Discretionary Review Abbreviated Analysis

HEARING DATE FEBRUARY 1, 2018

Date: January 18, 2018

Case No.: 2016-012089ENVDRPVAR
Project Address: 33-35 Aladdin Terrace

Permit Application: 2016.09.02.6778

Zoning: RM-1 (Residential-Mixed, Low Density)

40-X Height and Bulk District

Block/Lot: 0100/021B Project Sponsor: Blake Evans

> Martinkovic Milford Architects 101 Montgomery Street, Suite 650

San Francisco, CA 94104

Staff Contact: Nicholas Foster – (415) 575-9167

nicholas.foster@sfgov.org

Recommendation: Do not take DR and approve the project as proposed.

PROJECT DESCRIPTION

The proposed project ("Project") includes a vertical and horizontal addition of the existing 3-story residential structure containing two (2) dwelling units. The Project proposes an extensive remodel of the existing 2,877 gross square foot building, adding 1,609 gross square feet for a total of 4,486 square feet of living space distributed amongst the two existing (2) dwelling units. To accommodate the one-story vertical addition, the existing floor plates would be lifted 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. 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 for rear yard encroachment (Planning Code Section 134). A variance was scheduled for December 6, 2017; upon filing of the Discretionary Review applications, that variance hearing was continued to February 1, 2018, to coincide with the Discretionary Review hearing.

SITE DESCRIPTION AND PRESENT USE

The Project Site ("Site"), located on Lot 021B of Assessor's Block 0100, is a 1,406 square foot lot measuring approximately 25'-9" wide by 54'-9"deep. The Site is located within a RM-1 Zoning District and a 40-X Height and Bulk District. The Site fronts a narrow alley (Aladdin Terrace), between Taylor and Mason Streets. At only 1,406 square feet in lot area, the subject lot is considered substandard by Planning Code Section 121. The Site is improved with a three-story structure containing 2,877 gross square feet that measures approximately 46'-5" long by 25'-9" wide with no front setback from Aladdin Terrace. The subject lot is an upsloping lot (south to north), with slope of approximately 24 percent; the lateral slope (west to east) is approximately 0 percent.

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Eav:

415.558.6409

Planning Information: 415.558.6377

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site ("Site") is located within the eastern portion of the Russian Hill neighborhood, within an established residential area primarily comprised of low- to medium-density housing. The buildings on the block face range from three to four stories and most are multi-family unit buildings. The block face contains a high concentration of architecturally-unified buildings with shared architectural characteristics, form, historic context and period. The mid-block open space is minimal in the location of the subject block, with several of the adjacent lots containing two structures on the same lot (through lots) with minimal mid-block open space.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 23, 2017 - November 22, 2017	November 21, 2017	February 1, 2018	72 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 25, 2018	January 25, 2018	10 days
Mailed Notice	10 days	January 25, 2018	January 25, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	8		
Other neighbors on the			
block or directly across			
the street			
Neighborhood groups			

The Project Sponsor secured eight (8) letters of support from adjacent neighbors (those letters are included in this packet). As of the publication date of this packet, the Department has not received any public comment in opposition to the proposed Project.

DR REQUESTOR

DR Requestor: Discretionary Review Application 2016-012089DRP was filed by Jim Nikas and Maryanne Brady, of 30 Aladdin Terrace (located directly north of the subject property along Aladdin Terrace).

SAN FRANCISCO
PLANNING DEPARTMENT 2

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR REQUESTOR #1:

Issue #1:

Existing conditions of Aladdin Terrace are not suitable for additional vehicles, including narrow right-ofway and limited maneuverability for additional vehicles.

Issue #2:

The addition of a garage at project site would have an overall negative impact on Aladdin Terrace, which, contains natural light, seating, and vegetation.

Issue #3:

Proposed project does not meet General Plan Objective 4 (Urban Design Element).

See attached Discretionary Review Application, received November 21, 2017.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor challenges the DR requestor's claims that the introduction of (new) garage doors for off-street parking will have a negative impact for pedestrians along Aladdin Terrace or increase pedestrian/vehicle conflicts within the subject alley. To the contrary, the Project Sponsor asserts that by allowing for off-street parking at the subject property, vehicles accessing the Site would have less overall impact on Aladdin Terrace given that the vehicles could pull into one of the two garage doors, without idling in the alley, or requiring the need to back-out of the alley onto Taylor Street.

While the Project Sponsor has not modified the proposed garage doors, the Project Sponsor did set back the roof deck railing 5 feet from all sides and eliminated the stairwell penthouse to minimize light and privacy impacts to adjacent neighbors (a response to the August 16, 2017 RDAT meeting notes).

See attached Response to Discretionary Review.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). See CEQA Categorical Exemption Determination, dated September 5 2017, attached to the case report.

DEPARTMENT REVIEW

On August 21, 2017, the Project was discussed at a Project Coordination Lite meeting. At that meeting, the Department discussed general supportability for the Project given the similarity in project features of the immediately adjacent property (870 Union Street). Specifically, the proposed project at 870 Union Street also included a new garage door along Aladdin Terrace and that project was the subject of a Public-Initiated Discretionary Review (Case No. 2015-007313DRP-05). In the case with 870 Union Street, the

SAN FRANCISCO
PLANNING DEPARTMENT 3 Planning Commission disallowed the creation of a new garage fronting Aladdin Terrace, as recorded in Discretionary Review Action (DRA) Memo No. 0490. That Memo outlined approval of the two building permits for the 870 Union Street project, subject to the following conditions: 1) parking only in the front [Union Street] building; 2) set back the top floor of the rear [Aladdin Terrace] building nine (9) feet; and 3) only allow the pop-out [third floor, no fourth floor] for the front [Union Street] building. Giving deference to the Planning Commission's decision to take Discretionary Review and modify the project at 870 Union Street (disallowing the garage), the Department supports the proposed Project at 33-35 Aladdin Terrace as the proposed garage doors are Code compliant as allowed under Planning Code Section 144.

Design

On August 16, 2017, the Residential Design Advisory Team (RDAT) reviewed the Project and provided comments to minimize rooftop screening and for the Project to employ quality finishes and materials. The RDAT supported the two, 8-foot wide, Code-compliant garage doors as proposed.

On December 20, 2017, the Residential Design Advisory Team (RDAT) reviewed the Project in light of the DR requestor's Applications for Discretionary Review. The RDAT did not find there to be exceptional or extraordinary circumstances associated with the Project and found that the Project met the criteria established within the Residential Design Guidelines (RDG). The RDAT reiterated that the scale and massing of the proposed Project was compatible with the scale and massing of buildings found along the subject street (Aladdin Terrace). RDAT recommended the Planning Commission not take DR and approve the project as proposed (Abbreviated Analysis due to alteration).

Variance

A Variance is required for this project, pursuant to Code Sections 134 (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 for rear yard encroachment. A variance was originally scheduled for December 6, 2017. Upon filing of the Discretionary Review application during the (30-day) 311 Neighborhood Notification period, that variance hearing was continued to February 1, 2018, to coincide with the Discretionary Review hearing.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

BASIS FOR RECOMMENDATION

- The horizontal and vertical addition to the existing structure respects the (constrained) substandard lot conditions; the proposal would infill an area fronting an interior lot line (fronting the rear yards of properties along Taylor Street), with no overall increase in depth of the existing structure into the subject property's rear yard.
- The (two) proposed garage doors are considered Code-compliant and are designed to the recommended widths for the subject property (8-feet wide each).

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review – Abbreviated Analysis February 1, 2018

CASE NO. 2016-012089ENVDRPVAR 33-35 Aladdin Terrace

Block Book Map

Sanborn Map

Zoning Map

Map showing lot size development pattern

Aerial Photographs

Context Photos

Section 311 Notice

Variance Notice

CEQA Determination

RDAT Notes from 8/16/17

RDAT Notes from 12/20/17

DR Application

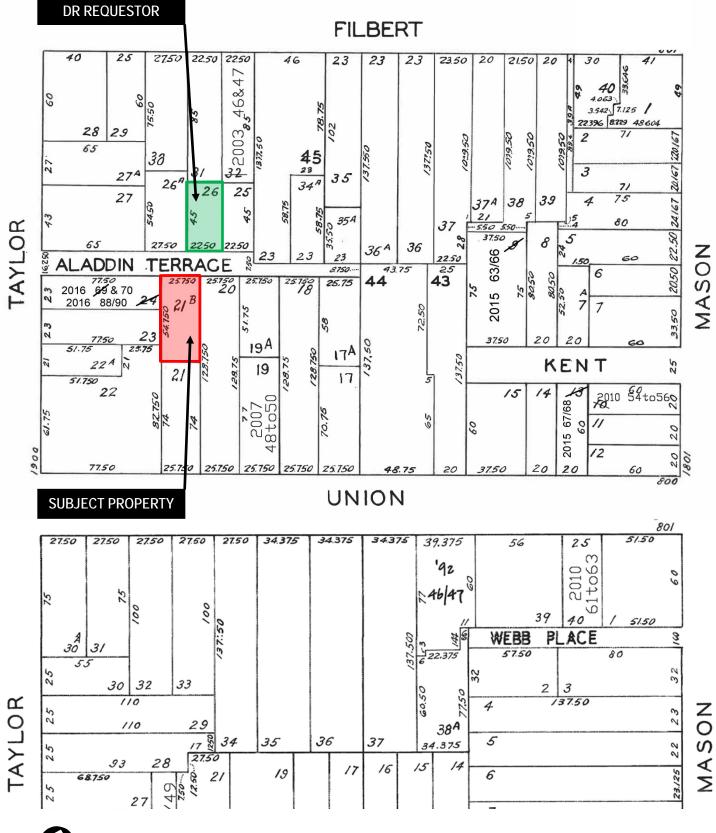
Response to DR Application

Letters of Support

Reduced Plans

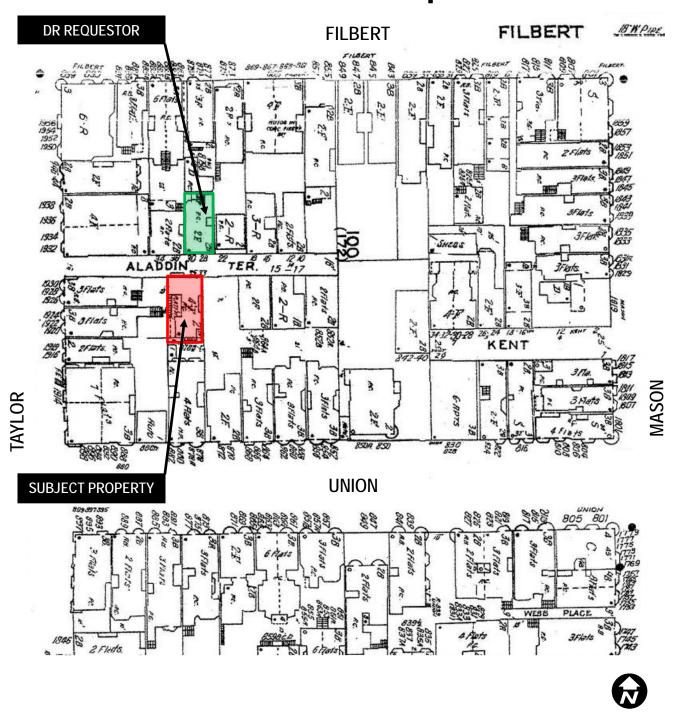
Exhibits

Parcel Map



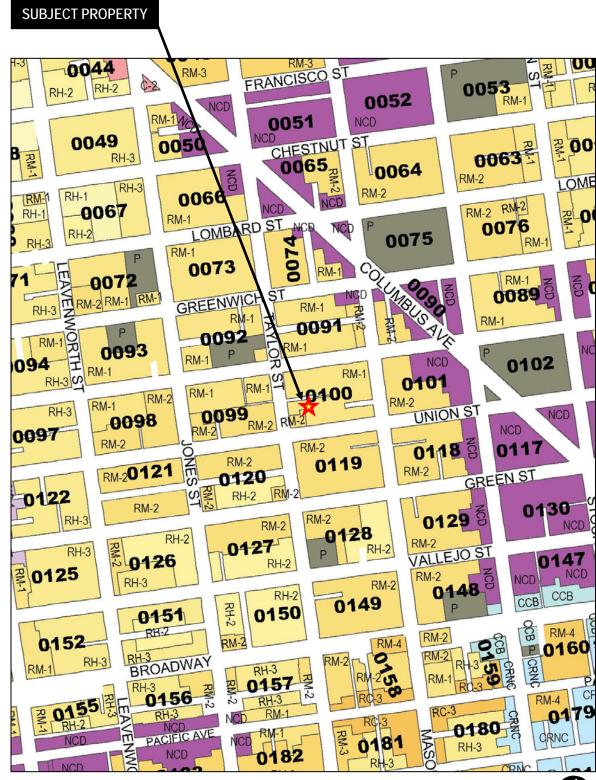


Sanborn Map*



^{*}The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Zoning Map





Aerial Photo

DR REQUESTOR



SUBJECT PROPERTY



Aerial Photos

SUBJECT PROPERTY

DR REQUESTOR



SUBJECT PROPERTY DR REQUESTOR



Site Photos

DR REQUESTOR SUBJECT PROPERTY



Street View of 33-35 Aladdin Terrace (from Aladdin Terrace).



Site Photos

SUBJECT PROPERTY



Street View of 33-35 Aladdin Terrace (from Aladdin Terrace).





1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 2, 2016**, the Applicant named below filed Building Permit Application No. **2016.09.02.6778** with the City and County of San Francisco.

PROJ	ECT INFORMATION	APPL	APPLICANT INFORMATION		
Project Address:	33-35 Aladdin Terrace	Applicant:	Blake Evans		
Cross Street(s):	Taylor/Union Streets	Address:	101 Montgomery Street, Ste. 650		
Block/Lot No.:	0100/021B	City, State:	San Francisco, CA 94104		
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 346-9990		
Record No.:	2016-012089ENVPRJVAR	Email:	blake@martinkovicmilford.com		

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

	PROJECT SCOPE	
☐ Demolition	□ New Construction	✓ Alteration
☐ Change of Use	☑ Façade Alteration(s)	☑ Front Addition
☑ Rear Addition	☑ Side Addition	☑ Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	7 feet, 1 1/2 inches	None
Building Depth	46 feet, 4 1/2 inches	No Change
Rear Yard	8 feet, 4 3/4 inches	No Change
Building Height	38 feet, 11 3/8 inches	39 feet, 9 1/4 inches
Number of Stories	3	4
Number of Dwelling Units	2	No Change
Number of Parking Spaces	0	2
	PROJECT DESCRIPTION	N

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. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Nicholas Foster Telephone: (415) 557-9167

Telephone: (415) 557-9167 **Notice Date:10/23/2017** E-mail: nicholas.foster@sfgov.org **Expiration Date:11/22/2017**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- Where you have attempted, through the use of the above steps or other means, to address potential
 problems without success, please contact the planner listed on the front of this notice to discuss your
 concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by 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.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



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





CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)			
	33-3	5 Aladdin Terrace	0100/021B			
Case No.		Permit No.	Plans Dated			
2016-012089ENV 8/16/16				8/16/16		
✓ Additio	n/	Demolition	New	Project Modification		
Alteration	on	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)		
Project desc	ription for	Planning Department approval.				
Excavate to a	idd a fourth	kpansion of an existing three-story building collevel of habitable space and a two-vehicle gaing and stair penthouse at roof level. Reconfigure	rage. Fill in side setba	ck and lightwell at all levels.		
	APLETED 1	BY PROJECT PLANNER				
*Note: If ne		applies, an Environmental Evaluation App				
✓	Class 1 - I	Existing Facilities. Interior and exterior alter	ations; additions und	der 10,000 sq. ft.		
		ss 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family				
	residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000					
	_	use under 10,000 sq. it. if principally permit incipally permitted or with a CU.	ted or with a CU. Ch	ange of use under 10,000		
	Class	ncipany permitted of white Co.				
STEP 2: CE	-	ETS BY PROJECT PLANNER	indentifier (s.a.) And the size of the latest American and the size of the siz	ментон Марада в общения в общения в нечения в должно в нечений об тей обы общений в нев		
If any box i	s checked l	below, an Environmental Evaluation Applic	cation is required.			
	hospitals, Does the generator documents the project	ity: Would the project add new sensitive recovered residential dwellings, and senior-care facility project have the potential to emit substantials, heavy industry, diesel trucks)? Exceptions attention of enrollment in the San Francisco Department would not have the potential to emit substantials at the Exposure Sex Determination Layers > Air Pollutant Exposure Zones.	ties) within an Air Po l pollutant concentra : do not check box if the nent of Public Health (l pollutant concentration	ollution Exposure Zone? tions (e.g., backup diesel e applicant presents (DPH) Article 38 program and		
		us Materials: If the project site is located on	-	-		
	manufact or more of checked a Environm	is materials (based on a previous use such as during, or a site with underground storage ta of soil disturbance - or a change of use from a and the project applicant must submit an En mental Site Assessment. Exceptions: do not che t in the San Francisco Department of Public Hea	inks): Would the pro industrial to resident vironmental Applica ock box if the applicant	ject involve 50 cubic yards ial? If yes, this box must be tion with a Phase I presents documentation of		

Revised: 4/11/16

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
7	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Application is required, unless reviewed by an Environmental Planner.
V	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments	and Planner Signature (optional): Jean Poling Date: 2017.04.17 15:55:14 -07'00'
No arched	ological effects.
	ROPERTY STATUS – HISTORIC RESOURCE
	MPLETED BY PROJECT PLANNER Y IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
-	Category A: Known Historical Resource. GO TO STEP 5.
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
	'ategory C: Not a Historical Resource or Not Age Eligible (under 45 years of age), GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Che	ck all that apply to the project.
	1. Change of use and new construction. Tenant improvements not included.
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-ofway.
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note	e: Project Planner must check box below before proceeding.
	Project is not listed. GO TO STEP 5.
	Project does not conform to the scopes of work. GO TO STEP 5.
Ш	Project involves four or more work descriptions. GO TO STEP 5.
	Project involves less than four work descriptions. GO TO STEP 6.
	P 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER
Che	ck all that apply to the project.
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

	9. Other work that would not materially impair a historic district (specify or add comments):				
	(Requires approval by Senior Preservation Planner/Prese				
	10. Reclassification of property status . (Requires approval by Senior Preservation Planner/Preservation				
	Coordinator) ☐ Reclassify to Category A ✓ Reclassify	to Category C			
	a. Per HRER dated:(attach HRE				
	b. Other (<i>specify</i>):	, ,			
Note	e: If ANY box in STEP 5 above is checked, a Preservation	Planner MUST check one box below.			
	Further environmental review required. Based on the Environmental Evaluation Application to be submitted. G				
V	Project can proceed with categorical exemption revie Preservation Planner and can proceed with categorical	- · · · · · · · · · · · · · · · · · · ·			
Com	ments (optional):				
Staff	evaluation of archival documentation through PT	R form. Existing building found not to be			
an hi	storic resource.				
Prese	rvation Planner Signature: Eiliesh Tuffy	gard by Ellean Tufy g. awaytan (awaytaraning au-CulpParsing, au-Current Parsing, corrEllean Tufy, 2004 (57-144-0707)			
OTER	6: CATEGORICAL EXEMPTION DETERMINATION				
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project	ct does not meet scopes of work in either (check			
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply):	ct does not meet scopes of work in either (check			
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project	ct does not meet scopes of work in either (check			
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply):	ct does not meet scopes of work in either (check			
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts				
	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review	ion.			
ТОВ	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application	ion.			
ТОВ	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application No further environmental review is required. The projection	ct is categorically exempt under CEQA.			
ТОВ	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application No further environmental review is required. The project Planner Name: E. Tuffy	ct is categorically exempt under CEQA.			
ТОВ	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application No further environmental review is required. The project Planner Name: E. Tuffy Project Approval Action:	ct is categorically exempt under CEQA. Signature: APPROVED			
ТОВ	E COMPLETED BY PROJECT PLANNER Further environmental review required. Proposed project all that apply): Step 2 – CEQA Impacts Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Applicate No further environmental review is required. The project Approval Action: Other (please specify) ENV Case If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	ct is categorically exempt under CEQA. Signature: APPROVED By Eiliesh Tuffy at 3:21 pm, Sep 05, 201 ical exemption pursuant to CEQA Guidelines and Chapter 31			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different tha		n front page)	Block/Lot(s) (If different than front page)		
Case No		Previous Building Permit No.	New Building Permit No.		
Plans Dated		Previous Approval Action	New Approval Action		
Modified	d Project Description:				
		NSTITUTES SUBSTANTIAL MODIF	ICATION		
Compar		ect, would the modified project:			
	† · · ·	of the building envelope, as defined in the Planning Code;			
	Result in the change Sections 311 or 312;	of use that would require public notice under Planning Code			
	Result in demolition	as defined under Planning Code Section 317 or 19005(f)?			
	Is any information be	being presented that was not known and could not have been known			
	, -	ginal determination, that shows the originally approved project m			
	no longer qualify for	the exemption?			
If at leas	st one of the above box	es is checked, further environme	ental review is required. ATEX FORM		
DETERM	IATION OF NO CUROTANT	IAL MODIFICATION			
DETERMIN	IATION OF NO SUBSTANT		the characteristic		
If this have	* *	cation would not result in any of	er CEQA, in accordance with prior project		
approval a	and no additional environme	ental review is required. This determinat			
Planner Name:		Signature or Stamp:			

,				



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Planning Information: 415.558.6377

415.558.6409

Preservation Team Meeting Date:	Date of Form Completion 8/28/2017	
No. of the control of		
PROJECT INFORMATION:		
Planner: Address:		
E. Tuffy 33-35 Aladdin	Terrace	
Block/Lot: Cross Streets:	Bullion	
0100/021B Btwn. Taylor at	nd Mason streets	
CEQA Category: Art. 10/11:	BPA/Case No.:	
В		
PURPOSE OF REVIEW:	PROJECT DESCRIPTION:	
©CEQA C Article 10/11 C Preliminary/P	IC C Alteration C Demo/New Construction	
DATE OF PLANS UNDER REVIEW: HRE info accept	od 6/19/2017	
DATE OF PLANS ONDER REVIEW: Inne inio accepto	ed 6/19/20 F	
PROJECT ISSUES:		
Is the subject Property an eligible historic reso	ource?	
If so, are the proposed changes a significant in	mpact?	
Additional Notes:		
	te interior and exterior remodel of an existing	
	ce on a 55'x26' lot. The subject property is on	
1 1	ion of the roof & exterior walls, basement-level blus vertical/horizontal additions are proposed	
, ,	owner, occupant information and current site	
, , ,	vic Milford Architects for Planning staff review.	
PRESERVATION TEAM REVIEW:		
	CA CB CC	
Category: Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the	Property is in an eligible California Register Historic District/Context under one or more of	
following Criteria:	the following Criteria:	
Criterion 1 - Event:	Criterion 1 - Event:	
Criterion 2 -Persons: Yes © No	Criterion 2 -Persons: C Yes © No	
Criterion 3 - Architecture: C Yes © No	Criterion 3 - Architecture: C Yes © No	
Criterion 4 - Info. Potential: C Yes C No	Criterion 4 - Info. Potential: C Yes C No	
Period of Significance:	Period of Significance:	
	Contributor C Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:		CNo	● N/A
CEQA Material Impairment to the individual historic resource:	C Yes	⊙ No	
CEQA Material Impairment to the historic district:	○ Yes	⊙ No	
Requires Design Revisions:	C Yes	C No	
Defer to Residential Design Team:	Yes	C No	

PRESERVATION TEAM COMMENTS:

Aladdin Terrace is one of several alleys located in the Russian Hill neighborhood. Previously known as Taylor Place, the alley appears on Sanborn maps as early as 1886 and was renamed after the 1906 earthquake and fire. No early dwellings on the alley appear to have survived the fire. The original building permit for the subject property was filed by the Woodhaus Bros. (agents) for the Bailey Estate (owner) and is dated August 24, 1906. No architect is listed on the permit. For the first 30 years after construction, the subject property is shown as 878 Union Street, due to the through-lot condition at that time. By 1937, the current Aladdin Terrace address was in use. The building was constructed as an investment property, with early building owners renting to working class Italian tenants. By 1914, the 2 dwelling units had been converted internally for use as 4 apartment flats. After 1940, the building was an owner-occupied residence, first for the Tarantino Family (ca.1940-46) and then for the Ng Family (ca.1952-1973). The Ng family sold in 1994, after 42 years of ownership. The property most recently changed hands in 2003. Based on city directory and census research, the property does not appear to have associations that meet the eligibility for Criterion 1 (Events) or Criterion 2 (People).

