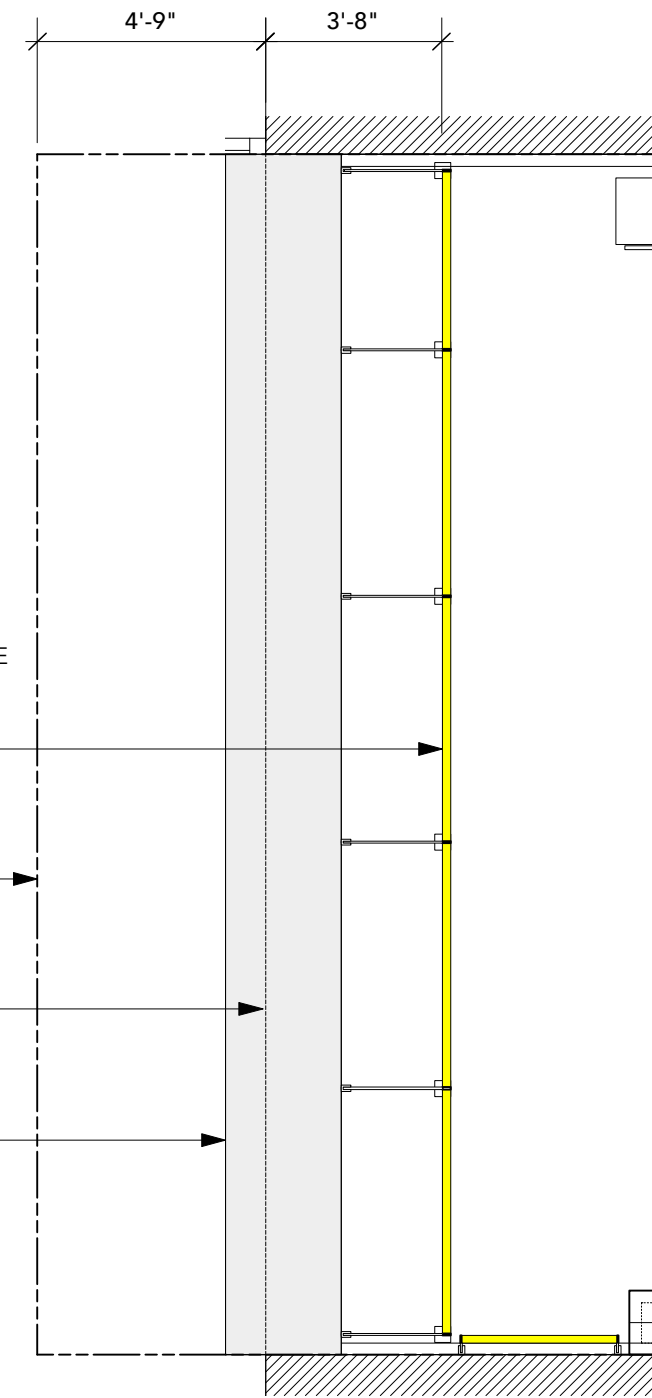
note structure sloping down to the west, dashed in blue; level line dashed in red for clarity

