



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, December 6, 2017**
 Time: **Not before 9:00 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 33-35 Aladdin Terrace	Case No.: 2016-012089VAR
Cross Street(s): Taylor/Mason Streets	Building Permit: 201609026778
Block /Lot No.: 0100/021B	Applicant: Blake Evans
Zoning District(s): RM-1/ 40-X	Telephone: (415) 346-9990
Area Plan: N/A	E-Mail: blake@martinkovicmilford.com

PROJECT DESCRIPTION

The proposal is a horizontal and vertical addition to an existing, 3-story residential building containing 2 Dwelling Units. The proposal would excavate under the existing structure and lift the existing floor plates approximately 3 feet, 6 inches, creating a new fourth floor. The project would add a two-car garage, with two garage doors measuring 8 feet wide (each). A new roof deck accessible via a roof hatch is included in the proposal.

PER SECTION 134 OF THE PLANNING CODE, a rear yard of approximately 15 feet is required for the subject property. The project proposes a horizontal and vertical addition within a portion of the side yard and the rear yard. A portion of the horizontal and vertical addition encroaches into the required rear yard by approximately 6 feet, 8 inches. Therefore, a variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2016-012089VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property.

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.

SYMBOLS	
	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
	CALLOUT / AREA OF DETAIL
	CALLOUT NUMBER
	SHEET NUMBER
	CALLOUT AREA
	CENTERLINE
	DETAIL TAG
	DETAIL NUMBER
	SHEET NUMBER
	DOOR TAG
	DOOR AND HARDWARE TAG
	DOOR NUMBER
	HARDWARE NUMBER
	ELEVATION - BUILDING
	ELEVATION NUMBER
	SHEET NUMBER
	ELEVATION - INTERIOR
	ELEVATION NUMBER
	SHEET NUMBER
	ELEVATION MARKER
	EQUIPMENT TAG
	FINISH TAG
	FIXTURE TAG
	FLOOR TAG
	KEYNOTE
	STRUCTURAL GRID LINE
	NORTH ARROW
	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER. BLACK CLOUD INDICATES CURRENT GRAY CLOUD INDICATES PRIOR
	ROOM TAG
	ROOM NAME
	ROOM NUMBER
	SECTION - BUILDING
	SECTION NUMBER
	SECTION - DETAIL
	SECTION NUMBER
	SHEET NUMBER
	WINDOW TAG

PROJECT TEAM

OWNER:
33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133
CONTACT: ANDY AND LISA BAYNE ASTOR
PHONE: 415.231.2500

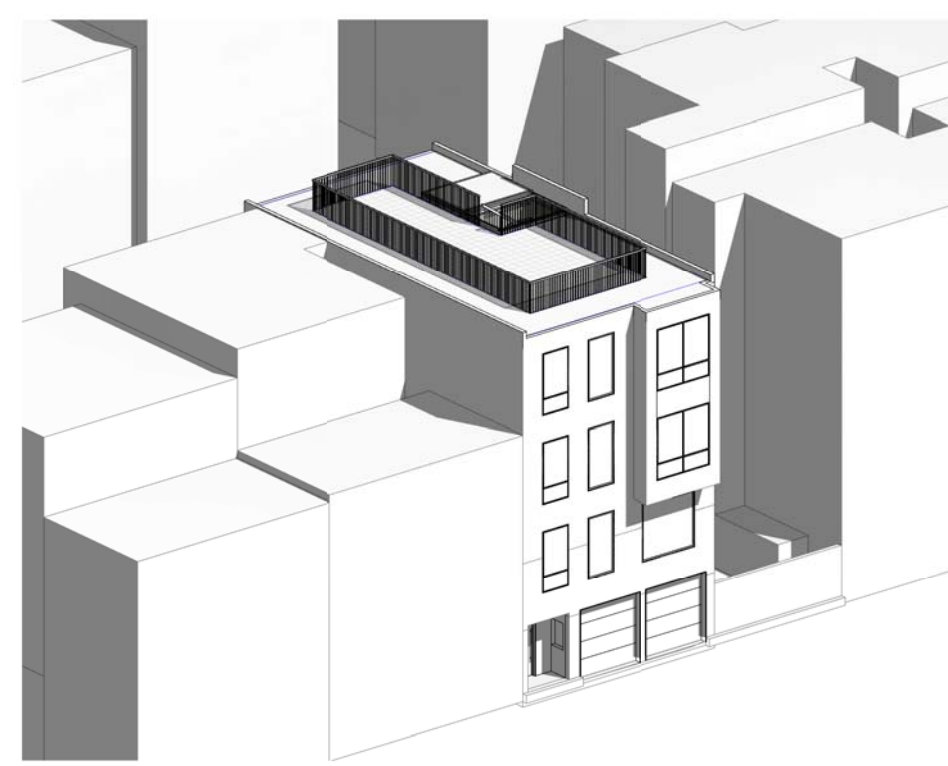
PROJECT DESIGNER:
RIAZ INC.
2417 17TH STREET
SAN FRANCISCO, CA 94110
CONTACT: DIEGO PABON
PHONE: 415.657.1775

ARCHITECT OF RECORD:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9590
FAX: 415.398.0116

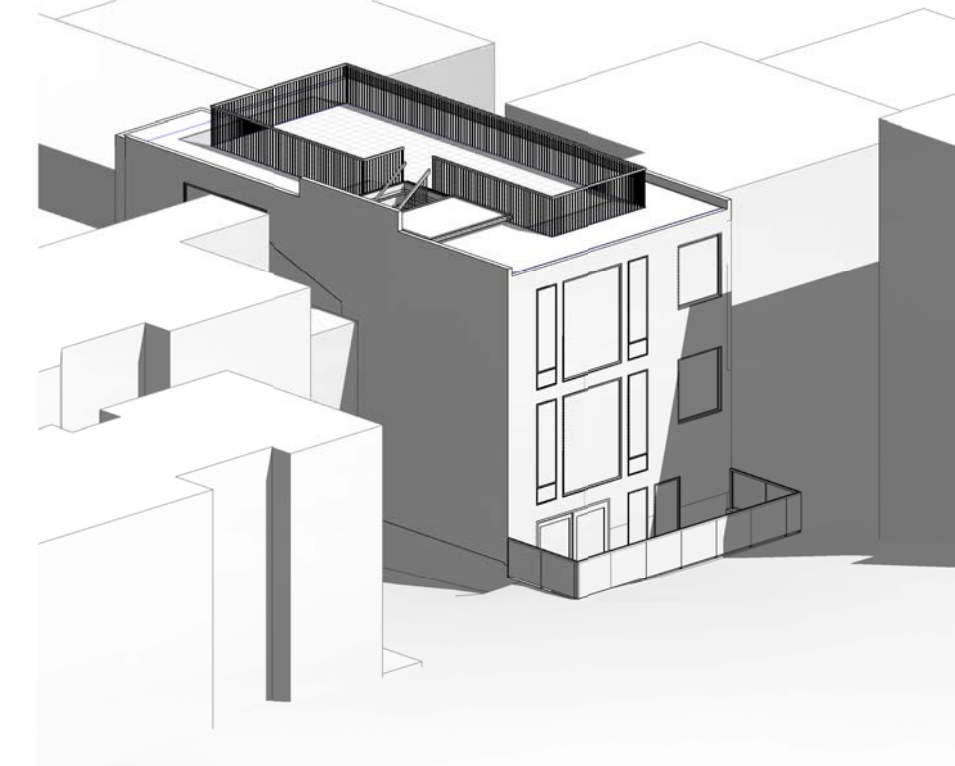
STRUCTURAL ENGINEER:
TBD

GENERAL CONTRACTOR:
TBD

33-35 ALADDIN TERRACE REMODEL & ADDITION



33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



DRAWING INDEX

LEGEND	REV	DATED	NAME OF SET
○ INCLUDED		08.16.16	SITE PERMIT SET
● INCLUDED AND REVISED		08.22.17	SITE PERMIT SET REVISION 1

DRAWING SERIES	DRAWING NUMBER	DRAWING TITLE
ARCHITECTURAL	A001	TITLE SHEET
	C001	BOUNDARY SURVEY
	A002A	EXISTING SITE PLAN
	A002B	PROPOSED SITE PLAN
	A003	EXISTING CONDITIONS - PHOTOGRAPHS
	A004A	SECTION 317B CALCULATIONS
	A004B	SECTION 317B CALCULATIONS
	A101	FIRST & SECOND FLOOR EXISTING/DEMO PLANS
	A102	THIRD FLOOR & ROOF EXISTING/DEMO PLANS
	A111	1ST & 2ND FLOOR CONSTRUCTION PLAN
	A112	3RD & 4TH FLOOR CONSTRUCTION PLANS
	A113	ROOF CONSTRUCTION PLAN
	A201	EXTERIOR ELEVATIONS
	A202	EXTERIOR ELEVATIONS
	A203	EXTERIOR ELEVATIONS
	A204	EXTERIOR ELEVATIONS
	A301	BUILDING SECTIONS
	A901	SCHEDULES
	A902	SCHEDULES

33-35 ALADDIN TERRACE REMODEL & ADDITION

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133

ARCHITECT OF RECORD

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590

PROJECT DESIGNER

RIAZ



SCOPE OF WORK

SCOPE OF WORK INCLUDES THE REMOVAL OF EXISTING INTERIOR WALLS, DOORS, FINISHES AND FIXTURES AND CONSTRUCTION OF NEW INTERIOR WALLS, DOORS, FINISHES AND FIXTURES. SCOPE INCLUDES ADDITION OF NEW LIVING LEVEL AT STREET GRADE WITH NEW GARAGE, INFILL OF EXISTING SIDE SETBACK AND INFILL OF EXISTING LIGHTWELL. EXTERIOR WORK INCLUDES NEW WINDOWS, DOORS AND ROOF DECK AT TOP OF BUILDING.

SCOPE OF WORK TO INCLUDE A FULLY AUTOMATIC SPRINKLER SYSTEM. NFPA STANDARD SYSTEM TYPE TO BE DETERMINED BY S.F.F.D.

PROJECT DATA

ADDRESS: 33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133

SITE INFORMATION: BLOCK/LOT 0100 / 021B
1,410 SF
EXISTING: 3
PROPOSED: 4

AREA OF LARGEST SINGLE STORY: EXISTING: 988 SF
PROPOSED: 1149 SF

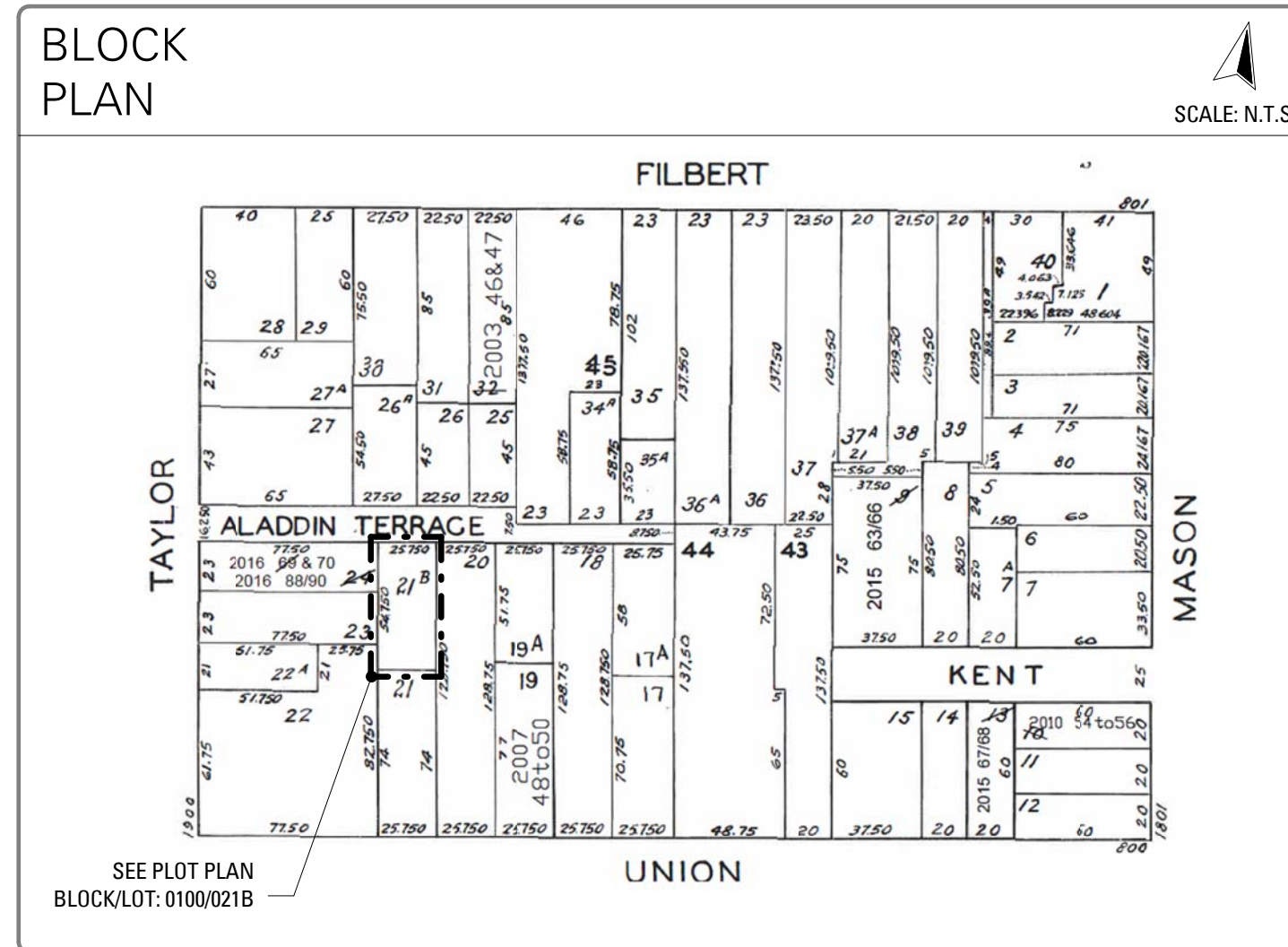
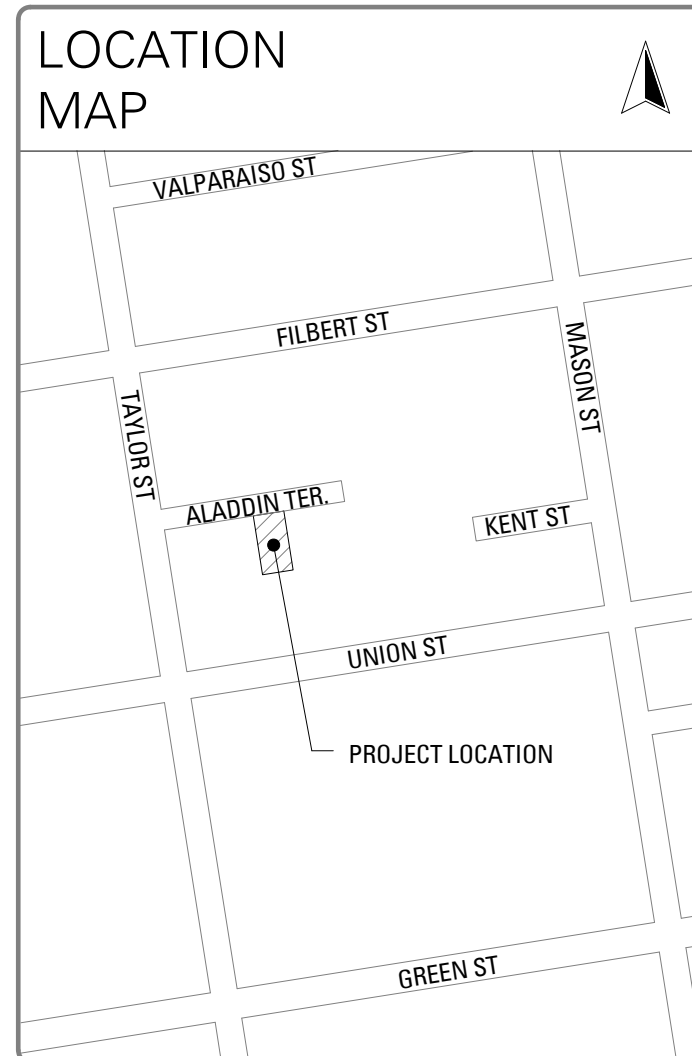
ZONING: RM-1
CONSTRUCTION TYPE: TYPE V-B
SPRINKLER SYSTEM: PROPOSED (N) THROUGHOUT

OCCUPANCY TYPE: R-3
USE: TWO-UNIT RESIDENTIAL (NO CHANGE)

AREA OF WORK: ± 1866 SF
FLOOR LEVELS AFFECTED: 1, 2, 3, ROOF

REQUIRED SETBACKS: FRONT: 0'-0"
REAR: 24'-6"
EAST: 0'-0"
WEST: 0'-0"

PARKING: EXISTING: NONE
PROPOSED: ENCLOSED AT GROUND LEVEL (2 SPACES)



