



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.

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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 23, 2016**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 4612 19th Street (through lot to Thorp Lane)	Case No.: 2015-012021VAR
Cross Street(s): Yukon Street and Clover Lane	Building Permit: 2015.08.28.5593
Block / Lot No.: 2700/023	Applicant/Agent: Mary Gallagher
Zoning District(s): RH-2 / 40-X	Telephone: (415) 845-3248
Area Plan: N/A	E-Mail: mg@mgaplanning.com

PROJECT DESCRIPTION

The proposal is to demolish an existing rear garage and rebuild a new enlarged garage structure in a similar location within the required rear yard.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 41 feet 4 inches. The proposed rebuilt garage structure would sit wholly within the rear yard of the down-sloping lot, 1 foot 9 inches from the rear property line at Thorp Lane and 4 feet 10 inches from the east side property line abutting the Clover Lane steps. Stairs adjacent to the garage would extend all the way to the east side property line. Therefore, the project requires a variance from the rear yard requirement of Planning Code Section 134.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Elizabeth Gordon** Telephone: **415-575-8728** Mail: **Elizabeth.Gordon-Jonckheer@sfgov.org**
Jonckheer

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/2015-012021VAR.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.

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

CHIAO RESIDENCE - REMODEL

4612 19TH ST. SAN FRANCISCO, CA 94114
BLOCK 2700 - LOT 023



JOHN LUM ARCHITECTURE, INC.
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



CHIAO RES. REMODEL
4612 19TH STREET
SAN FRANCISCO, CA 94114
BLOCK 2700 - LOT 023

client: Vicky Chiao
4612 19th Street
San Francisco, CA 94114

REDUCED SET SCALE = 50%

date	issues/ revisions	by
08.28.15	311 app. for site permit	jd
12.07.15	variance	kd
02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

TITLE SHEET

A0.0

ABBREVIATIONS:

&	AND
<	ANGLE
#	AT
	NUMBER
CL	CENTER LINE
PL	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CNTL.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
CLL.	CENTER LINE
DSL.	DOUBLE
D.F.	DOUGLAS FIR
DM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	EACH
EL OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
EXL.	EXPOSED AIR-UNIT
FDN.	FOUNDATION
FF.	FINISHED FLOOR
FF.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GAUZE
GALV.	GALVANIZED
GND.	GROUND
GYPBD.	GYPNUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
OV.	OVER
O.C.	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PTD.	POINT
PTD.	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM	ROOM
RDWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
ST.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
TR.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W.	WITH
W.C.	WATER CLOSET
WD	WOOD
WP	WATER PROOF
W.H.	WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP" OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENELS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRIC BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:
4612 19TH STREET
SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:
- RENOVATION OF A SINGLE-FAMILY RESIDENCE, COMPLETE REMODEL OF INTERIORS, (N) INTERIOR STAIR
- EXPAND REAR OF BUILDING & (E) GARAGE HORIZONTALLY, REPLACE (E) STAIR AND PAVED AREAS AT REAR YARD
- RECONFIG. OF (E) PWDR, (E) KITCHEN, (E) LIVING, (E) DECK, (E) TWO BEDROOMS, (E) BATH, ADD (N) BED, (N) BATH, (N) TERRACE
- CONVERT (E) BASEMENT TO (N) GUEST RM, (N) BATH, (N) STUDY, (N) PWDR
- CONVERT (E) SUB-BASEMENT TO (N) BATH, (N) REC. ROOM

PLANNING INFORMATION:
BLOCK / LOT: 2700 / 023
ZONING DISTRICT: RH-2
LOT SIZE: 2,670 SQ. FT.
BUILDING HEIGHT: 40X
NO. OF STORIES: 3 OVER BASEMENT

SETBACKS / YARD REQMENTS:

GROSS FLOOR AREA:			
EXISTING BASEMENT	0 SQ.FT.	CONDITIONED	
	79 SQ.FT.	UNCONDITIONED	
EXISTING 1ST FLOOR	0 SQ.FT.	UNCONDITIONED	
	828 SQ.FT.	CONDITIONED	
EXISTING 2ND FLOOR	0 SQ.FT.	UNCONDITIONED	
	791 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
TOTAL EXISTING	1617 SQ.FT.	CONDITIONED	
	451 SQ.FT.	UNCONDITIONED	
PROPOSED BASEMENT	926 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
PROPOSED 1ST FLOOR	1186 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
PROPOSED 2ND FLOOR	1233 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
PROPOSED 3RD FLOOR	1128 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
TOTAL PROPOSED	4473 SQ.FT.	CONDITIONED	
	0 SQ.FT.	UNCONDITIONED	
NET CHANGE	2856 SQ.FT.	CONDITIONED	
	-451 SQ.FT.	UNCONDITIONED	

BUILDING INFORMATION:
OCCUPANCY: GROUP R, DIVISION 3
CONSTRUCTION TYPE: TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS: 1 HR FIRE-RATED ROOF

PROJECT PARTICIPANTS:

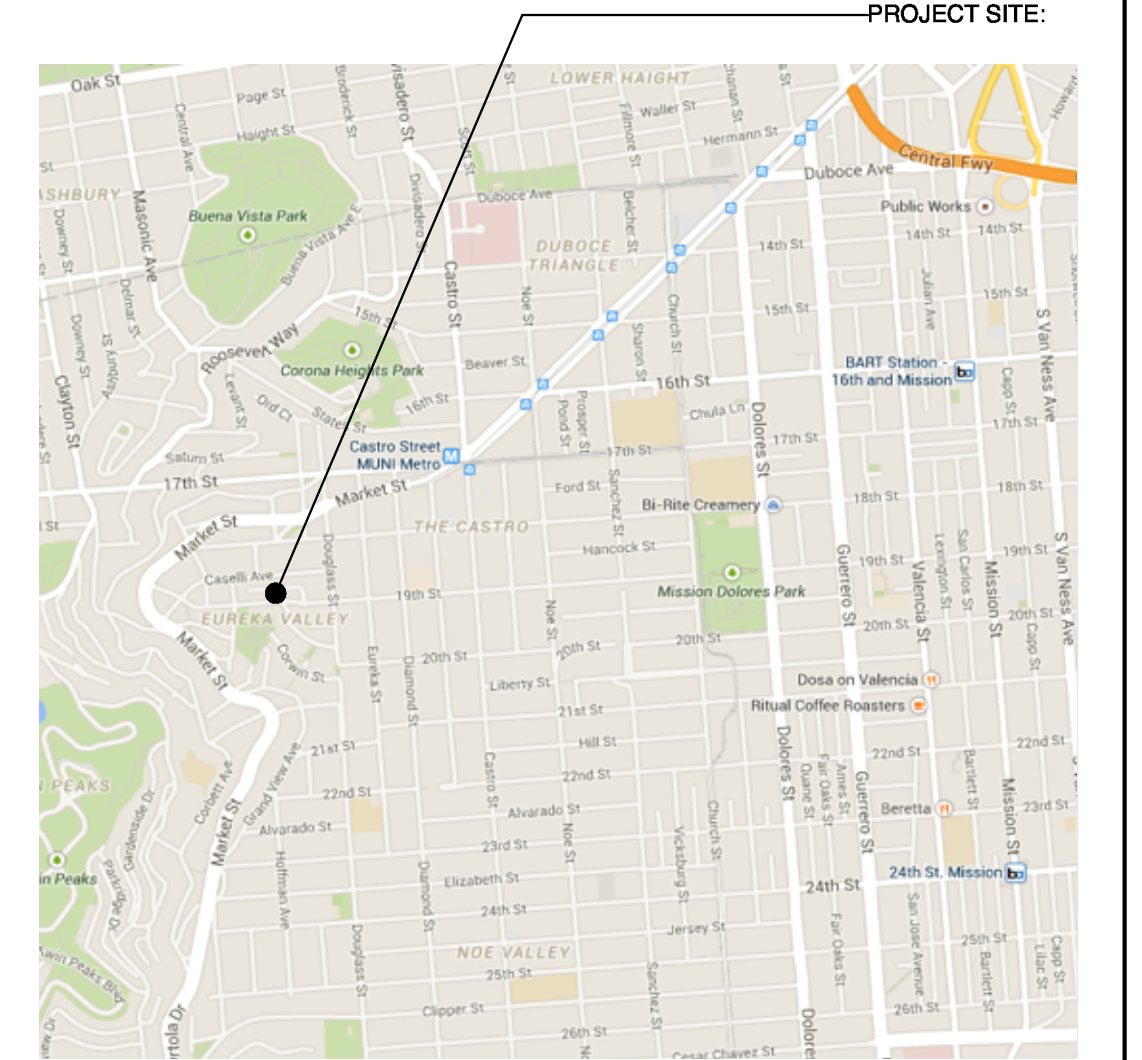
OWNER: VICKY CHIAO 4612 19TH ST. SAN FRANCISCO, CA 94114	ARCHITECT: JOHN LUM ARCHITECTURE 3248 17TH STREET SAN FRANCISCO, CA 94110
GENERAL CONTRACTOR: T.B.D.	STRUCTURAL ENGINEER: T.B.D.
SURVEYOR: ACKLAND INTERNATIONAL, INC. 333 HEGENBERGER ROAD, SUITE 304 OAKLAND, CA 94621	PROJECT MANAGER: JACOB DALE t. 415. 558. 9550 x17 f. 415. 558. 0554

DRAWING INDEX:

ARCHITECTURAL

1. A0.0	TITLE SHEET
2. A0.1	SITE PHOTOS
3. A0.2	DEMO. CALC. : FACADE
4. A0.3	DEMO. CALC. : LINEAL
5. A0.4	DEMO. CALC. : VERTICAL
6. A0.5	DEMO. CALC. : HORIZONTAL
7. A0.6	DEMO. CALC. : HORIZONTAL
8. A1.0	SITE & ROOF PLANS
9. A1.1	FLOOR PLANS : GARAGE
10. A1.2	FLR. PLANS : BSMNT.
11. A1.3	FLR. PLANS
12. A1.4	FLR. PLANS
13. A1.5	FLR. PLANS
14. A2.0	(E/P) EXT. ELEVATIONS
15. A2.1	(E) EXT. ELEVATION : EAST
16. A2.2	(P) EXT. ELEVATION : EAST
17. A2.3	(E) EXT. ELEVATION : NORTH
18. A2.4	(P) EXT. ELEVATION : NORTH
19. A2.5	(E) EXT. ELEVATION : WEST
20. A2.6	(P) EXT. ELEVATION : WEST
21. A3.0	(E) BUILDING SECTION
22. A3.1	(N) BUILDING SECTION
23. A6.0	PERSPECTIVES : EXTERIOR

VICINITY MAP:





1. ADJACENT PROPERTY - WEST OF SUBJECT PROPERTY



2. SUBJECT PROPERTY - FRONT



3. ADJACENT PROPERTY - EAST OF SUBJECT PROPERTY



4. BUILDINGS ON FACING SIDE OF STREET



5. ADJACENT PROPERTY - REAR - EAST OF SUBJECT PROPERTY



6. SUBJECT PROPERTY - REAR



7. SUBJECT PROPERTY - REAR WITH GARAGE



8. ADJACENT PROPERTY - REAR - WEST OF SUBJECT PROPERTY



9. PATH TO REAR YARD FROM FRONT - EAST OF SUBJECT PROPERTY



10. SUBJECT PROPERTY - EAST SIDE



11. PATH FROM REAR YARD TO FRONT - EAST OF SUBJECT PROPERTY



CHIAO RES. REMODEL
4612 19TH STREET
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BLOCK 2700 - LOT 023

client :
Vicky Chiao
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REDUCED SET SCALE = 50%

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project name : CHIAO RES. REMODEL

DEMOLITION LEGEND

- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDB. S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDB.,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDB. S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

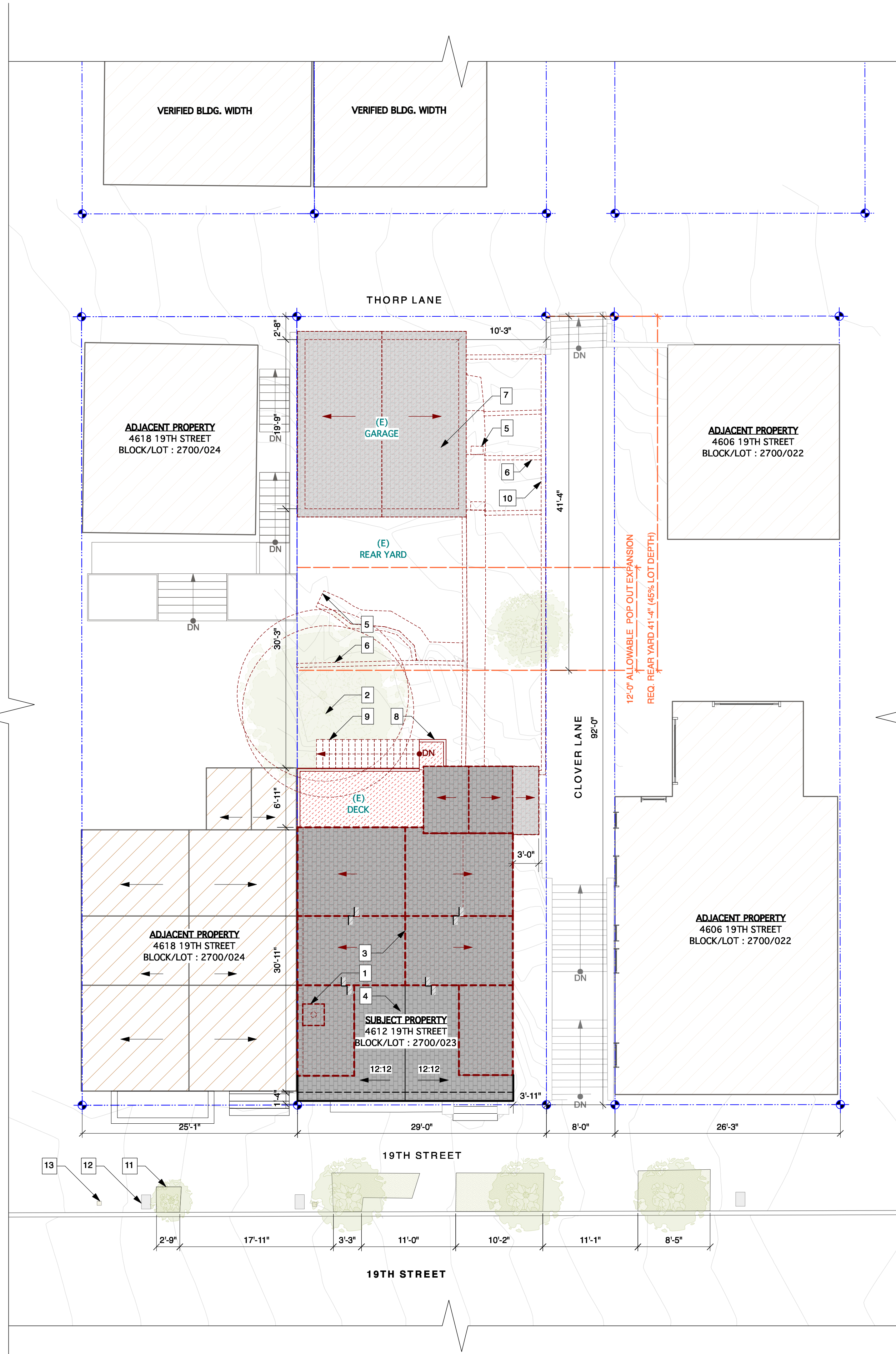
1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
5. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

KEYNOTES

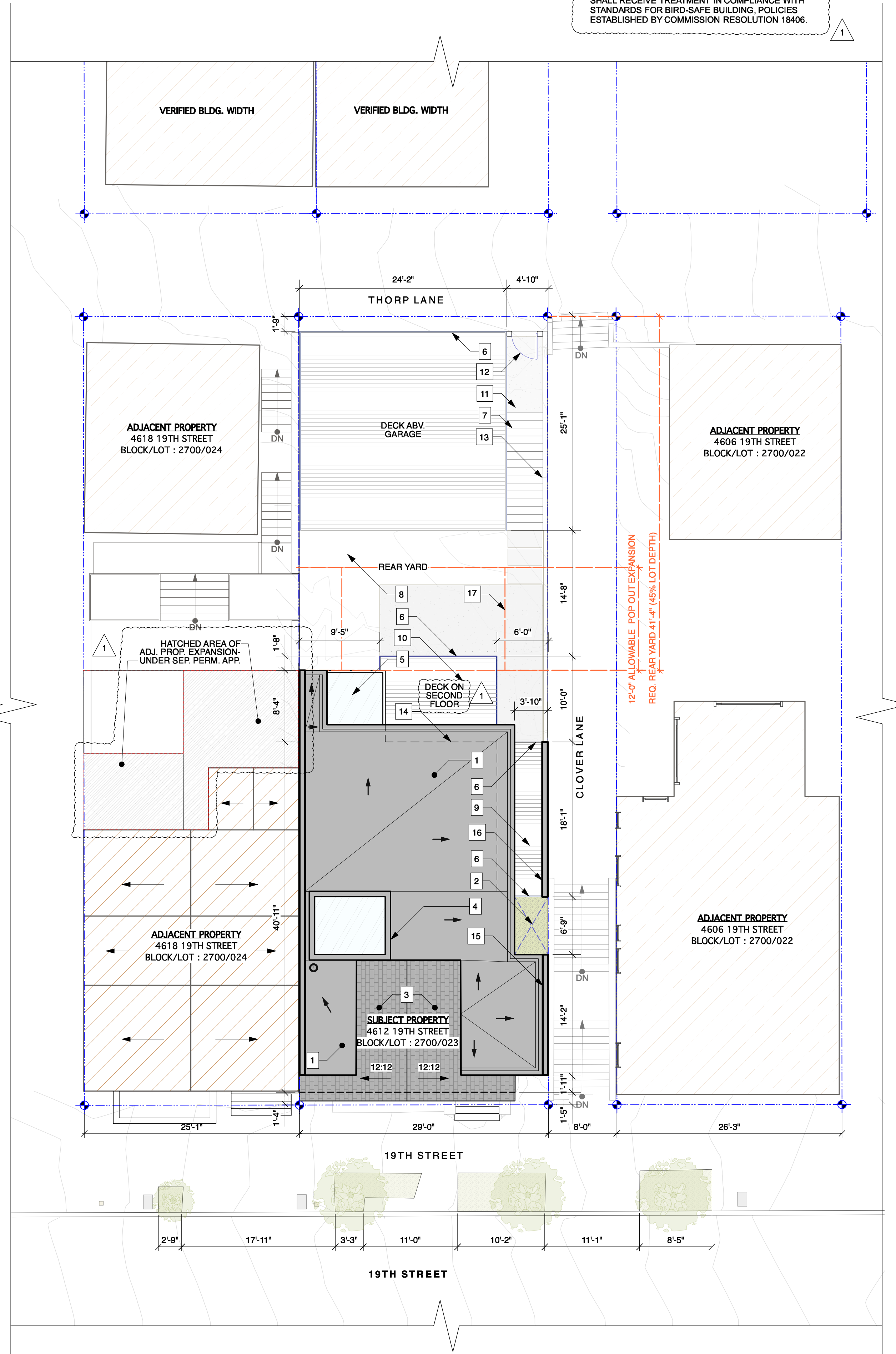
- EXISTING / DEMO**
1. DEMO. (E) CHIMNEY
 2. REMOVE (E) TREE
 3. DEMO. PORTION OF (E) ROOF - AS SHOWN
 4. PORTION OF (E) ROOF TO REMAIN - AS SHOWN
 5. DEMO. (E) STONE PATH
 6. DEMO. (E) RETAINING WALL, TYP.
 7. N/A
 8. DEMO. (E) WD. DECK & GUARDRAIL
 9. DEMO. (E) WD. STAIR & GUARDRAIL
 10. DEMO. (E) FENCE & RETAINING WALL AT PROPERTY LINE
 11. PLANTER & TREE
 12. WATER METER
 13. SEWAGE LINE

