COTTAGE AT QUANE ALLEY 987-991 DOLORES STREET, SAN FRANCISCO, CALIFORNIA 94110

DRAWING LIST A0.0 PROJECT INFORMATION A0.1 SITE PHOTOGRAPHS A1.0 EXISTING & PROPOSED SITE PLAN A1.1 EXISTING & PROPOSED FLOOR PLAN A2.0 PROPOSED FLOOR PLANS AT COTTAGE A3.0 EXTERIOR ELEVATIONS APPLICABLE REGULATIONS & STANDARDS 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS • 2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS. • 2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS. • 2010 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS. ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS • LIFE SAFETY CODE, 2007 EDITION NFPA 72 NFPA 13, 2007 EDITION APPLICABLE STANDARDS: • UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2002 EDITION UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2002 EDITION • SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 3RD EDITION SCOPE OF WORK THIS PROJECT: DEMOLISH EXISTING GARAGE AT QUANE ALLEY CONSTRUCT NEW TWO STORY SINGLE FAMILY DWELLING COMBINE UNIT 991 AND 991A DOLORES. REMOVE FIRE RATED DOOR SEPARATING UNIT, COMBINE ELECTRICAL **BUILDING & PLANNING DEPARTMENT NOTES: BUILDING OWNER:** GIANMATTEO COSTANZA, ANDREW SWERDLOW, DAVID FUCHS 987 DOLORES STREET SAN FRANCISCO CA 94110 GIANMATTEO.COSTANZA@GMAIL.COM PHONE: 415.894.2480 ARCHITECT: TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET, SUITE 401 SAN FRANCISCO CA, 94107 PHONE/FAX: 415.431.0868 CELL: 415.290.8844 TK@TKWORKSHOP.COM STRUCTURAL ENGINEERING: DMITRY OZERYANSKY OZERYANSKY ENGINEERING 2254 NELSON AVE MEMPHIS, TN 38104 OFFICE: 901-305-6540 CELL: 510-287-6115 FAX: 877-228-5280 BLOCK/LOT: BLOCK 3631 LOT 017 ZONING: RM-1 RESIDENTIAL MIXED USE, LOW DENSITY USE: APARTMENT, SIX DWELLING UNITS, SINGLE FAMILY DWELLING R-2, R-3 (PROPOSED COTTAGE) OCCUPANCY: NUMBER OF STORIES/BASEMENTS: 4/0 2/0 (COTTAGE) TYPE OF CONSTRUCTION: THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. NONE WILL BE PROVIDED UNDER THIS PERMIT APPLICATION PROPOSED **EXISTING** PROPOSED EXISTING SQ.FT. 1677 SQFT 1677 SQFT 1569 SQFT 1569 SQFT 2ND STORY 3RD STORY (UNITS 989 & 989A, INCLUDING COMMON SPACE) (UNITS 991 & 991A, INCLUDING COMMON SPACE) 454 SQFT 454 SQFT 663 SQFT 663 SQFT **UNIT 991** UNIT 989 874 SQFT 874 SQFT 911 SQFT 911 SQFT UNIT 991A

COMMON SPACE & STAIR 90 SQFT

EXISTING REAR YARD GARAGE REMOVED = 433 SQFT

PROPOSED REAR YARD COTTAGE = 1025 SQFT

COMBINED 991 & 991A = 1365 SQFT

90 SQFT

4TH STORY

UNIT 989A

COMMON SPACE & STAIR 140 SQFT 140 SQFT

COMMON SPACE & STAIR 68 SQFT 68 SQFT

(UNITS 987 & 987A, INCLUDING COMMON SPACE)

1677 SQFT 1677 SQFT

774 SQFT 774 SQFT

835 SQFT 835 SQFT

SYMBOLS CEILING MOUNTED FIXTURE WALL MOUNTED FIXTURE EXTERIOR OR WATERPROOF LIGHT FIXTURE WALL WASH LIGHT FIXTURE RECESSED CEILING MOUNTED FUXTURE FLORESCENT LIGHT FIXTURE SMOKE ALARM CARBON MONOXIDE ALARM TELEPHONE INTERCOM DUPLEX OUTLET: 16" A.F.F. DUPLEX GFI OUTLET DUPLEX SWITCHED OUTLET DATA/TELEPHONE OUTLET DOUBLE DUPLEX, COUNTER HT DOUBLE DUPLEX OUTLET: 16" A.F.F. COUNTER HEIGHT DUPLEX OUTLET HALF SWITCHED DUPLEX OUTLET DIRECTIONAL EXIT SIGN THERMOSTAT SWITCH DIMMER SWITCH 3-WAY SWITCH XXX) DOOR TAG FT-IN CEILING HEIGHT TAG ELEVATION FIXTURE TAG, P-PLUMBING, E-EQUIPMENT DRAWING REVISION TAG Χ DETAIL KEY DRAWING INTERIOR ELEVATION KEY

