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 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, December 07, 2016

Time: **9:30 AM**

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

Case Type: Variance(2015-014752VAR)

Hearing Body: Zoning Administrator

PORPERT	TY INFORMATION	APPLICATION INFORMATION				
Project Address:	1631 Oakdale Avenue	Case No.:	2015-014752VAR			
Cross Street:	3rd Street	Building Permit:	2015.10.16.9944			
Block / Lot No.:	5322/032	Applicant/Agent:	Jeff Burris			
Zoning District:	RH-2 40-X	Telephone:	(415) 503-0212			
Area Plan:	N/A	E-Mail:	jeff@studio12arch.com			

PROJECT DESCRIPTION

The proposal would demolish the existing vacant one-story shed in the rear of an otherwise vacant lot, and construct a new four-story, 40-foot tall, approximately 4,161 square foot building with two residential dwelling units.

PER SECTION 132 OF THE PLANNING CODE the property is required to maintain a front setback of 14.75 feet. The subject building, as proposed, encroaches into the front setback by approximately 6.5 feet. As such, the project requires a variance from the front setback requirement for the new building.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Jonathan DiSalvo Telephone: 415-575-9182 Mail: Jonathan.DiSalvo@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://notice.sfplanning.org/2015-014752VAR.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 perfromed 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

DRAWING INDEX

_GENERAL

A0.01 GENERAL INFORMATION

_ARCHITECTURAL

A1.01 SITE PLAN

A1.02 LANDSCAPE PLAN

A2.01 FLOOR PLANS

A2.02 FLOOR PLANS

A2.03 ROOF PLAN A3.01 BUILDING ELEVATIONS

A3.02 BUILDING ELEVATIONS

A3.03 BUILDING ELEVATIONS

A3.04 BUILDING ELEVATIONS

A4.01 BUILDING SECTIONS A4.02 BUILDING SECTIONS

A9.01 PERSPECTIVES - FRONT

PROJECT DIRECTORY

OWNER: MAVEN INVESTMENTS

1138 TAYLOR STREET SAN FRANCISCO, CA 94108

ARCHITECT: STUDIO 12 ARCHITECTURE 1501 MARIPOSA ST. SUITE 319 SAN FRANCISCO, CA 94107 PRINCIPAL ARCHITECT: JEFF BURRIS 415.503.0212 x201 jeff@studio12arch.com CONTACT: COLIN OSTMAN 415.503.0212 x204 colin@studio12arch.com

CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

ENERGY CONSULTANT: ENERGY CALC. CO. 45 MITCHELL BLVD

SAN RAFAEL, CA 94903

1631 OAKDALE AVE

1631 OAKDALE AVE SAN FRANCISCO, CA 94124 5322/032

VARIANCE SET 11/10/2016





GENERAL NOTES

- 1 ALL CONSTRUCTION, REGARDLESS of DETAILS on PLANS, SHALL COMPLY with the FOLLOWING:
- 2013 CALIFORNIA BUILDING CODE (CBC)
- CALIFORNIA MECHANICAL CODE (CMC)
- CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ELECTRIC CODE (NEC)
- CALIFORNIA ENERGY CODE
- CALIFORNIA HISTORICAL BUILDING CODE
- CALIFORNIA EXISTING BUILDING CODE 2013 CALIFORNIA REFERENCED STANDARDS CODE
- 2013 CALIFORNIA FIRE CODE

as well as ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF THE BUILDING AND SITE NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERS ARE PLACED AND/OR WORK IS INSTALLED. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWING INFORMATION IS NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.

- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING,
- ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS.
- INSTALL ALL FIXTURES, EQUIPMENT, and MATERIALS per MANUFACTURER'S RECOMMENDATIONS and the REQUIREMENTS of the CODES. ALL APPLIANCES, FIXTURES, and EQUIPMENT ASSOCIATED with 10 PLUMBING, ELECTRICAL, and MECHANICAL SYSTEMS SHALL BE LISTED by a NATIONALLY

PROVIDE FIRE-BLOCKING and DRAFTSTOPS at ALL CONCEALED DRAFT OPENINGS (VERTICAL and HORIZONTAL) as per 2007 CBC SEC 717.

- MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
- 12 DISCREPANCIES: WHERE a CONFLICT in REQUIREMENTS OCCURS BETWEEN the SPECIFICATIONS and DRAWINGS, or on the DRAWINGS, and a RESOLUTION IS NOT OBTAINED from the ARCHITECT BEFORE the BIDDING DATE, the MORE STRINGENT ALTERNATE WILL BECOME the CONTRACTUAL
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH in the DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, and FINISHING of ALL ASPECTS of THIS PROJECT.

PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.

- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT
 - ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
- ALL SMOKE DETECTORS TO BE HARD WIRED.

NOT ALLOWED.

RECOGNIZED and APPROVED AGENCY.

18 ALL ASSEMBLIES SHALL BE of APPROVED CONSTRUCTION.

TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

- SPECIAL INSPECTION or STRUCTURAL OBSERVATION IS NOT a SUBSTITUTE for INSPECTION by the
- BUILDING OFFICIAL or BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED or COVERED WITHOUT the APPROVAL of the BUILDING OFFICIAL AND the SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT to REMOVAL or EXPOSURE.

STRUCTURAL OBSERVATION SHALL BE REQUIRED for STRUCTURAL COMPLIANCE of the APPROVED PLANS per CBC Sec. 1702.

- ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED and STRUCTURE IS IN COMPLIANCE to the APPROVED PLANS PRIOR to BUILDING INSPECTION by SAN FRANCISCO BUILDING INSPECTOR.
- PLACE and SECURE ALL ANCHOR BOLTS and OTHER ITEMS to BE CAST IN CONCRETE for FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS or REINFORCING AFTER PLACEMENT of CONCRETE IS

SPECIAL INSPECTION IS REQUIRED for WELDING and EPOXY SET ANCHOR BOLTS.

- FIREPLACE IN LIVING ROOM SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING ANY CLOSE IN OR FRAMING INSPECTION.
- GAS LINE SCHEMATIC DIAGRAM, CALCULATIONS, and PIPE SIZING MUST BE APPROVED BY BUILDING OFFICIAL PRIOR TO REQUESTING PLUMBING INSPECTION.
- 26 THE PLANNING DEPARTMENT'S NOISE MAPS INDICATE THAT EXISTING AMBIENT NOISE LEVELS AT THE PROJECT SITE MIGHT EXCEED ACCEPTABLE LEVELS. THE PROJECT IS SUBJECT TO THE CALIFORNIA NOISE INSULATION STANDARDS IN TITLE 24 OF THE CALIFORNIA CODE OF **27** REGULATIONS.
 - AS PART OF ENVIRONMENTAL REVIEW, THE DEPARTMENT WILL REQUIRE AN ACOUSTICAL ANALYSIS CONDUCTED BY A QUALIFIED CONSULTANT THAT DEMONSTRATES COMPLIANCE WITH TITLE 24 NOISE STANDARDS. NOISE INSULATION FEATURES IDENTIFIED AND RECOMMENDED BY THE ANALYSIS MUST BE INCLUDED IN THE DESIGN.

ZONING & BUILDING CODE INFORMATION

NEW CONSTRUCTION OF A TWO-UNIT RESIDENCE ON A VACANT LOT. QUALIFIES AS TYPE V-B CONSTRUCTION. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13D

PROJECT ADDRESS

PARCEL ZONING DISTRICT HEIGHT AND USE RESTRICTIONS PLANNING DISTRICT OCCUPANCY LANDMARK STATUS | No LOT AREA 2,495 SF BUILDING AREA | 12,008 SF CONSTRUCTION TYPE | V-B

1631 OAKDALE AVE SAN FRANCISCO, CA 94124 5322/032

RH-2: RESIDENTIAL HOUSE, TWO FAMILY BAYVIEW HUNTERS POINT RH-3; TWO-UNIT RESIDENTIAL

SQUARE FOOTAGES

UNIT AREA								
UNIT 1	1773 SF							
UNIT 2	1899 SF							
TOTAL	3671 SF							

*GARAGE 711 SF

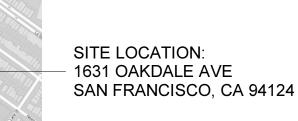
CONN CONNECTION

11/10/2016

SITE LOCATION



LOCATION MAP



VICINITY MAP NOT TO SCALE SITE LOCATION: 1631 OAKDALE AVE SAN FRANCISCO, CA 94124

NOT TO SCALE

(E) STREET ELEVATION



SUBJECT PROPERTY

NORTH

REQUIRED

ELEVATION/DATUM REFERENCE EXTERIOR ELEVATION A3.01 INTERIOR ELEVATION (A5.01) **BUILDING SECTION** AX.XX DETAIL REFERENCE $\backslash \mathsf{AX}.\mathsf{XX} /$ **DETAIL REFERENCE** $\langle AX.XX \rangle$ ROOM REFERENCE **ROOM NAME** DOOR REFERENCE $(101)^{\times}$ ASSEMBLY REFERENCE

WINDOW REFERENCE

REVISION REFERENCE

NORTH SYMBOL

RESIL RESILIENT

22A

REFERENCE CONSTRUCTION MEMO ISSUING REVISION. ONLY MOST RECENT REVISION SHOWN

TOP OF FLOOR

REFERENCE FOR PREVIOUS REVISIONS REMAIN.

DATE OF REVISIONS INDICATED AT LOWER MARGIN.

