



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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PROJECT INFORMATION

DRAWINGS INDEX		BUILDING DATA	
ARCHITECTURAL DRAWINGS COVER SHEET - NEW PLOT PLAN PROJECT INFORMATION		BLOCK 4096 LOT 080 ZONING RH-2	
A10	NEW FLOOR PLANS, FIRST & SECOND	OCCUPANCY UNITS R3	
A11	NEW FLOOR PLANS, THIRD & FORTH	GARAGE 4	
A12	NEW FLOOR PLANS, THIRD & FORTH	CONCT TYPE 5B	
A13	NEW ROOF PLAN & DEMO PLANS	LOT AREA 2261 SF	
A21	NEW ELEVATIONS, EAST	NEW R. AREAS, 1 EXIST PROPOSED DFE	
A22	NEW ELEVATIONS, SOUTH (2)	FIRST FLR 480 426 446	
A23	NEW ELEVATIONS, NORTH & WEST	SECOND FLR 508 1032 476	
A24	NEW LONG SECTIONS	THIRD FLR N/A 851 457	
A31	EXISTING CONDITIONS, FLOT PLAN	FOURTH FLR N/A 512 452	
A32	EXISTING CONDITIONS, FLOOR PLANS	TOTAL 3321 1434	
A33	EXISTING CONDITIONS, ELEVATIONS	GARAGE N/A 336	
A34	EXISTING CONDITIONS, LONG SECTION & PHOTOS	EXT FOTER N/A 23	
A41	STREETSCAPE PHOTOS	VARIES INDICATED ARE GROSS FLOOR AREAS E. OUTSIDE FACE OF STUD AND EA STAIR FOOTPRINT COUNTED ONCE ONLY AT LEVEL OF ORIGIN	

SCOPE OF WORK *

REMODEL & REPAIR EXISTING BLDG TO PROVIDE TWO RESIDENTIAL UNITS. WORK SHALL INCLUDE: VERT ADDITION AT 3RD & 4TH FLR PLUS FOUNDATION REINFORCEMENT, STRUCT UPGRADE, MISC PLUMB & ELEC UPGRADES.

CONTACT INFO

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JOHN DUFFY, ARCHITECT
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MARIPOSA, CA 95330
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TEL: 415 304-8886

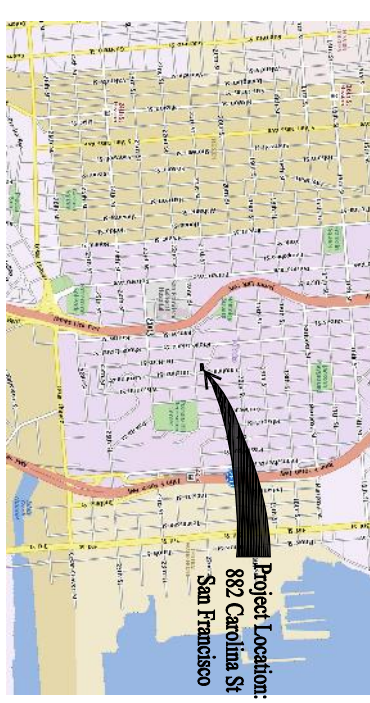
OWNER
BRENDAN WIGGATH
511 LIBERT ST
SAN FRANCISCO, CA 94102
CONTACT: BRENDAN WIGGATH
TEL: 415 675-6465

*THE ABOVE IS A SUMMARY ONLY AND IS FOR THE STUDY PURPOSES ONLY. THE STUDY SHALL BE THE BASIS FOR THE DETAILED INFORMATION CONTAINED WITHIN THE CONTRACT DOCUMENTS.

CODE NOTES

ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITIONS OF ALL STATE AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA CODES: BUILDINGS (2000 CALIF RESBOL), MECHANICAL (2001 CMR), PLUMBING (2001 CUPC), ELECTRICAL (2000 CEC), FIREARM (2000 CALIF FIREARM CODES)

VICINITY MAP (NOT TO SCALE)



