



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: DECEMBER 10, 2015

Previous Planning Commission Hearing: September 10, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* December 3, 2015  
*Case No.:* **2014.1079D, DRP, -02, -03/ 2014.1080D**  
*Project Address:* **1783 Noe Street**  
*Zoning:* RH-1 (Residential House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 6652/016A  
*Project Sponsor:* Geoff Gibson, WinderGibson Architects  
351 9<sup>th</sup> Street, Ste. 301  
San Francisco, CA 94103  
*Staff Contact:* Tina Chang – (415) 575-9197  
[tina.chang@sfgov.org](mailto:tina.chang@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve Project with Modifications as Proposed**

### BACKGROUND

The Project Sponsor proposes to demolish an existing two-story single-family dwelling, containing 4 bedrooms, one bathroom and a one-car garage, and construct a new three-story, single-family dwelling containing 4 bedrooms, 4.5 bathrooms and a two-car garage under building permit number 2014.0711.1074. The demolition of the existing structure is filed under building permit number 2014.0711.1073. The Property is located in an RH-1 (Residential House, One-Family) Zoning District, and a 40-X Height and Bulk District.

The proposed Project was heard before the Planning Commission on September 10, 2015. After public testimony in opposition to the Project the Planning Commission continued the item to December 10, 2015. At the September 10<sup>th</sup> hearing, the Commission requested that the project be redesigned to be more compatible with the neighborhood.

### CURRENT PROPOSAL

The following changes have been made in response to the Commission's concerns:

- **Height.** The building height has been reduced from 35-feet to 32-feet, which matches the height (averaging) diagram provided by the Discretionary Review requestors.
- **Roof Terrace.** The roof terrace was eliminated from the project, including the glass railing, planters and access stair.
- **Solar Panels.** The Project Sponsors have agreed to use flat-mount solar panels so the panels would not significantly add to the apparent height of the building.

- **Rear Setbacks and Façade.** The rear façade has been sculpted on all three floors to fit the context, and respect the view corridors of neighbors.
  - **First Floor, Southeast Corner:** The rear setback has increased from 25-feet to 29-feet, 9 inches.
  - **Second Floor, Southeast Corner.** The setback has increased from 28-feet to 36-feet, 4.5-inches. The flat roof of this area is now unoccupied and not used as a roof terrace.
  - **Second Floor, Northeast Corner.** The setback has increased from 28-feet to 29-feet, 9 inches.
  - **Third Floor, Southeast Corner.** The setback has increased from 36-feet, 1.5-inches to 46-feet, 6-inches. The flat roof of this area is now unoccupied and not used as a roof terrace.
  - **Third Floor, Northeast Corner.** The setback has increased from 38-feet, 1.5 inches to 39-feet, 10.5-inches.
- **South Side Setbacks.** Setbacks on the south side of the building have been increased to provide light and air to the non-conforming cottage to the southeast, and neighbor to the south.
  - **First Floor:** The setback has increased from 3-feet to 5-feet from the elevator west to the rear yard.
  - **Second Floor:** The setback has increased from 3-feet to 7-feet from the elevator west to the rear yard.
  - **Third Floor:** The setback has increased from 3-feet to 7-feet from the elevator west to the rear yard.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must decide whether or not to take Discretionary Review and approve demolition of the existing structure at new construction of a three-story single-family structure at 1783 Noe Street located within an RH-1 Zoning, and 40-X Height and Bulk District.

## BASIS FOR RECOMMENDATION

- The Project Sponsor has responded to the Commission's request
- The Project Sponsor has relayed these changes to the neighbors.
- The scale and mass of the proposed dwelling-unit is contextual and compatible with the surrounding neighborhood character.
- The Project is consistent with adopted City policies and General Plan.
- The Project is Code-complying and meets all other applicable requirements of the Planning Department.

<b>RECOMMENDATION: Approve with Conditions</b>
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### Attachments:

Revised Plans for 1783 Noe Street

3D Perspective Renderings

Project Sponsor's Submittal:

Project Sponsor Letter

Neighborhood Response Plans

Requested Terms Email from DR Requestor (Sean Harrington on behalf of other DR Requestors)  
Proposed plans from one DR Requestor (Dave Rizzoli)  
Average Height Diagram  
Revised Renderings  
Revised Plans

*\*If Commissioners need copies of the previous staff report, please contact staff ASAP.*

PROJECT : 1783 Noe Street

TO : San Francisco Planning Commission  
VIA :

DATE : 12.01.15

FROM : Geoff Gibson

Dear Commissioners,

We last came before Commission on Sept 10, 2015. At that time, we were directed to work closely with the neighbors to address their concerns, making significant changes to the project. We took these comments to heart and have spent the last three months meeting with the neighbors and working towards a compromise that all parties can be happy with. We met in person with the neighbors at least 5-6 times, including all the DR filers as well as other interested parties. We have exchanged numerous emails and phonecalls and have had a good working relationship with the neighbors. We are very close to reaching complete agreement with them. As you will see from the attached print of a recent email with one of the DR filers, they are in agreement about every aspect of the revised design with the exception of a difference on the south side setback at the second and third floors.

Here is a narrative list of the changes that were made while dealing with the neighbors. All of these changes are expressed in relation to the original 311 mailing, since that was the frame of reference with the neighbors.

**Height:**

Building height reduced from 35' to 32'. (35' is permitted by code and was allowed by RDT.) 32' matches the height diagram (averaging neighbors) provided by the DR filers in their DR filings and also included on the top of the petition which they used to gather neighborhood signatures.

**Roof Terrace:**

Roof terrace was eliminated from the project, including the glass railing and planters and access stair. (Roof terrace was permitted by code and was allowed by the RDT.)

**Solar Panels:**

We have agreed to use flat-mount solar panels in order to not have them significantly add to the apparent height of the building.

**Front Setback and Facade:** unchanged, except for the reduction of height.

**Notching and Entry Stair at NorthWest corner:** unchanged. All setbacks retained per original design.

**Rear Setbacks and Façade:** many changes. 25' rear setback required by code at all floors.

**First Floor, Southeast corner:** increase rear setback from 25' to 29'-9". (29' requested by DR filer Rizzoli in this area, now exceeded.)

**Second Floor, Southeast corner:** increase rear setback from 28' to 36'-4 1/2". Flat roof in this area is now unoccupied and not used as a roof terrace.

**Second Floor, Northeast corner:** increase rear setback from 28' to 29'-9"

**Third Floor, Southeast corner:** increase rear setback from 36'-1 1/2" to 46'-6". Flat roof in this area is now unoccupied and not used as a roof terrace.

**Third Floor, Northeast corner:** increase rear setback from 38'- 1 1/2" to 39'-10 1/2".

**South Side Setbacks:** Original design had no side setback at south side but did include partial lightwell at second and third floors. No side setback required by code. 3' side setback recommended by RDT. 3' side setback requested by DR filer Rizzoli in his DR diagrams, now exceeded.

**First Floor:** 5'-0" side setback now provided from elevator at the west all the way through the rear yard, exceeding request in DR by Rizzoli.

**Second Floor:** 7'-0" side setback now provided from elevator at the west all the way through the rear yard.

**Third Floor:** 7'-0" side setback now provided from elevator at the west all the way through the rear yard.

Of all these dimensions, the only one the neighbors have not yet agreed to is the 7' side setback on the south side at the second and third floors. We would like 5'-0" at these floors (since this exceeds the 3' requested by the RDT and Rizzoli's DR filing). The neighbors would like 10'-0". We are willing to compromise at 7'-0". The revised plans you are receiving show this 7'-0" side setback.

To accompany the drawings, we are providing you with several other diagrams and renderings:

**Rizzoli DR proposed plans:** This is a copy of the plans that Rizzoli submitted with his DR, outlining his request for changes to our project in that DR. He requests a 3' side setback at the south side as well as a 3' notch at the southeast corner of our building at the first floor only. Our revised proposal dramatically exceeds this request, with a 5' side setback at the first floor and 7' at the floors above, as well as a much larger notch at the southeast corner at all levels. We are exceeding the DR Filer's request.

**Average Height Diagram:** As part of their DR filing, the DR Filers gathered signatures on a petition. That petition shows an 'expected transitional height'. We reproduced that diagram and determined that it represented a 32' height for the building. We have reduced the height of the building to 32'. We have eliminated the roof terrace and have opted to use flat-mount solar panels. We are complying with the DR Filers request.

**View from Laidley:** In the original DR filing, the DR Filer provided a photo with a hand-drawn dashed black outline of their supposition of the outline of our proposed project. This outline was dramatically exaggerated. We inserted our original 311 design into this photo. We then inserted a simple massing model of the revised design before you to show the contrast. As you can see, the new massing tucks into the context easily, keeping in scale with the adjacent buildings. This view is essentially the view from DR Filer Tansev's home and we have worked to reduce the impact of the project on his view.

**View from Harrington property:** We have produced a series of renderings from the point of view of the rear windows at DR Filer Harrington's property at 105 Laidley Street. These views include the original 311 notification design as well as the massing of the revised design. For the revised design, we have shown this view with 5', 7' and 10' side setbacks at the Second and Third Floors. As explained above, the only dimension remaining undecided is this side setback. These renderings demonstrate that the change in perception of the building from Harrington's viewpoint between the 5', 7' and 10' setbacks is nominal. I would like to note that the Planning Code requires no side setback and the RDT requested only a 3' side setback. A setback of even 5' is unusual. A setback of 7' or 10' is unprecedented and punitive.

As you can see, substantial changes have been made to the mass, bulk, height and specific setbacks of the building, benefiting the DR filers as well as reducing the impact of the project on the neighborhood. The building is sensitively sculpted to fit into the context, respecting the view corridors of the neighbors as they have requested.

We look forward to presenting this revised design to you on December 10.

Sincerely,  
Geoff Gibson  
Winder Gibson Architects

**WINDER GIBSON architects**  
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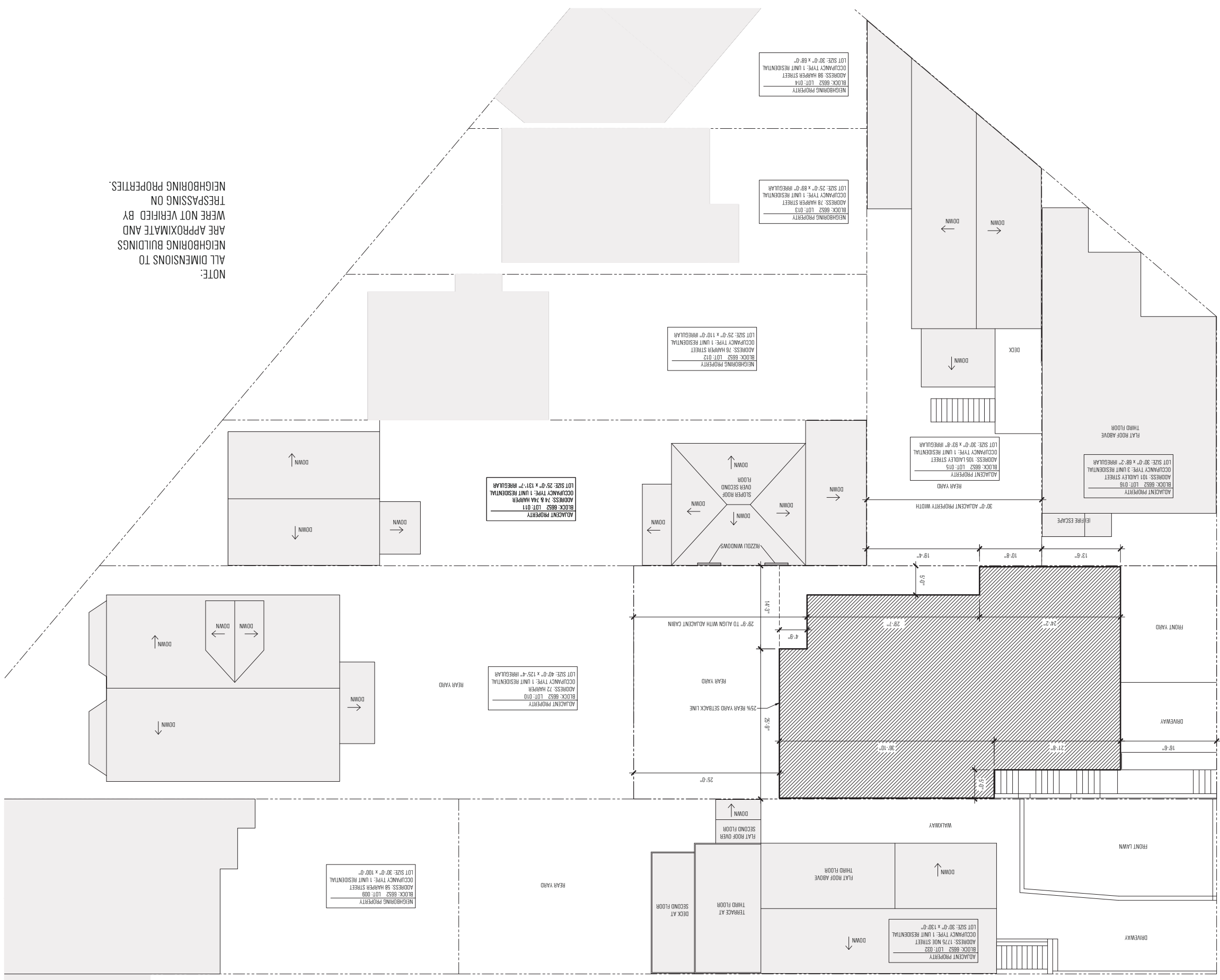
**ARCHITECT**  
JAN S. WINDER  
No. C 13305  
REN  
STATE OF CALIFORNIA

PROPOSED SITE PLAN  
NEIGHBOR REVISION SET 11.18.15

**FIRST FLR**

DATE: 11.03.15  
SCALE: AS NOTED  
DRAWN: JMC, DM, GS  
1413

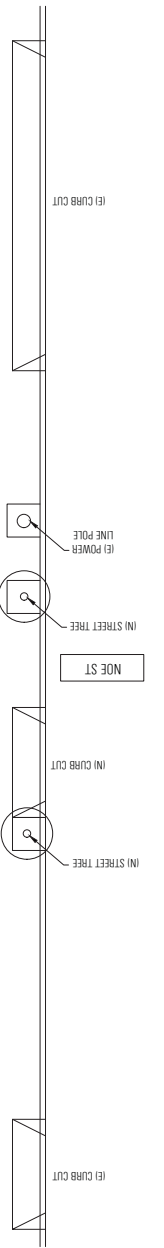
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NOTE:  
ALL DIMENSIONS TO  
NEIGHBORING BUILDINGS  
ARE APPROXIMATE AND  
WERE NOT VERIFIED BY  
TRIPPING ON  
NEIGHBORING PROPERTIES.