SYMBOLS LEGEND

GRID LINE REFERENCE

ABBREVIATIONS

ANCHOR BOLT

AD	ANCHUR DULI	COMM	CONNECTION	ГA	FIRE ALARIVI	טו	INSIDE DIAMETER	IN	NORTH	KESIL	RESILIEIVI	IUF	TOP OF FLOOR
ABV	ABOVE		CONSTRUCTION		FLAT BAR	IN	INCH	N/A	NOT APPLICABLE	REV	REVISION; REVISIONS; REVISED		TOP OF FOOTING
ACC	ACCESS	CONT	CONTINUOUS	FD	FLOOR DRAIN	INCL	INCLUDED	NIC	NOT IN CONTRACT	RH	RIGHT HAND		TOP OF FRAME
ACOUS	ACOUSTICAL	CONTR	CONTRACTOR	FE	FIRE EXTINGUISHER	INSUL	INSULATION	NO	NUMBER	RM	ROOM	TOM	TOP OF MASONRY
ACP	ASPHALT CONCRETE PAVING	CORR	CORRIDOR	FEC	FIRE EXTINGUISHER CABINET	INT	INTERIOR	NOM	NOMINAL	RO	ROUGH OPENING	TOP	TOP OF PARAPET
ACS	ACCESS PANEL	CPT	CARPET;CARPETED	FF EL	FINISH FLOOR ELEVATION	INV	INVERT	NR	NOISE REDUCTION	RWL	RAIN WATER LEADER		TOP OF PAVEMENT
ACT	ACOUSTICAL TILE	CRS	COLD ROLLED STEEL	FH	FIRE HYDRANT			NTS	NOT TO SCALE			TOPO	TOPOGRAPHY
AD	AREA DRAIN	CSK	COUNTERSUNK	FHC	FIRE HOSE CABINET	JB	JUNCTION BOX			S	SOUTH	TOS	TOP OF SLAB
ADA	AMERICANS w/ DISABILITIES	CT	CERAMIC TILE	FIN FLR	FINISH FLOOR	JF	JOINT FILLER	o/	OVER	SAF	SELF-ADHERED FLASHING		TOP OF STEEL
ACT		CTR	CENTER	FF	FINISH TO FINISH	ĴΤ	JOINT	OA	OVERALL	SAM	SELF-ADHERED MEMBRANE	TOW	TOP OF WALL
ADJ	ADJUSTABLE	CU FT	CUBIC FEET	FIN	FINISH			OC	ON CENTER	SC	SOLID CORE	TS	TUB STEEL
AFF	ABOVE FINISHED FLOOR				FLASHING	KIT	KITCHEN	OD	OUTSIDE DIAMETER	SCHED	SCHEDULE	TSTAT	THERMOSTAT
AGGR	AGGREGATE	DBL	DOUBLE		FLOOR; FLOORING	KO	KNOCKOUT		OVERFLOW DRAIN	SD	SMOKE DETECTOR	TYP	TYPICAL
AIB	AIR INFILTRATION BARRIER	DEMO	DEMOLITION		FLUORESCENT			OFF	OFFICE	SECT	SECTION		-
ALT	ALTERNATE	DET	DETAIL	FOC	FACE OF CONCRETE	LAM	LAMINATE. LAMINATED	OH	OVERHEAD	SG	SAFETY GLASS	UNO	UNLESS NOTED OTHERISE
ALUM	ALUMINUM	DIA	DIAMETER	FOF	FACE OF FINISH	LAV	LAVATORY	OHWM	ORDINARY HIGH WATER MARK	SVHV	SHELF; SHELVING		
	APPROXIMATE	DIM	DIMENSION		FURNISHED BY OWNER -	LBS	POUNDS	OPNG	OPENING	SHR	SHOWER	VB	VINYL BASE
ARCH	ARCHITECTURAL	DL	DEAD LOAD		INSTALLED BY CONTRACTOR	LF	LINEAR FOOT (FEET)	OPP	OPPOSITE	SHT	SHEET	VEN	VENEER
ASPH	ASPHALT	DN	DOWN			LH	LEFT HAND	OSB	ORIENTED STRAND BOARD		L SHEET METAL	VERT	VERTICAL
AUTO	AUTOMATIC	DR	DOOR	GA	GAUGE	LL	LIVE LOAD	002		SHTG	SHEATHING	VEST	VESTIBULE
			GDOOR OPENING		GALVANIZED	LOC	LOCATION	PBD	PARTICLE BOARD	SIM	SIMILAR	VG	VERTICAL GRAIN
ВО	BOARD	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	LP	LOW POINT	PCC	PRECAST CONCRETE	SOG	SLAB ON GRADE	VIF	VERIFY IN FIELD