ARCHITECTURAL SYMBOLS

BUILDING ELEVATION NUMBER
SHEET NUMBER

BUILDING SECTION NUMBER
SHEET NUMBER

INTERIOR ELEVATION NUMBERS
SHEET NUMBER

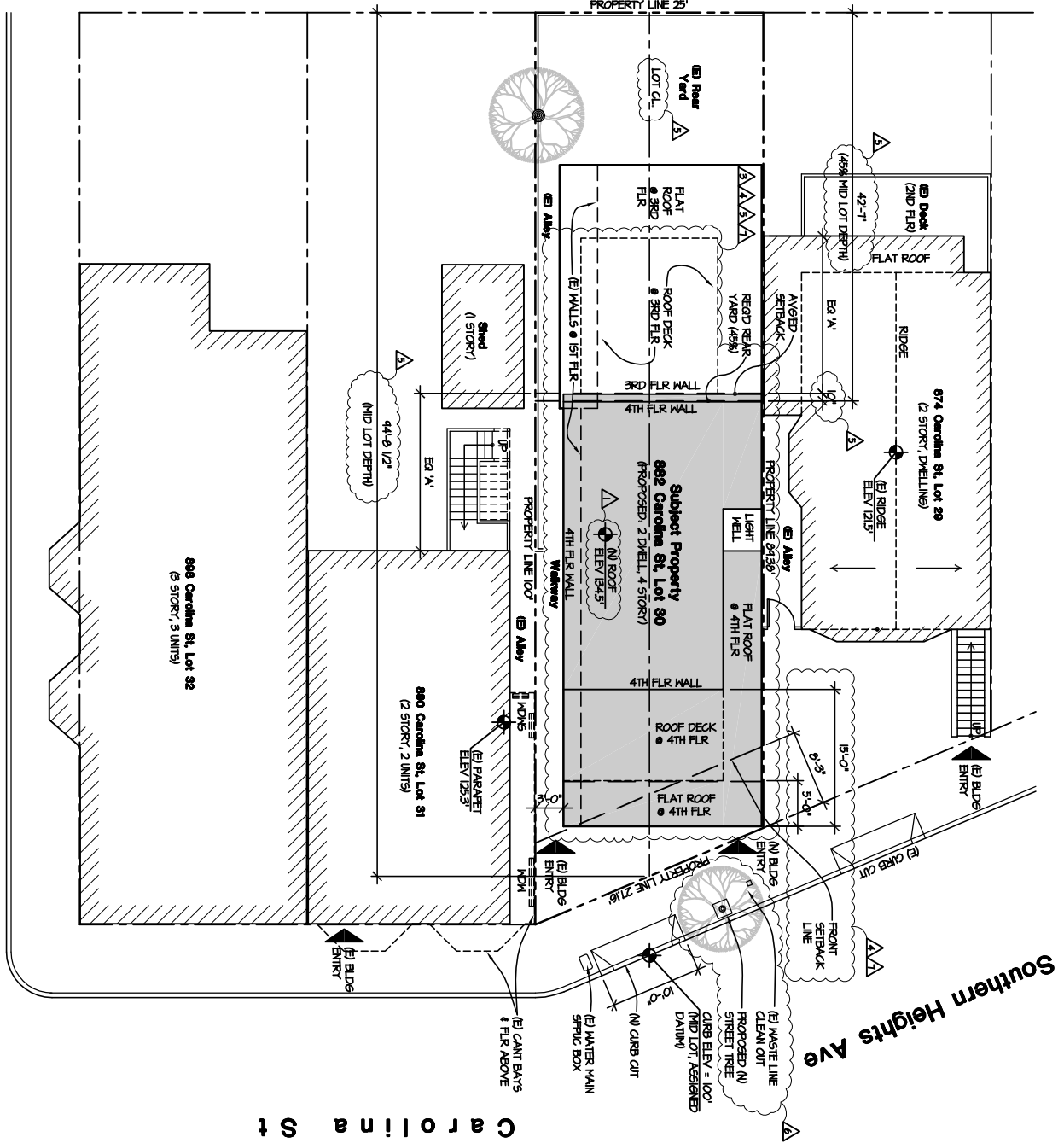
DETAIL NUMBER
SHEET NUMBER

WALL RATING
SHEET NUMBER

REFERENCE NOTE

FLOOR ELEVATION OR
DIMENSION POINT

REVISION

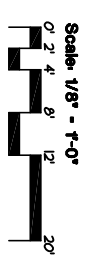


22nd St

Carolina St

Southern Heights Ave

PROPOSED NEW PLOT PLAN



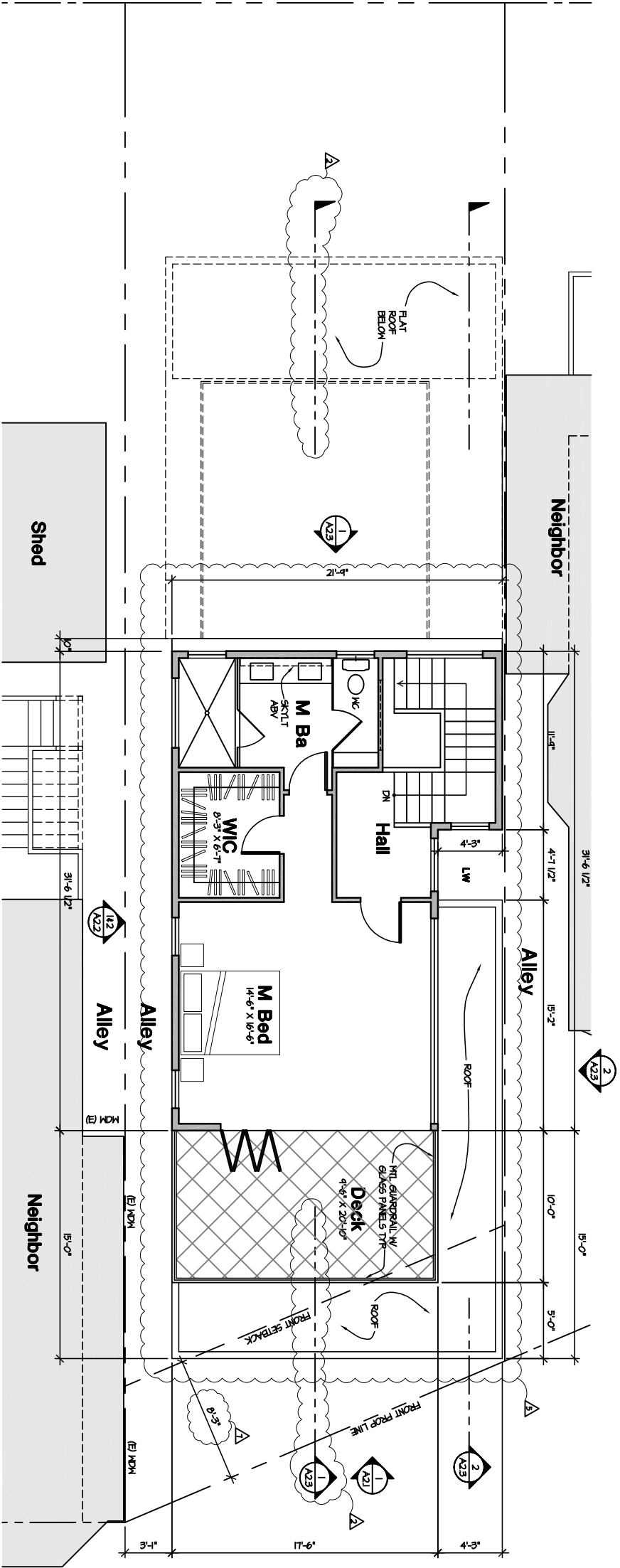
Contents
PLOT PLAN & PROJECT INFORMATION

Project:
REMODEL & ADDITION
882-888 Carolina St
San Francisco, CA 94107
Block • 4096 Lot • 30

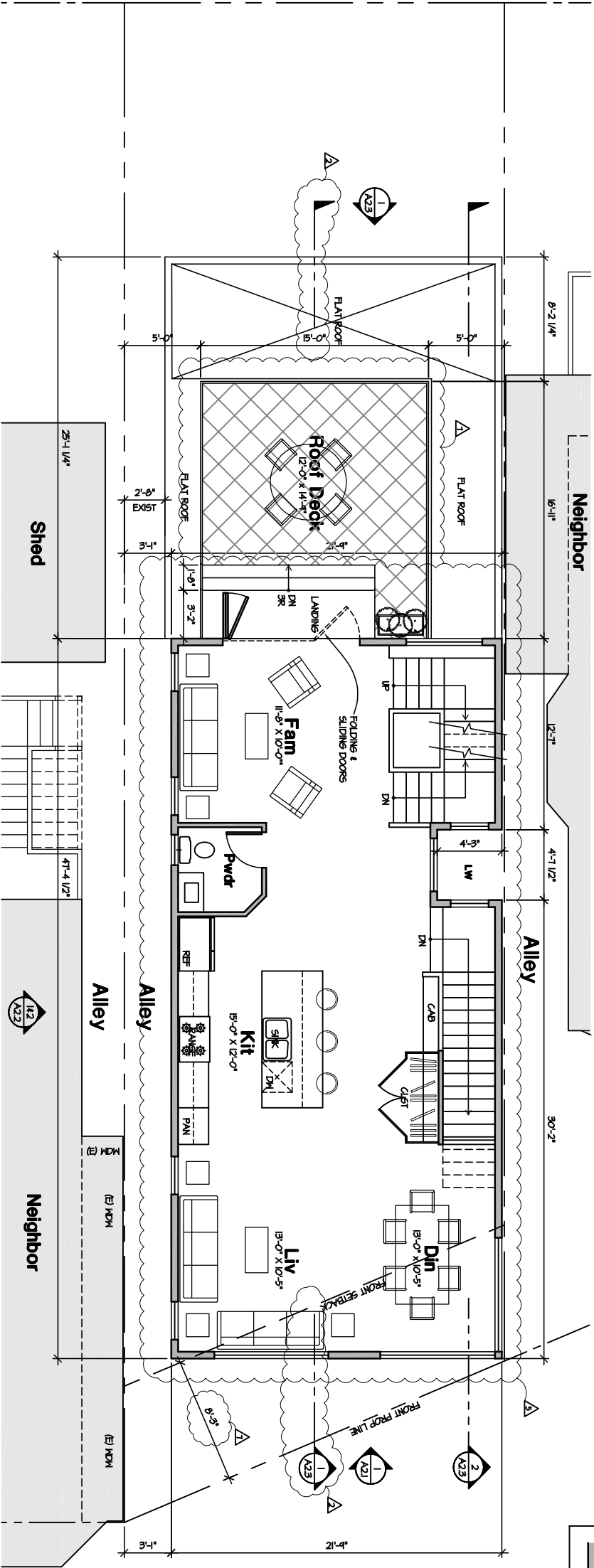


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Date:	SITE PERMIT APP 06-14-12
Job:	12-01 Carolina St
Drawn:	
Revised:	