PROPOSED FIRST FLOOR FOOTPRINT  
1/8" = 1'-0"

1783 NOE STREET  
SAN FRANCISCO, CA 94131



NEIGHBORING PROPERTY  
BLOCK: 6652 LOT: 008  
ADDRESS: 88 HARPER STREET  
LOT SIZE: 30'-0" x 100'-0"  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

ADJACENT PROPERTY  
BLOCK: 6652 LOT: 010  
ADDRESS: 72 HARPER  
LOT SIZE: 40'-0" x 125'-4" IRREGULAR  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

ADJACENT PROPERTY  
BLOCK: 6652 LOT: 011  
ADDRESS: 74 & 74A HARPER  
LOT SIZE: 25'-0" x 131'-7" IRREGULAR  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

NEIGHBORING PROPERTY  
BLOCK: 6652 LOT: 012  
ADDRESS: 78 HARPER STREET  
LOT SIZE: 25'-0" x 110'-0" IRREGULAR  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

NEIGHBORING PROPERTY  
BLOCK: 6652 LOT: 013  
ADDRESS: 88 HARPER STREET  
LOT SIZE: 25'-0" x 89'-0" IRREGULAR  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

NEIGHBORING PROPERTY  
BLOCK: 6652 LOT: 014  
ADDRESS: 88 HARPER STREET  
LOT SIZE: 30'-0" x 88'-0"  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

ADJACENT PROPERTY  
BLOCK: 6652 LOT: 002  
ADDRESS: 1725 NOE STREET  
LOT SIZE: 30'-0" x 130'-0"  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

ADJACENT PROPERTY  
BLOCK: 6652 LOT: 015  
ADDRESS: 105 LAUREY STREET  
LOT SIZE: 30'-0" x 95'-8" IRREGULAR  
OCCUPANCY TYPE: 1 UNIT RESIDENTIAL

ADJACENT PROPERTY  
BLOCK: 6652 LOT: 016  
ADDRESS: 101 LAUREY STREET  
LOT SIZE: 30'-0" x 88'-2" IRREGULAR  
OCCUPANCY TYPE: 3 UNIT RESIDENTIAL

**WINDER GIBSON architects**  
 interior planning architecture  
 www.archsf.com  
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 f: 415. 318.8638  
 351 ninth street, suite 301  
 san francisco, ca 94103

**SECOND FLR**  
 DATE: 11.03.15  
 SCALE: AS NOTED  
 DRAWN: JAC, DM, GS  
 1413



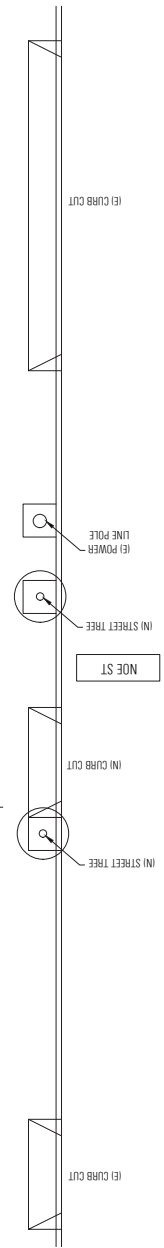
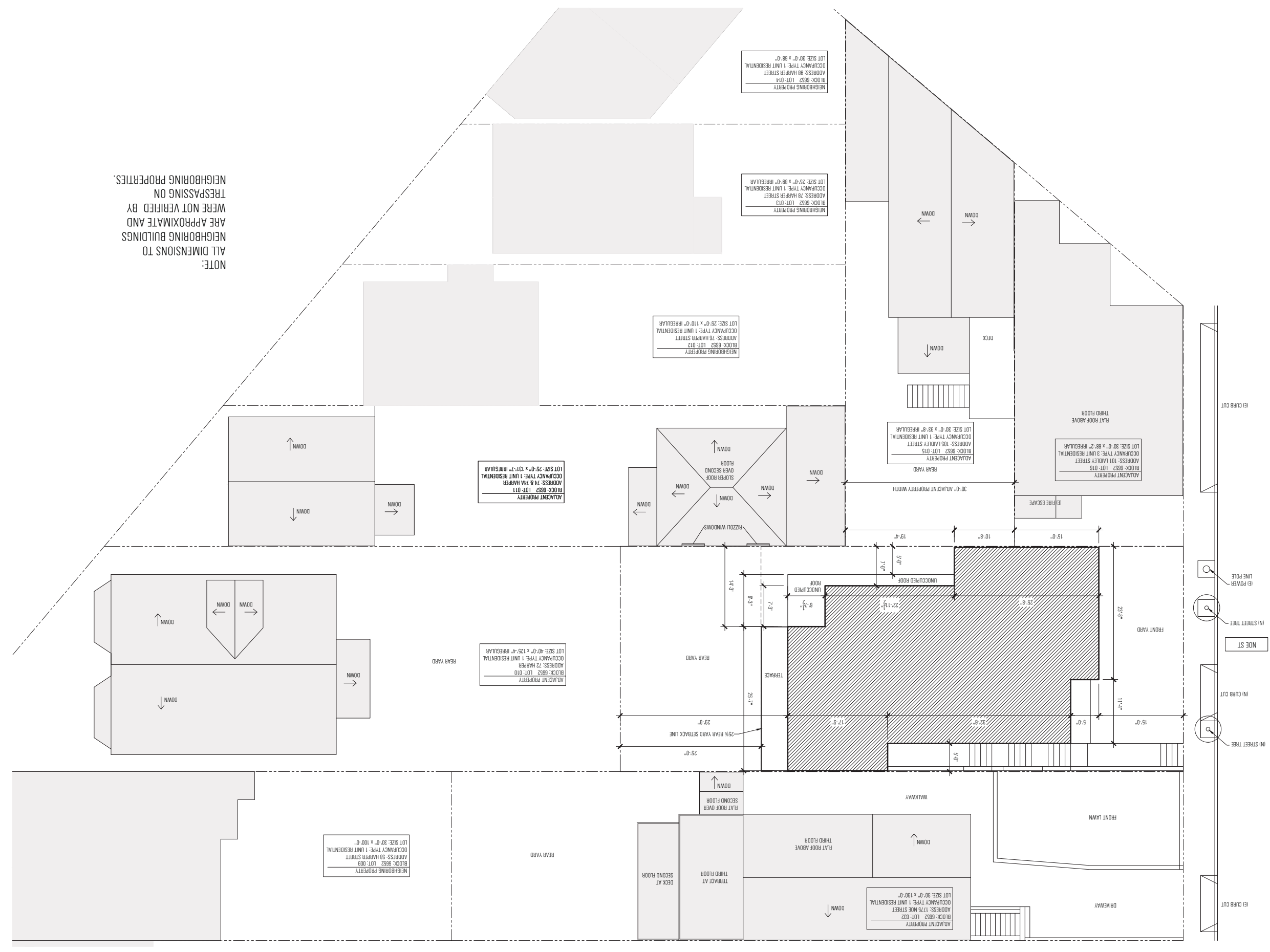
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NOTE:  
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NEIGHBOR REVISION  
 SET 11.18.15

1783 NOE STREET  
 SAN FRANCISCO, CA 94131

PROPOSED SECOND FLOOR FOOTPRINT  
 1/8" = 1'-0"



NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 014  
 ADDRESS 88 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" x 88'-0"

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 013  
 ADDRESS 78 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 25'-0" x 89'-0" IRREGULAR

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 012  
 ADDRESS 78 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 25'-0" x 110'-0" IRREGULAR

ADJACENT PROPERTY  
 BLOCK 6652 LOT 011  
 ADDRESS 74 & 74A HARPER  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 25'-0" x 131'-7" IRREGULAR

ADJACENT PROPERTY  
 BLOCK 6652 LOT 010  
 ADDRESS 72 HARPER  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 40'-0" x 125'-4" IRREGULAR

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 008  
 ADDRESS 88 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" x 100'-0"

ADJACENT PROPERTY  
 BLOCK 6652 LOT 002  
 ADDRESS 1775 NOE STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" x 130'-0"



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 san francisco, ca 94103



**THIRD FLR**  
 DATE: 11.03.15  
 SCALE: AS NOTED  
 DRAWN: JON WINDER  
 1413

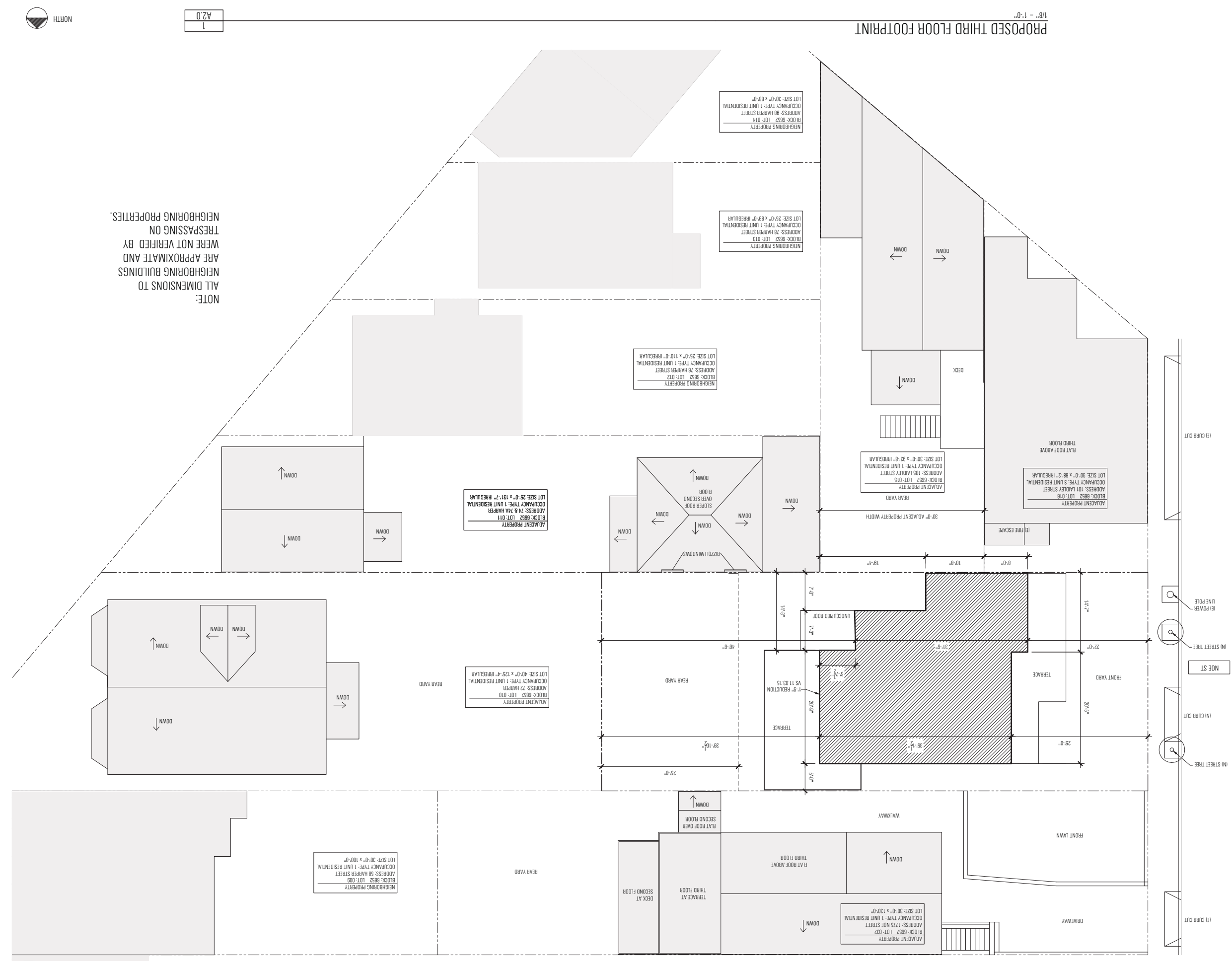


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NOTE:  
 ALL DIMENSIONS TO  
 NEIGHBORING BUILDINGS  
 ARE APPROXIMATE AND  
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 NEIGHBORING PROPERTIES.

NEIGHBOR REVISION  
 SET 11.18.15

**1783 NOE STREET**  
 SAN FRANCISCO, CA 94131



PROPOSED THIRD FLOOR FOOTPRINT  
 1/8" = 1'-0"

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 014  
 ADDRESS 88 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" X 88'-0"

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 013  
 ADDRESS 78 HARPER STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 25'-0" X 89'-0" IRREGULAR

NEIGHBORING PROPERTY  
 BLOCK 6652 LOT 012  
 ADDRESS 78 HARPER STREET  
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ADJACENT PROPERTY  
 BLOCK 6652 LOT 002  
 ADDRESS 1725 NOE STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" X 130'-0"

ADJACENT PROPERTY  
 BLOCK 6652 LOT 016  
 ADDRESS 101 LAUREY STREET  
 OCCUPANCY TYPE 3 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" X 88'-2" IRREGULAR

ADJACENT PROPERTY  
 BLOCK 6652 LOT 015  
 ADDRESS 105 LAUREY STREET  
 OCCUPANCY TYPE 1 UNIT RESIDENTIAL  
 LOT SIZE: 30'-0" X 85'-8" IRREGULAR

## Geoff Gibson

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**From:** Sean Harrington <sh640@aol.com>  
**Sent:** Monday, November 16, 2015 10:59 AM  
**To:** Michael Morell  
**Cc:** Ed Tansev; Dave Rizzoli; Geoff Gibson  
**Subject:** Re: 1783 Noe Updated revisions and Follow on meeting

Mike,

After many reviews, discussions and consultations with all involved, Dave, Ed and myself have agreed to present our final offer of a project at 1783 Noe that we could support, as we go back to the Planning Commission on 12/10/2015. If you could incorporate these final revisions into the plans and renderings you sent us on 11/12/2015, we will support your plan submission to Planning Commission having them take DR on the project and finding that you and the neighbors have an agreed upon plan being submitted, as a workable building at 1783 Noe. These final revisions to plans submitted to us on 11/12/2015 are:

- 1) Height of the building not to exceed 30' at the midpoint of building from sidewalk; no roof deck; and solar panels fitted flat on roof. 32' agreed at in-person meeting on 11.16.15
  - 2) 10' set back on second and third floor on south property line past the elevator/light well. 7' provided.
  - 3) Eliminate concrete terrace between building and south property line or agree in writing to replace Dave Rizzoli's north foundation on cottage. eliminated
- and
- 4) Rear set back on first floor to be 30' from east property line. 29'-9" provided to align with adjacent cottage

We believe that these are reasonable requests and that you would still be left with a massive home of some 4500 sq ft. To put our requests into perspective, our revisions are only a few hundred square feet less than your current proposal but mean a lot to us. Moreover, that such a home whether you live in it or sell it, would be a very marketable and valuable property that could be worth over 5 million dollars in today's market.

Finally, accepting these final revisions could avoid further debate and delays of your project, which we assume is quite expensive for you. If agreeable, we ask that you complete proper plan submission drawings and renderings to scale for our final review and submission to Planning Commission. We ask that you present us with these plans no later than 12/1/2015 for our review prior to the meeting on 12/10/2015.

We look forward to our meeting tonight and hope that you can agree to our proposal.

Thanks

Sean Harrington et al.  
105 Laidley Street

Sent from my iPad

On Nov 13, 2015, at 1:22 PM, Michael Morell <[michael@rivierapartners.com](mailto:michael@rivierapartners.com)> wrote:

I will meet the three of you at the property on Monday at 5pm  
Unfortunately Geoff will not be able to make it, but I'd rather not delay in hearing your thoughts  
See you on Monday  
MM

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**From:** Sean Harrington [<mailto:sh640@aol.com>]  
**Sent:** Friday, November 13, 2015 12:40 PM  
**To:** Michael Morell  
**Cc:** Ed Tansev; Dave Rizzoli; Geoff Gibson ([gibson@archsf.com](mailto:gibson@archsf.com))  
**Subject:** Re: 1783 Noe Updated revisions and Follow on meeting

Mike,

We can meet Monday 11/16/15 at 4:30 or 5. Important to have some daylight to be able to possibly stand on site to get visuals. With Holidays coming up this may be last opportunity to meet before DR on 12/10/15. We really need elevations added to you last drawings. I would hope you can have before meeting and send to us ASAP. Hopefully we can identify the common ground and possible solution that can go back to Planning Commission. We'll see.

Thanks

Sean Harrington  
105 Laidley Street

PEACE, LOVE and RUGBY!!!!

On Nov 12, 2015, at 10:37 AM, Michael Morell <[michael@rivierapartners.com](mailto:michael@rivierapartners.com)> wrote:

Sean/Ed/Dave,

Please find attached an additional revisions of 1783 Noe project, taking into consideration the things we discussed a couple weeks ago

These include revisions to mass, setback and provide updated renderings from Sean and Ed's POV

We have lowered the home by 3 ft to 32 ft  
We have set back the 2<sup>nd</sup> and 3<sup>rd</sup> floor back an additional 1' 9"  
We have adjusted the terrace layout of the 2<sup>nd</sup> and 3<sup>rd</sup>, the roof area's nearest to Sean and Dave's property are now "unoccupied" to address the privacy concern.