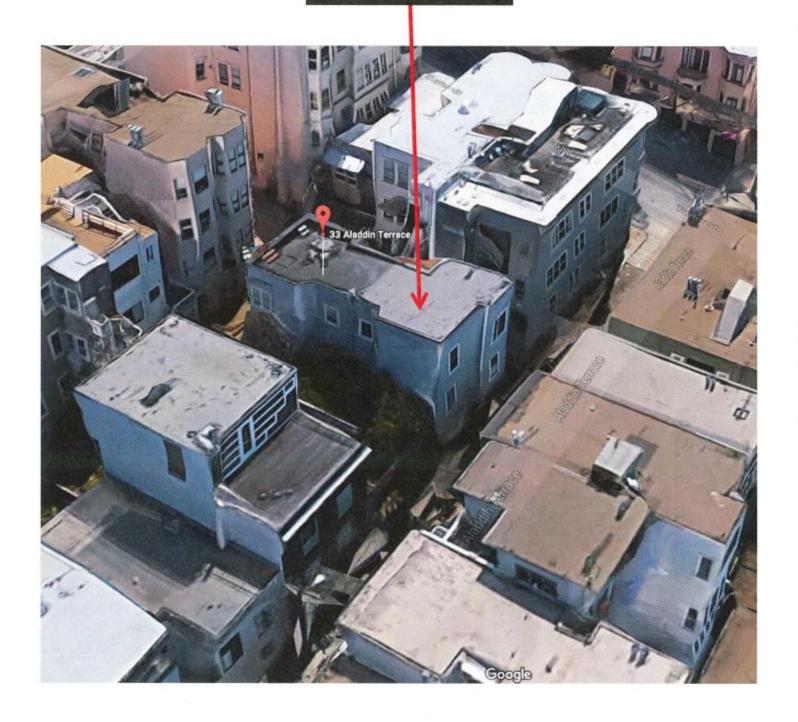
The original permit and Sanborn maps reveal the subject property's building footprint remains essentially the same as it was in 1914. The original 1906 exterior cladding notes call for rustic wood siding near the basement/foundation with wood shingles above, which remains the current exterior cladding condition. The north bay may have been added between 1906-1914. Exterior alterations include the enclosure of an egress staircase along the west property line which was replaced by a new exterior stair on the south elevation between 1914-1950. The flat roof was last replaced in 1998. Only 2 historic wood windows appear to remain. Although still largely intact, the building's utilitarian design and lack of a known architect/builder do not elevate it to Criterion 3 (Architecture) eligibility.

Of the 9 properties that front onto Aladdin, seven were constructed between 1907-1911. The remaining two were built in the 1930s. The average massing, as viewed from the right-of-way, is 2-stories above either grade or above a taller, raised basement. The subject property has the tallest street-facing massing. While buildings on the street have a relatively uniform scale, alterations to original cladding, windows and ornament over time have created a mixed architectural context. This, and the presence of other Russian Hill alleys with more legible historic integrity, lead staff to determine Aladdin Terrace is not eligible as an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
2ma 2	9-1-2017

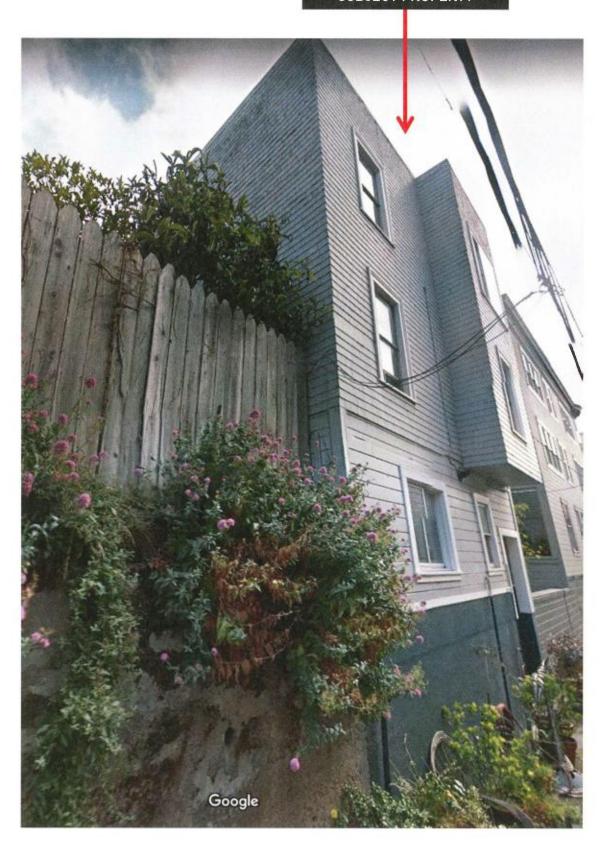
33-35 Aladdin Terrace

SUBJECT PROPERTY



33-35 Aladdin Terrace

SUBJECT PROPERTY



33-35 Aladdin Terrace





RESIDENTIAL DESIGN TEAM REVIEW

		CA 94103-2479
2017	RDT MEETING DATE: 08/16/2017	Reception: 415.558.6378
ATION:		Fax:
	N. Foster	415.558.6409
	33-35 Aladdin Terrace	- Blooding
	Taylor/Mason Streets	Planning Information:
	0100/021B	415.558.6377
nt Districts:	RM-1/40-X	_
	201609026778	_
	☐ Initial Review ☐ Post NOPDR ☐ DR Filed	
	ATION: nt Districts:	ATION: N. Foster 33-35 Aladdin Terrace Taylor/Mason Streets 0100/021B nt Districts: RM-1/40-X 201609026778

 \square 5 min (consent) \square 15 minutes

30 minutes (required for new const.)

1650 Mission St.

Suite 400 San Francisco.

Residential Design Team Members in Attendance:

David Lindsay, David Winslow, Allison Albericci, Elizabeth Watty, Maia Small, Marcelle Boudreaux

Project Description:

Amount of Time Req.

Project proposes alterations to (E) 2-unit residential building, including the addition of a (N) garage along narrow alley.

Project Concerns (If DR is filed, list each concern.):

Given the Planning Commission decision to specifically not permit a garage at the adjacent property (870 Union Street) during a 2016 DR/Variance hearing, does the Department support a garage at the subject property?

RDAT Comments:

To comply with the Residential Design Guideline to "Sensitively locate and screen rooftop features so they do not dominate the appearance of a building" (RDGs page 38), setback all roof deck guardrails by 5' on all sides and minimize rooftop features by providing a hatch at the roof instead of a stair penthouse.

To comply with the Residential Design Guideline that requires that "the type, finish, and quality of a building's materials must be compatible with those used in the surrounding area" (page 47), provide a minimum 3" depth from primary wall to glass face at all front windows.

RESIDENTIAL DESIGN TEAM REVIEW

1650 Mission St.

Suite 400 San Francisco, CA 94103-2479

Reception: **415.558.6378**

415.558.6409

Fax.

Planning Information: 415.558.6377

DATE:	12/13/2017	RDT MEETING DATE: 12/20/2017
PROJEC	T INFORMATION:	
Pla	nner:	N. Foster
Ad	dress:	33-35 Aladdin Terrace
Cro	oss Streets:	Taylor/Mason Streets
Blo	ock/Lot:	0100/021B
Zoi	ning/Height Districts:	RM-1/40-X
BP.	A/Case No.	201609026778
Pro	oject Status	☐ Initial Review ☐ Post NOPDR ☐ DR Filed
An	nount of Time Req.	\square 5 min (consent) \boxtimes 15 minutes
	_	30 minutes (required for new const.)

Residential Design Team Members in Attendance:

David Lindsay, David Winslow, Allison Albericci, Elizabeth Watty, Maia Small (notes)

Project Description:

Project proposes alterations to (E) 2-unit residential building, including the addition of a (N) garage along narrow alley.

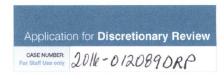
Project Concerns (If DR is filed, list each concern.):

- Existing conditions of Aladdin Terrace are not suitable for additional vehicles, including narrow right-of-way and limited maneuverability for additional vehicles.
- Addition of garage at project site would have overall negative impact on Aladdin Terrace, which, contains natural light, seating, and vegetation.
- Proposed project is not serving General Plan Objective 4 (Urban Design Element).

RDAT Comments:

- The project complies with the Residential Design Guidelines.
- There are no exceptional and extraordinary circumstances associated with the project.
- RDT recommends the Commission not to take DR and approve the project as proposed;
 Abbreviated DR.





APPLICATION FOR Discretionary Review

Proposed Use:

Building Permit Application No.

1. Owner/Applicant Information DR APPLICANT'S NAME: Jim Nikas and Maryanne Brady DR APPLICANT'S ADDRESS: ZIP CODE: (415)860-4250 30 Aladdin Terrace 94133 PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME Andrew Astor and Lisa Bayne Astor ADDRESS ZIP CODE: 33 - 35 Aladdin Terrace (415) 213-2500 94133 CONTACT FOR DR APPLICATION: Same as Above ADDRESS: TELEPHONE: E-MAIL ADDRESS: jmnikas@gmail.com 2. Location and Classification STREET ADDRESS OF PROJECT: ZIP CODE 33-35 Aladdin Terrace 94133 CROSS STREETS: Aladdin Terrace and Taylor Street ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: HEIGHT/BULK DISTRICT: 54-9" x 25'-9" RM-1 40-X 1410 sf 0100 /021B 3. Project Description Change of Use Change of Hours New Construction Alterations Demolition Other Rear X Side Yard X Additions to Building: Front _ Height X Two-Unit Residential Dwelling Present or Previous Use: Two-Unit Residential Dwelling

201609026778

RECEIVED

09/02/2016

Date Filed:

NUV 2 1 2017

CITY & COUNTY OF S.F

PLANNING DEPARTMENT

NEIGHBORHOOD PLANNING

4.	Actions	Prior t	to a	Discretionary	Review	Request
----	---------	---------	------	---------------	--------	---------

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?		×
Did you participate in outside mediation on this case?		X

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

, 0 , 0	
Pre-Application Meeting was held on August 16, 2016, attended by approximately eight neighbors from	
Aladdin Terrace, Taylor Street and Union Street. Topics discussed at the meeting are included in meeting notes	
prepared by representatives of the Project Sponsors. We have not participated in any mediation efforts, and	
here are nochanges of which we are aware that resulted from mediation.	
<u> </u>	

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1.	What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.
	Please see the attached statement.
_	
2.	The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:
	Please see the attached statement.
3.	What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?
_	Please see the attached statement.
-	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Print name, and indicate whether owner, or authorized agent:

A : Sames William H. Manyanne Portons

Owner / Authorized Agent (circle one)



Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable	9
Address labels (copy of the above), if applicable	0
Photocopy of this completed application	
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	■ NA
Check payable to Planning Dept.	
Letter of authorization for agent	□ NA
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	■ NA

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

Application received by Planning Department:

ATTACHMENT TO APPLICATION REQUESTING DISCRETIONARY REVIEW

Address: 33-35 Aladdin Terrace Parcel Number: Block 0100, Lot 021B Zoning District: RM-1 Bldg. Permit Number: 201609026778

Request for Discretionary Review / Responses to Questions 1 through 3

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Aladdin Terrace has been a quiet, pedestrian oriented environment since the rebuilding that followed the 1906 earthquake. Like many narrow streets and alleyways throughout the City, it has provided a calming respite from busier nearby streets, offering seating and plants in containers as a supplemental form of mid-block open space for use as a gathering place by residents and visitors alike.

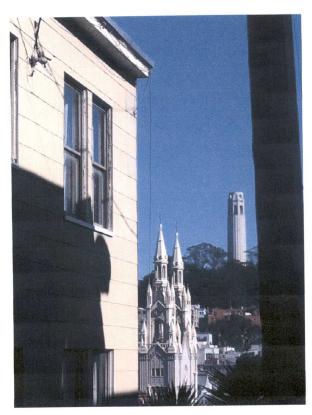




Subject Property



Aladdin Terrace, view to the west towards Taylor Street



View to Telegraph Hill from Aladdin Terrace



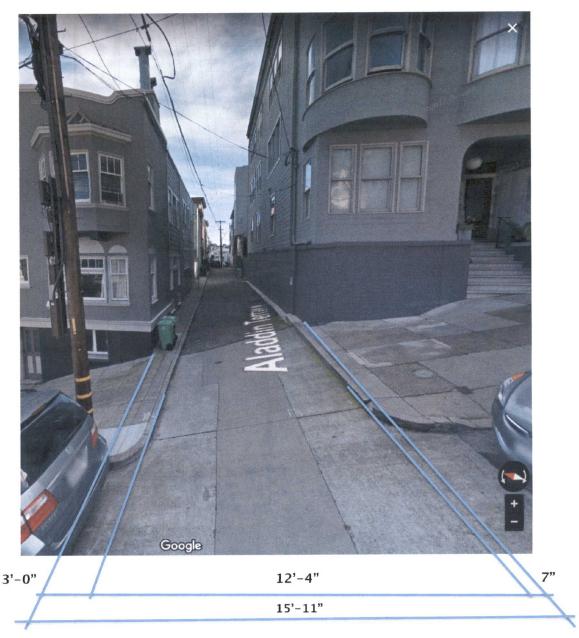


Planting at north side of Aladdin Terrace

Over time, children have used the alley as a play-space after school and on weekends; residents and visitors enjoyed the opportunity to gather and converse, observe and photograph the view to Coit Tower, and rest on their way to and from the City's attractions. Such uses are very much in keeping with Objective 4 of the City's General Plan Urban Design Element: recognizing that "Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live." The greenery on Aladdin, its natural light and seating spaces have helped to uplift the spirit. More garages and more cars do not serve this purpose.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The narrow dimension of the alley results in obstructed views and poor maneuverability for drivers using the existing garages. Because the space is so narrow, vehicles entering or exiting garages at the western end of Aladdin have struck the wall of the building on the opposite side of the alley. Most of the cars accessing these garages cannot do so without a lot of jockeying back and forth. This produces noise and exhaust for adjacent residents, and delay in access to anyone needing to enter the alley on foot or by car for a pick up or delivery.



Aladdin Terrace, viewed from Taylor Street

For over 100 years there were no garages and no through traffic on Aladdin Terrace, being a cul-de-sac only 12'-4" wide from curb to curb. This environment has been compromised by two recent projects that introduced garage entries on Aladdin at opposite ends of the alley, one at 15-17 Aladdin in 2006 and another in 2009 serving a three-flat building at 1926 - 1930 Taylor at the uphill corner of Aladdin. These two projects, with parking for a total of eight cars, provided a wake-up call for adjacent residents who are concerned about the negative impacts of automobile traffic. They should be seen as recent, unfortunate, negative precedents, and as errors in past project approvals, not as a rationalization for further intrusion. This project would increase the vehicle count by another 25%, further eroding the character and pedestrian use of the alley. In effect, an additional garage entry at the mid-point of Aladdin, represents one more step toward a de facto privatization of public space for the sake of personal automotive convenience.

The Planning Department's "Citywide Action Plan", including the "Better Neighborhoods Program" has this to say about parking: (emphasis provided)

It degrades the quality of urban places, generates traffic, takes up valuable space, and <u>makes housing</u> <u>less affordable</u>. Today, we are designing places as much for parking as for people and funneling more and more traffic onto our streets. The result is a city that is becoming more about cars and congestion and less about the character and human comfort that makes San Francisco so special.

Much of San Francisco's housing is clustered in the older, more urban neighborhoods in and around the downtown. These areas are relatively dense, and support a wide variety of retail and neighborhood services. They also enjoy relatively frequent and reliable transit service. Together, these amenities make it easy to live with fewer cars.



A quiet October afternoon on Aladdin Terrace

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Our city, the older densely packed neighborhoods in particular, suffers from a toxic wave of development proposals attempting to insert additional square footage and building volume at the expense of the very character that makes these neighborhoods so appealing. And what is stimulating this push for more and more and more? The automatic inclusion of garages in such proposals may serve the needs of present owners, but it is often a calculated component of property development strategies and the anticipated profits resulting from a future re-sale. Meanwhile, this neighborhood has a "walk" score of 97, plenty of public transit options with two cable car lines and seven bus lines within a radius of three blocks. Two of these bus lines, the #41 and the #45 on Union Street, will connect to the Bus Rapid Transit system now in construction on Van Ness Avenue, which has been designed to improve transit reliability and address traffic congestion, And of course, ride-hail chauffeurs such as Uber and Lyft, and delivery services are available at any time and any location.

The reality is that many of the City's streets are unusually narrow and never intended to support higher volumes of automobile traffic, let alone the garages that would house them. Aladdin Terrace has reached a saturation point with regard to garages and vehicular traffic. Adding another garage to an already congested space that was never intended to have garages does not make sense. To do so not only poses threats to public safety for residents and visitors but also negatively impacts a quality of life by adding noise, pollution and threatens the safety of pedestrians as well as property.

Neighborhood character and context are valued components of our urban experience. The Planning Department's Urban Design Guidelines recognize the important contribution that small-scale spaces provide to the experience of living in San Francisco: (emphasis provided)

Many of San Francisco's blocks are divided by a variety of smaller alleys, open spaces, and stair walks which promote <u>walkability</u> and modulate the scale of buildings.

Extend and <u>enhance</u> the fabric of streets, alleys, sidewalks, paths, stairwalks, and open spaces to create <u>walkable</u> neighborhoods typical of San Francisco.

In response to recommendations by the Residential Design Advisory Team to minimize rooftop features, the project has been modified by substituting an access hatch for the proposed stair penthouse, and pulling the roof deck back 5 feet from the edges of the building. Such modifications mitigate neighbors' concerns regarding (a) loss of light resulting from the added height of solid property–line parapets that would be required if the deck were to cover the entire roof surface; (b) loss of privacy from the deck extending within close proximity to neighbors' window openings, and (c) possibly reducing the potential for excessive roof–top party noise which has become such a pervasive problem in the City. This attention and concern for rooftop features is well founded. It should be extended to protection of the communal and pedestrian experience of Aladdin Terrace.

REQUEST: We are seeking a balanced assessment of the opportunity to build and the reasonable consideration of neighborhood context and character. Another garage in this setting is neither necessary nor desirable and would result in detrimental increases in traffic and safety risks to Aladdin Terrace residents and visitors. There is no compelling need to compromise the safety and intimate quality of life on Aladdin Terrace in exchange for the convenience to owners of one particular property. Please do not allow this project to go forward with the proposed garage.