ABBREVIATIONS

&	AND	EXST.	EXISTING	N.T.S.	NOT TO SCALE
@	AT	EXT.	EXTERIOR	O.A.	OVERALL
∅	CENTERLINE	EXTR.	EXTRUSION	O.C.	ON CENTER
±	PLUS OR MINUS	F.F.	FIRE ALARM	OFF.	OFFICE
≡	PROPERTY LINE	F.E.	FIRE EXTINGUISHER	O.F.S.	OUTSIDE FACE OF STUD
#	POUND OR NUMBER	F.E.C.	FIRE EXTINGUISHER CABINET	P.LAM	PLASTIC LAMINATE
A.F.F.	ABOVE FINISH FLOOR	F.H.C.	FIRE HOSE CABINET	PLYWD.	PLYWOOD
AL	ALUMINUM	FIN.	FINISH	PR.	PAIR
ALUM.	ALUMINUM	FL.	FLOOR	PT.	POINT
ANOD.	ANODIZED	FLUOR.	FLUORESCENT	PTN.	PARTITION
APPROX.	APPROXIMATE	F.O.C.	FACE OF CONCRETE	R.	RISER
A.R.	AS REQUIRED	F.O.F.	FACE OF FINISH	REF.	REFERENCE
ARCH.	ARCHITECTURAL	F.O.P.	FACE OF PLYWOOD	REFR.	REFRIGERATOR
AV	AUDIO/VISUAL	F.O.S.	FACE OF STUD	REQ.	REQUIRED
BD.	BOARD	F.R.	FIRE RETARDANT or FIRE RATED	R.F.P.	REINFORCED FIBERGLASS PANEL
BLDG.	BUILDING	FT.	FOOT or FEET	RM.	ROOM
BLK.	BLOCK	FURR.	FURRING	R.O.	ROUGH OPENING
BLKG.	BLOCKING	FUT.	FUTURE	S.	SOUTH
B.O.	BOTTOM OF	F.V.	FIELD VERIFY	S.C.D.	SEE CIVIL DRAWINGS
BTWN.	BETWEEN	GA.	GAUGE	SCHED.	SCHEDULE
CAB.	CABINET	GALV.	GALVANIZED	SECT.	SECTION
CL.	CELING	G.C.	GENERAL CONTRACTOR	S.E.D.	SEE ELECTRICAL DRAWINGS
CLKG.	CAULKING	GEN.	GENERAL	S.F.	SQUARE FEET
CLOS.	CLOSET	GWB.	GYP/SUM WALL BOARD	SIM.	SIMILAR
CLR.	CLEAR	GYP.	GYP/SUM	S.M.D.	SEE MECHANICAL DRAWINGS
CMU	CONCRETE MASONRY UNIT	H.B.	HOSE BIB	SPEC.	SPECIFICATION
C.O.	CLEAN OUT	H.C.	HANDICAPPED	SQ.	SQUARE
COL.	COLUMN	H.M.	HOLLOW METAL	S.S.D.	SEE STRUCTURAL DRAWINGS
CONC.	CONCRETE	HORIZ.	HORIZONTAL	ST.	STAINLESS STEEL
CONN.	CONNECTION	HR.	HOUR	STD.	STANDARD
CONSTR.	CONSTRUCTION	HT.	HEIGHT	STL.	STEEL
CONT.	CONTINUOUS	H.W.D.	HOT WATER DISPENSER	STOR.	STORAGE
CORR.	CORRIDOR	H.W.H.	HOT WATER HEATER	STRUCT.	STRUCTURAL
CTR.	CENTER	INSUL.	INSULATION	T.B.D.	TREAD
CTSK.	COUNTERSUNK	INT.	INTERIOR	T.	TO BE DETERMINED
DBL.	DOUBLE	JAN.	JANITOR	T&G	TONGUE AND GROOVE
DEPT.	DEPARTMENT	J.C.	JANITOR'S CLOSET	TEL.	TELEPHONE
DET.	DETAIL	JT.	JOINT	TEMP.	TEMPORARY
D.F.	DRINKING FOUNTAIN	KIT.	KITCHEN	THK.	THICK
DIA.	DIAMETER	LAM.	LAMINATE	T.O.	TOP OF
DIM.	DIMENSION	LAV.	LAVATORY	T.O.S.	TOP OF SLAB
DISP.	DISPENSER	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
DN.	DOWN	M.D.F.	MEDIUM DENSITY FIBERBOARD	TYP.	TYPICAL
D.O.	DOOR OPENING	M.ECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
DR.	DOOR	MEMB.	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	MET.	METAL	UTIL.	UTILITY
DWR.	DRAWER	MEZZ.	MEZZANINE	VAR.	VARIES
(E)	EXISTING	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
E	EAST	MIN.	MINIMUM	VERT.	VERTICAL
EA.	EACH	MISC.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
E.J.	EXPANSION JOINT	M.O.	MASONRY OPENING	VOL.	VOLUME
E.	ELEVATION	MTD.	MOUNTED	W.	WEST
ELEC.	ELECTRICAL	MTG.	MOUNTING	WD.	WIDE or WIDTH
ELEV.	ELEVATION	MUL.	MULLION	W/	WITH
EMER.	EMERGENCY	(N)	NEW	W.C.	WATER CLOSET
ENGR.	ENGINEER	N.	NORTH	WD.	WOOD
E.P.	ELECTRICAL PANEL BOARD	N.I.C.	NOT IN CONTRACT	W.O.	WHERE OCCURS
EQ.	EQUAL	NO.	NUMBER	W/O	WITHOUT
EQPT	EQUIPMENT	NOM.	NOMINAL	WT.	WEIGHT
				YD.	YARD
				X or x	BY

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2013 CALIFORNIA GREEN BUILDING CODE

2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2013 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2013 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2013 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2013 SAN FRANCISCO HOUSING CODE AMENDMENTS
2013 SAN FRANCISCO FIRE CODE AMENDMENTS
NFPA 13 & NFPA 13R

ADDITIONAL NOTES

DEFERRED SUBMITTALS & COORDINATING SCOPE OF WORK AS REQUIRED

LIFE SAFETY
LANDSCAPING
SHORING AND/OR UNDERPINNING
FIRE ALARM AND/OR LIFE SAFETY
FIRE SPRINKLER
CIVIL ENGINEERING
STRUCTURAL

EXISTING AND PROPOSED UNIT AREAS

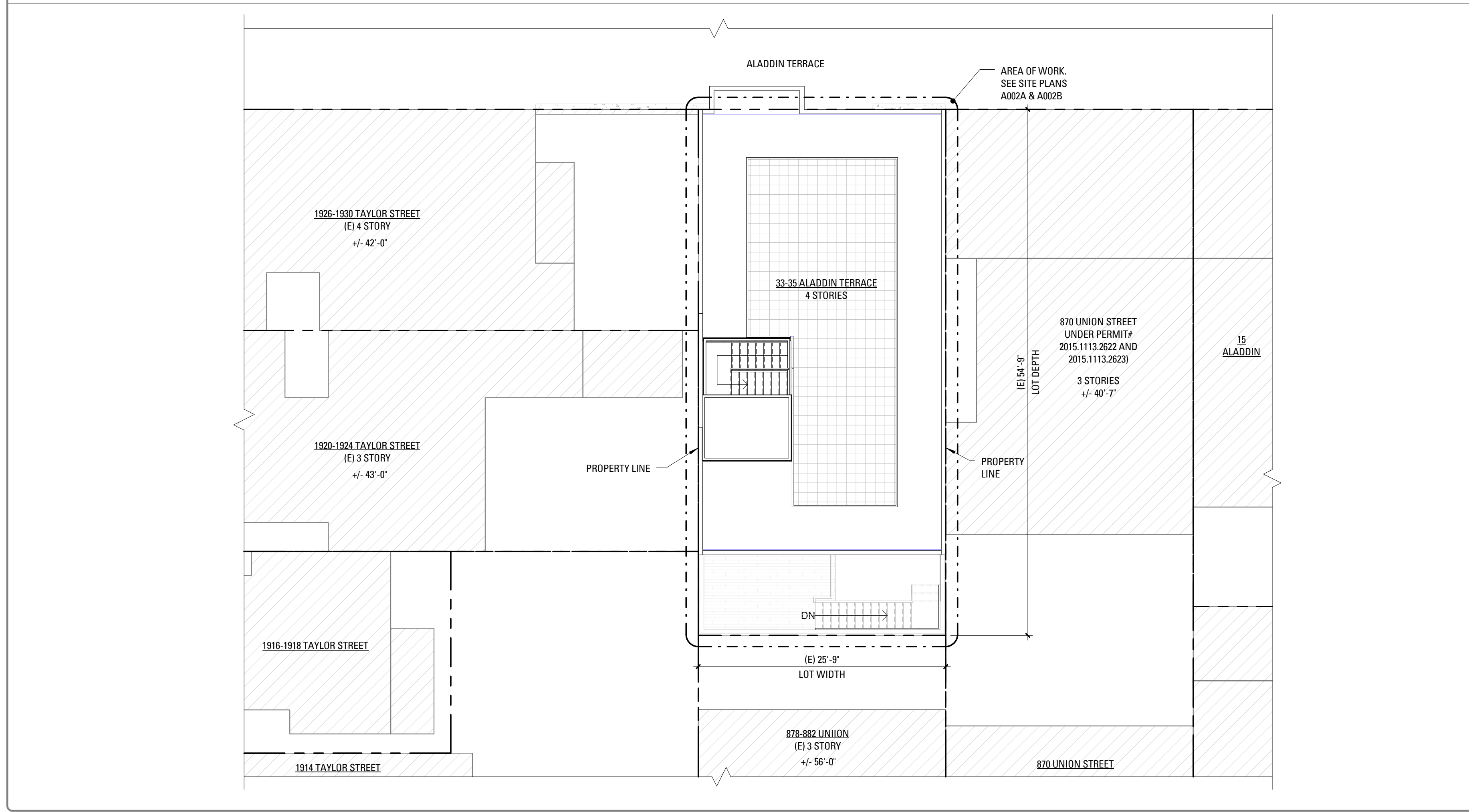
GROSS SQUARE FOOTAGE BY FLOOR:
UNIT 1 EXISTING: 897 SF
UNIT 1 PROPOSED: 1317 SF
UNIT 2 EXISTING: 800 SF
UNIT 2 PROPOSED: 2050 SF
EXISTING COMMON AREAS AND COMMON STAIRS: 1011 SF
PROPOSED GARAGE, CORRIDORS AND COMMON STAIRS: 895 SF
EXISTING YARDS AND DECKS: 282 SF
PROPOSED YARDS AND DECKS: 1308 SF

TOTAL EXISTING GROSS BUILDING AREA: 2877 SF
TOTAL PROPOSED GROSS BUILDING AREA: 4486 SF
55.92% INCREASE IN GROSS SF

UNIT 1 EXISTING BEDROOMS: 2
UNIT 1 PROPOSED BEDROOMS: 2
UNIT 2 EXISTING BEDROOMS: 2
UNIT 2 PROPOSED BEDROOMS: 3

TOTAL EXISTING BEDROOMS: 4
TOTAL PROPOSED BEDROOMS: 5

PROPOSED PLOT PLAN



NO. RECORD OF DRAWING ISSUANCE DATE

0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

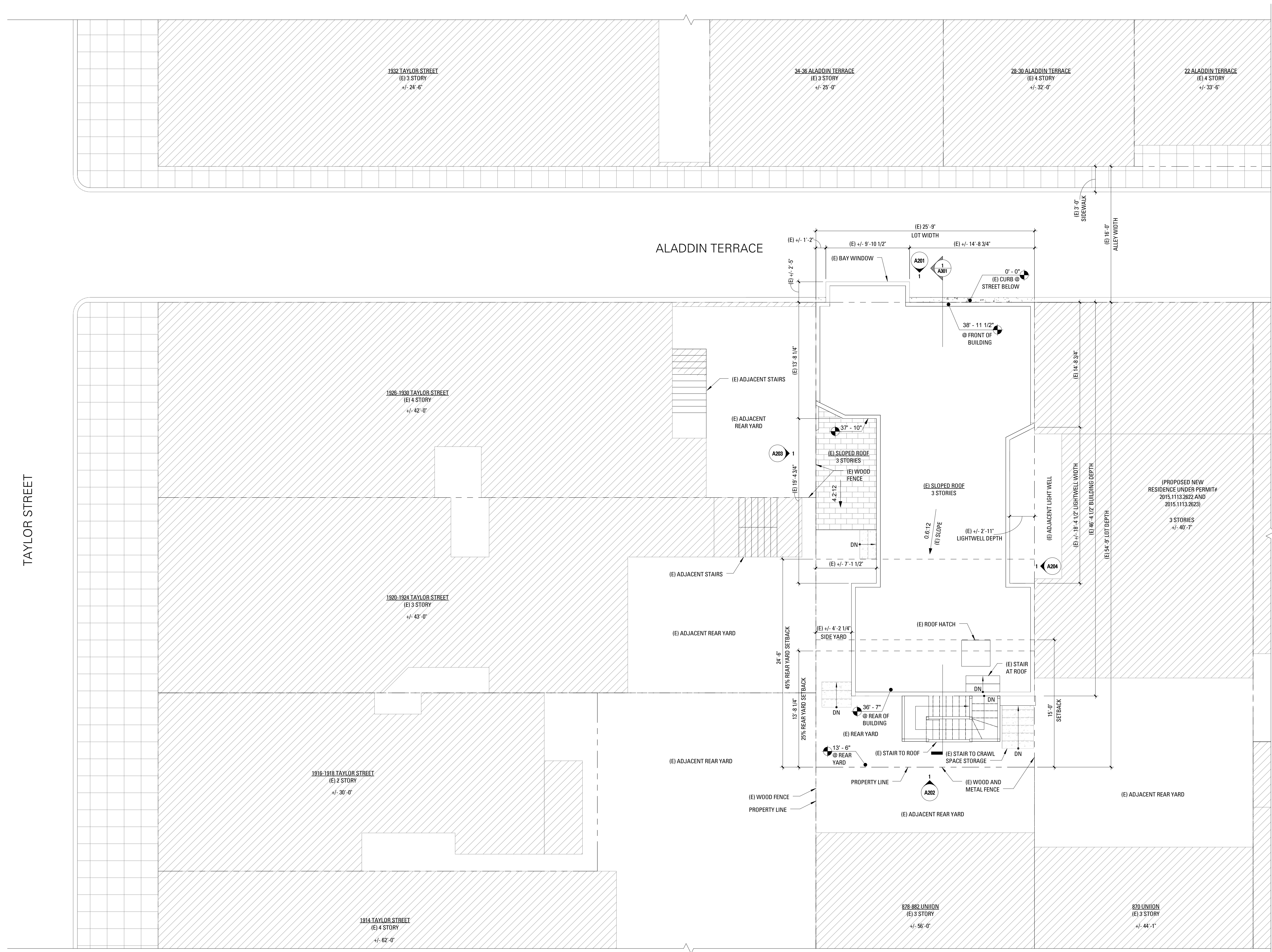
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Drawn By:	AW
Checked By:	BE
Project Number:	1639.1

TITLE SHEET

SHEET NUMBER

A001



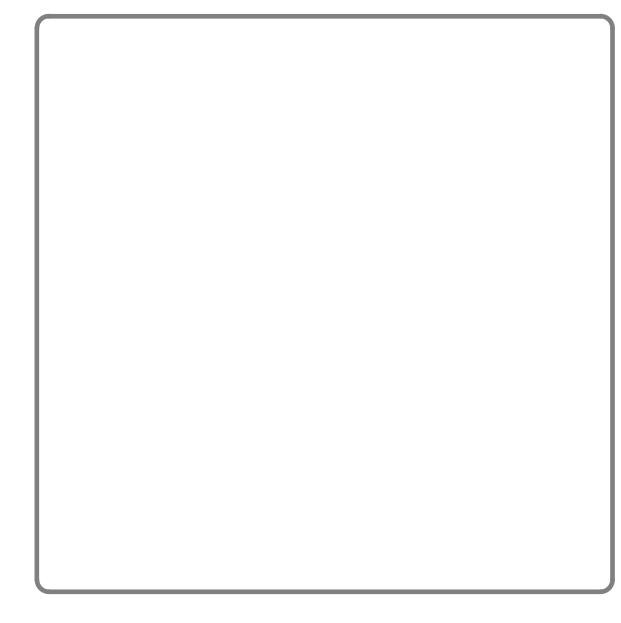
33-35 ALADDIN TERRACE REMODEL & ADDITION

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133

M
MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590

RIA Z



NO.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016

SITE PERMIT SET REVISION 1

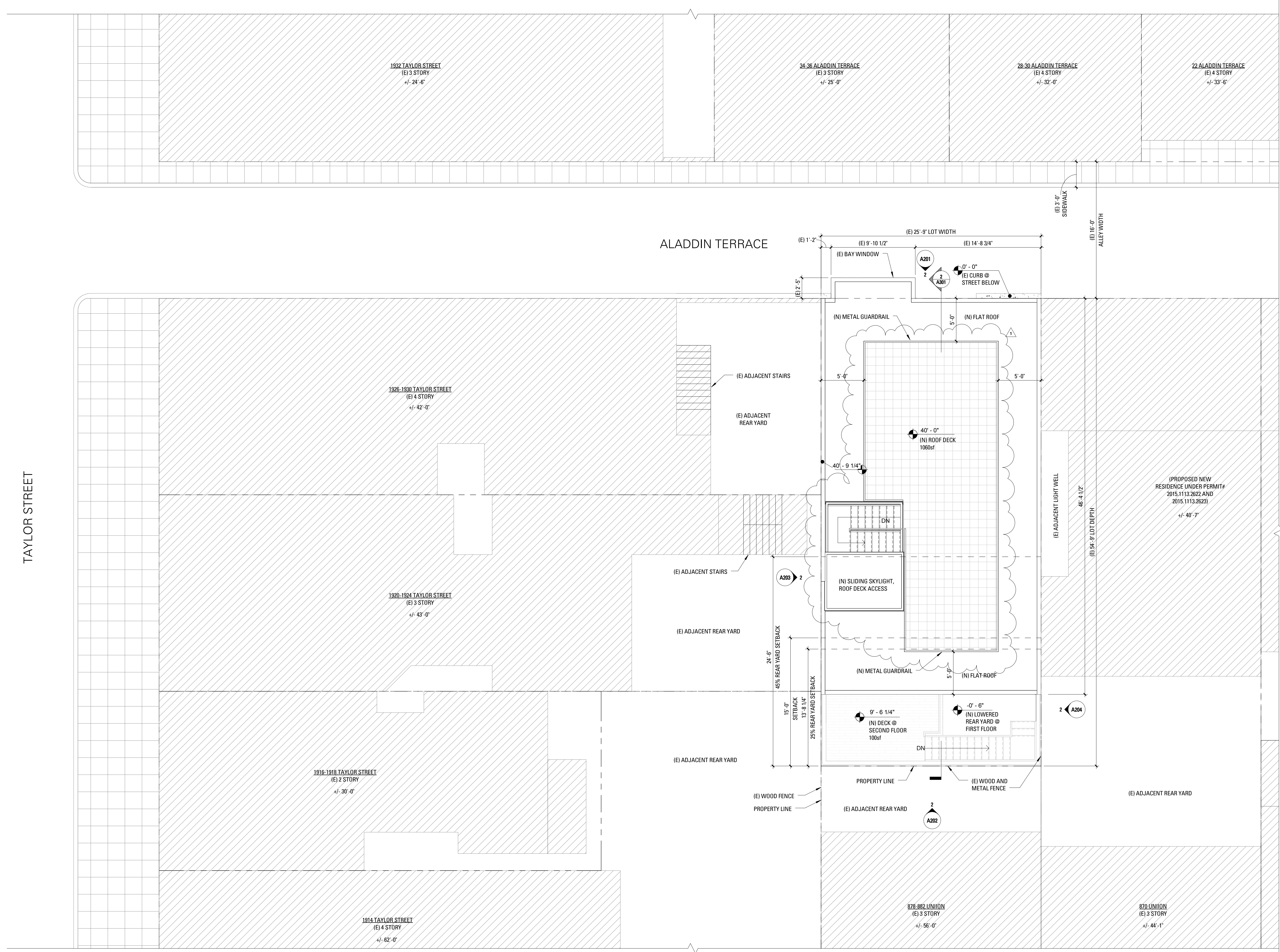
Drawn By: **AW**
Checked By: **BE**
Project Number: **1639.1**

