



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

Memo



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 28, 2019**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 152 Elsie Street	Applicant: Suheil Shatara
Cross Street(s): Virginia & Esmerald Ave	Company: Shatara Architecture Inc.
Block /Lot No.: 5618 / 020	Applicant Address: 890 7th Street
Zoning District(s): RH-1 /40-X	City, State: San Francisco, CA 94107
Area Plan: Bernal Heights	Telephone: (415) 512 - 7566
Record Number: 2018-013152VAR	E-Mail: suheil@shataraarch.com

PROJECT DESCRIPTION

The proposal is to legalize an approximately 8 feet 6 inch solid fence that is located within the required front setback. No new construction is proposed.

PLANNING CODE SECTION 132 requires the subject property to maintain a 10-foot 6 inch front setback. Within the required front setback, fence heights are limited to 3 feet if solid and 6 feet if 75% open (per Section 136). The fence proposed for legalization is solid and an average of approximately 8 feet 6 inches above the sidewalk grade. Therefore, legalization of the fence requires a variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sf-planning.org/notices and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Xinyu Liang** Telephone: **415-575-9182** E-Mail: Xinyu.Liang@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident near 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 comment on 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 to the 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.

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.

BUILDING PERMIT APPLICATION INFORMATION

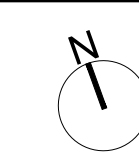
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

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 Department or 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.



DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

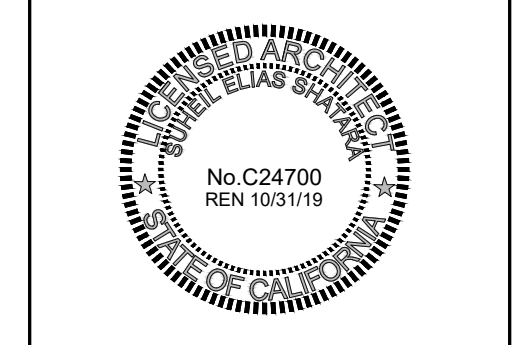
ADDRESS
**152 ELSIE ST.
SAN FRANCISCO, CA**

**BLOCK: 5618
LOT: 020**

PROJECT DIRECTORY

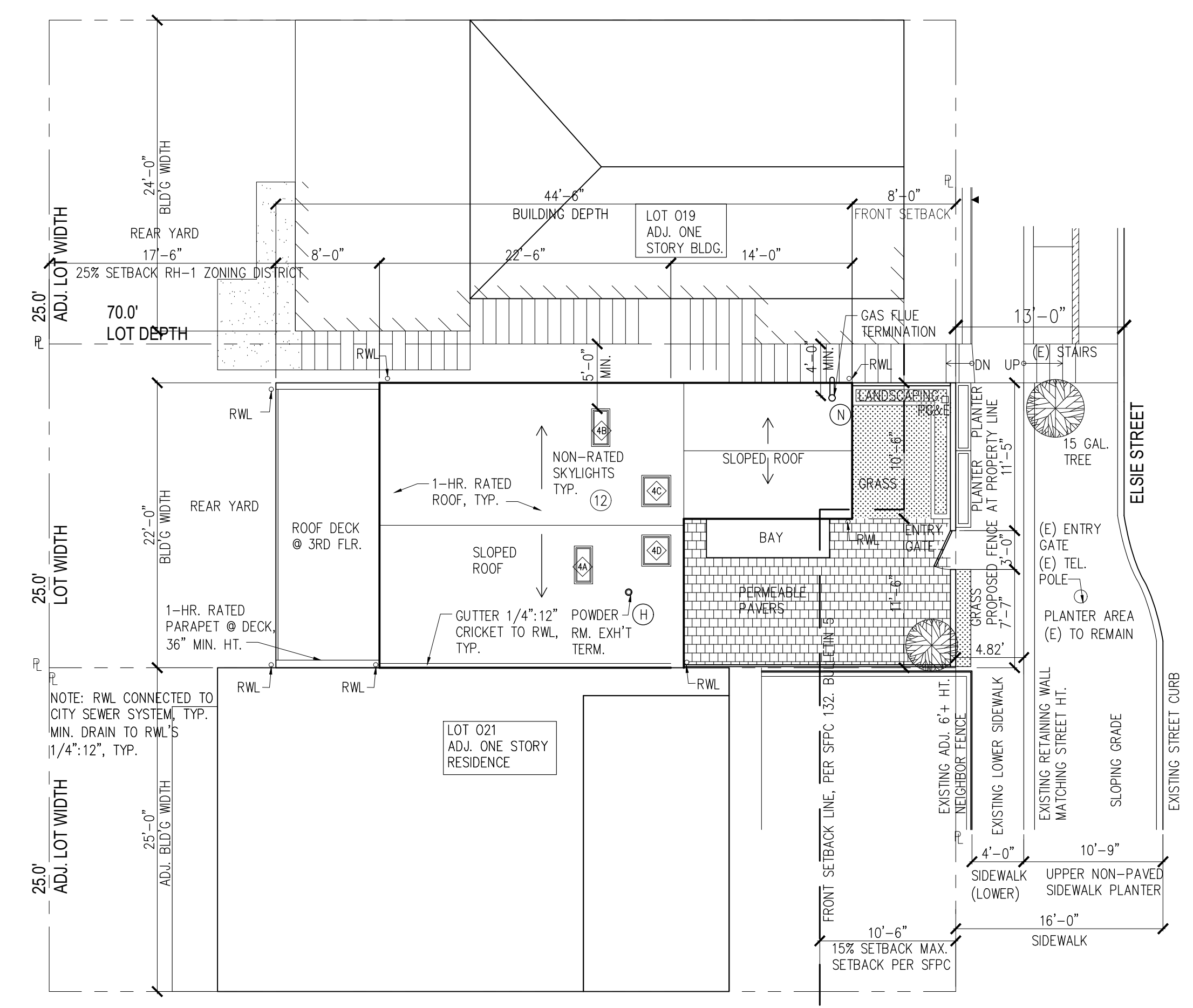
OWNER
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEL SHATARA

ISSUED	DATE	NO.
BUILDING	07.22.2014	
BUILDING	12.15.2018	
BUILDING	03.26.2019	
BUILDING	04.11.2019	
BUILDING	05.28.2019	
BUILDING	06.01.2019	

