SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 22, 2017**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard & Mass Reduction)**
Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**309 Rutledge Street**	Case No.:	**2015-006105VAR**
Cross Street(s):	**Alabama St & Peralta Ave**	Building Permit:	**201611303775**
Block / Lot No.:	**5541/029**	Applicant/Agent:	**Sven Levine**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**415 647-7601**
Area Plan:	**Bernal Heights**	E-Mail:	**sven@slarchitecture.com**

PROJECT DESCRIPTION

The proposal is to demolish the last 26-feet of the subject dwelling, construct a new two-story rear addition, and restore the historic structure at the front of the lot. The subject project was initially proposed and approved in 2007 (Case No. 2005.0725V); however, the project was not completed.

Planning Code Section 242(e)(2)(A) requires a rear yard of 29 feet, 6 inches on this property. The existing rear yard is 13 feet, 4 inches. The project proposes a rear yard of 6 feet 4 inches and therefore requires a rear yard variance.

Planning Code Section 242(e)(3) requires that 650 square feet of usable floor area be deleted from the permissible envelope of the building to satisfy mass reduction requirements. The proposed building projects beyond the permissible envelop at the rear and therefore requires a mass reduction variance.

Planning Code Section 242(e)(4)(A)(iii) permits the Zoning Administrator to waive parking requirements if the building's historic façade is maintained. A waiver for two spaces is proposed for the existing historic structure.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Daniel B. Sirois** Telephone: **415-575-8714** Mail: **Daniel.Sirois@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/ 2015-006105VAR.pdf

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals** at **(415) 575-6880**.

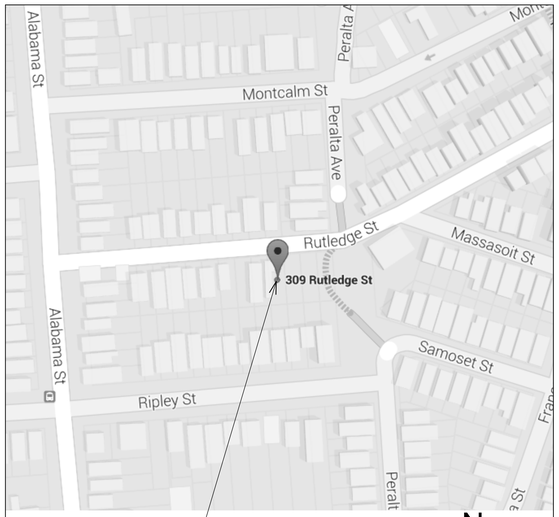
ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at http://upn.sfplanning.org for more information.

d r o e g e r r e s i d e n c e

309 Rutledge St San Francisco CA 94110



VICINITY MAP

BUILDING INFORMATION & CODE DATA

PROJECT INFORMATION

PROJECT ADDRESS:	309 Rutledge St
BLOCK/LOT	5541/029
ZONING:	RH-1
HEIGHT LIMIT:	40-X

LEGAL DESCRIPTION & AREA CALCULATIONS

	EXISTING	PROPOSED	
USE:	S.F.R.	S.F.R.	
OCCUPANCY GROUP:	R3	R3	
CONSTRUCTION TYPE:	VB	VB	
STORIES:	2	3	
DWELLING UNITS:	1	1	
BEDROOMS:	1	1	
BATHROOMS:	2	2.5	
BUILDING HEIGHT	30'-10 1/4"	36'-9 5/8"	
USABLE FLOOR AREA	1517	2407	
LOT AREA	1875	1875	
BUILDING FOOTPRINT	1162	1271	

	(E) GROSS	(P) GROSS	CHANGE	(E) HABITABLE	(P) HABITABLE	CHANGE
1ST FLOOR	456	534	78	456	534	78
2ND FLOOR	1061	1271	210	1061	1271	210
3RD FLOOR	0	602	602	0	602	602
TOTAL	1517	2407	890	1517	2407	890

AREA CALCS

PROJECT TEAM

Owner:
Michael Droeger
309 Rutledge St
San Francisco, CA 94110

Architect:
Sven Lavine,
Sven Lavine Architecture
3730 Folsom Street
San Francisco, CA 94110
voice 415 647-7061
fax 415 276-1769
LIC: C30122

Engineer:
Jack Rafferty,
Rafferty Engineering
Structural Consultants
2842 Jackson St.
Alameda, CA 94501
voice 510-864-2017
fax 510-864-2018

APPLICABLE CODES

Codes Currently in Effect in San Francisco

San Francisco Planning Code

2013 California Codes
2013 California Building Code
2013 California Electrical Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 Green Building Code
2013 California Energy Code - Effective July 1, 2014. See 2010 California Energy Code.

2013 San Francisco Code Amendments
2013 San Francisco Building Code Amendments
2013 San Francisco Electrical Code Amendments
2013 San Francisco Mechanical Code Amendments
2013 San Francisco Plumbing Code Amendments
2013 San Francisco Green Building Code Amendments
2013 San Francisco Housing Code

SCOPE OF WORK

-Restore existing front portion of building
-Replace existing illegal rear addition with a 2-story addition at the rear portion of the building
. . . .

SHEET INDEX

SVEN LAVINE ARCHITECTURE
3730 Folsom Street
San Francisco, CA 94110
Tel: 415.647.7061
Fax: 415.276.1769

droeger residence

309 Rutledge St
San Francisco
CA 94110

ADDENDUM 11/27/2016

No. Revisions/Submissions Date

Drawing
COVER SHEET

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
LICENSED ARCHITECT SVEN ERIK LAVINE C-30122 REN. 1/31/17 STATE OF CALIFORNIA	Drawing No. A001

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED_____ [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #_____

Property Address: 309 Rutledge St.

Block and Lot: 5541/ 029 Occupancy Group: R3 Type of Construction: VB No. of Stories: 3

Describe Use of Building Single Family

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

SFBC Section 705.8 and Table 705.8: no openings permitted in fire walls located between 0-3 feet from property line

Proposed Modification or Alternate

3/4 hr fire rated windows assembly @ 3rd floor toilet & hall where called for in plans

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

We would like to install windows @ 3rd flr. hall & toilet room which is within 3-5 feet of property line. Project meets all conditions required to meet local equivalency as listed in this bulletin.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER

Print Name: Sven Lavine

Signature:

Telephone: 415 647-7061

[PROFESSIONAL STAMP HERE]

LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:			
Division Manager:			
for Director of Bldg. Inspection			
for Fire Marshal:			

CONDITIONS OF APPROVAL or OTHER COMMENTS

SVEN LAVINE ARCHITECTURE
3730 Folsom Street
San Francisco, CA 94110
Tel: 415.647.7061
Fax: 415.276.1769

droeger residence

309 Rutledge St
San Francisco
CA 94110

ATTACHMENT B

Recording Requested By And When Recorded

Return To: **DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414
or
_____
_____ DIVISION

DECLARATION OF USE LIMITATION

I/We, Michael Droeger, owner/s of the herein described property Commonly known as 309 Rutledge St. in San Francisco, Assessor's Block No. 5541, Lot No. 029 hereby consent to the within described limitations that:

In the event that the property located at 311 & 311A Rutledge St. commonly known as Block No. 5541, Lot No. 028 is improved in such a matter that the openings in the building located at 309 Rutledge St. no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the **Director of the Department of Building Inspection.**

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: _____
OWNER/S

Date of Execution: _____

NOTARY ACKNOWLEDMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of _____
On _____ before me, _____

personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY.

An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 23.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than $50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is $50 or less, a one-time fee of $1,000 shall be paid by the building owner and no monthly fees shall be payable.

(Formerly Sec. 23.28; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.

2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.

3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating party. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.

4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.

5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.

6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.

7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be $2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property.

The application fees and any additional amounts required to cover the cost of preparing and processing agreements shall be deposited to the credit of the Real Estate Department.

(Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

No.	Revisions/Submissions	Date
	ADDENDUM	11/27/2016

Drawing
AB-009 FORMS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
LICENSED ARCHITECT SVEN ERIK LAVINE C-30122 REN. 1/31/17 STATE OF CALIFORNIA	Drawing No. A002

City and County of San Francisco Green Building Submittal:
Residential Additions and Alterations

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulleting 93, Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)

Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.

Water Efficient Irrigation: Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)

Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)

Grading and paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)

Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)

Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)

Energy Efficiency: Comply with California Energy Code (Title 24, Part 6 2013)

Rodent Proofing: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)

Moisture content: Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3)
1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure

Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2)
1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2) A slab design specified by a licensed design professional.

Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)

Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)

HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)

Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)

ENERGY STAR Compliant Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)

Carpet: All carpet must meet one of the following: (CalGreen 4.504.3)
1. Carpet and Rug Institute Green Label Plus Program,
2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
3. NSF/ANSI 140 at the Gold level,
4. Scientific Certifications Systems Sustainable Choice, OR
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database

AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.

Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4):
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.

Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.

Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.

Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)

Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

INDOOR WATER USE

All fixtures must not exceed the following flow rates (CalGreen Section 4.303.1):

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from California Plumbing Code Table 1401.1
Showerheads[2]	2.0 gpm @ 80 psi per valve and per showerhead[2]	n/a
Lavatory faucets - residential	1.5 gpm @ 60 psi	n/a
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi	n/a
Metering faucets	.25 gallons/cycle	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm	n/a
Tank-type water closets	1.28 gallons/flush[1] and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush[1]	ASME A112.19.2/CSA B45.1 - 1.28 gal
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal

1) For dual flush toilets, effective flush volume is defines as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8 L).

2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDBI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by ≥1,000 square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by <1,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

Droeger Residence
Project Name

5541/029
Block/Lot

309 Rutledge St
Address

Single Family Residential
Primary Occupancy

1654
Gross Building Area

515
Increase In Conditioned Floor Area

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date
(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:

Projects that increase total conditioned floor area by ≥1,000 square feet:

The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

□ I am a LEED Accredited Professional
□ I am a GreenPoint Rater
□ I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green requirements are met.

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droeger residence

309 Rutledge St
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CA 94110

ADDENDUM 11/27/2016

No. Revisions/Submissions Date

Drawing
GREEN BUILDING

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale
Checked SEL	Project No. 1504
Reviewed SEL	Sheet

LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA

Drawing No.

A006

GENERAL REQUIREMENTS

On Site verification of all dimensions and conditions shall be the responsibility of the Contractor and the Sub-Contractors. Noted dimensions take precedent over scale. Each Contractor or Sub-Contractor shall report to Project Superintendent all conditions which prevent the proper execution of their work.

Client's Architect and Project Superintendent to be notified immediately by Contractor or Sub-Contractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.

Sub-Contractor shall: insure that all the work is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged by Sub-Contractor's performance. Sub-Contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Sub-Contractor Workmanship will be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. Each Sub-Contractor, unless specifically exempted by the terms of his sub-contract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-Contractors. Builder will determine how soon after Sub-Contractor completes each phase of his work that trash and debris will be removed from the site.

EXTERIOR WALLS

Vapor retarders.
class i or ii vapor retarders shall be provided on the interior side of frame walls as required in title 24, part 6, the California energy code (CBC1405.3) (see "vapor barriers" and definition of "low-rise residential building").

Water-resistive barrier.
a minimum of one layer of no.15 asphalt felt, complying with astm d 226 for type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in section 1405.4, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. (CBC1404.2)

ROOFS (San Francisco)

In the City of San Francisco, Class B or better roof coverings shall be used on all buildings. SFBC 1505.1

THERMOPLASTIC SINGLE-PLY ROOFING

Installation & materials per 1507.13

Min. Slope 0.25:12 (2%)

Thermoplastic single-ply roof coverings shall comply with ASTM D 4434, ASTM D 6754, ASTM D 6878 or CGSB CAN/CGSB 37-54.

HEATING

All interior spaces intended for human occupancy shall be provided with space heating per CMC1204.1.

CLOTHES DRYERS:

Dryer vents shall be 3 feet min. from p.l.

Clothes dryer exhaust shall be a minimum 4 inches, terminate to the outside of building, shall equipped with a back-draft damper, and meet the requirements of CMC 504.3. Provide 100 sq. inch minimum make-up air opening for domestic dryers.

504.3.2.2 Length Limitation. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of fourteen (14) feet (4,263 mm), including two (2) 90 degree (1.57 rad) elbows. Two (2) feet (610 mm) shall be deducted for each 90 degree (1.57 rad) elbow in excess of two.

504.3.2 Domestic Clothes Dryers. When a compartment or space for a domestic clothes dryer is provided, a minimum four (4) inch diameter (102 mm) moisture exhaust duct of approved material shall be installed in accordance with this section and Section 504.0.When a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches (64,516 mm2) for makeup air shall be provided in the door or by other approved means.

INDOOR COMBUSTION AIR

Combustion air shall meet the requirements of CMC Chapter 7.

Unless otherwise permitted by code, the minimum required volume shall be fifty (50) cubic feet per 1,000 Btu/hour (4.8 m3/kW) (CMC 701.2.1)

USE & OCCUPANCY REQUIREMENTS

Maintain rated separation between dwelling units per CBC 420.3.

Penetrations through horizontal assemblies shall comply with CBC 714.4 & 717.6.

Provide potection to gas utilization appliances in garage and in adjacent spaces that open to the garage and not part of the living space of a dwelling unit per CMC 308.1

Upper cabinets shall be a minimum of 30" above cooking top per CMC 916.1.2.

Provide cooking appliances minimum clearces to combustible materials per CMC 916.1.1

Gas utilization appliances located in a garage and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit must be elevated so the pilot light and controls are at least 18" above the garage floor surface (unless the unit is listed as flammable vapor ignition resistant). If subject to vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel pipe filled with concrete installed in a footing measuring 12" in diameter and 3' deep and a minimum of 2'-9" above the finished floor). per CMC 308.1

CARBON MONOXIDE DETECTORS

Carbon monoxide detectors shall be installed according to the Carbon Monoxide Poisoning Prevention Act of 2010 (Ca. Health and Safety Code §§ 13260 and following; and §§ 17926 and following).

Owners shall install CO devices in a manner consistent with building standards applicable to new construction for the relevant type of occupancy if it is technically feasible. See the 2013 California Building Code, Section 420.6.

Approved Alarms
Alarms are required to be approved by a nationally recognized testing laboratory (NRTL) such as UL or ETL to the ANSI/UL 2034 standard and be approved and listed by the California State Fire Marshal (CSFM). Alarms may be hardwired with battery backup, plug-in with battery backup or battery operated. Combination smoke and carbon monoxide alarms are also acceptable as long as they meet ANSI/UL 2034 and 217 standards.

The Office of the State Fire Marshal (SFM) lists certified CO devices that meet the requirement specified within the Carbon Monoxide Poisoning Prevention Act of 2010. Please visit the SFM's web site at http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.php and select Carbon Monoxide Alarms and Carbon Monoxide Detectors for a complete list of approved devices.

SMOKE ALARMS

907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. [F]

907.7 Acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72.

907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1 or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. [F]

907.2.11.4 Power source. In new construction and in newly classified Group R-3.1 Occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. [F]

VENTS

802.3.4.6 The exit terminals of mechanical draft systems shall be not less than seven (7) feet (2,134 mm) above grade where located adjacent to public walkways and shall be located as specified in Sections 802.8.1 and 802.8.2. [NFPA 54:12.4.3.6]

Gas vent terminations shall meet the requirements of CMC 826 & SFMC 802.6.2.

Gas vents within 8 feet (610 mm) above the highest point where they pass through the roof and at least two (2) feet (610 mm) higher than any portion of a building within ten (10) feet (3,048 mm). [NFPA 54:12.7.2(1)(a) and (b)]

Plumbing vents shall terminate at least 10' from or 3' above any opening per CPC 906.2.

Gas & exhaust vents shall terminate at least 4' from or 1' above any operable skylight per MC 802.6.

