



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JANUARY 17, 2018

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Filing Date: August 2, 2017
Case No.: **2017-007097COA**
Project Address: **3639 20th Street**
Historic Landmark: Liberty-Hill Landmark District
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Block/Lot: 3608 / 068
Applicant: Blake Evans
Martinkovic Milford Architects
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PROPERTY DESCRIPTION

3639 20th STREET is a contributing building within the Liberty-Hill Landmark District. The subject property is located on the south side of 20th Street between Guerrero and Valencia Streets, on Assessor's Block 3608, Lot 068. The property's lot has approximately 25 feet of frontage on 20th Street, and is 115 feet deep. 3639 20th Street was constructed in 1895 by architect Charles J. Devlin. The property's facade was substantially altered in 1939. The subject property is a two-story over high-basement, wood-frame, two-family altered Queen Anne-style residence. The Liberty-Hill Landmark District was designated in 1985.

PROJECT DESCRIPTION

The proposed project is to remove a portion of the existing gabled roof at the rear of the building; replace the historic window sashes at the 20th Street façade in kind; replace the non-historic garage door and secondary entrance door at the 20th Street façade; modify existing window and door openings at the side and rear elevations; install new skylights; remove a non-historic rear deck; modify the rear yard landscaping; and related interior alterations. Specifically, the proposal includes:

- Removal of the rear 9'-9" portion of the existing gabled roof at the rear of the building at the attic level only, to accommodate the construction of a new rear roof deck at the attic level.
- In-kind replacement of nine (9) one-over-one single-hung offset wood window sashes with shorter upper sashes at the 20th Street façade.

- In-kind replacement of the non-historic garage door and non-historic recessed secondary basement-level entrance door at the 20th Street façade.
 - Modifications to existing window and door openings at the non-visible side and rear elevations, including the following:
 - At the east side elevation, expansion of two (2) existing window openings at the east light well at the first and second floors to install fixed wood single-lite windows; and the creation of one (1) new window opening with a wood one-over-one slider unit at the basement level at the south end of the east elevation.
 - At the rear south elevation, modifications to all existing window and door openings to allow for the installation of one (1) set of paired wood sliding glazed doors and one (1) one-over-one double-hung wood window at the first floor; one (1) wood window assembly consisting of fixed and awning windows, one (1) single-lite wood awning window, and one (1) dryer vent at the second floor; and one (1) set of paired wood sliding glazed doors at the attic level.
 - At the west side elevation, removal of two (2) existing window openings.
- For all modifications to existing window and door openings, the maximum possible amount of historic painted wood siding will be retained around the openings, and any necessary new siding will match the historic painted wood siding in terms of materials, dimensions, and profiles.
- Installation of six (6) new skylights at the rear portion of the roof, to be mounted low to the roof with frames painted to match the surrounding roof cladding.
 - Removal of the existing non-historic wood deck at the first floor at the rear elevation.
 - Modifications to the existing rear yard, including excavation of approximately 262 square feet (851.5 cubic feet) of soil at the rear yard to support the creation of two terraces at the rear yard; replacement of an existing non-historic concrete staircase leading from the basement level to the rear yard with a new concrete stair; the construction of a second concrete stair to lead to the new upper terrace in the rear yard; the installation of a stucco retaining wall topped with a 42-inch-tall guardrail separating the lower terrace from the upper terrace; and the installation of a new perimeter fence around the rear yard.
 - Interior alterations at all floors related to the remodeling of the interior spaces, while maintaining the current unit count.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

Article 10, Appendix F—Liberty-Hill Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Landmark District shall mean the exterior architectural features of the Liberty-Hill Landmark District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

While the proposed project involves the removal of a 9'-9" portion of the historic roof, the area of the roof to be removed is at the rear of the building, and will not constitute a significant alteration of the features or spaces of the historic building. The roof is not unusual in its form or construction, and will appear unchanged when viewed from a public right-of-way. The proposed project also includes the replacement of all of the historic one-over-one single-hung wood window sashes at the 20th Street facade. While these window sashes are a character-defining feature of the building, they will be replaced in kind with new wood sashes matching the materials, details,

configuration, and operation of the historic sashes. The historic window frames and brick molding will remain.

The replacement of the non-historic garage door and secondary basement-level entrance at the 20th Street facade; changes to window and door openings at the rear and side elevations; addition of skylights at the roof; removal of a non-historic rear deck; modifications to the rear yard landscaping; and interior alterations will not remove character-defining features of the building. With the exception of the in-kind replacement of the non-historic garage and secondary entrance doors at the 20th Street facade, this additional work will not be visible from a public right-of-way, and will not alter the features or spaces that characterize the property. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The 9'-9" portion of the roof to be removed does not exhibit any distinctive features, finishes, or construction techniques, and will appear unchanged when viewed from a public right-of-way. Although the historic window sashes at the 20th Street facade to be replaced in kind are character-defining features of the building, they are not distinctive in their features or construction, as they consist of simple one-over-one single-hung windows. None of the other proposed work will destroy distinctive features of the property. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project calls for the replacement of the historic window sashes at the 20th Street facade. While historic, these window sashes are not distinctive in their detailing or construction methods, and will be replaced with new sashes matching the historic sashes in terms of their material, design, and operation. The project also calls for the replacement of wood siding at the side and rear elevations that is too deteriorated to be repaired, as well as the installation of new wood siding matching the historic wood siding at select locations where window and door openings are being altered. The project does not include the replacement of any missing features at the building. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project would not involve chemical or physical treatments that would cause damage to historic materials. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

While the proposed project does include limited excavation at the rear yard, the property is not in an archaeologically sensitive area, and the amount of excavation is not significant enough to require additional environmental review per CEQA requirements. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the property. Although the proposed removal of a rear portion of the roof will alter this historic feature of the building, the 9'-9" portion of roof to be removed does not display any distinctive characteristics, and is not visible from a public right-of-way. The new roof deck to be created by the removal of the rear portion of the roof will be simple in design, will be located within the historic footprint of the building, and will not be visible from a public right-of-way. The proposed new window and door openings at the rear and side elevations will be compatible with the property's historic windows though their shared material, but will be differentiated by their details and configuration from the historic windows. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not affect the essential form and integrity of the building. The work visible from a public right-of-way is limited to the in-kind replacement of the historic window sashes and non-historic garage door and secondary entrance door at the 20th Street facade. Although a rear 9'-9" portion of the roof is proposed to be removed, altering the volume of the roof, it would be possible to rebuild this portion of the roof in the future to restore the roof to its previous form. The other work proposed as part of this project could be removed in the future without impacting the essential form and integrity of the landmark. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

To date, the Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, Department staff has determined the following:

The proposed project would retain the existing residential use of the building and would cause minimal changes to the form of the building.

Removal of a Rear 9'-9" Portion of the Roof

Staff finds that although the proposed project involves the removal of a 9'-9" portion of the historic roof, the area of the roof to be removed is at the rear of the building, and will not constitute a significant alteration of the features or spaces of the historic building. The roof is not unusual in its form or construction, and the portion to be removed is not visible from a public right-of-way. The new roof deck to be created by the removal of the rear portion of the roof will be simple in design, will be located within the historic footprint of the building, and will not be visible from a public right-of-way.

Window Sash Replacement at the 20th Street Facade

Staff finds that while the historic one-over-one single-hung wood window sashes at the 20th Street facade are a character-defining feature of the building, they will be replaced in kind with new wood sashes matching the materials, details, configuration, and operation of the historic sashes. The window sashes proposed to be replaced are not distinctive in their features or construction, as they consist of simple one-over-one single-hung wood windows. The historic window frames and brick molding will remain at the 20th Street facade. As a condition of approval, the Planning Department recommends that the Project

Sponsor provide shop drawings of the proposed new window sashes for the 20th Street façade that compare the details and dimensions of the historic sashes with the new sashes, and clarify how the new sashes will be installed within the existing historic frames.

Siding Replacement

Staff finds that the replacement of wood siding at the side and rear elevations will be limited only to areas where it is too deteriorated to be repaired, as well as at select locations where window and door openings are being altered. As a condition of approval, the Planning Department recommends that the project sponsor consult with the Planning Department prior to the removal of any historic wood siding to set up a site visit for staff to review and approve the areas where removal is proposed, and recommends that Planning staff review and approve any new wood siding to be used at the property.

Additional Work

Staff finds that the remainder of the work proposed for this project—including the replacement of the non-historic garage door and secondary basement-level entrance at the 20th Street facade; changes to window and door openings at the rear and side elevations; installation of new skylights at the roof; removal of a non-historic rear deck; modifications to the rear yard landscaping; and interior alterations—will not remove character-defining features of the building. With the exception of the in-kind replacements of the non-historic garage and secondary entrance doors at the 20th Street façade, this additional work will not be visible from a public right-of-way. While the proposed project does include limited excavation at the rear yard, the property is not in an archaeologically sensitive area, and the amount of excavation is not significant enough to require additional environmental review per CEQA requirements. The proposed new window and door openings at the rear and side elevations will be compatible with the property's historic windows though their shared material, but will be differentiated by their details and configuration from the historic windows. Overall, the proposed work will not alter the features or spaces that characterize the property. As a condition of approval, the Planning Department recommends that the Project Sponsor provide cut sheets for the following work at the 20th Street facade: new light fixtures; new hardware for the historic entrance doors; replacement garage door; and replacement secondary entrance door. In addition, the Planning Department recommends that the project sponsor provide cut sheets for the new skylights proposed to be installed at the rear of the roof.

Department staff finds that proposed work will be in conformance with the Secretary's Standards and requirements of Article 10, and that the proposed work is compatible with the character-defining features of the subject site and with the Liberty-Hill Landmark District.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it

appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and the requirements of Appendix F of Article 10 of the Planning Code for the Liberty-Hill Landmark District.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide shop drawings of the proposed new window sashes for the 20th Street façade that compare the details and dimensions of the historic sashes with the new sashes, and clarify how the new sashes will be installed within the existing historic frames.
2. As part of the Building Permit, the Project Sponsor shall provide cut sheets for the following work at the 20th Street facade: new light fixtures; new hardware for the historic entrance doors; replacement garage door; and replacement secondary entrance door. In addition, the Project Sponsor shall provide cut sheets for the new skylights proposed to be installed at the rear of the roof.
3. As part of the Building Permit, the Project Sponsor shall provide a physical sample of the proposed replacement wood siding to be used at limited areas of the side and rear elevations, and will notify staff before any historic wood siding is removed to set up a site visit for staff to review and approve the areas where removal is proposed.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- Sanborn Map
- Liberty-Hill Landmark District Map
- Existing Conditions Photographs and Aerial Views

Project Sponsor submittal, including:

- Reduced Plans



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Historic Preservation Commission Draft Motion

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 068 IN ASSESSOR'S BLOCK 3608, WITHIN AN RH-3 (RESIDENTIAL HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on August 2, 2017, Blake Evans of Martinkovic Milford Architects (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the following work at the subject property located on lot 068 in Assessor's Block 3608:

- Removal of the rear 9'-9" portion of the existing gabled roof at the rear of the building at the attic level only, to accommodate the construction of a new rear roof deck at the attic level.
- In-kind replacement of nine (9) one-over-one single-hung offset wood window sashes with shorter upper sashes at the 20th Street façade.
- In-kind replacement of the non-historic garage door and non-historic recessed secondary basement-level entrance door at the 20th Street façade.
- Modifications to existing window and door openings at the non-visible side and rear elevations, including the following:

- At the east side elevation, expansion of two (2) existing window openings at the east light well at the first and second floors to install fixed wood single-lite windows; and the creation of one (1) new window opening with a wood one-over-one slider unit at the basement level at the south end of the east elevation.
- At the rear south elevation, modifications to all existing window and door openings to allow for the installation of one (1) set of paired wood sliding glazed doors and one (1) one-over-one double-hung wood window at the first floor; one (1) wood window assembly consisting of fixed and awning windows, one (1) single-lite wood awning window, and one (1) dryer vent at the second floor; and one (1) set of paired wood sliding glazed doors at the attic level.
- At the west side elevation, removal of two (2) existing window openings.

For all modifications to existing window and door openings, the maximum possible amount of historic painted wood siding will be retained around the openings, and any necessary new siding will match the historic painted wood siding in terms of materials, dimensions, and profiles.

- Installation of six (6) new skylights at the rear portion of the roof, to be mounted low to the roof with frames painted to match the surrounding roof cladding.
- Removal of the existing non-historic wood deck at the first floor at the rear elevation.
- Modifications to the existing rear yard, including excavation of approximately 262 square feet (851.5 cubic feet) of soil at the rear yard to support the creation of two terraces at the rear yard; replacement of an existing non-historic concrete staircase leading from the basement level to the rear yard with a new concrete stair; the construction of a second concrete stair to lead to the new upper terrace in the rear yard; the installation of a stucco retaining wall topped with a 42-inch-tall guardrail separating the lower terrace from the upper terrace; and the installation of a new perimeter fence around the rear yard.
- Interior alterations at all floors related to the remodeling of the interior spaces, while maintaining the current unit count.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on January 17, 2018, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-007097COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated December 20, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-007097COA based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide shop drawings of the proposed new window sashes for the 20th Street façade that compare the details and dimensions of the historic sashes with the new sashes, and clarify how the new sashes will be installed within the existing historic frames.
2. As part of the Building Permit, the Project Sponsor shall provide cut sheets for the following work at the 20th Street facade: new light fixtures; new hardware for the historic entrance doors; replacement garage door; and replacement secondary entrance door. In addition, the Project Sponsor shall provide cut sheets for the new skylights proposed to be installed at the rear of the roof.
3. As part of the Building Permit, the Project Sponsor shall provide a physical sample of the proposed replacement wood siding to be used at limited areas of the side and rear elevations, and will notify staff before any historic wood siding is removed to set up a site visit for staff to review and approve the areas where removal is proposed.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report dated October 15, 1985.

- The project would retain the existing residential use of the building.
- The project would not impact the historic character of the subject property, and does not involve the removal of historic materials or alterations of features and spaces that characterize the subject property. Although the proposed project involves the removal of a 9'-9" portion of the historic roof, the area of the roof to be removed is at the rear of the building, and will not constitute a significant alteration of the features or spaces of the historic building. The roof is not unusual in its form or construction, and the portion to be removed is not visible from a public right-of-way. The new roof deck to be created by the removal of the

rear portion of the roof will be simple in design, will be located within the historic footprint of the building, and will not be visible from a public right-of-way.

- While the historic one-over-one single-hung wood window sashes at the 20th Street facade proposed to be replaced are a character-defining feature of the building, they will be replaced in kind with new wood sashes matching the materials, details, configuration, and operation of the historic sashes. The window sashes proposed to be replaced are not distinctive in their features or construction, as they consist of simple one-over-one single-hung wood windows. The historic window frames and brick molding will remain at the 20th Street facade.
- The proposed replacement of wood siding at the side and rear elevations will be limited only to areas where it is too deteriorated to be repaired, as well as at select locations where window and door openings are being altered. The project sponsor will consult with the Planning Department prior to the removal of any historic wood siding to set up a site visit for staff to review and approve the areas where removal is proposed, and Planning staff will review and approve any new wood siding to be used at the property.
- The remainder of the work proposed for this project—including the replacement of the non-historic garage door and secondary basement-level entrance at the 20th Street facade; changes to window and door openings at the rear and side elevations; installation of new skylights at the roof; removal of a non-historic rear deck; modifications to the rear yard landscaping; and interior alterations—will not remove character-defining features of the building. With the exception of the in-kind replacements of the non-historic garage and secondary entrance doors at the 20th Street facade, this additional work will not be visible from a public right-of-way. Overall, this work will not obstruct or substantially alter any historic fabric at the subject property.
- The project would preserve the essential form and integrity of the subject property, and the district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.
- The proposed project meets the requirements of Article 10, Appendix F, of the Planning Code.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6:

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Liberty-Hill Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing units will be retained and three new housing units will be added as part of the proposed work.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the property located at Lot 068 in Assessor's Block 3608 for proposed work in conformance with the renderings and architectural sketches dated December 20, 2017 and labeled Exhibit A on file in the docket for Case No. 2017-007097COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission APPROVES the foregoing Motion on January 17, 2018.

Jonas P. Ionin
Commission Secretary

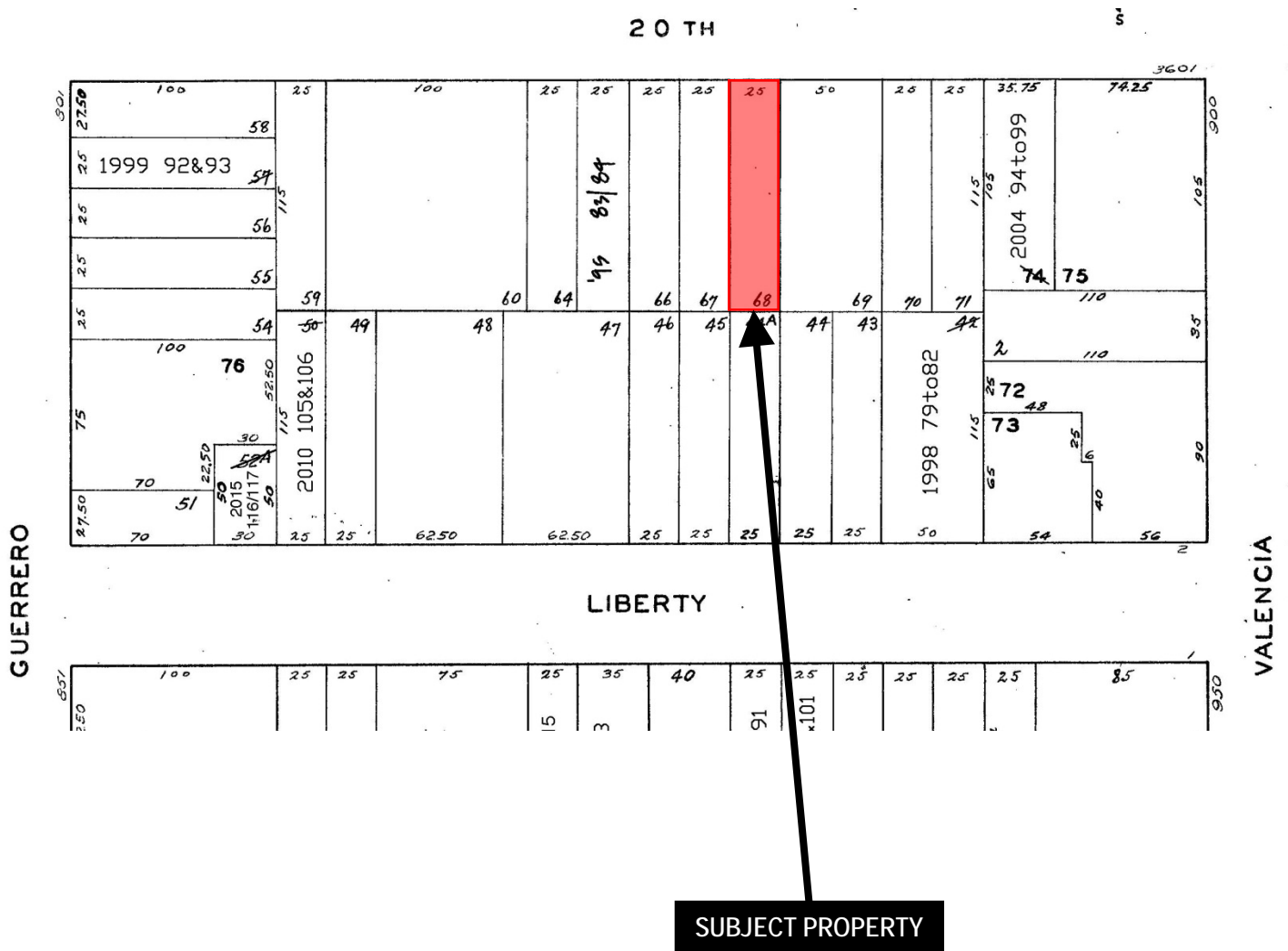
AYES: X

NAYS: X

ABSENT: X

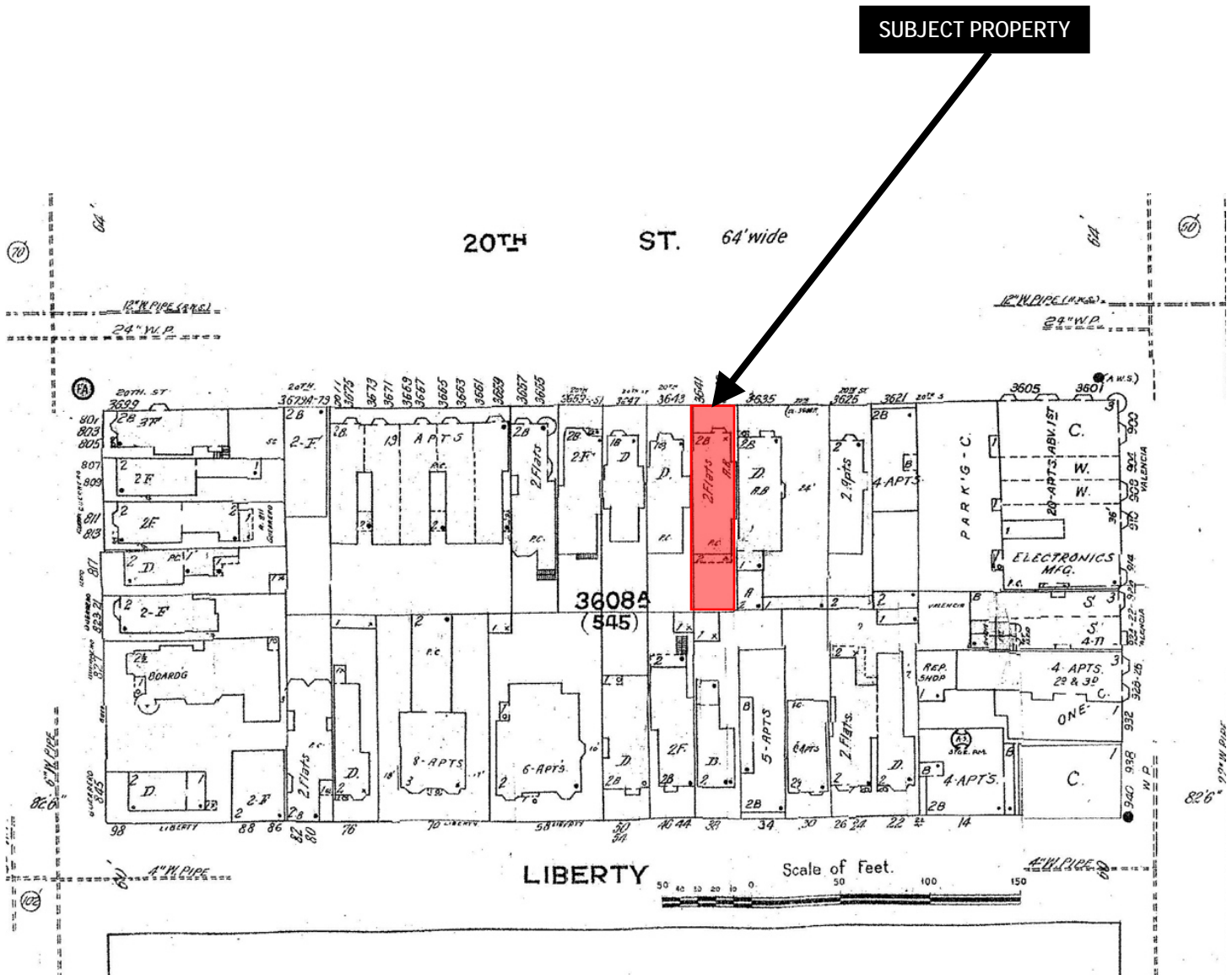
ADOPTED: January 17, 2018

Parcel Map



Certificate of Appropriateness
Case Number 2017-007097COA
 Liberty-Hill Landmark District
 3639 20th Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



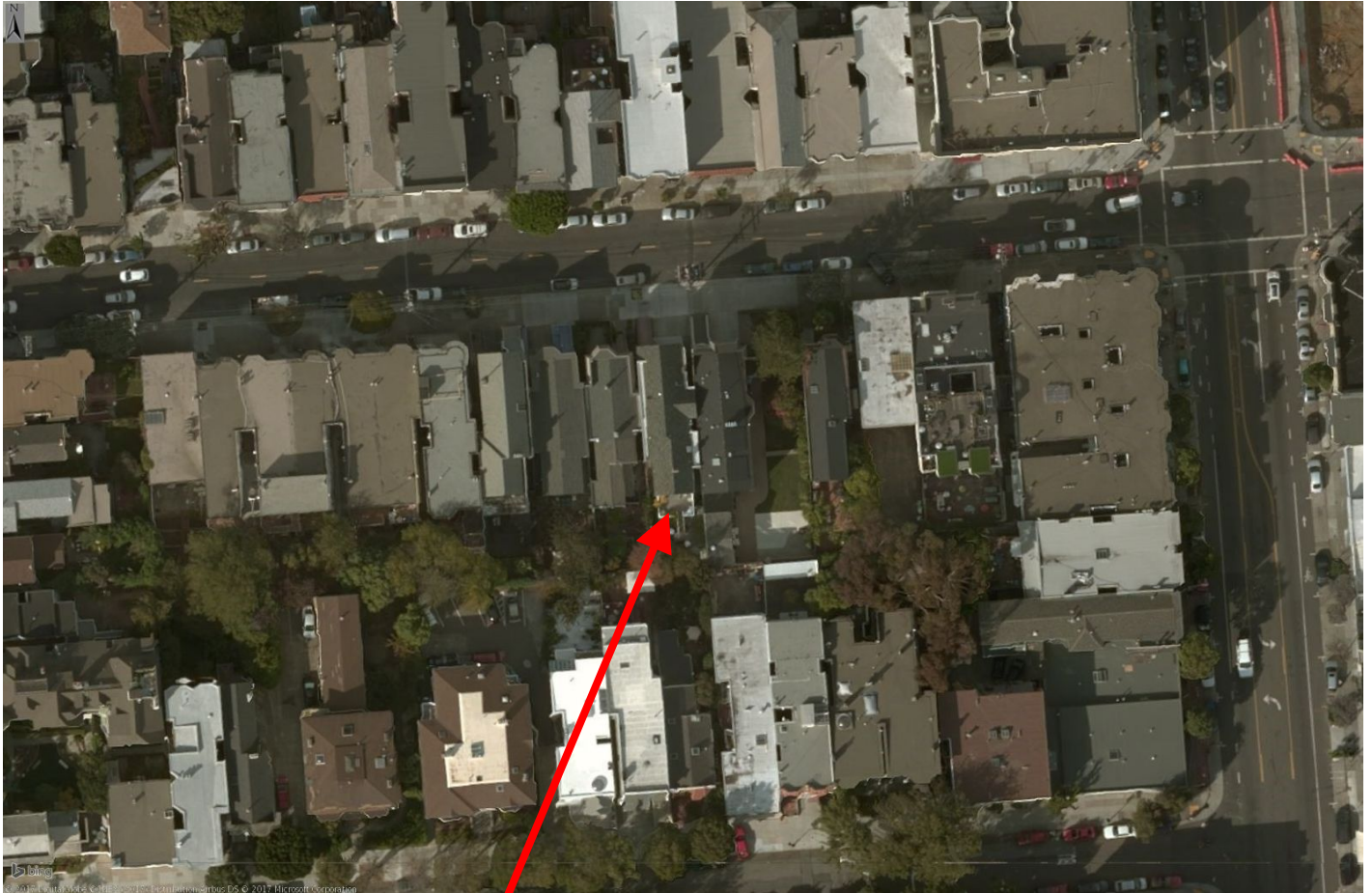
Certificate of Appropriateness
Case Number 2017-007097COA
Liberty-Hill Landmark District
3639 20th Street

Liberty-Hill Landmark District Map



Certificate of Appropriateness
Case Number 2017-007097COA
Liberty-Hill Landmark District
3639 20th Street

Aerial Photo



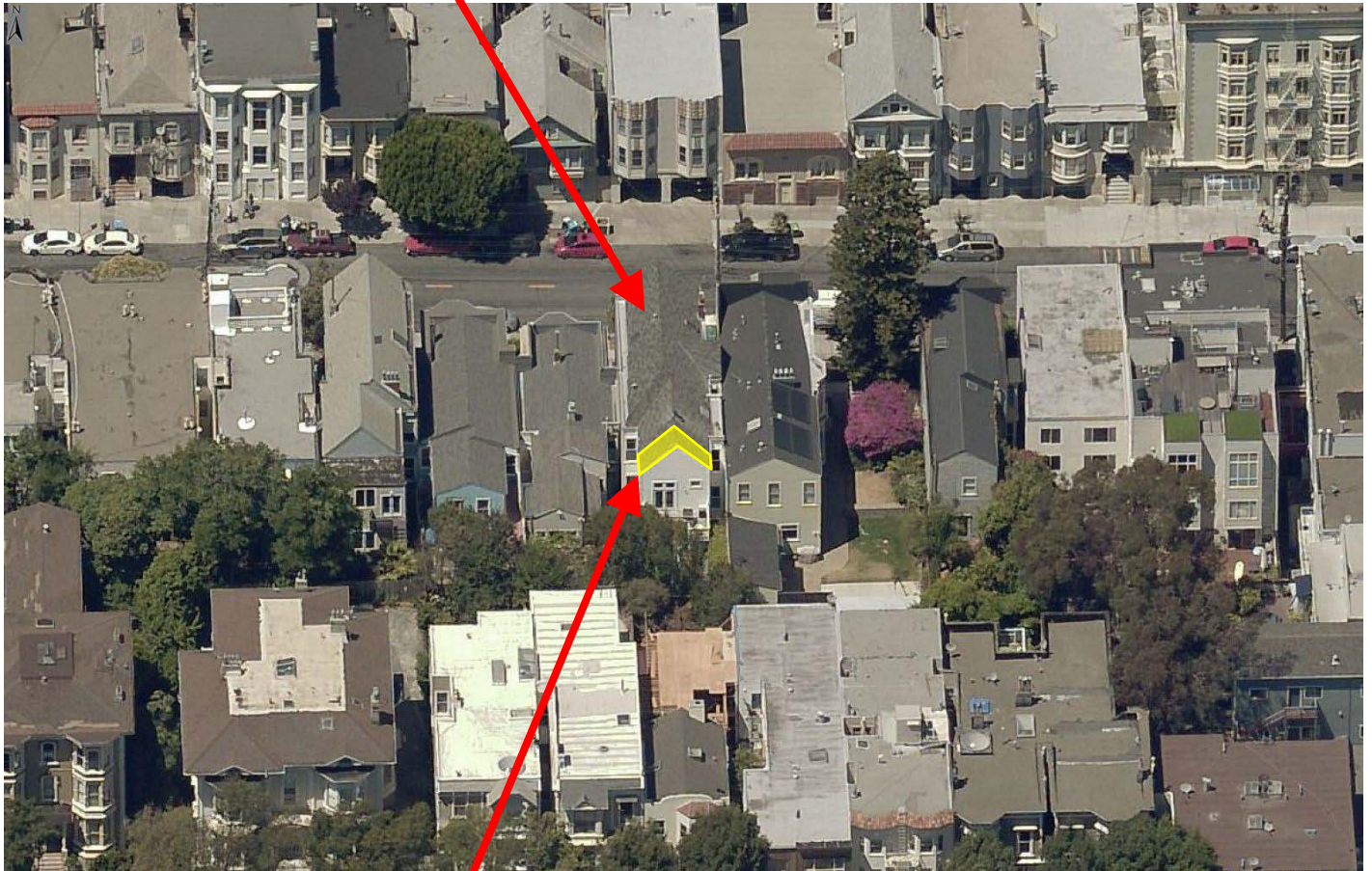
SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2017-007097COA
Liberty-Hill Landmark District
3639 20th Street