Geoff and I will make ourselves available to meet with the 3 of you ASAP to answer any questions

Please let me know as soon as possible when you are free to meet at the property

Mike

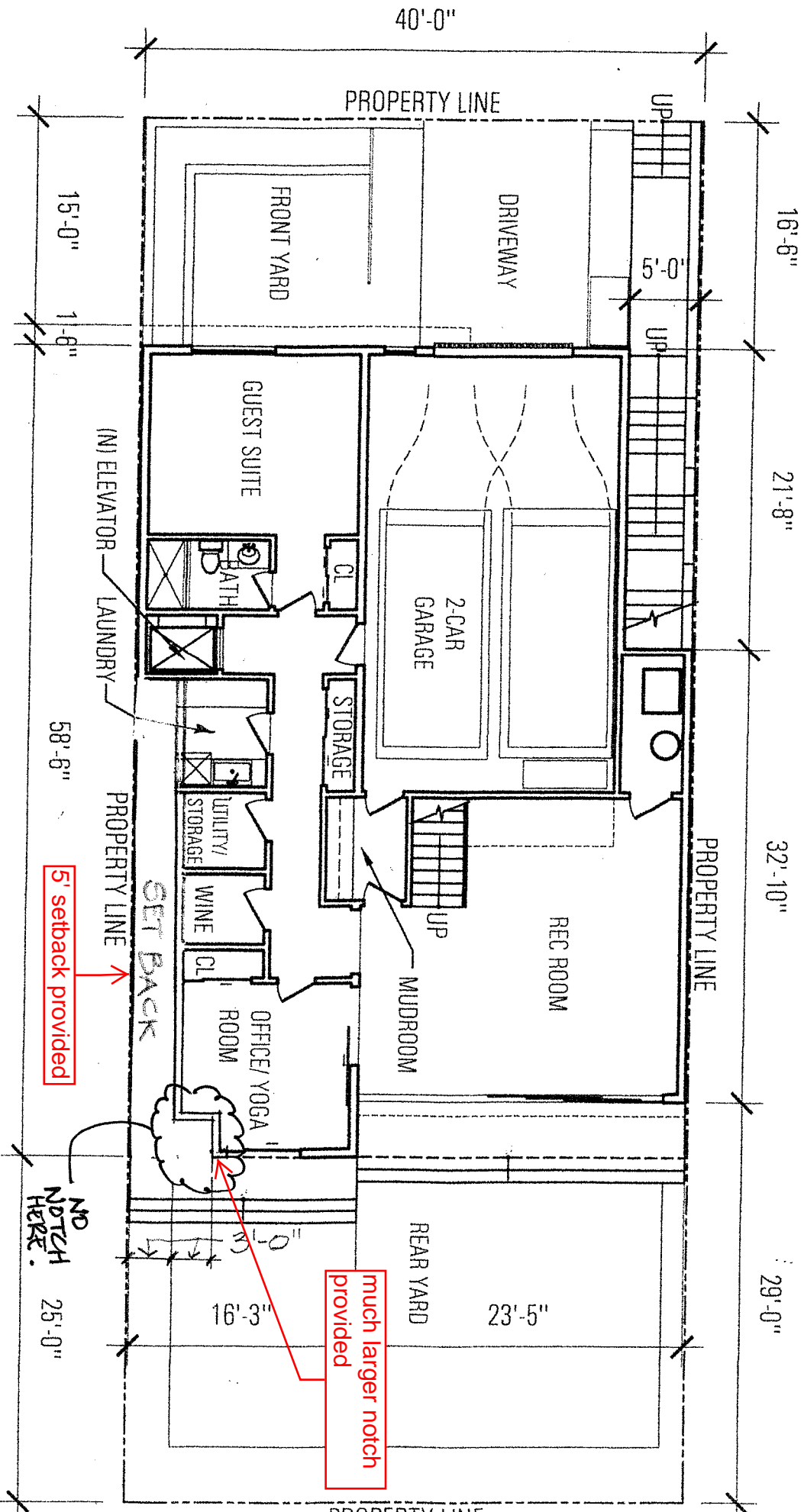
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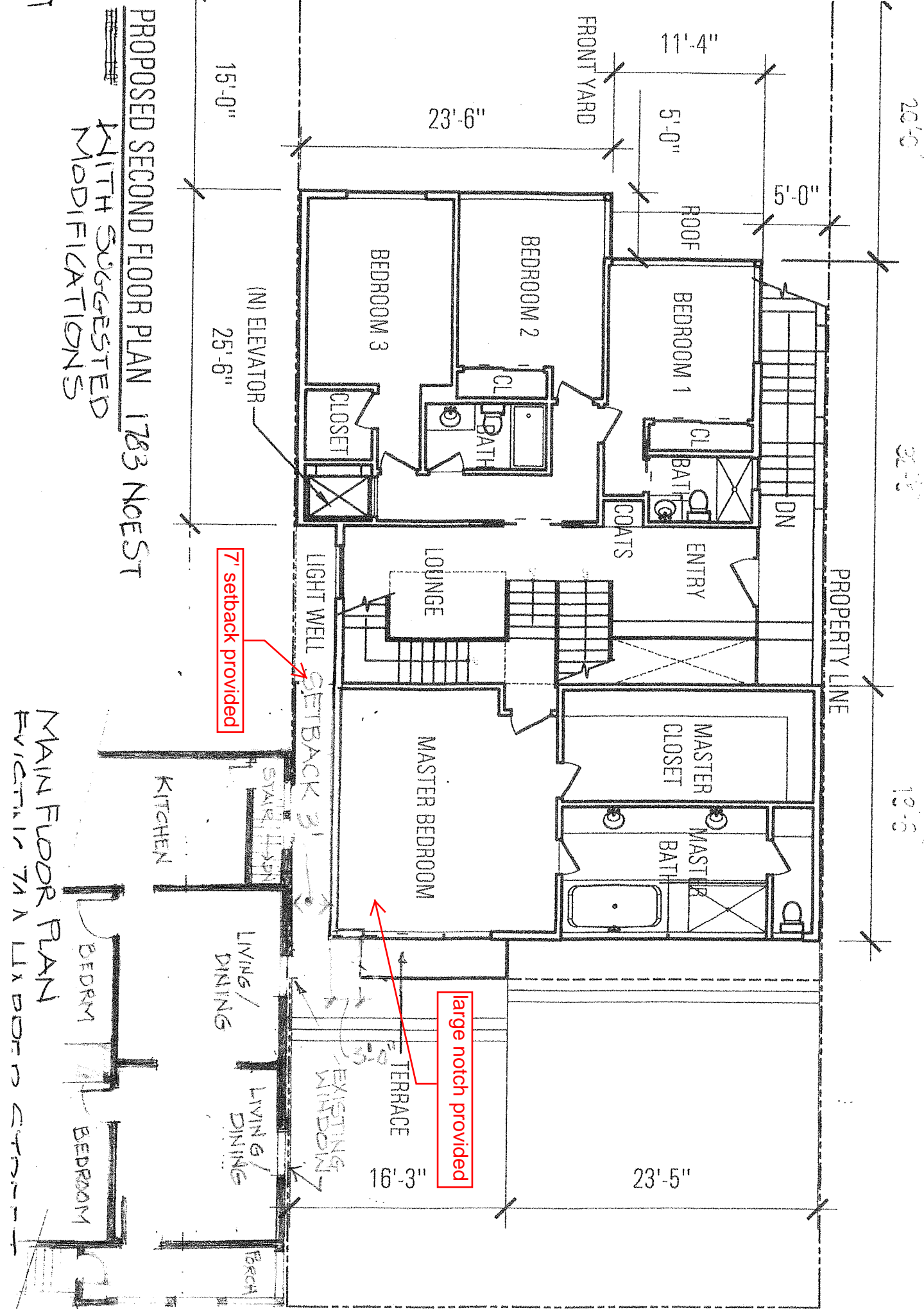
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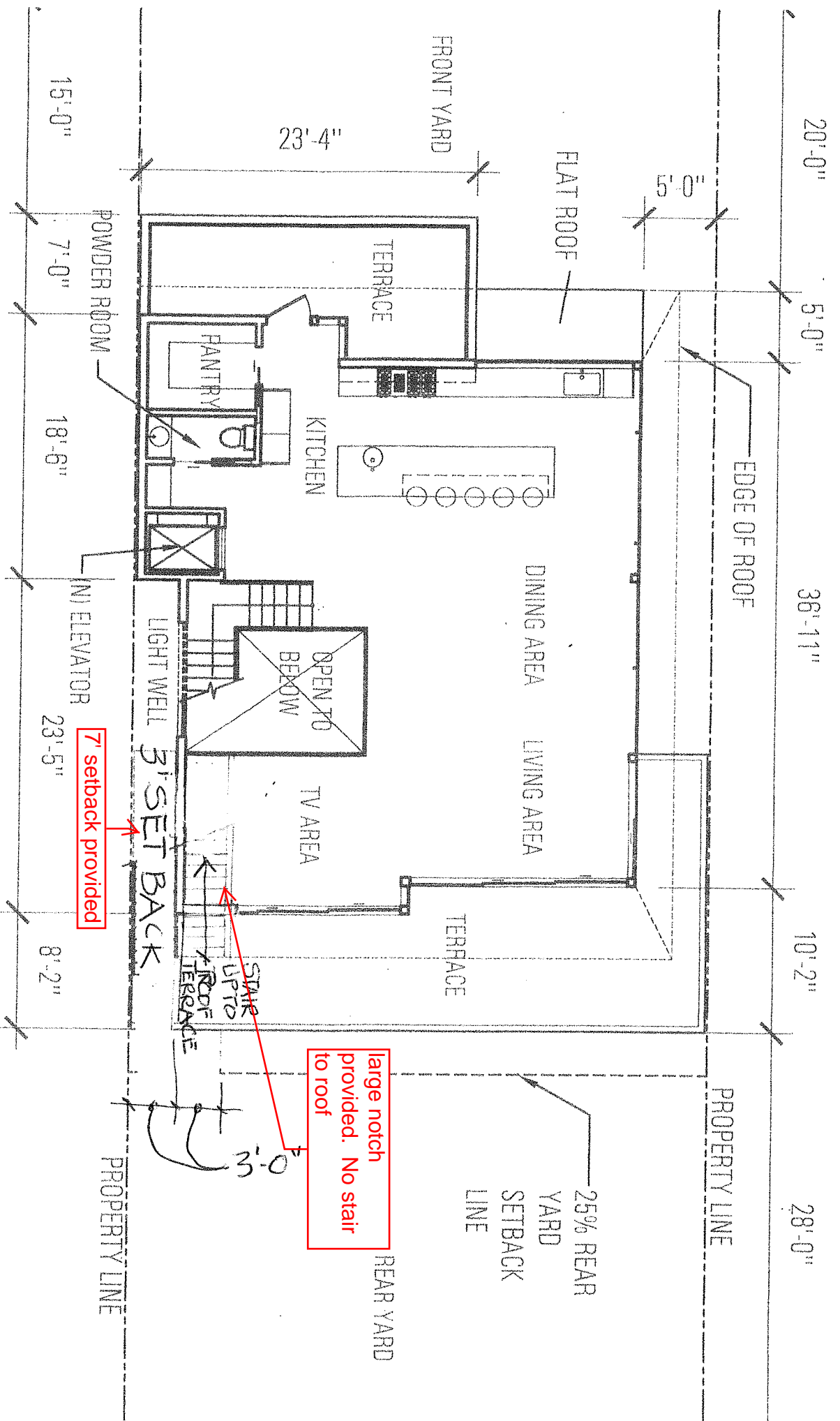
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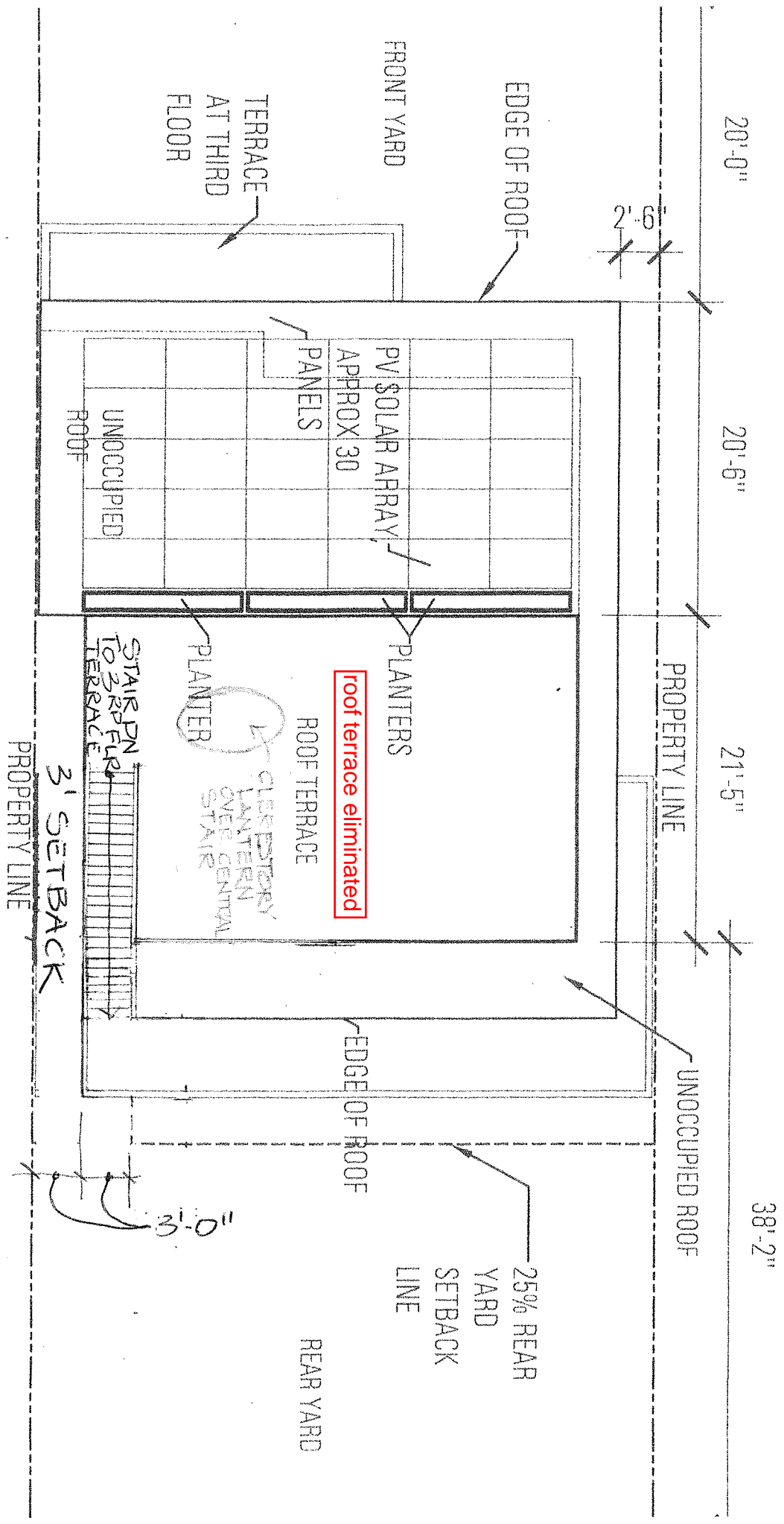
PROPOSED FIRST FLOOR PLAN · 1783 NOE STREET  
 WITH SUGGESTED MODIFICATIONS