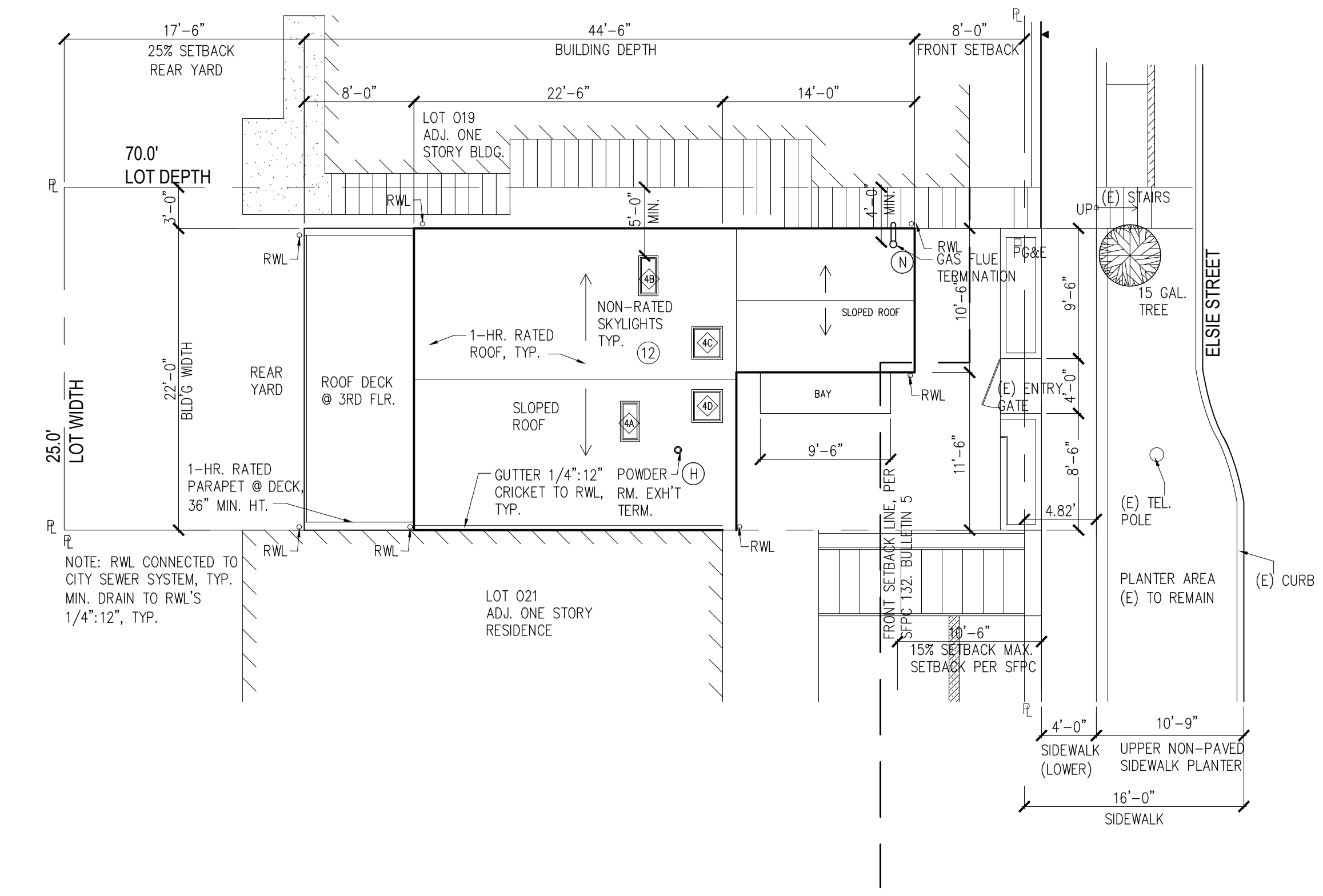


SHEET DESCRIPTION
**EXISTING AS
APPROVED -
AS BUILT/
PROPOSED SITE
PLAN**

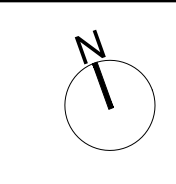
A1.0



2 AS BUILT/PROPOSED SITE PLAN
SCALE : 1/8"=1'-0"



1 EXISTING AS APPROVED SITE PLAN
SCALE : 1/8"=1'-0"



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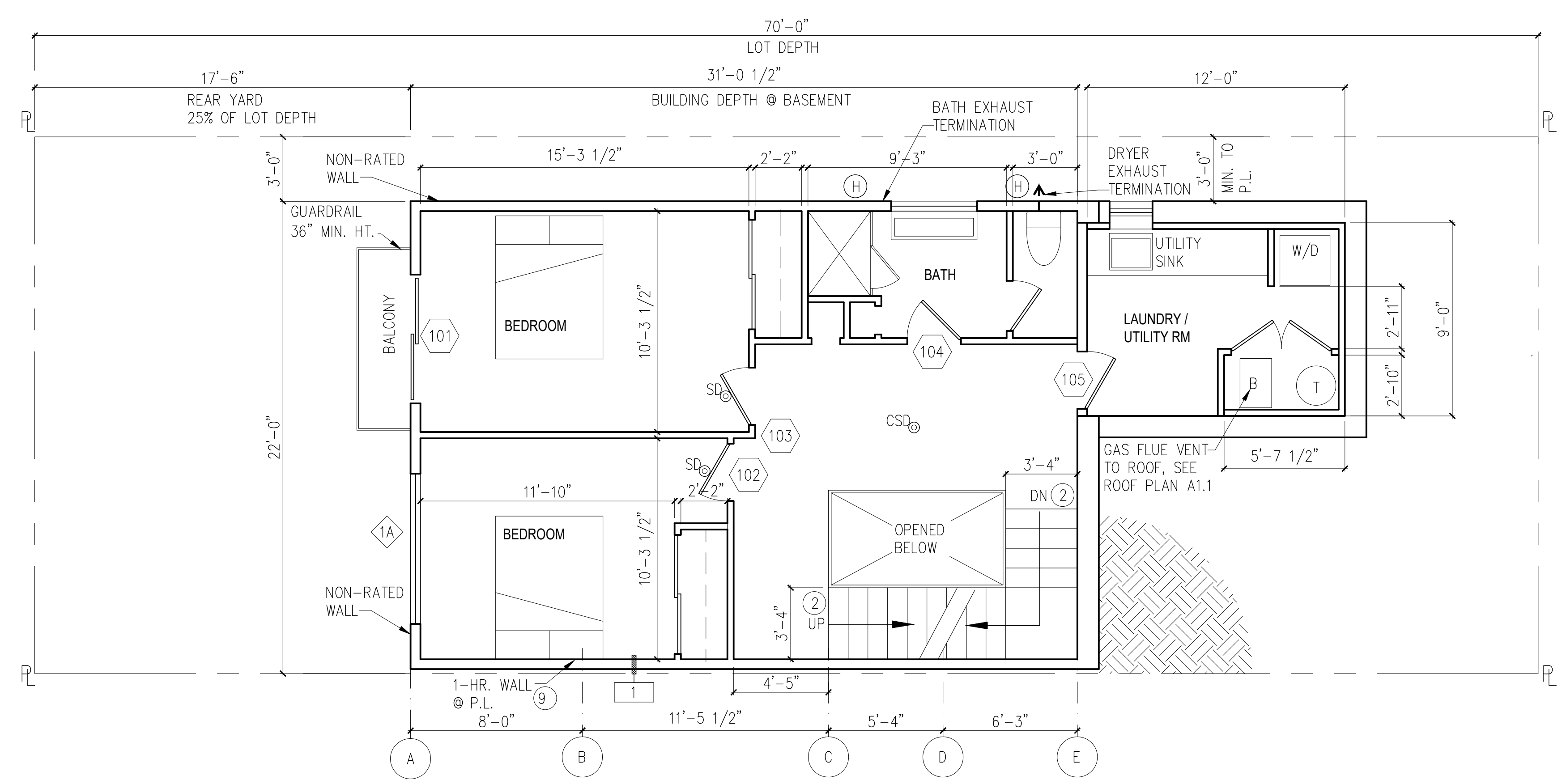
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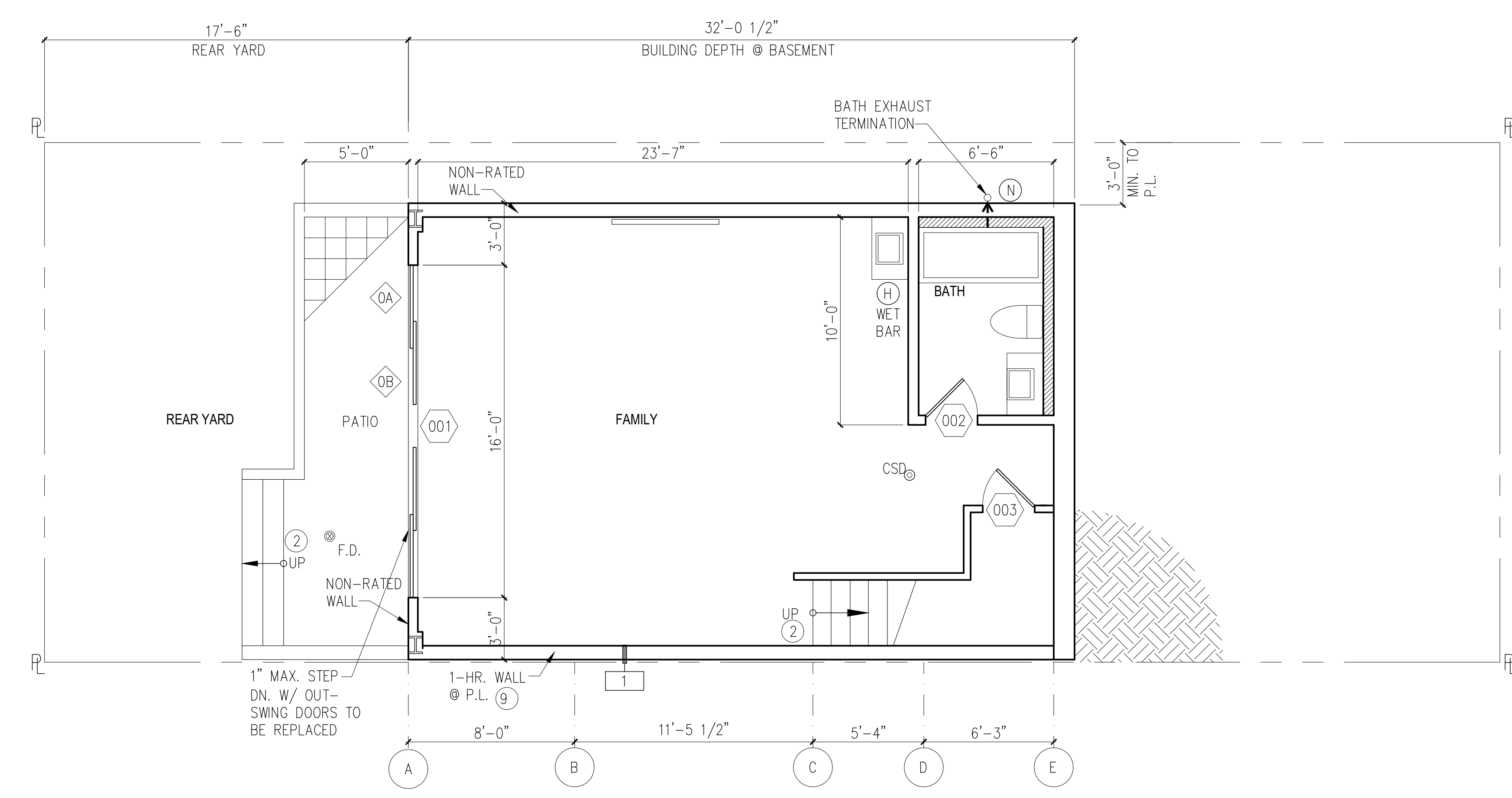
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BUILDING	05.28.2019	
BUILDING	06.01.2019	



2 EXISTING AS APPROVED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 EXISTING AS APPROVED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

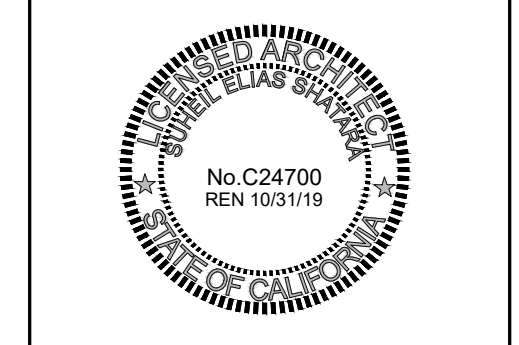
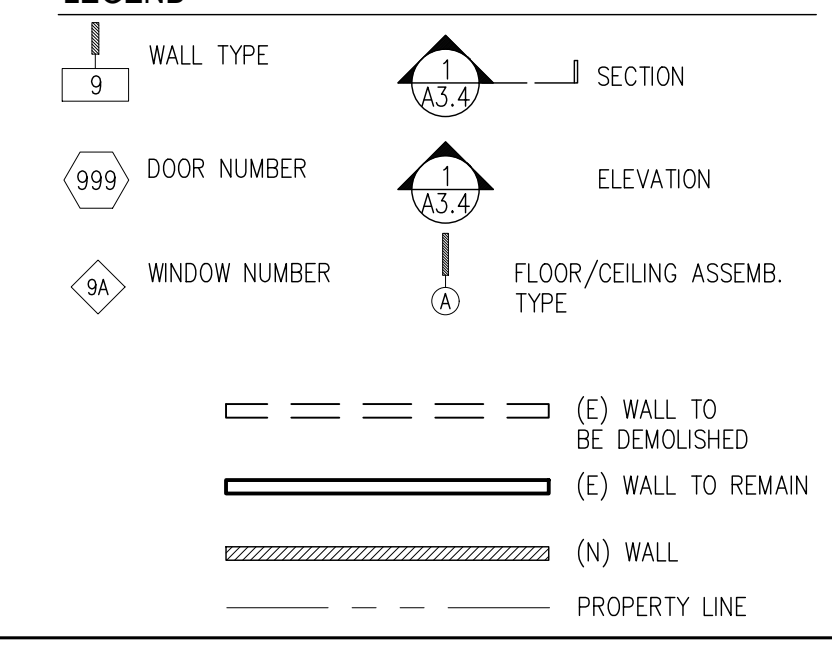
DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND



EXISTING AS APPROVED PLANS

A1.1

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**PROJECT
TENANT IMPROVEMENT**