Aerial Oblique Photo of Rear Elevation

SUBJECT PROPERTY



APPROXIMATE AREA OF ROOF PROPOSED
FOR REMOVAL FOR NEW ROOF DECK



Site Photo: Front of Building



Certificate of Appropriateness
Case Number 2017-007097COA
Liberty-Hill Landmark District
3639 20th Street

Site Photo: Rear of Building



Certificate of Appropriateness
Case Number 2017-007097COA
Liberty-Hill Landmark District
3639 20th Street

	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
	AREA OF DETAIL
	CENTERLINE
	CENTERLINE
	DETAIL TAG DETAIL NUMBER SHEET NUMBER
	DOOR TAG
	DOOR AND HARDWARE TAG DOOR NUMBER HARDWARE NUMBER
	ELEVATION ELEVATION NUMBER ELEVATION SHEET NUMBER
	ELEVATION MARKER
	EQUIPMENT TAG
	FINISH TAG
	FIXTURE TAG
	KEYNOTE
	NORTH ARROW
	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER. RED OR BLACK INDICATES CURRENT REVISION SET. GRAY CLOUD INDICATES PRIOR REVISION.
	OFFICE TAG ROOM NAME ROOM NUMBER
	WINDOW TAG
	ELEVATION SECTION NUMBER SHEET NUMBER

OWNER:
ALEXANDER RIAZ TAPLIN
3639 ZOH ST
SAN FRANCISCO, CA 94110
CONTACT: SEAN SNYDER
PHONE: 408-636-3430

ARCHITECT:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9990
FAX: 415.398.0116

STRUCTURAL ENGINEER:
K.O.C. ENGINEERING
3401 LAWTOWN ST
SAN FRANCISCO, CA 94122
CONTACT: KEVIN O'CONNOR
PHONE: 415-286-3442

GENERAL CONTRACTOR:
TBD

A	AND	E	EOP	E	EQUIPMENT	O.A.	OVERALL
@	AT	(E)	(E)	EXISTING	O.C.	ON CENTER	
¢	CENTERLINE	EXT.	EXT.	EXTERIOR	O.F.	OFFICE	
±	PLUS OR MINUS	EXTR.	EXTR.	EXTRUSION	O.F.F.	OUTSIDE FACE OF STUD	
£	PROPERTY LINE	F.A.	F.A.	FIRE ALARM	P.LAM.	PLASTIC LAMINATE	
£	POUND OR NUMBER	FAU.	FAU.	FORCED AIR	PLYWD.	PLYWOOD	
A.F.F.	ABOVE FINISHED FLOOR	F.E.	F.E.	FIRE EXTINGUISHER	PR.	PAIR	
AL.	ALUMINUM	F.E.C.	F.E.C.	FIRE EXTINGUISHER CABINET	P.L.F.	POUNDS PER LINEAR FOOT	
ALUM.	ALUMINUM	F.H.C.	F.H.C.	FIRE HOSE CABINET	P.S.F.	POUNDS PER SQUARE FEET	
AND.	ANDNOIZED	FIN.	FIN.	FINISH	PT.	POINT	
APPROX.	APPROXIMATE	FL.	FL.	FLOOR	PTN.	PARTITION	
A.R.	AS REQUIRED	FLUOR.	FLUOR.	FLUORESCENT	R.	RISER	
ARCH.	ARCHITECTURAL	F.O.C.	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE	
A/V	AUDIOVISUAL	F.O.F.	F.O.F.	FACE OF FINISH	REFR.	REFRIGERATOR	
BD.	BOARD	F.O.P.	F.O.P.	FACE OF PLYWOOD	REQ.	REQUIRED	
B.D.G.	BUILDING	F.O.S.	F.O.S.	FACE OF STUD	RTD.	REINFORCED FIBERGLASS PANEL	
BLK.	BLOCK	FR.	FR.	FIRE RETARDANT OR FIRE RATED	RM.	ROOM	
BLKG.	BLOCKING	FT.	FT.	FOOT OR FEET	R.	ROUGH OPENING	
B.O.	BOTTOM OF	FURRING	FURRING		S.	SOUTH	
BTWN.	BETWEEN	FUT.	FUT.	FUTURE	S.C.D.	SEE CIVIL DRAWINGS	
CAB.	CABINET	F.V.	F.V.	FIELD VERIFY	SCHED.	SCHEDULE	
CBC	CALIFORNIA BUILDING CODE	GA.	GA.	GALVANIZED	SECTION	SECTION	
CFC	CALIFORNIA ELECTRICAL CODE	GA.M.	GA.M.	GALVANIZED	S.E.	SEE ELECTRICAL DRAWINGS	
CEC	CALIFORNIA FIRE CODE	GSM.	GSM.	GALVANIZED SHEET METAL	S.F.	SQUARE FEET	
CFC	CALIFORNIA GREEN BUILDING CODE	G.C.	G.C.	GENERAL CONTRACTOR	S.I.	SEE INTERIOR DRAWINGS	
CLG.	CEILING	GEN.	GEN.	GENERAL	SIM.	SIMILAR	
CLGK.	CALKING	GWB.	GWB.	GYPSUM WALL BOARD	S.M.D.	SEE MECHANICAL DRAWINGS	
CLOS.	CLOSET	GYP.	GYP.	GYPSUM	SPEC.	SPECIFICATION	
CLR.	CLEAR	H.B.	H.B.	HOSEBIB	SO	SQUARE	
CMC	CALIFORNIA MECHANICAL CODE	H.C.	H.C.	HANDICAPPED	S.S.S.	SEE STRUCTURAL DRAWINGS	
C/MU	CONCRETE MASONRY UNIT	H.M.	H.M.	HOLLOW METAL	S.S.	STAINLESS STEEL	
C.O.	CLEANOUT	HRIZ.	HRIZ.	HORIZONTAL	STD.	STANDARD	
COL.	COLUMN	HR.	HR.	HOOR	STL.	STEEL	
CONC.	CONCRETE	HT.	HT.	HEIGHT	STOR.	STORAGE	
CONN.	CONNECTION	H.W.D.	H.W.D.	HOT WATER DISPENSER	STRUCT.	STRUCTURAL	
CONSTR.	CONSTRUCTION	H.W.H.	H.W.H.	HOT WATER HEATER	T.	TREAD	
CONT.	CONTINUOUS	INSUL.	INSUL.	INSULATION	TGA	TILE COUNCIL OF AMERICA	
CORR.	CORRIDOR	INT.	INT.	INTERIOR	T.B.D.	TO BE DETERMINED	
CPC	CALIFORNIA PLUMBING CODE	JAN.	JAN.	JANITOR	T&G	TONGUE AND GROOVE	
CRC	CALIFORNIA RESIDENTIAL CODE	J.C.	J.C.	JANITOR'S CLOSET	TEL.	TELEPHONE	
CTR.	CENTER	J.T.	J.T.	JOINT	TEMP.	TEMPORARY	
CTSK.	COUNTERSUNK	KIT.	KIT.	KITCHEN	THK.	THICK	
CTS.	DOUBLE	LAM.	LAM.	LAMINATE	T.O.	TOP OF	
DEPT.	DEPARTMENT	LAV.	LAV.	LAVATORY	T.O.S.	TOP OF SLAB	
D.F.	DETAIL	MAX	MAX	MAXIMUM	T.O.W.	TOP OF WALL	
D.F.	DRINKING FOUNTAIN	MDF	MDF	MEDIUM DENSITY FIBERBOARD	TYP	TYPICAL	
DIA. OR Ø	DIAMETER	MECH.	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY	
DIM.	DIMENSION	MEMB.	MEMB.	MEMBRANE	U.N.	UNLESS OTHERWISE NOTED	
DISP.	DISPENSER	MET.	MET.	METAL	UTIL.	UTILITY	
D.N.	DOWN	MEZZ.	MEZZ.	MEZZANINE	VAR.	VARIES	
D.O.	DOOR OPENING	MFR.	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE	
DR.	DOOR	MIN	MIN	MINIMUM	VERT.	VERTICAL	
DS	DOWNSPOUT	MISC.	MISC.	MISCELLANEOUS	VERIFY IN FIELD	VERIFY IN FIELD	
DWG.	DRAWING	M.O.	M.O.	MASONRY OPENING	VOL.	VOLUME	
DWR.	DRAWER	MTD.	MTD.	MOUNTED	W.	WEST OR WIDTH	
E.	EAST	MTG.	MTG.	MOUNTING	W/	WITH	
E.A.	EACH	MUL	MUL	MULLION	W.C.D.	WATER CLOSET	
E.J.	EXPANSION JOINT	(N)	(N)	NEW	W.D.	WOOD	
ELEC.	ELECTRICAL	NORTH	NORTH		W.O.	WHERE OCCURS	
EMER.	EMERGENCY	N.I.C.	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT	
ENGR.	ENGINEER	N.O.	N.O.	NUMBER	WP	WATERPROOF	
E.P.	ELECTRICAL PANEL BOARD	NOM.	NOM.	NOMINAL	WT.	WEIGHT	
EQ.	EQUAL	N.T.S.	N.T.S.	NOT TO SCALE	YD.	YARD	

ADDRESS: 3639 20TH STREET
SAN FRANCISCO, CA 94110

BLOCK / LOT: 3608 / 068

YEAR BUILT: 1912

STORIES: 3 + ATTIC

ZONING: RH-3

CRACKING & BULK DISTRICT: 40-X

CONSTRUCTION TYPE: V-B

FIRE SPRINKLERS: (E) FULLY AUTOMATIC SPRINKLER

OCCUPANCY TYPE: R-3 (NO PROPOSED CHANGES)

LOT AREA: 2,874 SF

USE: TWO DWELLING UNITS (EXISTING)
TWO DWELLING UNITS (PROPOSED)

AREA OF WORK: ±3,786 S.F.

INTERIOR WORK TO INCLUDE REMOVE (E) BEDROOM ON FIRST FLOOR AND RELOCATE (E) BEDROOM TO BE (N) MASTER BEDROOM, BATH & LAUNDRY/STORAGE AT BASEMENT LEVEL AT REAR. RECONFIGURE CLOSETS ON SECOND FLOOR FOR STUDY AND SYSTEM UPDATES. RECONFIGURE BATHROOM AND LIVING ROOM AT ATTIC LEVEL TO ACCOMMODATE NEW WOOD DECK AT REAR.

EXTERIOR WORK TO INCLUDE REPLACEMENT OF (E) WINDOWS AT FRONT AND SIDE. EXISTING FRONT DOORS TO REMAIN WITH EXISTING GLAZING AND HARDWARE TO BE REPLACED IN KIND. REMOVAL OF WOOD DECK AT REAR YARD, (N) GRADING AND STAIRS AT REAR YARD, (N) WINDOWS AND DOORS AT REAR ELEVATION. PARTIAL REMOVAL OF ROOF AT REAR OF BUILDING FOR (N) DECK AT ATTIC LEVEL.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS (DESIGN/BUILD) MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

MECHANICAL	ELECTRICAL
PLUMBING	FIRE SPRINKLER
LIFE SAFETY	CIVIL ENGINEERING
LANDSCAPING	FIRE ALARM
LANDSCAPE LIGHTING	
SHORING AND/OR UNDERPINNING	

[illegible]

CEC	CALIFORNIA ELECTRICAL CODE	GLV.	GALVANIZED	S.E.D.	SEE ELECTRICAL DRAWINGS
CFC	CALIFORNIA FIRE CODE	GSM.	GALVANIZED SHEET METAL	SF	SQUARE FEET
CBC	CALIFORNIA GREEN BUILDING CODE	G.C.	GENERAL CONTRACTOR	S.I.D.	SEE INTERIOR DRAWINGS
CE	CEILING	GEN.	GENERAL	SIM	SIMILAR
CLKG	CAULKING	GWB	GYPSUM WALL BOARD	S.M.D.	SEE MECHANICAL DRAWINGS
CLOS	CLOSET	GYP.	GYPSUM	SPEC.	SPECIFICATION
CLR	CLEAR	H.B.	HOSEBIB	SQ	SQUARE
CMU	CALIFORNIA MECHANICAL CODE	H.C.	HANDICAPPED	S.S.D.	SEE STRUCTURAL DRAWINGS
CNC	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	S.S.	STAINLESS STEEL
C.C.	CLEANOUT	HRZ.	HORIZONTAL	STD.	STANDARD
COL	COLUMN	HUR	HOUR	STL	STEEL
CONC	CONCRETE	HT	HEIGHT	STR.	STORAGE
CONN.	CONNECTION	H.W.D.	HOT WATER DISPENSER	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	H.W.H.	HOT WATER HEATER	T.	TREAD
CONT.	CONTINUOUS	INSUL	INSULATION	TCA	TILE COUNCIL OF AMERICA
CORR.	CORRIDOR	INT.	INTERIOR	T.B.D.	TO BE DETERMINED
CPC	CALIFORNIA PLUMBING CODE	JAN.	JANITOR	T&G	TONGUE AND GROOVE
CRC	CALIFORNIA RESIDENTIAL CODE	J.C.	JANITOR'S CLOSET	T&L	TELEPHONE
CENTER	CENTER	JT	JUNCTION	TEMP.	TEMPORARY
CTSK	COUNTERSUNK	KIT.	KITCHEN	THK.	THICK
DBL	DOUBLE	LAM.	LAMINATE	T.O.	TOP OF
DEPT.	DEPARTMENT	LAV.	LAVATORY	T.O.S.	TOP OF SLAB
DET.	DETAIL	MAX	MAXIMUM	T.O.W.	TOP OF WALL
D.F.	DRINKING FOUNTAIN	MDF	MEDIUM DENSITY FIBERBOARD	TYP	TYPICAL
DIA. OR Ø	DIAMETER	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
DIM.	DIMENSION	MEMB.	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTED
DISP	DISPENSER	MET.	METAL	UTIL.	UTILITY
DN	DOWN	MEZZ.	MEZZANINE	VAR.	VARIABLES
D.O.	DOOR OPENING	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
D.R.	DOOR	MIN	MINIMUM	VERT.	VERTICAL
DS	DOWNSPOUT	MISC.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	M.O.	MASONRY OPENING	VOL.	VOLUME
DWR.	DRAWER	MTD.	MOUNTED	W.	WEST OR WIDTH
EAST	EAST	MTG.	MOUNTING	W/H	WITH
EA.	EACH	MUL	MULLION	W.C.	WATER CLOSET
E.J.	EXPANSION JOINT	(N)	NEW	W.D.	WOOD
ELEC.	ELECTRICAL	N.	NORTH	W.O.	WHERE OCCURS
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
ENGR.	ENGINEER	NO.	NUMBER	WP	WATERPROOF
E.P.	ELECTRICAL PANEL BOARD	NOM.	NOMINAL	WT.	WEIGHT
EQ.	EQUAL	N.T.S.	NOT TO SCALE	YD.	YARD

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA GREEN BUILDING CODE

2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2016 SAN FRANCISCO FIRE CODE AMENDMENTS
2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE AMENDMENTS

The site plan illustrates the layout of Block/Lot 3608/068, which is a 3-story subject property. The plan includes the following details:

- Subject Property:** 3639 20TH STREET, 3 STORIES, with a footprint of 47'-11" by 75'-0".
- Adjacent Properties:**
 - 3635 20TH STREET, ADJACENT PROPERTY, 3 STORIES (north).
 - 3641 20TH STREET, ADJACENT PROPERTY, 2 STORIES, with a footprint of 41'-2" (south).
- Lot Dimensions:** The lot depth is 115'-0" and the lot width is 75'-0".
- Features and Markings:**
 - (E) PROPERTY LINE: Indicated by a dashed line.
 - (E) LOT DEPTH: 115'-0".
 - (E) LOT WIDTH: 75'-0".
 - (E) SIDEWALK: Located along the western boundary.
 - (E) DRIVEWAY: Located along the western boundary.
 - (E) LIGHTWELL: Located on the eastern side of the property.
 - (E) REAR YARD: Located on the eastern side of the property.
 - (IN) DECK AT 4TH LEVEL: Located on the eastern side of the property.
 - DN (Down) and UP (Up) arrows: Indicate the location of stairs.
- Area of Work:** The subject property is identified as the "AREA OF WORK" for Block/Lot 3608/068.

UNIT 1 EXISTING : 1,558 SF
UNIT 1 PROPOSED: 2,274.3 SF
UNIT 2 EXISTING: 2,228 SF
UNIT 2 PROPOSED: 2,310.2 SF
UNIT 2 EXTERIOR DECK: 166.6 SF
EXISTING GARAGE: 424 SF
PROPOSED GARAGE: 542.5 SF
EXISTING SHARED STORAGE AND MECH: 479 SF
PROPOSED STORAGE AND MECH: 78.5 SF

TOTAL EXISTING BUILDING AREA: 4,689 SF
TOTAL PROPOSED BUILDING AREA: 5,255.1 SF

<u>FIRST FLOOR:</u>	LENGTH OF (E) INTERIOR WALLS TO REMAIN	78'-6"
<u>SECOND FLOOR:</u>	LENGTH OF (E) INTERIOR WALLS TO REMAIN	58'-0"
<u>THIRD FLOOR:</u>	LENGTH OF (E) INTERIOR WALLS TO REMAIN	117'-7 1/2"
<u>FOURTH FLOOR:</u>	LENGTH OF (E) INTERIOR WALLS TO REMAIN	55'-2 1/2"
TOTAL LENGTH OF (E) INTERIOR WALLS TO REMAIN =		309'-4"
TOTAL LENGTH OF (E) INTERIOR WALLS =		425'-5 1/2" x 25% = 106'-4 1/2"



[illegible]

**MARTINKOVIC MILFORD
ARCHITECTS**

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9990

349 5th Avenue
New York, NY 10016
T 646 741 0341



RECORD OF DRAWING ISSUANCE	
Permit Set	05.15.2017
Permit Set Revision 1	 10.04.2017
Permit Set Revision 2	 12.20.2017

Permit Set Revision 2	
Drawn By:	LGB
Checked By :	KB
Project Number:	1635.1

Title Sheet

SHEET NUMBER

A001

3639 20TH STREET
RESIDENCE REMODEL

3639 20TH STREET
SAN FRANCISCO, CA 94110



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RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017



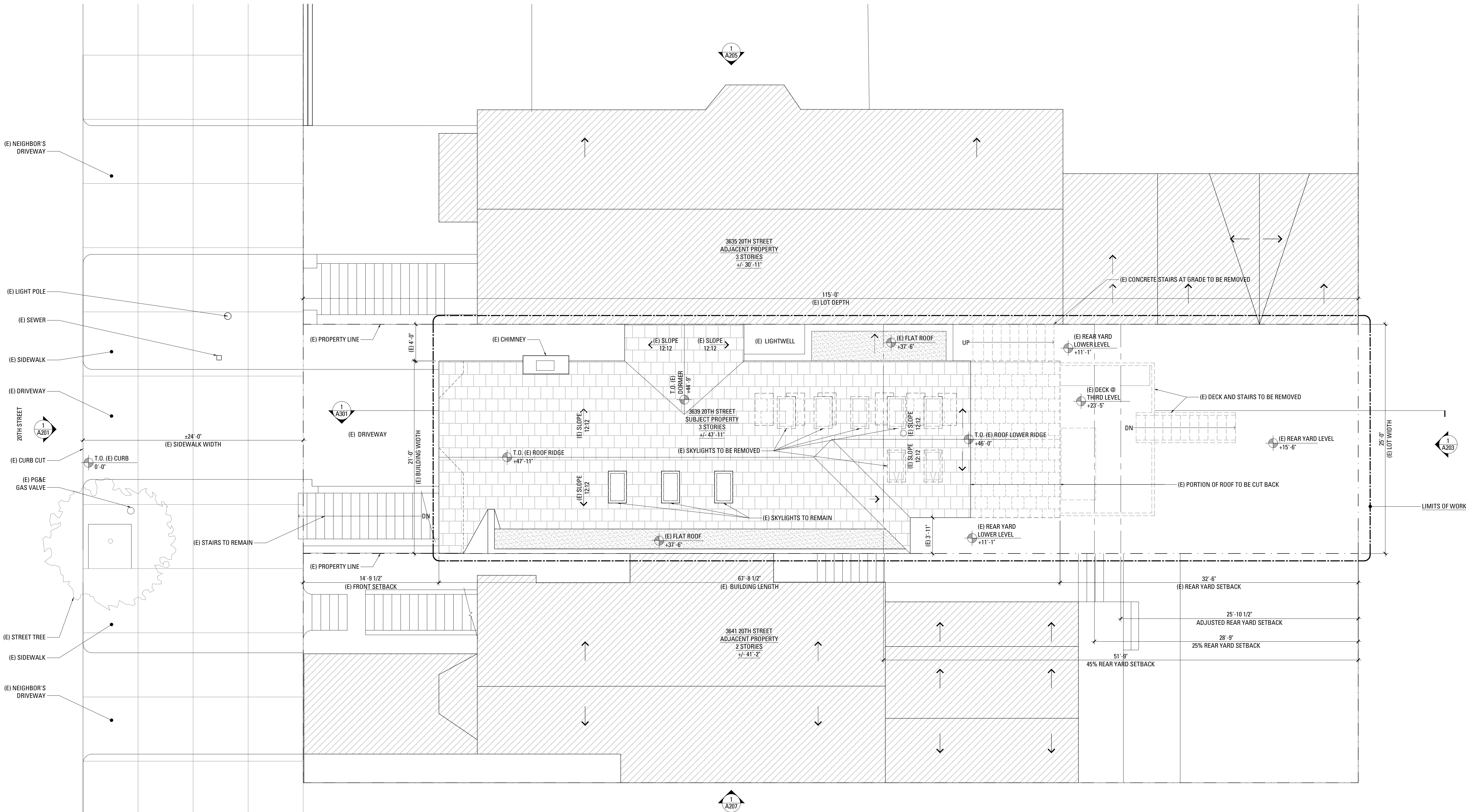
Permit Set

Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

Existing Site Plan

SHEET NUMBER

A002A



1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

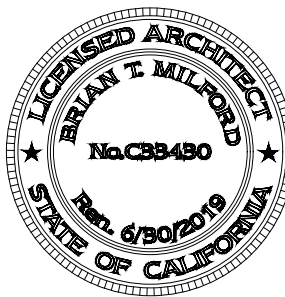
3639 20TH STREET
RESIDENCE REMODEL

3639 20TH STREET
SAN FRANCISCO, CA 94110



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New York, NY 10016
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RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017



Permit Set

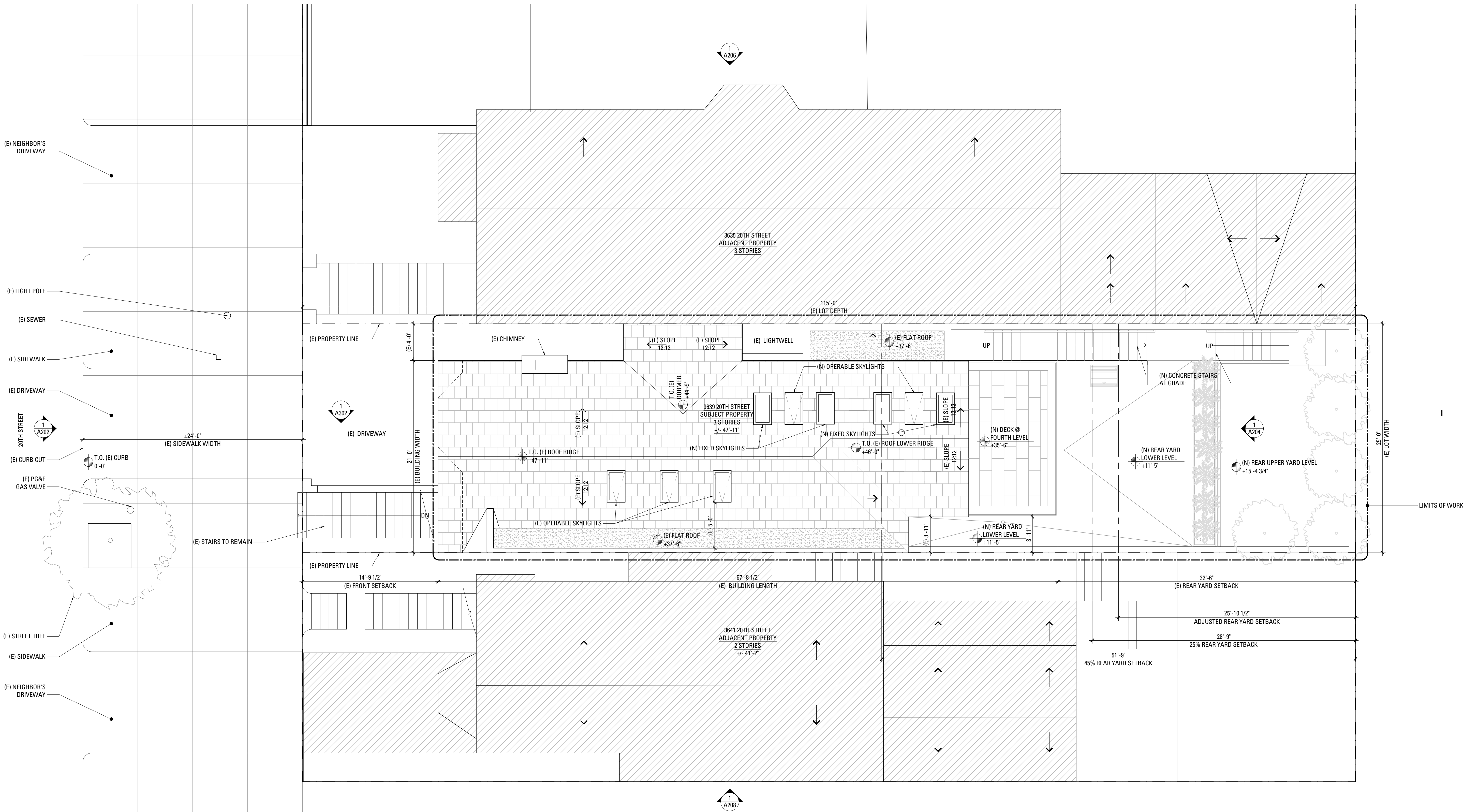
Revision 2

Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

Proposed Site Plan

SHEET NUMBER

A002B



1 PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

2017/Dec/20

A002B-PROPOSED SITE PLAN.DWG

3639 20TH STREET
RESIDENCE REMODEL

3639 20TH STREET
SAN FRANCISCO, CA 94110



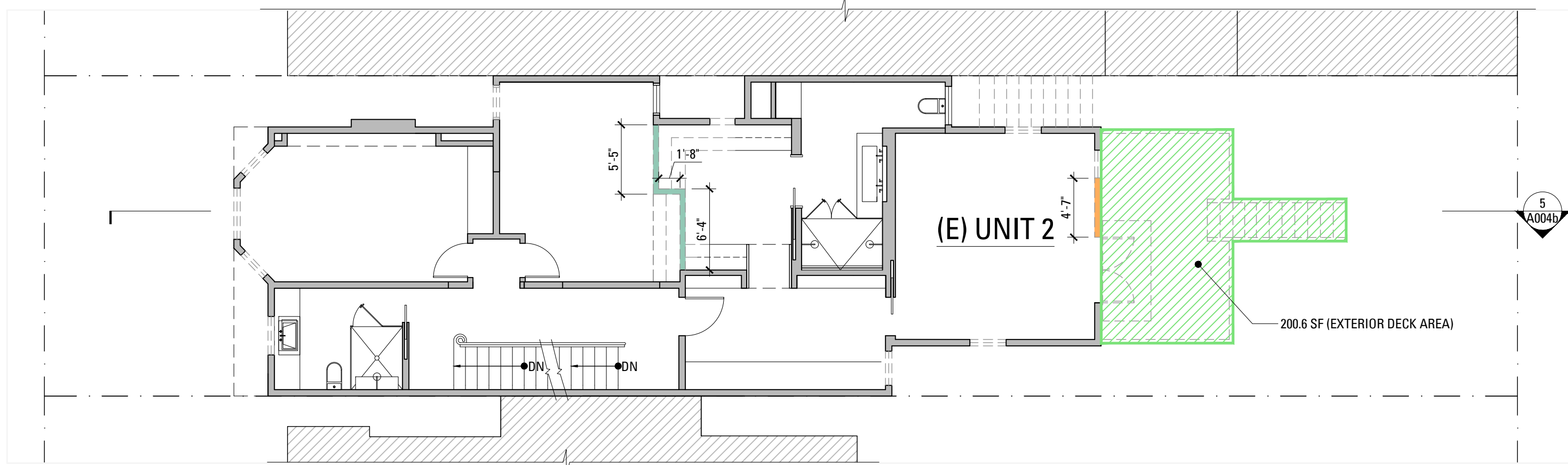
101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 346 9990

349 5th Avenue
New York, NY 10016
T 646 741 0341



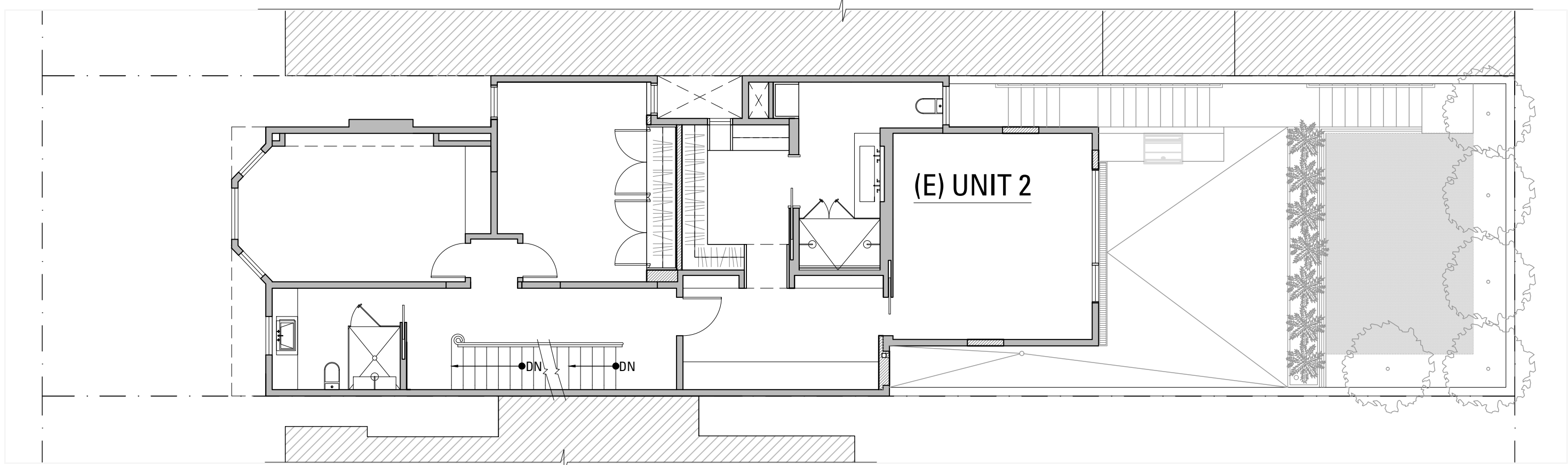
DEMOLITION SCOPE
LEGEND

- (E) VERTICAL ENVELOPE ELEMENTS TO BE REMOVED
- (E) EXTERNAL WALLS TO BE REMOVED
- (E) HORIZONTAL ELEMENTS TO BE REMOVED
- (E) INTERNAL STRUCTURAL FRAMEWORK TO BE REMOVED
- (E) VERTICAL ENVELOPE ELEMENTS TO REMAIN
- EXCAVATION AREA