PROPOSED THIRD FLOOR PLAN  
WITH SUGGESTED MODIFICATIONS

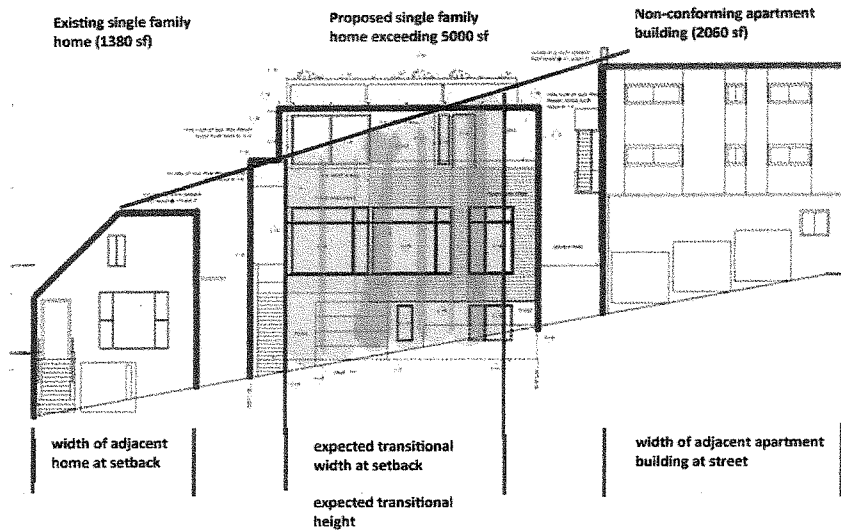


roof terrace eliminated

PROPOSED ROOF DECK PLAN 1783 NDE ST  
WITH SUGGESTED MODIFICATIONS



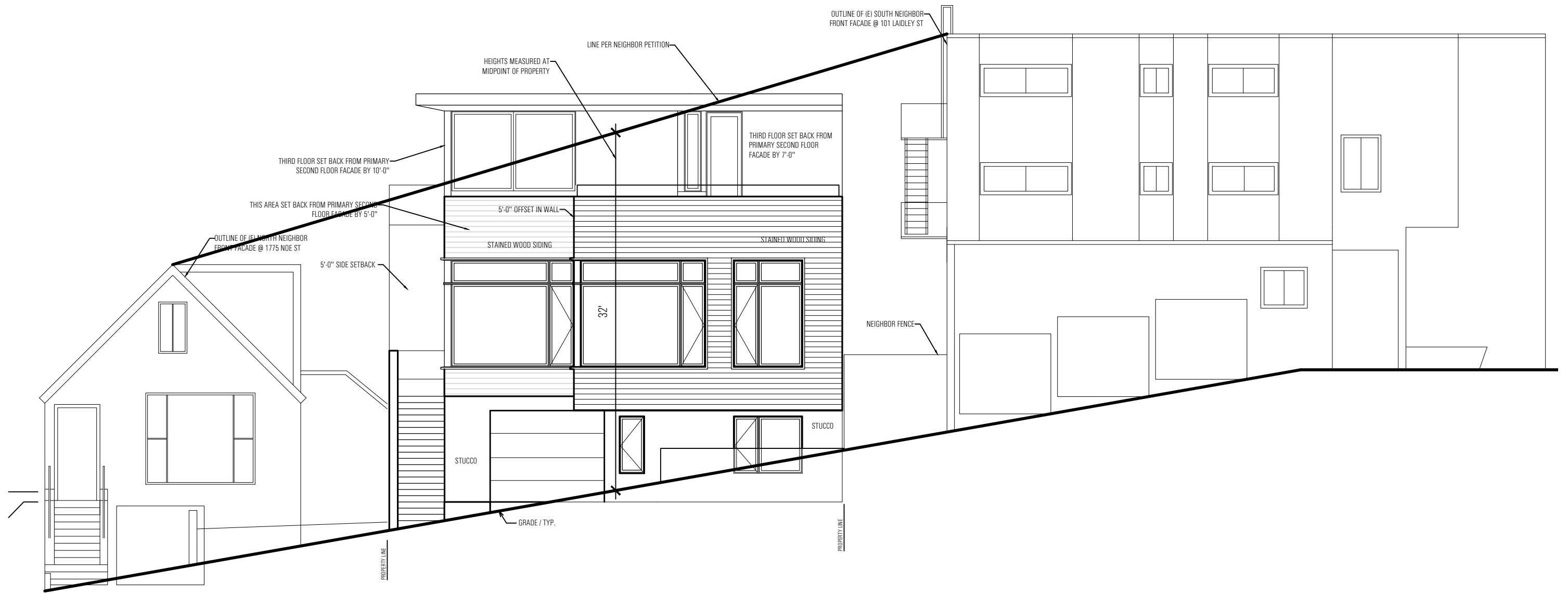
# EXHIBIT C - PAGE 1/8



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is wider and larger than every other building and is replacing an affordable neighborhood home that could be remodeled for a modest addition. We support the Discretionary Re Applications filed on the demolition and new construction permits by our neighbors and the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
JOHN MURPHY	<i>[Signature]</i>	90 LAIDLEY	-
GEORGE HORWITZ	<i>[Signature]</i>	120 LAIDLEY	georgehorwitz@yahoo.com
ROSE ROSKILLER	<i>[Signature]</i>	91 HARPER ST	BUNNYCAT7312@gmail.com
ROBERT HITE	<i>[Signature]</i>	14 LAIDLEY	laidley@mindspring.com
KEVIN WHITE	<i>[Signature]</i>	95 LAIDLEY	Kwhite@fullrangeprod.com
ANNAMARIE FARO	<i>[Signature]</i>	95 LAIDLEY	FARODESIGN@GMAIL.COM
FIONA PARKER JIVENS	<i>[Signature]</i>	1753 NOE ST.	fparkergivens@yahoo.com
CHRIS ALLANER	<i>[Signature]</i>	107 LAIDLEY	AntiquariosFC@gmail.com

①



WINDER GIBSON  
ARCHITECTS



**EXISTING COTTAGE VS. PROPOSED HOUSE  
PHOTO FROM LAIDLEY STREET**

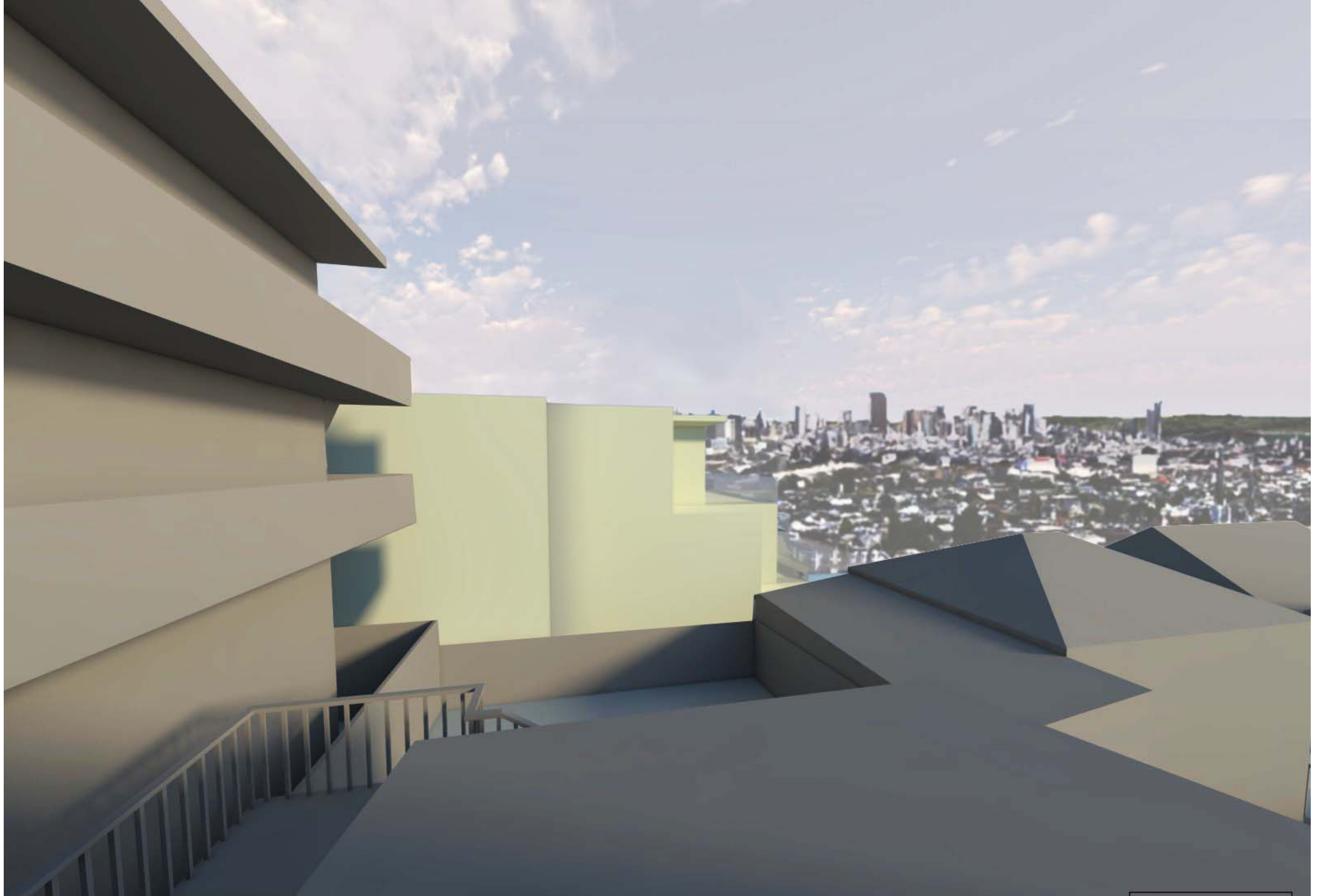
WINDER GIBSON  
ARCHITECTS



**EXISTING COTTAGE VS. PROPOSED HOUSE  
PHOTO FROM LAIDLEY STREET**

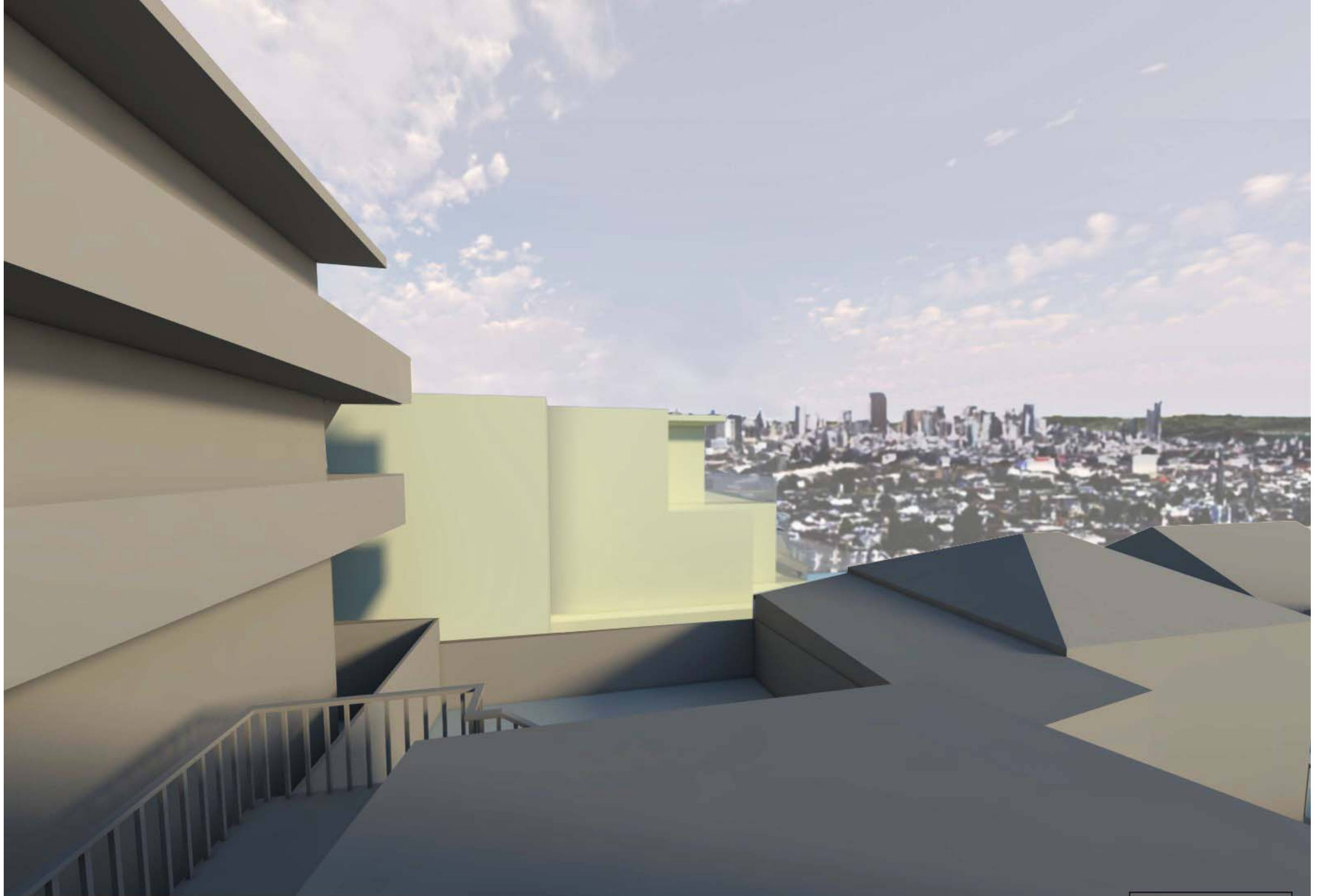


1783 NOE\_ ORIGINAL BUILDING ENVELOPE



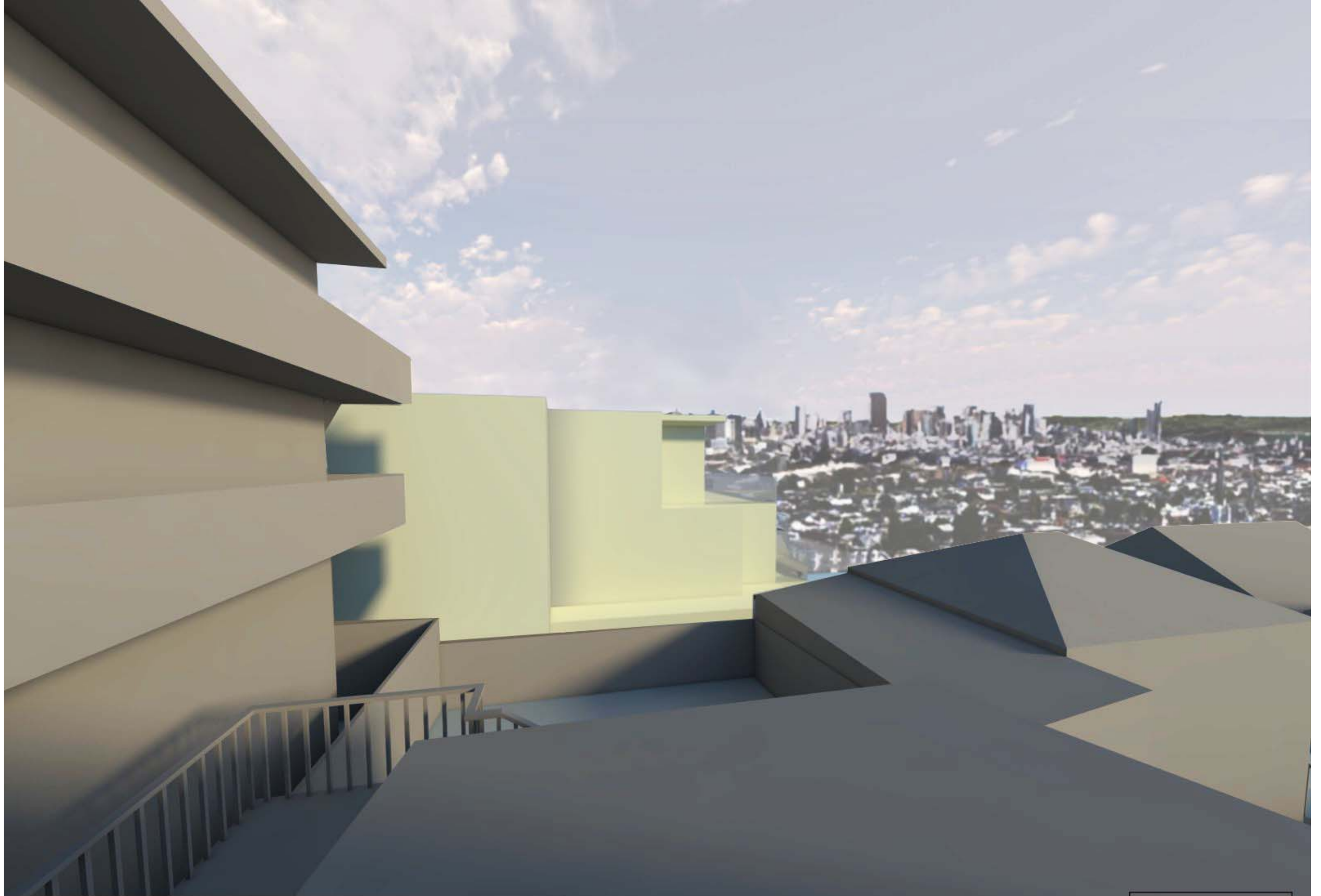
**1783 NOE\_ REVISED BUILDING ENVELOPE 5' SETBACK**  
11.18.2015