PROPOSED

1. (N) FLAT ROOF TYP.
2. (N) LIGHT WELL
3. (E) ROOF
4. (N) CURB-MOUNTED SKYLIGHT ABOVE STAIR WELL
5. (N) GLASS ROOF
6. (N) GUARDRAIL AT 3'-6" A.F.F. PER CBC. SEC. 1013
7. (N) CONC. STAIR AT REAR YARD
8. (N) GRADING AT REAR YARD
9. (N) TERRACE AT SECOND FLOOR M. BEDROOM
10. (N) DECK AT FIRST FLOOR
11. (N) CONC. WALK AT REAR YARD
12. (N) GATE AT PROPERTY LINE
13. (N) RETAINING WALL AND FENCE AT PROPERTY LINE
14. OUTLINE OF BUILDING BELOW
15. (N) 30" PARAPET WALL
16. (N) 42" PARAPET WALL AT TERRACE
17. ALLOWABLE POP-OUT



2 SITE & ROOF PLAN - EXISTING / DEMO
Scale: 1/8" = 1'-0"
(REDUCED SET SCALE: 1/16" = 1'-0")



1 SITE & ROOF PLAN - PROPOSED
Scale: 1/8" = 1'-0"
(REDUCED SET SCALE: 1/16" = 1'-0")



THE SUBJECT PROPERTY IS WITHIN 300 FEET OF A POSSIBLE BIRD REFUGE. PROPOSED NEW WINDOWS SHALL RECEIVE TREATMENT IN COMPLIANCE WITH STANDARDS FOR BIRD-SAFE BUILDING, POLICIES ESTABLISHED BY COMMISSION RESOLUTION 18406.



CHIAO RES. REMODEL
4612 19TH STREET
SAN FRANCISCO, CA 94114
BLOCK 2700 - LOT 023

client: Vicky Chiao
4612 19th Street
San Francisco, CA 94114

REDUCED SET SCALE = 50%

date	issues/ revisions	by
08.28.15	311 app. for site permit	jd
12.07.15	variance	kd
02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

SITE & ROOF PLANS

A1.0

LUM
JOHN LUM ARCHITECTURE INC.
324E SEVENTEENTH STREET SAN FRANCISCO, CA 94110
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project name : CHIAO RES. REMODEL

FLR. PLANS : GARAGE

DEMOLITION LEGEND

- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

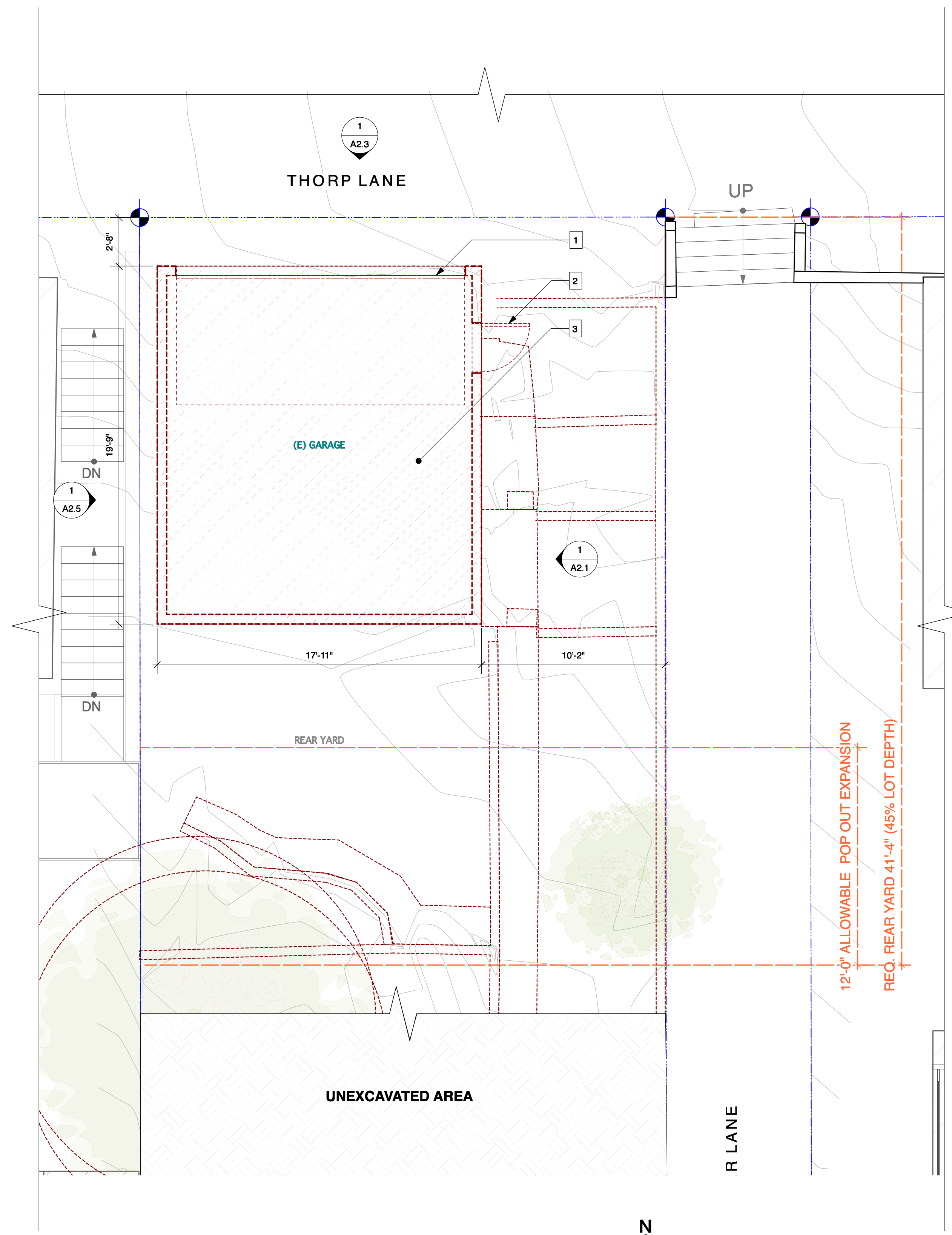
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

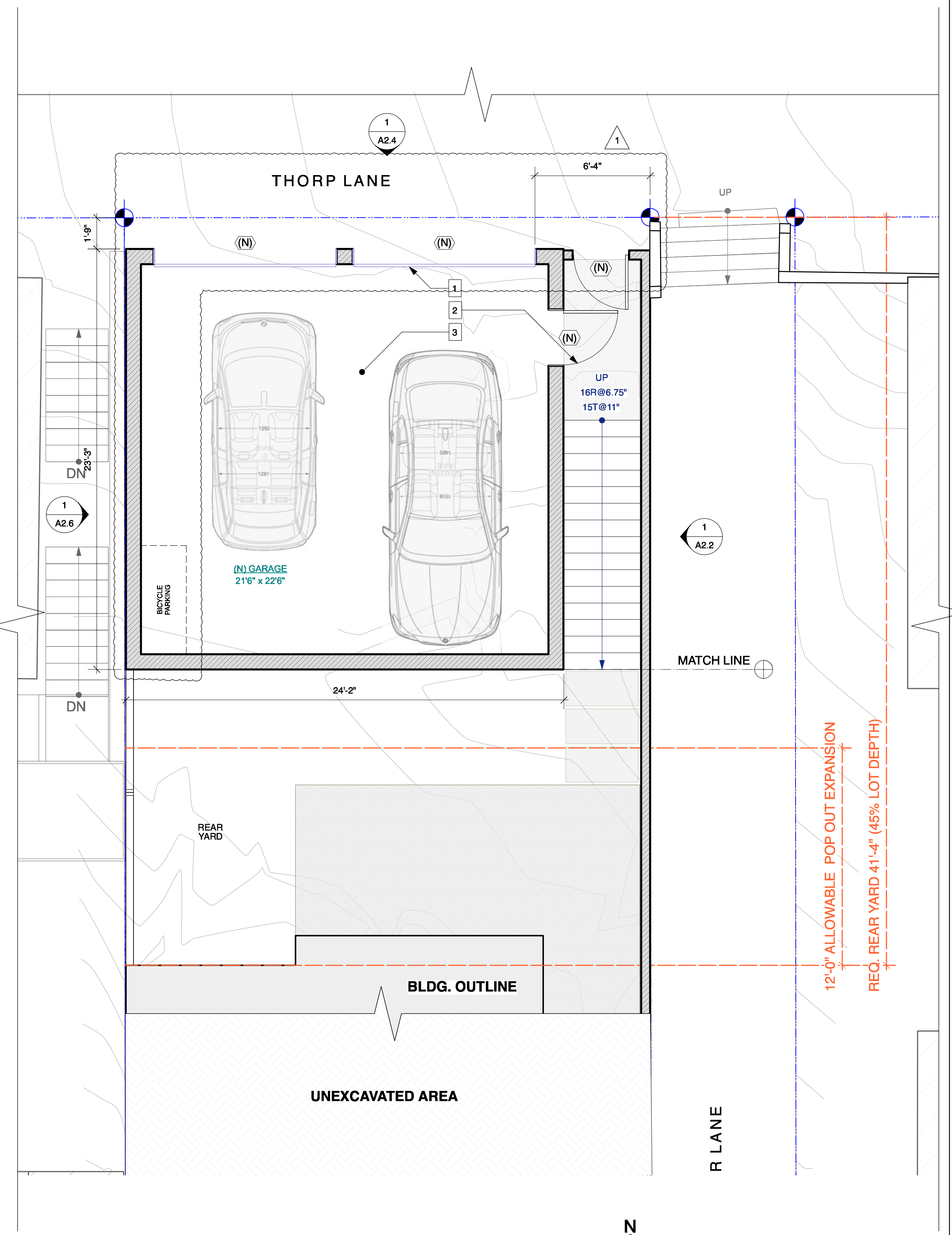
1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
5. ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