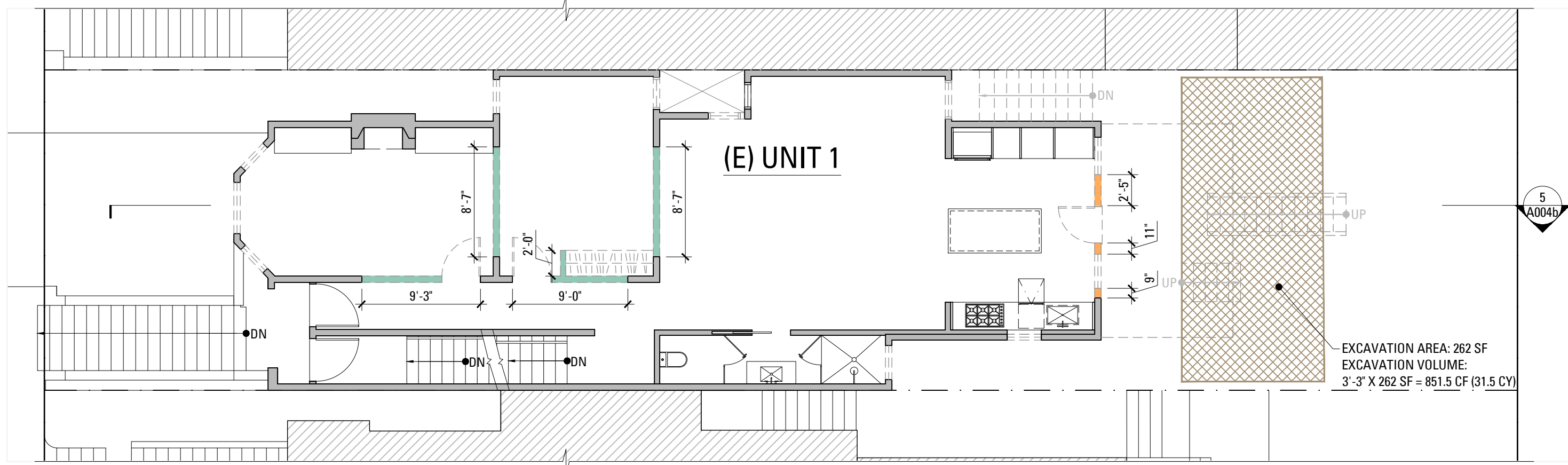
5 EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



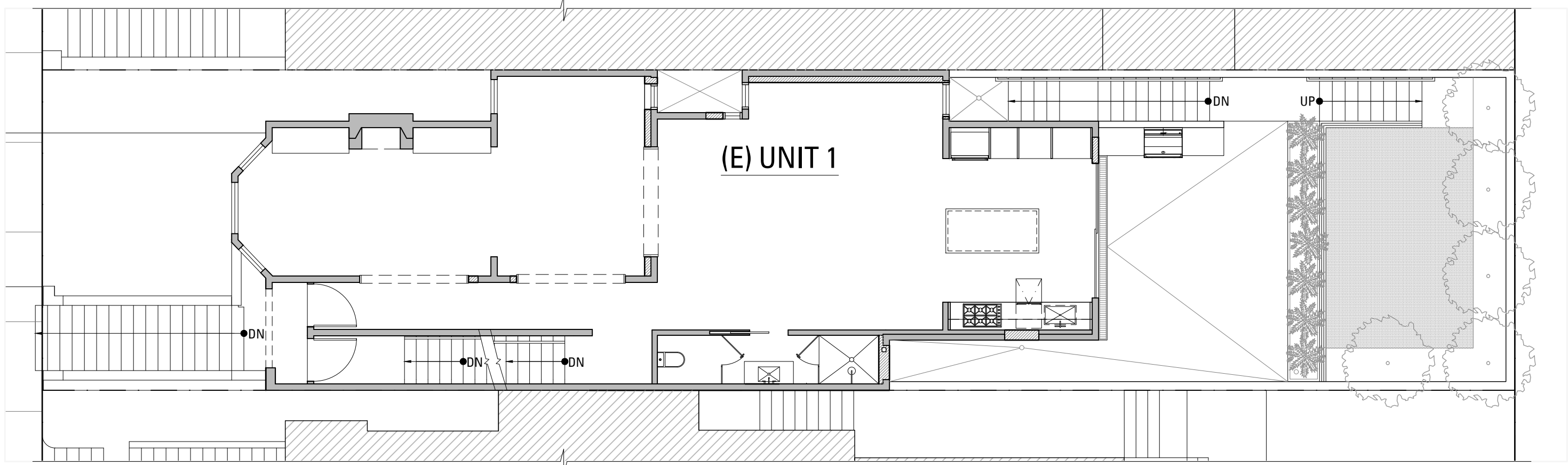
6 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



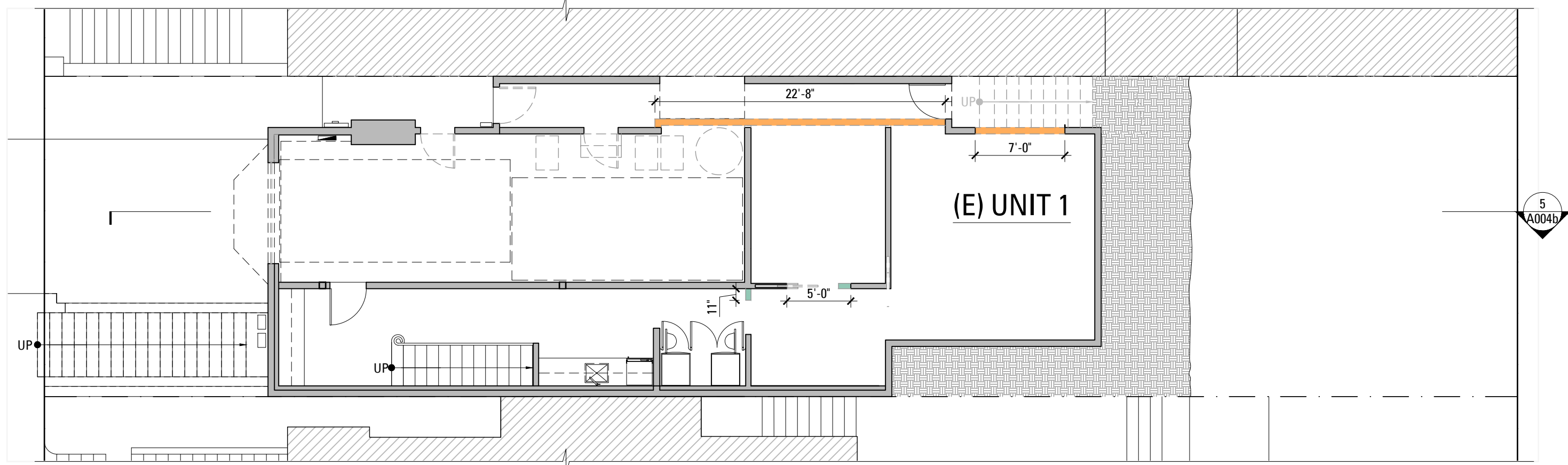
3 EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



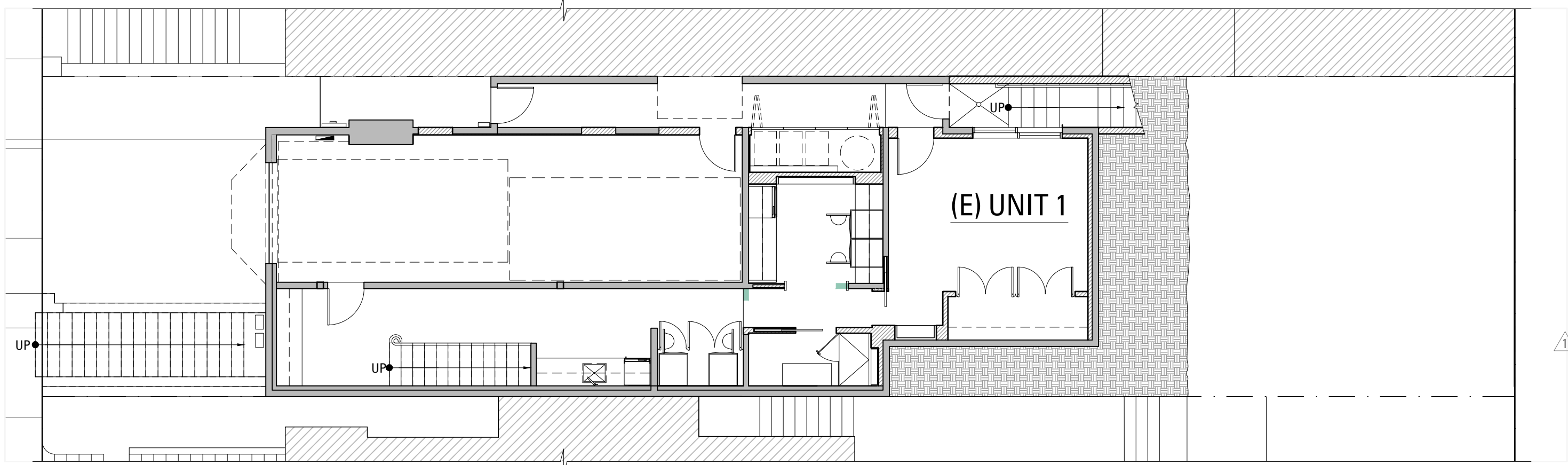
4 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 EXISTING BASEMENT LEVEL PLAN

SCALE: 1/8" = 1'-0"



2 PROPOSED BASEMENT LEVEL PLAN

SCALE: 1/8" = 1'-0"

RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017

Permit Set Revision 2	
Drawn By:	LGB
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Project Number:	1635.1

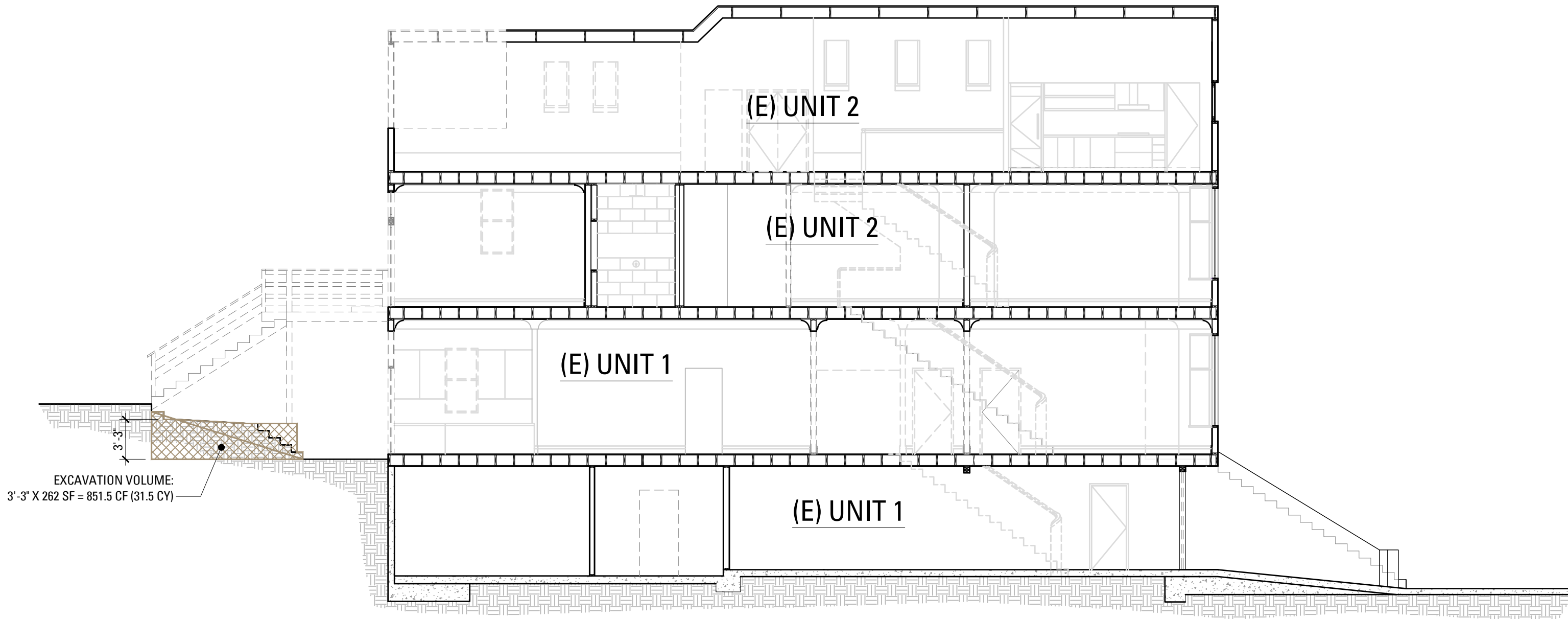
Section 1005(f)
Calculations

SHEET NUMBER

A004a

2017/Dec/20

A004a-SECTION 1005(f) CALCULATIONS.DWG



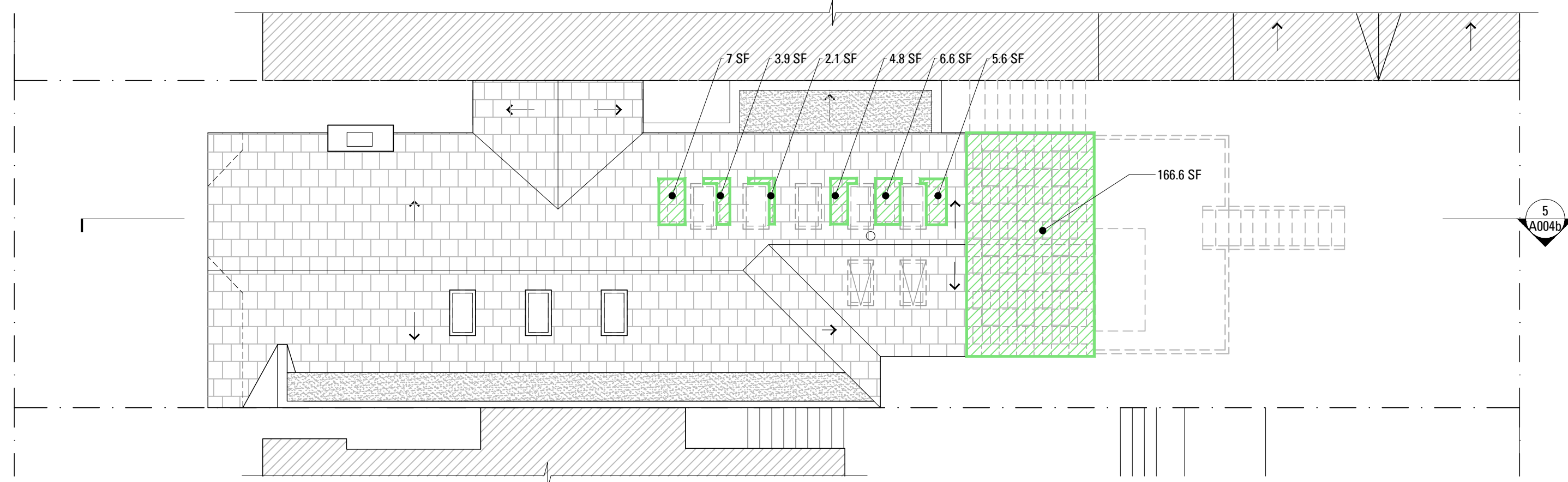
5 EXISTING BUILDING SECTION: 31.5 CY PROPOSED EXCAVATION
SCALE: 1/8" = 1'-0"

DEMOLITION SCOPE LEGEND

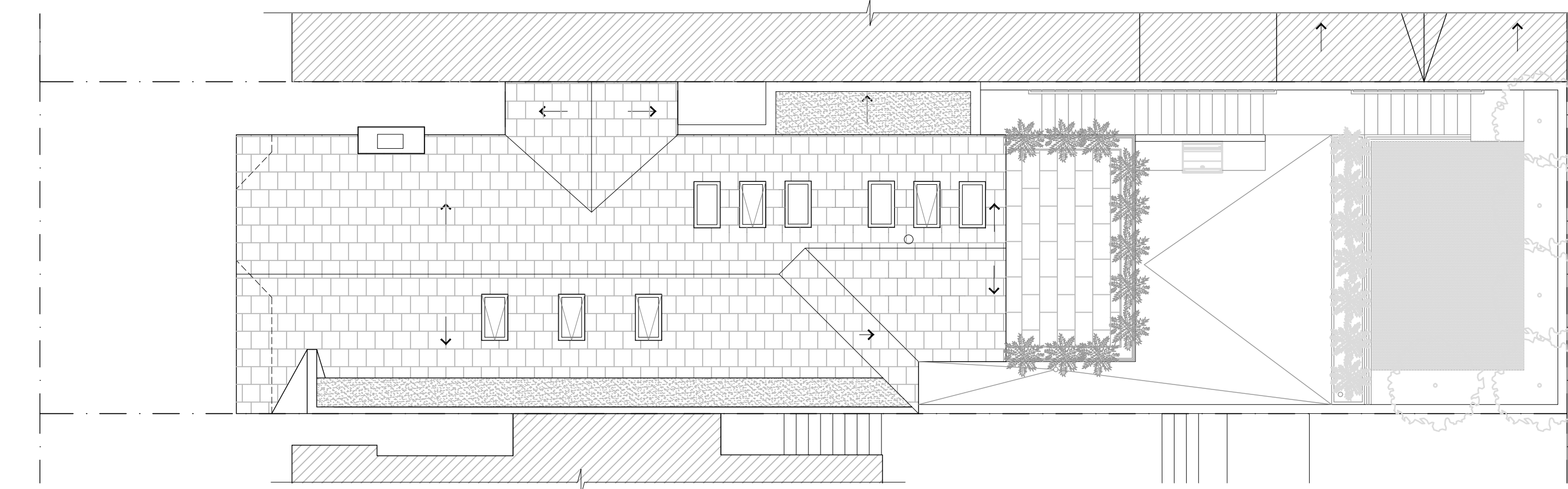
- (E) VERTICAL ENVELOPE ELEMENTS TO BE REMOVED
- (E) EXTERNAL WALLS TO BE REMOVED
- (E) HORIZONTAL ELEMENTS TO BE REMOVED
- (E) INTERNAL STRUCTURAL FRAMEWORK TO BE REMOVED
- (E) VERTICAL ENVELOPE ELEMENTS TO REMAIN
- EXCAVATION AREA

DEMOLITION CALCULATIONS TABLE

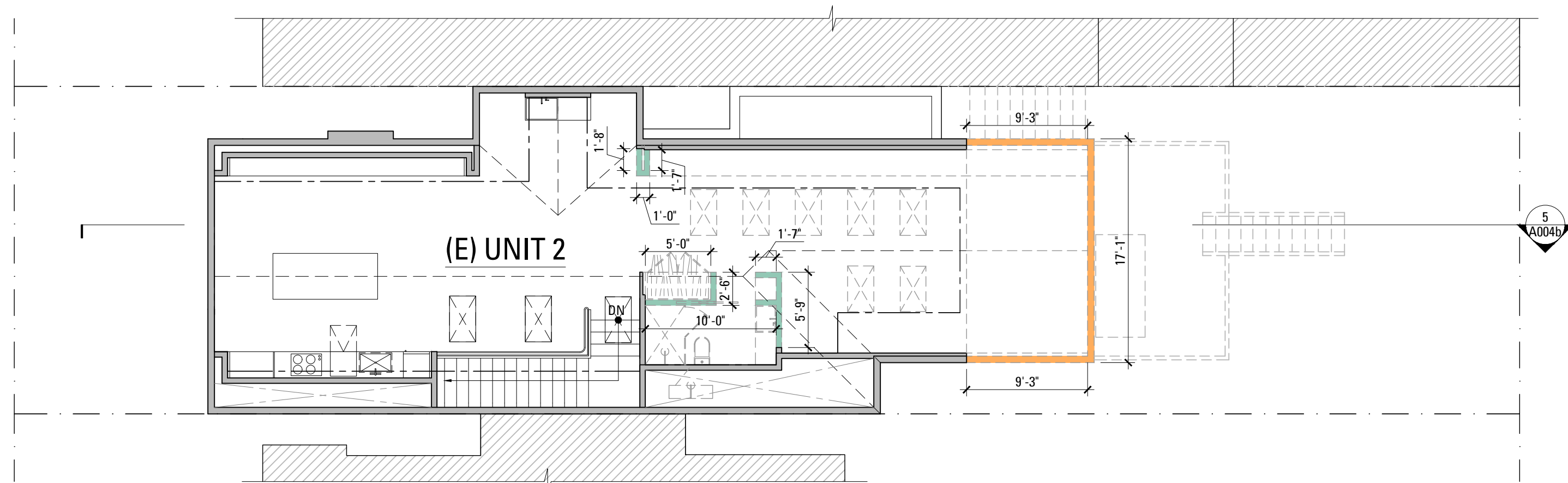
REMOVAL OF ELEMENTS	DEMOLITION AREA OR LINEAR FT	SECTION 1005 LIMITS	EXISTING PROJECT TOTAL SF OR LINEAR FT	PROPOSED PROJECT TOTAL %	PROPOSED PROJECT TOTAL SF OR LINEAR FT	MEET PLANNING CODE?
VERTICAL ENVELOPE ELEMENTS (s.f. of surface area)						
FRONT ELEVATION	0 sf	50% or more (function as external walls) OR	5,675.3 sf	6%	312.3 sf	YES
REAR ELEVATION	112.4 sf					
EAST ELEVATION	199.9 sf					
WEST ELEVATION	0 sf					
EXTERNAL WALLS (used for external or internal wall functions)						
BASEMENT LEVEL	29'-8"	25% or more OR	771'-6"	10%	73'-11"	YES
FIRST FLOOR	4'-1"					
SECOND FLOOR	4'-7"					
ATTIC LEVEL	35'-7"					
HORIZONTAL ELEMENTS (roof area, floor plates, except at/below grade)						
FIRST FLOOR	0 sf	75% or more (combined internal structural frame work or floor plates)	5,761.9 sf	6.9%	397.2 sf	YES
SECOND FLOOR	200.6 sf					
ATTIC LEVEL	0 sf					
ROOF	196.6 sf					
INTERNAL STRUCTURAL FRAMEWORK (interior partitions, etc.)						
BASEMENT LEVEL	5'-11"	75% or more (combined internal structural frame work or floor plates)	418'-2"	21%	87'-8"	YES
FIRST FLOOR	38'-5"					
SECOND FLOOR	13'-5"					
ATTIC LEVEL	29'-11"					



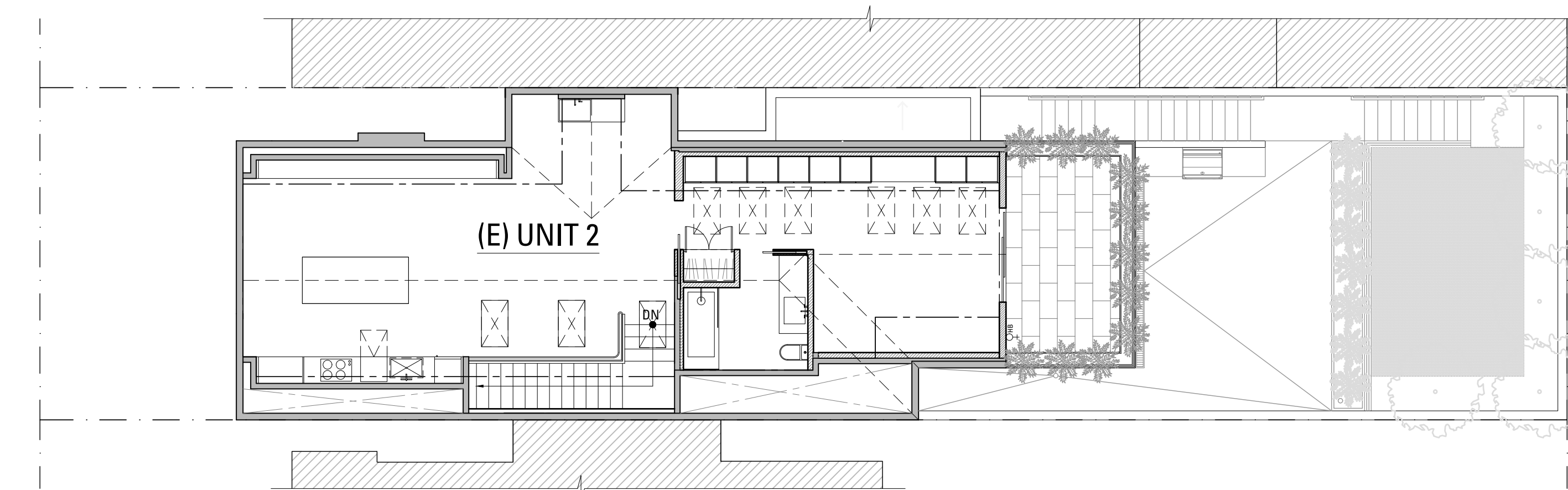
3 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



4 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING ATTIC PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"

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Section 1005(f)
Calculations