BITUM	BITUMINOUS	DSP	DRY STANDPIPE	GL	GLASS	LT	LIGHT	PCF	POUNDS PER CUBIC FOOT	SPEC	SPECIFICATION	VT	VINYL TILE
BLDG	BUILDING	DT	DRAIN TILE	GLAM	GLUE-LAMINATED			PERF	PERFORATED	SQ FT	SQUARE FOOT (FEET)		
BLKG	LOCKING	DW	DISHWASHER	GR	GRADE	MAS	MASONRY	PERP	PERPENDICULAR	SQ IN	SQUARE INCH(ES)	W	WEST
BM	BEAM	DWG	DRAWING	GWB	GYPSUM WALL BOARD	MATL	MATERIAL	PL	PLATE	SST	STAINLESS STEEL	w/	WITH
ВО	BOTTOM OF		2.5	GYP	GYPSUM	MAX	MAXIMUM	PLAM	PLASTIC LAMINATE	STD	STANDARD	w/o	WITHOUT
ВОТ	BOTTOM	Е	EAST	O	311 33m	MB	MACHINE BOLT	PLAS	PLASTER	STL	STEEL	WC	WATER CLOSET
BRG	BEARING	ΕA	EACH	HB	HOSE BIBB	MC	MEDICINE CABINET	PLWD	PLYWOOD	STOR	STORAGE	WD	WOOD
BSMT	BASEMENT	EJ	EXPANSION JOIN	HC	HOLLOW CORE	MDF	MEDIUM DENSITY FIBERBOARD	PNL	PANEL		STRUCTURAL	WDW	WINDOW
BUR	BUILT UP ROOFING	EL	ELEVATION	HDO	HIGH DENSITY OVERLAY	MDO	MEDIUM DENSITY OVERLAY	PNT	PAINT	SUSP	SUSPENDED	WF	WIDE FLANGE
	20.21 0. 11000	ELEC	ELECTRICAL	HTR	HEADER	MECH	MECHANICAL	PR	PAIR	SYM	SYMMETRICAL	WFB	WIDE FLANGE BEAM
CAB	CABINET	ELEV	ELEVATOR		HARDWOOD	MEMB	MEMBRANE	PRCST	PRECAST	• • • • • • • • • • • • • • • • • • • •	· · · · · · · · · · · · · · · · · · ·	WG	WIRED GLASS
CB	CATCH BASIN	ENCL	ENCLOSURE	HDW	HARDWARE	MEZZ	MEZZANINE	PSF	POUNDS PER CUBIC INCH	Т	THREAD	WG	WATER HEATER
CEM	CEMENT	EQ	EQUAL	HM	HOLLOW METAL	MFT	MANUFACTURER	PSI	POUNDS PER SQUARE INCH	T&G	TONGUE AND GROOVE	WL	WATER LINE
CER	CERAMIC	EQUIP	EQUIPMENT	HORIZ	HORIZONTAL	MIN	MINIMUM	PT	PRESERVATIVE TREATED	TBD	TO BE DETERMINED	WLD	WELDED
CIP	CAST-IN-PLACE	EST	ESTIMATE	HP	HIGH POINT	MIR	MIRROR	PTN	PARTITION	TEL	TELEPHONE	WP	WATERPROOF
CJ	CONTROL JOIN	EW	EACH WAY	HR	HOUR	MISC	MISCELLANEOUS	PVC	POLYVINYL CHLORIDE	TER	TERRAZZO	WPM	WATERPROOF MEMBRANE
CLT	CEILING			HT	HEIGHT	MO	MASONRY OPENING		1 GET VIIVE GETEGRADE	TG	TEMPERED GLASS	WR	WATER RESISTANT
CLK	CAULKING	EXIST	EXISTING	HVAC	HEATING / VENTILATION / AIR	MTD	MOUNTED	R	RISER	THK	THICK	WSCT	WAINSCOT
CLO	CLOSET	EXP	EXPANDED; EXPANSION	110713	CONDITIONING	MT	METAL	RA	RETURN AIR	TO	TOP OF	WSG	WIRE SAFETY GLASS
CLR	CLEAR		EXPANSION BOLT	HW	HOT WATER	MUL	MULLION	RAD	RADIUS	TOB	TOP OF BEAM	WTR	WATER
CMU	CONCRETE MASONRY UNIT	EXPO	EXPOSED		HOT WATER TANK		ollion	REM	REMAINDER	TOC	TOP OF CONCRETE	WWF	WELDED WIRE FABRIC
CNTD	COLINTED	EVT	EVTEDIOD		TO TO TO THE PORT OF THE PORT			DEO	PEOLIBED	.00	TOD OF CURP		WELDED WIRE LABRIO