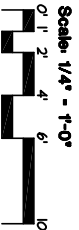


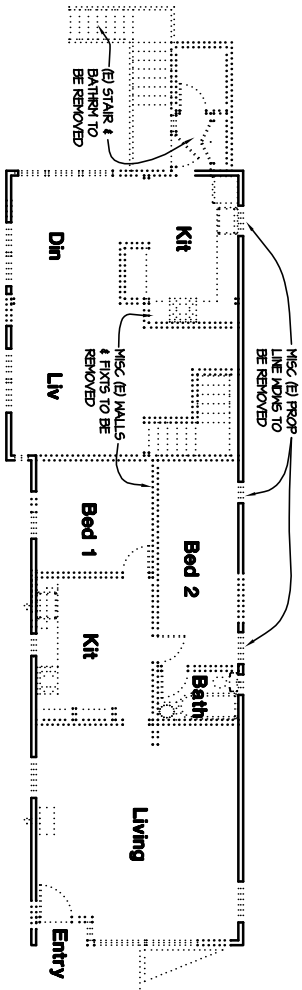
2 NEW FOURTH FLOOR - UNIT 2
(Hab Area: 512 sf)



1 NEW THIRD FLOOR - UNIT 2
(Hab Area: 857 sf)

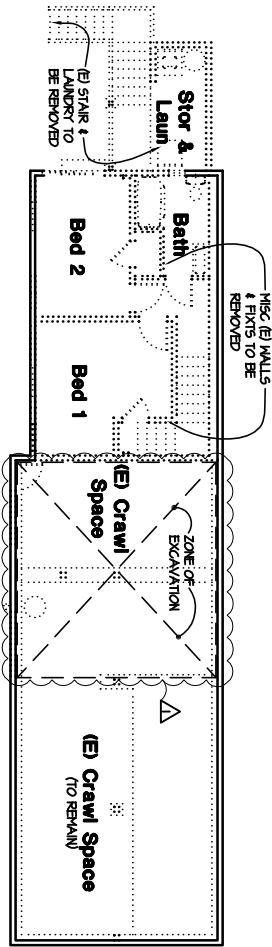
CONSTRUCTION LEGEND
(E) ITEMS / WALLS TO REMAIN
(N) ITEMS / WALL CONSTRUCTION



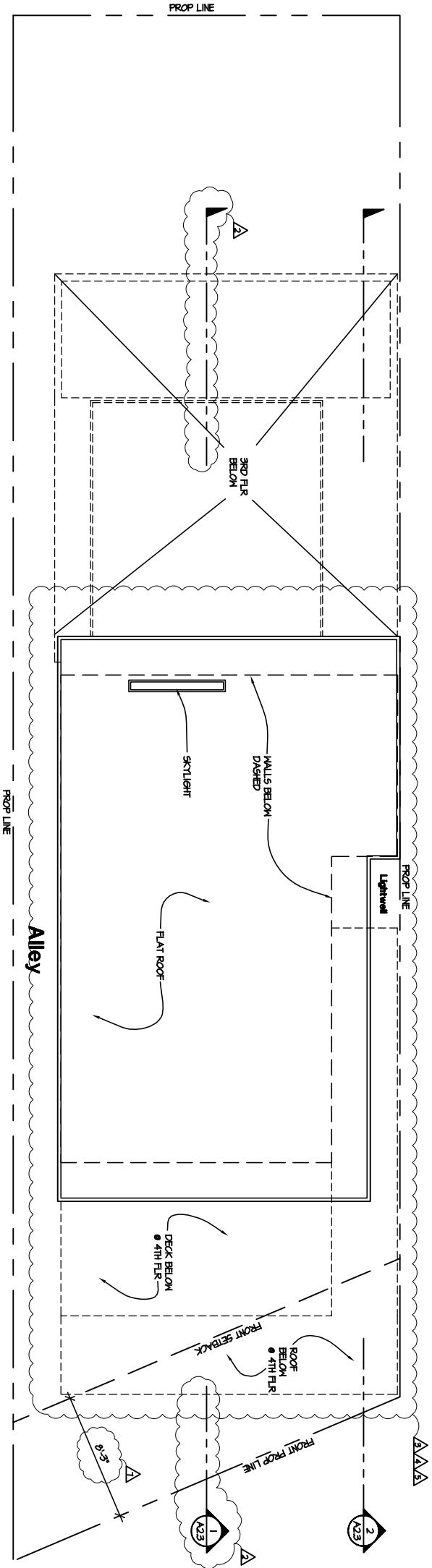


CONSTRUCTION LEGEND	
	(E) ITEMS / WALLS TO REMAIN
	(N) ITEMS / WALL CONSTRUCTION
	(E) ITEMS / WALLS TO BE REMOVED

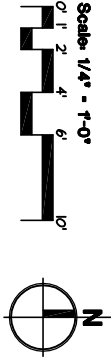
3 DEMO PLAN - EXISTING SECOND FLOOR
1/8"=1'-0"



2 DEMO PLAN - EXISTING FIRST FLOOR
1/8"=1'-0"



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



Date:	SITE PERMIT APP 06-14-12
Job:	12-01 Carolina St
Drawn:	JJD
Revised:	A1-01-12 BE PERM REV
	A2-01-12 BE PERM REV
	A3-01-12 BE PERM REV
	A4-01-12 BE PERM REV
	A5-01-12 BE PERM REV
	A6-01-12 BE PERM REV
	A7-01-12 BE PERM REV

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Architect

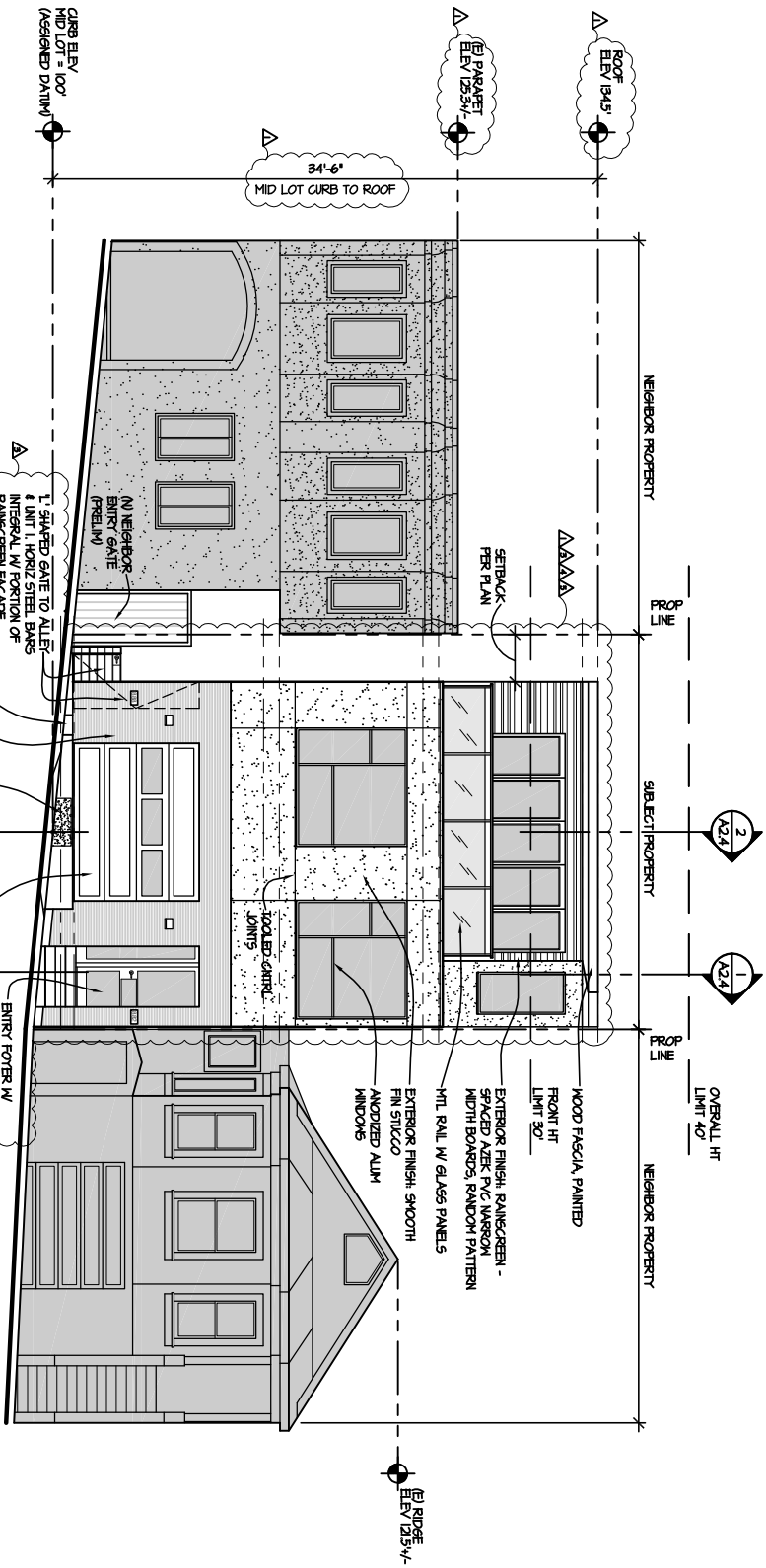
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Project:
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882-888 Carolina St San Francisco, CA 94107
Block • 4096 Lot • 30