SECTION/ELEVATION KEY

GENERAL NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES 3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK. 4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. 5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. 6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. 7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LÍNE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. 8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2010 CBC SECTION 719. 9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY. 10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK. 11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION. 12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8. 13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED. 14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS. 15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL 17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED. 18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUGH OPENING DIMENSIONWÜ????6?S. 19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS 20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4. 21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3. 22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION. 23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. LOCATION PLAN

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ABBREVIATIONS:					
).).	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
CESS.	ACOUSTIC TILE ACCESSIBLE	FIXT. F.L.	FIXTURE FLOW LINE	PLYWD. POL.	PLYWOOD POLISHED
OUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR
).	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST
J.	ADJACENT	F.O.	FACE OF CONCRETE	PT.	POINT TOWEL DISPENSED
JST. E.S.	ADJUSTABLE ABOVE EXISTING SLAB	F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH	P.T.D. PTD.	PAPER TOWEL DISPENSER PAINTED
s. s.s.	ARCHITECTURAL EXPOSED	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER
	STRUCTURAL STEEL	F.P.	FIRE PROOF	,	RECEPTACLE COMBINATION
T.F.	ABOVE FINISHED FLOOR	FPRF'G	FIRE PROOFING	PTN.	PARTITION
GR.	AGGREGATE ALUMINUM	F.R. F.T.	FIRE RETARDANT FIRE TREATED	P.T.R. PU.	PAPER TOWEL RECEPTACLE POLYURETHANE
JM.	ALUMINUM	FT.	FOOT/FEET	PY.	POLYCARBONATE
PROX.	APPROXIMATELY	FTG.	FOOTING		
CH.	ARCHITECTURAL	F.S. FURR.	FULL SIZE	Q.T.	QUARRY TILE
B. PH.	ASBESTOS ASPHALT	FURK. FUT.	FURRING FUTURE	R.	RISER
	AT	GA.	GAUGE	RAD.	RADIUS
		GA. GALV.	GALVANIZED	RCP R.D.	REFLECTED CEILING PLAN ROOF DRAIN
	BOARD	G.B.	GRAB BAR	ห.ม. RDWD.	REDWOOD
UM. DG.	BITUMINOUS BUILDING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE
ζ.	BLOCK	G.H.	GARMENT HOOK	REFR.	REFRIGERATOR
⟨'G	BLOCKING	GL. GND.	GLASS GROUND	REINF.	REINFORCED
	BEAM POTTOM OF	GR.	GRADE	REG. REQ.	REGISTER REQUIRED
). T.	BOTTOM OF BOTTOM	GSM	GALVANIZED SHEET METAL	RESIL.	RESILIENT
. •	23.10	G.W.B.	GYPSUM WALLBOARD	RET.	RETARDANT
В.	CABINET	GYP. GYPBD.	GYPSUM GYPSUM BOARD	RGTR.	REGISTER (CASH)
