



kerman morris architects

1112 SHOTWELL STREET

07/22/2021

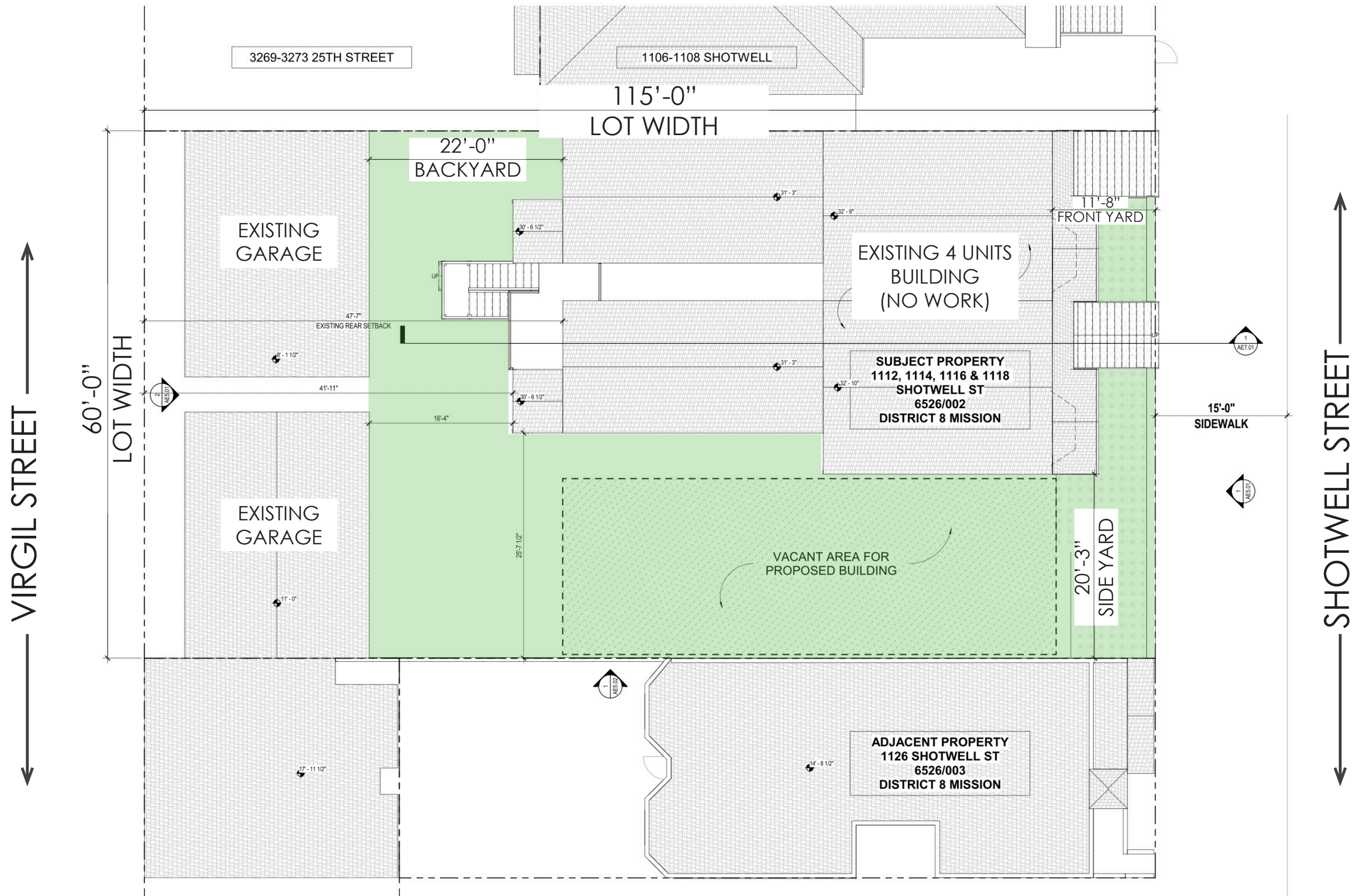
BLOCK / LOTS: 6526/002

PLANNING COMMISSION HEARING

2020-009312 CUA