EXISTING SITE PLAN

SHEET NUMBER
A002A

1 EXISTING SITE PLAN
3/16" = 1'-0"

8/23/2017 8:37:24 AM



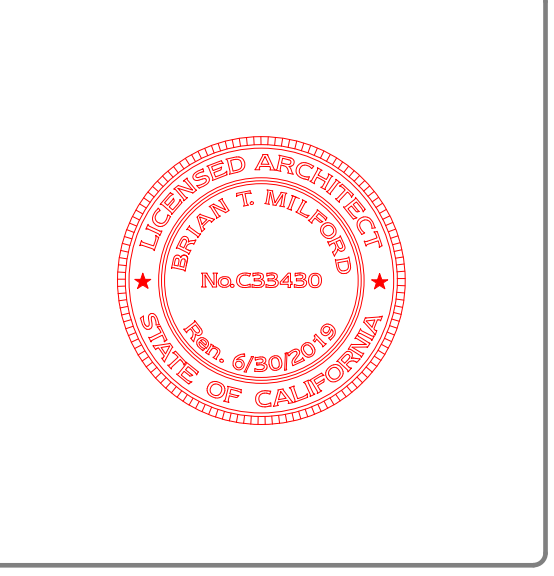
33-35 ALADDIN TERRACE REMODEL & ADDITION

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133

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San Francisco, CA 94104
T 415 346 9590

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NO.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

SITE PERMIT SET REVISION 1

Drawn By: **AW**
Checked By: **BE**
Project Number: **1639.1**

PROPOSED SITE PLAN

SHEET NUMBER
A002B

1 (N) SITE PLAN
3/16" = 1'-0"

8/23/2017 8:37:24 AM



13 ALADDIN TERRACE FROM TAYLOR ST



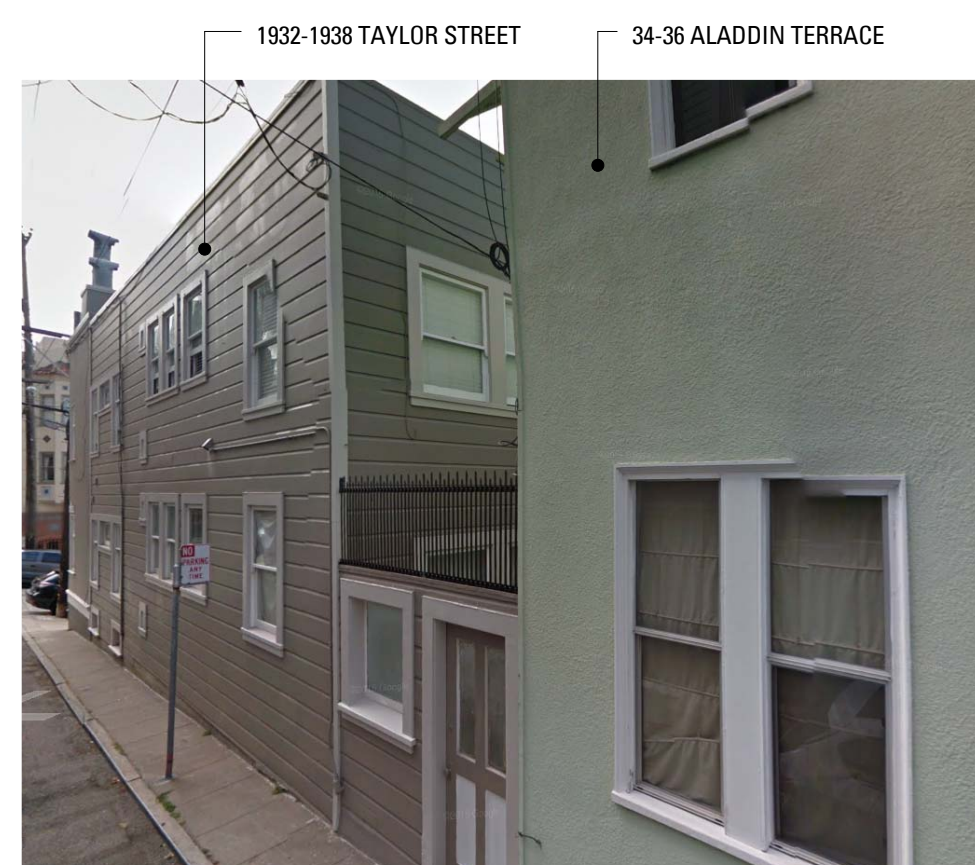
12 VIEWS FROM SUBJECT PROPERTY ROOF



11 Existing Photos - from roof 2



EXISTING SITE PLAN
1/8" = 1'-0"



6 NORTH SIDE OF ALADDIN TERRACE



5 Existing Photos - north 2



4 Existing Photos - north 3



3 FRONT OF SUBJECT BUILDING



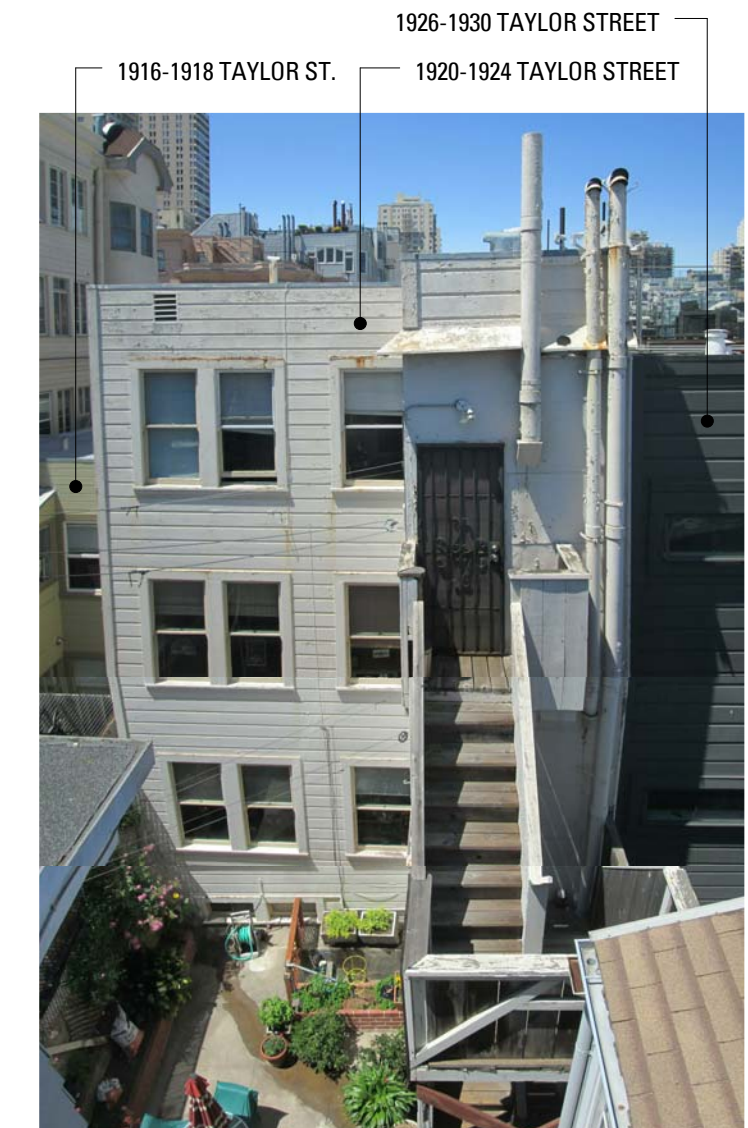
2 SOUTH SIDE OF ALADDIN TERRACE



1 SOUTH SIDE OF ALADDIN TER.



10 ADJACENT BUILDING TO WEST



9 ADJACENT BUILDING TO WEST



8 ADJACENT BUILDING TO SOUTH



7 REAR OF SUBJECT BUILDING

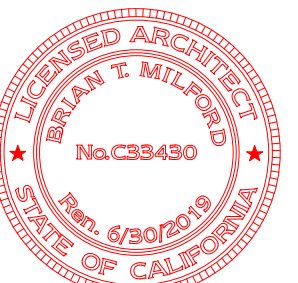
**33-35 ALADDIN
TERRACE
REMODEL &
ADDITION**

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



**MARTINKOVIC MILFORD
ARCHITECTS**

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590



NO.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2018

SITE PERMIT SET REVISION 1

Drawn By: **AW**
Checked By: **BE**
Project Number: **1639.1**

**EXISTING CONDITIONS -
PHOTOGRAPHS**
SHEET NUMBER

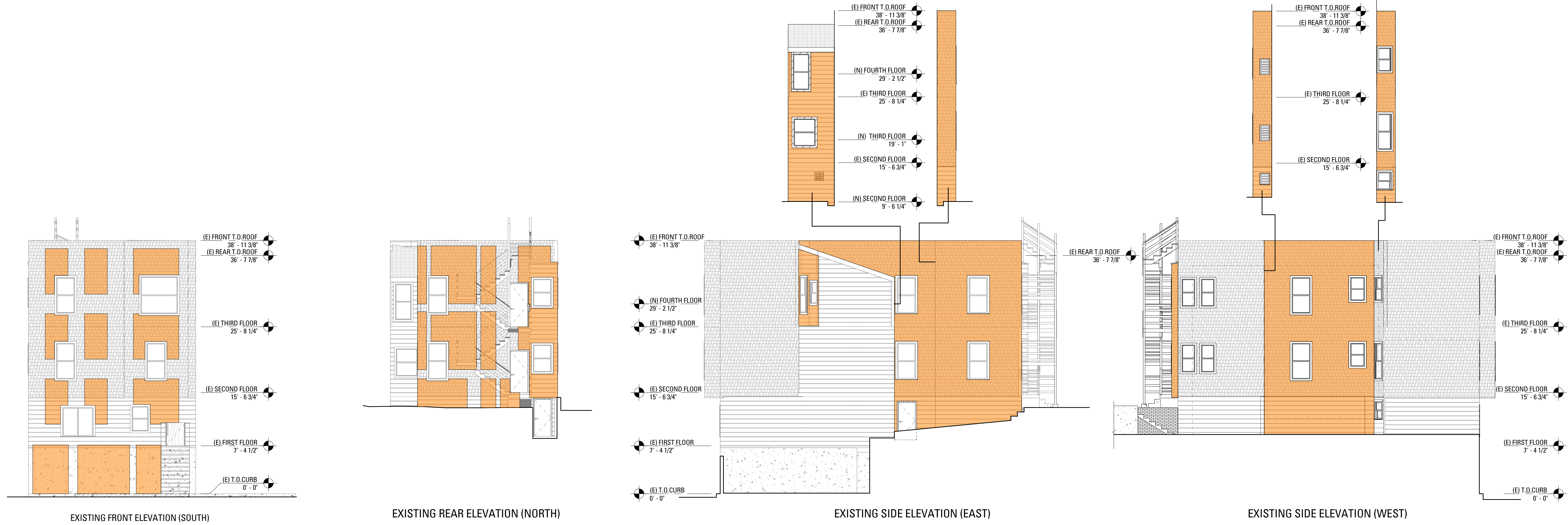
A003

**33-35 ALADDIN TERRACE
REMODEL &
ADDITION**

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650
San Francisco, CA 94104
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2 VERTICAL DEMOLITION CALCULATION DIAGRAMS
1/8" = 1'-0"



1 HORIZONTAL DEMOLITION CALCULATION DIAGRAMS
1/8" = 1'-0"

SECTION 317(b) DEMOLITION CALCULATIONS - METHOD 2					
ABOVE GRADE VERTICAL ELEMENTS IN SQUARE FEET	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
FRONT (NORTH) ELEVATION	966.8 SF	364.8 SF	37.7%		
REAR (SOUTH) ELEVATION	482.9 SF	321.8 SF	66.6%		
EAST ELEVATION	1389.5 SF	587.5 SF	42.3%		
WEST ELEVATION	1668.8 SF	742.8 SF	44.5%		
TOTAL:	4508 SF	2016.9 SF	44.7%	50%	YES

ABOVE GRADE HORIZONTAL ELEMENTS IN SQUARE FEET	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
FIRST FLOOR (SLAB ON GRADE)	N/A	N/A	N/A		
SECOND FLOOR	947 SF	947 SF	100%		
THIRD FLOOR	941 SF	941 SF	100%		
ROOF	1002 SF	1002 SF	100%		
TOTAL:	2890 SF	2890 SF	100%	50%	NO

■ SURFACE AREA TO BE REMOVED

NO.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2018
1	SITE PERMIT REVISION 1	08.22.2017

SITE PERMIT SET REVISION 1	
Drawn By:	Author
Checked By:	Approver
Project Number:	1639.1