INSIDE DIAMETER

1631 OAKDALE AVE MAVEN INVESTMENTS 1138 TAYLOR STREET 1631 OAKDALE AVE SAN FRANCISCO, CA 94108 SAN FRANCISCO, CA 94124

REVISIONS DESCRIPTION

COL

COUNTER

COLUMN

CONC CONCRETE

VARIANCE SET 1501 MARIPOSA ST, SUITE 319

FIRE ALARM



GENERAL INFORMATION

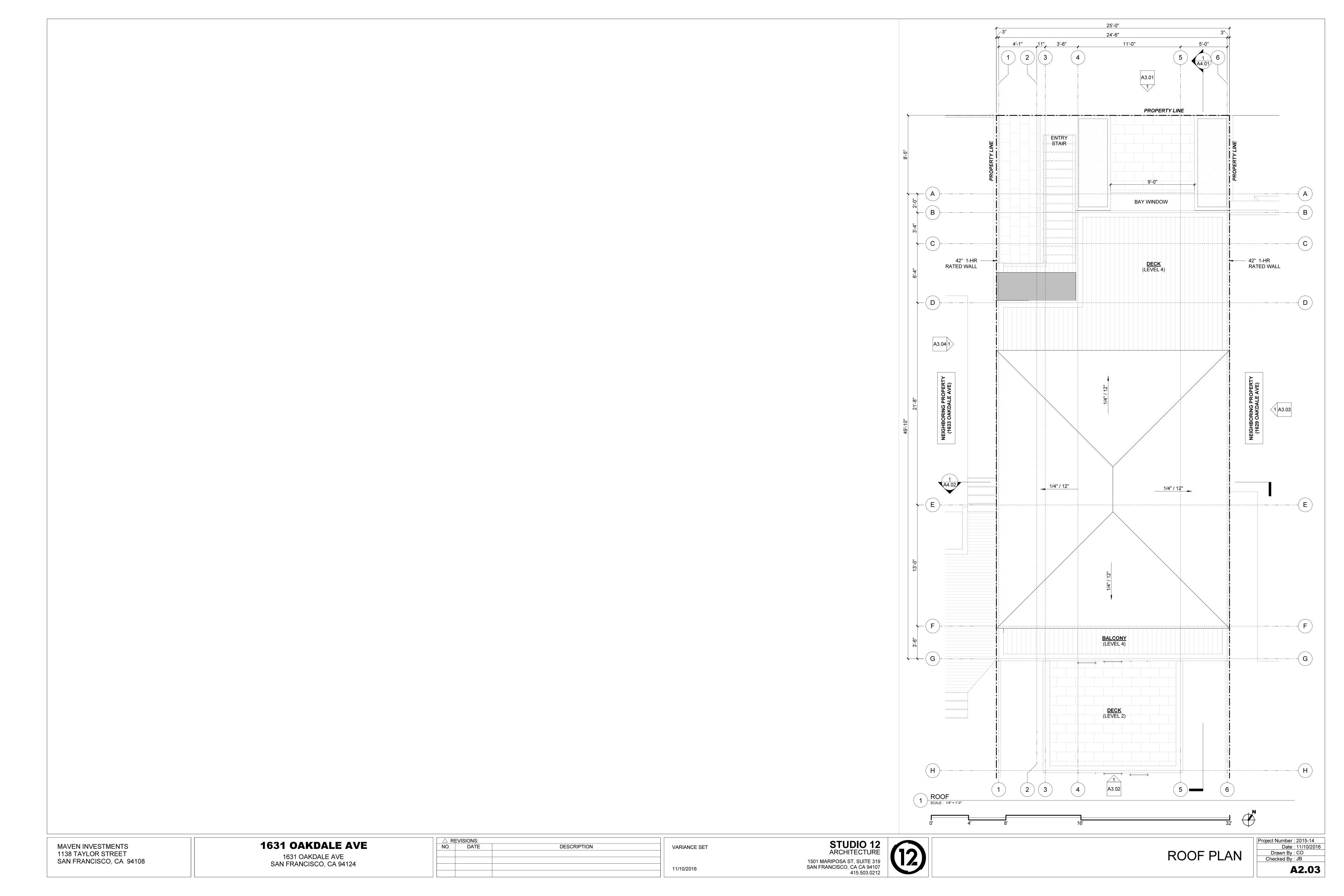
TOP OF CURB

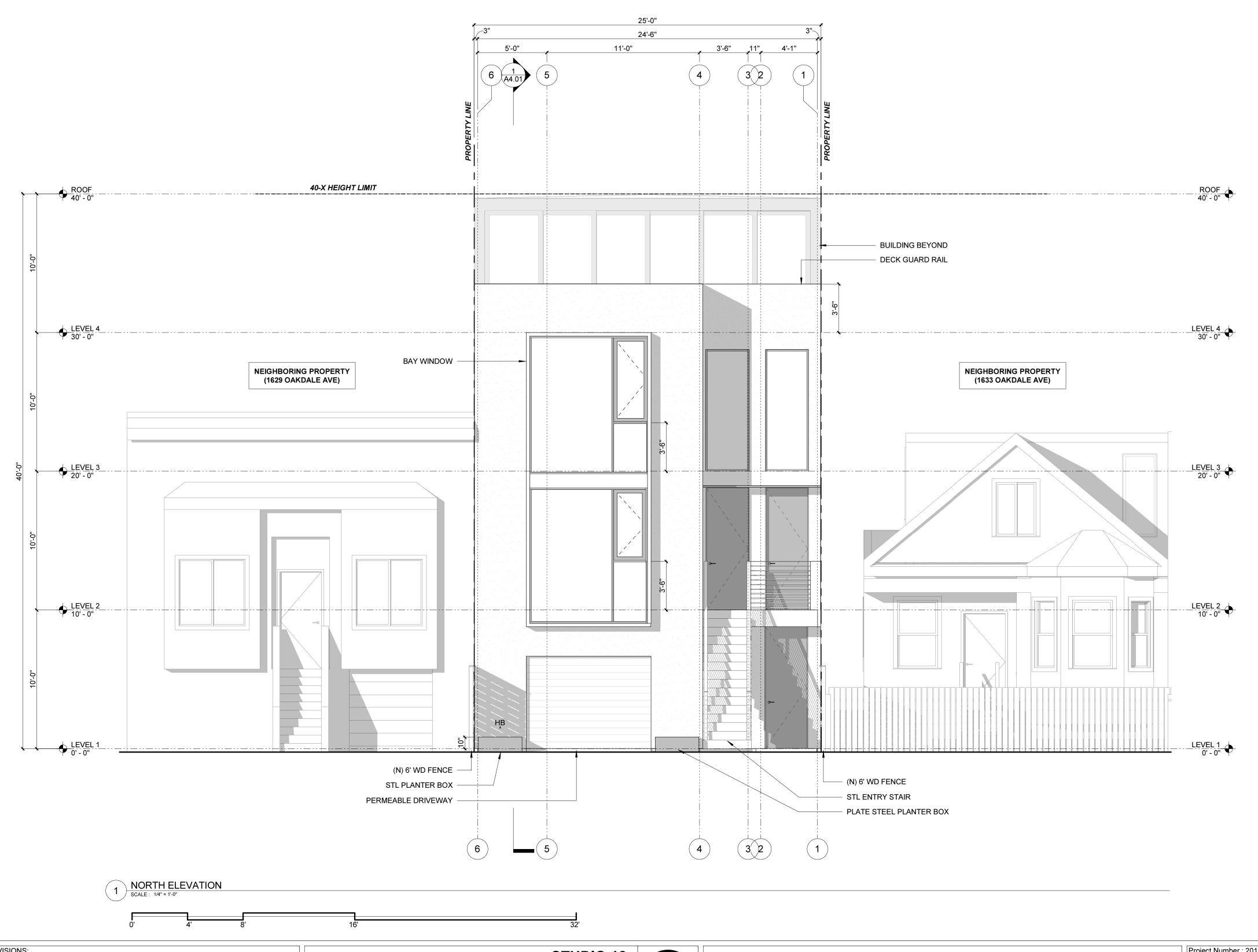
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WEIGHT

