

24th Street
Site Plan / Roof Plan
 1/8" = 1'-0"
 BLOCK & LOT: 3861-017

PROPERTY LINE: [Symbol]
 OUTLINE OF SUBJECT BUILDING: [Symbol]
 OUTLINE OF NEIGHBORS BUILDING: [Symbol]

- DOOR/WINDOW NOTES:**
- ALL ESCAPE OR RESCUE DOORS & WINDOWS FROM SLEEPING ROOMS SHALL COMPLY WITH SEC. 1025:
 - NET CLEAR HEIGHT: 24" MIN.
 - NET CLEAR WIDTH: 20" MIN.
 - NET OPENING: 5.7 SQ. FT. MIN.
 - FINISHED SILL HEIGHT: 4" MAX. ABOVE THE FINISHED FLOOR.
 - VERIFY IN FIELD FOR EXACT DOORS & WINDOWS SIZE PRIOR TO PURCHASE.
 - VERIFY ALL ROUGH OPENINGS DIMENSIONS IN FIELD PRIOR TO INSTALLATION OF WINDOWS.
 - U-FACTOR OF GLAZING SHALL BE 0.55, UNLESS SPECIFIED ON PLANS OR ENERGY COMPLIANCE REPORT.
 - WFO: LABELS ON NEW DOOR / WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION.
 - COORDINATE INSTALLATION OF ALL FLASHINGS AND WINDOWS WITH INSTALLATION INSTRUCTIONS OF WINDOW MANUFACTURER. OBTAIN APPROVAL OF INSTALLATION METHODOLOGY FROM WINDOW MANUFACTURER PRIOR TO COMMENCING INSTALLATION.
 - UTILIZE PRIMERS AND / OR ADHESIVES COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY MANUFACTURER OF SELF-ADHERED MEMBRANE TO ACHIEVE TENACIOUS BOND OF MEMBRANE TO ALL SUBSTRATES.
 - UTILIZE SEALANTS COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY WINDOW AND SELF-ADHERED MEMBRANE MANUFACTURERS.
- BEDROOM NOTES:**
- RESCUE WINDOW EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT., MIN. CLEAR WIDTH OF 20", MIN. CLEAR HEIGHT OF 24", AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"
- BATHROOM NOTES:**
- EXHAUST FANS ARE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
 EXHAUST VENTS W/ BACK DRAFT DAMPER SHALL TERMINATE MIN. 3 FEET FROM ANY PROPERTY LINE & BUILDING OPENINGS.
 BRANCH CIRCUITS: A 20A CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECP. LIGHTS, FANS, ETC.

ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS.
 PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS:
 (A) GARAGE
 (B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES
 (C) WITHIN 6' OF SINK OR BASIN
 (D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS:
 (A) 12 O.C. MAX. AND WITHIN 6' OF THE END OF WALLS
 (B) ANY WALL SPACE 3' OR MORE FEET WIDE
 (C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12". SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC. SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)".

ENERGY NOTES:

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES UP TO 50% OF WATTAGE, AS DETERMINED IN SECTION 13003; OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.

EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT FOR 15 WATT OR SMALLER; 50 LUMENS PER WATT FOR 16 WATT-40WATT, & 60 LUMENS PER WATT FOR 40 WATT OR HIGHER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HIGH EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.

LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

PLUMBING AND MECHANICAL NOTES:

AIR DUCTS SHALL BE NO. 26 GA. GALVANIZED SHEET METAL OR A FIRE PIPE PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS: MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH.

SHOWER & TUB SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. (U.P.C. 4107).

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 80" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET.

MOISTURE RESISTANT UNDERLAMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C. 8067.1.3.

BEDROOM WINDOWS:

MIN. OPENABLE AREA TO BE 5.7 SQ. FT., MIN. WIDTH 20" MIN HEIGHT: 24" AND MAX SILL HT. 44"

NOTES:

- PROVIDE STAIRWAY IDENTIFICATION SIGNS AS PER CBC 1003.3.131
- SMOKE ALARMS ARE REQUIRED IN ALL COMMON CORRIDORS, SEE FIRE ALARM SYSTEM PLAN FOR DETAILS & LOCATION.
- SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
- ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
- VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE, EXCEPT A PUBLIC WAY.