Contents:
NEW ROOF PLAN & DEMO PLANS

Sheet •
A1.3
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Proposed East Elevation (Front)

1
3/16"=1'-0"

Contents:
**NEW ELEVS:
EAST**

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REMODEL & ADDITION
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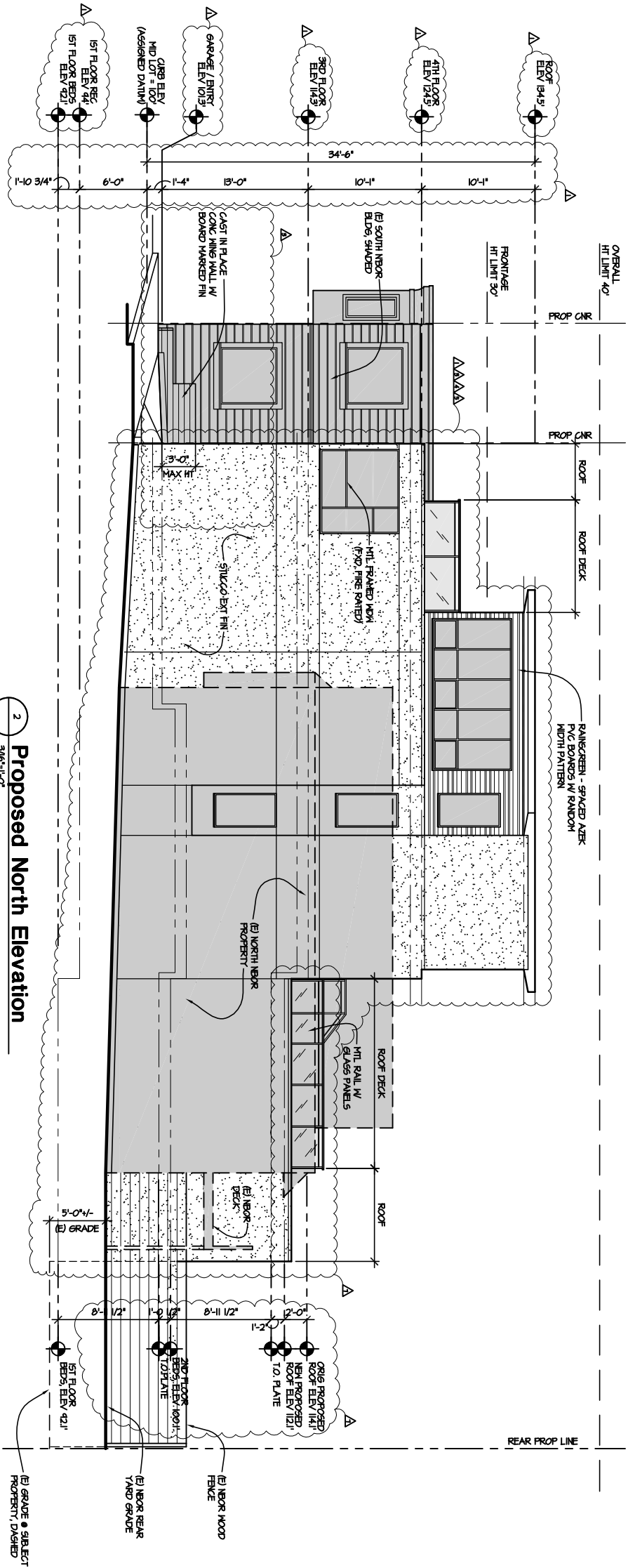
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Architect
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TEL: 415 309 8896

Date: SITE PERMIT APP 06-14-12
Job: 12-01 Carolina St
Drawn: JJD
Revised: A 10-31-12 FE (ERR) REV5
A 03-13-13 RECHIT #1 DRAFT
A 04-22-13 RECHIT #2 DRAFT
A 07-02-13 RECHIT #3