SECTION 317B
CALCULATIONS
SHEET NUMBER
A004A

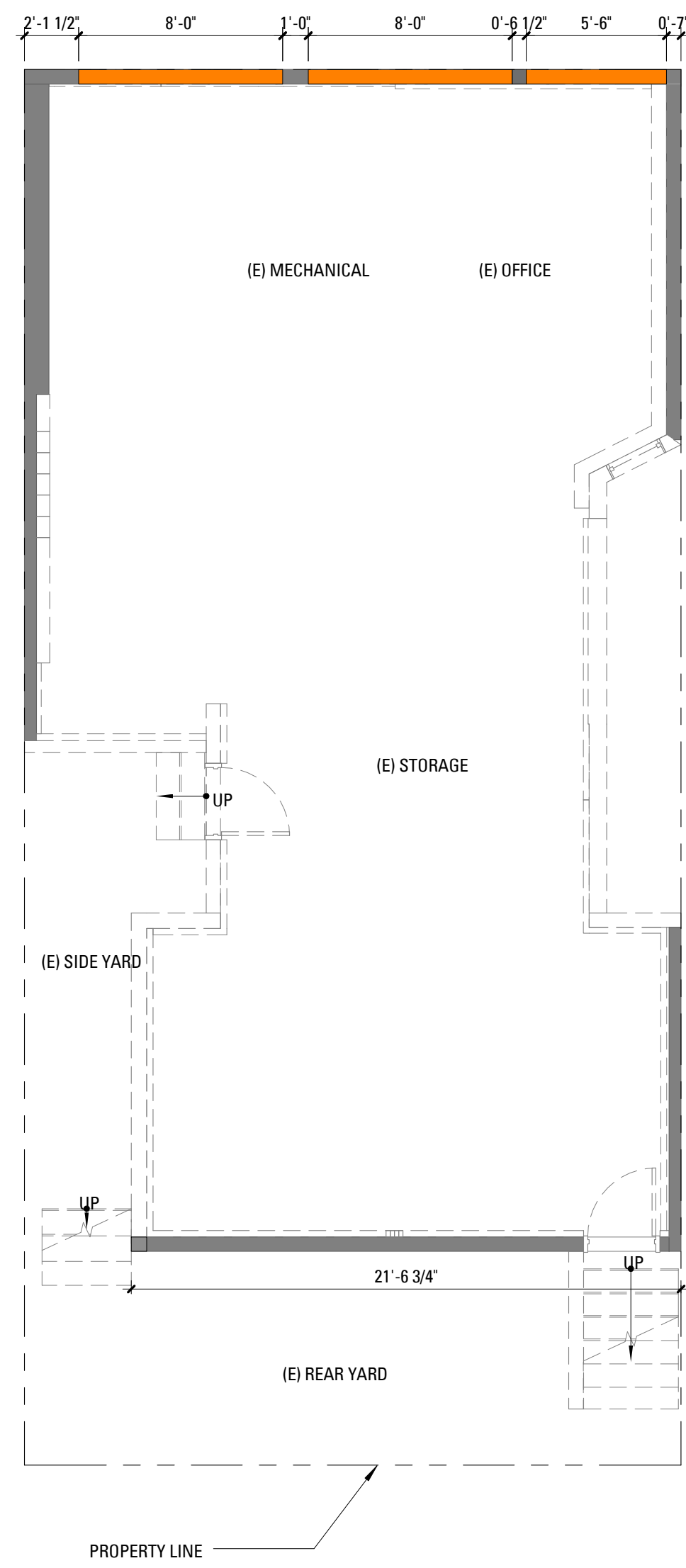
8/22/2017 8:38:24 AM

**33-35 ALADDIN
TERRACE
REMODEL &
ADDITION**

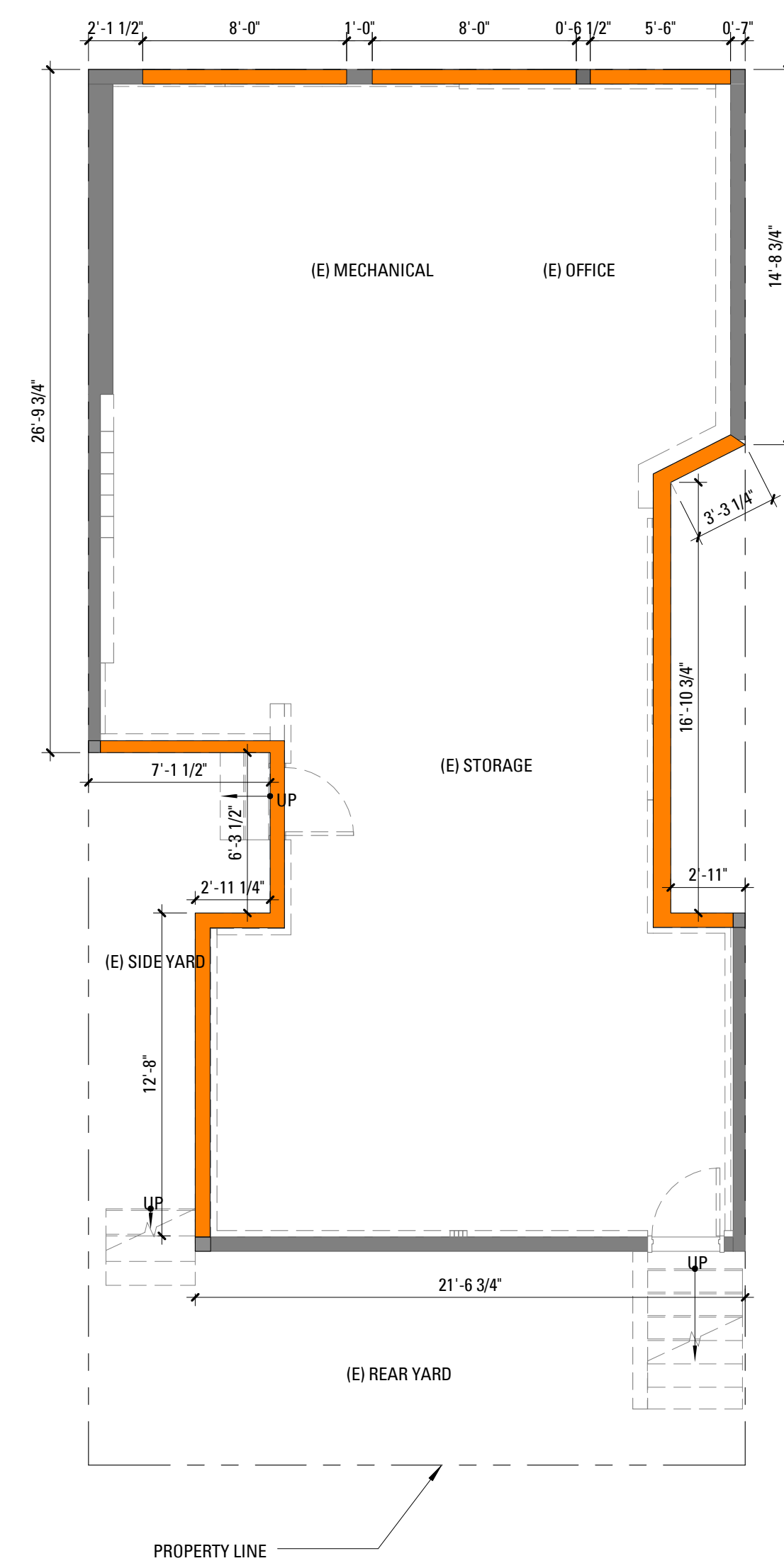
33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



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1 FRONT & REAR WALL DIAGRAM
3/16" = 1'-0"



2 PERIMETER WALL DIAGRAM
3/16" = 1'-0"

SECTION 317(b) DEMOLITION CALCULATIONS - METHOD 1

SUM OF FRONT AND REAR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
FRONT (NORTH) ELEVATION	25'-7"	21'-6"	86%		
REAR (SOUTH) ELEVATION	21'-6 3/4"	0'-0"	0%		
TOTAL:	46'-1 3/4"	21'-6"	46.6%	50%	YES
SUM OF EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
PERIMETER	150'-1/2"	73'-7 1/4"	49.1%	65%	YES

-SURFACE AREA TO BE REMOVED

NO.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

SITE PERMIT SET REVISION 1

Drawn By: _____ Author
 Checked By: _____ Approver
 Project Number: **1639.1**

**SECTION 317B
CALCULATIONS**

SHEET NUMBER
A004B

**33-35 ALADDIN TERRACE
REMODEL &
ADDITION**

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590



PLAN LEGEND

	(E) CONSTRUCTION TO BE REMOVED
	(E) CONSTRUCTION TO BE REMOVED
	(E) PTN TO REMAIN
	WALL TAG
	(N) NON-RATED PTN
	(N) 1HR-RATED, INSULATED INT. PTN.
	(N) 2HR-RATED, INSULATED INT. PTN.
	(N) INT. TEMPERED GLASS PTN.
	(N) DOOR TAG
	(N) SWING DOOR
	DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	HOSE BIB
	GAS SHUTOFF VALVE
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

**DEMOLITION PLAN
GENERAL NOTES**

- SEE SHEET A001 FOR LEGEND AND ABBREVIATIONS
- CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH NEW CONSTRUCTION. REFER TO PLANS AND ELEVATIONS. PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
- REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
- CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES WHERE APPLIANCES AND FIXTURES ARE DISCONNECTED.
- CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
- DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

**DEMOLITION
KEYNOTES**

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK
D2	REMOVE (E) DOOR
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK
D4	REMOVE (E) PLUMBING FIXTURE; CAP OFF/RE-ROUTE UTILITY LINES AS REQ'D
D5	REMOVE (E) STAIRS AND (E) HANDRAIL W.O.
D6	REMOVE PORTION OF (E) FLOOR PLATE TO ACCOMMODATE (N) WORK - SEE NEW CONSTRUCTION SHEETS A111-A113
D7	REMOVE (E) COLUMNS
D8	REMOVE (E) WALL FINISHES. (E) FRAMING TO REMAIN
D9	REMOVE (E) FLOOR SLAB AND EXCAVATE AS REQUIRED FOR (N) FIRST FLOOR SLAB
D10	RELOCATE (E) RADIANT HEAT MANIFOLD AND TANKLESS WATER HEATER
D11	(E) REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK
D12	REMOVE (E) FOUNDATION WALL
D13	(E) FLOOR ASSEMBLY TO BE RAISED, SEE (E) AND (N) LEVELS ON ELEVATION SHEETS A201-A204
D14	REMOVE (E) REAR POPOUT
D19	REMOVE (E) WALL VENT

NO. RECORD OF DRAWING ISSUANCE DATE

0	SITE PERMIT SET	08.16.2016
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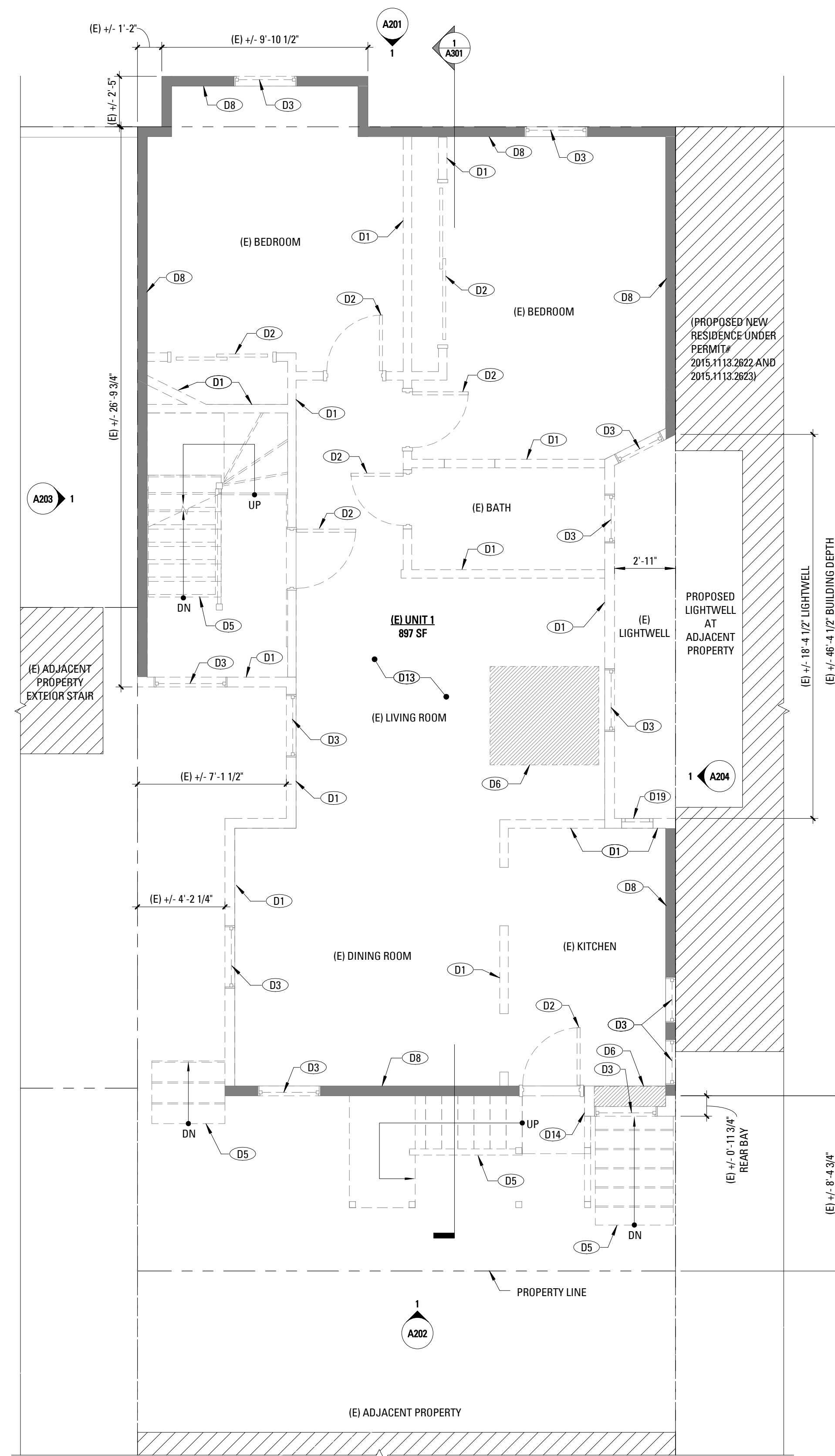
SITE PERMIT SET REVISION 1

Drawn By:	AW
Checked By:	BE
Project Number:	1639.1

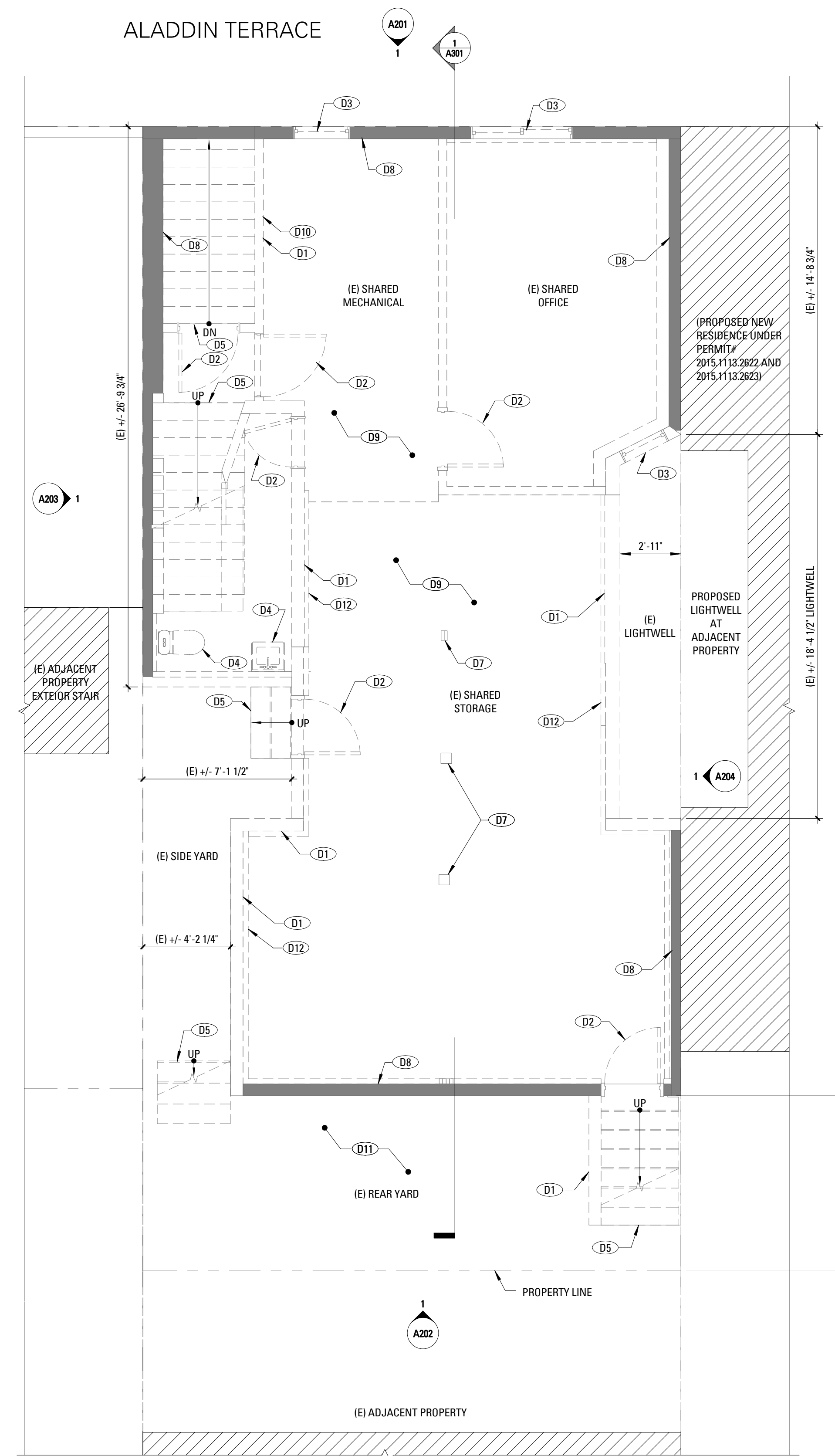
**FIRST & SECOND FLOOR
EXISTING/DEMO PLANS**

SHEET NUMBER

A101



2 SECOND FLOOR EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



1 FIRST FLOOR EXISTING/DEMOLITION PLAN
1/4" = 1'-0"

**33-35 ALADDIN TERRACE
REMODEL &
ADDITION**

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SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590



PLAN LEGEND

	(E) CONSTRUCTION TO BE REMOVED
	(E) CONSTRUCTION TO BE REMOVED
	(E) PTN TO REMAIN
	WALL TAG
	(N) NON-RATED PTN
	(N) 1HR-RATED, INSULATED INT. PTN.
	(N) 2HR-RATED, INSULATED INT. PTN.
	(N) INT. TEMPERED GLASS PTN.
	(N) DOOR TAG
	(N) SWING DOOR
	DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/4"=1' FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	HOSE BIB
	GAS SHUTOFF VALVE
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

**DEMOLITION PLAN
GENERAL NOTES**

- SEE SHEET A001 FOR LEGEND AND ABBREVIATIONS
- CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH NEW CONSTRUCTION. REFER TO PLANS AND ELEVATIONS. PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
- REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
- CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES WHERE APPLIANCES AND FIXTURES ARE DISCONNECTED.
- CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
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**DEMOLITION
KEYNOTES**

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK
D2	REMOVE (E) DOOR
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK
D5	REMOVE (E) STAIRS AND (E) HANDRAIL W.O.
D6	REMOVE PORTION OF (E) FLOOR PLATE TO ACCOMMODATE (N) WORK - SEE NEW CONSTRUCTION SHEETS A111-A113
D8	REMOVE (E) WALL FINISHES. (E) FRAMING TO REMAIN
D14	REMOVE (E) REAR POPOUT
D17	REMOVE (E) ROOF TO ACCOMMODATE (N) WORK
D19	REMOVE (E) WALL VENT
D20	REMOVE (E) FIREPLACE AND SURROUND
D21	REMOVE (E) ROOF ACCESS HATCH