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 SAN FRANCISCO, CA



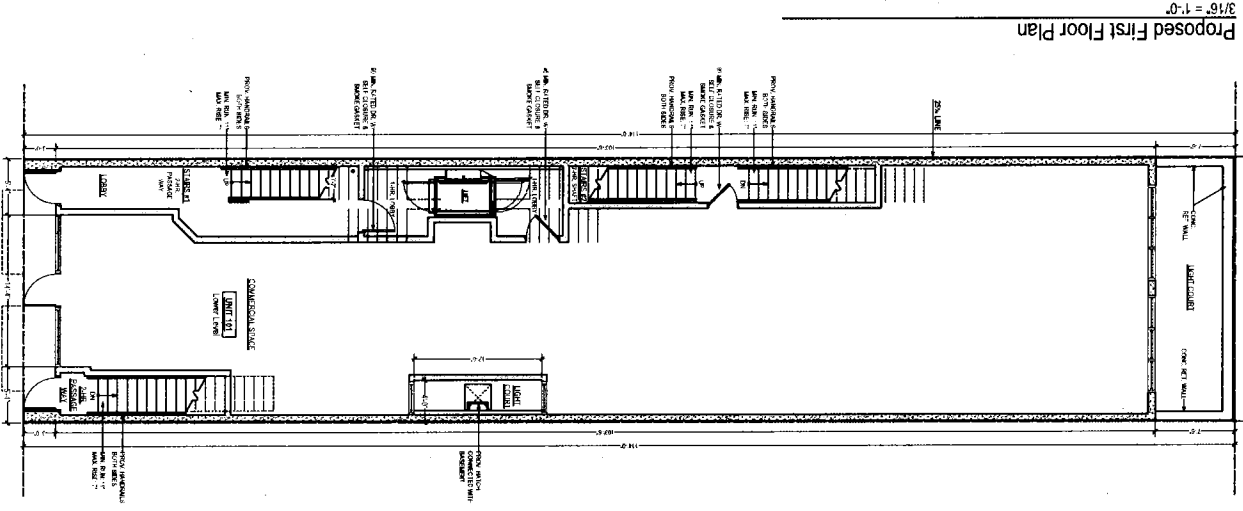
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SHEET TITLE
Site Plan & Notes

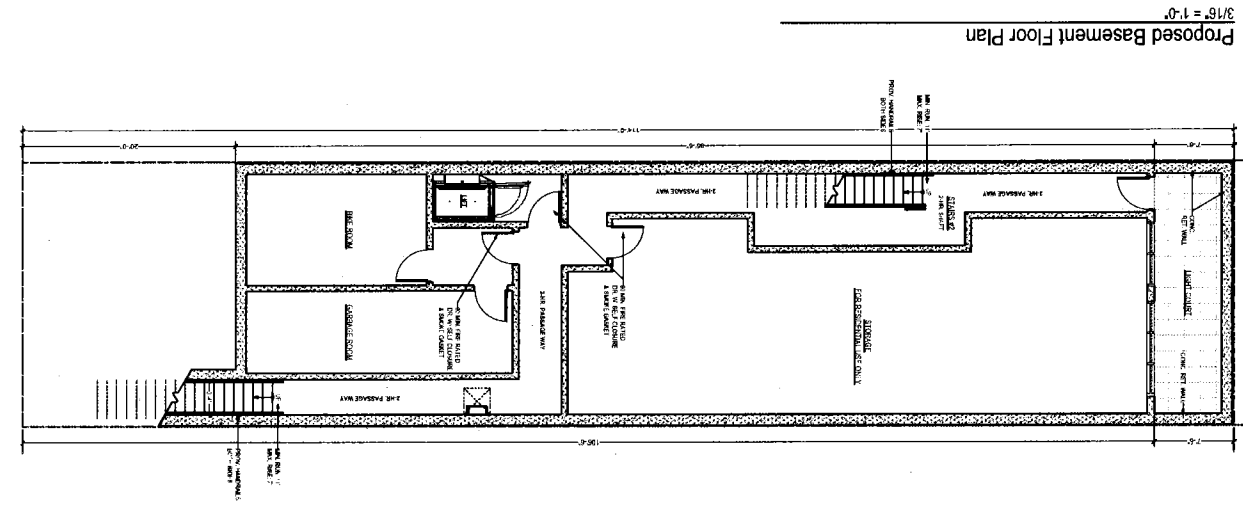
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CHECKED	R.K.
DATE	04/20/2012
REVISED DATE	11/09/2012
JOB NO.	12-1531
SHEET NO.	A-1.1