802.8.1 A mechanical draft venting system shall terminate at least three (3) feet (914 mm) above any forced air inlet located within ten (10) feet (3,048 mm). [NFPA 54:12.9.1]

802.8.2 A mechanical draft venting system of other than direct-vent type shall terminate at least four (4) feet (1,219 mm) below, four (4) feet (1,219 mm) horizontally from, or one (1) foot (300 mm) above any door, operable window, or gravity air inlet into any building. The bottom of the vent terminal shall be located at least twelve (12) inches (300 mm) above grade. [NFPA 54:12.9.2]

Direct vent appliances per CMC 802.2.4 (per manufacture's installation instructions) and SFMC 802.6.2

802.8.3 The vent terminal of a direct-vent appliance with an input of 10,000 Btu/h (3 kW) or less shall be located at least six (6) inches (150 mm) from any air opening into a building, and such an appliance with an input over 10,000 Btu/h (3 kW) but not over 50,000 Btu/h (14.7 kW) shall be installed with a nine (9) inches (230 mm) vent termination clearance, and an appliance with an input over 50,000 Btu/h (14.7 kW) shall have at least a twelve (12) inches (300 mm) vent termination clearance. The bottom of the vent terminal and the air intake shall be located at least twelve (12) inches (300 mm) above grade. [NFPA 54:12.9.3]

Domestic range hood vents shall meet the requirements of CMC 504.2 and comply with CMC table 504.1

Environmental air ducts shall terminate 3 feet from the property line and 3 feet from opening into the building per CMC 504.5 and provide back-draft dampers per CMC 504.1

ARC-FAULT & TAMPER

New lighting or receptacles added may not overload existing circuits.

Receptacles installed in the following locations must be GFCI protected: exterior, garage, bathrooms, and above the kitchen countertop. (2013 CEC 210.12)
New outlets (including receptacles, switches, lighting, and hard-wired smoke detectors) in bedrooms must be on circuits protected with a combination arc-fault breaker. (2013 CEC 210.12)

All new outlets (receptacles, switches, lighting, etc.) in the family, dining, living, bedrooms, hallways, etc. shall be on circuits protected with a combination arc-fault circuit interrupter (CEC 210.12)

All new receptacles shall be tamper-resistant (TR). (CEC 406.11)
Closet lights shall be fluorescent, have a sealed lens, or LED listed for storage area. (CEC 410.16)

Recessed lighting fixtures shall be rated as air-tight (AT) and, when installed in an insulated ceiling shall have an approved zero clearance insulation cover (IC). (2013 CA Title 24 Section 150)

GREEN BUILDING

Storm Water Pollution Prevention Management.

Site Grading and Paving will manage surface water away from buildings.

Meet energy requirements of Title 24 Part 6.

Water Conserving Plumbing Fixtures, Indoor water use 20% reduction.
- Water closets shall not exceed 1 .28 gallons per flush
- Urinals shall not exceed 0.5 gallons per flush
- Single showerhead shall have maximum flow of 2.0 gpm (gal/min) at 80 psi
- Multiple showerheads shall have a combined flow rate of 2.0 gpm at 80 psi
- Lavatory faucets shall not exceed 1 .5 gpm at 60 psi
- Kitchen faucets shall not exceed 1 .8 gpm at 60 psi

Automatic irrigation controllers - shall be weather or soil moisture based.

Rodent Proofing: Joints and Openings filled.

50% Construction Waste Diversion.

Gas fireplaces shall be direct vent sealed-combustion and Wood stoves must meet EPA phase II emissions limits.

Duct opening covered and protection of mechanical equipment during construction.
VOC compliance - caulks, sealants, adhesives, compliant with MIR limits for ROC and other compounds.

Paints and Coatings compliant with VOC Limits.

Aerosols and coatings compliant with MIR limits for ROC and other toxic compounds.

Verification and Documentation of VOC limits and finish materials.

VOC compliance - Carpet & Carpet systems.

80% floor area receiving resilient flooring meet VOC-emission limits per CHPS. Particleboard, MDF, hardwood plywood comply with low formaldehyde emission standards.

Vapor Retarder & Capillary Break at slab on grade foundations.

Moisture content of floors and walls checked before enclosure.

Bathroom exhaust fans terminate outside building and controlled by humidity control.

Duct system are sized and designed and equipment is selected using the following:
1 . Established heat loss and gain according to ANSI/ACCA Manual J
2. Duct systems are sized according to ANSI/ ACCA Manual D-2009
3. Select heating and cooling equipment according to ANSI/ ACCA Manual S-2004

HVAC installers trained and certified

WINDOW & EXT DOOR SCHEDULE

MARK	Floor (Story)	WIDTH	HEIGHT	EGRESS	GLAZING	NOTES	Operation Type	3D Front View
201	2nd FLOOR	2'-4"	4'-5"			Restore/replace	Single hung	
202	2nd FLOOR	4'-8"	7'-0"		Tempered		Entry French door	
203	2nd FLOOR	6'-0"	7'-0"		Tempered		Sliding door	
204	2nd FLOOR	2'-6"	9'-4"		Tempered	Part of mulled unit	Fixed	
204	2nd FLOOR	2'-6"	9'-4"		Tempered	Part of mulled unit	Fixed	
204	2nd FLOOR	4'-5"	9'-4"		Tempered	Part of mulled unit	Fixed	
205	2nd FLOOR	2'-0"	9'-9 1/2"			Part of mulled unit	Fixed	
205	2nd FLOOR	2'-0"	9'-9 1/2"			Part of mulled unit	Fixed	
205	2nd FLOOR	6'-0"	2'-9 1/2"			Part of mulled unit	Fixed	
205	2nd FLOOR	6'-0"	7'-0"		Tempered	Part of mulled unit	Entry door	
206	2nd FLOOR	6'-0"	1'-4 1/2"			Part of mulled unit	Awning	
206	2nd FLOOR	6'-0"	1'-4 1/2"			Part of mulled unit	Awning	
206	2nd FLOOR	6'-0"	1'-4 1/2"			Part of mulled unit	Fixed	
206	2nd FLOOR	6'-0"	1'-4 1/2"			Part of mulled unit	Fixed	
207	2nd FLOOR	8'-6"	8'-6"		Tempered	Part of mulled unit	Sliding door	
301	3rd FLOOR	2'-3"	5'-0"			Part of mulled unit	Fixed	
301	3rd FLOOR	4'-7"	5'-0"			Part of mulled unit	Fixed	
302	3rd FLOOR	2'-6"	5'-0"			Part of mulled unit	Fixed	
302	3rd FLOOR	2'-6"	5'-0"			Part of mulled unit	Fixed	
302	3rd FLOOR	4'-5"	5'-0"			Part of mulled unit	Fixed	
303	3rd FLOOR	3'-4"	8'-0"		Tempered	Part of mulled unit	Fixed	
303	3rd FLOOR	3'-4"	8'-0"		Tempered	Part of mulled unit	Fixed	
303	3rd FLOOR	3'-4"	8'-0"		Tempered	Part of mulled unit	Fixed	
304	3rd FLOOR	6'-0"	8'-0"		Tempered		French door	
305	3rd FLOOR	5'-8"	5'-5"		Tempered		Casement	
306	3rd FLOOR	5'-8"	5'-5"		Tempered		Casement	
307	3rd FLOOR	4'-0"	5'-5"		Tempered, Frosted to 5'-6" A.F.F.		Casement	
308	3rd FLOOR	4'-0"	5'-5"		Tempered, Frosted to 5'-6" A.F.F.		Casement	
309	3rd FLOOR	4'-0"	5'-5"			45 min. rated	Fixed	
310	3rd FLOOR	4'-0"	5'-5"			45 min. rated	Fixed	

WINDOW & DOOR EXT. SCHEDULE

Notes:
Unless otherwise noted, all windows & exterior doors shall be:
-Low E2, double glazed. U factor 0.400 or less
-Aluminum Clad Wood
-Meet all envelope & fenestration measures required by CA Title 24. See Title 24/Energy forms

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No.	Revisions/Submissions	Date
	ADDENDUM	11/27/2016

Drawing
NOTES & SCHEDULES

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1' = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet

LICENSED ARCHITECT
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REN. 1/31/17
STATE OF CALIFORNIA

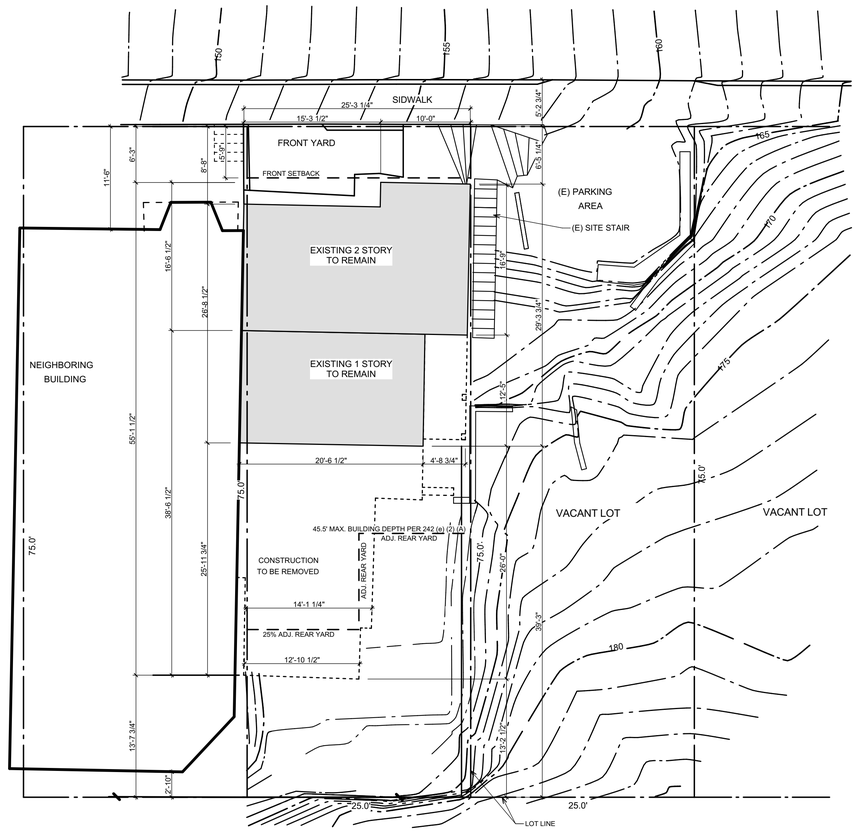
Drawing No.

A007

SITE LEGEND

- SETBACK
- = PROPERTY LINE
- = FENCE
- = TO BE REMOVED
- = EXISTING SUBJECT STRUCTURE
- = PROPOSED STRUCTURE
- = EXISTING STRUCTURE

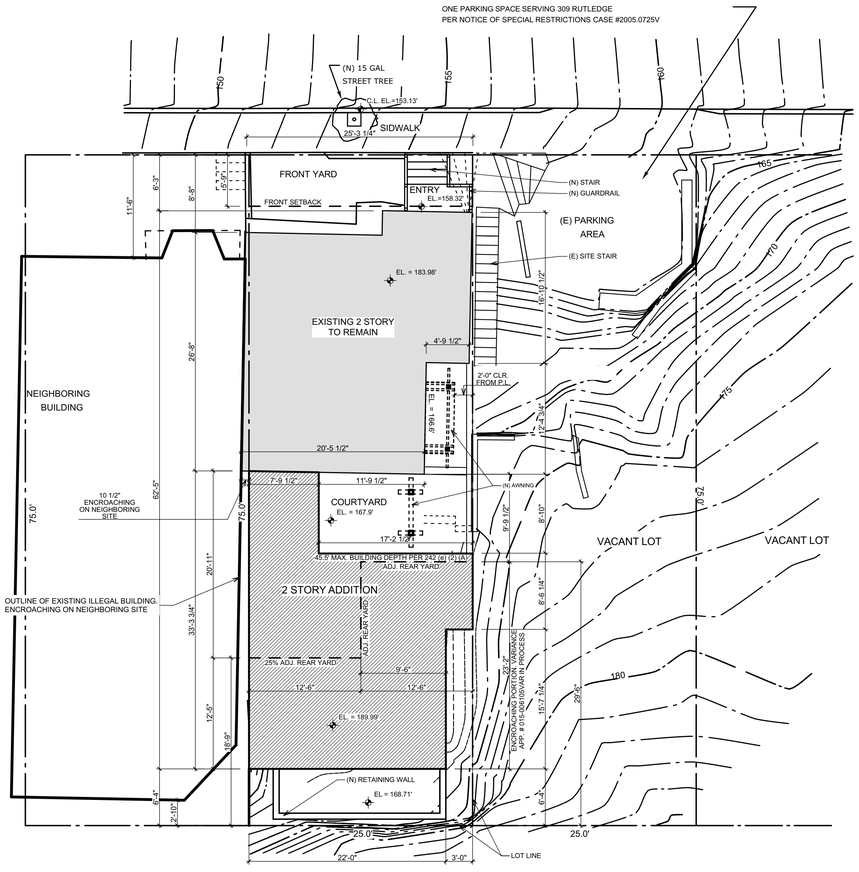
RUTLEDGE STREET



EXISTING SITE PLAN

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

RUTLEDGE STREET



PROPOSED SITE PLAN

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

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SITE PLANS

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LICENSED ARCHITECT
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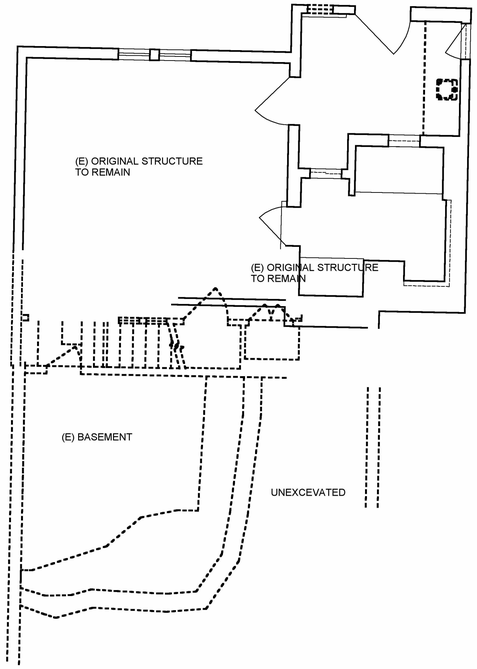
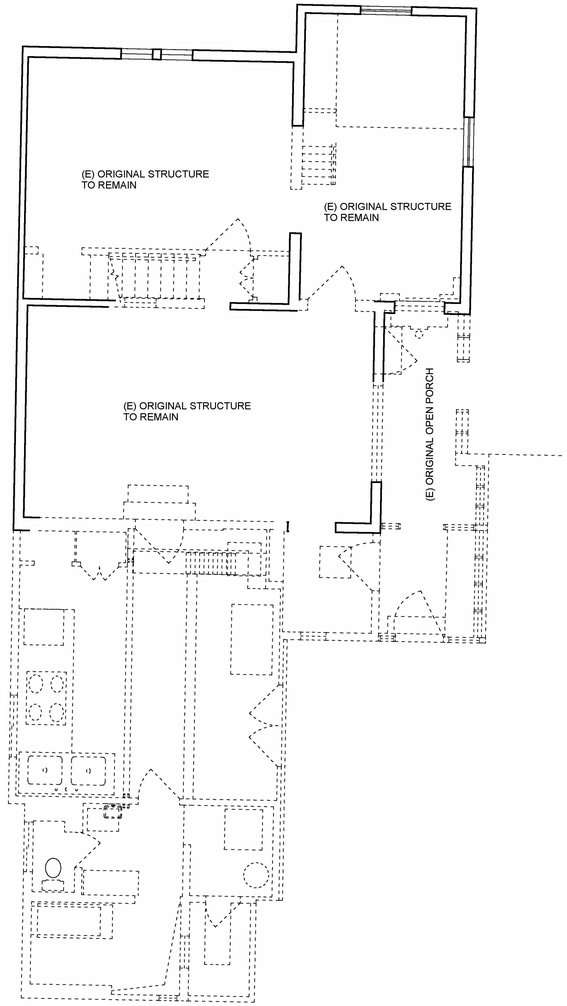
Drawing No.

A100



1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

N

LEGEND

- EXISTING WALL TO REMAIN
- ORIGINAL (LEGAL) CONSTRUCTION TO BE REMOVED
- NON-LEGAL CONSTRUCTION TO BE REMOVED

SHEET NOTES

1. REMOVE ITEMS AS NOTED.

2. VERIFY ALL EXISTING STRUCTURAL CONDITIONS IN FIELD PRIOR TO DEMOLITION. SHORE UP ALL CONSTRUCTION AS REQUIRED. SEE STRUCTURAL DWGS FOR MORE INFO. NOTIFY ARCHITECT & ENGINEER OF ANY UNFORSEEN CONDITIONS.

