



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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.

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6378

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Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

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

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 905 Geneva Avenue	Case No.: 2015-009578VAR
Cross Street(s): Mission Street	Building Permit: 2015.07.09.1102
Block / Lot No.: 6410/010	Applicant/Agent: Wilson Ng
Zoning District(s): NCD/65-A	Telephone: 415-684-0632
Area Plan: N/A	E-Mail: Wilsonng2323@yahoo.com

PROJECT DESCRIPTION

The proposal is to change the existing use on the second floor of a corner commercial building into four residential units.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of approximately 24 feet at the second story and above. The existing building is non-complying and extends into the required rear yard. The proposed conversion to residential use is an intensification of the non-complying structure; therefore, the project requires a rear yard variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Todd Kennedy** Telephone: **415-575-9125** Mail: Todd.Kennedy@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/2015-009578VAR.pdf>

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

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.

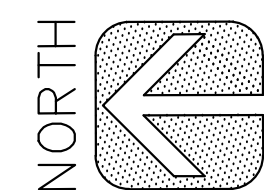
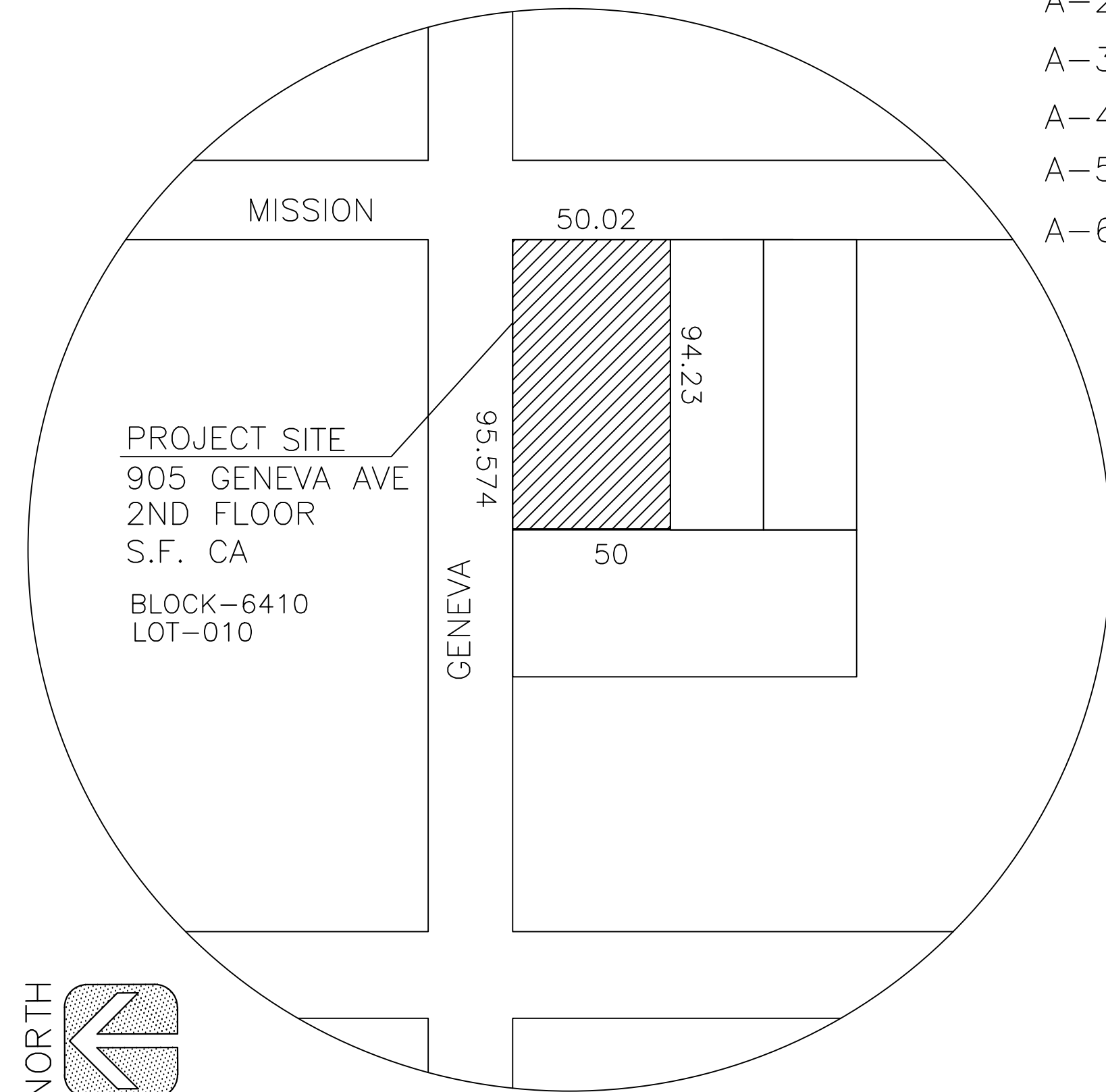
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

**905 GENEVA AVENUE
SAN FRANCISCO, CA**

TENANT: 4 APARTMENT UNITS



VICINITY MAP
NTS

1
T1

SUBJECT PROPERTY

905 GENEVA AVE.
SAN FRANCISCO, CA
BLOCK: 6410 LOT: 010
ZONE: NCD
HEIGHT LIMIT: (E) NO CHANGE
CONSTR. TYPE: VB

OCCUPANCY: R-2
OCCUP. LOAD: <49

BUILDING CODES:

CBC 2013 EDITION
CPC 2013 EDITION
CMC 2013 EDITION
NEC 2013 EDITION

ALL APPLICABLE LOCAL
AND STATE REGULATIONS

THIS PROJECT IS A DESIGN BUILT
PROJECT. ALL WORK UNDER
SEPARATE PERMITS: AS REQUIRED

- *MECHANICAL/HVAC/VENTILATION
- *PLUMBING
- *ELECTRICAL
- *SPRINKLER SYSTEM/ALARM

TITLE SHEET

- T-1 VICINITY MAP AND TITLE SHEET
- A-0 ASSESSOR MAP
- A-1 EXISTING ROOF/SITE PLAN
- A-2 EXISTING GROUND FLOOR & SITE PLAN
- A-3 EXISTING SECOND FLOOR PLAN
- A-4 PHOTOS
- A-5 PROPOSED SECOND FLOOR PLAN
- A-6 EXISTING AND PROPOSED ROOF PLAN

- A-7 EXISTING FRONT ELEVATIONS
- A-8 BUILDING SECTIONS
- A-9 INTERIOR WALL SECTION & DETAILS
- A-10 WALL SECTIONS AND DETAILS
- A-11 GENERAL AND ULTILITY NOTES

SCOPE OF WORK

**THE TENANT IMPROVEMENTS
FOR CHANGE OF USE:**

- * FRAME FOR NEW PARTITION WALLS
AND INSTALL NEW DOORS, BATHROOMS,
KITCHENS, CLOSETS FOR 4 APARTMENT
UNITS, BICYCLE/STORAGE ROOM &
COMMUNITY ROOM
- * FRAME FOR NEW ROOF STAIR WITH
ENCLOSED STAIRWELL TO ROOF.
- * CONSTRUCT NEW ROOF TOP DECK AND
GARDEN AREA.
- * BUILDING TO BE SPRINKLERED UNDER
SEPARATE PERMITS.

TOTAL 4 APT. UNITS: @ 2ND FLOOR

- 1 - ONE BEDROOM/BATH
#3: 487 S/F
- 3 - TWO BEDROOM/BATH
#1: 645 S/F #4: 623 S/F
#2: 718 S/F
- 1 - COMMUNITY ROOM
140 S/F
- 1 - BICYCLE PARKING & STORAGE RM.
- 1 - TRASH ROOM

GREEN BUILDING MEASURES NOTE:

THE GREEN BUILDING MEASURES TO BE TAKEN USING ENERGY
EFFICIENT APPLIANCES (REFRIGERATOR, WASHER/DRYER)
LOW WATTAGE LIGHT BULBS, TOILETS WITH SMALL AMOUNTS
OF WATER PER FLUSH. NEWLY ENGINEERED INSULATION
WILL BE USED TO MINIMIZE THE TREMBLING SOUND OF
AIRPLANES. THIS INSULATION WILL ALSO KEEP THE HOME OF
COMFORTABLE TEMPERATURES TO AVOID HAVING TO USE
ELECTRICITY FOR HEATING/WARMING PURPOSES. THE WOOD
BEING USED FOR THE ADDITION WILL COME FROM OLD
PROJECTS PROVIDED BY MY CONTRACTOR TO DECREASE THE
PURCHASE OF NEWLY CUT LUMBER.

LEGEND SYMBOL TYP.

- EXISTING WALL
- NEW WALL- ONE HR. RATED
2X4 STUD @ 16" O.C.
WITH 5/8" SHEETROCK
- WALL TO BE REMOVED
- LIGHT FIXTURE
- RECESSED CANISTER LIGHT
(LOW VOLTAGE)
- DUPLEX OUTLET
- 220-240V OUTLET
- LIGHT SWITCH
- EXHAUST FAN
(LIGHT COMBINATION)
- SPRINKLER HEAD
- ILLUMINATED EXIT SIGN W/
EMERGENCY LICITS
- EMERGENCY LIGHTS
W/ BATTERY BACKUP
- FIRE EXTINGUISHER- CLASS K

ABBRIATIONS:

- D = DIMMER SWITCH
- F = FLUORESCENT LIGHT
- M = MOTION SENSOR DETECTION
- T = TIMED LIGHT
- GFI = GFCI PROTECTED OUTLET
- 3 = 3 WAY SWITCH
- (E) = EXISTING
- (N) = NEW
- SMOKE DETECTOR (HARDWIRE)
W/ BATTERY BACK UP
- CARBON MONOXIDE = (c)
- COMBINATION UNIT = (S)_c

UTILITY LEGEND

2
T1

ARCHITECTURE

1. Contractor shall verify location of building on site. Notify Architect at time of staking of there are any discrepancy or inconsistencies found.
2. Subcontractors to submit delivery schedules as a part of their bid submittal.
3. All warranties due to Owner shall be forwarded in triplicate form to General Contractor upon completion of the job with no exception. Failure to comply with will result in delay in payment to subcontractor.
4. Changes in design or materials will NOT be accepted without written authorization from Architect.
5. General Contractor shall (2) sets submit as-built drawings to Architect upon completion. (1 set of blue prints and 1 set of sepia)
6. All glazing shall conform to federal glazing regulations and chapter 24, 2010 California Building Code.

PLUMBING

1. Contractor's work shall include all pipe, valves, fittings, reducers, stops, saddles, etc. required for complete operable sanitary, water and storm drainage.

ELECTRICAL

1. Electrical conduits and transformer pad shall be per CITY standards.
2. Electrical contractor shall install "UNDER GROUND" at electrical service entrance to building per City details.
3. Site fixture shall be wired in approved conduit to electrical house panel.
4. City shall supply and install gas meters & gas lines.
All fees shall be paid by Owner.

GENERAL NOTE

1. ALL WORK SHALL COMPLY WITH LASTEST APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA TITLE 24
 2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND STATE LAWS.
 3. ALL CONSTRUCTION SHALL CONFORM TO CURRENT TITLE 24, CALIFORNIA ADMINISTRATIVE CODE ACCESSIBILITY REQUIREMENTS.
 4. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
 5. ALL MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED AND SEISMICALLY BRACED PER CODE.
 6. DIMENSIONS ON WORKING DRAWINGS GOVERN. DO NO SCALE DRAWINGS.
 7. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATION, INCLUDING ANOMOLIES, OF ALL TRADES.
 8. ALL CONTRACTORS SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. PRIOR TO BIDDING, CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY CONDITIONS WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS. DURING CONSTRUCTION, CONTRACTORS SHALL NOTIFY THE OWNER AND SEEK CLARIFICATION IF ANY DISCREPANCIES ARE FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS AFTER A DESCREPANCY IS INDENTIFIED.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT MATERIALS, LABOR, INSTALLATION, ETC., CONFORMS TO THE CODES AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
 10. NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK.
 11. CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIATION UNTIL USED. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK.
 12. FINISHED AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION CAUSED IN THIS MANNER SHALL BE REPAIRED OR REPLACED (OWNER'S & ARCHITECT'S DECISION) BY CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES.
 13. ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS RESULTING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
 14. IN ADDITION TO THOSE SHOWN ON DRAWINGS, PROVIDE AND LOCATE ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
 15. PROIVDE BACKING FOR ALL EQUIPMENT AND ACCESSORIES.
 16. CONTRACTOR TO FIELD VERIFY "AS-BUILT" CONDITIONS AND NOTIFY THE ARCHITECT IF THEY VARY SUBSTANTIALLY FROM THOSE SHOWN.
- FIRE PROTECTION NOTES:
1. ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN. SIZE OF THE EXTINGUISHER SHALL BE 2-A: 10-BC
 2. PROVIDE A CLASS K FIRE EXTINGUISHER IN THE KITCHEN AREA IF OPEN FLAME EQUIPMENT PRESENT.
 3. FIRE SUPPRESSION SYSTEM UNDER KITCHEN HOOD SHALL BE UNDER SEPERATE PERMIT SUBMITTAL.

REVISIONS:		
1		
2		
3		
4		
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**SJA DEVELOPMENT-
LLC
DESIGN DIVISION**
562 BRYANT STREET
SAN FRANCISCO, CA 94107
TEL (415) 684-0632

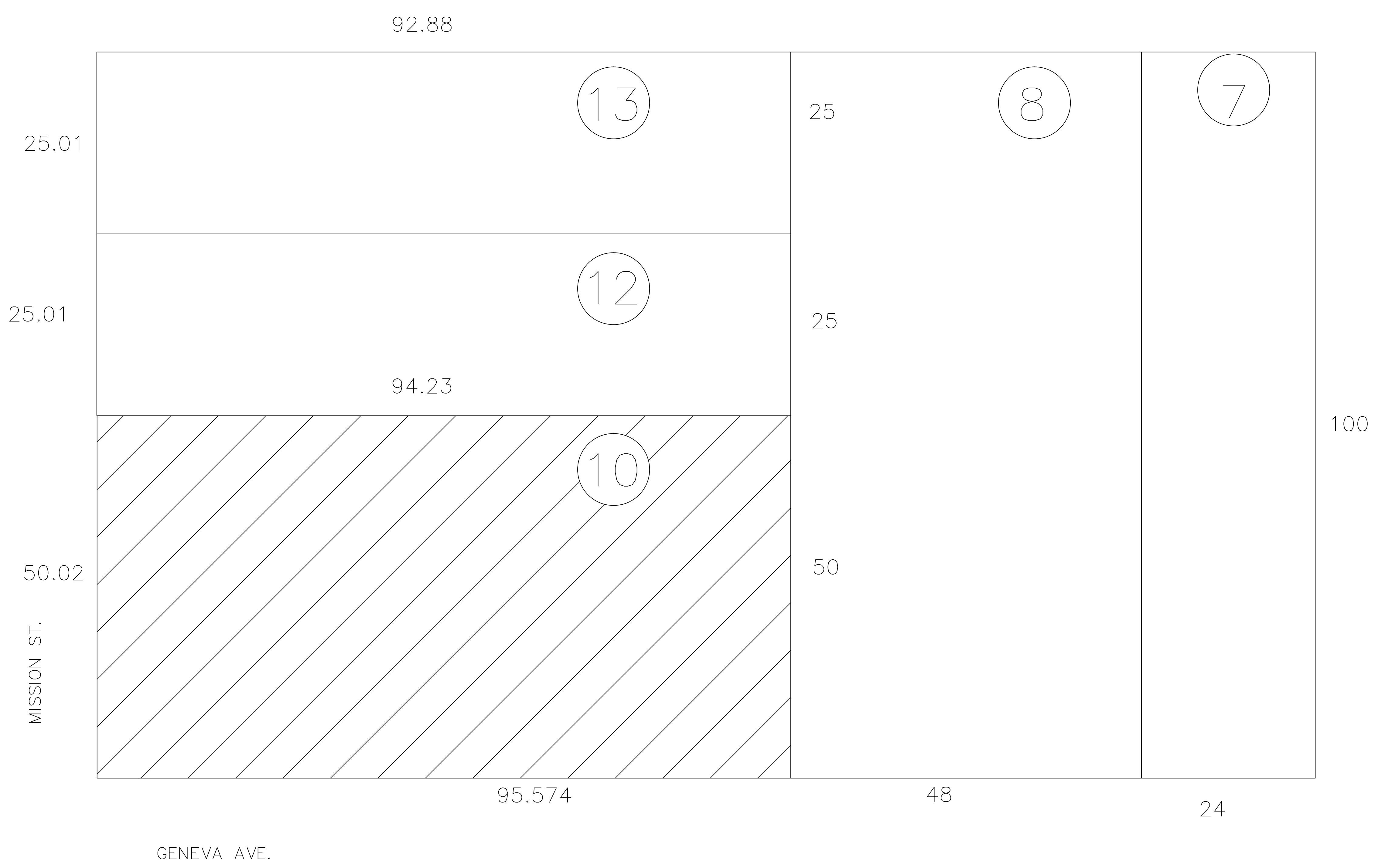
**CHANGE OF USE
COMMERCIAL TO RESIDENCE**
905 GENEVA AVE.
SAN FRANCISCO, CA

WALL
SECTIONS
& DETAILS

DATE: 7/6/15
SCALE: AS SHOWN
DRAWN BY: W.J.N

SHEET NO.
T-1

OF SHEETS



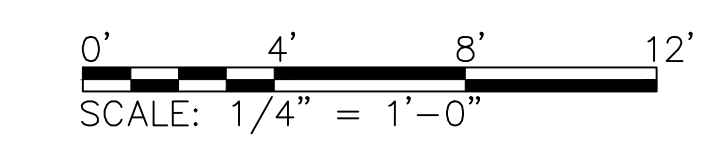
SUBJECT PROPERTY
 905 GENEVA AVE.
 SAN FRANCISCO, CA
 BLOCK: 6410 LOT: 010
 ZONE: NCD
 HEIGHT LIMIT: EXIST. NO CHANGE
 CONSTR. TYPE: VB
 OCCUPANCY: R-2