Thank you for the opportunity to express our concerns,

Jim Nikas and Maryanne Brady 30 Aladdin Terrace 0100/021B ANDREW ASTOR & LISA BAYNE ASTOR 33 ALADDIN TERRACE SAN FRANCISCO CA 94133

0288/031 BLAKE EVANS / MARTINKOVIC MILFORD ARCH. 101 MONTGOMERY STREET # 650 SAN FRANCISCO CA 94104

0100/086 OCCUPANT 872 UNION STREET SAN FRANCISCO CA 94133

0100/088 OCCUPANT 1926 TAYLOR STREET SAN FRANCISCO CA 94133

0100/090 OCCUPANT 1930 TAYLOR STREET SAN FRANCISCO CA 94133

0100/023 JENNY HILL 1920 TAYLOR STREET SAN FRANCISCO CA 94133

0100/022A OCCUPANT 1916 TAYLOR STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 1914 TAYLOR STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 890 UNION STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 894 UNION STREET SAN FRANCISCO CA 94133 0100/021B STEPHEN BAYNE 35 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/085 JACKIE LUK & DANIEL MERCHANT 870 UNION STREET SAN FRANCISCO CA 94133

0100/087 OCCUPANT 872A UNION STREET SAN FRANCISCO CA 94133

0100/089 OCCUPANT 1928 TAYLOR STREET SAN FRANCISCO CA 94133

0100/023 MIKE HILL & DORIS DELUCCA 1922 TAYLOR STREET SAN FRANCISCO CA 94133

0100/023 OCCUPANT 1924 TAYLOR STREET SAN FRANCISCO CA 94133

0100/022A OCCUPANT 1918 TAYLOR STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 888 UNION STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 892 UNION STREET SAN FRANCISCO CA 94133

0100/022 OCCUPANT 896 UNION STREET SAN FRANCISCO CA 94133 0100/021 FRITTS GOLDEN & CATHARINE GASPARINI 882 UNION STREET SAN FRANCISCO CA 94133

0100/021 OCCUPANT 878 UNION STREET SAN FRANCISCO CA 94133

0100/027 CATHY SODEN 1932 TAYLOR STREET SAN FRANCISCO CA 94133

0100/027 SUSAN WAXMAN 1936 TAYLOR STREET SAN FRANCISCO CA 94133

KATHLEEN COURTNEY RUSSIAN HILL COMMUNITY ASSOCIATION 1158 GREEN STREET SAN FRANCISCO CA 94109

NANCY SHANAHAN TELEGRAPH HILL DWELLERS 224 FILBERT STREET SAN FRANCISCO CA 94133

AARON PESKIN BOARD OF SUPERVISORS 1 DR. CARLTON B. GOODLET PL. RM 244 SAN FRANCISCO CA 94102-4689

0100/049 JOHN PERRY & MYRA STROJNY 866 UNION STREET SAN FRANCSICO CA 94133

0100/019A OCCUPANT 15 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/019A STEVEN & BABETTE PINSKY 17 ALADDIN TERRACE SAN FRANCISCO CA 94133 0100/021 LIANNA PELLA TRUST 880 UNION STREET SAN FRANCISCO CA 94133

0100/021 OCCUPANT 878A UNION STREET SAN FRANCISCO CA 94133

0100/027 HORVATH, SPIEGEL & CARRANZA 1934 TAYLOR STREET SAN FRANCISCO CA 94133

0100/027 RICHARD HARRIS-DEANS 1938 TAYLOR STREET SAN FRANCISCO CA 94133

ROBYN TUCKER
PACIFIC AVE. NEIGHBORHOOD ASSN.
7 McCORMICK PLACE
SAN FRANCISCO CA 94109

MIKE MOYLAN RUSSIAN HILL NEIGHBORS 1819 POLK STREET SAN FRANCISCO CA 04109

0100/048 KEN TATENO & LIZEHETE GARCIA 864 UNION STREET SAN FRANCSICO CA 94133

0100/050 OCCUPANT 868 UNION STREET SAN FRANCSICO CA 94133

0100/050 MULLER & ALLEN 3900 CELADINE DRIVE PLANO TEXAS 7509-7217 0100/059 STACE GRESSEL &LINDSAY ANDERSON 34 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/060 CARRIE DAVIS 34 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/026 JOEL WEBBER & SHANNON BRADY 28A ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/025 CHRISTOPHER BIGELOW 22 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 JENNIFER DOBROWOLSKI 14 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 LENA MENEGUZZI TRUST 18 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 PHIL WARTON 16 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/034A OCCUPANT 10 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/034A RENE BIHAN & GINNY FANG 2 MEZZANINE NORTH / 301 BATTERY STREET SAN FRANCISCO CA 94111

0100/057 RUSSEL TAPLIN 3 ALADDIN TERRACE SAN FRANCISCO CA 94133 0100/059 MARK LEWIS 505 MONTGOMERY STREET SAN FRANCISCO CA 94133

0100/026 JIM NIKAS & MARYANN BRADY 30 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/026 OCCUPANT 28 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 JIM NIKAS & MARYANN BRADY 30 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 PHIL WARTON 16 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/045 FRANK MARI 33 WEST PORTAL AVNEUE SAN FRANCISCO CA 94127

0100/045 PHIL WARTON 16 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/034A OCCUPANT 12 ALADDIN TERRACE SAN FRANCISCO CA 94133

0100/018 AGNETA & JACK HIRSCHMAN 858A UNION STREET SAN FRANCISCO CA 94133

0100/058 MARKUS & KATHRYN RENSCHLER 1 ALADDIN TERRACE SAN FRANCISCO CA 94133



RESPONSE TO DISCRETIONARY REVIEW (DRP)





SAN FRANCISCO PLANNING DEPARTMENT

1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Pr	ect Information	
Pro	erty Address: Zip Code:	
Bu	ng Permit Application(s):	
Re	rd Number: Assigned Planner:	
Pr	ect Sponsor	
Na	Phone:	
Em		
Re	uired Questions	
1.	Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR equester in addition to reviewing the attached DR application.)	
2.	What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project neet neighborhood concerns, please explain those changes and indicate whether they were made be after filing your application with the City.	
3.	f you are not willing to change the proposed project or pursue other alternatives, please state why yo hat your project would not have any adverse effect on the surrounding properties. Include an explair of your needs for space or other personal requirements that prevent you from making the changes equested by the DR requester.	

•	
Please provide the following information about the project for both the existing and proposed features. sheet with project features that are not included in this table.	Please attach an additional

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:	Date:
Printed Name:	Property Owner Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Project Features



Discretionary Review Response Attachment 'A'

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Response by the Owners: For the fifteen years that one or both of us have lived on Aladdin Terrace, it has always been a street used by cars. With no available parking, ALL Aladdin Terrace residents (including the author of the DR request) frequently drive in and out of the alley to drop-off passengers, groceries and other items, for deliveries, to load their own cars, and for taxis and other transportation. The idea that a garage would increase traffic is simply incorrect. Indeed, a garage would actually reduce traffic, since a garage eliminates the need for its cars to back-out of the alley after dropping things off.

Prior to 2005, when the first garage was installed at 15-17 Aladdin Terrace, residents often parked illegally in tandem on Aladdin Terrace, blocking accessibility and causing sustained idling of motors and jockeying for place, all due to the difficult parking conditions in the local neighborhood. Since the addition of the first garage, these illegal and dangerous parking conditions were eliminated. Garages have, in fact, already reduced car traffic on the street.

It is also important to note that the photographs on the DR requestor's form are deceptive and inaccurate. None of the depicted plants exist. They were removed in January, 2017 in compliance with advice from DPW, which pointed out that plants, furniture other objects in the 12-foot-wide street were an encroachment, creating a public safety hazard. These encroachments caused the drivable width of the alley to narrow even further. Separately, the Fire Department noted several buildings on the East end of Aladdin, where the ONLY access in case of a fire is from Aladdin, and so absolutely require that the 12-foot width be maintained.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties? If you have already changed the project to meeting neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

The project sponsor and owner have spent a great amount of time and effort to gather and respond to the concerns from the neighbors and DR requestor. The project team has set back the extents of the roof deck from all side walls a distance of 5'-0" and has removed the roof top stair penthouse and substituted a sliding access hatch. These changes were made after the filing of the application in order to mitigate the concerns of the Residential Design Team and adjacent neighbors regarding loss of light from the exterior walls extending higher, privacy from the proximity to neighboring windows, and reducing the potential of excessive roof noise.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requestor.

Response by the Owners: Like all our neighbors, we value the tranquil quality of life on Aladdin; it is part of what attracted us to the property in the first place. And we sincerely believe that our garage will not alter that quality at all. In fact, quite the opposite will be the case, as extra trips in and out of the street to pick up and drop off occupants before searching for on-street parking locally will actually reduce the number and frequency of cars on our street. As residents whose bedroom and home offices currently front the street, we are keenly aware of the foot and vehicle traffic, and desire as much as others to keep noise and exhaust at a minimum.

The remodel project for our home at 33-35 Aladdin Terrace is designed for one very specific reason: to allow us and our tenant - all Senior Citizens - to age in place, and to remain living in the homes and neighborhood that we love as we grow older. Our property is positioned on the south side of an extremely steep hill, requiring a flight of stairs to reach the existing basement, and a total of three flights of stairs to reach the top floor. Already, the simplest of tasks of everyday life, such as bringing-in groceries and taking the garbage in and out, are becoming more difficult. By building a garage at street level, it will be possible for us to remain in our homes and live independently.

The city of San Francisco has identified "Senior citizens as having different housing needs, especially as they develop health problems or experience decreased mobility." The city has stated that "for seniors living independently, there is a need for safe and easily maintained dwelling units." Our addition of a garage will ensure that we have safe, accessible dwelling units as we age.





Date 12/18/2017

San Francisco Planning Department 1650 Mission St, Suite 400 San Francisco, CA 94103

To Whom It May Concern,

As the current owners of the property at ____1 Aladdin Terrace SF, CA _____, I have been contacted by NOA Design, owner's representative for Andy and Lisa Astor, to review the design for the renovation of the existing building at 33-35 Aladdin Terrace. As a neighbor in the immediate vicinity of the proposed project, I have reviewed the proposed design dated 08/16/2016. I support the proposed renovation.

Sincerely,



Name: Russ Taplin Date

November 22, 2017

San Francisco Planning Department 1650 Mission St, Suite 400 San Francisco, CA 94103

To Whom It May Concern,

As the current owners of the property at #10, #12 and #2 Aladdian Terrace, we have been contacted by NOA Design, owner's representative for Andy and Lisa Astor, to review the design for the renovation of the existing building at 33-35 Aladdin Terrace. As a neighbor in the immediate vicinity of the proposed project, we have reviewed the proposed design dated 08/16/2016, and fully support the proposed renovation.

Sincerely,

Signature

Rene Bihan and Ginny Fang Name(s)

12 Aladdian Terrace, San Francisco, CA 94133 Address

November 22, 2017

Date



Date 1	12/14/2017		
San Fran	ncisco Planning Department		
1650 Mis	ssion St, Suite 400		
San Fran	ncisco, CA 94103		
To Whor	m It May Concern,		
As the c	urrent owners of the property at 17 Ala	uddin Terrace	, I have been contacted by
NOA Des	sign, owner's representative for Andy a	nd Lisa Astor, to review	v the design for the renovation
of the ex	xisting building at 33-35 Aladdin Terrace	. As a neighbor in the i	mmediate vicinity of the
propose	ed project, I have reviewed the proposed	d design dated 08/16/20	o16. I support the proposed
renovati	ion.		
Sincerely	у,		
Doo B75	5559380FBA442	12/14/2017	-
Name:	Steven Pinsky		Date



Date 12/15/2017

San Francisco Planning Department 1650 Mission St, Suite 400 San Francisco, CA 94103

To Whom It May Concern,

As the current owners of the property at 870 Union Street, I have been contacted by NOA Design, owner's representative for Andy and Lisa Astor, to review the design for the renovation of the existing building at 33-35 Aladdin Terrace. As a neighbor in the immediate vicinity of the proposed project, I have reviewed the proposed design dated 08/16/2016. I support the proposed renovation.

Sincerely,

Sackie Luk

12/15/2017

Name: Jackie Luk Date

447DFAFCE5FC493...

Daniel Merchant



Date 12/15/2017 San Francisco Planning Department 1650 Mission St, Suite 400 San Francisco, CA 94103 To Whom It May Concern, As the current owners of the property at 850 Union Street SF, CA, I have been contacted by NOA Design, owner's representative for Andy and Lisa Astor, to review the design for the renovation of the existing building at 33-35 Aladdin Terrace. As a neighbor in the immediate vicinity of the proposed project, I have reviewed the proposed design dated 08/16/2016. I support the proposed renovation. Sincerely, 12/15/2017 Name: Date Aaron Sasson



Date 12/15/2017 San Francisco Planning Department 1650 Mission St, Suite 400 San Francisco, CA 94103 To Whom It May Concern, As the current owners of the property at $\underline{}^{1926}$ Taylor Street SF, CA , I have been contacted by NOA Design, owner's representative for Andy and Lisa Astor, to review the design for the renovation of the existing building at 33-35 Aladdin Terrace. As a neighbor in the immediate vicinity of the proposed project, I have reviewed the proposed design dated 08/16/2016. I support the proposed renovation. Sincerely, 12/15/2017 Name: Patrick McKenna Date



San Francisco Planning Department

San Francisco, CA 94103

1650 Mission St, Suite 400

Date 12/15/2017

To Whom It May Concern,

Sincerely,

DocuSigned by:

Sian Collins

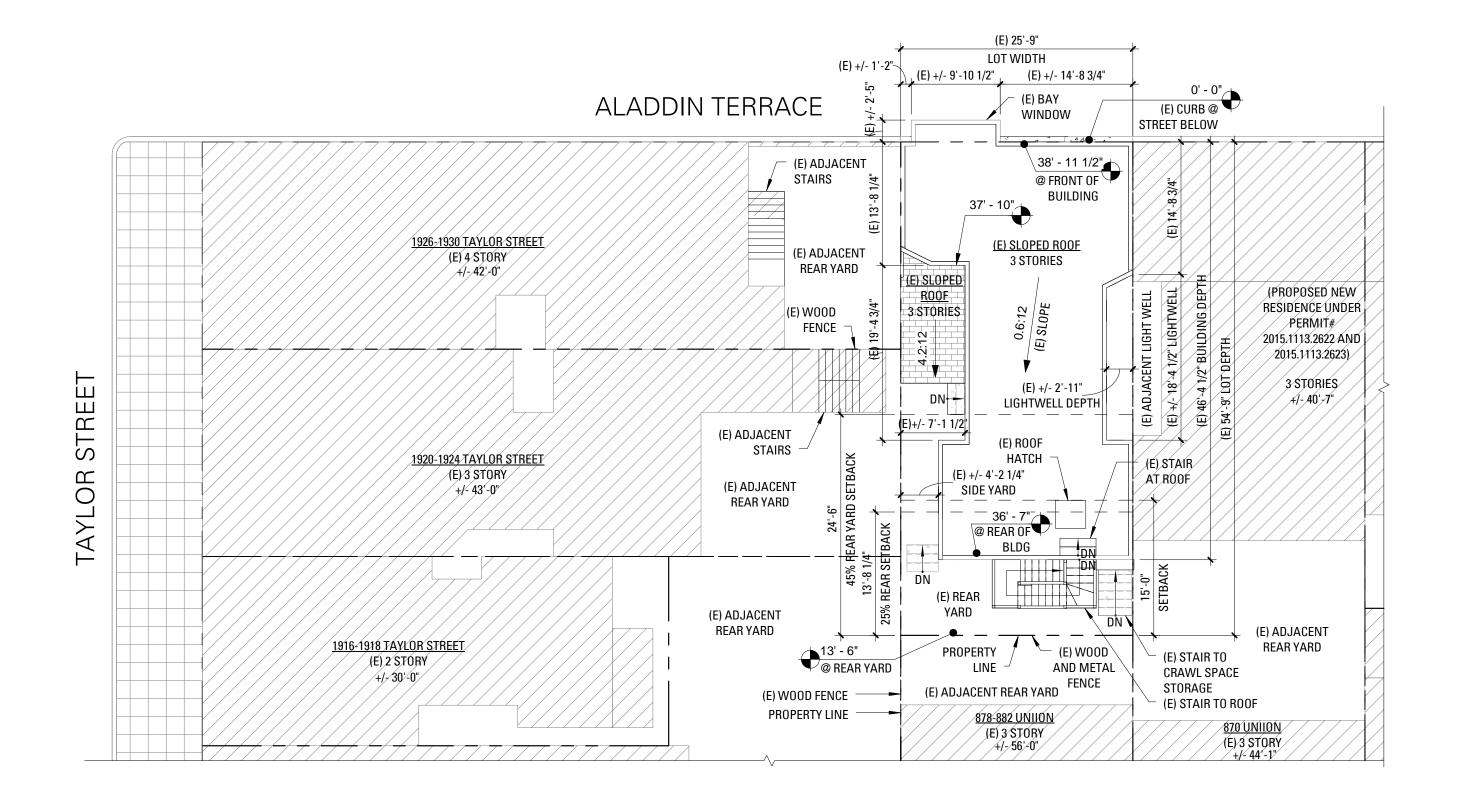
12/15/2017

Name: Sean Collins Date



Date 12/15/2017		
San Francisco Planning Department		
1650 Mission St, Suite 400		
San Francisco, CA 94103		
To Whom It May Concorn		
To Whom It May Concern,		
As the current owners of the property at) Taylor St. SF, CA	, I have been contacted by
NOA Design, owner's representative for Andy a	and Lisa Astor, to review	v the design for the renovation
of the existing building at 33-35 Aladdin Terrace	e. As a neighbor in the i	mmediate vicinity of the
proposed project, I have reviewed the propose	d design dated 08/16/20	o16. I support the proposed
renovation.		
Sincerely,		
DocuSigned by:		
Alexander Kiaz Taplin 597A928051D045F	12/15/2017	-
Name:		Date





EXISTING SITE PLAN

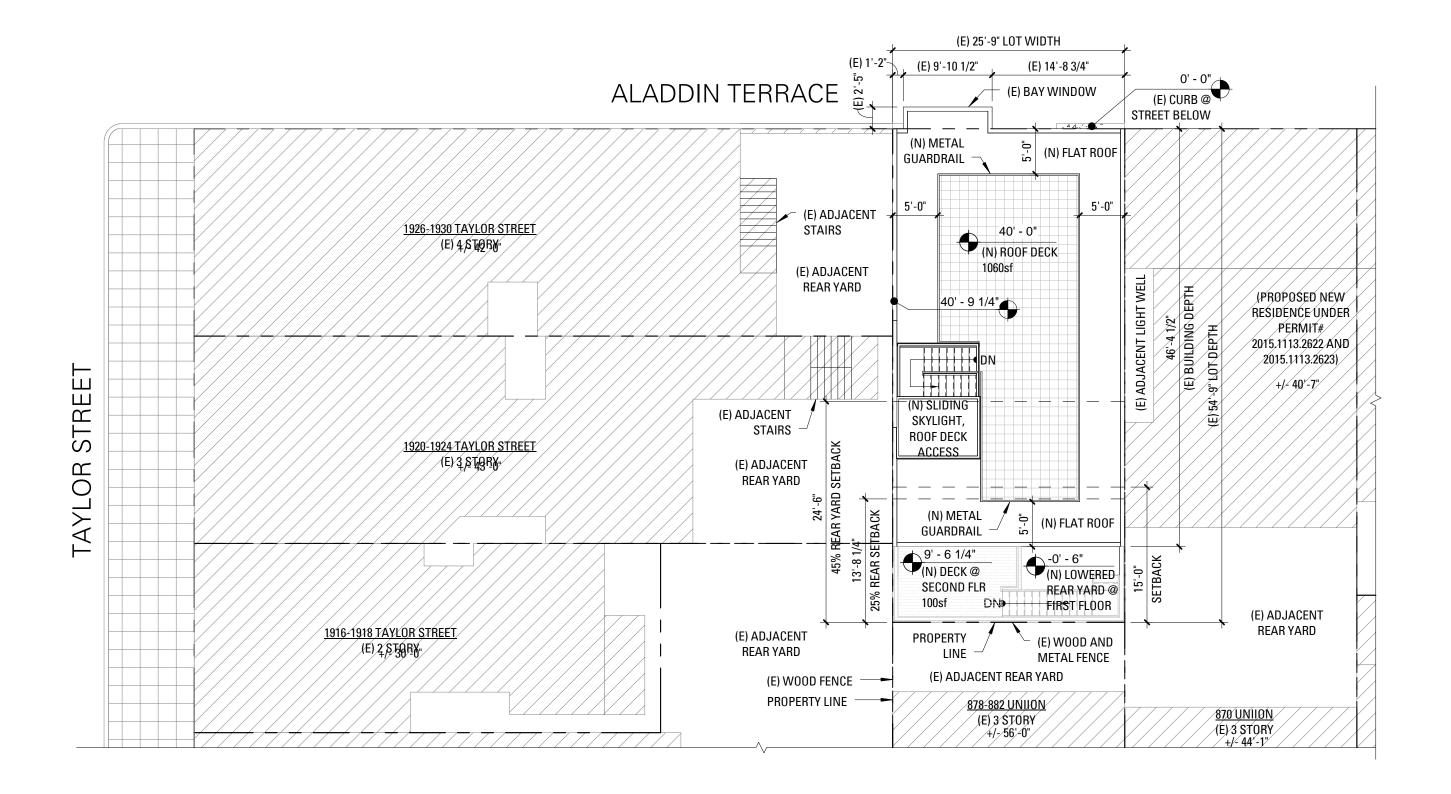
33-35 ALADDIN TERRACE REMODEL & ADDITION

0' 4' 8' 16' SCALE: 3/32" = 1'-0"

09/15/17

32'







32'