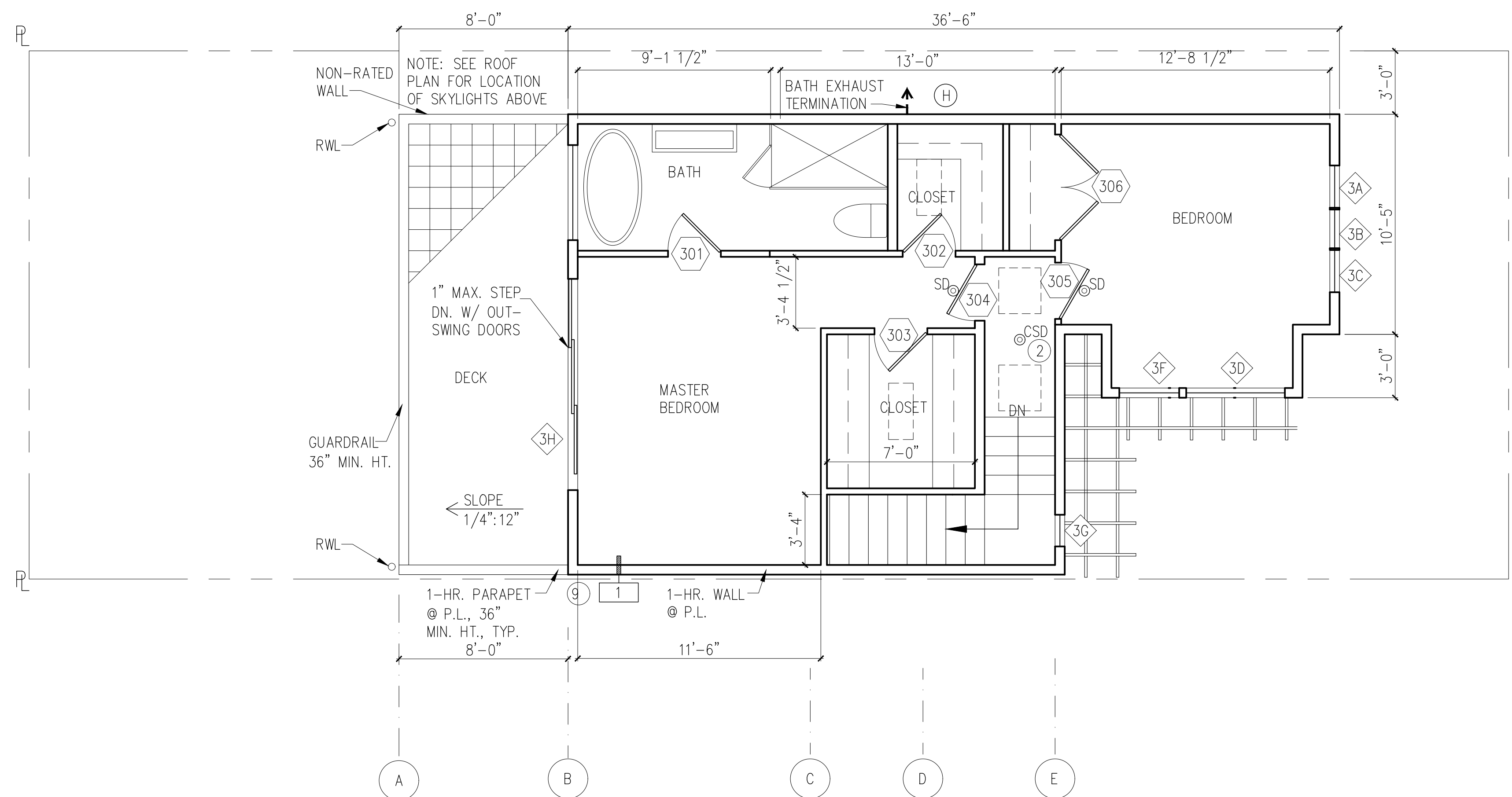
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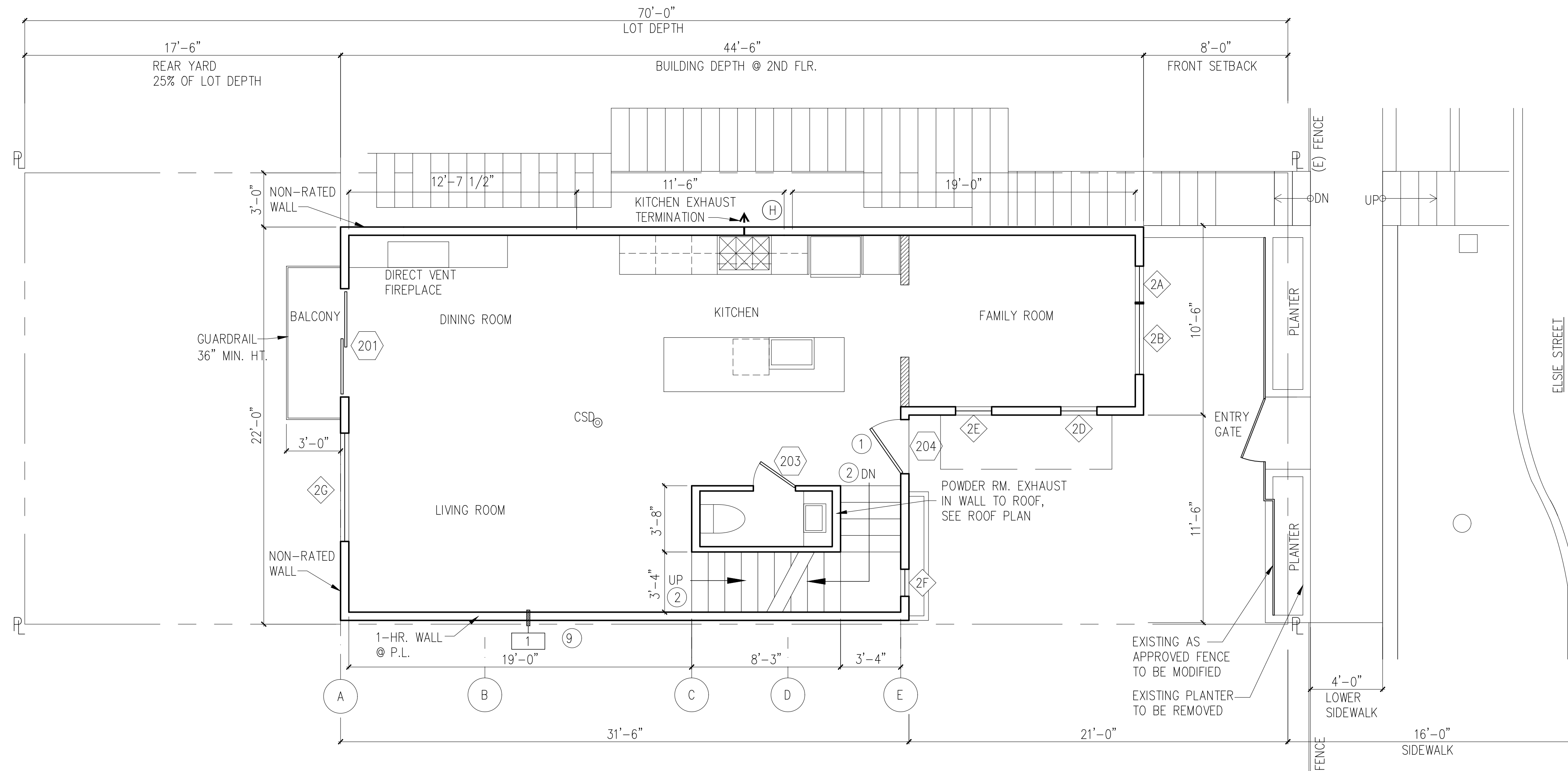
**PROJECT DIRECTORY
OWNER**

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2 EXISTING AS APPROVED FORTH FLOOR PLAN
SCALE: 1/4"=1'-0"



1 EXISTING AS APPROVED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

DETAILS SHEET NOTES

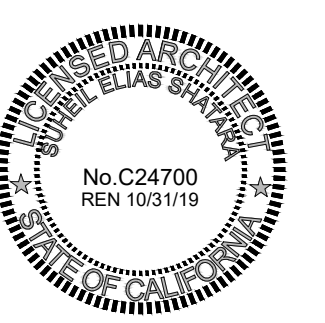
- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

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LEGEND

WALL TYPE	SECTION
DOOR NUMBER	ELEVATION
WINDOW NUMBER	FLOOR/CEILING ASSEMB. TYPE
(E) WALL TO BE DEMOLISHED	(E) WALL TO REMAIN
(N) WALL	PROPERTY LINE