SITE PLAN

1/4" = 1'-0"

SITE PLAN

1
A0



REVISIONS:	
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SJA DEVELOPMENT- LLC DESIGN DIVISION <small>562 BRYANT STREET SAN FRANCISCO, CA 94107 TEL (415) 684-0632</small>	
CHANGE OF USE COMMERCIAL TO RESIDENCE <small>905 GENEVA AVE. SAN FRANCISCO, CA</small>	
SITE PLAN	
DATE:	6/30/15
SCALE:	AS SHOWN
DRAWN BY:	W.J.N
SHEET NO.	A-0
OF	SHEETS

MISSION ST.

(E) BUS STOP

(E) SIDEWALK

16'-6"

PROPERTY LINE 50.02'

PROPERTY LINE 94.23'

PROPERTY LINE 50'

15'-4"

95.574' PROPERTY LINE

(E) SIDEWALK

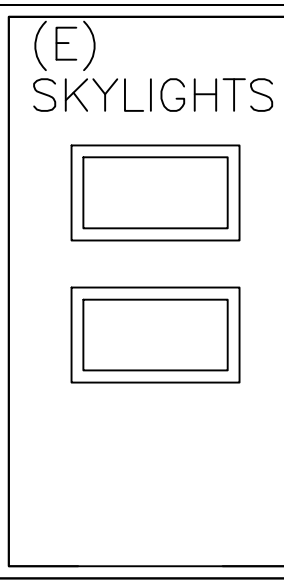
(E) POLE

(E) POLE

(E) POLE

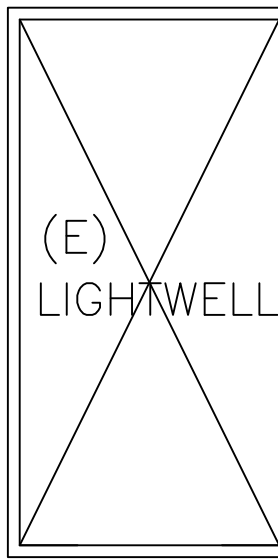
(E) FIRE HYDRANT

(E) BUS STOP WAITING BOOTH



EXISTING BUILT UP ROOF—CLASS B OR BETTER FIRE RATED ROOF ASSEMBLY ROOF SLOPE TO DRAIN

LIGHTWELL



EXISTING COMMERCIAL SPACE

GENEVA AVE.

(E) BUS STOP

EXISTING ROOF PLAN

1/4"=1'-0"

SITE PLAN

1
A1



0' 4' 8' 12'
SCALE: 1/4" = 1'-0"

REVISIONS:	
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SJA DEVELOPMENT-LLC
DESIGN DIVISION
 562 BRYANT STREET
 SAN FRANCISCO, CA 94107
 TEL (415) 684-0632

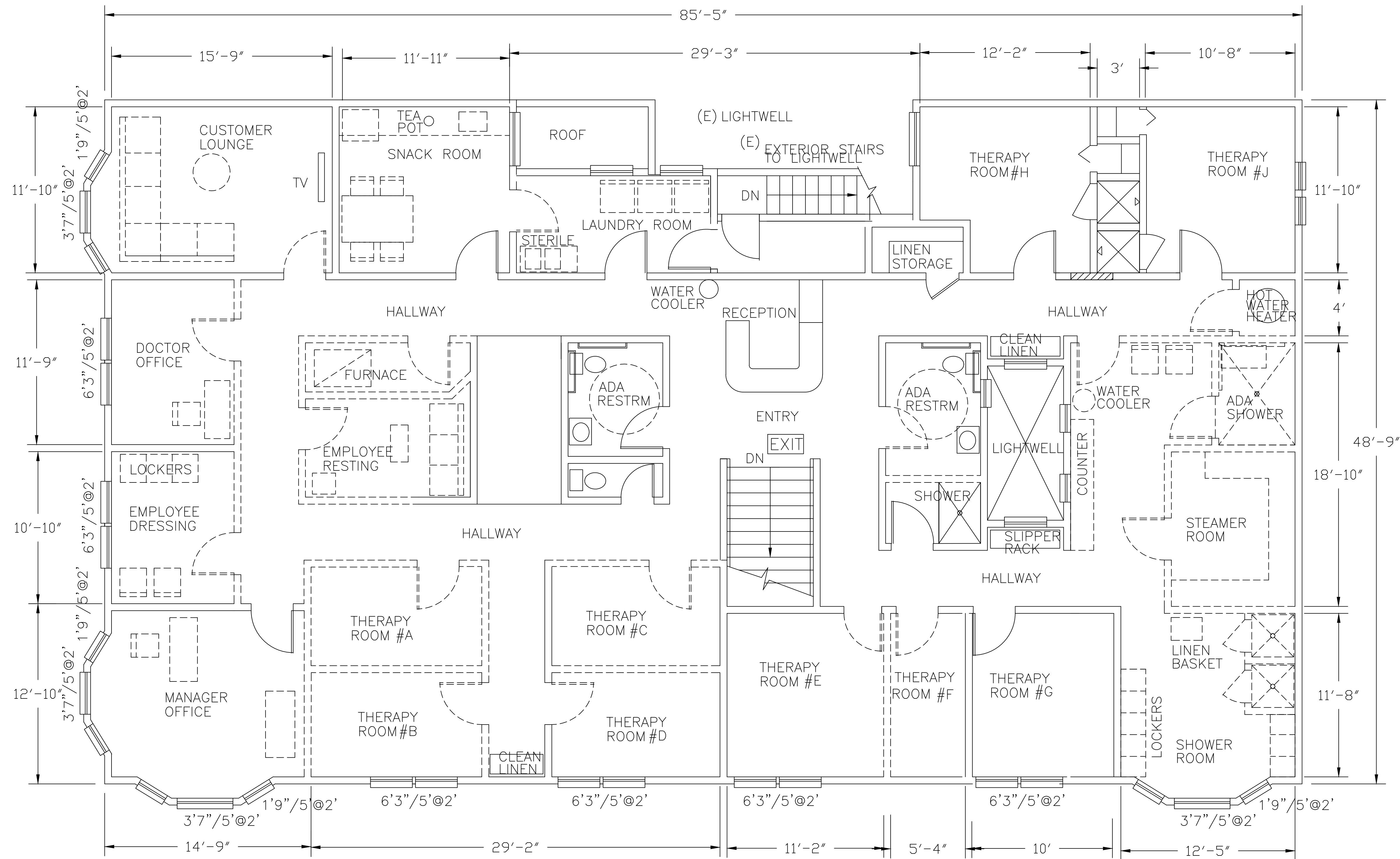
CHANGE OF USE
COMMERCIAL TO RESIDENCE
 905 GENEVA AVE.
 SAN FRANCISCO, CA

EXISTING ROOF & SITE PLAN

DATE: 6/30/15
 SCALE: AS SHOWN
 DRAWN BY: W.J.N

SHEET NO.
 A-1

OF SHEETS



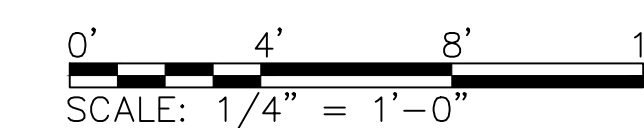
EXISTING SECOND FLOOR PLAN 1
A3
1/8" = 1'-0"

DEMOLITION NOTES:

1. COMPLETE ALL DEMOLITION WORK INDICATED OR NECESSARY FOR COMPLETION FO THE NEW WORK INCLUDING LABOR, SUPERVISION, TOOLS, MATERIALS, PERMITS, ETC. REQUIRED FOR REMOVAL OF FLOORS, WALLS CEILINGS, FIXTURES, DUCTWORK, , ETC.
2. PROVIDE PROTECTIVE DEVICES TO INSURE THE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE BY FALLING DEBRIS TO ADJACENT BUILDING, TREES, STRUCTURES, PERSONS, ETC. PROVIDE INTERIOR & EXTERIOR SHORING, BRACING, ETC. TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND FACILITIES TO REMAIN.
3. SHUT OFF AND/OR DISCONNECT UTILITIES SERVICING THE PROJECT AS AS REQUIRED BY WORK. IF POSSIBLE, REMOVE UTILITY LINES BACK TO MAIN SWITCHES, SHUT-OFF VALVES OR METERS. PROVIDE TEMPORARY POWER OUTLETS, LIGHTS (AS REQUIRED), HOSE BIBB WITH WATER TO ALLOW FOR DEMOLITION WORK.

LEGEND SYMBOL TYP.

- EXISTING WALL
- NEW WALL- ONE HR. RATED
2X4 STUD @ 16" O.C.
WITH 5/8" SHEETROCK
- WALL TO BE REMOVED



REVISIONS:	
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**SJA DEVELOPMENT-
LLC**
DESIGN DIVISION
562 BRYANT STREET
SAN FRANCISCO, CA 94107
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**CHANGE OF USE
COMMERCIAL TO RESIDENCE**
**905 GENEVA AVE.
SAN FRANCISCO, CA**

EXISTING
2ND
FLOOR PLAN

DATE: 6/30/15

SCALE: AS SHOWN

DRAWN BY: W.J.N

SHEET NO.

A-3

OF SHEETS

REVISIONS:		
1	RES.5.14.9132	10/31/14
2	RES.5.14.9132	12/30/14
3		
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**SJA DEVELOPMENT-
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SAN FRANCISCO, CA 94107

CHANGE OF USE
COMMERCIAL TO RESIDENCE
905 GENEVA AVE.
SAN FRANCISCO, CA

PHOTOS

DATE: 6/30/15

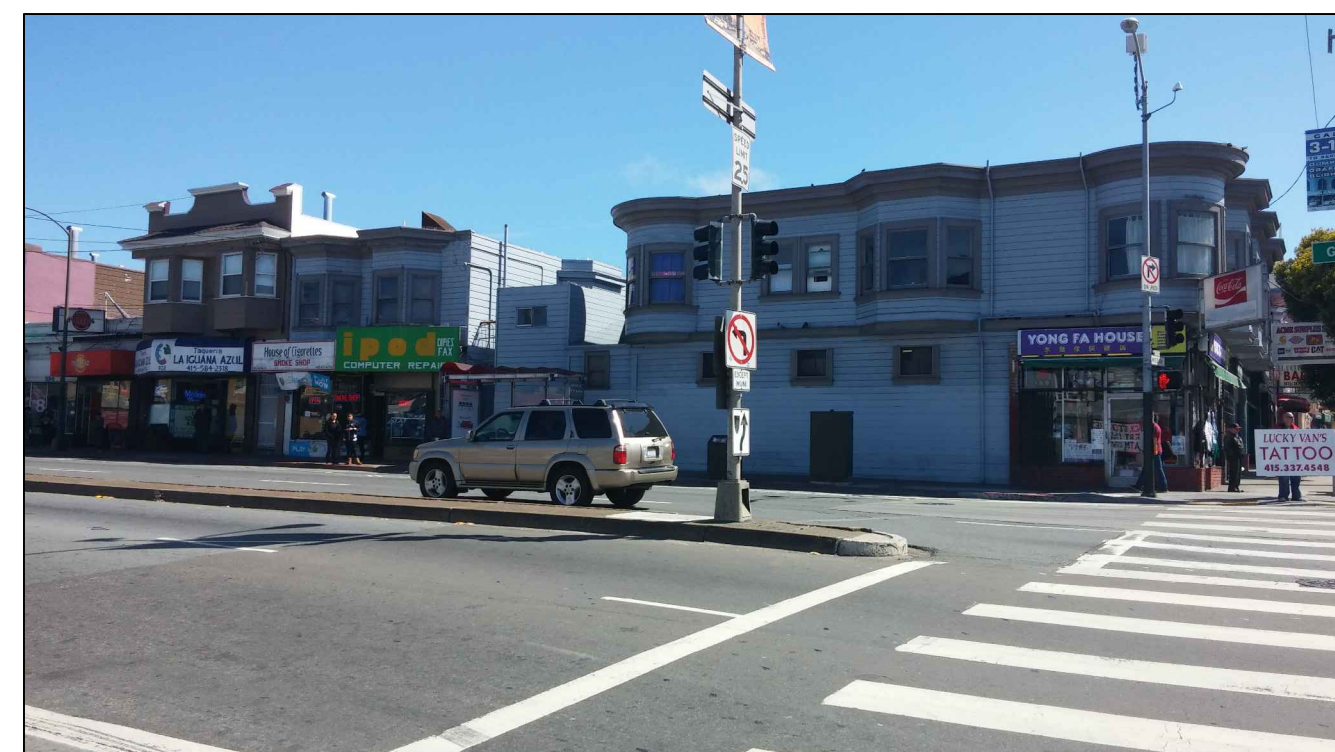
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DRAWN BY: W.J.N