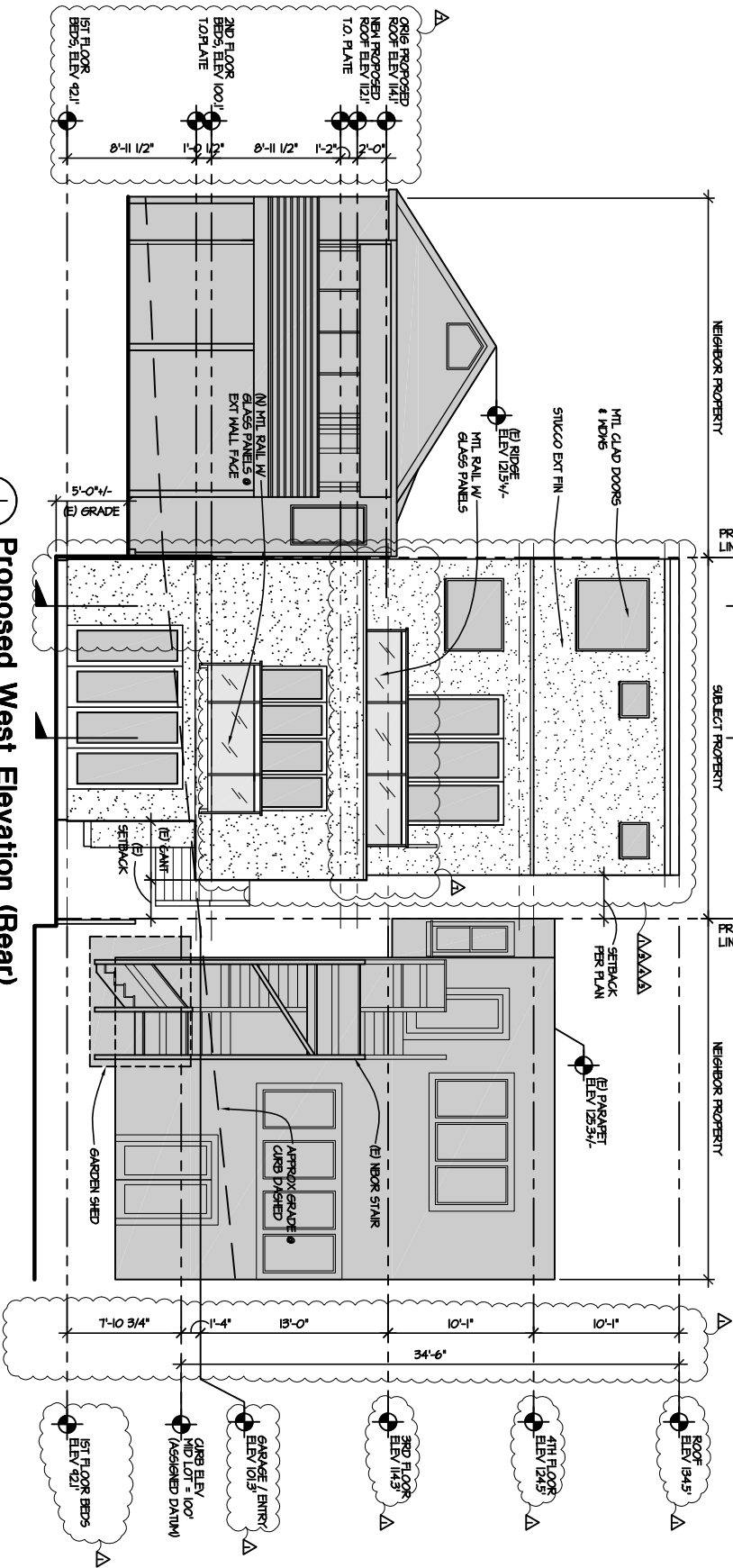
A2.1

Sheet •

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2 Proposed North Elevation
3/16"-1'-0"



1 Proposed West Elevation (Rear)
3/16"-1'-0"

Date: SITE PERMIT APP 06-14-12
Job: 12-01 Carolina St
Drawn: JJD
Revised: A 10-31-12 RE PERMIT REV
B 01-03-12 RE PERMIT REV
C 01-22-12 RE PERMIT REV
D 01-22-12 RE PERMIT REV
E 10-02-12 RE PERMIT REV

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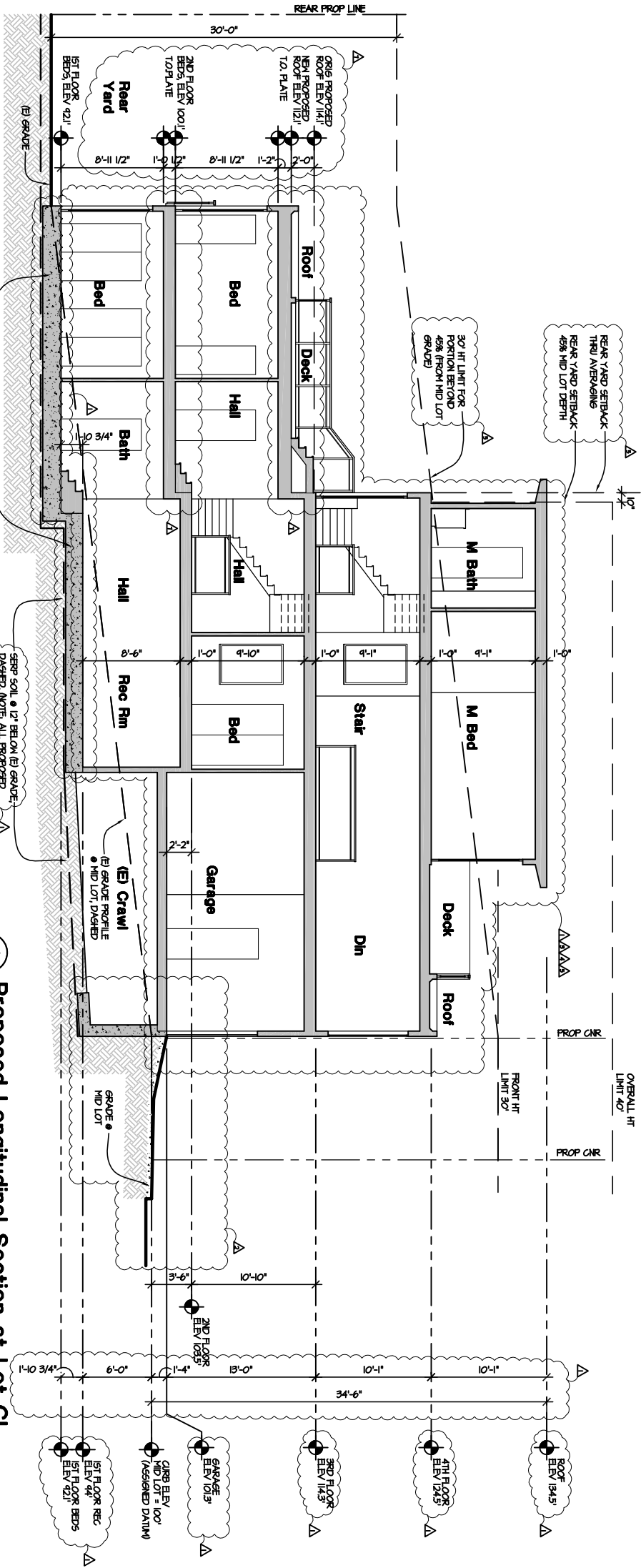


Project: REMODEL & ADDITION
882-888 Carolina St
San Francisco, CA 94107
Block • 4096 Lot • 30