KEYNOTES

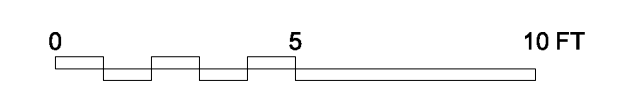
- EXISTING / DEMO**
1. DEMO. (E) GARAGE DOOR
 2. DEMO. (E) DOOR
 3. DEMO. (E) SLAB ON GRADE
- PROPOSED**
1. (N) GARAGE DOOR
 2. (N) DOOR
 3. (N) SLAB ON GRADE



2 GARAGE FLOOR PLAN - EXISTING / DEMO
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



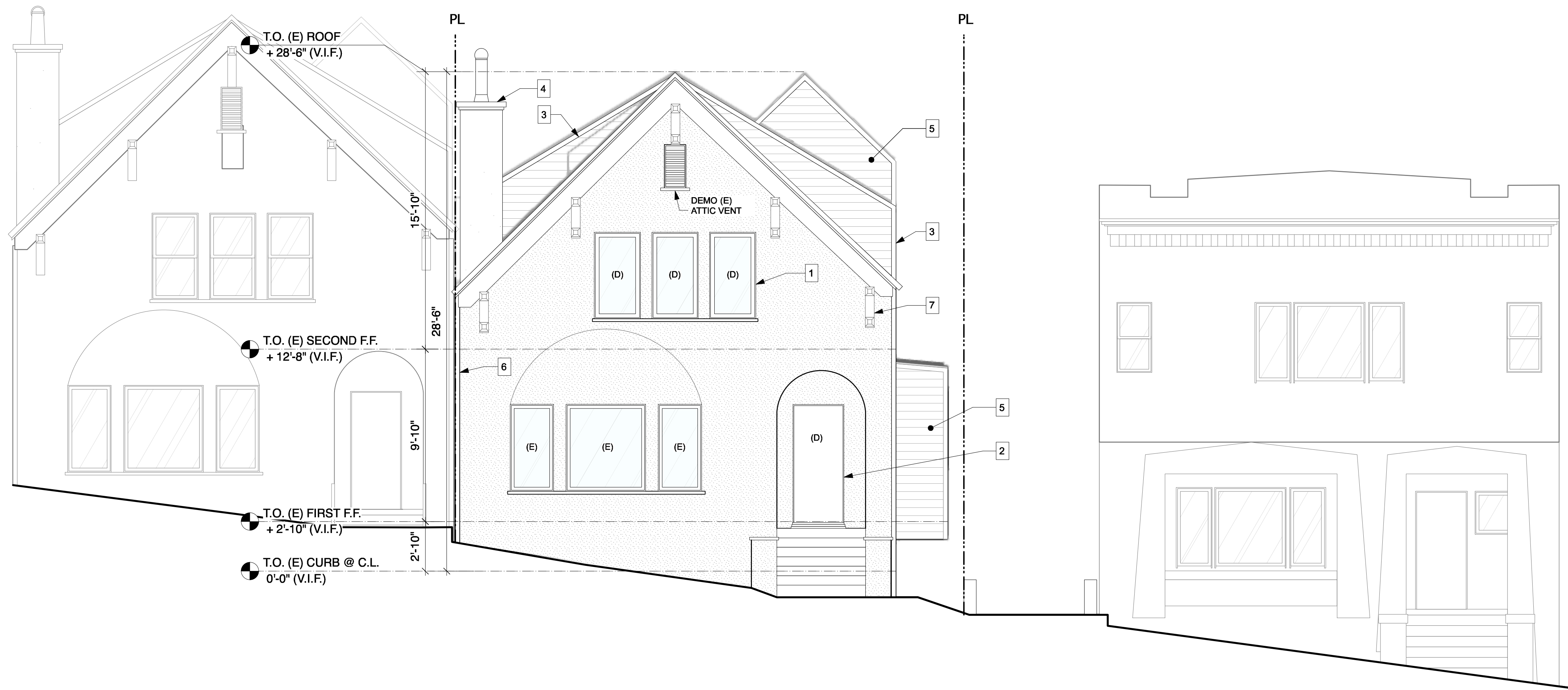
1 GARAGE FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



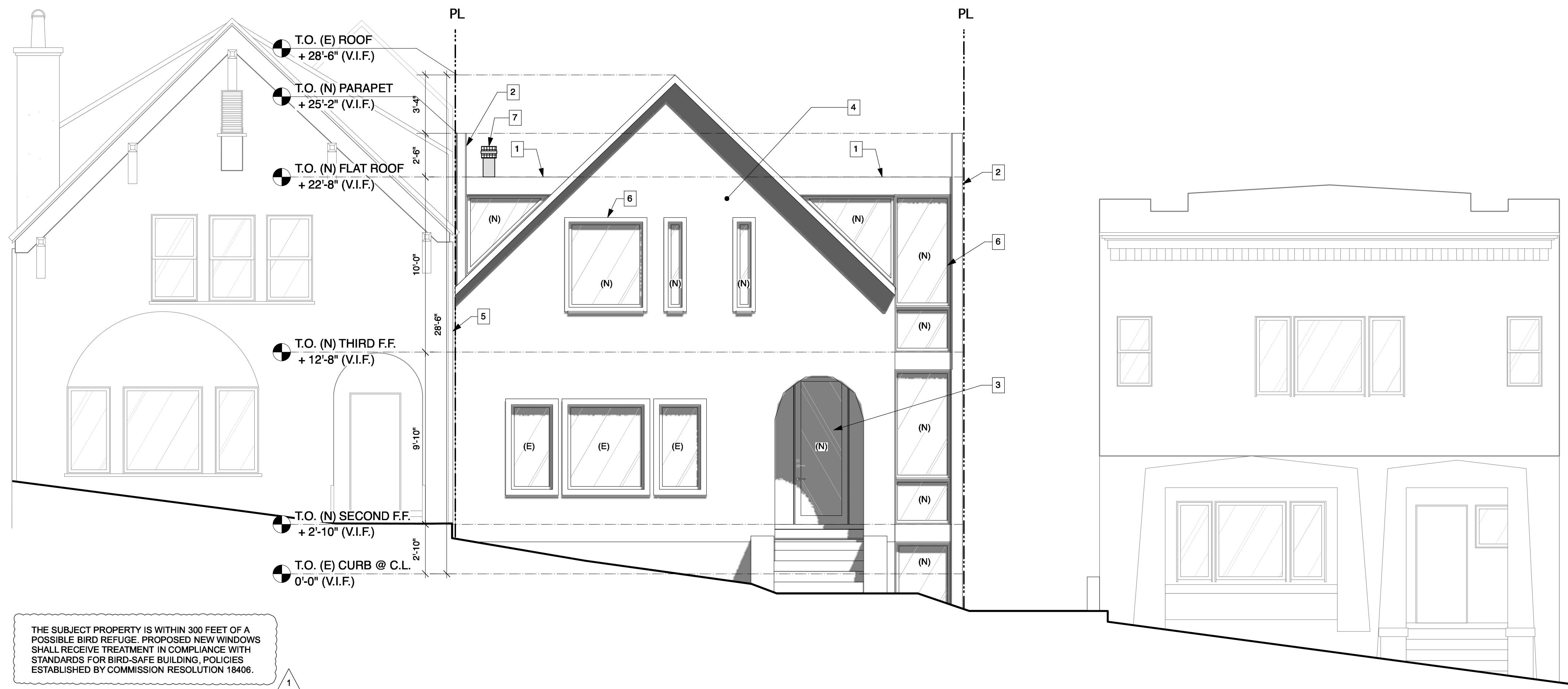
KEYNOTES

- EXISTING / DEMO**
1. DEMO (E) WINDOWS - AS SHOWN (TYP.)
 2. DEMO (E) DOORS - AS SHOWN (TYP.)
 3. DEMO (E) DORMERS (TYP. 2)
 4. DEMO (E) CHIMNEY
 5. DEMO (E) PTD. WD. SIDING
 6. PROTECT (E) PG&E WEATHERHEAD
 7. DEMO (E) CORBELS & ROOF TRIM, TYP.

- PROPOSED**
1. (N) FLAT ROOF
 2. (N) PTD. WD. SIDING
 3. (N) DOORS - AS SHOWN (TYP.)
 4. (N) CEM. PLASTER
 5. (E) PG&E WEATHERHEAD
 6. (N) ALUMINUM WINDOWS - AS SHOWN (TYP.)
 7. (N) DIRECT VENT GAS FIRE PLACE FLUE BYD.