WINDER GIBSON  
ARCHITECTS



**1783 NOE\_ REVISED BUILDING ENVELOPE 7' SETBACK**  
11.18.2015

WINDER GIBSON  
ARCHITECTS



**1783 NOE\_ REVISED BUILDING ENVELOPE 10' SETBACK**  
11.18.2015

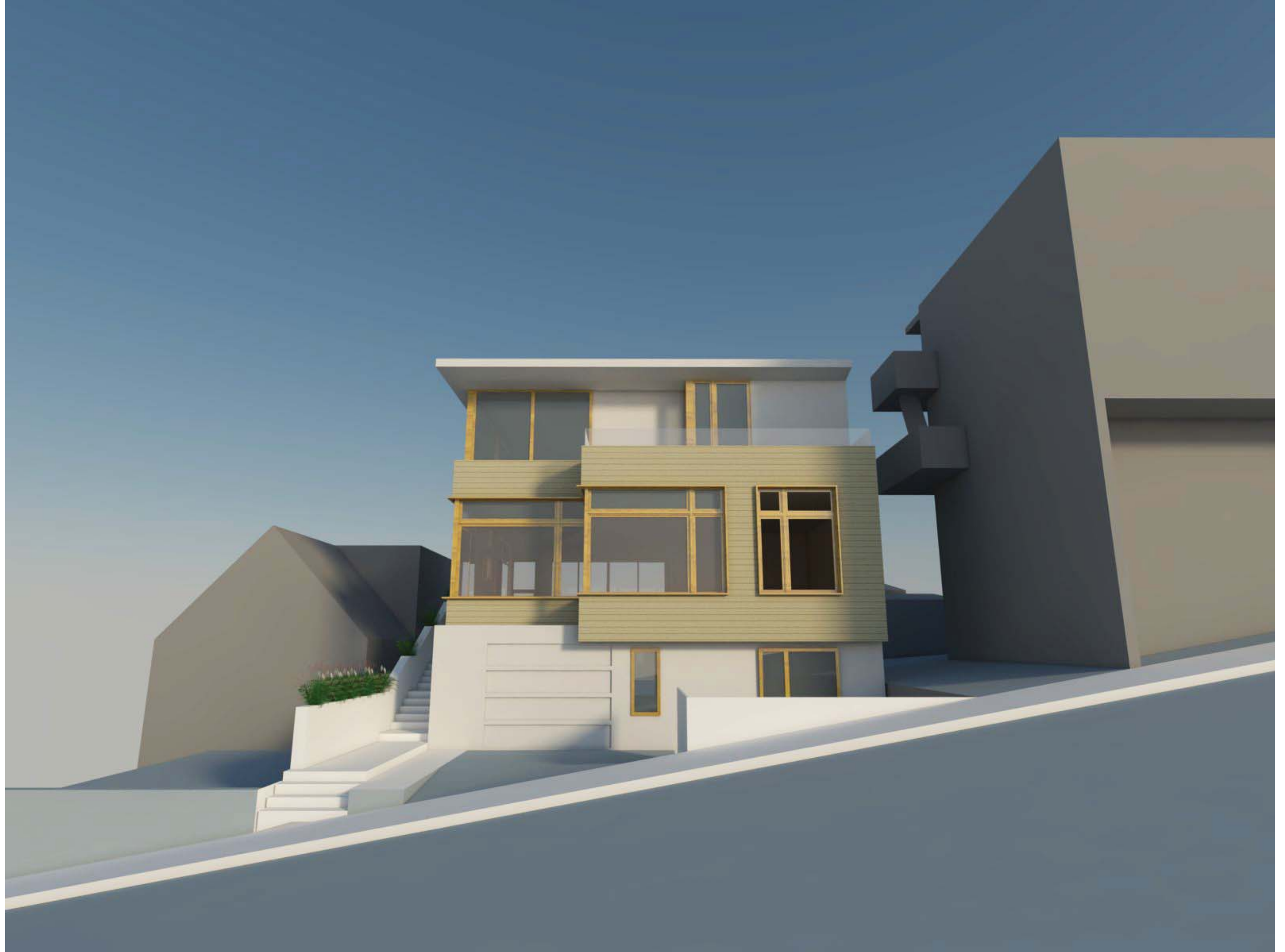
WINDER GIBSON  
ARCHITECTS



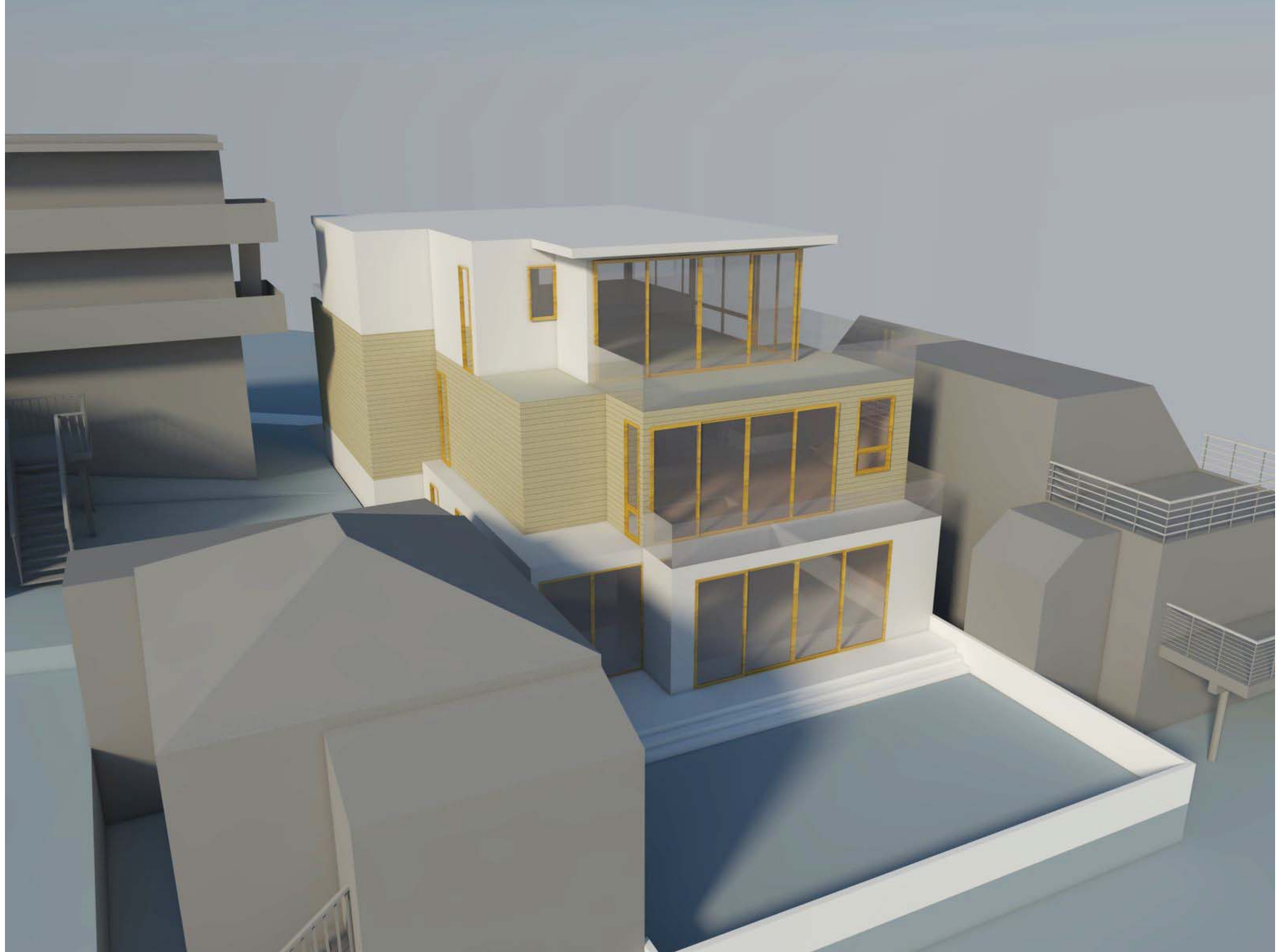


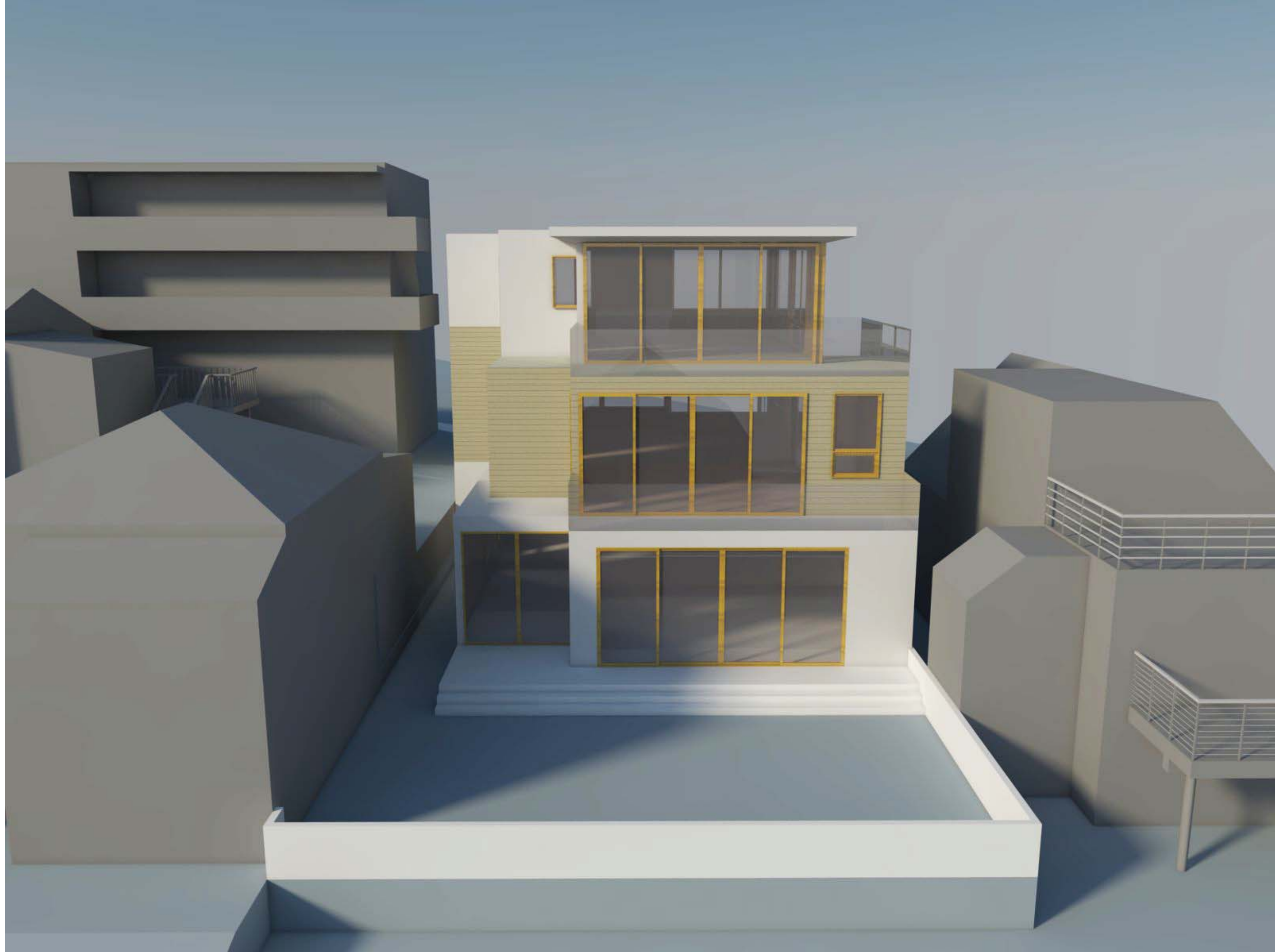
1783 Noe - Revised Design  
12.1.2015

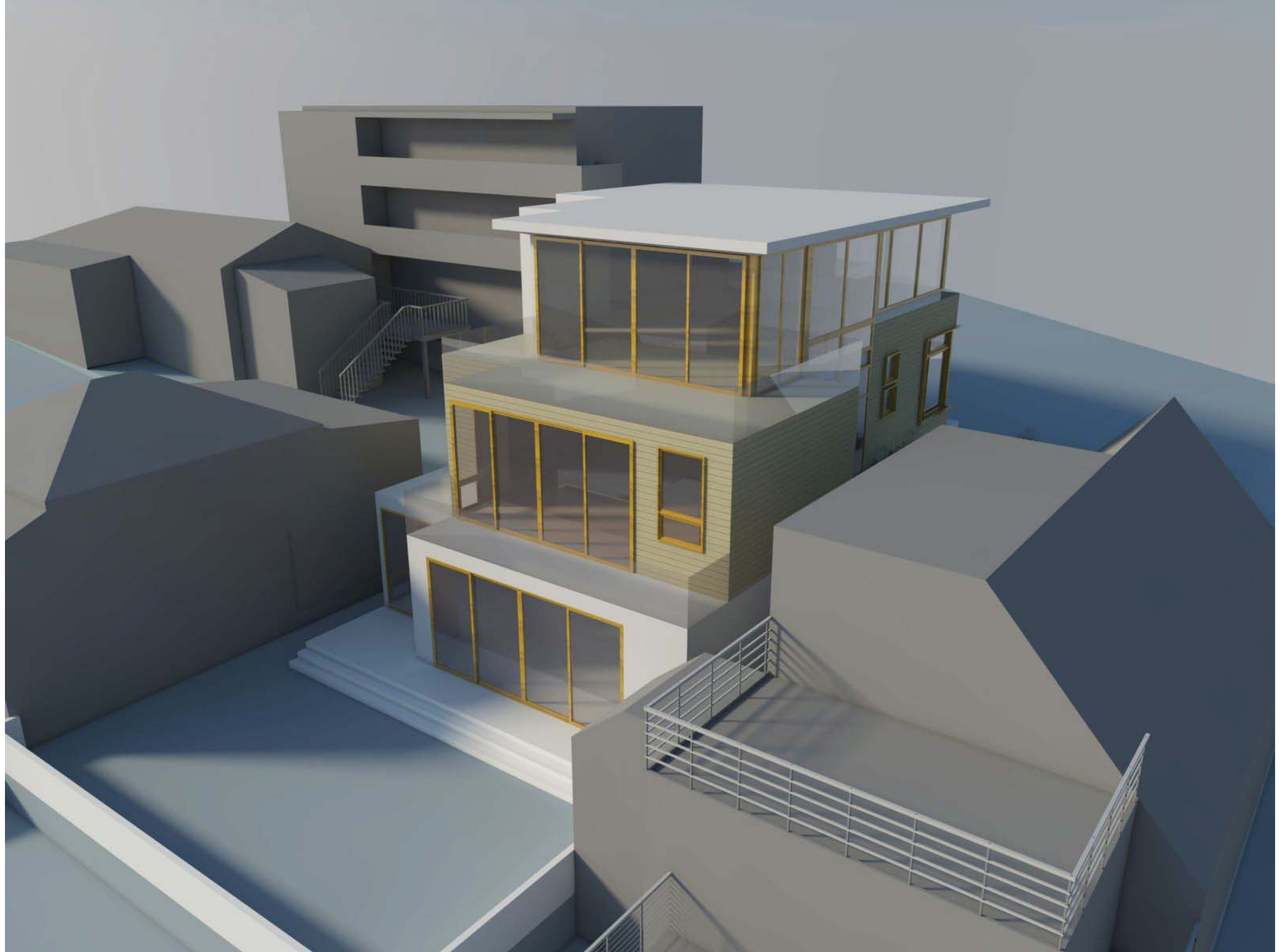
WINDER GIBSON  
ARCHITECTS















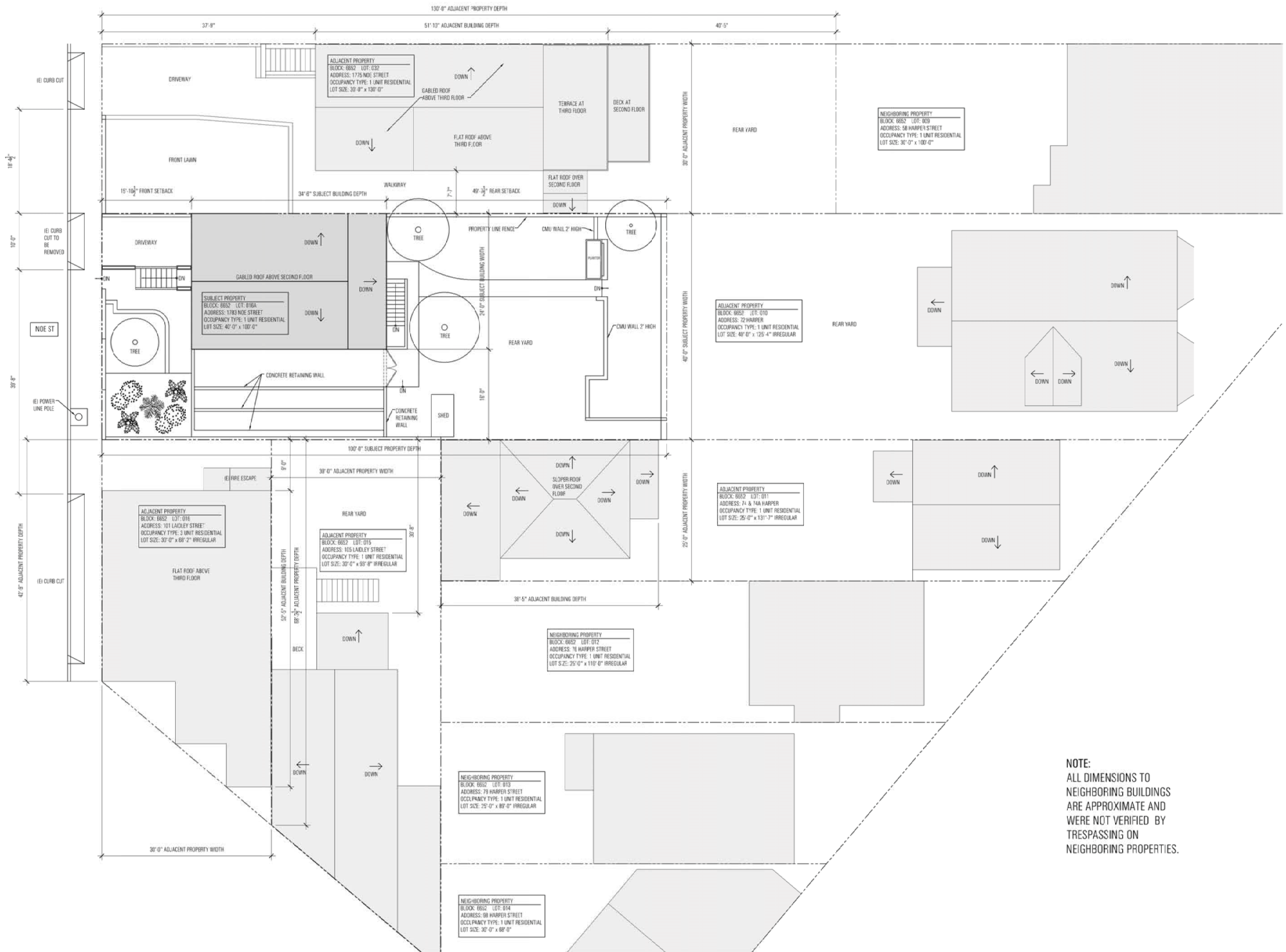
**1783 NOE STREET**  
SAN FRANCISCO, CA 94131