Proposed First Floor Plan
3/16" = 1'-0"



Proposed Basement Floor Plan
3/16" = 1'-0"

55	CARBON MONOXIDE DETECTION/ALARM IN ALL BEDROOMS
56	SMOKE DETECTOR, 110V-INTERCONNECTED WITH BATTERY BACKUP
PROPERTY LINE	
1-HR. FIRE RATED WALL	
1-HR. FIRE RATED SEPARATION WALL	
2-HR. FIRE RATED SEPARATION WALL	
CONCRETE WALL	

DATE	04/20/12
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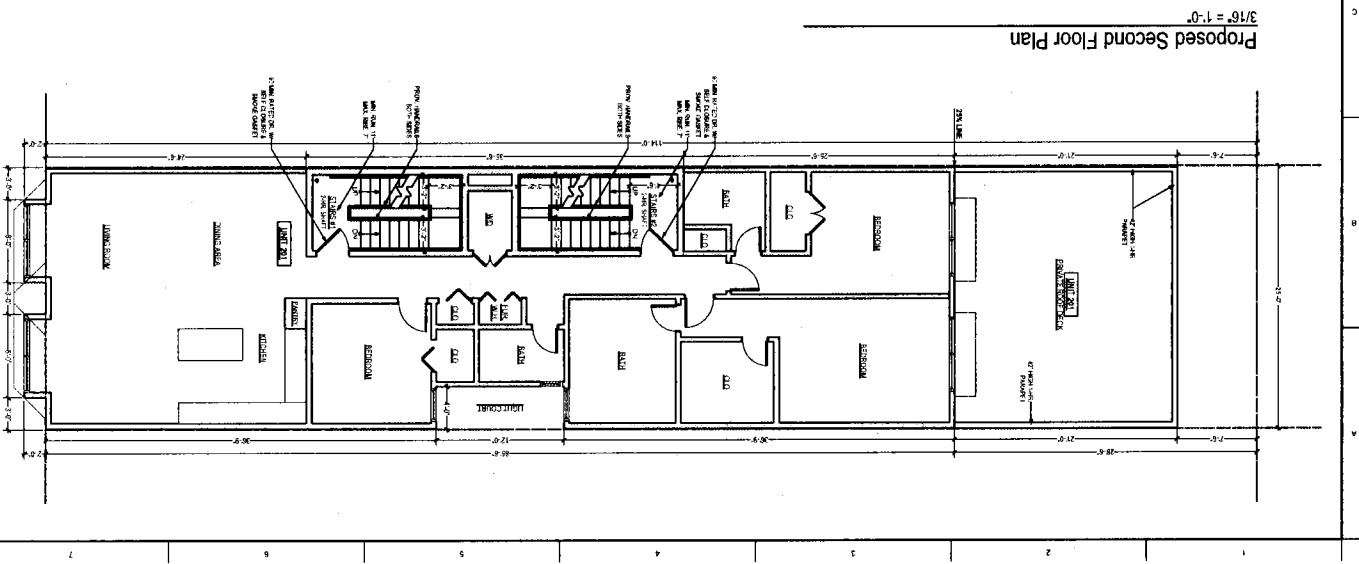
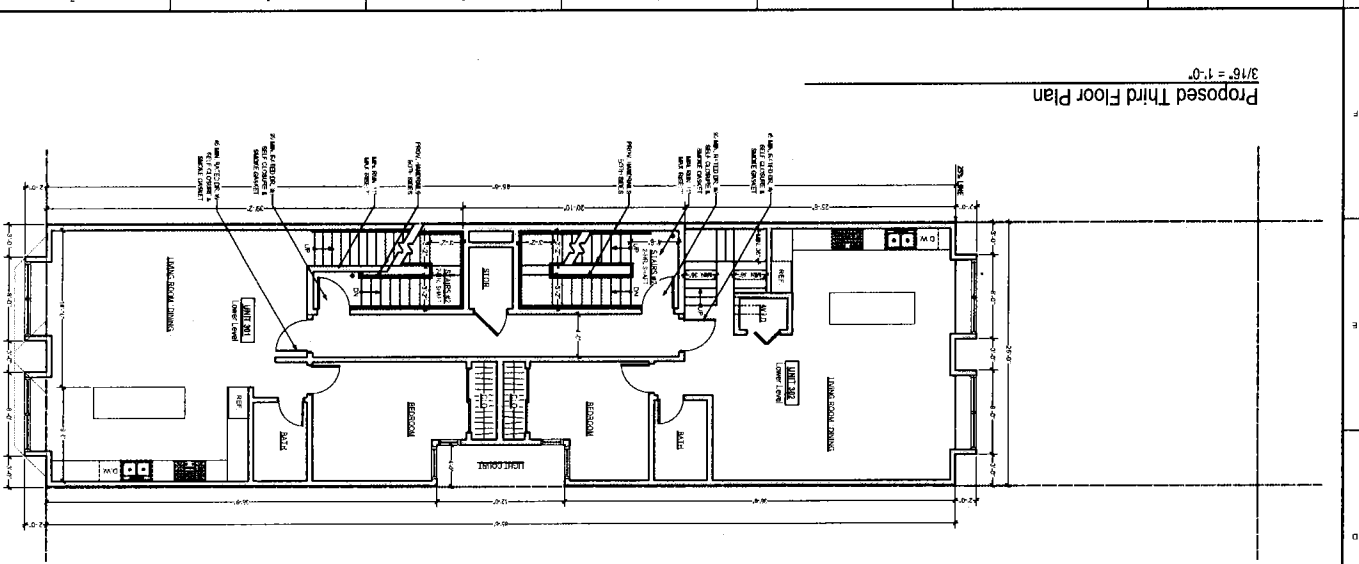
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Floor Plans