UNDEVELOPED SIDE YARD	EXISTING 4 FLATS HISTORIC RESOURCE
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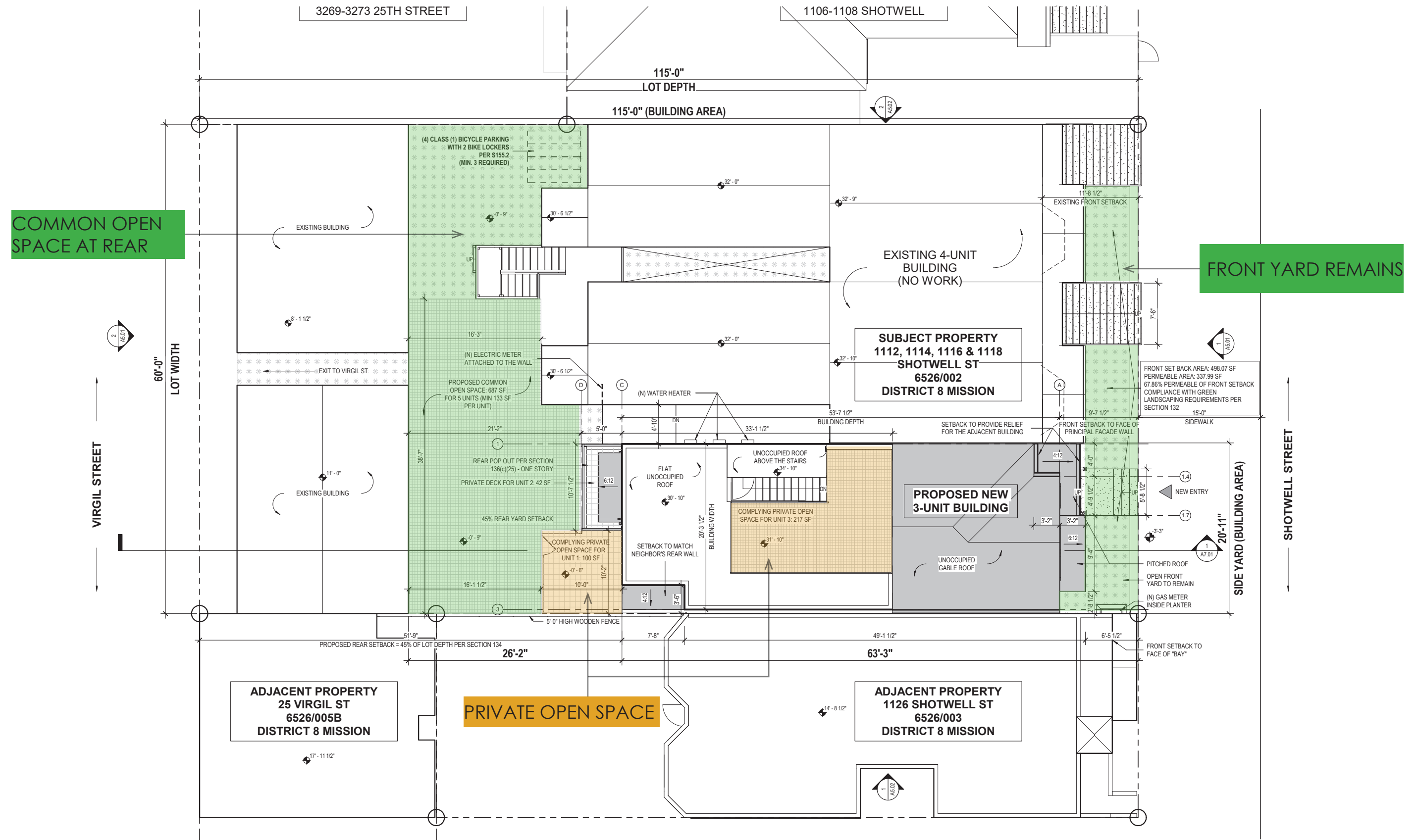
EXISTING BUILDING TO REMAIN ON THE SAME LOT