A0.01







MAVEN INVESTMENTS 1138 TAYLOR STREET SAN FRANCISCO, CA 94108

1631 OAKDALE AVE 1631 OAKDALE AVE SAN FRANCISCO, CA 94124

△ REVISIONS:
NO. DATE DESCRIPTION VARIANCE SET

11/10/2016

STUDIO 12 ARCHITECTURE 1501 MARIPOSA ST, SUITE 319 SAN FRANCISCO, CA CA 94107 415.503.0212

BUILDING ELEVATIONS

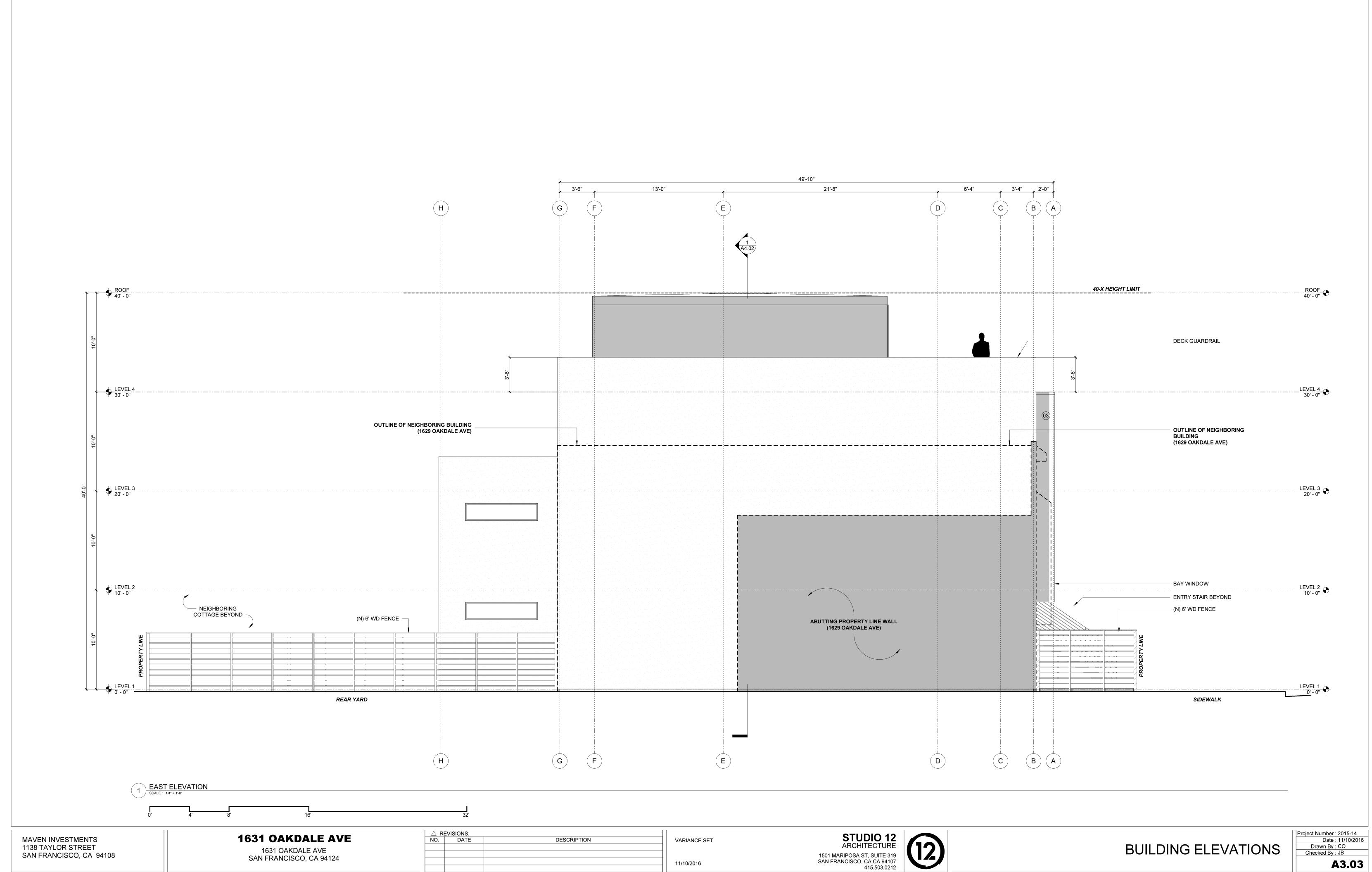
Project Number : 2015-14

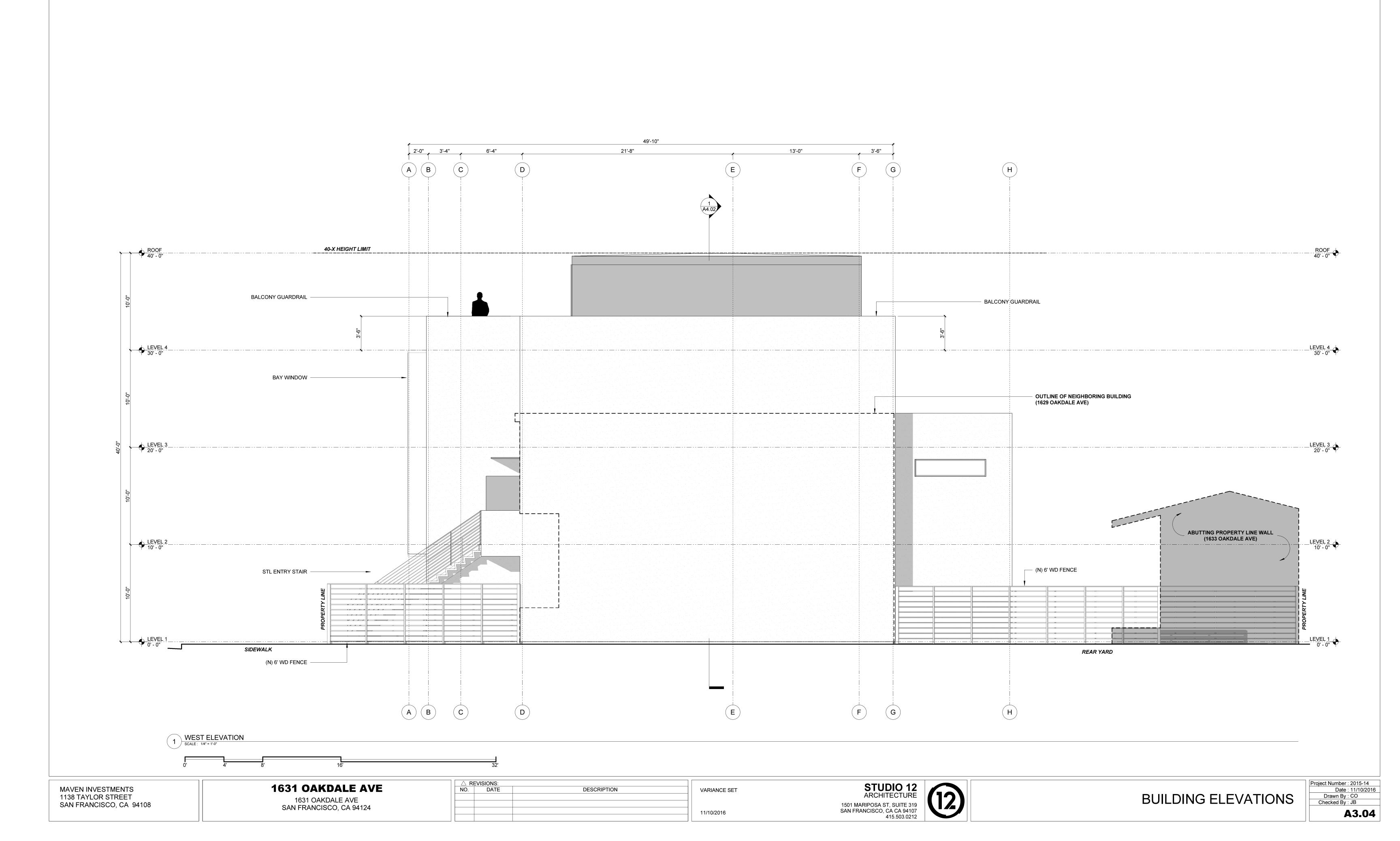