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5	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
5	SMOKE DETECTOR, TTY-INTERCONNECTED WITH BATTERY BACKUP
PROPERTY LINE	
1 1/2 HR. FIRE RATED WALL	
1 HR. FIRE RATED SEPARATION WALL	
2 HR. FIRE RATED SEPARATION WALL	

SHEET NO.	A-2.2
JOB NO.	12-1511
REVISION DATE	11/09/2012
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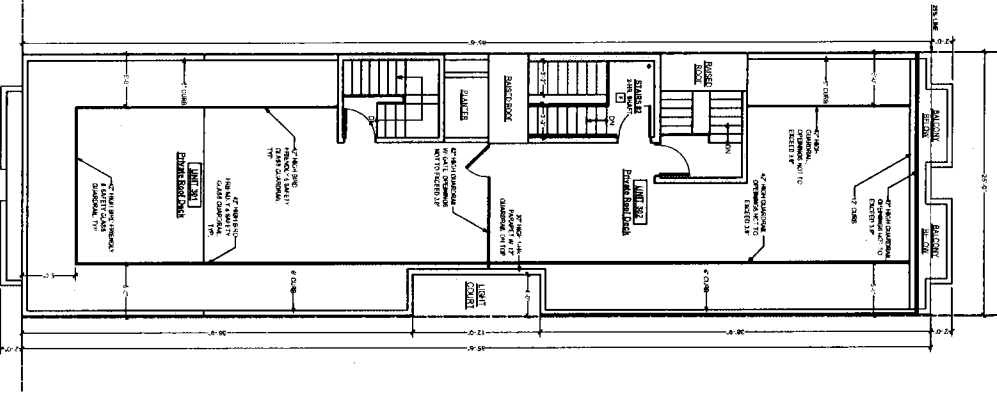
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Floor Plans