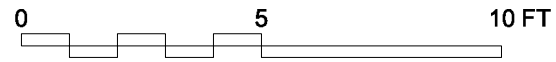


2 EXISTING / DEMO ELEVATION - SOUTH
 Scale: 1/4" = 1'-0"
 (REDUCED SET SCALE: 1/8" = 1'-0")



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1 PROPOSED ELEVATION - SOUTH
 Scale: 1/4" = 1'-0"
 (REDUCED SET SCALE: 1/8" = 1'-0")



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 BLOCK 2700 - LOT 023

client: Vicky Chiao
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REDUCED SET SCALE = 50%

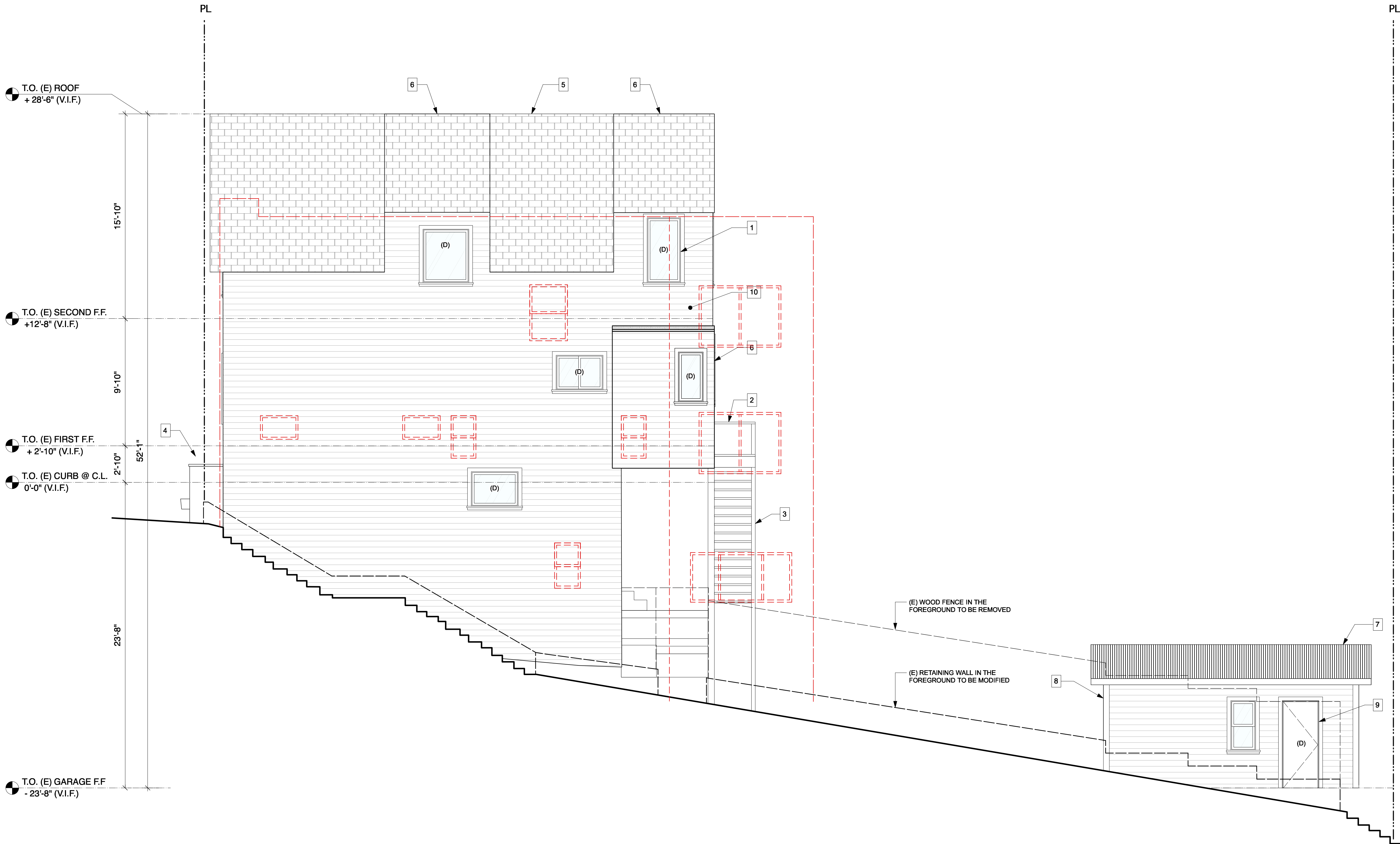
date	issues/ revisions	by
08.28.15	311 app. for site permit	jd
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02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

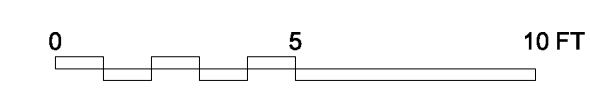
(E/P) EXT. ELEV : SOUTH

KEYNOTES

- EXISTING / DEMO**
1. DEMOLISH (E) WINDOWS - AS SHOWN (TYP.)
 2. DEMOLISH (E) WD. DECK & GUARDRAIL
 3. DEMOLISH (E) WD. STAIR & GUARDRAIL BYD.
 4. (E) ENTRY STAIR - TO REMAIN
 5. PORTION OF (E) ROOF TO BE DEMOLISHED
 6. DEMO. (E) DORMER AND WINDOW
 7. DEMOLISH (E) GARAGE ROOF
 8. DEMOLISH (E) EXT. WALLS - AS SHOWN
 9. DEMOLISH (E) DOOR
 10. DEMO. (E) PTD. WD. SIDING



1
A2.1 EXISTING / DEMO ELEVATION : EAST
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



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REDUCED SET SCALE = 50%

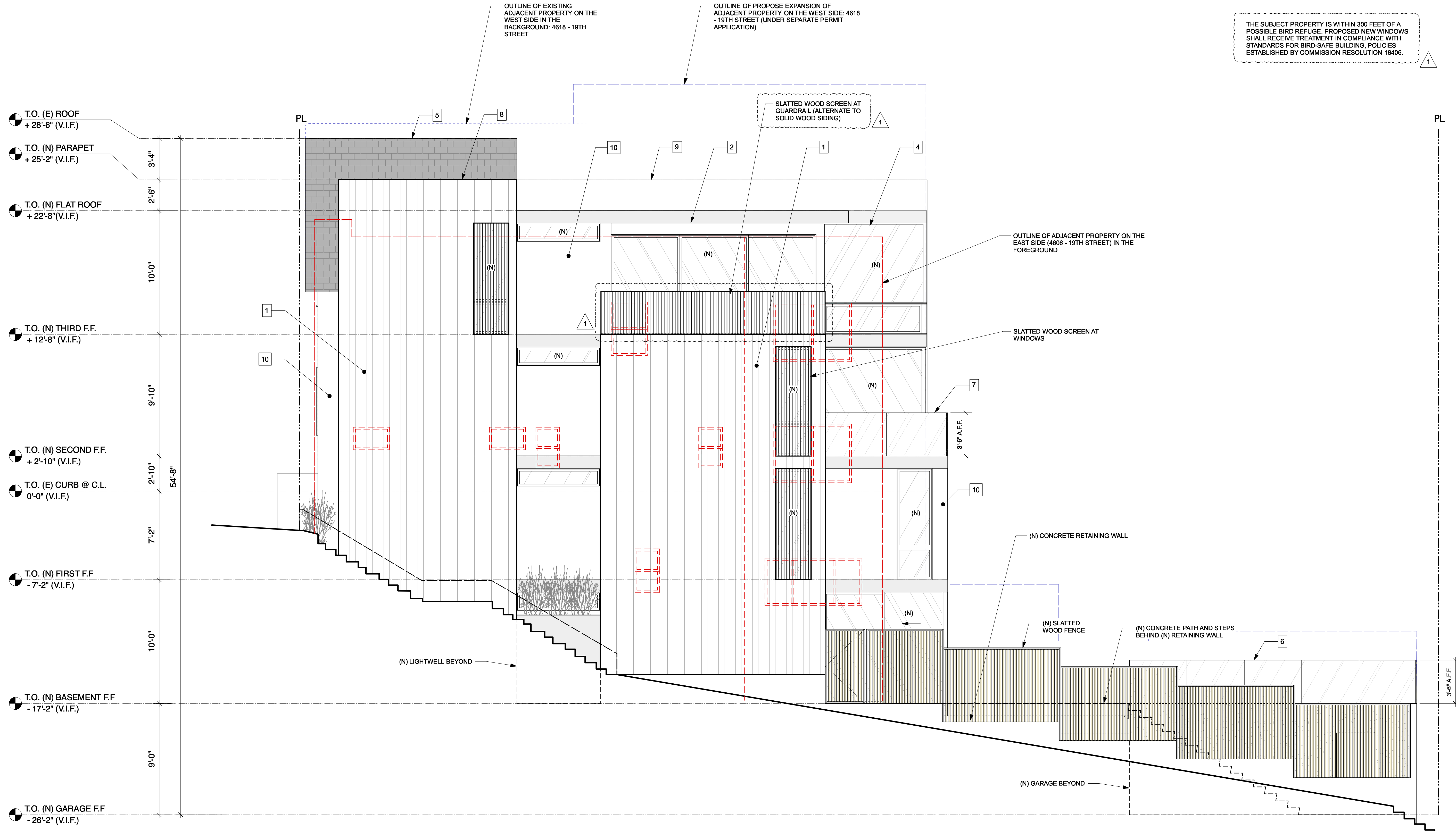
date :	issues/ revisions :	by :
08.28.15	311 app. for site permit	jd
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02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