3. PROTECT ALL EXISTING FINISHES, APPLIANCES, FIXTURES & HARDWARE TO REMAIN.

4. SAVE ALL LIGHT FIXTURES, DOORS, DOOR HARDWARE, DOOR FRAMES AND WOOD TRIM. STORE IN SAFE LOCATION FOR RE-USE.

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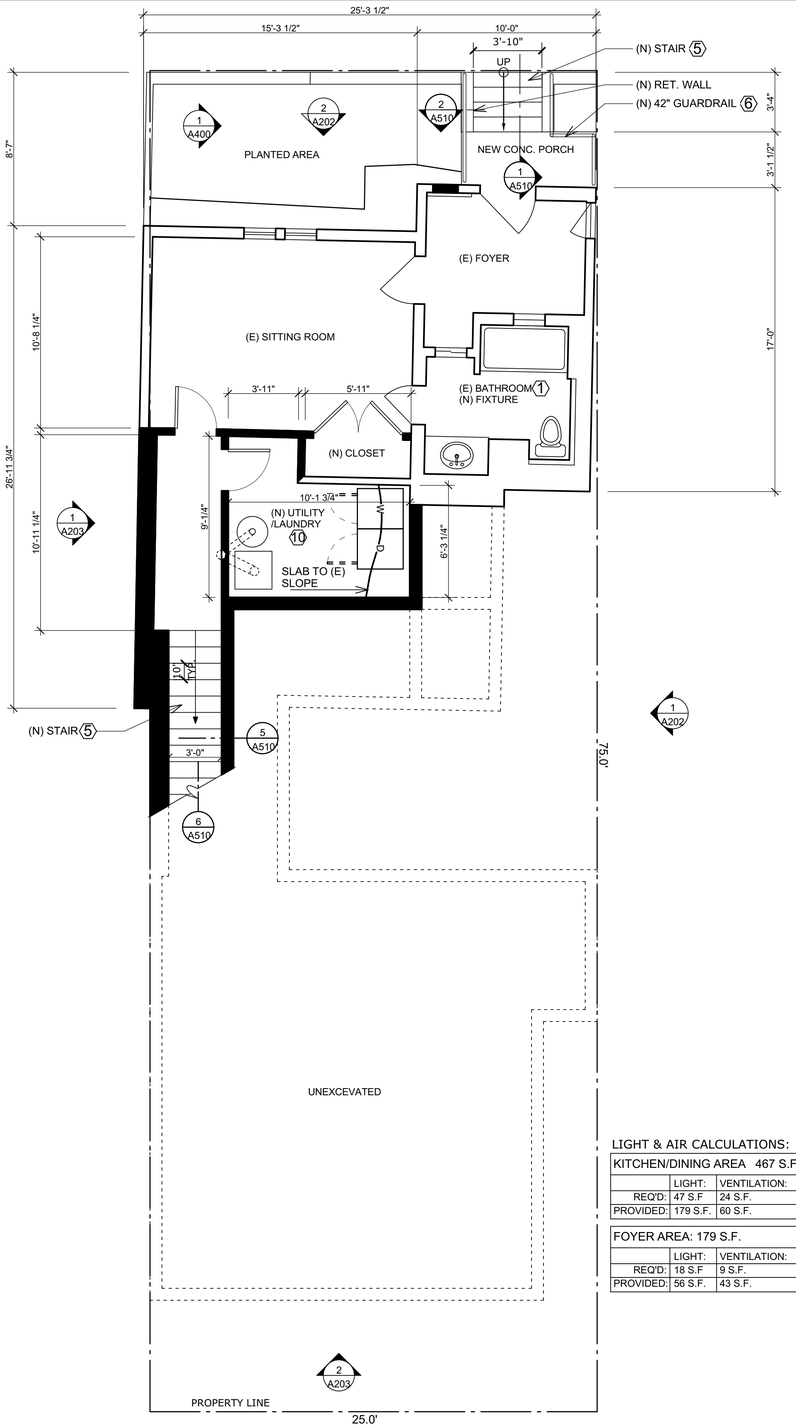
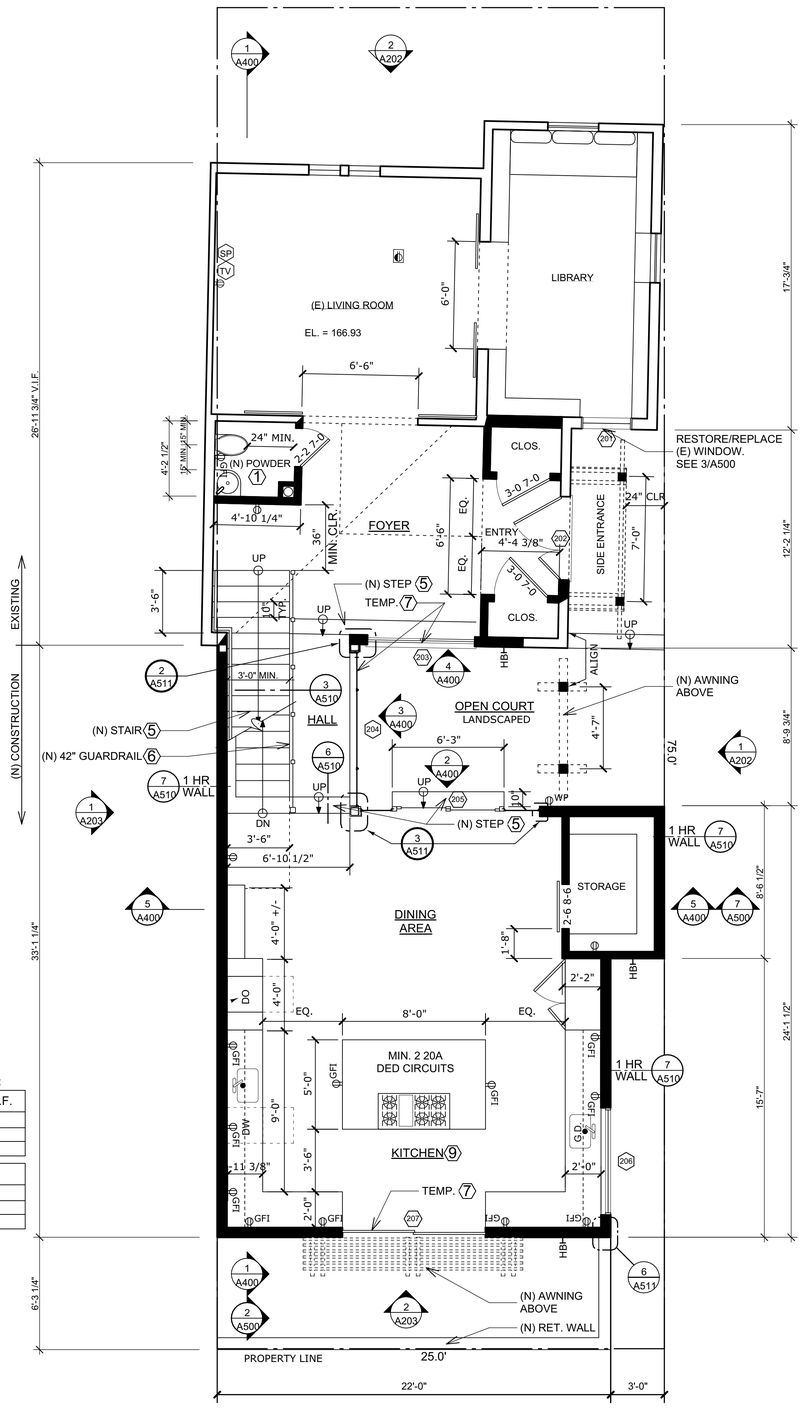
Drawing
EXISTING PLANS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1/4" = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
LICENSED ARCHITECT SVEN ERIK LAVINE C-30122 REN. 1/31/17 STATE OF CALIFORNIA	Drawing No. A101





LIGHT & AIR CALCULATIONS:

KITCHEN/DINING AREA 467 S.F.		
	LIGHT:	VENTILATION:
REQ'D:	47 S.F	24 S.F.
PROVIDED:	179 S.F.	60 S.F.

FOYER AREA: 179 S.F.		
	LIGHT:	VENTILATION:
REQ'D:	18 S.F	9 S.F.
PROVIDED:	56 S.F.	43 S.F.

1st FLOOR PLAN

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

N

2nd FLOOR PLAN

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

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING CONSTRUCTION.
- NEW WOOD STUD WALL. SEE NOTES BELOW, GENERAL NOTES, & STRUCTURAL DWGS.
- DUPLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- GFI GROUND FAULT INTERRUPTER RECEPTACLE PER CEC SECTION 210-8A(6)
- FOUR-PLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- DUPLEX RECEPTACLE 110V W/ 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCH LOCATION. MTD. HORIZONTALLY IN BASE BOARD U.O.N.
- RECEPTACLE 220 V
- D DUPLEX RECEPTACLE 110V -DEDICATED CIRCUIT
- WP WEATHER-PROOF DUPLEX OUTLET. GFCI AND WP PROTECTED PER CEC 210.8
- QUAD RECEPTACLE WITH 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCHING.
- TV CABLE TV OUTLET - PROVIDE FLUSH FACE PLATE WITH 1 COAX RECEPTACLE. HOME RUN TO CABLE SERVICE LOCATION.
- SP SPEAKER TERMINAL. FACE PLATE W/ "BANNANA" SPEAKER TERMINALS.
- DATA RECEPTACLE -CAT 6 U.O.N. HOME RUN TO DATA HUB.
- TELEPHONE RECEPTACLE. 12" A.F.F. U.O.N.
- W.M. TELEPHONE RECEPTACLE WITH . WALL PHONE MOUNTING PLATE. 48" A.F.F. U.O.N.
- ELECTRICAL PANEL
- N.G. NATURAL GAS SUPPLY
- 2'-6 X 6'-8 NEW DOOR - MATCH (E) SEE A007 FOR RATED DOOR ASSEMBLY REQUIREMENTS.
- HB HOSE BIBB. A NON-REMOVABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (CPC 603.4.7)

NOTES

ARC-FAULT INTERRUPTORS Combination Type Arc-Fault Circuit interruptor shall protect all receptacles in all bedrooms, dining rooms, living rooms, parlors, libraries, dens sunrooms, recreation rooms, closets, hallways or similar rooms or areas with branch circuits that supply '|25 volt, singl|e»phese, 15 and ZO-ampere receptacle outlets. 2013 CEC Section 210.12(B)

TAMPER-PROOF RECEPTACLES All 124 volt 15-20 receptacles in areas listed in CEC 210.52 shall be tamperproof. CEC 406.11

KEYED NOTES

1. NEW BATHROOM:
-WATER CONSERVING FIXTURES SHALL BE USED PER CPC 402:
-WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
-SHOWER HEADS: MAXIMUM 2.0 G.P.M.
-FAUCETS: MAXIMUM 1.5 G.P.M.
-CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTENT OR 20 C.F./MIN CONTINUOUS
-LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR.
-PROVIDE 20A DEDICATED CIRCUIT

2. SHOWER.
-CERAMIC TILE MIN 70" ABOVE DRAIN (CBC 1210.3) OVER APPROVED TILE BACKERS PER & 2509.2
-ON-SITE SHOWER PAN PER CPC 411
-CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. (CPC 418.0)
-TEMPERED GLASS SURROUND PER CBC 2406

3. EGRESS WINDOW (ABOVE GRADE) PER CBC 1029.1
-5.7 SQUARE FOOT MIN. NET CLEAR OPENING.
-24 INCH MIN. NET CLEAR OPENING HEIGHT.
-20 INCH MIN. NET CLEAR OPENING WIDTH.
-SILL HEIGHT IS NOT MORE THAN 44 INCHES ABOVE FLOOR
-SILL OF OPERABLE WINDOW NOT LESS THAN 24" (CBC1405.13.2)

4. EGRESS WINDOW (AT GRADE) PER CBC 1029.1
-5 SQUARE FOOT MIN. NET CLEAR OPENING.
-24 INCH MIN. NET CLEAR OPENING HEIGHT.
-20 INCH MIN. NET CLEAR OPENING WIDTH.
-SILL HEIGHT IS NOT MORE THAN 44 INCHES ABOVE FLOOR

5. NEW STAIR:
-MIN 10" TREAD. 3/4" - 1 1/4" NOSING. MAX 7 3/4" RISER. 3/8" MIN DEVIATION. SEE SECTIONS & DETAILS (CBC 1009)
-6" SPHERE SHALL NOT PASS THROUGH ANY OPENING @ BOTTOM OF RAIL, RISER & TREAD.
-HANDRAIL 34 - 38" ABOVE NOSING. 1 1/4 - 2" Ø ROUND. 1 1/2" MIN. CLEARANCE. SEE SECTIONS & DETAILS (CBC 1012)
-4" SPHERE SHALL NOT PASS THROUGH ANY OPENING. TYP. SEE SECTIONS (1013)

6. GUARDRAILS:
-IF NON-GLASS: MIN 42" HIGH.
-4" SPHERE SHALL NOT PASS THROUGH ANY OPENING. TYP. SEE SECTIONS (1013)
-CABLE RAILS SHALL HAVE A MAX. SPACING OF 3" O.C. WITH 1/2" MAX. DEFLECTION
-ABLE TO RESIST 20 P.L.F. HORIZONTAL LOAD @ TOP OF RAILING.
-IF GLASS: EITHER SINGLE FULLY TEMPERED GLASS, LAMINATED FULLY TEMPERED GLASS OR LAMINATED HEAT-STRENGTHENED GLASS. MINIMUM NOMINAL THICKNESS: 1/4 INCH. GLASS SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201 OR CLASS A OF ANSI Z97.1, LISTED IN CHAPTER 35. (CBC 2407.1)

7. SAFETY GLASS: WHERE CALLED FOR IN DRAWINGS & AS REQUIRED BY CODE (CBC 2406.4), PROVIDE FULLY TEMPERED OR LAMINATED PANELS AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3

8. OTHER ROOMS: ALL INSTALLED LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER

9. KITCHENS:
-PROVIDE 1 20A DEDICATED CIRCUIT FOR EACH APPLIANCE.
-PROVIDE MIN. 2 DEDICATED 20A SMALL APPLIANCE CIRCUITS.
-ALL OUTLETS SHALL BE GFI EQUIPPED.
-A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.

10. LAUNDRY ROOM: -CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTENT OR 20 C.F./MIN CONTINUOUS. -LUMINAIRES SHALL EITHER BE CERTIFIED HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

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droeger residence

309 Rutledge St
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No.	Revisions/Submissions	Date
	ADDENDUM	11/27/2016

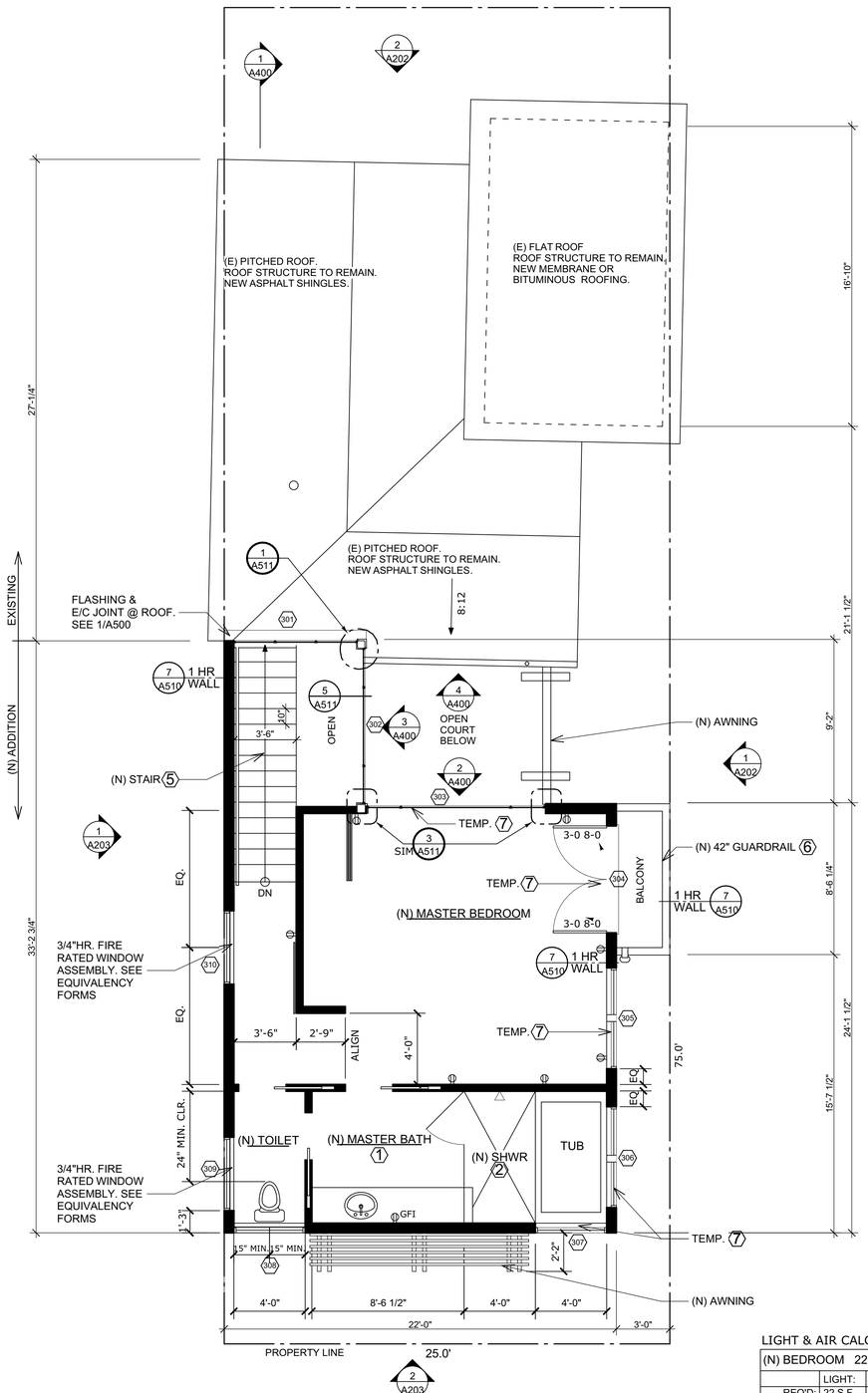
Drawing
FLOOR PLANS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1/4" = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet

LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA

Drawing No.