**SHEET Z-013.03,  
AS REFERENCED  
IN THE COFA**

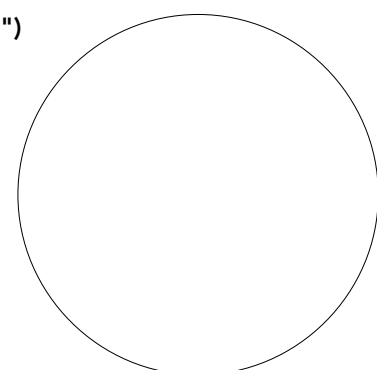


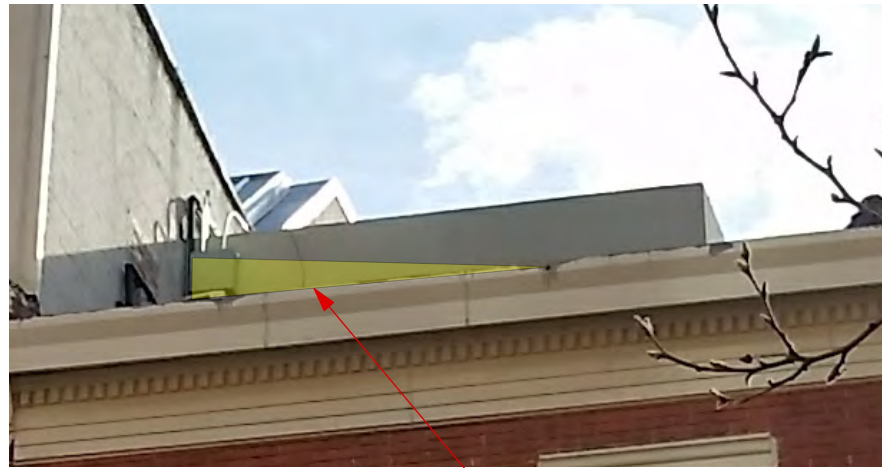


1. ENLARGED ROOF SECTION  
(scale: 1/2" = 1'-0")



2. PARTIAL ROOF PLAN, SHOWING PROPOSED GUARD RAIL  
(scale: 1/4" = 1'-0")





VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

VISIBLE EDGE OF  
BULKHEAD AS-BUILT



VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

VISIBLE EDGE OF  
BULKHEAD AS-BUILT



VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

VISIBLE EDGE OF  
BULKHEAD AS-BUILT



VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

VISIBLE EDGE OF  
BULKHEAD AS-BUILT



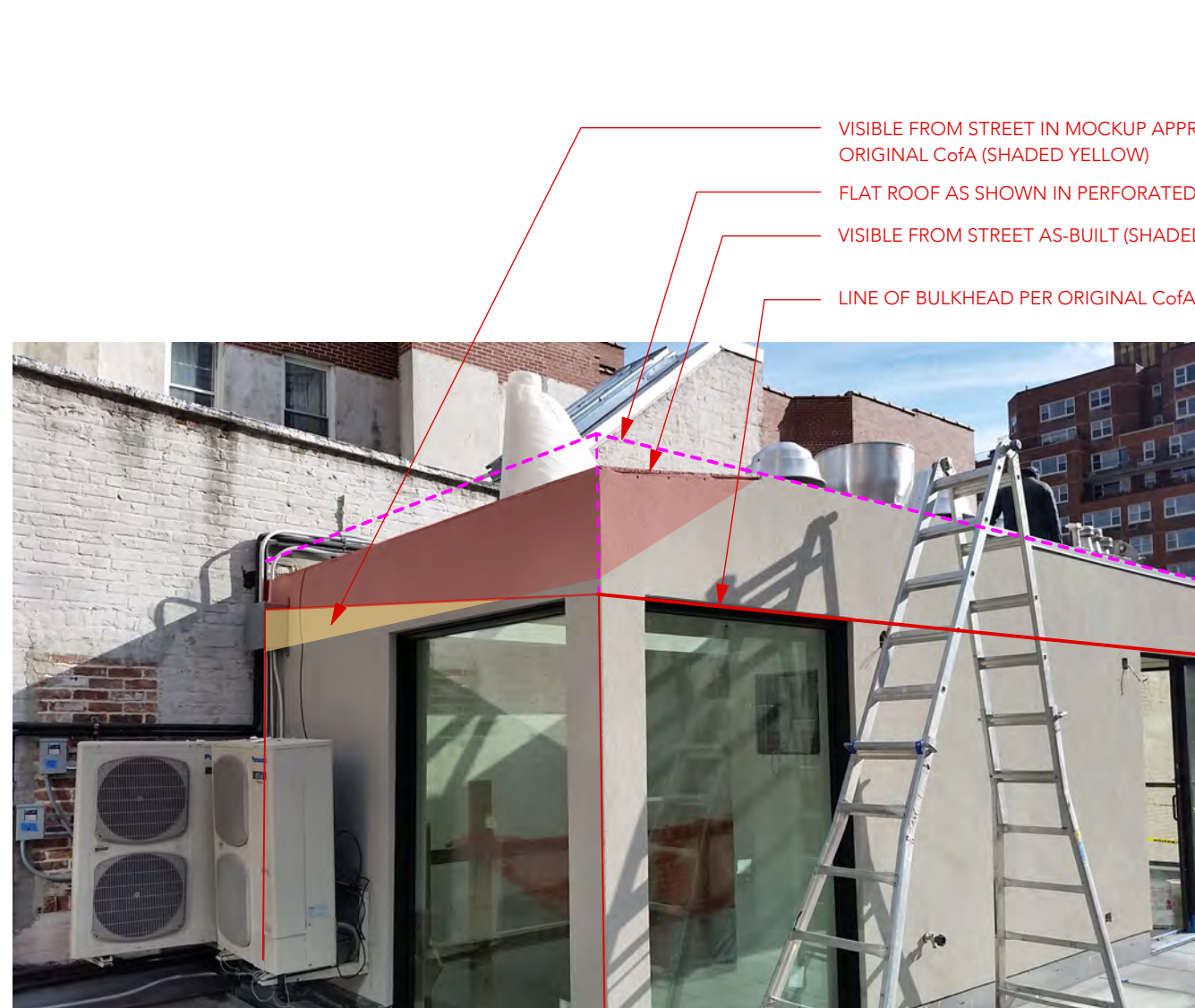
VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