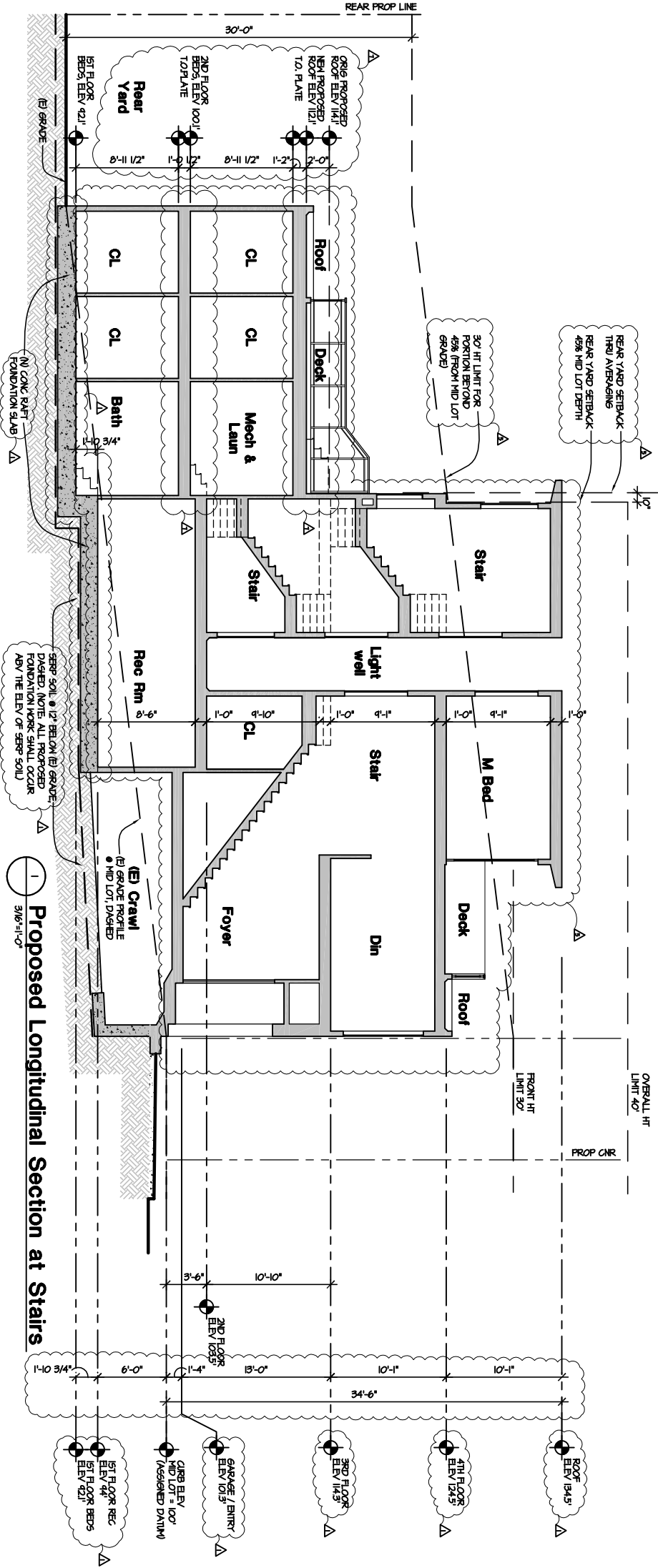
Contents:
NEW ELEVS:
NORTH & WEST

Sheet •

A2.3



2 Proposed Longitudinal Section at Lot CL



1 Proposed Longitudinal Section at Stairs

Date: SITE PERMIT APP 06-14-12
Job: 12-01 Carolina St
Drawn: JJD
Revised: A-10-01-12 RE GRAD REVISED
A-10-01-12 RE GRAD REVISED
A-10-01-12 RE GRAD REVISED
A-10-01-12 RE GRAD REVISED
A-10-01-12 RE GRAD REVISED

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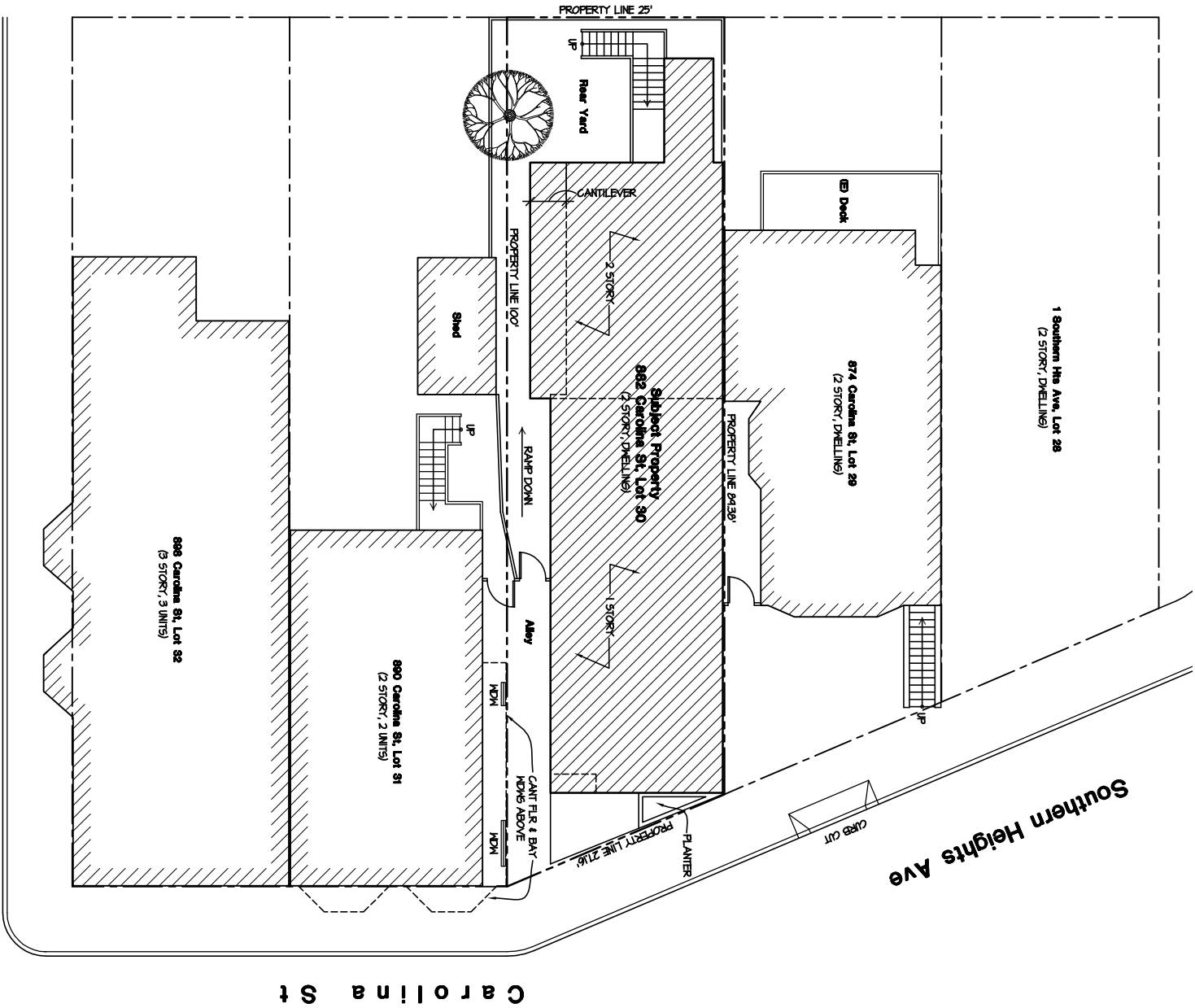


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Contents: NEW LONG SECTION & CROSS SECTION

Sheet •

A2.4



22nd St

C a r o l i n a S t

1
1/8"=1'-0"
EXISTING CONDS: PLOT PLAN
(FOR REFERENCE ONLY, SEE PROPOSED
PLOT PLAN FOR NEW CONGS)

Date:	SITE PERMIT APP 06-14-12
Job:	12-01 Carolina St
Drawn:	
Revised:	