Date : 11/10/2016

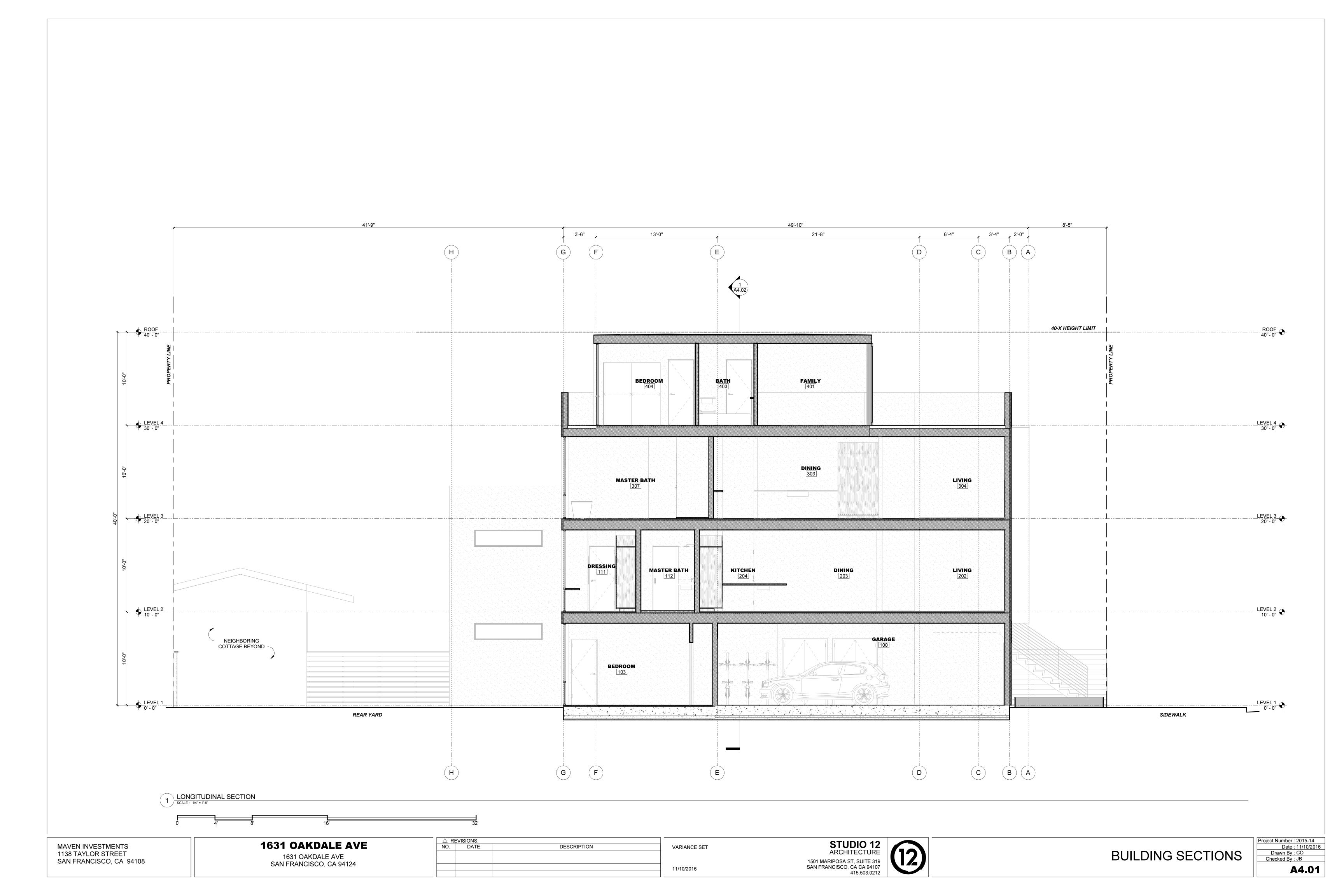
Drawn By : CO

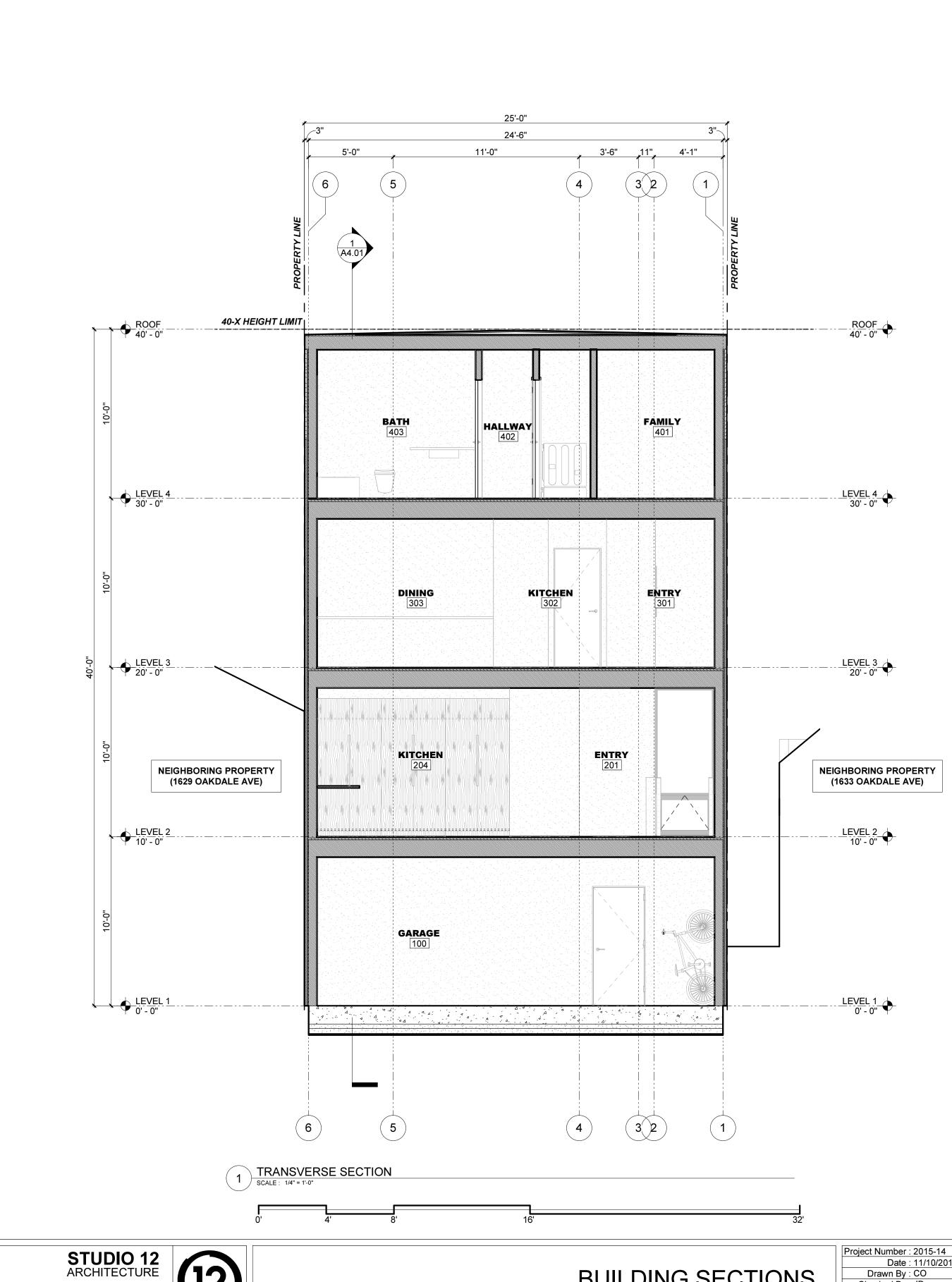
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MAVEN INVESTMENTS 1138 TAYLOR STREET SAN FRANCISCO, CA 94108

1631 OAKDALE AVE 1631 OAKDALE AVE SAN FRANCISCO, CA 94124

△ REVISIONS:
NO. DATE DESCRIPTION

VARIANCE SET 1501 MARIPOSA ST, SUITE 319 SAN FRANCISCO, CA CA 94107 415.503.0212 11/10/2016



BUILDING SECTIONS

Project Number : 2015-14

Date : 11/10/2016

Drawn By : CO

Checked By : JB A4.02





MAVEN INVESTMENTS 1138 TAYLOR STREET SAN FRANCISCO, CA 94108 1631 OAKDALE AVE

1631 OAKDALE AVE
SAN FRANCISCO, CA 94124

A REVISIONS:

NO. DATE

DESCRIPTION

VARIANCE SET 11/10/2016 STUDIO 12 ARCHITECTURE 1501 MARIPOSA ST, SUITE 319 SAN FRANCISCO, CA CA 94107 415.503.0212

PERSPECTIVES - FRONT