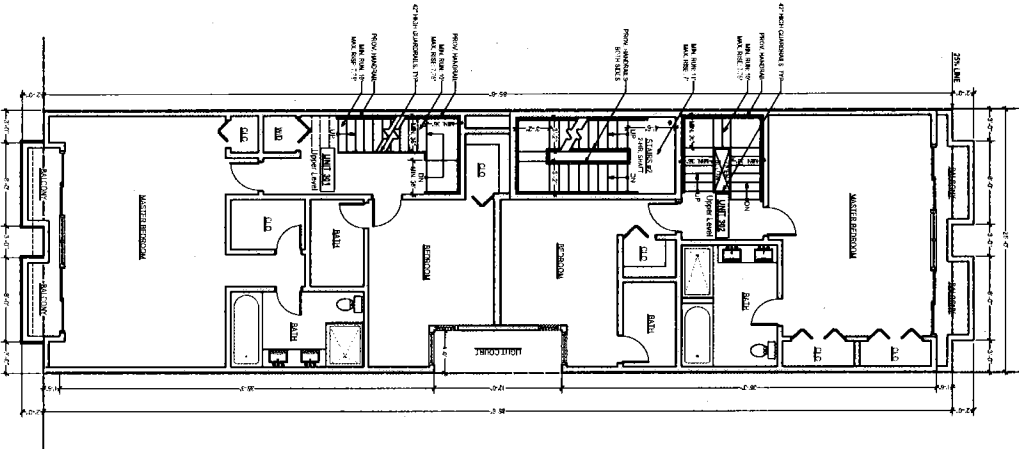
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SHEET TITLE
FLOOR PLANS

Proposed Roof Plan
3/16" = 1'-0"



Proposed Fourth Floor Plan
3/16" = 1'-0"



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DATE: 04/20/2012

REvised DATE: 11/08/2012

JOB NO.: 12-1531

SHEET NO.: A-2.3

☑	CARBON MONOXIDE DETECTION ALARM IN ALL BEDROOMS
☑	SMOKE DETECTOR, TYP. INTERCONNECTED WITH BATTERY BACKUP
	PROPERTY LINE
	1-HR. FIRE RATED WALL
	1-HR. FIRE RATED SEPARATION WALL
	2-HR. FIRE RATED SEPARATION WALL

PROJECT NAME

10

PROJECT NAME
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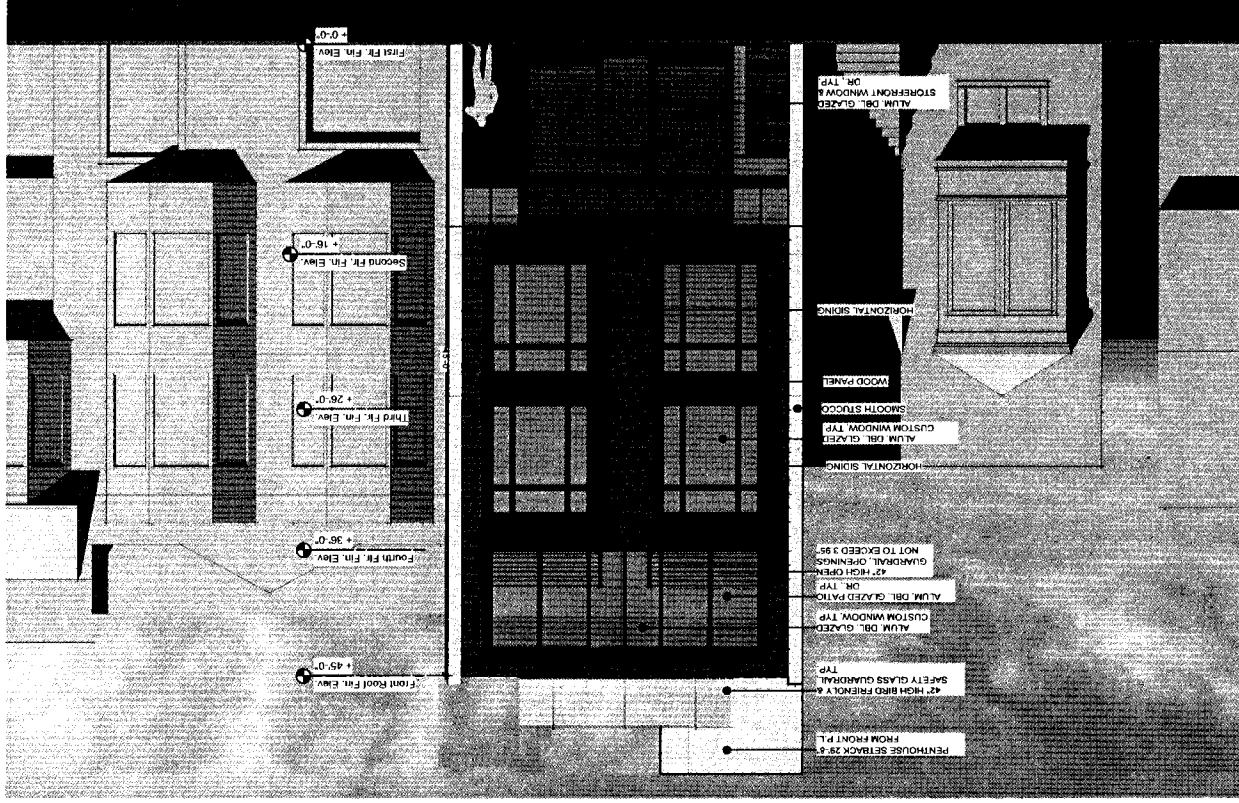
Building Elevations