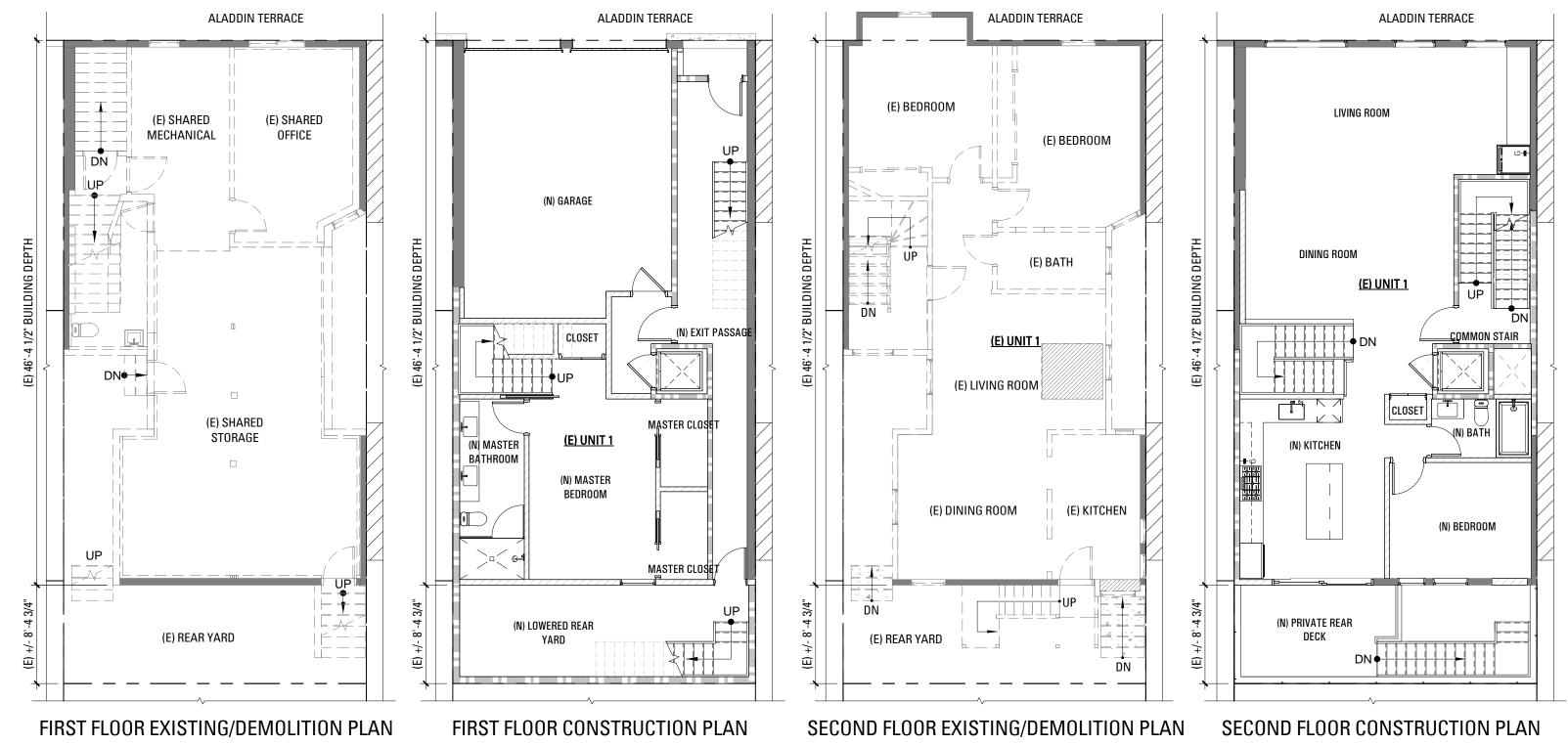
PROPOSED SITE PLAN 33-35 ALADDIN TERRACE REMODEL & ADDITION

SCALE: 3/32" = 1'-0"

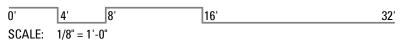
09/15/17



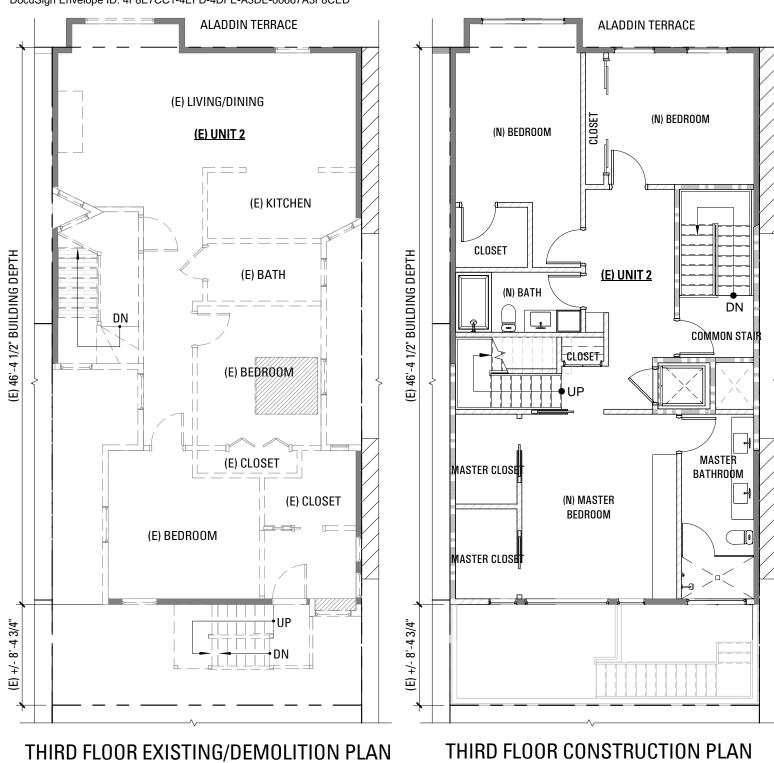
16'



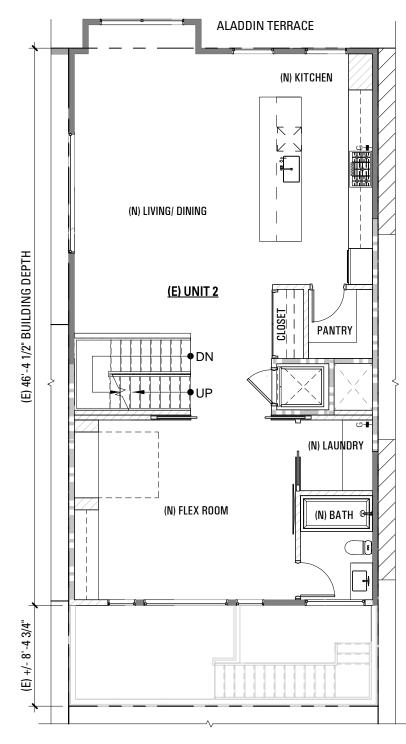
FLOOR PLANS
33-35 ALADDIN TERRACE REMODEL & ADDITION



MARTINKOVIC MILFORD ARCHITECTS

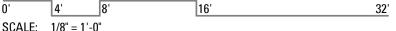


THIRD FLOOR CONSTRUCTION PLAN



FOURTH FLOOR CONSTRUCTION PLAN





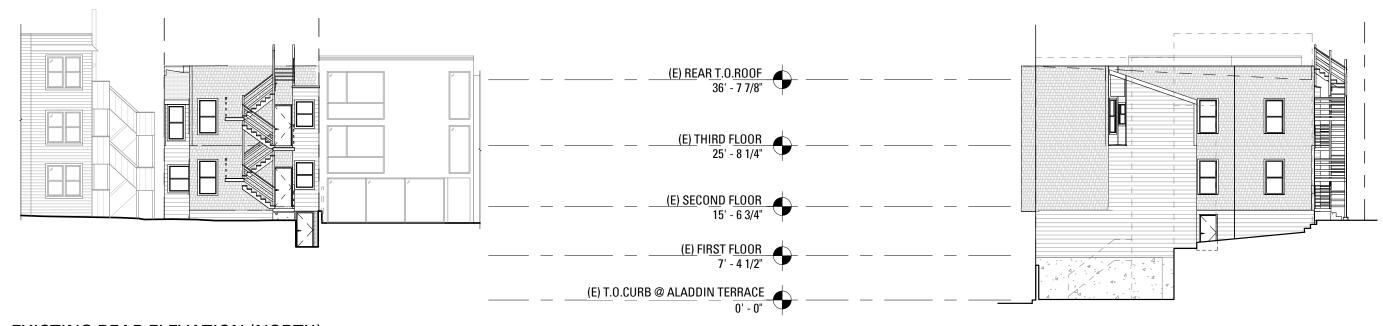
SCALE: 1/8" = 1'-0"

FLOOR PLANS 33-35 ALADDIN TERRACE REMODEL & ADDITION



EXISTING FRONT ELEVATION (SOUTH)

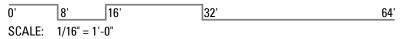
EXISTING SIDE ELEVATION (WEST)



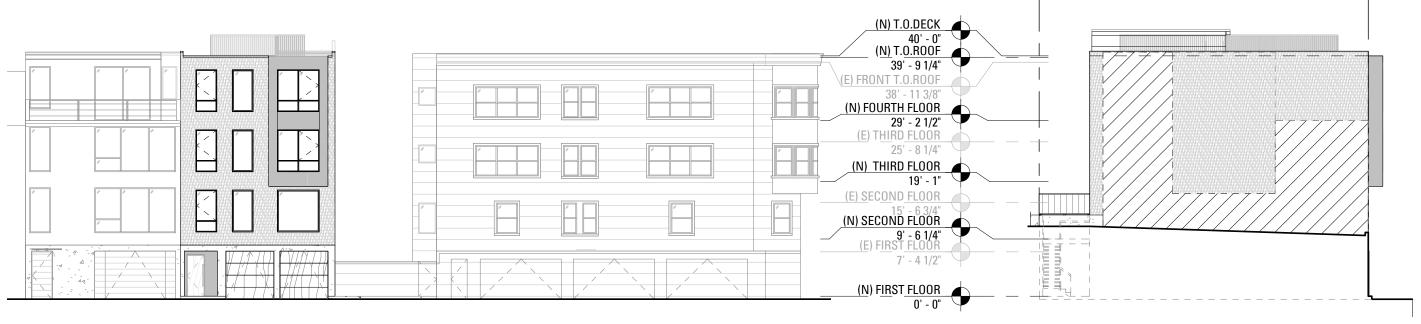
EXISTING REAR ELEVATION (NORTH)

EXISTING SIDE ELEVATION (EAST)

EXTERIOR ELEVATIONS - EXISTING
33-35 ALADDIN TERRACE REMODEL & ADDITION

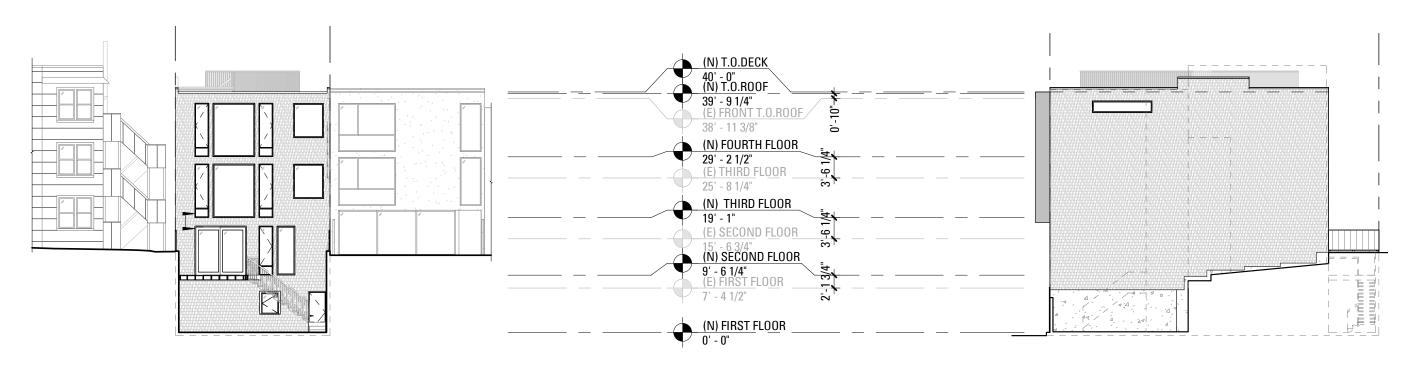






PROPOSED FRONT ELEVATION (SOUTH)

PROPOSED SIDE ELEVATION (WEST)



PROPOSED REAR ELEVATION (NORTH)

PROPOSED SIDE ELEVATION (EAST)

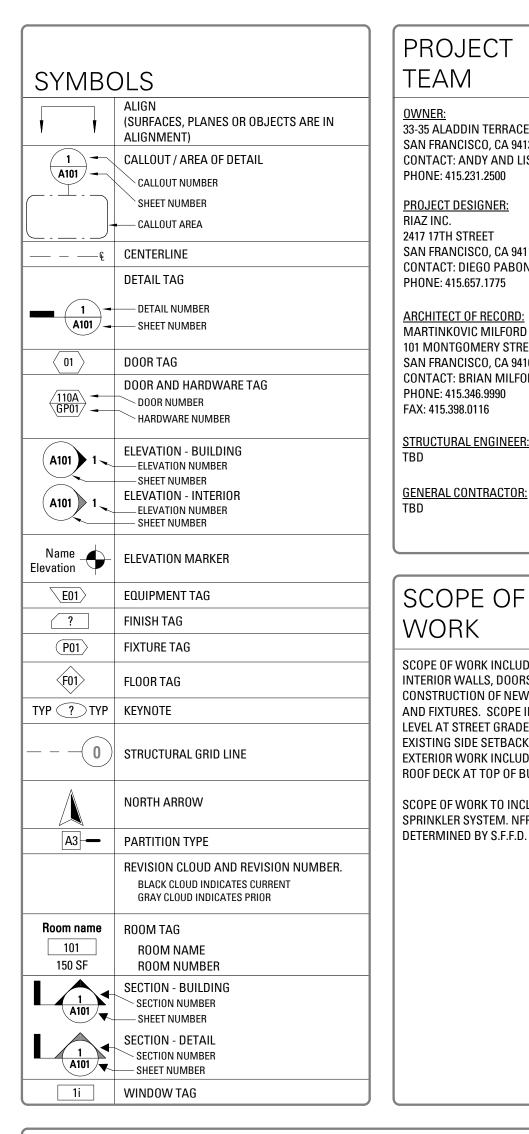
EXTERIOR ELEVATIONS - PROPOSED

33-35 ALADDIN TERRACE REMODEL & ADDITION

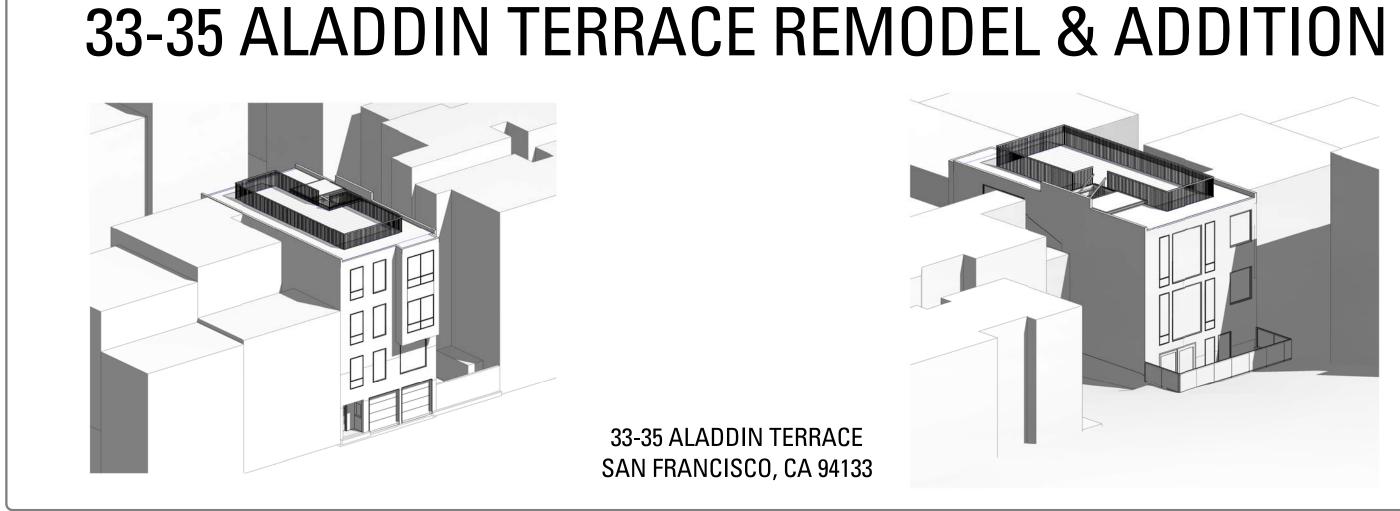
0' 8' 16' 32' 64' SCALE: 1/16" = 1'-0"

09/15/17

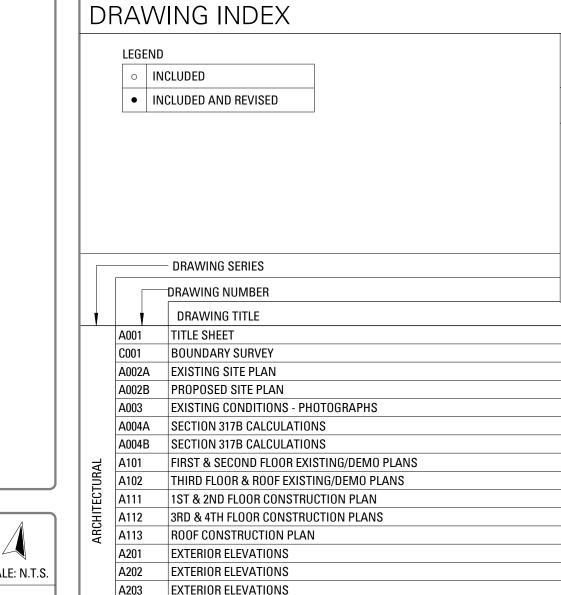












EXTERIOR ELEVATIONS

BUILDING SECTIONS

A301

A902 SCHEDULES

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 9990

PROJECT DESIGNER

| • | • |

| • | • |

• •

• •

| • | • |

• •

• •

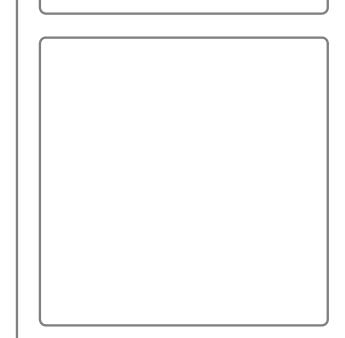
| • | • |

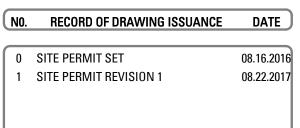
• 0

• •











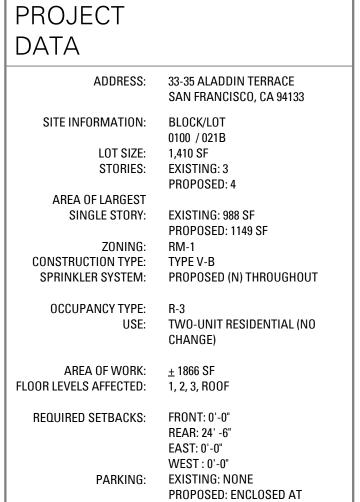
Drawn By: BE Checked By: 1639.1 Project Number:

TITLE SHEET

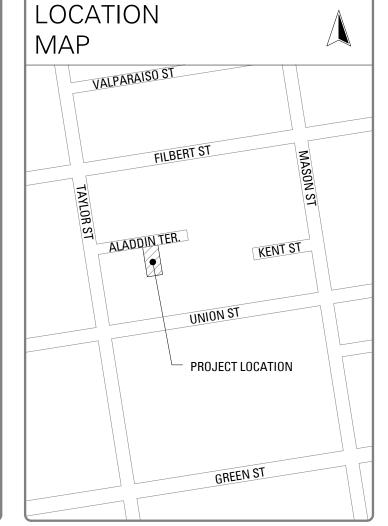


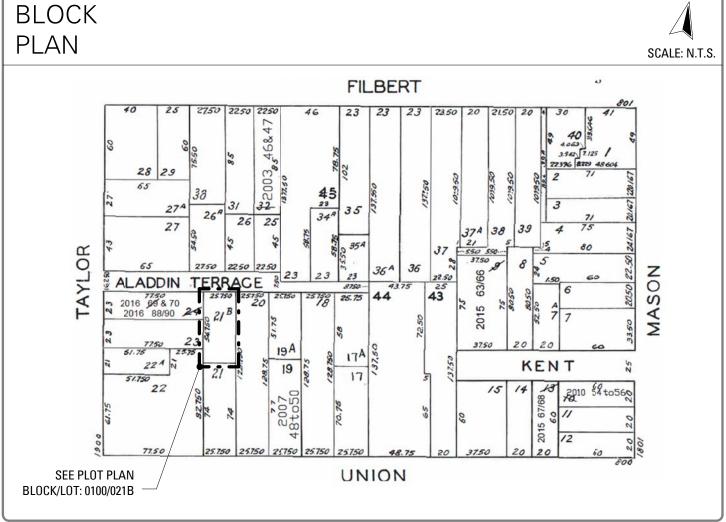
INTERIOR WALLS, DOORS, FINISHES AND FIXTURES AND LEVEL AT STREET GRADE WITH NEW GARAGE, INFILL OF EXISTING SIDE SETBACK AND INFILL OF EXISTING LIGHTWELL EXTERIOR WORK INCLUDES NEW WINDOWS, DOORS AND ROOF DECK AT TOP OF BUILDING.