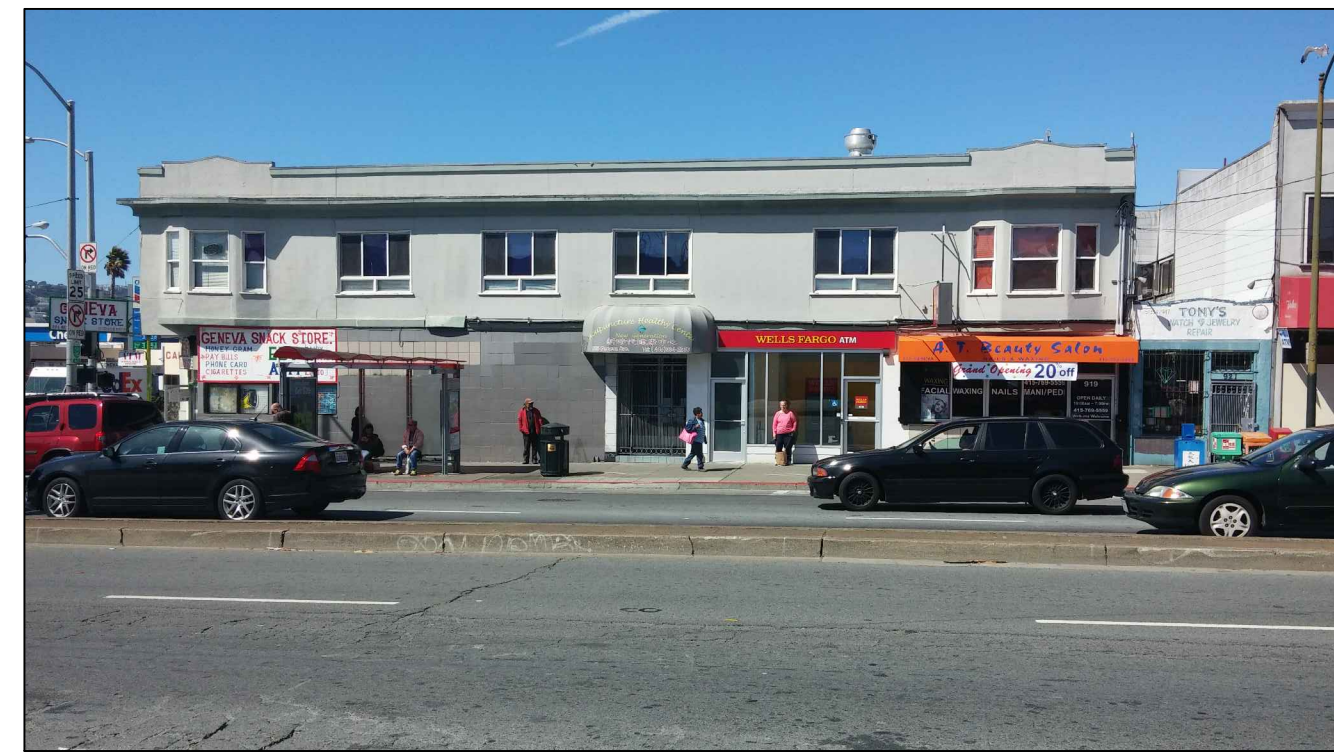
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A-4

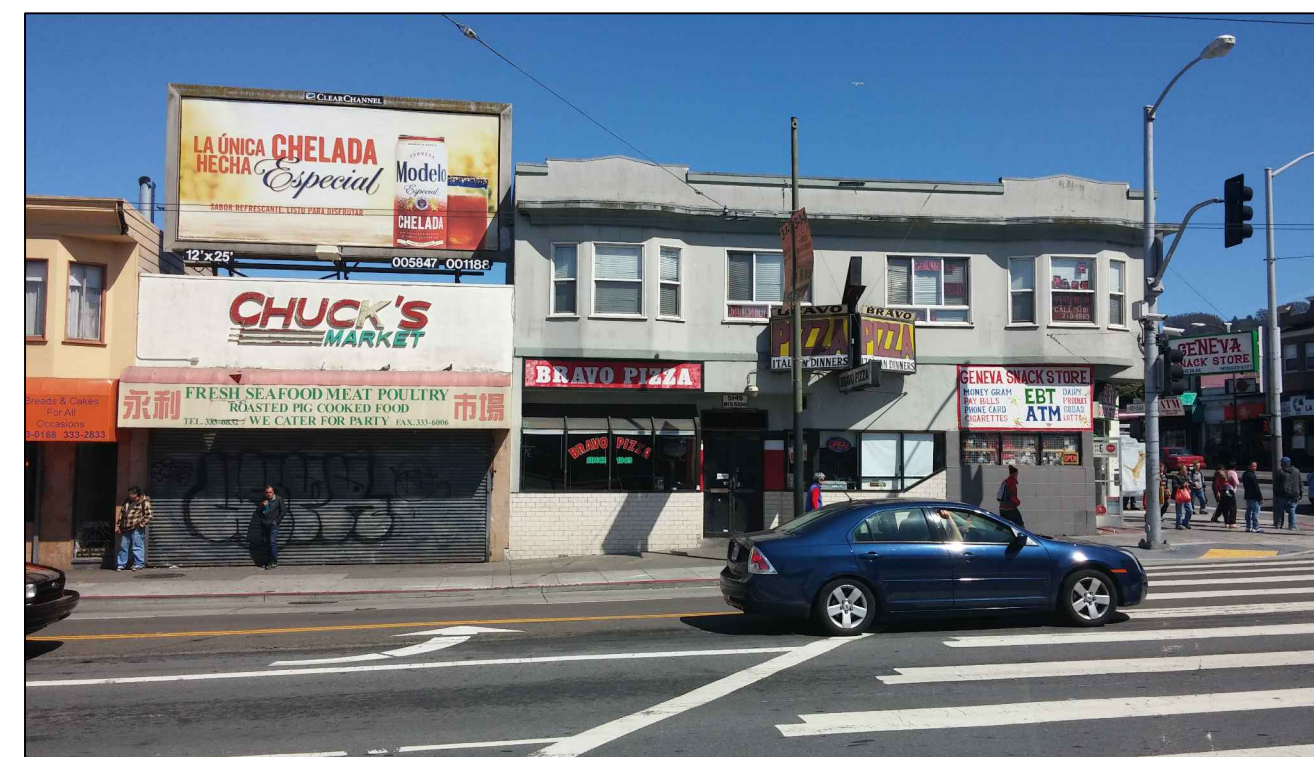
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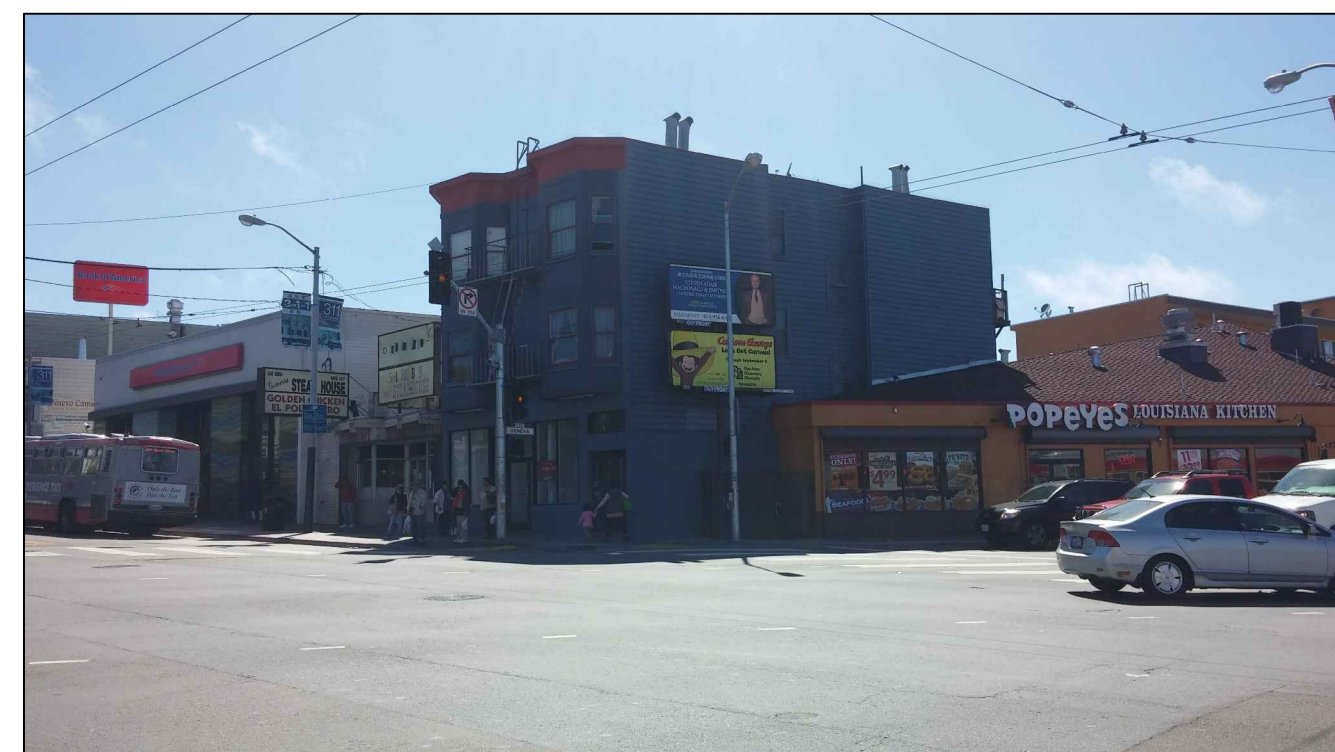
PROPERTY OPPOSITE CORNER