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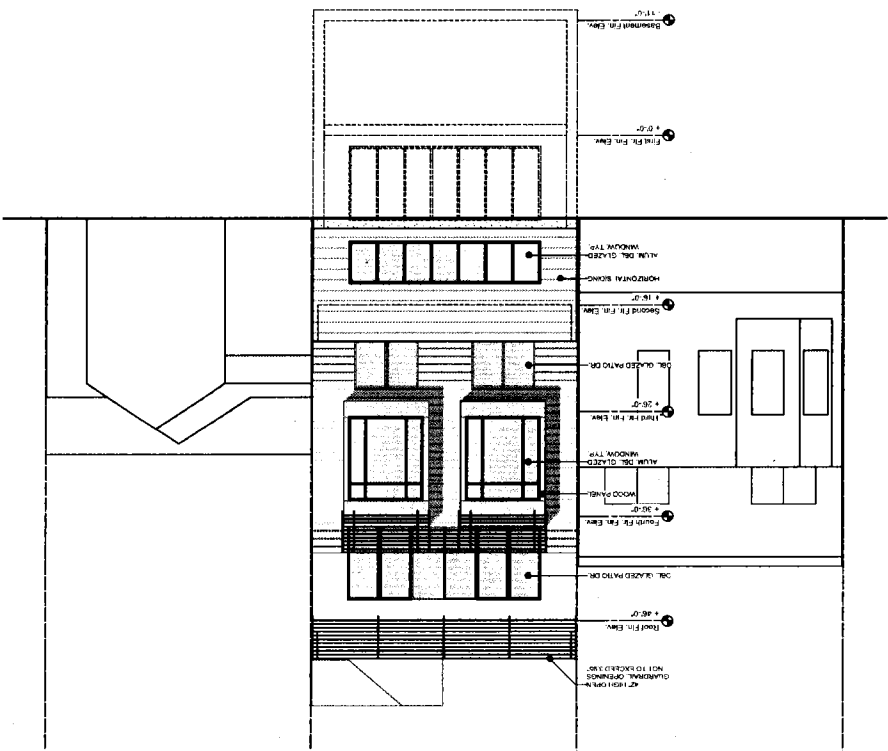
Proposed Front Elevation
 3/16" = 1'-0"



First Flr. Fin. Elev. +0'-0"
 Second Flr. Fin. Elev. +16'-0"
 Third Flr. Fin. Elev. +26'-0"
 Fourth Flr. Fin. Elev. +36'-0"
 First Foot Fin. Elev. +45'-0"

PENTHOUSE SETBACK 23'-6"
 FROM FRONT P.L.
 42" HIGH FINISH &
 SAFETY GLASS GUARDRAIL
 TYP.
 ALUM. DBL. GLAZED
 CUSTOM WINDOW TYP.
 ALUM. DBL. GLAZED
 42" HIGH FINISH
 OR TYP.
 GUARDRAIL OPENINGS
 NOT TO EXCEED 3'-6"
 HORIZONTAL SILING
 ALUM. DBL. GLAZED
 CUSTOM WINDOW TYP.
 SMOOTH STUCCO
 WOOD PANEL
 HORIZONTAL SILING
 ALUM. DBL. GLAZED
 STOREFRONT WINDOW
 OR TYP.