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



GROUND LEVEL (2 SPACES)





ABBREVIATIONS

•						
	&	AND	EXST.	EXISTING	N.T.S.	NOT TO SCALE
	@	AT	EXT.	EXTERIOR	0.A.	OVERALL
	G_	CENTERLINE	EXTR.	EXTRUSION	0.C.	ON CENTER
	±	PLUS OR MINUS	F.F.	FIRE ALARM	OFF.	OFFICE
	PL	PROPERTY LINE	F.E.	FIRE EXTINGUISHER	0.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.	PLYW00D
	AL.	ALUMINUM	FIN.	FINISH	PR.	PAIR
	ALUM.	ALUMINUM	FL.	FLOOR	PT.	POINT
	ANOD.	ANODIZED	FLUOR.	FLUORESCENT	PTN.	PARTITION
	_	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.	REFIGERATOR
	A/V	AUDIO/VISUAL	F.O.S.	FACE OF STUD	REQ.	REQUIRED
	BD.	BOARD	F.R.	FIRE RETARDENT or FIRE RATED	R.F.P.	REINFORCED FIBERGLASS PANE
	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
	B.U. BTWN.	BETWEEN	GA.	GAUGE	SCHED.	SCHEDULE
	CAB.	CABINET	GALV.	GALVANIZED	SECT.	SECTION
		CEILING	G.C.	GENERAL CONTRACTOR	S.E.D.	SEE ELECTRICAL DRAWINGS
	CLG.					
	CLKG.	CAULKING	GEN.	GENERAL	S.F.	SQUARE FEET
	CLOS.	CLOSET	GWB.	GYPSUM WALL BOARD	SIM.	SIMILAR
	CLR.	CLEAR	GYP.	GYPSUM	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	SST.	STAINLESS STEEL
	CONN.	CONNECTION	HR.	HOUR	STD.	STANDARD
		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 FOUNTATIN	KIT.	KITCHEN	THK.	THICK
	DIA.	DIAMETER	LAM.	LAMINATE	T.0.	TOP OF
	DIM.	DIMENSION	LAV.	LAVATORY	T.0.S.	TOP OF SLAB
	DISP.	DISPENSER	MAX.	MAXIMUM	T.0.W.	TOP OF WALL
	DN.	DOWN	M.D.F.	MEDIUM DENSITY FIBERBOARD	TYP.	TYPICAL
	D.O.	DOOR OPENING	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
	DR.	D00R	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.	W00D
	E.P.	ELECTRIAL PANEL BOARD	N.I.C.	NOT IN CONTRACT	W.O.	WHERE OCCURS
	EQ.	EQUAL	NO.	NUMBER	W/0	WITHOUT
	EQPT	EQUIPMENT	NOM.	NOMINAL	WT.	WEIGHT
					VVI.	VADD

APPLICABLE

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

ADDITIONAL

NFPA 13 & NFPA 13R

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: 900 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

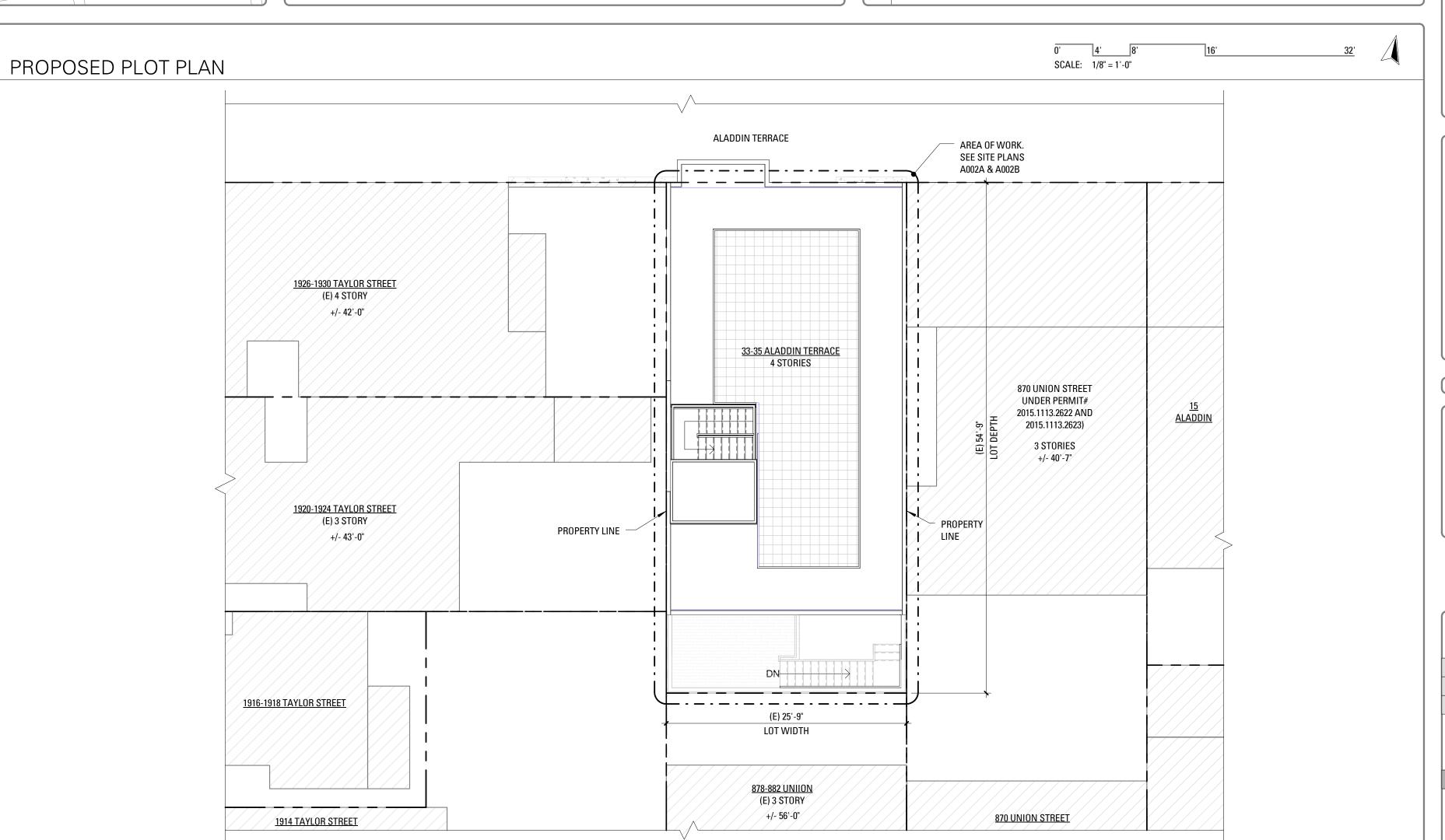
TOTAL PROPOSED GROSS BUILDING AREA: 4486 SF

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

YARD

55.92% INCREASE IN GROSS SF





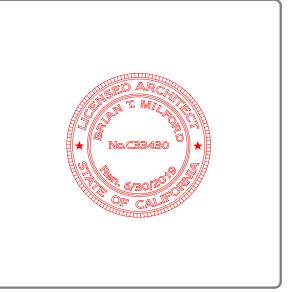
33-35 ALADDIN TERRACE REMODEL & ADDITION

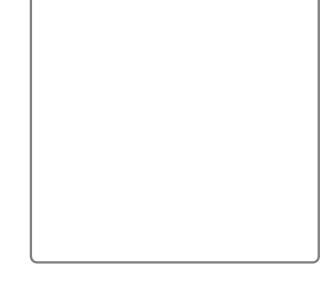
33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







N0.	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

A002A

SHEET NUMBER



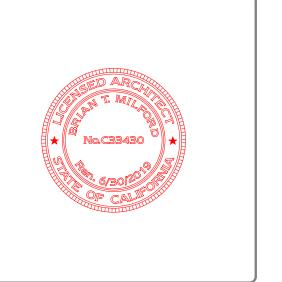
33-35 ALADDIN TERRACE REMODEL & ADDITION

33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







١0.	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

4002B



(13) ALADDIN TERRACE FROM TAYLOR ST



(12) VIEWS FROM SUBJECT PROPERTY ROOF



(11) Existing Photos - from roof 2



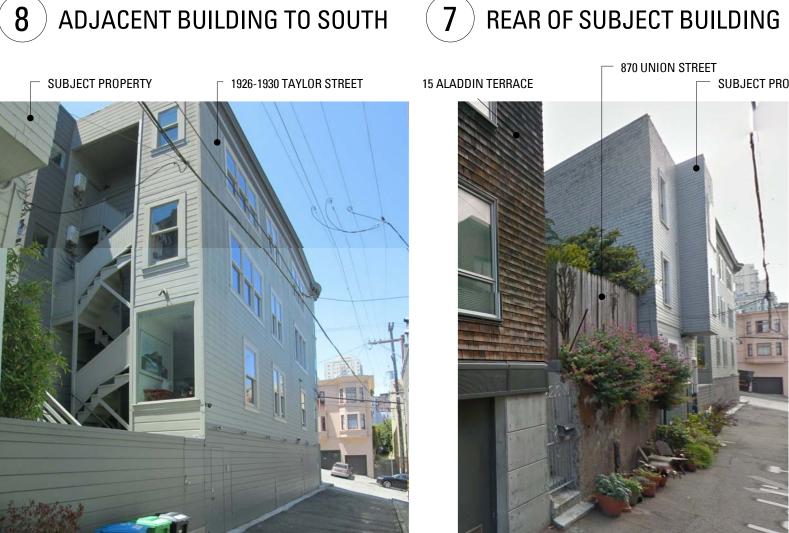
1926-1930 TAYLOR STREET

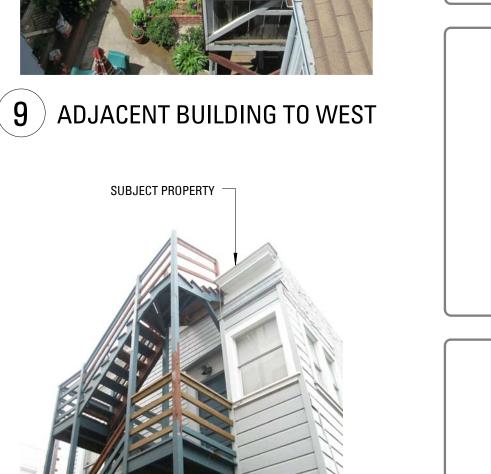
(10) ADJACENT BUILDING TO WEST











1926-1930 TAYLOR STREET

NO. RECORD OF DRAWING ISSUANCE DATE 0 SITE PERMIT SET SUBJECT PROPERTY

AW BE

1639.1

33-35 ALADDIN

TERRACE

REMODEL &

ADDITION

33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133

MARTINKOVIC MILFORD ARCHITECTS

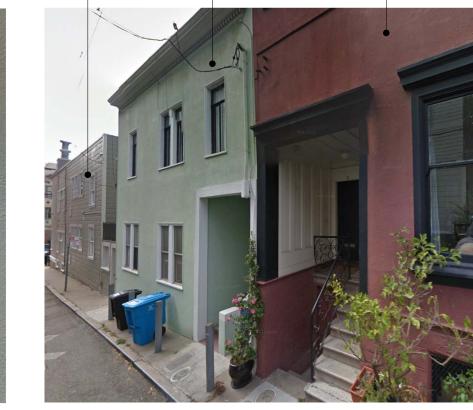
101 Montgomery Street Suite 650

San Francisco, CA 94104 T 415 346 9990





6 NORTH SIDE OF ALADDIN TERRACE



1932-1938 TAYLOR STREE34-36 ALADDIN TERRACE

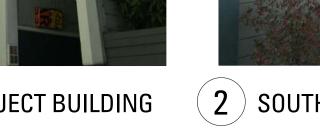
5 Existing Photos - north 2



(4) Existing Photos - north 3



(3) FRONT OF SUBJECT BUILDING



2 SOUTH SIDE OF ALADDIN TERRACE



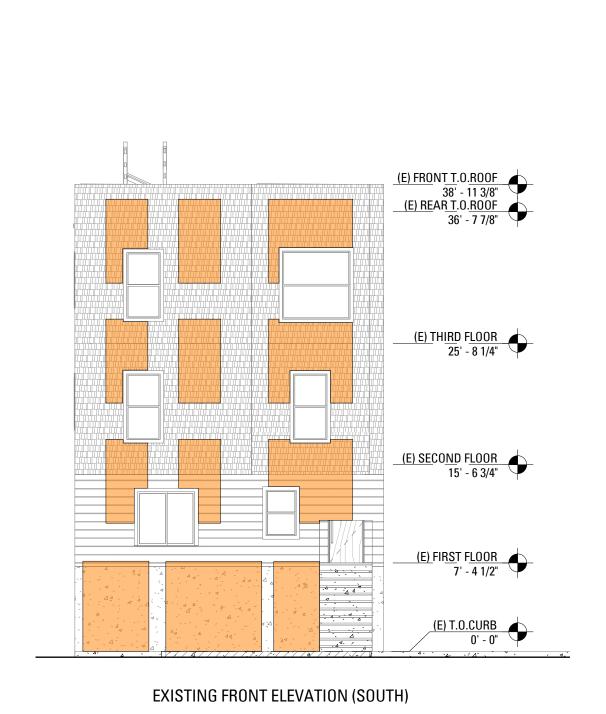


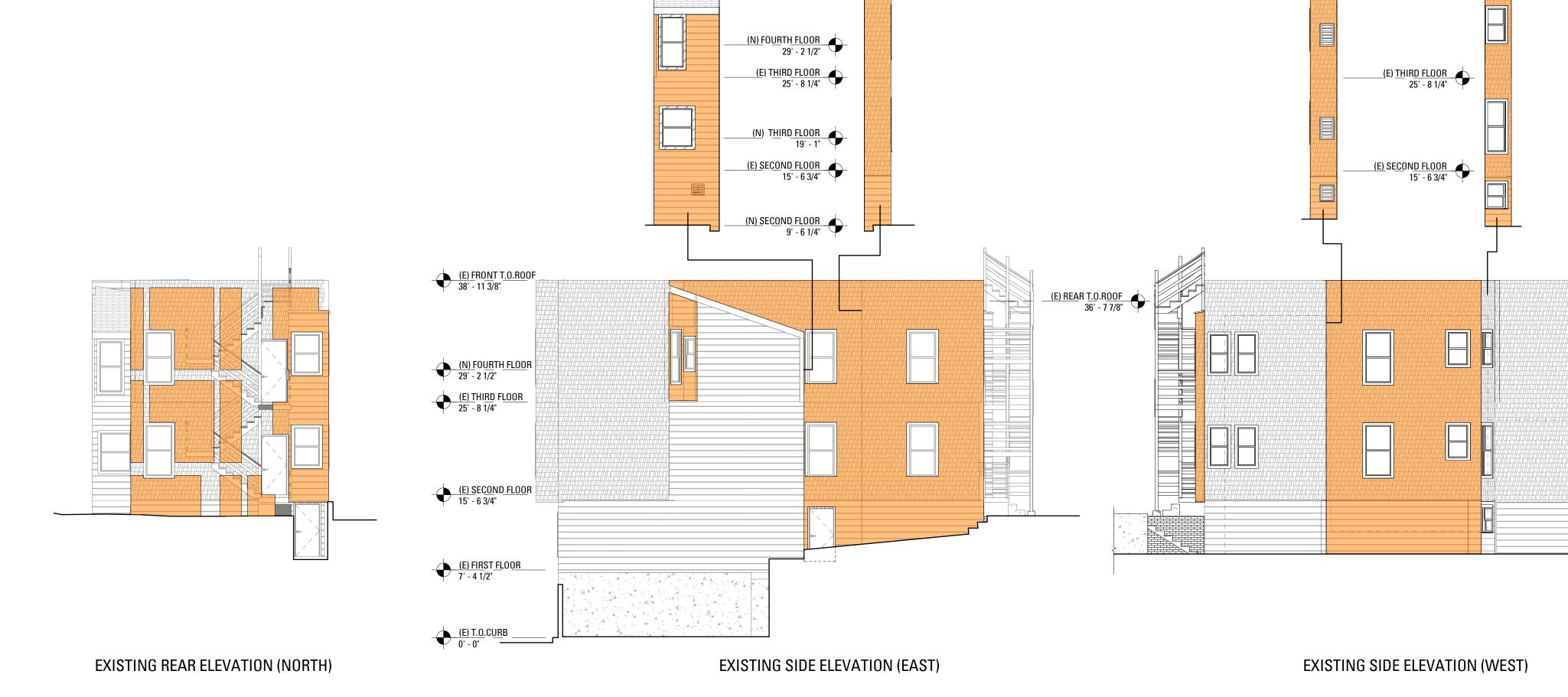
ABOVE GRADE VERTICAL ELEMENTS IN SQUARE EET	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
FRONT (NORTH) ELEVATION	966.8 SF	364.8 SF	37.7%		
REAR (SOUTH) ELEVATION	482.9 SF	321.8 SF	66.6 %		
EAST ELEVATION	1389.5 SF	587.5 SF	42.3 %		
WEST ELEVATION	1668.8 SF	742.8 SF	44.5 %		
TOTAL:	4508 SF	2016.9	44.7%	50%	YES
ABOVE GRADE HORIZONTAL ELEMENTS IN SQUARE	EXISTING	PROPOSED	PERCENT	PERCENT BY	COMPLIES?
ABOVE GRADE HORIZONTAL ELEMENTS IN SQUARE FEET	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
	EXISTING N/A				COMPLIES?
FEET		REMOVAL	REMOVAL		COMPLIES?
FIRST FLOOR (SLAB ON GRADE)	N/A	REMOVAL N/A	REMOVAL N/A		COMPLIES?
FIRST FLOOR (SLAB ON GRADE) SECOND FLOOR	N/A 947 SF	N/A 947 SF	N/A 100%		COMPLIES?

(E) FRONT T.O.ROOF 38' - 11 3/8" (E) REAR T.O.ROOF 36' - 7 7/8"

DATE 08.16.201
 18.16.201
08.22.201
N 1
IN I
er

7	VERTICAL DEMOLITION CALCULATION DIAGRAMS 1/8" = 1'-0"
Z	1/8" = 1'-0"





(E) FRONT T.O.ROOF 38' - 11 3/8" (E) REAR T.O.ROOF 36' - 7 7/8"



08.22.2017



(E) FRONT T.O.ROOF 38' - 11 3/8" (E) REAR T.O.ROOF 36' - 7 7/8"

(E) THIRD FLOOR 25' - 8 1/4"

(E) <u>SECOND FLOOR</u> 15' - 6 3/4"

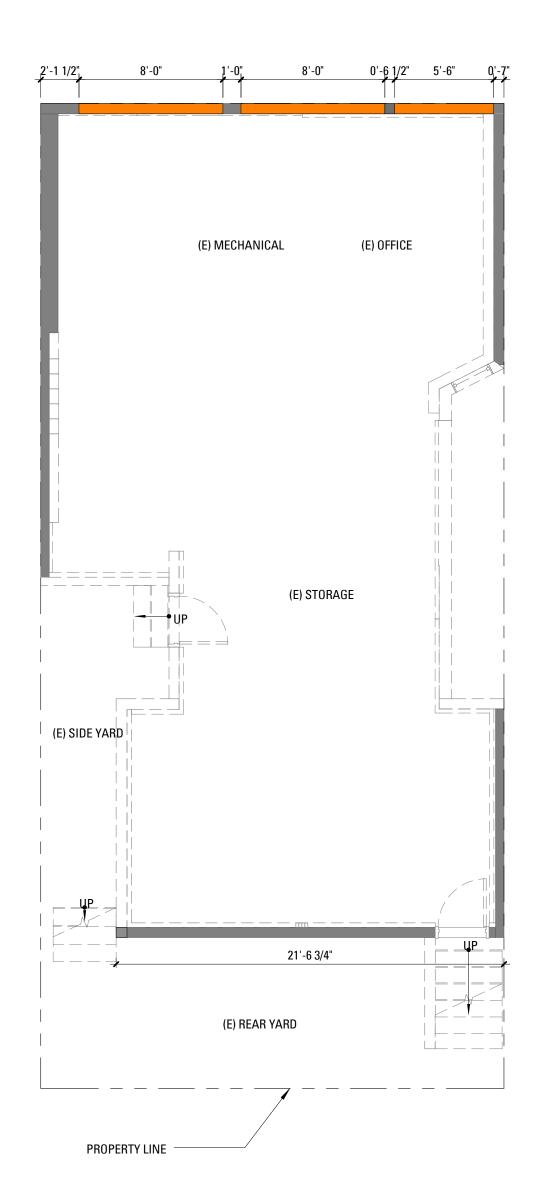
(E) FIRST FLOOR 7' - 4 1/2"

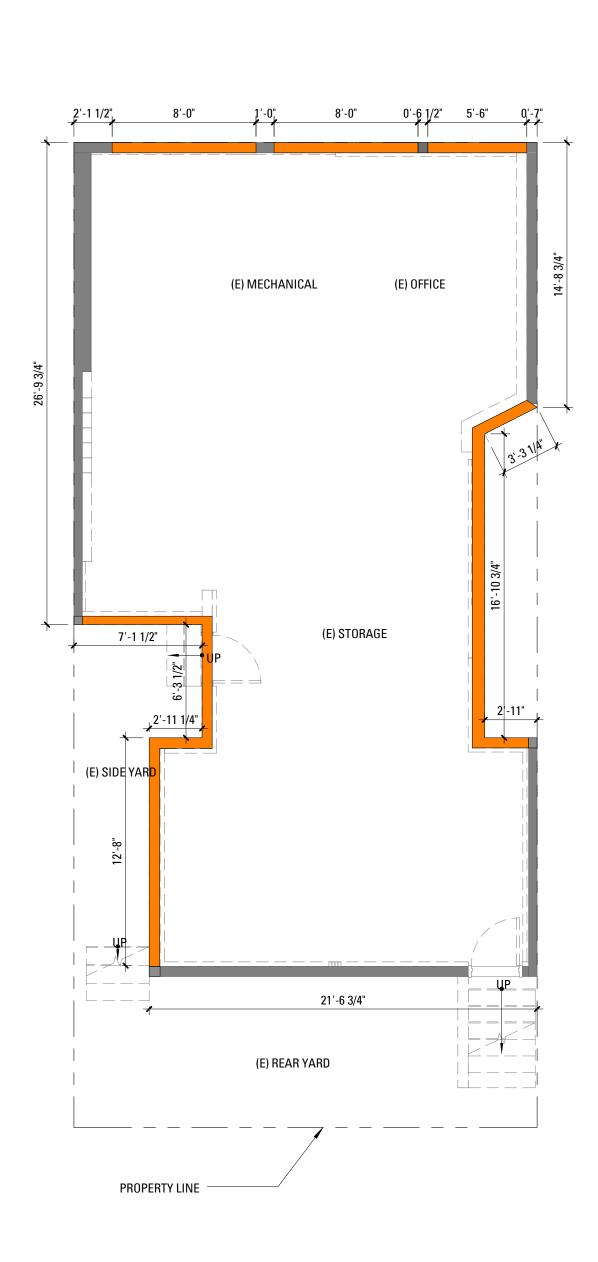
(E) T.O.CURB 0' - 0"



33-35 ALADDIN TERRACE REMODEL &

ADDITION





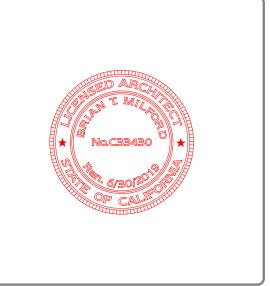
33-35 ALADDIN TERRACE REMODEL & ADDITION

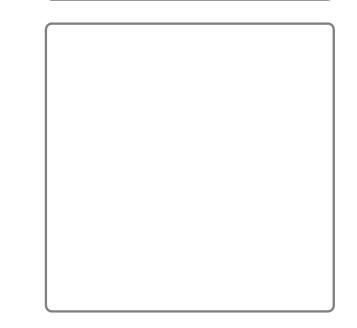
33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