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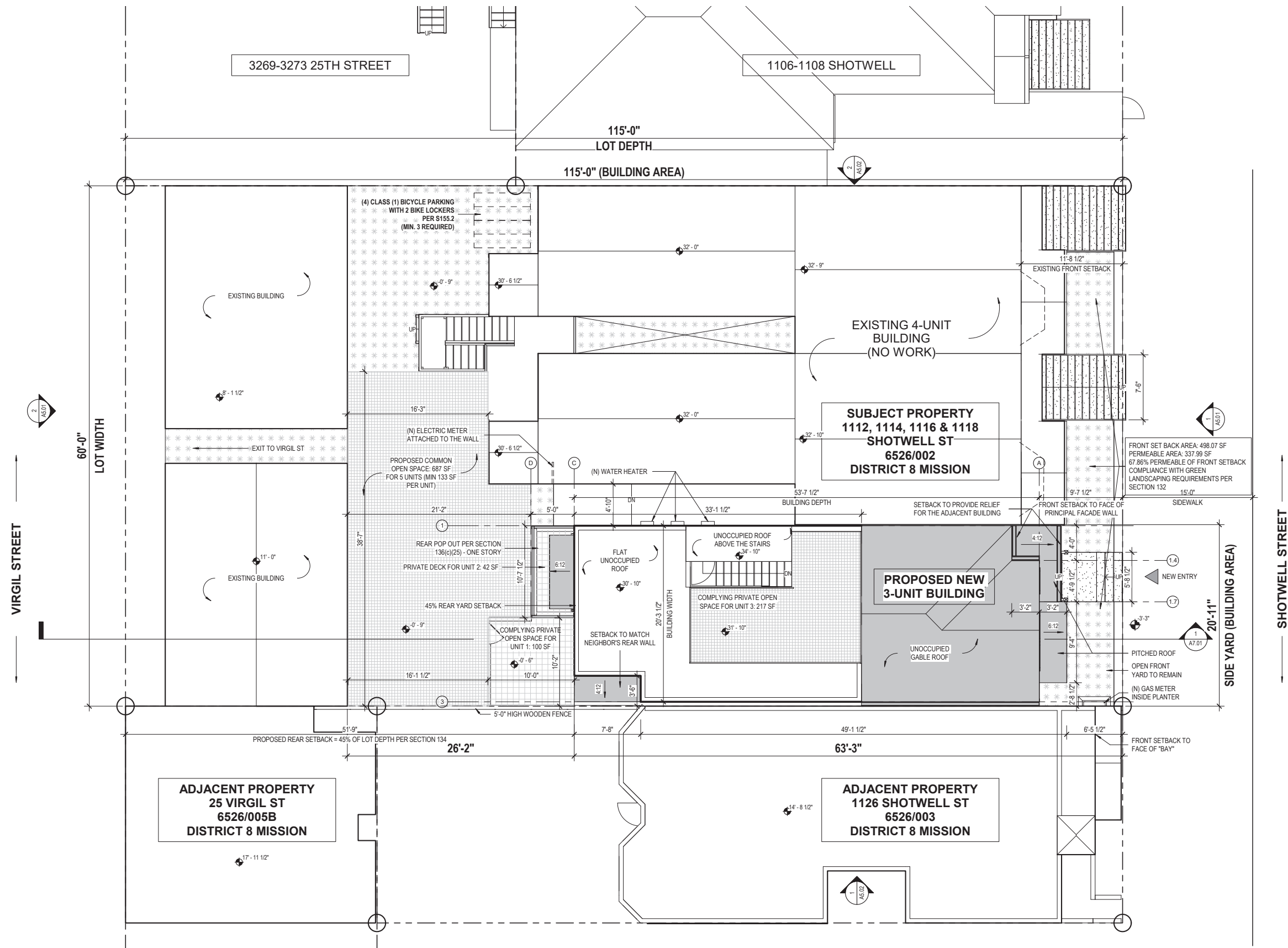
VIEWS OF SHOTWELL FACADE