3. M	CATCH BASIN CEMENT	טוו טע.	OT OOM DOUIN	RM. R.O.	ROOM ROUGH OPENING
M. R.	CEMENI CERAMIC	H.B.	HOSE BIBB	R.W.L.	RAIN WATER LEADER
	CAST IRON	H.C.	HOLLOW CORE		
	CENTER LINE	HD. HDWD.	HAND HARDWOOD	S. S.B.O.	SOUTH SUPPLIED BY OWNER
G. KG.	CEILING CAULKING	H.M.	HOLLOW METAL	S.C.	SOLID CORE
ιυ.	CAULNING	HORIZ.	HORIZONTAL	S.C.D.	SEAT COVER DISPENSER
		HR.	HOUR	SCH.	SCHEDULE
).	CLOSET	HT.	HEIGHT	SCHED. S.D.	SCHEDULE(D) SOAP DISPENSER
.	CLEAR	I.D.	INSIDE DIAMETER	SECT.	SECTION
.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	S.E.D.	SEE ELECTRICAL DRAWINGS
TR.	COUNTER TRANSLUCENT CORIAN	INT.	INTERIOR	SH.	SHELF
_•	COLUMN	JAN.	JANITOR	SHR.	SHOWER
٧.	COMPACT	JAN. JT.	JOINT	SHT. SIM.	SHEET SIMILAR
VC.	CONCRETE	- · ·		S.M.D.	SEE MECHANICAL
NN. NSTR.	CONNECTION CONSTRUCTION	KIT.	KITCHEN		DRAWINGS
NT.	CONTINUOUS	L	ANGLE	S.N.D.	SANITARY NAPKIN
RR.	CORRIDOR	LAM.	LAMINATE	S.N.R.	DISPENSER SANITARY NAPKIN
S.C.I.	CONTRACTOR SUPPLIED	LAV.	LAVATORY	J.N.N.	RECEPTACLE
•	CONTRACTOR INSTALLED CERAMIC TILE	LL	LANDLORD	S.P.D.	SEE PLUMBING DRAWINGS
R.	CENTER	LKR. LT.	LOCKER LIGHT	SPEC.	SPECIFICATION
SK.	COUNTERSUNK	LI.	LIOTTI	SPEC'D SQ.	SPECIFIED SQUARE
	DOUBLE	MANUF.	MANUFACTURER	S.S.D.	SEE STRUCTURAL
 PT.	DOUBLE DEPARTMENT	MAX. M.C.	MAXIMUM MEDICINE CABINET		DRAWINGS
- - •	DETAIL	M.C. MDF	MEDIUM DENSITY	S.S.K.	SERVICE SINK
	DRINKING FOUNTAIN		FIBERBOARD	SST. ST.	STAINLESS STEEL STONE
•	DIAMETER	MECH.	MECHANICAL	STA.	STATION
	DIMENSION DOWN	MEMB.	MEMBRANE MANUEACTURER	STD.	STANDARD
	DOOR OPENING	MFR. MILL WK.	MANUFACTURER MILLWORK	STL.	STEEL
ESS.	DRESSING	M.H.	MANHOLE	STOR. STRUCT.	STORAGE STRUCTURAL
D	DOWNSPOUT	MIN.	MINIMUM	SUSP.	SUSPENDED
.P.	DRY STANDPIPE DETAIL	MIR.	MIRROR	SYM.	SYMMETRICAL
 Э.	DRAWING	MISC. M.O.	MISCELLANEOUS MASONRY OPENING	т	TDEAD
		MTL.	METAL METAL	T. T.B.	TREAD TOWEL BAR
	EAST	MTD.	MOUNTED	T.B. TC	TOP OF CURB
	EXISTING EACH	MUL.	MULLION	T.C.	TERRA COTTA
	EXPANSION JOINT	MWC	MILLWORK CONTRACTOR	TEMP.	TEMPERED
	ELEVATION	N.	NORTH	TER. THK.	TERRAZZO THICK
C.	ELECTRICAL	(N)	NEW	THK. T.O.	TOP OF
V.	ELEVATOR	N.I.C. NO.	NOT IN CONTRACT NUMBER	T.O.C.	TOP OF CONCRETE
ER.	EMERGENCY	NO. NOM.	NOMINAL	T.O.P.	TOP OF PAVEMENT
CL.	ENCLOSURE ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	T.O.S. T.S.	TOP OF SLAB TUBE STEEL
•	BOARD	#	NUMBER	TYP.	TYPICAL
	EQUAL	^ *	OVEDALL		
PT.	EQUIPMENT	O.A. OBS.	OVERALL OBSCURE	UNEQ.	UNEQUAL
). '.C.	ESCALATOR ELECTRIC WATER	0.C.	ON CENTER	U.O.N. UR.	UNLESS OTHERWISE NOTED URINAL
.0.	COOLER	O.D.	OUTSIDE DIAMETER	UIV.	OMINAL
ST.	EXISTING	OFF.	OFFICE	V.I.F.	VERIFY IN FIELD
).	EXPANSION	OPN'G	OPENING	VERT.	VERTICAL
0.	EXPOSED	OPP.	OPPOSITE	VEST.	VESTIBULE
	EXTERIOR	OPP. HD.	OPPOSITE HAND	W.	WEST
	FIRE ALARM	0.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED	W/	WITH
	FLAT BAR FLOOR DRAIN		CONTRACTOR INSTALLED	W.C.	WATER CLOSET
N.	FOUNDATION	P.	PAINT	WD. WDO.	WOOD WINDOW
.C.	FIRE EXTINGUISHER	PC.	PRECAST CONCRETE	WDO. W/O	WITHOUT
ıc	CABINET	PCS. PL.	PIECES PLATE	WP.	WALLPAPER

PLASTIC LAMINATE

PLAM.