SHEET NUMBER

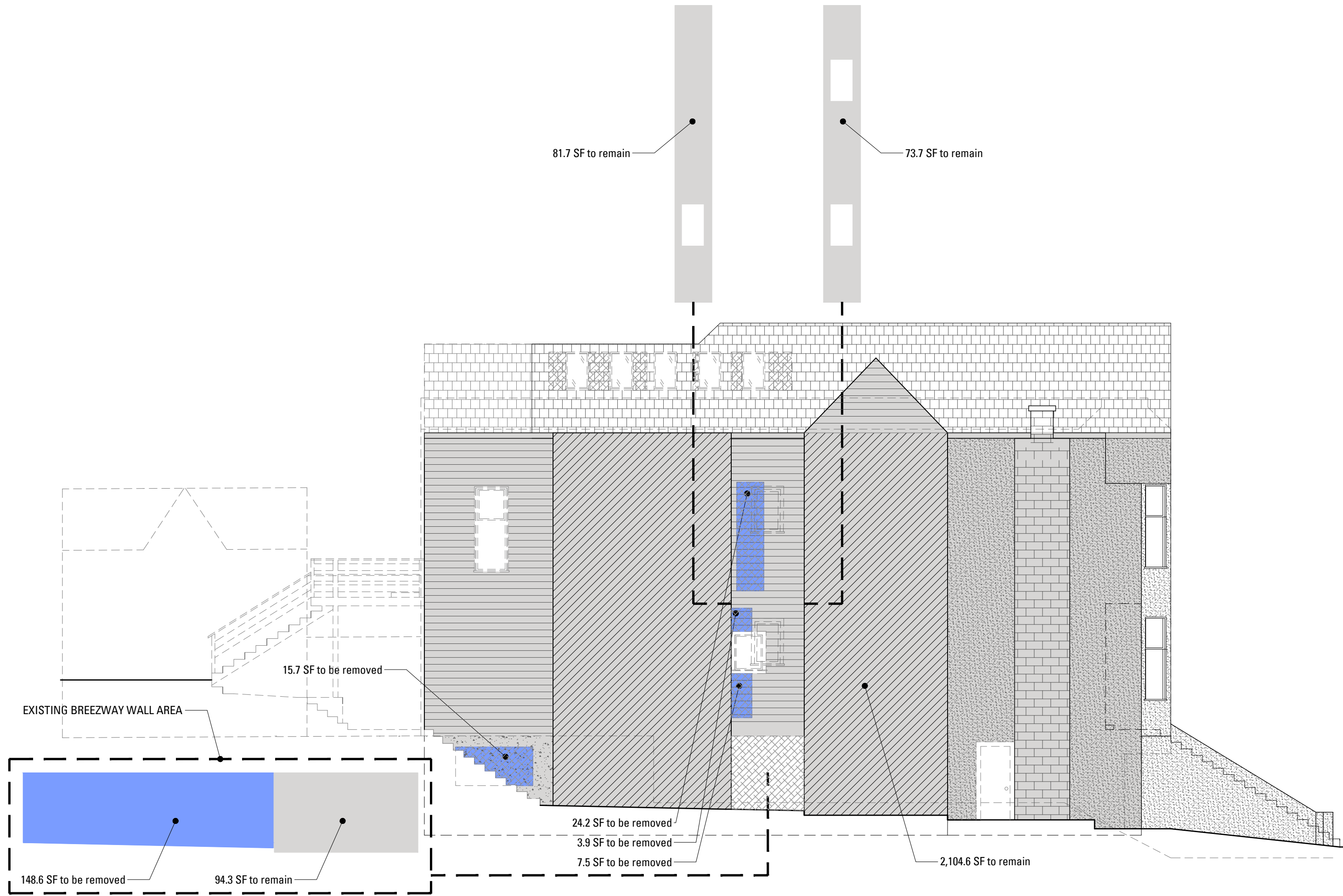
A004b

2017 Dec/20

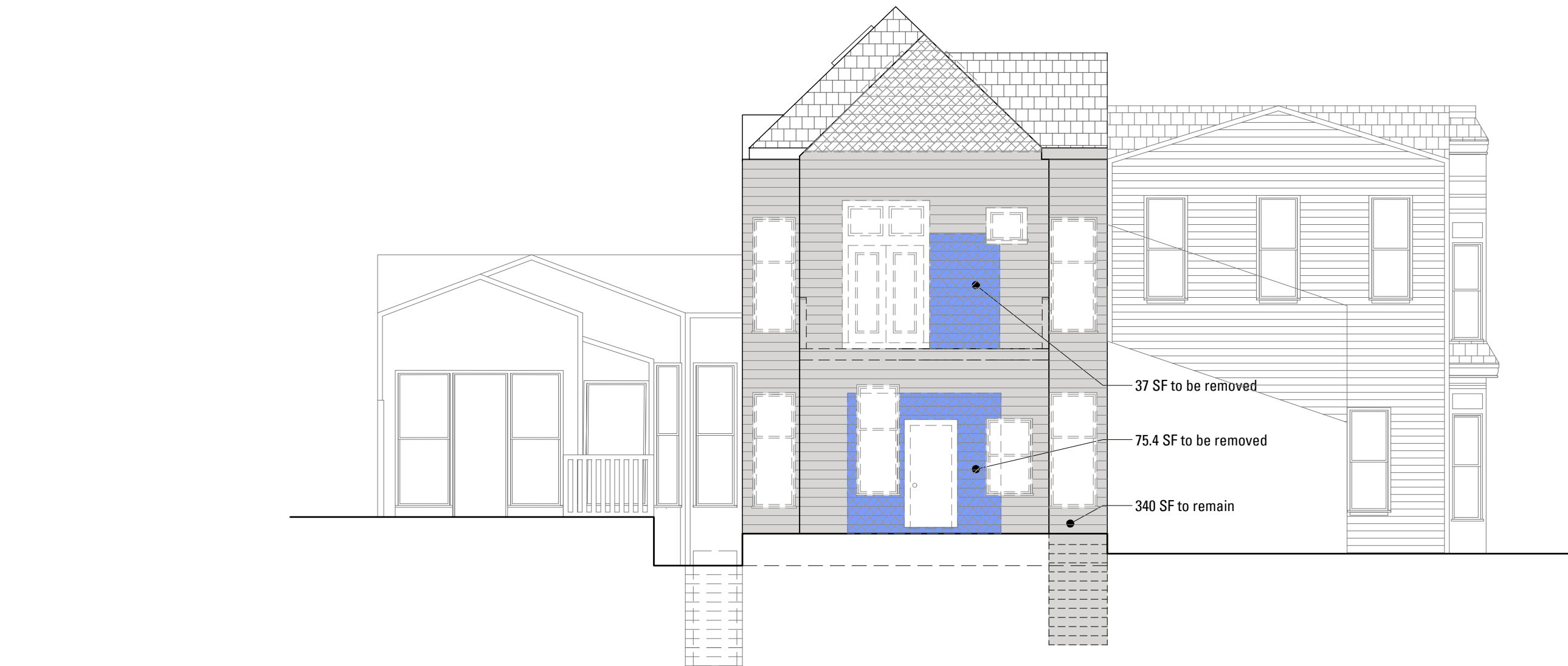
A004c-SECTION 1005(f) CALCULATIONS.DWG



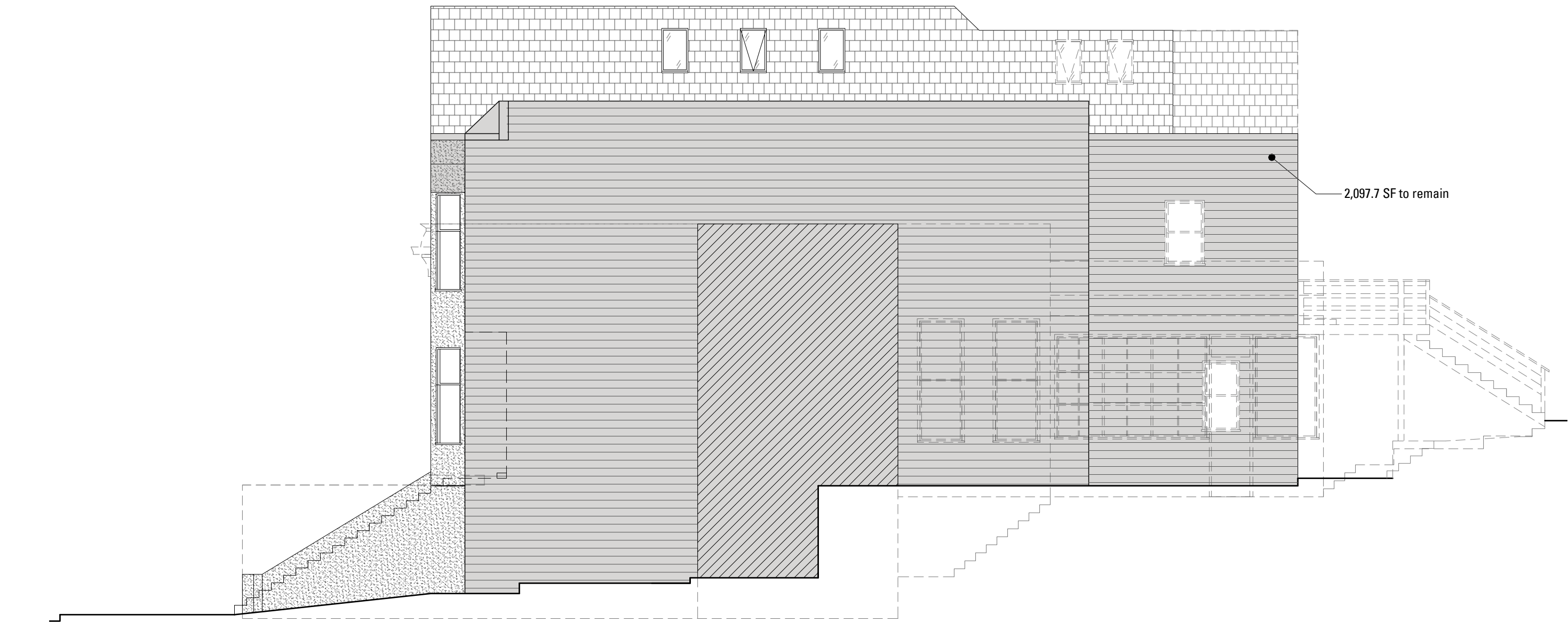
1 EXISTING NORTH ELEVATION - NO PROPOSED WORK AT MAIN FACADE: 770.9 sf total existing; 0 sf to be removed
SCALE: 1/8" = 1'-0"



3 EXISTING EAST ELEVATION: 2,354.3 sf total existing; 199.9 sf to be removed
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION: 452.4 sf total existing; 112.4 sf to be removed
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION - NO PROPOSED DEMOLITION: 2,097.7 sf total existing; 0 sf to be removed
SCALE: 1/8" = 1'-0"

DEMOLITION SCOPE LEGEND

- (E) VERTICAL ENVELOPE ELEMENTS TO BE REMOVED
- (E) EXTERNAL WALLS TO BE REMOVED
- (E) HORIZONTAL ELEMENTS TO BE REMOVED
- (E) INTERNAL STRUCTURAL FRAMEWORK TO BE REMOVED
- (E) VERTICAL ENVELOPE ELEMENTS TO REMAIN
- EXCAVATION AREA

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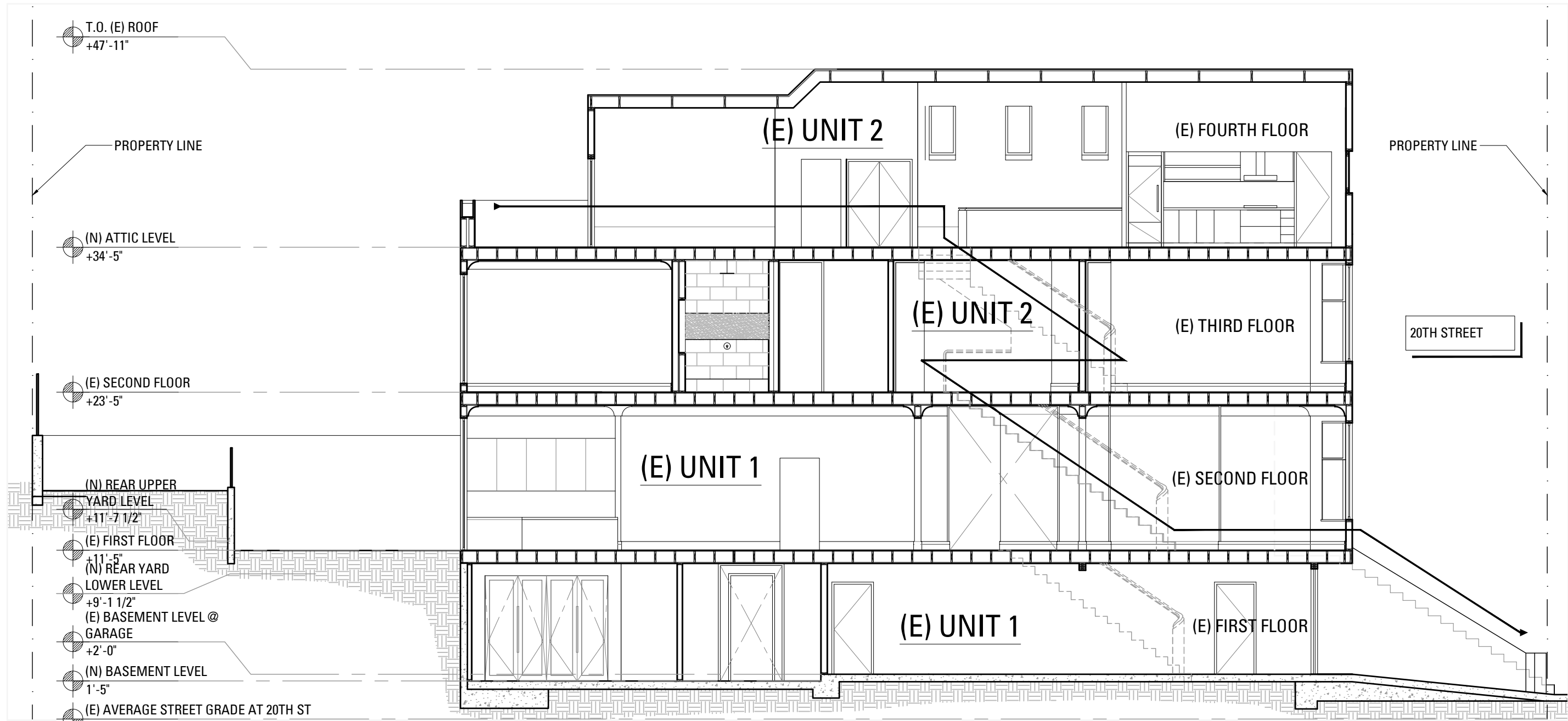
Permit Set
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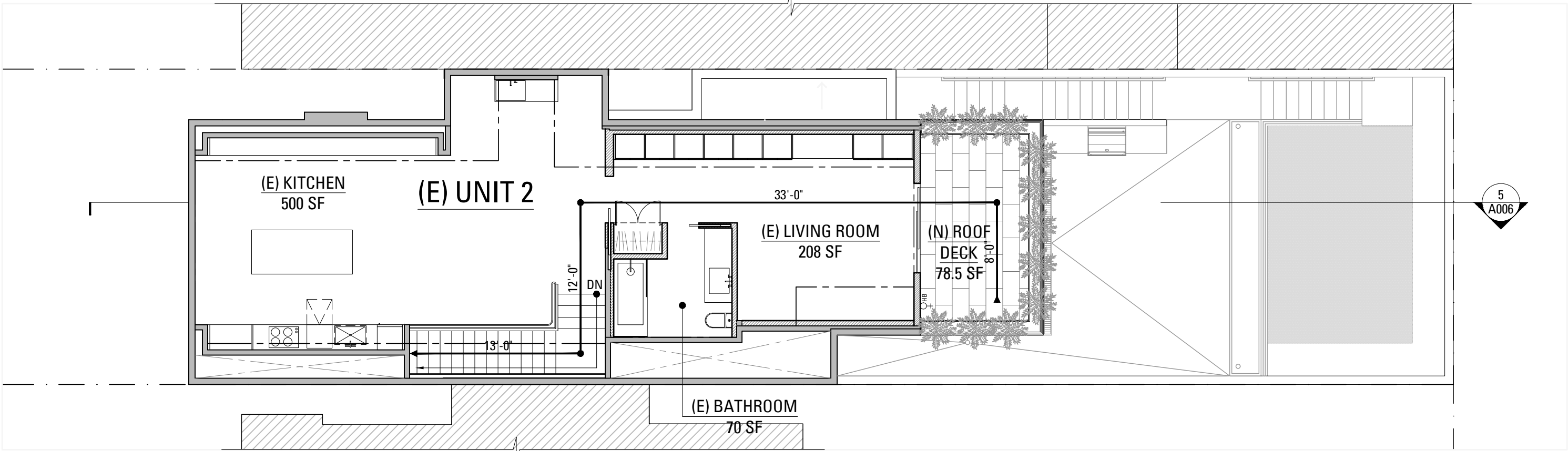
Section 1005(f)
Calculations

SHEET NUMBER

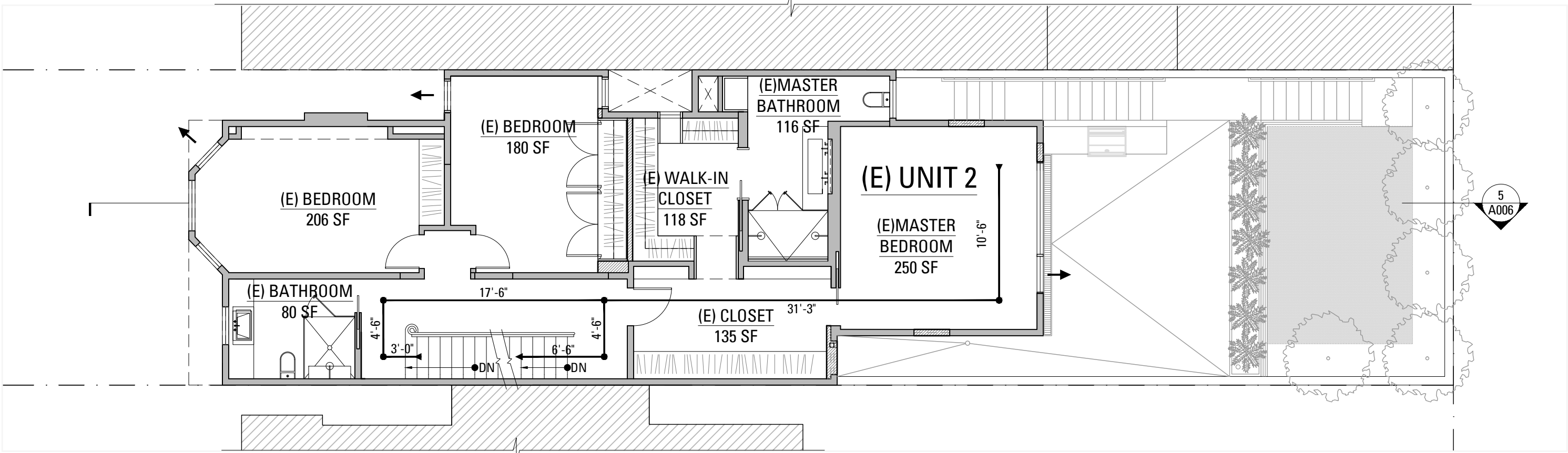
A004c



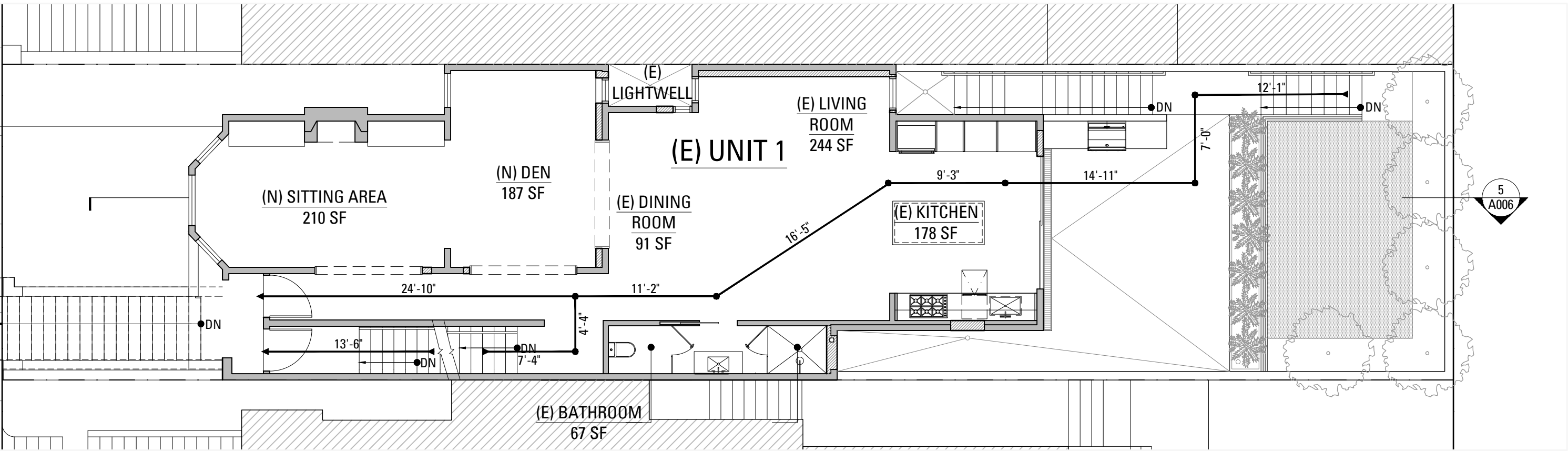
5 PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"



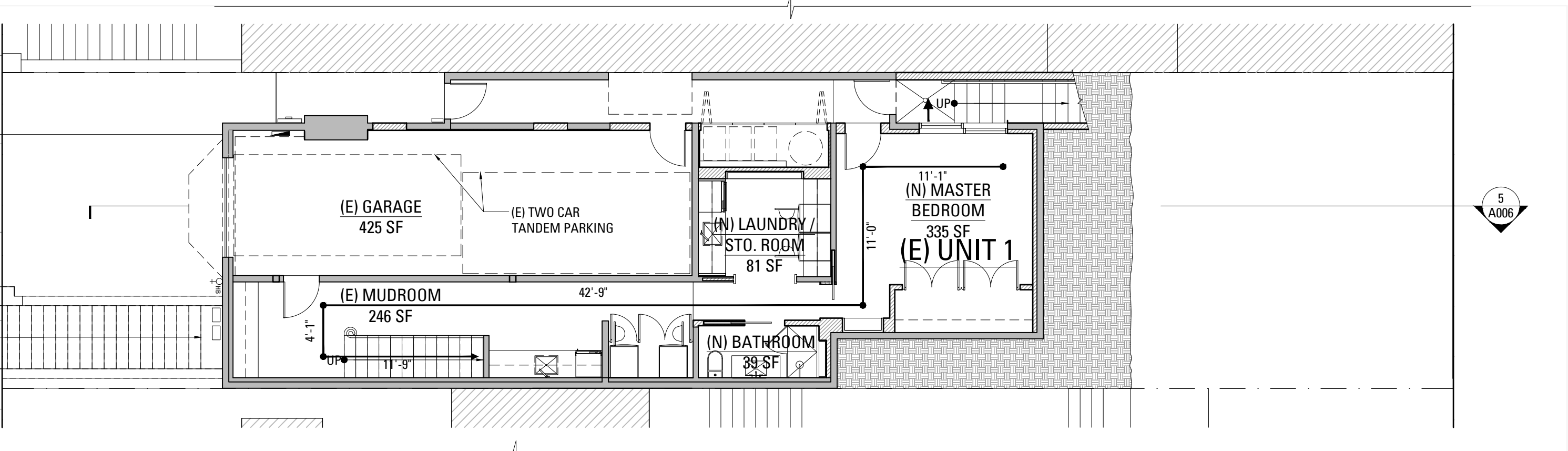
4 PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"

NOTE:

- REPRESENTS RESCUE WINDOW
- REPRESENTS COMMON PATH OF EGRESS
- REPRESENTS EXIT ACCESS TRAVEL PATH

NOTE:

THIS BUILDING IS FULLY FIRE SPRINKLED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH CBC SECTION 1030.

TRAVEL DISTANCE (PER CBC TABLE 1006.3.2(1))	
UNIT 1 PATH OF TRAVEL TO PUBLIC WAY	
FIRST FLOOR: 23'-0" + 9'-0" + 36'-0"	= 68'-0"
TOTAL COMMON EXIT TRAVEL DISTANCE:	= 68'-0" < 125'-0"
2 EXITS PROVIDED	
UNIT 2 PATH OF TRAVEL FROM ATTIC TO PUBLIC WAY	
ATTIC: 8'-0" + 33'-0" + 12'-0" + 13'-0"	= 66'-0"
THIRD FLOOR: 3'-0" + 4'-6" + 17'-6" + 4'-6" + 6'-6"	= 36'-0"
SECOND FLOOR: 13'-6"	= 13'-6"
TOTAL COMMON EXIT TRAVEL DISTANCE:	= 115'-6" < 125'-0"
1 EXIT PROVIDED	

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Project Number:	1635.1

Egress Diagrams

SHEET NUMBER

A006

CONSTRUCTION
GENERAL NOTES

1. ALL (N) WALLS TYPE 'A' U.O.N. SEE SCHEDULE, A901.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
3. DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N.
4. ALL REQUIRED HANDRAILS SHALL COMPLY WITH HANDRAIL GRASPABILITY PER CBC 1014.3.
5. PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
6. PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
7. WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
8. FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL, COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL.
9. ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
10. FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
11. PROVIDE MINIMUM OF R-13 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO (N) AND (E) LIVING SPACE, IN AREAS NOT ALREADY INSULATED.
12. PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
13. WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
14. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
15. ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
16. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
17. ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
18. ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
19. WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).
20. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. (CMC 921.3.2).
21. EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
22. ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
24. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
25. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).

MECHANICAL
GENERAL NOTES

1. ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING, AND NOT LESS THAN 10 FEET FROM A FORCED AIR INLET. (CMC 502.2).
2. PROVIDE GAS VENT TERMINATIONS PER CMC 802.6 & 802.6.2.
3. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
4. PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.

EXISTING &
DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
2. REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
3. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
6. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. RECYCLE AND HAUL ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
7. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- ===== (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- ▨ (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- -- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- ~~~~~> (N) SOUND ATTENUATION BATT INSULATION
- G (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
- HB (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

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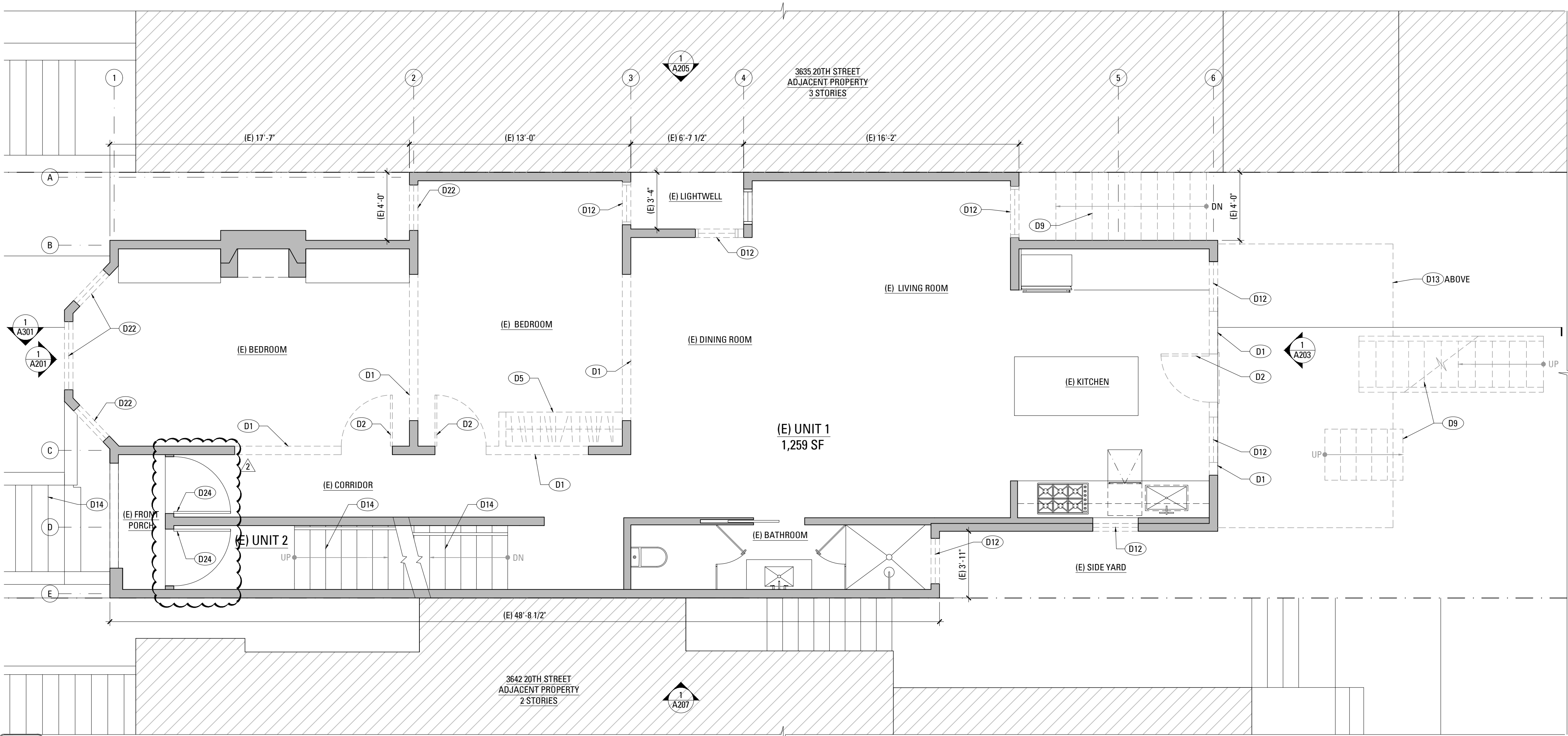
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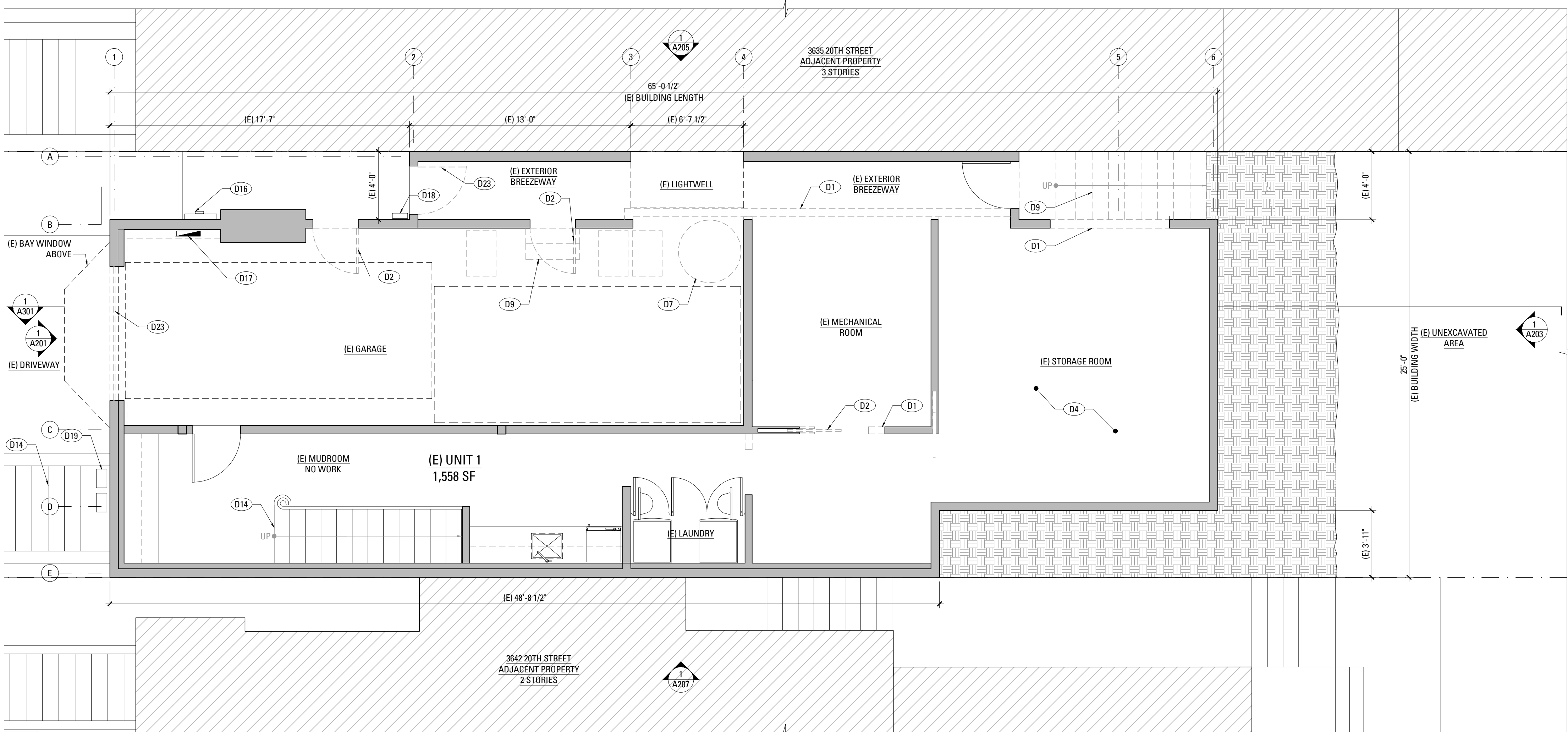
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Permit Set Revision 2	
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Demolitions & Construction Notes and Schedules	
SHEET NUMBER	
A100	



2 FIRST FLOOR EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT LEVEL EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL CALCULATIONS