A111



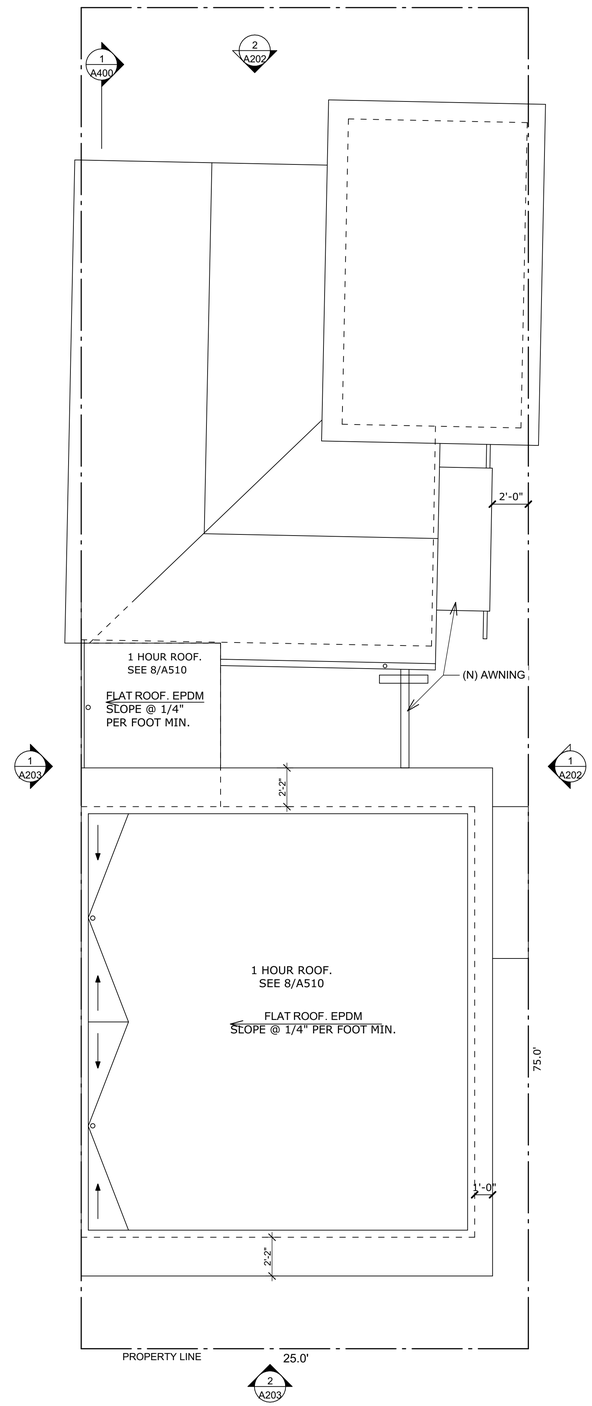
3rd FLOOR PLAN

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

N

LIGHT & AIR CALCULATIONS:

(N) BEDROOM 223 S.F.		
	LIGHT:	VENTILATION:
REQ'D:	22 S.F	11 S.F.
PROVIDED:	139 S.F.	49 S.F.



ROOF PLAN

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

LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING CONSTRUCTION.
- NEW WOOD STUD WALL. SEE NOTES BELOW, GENERAL NOTES, & STRUCTURAL DWGS.
- DUPLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- GFI GROUND FAULT INTERRUPTER RECEPTACLE PER CEC SECTION 210-8A(6)
- FOUR-PLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- DUPLEX RECEPTACLE 110V W/ 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCH LOCATION. MTD. HORIZONTALLY IN BASE BOARD U.O.N.
- RECEPTACLE 220 V
- D DUPLEX RECEPTACLE 110V -DEDICATED CIRCUIT
- WP WEATHER-PROOF DUPLEX OUTLET. GFCI AND WP PROTECTED PER CEC 210.8
- QUAD RECEPTACLE WITH 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCHING.
- TV CABLE TV OUTLET - PROVIDE FLUSH FACE PLATE WITH 1 COAX RECEPTACLE. HOME RUN TO CABLE SERVICE LOCATION.
- SP SPEAKER TERMINAL. FACE PLATE W/ "BANNANA" SPEAKER TERMINALS.
- DATA RECEPTACLE -CAT 6 U.O.N. HOME RUN TO DATA HUB.
- TELEPHONE RECEPTACLE. 12" A.F.F. U.O.N.
- W.M. TELEPHONE RECEPTACLE WITH . WALL PHONE MOUNTING PLATE. 48" A.F.F. U.O.N.
- ELECTRICAL PANEL
- N.G. NATURAL GAS SUPPLY
- 2'-6" X 6'-8" NEW DOOR - MATCH (E) SEE A007 FOR RATED DOOR ASSEMBLY REQUIREMENTS.
- HB HOSE BIBB. A NON-REMOVABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (CPC 603.4.7)

NOTES

ARC-FAULT INTERRUPTORS Combination Type Arc-Fault Circuit interruptor shall protect all receptacles in all bedrooms, dining rooms, living rooms, parlors, libraries, dens sunrooms, recreation rooms, closets, hallways or similar rooms or areas with branch circuits that supply '|25 volt, singl«phese, 15 and ZO-ampere receptacle outlets. 2013 CEC Section 210.12(B)

TAMPER-PROOF RECEPTACLES All 124 volt 15-20 receptacles in areas listed in CEC 210.52 shall be tamperproof. CEC 406.11

KEYED NOTES

1. NEW BATHROOM:
-WATER CONSERVING FIXTURES SHALL BE USED PER CPC 402:
-WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
-SHOWER HEADS: MAXIMUM 2.0 G.P.M.
-FAUCETS: MAXIMUM 1.5 G.P.M.
-CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTENT OR 20 C.F./MIN CONTINUOUS
-LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR.
-PROVIDE 20A DEDICATED CIRCUIT
2. SHOWER.
-CERAMIC TILE MIN 70" ABOVE DRAIN (CBC 1210.3) OVER APPROVED TILE BACKERS PER & 2509.2
-ON-SITE SHOWER PAN PER CPC 411
-CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. (CPC 418.0)
-TEMPERED GLASS SURROUND PER CBC 2406
3. EGRESS WINDOW (ABOVE GRADE) PER CBC 1029.1
-5.7 SQUARE FOOT MIN. NET CLEAR OPENING.
-24 INCH MIN. NET CLEAR OPENING HEIGHT.
-20 INCH MIN. NET CLEAR OPENING WIDTH.
-SILL HEIGHT IS NOT MORE THAN 44 INCHES ABOVE FLOOR
-SILL OF OPERABLE WINDOW NOT LESS THAN 24" (CBC1405.13.2)
4. EGRESS WINDOW (AT GRADE) PER CBC 1029.1
-5 SQUARE FOOT MIN. NET CLEAR OPENING.
-24 INCH MIN. NET CLEAR OPENING HEIGHT.
-20 INCH MIN. NET CLEAR OPENING WIDTH.
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5. NEW STAIR:
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Drawing
FLOOR PLANS

Designed Sven Lavine	Date 11/27/2016
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Checked SEL	Project No. 1504
Reviewed SEL	Sheet

LICENSED ARCHITECT
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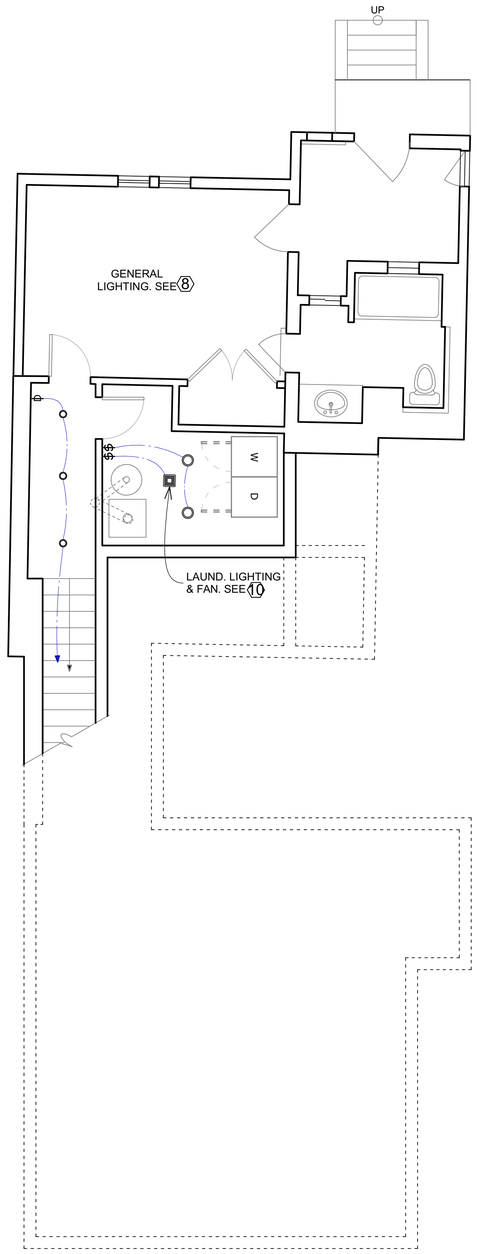
REN. 1/31/17
STATE OF CALIFORNIA

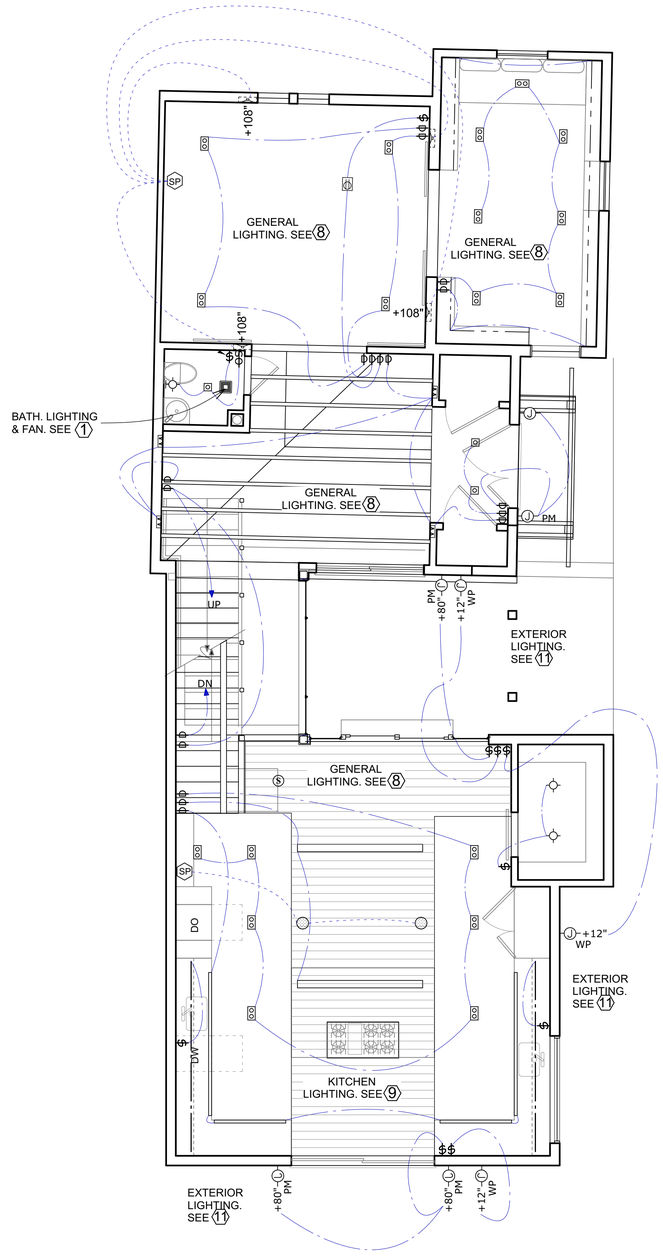
Drawing No.

A112



1ST FLOOR RCP

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



2ND FLOOR RCP

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

N

R.C.P. LEGEND

- WALL MOUNTED LIGHT FIXTURE. PROVIDE J-BOX - SEE LIGHT FIXTURE SCHEDULE FOR DESCRIPTION
- CLG. MOUNTED LIGHT FIXTURE. PROVIDE J-BOX - SEE LIGHT FIXTURE SCHEDULE FOR DESCRIPTION
- PC — PORCELAIN LIGHT FIXTURE WITH PULL CHAIN
- LOW-VOLTAGE "PUCK" RECESSED CABINET LIGHT
- UNDER CABINET LIGHT STRIP- SEE LIGHT FIXTURE SCHEDULE FOR DESCRIPTION
- PM — MANUAL ON/OFF MOTION SENSOR COMPLIES WITH §150(k)13
- CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTENT OR 20 C.F./MIN CONTINUOUS
- (E) — EXISTING FIXTURE LOCATION. REMOVE (E) FIXTURE. REPLACE OR UPGRADE BOX & WIRING IF REQUIRED.
- SD — SMOKE ALARM-110V HARDWIRED/INTERCONNECTED SEE GENERAL NOTES
- CO — CARBON MONOXIDE DETECTOR. SEE GENERAL NOTES.
- WP — FIXTURE W/ LABLE "SUITABLE FOR DAMP LOCATIONS"
- CEILING MOUNTED SPEAKER. SEE SCHEDULE & SPECS FOR DESCRIPTION. 14/2, CL3 IN-WALL SPEAKER CABLE. TERMINATE AT HT LOCATION W/ FACE PLATE W/ BANANA SPEAKER TERMINALS. SEE CONST. PLANS.
- J WP — SWITCHED WEATHER RESISTANT JUNCTION BOX FOR FUTURE SITE LIGHTING.
- SP — TERMINATE ALL SPEAKERS AT THIS FLOOR TO SPEAKER TERMINALS WHERE SHOWN. FACE PLATE W/ "BANNANA" SPEAKER TERMINALS.
- PM — PHOTO/MOTION SENSOR - TITLE 24 COMPLIANT

SWITCH SCHEDULE - see specifications for more information

Type	Description	Notes	Manufacturer/Model
	Dimmer	Title 24 compliant. §150 & §119 Led compatible. LED/CFL	
D	Multi-location dimmer	Title 24 compliant. §150 & §119 Led compatible. LED/CFL	
C	Companion dimmer	Title 24 compliant. §150 & §119 Led compatible.	
VD	Vacancy Sensor/Dimmer	Title 24 compliant. §150 & §119	
V	Vacancy Sensor	Title 24 compliant. §150 & §119	
S	Switch - Non Dimming	Title 24 compliant. §150 & §119 Led compatible.	

