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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 22, 2013**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard)**
Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**75 Jersey Street**	Case No.:	**2013.0147V**
Cross Street(s):	**Church and Dolores Streets**	Building Permit:	**201302281132**
Block / Lot No.:	**6535/058**	Applicant/Agent:	**Srimayani Soewignjo**
Zoning District(s):	**RH-2 / 40-X**	Telephone:	**415-812-7639**
Area Plan:	**none**	E-Mail:	**yanni0317@gmail.com**

PROJECT DESCRIPTION

75 JERSEY STREET, Lot 017 in Assessor's Block 6535 in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal is to demolish and replace in-kind the existing two-story rear stairs and deck. The new stairs and deck will be the exact same size and in the same location as the existing stairs and deck.

Per Planning Code Sections 134, the subject property is required to maintain a rear yard equal to 45% of the lot depth, equal to 51 feet for the subject lot. The proposed replacement stairs will maintain a 29.5-foot rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **rick crawford** Telephone: **415-558-6358** Mail: **rick.crawford@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2013.0147V.pdf

中文詢問請電: **558.6378**
Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On March 28, 2013, the Department issued the required Section 311 notification for this project (expires April 27, 2013).**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals** at **(415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at http://upn.sfplanning.org for more information.

GENERAL NOTES, GUIDELINES AND REQUIREMENTS

1. THESE DRAWINGS ARE BASED ON INFORMATION PROVIDED BY OTHERS AND ACTUAL CONDITIONS HAVE NOT BEEN VERIFIED. IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT OF THE EXISTING BUILDING. ASSUMPTIONS HAVE BEEN MADE REGARDING THE EXISTING STRUCTURE AND ASSOCIATED BUILDING COMPONENTS; CONTRACTOR AND HIS/HER SUBS SHALL VISIT THE SITE AND FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK PRIOR TO BIDDING AND/OR START OF WORK. WHETHER SHOWN OR NOT SHOWN, ITEMS MAY HAVE TO BE RELOCATED AS REQUIRED TO SATISFY THE DESIGN INTENT OF THE PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF CONDITIONS THAT DIFFER FROM THE DRAWINGS. ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING STRUCTURE.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED AND CONTRACTOR SHALL VERIFY SIZE, LOCATION AND CONDITION OF ALL EXISTING SITE, ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS PRIOR TO COMMENCEMENT OF WORK. WORK SHALL INCLUDE ALL DEMOLITION, PATCHING AND REPAIR AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS CALLED FOR ON THE DRAWINGS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR:
   a. REMOVE, RELOCATE OR MODIFY EXISTING NON-STRUCTURAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW WORK. NOTIFY ARCHITECT IMMEDIATELY IF UNFORSEEN ITEMS OR CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS INDICATED OR SHOWN ON THE PLANS.
   b. VERIFY SIZES AND LOCATIONS OF ALL NEW & EXISTING APPLIANCES, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND RELATED DUCTWORK AND CEILING/FLOOR/WALL REGISTERS AS WELL, AS POWER, WATER AND/OR DRAIN REQUIREMENTS WITH EQUIPMENT MANUFACTURER BEFORE PROCEEDING WITH ANY WORK.
   c. PREPARE NEW AND EXISTING SURFACES TO RECEIVE NEW FINISHES: PATCH, REPAIR AND PREPARE ALL DEMOLITION SCARS OR IMPERFECTIONS AT EXISTING WORK. ALL NEW AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUS, AND FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE NEW FINISH AS SPECIFIED. WHERE NEW WORK JOINS OR ABUTS EXISTING WORK, CONTRACTOR SHALL PROVIDE AND INSTALL MATERIAL TO MATCH EXISTING COLOR, FINISH, TEXTURE AND DESIGN. THERE SHALL BE NO DISCREPANCIES BETWEEN NEW AND EXISTING WORK.
   d. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AND AT THE SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE OF NEW STUDS OR EXISTING SHEATHING UNLESS OTHERWISE NOTED. FLOOR ELEVATIONS ARE TO TOP OF EXISTING CONCRETE SLAB OR FINISH FLOOR AND/OR NEW CONCRETE SLAB OR SUBFLOOR.
   e. PROTECT ALL EXISTING CONSTRUCTION, FINISHES, UTILITIES, FIXTURES AND LANDSCAPING THAT IS TO REMAIN.
   f. REMOVE ALL ABANDONED OR UNUSED STRUCTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS EXPOSED BY DEMOLITION. REMOVE ANY TERMINATED AND ABANDONED LINES TO NEAREST TEE AND CAP.
   g. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO PERFORM THE WORK AND DELIVER THE PROJECT COMPLETE, FUNCTIONAL AND CODE COMPLIANT.
   h. THE COMPLETE REMOVAL AND DISCARDING OF ALL DEMOLITION WASTE INCLUDING ANY UNFORESEEN ITEMS WITHIN THE SCOPE OF THE PROJECT.
   I. PATCH, REPAIR AND PREPARE ALL SUBSTRATES AND SURFACES AS REQUIRED FOR NEW MATERIALS AND FINISHES PER INTERIOR FINISH SCHEDULE.
3. WORK SHALL INCLUDE ALL DEMOLITION, PATCHING AND REPAIR REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS CALLED FOR ON THE DRAWINGS. ITEMS NOTED DASHED (WALLS, WINDOWS, DOORS, CABINETS, ETC.) SHALL BE REMOVED. COORDINATE AND VERIFY WITH OWNER IF ANY ITEMS ARE TO BE SALVAGED AND/OR RELOCATED. ALL EXISTING SURFACES OR SUBSTRATES THAT ARE TO REMAIN (PLYWOOD, CONCRETE, PLASTER AND/OR GYPSUM BOARD) ARE TO BE PATCHED AND REPAIRED AS REQUIRED PRIOR TO APPLYING THE NEW MATERIAL AND/OR FINISH. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR NEW MATERIALS.
4. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATIONS OF BUILDING.
5. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES AND/OR SURFACES BY DEMOLITION WORK AT NO COST TO THE OWNER.
6. CONTRACTOR TO FIELD VERIFY DOOR & WINDOW OPENING HEIGHTS. HEIGHT MAY VARY DUE TO UNEVEN BASE BUILDING FLOOR CONDITIONS. COORDINATE IN THE FIELD. NEW DOOR & WINDOW HEIGHTS SHALL MATCH EXISTING.
7. REFER TO UTILITY PLANS FOR ADDITIONAL DEMOLITION WORK.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AGAINST DUST AND DAMAGE FOR ALL AREAS OF WALLS, CEILING, FLOOR OPENINGS AND COMPONENTS AFFECTED OR INCLUDED IN THIS PROJECT. THE CONTRACTOR SHALL ALSO SECURE SUCH OPENINGS AGAINST UNAUTHORIZED ACCESS.
9. REMOVE ALL WALL AND CEILING MOUNTED ITEMS THAT ARE EFFECTED BY WORK SUCH AS WINDOW TREATMENT BRACKETS, RODS, TRACKS, TRIM, FANS, REGISTERS, FIXTURES (SURF. & RECESSED), SHELVES, CABINETS, AND OTHER MISC. ITEMS. REINSTALL ITEMS WHERE DIRECTED BY DRAWINGS OR OWNER.
10. WHERE A SEAMLESS PATCH BETWEEN EXISTING AND NEW WALL, FLOOR, CEILING, OR TRIM IS NOT POSSIBLE OR PRACTICAL, REMOVE EXISTING ELEMENT AND REPLACE WITH NEW MATERIAL TO MATCH. AS THERE SHALL BE NO DISCREPANCIES BETWEEN NEW AND EXISTING WORK.
11. PROTECT ALL FINISHES TO REMAIN FROM ANY DAMAGE DURING CONSTRUCTION. COVER ALL DUCTS DURING DUSTY PROCEDURES TO PREVENT DAMAGE.
12. PENETRATIONS (NEW OR EXISTING) IN RATED WALLS, CEILING AND/OR FLOOR ASSEMBLIES SHALL BE SEALED TO MAINTAIN THE REQUIRED FIRE SEPARATION AND/OR ASSEMBLY.
13. EXPOSE AND IDENTIFY STRUCTURAL ELEMENTS PRIOR TO ANY DEMOLITION. DO NOT ENDANGER ANY EXISTING STRUCTURAL SYSTEM. NOTIFY ARCHITECT OF ANY STRUCTURAL CONFLICTS.
14. ALL ITEMS SCHEDULED TO BE RE-USED AND/OR RELOCATED SHALL BE CAREFULLY REMOVED, REFURBISHED AND/OR REPAIRED, CLEANED AND STORED UNTIL NEEDED.