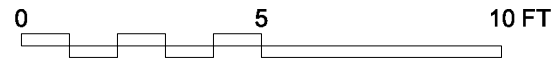
(E) EXT. ELEV : EAST

KEYNOTES

- PROPOSED**
- (N) PTD. WD. SIDING
 - (N) DOORS - AS SHOWN (TYP.)
 - N/A
 - (N) WINDOWS - AS SHOWN (TYP.)
 - (E) ROOF - AS SHOWN (TYP.)
 - (N) GLASS GUARDRAIL AT GARAGE ROOF
 - (N) GLASS GUARDRAIL AT FIRST FLOOR DECK
 - (N) 30" PARAPET WALL
 - (N) 30" PARAPET WALL BYD. AT PROPERTY LINE
 - (N) CEM. PLASTER
 - N/A
 - N/A
 - N/A
 - N/A



1
A2.2
PROPOSED ELEVATION - EAST
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



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REDUCED SET SCALE = 50%

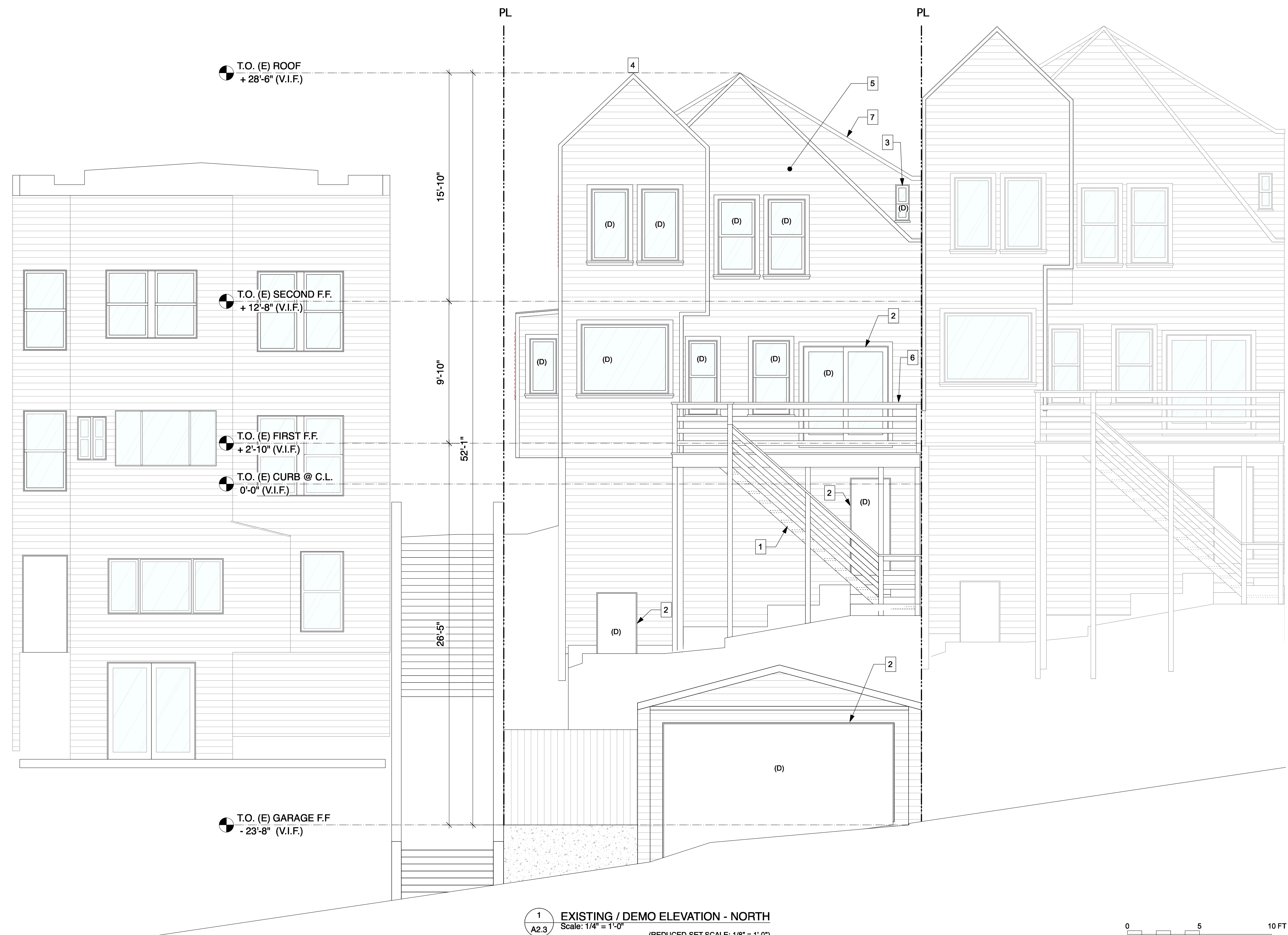
date :	issues/ revisions :	by :
08.28.15	311 app. for site permit	jd
12.07.15	variance	kd
02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

(P) EXT. ELEV : EAST

KEYNOTES

- EXISTING / DEMO**
 1. DEMO. (E) WD. STAIR & GUARDRAIL
 2. DEMO. (E) DOORS - AS SHOWN (TYP.)
 3. DEMO. (E) WINDOWS - AS SHOWN (TYP.)
 4. DEMO. (E) ROOF
 5. DEMO. (E) PTD. WD. SIDING
 6. DEMO. (E) WD. DECK & GUARDRAIL
 7. DEMO. (E) DORMER



1
A2.3
EXISTING / DEMO ELEVATION - NORTH
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



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REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
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12.07.15	variance	kd
02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

(E) EXT. ELEV : NORTH

KEYNOTES

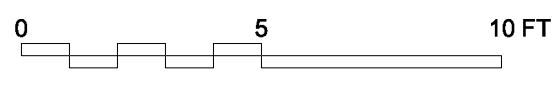
- PROPOSED**
 1. N/A
 2. (N) DOORS - AS SHOWN (TYP.)
 3. (N) PTD. WD. SIDING
 4. (N) 1-HR. FIRE RATED WALL AT PROPERTY LINE



- T.O. (E) ROOF +28'-8" (V.I.F.)
- T.O. (N) PARAPET +25'-2" (V.I.F.)
- T.O. (N) FLAT ROOF +22'-8" (V.I.F.)
- T.O. (N) THIRD F.F. +12'-8" (V.I.F.)
- T.O. (N) SECOND F.F. +2'-10" (V.I.F.)
- T.O. (E) CURB @ C.L. 0'-0" (V.I.F.)
- T.O. (N) FIRST F.F. -7'-2" (V.I.F.)
- T.O. (N) BASEMENT F.F. -17'-2" (V.I.F.)
- T.O. (N) GARAGE F.F. -26'-2" (V.I.F.)

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1
A2.4
PROPOSED ELEVATION - NORTH
 Scale: 1/4" = 1'-0"
 (REDUCED SET SCALE: 1/8" = 1'-0")



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REDUCED SET SCALE = 50%

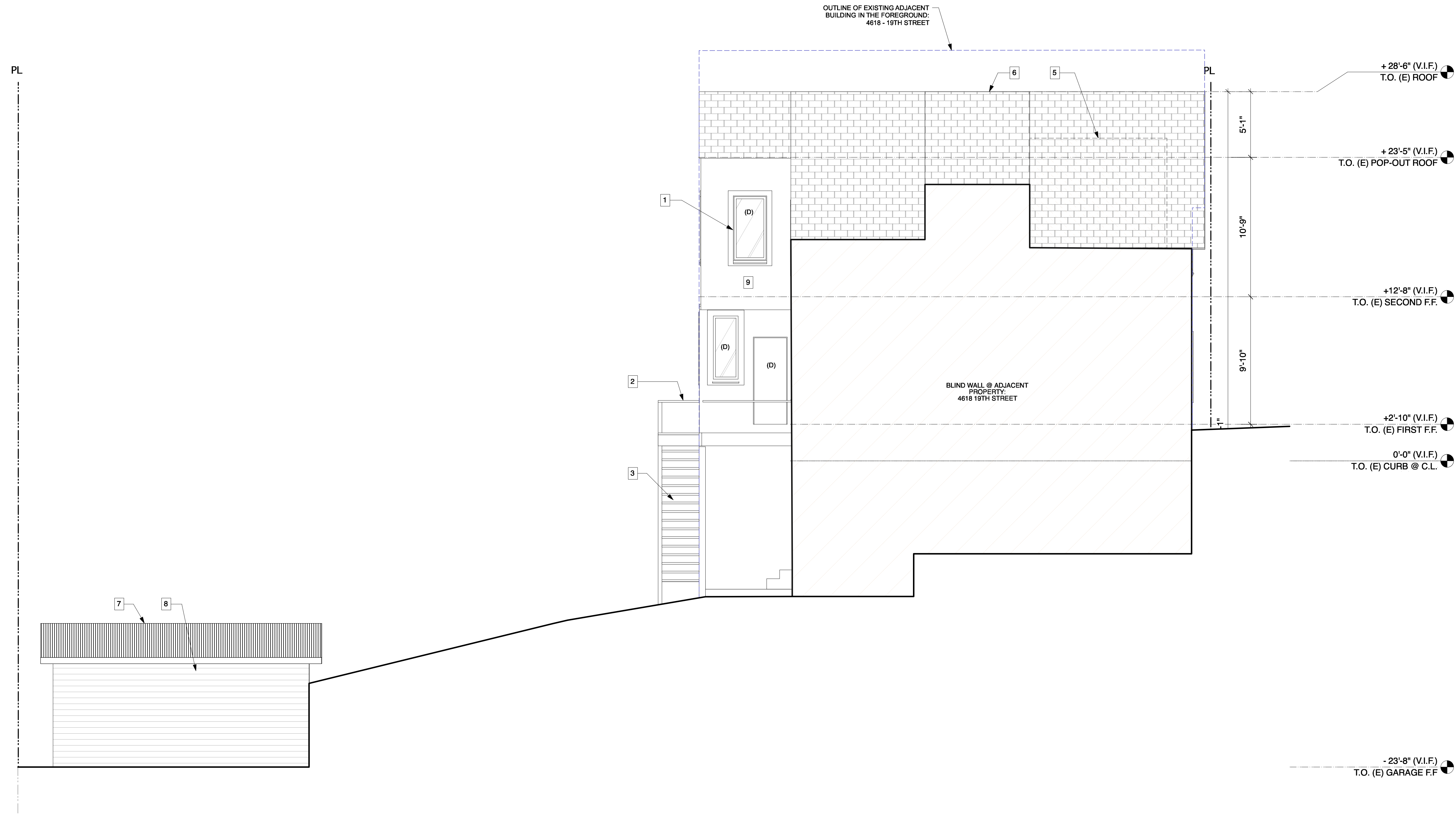
date :	issues/ revisions :	by :
08.28.15	311 app. for site permit	jd
12.07.15	variance	jd
02.29.15	variance & site permit rev 1	kd