EXISTING AS APPROVED PLANS

A1.2

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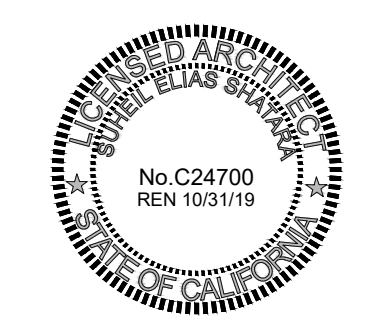
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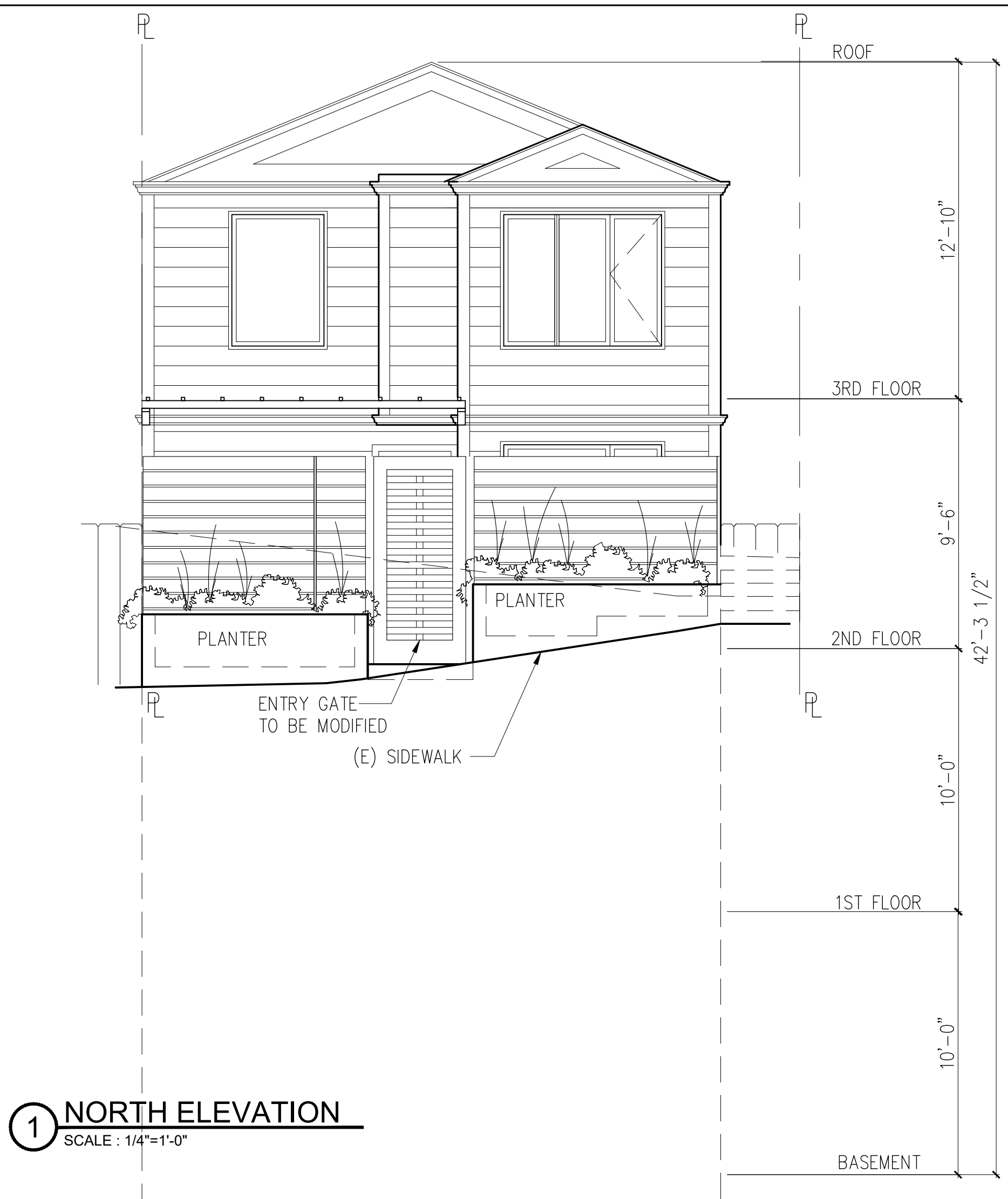
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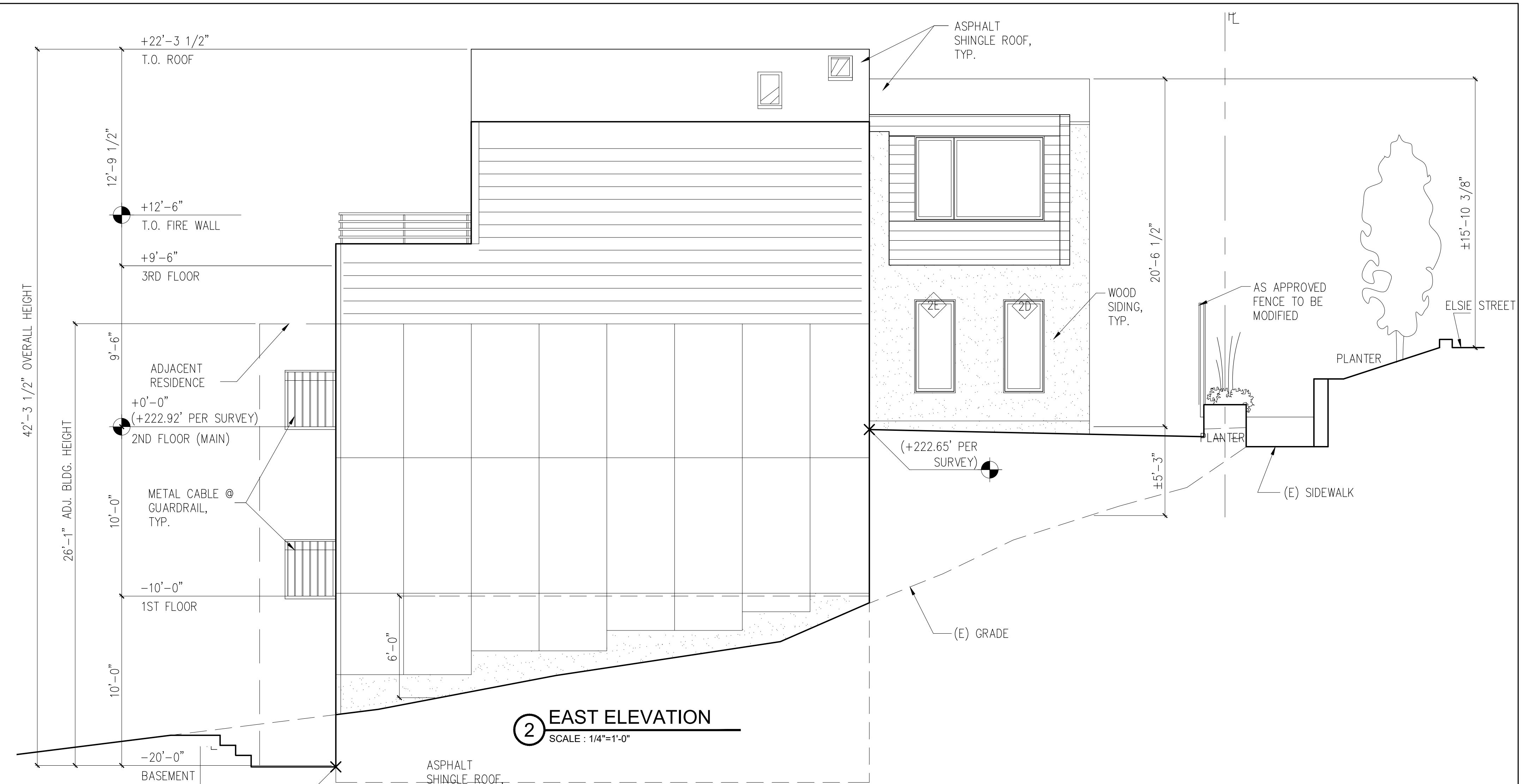