NO. RECORD OF DRAWING ISSUANCE DATE

0	SITE PERMIT SET	08.16.2018
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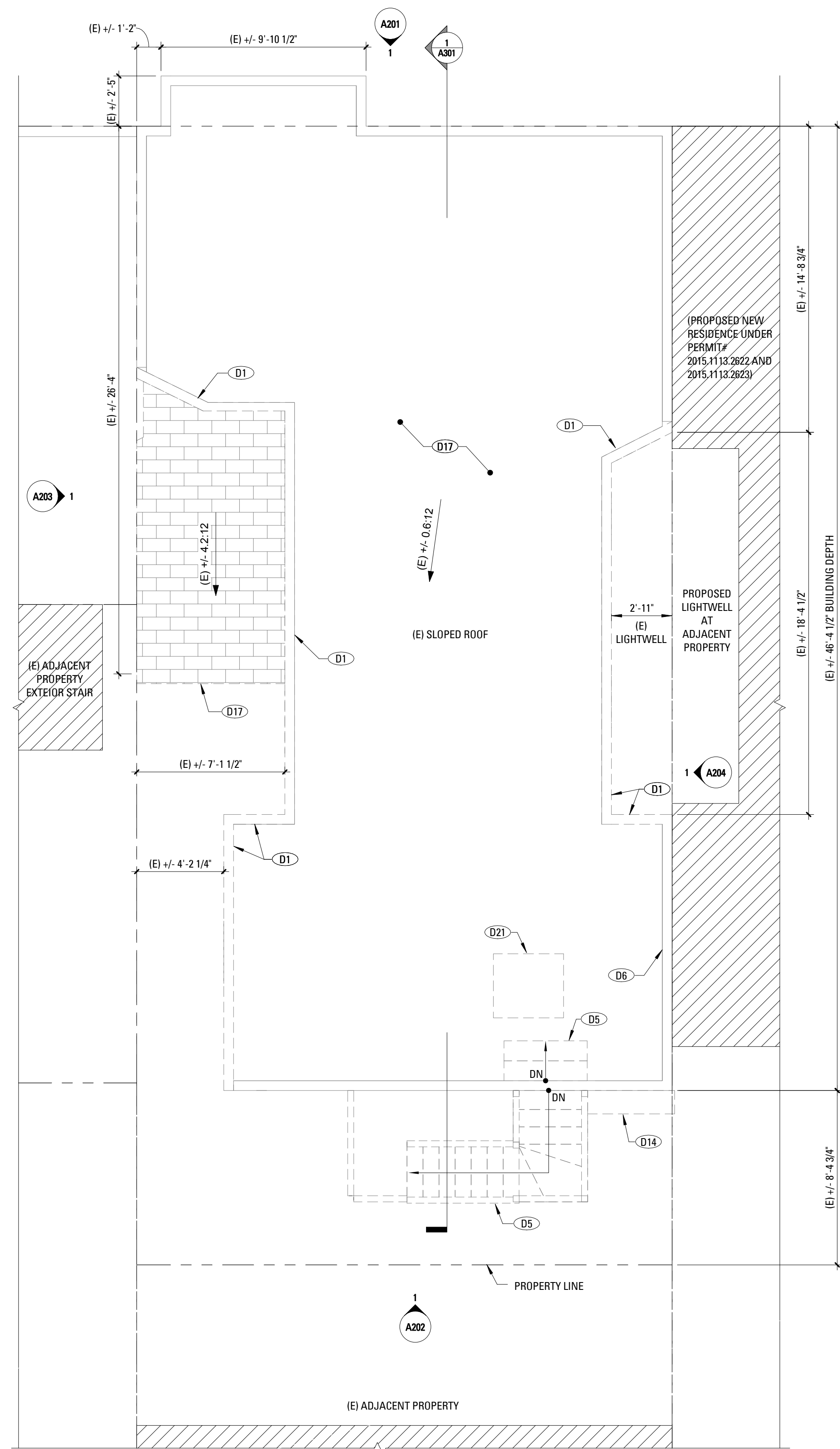
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Drawn By:	AW
Checked By:	BE
Project Number:	1639.1

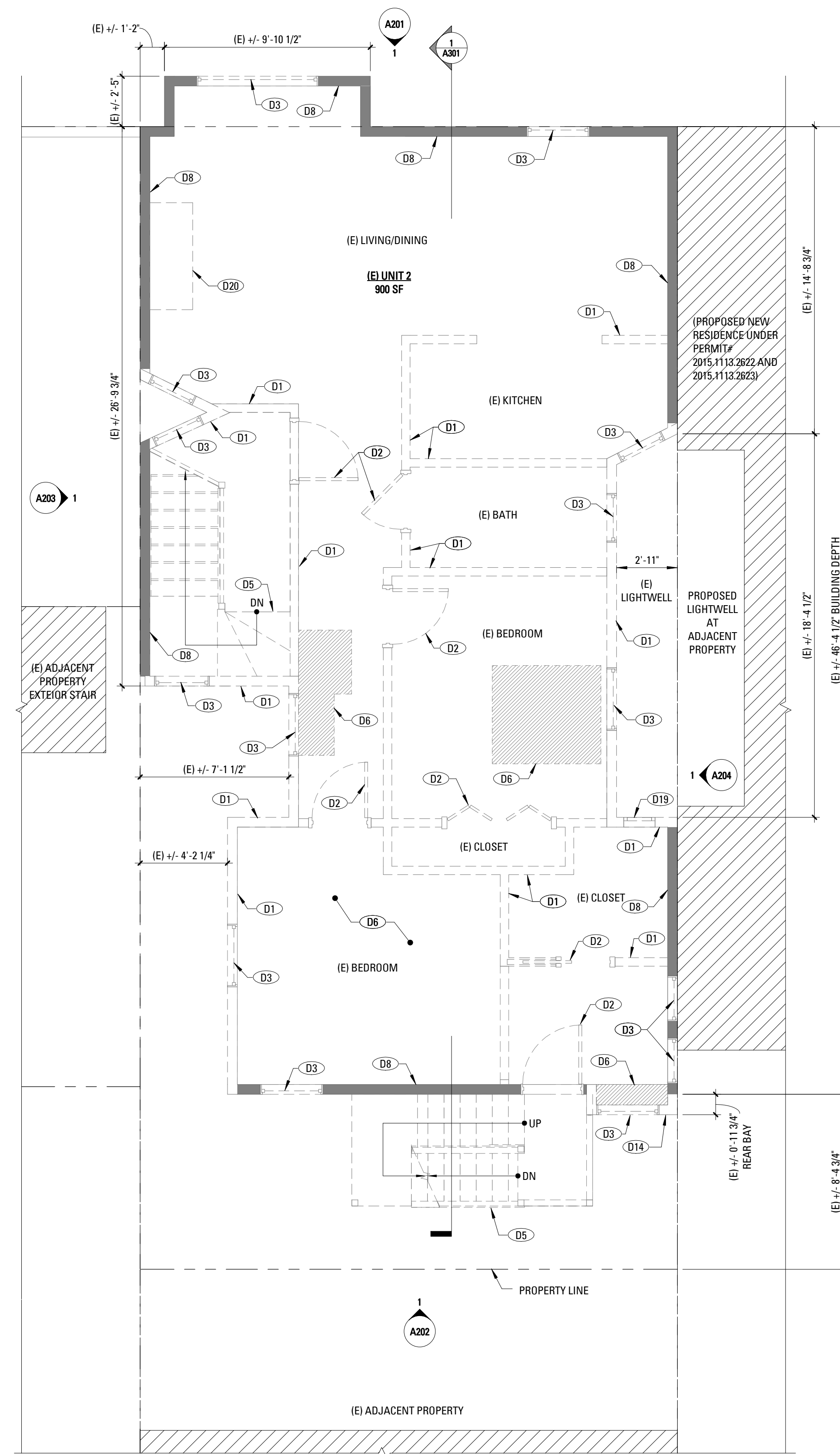
**THIRD FLOOR & ROOF
EXISTING/DEMO PLANS**

SHEET NUMBER

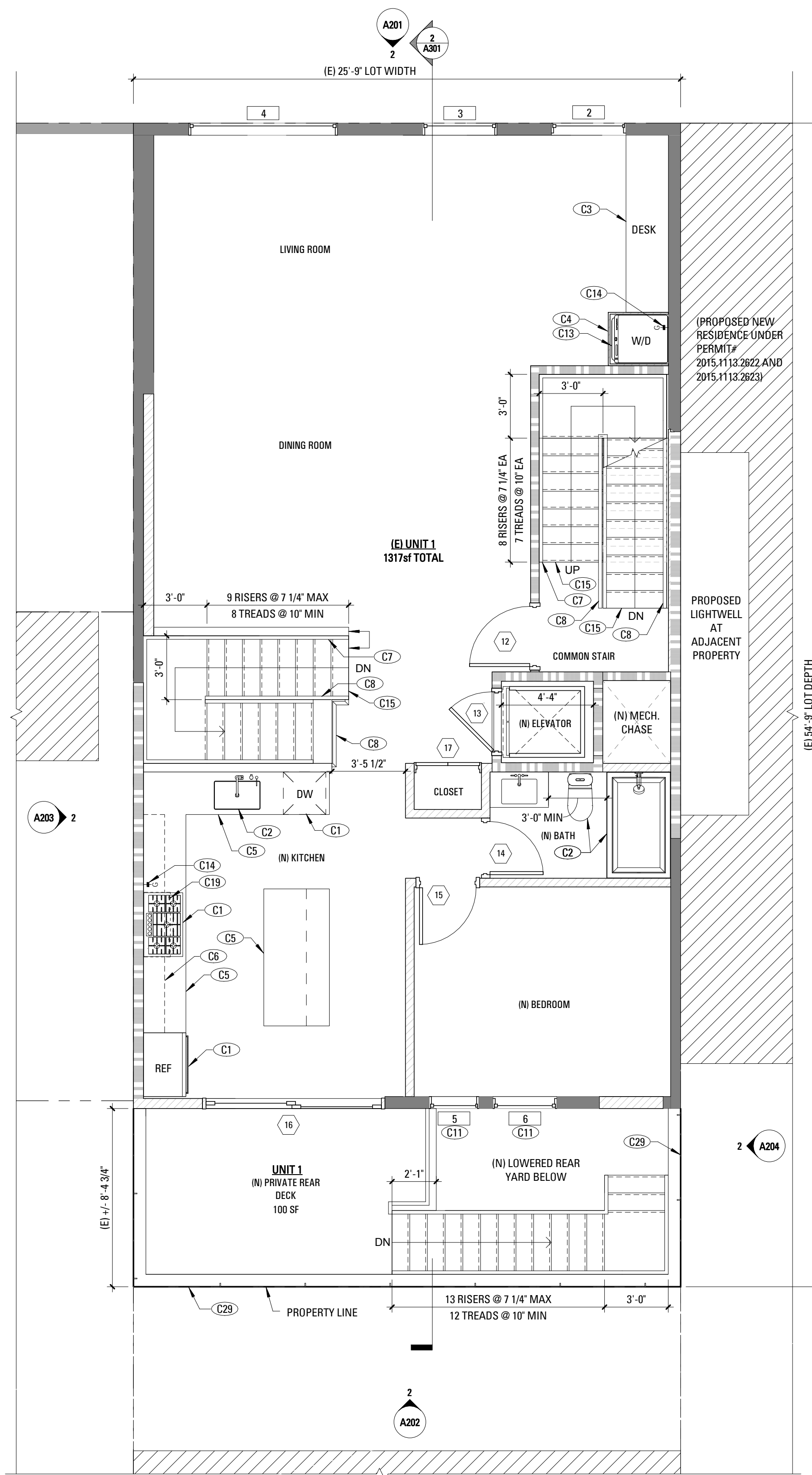
A102



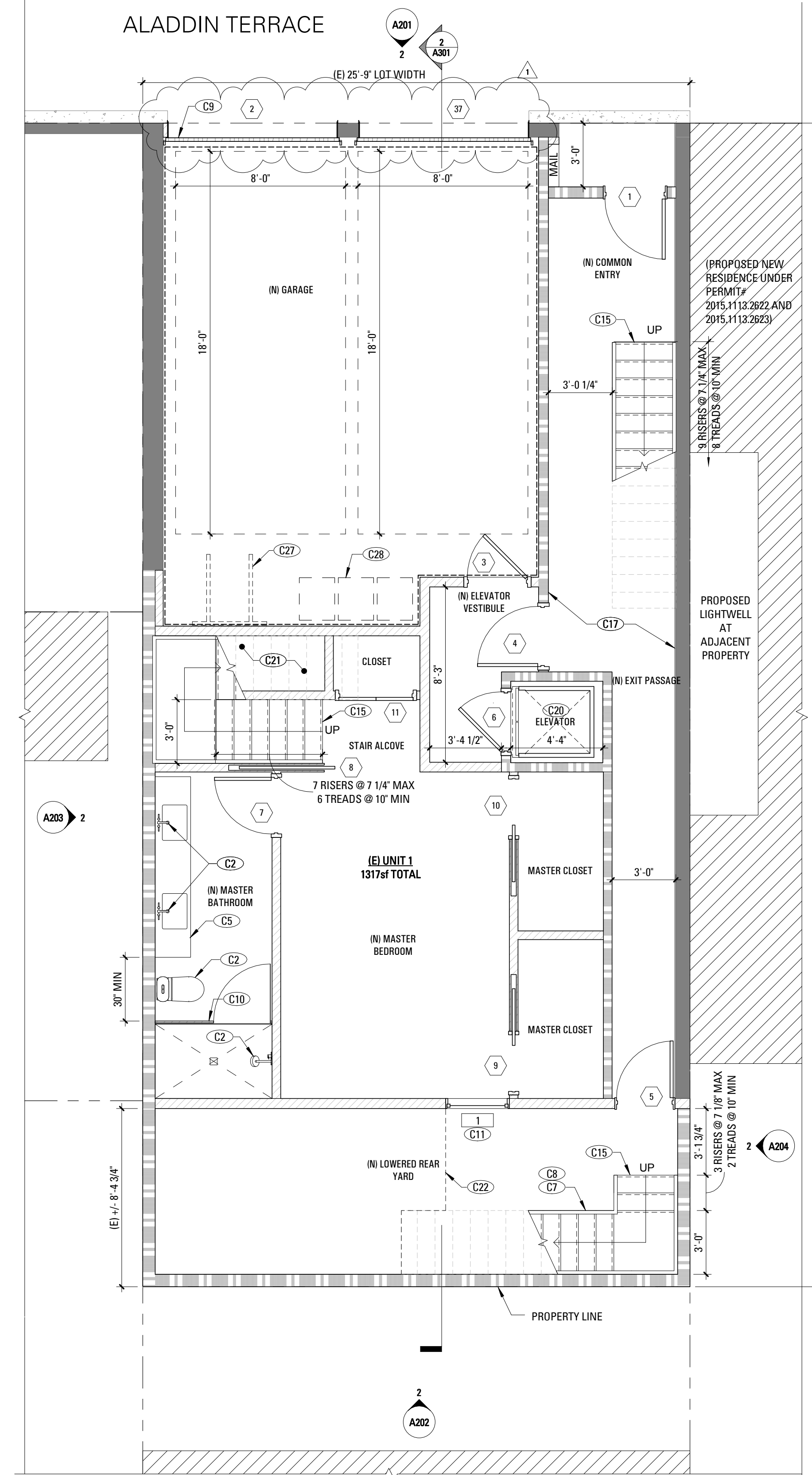
2 ROOF EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



1 THIRD FLOOR EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

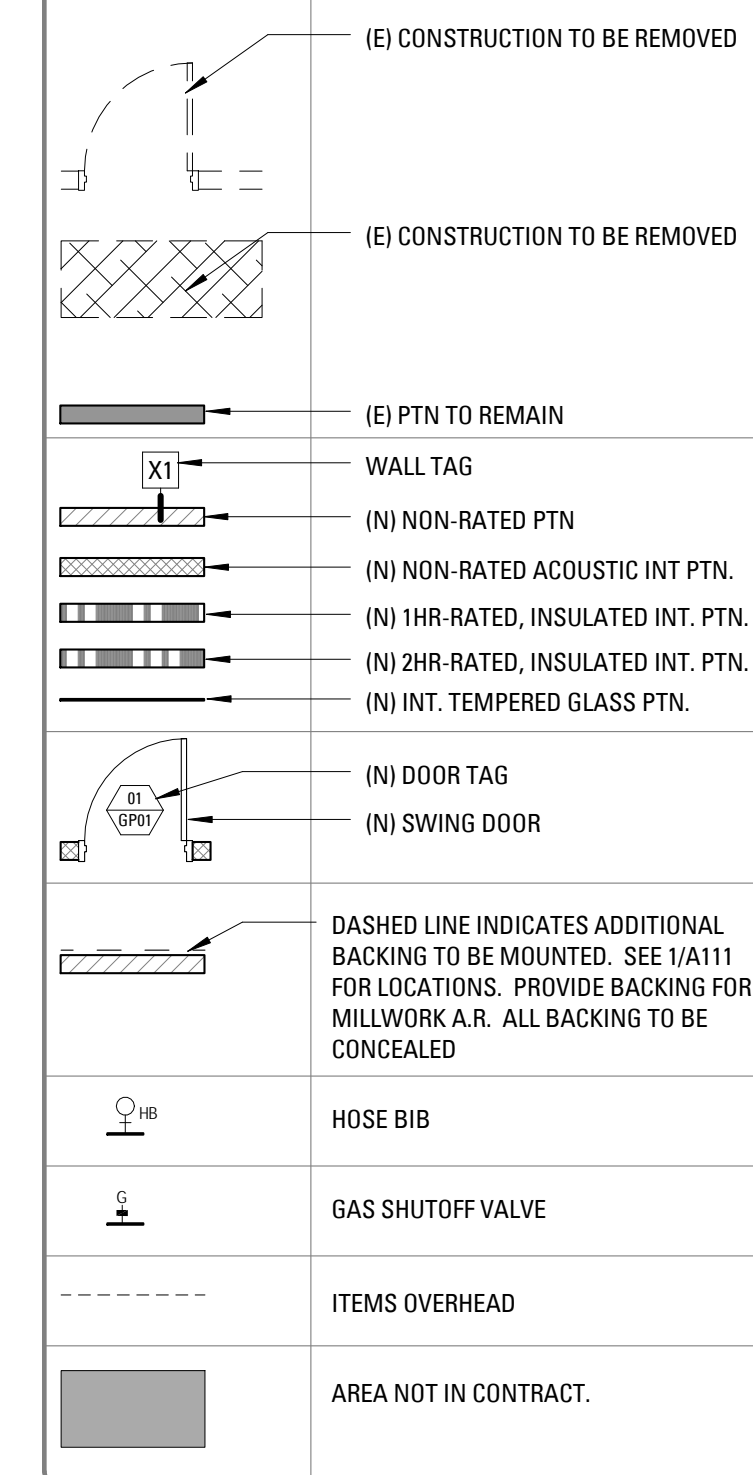


1 FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

**CONSTRUCTION PLAN (RES)
GENERAL NOTES**

- SEE SHEET A004 FOR ACCESSIBLE CLEARANCES & FURTHER INFORMATION ON RECEPTION DESK
SEE GENERAL NOTES ON SHEET A002.
- ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901.
 - ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
 - CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
 - DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
 - PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
 - PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E212-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
 - WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
 - FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL. ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
 - FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
 - PROVIDE MINIMUM OF R-19 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO LIVING SPACE.
 - PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
 - WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
 - ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
 - ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
 - STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
 - ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
 - ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
 - WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).
 - KITCHEN RANGES SHALL BE PROVIDED WITH A METAL VENTILATING HOOD. A VERTICAL CLEARANCE OF 24" MINIMUM BETWEEN THE COOKTOP & METAL VENTILATING HOOD SHALL BE MAINTAINED. THE HOOD SHALL BE AS WIDE AS THE RANGE AND CENTERED OVER THE UNIT. THE METAL HOOD SHALL BE 0.012" MINIMUM THICK (2013 CMC 920.3).
 - KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
 - ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
 - ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