ABBREVIATIONS

P	PLATE OR PROPERTY LINE	(E) \EXIST.	EXISTING	SPEC.	SPECIFICATION
@	AT	EXT.\EXTR.	EXTERIOR	SSD.	SEE STRUCTURAL DRAWING
℄	CENTER LINE	F.O.C.	FACE OF CONCRETE	TYP.	TYPICAL
ACOUS.	ACOUSTIC	F.O.S.	FACE OF STUD	U.O.N.	UNLESS OTHERWISE NOTED
ADJ.	ADJUSTABLE OR ADJACENT	FT.	FEET / FOOT		
BTW.\ BT.	BETWEEN	FIN.	FINISH	V.I.F.	VERIFY IN FIELD
BD.	BOARD	F.F.\FIN. FLR.	FINISH FLOOR	WC.	WATER CLOSET
BLDG.	BUILDING	F. / FIX.	FIXED	WIN.	WINDOW
BLK.	BLOCK	GYP.BD.	GYPSUM BOARD	W/	WITH
BLKG.	BLOCKING	FLR./FLRG.	FLOOR OR FLOORING	W/O	WITHOUT
CAB.	CABINET	HVAC	HEAT VENTILATION & AIR CONDITIONING	WD.	WOOD
CBC	CALIFORNIA BUILDING CODE	HT.\HGT.	HEIGHT		
CEC	CALIFORNIA ELECTRICAL CODE	KIT.	KITCHEN		
CLKG.	CAULKING	LAM.	LAMINATE		
CLG.	CEILING	LAV.	LAVATORY		
CLR.	CLEAR	LINO.	LINOLEUM		
CMC	CALIFORNIA MECHANICAL CODE	MFR.\MANUF.	MANUFACTURE OR MANUFACTURER		
CONC.	CONCRETE	MAT.\MATL.	MATERIAL		
CPC	CALIFORNIA PLUMBING CODE	MAX.	MAXIMUM		
CPT.	CARPET	MECH.	MECHANICAL		
DET.	DETAIL	MTL.	METAL		
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT		
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DR.	DOOR	O.C.	ON CENTER		
D.W.	DISHWASHER	OPNG.	OPENING		
DWG.	DRAWING	PLMBG.	PLUMBING		
DWV	DRAIN, WASTE, VENT	PLYWD.	PLYWOOD		
EA.	EACH	REF.	REFRIGERATOR		
ELEC.	ELECTRIC	REQD.	REQUIRED		
EQ.	EQUAL	RM.	ROOM		
		R.O.	ROUGH OPENING		
		TC	TRASH COMPACTOR		

ARCHITECTURAL SYMBOLS

REVISION DELTA

REVISION CLOUD

ELEVATION ORIENTATION (1, 2, 3, 4)