SHEET DESCRIPTION
**EXISTING
AS APPROVED
ELEVATIONS**

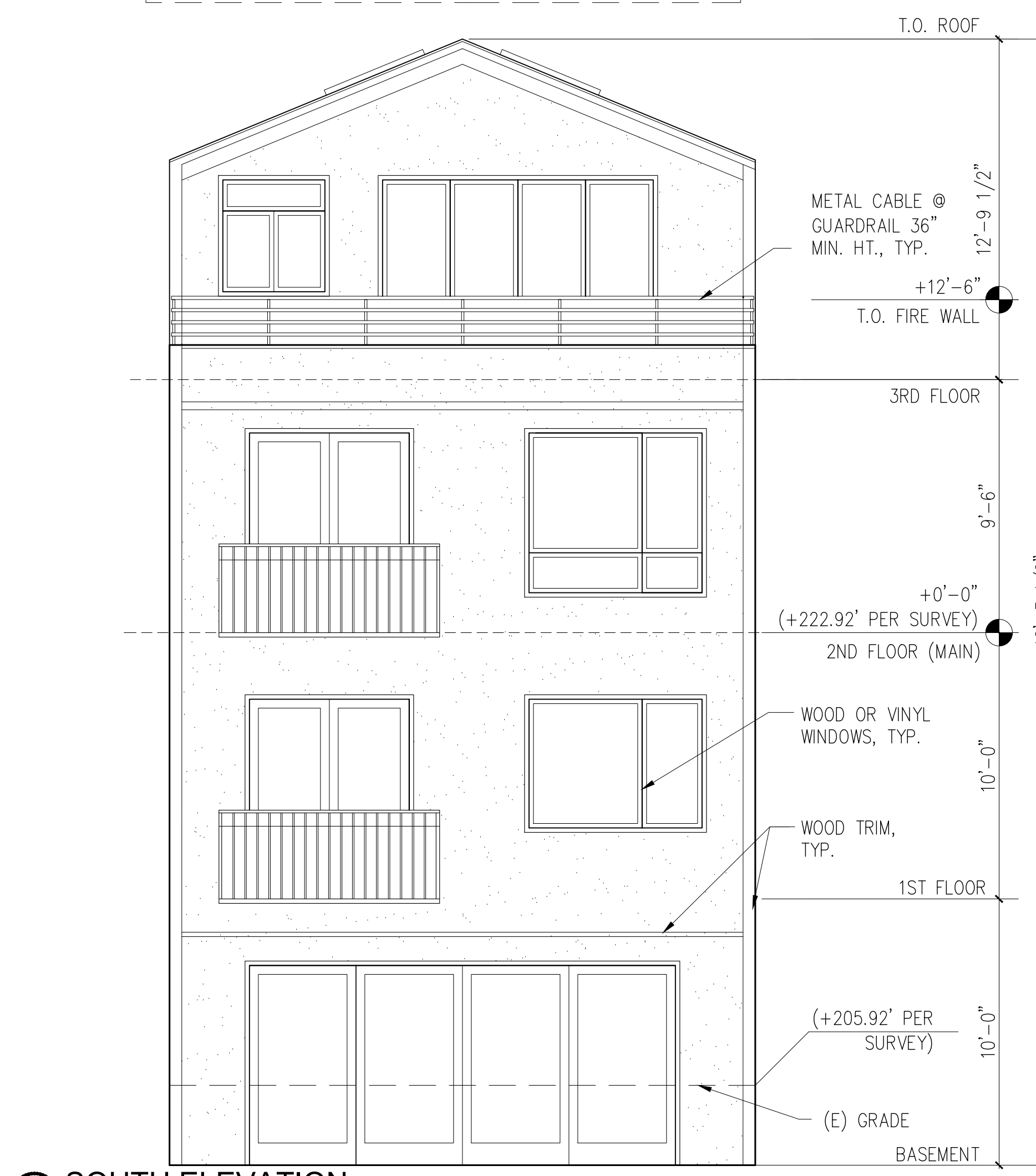
A1.3



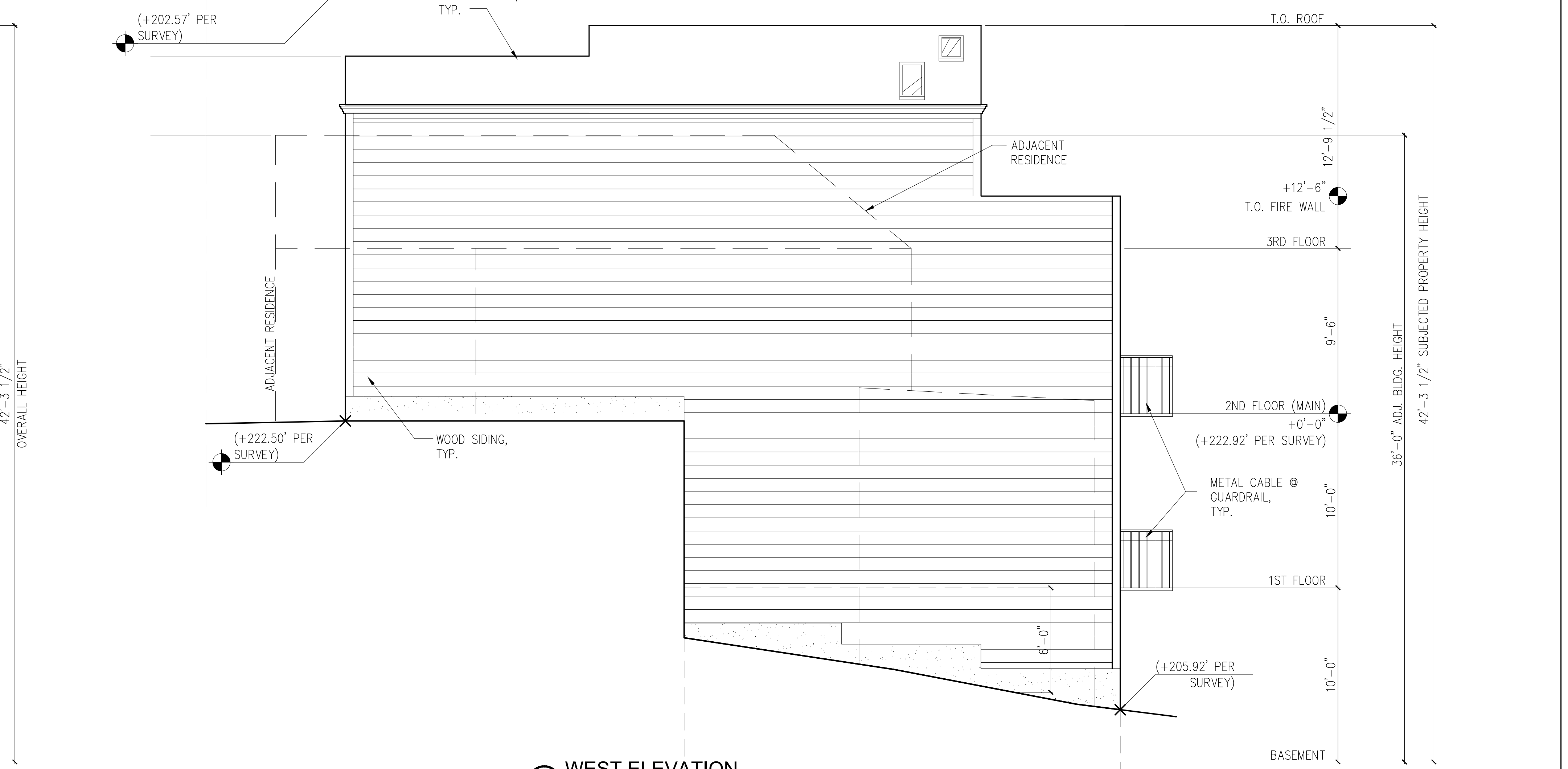
1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

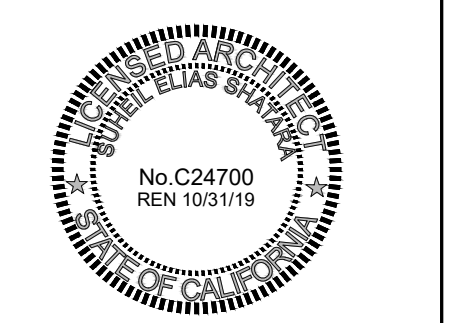


3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 WEST ELEVATION
SCALE: 1/4"=1'-0"

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BUILDING	06.01.2019	



DEMOLITION NOTES

- DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE INTENT OF THE DRAWING IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHITECT IN ADVANCE IF REQUIRED DEMOLITION IS TO EXCEED THE SCOPE SHOWN ON ARCHITECTURAL DRAWINGS. EXCEEDING DEMOLITION SHOWN ON ARCHITECTURAL DRAWINGS MAY REQUIRE A PERMIT REVISION.
- WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL FIXTURES, SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED, WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT & INTRUSIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES, SUCH AS A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING DESIGN IS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING WHICH LAWS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA CERTIFICATES).
- REMOVE AND LEGALLY DISPOSE ALL ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK; ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES; ABANDONED WATER PIPES, GAS LINES & SEWER LINES.
- 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.

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

SITE DEVELOPMENT

STORM WATER POLLUTION CONTROL
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.

ELECTRICAL VEHICLE CHARGING FOR NEW CONSTRUCTION
FOR ONE AND TWO FAMILY DWELLINGS, INSTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS.

WATER EFFICIENCY & CONSERVATION

WATER CONSERVING PLUMBING FIXTURES
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH.
- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GAL/FLUSH. THE EFFECTIVE FLUSH VOLUME FOR ALL OTHER URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH.

WATER CONSERVING PLUMBING FITTINGS
FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE.

DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

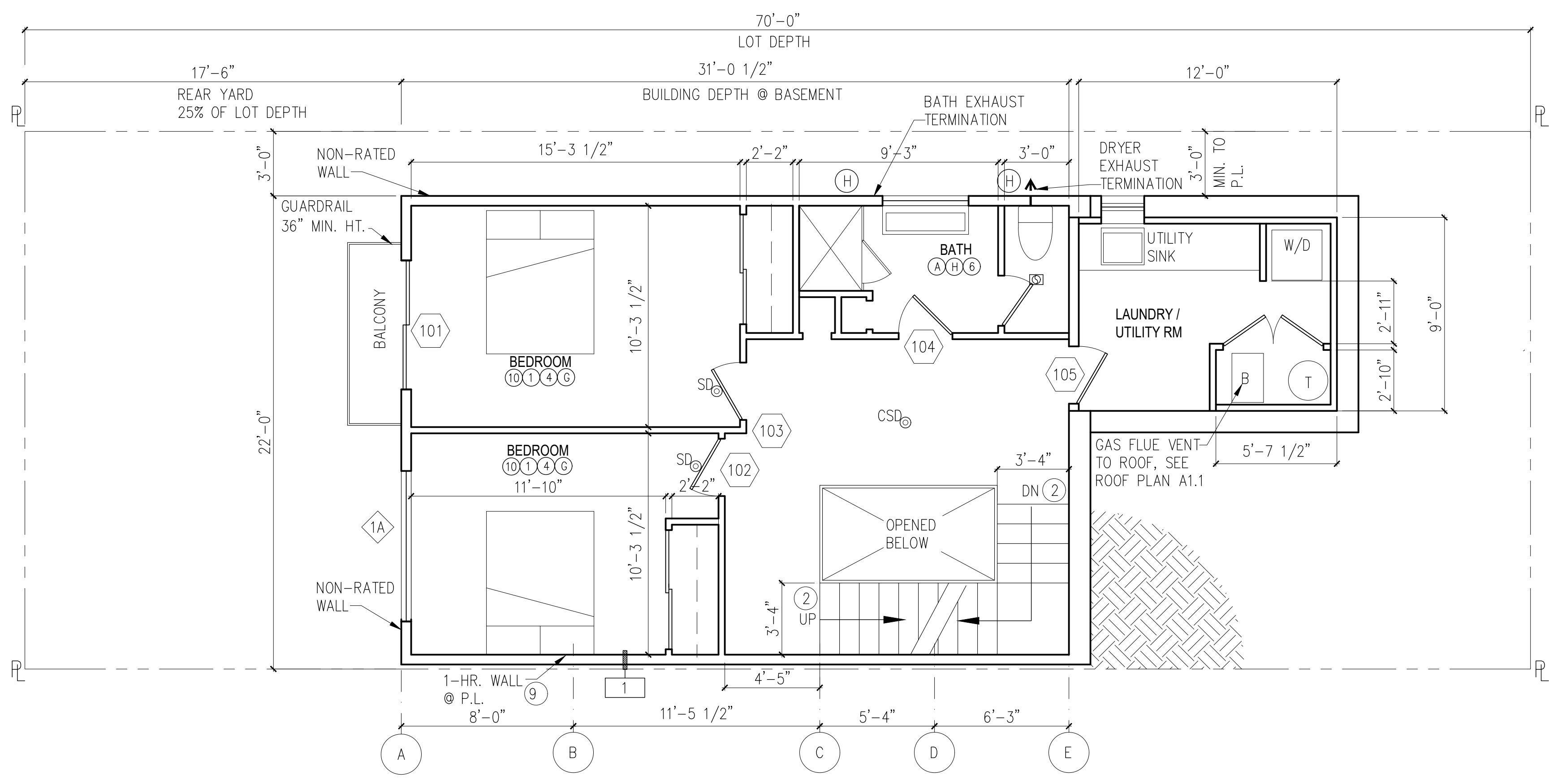
- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

KEYNOTES

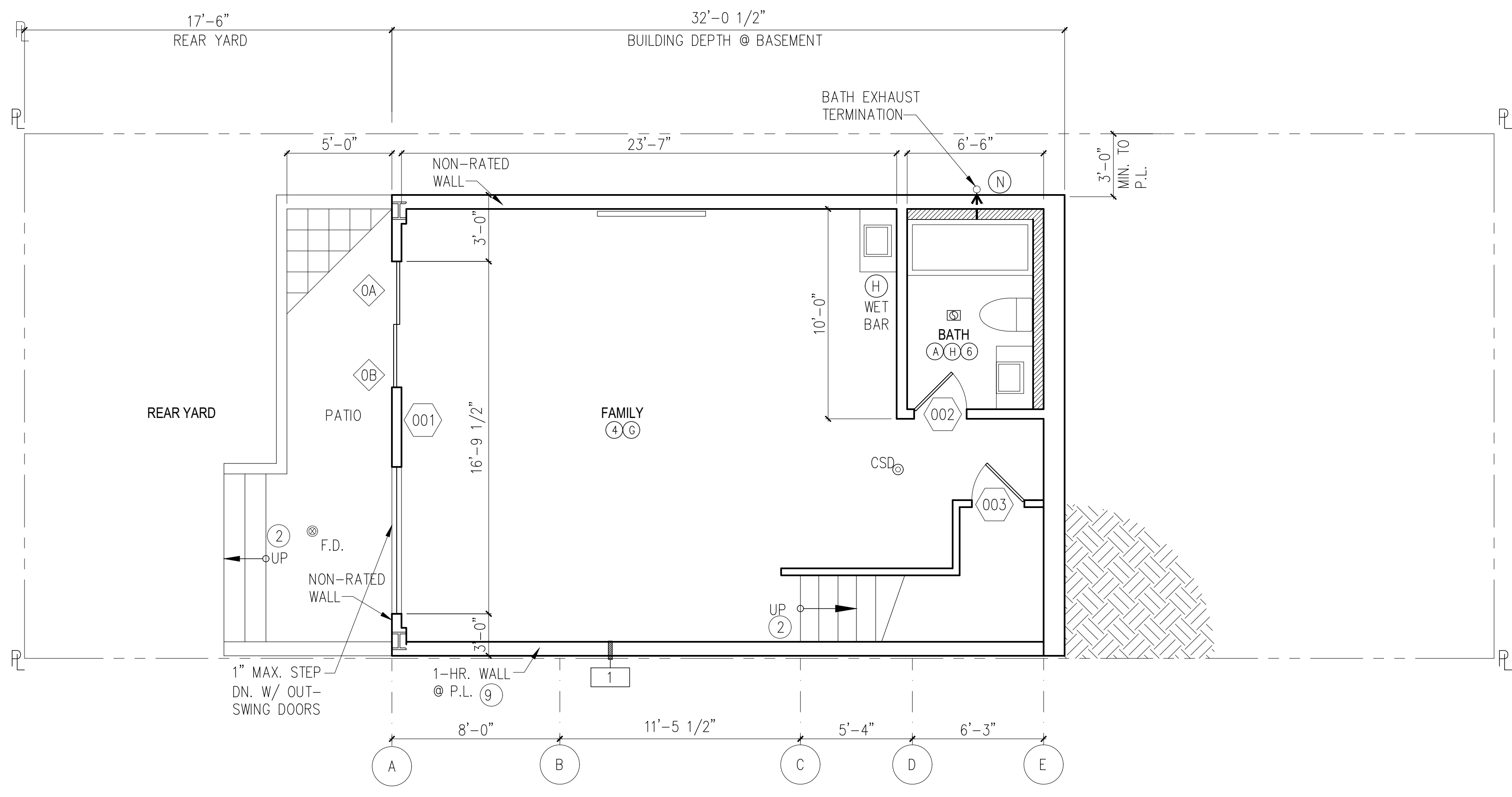
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR:** SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. **INTERCONNECTION:** WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. **CARBON MONOXIDE DETECTOR:** ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS; AT LEAST ONE ONE EACH STORY.
- STAIRS:** RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS; PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET.
- STRUCTURE @ EXTERIOR:** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION:** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS:** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS:** AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING:** CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK:** < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL 1/8" SPACING BETWEEN PLANKS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF, CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- OVERFLOW DRAINS:** SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- ATTIC VENTILATION & ACCESS:** ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING; 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- UNDER-FLOOR VENTILATION & ACCESS:** CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS:** TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