DR HEARING SET  
12.01.15

EXISTING AND DEMOLITION SITE PLAN

**A 1.0**

DATE 12.01.15  
SCALE AS NOTED  
DRAWN DK, CW, GG



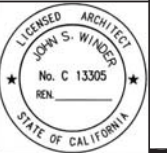
**NOTE:**  
ALL DIMENSIONS TO  
NEIGHBORING BUILDINGS  
ARE APPROXIMATE AND  
WERE NOT VERIFIED BY  
TRESPASSING ON  
NEIGHBORING PROPERTIES.

**EXISTING SITE/ROOF PLAN - ENTIRE DWELLING AND ALL SITE WORK TO BE REMOVED**  
1/8" = 1'-0"

1  
A1.0







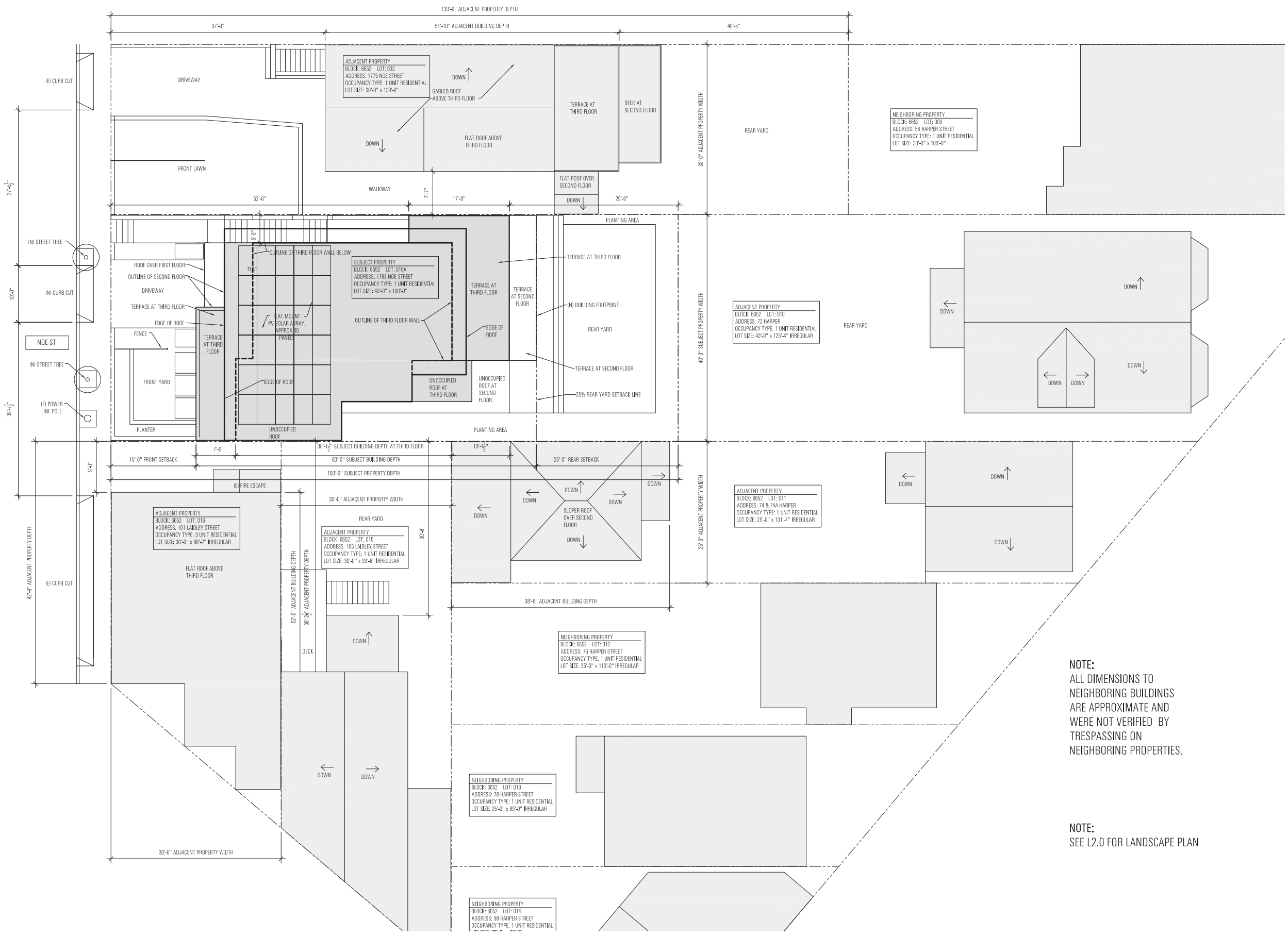
**1783 NOE STREET**  
SAN FRANCISCO, CA 94113

DR HEARING SET  
12.01.15

PROPOSED SITE PLAN

**A 2.0**

DATE	12.01.15
SCALE	AS NOTED
DRAWN	CK, CW, GG



**NOTE:**  
ALL DIMENSIONS TO  
NEIGHBORING BUILDINGS  
ARE APPROXIMATE AND  
WERE NOT VERIFIED BY  
TRESPASSING ON  
NEIGHBORING PROPERTIES.

**NOTE:**  
SEE L2.0 FOR LANDSCAPE PLAN

**PROPOSED SITE/ROOF PLAN**  
1/8" = 1'-0"

1
A2.0





1783 NOE STREET  
SAN FRANCISCO, CA 94113

DR HEARING SET  
12.01.15

PROPOSED FLOOR PLANS


A2.1

DATE 12.01.15

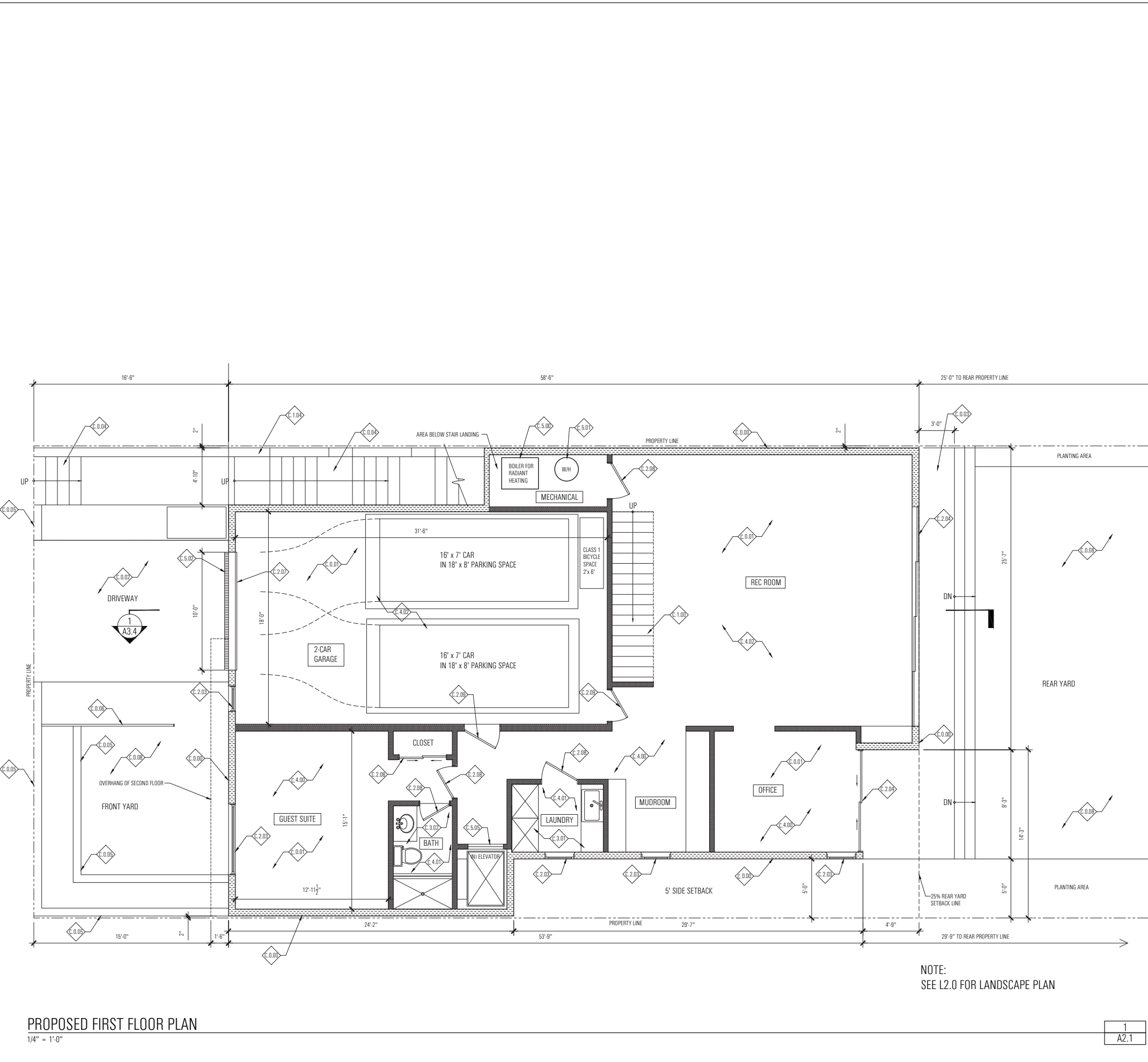
SCALE AS NOTED

DRAWN DK, CW, GG

WALL TYPES	
	EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 1/2" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
	EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
	EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
	EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
	EXTERIOR PAINTED FLUSH WOOD DOOR
	EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12" WIDE
	INTERIOR DOOR
	20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
	MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
	KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
	LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
	BATHROOM WITH NEW FIXTURES AND FINISHES.
	POWDER ROOM WITH NEW FIXTURES AND FINISHES.
	BUILT-IN CABINET
	BUILT-IN PANTRY CABINETS
	BUILT-IN BENCH
	BUILT-IN WINE STORAGE SYSTEM
	NEW HARDWOOD FLOORING
	NEW TILE FLOORING
	NEW CONCRETE FLOORING
	RADIANT HEATING SYSTEM WITH BOILER
	WATER HEATER
	TRENCH DRAIN AT GARAGE DOOR
	LAUNDRY CONNECTIONS AT MASTER CLOSET
	NOT USED
	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
	42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
	1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1" PLYWOOD, WOOD FRAMING AND 5/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
	1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1" PLYWOOD, WOOD FRAMING AND 5/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
	5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
	STAINED WOOD SOFFIT TO MATCH SIDING
	INTEGRAL COLOR STUCCO FASCIA AND CANTLED EAVE
	30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
	30" HIGH SOLID PARAPET WALL

**CONSTRUCTION SHEET NOTES**

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NOTE:  
SEE L2.0 FOR LANDSCAPE PLAN

PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

1  
A2.1



NEW DESIGN-BUILD  
SPRINKLER SYSTEM UNDER  
SEPARATE PERMIT PER NFPA  
13R



PROPOSED FLOOR PLANS

1	A2.2
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NEW DESIGN-BUILD  
SPRINKLER SYSTEM UNDER  
SEPARATE PERMIT PER NFPA  
13R