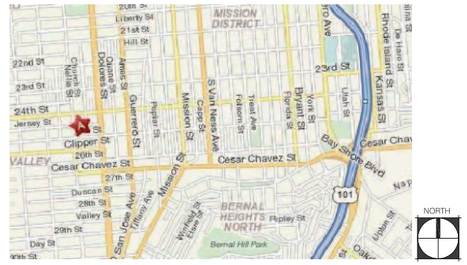
INTERIOR ELEVATION

SCOPE OF WORK

1.0 DEMOLITION
- 1.1 REMOVE EXISTING THIRD FLR. DECK
- 1.2 REMOVE EXISTING STAIR FROM SECOND FLR. TO THIRD FLR.
- 1.3 REMOVE EXISTING STAIR FROM FIRST FLR. TO SECOND FLR.
- 1.4 REMOVE EXISTING FIRST FLR. DECK

2.0 ALTERATION
- 2.1 REPLACING EXISTING DECK AND STAIRS "IN-KIND". SAME FOOT PRINT AND LOCATION

VICINITY MAP



PROJECT TEAM

OWNER
KINDRA SCHARICH & FARZAD TARI
75 JERSEY STREET
SAN FRANCISCO, CA 94114
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CONTACT: KINDRA SCHARICH

STRUCTURAL ENGINEER
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DESIGNER
INTERSECTION DESIGN STUDIO
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SAN FRANCISCO, CA 94121
PHONE:(415) 812-7639
CONTACT: YANNI SOEWIGNJO

CONTRACTOR
_____
_____
_____
_____
_____

REAR ELEVATIONS

GENERAL NOTES

PROJECT INFORMATION:

- THE DECK REMODEL IS LOCATED AT 75 JERSEY STREET, SAN FRANCISCO, CA94114
- OCCUPANCY : R-3
- TYPE OF CONSTRUCTION : TYPE V-N (NON SPRINKLER) 3 STORY
- THE DECK IS LOCATED AT THE REAR YARD, ON THE THIRD FLOOR AND THE FIRST FLOOR OF A 2 UNIT CONDO
- LOT SIZE IS 25.5' X 114', TOTAL 2907 SF.
- THE TOTAL LIVING SF, AT THE THIRD FLOOR IS +/-1460 SF.
- THE TOTAL DECK SF, AT THE THIRD FLOOR IS +/-170 SF.

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNMENT AGENCIES. THESE SHALL INCLUDE:

   - 2007 CALIFORNIA BUILDING CODE
   - 2007 CALIFORNIA MECHANICAL CODE
   - 2007 CALIFORNIA PLUMBING CODE
   - 2007 CALIFORNIA FIRE CODE
   - 2007 CALIFORNIA ELECTRICAL CODE
   - 2007 CALIFORNIA ENERGY CODE
   - THE FAIR HOUSING ACT

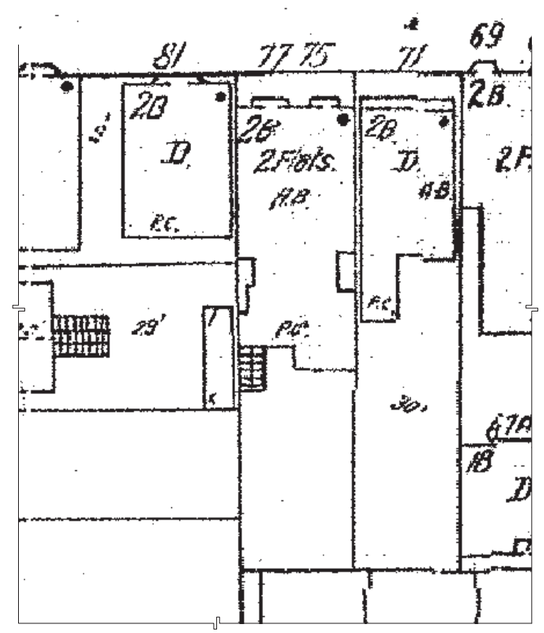
   AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE CITY OF SAN FRANCISCO AND GOVERNING AGENCIES WITH AUTHORITY.

2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT, SYSTEMS, FURNITURE, FIXTURES, ETC, AS REQUIRED FOR COMPLETE AND OPERATING BUILDINGS.

SHEET SCHEDULE

CS PROJECT DATA, PLOT PLAN
A-1.1 FLOOR PLAN - EXISTING & DEMO
A-1.2 FLOOR PLAN - PROPOSED
A-2.1 ELEVATIONS - EXISTING AND PROPOSED
A-3.1 BUILDING SECTIONS - EXISTING AND PROPOSED DETAILS

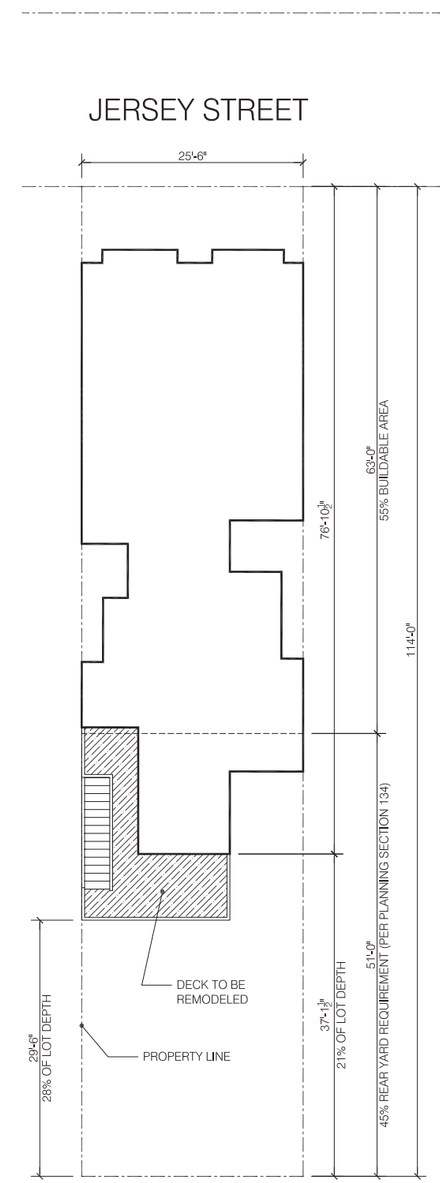
JERSEY STREET



NEIGHBORS PLOT PLAN

SCALE: 1/16"=1'-0"