LEGEND

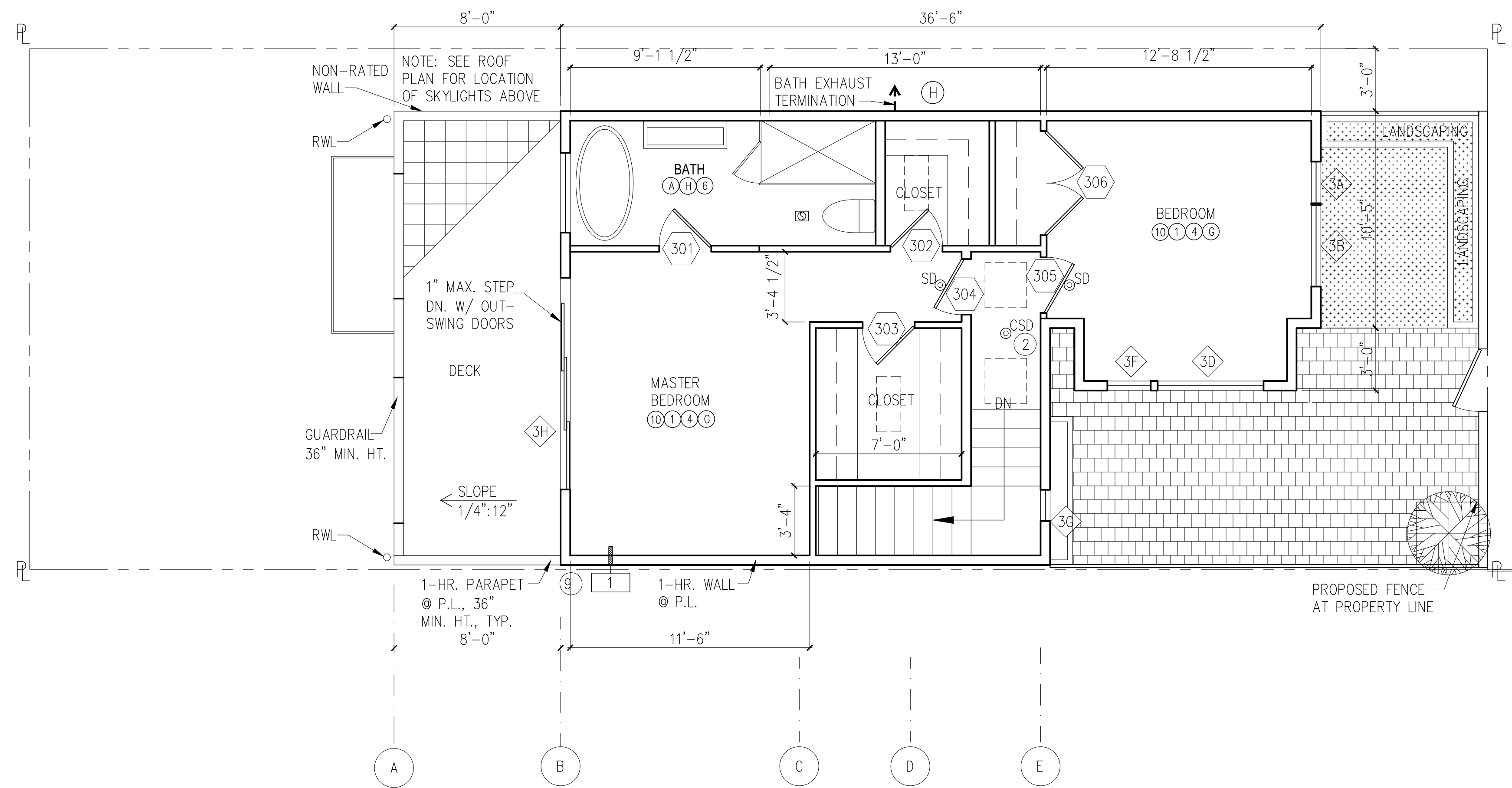
- 9 WALL TYPE
- 999 DOOR NUMBER
- 9A WINDOW NUMBER
- A3.4 SECTION
- A3.4 ELEVATION
- A FLOOR/CEILING ASSEMBLY TYPE
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (N) WALL
- PROPERTY LINE
- ABOVE



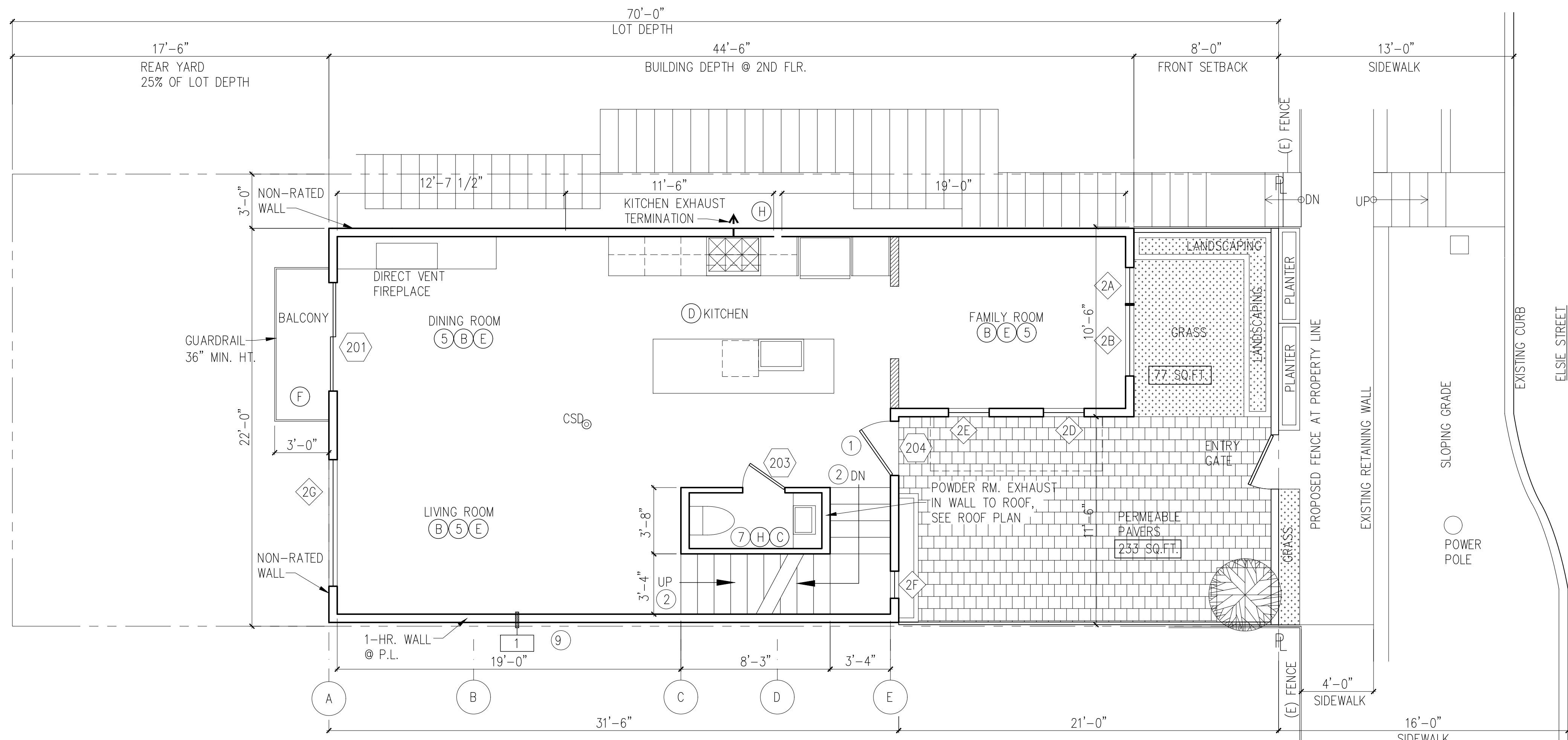
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"



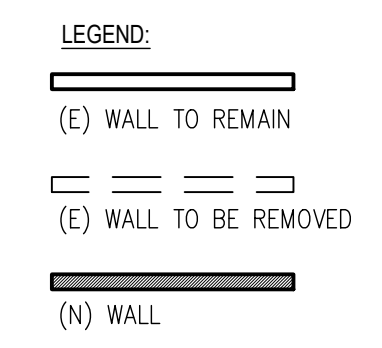
1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

FRONT YARD AREA: 312.62 SQ. FT.
PERMEABLE SURFACE 50% OF FRONT YARD : 156.31 SQ. FT.
TOTAL PROPOSED PERMEABLE SURFACE: 310 SQ. FT.
233 SQ. FT. PERMEABLE PAVERS
77 SQ. FT. LANDSCAPING



DEMOLITION NOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS ONE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.
- WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL FIXTURES, SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED, WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT & INTRUSIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES, SUCH AS A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING DESIGN IS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING WHICH LAWS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA CERTIFICATES)
- REMOVE AND LEGALLY DISPOSE ALL ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK; ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLES AND DEVICES; ABANDONED WATER PIPES, GAS LINES & SEWER LINES.
- 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.