PLAN LEGEND



CONSTRUCTION KEYNOTES

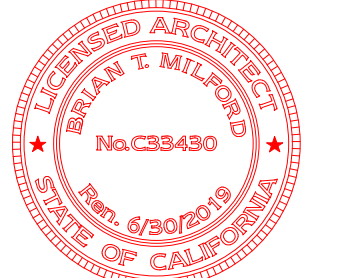
- (N) APPLIANCES AND EQUIPMENT
- (N) PLUMBING FIXTURES, TYP.
- (N) BUILT-IN CASEWORK
- (N) FULL HEIGHT BUILT-IN CASEWORK
- (N) BASE CABINETS AND COUNTERS
- (N) UPPER CABINETS
- (N) GRIPPABLE HANDRAIL @ 36" ABOVE NOSING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
- (N) GUARDRAIL @ 42" W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
- MINIMUM 200 SQ. INCH LOUVER FOR GARAGE VENTILATION
- (N) TEMPERED GLASS SHOWER ENCLOSURE
- (N) WINDOW TO BE OPERABLE AND COMPLY W/ EGRESS REQUIREMENTS PER CBC 1029
- (N) WASHER/DRYER AND HOOK UPS. VENT DRYER TO EXTERIOR
- (N) GAS SHUTOFF
- (N) CARPENTER BUILT STAIR, (3) 2X12 WOOD STRINGERS MIN 2/3 4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR CONDITIONS
- WALLS AND CEILING OF PASSAGE SHALL BE RATED AND CONSTRUCTED PER CBC 707 & 711 (CBC TABLE 721.13) 13-1.4)
- (N) EXHAUST HOOD COMPLIANT WITH CBC 2013, EXTERIOR VENT
- (N) PASSENGER ELEVATOR
- PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF STAIRS
- (N) DECK ABOVE
- (N) DEDICATED VERTICAL BICYCLE RACKS PER SF ZONING ADMINISTRATOR BULLETIN NO. 9
- LOCATION OF EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF RECYCLABLE, COMPOSTABLE AND LAND FILL MATERIALS
- (N) PAINTED WOOD GUARDRAIL

**33-35 ALADDIN TERRACE
REMODEL & ADDITION**

33-35 ALADDIN TERRACE
SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9590



NO. RECORD OF DRAWING ISSUANCE DATE

0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

SITE PERMIT SET REVISION 1

Drawn By:	AW
Checked By:	BE
Project Number:	1639.1

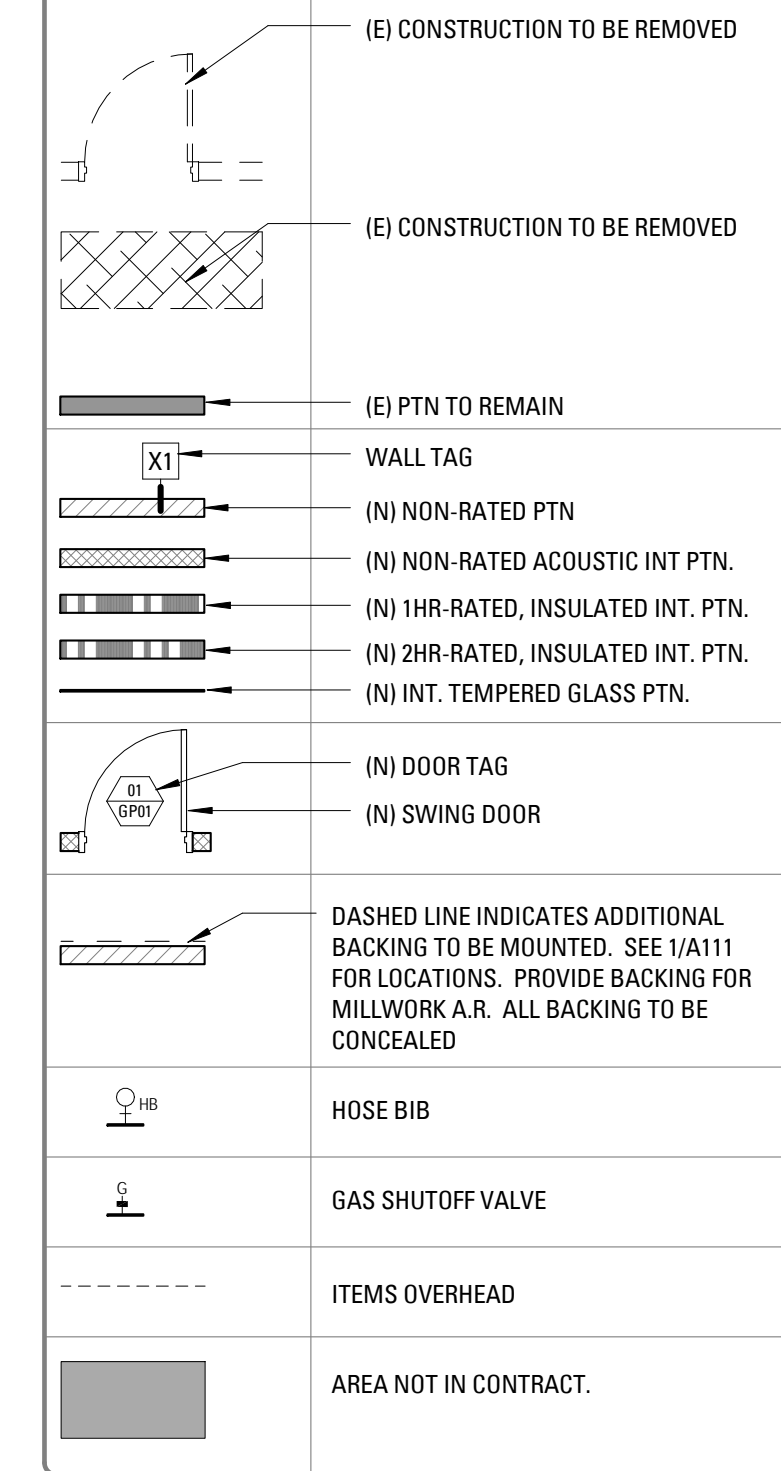
**1ST & 2ND FLOOR
CONSTRUCTION PLAN**

**SHEET NUMBER
A111**

CONSTRUCTION PLAN (RES)
GENERAL NOTES

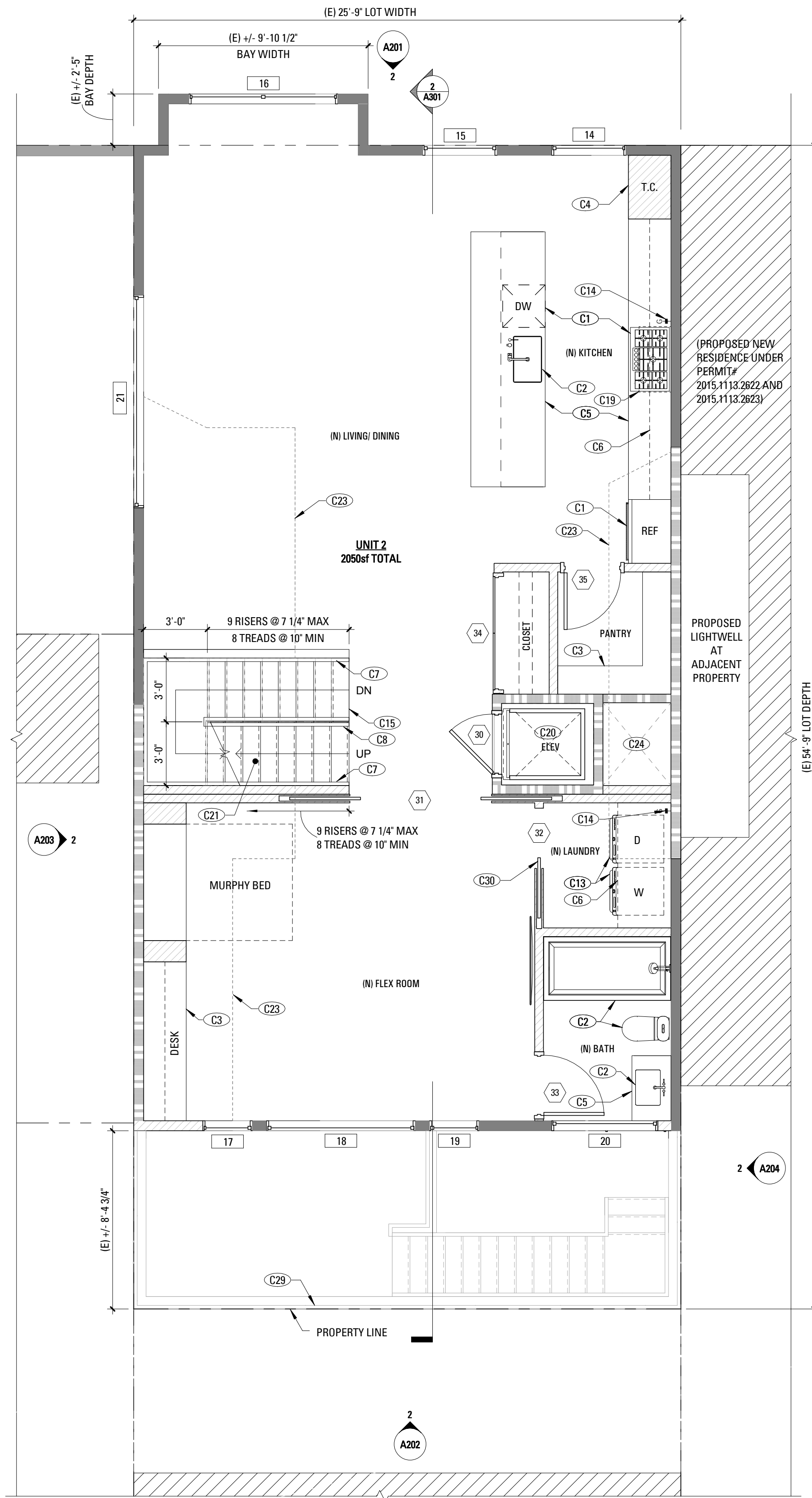
- SEE SHEET A004 FOR ACCESSIBLE CLEARANCES & FURTHER INFORMATION ON RECEPTION DESK
SEE GENERAL NOTES ON SHEET A002
- ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901.
 - ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
 - CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
 - DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
 - PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
 - PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E212-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
 - WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
 - FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL
 - ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
 - FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
 - PROVIDE MINIMUM OF R-19 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO LIVING SPACE.
 - PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
 - WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
 - ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
 - ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
 - STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
 - ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
 - ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
 - WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2)
 - KITCHEN RANGES SHALL BE PROVIDED WITH A METAL VENTILATING HOOD. A VERTICAL CLEARANCE OF 24" MINIMUM BETWEEN THE COOKTOP & METAL VENTILATING HOOD SHALL BE MAINTAINED. THE HOOD SHALL BE AS WIDE AS THE RANGE AND CENTERED OVER THE UNIT. THE METAL HOOD SHALL BE 0.012" MINIMUM THICK (2013 CM: 520.3).
 - KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
 - ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4)
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
 - ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

PLAN LEGEND

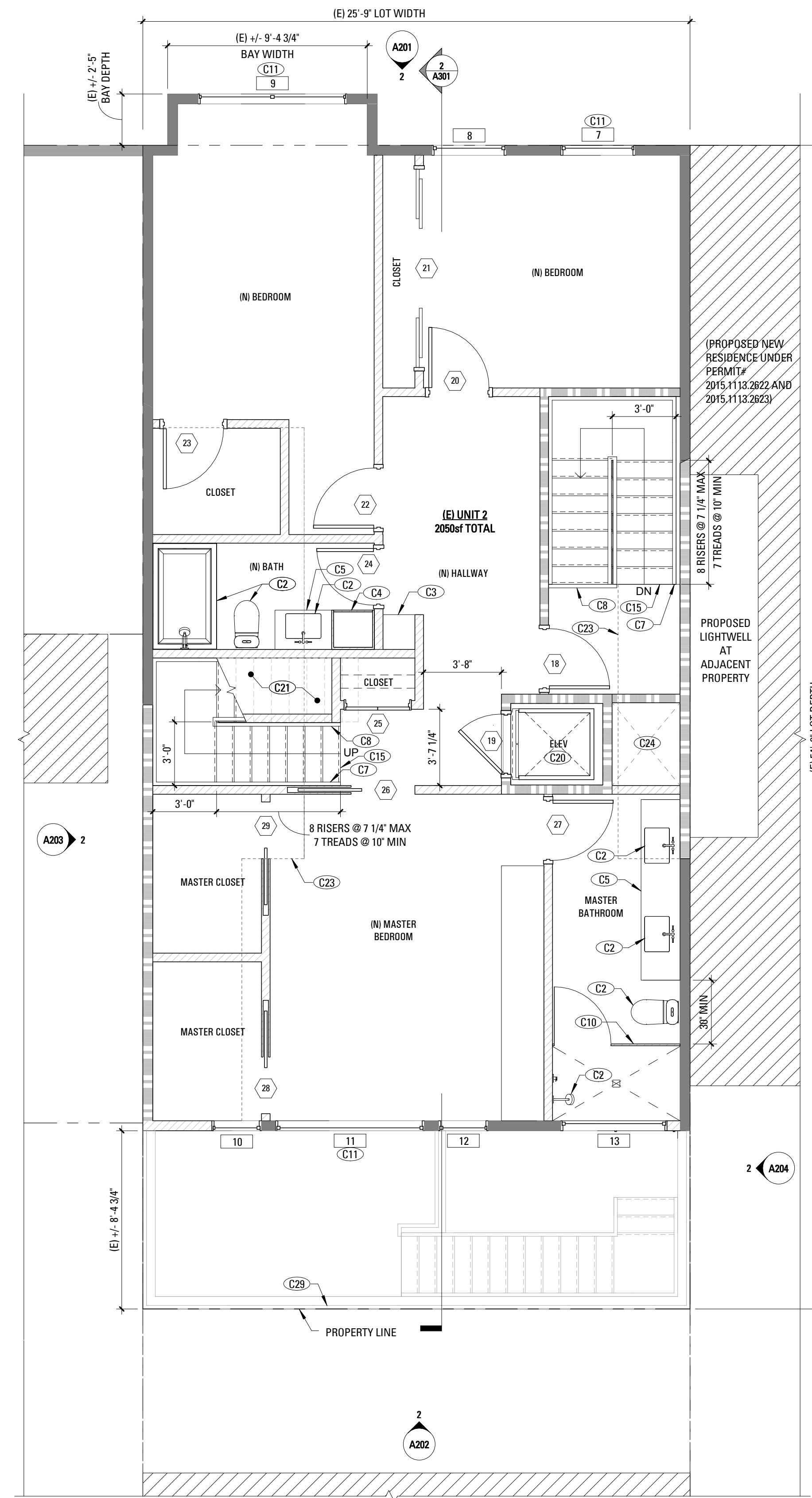


CONSTRUCTION KEYNOTES

- C1 (N) APPLIANCES AND EQUIPMENT
- C2 (N) PLUMBING FIXTURES, TYP.
- C3 (N) BUILT-IN CASEWORK
- C4 (N) FULL HEIGHT BUILT-IN CASEWORK
- C5 (N) BASE CABINETS AND COUNTERS
- C6 (N) UPPER CABINETS
- C7 (N) GRIPPABLE HANDRAIL @ 36" ABOVE NOSING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
- C8 (N) GUARDRAIL @ 42" W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
- C10 (N) TEMPERED GLASS SHOWER ENCLOSURE
- C11 (N) WINDOW TO BE OPERABLE AND COMPLY W/ EGRESS REQUIREMENTS PER CBC 1029
- C13 (N) WASHER/DRYER AND HOOK UPS. VENT DRYER TO EXTERIOR
- C14 (N) GAS SHUTOFF
- C15 (N) CARPENTER-BUILT STAIR, (3) 2X12 WOOD STRINGERS MIN 2/3 3/4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR CONDITIONS
- C19 (N) EXHAUST HOOD COMPLIANT WITH CBC 2013, EXTERIOR VENT
- C20 (N) PASSENGER ELEVATOR
- C21 PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF STAIRS
- C23 (N) FLOOR INFILL
- C24 (N) MECHANICAL SPACE
- C29 (N) PAINTED WOOD GUARDRAIL
- C30 MINIMUM 100 SQ. IN. LOUVER FOR MECHANICAL VENTILATION



2 FOURTH FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



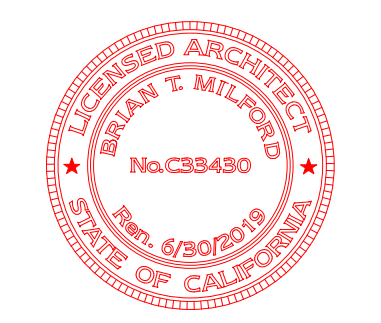
1 THIRD FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

33-35 ALADDIN TERRACE
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3RD & 4TH FLOOR
CONSTRUCTION PLANS
SHEET NUMBER