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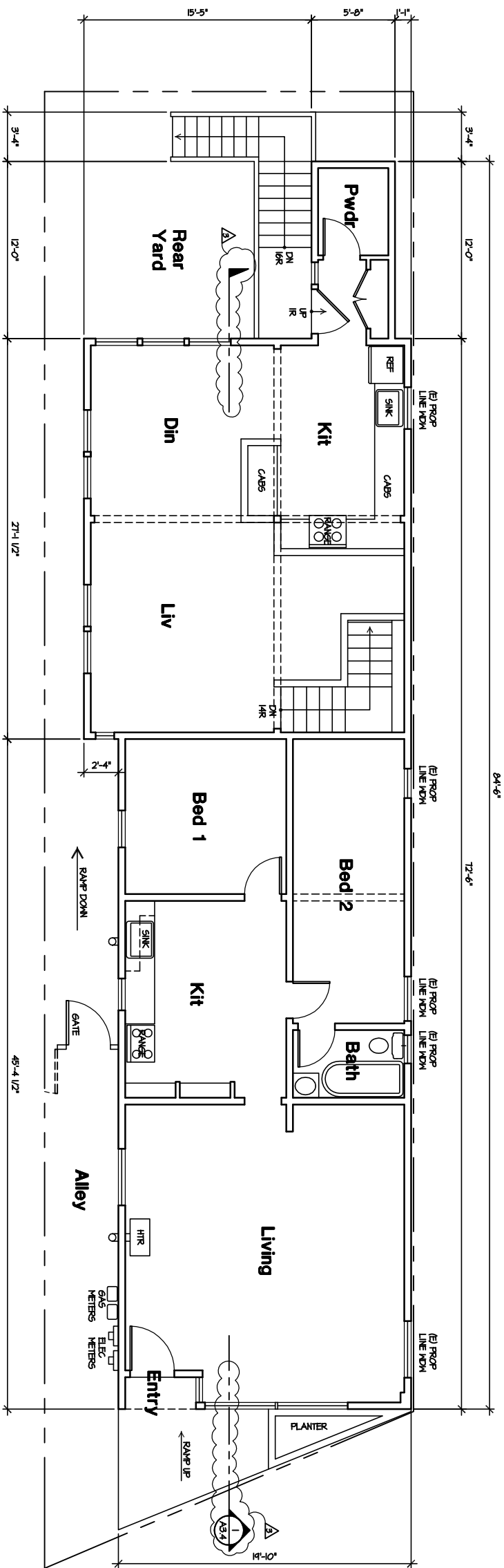


Project:
REMODEL & ADDITION
882-888 Carolina St
San Francisco, CA 94107
Block # 4096 Lot # 30

Contents:
EXISTING PLOT PLAN

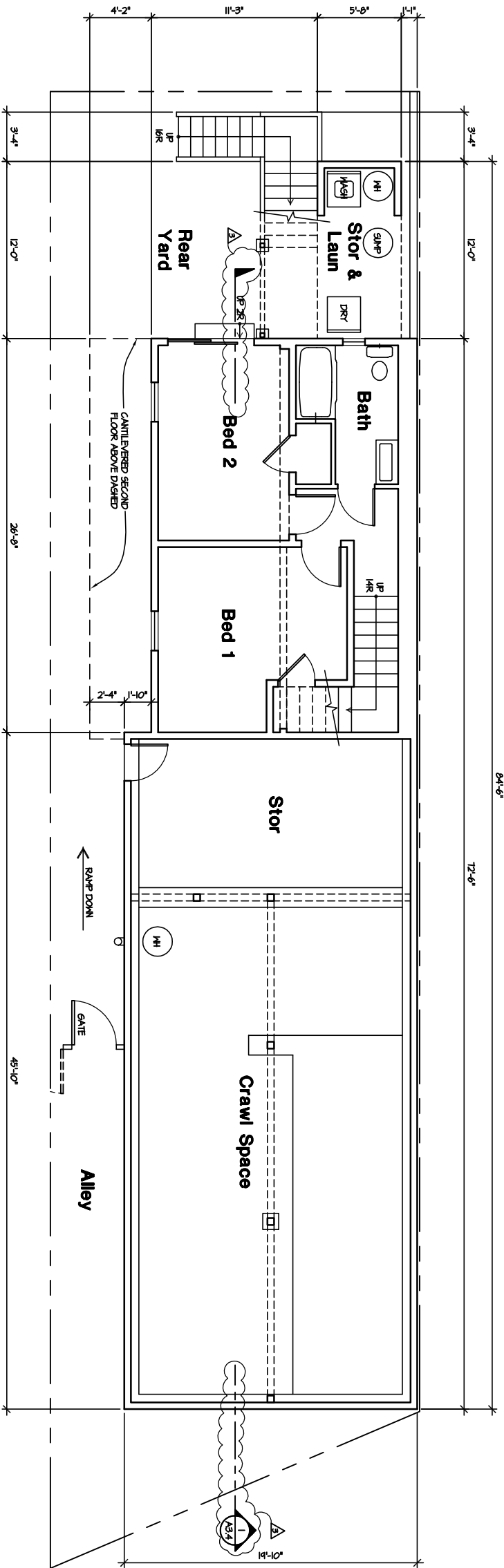
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A3.1

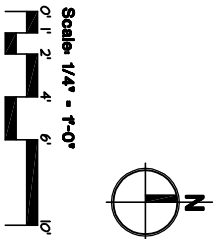


2 EXIST SECOND FLOOR PLAN
(Hab Area: 1508 sf)

NOTE: ALL DIMENSIONS ARE TO FACE OF ROUGH STUDS TYP.



1 EXIST FIRST FLOOR PLAN
(Hab Area: 480 sf)



Date: 02-18-15
Job: 12-01 Carolina St
Drawn: JPD
Revised: 02-18-15 RIGHT #1 DRAFT

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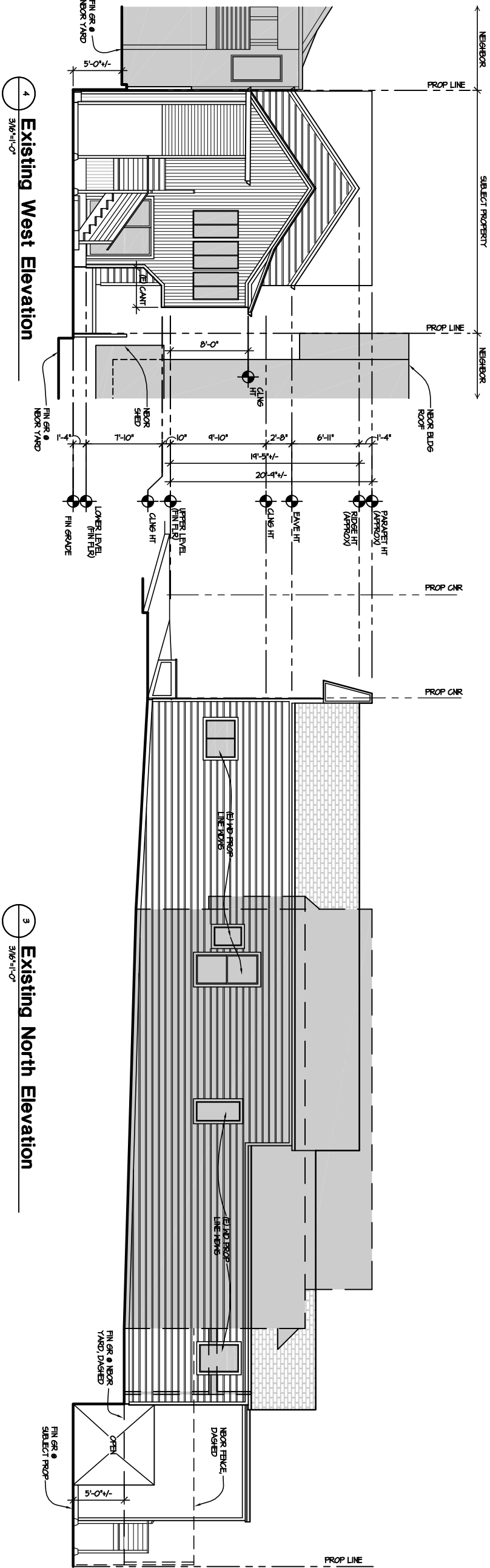


Project: REMODEL & ADDITION
882-888 Carolina St
San Francisco, CA 94107
Block # 4096 Lot # 30