SITE DEVELOPMENT

STORM WATER POLLUTION CONTROL
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.

ELECTRICAL VEHICLE CHARGING FOR NEW CONSTRUCTION
FOR ONE AND TWO FAMILY DWELLINGS, INSTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS.

WATER EFFICIENCY & CONSERVATION

WATER CONSERVING PLUMBING FIXTURES
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH.
- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GAL/FLUSH. THE EFFECTIVE FLUSH VOLUME FOR ALL OTHER URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH.

WATER CONSERVING PLUMBING FITTINGS
FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE.

DETAILS SHEET NOTES

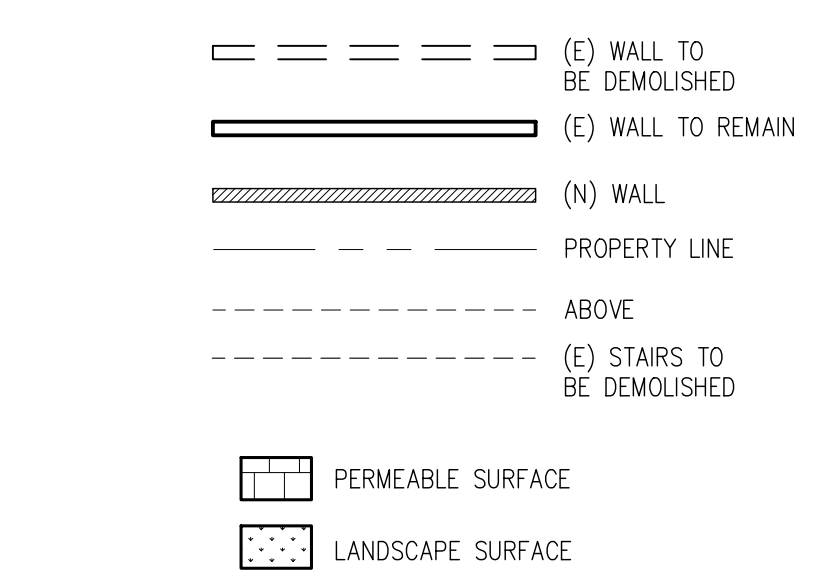
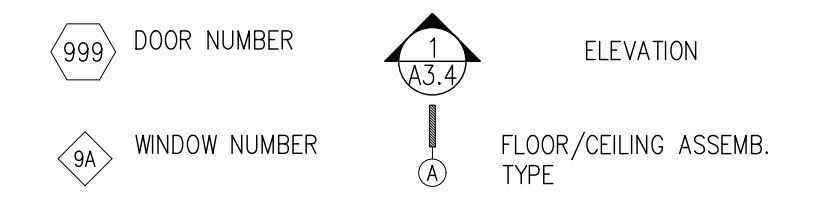
- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS ONE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.
- STAIRS:**
RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING; WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALLUSTERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET.
- STRUCTURE @ EXTERIOR** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COOPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION:** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
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SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

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suhel@shataraarch.com

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TENANT IMPROVEMENT

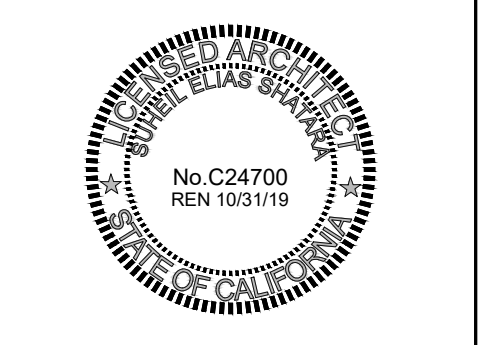
ADDRESS
**152 ELSIE ST.
SAN FRANCISCO, CA**

**BLOCK: 5618
LOT: 020**

PROJECT DIRECTORY

OWNER
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEL SHATARA

ISSUED	DATE	NO.
BUILDING	07.22.2014	
BUILDING	12.15.2018	
BUILDING	03.26.2019	
BUILDING	04.11.2019	
BUILDING	05.28.2019	
BUILDING	06.01.2019	



PROPOSED PLANS

A2.1

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PROJECT
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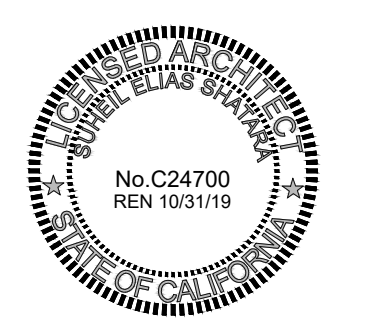
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OWNER

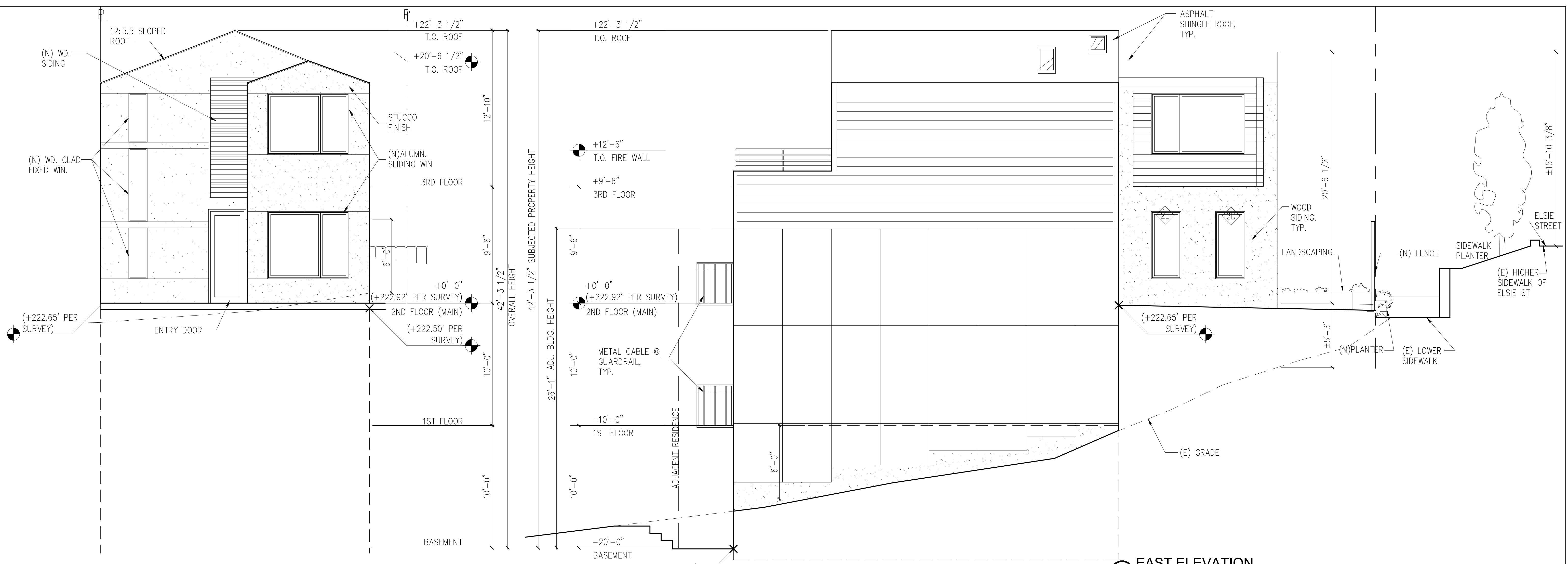
ARCHITECT
SHATARA ARCHITECTURE INC.
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TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

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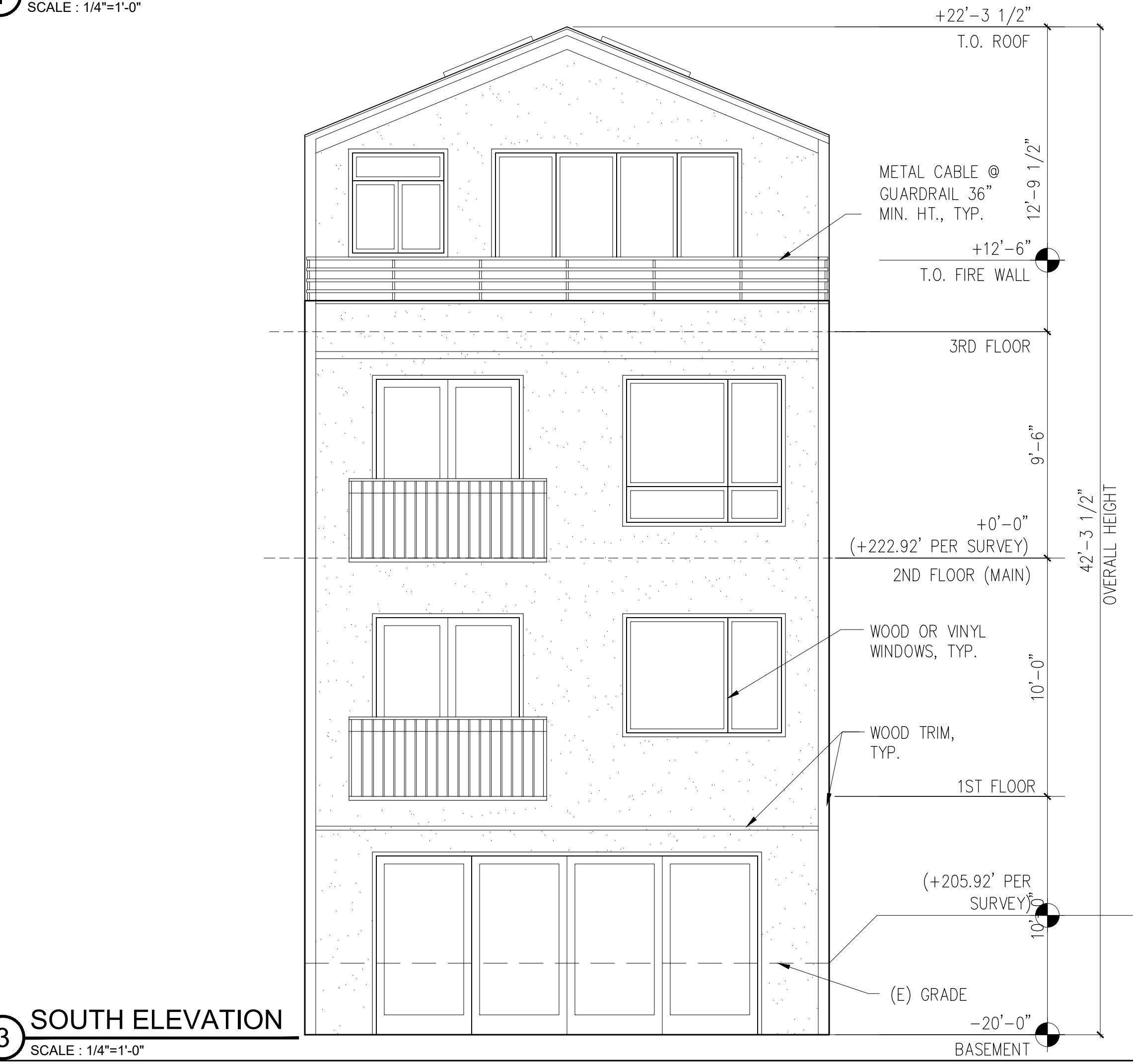
SHEET DESCRIPTION
PROPOSED ELEVATIONS