VISIBLE EDGE OF  
BULKHEAD AS-BUILT



VISIBLE PER ORIGINAL CofA  
MOCKUP (SHOWN IN YELLOW)

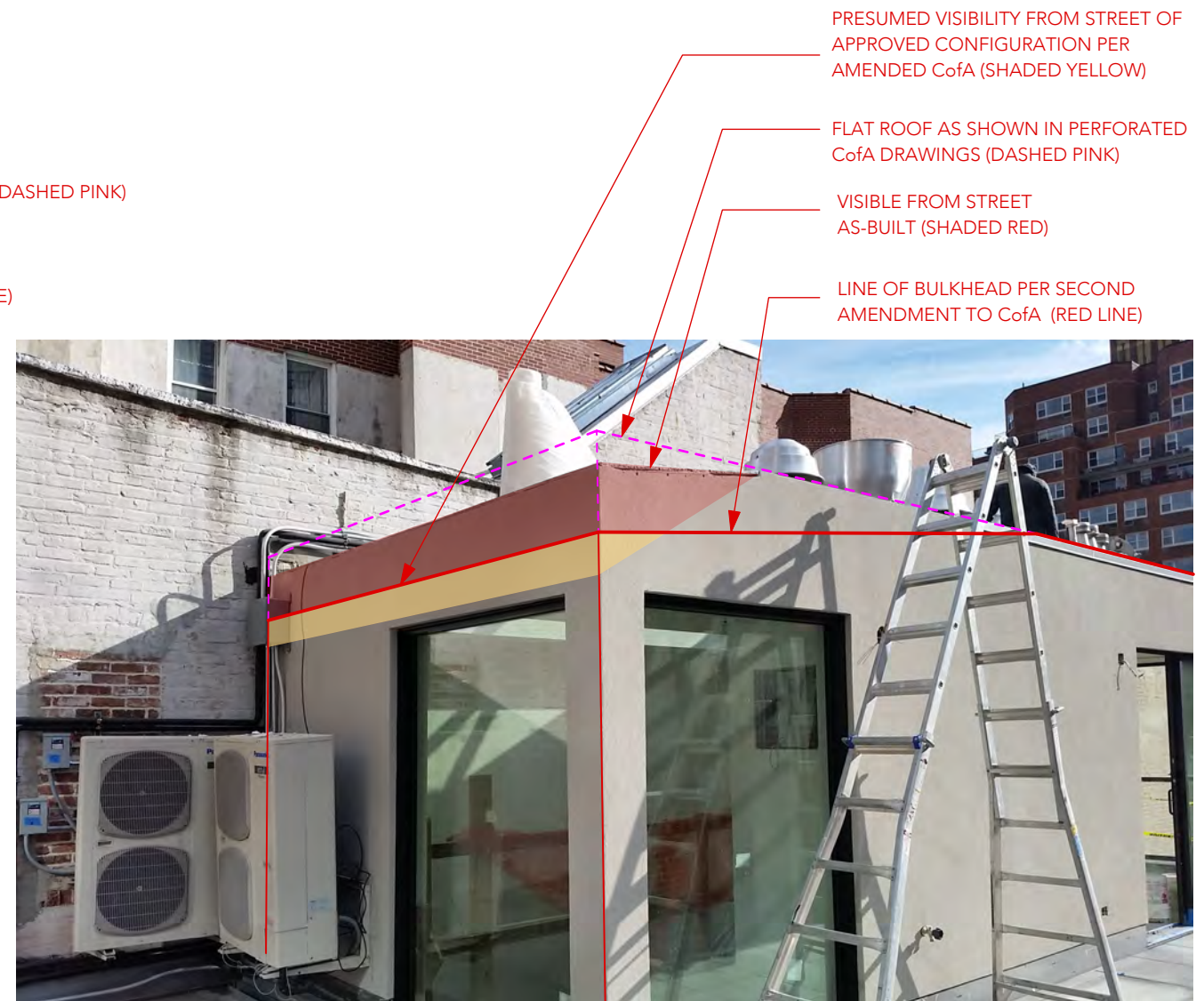
VISIBLE EDGE OF  
BULKHEAD AS-BUILT



1. PHOTO AT BULKHEAD, FACING SOUTHEAST (compared to original CofA contour)

The presentation leading to the original CofA, dated 04/01/14 (under a different design applicant) incorporated photodocumentation of a mockup of a bulkhead sloping down to the west (illustrated above in solid