A112

CONSTRUCTION PLAN (RES)
GENERAL NOTES

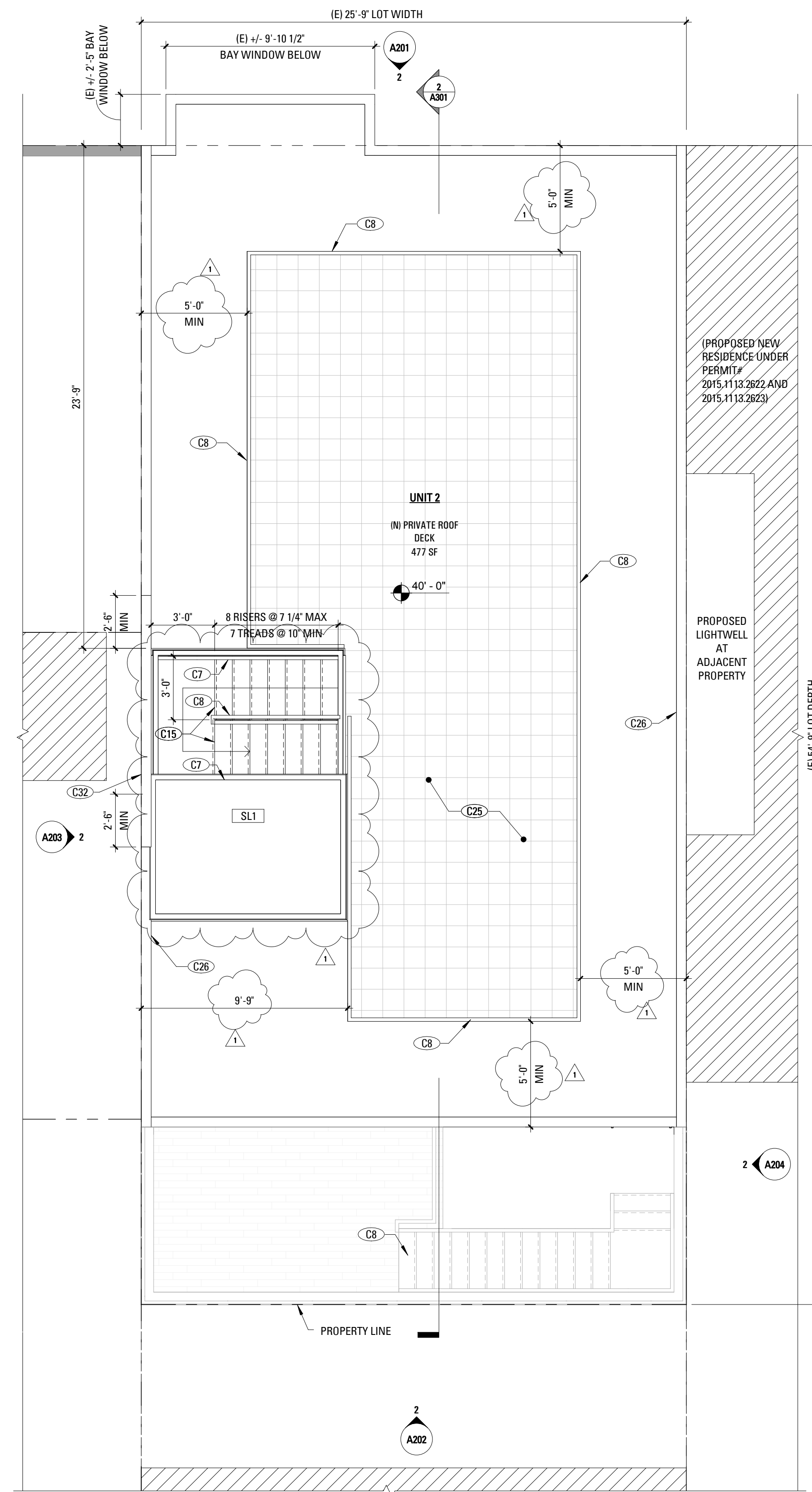
- SEE SHEET A004 FOR ACCESSIBLE CLEARANCES & FURTHER INFORMATION ON RECEPTION DESK
SEE GENERAL NOTES ON SHEET A002.
- ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901.
 - ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
 - CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
 - DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
 - PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
 - PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
 - WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
 - FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL. ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
 - FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
 - PROVIDE MINIMUM OF R-19 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO LIVING SPACE.
 - PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
 - WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
 - ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
 - ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
 - STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
 - ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
 - ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
 - WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).
 - KITCHEN RANGES SHALL BE PROVIDED WITH A METAL VENTILATING HOOD. A VERTICAL CLEARANCE OF 24" MINIMUM BETWEEN THE COOKTOP & METAL VENTILATING HOOD SHALL BE MAINTAINED. THE HOOD SHALL BE AS WIDE AS THE RANGE AND CENTERED OVER THE UNIT. THE METAL HOOD SHALL BE 0.012" MINIMUM THICK (2013 CMC 920.3).
 - KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
 - ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
 - APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
 - ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

PLAN LEGEND

	(E) CONSTRUCTION TO BE REMOVED
	(E) PTN TO REMAIN
	WALL TAG
	(N) NON-RATED PTN
	(N) 1HR-RATED, INSULATED INT. PTN.
	(N) 2HR-RATED, INSULATED INT. PTN.
	(N) INT. TEMPERED GLASS PTN.
	(N) DOOR TAG
	(N) SWING DOOR
	DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	HOSE BIB
	GAS SHUTOFF VALVE
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

CONSTRUCTION KEYNOTES

C7	(N) GRIPPABLE HANDRAIL @ 36" ABOVE NOSING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
C8	(N) GUARDRAIL @ 42" W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
C15	(N) CARPENTER BUILT STAIR, (3) 2X12 WOOD STRINGERS MIN 2/ 3/4" PLYWOOD TREADS & RISERS, P.T. LUMBER AT ALL EXTERIOR CONDITIONS
C25	(N) DECK PAVERS ON ADJUSTABLE PEDASTALS - PAVERS TO BE NONCOMBUSTABLE PER SFGC SECTIONS 104A.2.8 AND 1509.6
C26	(N) RATED PARAPETS @ 42" ABOVE FINISHED DECK
C32	(N) 1-HOUR FIRE-RATED PARAPET, MINIMUM 30" A.F.R.



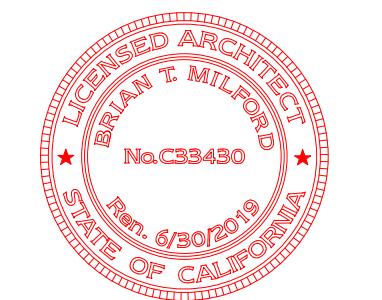
1 ROOF CONSTRUCTION PLAN
1/4" = 1'-0"

33-35 ALADDIN TERRACE
REMODEL & ADDITION

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ROOF CONSTRUCTION PLAN
SHEET NUMBER

A113



2 PROPOSED FRONT ELEVATION (SOUTH)
3/16" = 1'-0"



1 EXISTING FRONT ELEVATION (SOUTH)
3/16" = 1'-0"

EXTERIOR ELEVATION

KEYNOTES

- (D) (E) DOOR OR WINDOW TO REMAIN
- (N) (N) DOOR OR WINDOW, SEE SCHEDULE A801 AND A802
- 1 (E) PAINTED WOOD SIDING TO BE REMOVED
- 2 (E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND
- 3 (E) ENTRY CONCRETE STAIR TO BE REMOVED
- 4 REMOVE PORTION OF (E) CURB TO ACCOMMODATE (N) GARAGE ENTRY
- 5 (E) CONCRETE FINISH TO REMAIN
- 6 (E) PAINTED WOOD STAIRS TO BE REMOVED
- 9 (N) PAINTED METAL GUARDRAIL
- 11 (N) PAINTED METAL FINISH
- 13 PORTION OF (E) BAY WINDOW TO BE REMOVED TO ACCOMMODATE (N) CONSTRUCTION
- 19 (E) PAINTED WOOD SHINGLE SIDING TO BE REMOVED
- 20 (N) PAINTED WOOD SHINGLE SIDING
- 29 (N) WINDOW GLASS FACE TO BE SET BACK MINIMUM 3" FROM PRIMARY WALL FACE

**33-35 ALADDIN TERRACE
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ADDITION**

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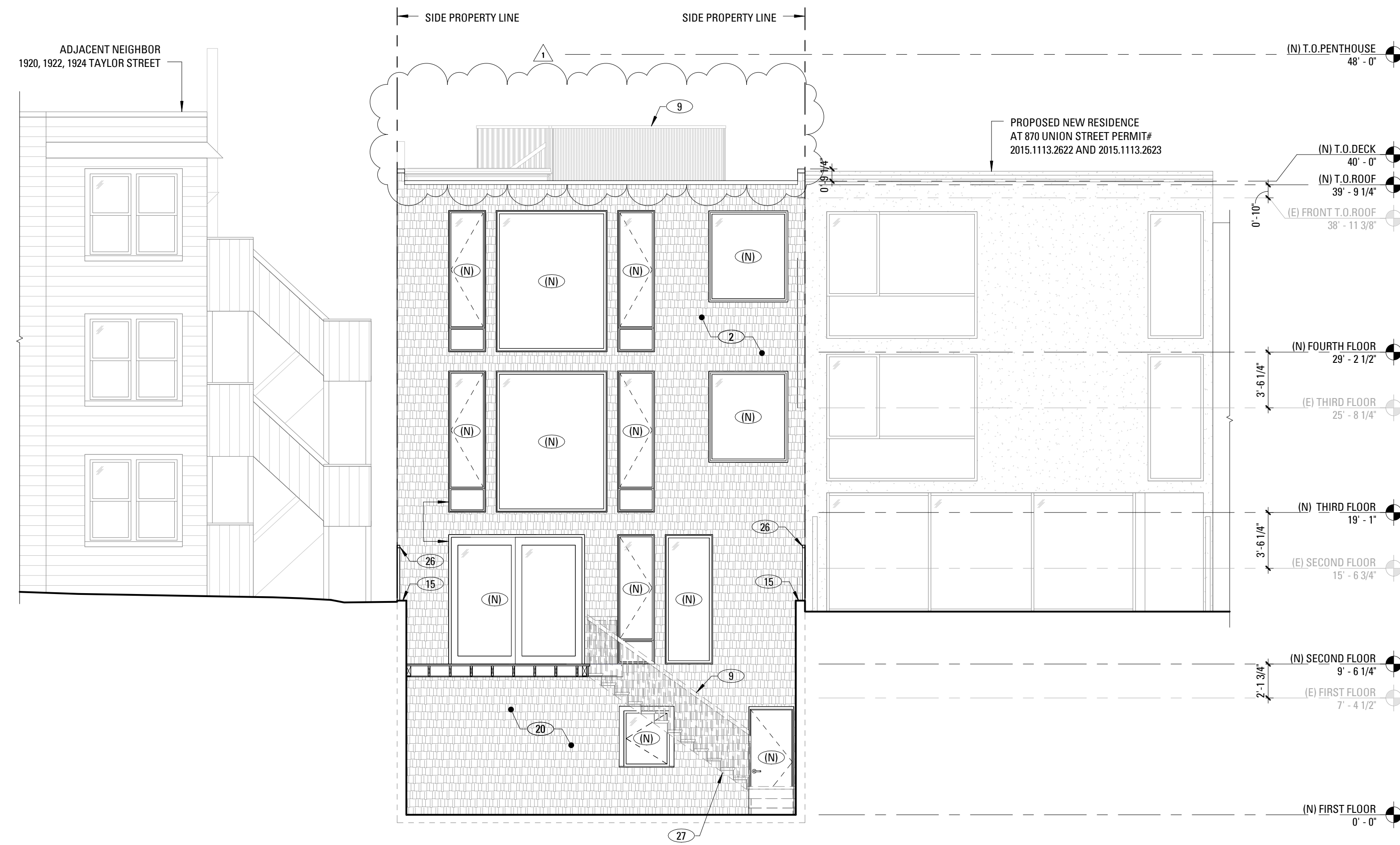
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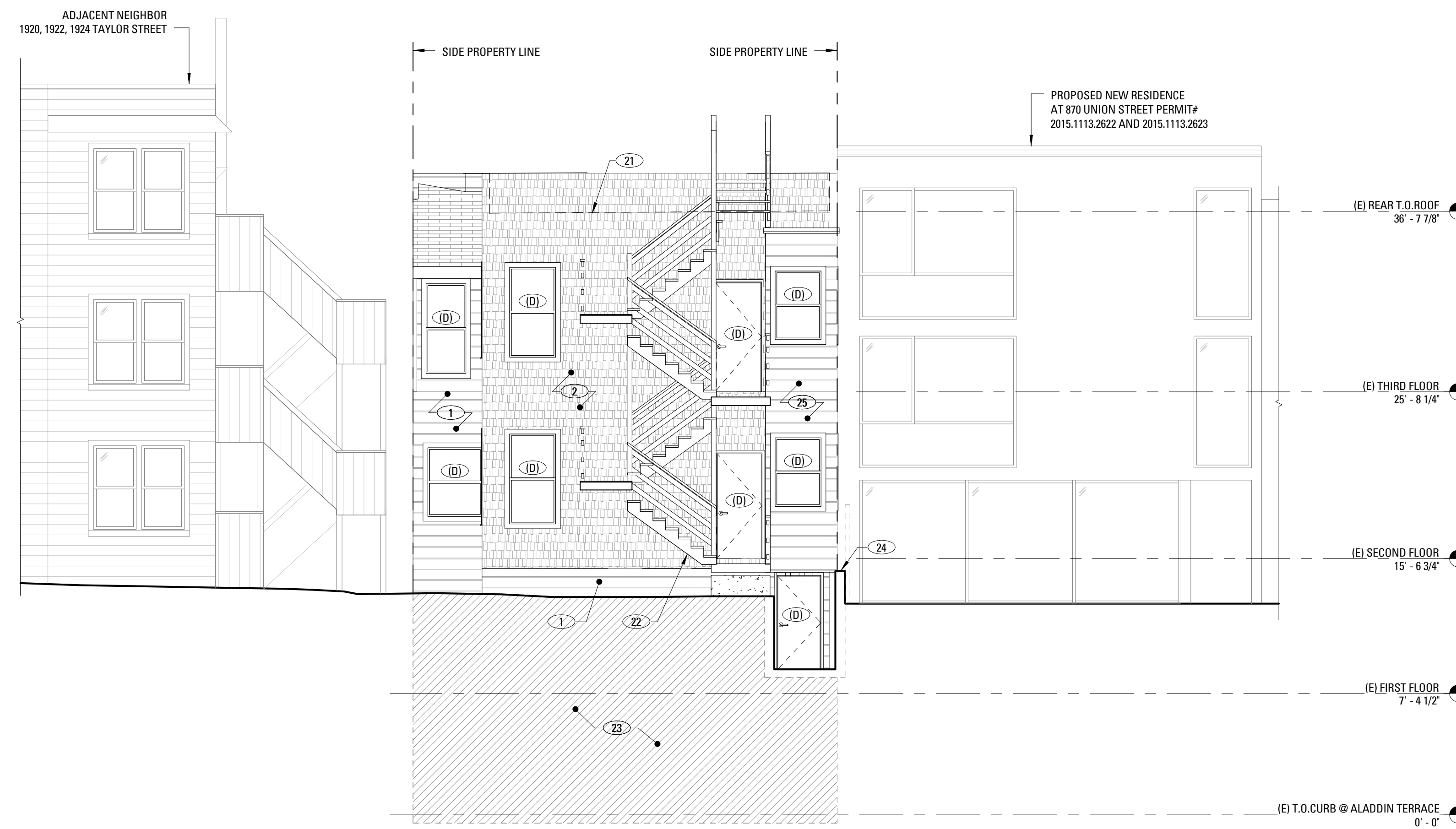
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



2 PROPOSED REAR ELEVATION (NORTH)
3/16" = 1'-0"



1 EXISTING REAR ELEVATION (NORTH)
3/16" = 1'-0"

EXTERIOR ELEVATION

KEYNOTES

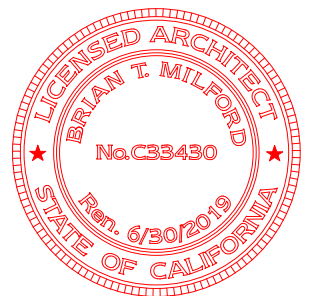
(D)	(E) DOOR OR WINDOW TO REMAIN
(N)	(N) DOOR OR WINDOW, SEE SCHEDULE A901 AND A902
1	(E) PAINTED WOOD SIDING TO BE REMOVED
2	(E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND
9	(N) PAINTED METAL GUARDRAIL
15	(N) CONCRETE RETAINING WALL
20	(N) PAINTED WOOD SHINGLE SIDING
21	ROOF LINE BEYOND
22	(E) WOOD STAIRS TO BE REMOVED
23	AREA OF REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK
24	(E) LOW BRICK WALL TO BE REMOVED
25	(E) BAY TO BE REMOVED
26	(N) PAINTED WOOD GUARDRAIL
27	(N) CARPENTER-BUILT STAIR, (3) 2X12 WOOD STRINGERS MIN 2/3" PLYWOOD TREADS & RISERS, P.T. LUMBER AT ALL EXTERIOR CONDITIONS

