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1112 SHOTWELL STREET

07/22/2021

BLOCK / LOTS: 6526/002 PLANNING COMMISSION HEARING

2020-009312 CUA

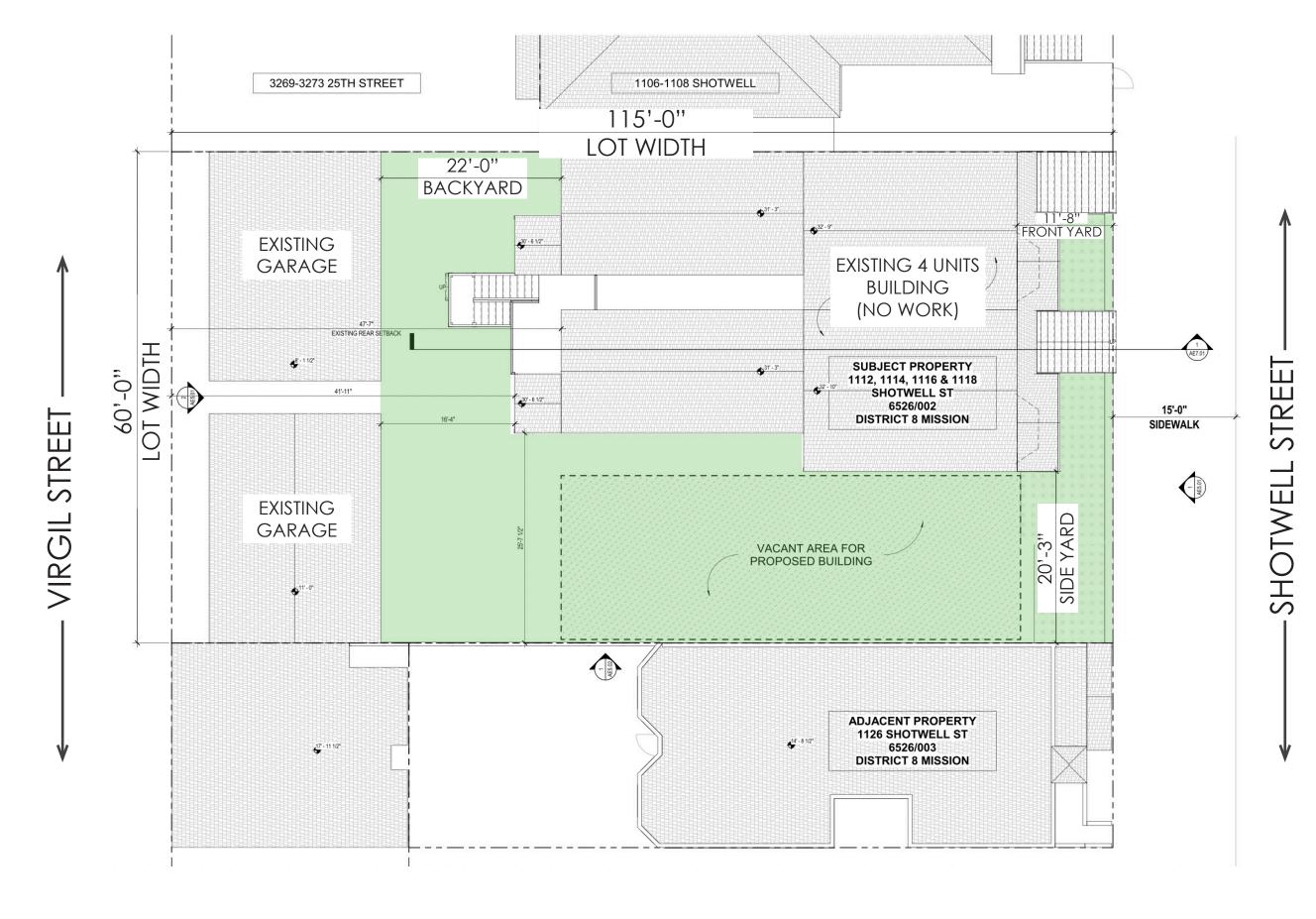
UNDEVELOPED SIDE YARD HISTORIC RESOURCE