A3.1

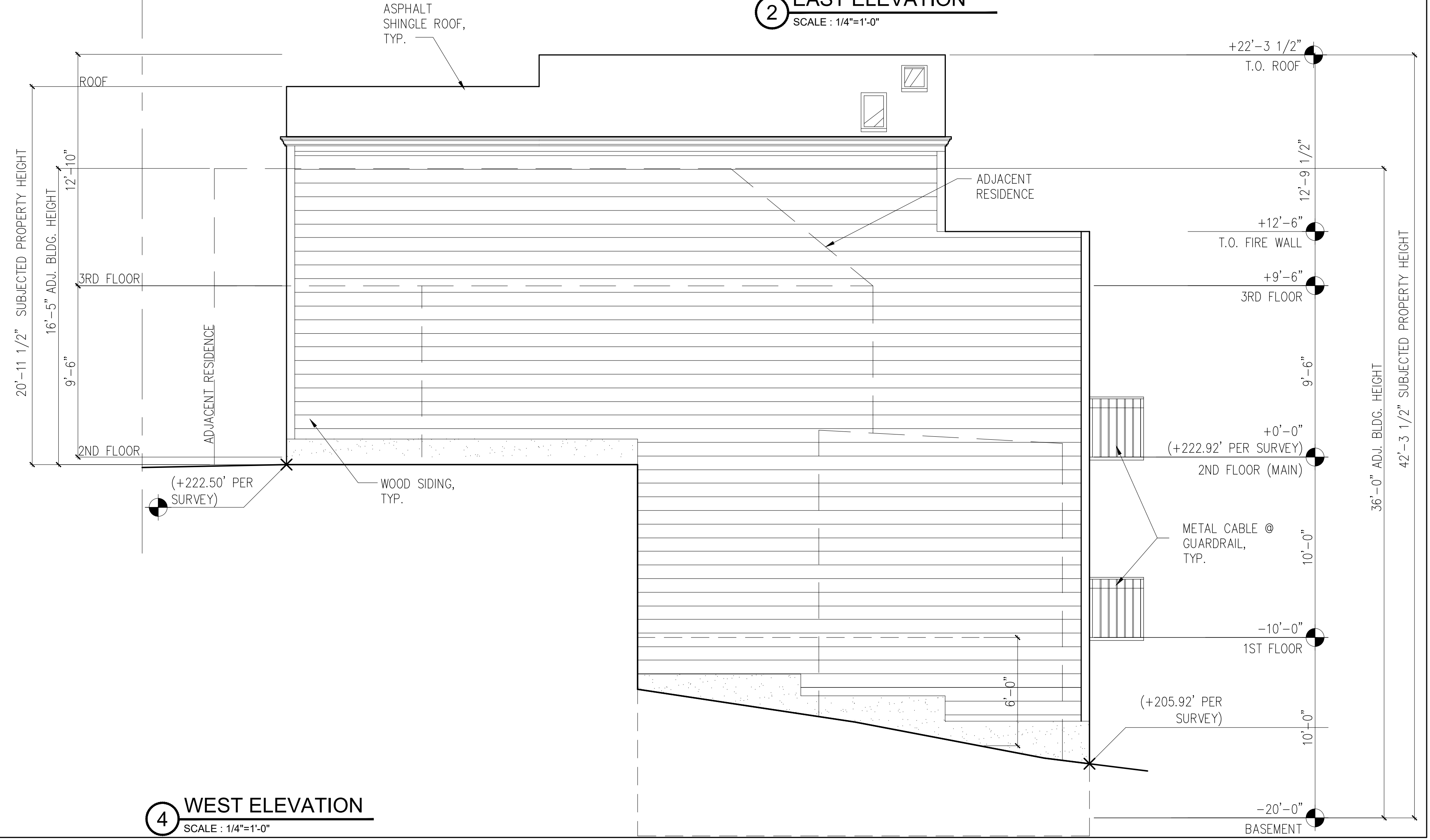


1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

2 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 WEST ELEVATION
SCALE: 1/4"=1'-0"

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**PROJECT
TENANT IMPROVEMENT**

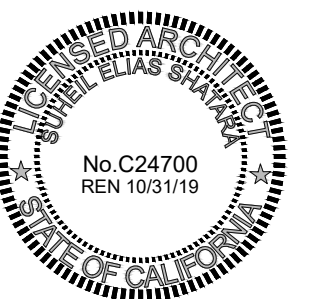
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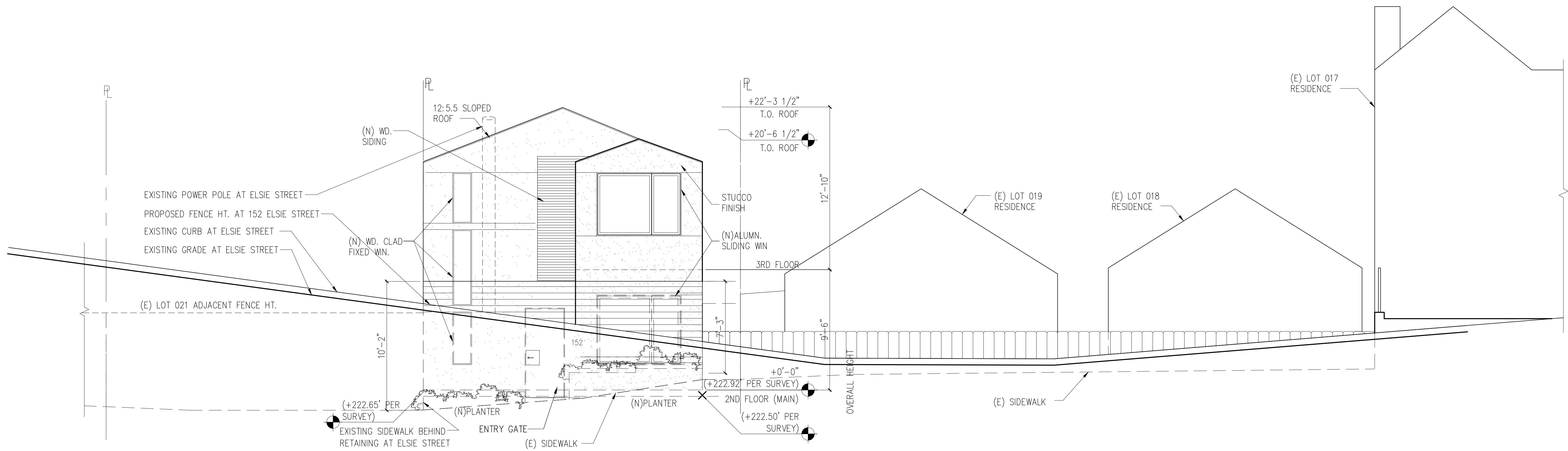
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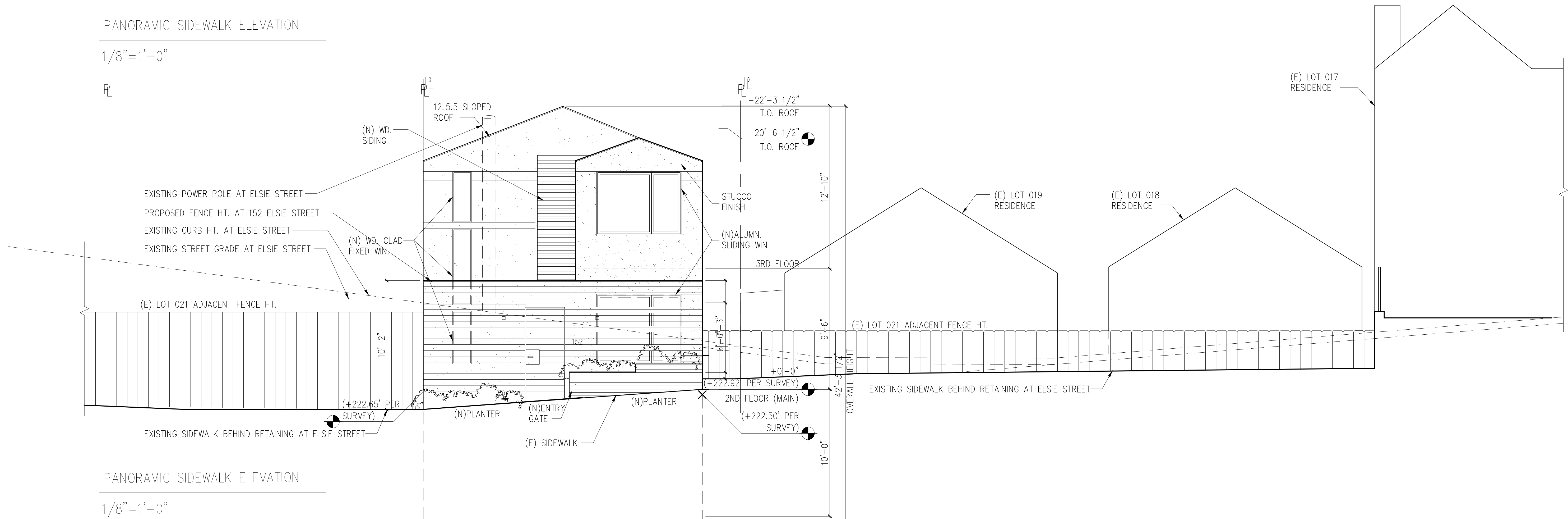
SHEET DESCRIPTION
**PROPOSED
ELEVATION**

A3.2



PANORAMIC SIDEWALK ELEVATION

1/8"=1'-0"



PANORAMIC SIDEWALK ELEVATION

1/8"=1'-0"

1 PROPOSED PANORAMIC ELEVATION
SCALE: 1/4"=1'-0"