JERSEY STREET



PLOT PLAN

EXISTING & PROPOSED

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

75 JERSEY STREET
REPLACE EXISTING DECK & STAIRS "IN-KIND"
75 JERSEY STREET
SAN FRANCISCO-CA94114

Revisions:

No.	Date	Revision

Sheet description
COVER SHEET

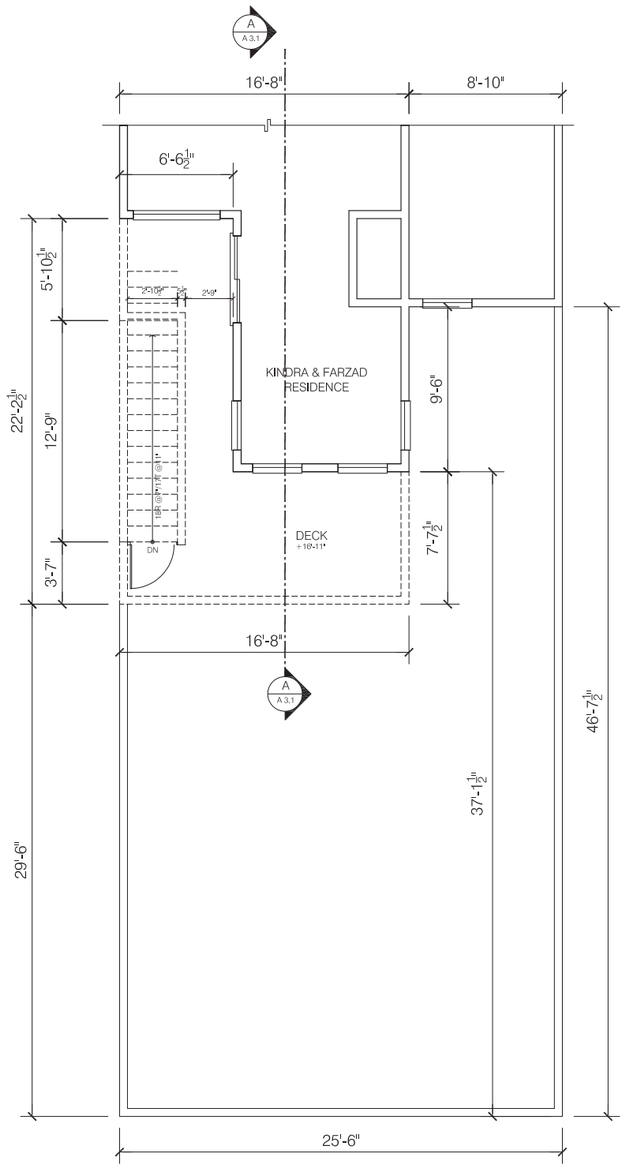
Scale	: AS NOTED
Drawn	: YS
Checked	:
Date	: 01/21/2013
Project#	: KS-001