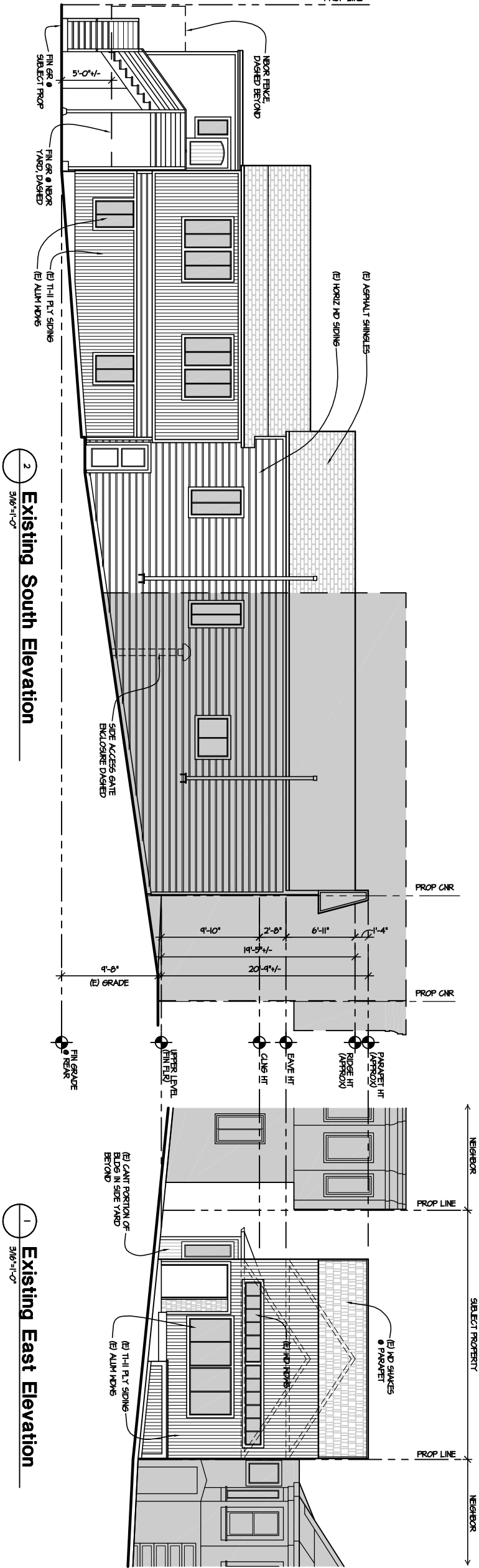
Contents: EXIST CONDS:
FIRST & SECOND
FLOOR PLANS

Sheet # A3.2

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4 Existing West Elevation
3/16"=1'-0"



2 Existing South Elevation
3/16"=1'-0"

1 Existing East Elevation
3/16"=1'-0"



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Date:	SITE PERMIT APP 06-14-12
Job:	12-01 Carolina St
Drawn:	JJD
Revised:	1-1

Project:
REMODEL & ADDITION
882-888 Carolina St
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Contents:
EXISTING ELEVS:
EAST, SOUTH,
NORTH & WEST

A3.3



Rear Yard - West Wall



Rear Yard - West & South Walls



Crawlspace - SE Corner



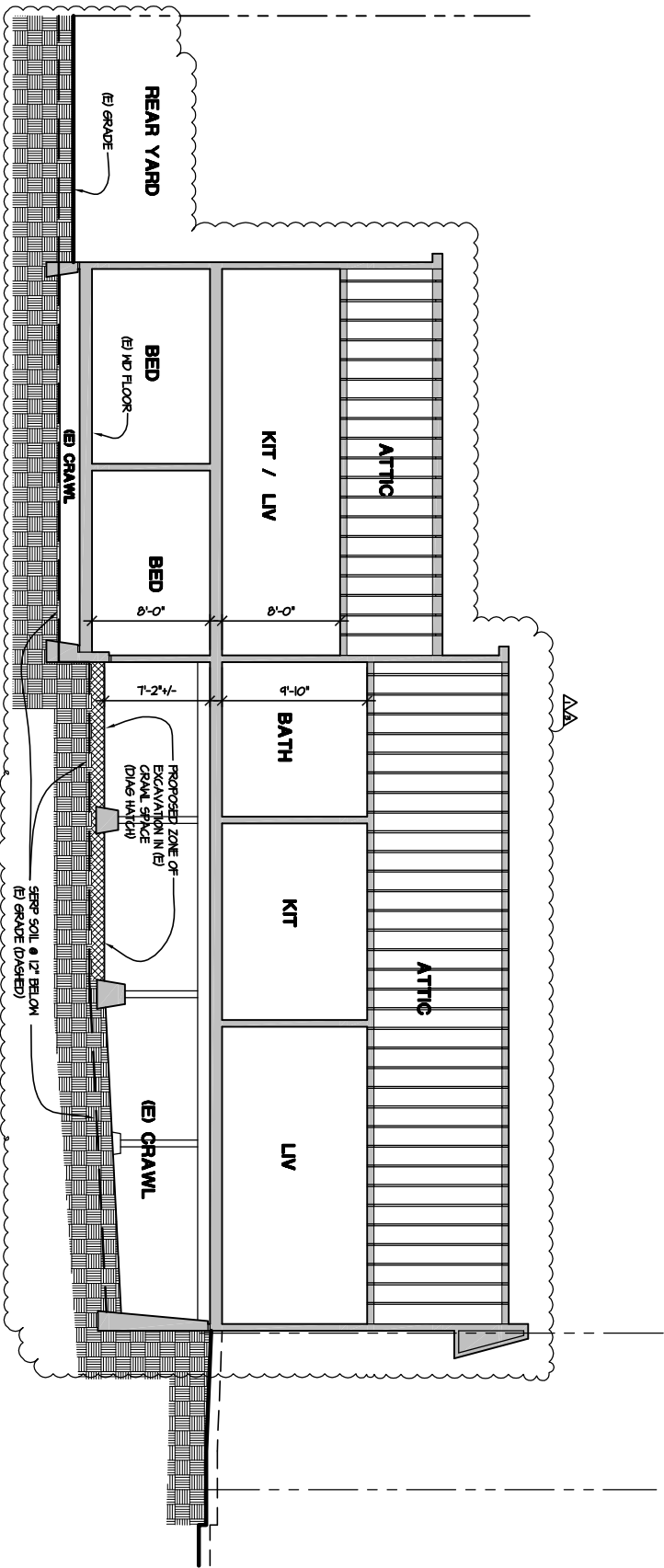
Crawlspace - South Wall



Crawlspace - North Wall



Crawlspace - View East



1 Long Section - Exist Conditions
3/16"=1'-0"

Date:	SITE PERMIT APP 06-14-12
Job:	12-01 Carolina St
Drawn:	JJD
Revised:	A 10-31-12 PE (REVP) REV5
	A 02-13-13 RECHIT II DRAFT

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	Block • 4096 Lot • 30

Contents:	LONG SECTIONS: EXIST & PROPOSED, (E) PHOTOS
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A3.4



○ Corner Bldg - 22nd & Carolina



Subject Property
882 Carolina St

○ Carolina Streetscape - (West Side)



○ Carolina Streetscape - (East Side)



○ Rear Elev - 874 Carolina (North Neighbor)



○ Subject Property - Rear Elev



○ Rear Elev - 890 Carolina (South Neighbor)

Date: 5/11/12
Job: 12-01 Carolina St
Drawn: JJD
Revised: 1/1/12

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Contents:
STREETSCAPE
PHOTOS

Sheet •

A4.1

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