**33-35 ALADDIN TERRACE
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EXTERIOR ELEVATIONS

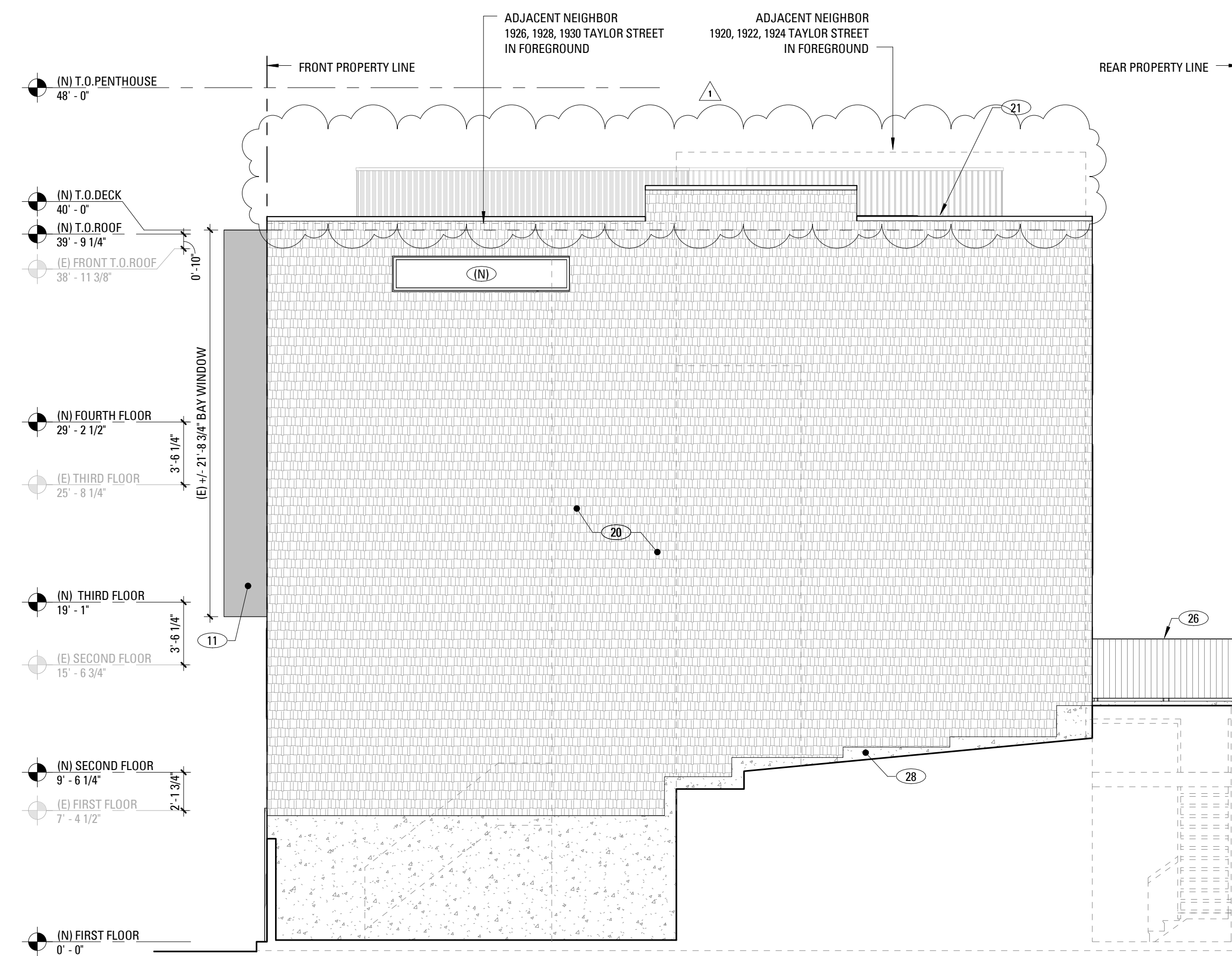
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A202

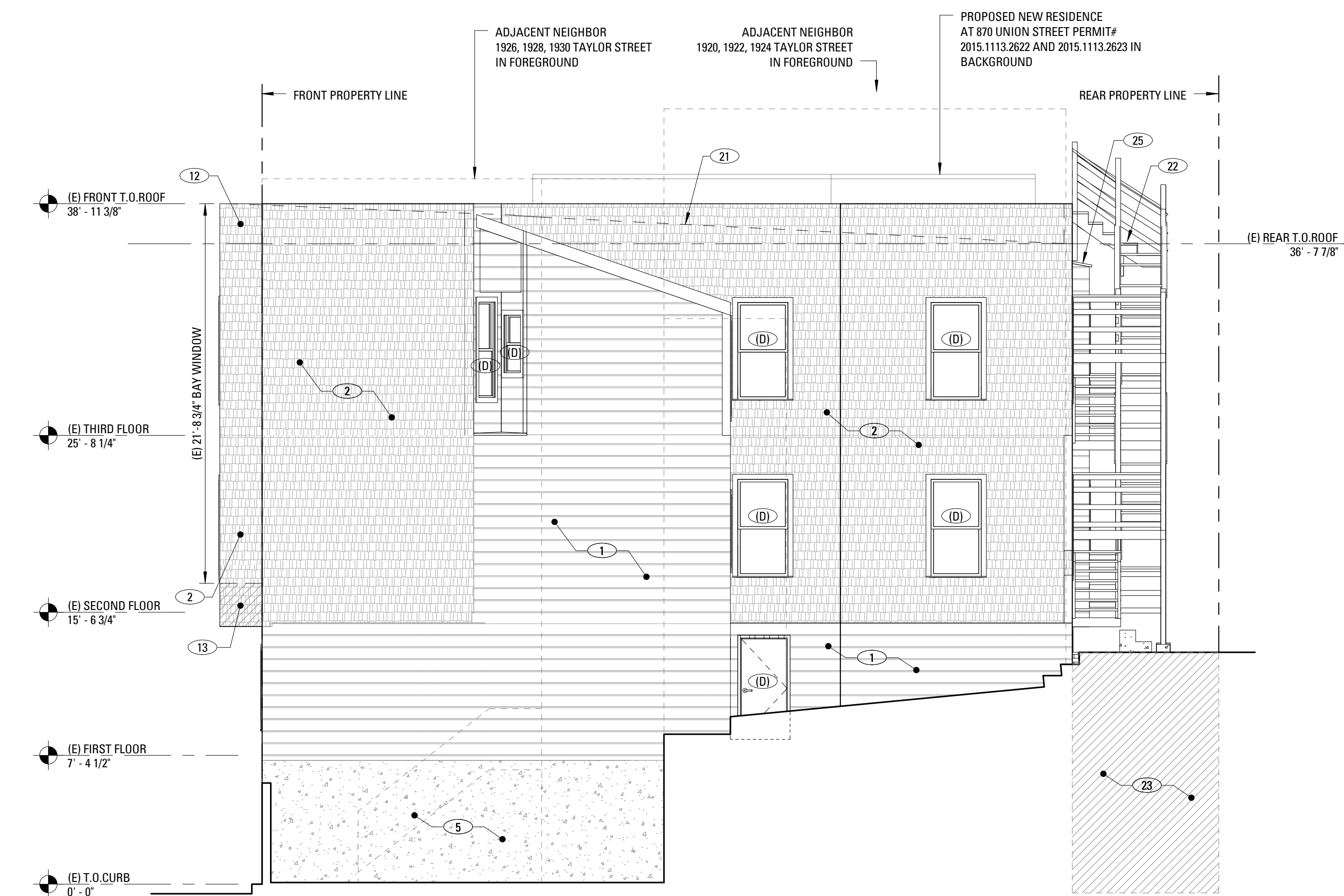
EXTERIOR ELEVATION

KEYNOTES

(D)	(E) DOOR OR WINDOW TO REMAIN
(N)	(N) DOOR OR WINDOW, SEE SCHEDULE A301 AND A302
1	(E) PAINTED WOOD SIDING TO BE REMOVED
2	(E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND
5	(E) CONCRETE FINISH TO REMAIN
11	(N) PAINTED METAL FINISH
12	(E) BAY TO REMAIN
13	PORTION OF (E) BAY WINDOW TO BE REMOVED TO ACCOMMODATE (N) CONSTRUCTION
20	(N) PAINTED WOOD SHINGLE SIDING
21	ROOF LINE BEYOND
22	(E) WOOD STAIRS TO BE REMOVED
23	AREA OF REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK
25	(E) BAY TO BE REMOVED
26	(N) PAINTED WOOD GUARDRAIL
28	(N) STEPPED CONCRETE FOUNDATION



2 PROPOSED SIDE ELEVATION (EAST)
3/16" = 1'-0"



1 EXISTING SIDE ELEVATION (EAST)
3/16" = 1'-0"

**33-35 ALADDIN TERRACE
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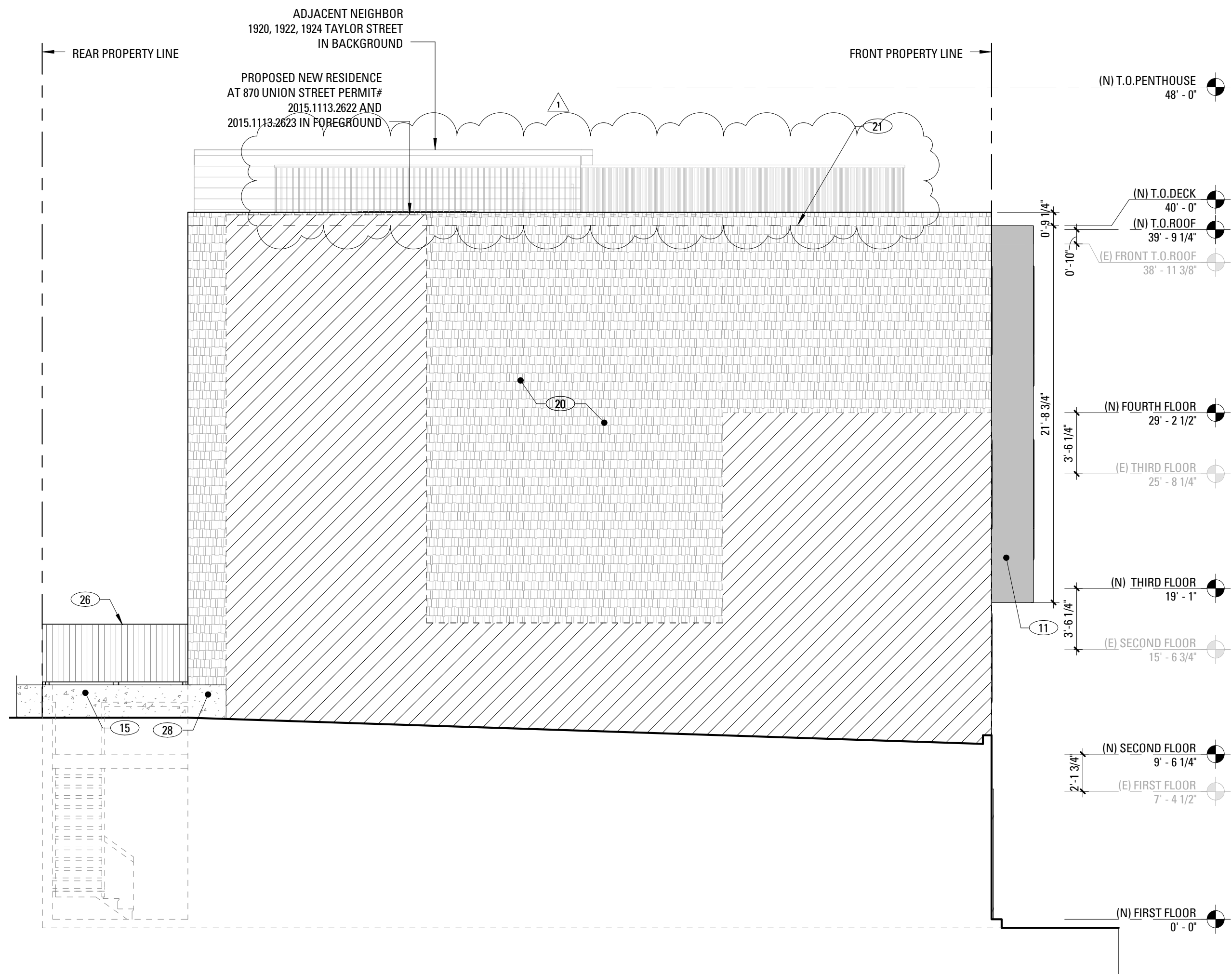
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EXTERIOR ELEVATIONS

SHEET NUMBER

A203



EXTERIOR ELEVATION

KEYNOTES

(D)	(E) DOOR OR WINDOW TO REMAIN
1	(E) PAINTED WOOD SIDING TO BE REMOVED
2	(E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND
11	(N) PAINTED METAL FINISH
12	(E) BAY TO REMAIN
13	PORTION OF (E) BAY WINDOW TO BE REMOVED TO ACCOMMODATE (N) CONSTRUCTION
15	(N) CONCRETE RETAINING WALL
19	(E) PAINTED WOOD SHINGLE SIDING TO BE REMOVED
20	(N) PAINTED WOOD SHINGLE SIDING
21	ROOF LINE BEYOND
22	(E) WOOD STAIRS TO BE REMOVED
23	AREA OF REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK
24	(E) LOW BRICK WALL TO BE REMOVED
25	(E) BAY TO BE REMOVED
26	(N) PAINTED WOOD GUARDRAIL
28	(N) STEPPED CONCRETE FOUNDATION

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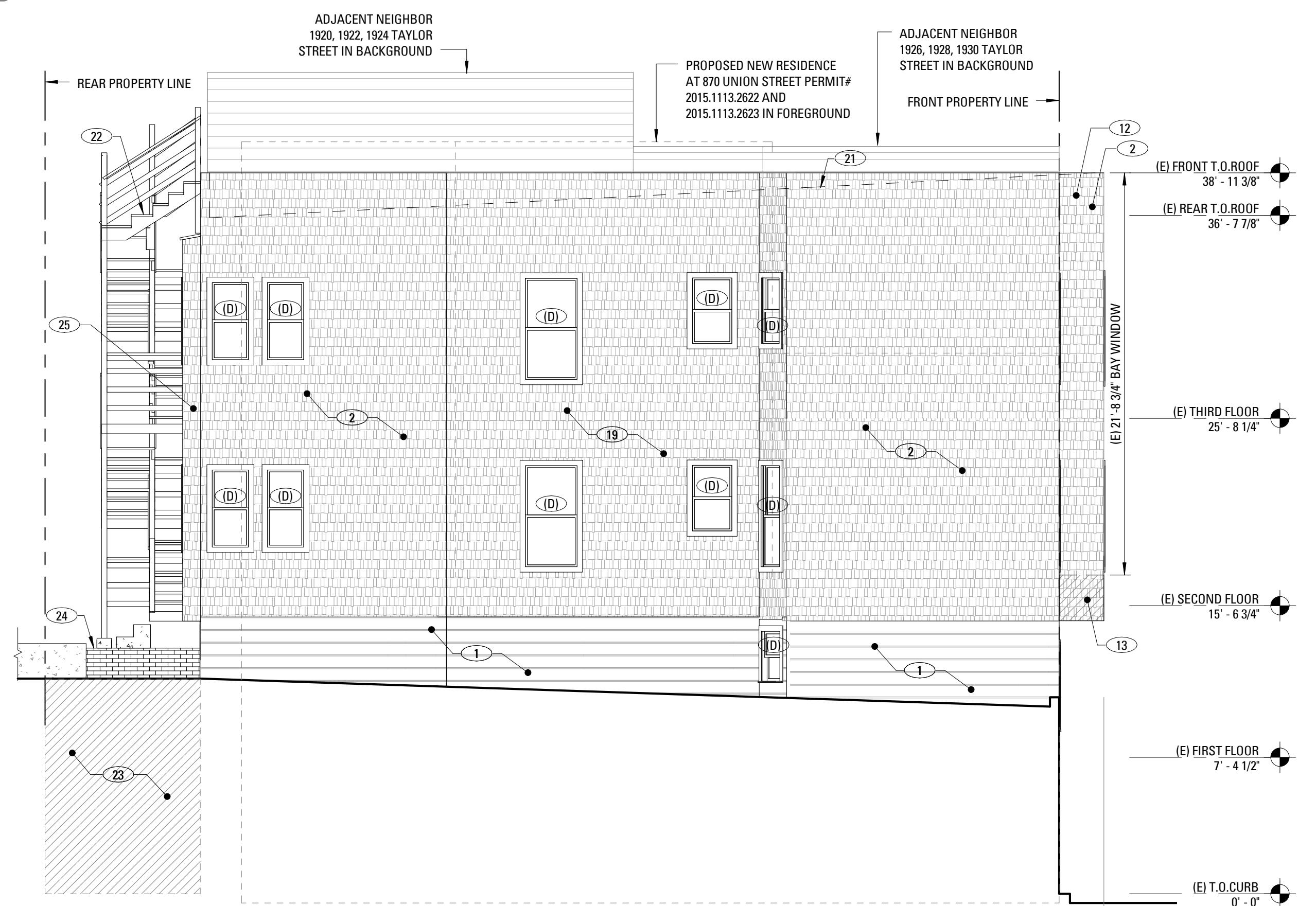
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2 PROPOSED SIDE ELEVATION (WEST)
3/16" = 1'-0"



1 EXISTING SIDE ELEVATION (WEST)
3/16" = 1'-0"

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EXTERIOR ELEVATIONS
SHEET NUMBER
A204



2 PROPOSED BUILDING SECTION
3/16" = 1'-0"

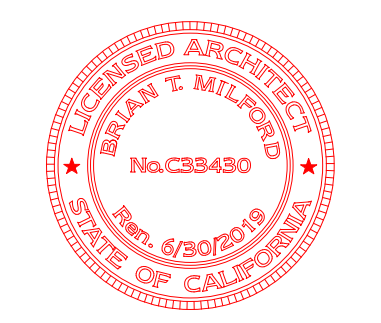


1 EXISTING BUILDING SECTION
3/16" = 1'-0"

EXCAVATION AREA		
FIRST FLOOR	25'-9" LOT WIDTH x 498 SQ.FT =	12,823.5 CU.FT
	12,823.5 CU.FT x 1 CU.YD/27 CU.FT =	474.9 CU.YD

**33-35 ALADDIN TERRACE
REMODEL &
ADDITION**

33-35 ALADDIN TERRACE
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BUILDING SECTIONS	
SHEET NUMBER	
A301	