EXISTING 4 FLATS

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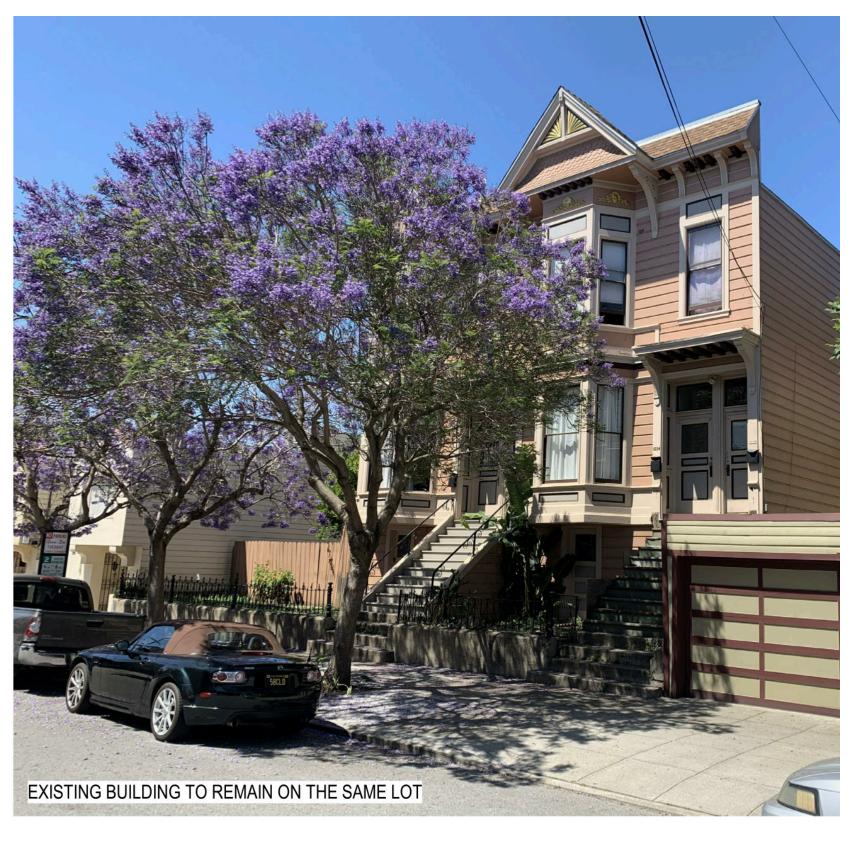
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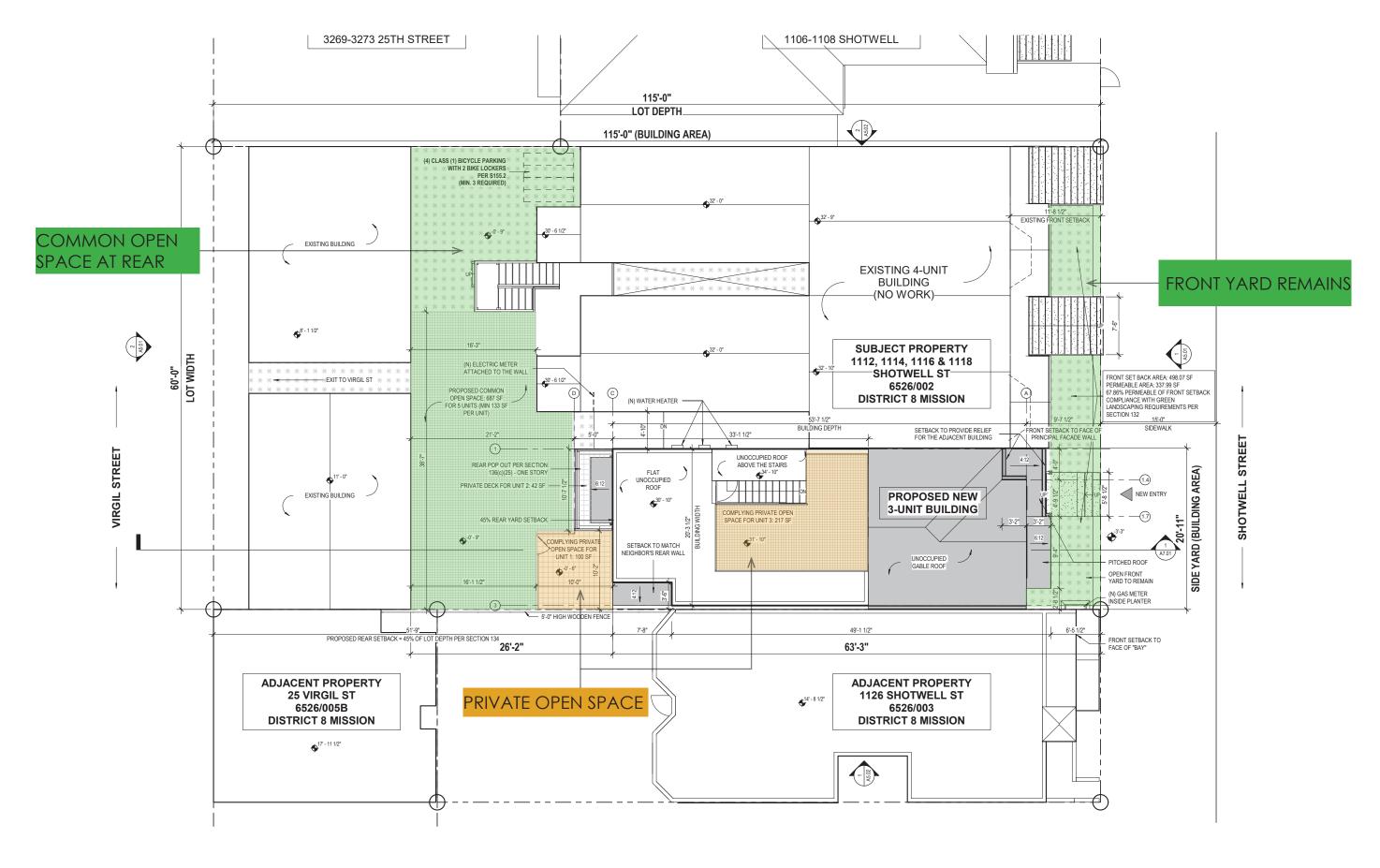