3/16" = 1'-0"
Proposed Rear Elevation



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Building Elevations

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SHEET TITLE
Building Elevation

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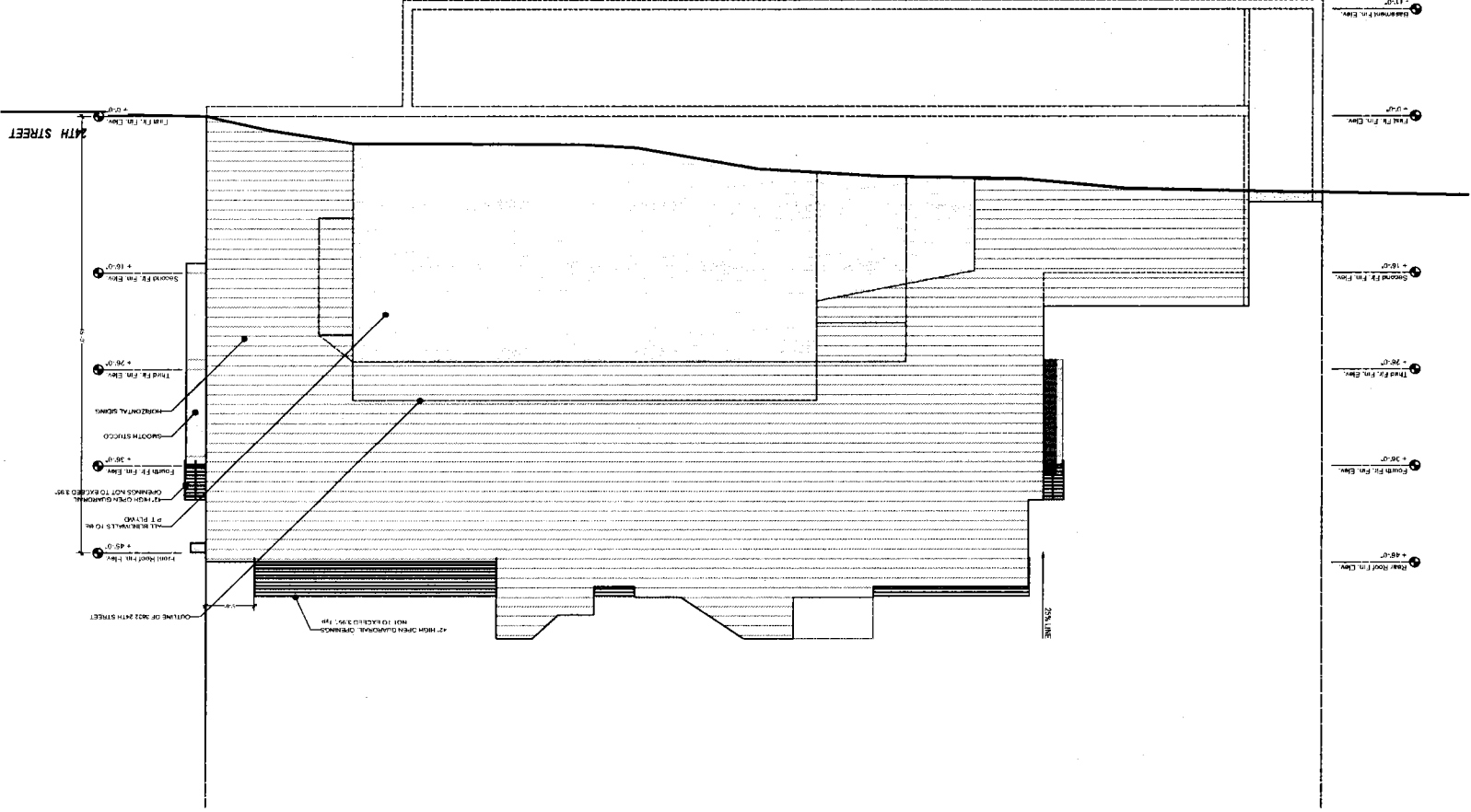
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Proposed Left Elevation
 3/16" = 1'-0"