project name : CHIAO RES. REMODEL

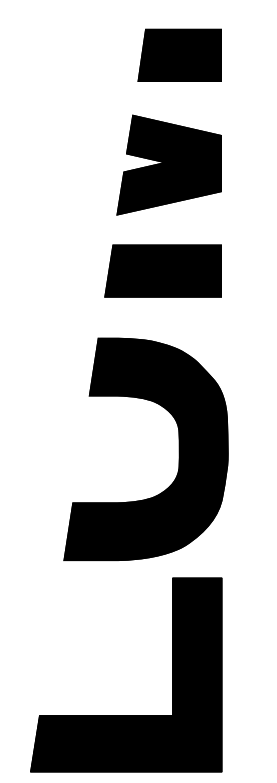
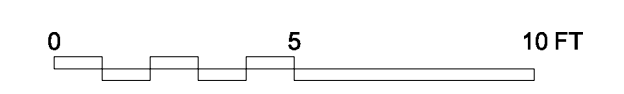
(P) EXT. ELEV : NORTH

KEYNOTES

- EXISTING / DEMO**
1. DEMOLISH (E) WINDOWS - AS SHOWN (TYP.)
 2. DEMOLISH (E) WD. DECK & GUARDRAIL
 3. DEMOLISH (E) WD. STAIR & GUARDRAIL BYD.
 4. (E) ENTRY STAIR - TO REMAIN
 5. PORTION OF (E) ROOF TO BE DEMOLISHED
 6. DEMO. (E) DORMER AND WINDOW
 7. DEMOLISH (E) GARAGE ROOF
 8. DEMOLISH (E) EXT. WALLS - AS SHOWN
 9. DEMO. (E) PTD. WD. SIDING



1
A2.5
EXISTING / DEMO ELEVATION - WEST
Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



JOHN LUM ARCHITECTURE INC.
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client :

REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
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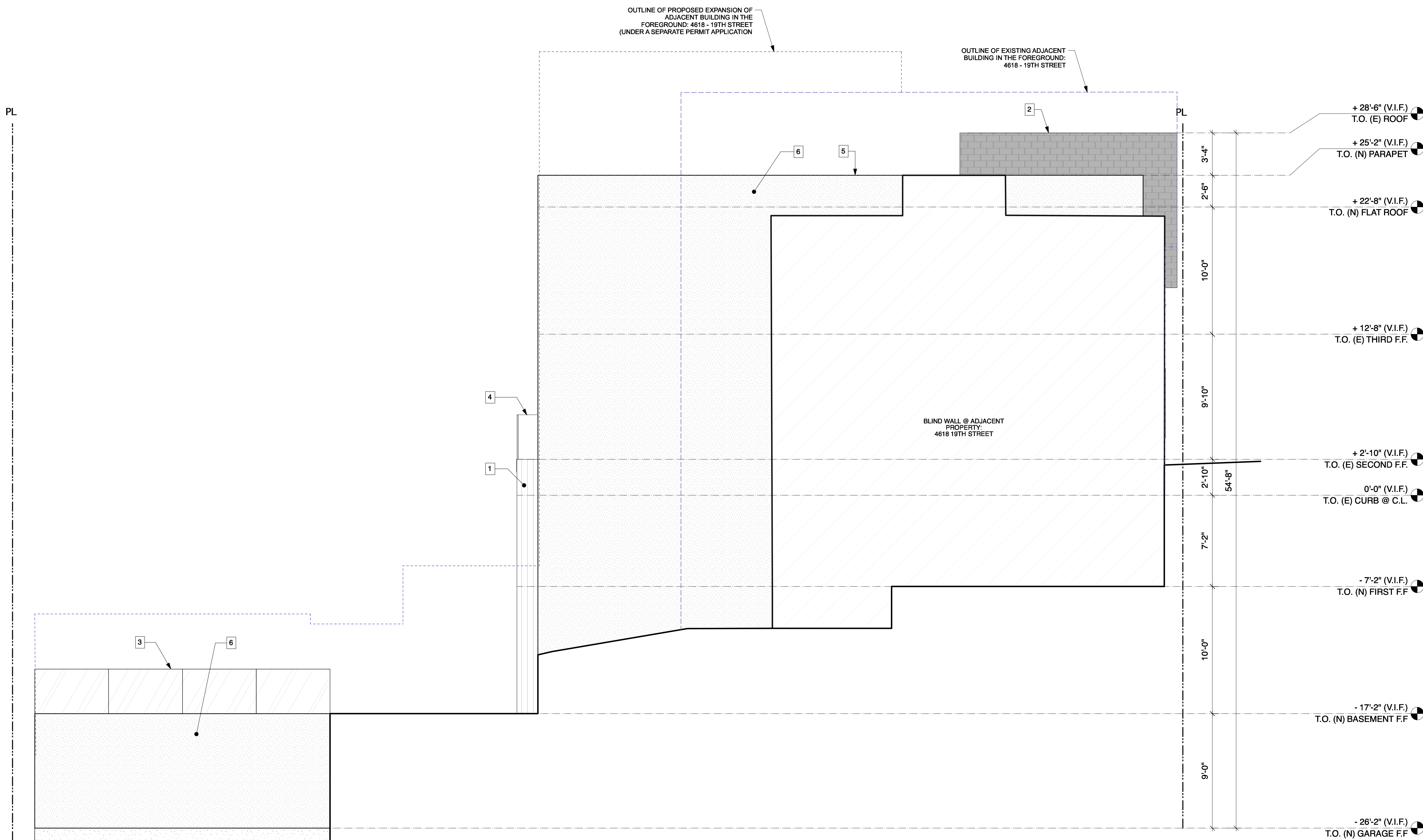
project name : CHIAO RES. REMODEL

(E) EXT. ELEV : WEST

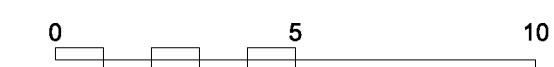
A2.5

KEYNOTES

- PROPOSED**
 1. (N) PTD. WD. SIDING
 2. (E) ROOF - AS SHOWN (TYP.)
 3. (N) GLASS GUARDRAIL AT GARAGE ROOF
 4. (N) GLASS GUARDRAIL AT FIRST FLOOR DECK
 5. (N) 30" PARAPET WALL
 6. (N) CEM. PLASTER