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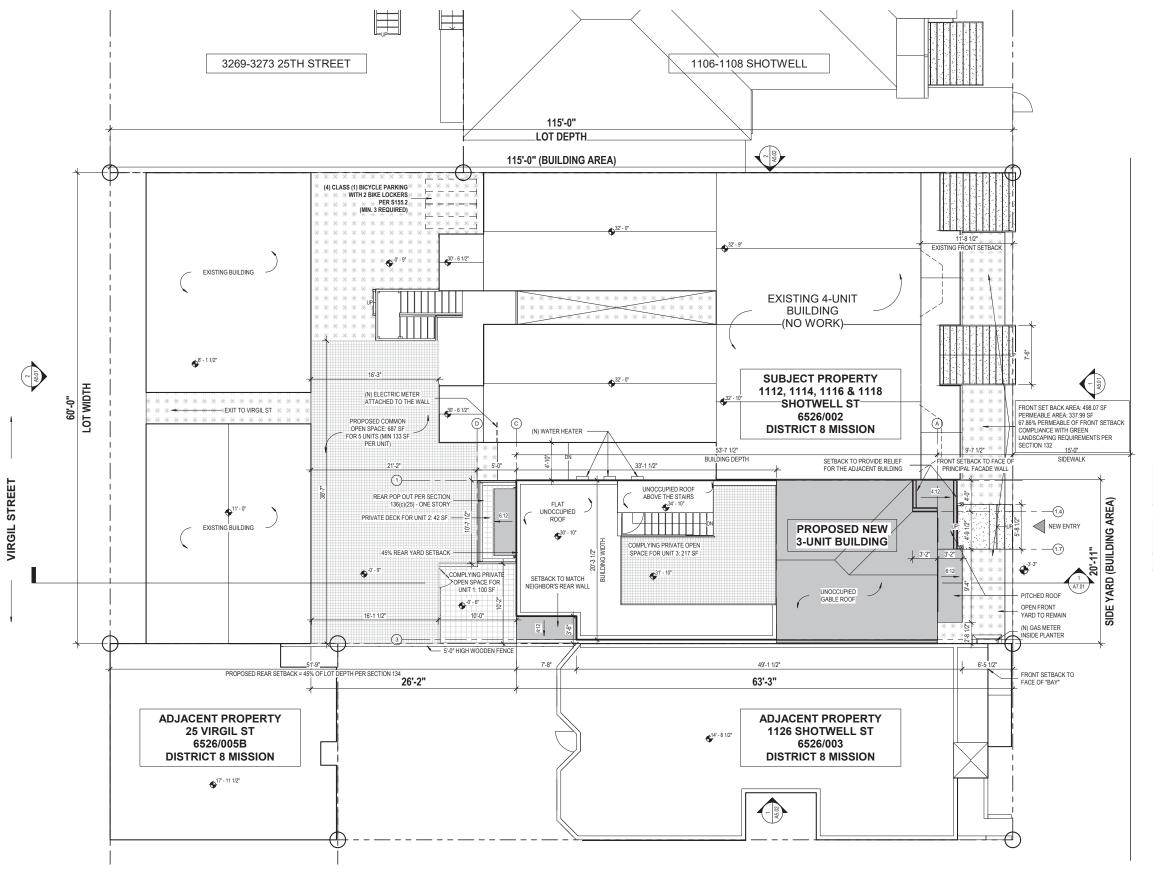


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GENERAL NOTES

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
DISCREGARDISES EXISTING BUILDING (NO WORK) **PARTITION LEGEND** SETBACK TO PROVIDE A - RELIEFE FOR THE ADJACENT BUILDING = = (E) NON-STRUCTURAL PARTITION TO BE REMOVED 16 ROOF DECK W14 BEDROOM 0 KEYNOTES 1 RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
4 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 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) 2 (N) SECOND FLOOR 5 COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" MIN HEADROOM 80" ****** EXISTING BUILDING (NO WORK) EXISTING BUILDING (NO WORK) (N) ELECTRIC METER PROPOSED COMMON OPEN SPACE: 699 SF FOR 5 UNITS (MIN 133 SF PER UNIT) OPEN RISERS ON THE 1ST RUN SIDEWALK (W31) EXISTING BUILDING (NO WORK) 13 BEDROOM KITCHEN LIVING PRIVATE PATIO 8'-0" HIGH (E)WOODEN FENCE ON ADJACENT PROPERTY