NO. RECORD OF DRAWING ISSUANCE DATE

0 SITE PERMIT SET 08.16.2016

0 SITE PERMIT SET
1 SITE PERMIT REVISION 1

08.22.2017

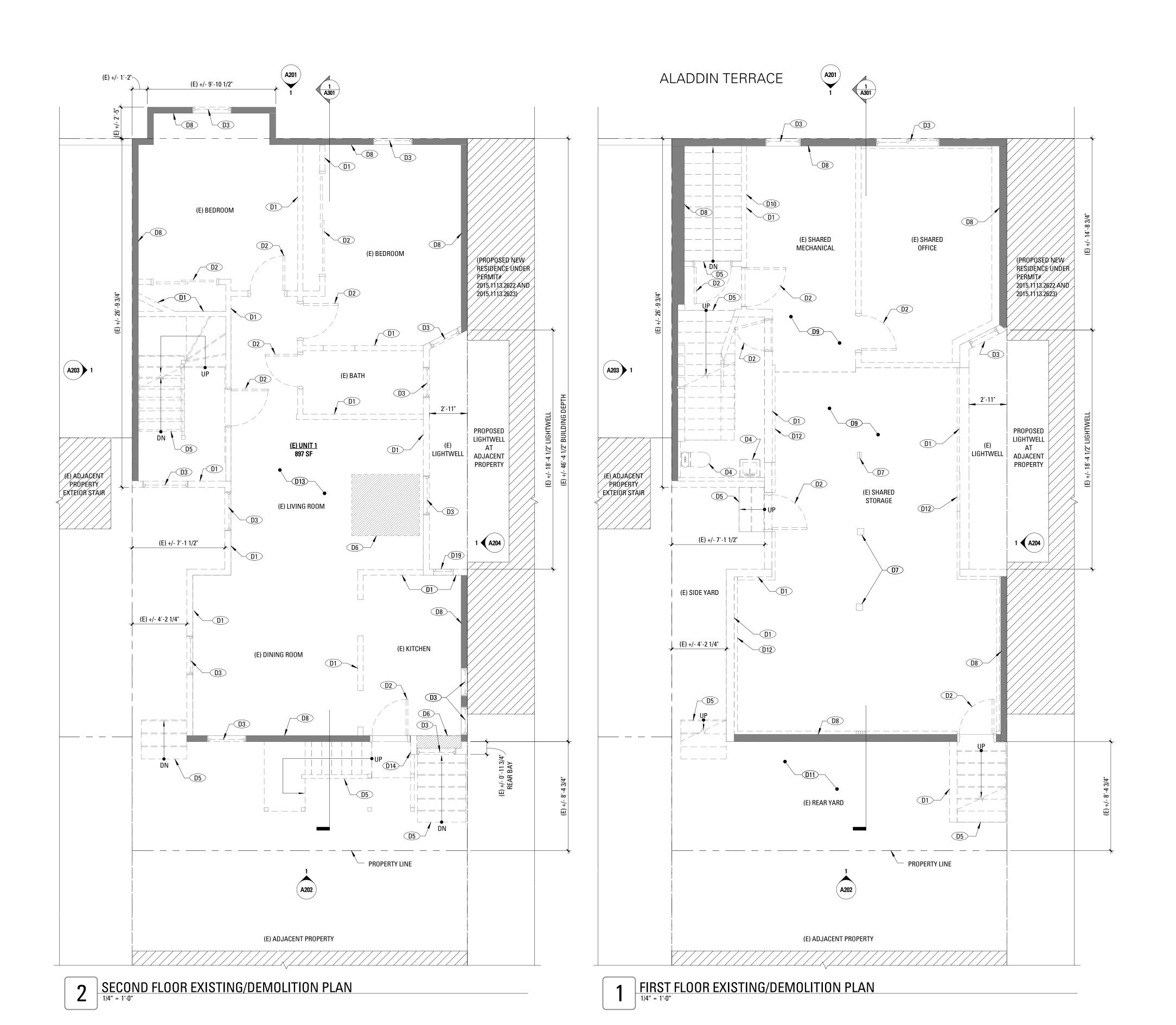
M OF FRONT AND REAR WALLS MEASURED LINEAL FEET AT THE FOUNDATION	EXISTING	PROPOSED REMOVAL	PERCENT REMOVAL	PERCENT BY CODE	COMPLIES?
ONT (NORTH) ELEVATION	25'-7"	21'-6"	86%		
AR (SOUTH) ELEVATION	21'-6 3/4"	0'-0"	0%		
TOTAL:	46'-1 3/4"	21'-6"	46.6%	50%	YES
M OF EXTERIOR WALLS MEASURED IN NEAL FEET AT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

-SURFACE AREA TO BE REMOVED

SITE PERMIT SET REVISION 1

Drawn By: Author
Checked By: Approver
Project Number: 1639.1
SECTION 317B
CALCULATIONS

A004B



PLAN LEGEND (E) CONSTRUCTION TO BE REMOVED (E) CONSTRUCTION TO BE REMOVED (E) PTN TO REMAIN WALL TAG (N) NON-RATED PTN (N) NON-RATED ACOUSTIC INT 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.

DEMOLITION PLAN GENERAL NOTES

- SEE SHEET A001 FOR LEGEND AND ABBREVIATIONS DEMOLITION WITH NEW CONSTRUCTION. REFER TO PLANS AND ELEVATIONS. PROTECT ALL PORTIONS OF (E) STRUCTURE TO
- REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT,
- 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

DEMOLITION

KEYNOTES

- REMOVE (E) WALL TO ACCOMMODATE (N) WORK
- REMOVE (E) PLUMBING FIXTURE; CAP OFF/RE-ROUTE UTILITY LINES AS REQ'D
- WORK SEE NEW CONSTRUCTION SHEETS A111-A113
- REMOVE (E) FLOOR SLAB AND EXCAVATE AS REQUIRED FOR (N) FIRST FLOOR SLAB
- RELOCATE (E) RADIANT HEAT MANIFOLD AND TANKLESS WATER HEATER
- D11 (E) REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK
- D13 (E) FLOOR ASSEMBLY TO BE RAISED, SEE (E) AND (N) LEVELS ON

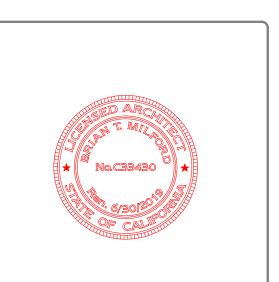
33-35 ALADDIN TERRACE REMODEL & ADDITION 33-35 ALADDIN TERRACE

SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990





- REMOVE (E) DOOR
- REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK
- REMOVE (E) STAIRS AND (E) HANDRAIL W.O.
- REMOVE PORTION OF (E) FLOOR PLATE TO ACCOMMODATE (N)
- REMOVE (E) COLUMNS
- REMOVE (E) WALL FINISHES. (E) FRAMING TO REMAIN
- D12 REMOVE (E) FOUNDATION WALL
- 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



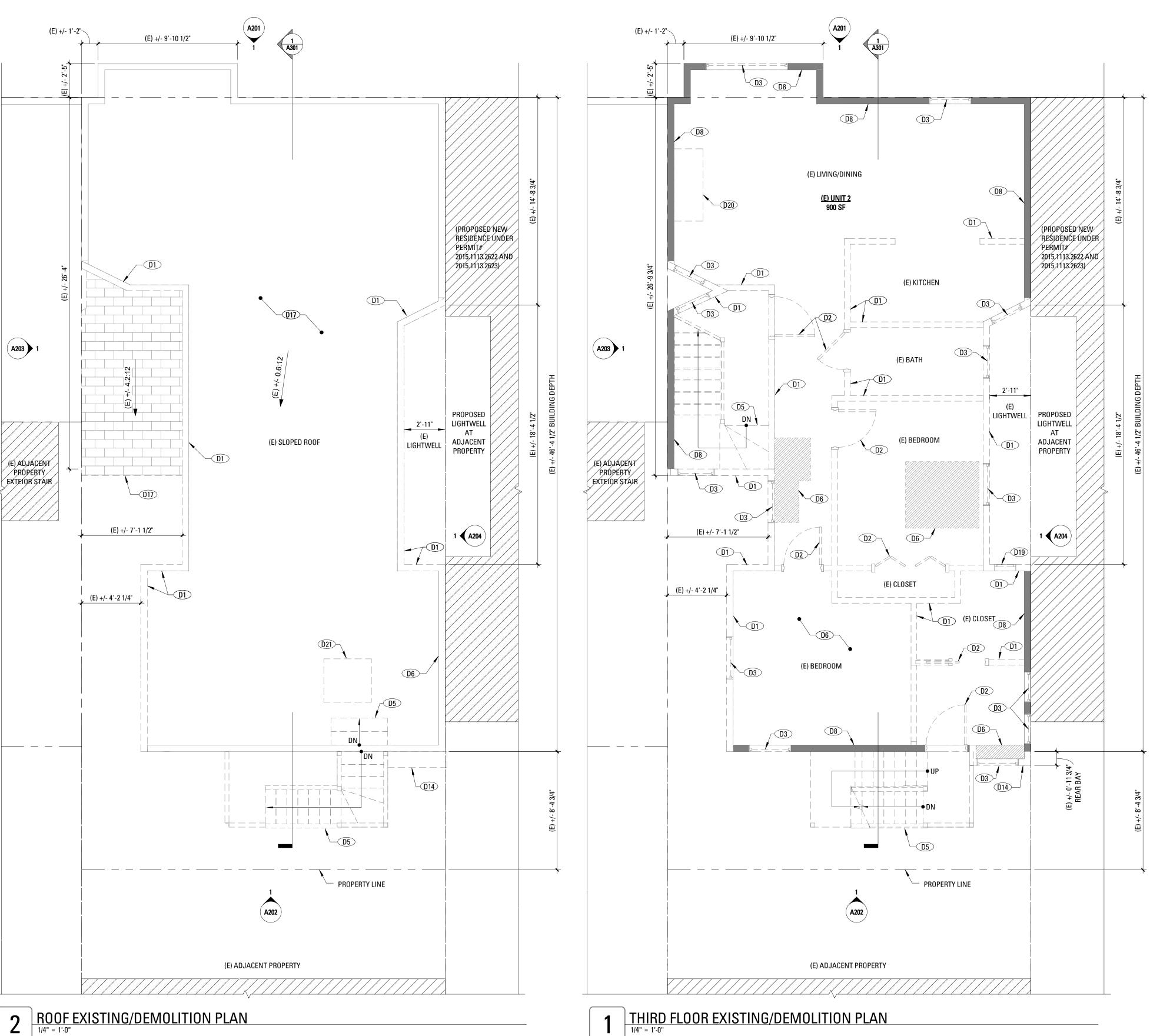
SITE PERMIT SET REVISION 1

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

FIRST & SECOND FLOOR EXISTING/DEMO PLANS

SHEET NUMBER

A101



PLAN LEGEND (E) CONSTRUCTION TO BE REMOVED (E) CONSTRUCTION TO BE REMOVED (E) PTN TO REMAIN WALL TAG (N) NON-RATED PTN (N) NON-RATED ACOUSTIC INT 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.

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
- 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 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

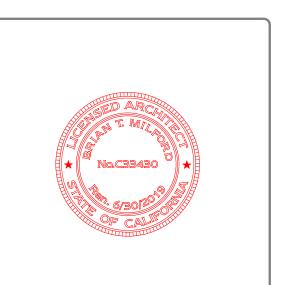
- REMOVE (E) WALL TO ACCOMMODATE (N) WORK
- REMOVE (E) DOOR
- REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK REMOVE (E) STAIRS AND (E) HANDRAIL W.O.
- REMOVE PORTION OF (E) FLOOR PLATE TO ACCOMMODATE (N) WORK - SEE NEW CONSTRUCTION SHEETS A111-A113
- REMOVE (E) WALL FINISHES. (E) FRAMING TO REMAIN
- REMOVE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

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 9990







NO. RECORD OF DRAWING ISSUANCE DATE

0 SITE PERMIT SET

SITE PERMIT SET REVISION 1

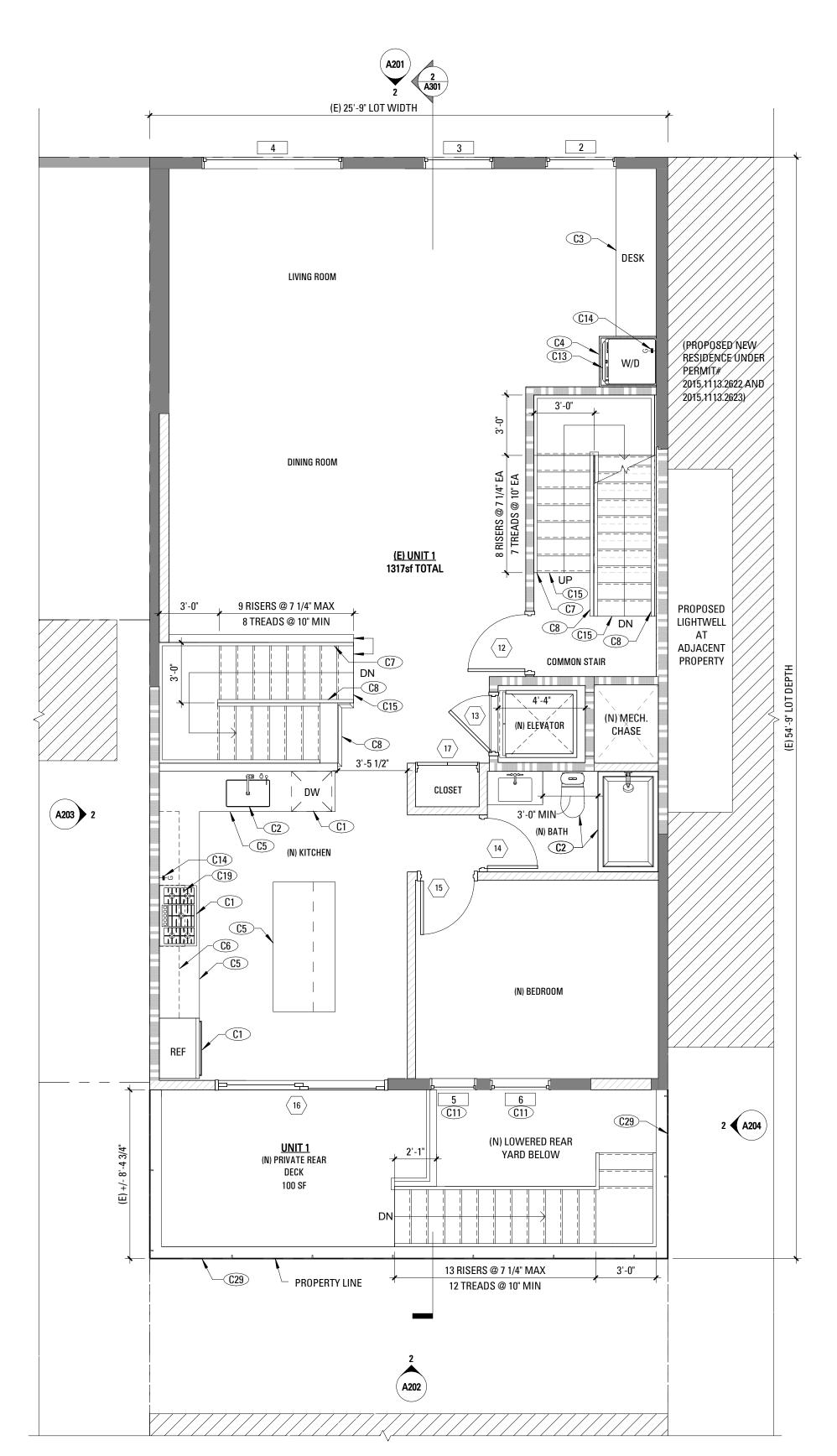
AW Drawn By: BE Checked By: 1639.1 Project Number:

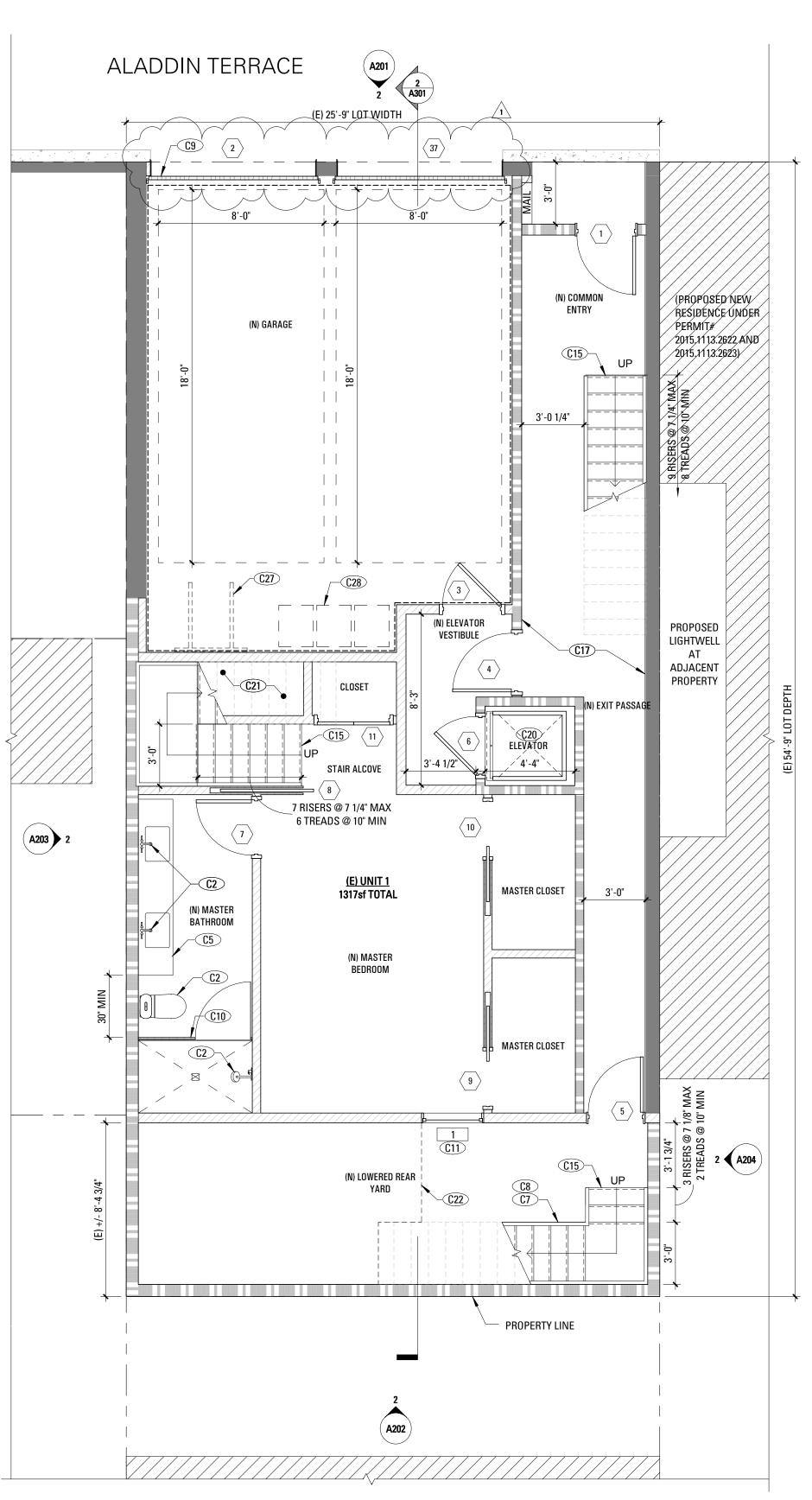
THIRD FLOOR & ROOF EXISTING/DEMO PLANS

> SHEET NUMBER A102

THIRD FLOOR EXISTING/DEMOLITION PLAN

1/4" = 1'.0"





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.

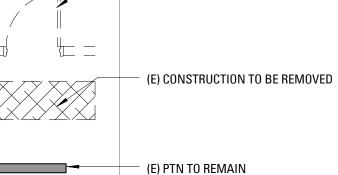
- ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF
- OPENING OR EDGE OF JAMB FRAME, U.O.N.
- ON SHEET A901.
- PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS 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 WINDOWS, DOORS, AND SKYLIGHTS.
- 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.
- 10 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.
- W00D.
- 14 ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO
- AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
- ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL
- 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 0.0122" 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. 23 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 24 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).
- A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).

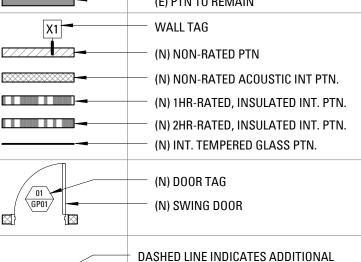
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
- DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES
- AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR
- WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
- PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE
- REMAIN U.O.N.
- 15 ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT
- 16 STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
- HAVE WATER HAMMER ARRESTORS (CPC 609.10).
- ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).