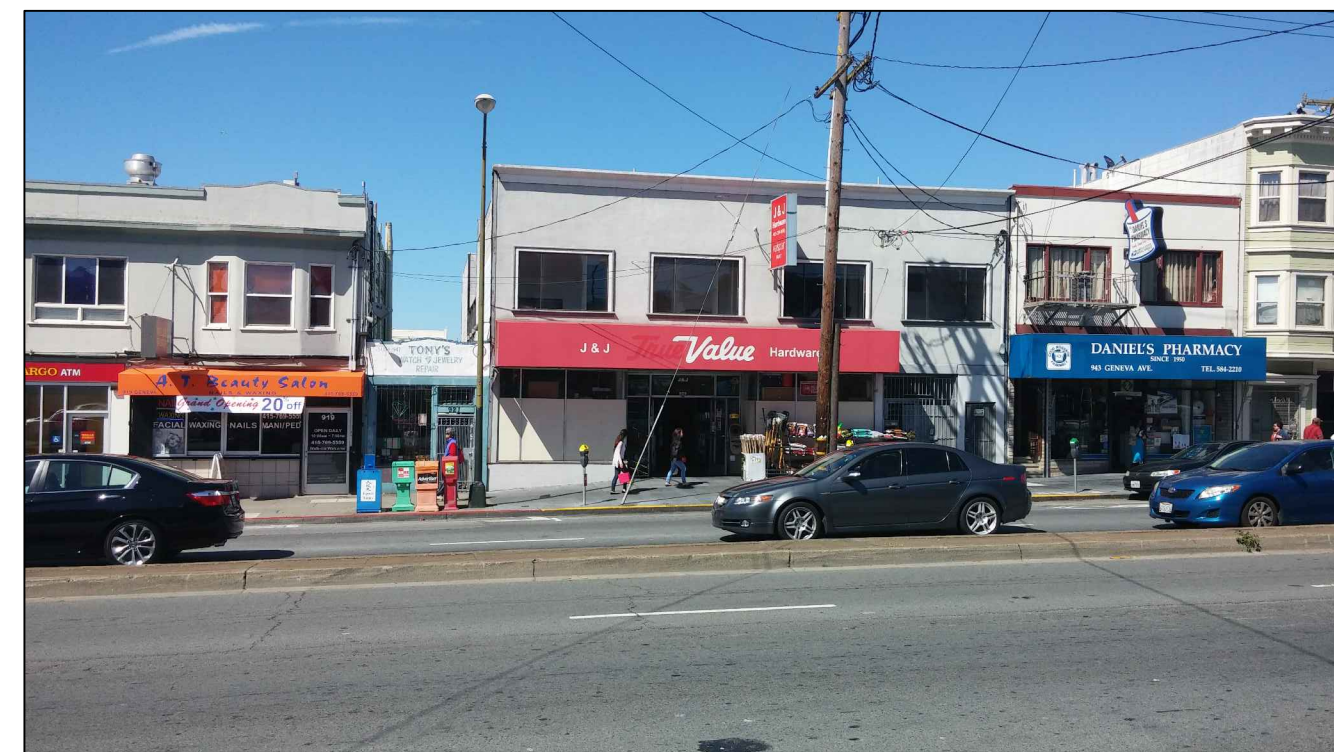
SUBJECT PROPERTY



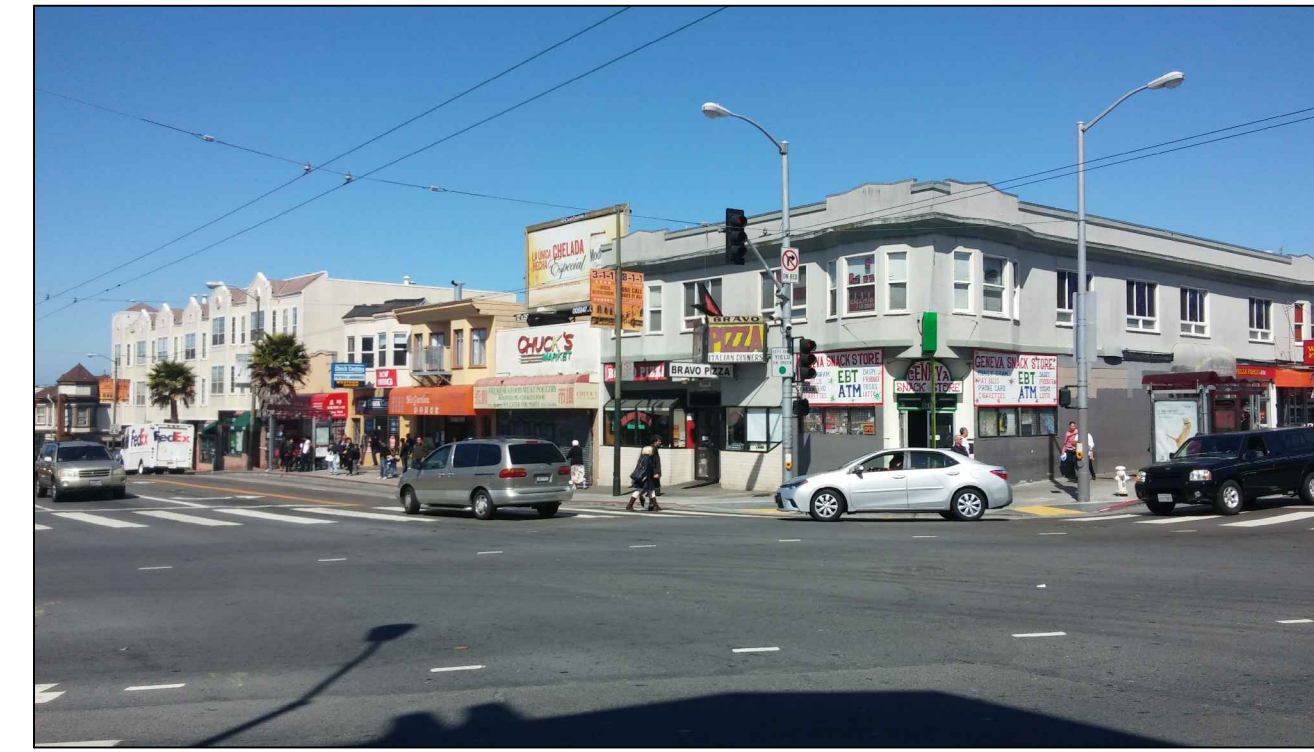
SUBJECT PROPERTY



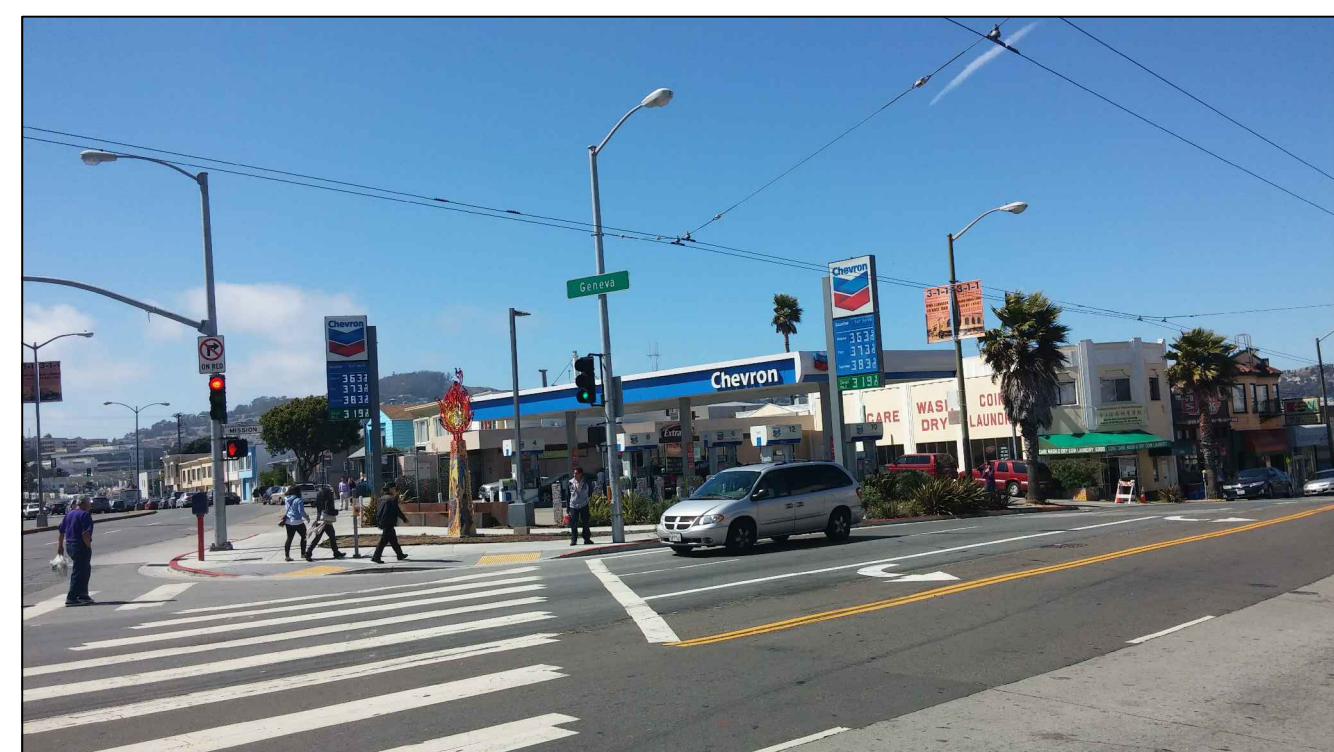
PROPERTY OPPOSITE CORNER



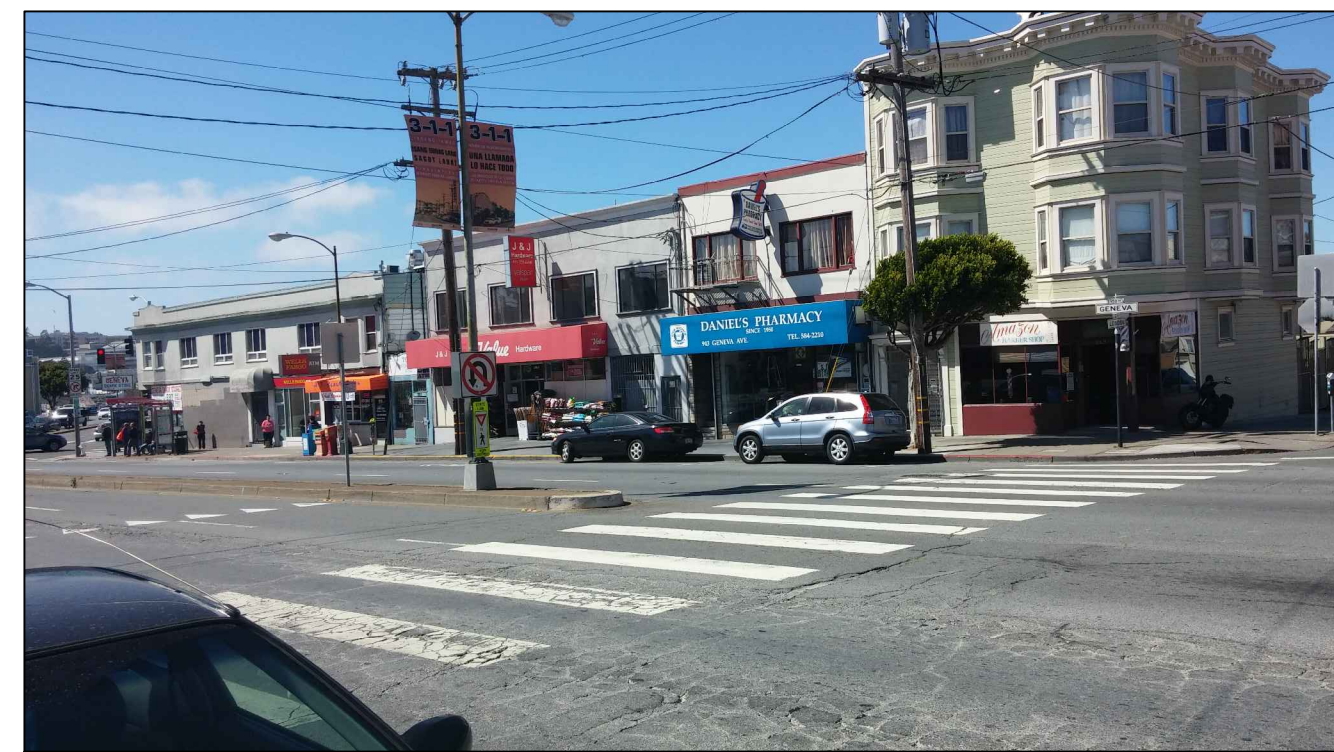
SUBJECT PROPERTY WITH ADJACENT BLDG.



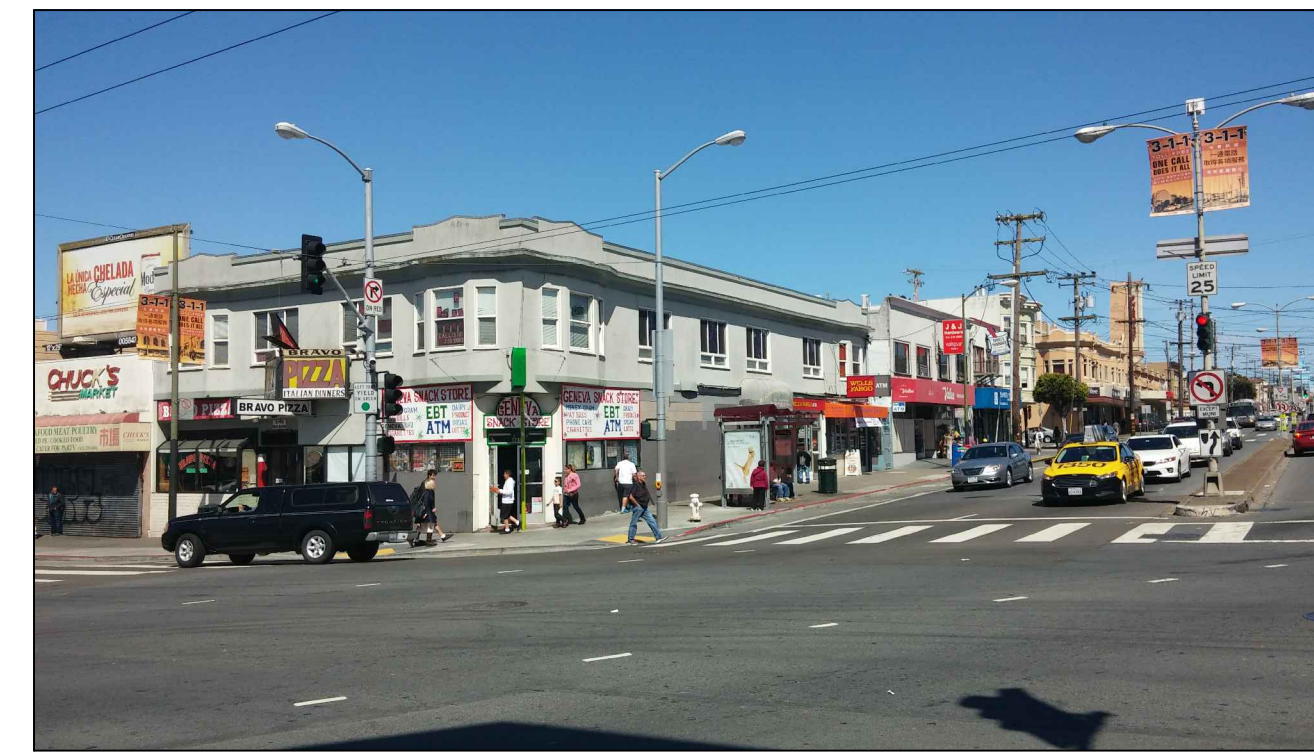
SUBJECT PROPERTY WITH ADJACENT BLDG.



PROPERTY OPPOSITE SIDE



SUBJECT PROPERTY WITH ADJACENT BLDG.



SUBJECT PROPERTY

PHOTOS

1
A4

SCOPE OF WORK

THE TENANT IMPROVEMENTS FOR CHANGE OF USE:

- * FRAME FOR NEW PARTITION WALLS AND INSTALL NEW DOORS, BATHROOMS, KITCHENS, CLOSETS FOR 4 APARTMENT UNITS, BICYCLE/STORAGE ROOM & COMMUNITY ROOM
- * FRAME FOR NEW ROOF STAIR WITH ENCLOSED STAIRWELL TO ROOF
- * CONSTRUCT NEW ROOF TOP DECK AND GARDEN AREA.
- * BUILDING TO BE SPRINKLERED UNDER SEPARATE PERMITS.

TOTAL 4 APT. UNITS: @ 2ND FLOOR

- 1 - ONE BEDROOM/BATH #3: 487 S/F
- 3 - TWO BEDROOM/BATH #1: 645 S/F #4: 623 S/F #2: 718 S/F
- 1 - COMMUNITY ROOM 140 S/F
- 1 - BICYCLE PARKING & STORAGE RM.
- 1 - TRASH ROOM

BICYCLE STORAGE/PARKING:
REQUIRED: ONE BICYCLE STORAGE PER UNIT
PROVIDED: 4 BICYCLE PARKING FOR 4 UNITS

STORAGE LOCKERS:
REQUIRED: ONE LOCKER STORAGE PER UNIT
PROVIDED: 4 LOCKERS FOR 4 UNITS

COMMON OPEN SPACE REQUIREMENTS:
4 UNITS @ 80 S/F PER UNIT = 320 S/F
PROVIDED: GARDEN ROOF DECK = 678 S/F
[MIN. 15' PERIMETER FOR SETBACK REQ.
29'8"x18'9"= 558 S/F FOR OPEN SPACE REQ.]

LEGEND SYMBOL TYP.

- EXISTING WALL
- NEW WALL- ONE HR. RATED 2X4 STUD @ 16" O.C. WITH 5/8" SHEETROCK
- WALL TO BE REMOVED

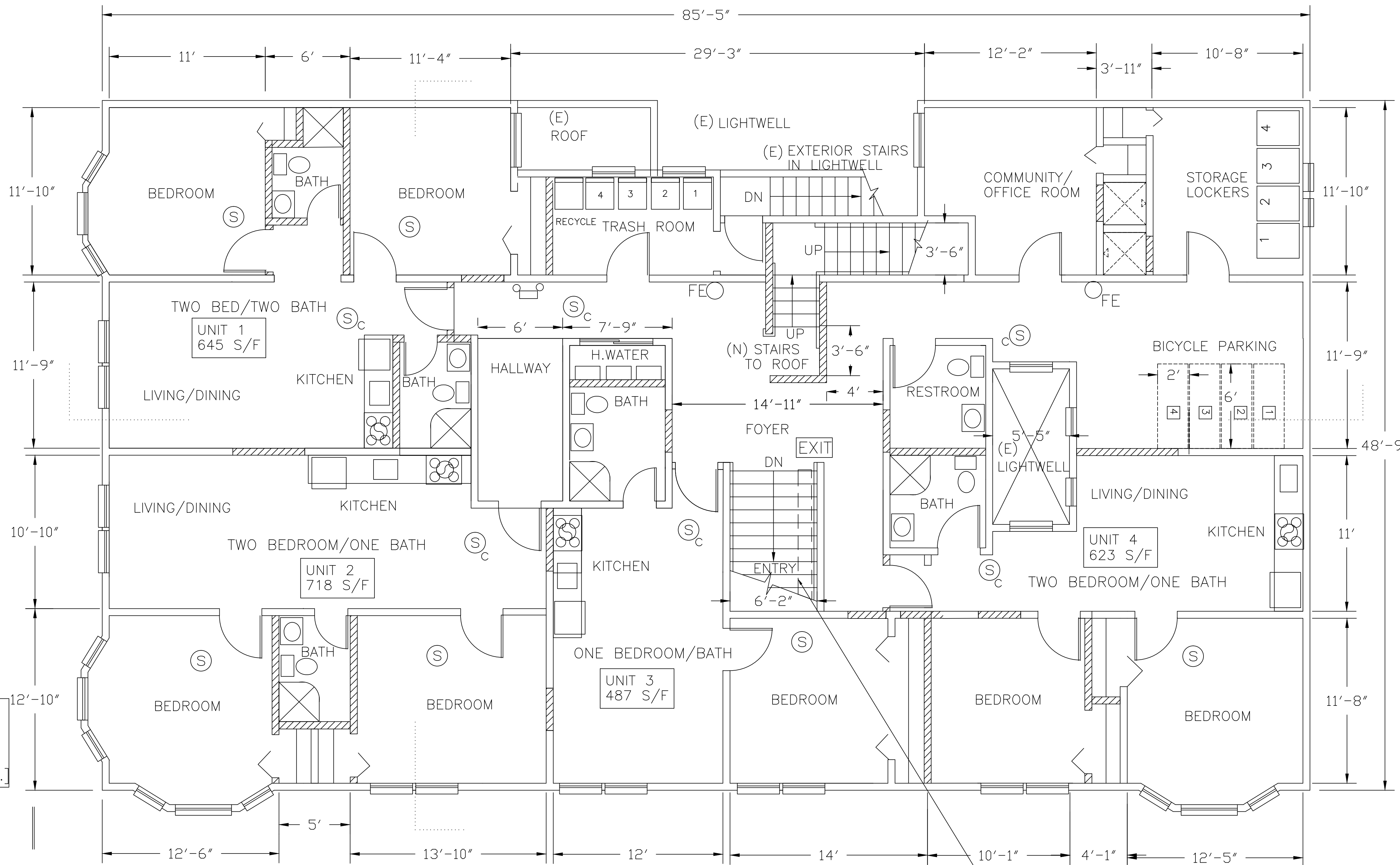


0' 4' 8' 12'
SCALE: 1/4" = 1'-0"

WINDOW NOTE:

- WINDOW AREA FOR NATURAL LIGHT SHALL BE NOT LESS THAN EIGHT (8) PERCENT OF FLOOR AREA OF A ROOM USED FOR HUMAN HABITATION, OR ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. FLOOR (4) PERCENT OF THE FLOOR AREA IN OCCUPIED SPACES SHALL BE ABLE TO OPEN FOR VENTILATION, PROVIDE MECHANICAL VENTILATION CAPABLE OF PRODUCING .35 AIR CHANGES PER HOUR, OR PROVIDE A WHOLE HOUSE MECHANICAL VENTILATION SYS CAPABLE OF SUPPLYING AIR OF 15 CUBIC FEET PER MINUTE PER OCCUPANT (R303.1)
- EGRESS WINDOW: EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MIN. OF ONE EXTERIOR WINDOW WITH A 44" MAX. SILL HEIGHT, 5.7 SQ. FT. MIN. CLEAR OPENABLE AREA (MIN. 5.0 SQ. FT. AT GRADE FLOOR OPENINGS). 24" MIN. CLEAR OPENABLE HEIGHT AND 20" MIN.

- "NOTIFY ENGINEER OF RECORD IF SIGNIFICANT REPAIRS OR REPLACEMENT IS NEEDED, AND/OR IF SITE CONDITIONS ARE INCONSISTENT WITH DETAILS"
- "ALL EXISTING CONCRETE AND WOOD MATERIALS SHALL BE IN SOUND CONDITION AND FREE FROM DEFECTS WHICH WOULD SUBSTANTIALLY REDUCE THE CAPACITY OF THE MATERIAL. ANY SUBSTANDARD MATERIAL SHALL BE REPAIRED OR REPLACED TO MEET BUILDING CODE REQUIREMENTS. NOTIFY ENGINEER OF RECORD OF ANY SUCH CONDITIONS FOR REVIEW"
- REMOVED WALLS SHALL BE NON-BEARING AND NON-SHEARWALLS, TO BE VERIFIED IN FIELD. NOTIFY DESIGNER AND ENGINEER OF RECORD OF ANY DISCREPANCIES.
- VERIFY IN FIELD THAT THERE'S AN EXISTING CONCRETE FOUNDATION DIRECTLY BELOW THE POSTS SUPPORTING THE BEAM NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- VERIFY IN FIELD, PRIOR TO REMOVAL OF INTERIOR WALLS ARE LOAD BEARING NON BEARING AND/OR SHEAR WALLS. STRUCTURAL PLANS WILL BE REQUIRED.