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KEYNOTES 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) 4 HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014) COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" MIN HEADROOM 80" 42" HIGH SOLID 1-HR RATED GUARD RAILS 12'-10 1/2" **GENERAL NOTES** GENERAL NOTES

1. ALL DIMENSIONS TO FINISH ACCE OF WALL U.O.N.

2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION.
CONTRACTOR PAULA LIERT ARCHITECT TO ANY
DISCREPANCIES

3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8*
TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS FLAT UNOCCUPIED / ROOF **◆**30' - 10" PRIVATE ROOF DECK 217 SF **PARTITION LEGEND** 42" HIGH OPEN METAL RAILINGS GABLE ROOF, STANDING SEAM MATTE AND POWDER COATED (E) PARTITION TO REMAIN UNOCCUPIED GABLE ROOF = = (E) NON-STRUCTURAL PARTITION TO BE REMOVED - 6" GUTTER (N) 1-HR RATED PARTITION (FLOOR (SEE SHEET A7.01) (N) ROOF EXISTING BUILDING (NO WORK) PRIMARY BEDROOM 10'-2" 7'-8" PLANNING COMMISSION HEARING

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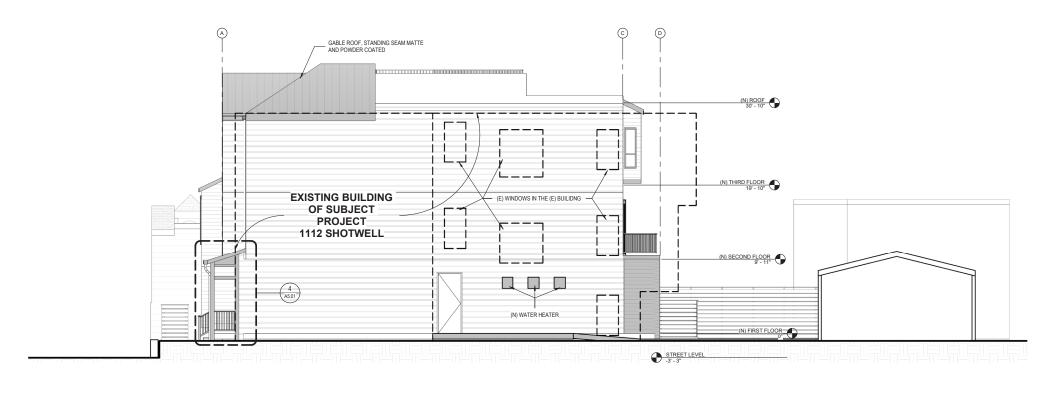




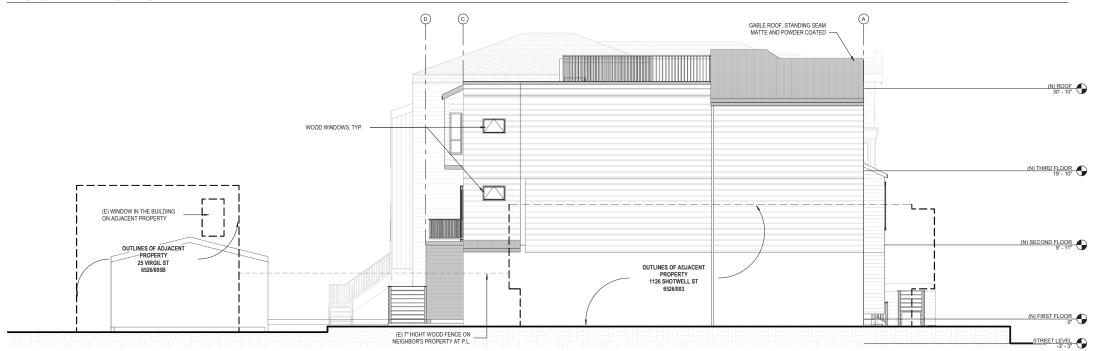
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PROPOSED ELEVATION - NORTH



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1 PROPOSED ELEVATION - SOUTH PLANNING COMMISSION HEARING 2020-009312 CUA (07-22-21)

ELEVATIONS 10

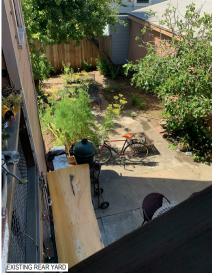




















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