FIRE HOSE CABINET

WEIGHT

 \bigcirc

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ISSUED FOR VARIANCE APPLICATION 05.09.13

CHECKED

SCALE

987 DOLORES STREET

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ISSUE:

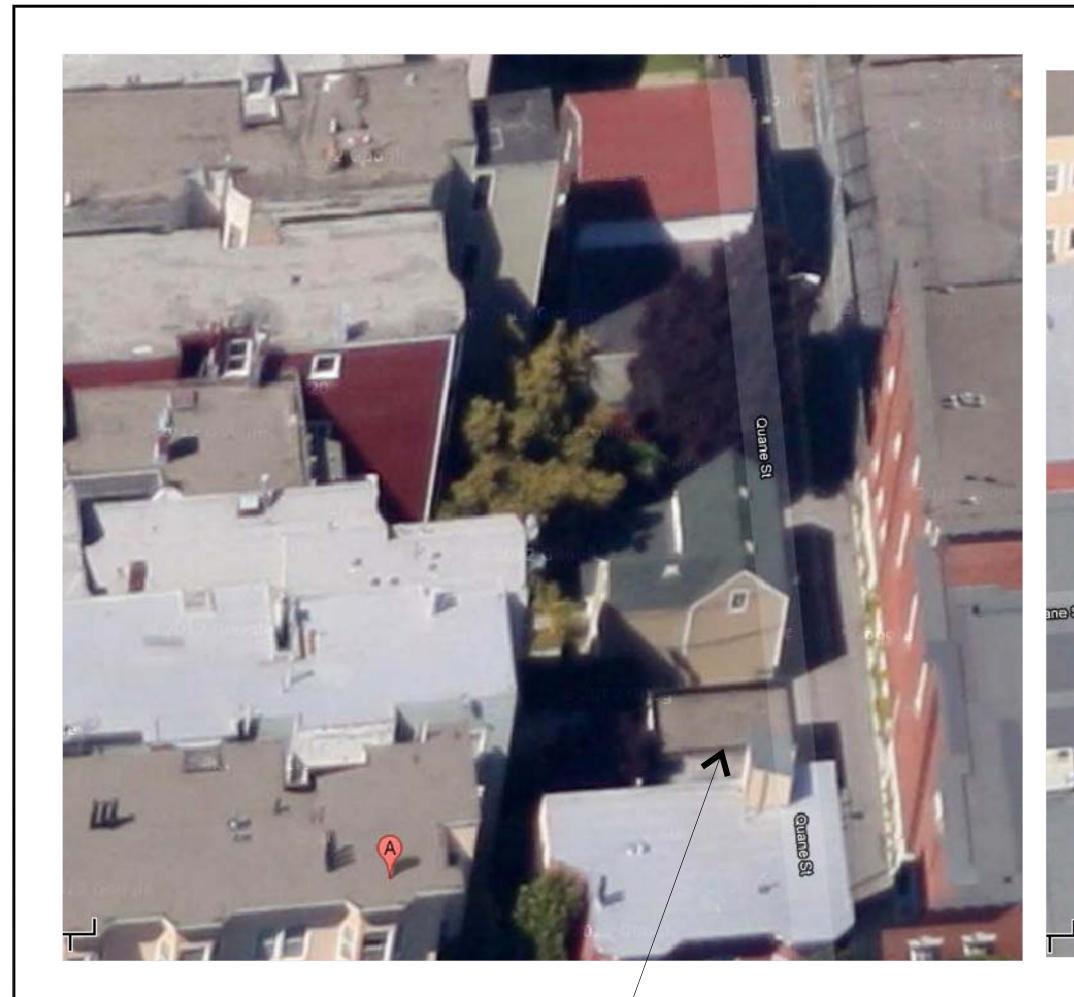
CONSULTANT

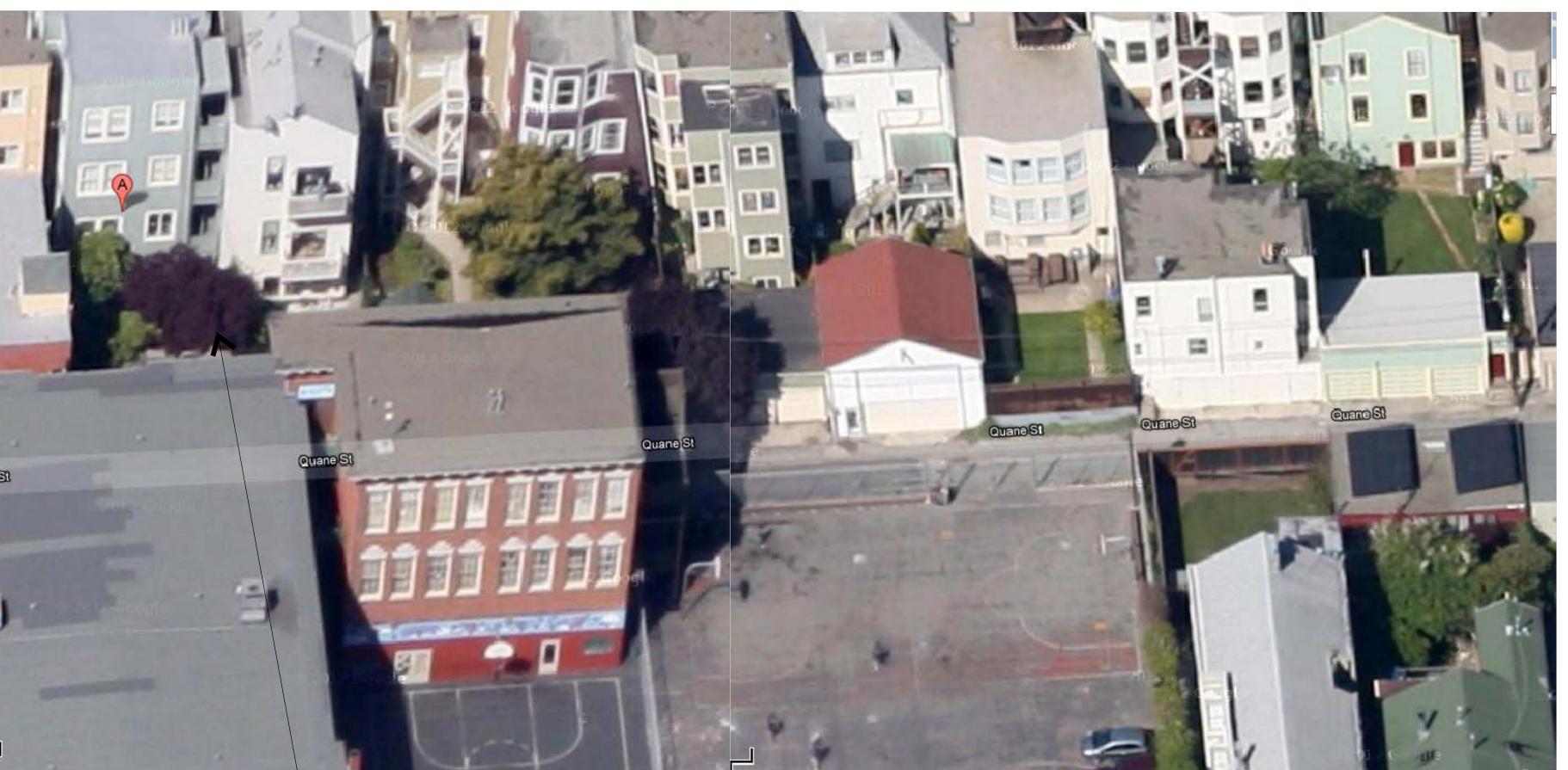
APPROVAL

C 27646

★\REN. <u>6/30/2013</u>/★

PROJECT INFORMATION





PROPOSED COTTAGE SITE



EAST SIDE OF QUANE ALLEY BETWEEN 22ND & 23RD



EAST SIDE OF QUANE ALLEY ACROSS FROM COTTAGE SITE

OWNER:
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SSUE: DATE

ISSUED FOR PRE-APP 05.02.2

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CONSULT

APPROVAL

CENSED ARCHITECA CENSED ARCHI

TK

CHECKED:

TK

SCALE:

A0.1

SITE PHOTOGRAPHS