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0" PROPOSED

1
A5

20" WOOD PLANK FOLDABLE PLATFORM FOR USE FOR REMOVAL OF TRASH CONTAINERS AND/OR BICYCLE STORAGE

DOOR AND WINDOW NOTES:

- ALL NUMBERS ARE NOMINAL & GIVEN WITHOUT SEALANT DIMENSIONS @ FRAME TYPES
- FIELD VERIFY DIMENSIONS BEFORE MANUFACTURE
- ALL GLASS/GLAZING ARE TO BE TEMPERED GLASS
- ALL RATED DOORS AND DOORS FRONTING CORRIDORS SHALL HAVE POSITIVE LATCHING LOCKSETS OR LATCHSETS AND CLOSERS.
- ALL DOORS SHALL SWING 90 DEGREES UNLESS OTHERWISE NOTED.

ENERGY COMPLIANCE NOTE:

THE U-FACTOR OF ALL NEW WINDOWS, SKYLIGHTS & DOORS WITH GLASS INSERTS SPECIFIED IN THE CF1R DOCUMENTS SHALL HAVE A U-FACTOR OF 0.37 AND A SHGC VALUE OF 0.32.

REVISIONS:	
1	PLANNING 12/1/16
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DESIGN DIVISION
562 BRYANT STREET
SAN FRANCISCO, CA 94107
TEL: (415) 684-0632

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PROPOSED
2ND
FLOOR PLAN

DATE: 7/6/15

SCALE: AS SHOWN

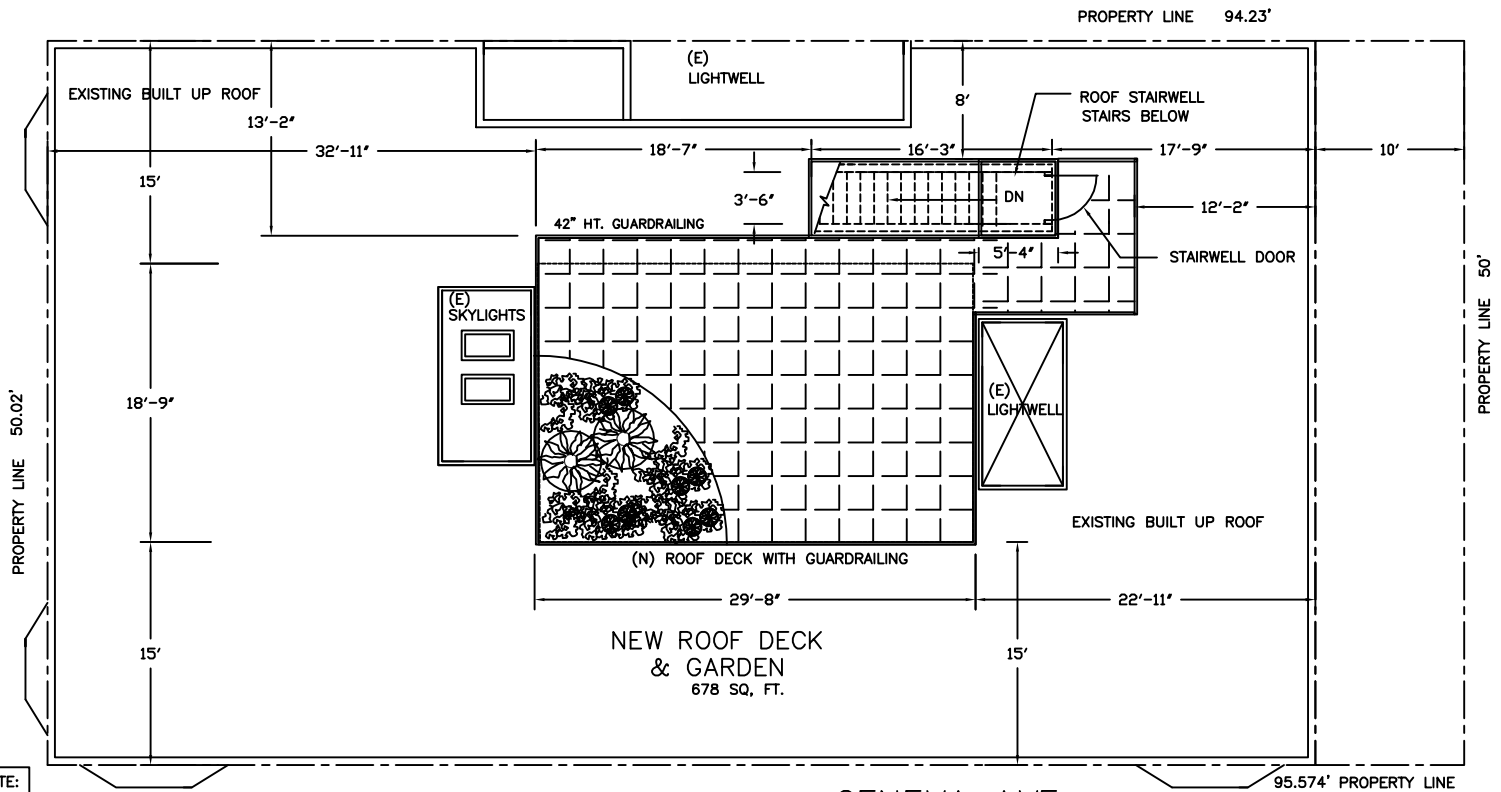
DRAWN BY: W.J.N

SHEET NO.

A-5

OF SHEETS

MISSION ST.



STAIRWAY, HANDRAIL AND GUARDRAIL NOTE:

EXTERIOR STAIRWAY: MUST HAVE FIRST STEP OF CONCRETE OR PRESSURE TREATED LUMBER
STAIRWAY WIDTH: 36" MINIMUM
HEADROOM: 80" MINIMUM MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.
STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7.75 INCHES MAXIMUM AND 4 INCHES MINIMUM.
STAIR TREAD DEPTHS SHALL BE 10 INCHES MIN. A NOSING NOT LESS THAN 0.75 INCH BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES.
STAIRWAY LANDINGS: STAIRWAYS MUST HAVE A LANDING TOP AND BOTTOM, EQUAL TO THE WIDTH OF STAIRS. THE MIN. DIMENSION MEASURED IN THE DIRECTION OF TRAVEL SHALL EQUAL TO THE WIDTH OF THE STAIRWAY, BUT NEED NOT EXCEED 48" WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCED THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.
HANDRAILS: HANDRAILS MUST BE 34" TO 38" ABOVE RUN, COMMENCING AT FIRST RISER TO LAST AND MUST RETURN TO WALL OR END IN A NEWEL POST. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER BETWEEN 1.25" AND 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION BETWEEN 4" AND 6.25" WITH A MAX. CROSS SECTION DIMENSION OF 2.25". EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
GUARDS: GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42" HIGH EXCEPT WHEN TOP RAIL ALSO SEVES AS A HANDRAIL, GUARD HEIGHT SHALL NOT BE LESS THAN 34"
ENCLOSURES UNDER STAIRWAYS: THE WALLS AND SOFFITS UNDER ENCLOSED STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 0.5" GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN ONE-HOUR FIRE-RESISTANCE CONSTRUCTION. THE SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

PROPOSED ROOF PLAN

1/4" = 1'-0"

1
A6

COMMON OPEN SPACE REQUIREMENTS:
4 UNITS @ 80 S/F PER UNIT = 320 S/F
PROVIDED: GARDEN ROOF DECK = 678 S/F
[MIN. 15' PERIMETER FOR SETBACK REQ.]
29'8"x18'9" = 558 S/F FOR OPEN SPACE REQ.]

OCCUPANT LOAD: @ 15
678/15 = 45.2 OCCUPANTS
<49 ONE EXIT PROVIDED.

REVISIONS	
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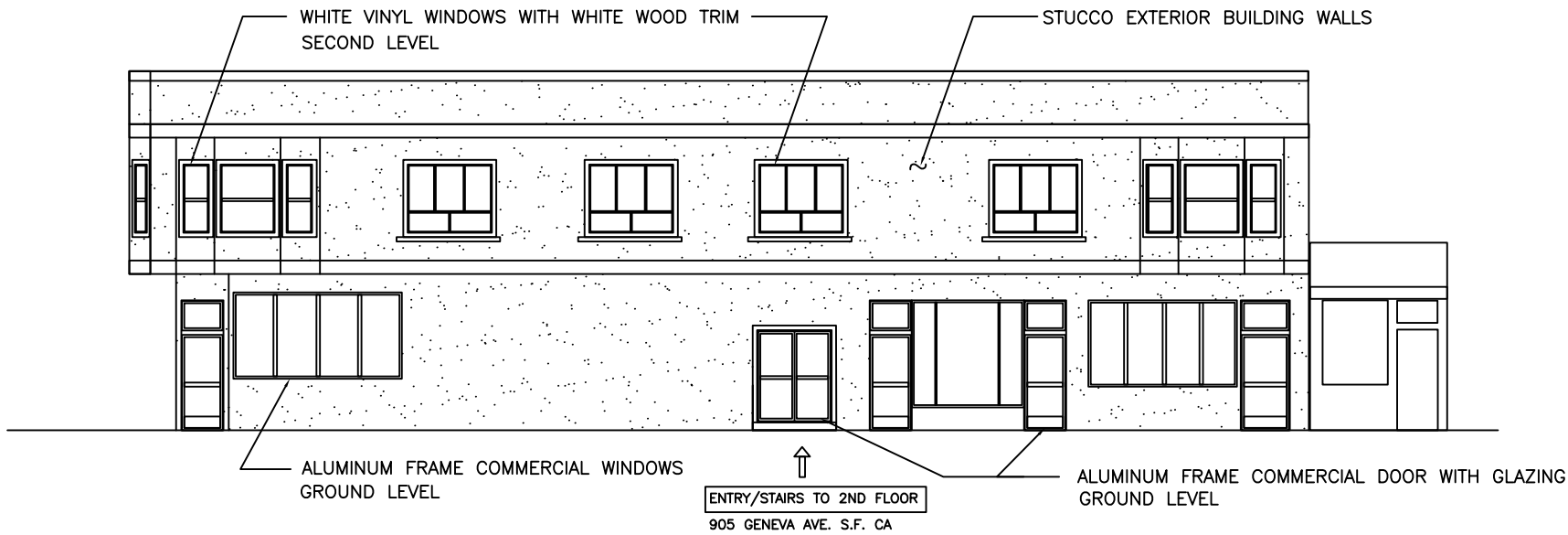
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PROPOSED ROOF PLAN

DATE: 7/6/15
SCALE: AS SHOWN
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A-6

OF SHEETS



EXISTING SIDE ELEVATION

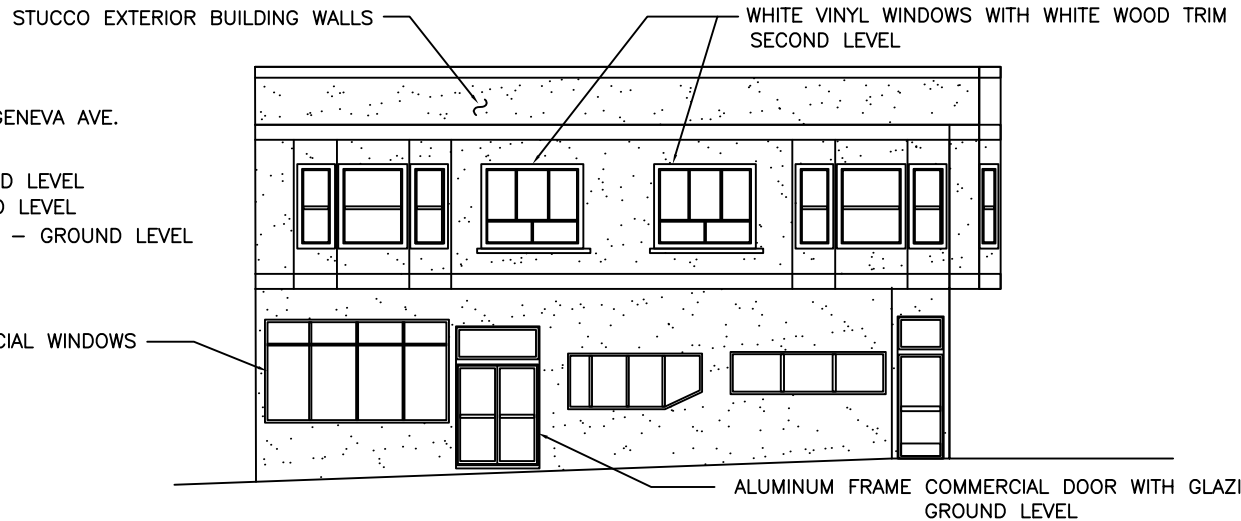
1/4" = 1'-0" MISSION ST.

1
A7

EXTERIOR FINISHES

- STUCCO EXTERIOR BUILDING WALLS- MISSION ST./GENEVA AVE.
- WOOD SIDING @ SIDE AND REAR EXTERIOR WALLS
- WHITE VINYL WINDOWS WITH WHITE WOOD TRIM- 2ND LEVEL
- ALUMINUM FRAME COMMERCIAL WINDOWS - GROUND LEVEL
- ALUMINUM FRAME COMMERCIAL DOOR WITH GLAZING - GROUND LEVEL
- BUILT UP ROOF WITH PARAPET WALLS

ALUMINUM FRAME COMMERCIAL WINDOWS
GROUND LEVEL



EXISTING FRONT ELEVATION

1/4" = 1'-0" GENEVA AVE.

2
A7

REVISIONS	
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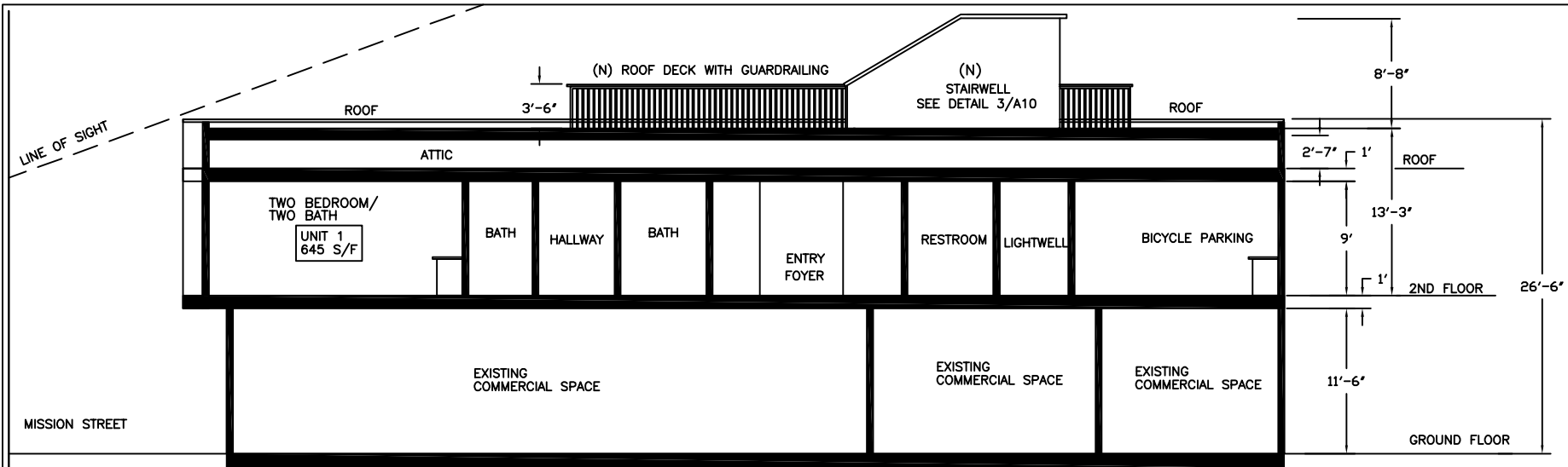
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EXISTING
ELEVATIONS