red line), and showing the area in yellow visible from the street. This was deemed "minimally visible" in the CofA.

Additional support documentation (sections and elevations throughout the filed drawings) included contradictory information, including a flat-roofed bulkhead (dashed in pink, above).

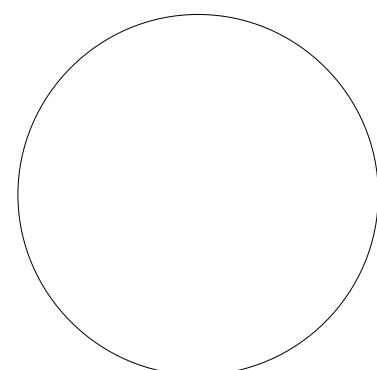


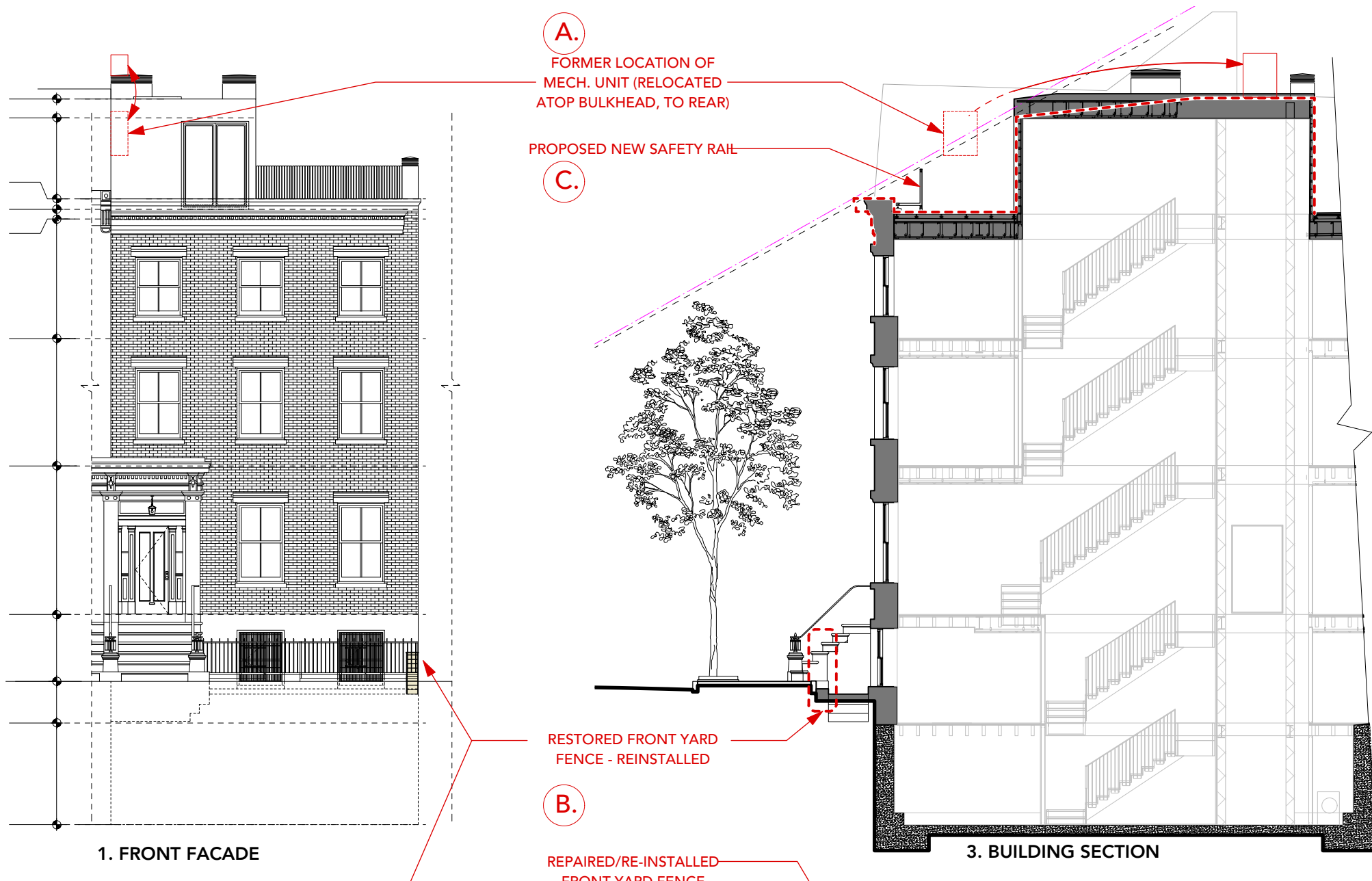
2. PHOTO AT BULKHEAD, FACING SOUTHEAST (compared to amended CofA contour)