TOTAL LENGTH OF (E) INTERIOR WALLS 102'-5"
102'-5" * 25% = 25'-7 1/2"
TOTAL LENGTH OF (E) INTERIOR WALLS TO REMAIN: 58'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
 - ===== (E) WALL CONSTRUCTION
 - (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
 - INDICATES RATED ASSEMBLY. SEE SHEET A901.
 - ~~~~~ (N) SOUND ATTENUATION BATT INSULATION
 - G (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
 - HB (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK (S.S.D.).
- D2 (E) DOOR TO BE REMOVED.
- D3 (E) SKYLIGHT TO REMAIN
- D4 (E) FOUNDATION REPLACEMENT APPROVED UNDER APPROVED PERMIT #2016.0921.8342
- D5 (E) CASEWORK/CABINETS TO BE REMOVED.
- D6 (E) WALL INFILL TO BE REMOVED TO ACCOMMODATE (N) WORK
- D7 (E) APPLIANCE/EQUIPMENT TO BE REMOVED; CAP OFF /PREPARE FOR RE-ROUTING UTILITY LINES, AS REQUIRED.
- D8 (E) FINISHES IN THIS AREA TO BE REMOVED TO ACCOMMODATE (N) WORK
- D9 (E) STAIR TO BE REMOVED.
- D10 (E) SKYLIGHT TO BE REMOVED
- D11 (E) ROOF AREA TO BE REMOVED, SEE CONSTRUCTION PLANS.
- D12 (E) WINDOW TO BE REMOVED.
- D13 (E) DECK TO BE REMOVED
- D14 (E) STAIRS TO REMAIN.
- D15 (E) ATTIC AREA TO BE REMOVED TO ACCOMMODATE (N) WORK, SEE CONSTRUCTION PLANS.
- D16 (E) ELECTRICAL METER, TO REMAIN.
- D17 (E) ELECTRICAL PANEL TO REMAIN.
- D18 (E) TELEPHONE BOX, TO REMAIN.
- D19 (E) GAS METER, TO REMAIN.
- D20 (E) EXHAUST FLUE TO REMAIN
- D21 LINE ILLUSTRATING CEILING HEIGHT OF 6'-3" OF (E) HABITABLE AREA
- D22 (E) WINDOW SASHES TO BE REMOVED AND REPLACED IN KIND, (E) FRAMES AND TRIM TO REMAIN.
- D23 (E) DOOR TO BE REMOVED AND REPLACED IN KIND
- D24 (E) HISTORIC DOOR TO REMAIN, (E) GLAZING PANEL AND HARDWARE TO BE REPLACED IN KIND WITHIN (E) DOOR.

WALL CALCULATIONS

TOTAL LENGTH OF (E) INTERIOR WALLS 87'-8 1/2"
87'-8 1/2" * 25% = 21'-11"
TOTAL LENGTH OF (E) INTERIOR WALLS TO REMAIN: 78'-6"

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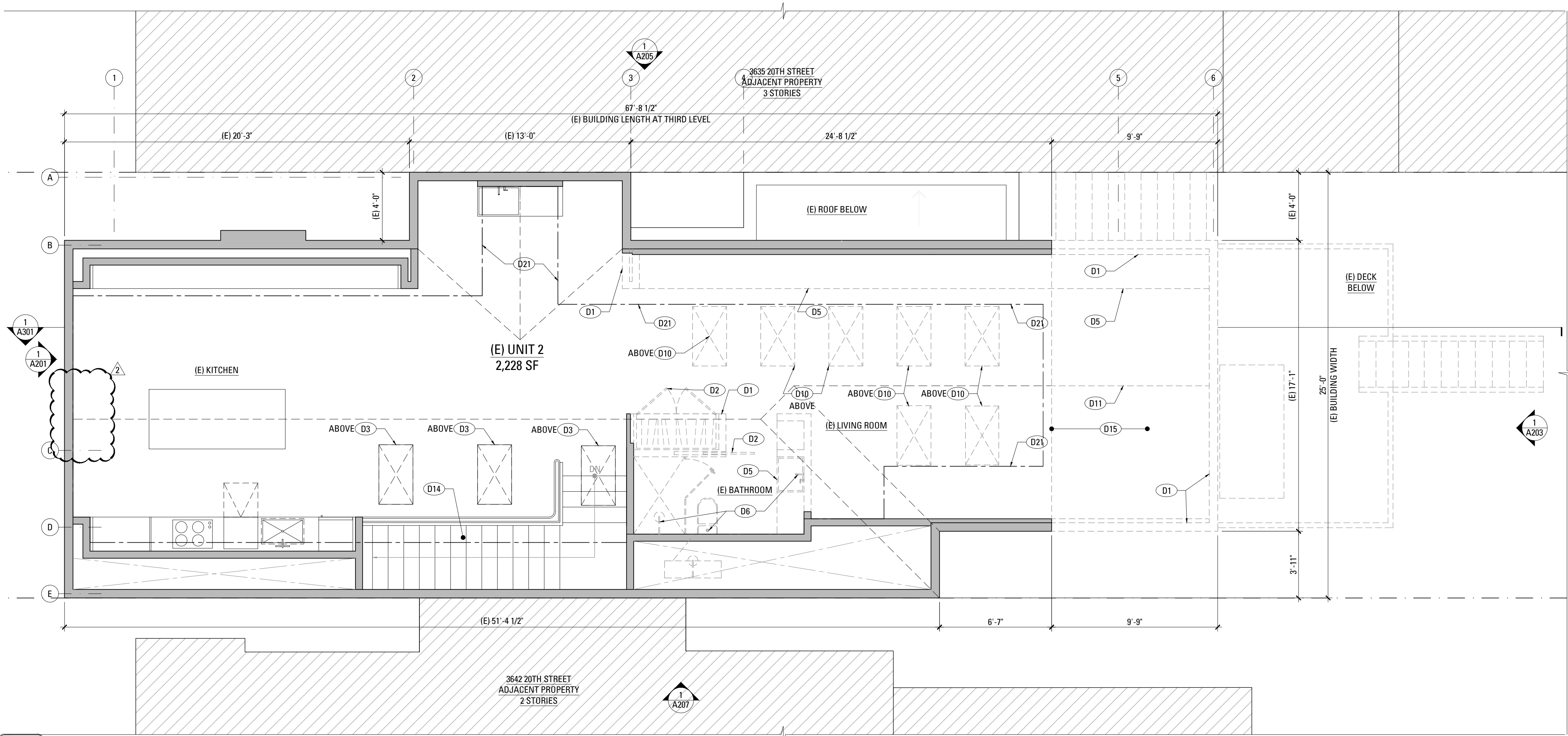
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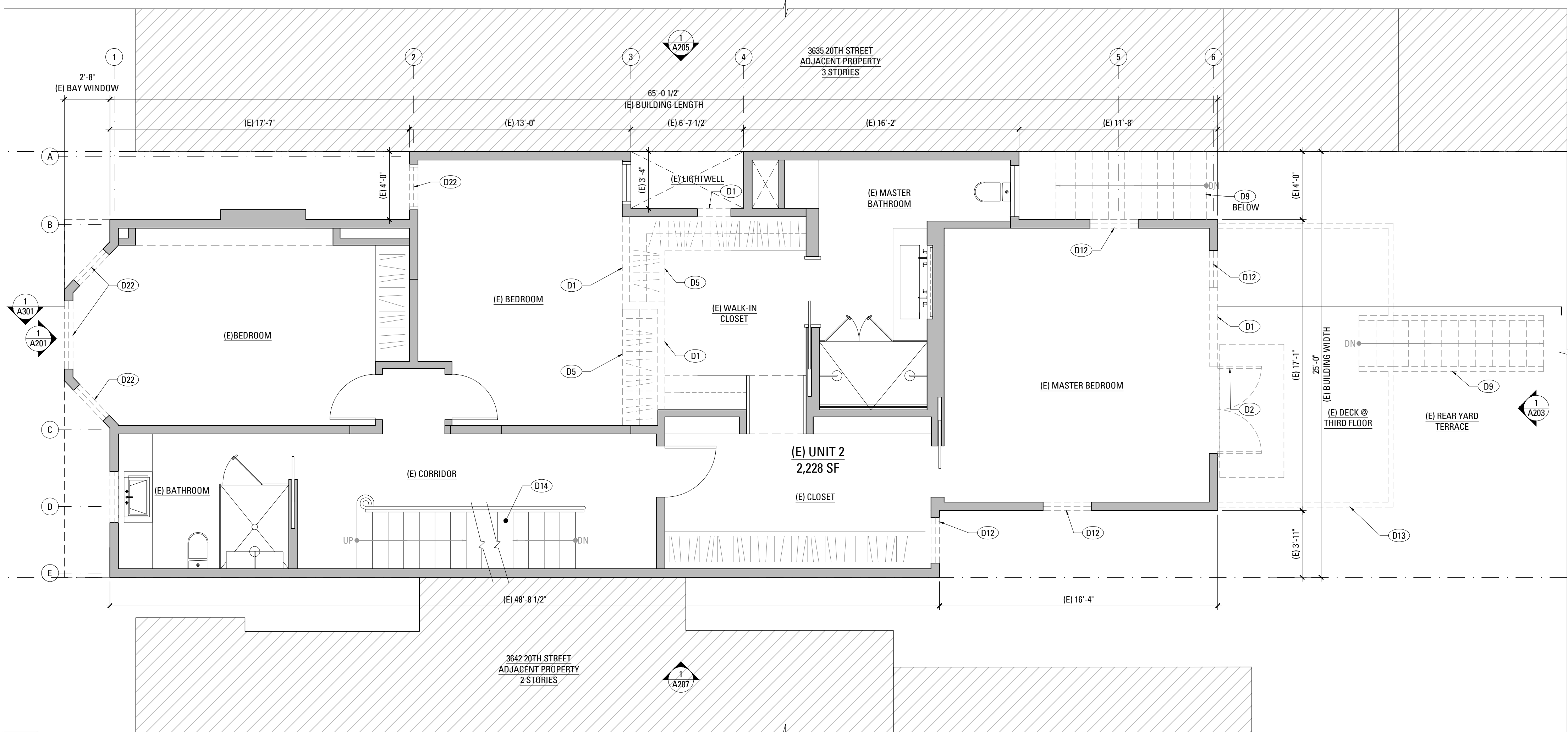
Existing & Demolition
Plans Basement & First
Floors

SHEET NUMBER

A101



2 ATTIC LEVEL EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL CALCULATIONS

TOTAL LENGTH OF (E) INTERIOR WALLS 104'-3 1/2"
104'-3 1/2" * .25 = 26'-1"
TOTAL LENGTH OF (E) INTERIOR WALLS TO REMAIN: 55'-2 1/2"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
 - ===== (E) WALL CONSTRUCTION
 - PARTITION TYPE SYMBOL
 - (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
 - INDICATES RATED ASSEMBLY. SEE SHEET A901.
 - (N) SOUND ATTENUATION BATT INSULATION
 - (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
 - (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK (S.S.D.).
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- D3 (E) SKYLIGHT TO REMAIN
- D4 (E) FOUNDATION REPLACEMENT APPROVED UNDER APPROVED PERMIT #2016.0921.8342
- D5 (E) CASEWORK/CABINETS TO BE REMOVED.
- D6 (E) WALL INFILL TO BE REMOVED TO ACCOMMODATE (N) WORK
- D7 (E) APPLIANCE/EQUIPMENT TO BE REMOVED; CAP OFF /PREPARE FOR RE-ROUTING UTILITY LINES, AS REQUIRED.
- D8 (E) FINISHES IN THIS AREA TO BE REMOVED TO ACCOMMODATE (N) WORK
- D9 (E) STAIR TO BE REMOVED.
- D10 (E) SKYLIGHT TO BE REMOVED
- D11 (E) ROOF AREA TO BE REMOVED, SEE CONSTRUCTION PLANS.
- D12 (E) WINDOW TO BE REMOVED.
- D13 (E) DECK TO BE REMOVED
- D14 (E) STAIRS TO REMAIN.
- D15 (E) ATTIC AREA TO BE REMOVED TO ACCOMMODATE (N) WORK, SEE CONSTRUCTION PLANS.
- D16 (E) ELECTRICAL METER, TO REMAIN.
- D17 (E) ELECTRICAL PANEL TO REMAIN.
- D18 (E) TELEPHONE BOX, TO REMAIN.
- D19 (E) GAS METER, TO REMAIN.
- D20 (E) EXHAUST FLUE TO REMAIN
- D21 LINE ILLUSTRATING CEILING HEIGHT OF 6'-3" OF (E) HABITABLE AREA
- D22 (E) WINDOW SASHES TO BE REMOVED AND REPLACED IN KIND, (E) FRAMES AND TRIM TO REMAIN.
- D23 (E) DOOR TO BE REMOVED AND REPLACED IN KIND
- D24 (E) HISTORIC DOOR TO REMAIN, (E) GLAZING PANEL AND HARDWARE TO BE REPLACED IN KIND WITHIN (E) DOOR.

WALL CALCULATIONS

TOTAL LENGTH OF (E) INTERIOR WALLS 131'-0 1/2"
131'-0 1/2" * .25% = 32'-9"
TOTAL LENGTH OF (E) INTERIOR WALLS TO REMAIN: 117'-7 1/2"

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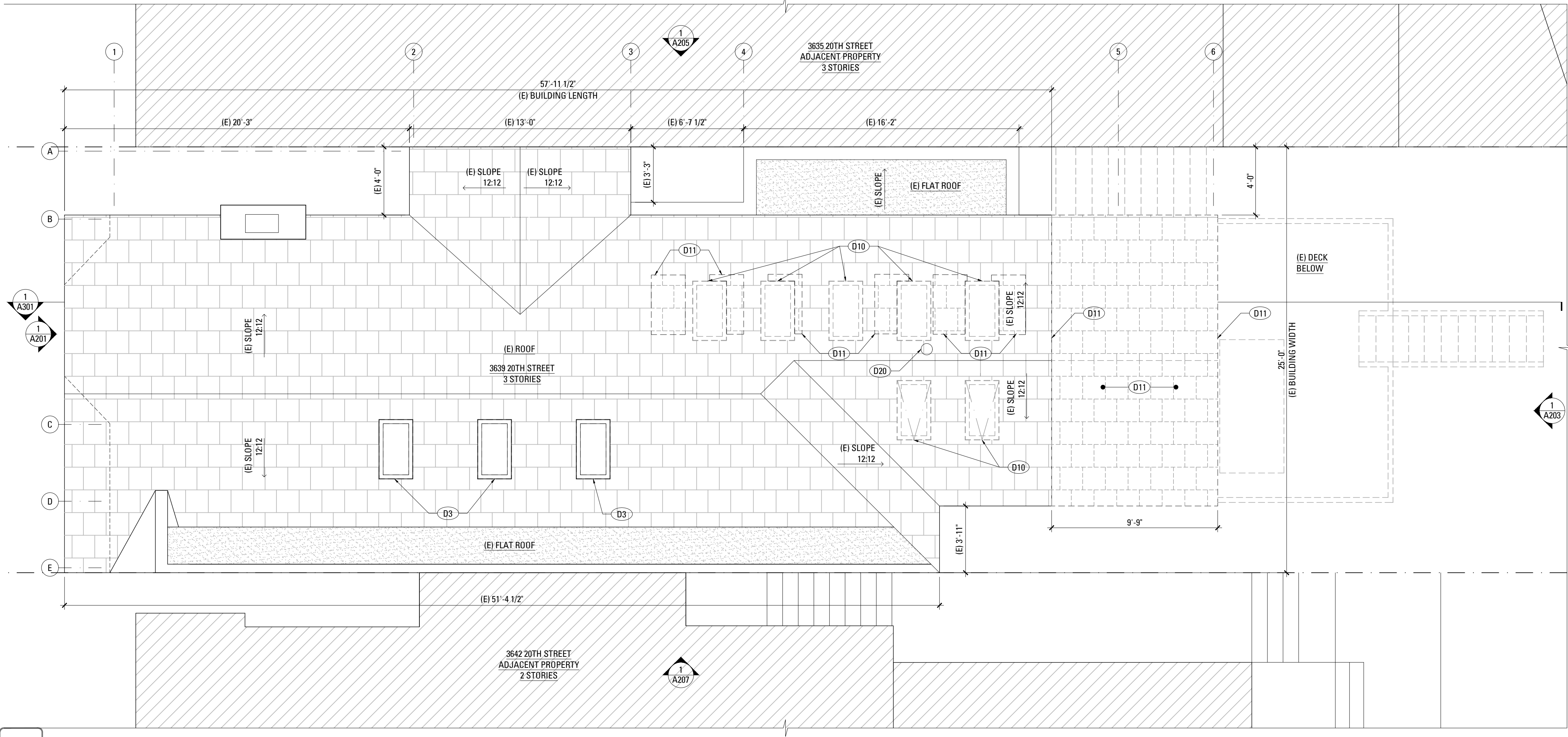
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Existing & Demolition Plans Second & Third Floors	
SHEET NUMBER	

A102

2017/Dec/20

A103-EXISTING & DEMOLITION PLAN.DWG



1 ROOF EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
 - ===== (E) WALL CONSTRUCTION
 - PARTITION TYPE SYMBOL
 - (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
 - INDICATES RATED ASSEMBLY. SEE SHEET A901.
 - (N) SOUND ATTENUATION BATT INSULATION
 - (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
 - (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

EXISTING & DEMOLITION KEYNOTES

- D1 (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK (S.S.D.).
- D2 (E) DOOR TO BE REMOVED.
- D3 (E) SKYLIGHT TO REMAIN
- D4 (E) FOUNDATION REPLACEMENT APPROVED UNDER APPROVED PERMIT #2016.0921.8342
- D5 (E) CASEWORK/CABINETS TO BE REMOVED.
- D6 (E) WALL INFILL TO BE REMOVED TO ACCOMMODATE (N) WORK
- D7 (E) APPLIANCE/EQUIPMENT TO BE REMOVED; CAP OFF /PREPARE FOR RE-ROUTING UTILITY LINES, AS REQUIRED.
- D8 (E) FINISHES IN THIS AREA TO BE REMOVED TO ACCOMMODATE (N) WORK
- D9 (E) STAIR TO BE REMOVED.
- D10 (E) SKYLIGHT TO BE REMOVED
- D11 (E) ROOF AREA TO BE REMOVED, SEE CONSTRUCTION PLANS.
- D12 (E) WINDOW TO BE REMOVED.
- D13 (E) DECK TO BE REMOVED
- D14 (E) STAIRS TO REMAIN.
- D15 (E) ATTIC AREA TO BE REMOVED TO ACCOMMODATE (N) WORK, SEE CONSTRUCTION PLANS.
- D16 (E) ELECTRICAL METER, TO REMAIN.
- D17 (E) ELECTRICAL PANEL TO REMAIN.
- D18 (E) TELEPHONE BOX, TO REMAIN.
- D19 (E) GAS METER, TO REMAIN.
- D20 (E) EXHAUST FLUE TO REMAIN
- D21 LINE ILLUSTRATING CEILING HEIGHT OF 6'-3" OF (E) HABITABLE AREA
- D22 (E) WINDOW SASHES TO BE REMOVED AND REPLACED IN KIND, (E) FRAMES AND TRIM TO REMAIN.
- D23 (E) DOOR TO BE REMOVED AND REPLACED IN KIND
- D24 (E) HISTORIC DOOR TO REMAIN, (E) GLAZING PANEL AND HARDWARE TO BE REPLACED IN KIND WITHIN (E) DOOR.

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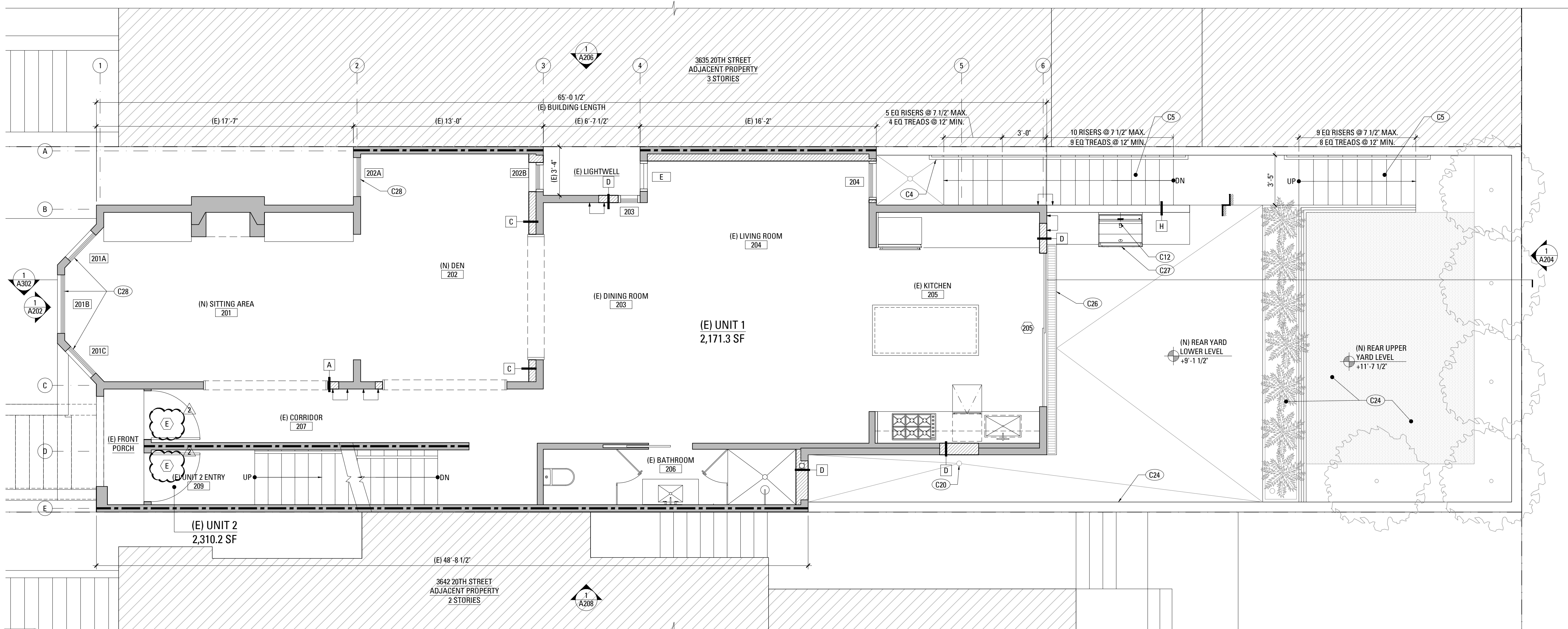
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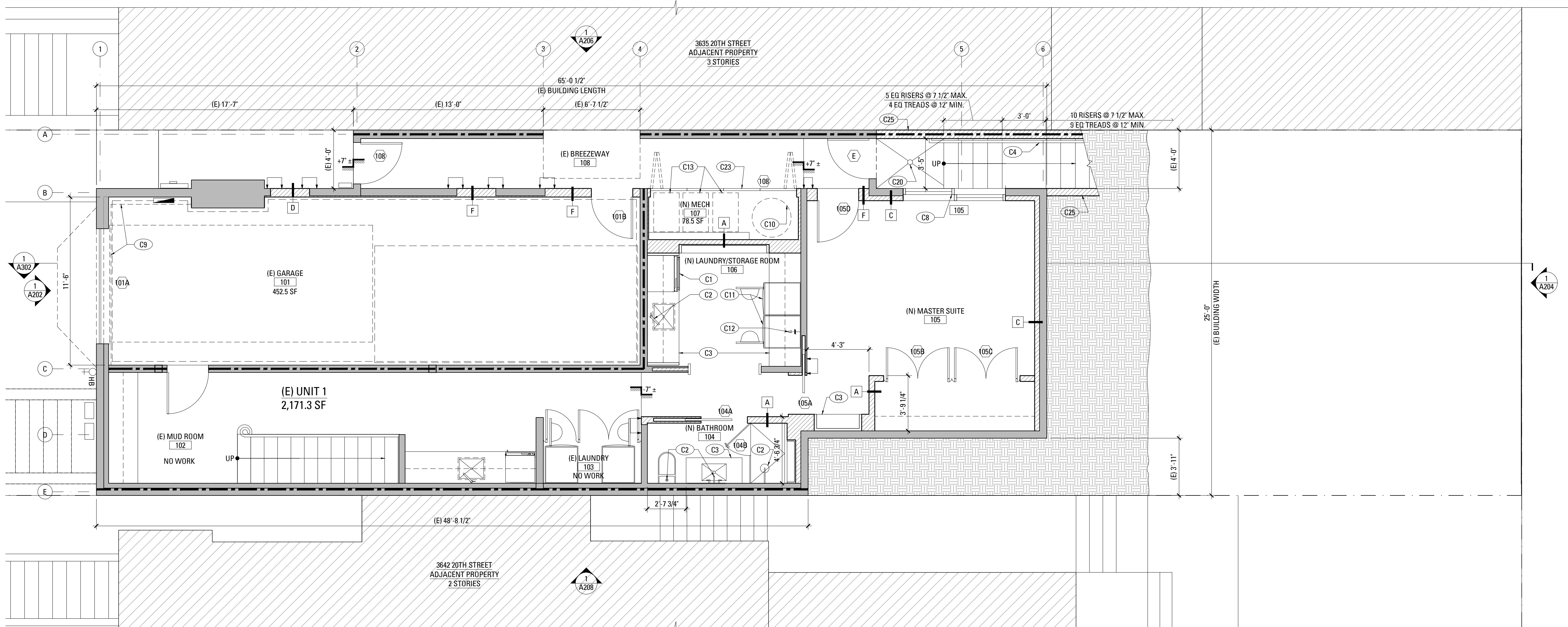
Existing & Demolition Roof Plan

SHEET NUMBER

A103



2 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT LEVEL CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- ===== (E) WALL CONSTRUCTION
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) SOUND ATTENUATION BATT INSULATION
- (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
- (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- (C1) (N) APPLIANCES AND EQUIPMENT.
- (C2) (N) PLUMBING FIXTURES, TYP., SEE SCHEDULE.
- (C3) (N) BUILT-IN CASEWORK, PROVIDE BACKING.
- (C4) (N) GRASPABLE HANDRAIL @ 34" ABOVE NOSING; DESIGN SHALL RESIST LINEAR LOAD OF 90 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
- (C5) (N) EXTERIOR STAIR
- (C6) (N) STAIR
- (C6) (N) TEMPERED GLASS SHOWER ENCLOSURE
- (C7) (N) SKYLIGHT
- (C8) (N) OR REPLACEMENT WINDOW TO BE OPERABLE AND COMPLY WITH EGRESS REQUIREMENTS PER CBC 1030
- (C9) PROVIDE MIN. 1/2" TYPE 'X' GWB. TO WALLS & MIN. 5/8" TYPE 'X' GWB. TO THE CEILING ON THE GARAGE SIDE PER CBC 302.6
- (C10) (N) HOT WATER HEATER BY G.C.
- (C11) (N) WASHER/DRYER AND HOOK VENTS, VENT DRYER TO EXTERIOR.
- (C12) (N) GAS SHUT-OFF CONNECTED TO (E) METER
- (C13) (N) LOCATION FOR STORAGE, COLLECTION, AND LOADING OF RECYCLABLE/ COMPOST/ LANDFILL MATERIALS
- (C14) (E) SKYLIGHT
- (C15) 144 SQ. FT. REQUIRED PARKING CLEARANCE
- (C16) (N) ROOF DECK PEDESTAL SYSTEM
- (C17) LINE ILLUSTRATING CEILING HEIGHT OF 6'-3" OF (E) HABITABLE AREA
- (C18) (N) PLANTERS AT (N) DECK PERIMETER, 42" A.F.F.
- (C19) (N) GUARDRAIL AT 36" A.F.F. WITH 4" MAX. OPENING ON OPEN SIDE OF STAIRS; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1.
- (C20) (N) AREA DRAIN
- (C21) (N) HOSE BIB CONNECTED TO (E) METER
- (C22) (N) BICYCLE PARKING SPACE
- (C23) 100 SQ. IN. LOUVER IN DOOR FOR VENTILATION
- (C24) (N) LANDSCAPING, BY OTHERS
- (C25) (N) CONCRETE RETAINING WALL, S.S.D.
- (C26) (N) LINEAR DRAIN
- (C27) (N) UL-LISTED, GAS GRILL
- (C28) (N) SINGLE HUNG WINDOW TO MATCH (E) WINDOW IN KIND WITH UPPER SASH TO BE OPERABLE, SEE WINDOW SCHEDULE

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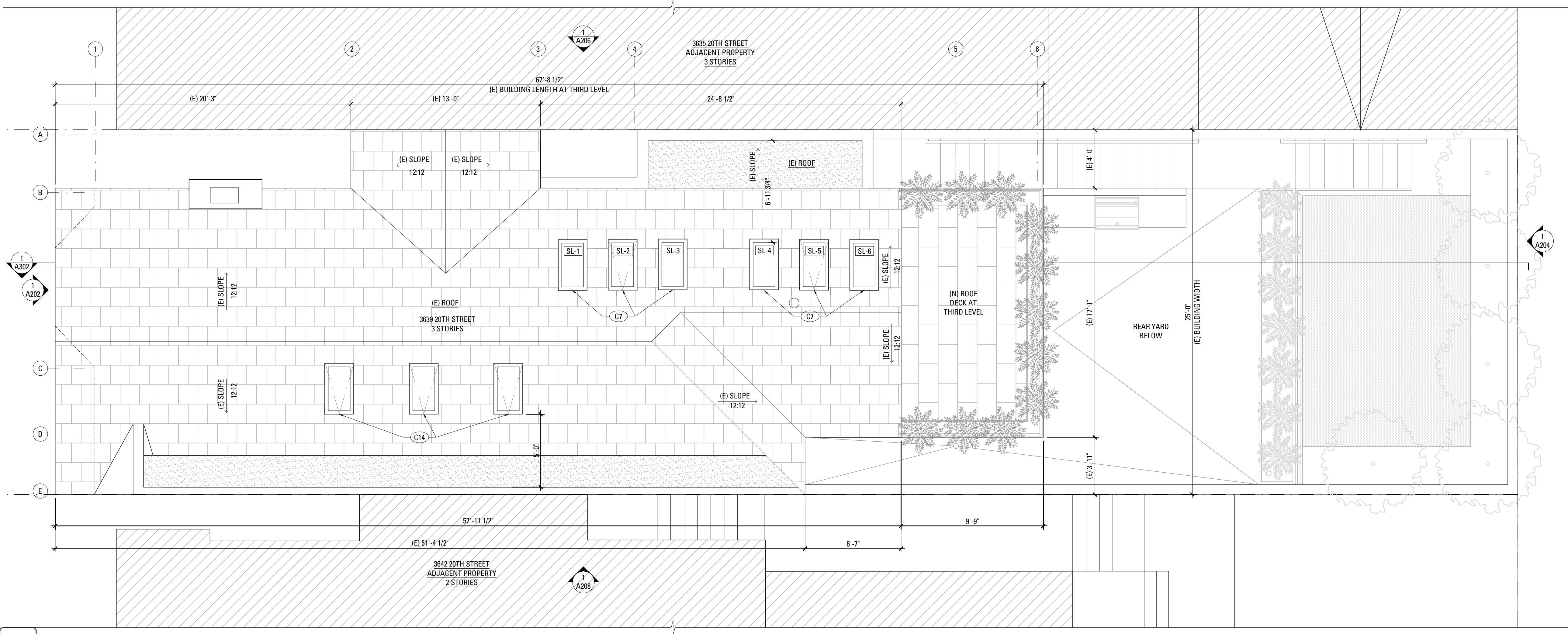
**Construction Plans
Basement & First Floors**

SHEET NUMBER

A111

2017/Dec/20

A113-CONSTRUCTION PLANDWG



1 ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- ===== (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- ▨ (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- ~~~~~ (N) SOUND ATTENUATION BATT INSULATION
- G (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
- HB (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]

NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

CONSTRUCTION KEYNOTES

- C1 (N) APPLIANCES AND EQUIPMENT.
- C2 (N) PLUMBING FIXTURES, TYP., SEE SCHEDULE.
- C3 (N) BUILT-IN CASEWORK, PROVIDE BACKING.
- C4 (N) GRASPABLE HANDRAIL @ 34" ABOVE NOSING; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
- C5 (N) EXTERIOR STAIR
- C6 (N) STAIR
- C6 (N) TEMPERED GLASS SHOWER ENCLOSURE
- C7 (N) SKYLIGHT
- C8 (N) OR REPLACEMENT WINDOW TO BE OPERABLE AND COMPLY WITH EGRESS REQUIREMENTS PER CBC 1030
- C9 PROVIDE MIN. 1/2" TYPE 'X' GWB. TO WALLS & MIN. 5/8" TYPE 'X' GWB. TO THE CEILING ON THE GARAGE SIDE PER CRC 302.6
- C10 (N) HOT WATER HEATER BY G.C.
- C11 (N) WASHER/DRYER AND HOOK UPS, VENT DRYER TO EXTERIOR.
- C12 (N) GAS SHUT-OFF CONNECTED TO (E) METER
- C13 (N) LOCATION FOR STORAGE, COLLECTION, AND LOADING OF RECYCLABLE / COMPOST / LANDFILL MATERIALS
- C14 (E) SKYLIGHT
- C15 144 SQ. FT. REQUIRED PARKING CLEARANCE
- C16 (N) ROOF DECK PEDESTAL SYSTEM
- C17 LINE ILLUSTRATING CEILING HEIGHT OF 6'-3" OF (E) HABITABLE AREA
- C18 (N) PLANTERS AT (N) DECK PERIMETER, 42" A.F.F.
- C19 (N) GUARDRAIL AT 36" A.F.F. WITH 4" MAX. OPENING ON OPEN SIDE OF STAIRS; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1.
- C20 (N) AREA DRAIN
- C21 (N) HOSE BIB CONNECTED TO (E) METER
- C22 (N) BICYCLE PARKING SPACE
- C23 100 SQ. IN. LOUVER IN DOOR FOR VENTILATION
- C24 (N) LANDSCAPING, BY OTHERS
- C25 (N) CONCRETE RETAINING WALL, S.S.D.
- C26 (N) LINEAR DRAIN
- C27 (N) UL-LISTED, GAS GRILL
- C28 (N) SINGLE HUNG WINDOW TO MATCH (E) WINDOW IN KIND WITH UPPER SASH TO BE OPERABLE, SEE WINDOW SCHEDULE

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Construction Roof Plan

SHEET NUMBER

A113

GREEN MECHANICAL AND PLUMBING GENERAL NOTES

- HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, BURNED AND UNBURIED, MUST BE INSULATED. INSULATION THICKNESS TO BE BASED ON THE CONDUCTIVITY RANGE IN CGC TABLE 120.3-A. THE INSULATION LEVEL IS SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN CGC TABLE 120.3-A.
 - THE FIRST FIVE (5) FEET (1.2 METERS) OF HOT WATER AND COLD WATER PIPED FROM THE STORAGE TANK.
 - ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH (19 MILLIMETER) OR LARGER.
 - ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
 - PIPING FROM THE HEARING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
 - PIPING BURIED BELOW GRADE.
 - ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
- DUCTS ARE TO BE PROVIDED WITH R-6 MIN INSULATION.
- DUCT LEAKAGE TESTING - 6% W/O AIR HANDLER AND 4% WITH AIR HANDLER.
- RETURN DUCT DESIGN/FAN POWER, AIRFLOW TESTING, AND GRILL SIZING TO COMPLY WITH REQUIREMENTS OF CGC SECTION 150.0-M-13.
- WATER HEATING: 120 VOLT RECEPTACLE <3FT., CAT III OR IV VENT, AND GAS SUPPLY LINE CAPACITY OF AT LEAST 2000,000 BTU.
- VENTILATION PERFORMANCE: THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.
- REFER TO 2016 CGC TABLE 150.1-A FOR REFRIGERANT CHARGE DISPLAY REQUIREMENTS, COMPLIANCE WITH 2016 CGC SECTION 150.1-C.7 FOR ADDITIONAL REQUIREMENTS REGARDING MEASUREMENT ACCESS HOLES, CHARGE INDICATOR DISPLAYS AND HERS RATER VERIFICATION PROCEDURES.
- A RADIANT BARRIER SHALL HAVE AN EMMITTANCE OF 0.05 OR LESS, TESTED IN ACCORDANCE WITH ASTM C1371 OR ASTM E403 TO BE PROVIDED.
- HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUAL; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004, OR EQUIVALENT.
- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM.
- NEW THIRD-PARTY HERS VERIFICATION FOR VENTILATION AND INDOOR AIR QUALITY AS REQUIRED BY TITLE 21 ENERGY COMPLIANCE CALCULATIONS AND CHAPTER 150.0-D OF THE 2016 CGC.
- REFRIGERANT CHARGE VERIFICATION FOR DUCTED PACKAGE UNITS, MINI SPLITS, AND OTHER UNITS.

LIGHTING EFFICIENT GENERAL NOTES

- LUMINAIRE EFFICACY: INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY.
- HYBRID LUMINAIRES: WHEN A HIGH-EFFICACY AND LOW-EFFICACY LIGHTING SYSTEMS ARE COMBINED TOGETHER IN SINGLE LUMINAIRE, THE HIGH-EFFICACY AND LOW-EFFICACY LIGHTING SYSTEMS COMPLY SEPARATELY WITH WATTAGE REQUIREMENTS.
- LUMINAIRE WATTAGE AND CLASSIFICATION: ALL LIGHTING IS TO BE UL LISTED.
- THE WATTAGE OF PERMANENTLY INSTALLED HIGH DISCHARGE LIGHTING IN KITCHEN TO HAVE ELECTRONIC BALLAST WITH A 150 WATT RE-LAMPING MAX. LOW-VOLTAGE LIGHTING WILL HAVE A 50 WATT MAX RE-LAMP RATING.
- KITCHEN LIGHTING REQUIREMENTS: A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.
- KITCHEN UNDER-CABINET AND IN-CABINET LIGHTING ARE CALCULATED TOWARD RATED WATTAGE PERCENTAGE.
- DECORATIVE LIGHTING AT DINING AREA TO BE SEPARATELY SWITCHED AND CIRCUITED FROM KITCHEN LIGHTING.
- THE WATTAGE OF ELECTRICAL BOXED FINISHED WITH A BLANK COVER OR WHERE NO ELECTRICAL EQUIPMENT BOX CAN BE USED FOR A LUMINAIRE OR A SURFACE MOUNTED CEILING FAN, SHALL BE CALCULATED AS 190 WATTS OF LOW-EFFICACY LIGHTING PER ELECTRICAL BOX.
- ELECTRONIC BALLASTS: AT FLUORESCENT LAMPS RATED 13 WATTS OR GREATER, ELECTRONIC BALLASTS WITH AN OUTPUT FREQUENCY NO LESS THAN 20KHZ SHALL BE PROVIDED.
- NIGHT LIGHTS: PERMANENTLY INSTALLED NIGHT LIGHTS TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE.
- LIGHTING INTEGRAL TO EXHAUST FANS: LIGHTING INTEGRAL TO EXHAUST FANS SHALL MATCH THE LIGHTING EFFICACY REQUIREMENTS.
- LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS ARE EXEMPT FROM REQUIREMENTS.
- REFER TO 2016 CGC, TABLE 150.0-B FOR LIGHTING EFFICACY LEVEL REQUIREMENTS.

REFLECTED CEILING PLAN & LIGHTING NOTES

- ALL NEW ELECTRICAL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA ELECTRICAL CODE. (2016 CEC)
- ALL NEW LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
- ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A OF THE 2016 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
- ALL PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX 8 (JA8) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES."
- RECESSED DOWNLIGHT LUMINAIRES AND ENCLOSED LUMINAIRES ARE REQUIRED TO CONTAIN A JA8 COMPLIANT LAMP THAT MEETS THE ELEVATED TEMPERATURE REQUIREMENT.
- ALL PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCH ON AND OFF.
- HIGH EFFICIENCY LED LUMINAIRES SHALL HAVE MINIMUM COLOR RENDITION INDEX (CRI) ≥ 90 AND CORRELATED COLOR TEMPERATURE (CCT) OF 2700-4000K (INTERIOR) AND UP TO 5000K (OUTDOOR)
- ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
- ALL FLUORESCENT FIXTURES 13W OR GREATER SHALL HAVE ELECTRONIC BALLASTS AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20KHZ OR APPROVED GU-24 LINE VOLTAGE SOCKETS. (BUILDING ENERGY EFFICIENCY STANDARDS 150.0(k)(1)(D))
- ALL RECESSED LIGHTING IN SURFACES WITH THERMAL INSULATION SHALL HAVE AIR TIGHT/IC HOUSINGS.
- LIGHTING INSTALLED IN BATHROOMS SHALL: (A) HAVE MINIMUM ONE HIGH EFFICACY LIGHT FIXTURE, AND (B) ALL OTHER LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
- ALL LIGHTING IN ATTACHED AND DETACHED GARAGES, LAUNDRY, UTILITY ROOMS AND BATHROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
- ALL INTERIOR LIGHTING IN ROOMS OR AREAS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
- ALL LUMINAIRES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES AND BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FINISHED FLOOR ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.
- ALL LIGHTING CONTROLS, BALLASTS FOR RECESSED LUMINAIRES, AND HIGH EFFICACY LED LIGHT SOURCES SHALL BE CERTIFIED BY THE ENERGY COMMISSION FOR COMPLIANCE WITH THE 2016 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
- PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS SHALL USE NO MORE THAN 20 WATTS OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET.
- ANY EXHAUST FAN WITH INTEGRAL LIGHTING SHALL HAVE ABILITY TO MANUALLY SWITCH OFF LIGHT SYSTEM WHILE FAN CONTINUES TO OPERATE
- ALL OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUCH BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
 - PHOTOCONTROL AND MOTION SENSOR;
 - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL;
 - ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR
 - EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.
- ALL ELECTRICAL DEVICES (SWITCHES, OUTLETS) SHALL BE THE SAME COLOR AS THE COVERPLATE, U.O.N. SEE A131
- INSTALL AS MANY ADJACENT SWITCHES AND OUTLETS IN ONE PLATE AS POSSIBLE.
- ALL SWITCHES TO BE MOUNTED 48" A.F.F., U.O.N.
- GENERAL CONTRACTOR TO COORDINATE ALL SWITCHING NOT SHOWN ON PLANS WITH OWNER.
- (E) CEILING FINISHES TO REMAIN U.O.N.
- LIGHTS NOT LOCATED BY DIMENSION SHALL BE CENTERED ON SECTION OF CEILING LOCATED. ALIGN W/ CENTER OF ADJACENT FIXTURES, DOORS, OR WINDOWS.
- ALL CONDUITS AND WIRES TO BE CONCEALED.
- ALL SMOKE ALARMS INCLUDING COMBINATION SMOKE ALARMS, THAT ARE SOLELY BATTERY POWERED SHALL CONTAIN A NONREPLACEABLE, NONREMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE ALARM FOR AT LEAST 10 YEARS.
- COMMENCING JANUARY 1, 2015, ALL NEW LISTINGS OF SMOKE ALARMS OR COMBINATION SMOKE ALARMS SHALL DISPLAY THE DATE OF MANUFACTURE. PROVIDE A PLACE ON THE DEVICE WHERE THE DATE OF INSTALLATION CAN BE WRITTEN, AND INCORPORATE A HUSH FEATURE.
- EXCEPTIONS TO 23 AND 24 ABOVE INCLUDE: A) SMOKE DETECTORS INTENDED TO BE USED WITH A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT; B) SMOKE ALARMS THAT SEND A SUPERVISION AND BATTERY DEPLETION SIGNAL TO A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT VIA A LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION SIGNAL; C) SMOKE ALARMS THAT USE LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION SIGNAL FOR INTERCONNECTION.
- CARBON MONOXIDE ALARMS/DETECTORS MUST BE LISTED IN ACCORDANCE WITH EITHER UL2034 OR UL2075 AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL (SB-183)
- ALL EXISTING LIGHTING TO REMAIN UNLESS OTHERWISE NOTED

POWER & SIGNAL GENERAL NOTES

- NEW CONVENIENCE OUTLETS ONLY SHOWN. G.C. TO VERIFY AND PROVIDE ALL NECESSARY POWER FOR ALL EQUIPMENT.
- G.C. TO COORDINATE REQUIRED DATA WITH OWNER
- G.C. TO COORDINATE WITH OWNER FOR NEW AV SYSTEM.
- ALL OUTLETS ORIENTED HORIZONTALLY, 8" A.F.F. U.O.N.
- ALL DIMENSIONS ARE TO CENTERLINE OF OUTLET OR GROUP OF OUTLETS.
- ALL OUTLETS TO BE CENTERED ON SECTION OF WALL IT IS LOCATED ON OR CENTERED BELOW WINDOW OR CABINET ABOVE, U.O.N.
- ALL OUTLETS ORIENTED HORIZONTALLY, ON BASEBOARD U.O.N.
- BATHROOM OUTLETS TO BE MOUNTED ADJACENT TO OR IN ALIGNMENT WITH SWITCH HEIGHT.
- DO NOT SURFACE MOUNT CONDUIT OR JUNCTION BOXES ON WALLS. ALL CONDUIT AND JUNCTION BOXES SHOULD BE RECESSED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- SEE SHEET A801 FOR EQUIPMENT AND APPLIANCE SCHEDULE.
- INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. OFFSET OUTLETS MINIMUM DISTANCE AS REQUIRED TO AVOID BACK-TO-BACK INSTALLATION.
- ALL RECEPTACLES MOUNTED ON PAINTED GYPSUM BOARD TO BE WHITE WITH WHITE COVERPLATES
- ALL RECEPTACLES MOUNTED IN WOOD OR STONE FINISHES TO BE BLACK WITH S.S. COVERPLATES
- CONFIRM FINAL LOCATIONS OF DEVICES WITH ARCHITECT AND MEP ENGINEER BEFORE INSTALLATION.
- IN ALL AREAS SPECIFIED IN CEC 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
- ANY OF THE MEANS DESCRIBED IN CEC 210.12 (A)(1) THROUGH (6) SHALL PROTECT ALL RECEPTACLES IN ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS. (CEC 210.12)
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. RECEPTACLES TO BE INSTALLED ON THE WALL WITHIN (3) FEET OF OUTSIDE EDGE OF SINK BASIN, WITHIN (1) FOOT BELOW THE TOP OF THE BASIN, & GFCI PROTECTED [CEC 210.52(D), 210.11(C)(3), 210.8(A)(1)].
- TWO OR MORE 20-AMPERE GFCI PROTECTED CIRCUITS SHALL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS [CEC 210.52(B)(1), 210.52(B)(3), 210.52(C)]
- ALL MULTIWIRE BRANCH CIRCUITS, INCLUDING BUT NOT LIMITED TO DISHWASHER & GARBAGE DISPOSAL CIRCUITS, SHALL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES [CEC 210.4]
- DISHWASHER, GARBAGE DISPOSAL, MICROWAVE, AND SPA MOTOR OR HEATER SHALL HAVE DEDICATED CIRCUITS. [CEC 210.23 A(1), 210.23 A(2)] REFER TO MANUFACTURERS FOR SEPARATE CIRCUIT REQUIREMENTS.
- RECEPTACLES, UNLESS LISTED AS RECEPTACLE ASSEMBLIES FOR COUNTERTOP APPLICATIONS, SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN COUNTERTOPS OR SIMILAR WORK SURFACES. ASSEMBLIES SHALL BE PERMITTED TO BE LISTED AS GFCI RECEPTACLE ASSEMBLIES FOR COUNTERTOP APPLICATIONS WHEN REQUIRED TO PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL IN ACCORDANCE WITH 210.8. [CEC 406.5(E)]
- PROVIDE A 120V RECEPTACLE WITHIN (3) FEET OF WATER HEATER. [CAL ENERGY CODE 150.0 (N)]
- ALL EXISTING OUTLET FACEPLATES TO BE REMOVED AND REPLACED WITH WHITE SCREWLESS PLATES

3639 20TH STREET
RESIDENCE REMODEL

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RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017

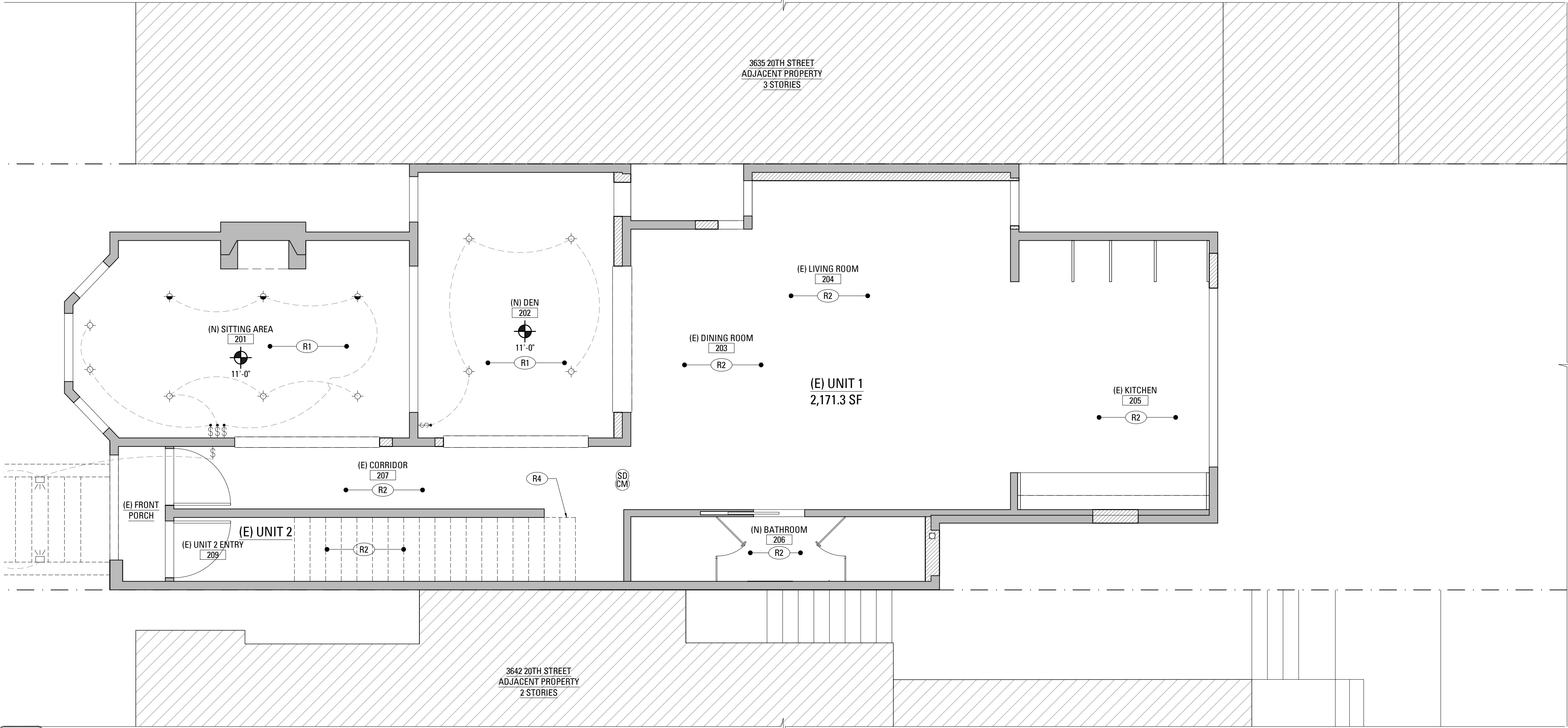
Permit Set
Revision 2

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Checked By :	KB
Project Number:	1635.1

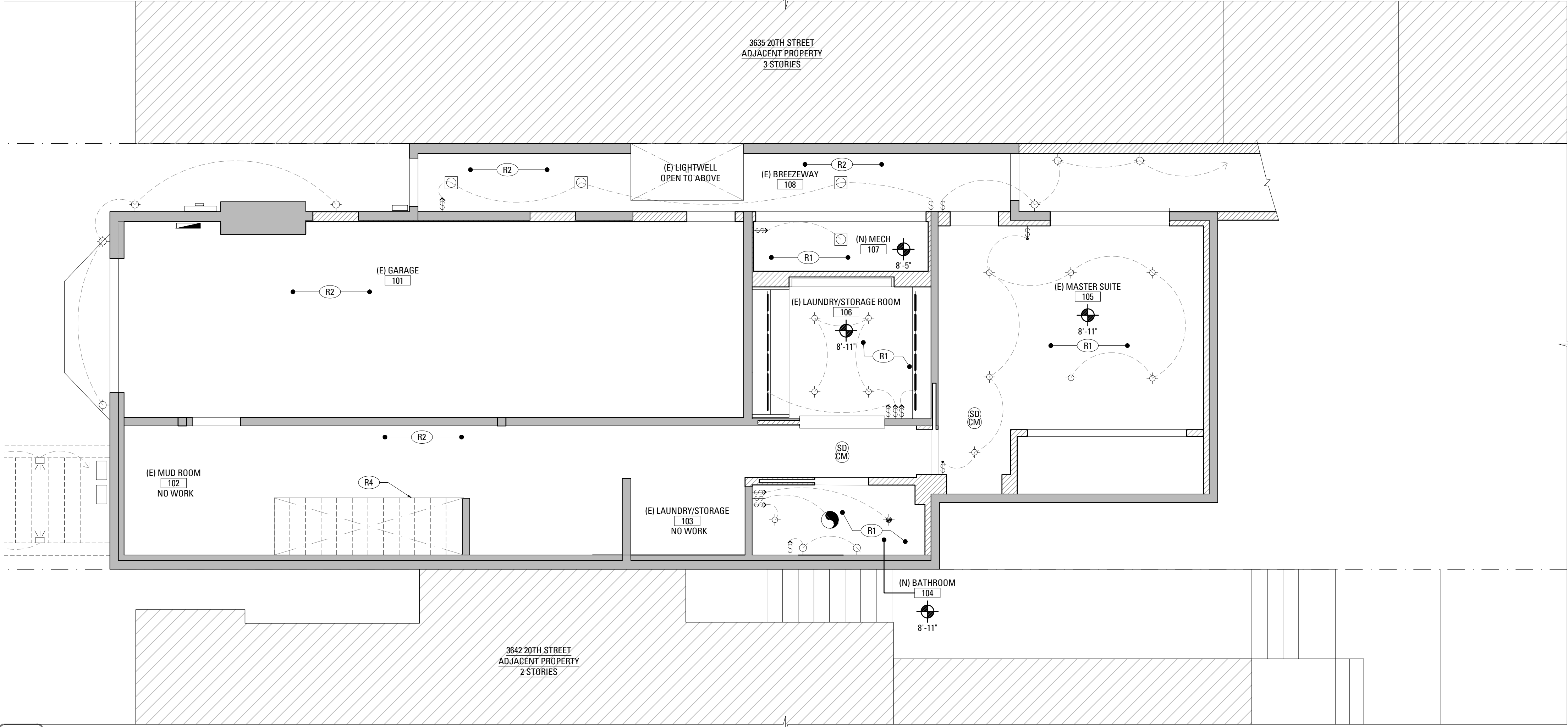
RCP & Power & Signal
Notes

SHEET NUMBER

A120



2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN KEYNOTES	
(R1)	(N) PAINTED GYPSUM BOARD CEILING
(R2)	(E) CEILING TO REMAIN, TYP. U.O.N.
(R3)	(E) SKYLIGHTS
(R4)	(E) STAIR SOFFIT ABOVE
(R5)	(N) SKYLIGHTS

LEGEND	
-----	(E) CONSTRUCTION TO BE REMOVED
=====	(E) WALL CONSTRUCTION
+	PARTITION TYPE SYMBOL
	(N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
---	INDICATES RATED ASSEMBLY. SEE SHEET A901.
~~~~~	(N) SOUND ATTENUATION BATT INSULATION
G	(N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
HB	(N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
NOTE: ALL (N) WALLS TYPE 'A' U.O.N.	