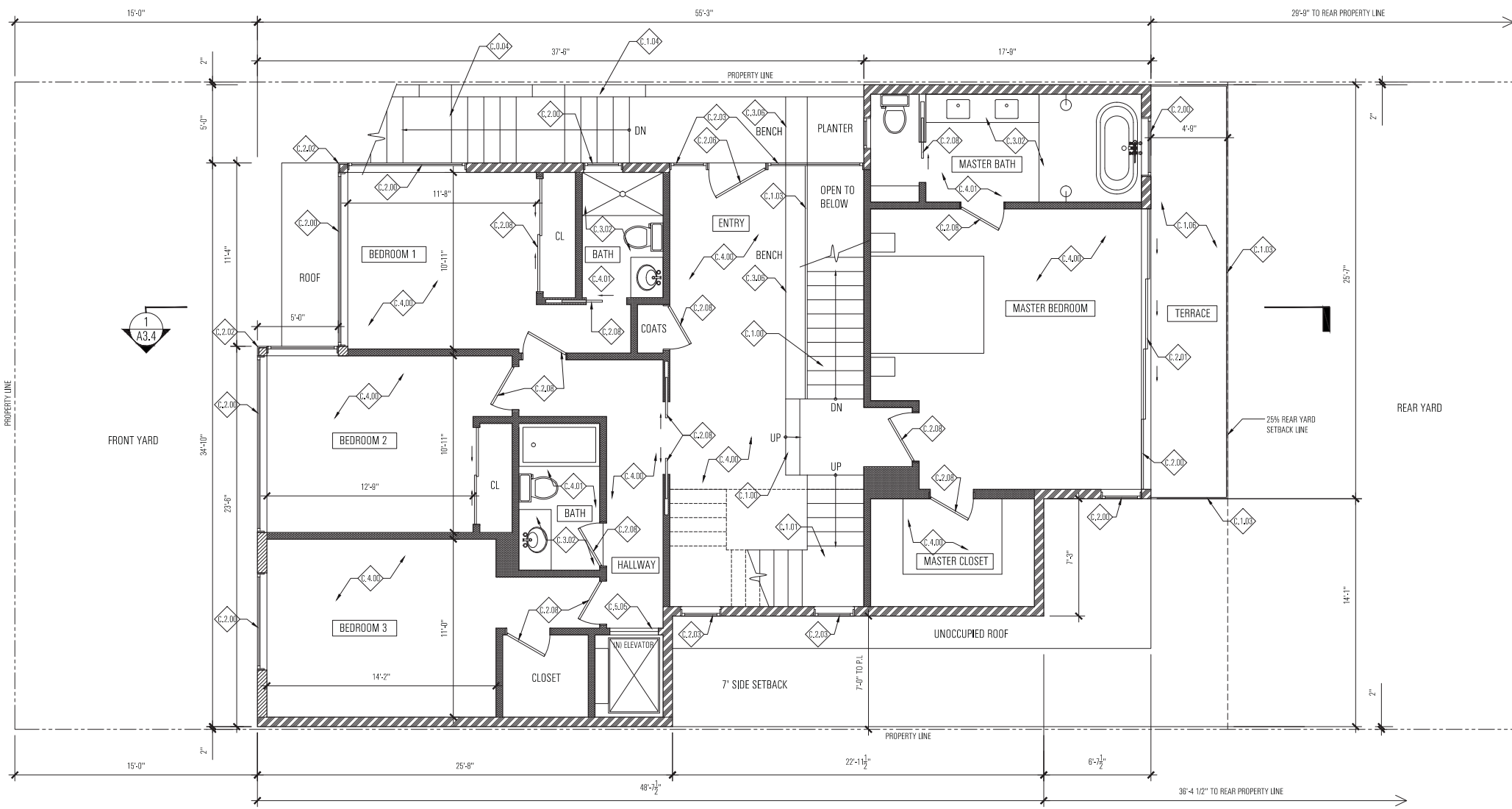
**WALL TYPES**

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

**CONSTRUCTION SHEET NOTES**

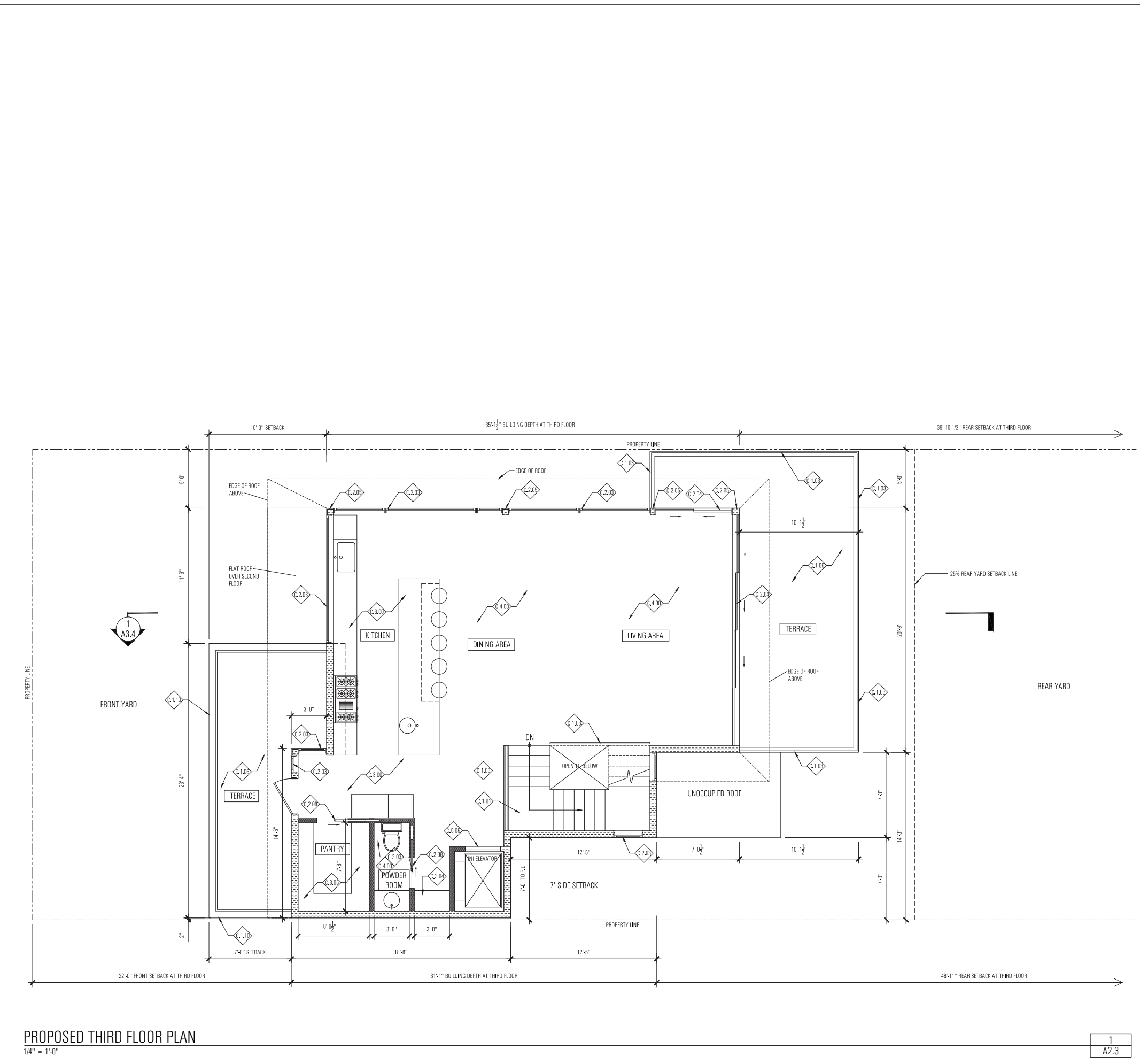
- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN 15" BUT NOT MORE THAN 1.25" NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING, 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
- 30" HIGH SOLID PARAPET WALL

- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS



PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

1  
A2.2



WALL TYPES	
EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWOOD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR	EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 1/2" TYPE-X GYP SHEATHING, OVER PLYWOOD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR	EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWOOD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR	EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.	EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
	EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
	EXTERIOR PAINTED FLUSH WOOD DOOR
	EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
	INTERIOR DOOR
	20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE

CONSTRUCTION SHEET NOTES	
C-0.00	CONCRETE FOUNDATIONS S.S.D
C-0.01	CONCRETE SLAB, SSD
C-0.02	PERMEABLE PAVER DRIVEWAY
C-0.03	CONCRETE TERRACE OR WALK
C-0.04	CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN 1 1/2" BUT NOT MORE THAN 1.25" NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
C-0.05	CONCRETE RETAINING WALL
C-0.06	PAINTED WOOD FENCE
C-0.07	PRECAST CONCRETE PLANTER
C-0.08	SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
	SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
C-1.00	INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
C-1.01	INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
C-1.02	NOT USED
C-1.03	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
C-1.04	42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWOOD SHEATHING BOTH SIDES AND TOP.
C-1.05	1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C-1.06	1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
C-1.07	3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
C-1.08	STAINED WOOD SOFFIT TO MATCH SIDING
C-1.09	INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
C-1.10	30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
C-1.11	30" HIGH SOLID PARAPET WALL

C-2.00	EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
C-2.01	EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
C-2.02	EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
C-2.03	INTERIOR DOOR
C-2.04	20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
C-2.10	MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
C-3.00	KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
C-3.01	LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS. VENT AS REQUIRED
C-3.02	BATHROOM WITH NEW FIXTURES AND FINISHES.
C-3.03	POWDER ROOM WITH NEW FIXTURES AND FINISHES.
C-3.04	BUILT-IN CABINET
C-3.05	BUILT-IN PANTRY CABINETS
C-3.06	BUILT-IN BENCH
C-3.07	BUILT-IN WINE STORAGE SYSTEM
C-4.00	NEW HARDWOOD FLOORING
C-4.01	NEW TILE FLOORING
C-4.02	NEW CONCRETE FLOORING
C-5.00	RADIANT HEATING SYSTEM WITH BOILER
C-5.01	WATER HEATER
C-5.02	TRENCH DRAIN AT GARAGE DOOR
C-5.03	LAUNDRY CONNECTIONS AT MASTER CLOSET
C-5.04	NOT USED
C-5.05	ELEVATOR
C-5.06	PHOTOVOLTAIC PANELS

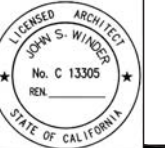
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 san francisco, ca 94103



1783 NOE STREET  
 SAN FRANCISCO, CA 94131

DR HEARING SET  
 12.01.15

PROPOSED FLOOR PLANS


A2.3

NEW DESIGN-BUILD  
 SPRINKLER SYSTEM UNDER  
 SEPARATE PERMIT PER NFPA  
 13R



DATE	12.01.15
SCALE	AS NOTED
DRAWN	DK, CW, GG

**WALL TYPES**

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x8 V GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x8 V GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

**NEW DESIGN-BUILD SPRINKLER SYSTEM UNDER SEPARATE PERMIT PER NFPA 13R**

**CONSTRUCTION SHEET NOTES**

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN 75' BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS

SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS

- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1 HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE
- 30" HIGH SOLID PARAPET WALL
- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2' BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2' BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES
- POWDER ROOM WITH NEW FIXTURES AND FINISHES
- BUILT-IN CABINET

- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

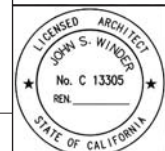
**WINDER GIBSON**  
architects

interiors  
planning  
architecture

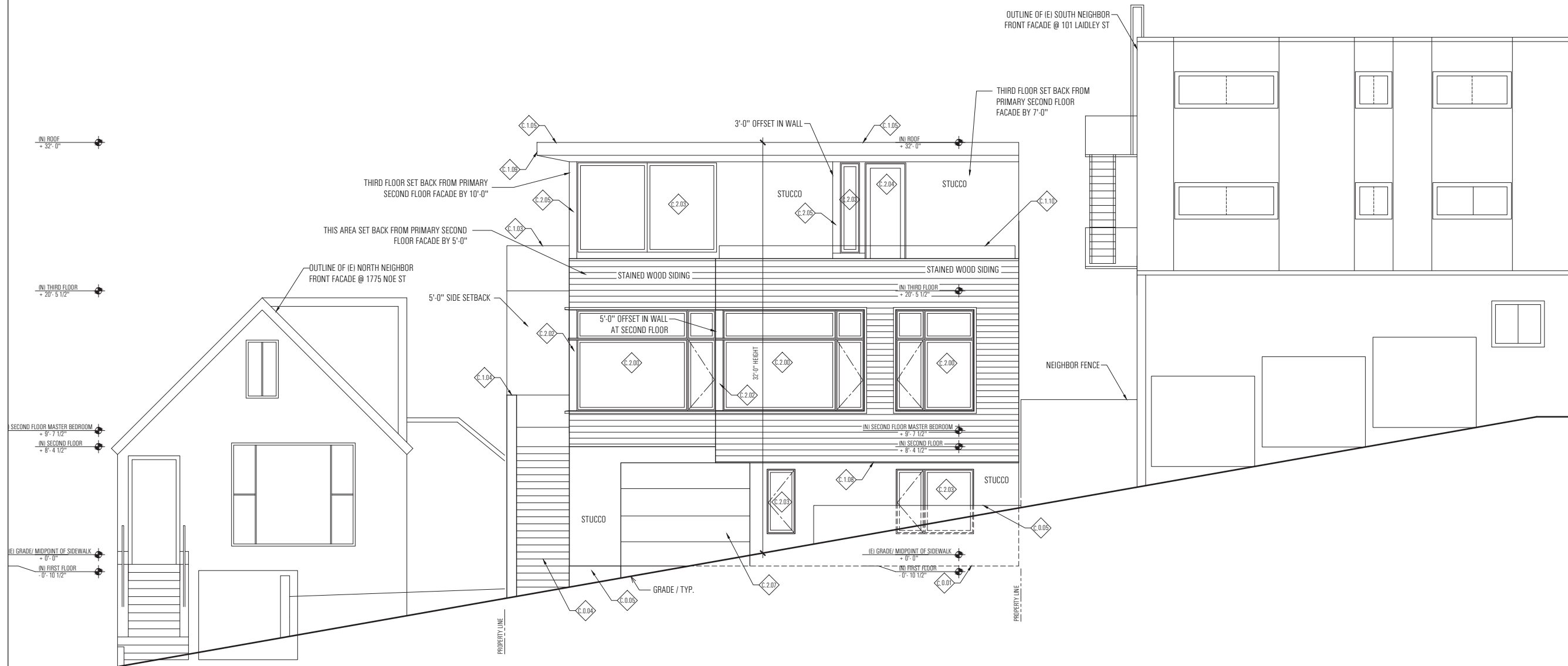
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351 ninth street, suite 301  
san francisco, ca 94103



**1783 NOE STREET**  
SAN FRANCISCO, CA 94131



**PROPOSED FRONT (WEST) ELEVATION**

1/4" = 1'-0"

1  
A3.0

DR HEARING SET  
12.01.15

PROPOSED ELEVATIONS


**A3.0**










DATE 12.01.15  
SCALE AS NOTED  
DRAWN DK, CW, GG







### WALL TYPES




































-  EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD, INTERIOR
-  EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x8 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD, INTERIOR
-  EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x8 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD, INTERIOR
-  INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

**NEW DESIGN-BUILD  
SPRINKLER SYSTEM UNDER  
SEPARATE PERMIT PER NFA  
13R**

### CONSTRUCTION SHEET NOTES

-  CONCRETE FOUNDATIONS S.S.D
-  CONCRETE SLAB, SSD
-  PERMEABLE PAVER DRIVEWAY
-  CONCRETE TERRACE OR WALK
-  CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
-  CONCRETE RETAINING WALL
-  PAINTED WOOD FENCE
-  PRECAST CONCRETE PLANTER
-  SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS

- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
-  INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE. 36" HIGH
  -  INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE. 36" HIGH
  -  NOT USED
  -  42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
  -  42" HIGH 1 HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
  -  1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING. 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

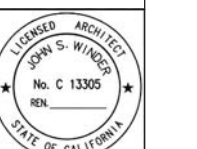
-  1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING. 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
-  3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
-  STAINED WOOD SOFFIT TO MATCH SIDING
-  INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
-  30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE
-  30" HIGH SOLID PARAPET WALL
-  EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
-  EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
-  EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
-  EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
-  EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
-  EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
-  EXTERIOR PAINTED FLUSH WOOD DOOR
-  EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
-  INTERIOR DOOR
-  20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
-  MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
-  KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
-  LAUNDRY ROOM WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED
-  BATHROOM WITH NEW FIXTURES AND FINISHES.
-  POWDER ROOM WITH NEW FIXTURES AND FINISHES.
-  BUILT-IN CABINET
-  BUILT-IN PANTRY CABINETS
-  BUILT-IN BENCH
-  BUILT-IN WINE STORAGE SYSTEM
-  NEW HARDWOOD FLOORING
-  NEW TILE FLOORING
-  NEW CONCRETE FLOORING
-  RADIANT HEATING SYSTEM WITH BOILER
-  WATER HEATER
-  TRENCH DRAIN AT GARAGE DOOR
-  LAUNDRY CONNECTIONS AT MASTER CLOSET
-  NOT USED
-  ELEVATOR
-  PHOTOVOLTAIC PANELS

# WINDER GIBSON architects

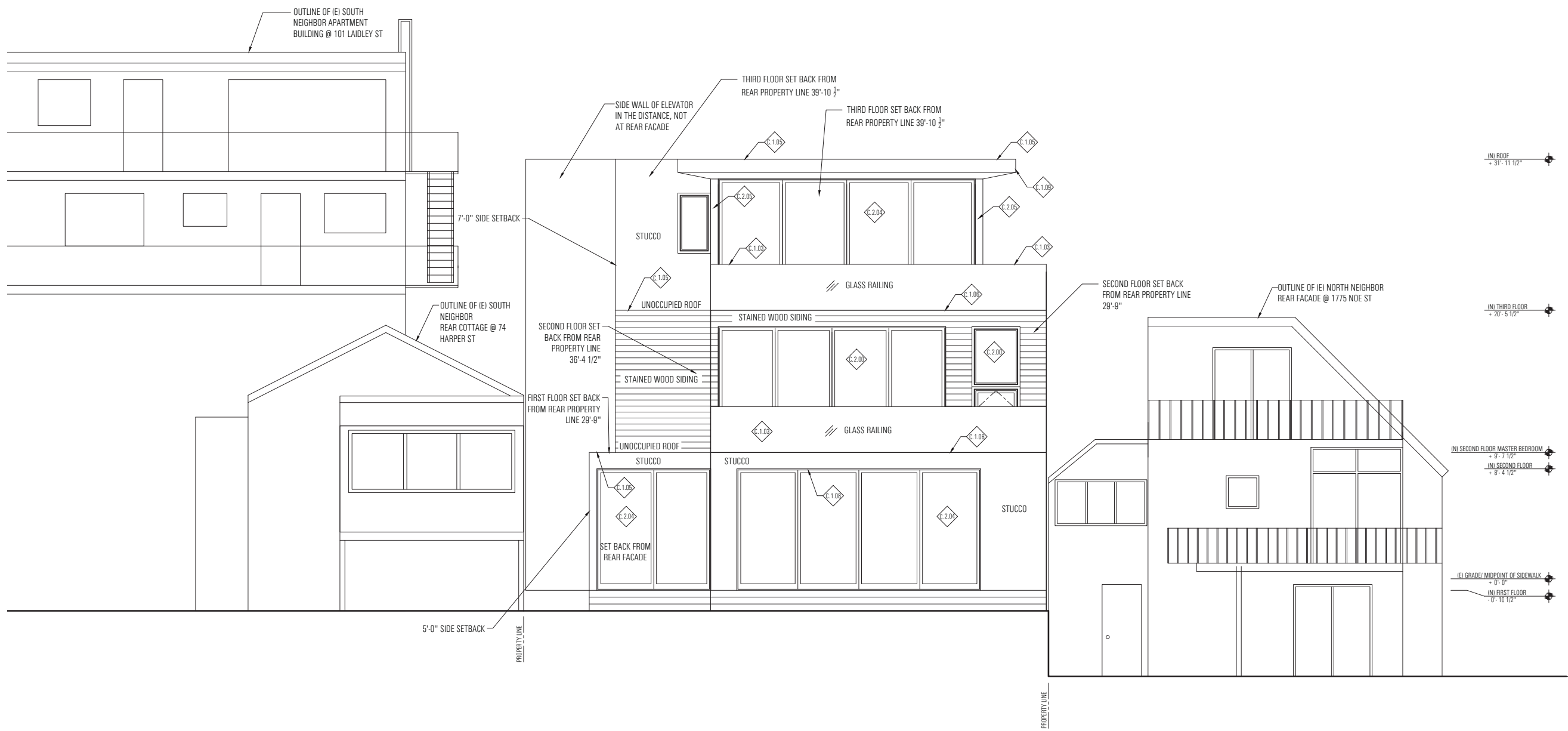
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san francisco, ca 94103