- 25 APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE
- **26** ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

PLAN LEGEND

(E) CONSTRUCTION TO BE REMOVED





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

WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED

KEYNOTES

- (N) APPLIANCES AND EQUIPMENT
- (N) PLUMBING FIXTURES, TYP.
- (N) BUILT-IN CASEWORK (N) FULL HEIGHT BUILT-IN CASEWORK

CONSTRUCTION

- (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 C9 MINIMUM 200 SQ. INCH LOUVER FOR GARAGE VENTILATION
- C10 (N) TEMPERED GLASS SHOWER ENCLOSURE (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 (N) CARPENTER-BUILT STAIR; (3) 2X12 WOOD STRINGERS MIN 2/ 3/4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR
- WALLS AND CEILING OF PASSAGE SHALL BE RATED AND
- CONSTRUCTED PER CBC 707 & 711 (CBC TABLE 721.1(3) 13-1.4) (N) EXHAUST HOOD COMPLIANT WITH CBC 2013, EXTERIOR VENT C20 (N) PASSENGER ELEVATOR
- PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF STAIRS (N) DECK ABOVE C27 (N) DEDICATED VERTICAL BICYCLE RACKS PER SF ZONING
- ADMINISTRATOR BULLETIN NO. 9 C28 LOCATION OF EQUAL ACCESS FOR STORAE, COLLECTION AND LOADING OF RECYCLABLE, COMPOSTABLE AND LAND FILL
- MATERIALS C29 (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 9990





NO. RECORD OF DRAWING ISSUANCE DATE

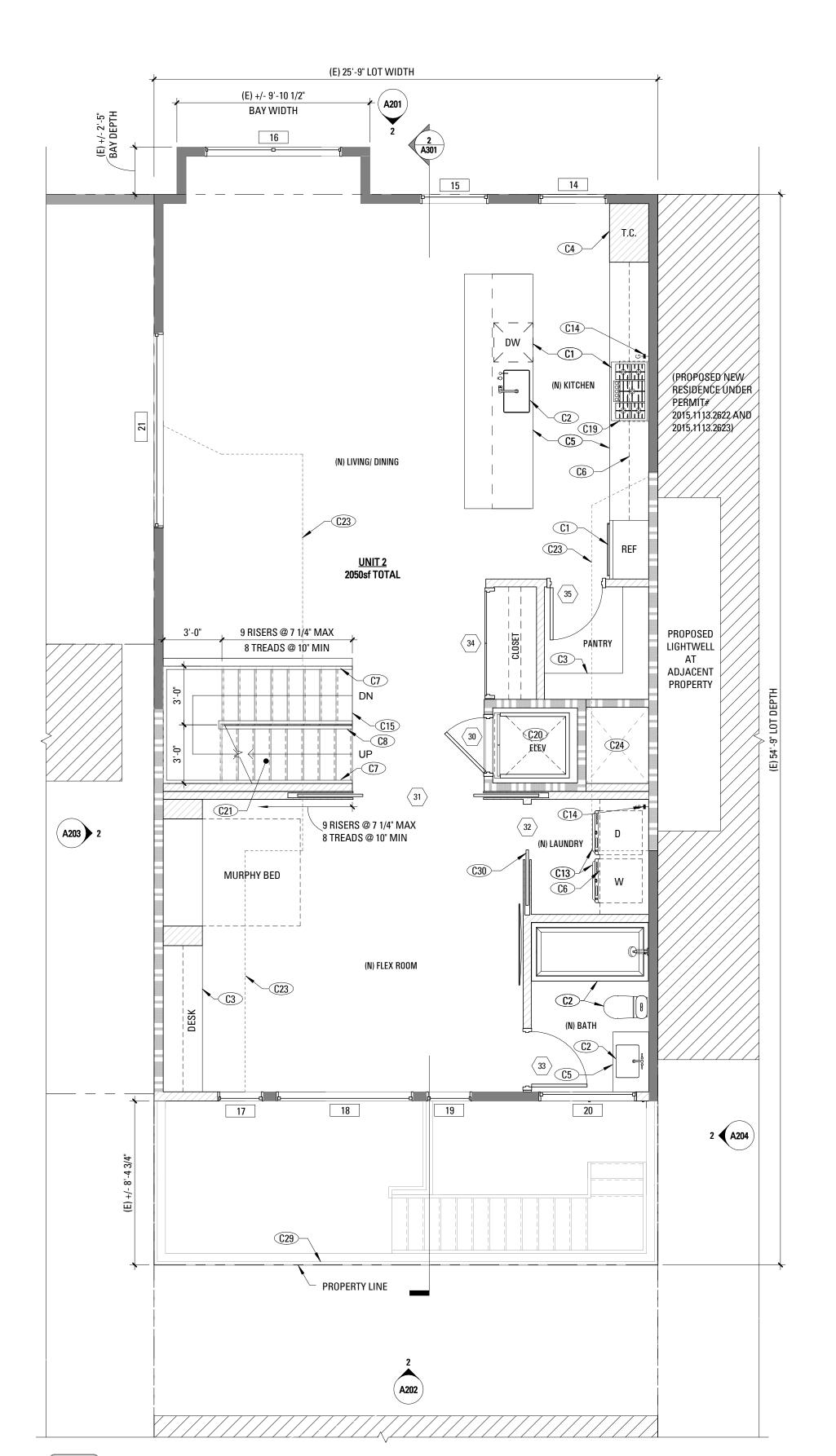
0 SITE PERMIT SET 08.16.2016 SITE PERMIT REVISION 1 08.22.2017

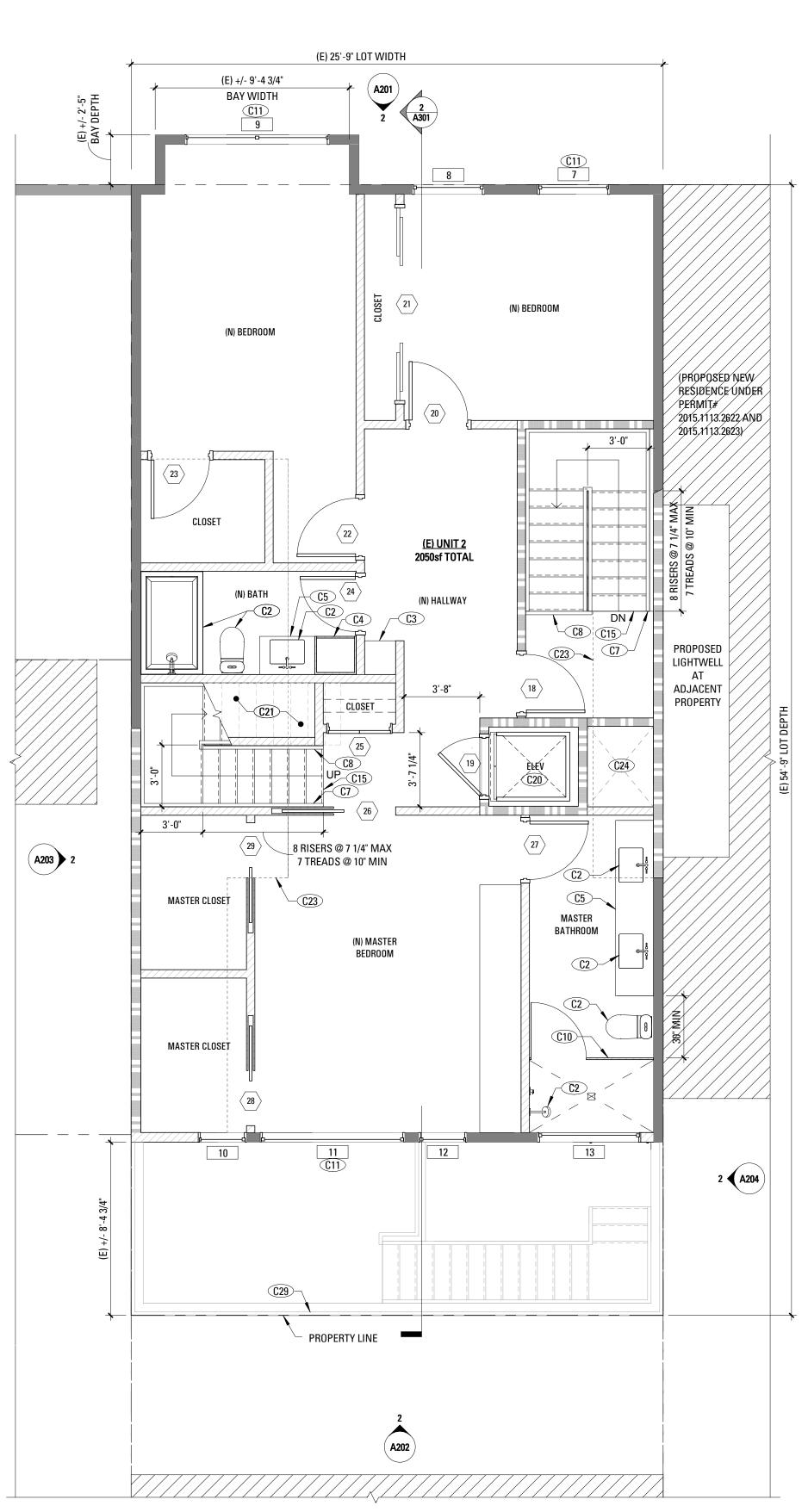
SITE PERMIT SET REVISION 1

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

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

SHEET NUMBER





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.

 12 PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE
- FINISH.

 WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED
- WOOD.

 14 ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO
- REMAIN U.O.N.

 15 ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT
- AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
- 16 STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
 17 ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL
- HAVE WATER HAMMER ARRESTORS (CPC 609.10).

 18 ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES
 SHALL COMPLY WITH CALLEDRNIA SR-407 (2009)
- SHALL COMPLY WITH CALIFORNIA SB-407 (2009).

 19 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 0.0122" 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.

 23 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).

 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 EPONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC
- 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).

 25 APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE
- FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).

 26 ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING

PLAN LEGEND (E) CONSTRUCTION TO BE REMOVED (E) CONSTRUCTION TO BE REMOVED

(E) PTN TO REMAIN

(N) NON-RATED PTN

(N) NON-RATED ACOUSTIC INT PTN.

(N) 1HR-RATED, INSULATED INT. PTN.

(N) 2HR-RATED, INSULATED INT. PTN.

(N) INT. TEMPERED GLASS PTN.

DASHED LINE INDICATES ADDITIONAL

BACKING TO BE MOUNTED. SEE 1/A111

MILLWORK A.R. ALL BACKING TO BE

FOR LOCATIONS. PROVIDE BACKING FOR

WALL TAG

(N) DOOR TAG

CONCEALED

HOSE BIB

GAS SHUTOFF VALVE

ITEMS OVERHEAD

AREA NOT IN CONTRACT.

(N) GRIPPABLE HANDRAIL @ 36" ABOVE NOSING; DESIGN SHALL

RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1

(N) GUARDRAIL @ 42" W/ 4" MAX OPENING; DESIGN SHALL RESIST

LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF

(N) WINDOW TO BE OPERABLE AND COMPLY W/ EGRESS

C13 (N) WASHER/DRYER AND HOOK UPS. VENT DRYER TO EXTERIOR

(N) CARPENTER-BUILT STAIR; (3) 2X12 WOOD STRINGERS MIN 2/

(N) EXHAUST HOOD COMPLIANT WITH CBC 2013, EXTERIOR VENT

C21 PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF STAIRS

C30 MINIMUM 100 SQ. IN. LOUVER FOR MECHANICAL VENTILATION

3/4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR

(N) SWING DOOR

CONSTRUCTION

(N) APPLIANCES AND EQUIPMENT

(N) FULL HEIGHT BUILT-IN CASEWORK

(N) BASE CABINETS AND COUNTERS

C10 (N) TEMPERED GLASS SHOWER ENCLOSURE

REQUIREMENTS PER CBC 1029

(N) PLUMBING FIXTURES, TYP.

(N) BUILT-IN CASEWORK

(N) UPPER CABINETS

OF ASCE 7 PER CBC 1607.8.1

ASCE 7 PER CBC 1607.8.1

C14 (N) GAS SHUTOFF

C23 (N) FLOOR INFILL

C20 (N) PASSENGER ELEVATOR

C24 (N) MECHANICAL SPACE

C29 (N) PAINTED WOOD GUARDRAIL

KEYNOTES

33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133

33-35 ALADDIN

TERRACE

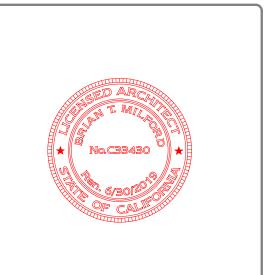
REMODEL &

ADDITION

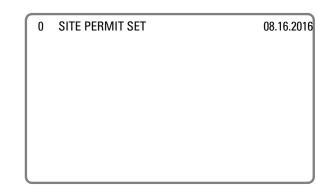


101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990





NO. RECORD OF DRAWING ISSUANCE DATE



SITE PERMIT SET REVISION 1

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

3RD & 4TH FLOOR CONSTRUCTION PLANS

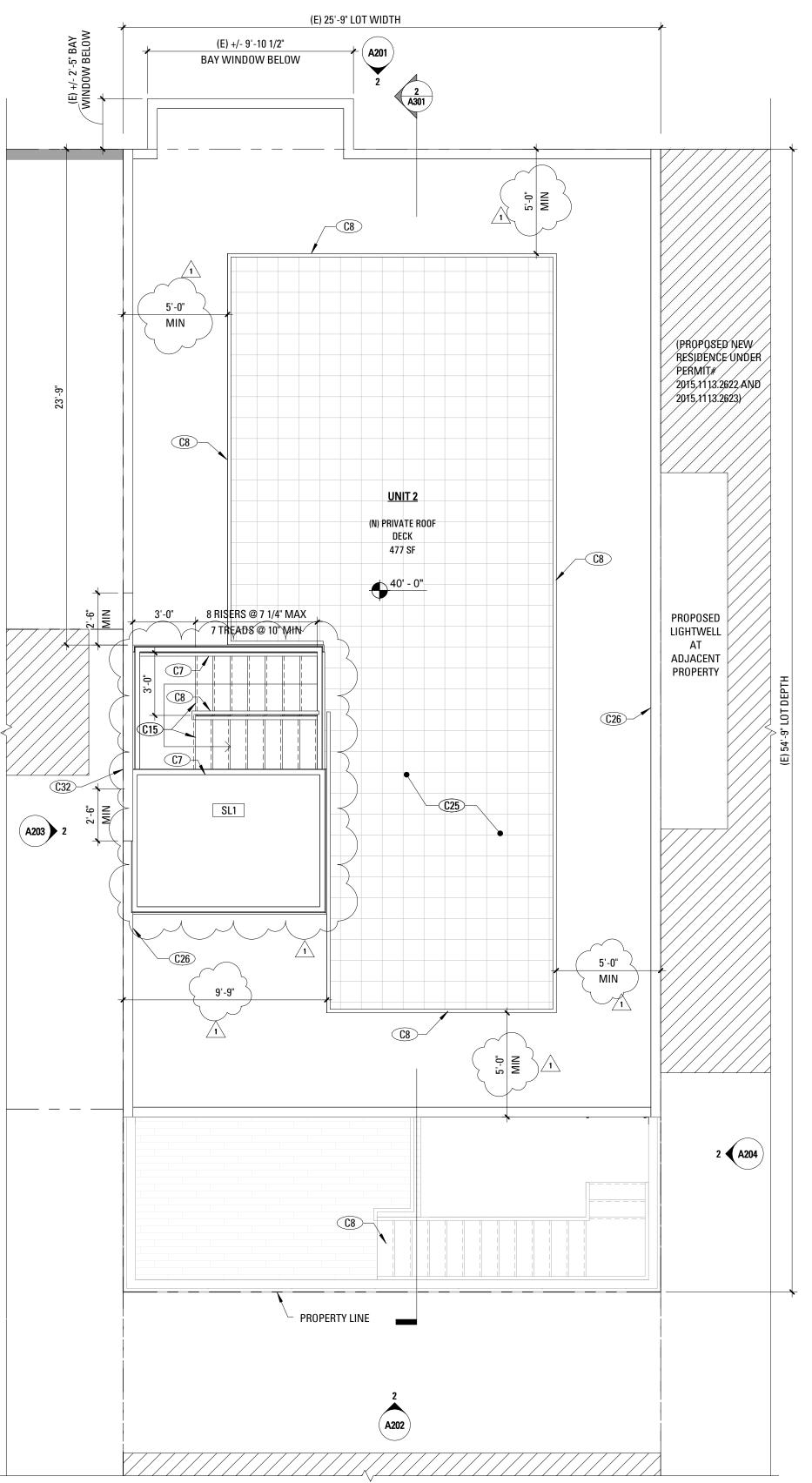
A112

SHEET NUMBER

2 FOURTH FLOOR CONSTRUCTION PLAN

1/4" = 1'.0"

1 THIRD FLOOR CONSTRUCTION PLAN



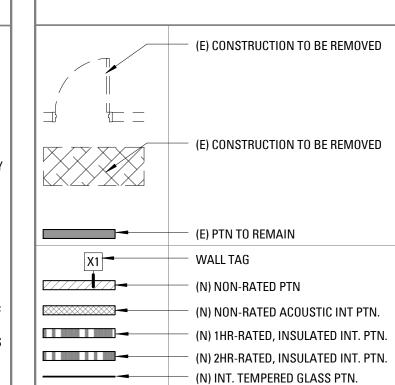
CONSTRUCTION PLAN (RES) GENERAL NOTES

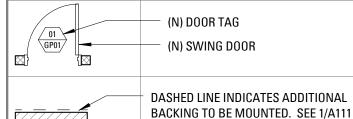
SEE SHEET A004 FOR ACCESSIBLE CLEARANCES & FURTHER INFORMATION ON RECEPTION DESK SEE GENERAL NOTES ON SHEET A002.

STUD INSTALLATION.

- 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
- 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. 10 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.
- W00D.
- REMAIN U.O.N.
- AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
- 16 STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
- NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
- 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).
- **20** 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 0.0122" MINIMUM THICK (2013 CMC 920.3).
- KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED
- ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 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
- A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30
- 25 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).
- **26** ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

PLAN LEGEND





CONCEALED

AREA NOT IN CONTRACT.

C7 (N) GRIPPABLE HANDRAIL @ 36" ABOVE NOSING; DESIGN SHALL

RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1

(N) GUARDRAIL @ 42" W/ 4" MAX OPENING; DESIGN SHALL RESIST

LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SECTION 4.5.1 OF

(N) CARPENTER-BUILT STAIR; (3) 2X12 WOOD STRINGERS MIN 2/

3/4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR

NONCOMBUSTABLE PER SFBC SECTIONS 104A.2.8 AND 1509.6

C25 (N) DECK PAVERS ON ADJUSTABLE PEDASTALS - PAVERS TO BE

C26 (N) RATED PARAPETS @ 42" ABOVE FINISHED DECK

C32 (N) 1-HOUR FIRE-RATED PARAPET. MINIMUM 30" A.F.R.

FOR LOCATIONS. PROVIDE BACKING FOR

MILLWORK A.R. ALL BACKING TO BE

HOSE BIB GAS SHUTOFF VALVE

_ _ _ _ _ _ _ ITEMS OVERHEAD

CONSTRUCTION

OF ASCE 7 PER CBC 1607.8.1

ASCE 7 PER CBC 1607.8.1

KEYNOTES

CONDITIONS

12 PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE

- 13 WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED
- 14 ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO
- 15 ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT
- ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT
- ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES

- KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. **22** ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO
- 23 APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE
- **24** APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC
- 508.4.2 & 508.4.3).

MARTINKOVIC MILFORD ARCHITECTS 101 Montgomery Street Suite 650 San Francisco, CA 94104

33-35 ALADDIN

TERRACE

REMODEL &

ADDITION

33-35 ALADDIN TERRACE

SAN FRANCISCO, CA 94133



T 415 346 9990





NO. RECORD OF DRAWING ISSUANCE

	0	SITE PERMIT SET	08.16.20
1	1	SITE PERMIT REVISION 1	08.22.20
1			
1			
1			
1			
1			
1			
Į			



SITE PERMIT SET REVISION 1

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

ROOF CONSTRUCTION PLAN

A113

SHEET NUMBER

ROOF CONSTRUCTION PLAN



EXTERIOR ELEVATION **33-35 ALADDIN TERRACE** KEYNOTES **REMODEL &** (D) (E) DOOR OR WINDOW TO REMAIN

> 33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133

ADDITION



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







N0.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017
		- 1

SITE PERMIT SET REVISION 1 AW Drawn By: BE Checked By: 1639.1 Project Number:

EXTERIOR ELEVATIONS

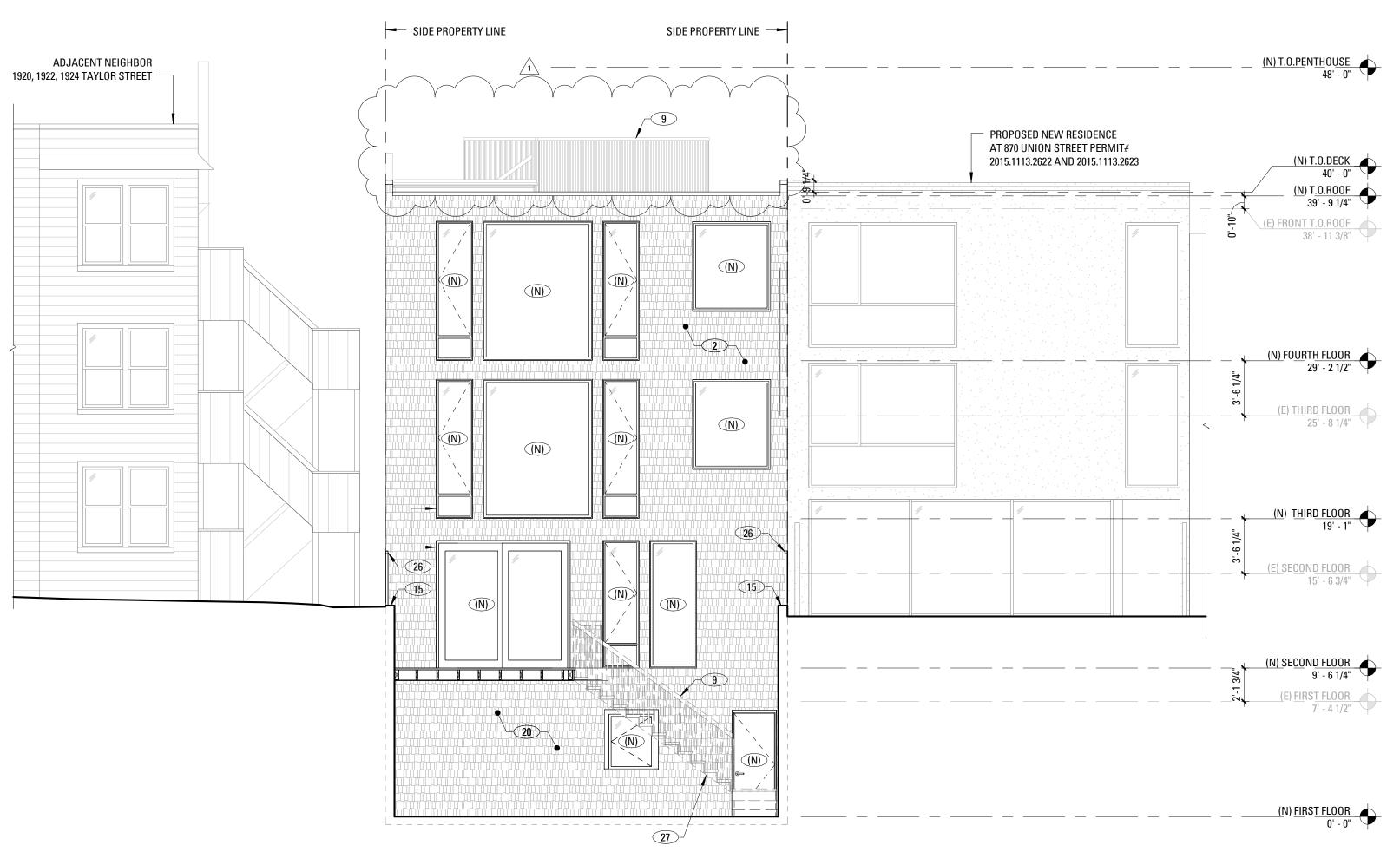
SHEET NUMBER

A201

2 PROPOSED FRONT ELEVATION (SOUTH)

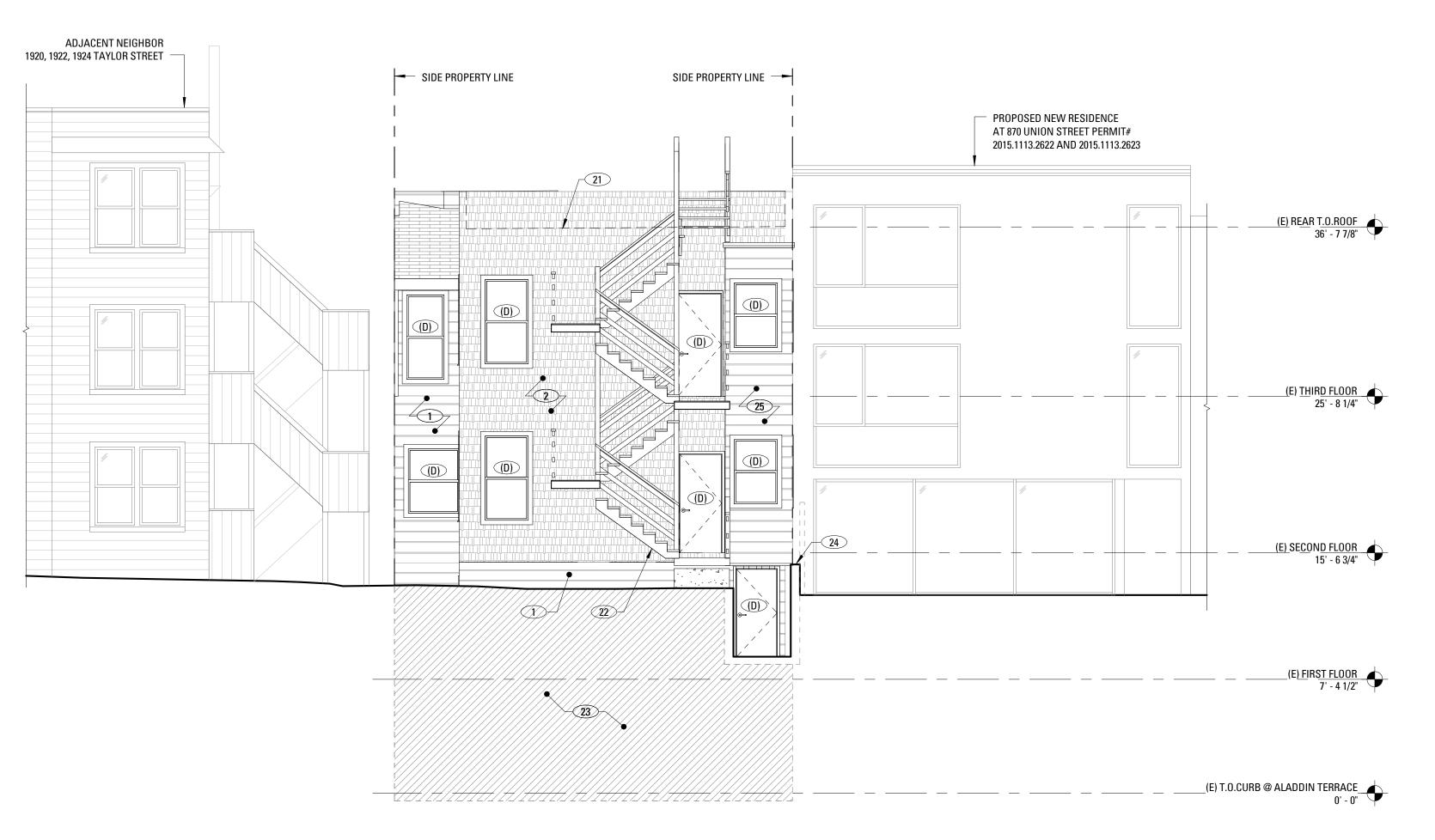
3/16" - 1'-0"





PROPOSED REAR ELEVATION (NORTH)

3/16" = 1'.0"



EXTERIOR ELEVATION

KEYNOTES

(D) (E) DOOR OR WINDOW TO REMAIN

(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

(E) PAINTED WOOD SIDING TO BE REMOVED

(E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND

(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 ACCOMM

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 2/3/4" PLYWOOD TREADS & RISERS; P.T. LUMBER AT ALL EXTERIOR CONDITIONS

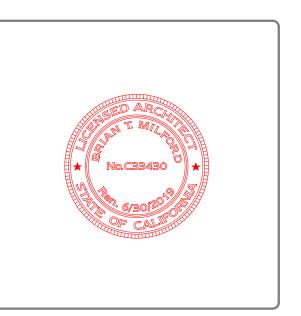
33-35 ALADDIN TERRACE REMODEL & ADDITION

33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990

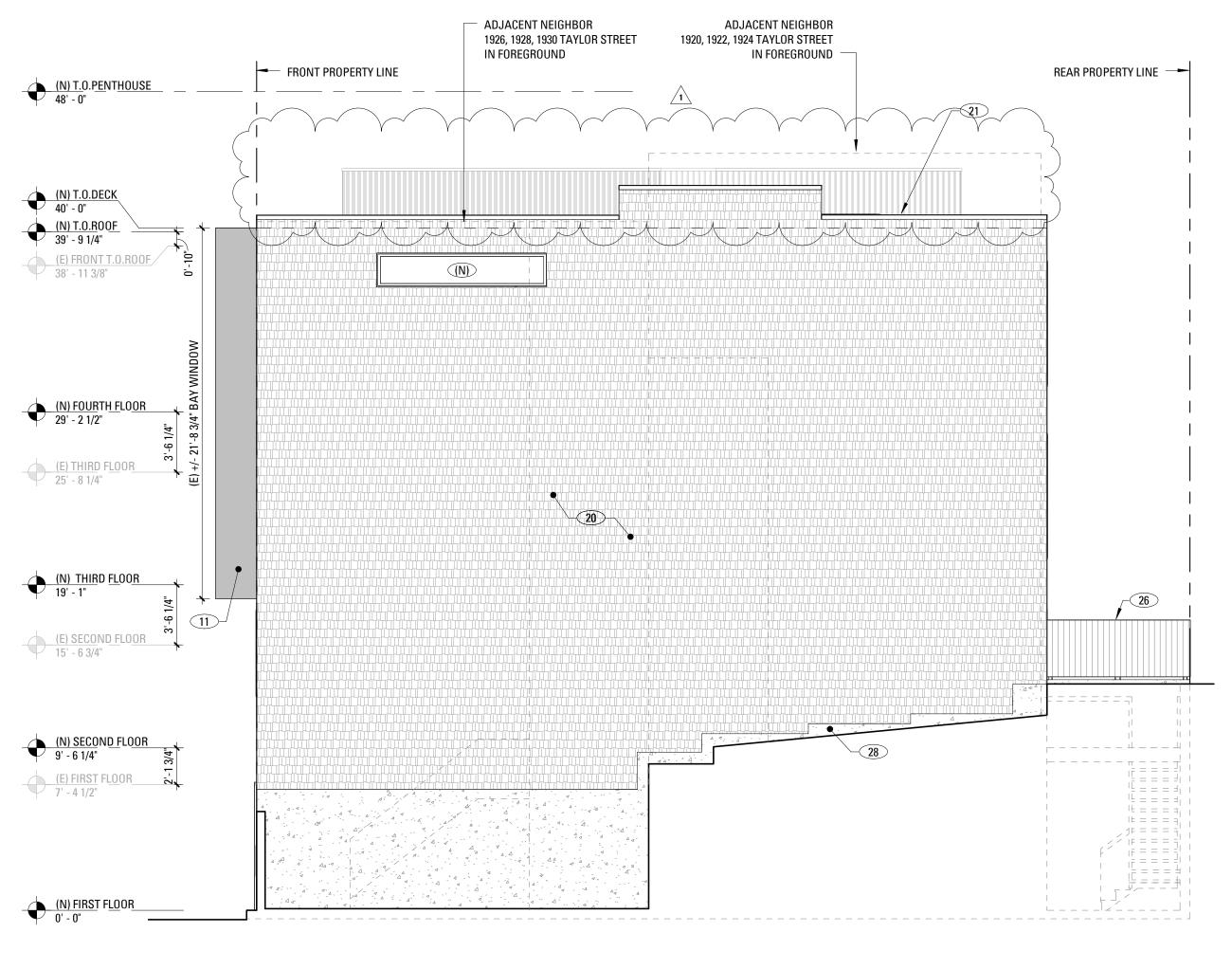






N0.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

SITE PERMIT S	SET REVISION 1
Drawn By:	AW
Checked By:	BE
Project Number:	1639.1
	•
EXTERIOR E	ELEVATIONS
	ELEVATIONS NUMBER



— ADJACENT NEIGHBOR 1926, 1928, 1930 TAYLOR STREET IN FOREGROUND

ADJACENT NEIGHBOR

1920, 1922, 1924 TAYLOR STREET IN FOREGROUND PROPOSED NEW RESIDENCE
AT 870 UNION STREET PERMIT#
2015.1113.2622 AND 2015.1113.2623 IN
BACKGROUND

REAR PROPERTY LINE -

(E) <u>REAR T.O.ROOF</u> 36' - 7 7/8"

EXTERIOR ELEVATION KEYNOTES (D) (E) DOOR OR WINDOW TO REMAIN (N) DOOR OR WINDOW, SEE SCHEDULE A901 AND A902 (E) PAINTED WOOD SIDING TO BE REMOVED (E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND (E) CONCRETE FINISH TO REMAIN (N) PAINTED METAL FINISH PORTION OF (E) BAY WINDOW TO BE REMOVED TO ACCOMMODATE (N) CONSTRUCTION (N) PAINTED WOOD SHINGLE SIDING ROOF LINE BEYOND (E) WOOD STAIRS TO BE REMOVED AREA OF REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N) WORK (E) BAY TO BE REMOVED 26 (N) PAINTED WOOD GUARDRAIL 28 (N) STEPPED CONCRETE FOUNDATION

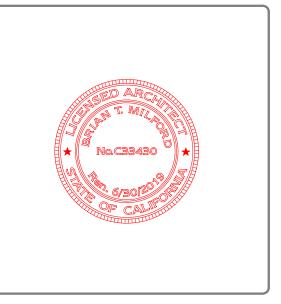
33-35 ALADDIN TERRACE REMODEL & ADDITION

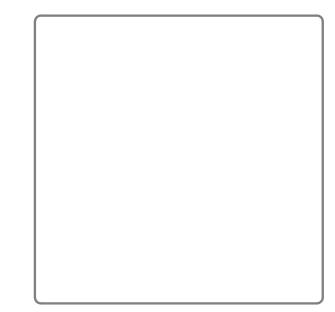
> 33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







N0.	RECORD OF DRAWING ISSUANCE	DATE
0	SITE PERMIT SET	08.16.2016
1	SITE PERMIT REVISION 1	08.22.2017

CITE DEDMIT O	PET DEVICION 1
SITE PERMIT S	DET REVISION I
Drawn By:	AW
Checked By:	BE
Project Number:	1639.1
EXTERIOR E	LEVATIONS
SHEET I	NUMBER

A203

(E) T.O.CURB
0' - 0"

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

13

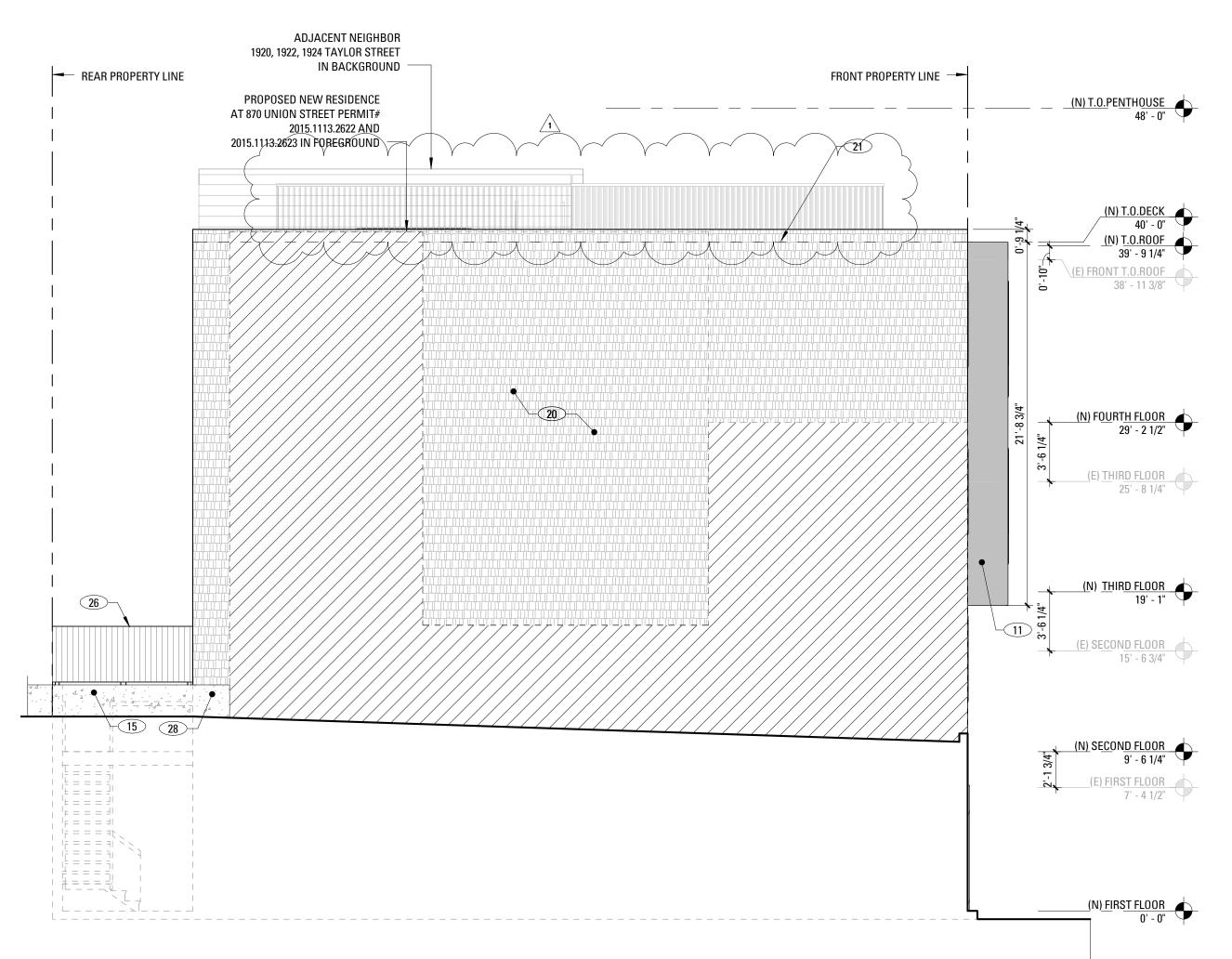
2 PROPOSED SIDE ELEVATION (EAST)

(E) FRONT_T.0.ROOF 38' - 11 3/8"

(E) THIRD FLOOR 25' - 8 1/4"

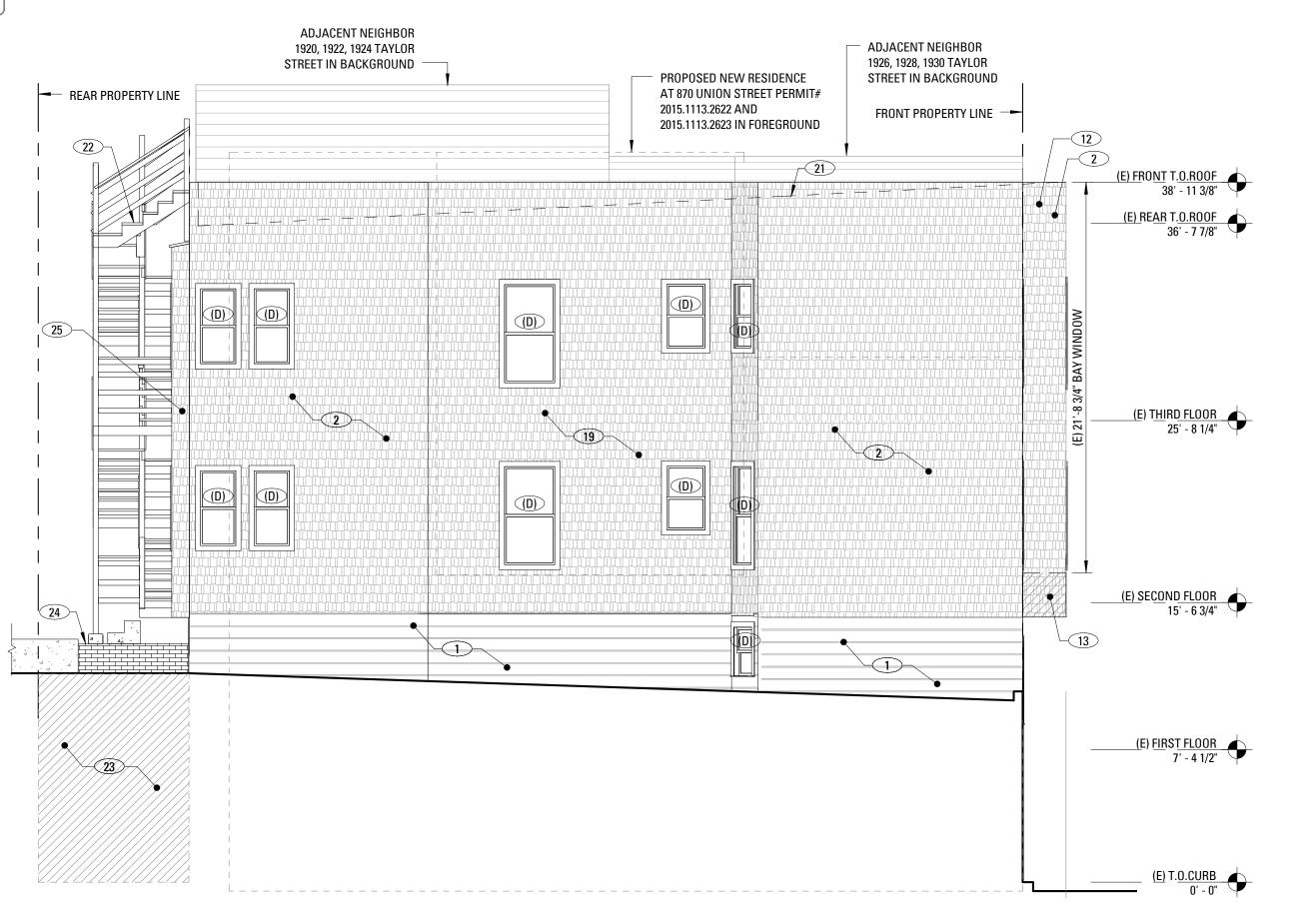
(E) SECOND FLOOR
15' - 6 3/4"

(E) FIRST FLOOR 7' - 4 1/2" FRONT PROPERTY LINE



PROPOSED SIDE ELEVATION (WEST)

3/16" = 1'-0"



KEYNOTES (D) (E) DOOR OR WINDOW TO REMAIN (E) PAINTED WOOD SHINGLE SIDING TO BE REPLACED IN KIND

(E) PAINTED WOOD SIDING TO BE REMOVED (N) PAINTED METAL FINISH

(E) BAY TO REMAIN PORTION OF (E) BAY WINDOW TO BE REMOVED TO ACCOMMODATE (N) CONSTRUCTION (N) CONCRETE RETAINING WALL (E) PAINTED WOOD SHINGLE SIDING TO BE REMOVED

EXTERIOR ELEVATION

(N) PAINTED WOOD SHINGLE SIDING ROOF LINE BEYOND (E) WOOD STAIRS TO BE REMOVED

AREA OF REAR YARD TO BE EXCAVATED TO ACCOMMODATE (N)

(E) LOW BRICK WALL TO BE REMOVED (E) BAY TO BE REMOVED (N) PAINTED WOOD GUARDRAIL (N) STEPPED CONCRETE FOUNDATION

33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



33-35 ALADDIN

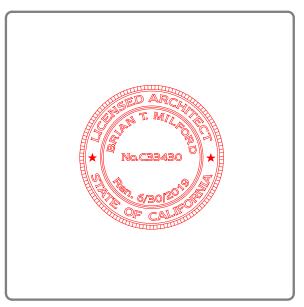
TERRACE

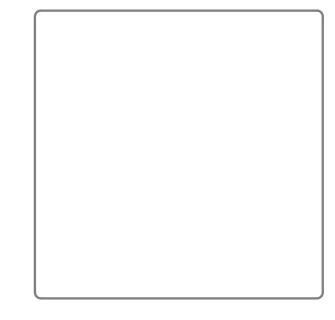
REMODEL &

ADDITION

101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







T SET	08.16.2016
TREVISION 1	08.22.2017
	T SET T REVISION 1

SITE PERMIT SET REVISION 1 AW Drawn By: Checked By: BE 1639.1 Project Number: **EXTERIOR ELEVATIONS** SHEET NUMBER



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

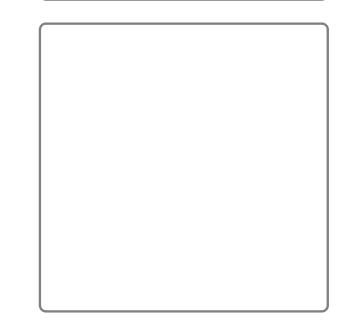
33-35 ALADDIN TERRACE SAN FRANCISCO, CA 94133



101 Montgomery Street Suite 650 San Francisco, CA 94104 T 415 346 9990







N0.	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		
BUILDING SECTIONS			
SHEET NUMBER			
A301			