RCP & LIGHTING SCHEDULE			
SYMBOL	ABBRV.	FIXTURE TYPE	MNFR. / STYLE
+	L1	4" LED RECESSED DOWNLIGHT HIGH EFFICIENCY	BY G.C.
+	L2	4" LED RECESSED DOWNLIGHT HIGH EFFICIENCY	BY G.C.
+	L3	4" LED RECESSED WATERPROOF DOWNLIGHT HIGH EFFICIENCY	BY G.C.
+	L4	SURFACE MOUNTED LIGHT	T.B.D. BY OWNER
+	L5	INDIRECT PENDANT FIXTURE	T.B.D. BY OWNER
+	L6	DECORATIVE CHANDELIER	T.B.D. BY OWNER
+	L7	EXHAUST FAN, MIN. 50 CFM + HUMIDISTAT	BY G.C.
+	L8	COMBINED PHOTOELECTRIC SMOKE ALARM AND CARBON MONOXIDE ALARM	BY G.C.
+	L9	EXTERIOR WALL SCONCE	T.B.D. BY OWNER
+	L10	INTERIOR WALL SCONCE	T.B.D. BY OWNER
+	L11	UNDER CABINET LIGHT	T.B.D. BY OWNER
+	L12	IN-CABINET LIGHT, DOOR ACTIVATED	T.B.D. BY OWNER
+	L13	WALL MOUNTED STEP LIGHT	T.B.D. BY OWNER
+	L14	MANUAL ON, AUTO OFF VACANCY SENSOR	BY G.C.
+	L15	DIMMER SWITCH, ALL LIGHTS ON SWITCH TO BE DIMMABLE	BY G.C.
+	L16	SWITCH	BY G.C.
+	L17	LED STRIP LIGHTING	BY G.C.
NOTES: 1. ALL SWITCHES SHALL BE DECORA ROCKER TYPE, OR EQUAL. 2. SWITCHES & COVER PLATES LOCATED ON PAINTED GYPSUM BOARD TO BE WHITE. 3. SWITCHES LOCATED ON STONE OR WOOD TO BE BLACK WITH STAINLESS STEEL COVER PLATES.			

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SEAL OF THE ARCHITECT  
JAMES T. MILFORD  
No. 28490  
Exp. 6/30/2019  
STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
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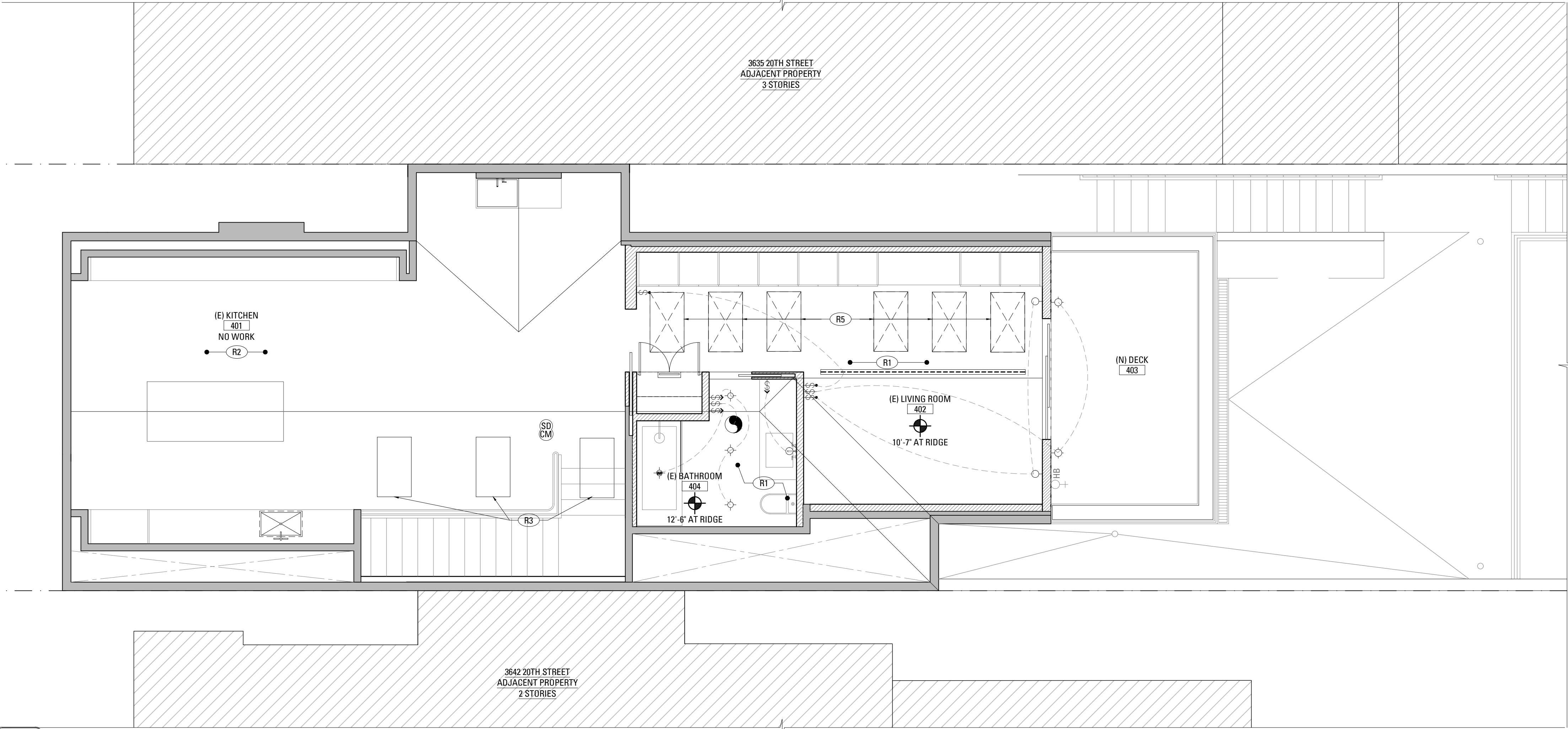
Permit Set  
Revision 2

Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

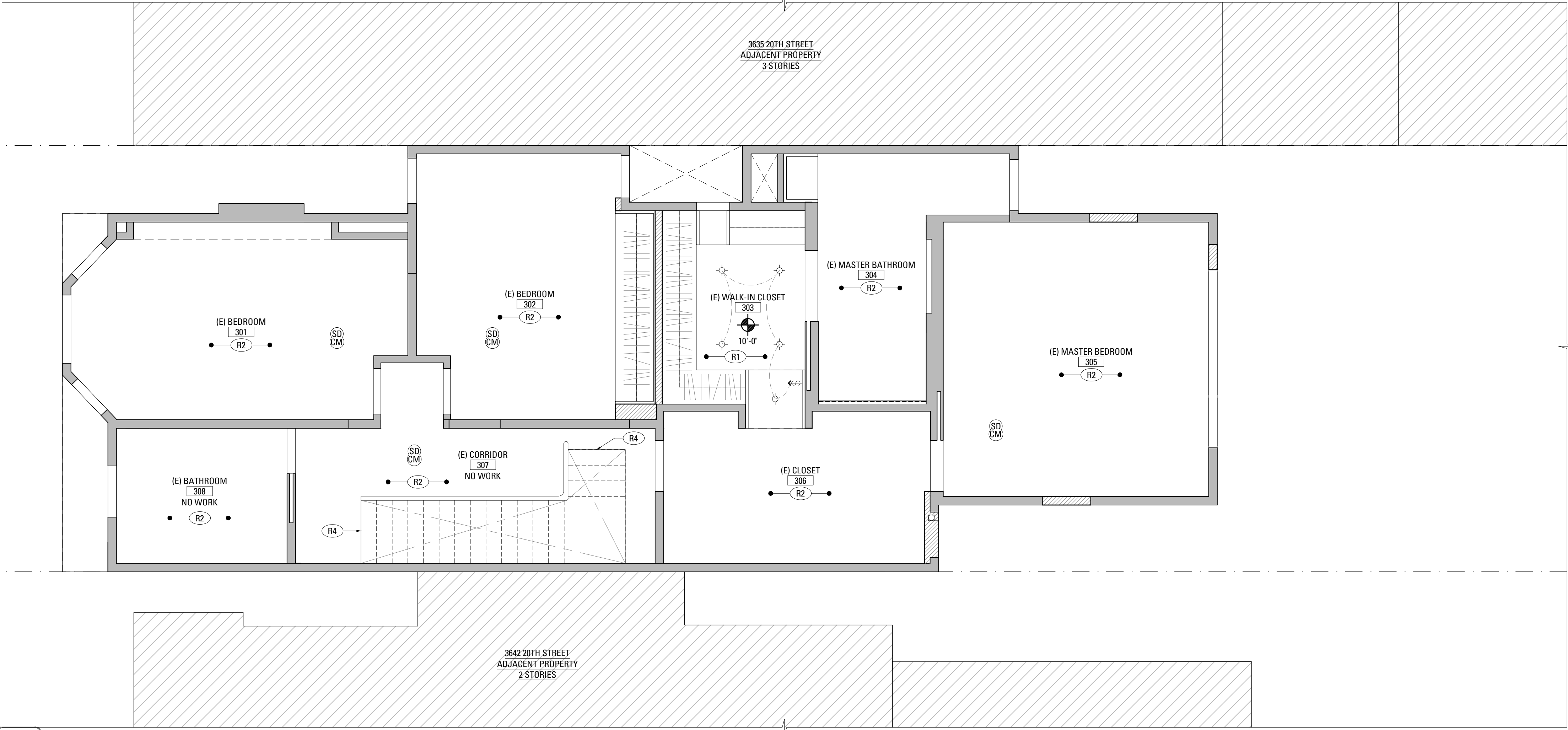
Reflected Ceiling Plans  
Basement & First Floors