INTER.SECTION DESIGN STUDIO
495 27TH AVE. #8, SAN FRANCISCO, CA94121, PHN. 415.812.7639

CS

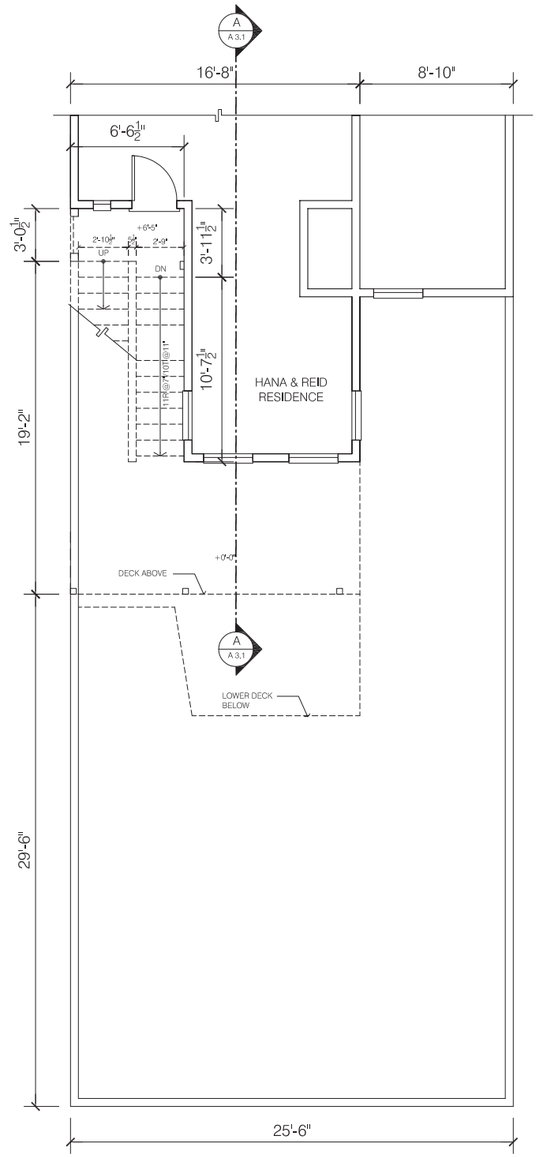
LEGEND

DECK/STAIR TO BE DEMOLISHED



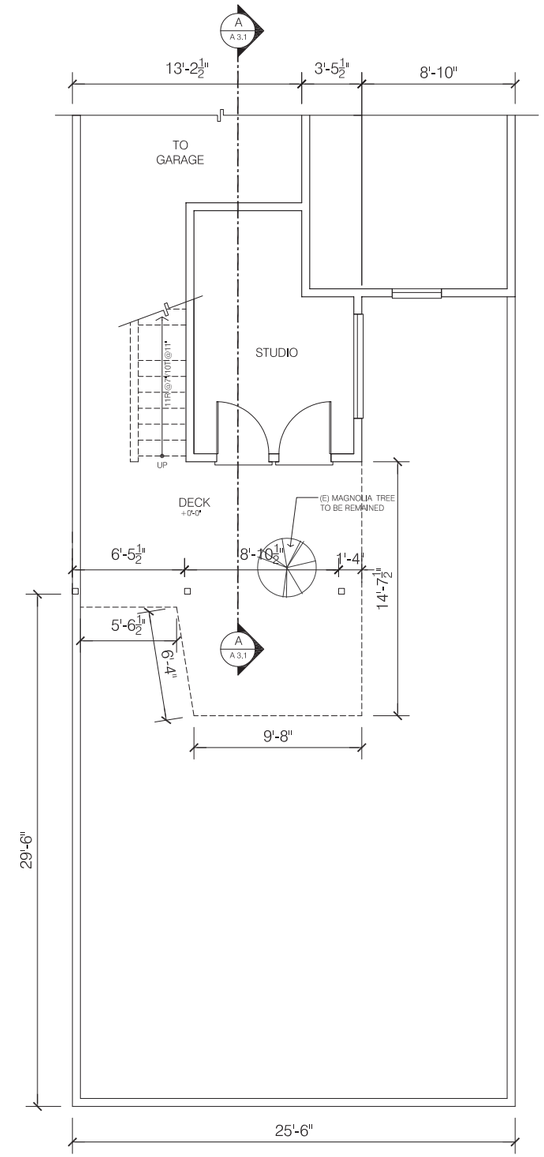
PARTIAL THIRD FLOOR

EXISTING & DEMO 222 SQ.FT.



PARTIAL SECOND FLOOR

EXISTING & DEMO 66 SQ.FT.



PARTIAL FIRST FLOOR

EXISTING & DEMO 200 SQ.FT.

NORTH

75 JERSEY STREET
REPLACE EXISTING
DECK & STAIRS
"IN-KIND"

75 JERSEY STREET
SAN FRANCISCO-CA94114

Revisions:

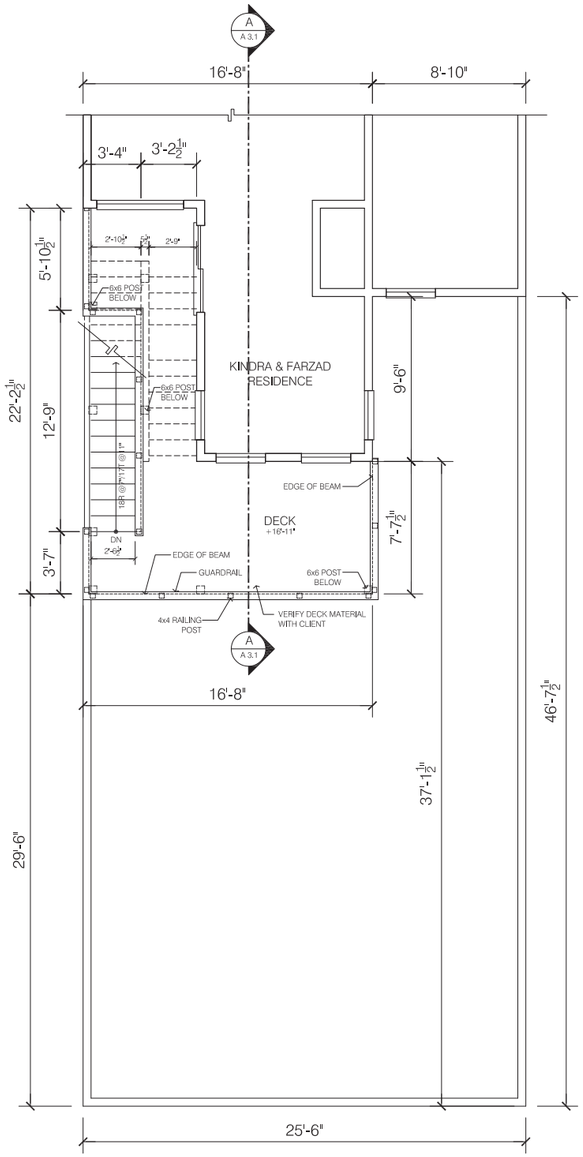
No.	Date	Revision

Sheet description
FLOOR PLAN
EXISTING & DEMO

Scale	: 1/4"=1'
Drawn	: YS
Checked	:
Date	: 01/21/2013
Project#	: KS-001

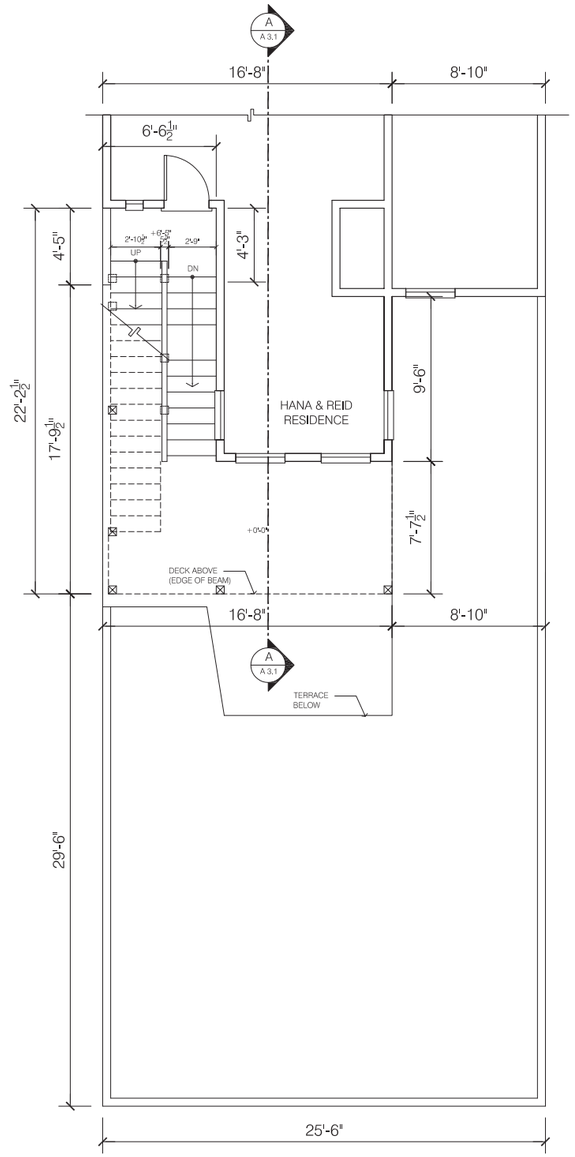
INTER.SECTION DESIGN STUDIO
495 27TH AVE. #8, SAN FRANCISCO, CA94121, PHN. 415.812.7639

A 1.1



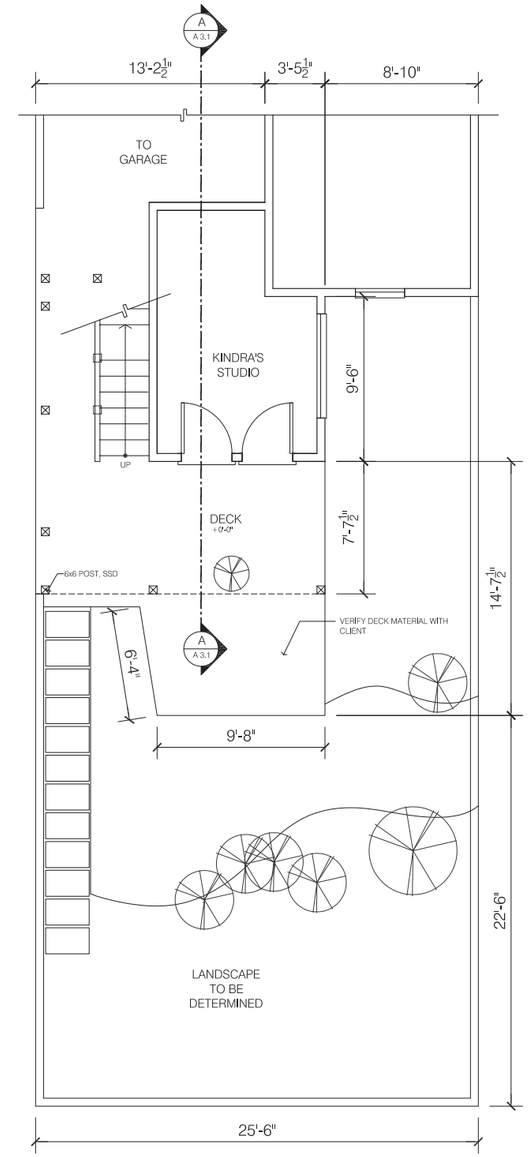
PARTIAL THIRD FLOOR

PROPOSED



PARTIAL SECOND FLOOR

PROPOSED



PARTIAL FIRST FLOOR

PROPOSED

NORTH

75 JERSEY STREET
REPLACE EXISTING
DECK & STAIRS
"IN-KIND"

75 JERSEY STREET
SAN FRANCISCO-CA94114

Revisions:

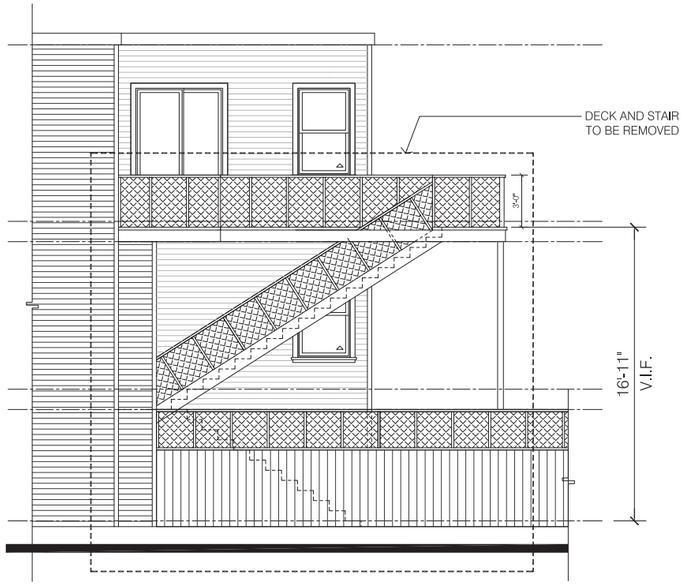
No.	Date	Revision

Sheet description
FLOOR PLAN
PROPOSED

Scale	:	1/4"=1'
Drawn	:	YS
Checked	:	
Date	:	01/21/2013
Project#	:	KS-001

INTER.SECTION DESIGN STUDIO
495 27TH AVE. #8, SAN FRANCISCO, CA94121, PHN. 415.812.7639

A 1.2

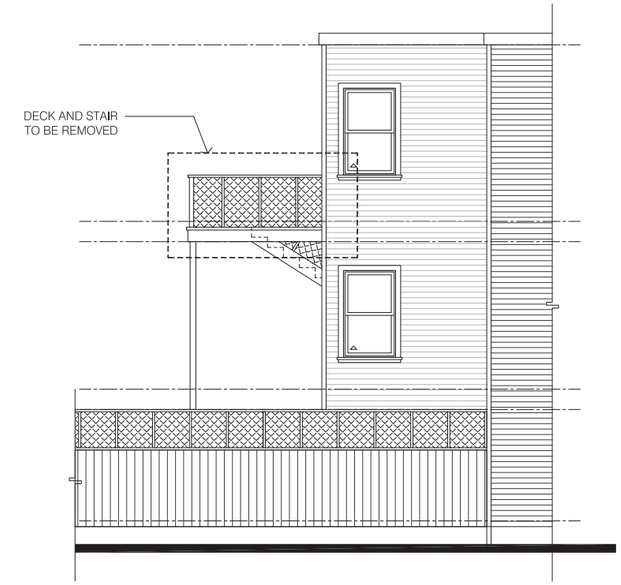


PARTIAL RIGHT ELEVATION

EXISTING

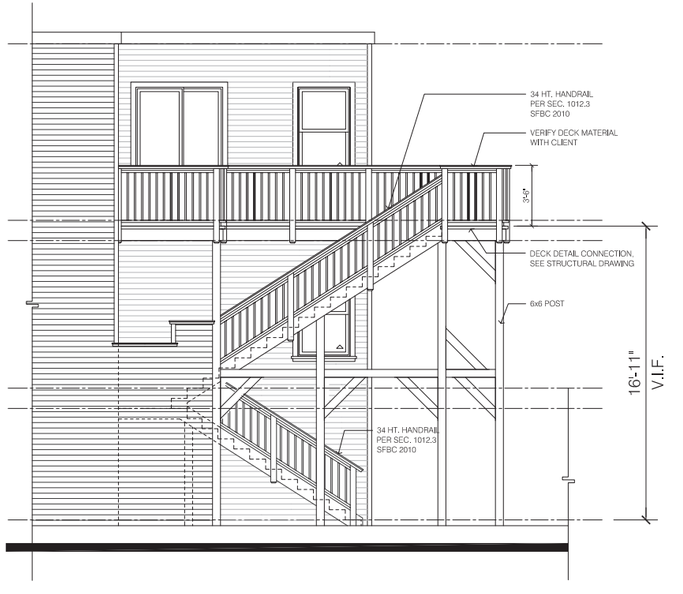
REAR ELEVATION

EXISTING



PARTIAL LEFT ELEVATION

EXISTING

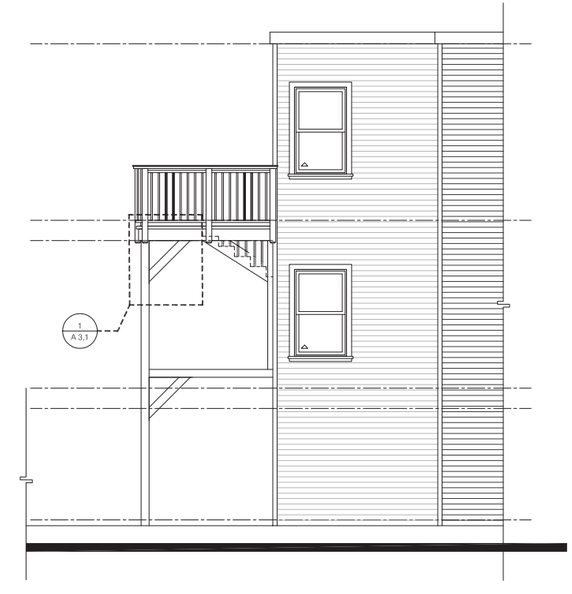


PARTIAL RIGHT ELEVATION

PROPOSED

REAR ELEVATION

PROPOSED



PARTIAL LEFT ELEVATION

PROPOSED

75 JERSEY STREET

REPLACE EXISTING
DECK & STAIRS
"IN-KIND"

75 JERSEY STREET
SAN FRANCISCO-CA94114

Revisions:

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Sheet description
ELEVATIONS
EXISTING & PROPOSED

Scale	: 1/4"=1'
Drawn	: YS
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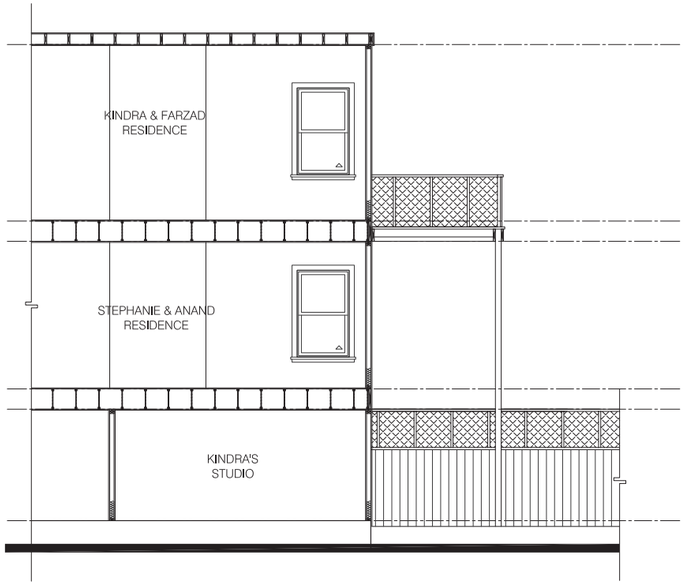
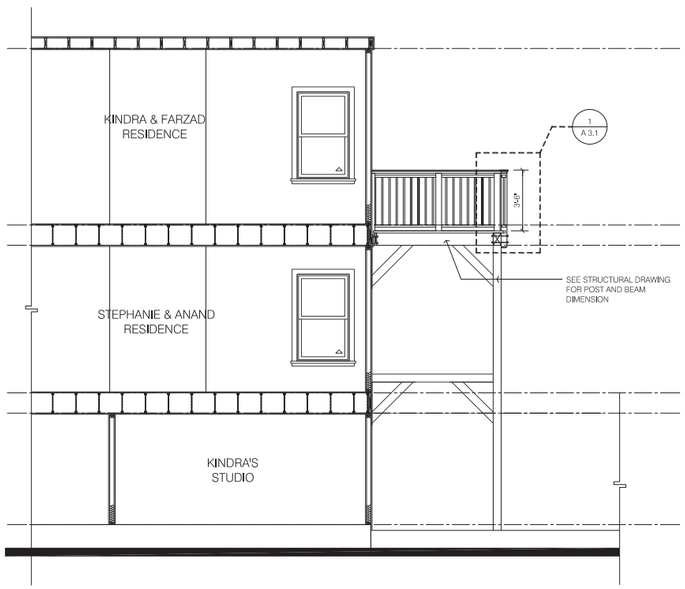
INTER.SECTION DESIGN STUDIO
495 27TH AVE. #8, SAN FRANCISCO, CA94121, PHN. 415.812.7639