LIGHTING NOTES

- see construction plans for more electrical information.
- refer to light fixture schedules and specifications for information on fixtures, switches receptacles and other items.
- all recessed fixtures lacated in ceilings adjacent to exterior or unconditioned space shall be •.c. (insulated ceiling) rated as req'd by code.
- see specifications for description of housings and trims
- see decorative light fixture schedule and specs for description of surface mounted fixtures

LIGHTING REQUIREMENTS. SEE THE 2013 CALIFORNIA ENERGY CODE ¤150(k) FOR MORE INFORMATION:

KEYED NOTES

1. NEW BATHROOM:
-CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTENT OR 20 C.F./MIN CONTINUOUS. FAN MUST HAVE HUMID STAT.
-LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR. MIN 1 LUMINAIRE MUST BE HIGH EFFICACY.
-VENTILATION FAN CONTINUOUSLY RUNNING TO MEET W/ WHOLE BUILDING VENTILATION REQUIREMENTS

8. OTHER ROOMS: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND BE CONTROLLED BY A VACANCY SENSOR

9. KITCHENS: A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.

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11. ALL OUTDOOR LUMINAIRES MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR PLUS A PHOTOCONTROL OR TIME CLOCK

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ADDENDUM 11/27/2016

No. Revisions/Submissions Date

Drawing
REFLECTED CEILING PLANS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1/4" = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet

LICENSED ARCHITECT
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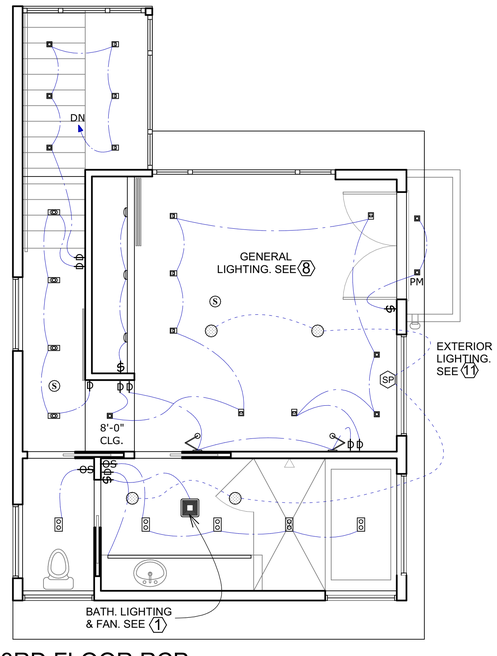
Drawing No.

A120



3RD FLOOR RCP

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

N

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LIGHTING REQUIREMENTS. SEE THE 2013 CALIFORNIA ENERGY CODE ¤150(k) FOR MORE INFORMATION:

KEYED NOTES

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Drawing
REFLECTED CEILING PLAN

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1/4" = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
	Drawing No. A121

LICENSED ARCHITECT
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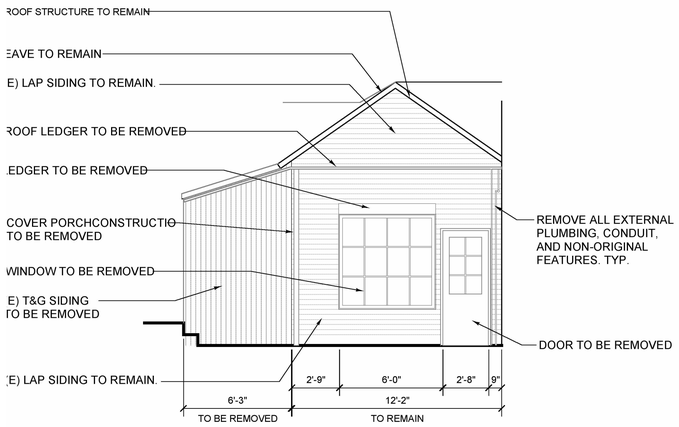
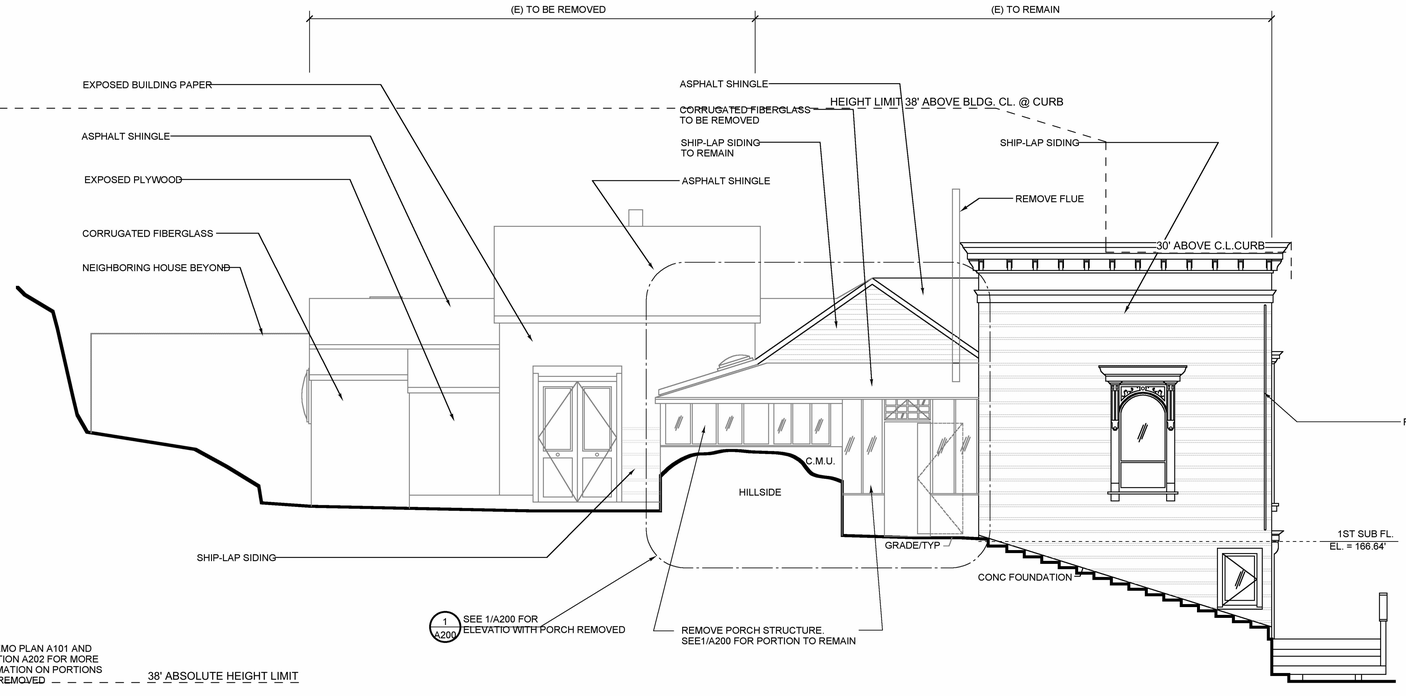


1 SIDE ENTRY

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

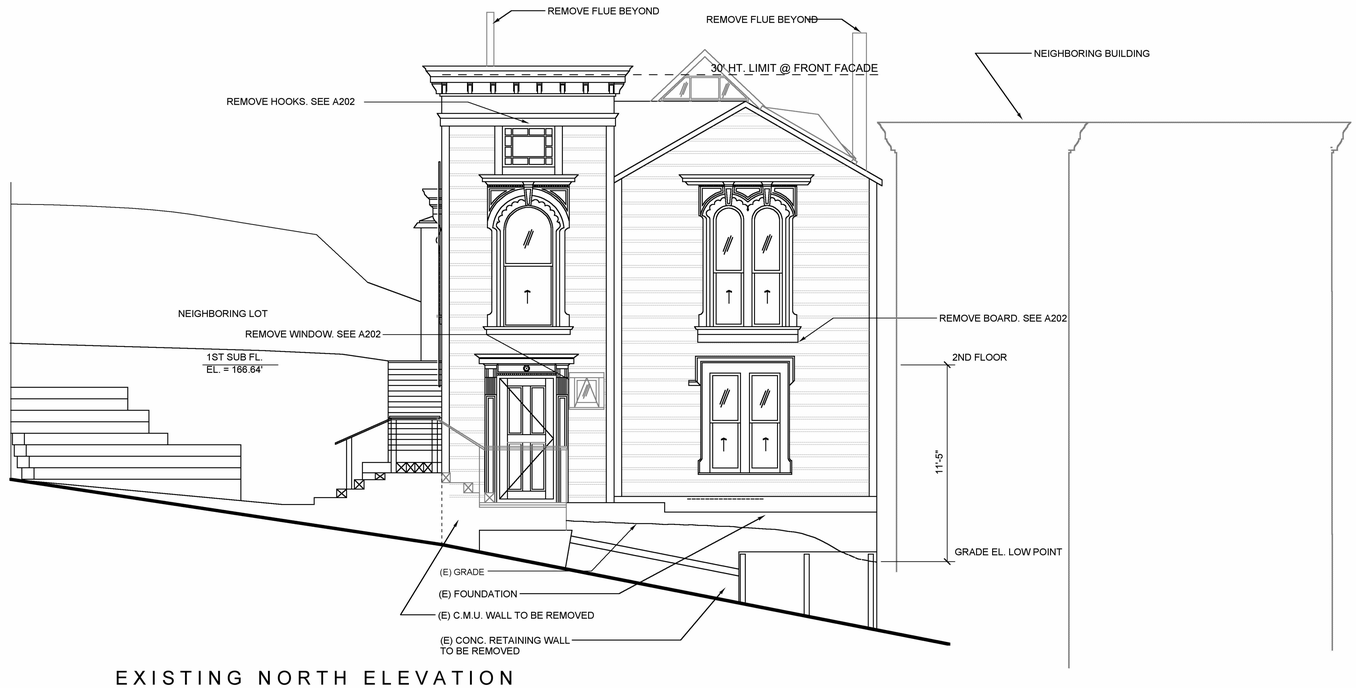


NOTE:
SEE DEMO PLAN A101 AND ELEVATION A202 FOR MORE INFORMATION ON PORTIONS TO BE REMOVED

38' ABSOLUTE HEIGHT LIMIT

EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

STORY CALCULATIONS	> 6 FT.
EAST ELEVATION	0
NORTH ELEVATION	25'
WEST ELEVATION	28'-4"
SOUTH ELEVATION	0'
TOTAL	53'-4"

PERIMETER = 175'
53'-4" / 175' = 30%

29% OF THE PERIMETER OF THE STORY IN QUESTION IS 6 FEET OR MORE ABOVE GRADE, AND NO PORTION IS 12 FEET OR GREATER ABOVE GRADE. THEREFOR THE EXISTING BUILDING IS 1 STORY

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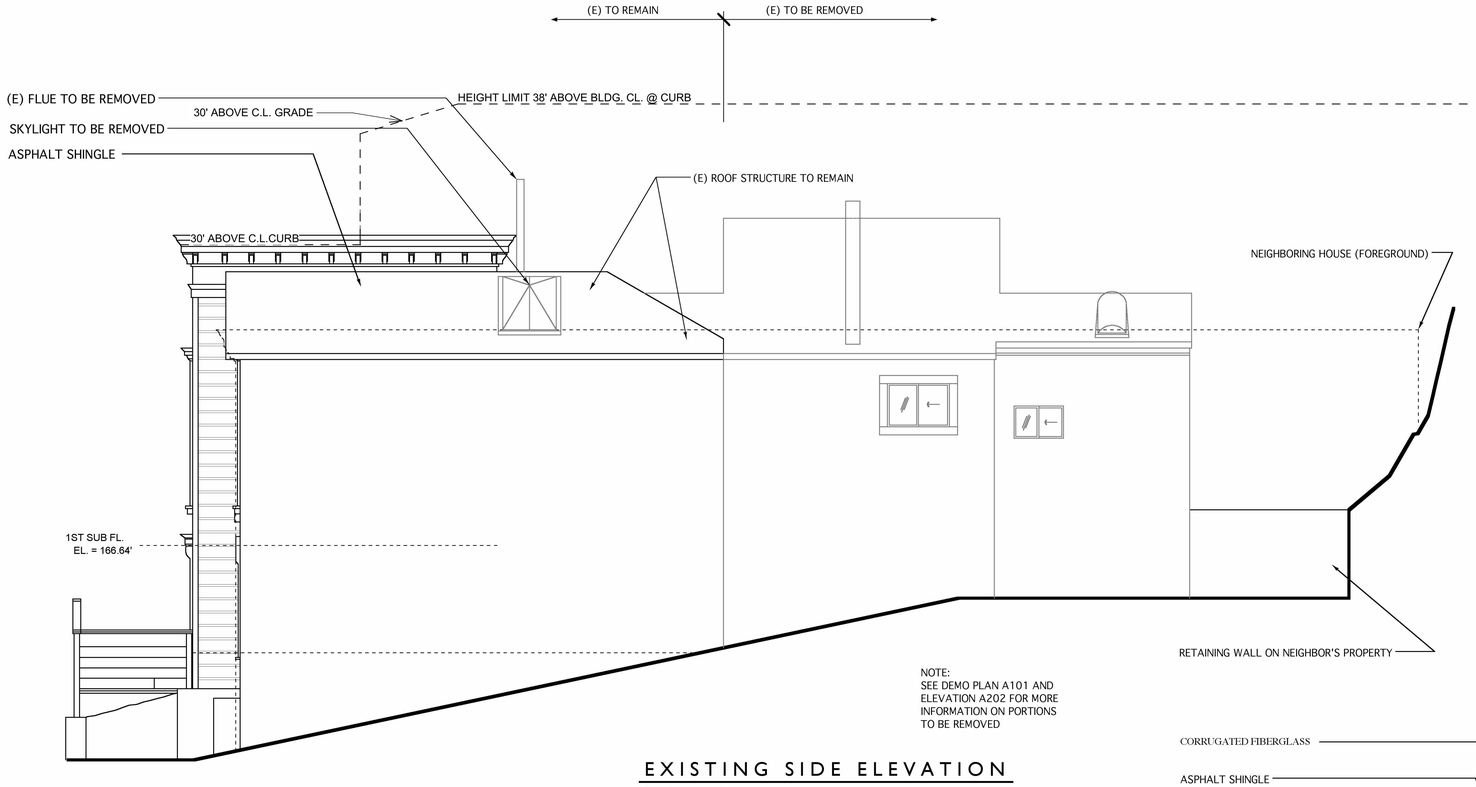
Drawing No.

A200



NOTE:
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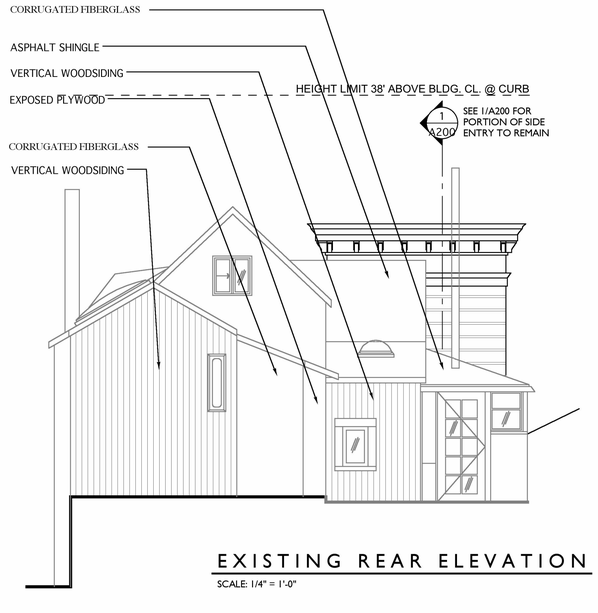
EXISTING SIDE ELEVATION

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



EXISTING REAR ELEVATION

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

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Drawing
EXISTING ELEVATIONS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale 1/4" = 1'-0"
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
LICENSED ARCHITECT SVEN ERIK LAVINE C-30122 REN. 1/31/17 STATE OF CALIFORNIA	Drawing No. A201

PROPOSED BUILDING

STORY CALCULATIONS	> 6 FT.
EAST ELEVATION	1'-11
NORTH ELEVATION	25'-0"
WEST ELEVATION	26'-11"
SOUTH ELEVATION	0'
TOTAL	53'-10"