SHEET NUMBER

A121



2 ATTIC LEVEL REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN KEYNOTES	
R1	(N) PAINTED GYPSUM BOARD CEILING
R2	(E) CEILING TO REMAIN, TYP. U.O.N.
R3	(E) SKYLIGHTS
R4	(E) STAIR SOFFIT ABOVE
R5	(N) SKYLIGHTS

LEGEND	
-----	(E) CONSTRUCTION TO BE REMOVED
=====	(E) WALL CONSTRUCTION
+	PARTITION TYPE SYMBOL
	(N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
---	INDICATES RATED ASSEMBLY. SEE SHEET A901.
~~~~~	(N) SOUND ATTENUATION BATT INSULATION
G	(N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
HB	(N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
NOTE: ALL (N) WALLS TYPE 'A' U.O.N.	

RCP & LIGHTING SCHEDULE			
SYMBOL	ABBRV.	FIXTURE TYPE	MNFR. / STYLE
⬤	L1	4" LED RECESSED DOWNLIGHT HIGH EFFICIENCY	BY G.C.
⬤	L2	4" LED RECESSED ADJUSTABLE DOWNLIGHT HIGH EFFICIENCY	BY G.C.
⬤	L3	4" LED RECESSED WATERPROOF DOWNLIGHT HIGH EFFICIENCY	BY G.C.
⬤	L4	SURFACE MOUNTED LIGHT	T.B.D. BY OWNER
⬤	L5	INDIRECT PENDANT FIXTURE	T.B.D. BY OWNER
⬤	L6	DECORATIVE CHANDELIER	T.B.D. BY OWNER
⬤	L7	EXHAUST FAN, MIN. 50 CFM + HUMIDISTAT	BY G.C.
⬤	L8	COMBINED PHOTOELECTRIC SMOKE ALARM AND CARBON MONOXIDE ALARM	BY G.C.
⬤	L9	EXTERIOR WALL SCONCE	T.B.D. BY OWNER
⬤	L10	INTERIOR WALL SCONCE	T.B.D. BY OWNER
⬤	L11	UNDER CABINET LIGHT	T.B.D. BY OWNER
⬤	L12	IN-CABINET LIGHT, DOOR ACTIVATED	T.B.D. BY OWNER
⬤	L13	WALL MOUNTED STEP LIGHT	T.B.D. BY OWNER
⬤	L14	MANUAL ON, AUTO OFF VACANCY SENSOR	BY G.C.
⬤	L15	DIMMER SWITCH, ALL LIGHTS ON SWITCH TO BE DIMMABLE	BY G.C.
⬤	L16	SWITCH	BY G.C.
⬤	L17	LED STRIP LIGHTING	BY G.C.
NOTES: 1. ALL SWITCHES SHALL BE DECORA ROCKER TYPE, OR EQUAL. 2. SWITCHES & COVER PLATES LOCATED ON PAINTED GYPSUM BOARD TO BE WHITE. 3. SWITCHES LOCATED ON STONE OR WOOD TO BE BLACK WITH STAINLESS STEEL COVER PLATES.			

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SEAL OF THE ARCHITECT
No. 28490
DATE OF EXPIRATION
6/30/2019
STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
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Revision 2

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Project Number:	1635.1

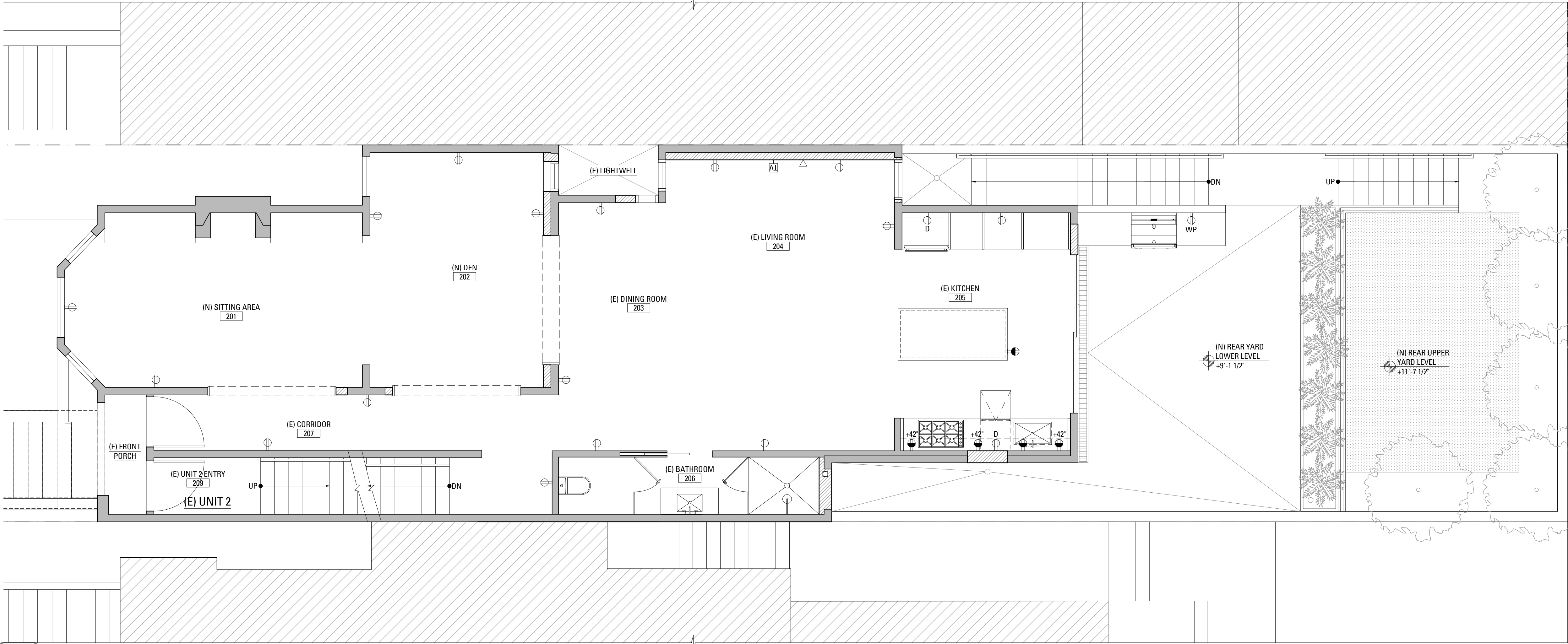
Reflected Ceiling Plans
Second & Attic Floors

SHEET NUMBER

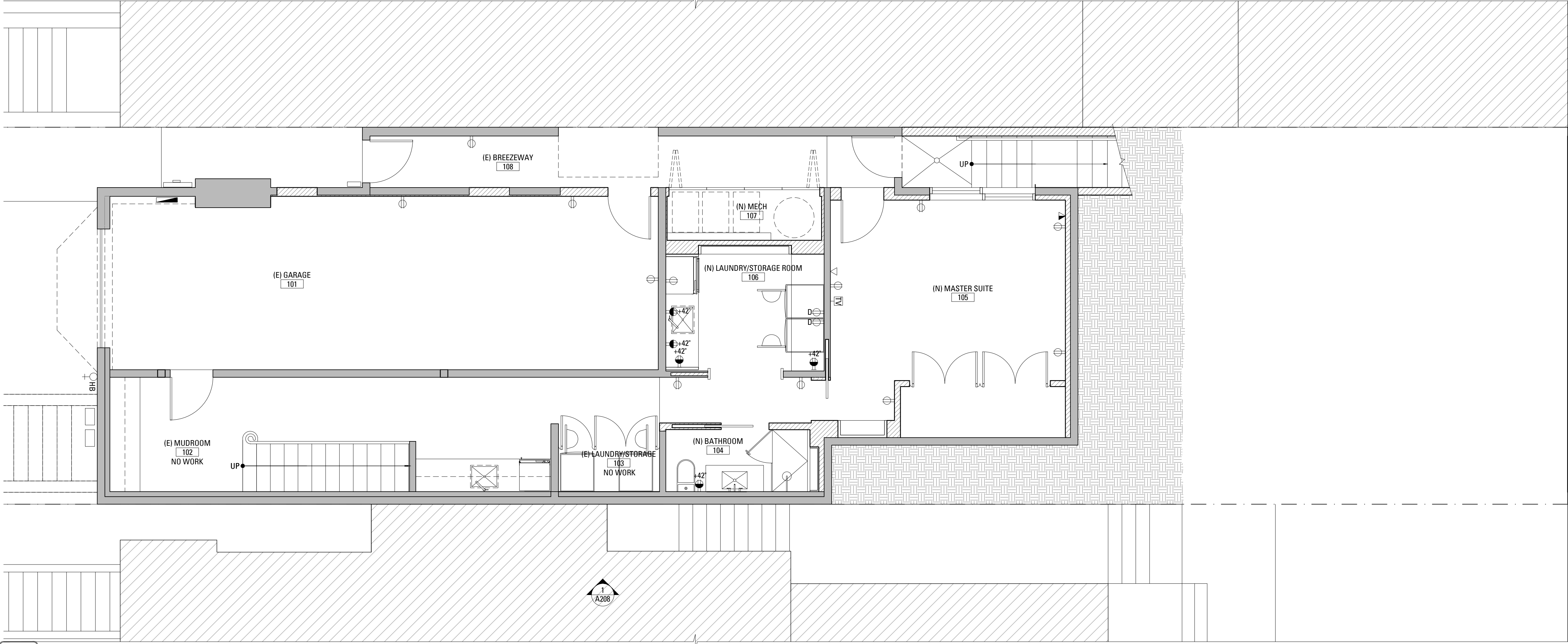
A122

2017 Dec/20

A122 REFLECTED CEILING PLANDWG



2 FIRST FLOOR POWER AND SIGNAL PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT LEVEL POWER AND SIGNAL PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL CONSTRUCTION
- PARTITION TYPE SYMBOL
- (N) SCHEDULED WALL OR FINISH ASSEMBLY. SEE SHEET A901.
- INDICATES RATED ASSEMBLY. SEE SHEET A901.
- (N) SOUND ATTENUATION BATT INSULATION
- (N) GAS SHUT OFF; LOCATE IN ACCESSIBLE AREA IN CABINET [CMC 1313.3]
- (N) HOSE BIB; PROVIDE NON REMOVABLE VACUUM BREAKER OR EQUAL [CPC 603.5.7]
- NOTE: ALL (N) WALLS TYPE 'A' U.O.N.

POWER AND SIGNAL LEGEND

SYMBOL	RECEPTACLE TYPE
	(N) GROUNDED DUPLEX ELECTRICAL OUTLET
	(N) GROUNDED DUPLEX ELECTRICAL OUTLET, DEDICATED
	(N) GROUNDED DUPLEX ELECTRICAL OUTLET W. ALL WEATHER USE COVER
	(N) GFCI ELECTRICAL OUTLET AT 42" A.F.F., U.O.N.; ORIENT HORIZONTALLY
	(N) CABLE/SATELITE TV JACK.
	(N) TELE PORT @ 18" AFF, U.O.N.
	(N) DATA PORT @ 18" AFF, U.O.N.

NOTES:
1. ALL OUTLETS SHALL BE DECORA ROCKER TYPE, OR EQUAL.

POWER & SIGNAL KEYNOTES

P1	COORDINATE AND VERIFY POWER REQUIREMENT TO ACCOMMODATE INSTALLATION
P2	LOCATED ON INSIDE FACE OF CABINET
P3	OUTLET TO BE LOCATED PER TOWEL WARMER

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Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

Power & Signal Plans Basement & First Floors

SHEET NUMBER

A131



ELEVATION KEYNOTES

(E)	(E) DOOR, WINDOW OR SKYLIGHT TO REMAIN.
(D)	(E) DOOR OR WINDOW TO BE REMOVED.
(R)	(E) DOOR OR WINDOW TO BE REPLACED IN KIND.
(N)	(N) DOOR OR WINDOW FOR REPLACING (E) IN KIND.
1	(E) INTEGRAL COLOR PLASTER FINISH TO REMAIN.
2	(E) EXTERIOR STAIRS TO REMAIN
3	(E) SKYLIGHT TO BE REMOVED.
4	PORTION OF (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS.
5	(E) DECK TO BE REMOVED.
6	(E) ASPHALT SHINGLES ROOF TO REMAIN.
7	(E) WOOD SIDING TO REMAIN.
8	(E) PAINTED WOOD TRIM TO REMAIN.
9	(E) PAINTED WOOD SIDING TO REMAIN UNLESS IT IS TOO DAMAGED TO BE REPAIRED, AND THAT ANY REMOVAL OF WOOD SIDING WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT.
10	(E) EXTERIOR STAIRS TO BE REMOVED.
11	NOT USED
12	(N) EXTERIOR STAIRS
13	(N) PERIMETER FENCE
14	(N) LOW WALL, PAINTED STUCCO FINISH
15	PORTION OF (E) ROOF TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS
16	(E) WOOD PANEL INFILL AND DECORATIVE TRIMS TO REMAIN
17	(N) SKYLIGHT
18	(N) GUARDRAIL, 42" A.F.F.
19	(E) SINGLE HUNG WINDOW GLAZING AND SASHES TO BE REPLACED IN KIND, (E) WINDOW FRAME AND TRIM TO REMAIN WITH TOP SASH TO BE OPERABLE, SEE WINDOW SCHEDULE
20	(N) DRYER VENT, 4 SQ. INCHES MINIMUM
21	(N) PAINTED WOOD SIDING TO MATCH ADJACENT SIDING MATERIAL
22	(E) FRONT DOOR TO REMAIN, (E) GLAZING TO BE REPLACED WITH TRANSPARENT GLAZING AND (E) HARDWARE TO BE REPLACED.
23	(N) EXTERIOR WALL SCOSCE, SEE RCP

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Permit Set Revision 2

Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

Existing Exterior Elevation
North

SHEET NUMBER

A201

1 EXISTING NORTH ELEVATION - NO PROPOSED WORK AT MAIN FACADE
SCALE: 1/4" = 1'-0"

2017Dec/20

A201- EXTERIOR ELEVATIONS.DWG



3639 20TH STREET
RESIDENCE REMODEL

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EXPLODED ARCHITECT
BRIAN T. MILFORD
No. CCB-480
Exp. 6/30/2019
STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

Permit Set		05.15.2017
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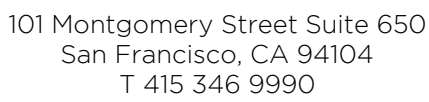
Permit Set
Revision 2

Drawn By:	LGB
Checked By:	KB
Project Number:	1635.1

Proposed Exterior
Elevation North

SHEET NUMBER



A202



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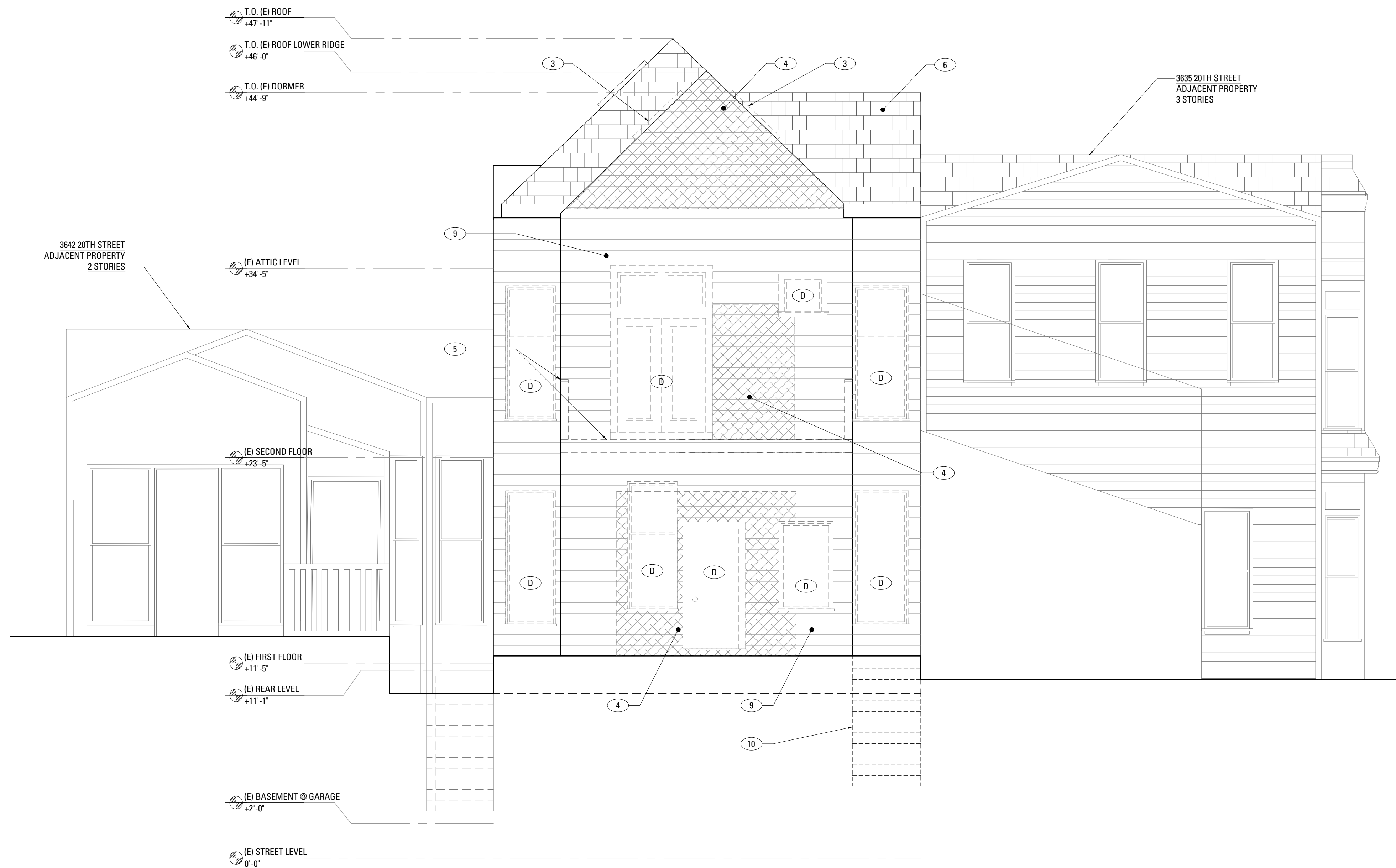
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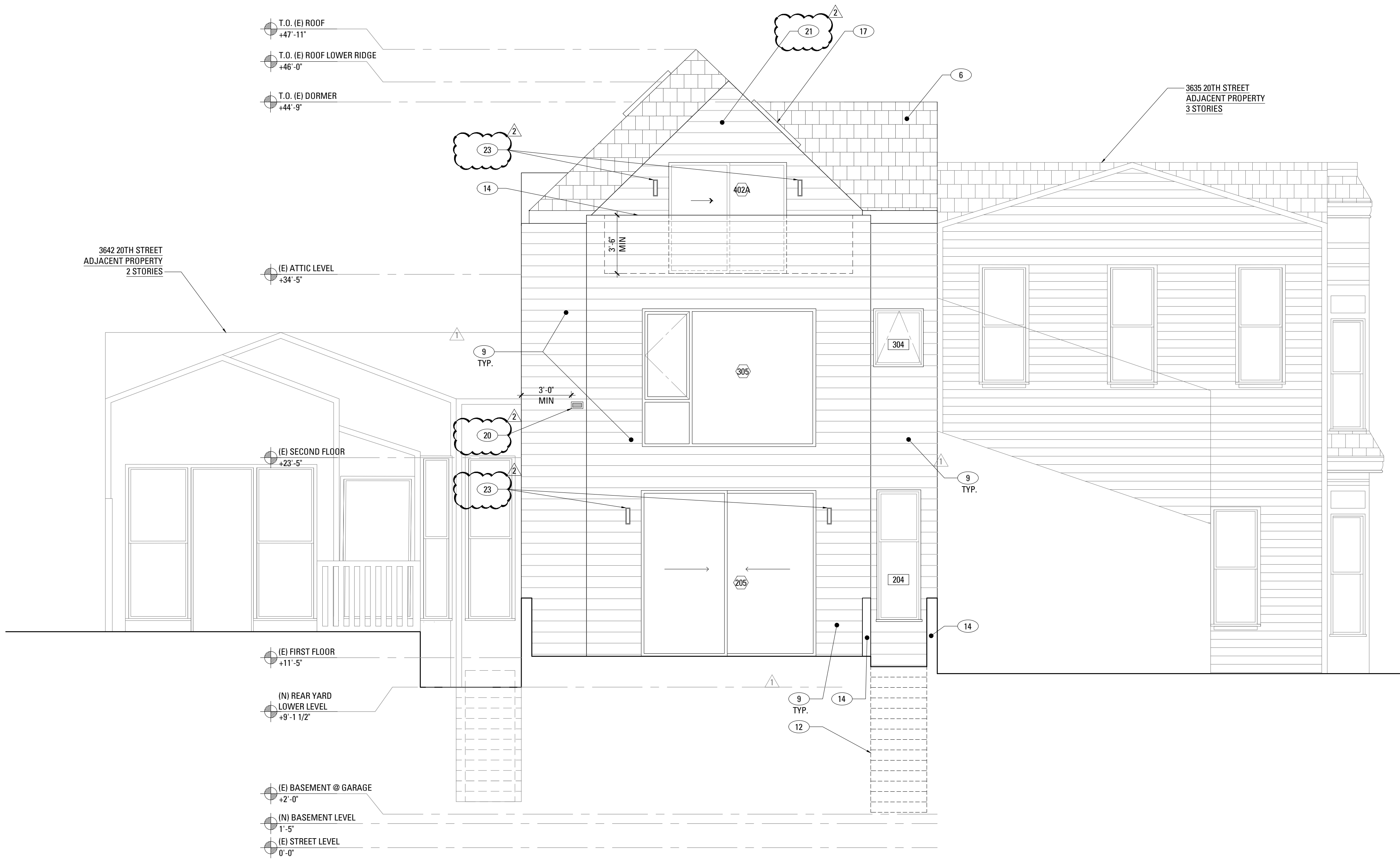
SHEET NUMBER

A203



2017/Dec/20

A204- EXTERIOR ELEVATIONS.DWG



ELEVATION KEYNOTES	
(E)	(E) DOOR, WINDOW OR SKYLIGHT TO REMAIN.
(D)	(E) DOOR OR WINDOW TO BE REMOVED.
(R)	(E) DOOR OR WINDOW TO BE REPLACED IN KIND.
(N)	(N) DOOR OR WINDOW FOR REPLACING (E) IN KIND.
1	(E) INTEGRAL COLOR PLASTER FINISH TO REMAIN.
2	(E) EXTERIOR STAIRS TO REMAIN
3	(E) SKYLIGHT TO BE REMOVED.
4	PORTION OF (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS.
5	(E) DECK TO BE REMOVED.
6	(E) ASPHALT SHINGLES ROOF TO REMAIN.
7	(E) WOOD SIDING TO REMAIN.
8	(E) PAINTED WOOD TRIM TO REMAIN.
9	(E) PAINTED WOOD SIDING TO REMAIN UNLESS IT IS TOO DAMAGED TO BE REPAIRED, AND THAT ANY REMOVAL OF WOOD SIDING WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT.
10	(E) EXTERIOR STAIRS TO BE REMOVED.
11	NOT USED
12	(N) EXTERIOR STAIRS
13	(N) PERIMETER FENCE
14	(N) LOW WALL, PAINTED STUCCO FINISH
15	PORTION OF (E) ROOF TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS
16	(E) WOOD PANEL INFILL AND DECORATIVE TRIMS TO REMAIN
17	(N) SKYLIGHT
18	(N) GUARDRAIL, 42" A.F.F.
19	(E) SINGLE HUNG WINDOW GLAZING AND SASHES TO BE REPLACED IN KIND, (E) WINDOW FRAME AND TRIM TO REMAIN WITH TOP SASH TO BE OPERABLE, SEE WINDOW SCHEDULE
20	(N) DRYER VENT, 4 SQ. INCHES MINIMUM
21	(N) PAINTED WOOD SIDING TO MATCH ADJACENT SIDING MATERIAL
22	(E) FRONT DOOR TO REMAIN, (E) GLAZING TO BE REPLACED WITH TRANSPARENT GLAZING AND (E) WINDOW FRAME TO BE REPLACED
23	(N) EXTERIOR WALL SCONCE, SEE RCP

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SEAL OF ARCHITECT
No. 28480
Exp. 6/30/2019
STATE OF CALIFORNIA

RECORD OF DRAWING ISSUANCE

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Checked By: KB

Project Number: 1635.1

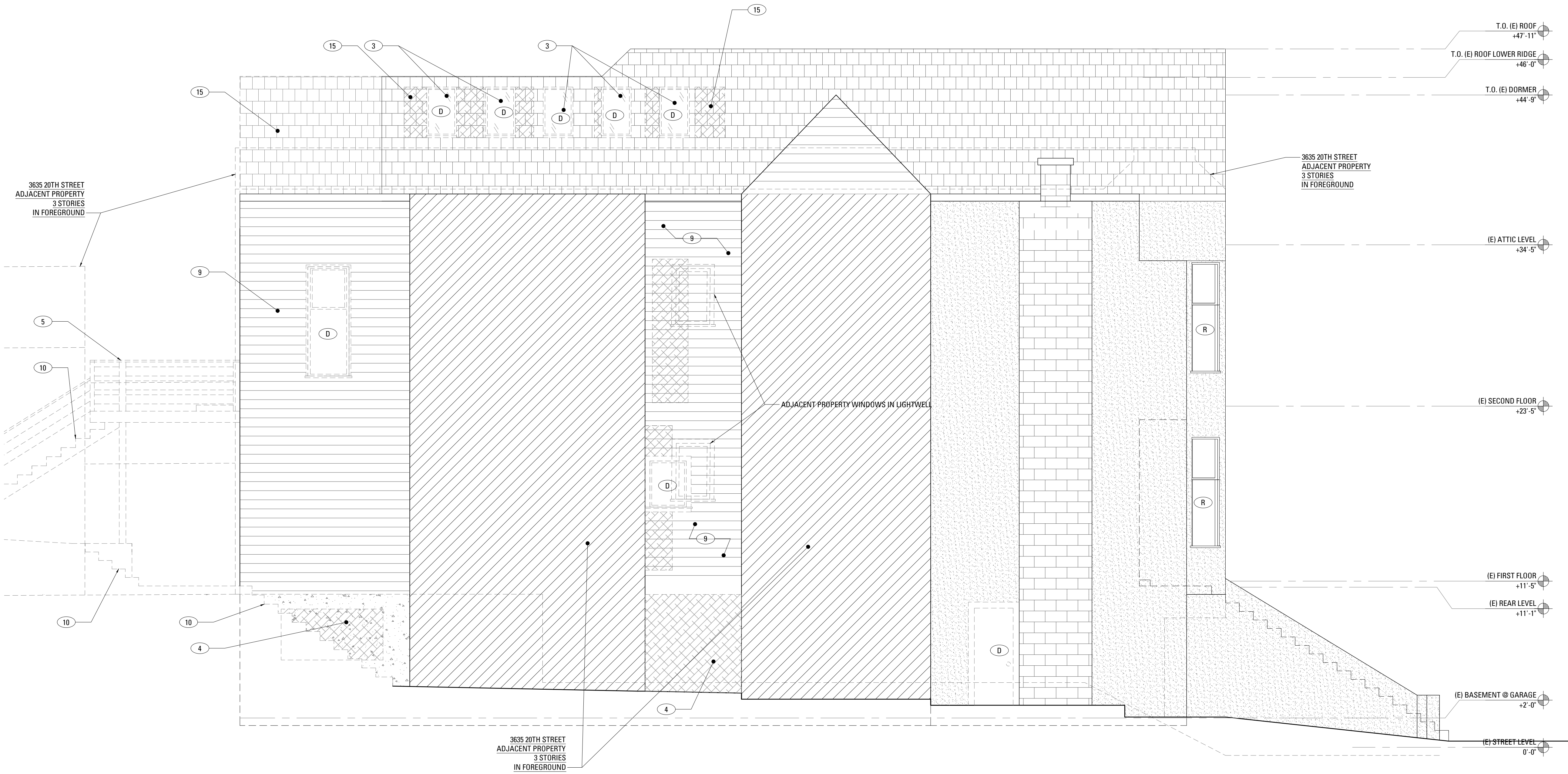
Proposed Exterior
Elevation South

SHEET NUMBER

A204

2017Dec/20

A205- EXTERIOR ELEVATIONS.DWG



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

(E)	(E) DOOR, WINDOW OR SKYLIGHT TO REMAIN.
(D)	(E) DOOR OR WINDOW TO BE REMOVED.
(R)	(E) DOOR OR WINDOW TO BE REPLACED IN KIND.
(N)	(N) DOOR OR WINDOW FOR REPLACING (E) IN KIND.
1	(E) INTEGRAL COLOR PLASTER FINISH TO REMAIN.
2	(E) EXTERIOR STAIRS TO REMAIN
3	(E) SKYLIGHT TO BE REMOVED.
4	PORTION OF (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS.
5	(E) DECK TO BE REMOVED.
6	(E) ASPHALT SHINGLES ROOF TO REMAIN.
7	(E) WOOD SIDING TO REMAIN.
8	(E) PAINTED WOOD TRIM TO REMAIN.
9	(E) PAINTED WOOD SIDING TO REMAIN UNLESS IT IS TOO DAMAGED TO BE REPAIRED, AND THAT ANY REMOVAL OF WOOD SIDING WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT.
10	(E) EXTERIOR STAIRS TO BE REMOVED.
11	NOT USED
12	(N) EXTERIOR STAIRS
13	(N) PERIMETER FENCE
14	(N) LOW WALL, PAINTED STUCCO FINISH
15	PORTION OF (E) ROOF TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS
16	(E) WOOD PANEL INFILL AND DECORATIVE TRIMS TO REMAIN
17	(N) SKYLIGHT
18	(N) GUARDRAIL, 42" A.F.F.
19	(E) SINGLE HUNG WINDOW GLAZING AND SASHES TO BE REPLACED IN KIND, (E) WINDOW FRAME AND TRIM TO REMAIN WITH TOP SASH TO BE OPERABLE, SEE WINDOW SCHEDULE
20	(N) DRYER VENT, 4 SQ. INCHES MINIMUM
21	(N) PAINTED WOOD SIDING TO MATCH ADJACENT SIDING MATERIAL
22	(E) FRONT DOOR TO REMAIN, (E) GLAZING TO BE REPLACED WITH TRANSPARENT GLAZING AND (E) HARDWARE TO BE REPLACED.
23	(N) EXTERIOR WALL SCIENCE, SEE RCP

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RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017

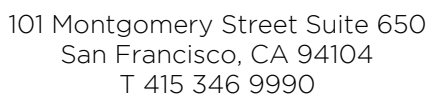
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Existing Exterior Elevation
East

SHEET NUMBER



A205

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Proposed Exterior Elevation East

A206

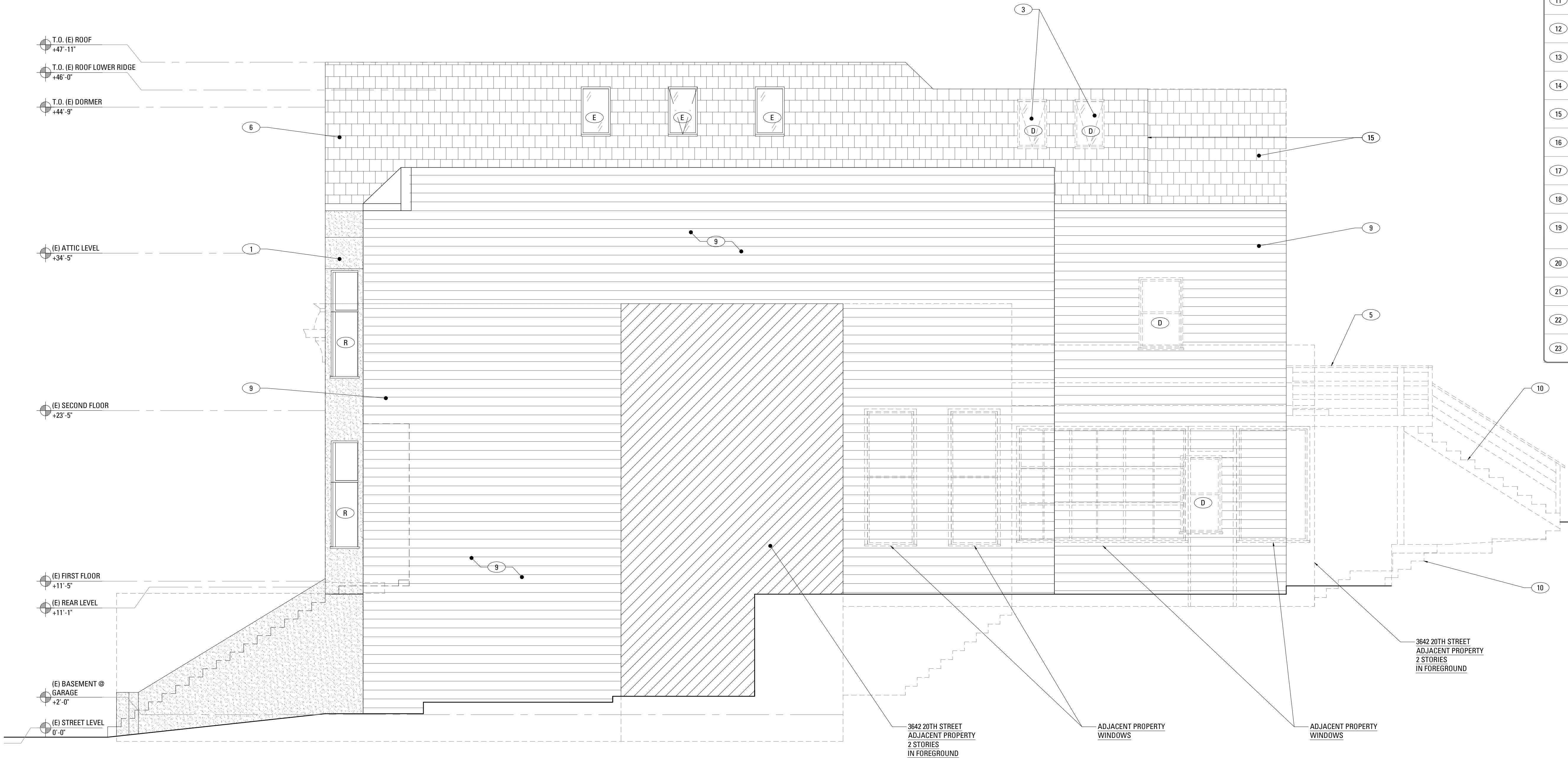


A206-EXTERIOR ELEVATIONS.DWG

SCALE: 1/4" = 1'-0"

A207-DEC-20

A207-EXTERIOR ELEVATIONS.DWG



ELEVATION KEYNOTES

(E)	(E) DOOR, WINDOW OR SKYLIGHT TO REMAIN.
(D)	(E) DOOR OR WINDOW TO BE REMOVED.
(R)	(E) DOOR OR WINDOW TO BE REPLACED IN KIND.
(N)	(N) DOOR OR WINDOW FOR REPLACING (E) IN KIND.
1	(E) INTEGRAL COLOR PLASTER FINISH TO REMAIN.
2	(E) EXTERIOR STAIRS TO REMAIN
3	(E) SKYLIGHT TO BE REMOVED.
4	PORTION OF (E) WALL TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS.
5	(E) DECK TO BE REMOVED.
6	(E) ASPHALT SHINGLES ROOF TO REMAIN.
7	(E) WOOD SIDING TO REMAIN.
8	(E) PAINTED WOOD TRIM TO REMAIN.
9	(E) PAINTED WOOD SIDING TO REMAIN UNLESS IT IS TOO DAMAGED TO BE REPAIRED, AND THAT ANY REMOVAL OF WOOD SIDING WILL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT.
10	(E) EXTERIOR STAIRS TO BE REMOVED.
11	NOT USED
12	(N) EXTERIOR STAIRS
13	(N) PERIMETER FENCE
14	(N) LOW WALL, PAINTED STUCCO FINISH
15	PORTION OF (E) ROOF TO BE REMOVED TO ACCOMMODATE (N) WORK; SEE DEMOLITION AND CONSTRUCTION PLANS
16	(E) WOOD PANEL INFILL AND DECORATIVE TRIMS TO REMAIN
17	(N) SKYLIGHT
18	(N) GUARDRAIL, 42" A.F.F.
19	(E) SINGLE HUNG WINDOW GLAZING AND SASHES TO BE REPLACED IN KIND, (E) WINDOW FRAME AND TRIM TO REMAIN WITH TOP SASH TO BE OPERABLE, SEE WINDOW SCHEDULE
20	(N) DRYER VENT, 4 SQ. INCHES MINIMUM
21	(N) PAINTED WOOD SIDING TO MATCH ADJACENT SIDING MATERIAL
22	(E) FRONT DOOR TO REMAIN, (E) GLAZING TO BE REPLACED WITH TRANSPARENT GLAZING AND (E) HARDWARE TO BE REPLACED.
23	(N) EXTERIOR WALL SCENCE, SEE RCP

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Existing Exterior Elevation
West

SHEET NUMBER

A207

1 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

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[illegible]

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Proposed Exterior
Elevation West

SHEET NUMBER

A208



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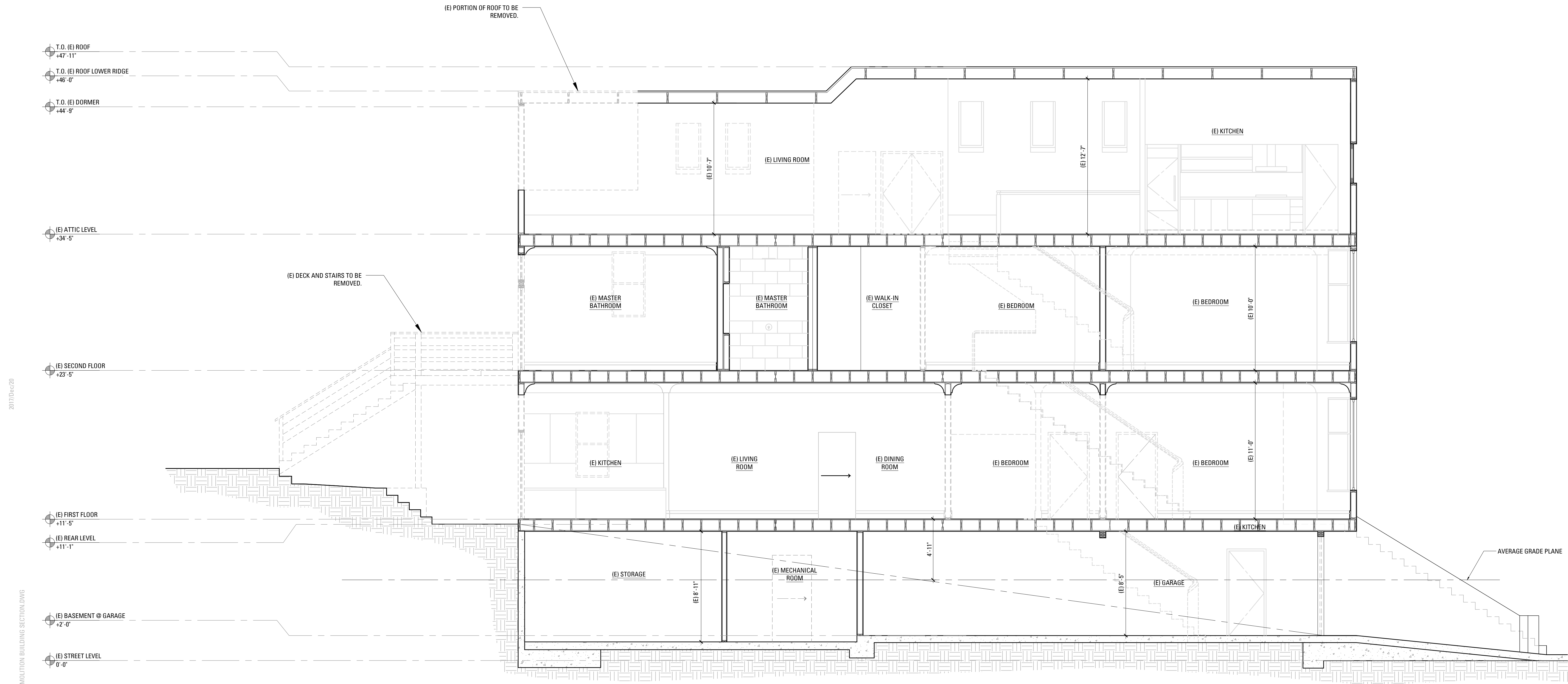
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Existing&Demolition