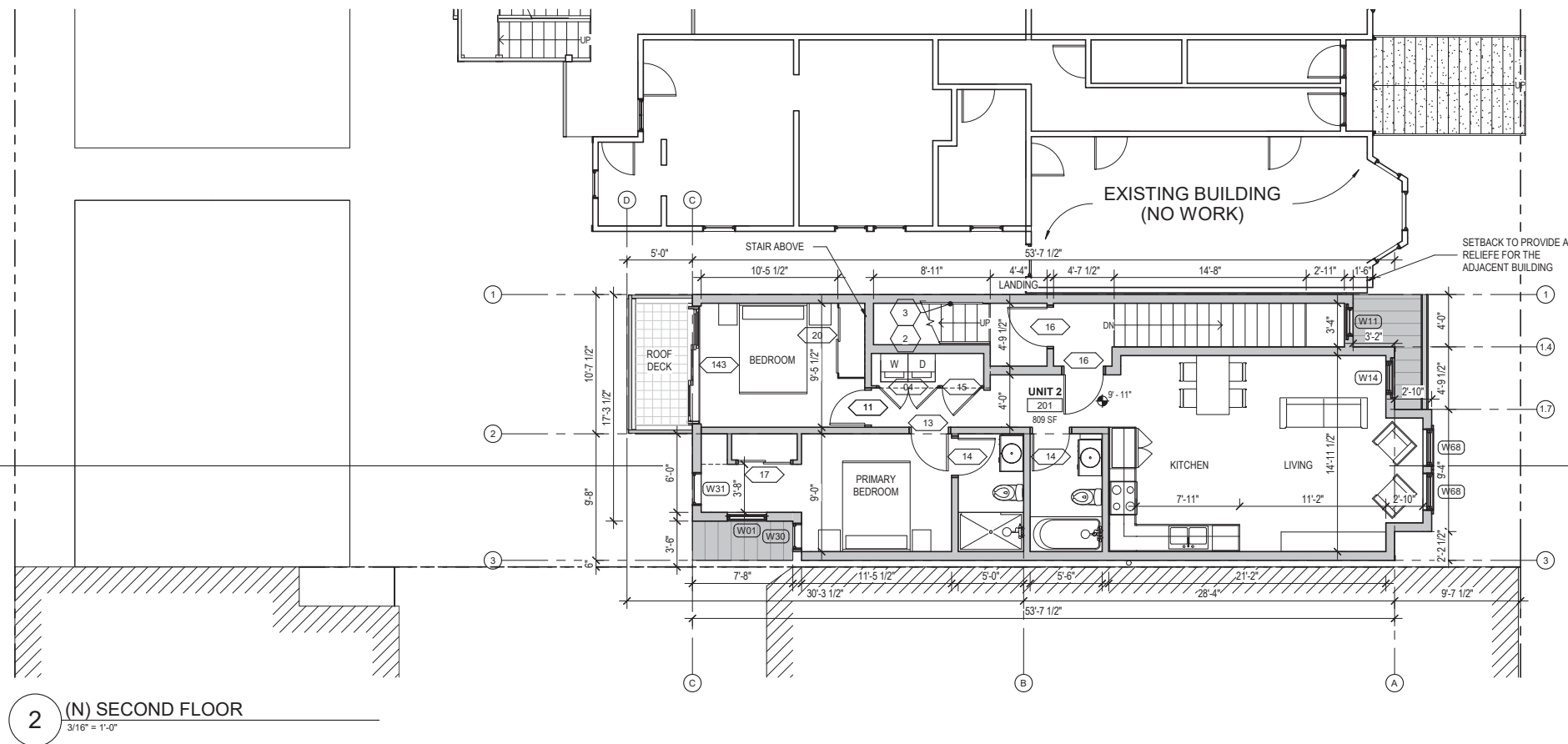




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PROPOSED STREET VIEW





GENERAL NOTES

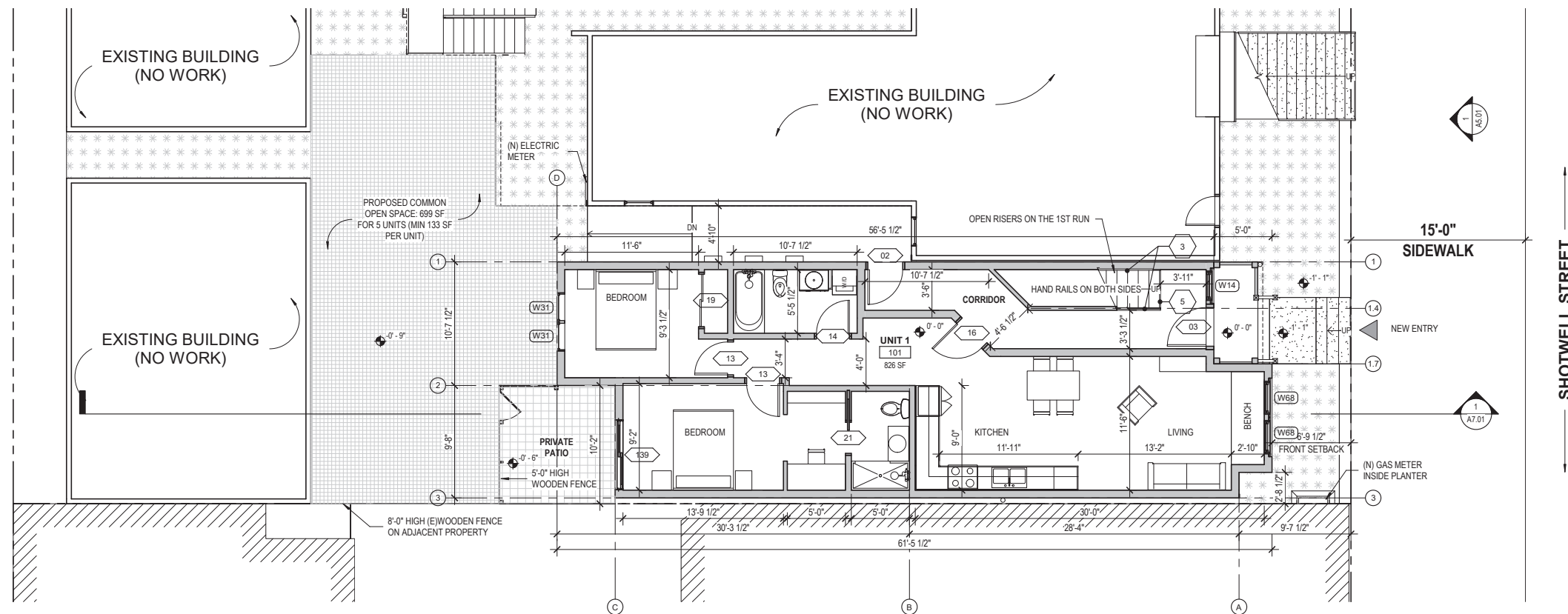
1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES.
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.

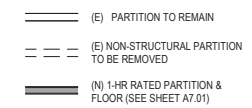
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) 1-HR RATED PARTITION & FLOOR (SEE SHEET A7.01)

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
2. PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
3. GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4); GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
4. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)
5. COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" MIN HEADROOM 80"