1
A2.6
PROPOSED ELEVATION - WEST
 Scale: 1/4" = 1'-0"
 (REDUCED SET SCALE: 1/8" = 1'-0")



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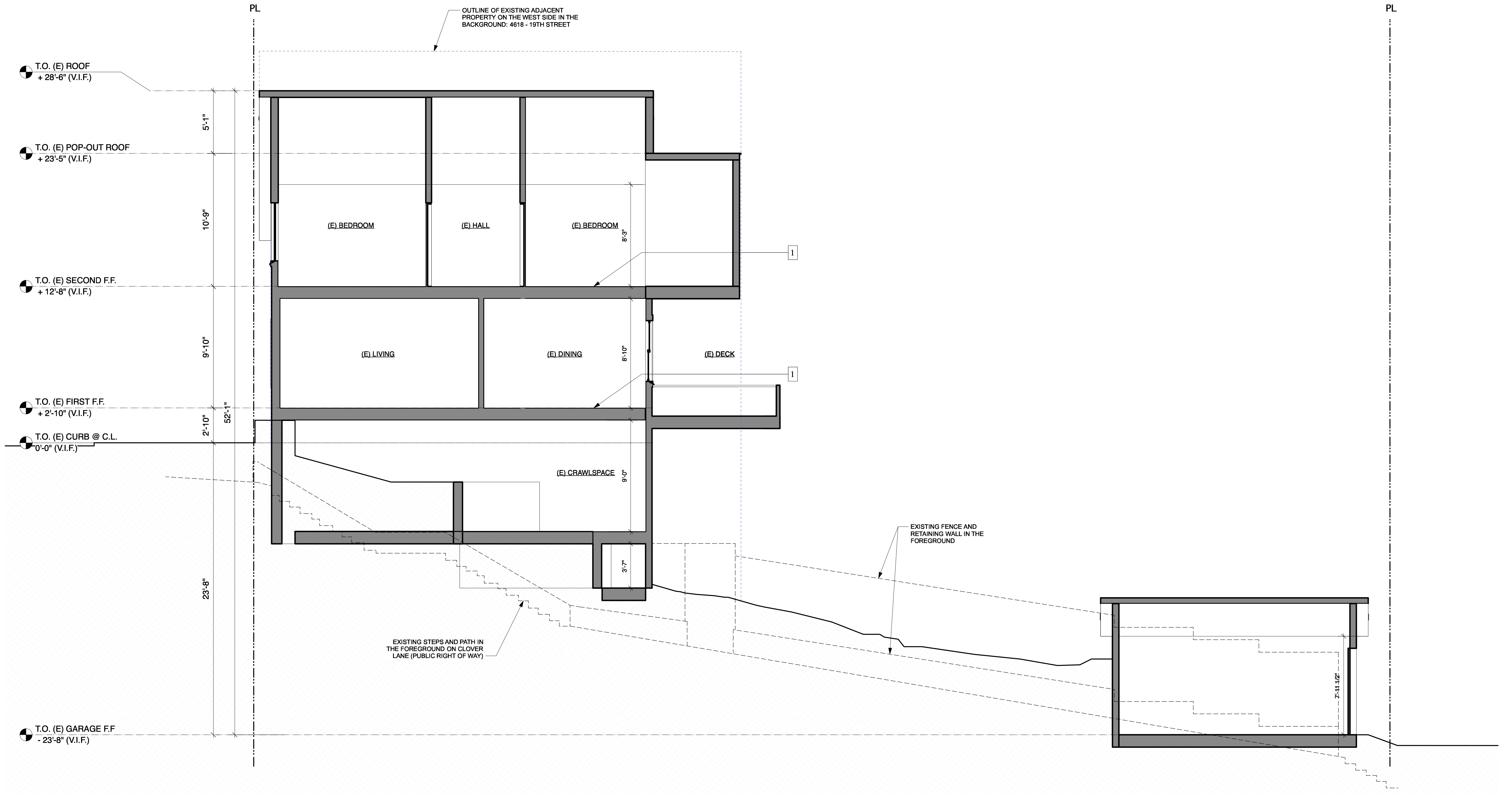
date	issues/ revisions	by
08.28.15	311 app. for site permit	jd
12.07.15	variance	kd
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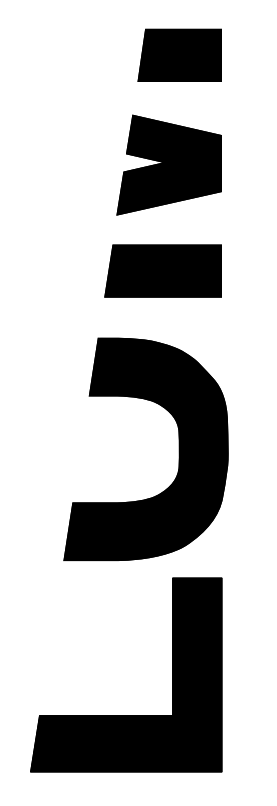
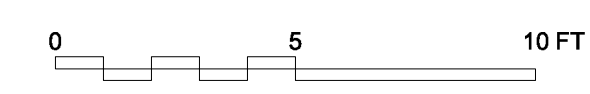
(P) EXT. ELEV : WEST

KEYNOTES

EXISTING / DEMO
 1. EXISTING FLOOR FRAMING TO BE RETAINED



1 EXISTING / DEMO LONGITUDINAL SECTION
 Scale: 1/4" = 1'-0"
 (REDUCED SET SCALE: 1/8" = 1'-0")



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REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
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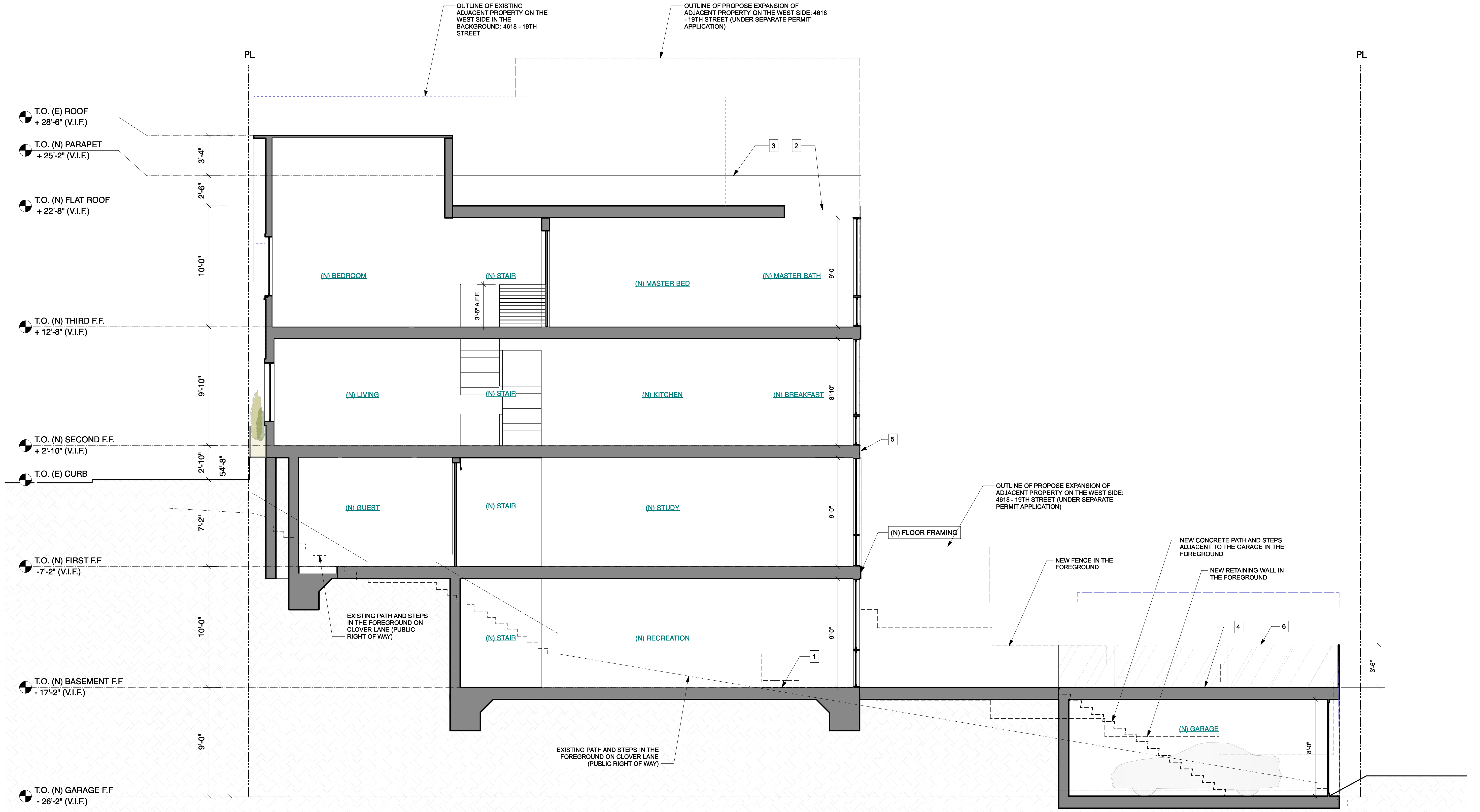
project name : CHIAO RES. REMODEL

(E) BUILDING SECTION

A3.0

KEYNOTES

- PROPOSED**
- (N) FLOOR FLOOR FRAMING
 - (N) GLASS ROOF AT MASTER BATH
 - (N) 30" PARAPET AT 1 HOUR FIRE RATED PROPERTY LINE WALL BYD.
 - (N) ROOF DECK AT GARAGE
 - (E) FLOOR FRAMING TO BE RETAINED, TYP.
 - (N) GLASS GUARDRAIL AT ROOF DECK



T.O. (E) ROOF
+28'-6" (V.I.F.)

T.O. (N) PARAPET
+25'-2" (V.I.F.)

T.O. (N) FLAT ROOF
+22'-8" (V.I.F.)

T.O. (N) THIRD F.F.
+12'-8" (V.I.F.)

T.O. (N) SECOND F.F.
+2'-10" (V.I.F.)

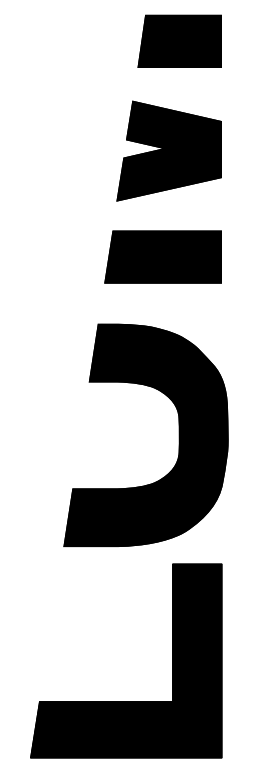
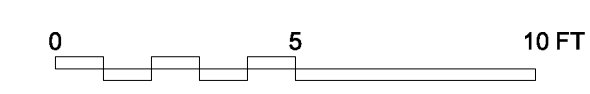
T.O. (E) CURB

T.O. (N) FIRST F.F.
-7'-2" (V.I.F.)

T.O. (N) BASEMENT F.F.
-17'-2" (V.I.F.)

T.O. (N) GARAGE F.F.
-26'-2" (V.I.F.)

1 BUILDING SECTION : PROPOSED
A3.1 Scale: 1/4" = 1'-0"
(REDUCED SET SCALE: 1/8" = 1'-0")



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project name : CHIAO RES. REMODEL

(N) BUILDING SECTION

A3.1



1 PERSPECTIVE: FRONT
A6.0



8 PERSPECTIVE: FRONT
A6.0



3 PERSPECTIVE: REAR
A6.0



4 PERSPECTIVE: REAR
A6.0



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PERSPECTIVES

A6.0