DATE: 7/6/15
SCALE: AS SHOWN
DRAWN BY: W.J.N

SHEET NO.
A-7

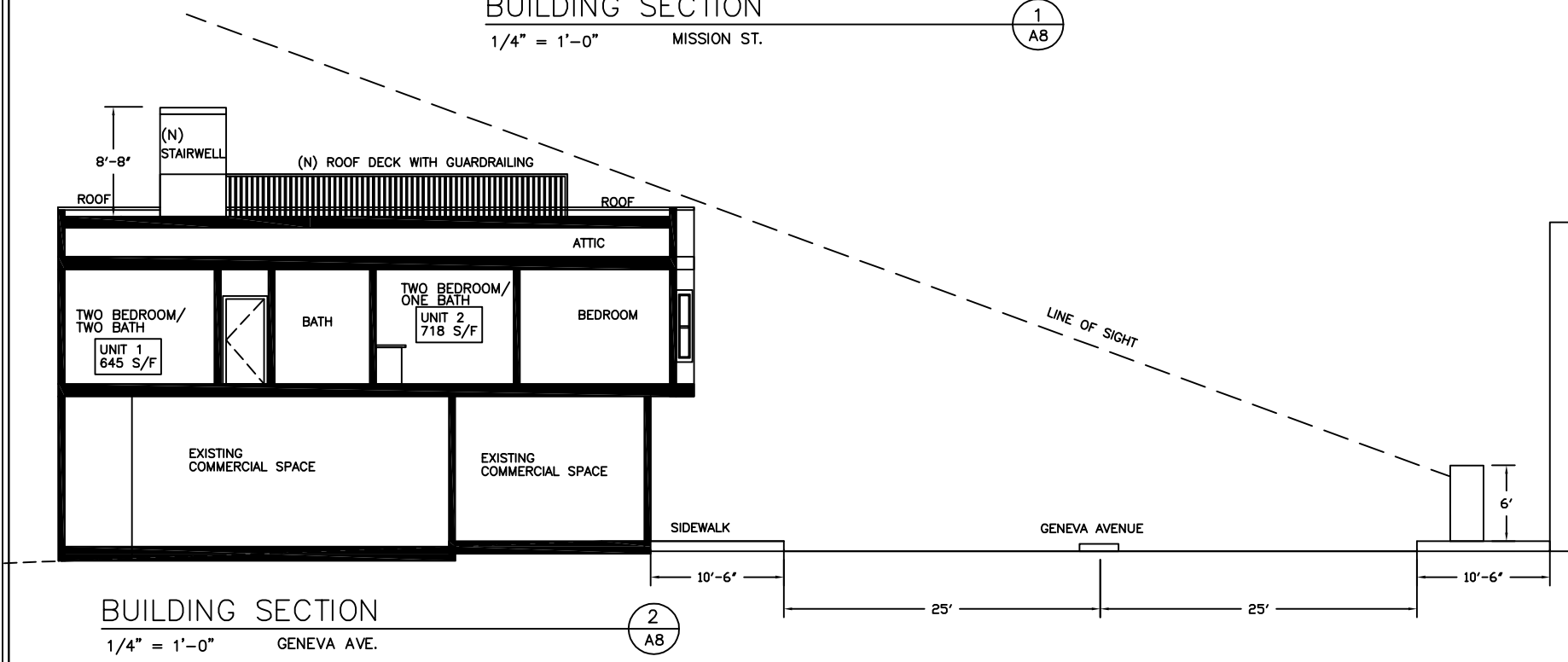
OF SHEETS



BUILDING SECTION

1/4" = 1'-0" MISSION ST.

1
A8



BUILDING SECTION

1/4" = 1'-0" GENEVA AVE.

2
A8

REVISIONS	
1	PLANNING 12/1/16
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BUILDING SECTIONS

DATE: 7/6/15
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SHEET NO.
A-8

OF SHEETS

REVISIONS:	
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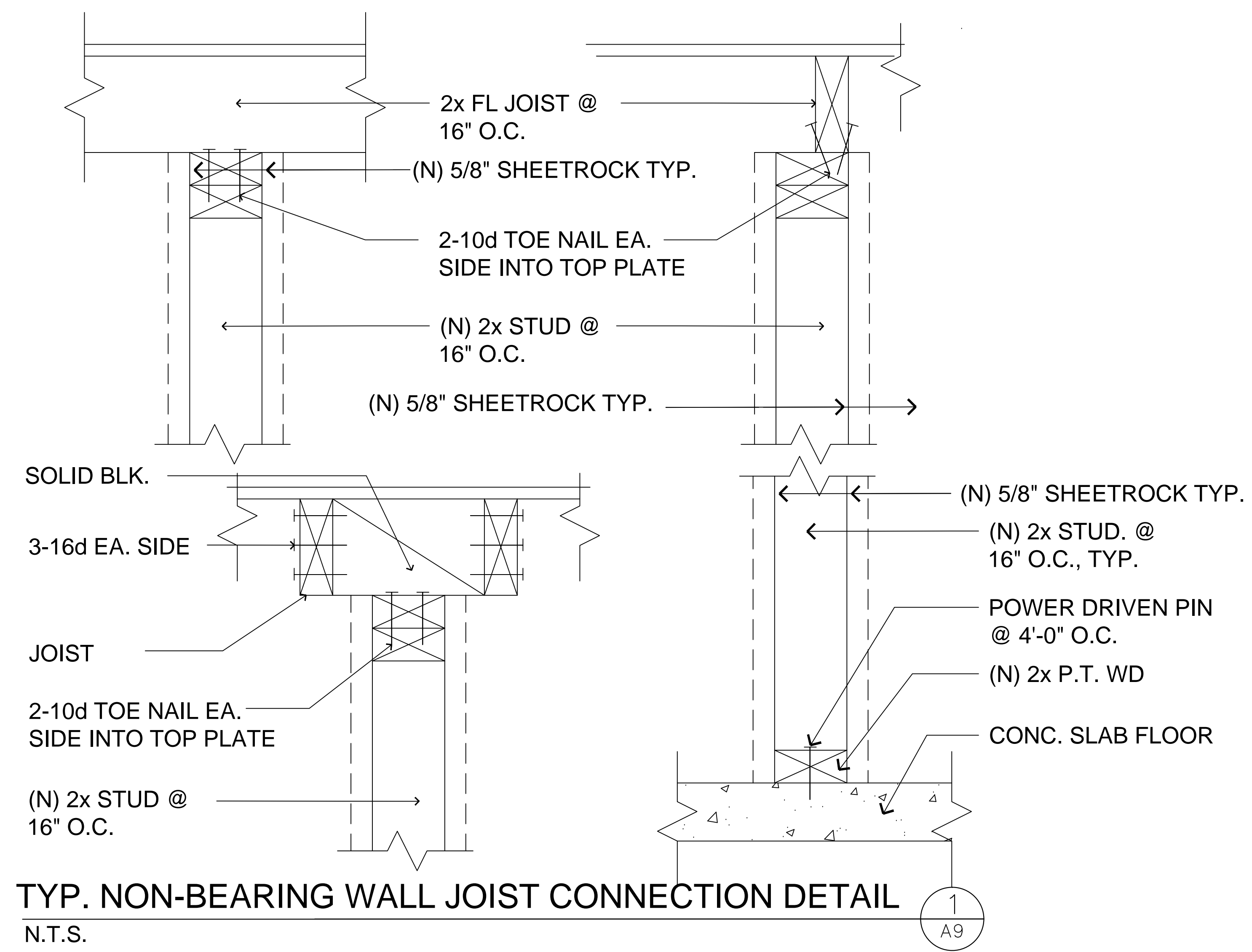
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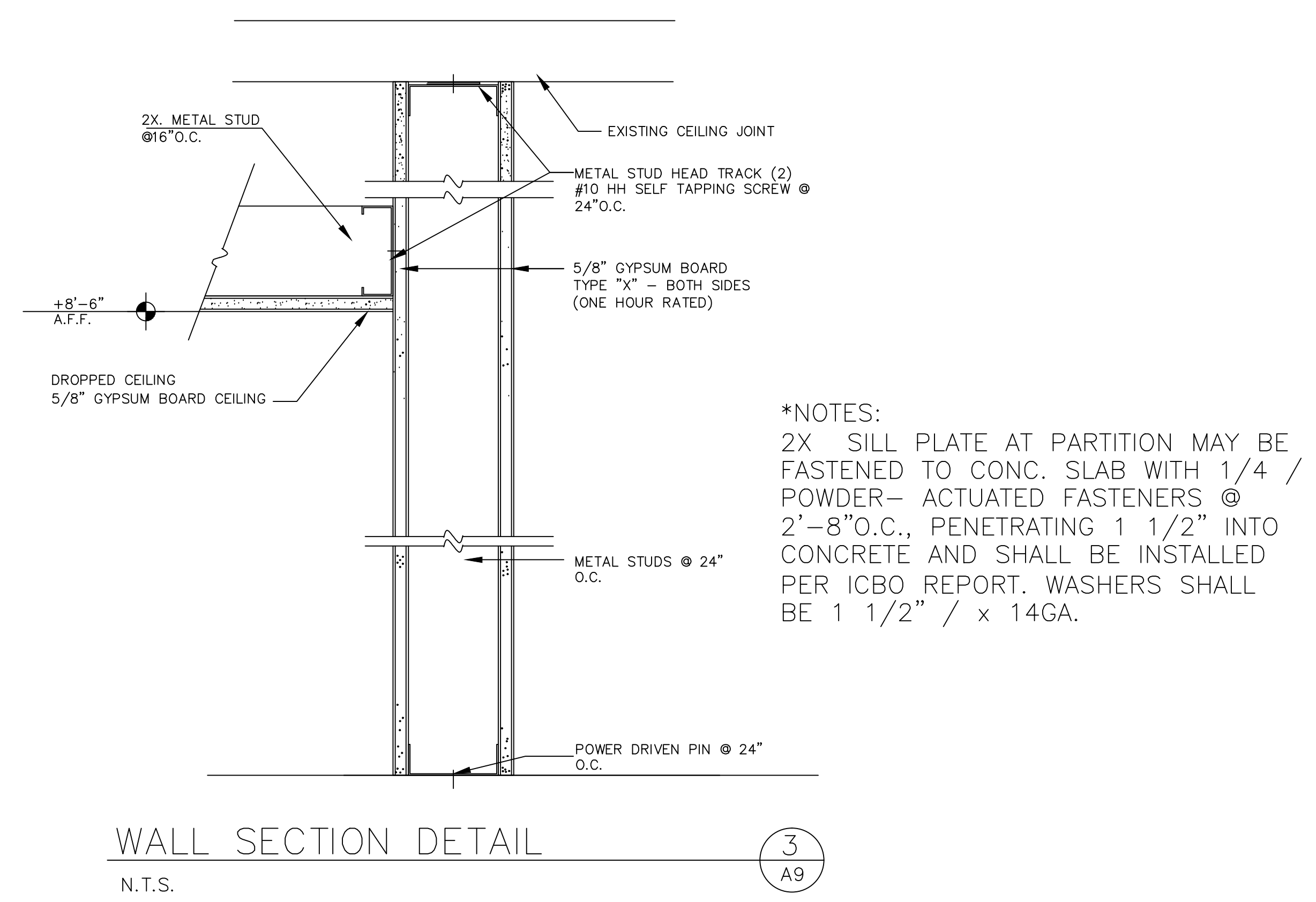
INTERIOR WALL
SECTION
& DETAILS