PERIMETER = 175'
53'-10" / 175' = 31%

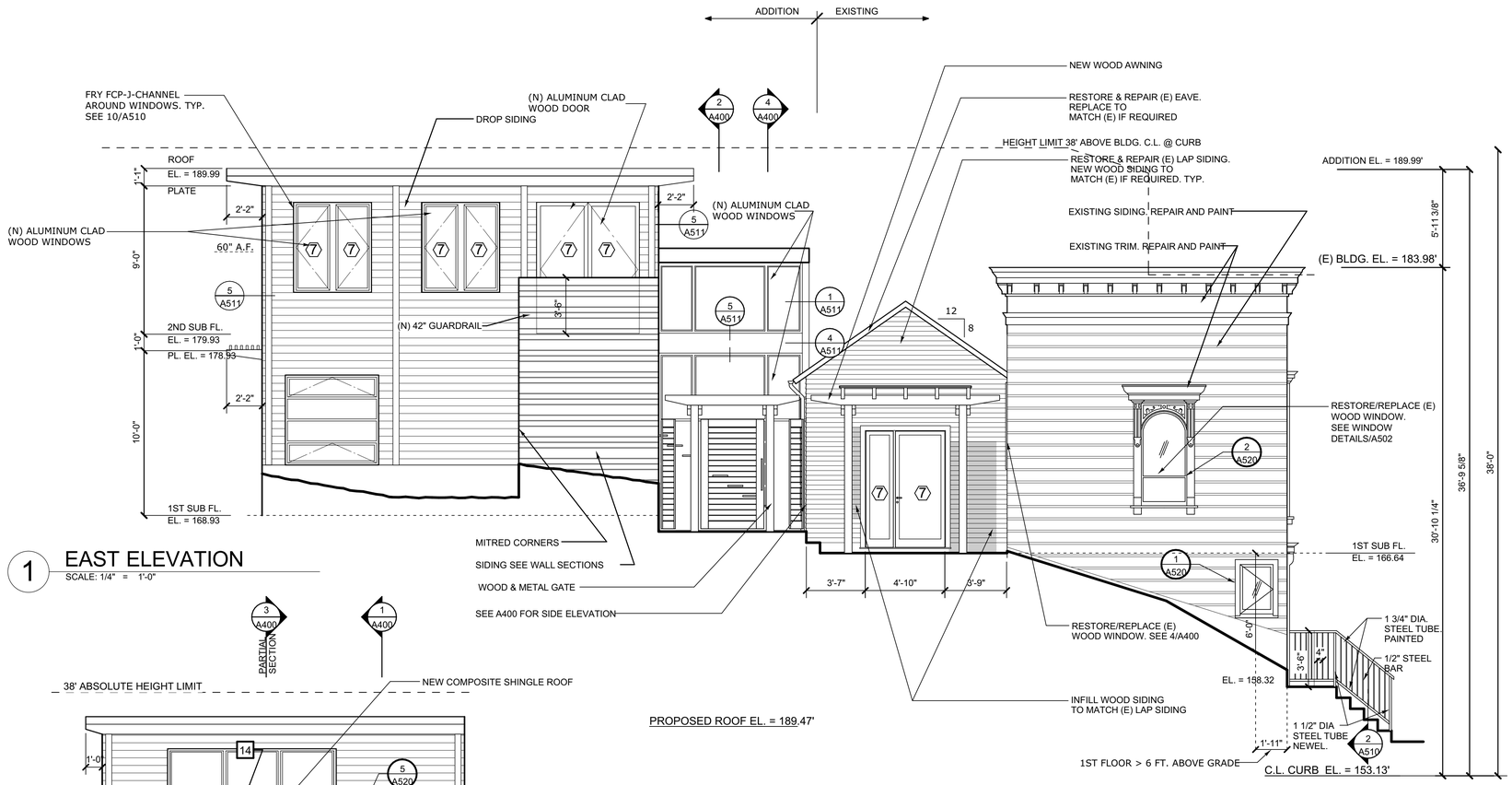
29% OF THE PERIMETER OF THE STORY IN QUESTION IS 6 FEET OR MORE ABOVE GRADE, AND NO PORTION IS 12 FEET OR GREATER ABOVE GRADE. THEREFOR THE PROPESED BUILDING IS 2 STORIES.

EXISTING BUILDING

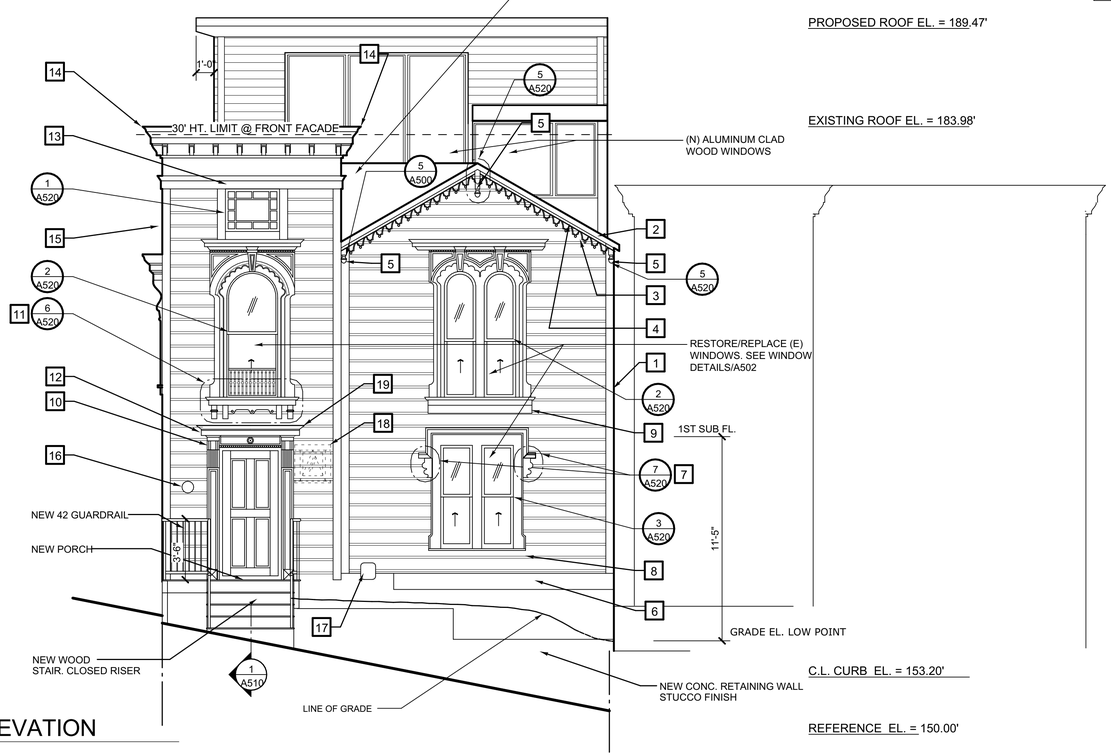
STORY CALCULATIONS	> 6 FT.
EAST ELEVATION	0
NORTH ELEVATION	25'
WEST ELEVATION	28'-4"
SOUTH ELEVATION	0'
TOTAL	53'-4"

PERIMETER = 175'
53'-4" / 175' = 30%

29% OF THE PERIMETER OF THE STORY IN QUESTION IS 6 FEET OR MORE ABOVE GRADE, AND NO PORTION IS 12 FEET OR GREATER ABOVE GRADE. THEREFOR THE EXISTING BUILDING IS 1 STORY.



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Existing building restoration:

General Notes:

Remove all loose paint in a manner so as not to damage existing façade.

Examine siding and all decorative wooden componets for signs of damage, including decay, termite, breakage or any other damage. Repair or replace with matching component as required.

Fill/patch minor holes and damage with a suitable wood filer and sand smooth/level.

All replacement components to match existing. Either production, or custom milled pieces shall be used as required.
Adequately prepare, sand, prime, and paint façade and all trim components.

Restore all windows at front portion of building. If this is not feasible, replace with new wood windows to match existing glazing, mullion & muntin pattern. Profile to dimensionally match existing as closely as possible. See Window details/ A520

Remove existing wood scaffolding. See photos.

Report any unforseen conditions to architect prior to proceeding.

	Description	Photo
1	replace corner trim boards. Replace missing plugs	1,24
2	Replace fascia - match (E)	2
3	Re-create barge board. Match (E) See 4/A500	2
4	Replace soffit	2
5	add pendant. See 4/A500	3
6	Add wood trim to cover anchors	4
7	New trim to match left side of window.	5,6
8	New sill assembly to match window above	7,8
9	Remove board below sill	8
10	Repair missing detail	11
11	Recreate apron from impression in paint	9,10
12	New copper flashing	47
13	Remove hooks	17
14	Replace fascia - match (E)	18
15	Relocate Electrical conduit to inside wall	20
16	Relocate electric meter. Location T.B.D.	44
17	Relocate gas meter. Location T.B.D.	21
18	Remove non-original window. New siding to match	29
19	Remove wires	

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droeger residence

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CA 94110

ADDENDUM 11/27/2016

No. Revisions/Submissions Date

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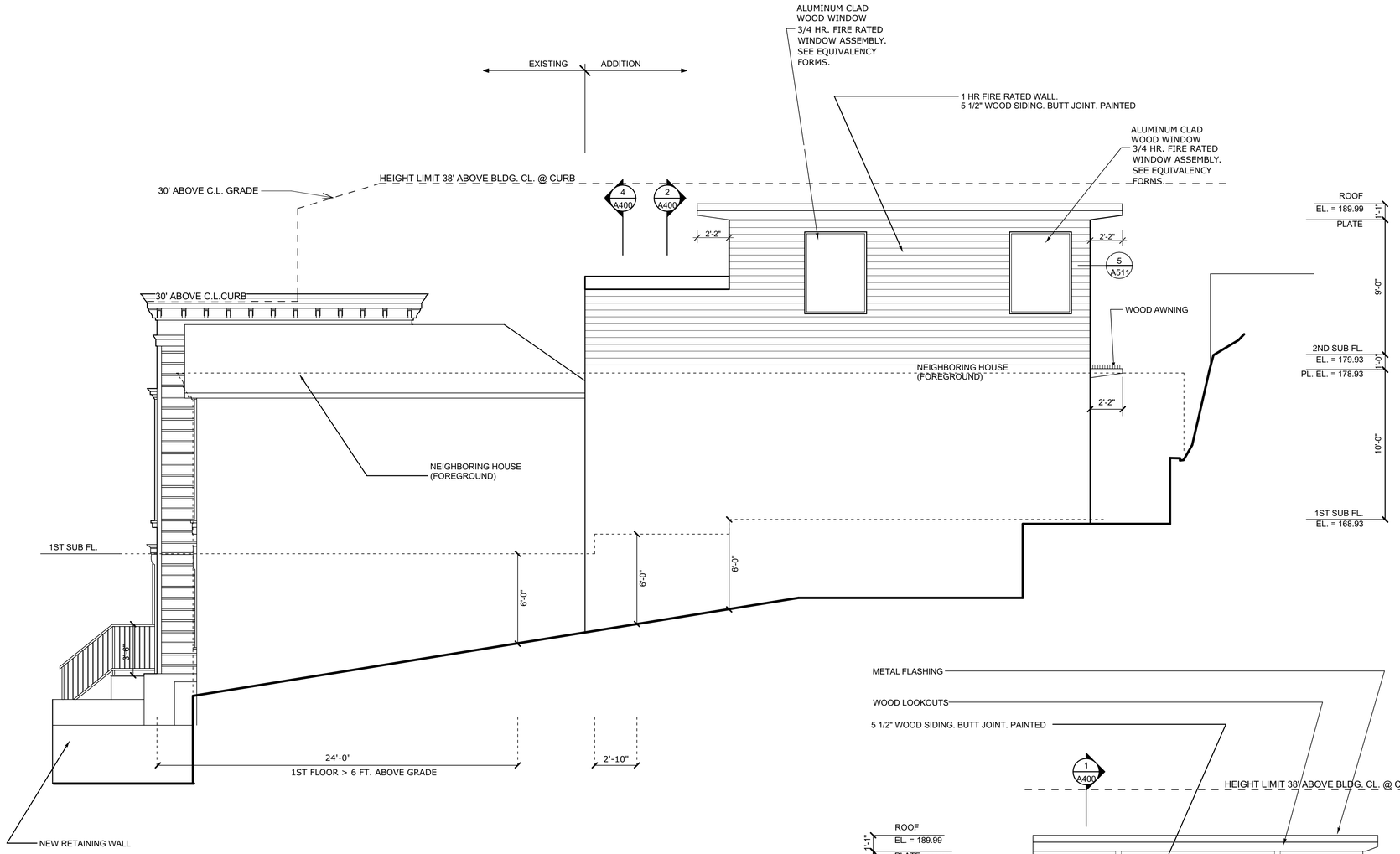
LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA

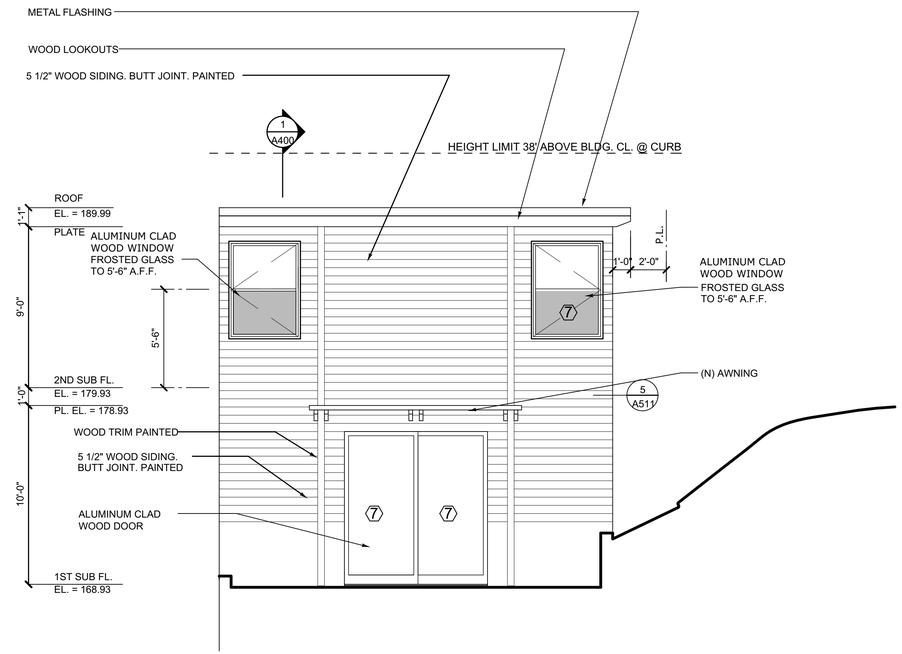
Drawing No.

A202



1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

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PROPOSED ELEVATIONS

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	Drawing No. A203

LICENSED ARCHITECT
SVEN ERIK LAVINE
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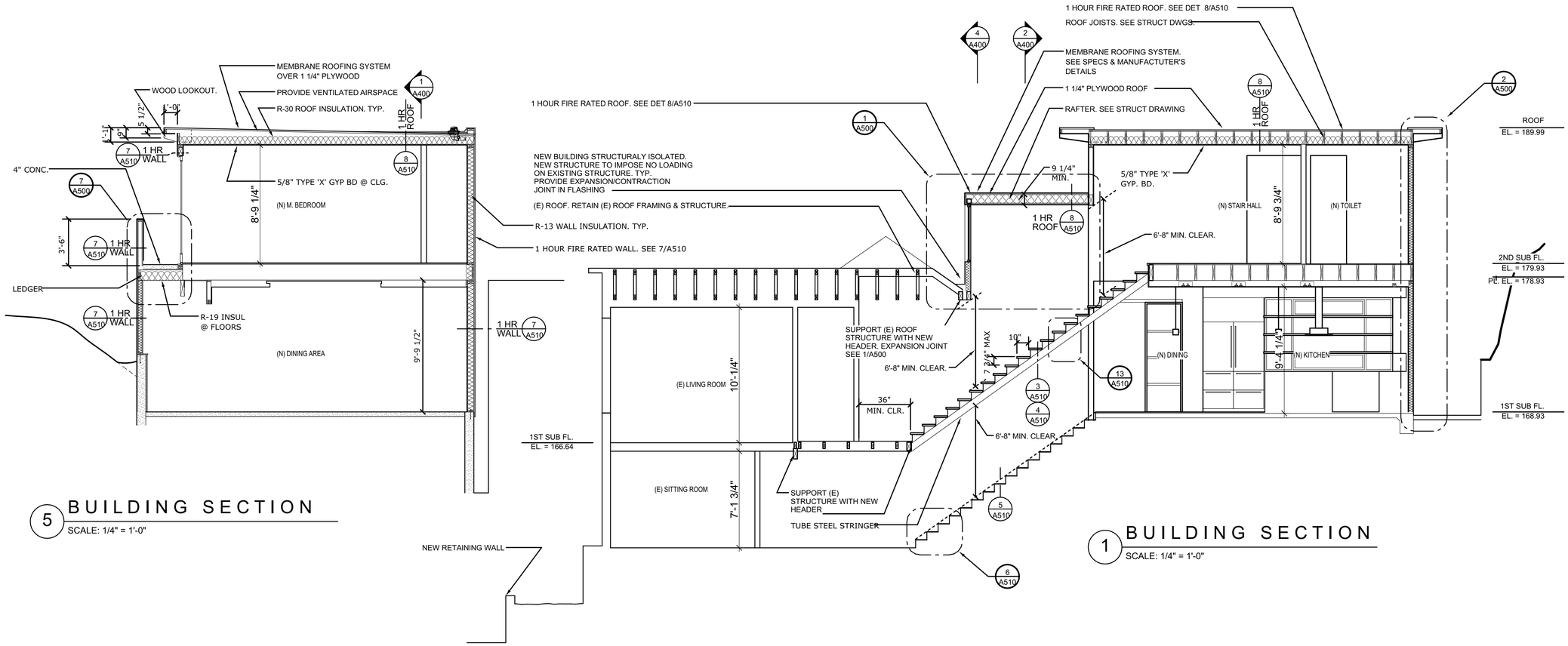
REN. 1/31/17
STATE OF CALIFORNIA