A 2.1



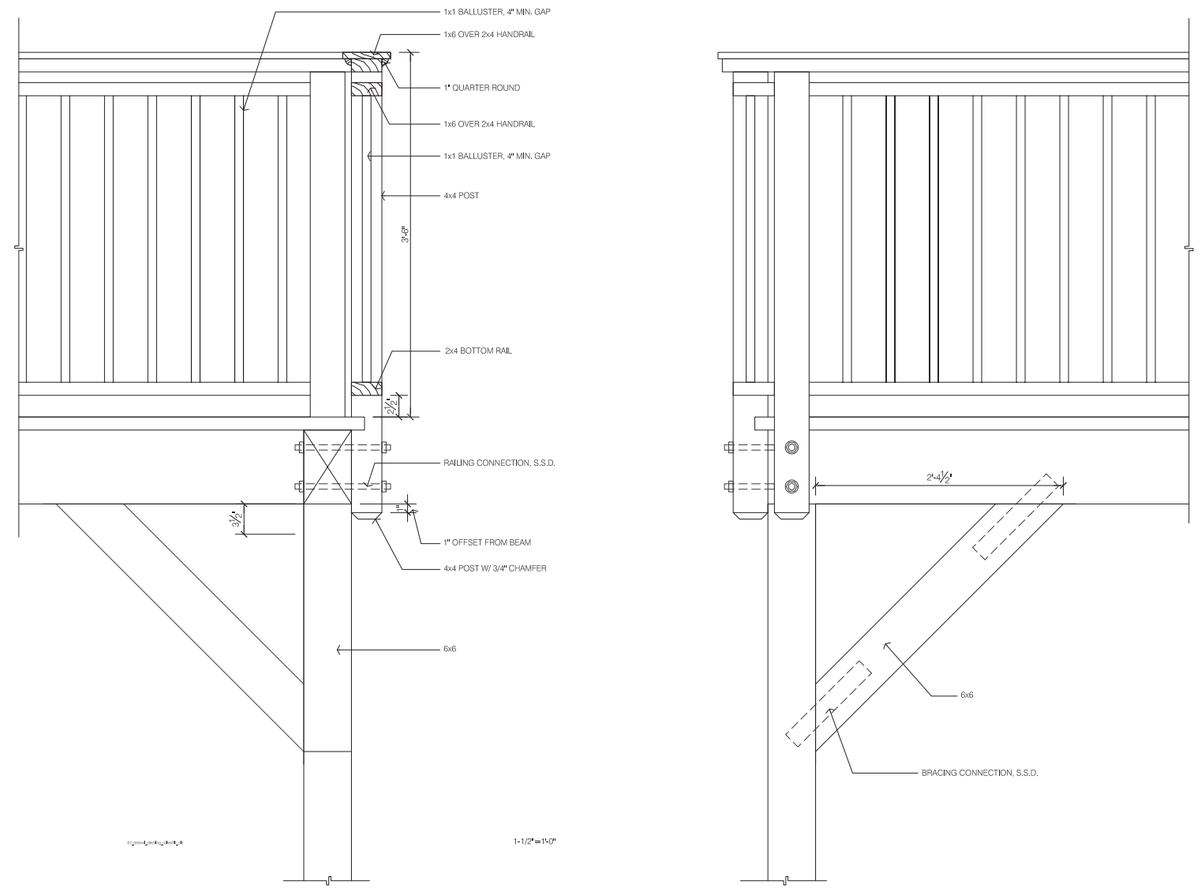
SECTION A-A

EXISTING 1/4" = 1' - 0"

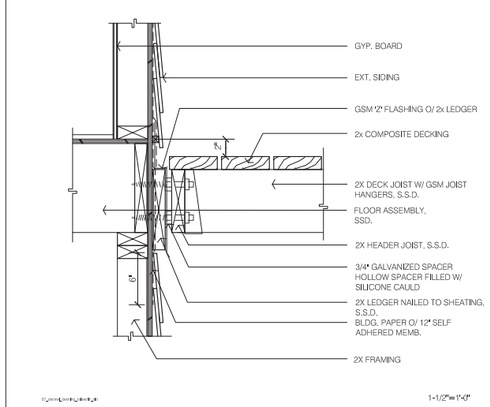


SECTION A-A

PROPOSED 1/4" = 1' - 0"



(1) RAILING AND BRACE DETAIL



(2) DECK TO WALL

75 JERSEY STREET
REPLACE EXISTING
DECK & STAIRS
"IN-KIND"

75 JERSEY STREET
SAN FRANCISCO-CA94114

Revisions:

No.	Date	Revision

Sheet description
BUILDING SECTIONS
EXISTING & PROPOSED
DETAILS

Scale	:	AS NOTED
Drawn	:	YS
Checked	:	
Date	:	01/21/2013
Project#	:	KS-001

INTER.SECTION DESIGN STUDIO
495 27TH AVE. #8, SAN FRANCISCO, CA94121, PHN. 415.812.7639

A 3.1