DATE: 6/30/15
SCALE: AS SHOWN
DRAWN BY: WJN

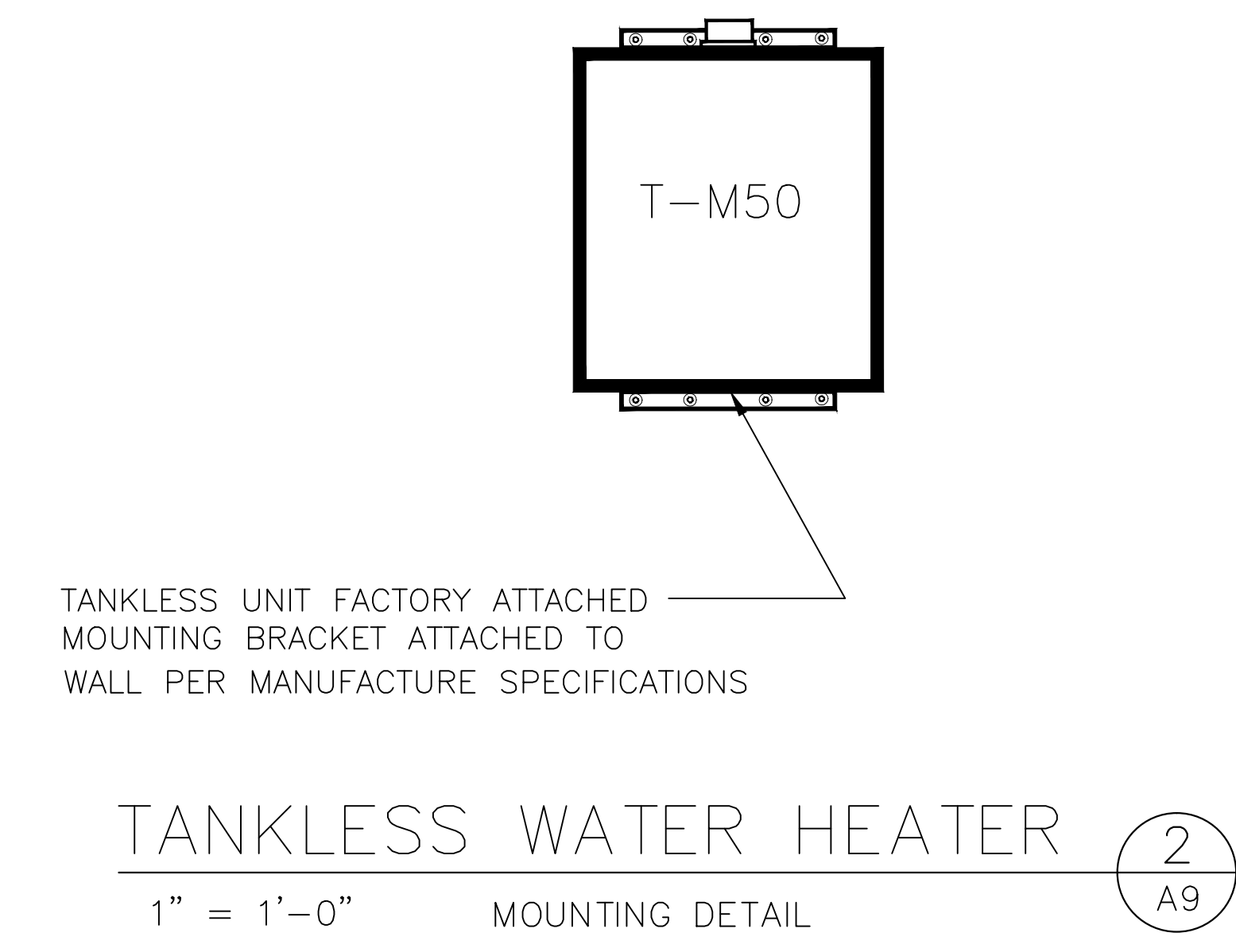
SHEET NO.
A-9
OF SHEETS



TYP. NON-BEARING WALL JOIST CONNECTION DETAIL
N.T.S. 1
A9

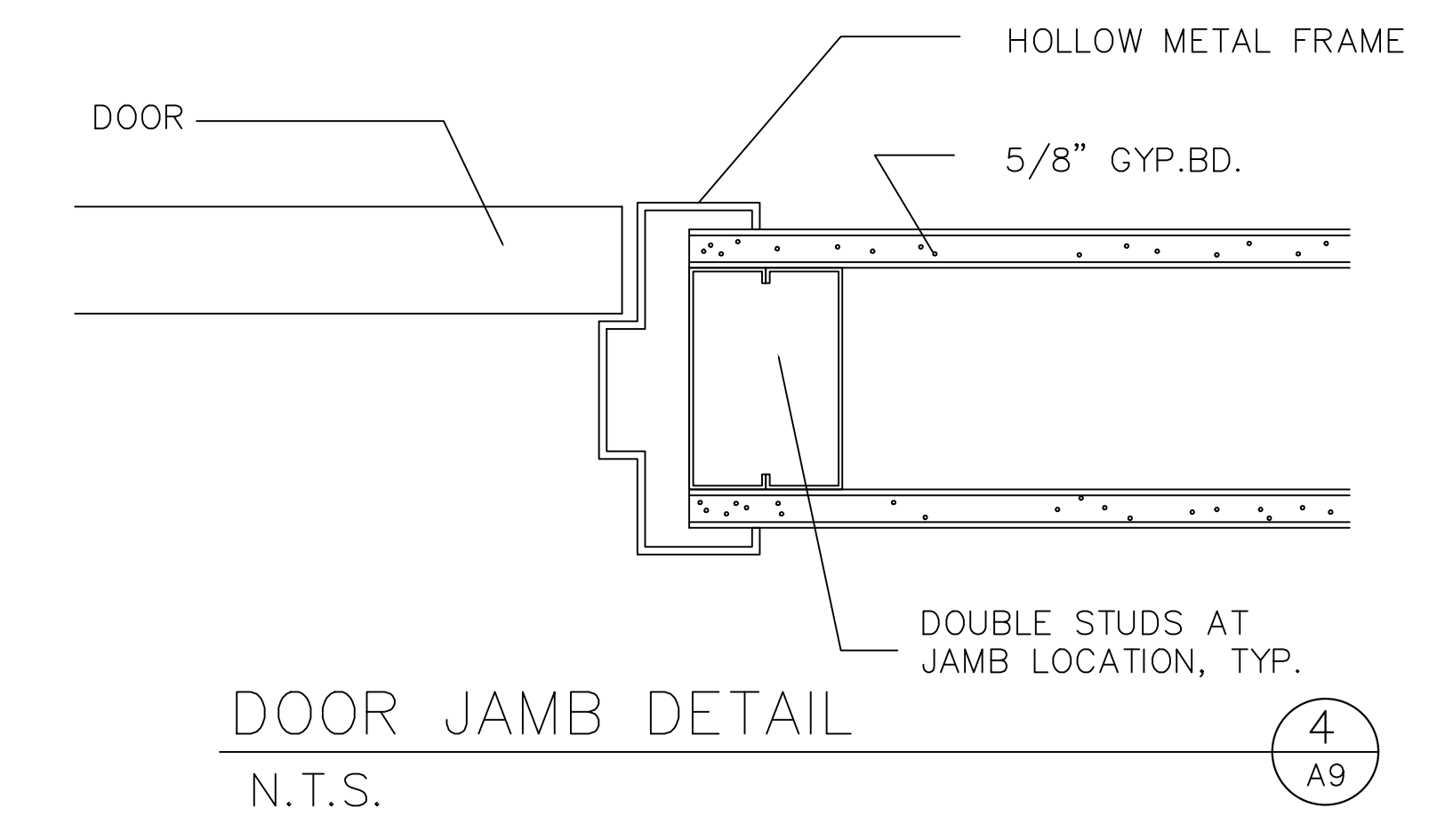


WALL SECTION DETAIL
N.T.S. 3
A9

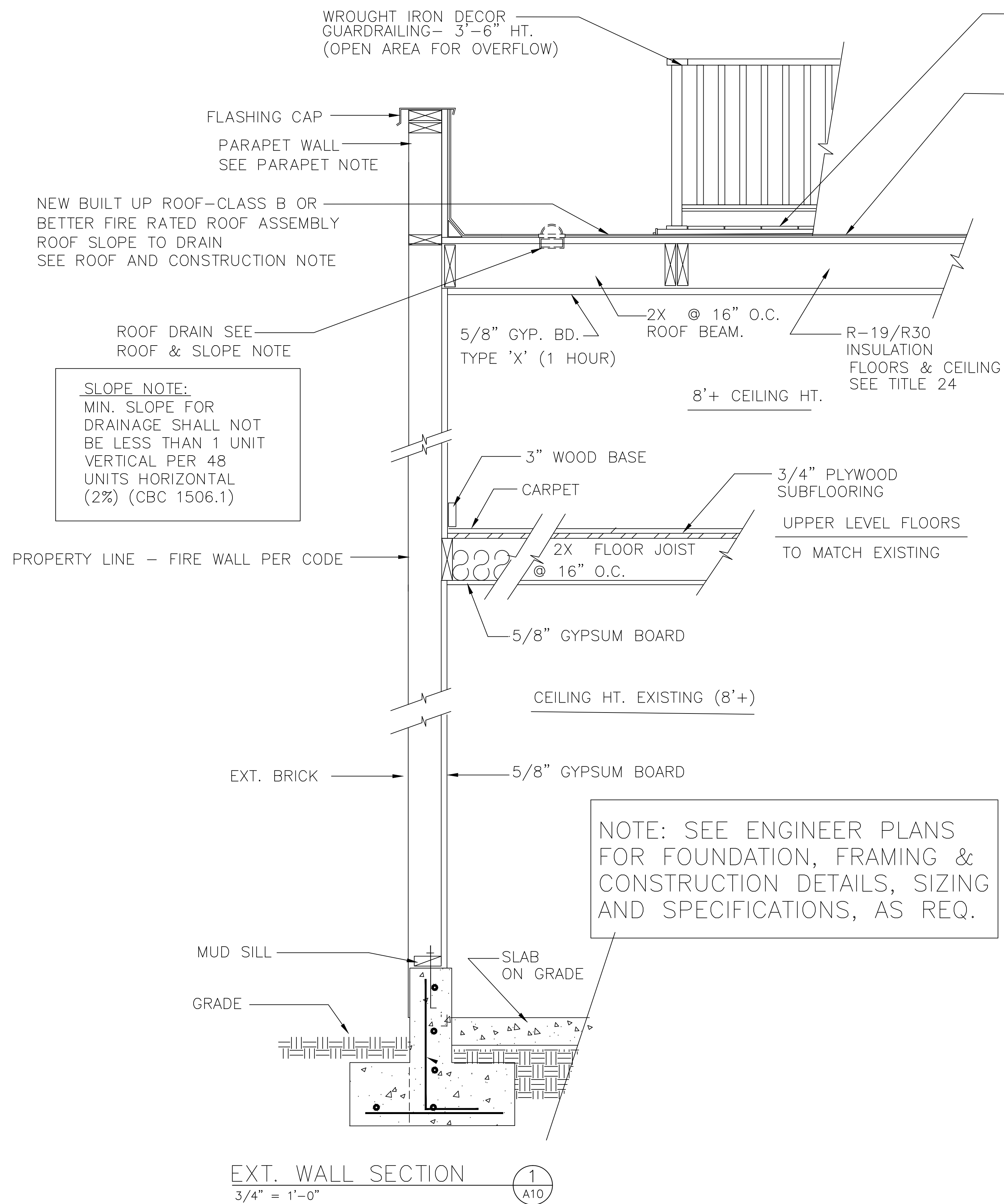


TANKLESS WATER HEATER
1" = 1'-0" MOUNTING DETAIL 2
A9

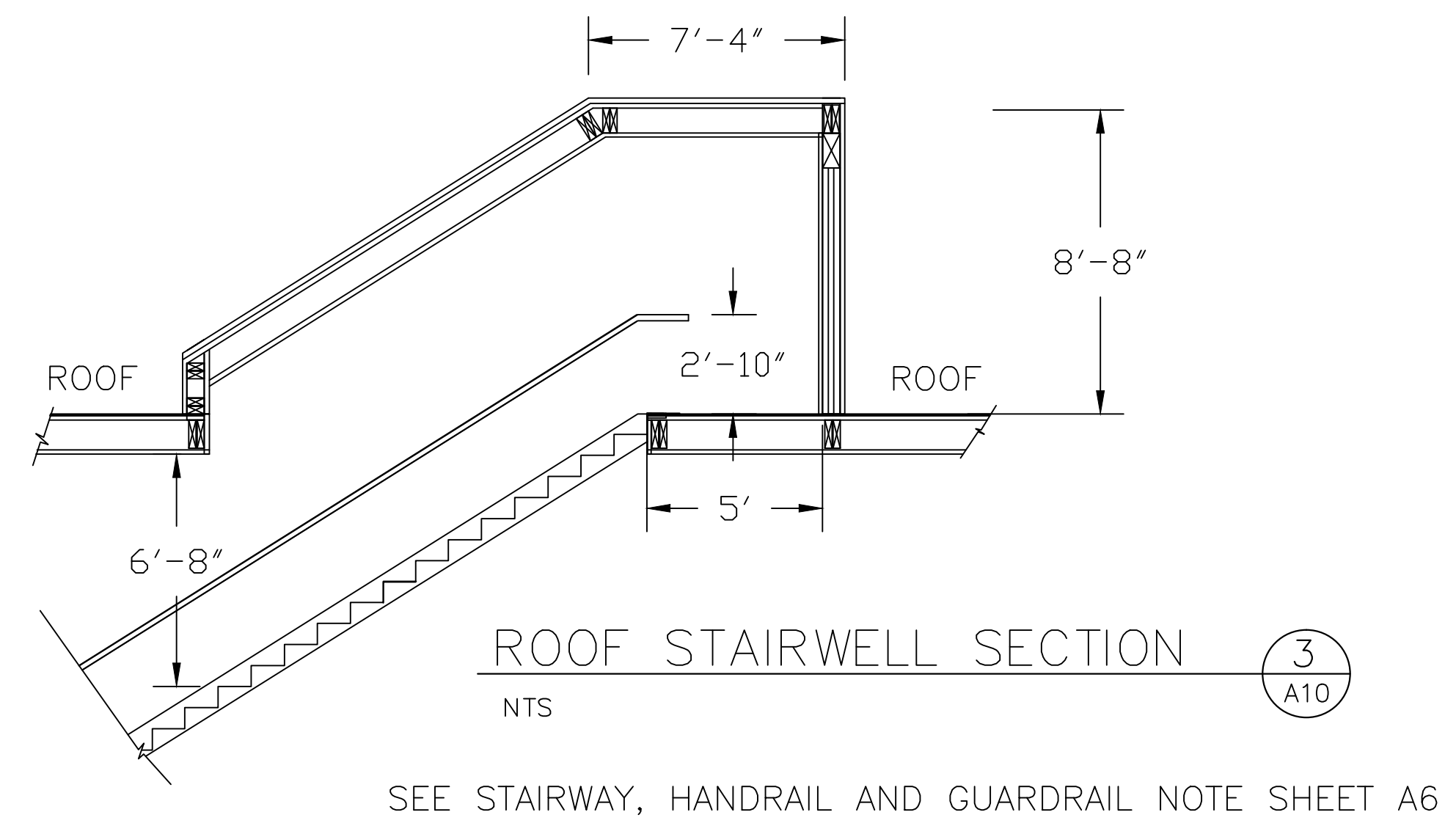
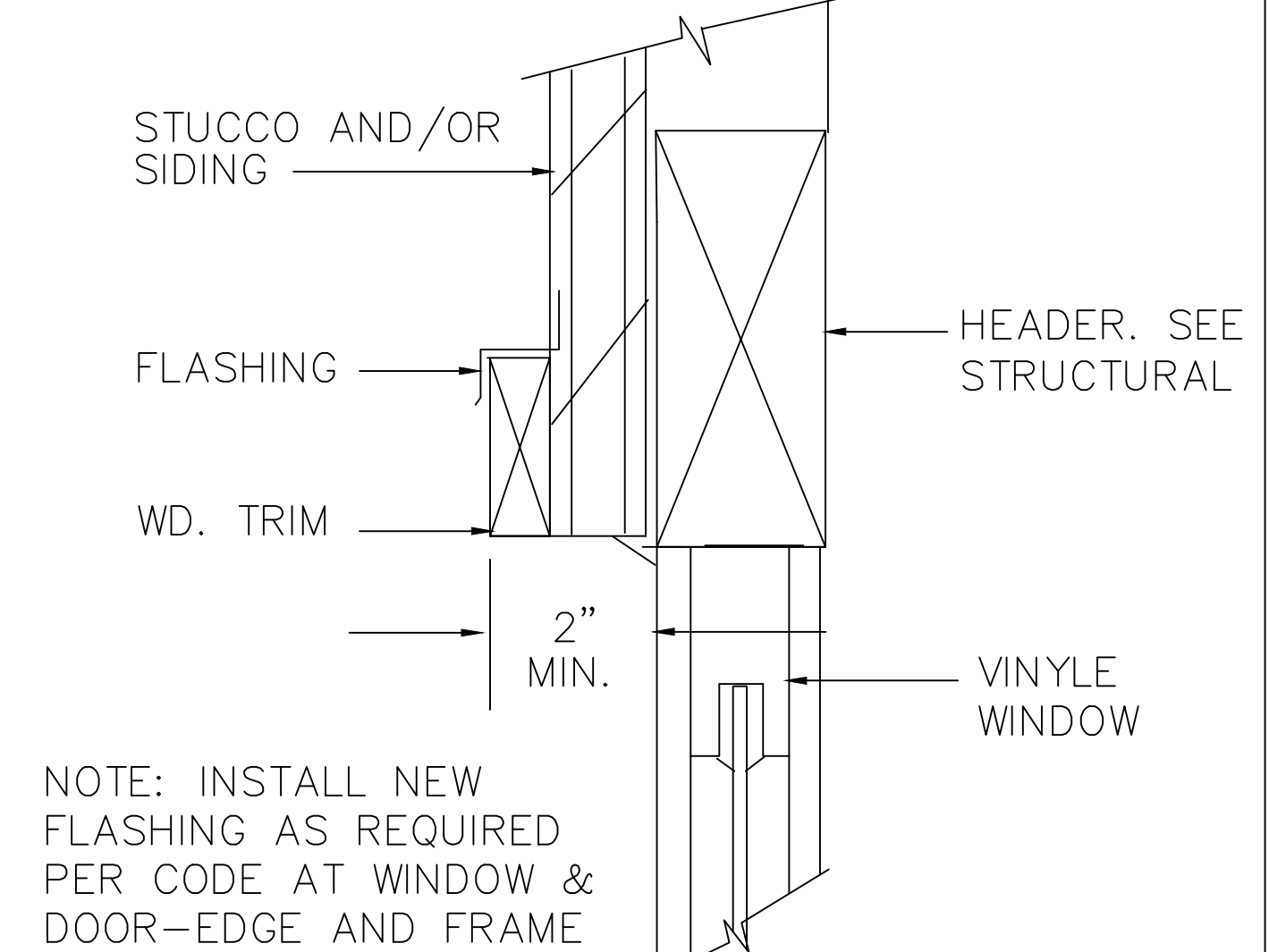
ELECTRIC TANKLESS WATER HEATER:
TAKAGI T-M50, ASME, 380,000 BTU
14.5 GPM, AC120V (60HZ) 1.48 AMPS
COMBUSTION AIR INTAKE KIT, 80.2% THERMAL EFF.
TANKLESS WATER HEATER WILL BE MOUNTED IN THE
WALL PER MANUFACTURER SPECIFICATIONS.
SEE MANUFACTURER SPECIFICATIONS ON SHEET M-1



DOOR JAMB DETAIL
N.T.S. 4
A9



NEW EXTERIOR FLOOR TILE @ DECK
MIN. 1" CONCRETE FLOAT WITH
BITUMIN ROOF MEMBRANE & FLASHING
WATERPROOFING. ROOF SLOPE TO DRAIN
EXT. GRADE PLYWOOD



ROOF NOTES: (REPAIR AND/OR INSTALL NEW ROOF)

1. FLASHING AND PROTECTION FOR ALL PENETRATIONS AND OPENINGS AS REQUIRED PER CODE.
2. SUPPLY NEW DRAINAGE SYSTEM & PIPING @ 20' INTERVALS (MIN.) WITH 1/4' MESH SCREEN (CONTINUOUS)
3. SUPPLY MIN. 5 YEARS WARRANTY ON ALL ROOF WORK. ROOF TO BE BUILT UP- BITUMEN MOP DOWN W/ COATING ROOF PARAPET TO HAVE GALVANIZED FLASHING CAP ALL AROUND, PER CODE.
4. ALL NEW ROOF ASSEMBLIES FOR STRUCTURES FOR ALL OCCUPANCY CLASSIFICATIONS SHALL HAVE A FIRE RATING OF CLASS B OR BETTER WHEN TESTED UNDER CBC STANDARD 15-2

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WALL SECTIONS
AND DETAILS

DATE: 7/6/15
SCALE: AS SHOWN
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SHEET NO.
A-10

BATHROOM NOTES:

SHOWER STALLS:

SIZE: MIN. 1024 SQ. INCHES AND ABLE TO ENCOMPASS A 30" CIRCLE TO 70" HIGH CURB/DAM HEIGHT: 2" MIN., 9" MAX.