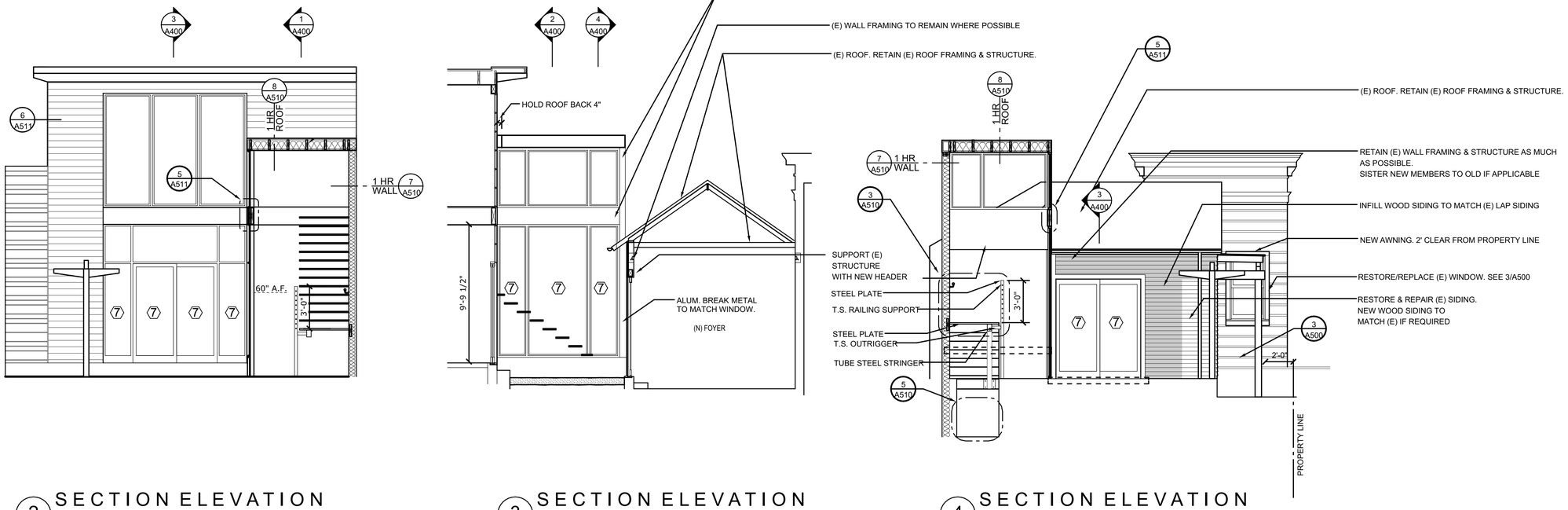


5 BUILDING SECTION

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

1 BUILDING SECTION

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



2 SECTION ELEVATION

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

3 SECTION ELEVATION

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

4 SECTION ELEVATION

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

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Drawing
SECTIONS

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LICENSED ARCHITECT
SVEN ERIK LAVINE
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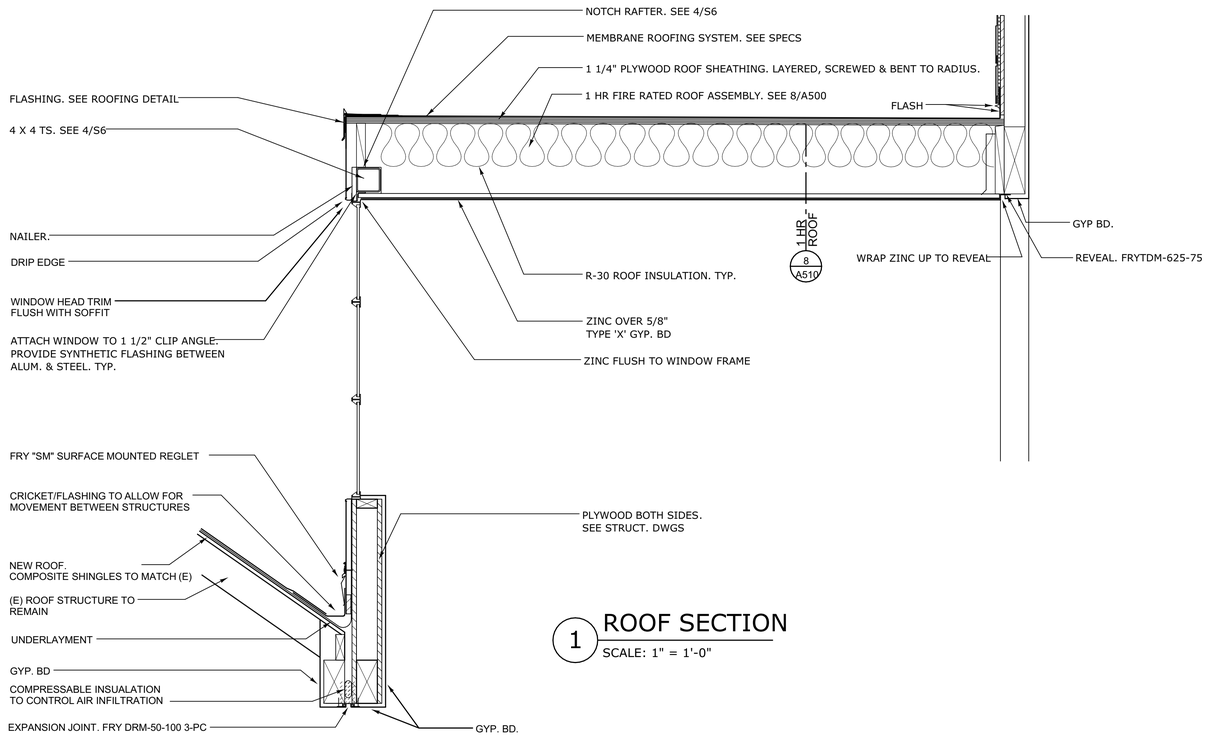
REN. 1/31/17
STATE OF CALIFORNIA

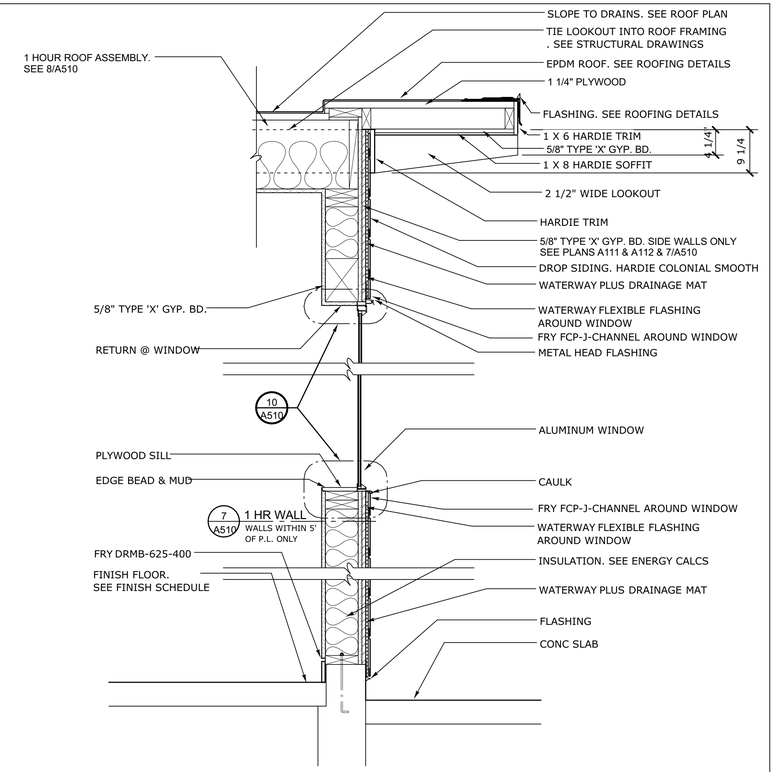
Drawing No.

A400



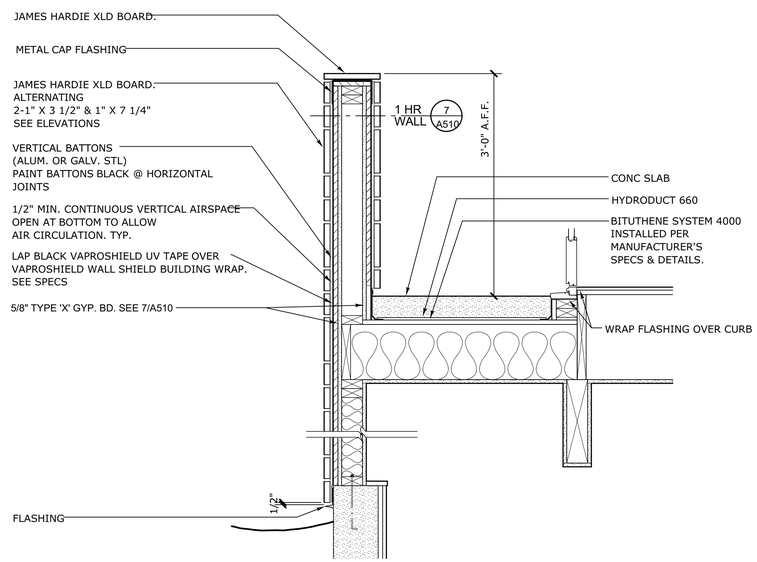
1 ROOF SECTION

SCALE: 1" = 1'-0"



2 WALL SECTION

SCALE: 1" = 1'-0"



7 WALL SECTION @ BALCONY

SCALE: 1" = 1'-0"

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Drawing
SECTIONS/DETAILS

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LICENSED ARCHITECT
SVEN ERIK LAVINE
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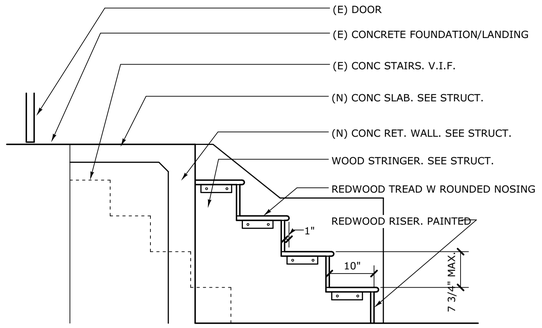
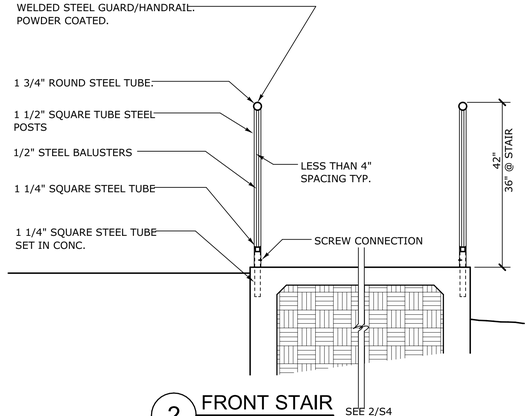
Drawing No.

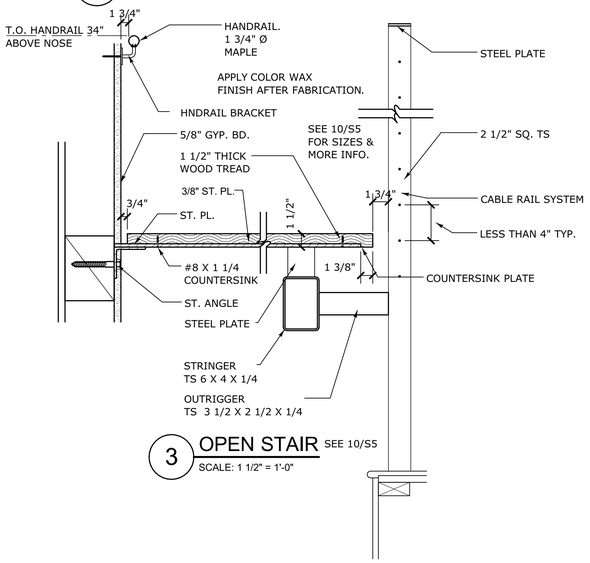
A500



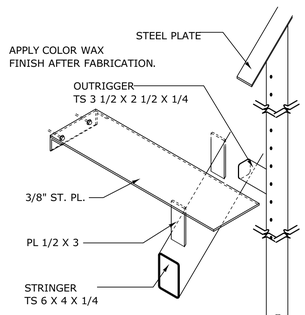
1 FRONT STAIR
SCALE: 3/4" = 1'-0"
SEE 1/S4



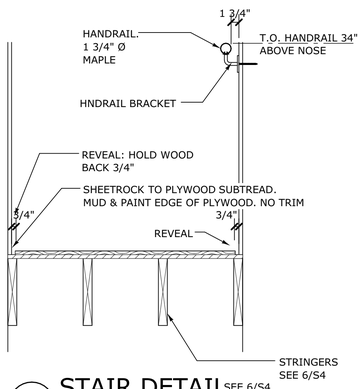
2 FRONT STAIR
SCALE: 3/4" = 1'-0"
SEE 2/S4



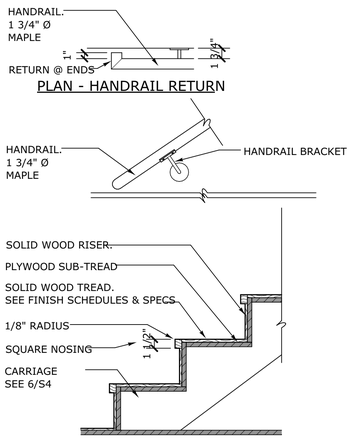
3 OPEN STAIR
SCALE: 1 1/2" = 1'-0"
SEE 10/S5



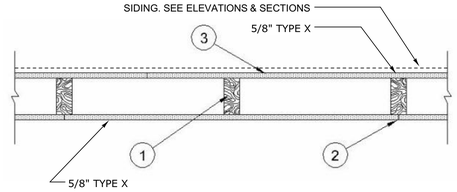
4 OPEN STAIR - AXON.
N.T.S.
SEE 10/S5



5 STAIR DETAIL
SCALE: 1" = 1'-0"
SEE 6/S4



6 STAIR DETAIL
SCALE: 1" = 1'-0"
SEE 6/S4



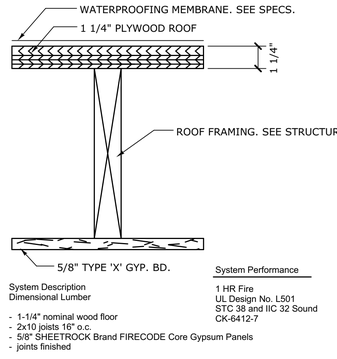
1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively cross braced and firestopped at top and bottom.
2. **Joints and Nail-Heads —** Gypsum wallboard joints covered with paper tape. Nailheads and joints covered with 2 coats of joint compound.
3. **Gypsum Board* —** One layer of 5/8 in. thick 4 ft. wide gypsum wallboard applied vertically. Gypsum wallboard panels nailed to the studs, 5 in. OC with 1-7/8 in. long 6d cement coated nails.

STANDARD DRYWALL USA L L C — TYPE FIRECODE X PREMIUM

*Bearing the UL Classification Mark

BXUV.U384
Fire Resistance Ratings - ANSI/UL 263
April 05, 2007
Bearing Wall Rating — 1 HR
Finish Rating — 23 Minutes.

7 1 HR FIRE RATED INSULATED BEARING WALL
N.T.S.