**1783 NOE STREET**  
SAN FRANCISCO, CA 94131



**PROPOSED REAR (EAST) ELEVATION**

1/4" = 1'-0"

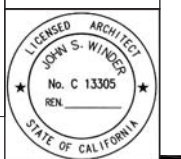
1  
A3.1

DR HEARING SET  
12.01.15

PROPOSED ELEVATIONS


**A3.1**

DATE	12.01.15
SCALE	AS NOTED
DRAWN	DK, CW, GG



1783 NOE STREET  
SAN FRANCISCO, CA 94113

DR HEARING SET  
12.01.15

PROPOSED ELEVATIONS


A3.2

**CONSTRUCTION SHEET NOTES**

- C-0.00 CONCRETE FOUNDATIONS S.S.D
- C-0.01 CONCRETE SLAB, SSD
- C-0.02 PERMEABLE PAVER DRIVEWAY
- C-0.03 CONCRETE TERRACE OR WALK
- C-0.04 CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25", NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING, 36" HIGH HANDRAIL WHERE REQUIRED.
- C-0.05 CONCRETE RETAINING WALL
- C-0.06 PAINTED WOOD FENCE
- C-0.07 PRECAST CONCRETE PLANTER
- C-0.08 SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS

- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- C-1.00 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
  - C-1.01 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
  - C-1.02 NOT USED
  - C-1.03 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
  - C-1.04 42" HIGH 1 HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
  - C-1.05 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

- C-1.06 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- C-1.07 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
- C-1.08 STAINED WOOD SOFFIT TO MATCH SIDING
- C-1.09 INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- C-1.10 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE
- C-1.11 30" HIGH SOLID PARAPET WALL
- C-2.00 EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- C-2.01 EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- C-2.02 EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- C-2.03 EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

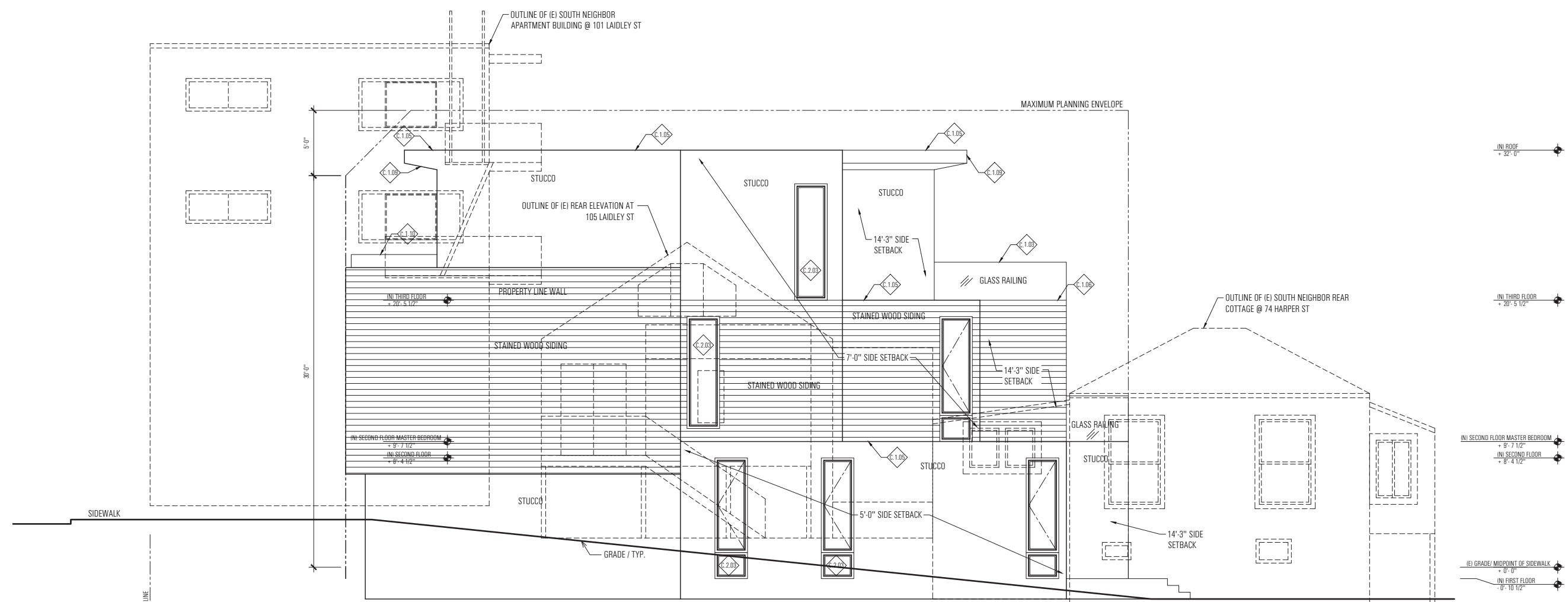
- C-2.04 EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- C-2.05 EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- C-2.06 EXTERIOR PAINTED FLUSH WOOD DOOR
- C-2.07 EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- C-2.08 INTERIOR DOOR
- C-2.09 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- C-2.10 MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- C-3.00 KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- C-3.01 LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
- C-3.02 BATHROOM WITH NEW FIXTURES AND FINISHES
- C-3.03 POWDER ROOM WITH NEW FIXTURES AND FINISHES
- C-3.04 BUILT-IN CABINET

- C-3.05 BUILT-IN PANTRY CABINETS
- C-3.06 BUILT-IN BENCH
- C-3.07 BUILT-IN WINE STORAGE SYSTEM
- C-4.00 NEW HARDWOOD FLOORING
- C-4.01 NEW TILE FLOORING
- C-4.02 NEW CONCRETE FLOORING
- C-5.00 RADIANT HEATING SYSTEM WITH BOILER
- C-5.01 WATER HEATER
- C-5.02 TRENCH DRAIN AT GARAGE DOOR
- C-5.03 LAUNDRY CONNECTIONS AT MASTER CLOSET
- C-5.04 NOT USED
- C-5.05 ELEVATOR
- C-5.06 PHOTOVOLTAIC PANELS

**WALL TYPES**

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP. SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

**NEW DESIGN-BUILD SPRINKLER SYSTEM UNDER SEPARATE PERMIT PER NFPA 13R**



**PROPOSED SOUTH SIDE ELEVATION**  
1/4" = 1'-0"



**WALL TYPES**

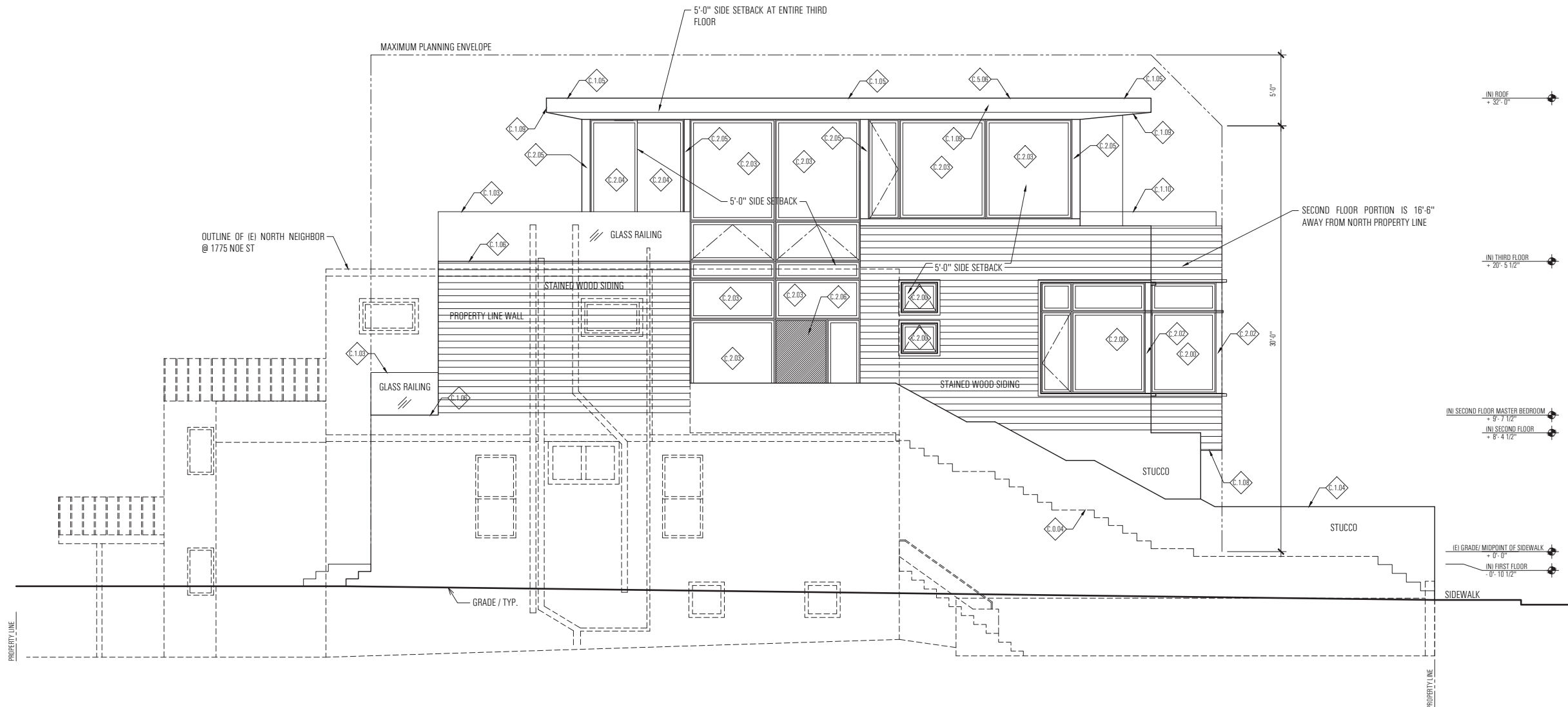
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**NEW DESIGN-BUILD  
SPRINKLER SYSTEM UNDER  
SEPARATE PERMIT PER NFPA  
13R**

**CONSTRUCTION  
SHEET NOTES**

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10\"/>
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- INTERIOR STAIR, MIN 10\"/>
- INTERIOR STAIR, MIN 10\"/>
- NOT USED
- 42\"/>
- 42\"/>
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1/2\"/>

- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1/2\"/>
- 3/4\"/>
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30\"/>
- 30\"/>
- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2\"/>
- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2\"/>
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12\"/>
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES
- POWDER ROOM WITH NEW FIXTURES AND FINISHES
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

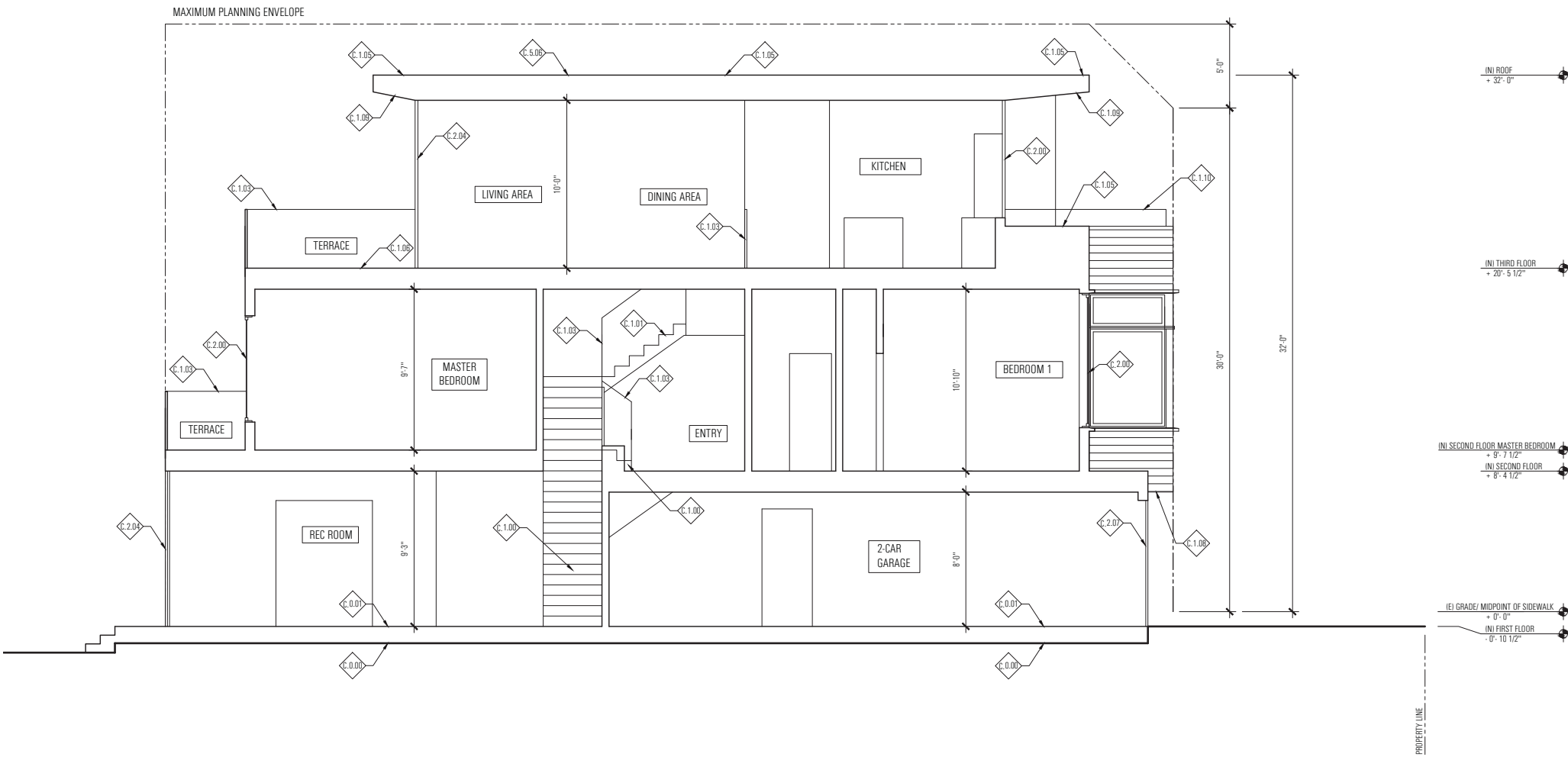


**PROPOSED NORTH SIDE ELEVATION**

1/4" = 1'-0"

1  
A3.3





PROPOSED NORTH-SOUTH SECTION  
1/4" = 1'-0"

1  
A3.4

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN 1/2" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
- 30" HIGH SOLID PARAPET WALL

- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

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DR HEARING SET  
12.01.15  
PROPOSED SECTIONS

DATE 12.01.15  
SCALE AS NOTED  
DRAWN DK, CW, GG  
A3.4

NEW DESIGN-BUILD  
SPRINKLER SYSTEM UNDER  
SEPARATE PERMIT PER NFPA  
13R