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Building Elevation

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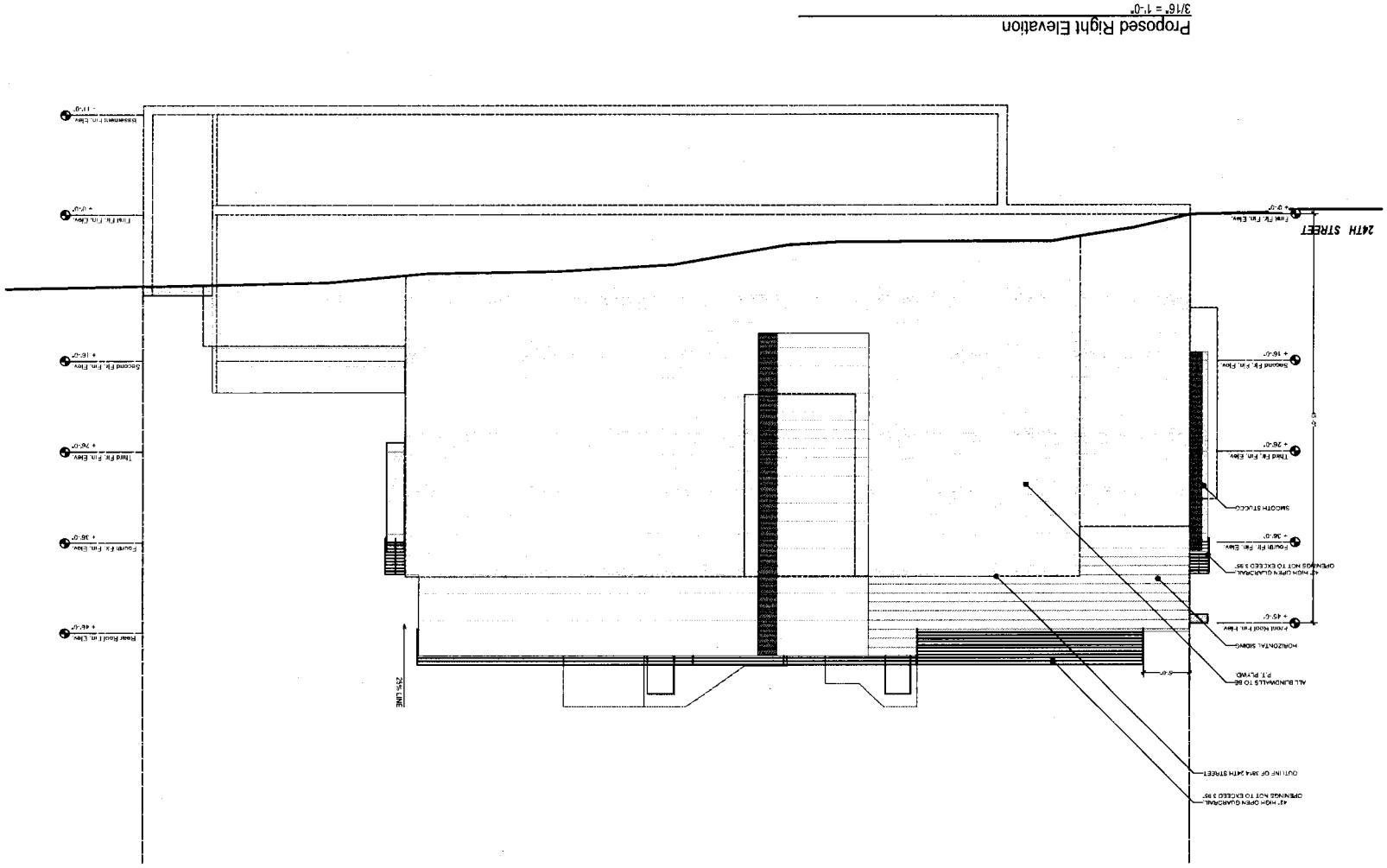
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SHEET NO.: A-3.4

10 9 8 7 6 5 4 3 2 1



3/16" = 1'-0"
Proposed Right Elevation

24TH STREET

Building Elevation

Finish Floor Fin. Elev. (+44'-0")

Horizontal Scribe P.I. Plumb

Finish Floor Fin. Elev. (+45'-0")

High Green Glazed Opening Not to Exceed 3 ft

High Green Glazed Opening Not to Exceed 3 ft

Finish Floor Fin. Elev. (+46'-0")

Third Flr. Fin. Elev. (+36'-0")

Second Flr. Fin. Elev. (+16'-0")

Finish Floor Fin. Elev. (+0'-0")

24TH STREET

36'-0"

25'-0"

10 9 8 7 6 5 4 3 2 1