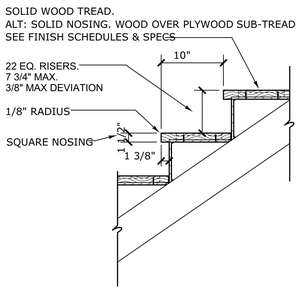
System Description
Dimensional Lumber

- 1-1/4" nominal wood floor
- 2x10 joists 16" o.c.
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Panels
- joints finished

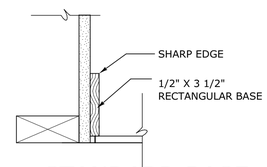
System Performance

1 HR Fire
UL Design No. L501
STC 38 and IIC 32 Sound
CK-6412-7

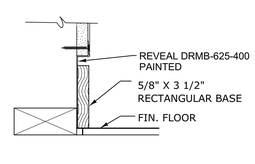
8 1 HR FIRE RATED ROOF
N.T.S.



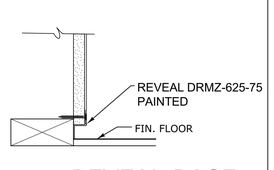
13 STAIR DETAIL
SCALE: 1" = 1'-0"
SEE 10/S5



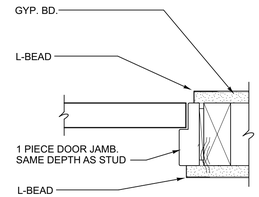
11 STANDARD BASE
SCALE: 3" = 1'-0"



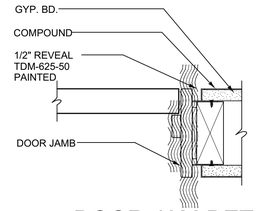
12.1 FLUSH BASE
SCALE: 3" = 1'-0"



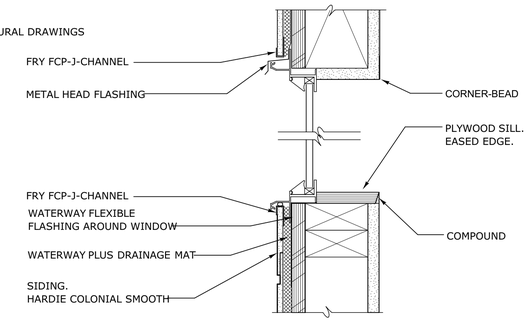
12.2 REVEAL BASE
SCALE: 3" = 1'-0"



9.1 DOOR JAM DETAIL
SCALE: 3" = 1'-0"



9.2 DOOR JAM DETAIL
SCALE: 3" = 1'-0"



10 WINDOW SILL/HEAD/JAMB
SCALE: 3" = 1'-0"

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ADDENDUM 11/27/2016

No. Revisions/Submissions Date

Drawing
DETAILS

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LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA

Drawing No.

A510

SVEN LAVINE ARCHITECTURE
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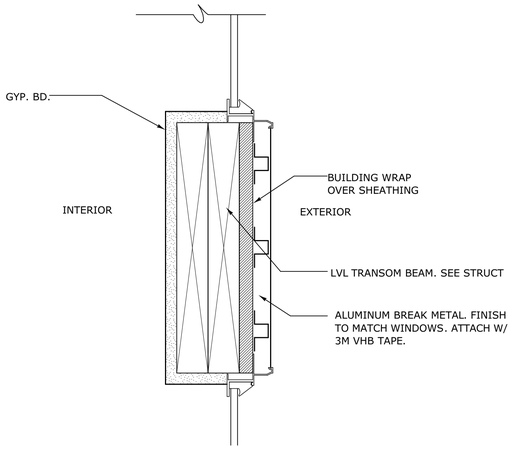
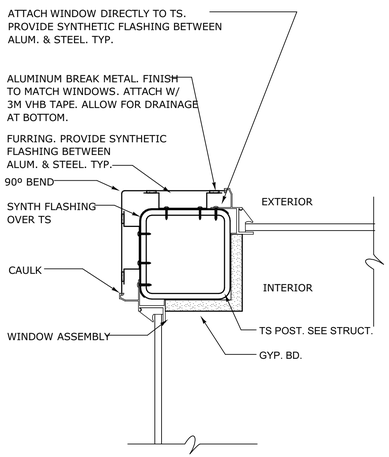
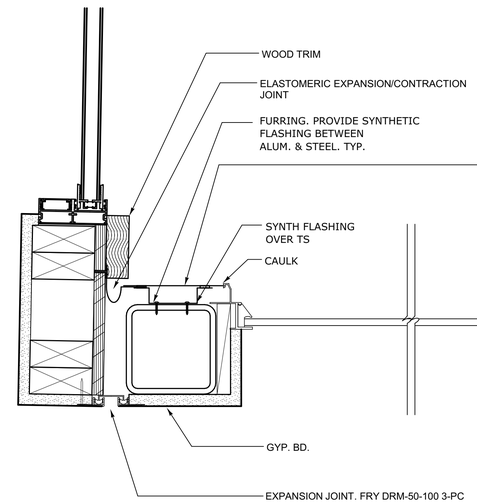


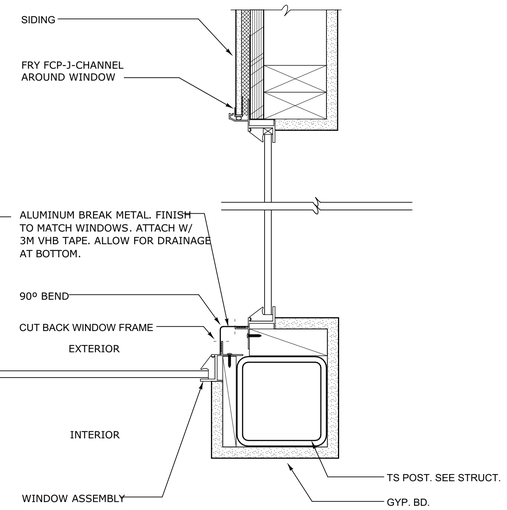
5 SECTION - TRANSOM
SCALE: 3" = 1'-0"



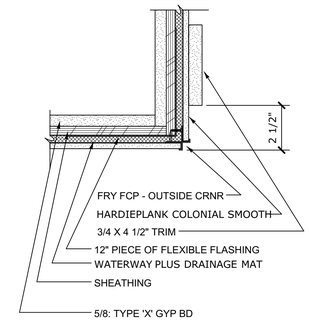
1 PLAN DET- POST @ WIND.
SCALE: 3" = 1'-0"



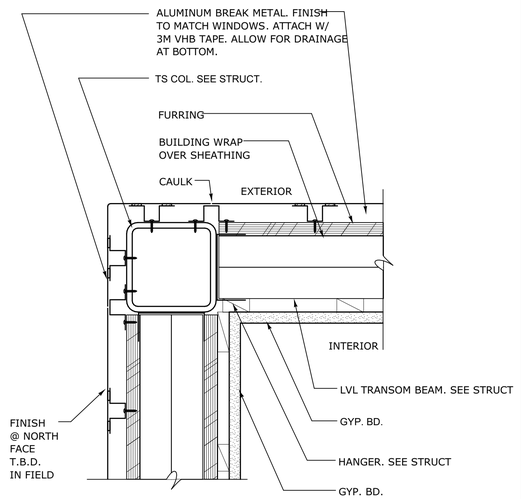
2 PLAN DET - POST @ WIND.
SCALE: 3" = 1'-0"



3 PLAN DET - POST @ WIND.
SCALE: 3" = 1'-0"



6 CORNER DETAIL
SCALE: 3" = 1'-0"



4 PLAN DET- POST @ WIND.
SCALE: 3" = 1'-0"

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LICENSED ARCHITECT
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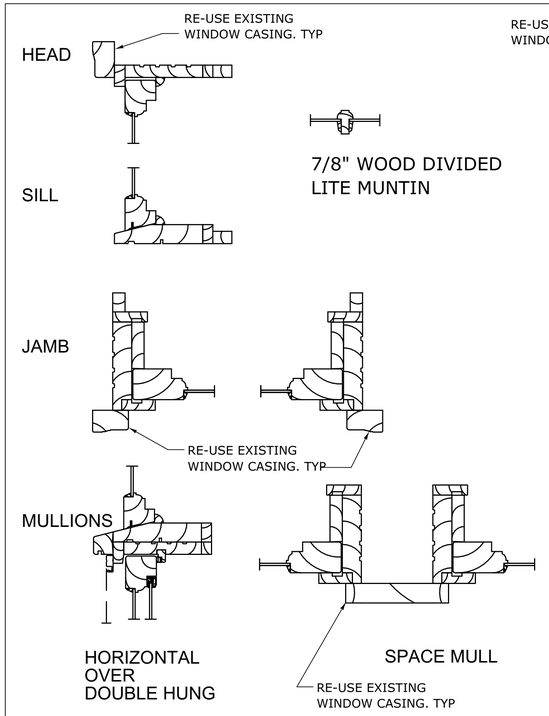
REN. 1/31/17
STATE OF CALIFORNIA

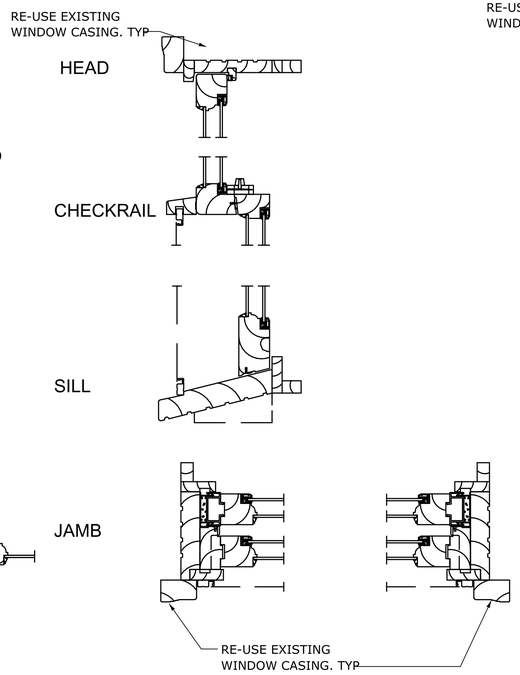
Drawing No.

A511



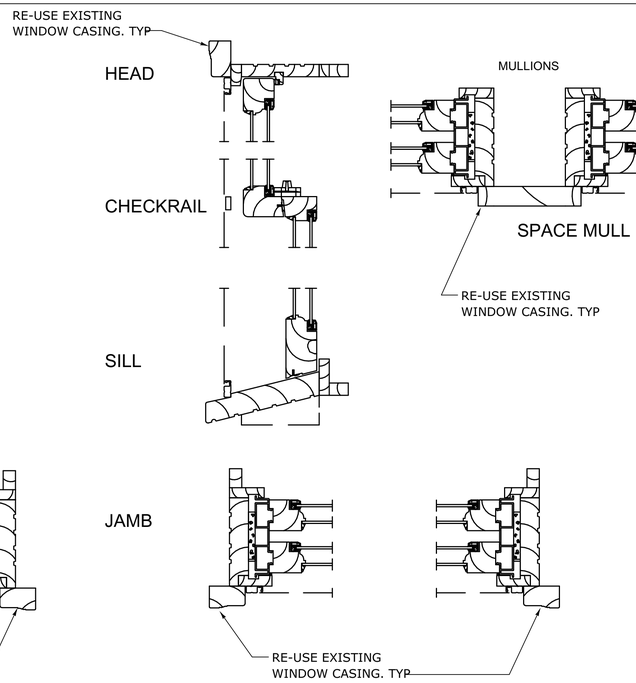
1 FIXED WOOD WINDOW DETAILS

SCALE: 3" = 1'-0"



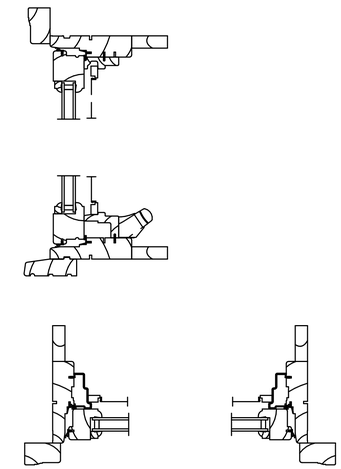
2 SECTION DETAILS - SINGLE HUNG

SCALE: 3" = 1'-0"



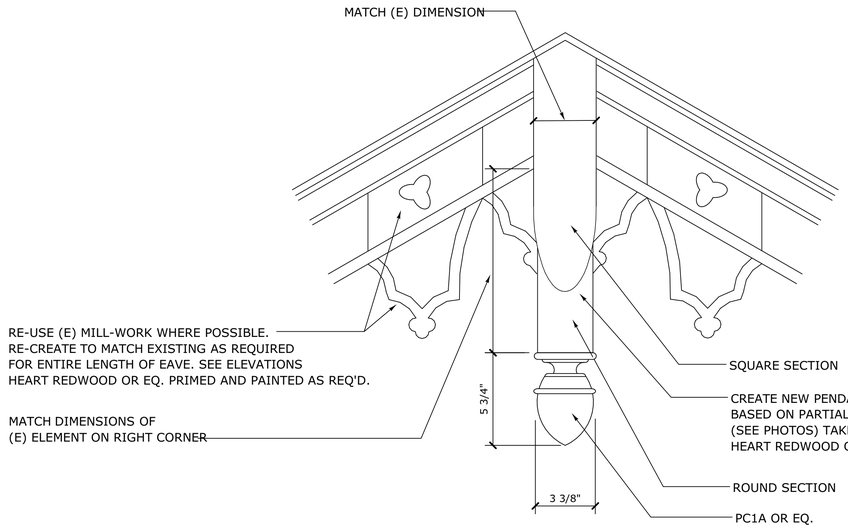
3 SECTION DETAILS - DOUBLE HUNG

SCALE: 3" = 1'-0"



4 SECTION DETAILS - DOUBLE HUNG

SCALE: 3" = 1'-0"



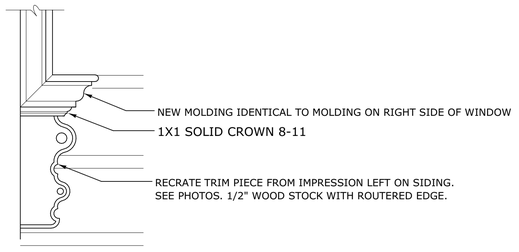
5 PENDANT & EAVE DETAILS

SCALE: 3" = 1'-0"

NOTE:
RESTORE ALL WINDOWS AT FRONT PORTION OF BUILDING. IF THIS IS NOT FEASIBLE, REPLACE WITH NEW WOOD WINDOWS TO MATCH EXISTING GLAZING, MULLION & MUNTIN PATTERN.

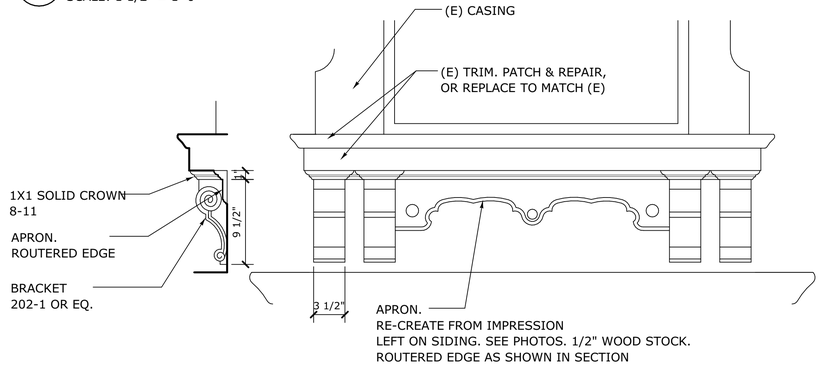
ALL WINDOWS USED FOR RESTORATION SHALL BE SINGLE-GLAZED OR DOUBLE-GLAZED WOOD WITH TRUE-DIVIDED-LITES AS NOTED AND/OR REQUIRED BY CODE.

NOTE:
ALL MOLDING STYLE NUMBERS ARE VICTORIANA INC.



7 WINDOW DETAIL

SCALE: 1 1/2" = 1'-0"



SILL SECTION

6 SILL ELEVATION

SCALE: 1 1/2" = 1'-0"

SVEN LAVINE ARCHITECTURE
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San Francisco, CA 94110
Tel: 415.647.7061
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droeger residence

309 Rutledge St
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No.	Revisions/Submissions	Date
	ADDENDUM	11/27/2016

Drawing
RESTORATION DETAILS

Designed Sven Lavine	Date 11/27/2016
Drawn HP	Scale
Checked SEL	Project No. 1504
Reviewed SEL	Sheet
	Drawing No. A520

LICENSED ARCHITECT
SVEN ERIK LAVINE
C-30122
REN. 1/31/17
STATE OF CALIFORNIA