The first amendment to the CofA (under a different design applicant) incorporated a modified bulkhead shape, sloping down to the north, as illustrated above (solid red line). Photodocumentation on amended sheet Z-013 appears to show the earlier mock-up (sloping to the west). However, we surmise and calculate that the amended configuration would have been "minimally visible".

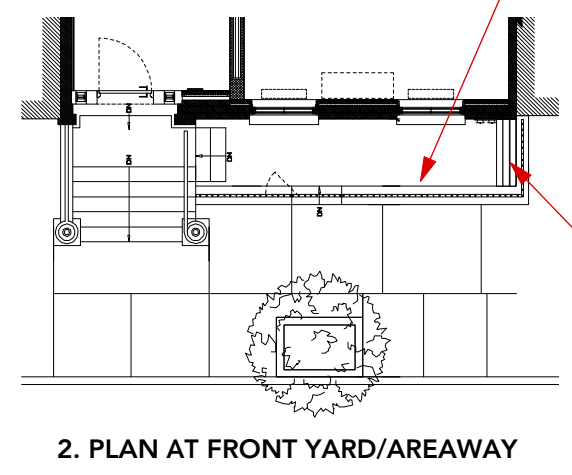
Sections and elevations showing the flat-topped bulkhead (dashed in pink, above) remained in the approved, amended drawings (eg. sheets Z-012, A-600, A-601, A-811)

The language of the CofA referenced the setback and height for the approved bulkhead; the assembly as-built closely follows these dimensions (see detail section at sheet A-2, previous in this application.)





- A.** Notice of Violation mentions the air conditioning unit visible from the street; this has been relocated to the roof of the bulkhead, no longer visible from the street. (see (A), this sheet.)
- B.** Notice of Violation mentions the railing at the front areaway; this was in the process of being repaired, it is presently returned to the site. (see (B), this sheet.)
- C.** Approved drawings show a guard rail near the center of the roof; DoB requires fall protection near the north edge. (see (C), this sheet). We respectfully request permission to build a guard rail set back 3'-8" min. from the face of building, situated so as to be not visible from the street. Detail to match approved guard rail for this site at south end and at rear yard, per CofA.
- D.** Approved Mechanical drawings show fresh air intake at front areaway; approved elevations omitted the enclosure for these ducts. We respectfully request permission to build an Ipe (wood) enclosure at the location shown along the west lotline, with top of enclosure at 2'-4" max. above sidewalk level. (see (D), this sheet)



**B.** RESTORED FRONT YARD FENCE - REINSTALLED

REPAIRED/RE-INSTALLED FRONT YARD FENCE

**D.** PROPOSED NEW FRESH AIR INTAKE; IPE ENCLOSURE TO MINIMAL HT. REQUIRED PER HVAC CODE. TOP OF ENCLOSURE AT 2'-4" ABOVE SIDEWALK LEVEL



**D.** IPE-WOOD AIR-INTAKE ENCLOSURE, RAILING OMITTED FOR CLARITY



**A.** RELOCATED MECH. UNIT - (NOT VISIBLE IN PHOTO, OUT OF LINE OF SIGHT FROM STREET)

FORMER LOCATION OF MECHANICAL UNIT