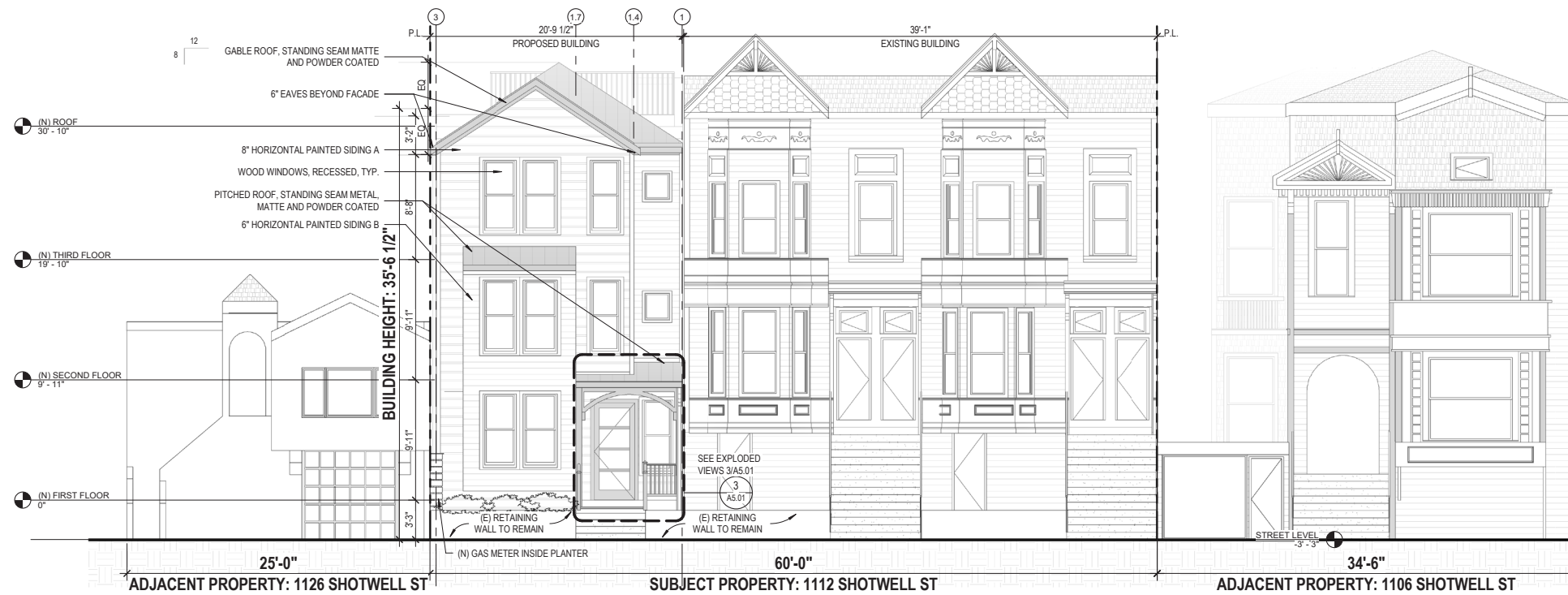
1
A7.01

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2 PROPOSED ELEVATION - WEST (REAR)
3/16" = 1'-0"



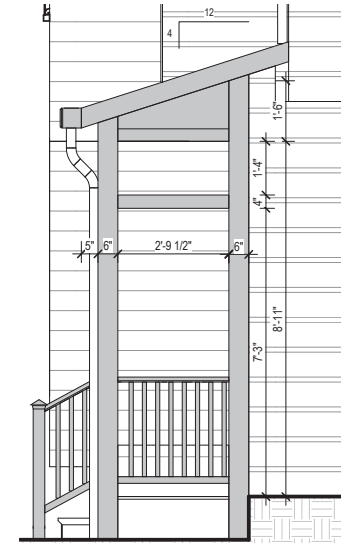
1 PROPOSED ELEVATION - EAST (FRONT)
3/16" = 1'-0"



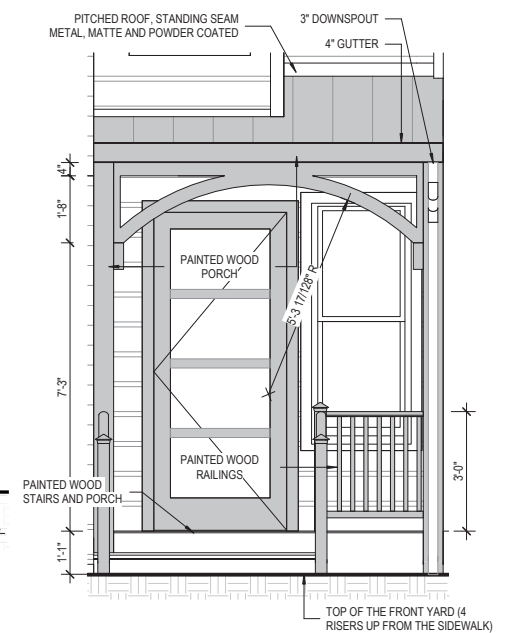
5 PORCH - ENLARGED 3D VIEW
1/2" = 1'-0"