Longitudinal Building
Section

SHEET NUMBER

A301



1 EXISTING/DEMOLITION LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

2017/04/20

A301- EXISTING/DEMOLITION BUILDING SECTION.DWG

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A302-PROPOSED BUILDING SECTION.DWG

1 PROPOSED LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

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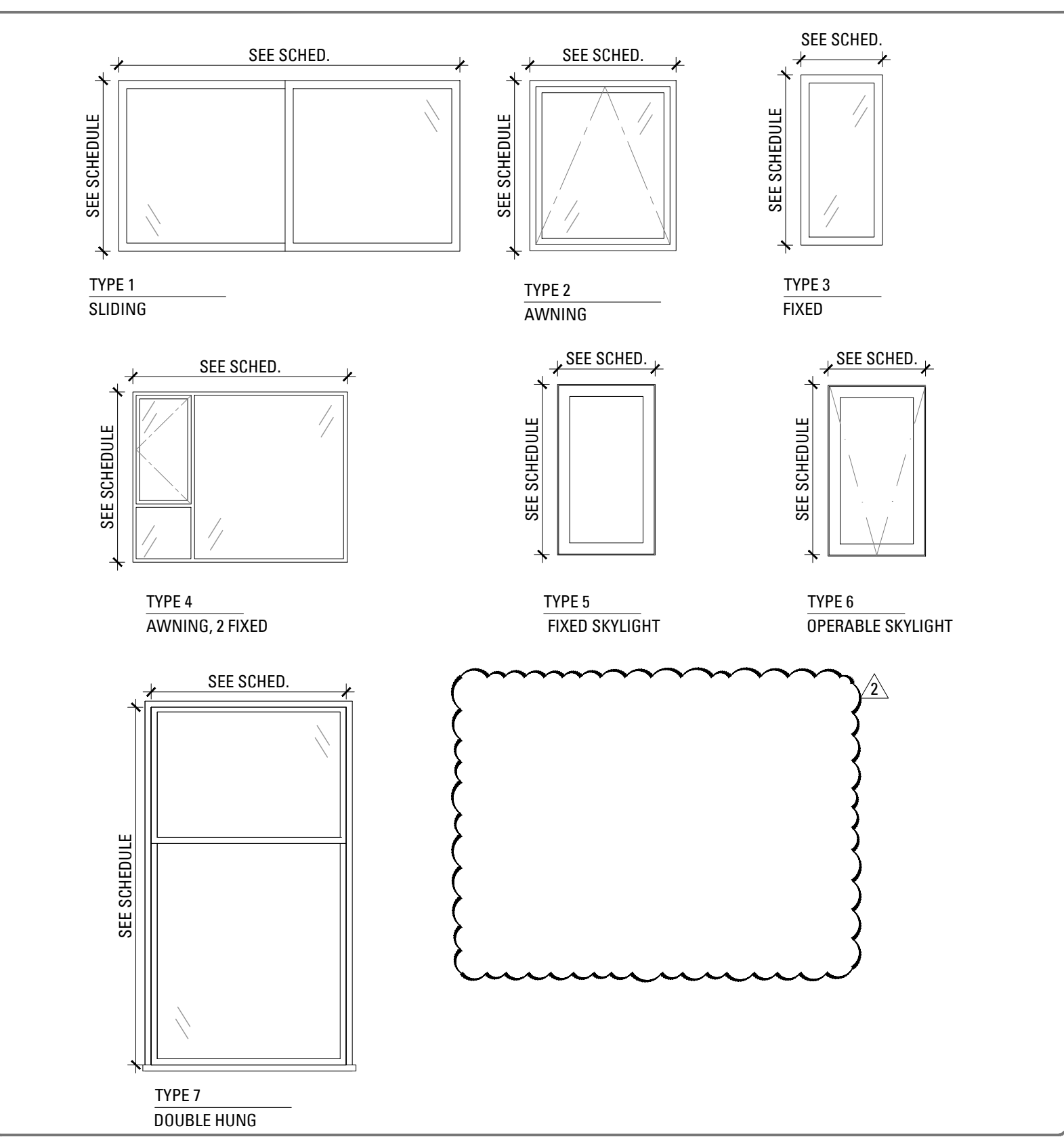
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Proposed Longitudinal
Building Section

SHEET NUMBER

A302

WINDOW & SKYLIGHT TYPES



WINDOW SCHEDULE

NO.	LOCATION		WINDOW		HEAD HEIGHT A.F.F.	MATERIAL	INTERIOR FINISH	EXTERIOR FINISH	MFR.	COMMENTS
	FLOOR	ROOM	TYPE	W x H FRAME DIM. U.O.N.						
E	02, 03, 04	--	--	--	EXISTING	--	WOOD	WOOD	--	ALL (E) WINDOWS TO REMAIN, G.C. TO VERIFY EGRESS WINDOW TO COMPLY WITH 2016 CBC SECTION 1030.
105	01	MASTER BEDROOM	1	7'-0" X 3'-6"	8'-0"	--	WOOD	WOOD	---	WINDOW TO COMPLY WITH EMERGENCY ESCAPE AND EGRESS REQUIREMENTS PER CBC 1030, AND WITH LIGHT AND VENTILATION REQUIREMENTS PER
201A	02	SITTING AREA	7	+/- 2'-6" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
201B	02	SITTING AREA	7	+/- 4'-0" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
201C	02	SITTING AREA	7	+/- 2'-6" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
202A	02	DEN	7	+/- 2'-8" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
202B	02	DEN	3	2'-0" X 3'-10"	8'-0"	--	WOOD	WOOD	---	---
203	02	DINING ROOM	3	2'-0" X 3'-10"	8'-0"	--	WOOD	WOOD	---	---
204	02	LIVING ROOM	7	2'-5" X 7'-8"	9'-10 1/2"	--	WOOD	WOOD	---	---
301A	02	SITTING AREA	7	+/- 2'-6" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
301B	02	SITTING AREA	7	+/- 4'-0" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
301C	02	SITTING AREA	7	+/- 2'-6" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
302	03	BEDROOM	7	2'-8" X 7'-4"	9'-10 1/2"	--	WOOD	WOOD	---	---
303	03	WALK-IN CLOSET	3	1'-11 1/2" X 9'-4 1/2"	9'-9 1/2"	--	WOOD	WOOD	---	---
304	03	MASTER BATHROOM	2	2'-9" X 3'-3"	8'-9"	--	WOOD	WOOD	---	---
305	03	MASTER BEDROOM	4	10'-0" X 8'-0"	8'-9"	--	WOOD	WOOD	---	---
308	03	BATHROOM	7	3'-0" X 7'-4"	9'-9 1/2"	--	WOOD	WOOD	---	TO REPLACE (E) WINDOW GLAZING AND SASHES IN KIND, SINGLE HUNG W/ TOP SASH TO BE OPERABLE AND WOOD CORBELS, G.C. TO VERIFY SIZE IN FIELD, (E) FRAME AND TRIMS TO REMAIN
401	04	KITCHEN	8	+/- 4'-8" X 2'-10"	7'-0"	--	WOOD	WOOD	---	(N) WINDOW INSTALL WITHIN (E) WINDOW OPENING, G.C. TO VERIFY SIZE IN FIELD
SL-1	--	ROOF	5	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---
SL-2	--	ROOF	6	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---
SL-3	--	ROOF	5	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---
SL-4	--	ROOF	5	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---
SL-5	--	ROOF	6	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---
SL-6	--	ROOF	5	2'-0" X 4'-1"	---	--	WOOD	WOOD	---	---

WINDOW & SKYLIGHT NOTES

- ALL DIMENSIONS ARE UNIT SIZES TO OUTSIDE FRAME DIMENSIONS, U.O.N.
- SILL OR HEAD HEIGHTS GIVEN ARE TO INSIDE OF UNIT OR INSIDE OF FRAME, U.O.N.
- GENERAL CONTRACTOR TO PROVIDE CODE COMPLIANT SAFETY GLAZING WHERE REQUIRED
- EGRESS WINDOWS TO COMPLY WITH 2016 CBC SECTION 1030 AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET OPENING WIDTH OF 20" AS A RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE GREATER THAN 44" ABOVE FINISHED FLOOR.
- WINDOW TO BE GLAZED WITH DOUBLE PANE, LOW-E CLEAR GLASS, 0.32 U-FACTOR OR BETTER, WITH U.V. PROTECTION, U.O.N.
- PER 2013 CBC SECTION 1013.8, AT OPERABLE EXTERIOR WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 36" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2086, F 2090 OR 1013.1
- ALL GLAZED EXTERIOR DOORS AND WINDOWS TO HAVE THERMAL SEAL GASKETING, U.O.N.
- ALL EXTERIOR DOORS AND WINDOWS TO HAVE GALVANIZED SHEET METAL PAN FLASHING AND GALVANIZED METAL HEAD FLASHING, U.O.N.
- ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE SELF-ADHERED FLASHING
- ALL GAPS BETWEEN FRAMING AND EXTERIOR DOOR & WINDOW FRAMES TO BE FILLED WITH EXPANDING FOAM INSULATION

PARTITION NOTES:

- SEE STRUCTURAL DRAWINGS FOR WOOD STUD SPACING, STUD DOUBLING, NAILING & SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
- REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AND CBC TABLE 720.1 (2) [CRC R302] FOR REFERENCE RATED WALL ASSEMBLIES, FIREBLOCKING, DRAFTSTOPPING.
- ATTACHMENT OF WALL SHEATHING AND FINISHES TO COMPLY WITH THE REQUIREMENTS OF THE REFERENCED WALL RATED WALL ASSEMBLY AND STRUCTURAL DRAWINGS
- THERMAL INSULATION TO FILL WALL CAVITY. MINIMUM R-13 INSULATION IN 2X6 WOOD-FRAME WALLS & MINIMUM R-19 INSULATION IN 2X6 WOOD-FRAME WALLS OR EQUIVALENT U-FACTOR.
- REFER TO ASTM C1063 FOR CEMENT PLASTER ASSEMBLIES.
- WHERE INFORMATION DIFFERS FROM CONSULTANT DRAWINGS, USE MORE STRINGENT CRITERIA & CONTACT ARCHITECT TO CONFIRM.

WALL PARTITION TYPES:

WALL TYPE	WALL ASSEMBLY DESCRIPTION	ASSEMBLY	REFERENCE RATED WALL ASSEMBLY
A	(N) INTERIOR PARTITION (N) 5/8" GYPSUM BOARD (N) 2 X WOOD STUD FRAMING (N) FINISHES VARY; SEE INTERIOR ELEVATIONS NOTE: 1. AT THICKENED WALL CONDITIONS PROVIDE FURRING OR ADDITIONAL STUDS TO ACCOMMODATE THICKNESS 2. PROVIDE 5/8" CEMENT BOARD ON WALL SURFACE TO RECEIVE TILE FINISH 3. PROVIDE LATICRETE HYDROBAN OR ARCHITECT APPROVED EQUAL LIQUID MEMBRANE OVER CEMENT BOARD AT ALL WALLS AROUND SHOWER LOCATIONS		GA FILE NO. WP 3614 [1 HOUR]
	(N) 1-HOUR RATED, INTERIOR PARTITION (N) 5/8" TYPE 'X' GYPSUM BOARD (N) 2 X WOOD STUD FRAMING (N) FINISHES VARY; SEE INTERIOR ELEVATIONS NOTE: 1. AT THICKENED WALL CONDITIONS PROVIDE FURRING OR ADDITIONAL STUDS TO ACCOMMODATE THICKNESS 2. PROVIDE 5/8" CEMENT BOARD ON WALL SURFACE TO RECEIVE TILE FINISH 3. PROVIDE LATICRETE HYDROBAN OR ARCHITECT APPROVED EQUAL LIQUID MEMBRANE OVER CEMENT BOARD AT ALL WALLS AROUND SHOWER LOCATIONS		
	(N) INTERIOR FURRING WALL (N) 5/8" TYPE 'X' GYPSUM BOARD (N) 2 X WOOD STUD FRAMING (N) FINISHES VARY; SEE INTERIOR ELEVATIONS (E) WALL NOTE: 1. AT THICKENED WALL CONDITIONS PROVIDE FURRING OR ADDITIONAL STUDS TO ACCOMMODATE THICKNESS 2. PROVIDE 5/8" CEMENT BOARD ON WALL SURFACE TO RECEIVE TILE FINISH 3. PROVIDE LATICRETE HYDROBAN OR ARCHITECT APPROVED EQUAL LIQUID MEMBRANE OVER CEMENT BOARD AT ALL WALLS AROUND SHOWER LOCATIONS		
D	(N) EXTERIOR WALL INFILL - STUCCO (N) INTERIOR FINISH (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2 X WOOD STUD FRAMING, S.S.D. (N) THERMAL INSULATION (N) PLYWOOD SHEATHING, S.S.D. (N) MOISTURE & AIR INFILTRATION BARRIER (N) 7/8" MIN. CEMENT PLASTER ON LATH		CBC TABLE 720.1 (1) ITEM 15-1.1 [1 HOUR]
	(N) 1-HOUR EXTERIOR WALL INFILL - STUCCO (N) INTERIOR FINISH (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2 X WOOD STUD FRAMING, S.S.D. (N) THERMAL INSULATION (N) PLYWOOD SHEATHING, S.S.D. (N) MOISTURE & AIR INFILTRATION BARRIER (N) 7/8" MIN. CEMENT PLASTER ON LATH		
G	(N) 1 HOUR RATED BLIND WALL (N) INTERIOR FINISH (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2 X WOOD STUD FRAMING, S.S.D. (N) R-13 MIN. BATT INSULATION (N) 1/2" PLYWOOD SHEATHING, S.S.D. (N) 5/8" TYPE 'X' GYPSUM SHEATHING (N) MOISTURE & AIR INFILTRATION BARRIER (N) 1/2" P.T. PROPERTY LINE PLYWOOD		UL DESIGN U308 & U314 [1 HOUR]
H	(N) NON-RATED EXTERIOR PARTIAL HEIGHT WALL (N) SHEATHING, S.S.D. (N) 2 X WOOD STUD FRAMING, S.S.D. (N) MOISTURE & AIR INFILTRATION BARRIER (N) 7/8" MIN. CEMENT PLASTER ON LATH		GA FILE NO. WP 8105 [1 HOUR]
J	(N) 1-HOUR RATED EXTERIOR PARTIAL HEIGHT WALL (N) 5/8" TYPE 'X' GYPSUM SHEATHING (N) 2 X WOOD STUD FRAMING, S.S.D. (N) MOISTURE & AIR INFILTRATION BARRIER (N) EXTERIOR FINISH: 7/8" MIN. CEMENT PLASTER ON LATH OR 3/4" DROP SIDING		
K	(E) EXTERIOR WALL INFILL - WOOD SIDING (N) INTERIOR FINISH, MATCH ADJACENT (N) 5/8" TYPE 'X' GYPSUM BOARD (N) SHEAR PLYWOOD WHERE OCCURS, S.S.D. (N) 2 X WOOD STUD FRAMING, S.S.D. (N) THERMAL INSULATION (N) SHEATHING, MATCH ADJACENT (N) MOISTURE & AIR INFILTRATION BARRIER (N) 3/4" DROP SIDING, MATCH ADJACENT		

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














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Schedules

SHEET NUMBER

A901

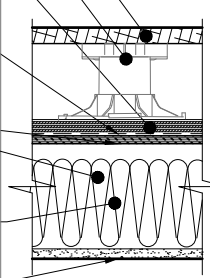
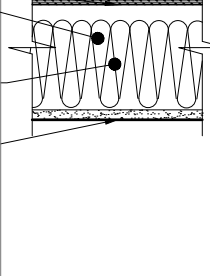
DOOR SCHEDULE

DOOR TYPE	DOOR					FRAME		COMMENTS
	W x H LEAF DIM. U.O.N.	TYPE	THICK	MATERIAL	FINISH	MATERIAL	FINISH	
 E	EXISTING	E	--	EXISTING	EXISTING	EXISTING	--	ALL (E) EXTERIOR DOORS TO REMAIN, U.O.N.
 101A	7'-10 1/2" X 8'-0"	D9	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	TO REPLACE (E) IN KIND. MIN. 200 SQ. IN LOUVER FOR VENTILATION.
 101B	2'-10" X 6'-8"	D7	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 104A	3'-2" X 6'-8"	D3	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 104B	2'-2" X 6'-0"	D4	1/2"	TEMPERED GLASS	T.B.D.	--	T.B.D.	FRAMELESS TEMPERED GLASS SHOWER DOOR
 105A	2'-8" X 6'-8"	D3	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 105B	4'-8" X 6'-8"	D6	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 105C	4'-8" X 6'-8"	D6	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 105D	2'-10" X 6'-8"	D7	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 108	+/- 10'-0" X 6'-8"	D8	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	MIN. 200 SQ. IN. LOUVER FOR VENTILATION 20 MIN. FIRE-RATED AND FRAME W/SMOKE GASKETING REPLACE IN KIND, G.C. TO VERIFY SIZE IN FIELD
 205	10'-6" X 9'-11 1/2"	D2	1 3/4"	GLASS	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 207A	NOT USED							
 209	NOT USED							
 402A	7'-11" X 6'-8"	D2	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 402B	3'-10" X 6'-8"	D11	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--
 404	2'-6" X 6'-8"	D3	1 3/4"	SOLID CORE WOOD	T.B.D.	SOLID CORE WOOD	T.B.D.	--

DOOR NOTES

1. HARDWARE ON RATED DOORS SHALL BEAR UL LABEL
2. GENERAL CONTRACTOR TO PROVIDE CODE COMPLIANT SAFETY GLAZING WHERE REQUIRED
3. GENERAL CONTRACTOR TO VERIFY SIZE OF DOORS TO FIT IN (E) OPENINGS.
4. EXTERIOR DOORS TO BE GLAZED WITH DOUBLE PANE, LOW-E CLEAR GLASS WITH U.V. PROTECTION.
5. PROVIDE MASTER BEDROOM & ALL BATHROOMS W/ PRIVACY LOCKS.

ROOF TYPES:

TYPE	ROOF ASSEMBLY DESCRIPTION	ASSEMBLY	REFERENCE RATED ROOF ASSEMBLY
(N) NON-RATED LOW SLOPED (S2-12) BUILT-UP ROOF	(N) STONE TILE DECKING (N) BISON PEDESTAL DECK SYSTEM (N) CLASS B OR BETTER BUILT-UP ROOF, INSTALL PER MFR'S RECOMMENDATIONS (N) BUILDING PAPER		
RC1	(N) ROOF FRAMING & RADIANT BARRIER SHEATHING, S.S.D. (N) BATT INSULATION PER T24 ENERGY COMPLIANCE, HOLD 1" MIN. AIRFLOW SPACE BETWN. INSULATION & SHEATHING (N) 5/8" TYPE 'X' GYPSUM BOARD		
NOTE: 1. BUILT-UP ROOF COVERING MATERIALS SHALL COMPLY WITH THE STANDARDS IN CBC TABLE 1507.10.2 (CRC TABLE R905.9.2) OR UL 55A. 2. DECKING SLOPE TO BE NO LESS THAN 2%.			

ROOFING NOTES:

1. SEE STRUCTURAL DRAWINGS FOR WOOD JOIST SPACING, JOIST DOUBLING, NAILING & SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
2. ALL ROOFING SHALL MEET CLASS B ROOF ASSEMBLY OR BETTER PER CBC 1505 (CRC R902)
3. ASPHALT ROOFING UNDERLAYMENT AND FLASHING TO COMPLY WITH CBC 1507.2 (CRC R905.2.3 & R905.2.8)
4. ALL (N) ROOF SHEATHING SHALL BE RADIANT BARRIER SHEATHING: GEORGIA PACIFIC 19/32" THK. THERMOSTAT RADIANT BARRIER OR EQUAL. MINIMUM R-30 INSULATION IN WOOD-FRAME CEILING OR EQUIVALENT U-FACTOR.
6. AT THE JUNCTURE OF THE ROOF & VERTICAL SURFACES, FLASHING & COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE ROOF MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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RECORD OF DRAWING ISSUANCE

Permit Set	05.15.2017
Permit Set Revision 1	10.04.2017
Permit Set Revision 2	12.20.2017

Permit Set Revision 2	
Drawn By:	LGB
Checked By :	KB
Project Number:	1635.1

Schedules

SHEET NUMBER

A902