DOOR: THRESHOLD SIZED TO ALLOW MIN. 22" DOOR, TEMPERED GLAZING, MUST OPEN OUTWARDS.

VALVE: MUST BE LISTED ANTI-SCALD TEMPERATURE/PRESSURE BALANCED DEVICE SHOWERHEAD: MAY NOT DISCHARGE DIRECTLY AT ENTRANCE TO COMPARTMENT(PERSON/BATHER MUST BE ABLE TO ADJUST VALVE BEFORE STEPPING IN)

WINDOWS: TEMPERED IF PART OF ENCLOSURE, LESS THAN 5' ABOVE TUB OR PAN.

WATER CLOSETS:

CLEARANCES: 15" FROM CENTER TO SIDEWALL OR OTHER OBSTRUCTION, 24" CLEAR IN FRONT VENTILATION:

NATURAL: 1/20TH OF FLOOR AREA- 1-1/2 SQ. FT. MIN. OR MECHANICAL: SYSTEM PROVIDING OUTSIDE AIR/5 AIR CHANGES PER HR., TERMINATE MIN. 3' FROM PROPERTY LINE OR OPENING INTO BUILDING, EQUIPPED WITH BACKDRAFT DAMPER.

ELECTRIC:

OUTLETS: GFCI PROTECTED: 1 REQUIRED ADJACENT TO EACH BASIN; PROVIDE SEPARATE 20 AMP CIRCUIT FOR RECEPTACLES ONLY LIGHTING: MAIN LIGHTING MUST BE A FLOURESCENT FIXTURE.

BATHTUB/SHOWER SPACE: NO RECEPTACLES OR SWITCHES ALLOWED (RECESSED LIGHTS OK IF DAMP RATED). CORD-CONNECTED, PENDANTS OR HANGING FIXTURES NOT ALLOWED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY ABOVE TUB RIM. OVERHEAD LIGHTS LESS THAN 7'-6" ABOVE TOP OF RIM MUST BE GFCI PROTECTED CIRCUIT; LIGHT SWITCHES AND RECEPTACLES WITHIN 5' MUST BE GFCI.

UTILITY NOTES:

1. SHOWER AND TUB-SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
2. SHOWER HEADS SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GAL. PER MINUTE.
3. MIN. 34"x34" SHOWER STALLS WITH 1024 SQ. IN. AND 30" DIA. CIRCLE TO BE PROVIDED AT BATHROOMS.
4. BATHROOM AND LAUNDRY ROOM OUTLETS SHALL BE ON A DEDICATED 20 AMPERE BRANCH CIRCUIT
5. PROVIDE FLUORESCENT LIGHT FIXTURE OF 40 LUMENS PER WATT OR GREATER FOR BATHROOMS. SWITCH TO BE AT THE ENTRANCE TO THE BATHROOM. FLUORESCENT LIGHT AT KITCHEN. 50% OR MORE OF THE KITCHEN LIGHTING WATTAGE MUST BE FLUORESCENT. INCANDESCENT LIGHTING MUST BE SWITCHED SEPARATELY (BEES 150 (k) 2).
6. ALL NEW INSTALLED WINDOWS: TO BE DOUBLE PANE, VINYLE INSULATED WITH MIN. U-VALUE OF R- 0.42
7. EXTERIOR LIGHTS AND HOUSE LIGHTS TO BE ON SEPARATE PANEL OR TIMED SWITCH OR MOTION DETECTED LIGHTS AND WEATHERPROOF
8. ALL EXHAUST FAN AND DUCTWORK VENT PER CODE.
9. PROVIDE 1.6 GAL. PER TANK PER WATER FLUSH TOILET

UTILITY NOTES

2
A11

KITCHEN NOTES:

COUNTERS: REQUIRE 2 OR MORE 20 AMP CIRCUITS (DIVIDED APPROX. EQUALLY), ALL COUNTERTOP RECEPTACLES MUST BE GFCI PROTECTED. INSTALL OUTLETS AT EACH COUNTERTOP WIDER THAN 12".

NO POINT ALONG COUNTER TO BE MORE THAN 24" FROM AN OUTLET. OUTLETS MAY NOT BE MOUNTED MORE THAN 18" ABOVE COUNTER AND NEVER IN A FACE-UP POSITION ON COUNTER. ISLANDS AND PENINSULAS REQUIRE A MINIMUM OF 1 RECEPTACLE WHEN THE LONG DIMENSION IS 24" OR MORE AND THE SHORT DIMENSION IS 12" OR MORE.

SEPARATE CIRCUITS SUITABLE FOR THE LOAD ARE REQUIRED FOR EACH APPLIANCE: DISHWASHER (20 AMP); GARBAGE DISPOSAL; TRASH COMPACTOR; RANGE (MIN. 40 AMP).

LIGHTING: MAIN AREA LIGHTING, CONTROLLED BY FIRST SWITCH, MUST BE A FLOURESCENT FIXTURE.

PLUMBING:

DISHWASHER REQUIRES AN APPROVED, LISTED AIR GAP MOUNTED ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.

MECHANICAL:

COOKTOPS: VERTICAL CLEARANCE OF NOT LESS THAN 30" TO UNPROTECTED MATERIAL ABOVE, 24" TO METAL VENTILATING HOOD.

OTHER:

DOORS: A SELF-CLOSING, TIGHT FITTING, SOLID-WOOD DOOR 1-3/8" THICK OR A 20 MINUTE FIRE RATED DOOR IS REQUIRED BETWEEN A KITCHEN AND THE GARAGE.

ANY DOOR BETWEEN A FOOD PREPARATION OR STORAGE ROOM AND A ROOM CONTAINING A WATER CLOSET MUST HAVE A TIGHT-FITTING DOOR.

PLUMBING NOTES:

FOR NEW BUILDINGS & SECONDARY UNITS, INSULATE ALL HOT WAT WATER IPES 3/4 INCH OR GREATER IN DIAMETER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES (BEES 150 (k) 6).

10. INSTALL NEW AUTOMATIC GARAGE DOOR OPENER WITH SWITCH AND REMOTE CONTROL
11. INSTALL & PROVIDE HOT WATER HEATER, WASHER & DRYER ROUGH IN. ELECTRICAL, OR GAS, VENTING PER CODE. PROVIDE SEISMIC BRACE AND STRAPPING FOR UTILITIES AS REQUIRED. HOT WATER TO BE ELEVATED 18" ABOVE FLOOR.
12. GFI AT BATHROOM TO BE DEDICATED 20 AMPERE BRANCH CIRCUIT
13. SUPPLY & INSTALL NEW TILE ENCLOSURE AT SHOWER STALL-70 IN. ABOVE DRAIN INLET AND NEW TEMPERED GLASS SHOWER DOOR PER CODE,TYP. @ SHOWERS
14. ALL RECEPTACLES, LIGHTING CIRCUITS,SWITCHES, & HARDWIRED SMOKE DETECTORS INSTALLED IN BEDROOMS SHALL BE PROTECTED WITH ARC- FAULT CIRCUIT INTERRUPTERS. (AFC) CEC 210-12 (B)
15. PROPOSED WINDOWS: U-FACTOR OF 0.42 PER ENERGY CALCULATION PACKAGE (BEES STD. 151 (f) 3 AND TABLE 151 C).
16. ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC (INSULATION COVER) AND AT (AIR TIGHT) RATED (BEES 150 (k) 5).
17. FOR ALL OTHER ROOMS: PROVIDE FLUORESCENT FIXTURES, OR PROVIDE A MANUAL ON SENSOR CONTROL (BEES 150 (k) 4).
18. ALL EXT. LIGHTING FIXTURES SHALL BE HIGH EFFICACY FLUORESCENT OR CONTROLLED BY AN AUTO ON/OFF MOTION SENSOR COMBINED WITH PHOTO SENSOR TO PREVENT DAYLIGHT USE (BEES 150 (k) 4).

GENERAL NOTES

1. ALL DESIGNS AND MATERIALS SHALL BE IN ACCORDANCE WITH 2007 CALIFORNIA BUILDING CODE, 2007 NATIONAL ELECTRICAL CODE, 2007 THE UNIFORM PLUMBING CODE, 2007 UNIFORM MECHANICAL CODE, 2007 UNIFORM FIRE CODE AND ALL OTHER CODES, CITY AND ORDINANCES WHICH APPLY.
2. PORTLAND CEMENT PLASTER-EXTERIOR STUCCO SHALL CONFORM TO SECTION 4708 AND TABLE 47-F AND 47-I, UBC. THE MINIMUM NAIL SIZE FOR FASTEN WOVEN OR WELDED WIRE LATH TO WOODFRAME SHALL BE NO. 11 GAUGE, 1-1/2" LONG WITH 7/16" DIAMETER HEAD NAIL OR NO. 16 GAUGE STAPLES HAVING 7/8" LONG LEGS AND MAXIMUM NAIL SPACING 6 INCHES AT STUDS AND TOP AND BOTTOM PLATES.
3. GYPSUM WALLBOARD SHALL CONFORM TO SECTION 4711 AND TABLES 47.G AND 47-I. UBC. THE MINIMUM NAIL SIZE SHALL BE 5d COOLER NAIL (OR WALLBOARD NAIL) AND MAXIMUM NAIL SPACING 7 INCHES AT PANEL EDGES AND INTERMEDIATE SUPPORTS (UNBLOCKED), UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STRUCTURAL CALCULATIONS, INCLUDING ANY AND ALL ADDENDA PREPARED BY ENGINEER AND APPROVED BY SAN FRANCISCO BUILDING DEPARTMENT.
5. ALL EXCAVATIONS SHALL BE NEAT, CLEAN AND TRUE AND SHALL BE FREE OF ALL LOOSE MATERIAL PRIOR TO PLACING CONCRETE.
6. CONTRACTOR OR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROVING ALL TEMPORARY BRACING, SHORING, RAILING, ETC., NECESSARY TO ENSURE SAFETY OF PERSONS AND PROPERTY.
7. CONTRACTOR AND SUB-CONTRACTORS SHALL CLEAN UP DEBRIS AS THE WORK PROGRESSED. CONTRACTOR AND SUB-CONTRACTORS SHALL PROVIDE FOR TRASH REMOVAL FROM SITE. FINAL CLEANING, AFTER SUBSTANTIAL COMPLETION, BUT PRIOR TO FINAL INSPECTION, SHALL INCLUDE A THOROUGH CLEANING OF ALL SURFACES INSTALLED, INCLUDING COUNTERTOPS, GLASS, LIGHT FIXTURES, FLOOR COVERING, ETC. ALL TEMPORARY FACILITIES, EXCESS MATERIALS, DEBRIS, TRASH, EQUIPMENT, ETC., SHALL BE REMOVED FROM THE SITE.
8. PRIOR TO COMMERCING CONSTRUCTION, CONTRACTOR AND SUB-CONTRACTORS SHALL REVIEW ALL DRAWINGS SUPPLIED BY ARCHITECT OR DESIGNER AND ENGINEER. VERIFY ALL SITE AND EXISTING JOB CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OR DESIGN AND ENGINEER OF ANY ERRORS IN DIMENSIONS, DETAILS OR CODE COMPLIANCE. SUCH ERRORS SHALL BE RESOLVED BY DESIGNER, ENGINEER AND CONTRACTOR BEFORE CONTINUING WITH ANY WORK.
9. ALL WORK SHOULD BE PLUMB, LEVEL AND SQUARE. ALL MATERIALS, APPLIANCES, FIXTURES, EQUIPMENTS, ETC., SHALL BE NEW AND CONFORM WITH ALL APPLICABLE CODES, WORKMANSHIP SHALL MEET THE BEST PROFESSIONAL STANDARDS OF THE TRADE.
10. FLASHING AND PROTECTION FOR ALL PENETRATIONS AND OPENINGS AS REQUIRED PER CODE.
11. SUPPLY NEW DRAINAGE SYSTEM & PIPING @ 20' INTERVALS (MIN.) WITH 1/4' MESH SCREEN (CONTINUOUS)
12. SUPPLY MIN. 5 YEARS WARRANTY ON ALL ROOF WORK. ROOF TO BE BUILT UP- BITUMEN TORCH DOWN W/ COATING ROOF PARAPET TO HAVE GALVANIZED FLASHING CAP ALL AROUND, PER CODE.
13. ELECTRICAL, UTILITY SERVICE LATERALS AND SEWERAGE SHALL BE UNDERGROUND. SEWERAGE TO BE HOOKED UP WITH EXISTING MAIN INFORM LOCAL UTILITY DEPT.
14. COLORS OF INTERIOR AND EXTERIOR FINISHES AND PAINTS ARE TO BE CHOSEN BY OWNER.
15. INSULATION SCHEDULE AS FOLLOW: WALL - R-13; ROOF - R-30; FLOOR/CEILING - R-19 PER TITLE 24
16. PROVIDE FIRE EXTINGUISHER SYSTEM AND TYPE PER S.F. FIRE DEPARTMENT REQUIREMENTS AND LOCATION PER CODE.

GENERAL NOTES

3
A11

ENERGY CODE:

WINDOW REQUIREMENTS-

1. TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION (CNC STD 10.111(a) & 116 (a)4)

HVAC REQUIREMENTS-

2. R-4.2 DUCT INSULATION SHALL BE INSTALLED IF 40 FEET OR LESS OF NEW DUCTS ARE INSTALLED IN UNCONDITIONED SPACE (CNC 152(b)D)

3. VENTILATION FANS FOR NEW OR REMODELED BATHROOMS SHALL BE MINIMUM 50 CFM WITH MAXIMUM 1 SONE SOUND RATING (ASHRAE 62.2)

WATER HEATING REQUIREMENTS-

4. 1 INCH INSULATION SHALL BE INSTALLED ON FIRST 5 FEET OF HOT AND COLD WATER PIPES AT THE WATER HEATER (CNC 150(j)2)

KITCHENS-

5. 50% OF KITCHEN LIGHTING WATTAGE SHALL BE HIGH EFFICACY. INCANDESCENT LIGHTING SHALL BE CONTROLLED BY A SEPARATE SWITCH. NOTE: BLANK ELECTRICAL BOXES SHALL BE COUNTED AS 180 WATTS (CNC 150 (k) 8-9 & (k) 3)
6. ALL NEW OR REPLACEMENT LIGHTING FIXTURES INSTALLED IN THE KITCHEN SHALL BE HIGH EFFICACY UNTIL THE TOTAL WATTAGE OF ALL KITCHEN LIGHTS IS 50% EXISTING LIGHTING FIXTURES ARE INCLUDED IN THE CALCULATION. NOTE: LIGHTING INSTALLED ADJACENT TO THE KITCHEN, SUCH AS DINING ROOMS AND NOOK AREAS, IS CONSIDERED AS KITCHEN LIGHTING, UNLESS SWITCHED SEPARATELY.

7. KITCHEN FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.

BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS-

8. ALL NEW LIGHTING INSTALLED IN BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS GREATER THAN 70 SF. AND ULTILTY ROOMS SHALL BE HGIIH EFFICACY OR SPECIFY A MANUAL ON/OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY) (CNC 150 (k) 10)

9. BATH FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.

OUTDOOR LIGHTING REQUIREMENTS-

10. ALL EXTERIOR LIGHTING FIXTURES SHALL BE HIGH EFFICACY, OR CONTROLLED BY AN AUTO ON/OFF MOTION SENSOR AND ONE OF THE FOLLOWING CONTROLS (CNC 150 (k) 13)
* A PHOTO-CONTROL, * AN ASTRONOMICAL CLOCK, * AN ENERGY MANAGEMENT CONTROL SYSTEM

ENERGY NOTES

4
A11

REVISIONS:	
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LLC**
DESIGN DIVISION
562 BRYANT STREET
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CHANGE OF USE
COMMERCIAL TO RESIDENCE
905 GENEVA AVE.
SAN FRANCISCO, CA

GENERAL
AND UTILITY
NOTES

DATE: 6/30/15

SCALE: AS SHOWN

DRAWN BY: WILSON NG

SHEET NO.

A-11

OF SHEETS