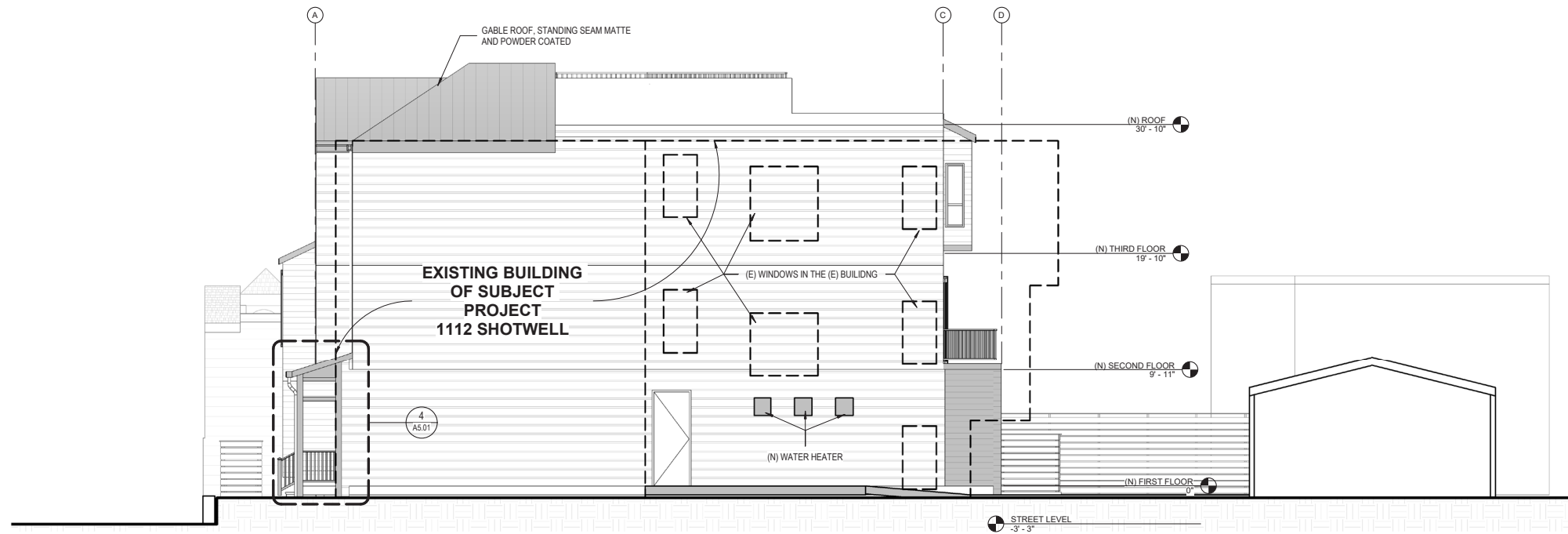


4 PORCH - ENLARGED SIDE ELEVATION
1/2" = 1'-0"

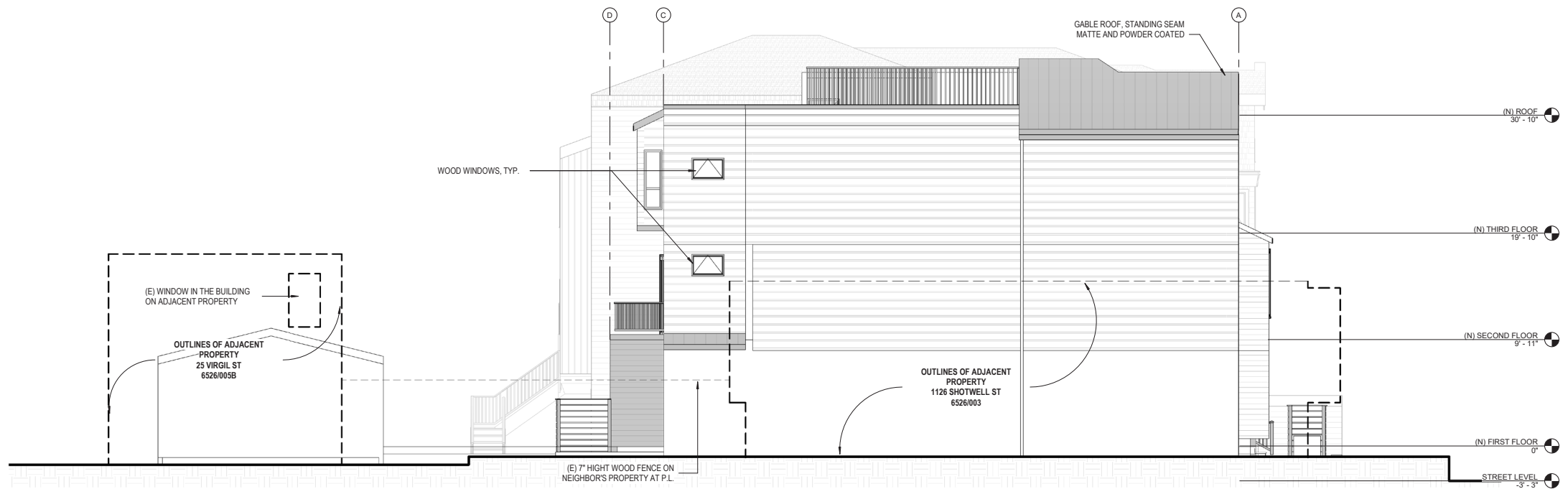


3 PORCH - ENLARGED FRONT ELEVATION
1/2" = 1'-0"





PROPOSED ELEVATION - NORTH



1 PROPOSED ELEVATION - SOUTH
3/16" = 1'-0"



EXISTING BUILDING TO REMAIN ON THE SAME LOT



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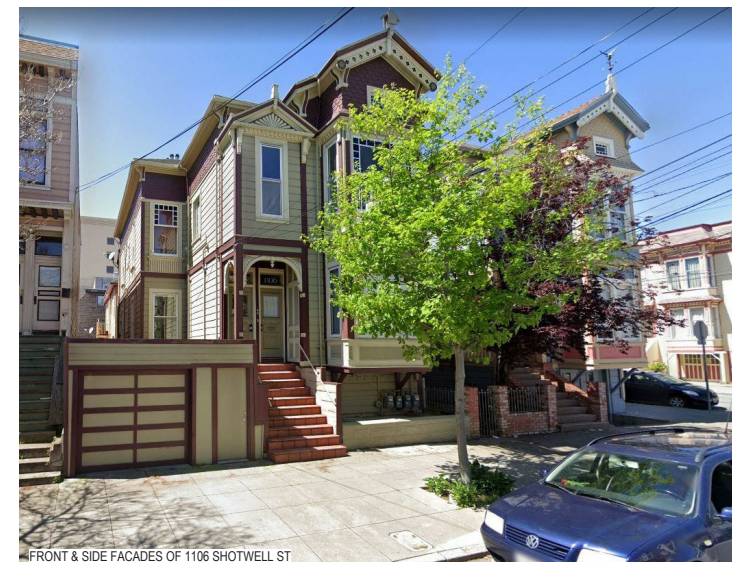
EXISTING REAR YARD



EXISTING REAR YARD



EXISTING REAR YARD



FRONT & SIDE FACADES OF 1106 SHOTWELL ST



FRONT FACADES OF 1126 SHOTWELL ST



EXISTING YARD & SIDE FACADES OF 1126 SHOTWELL ST



EXISTING YARD & SIDE FACADES OF 3267 25TH ST

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