



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.

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, June 22, 2016**
 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: 58 Waller Street	Case No.: 2015-013144VAR
Cross Street(s): Laguna St./Octavia Blvd.	Building Permit: 2015.09.23.7813
Block / Lot No.: 0856/037	Applicant/Agent: Daniel Villanueva
Zoning District(s): RTO / 40-X	Telephone: 415-318-8634
Area Plan: Market and Octavia	E-Mail: villanueva@archsf.com

PROJECT DESCRIPTION

The proposal is a horizontal expansion of the existing second-floor deck by approximately 5'-0", located in the rear of the property. The proposal also calls for the lateral horizontal expansion of the existing second floor (under the existing third-floor deck); this expansion will not increase the building depth.

Section 134 of the Planning Code requires a minimum rear yard of 59 feet for the subject property. The existing building (under the third-floor deck) encroaches into the required rear yard by approximately 2'-6", and the existing second-floor deck encroaches into the required rear yard by approximately 9'-6". The horizontal addition of the second-floor deck would encroach into the required rear yard by approximately 14'-6" (5' beyond the existing deck), and the lateral horizontal expansion of the second-floor (under the third-floor deck) would encroach into the required rear yard by approximately 2'-6"; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **415-575-9167** Mail: Nicholas.Foster@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/2015-013144VAR.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.

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS. IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2013 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2013, THE 2013 NFPA 72 (FIRE ALARMS) AND THE 2013 NFPA 13(1)R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2013 THEN THIS PROJECT MUST COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUTE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMANCE REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OR THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED

STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS' AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

ABBREVIATIONS

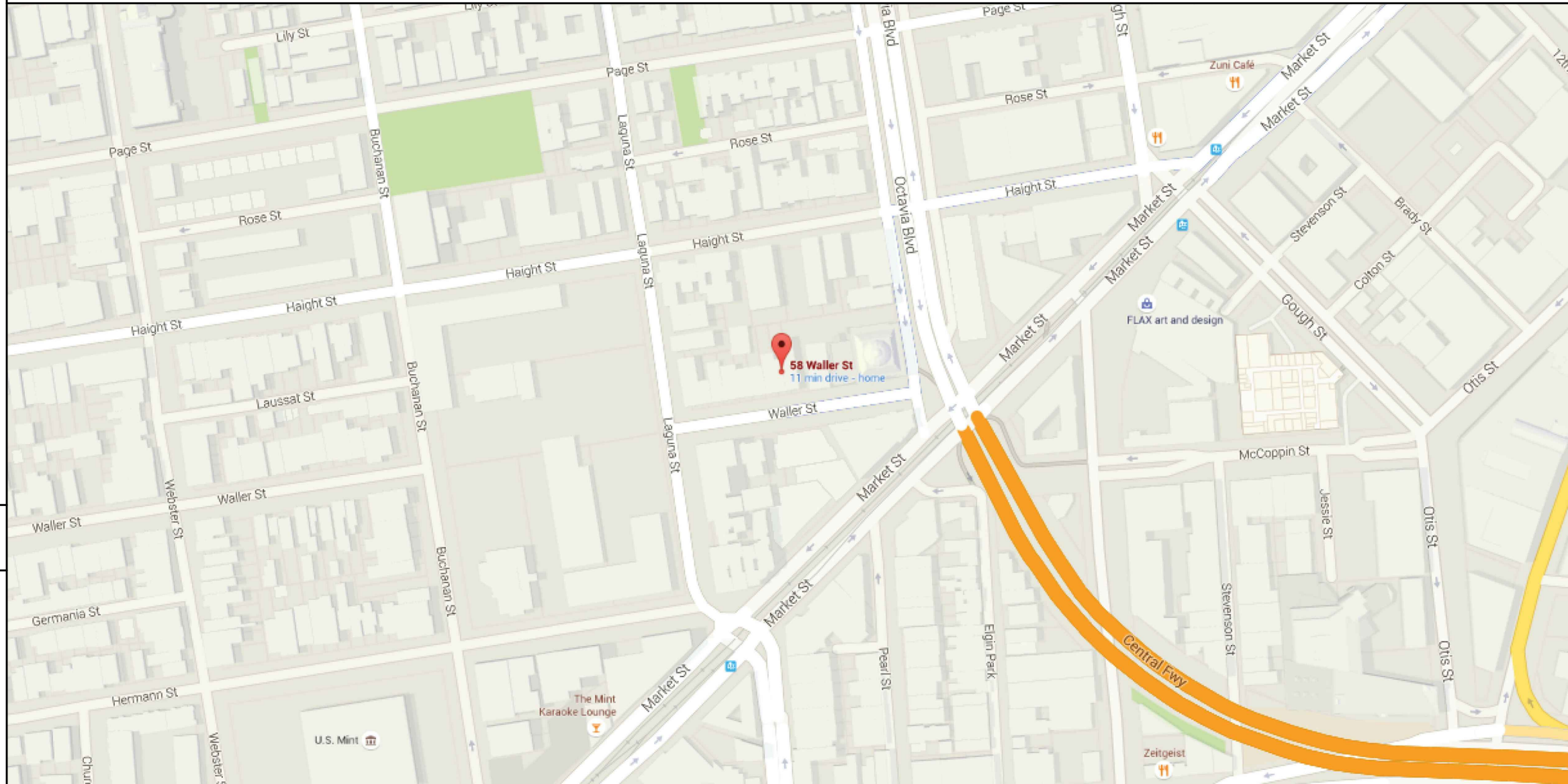
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM	NI.	NEW
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	PL.	PLASTIC
CONC.	CONCRETE	PLY.	PLYWOOD
DTL.	DETAIL	REQ'D.	REQUIRED
DWG.	DRAWING	SIM.	SIMILAR
EX.	EXISTING	SHTG.	SHEATHING
ELEC.	ELECTRICAL	S.S.D.	SEE STRUCTURAL DRAWINGS
ELEV.	ELEVATION	STL.	STEEL
EQ.	EQUAL	T.B.D.	TO BE DETERMINED
EXT.	EXTERIOR	T.O.	TOP OF
F.F.	FINISH FLOOR	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GSM.	GALVANIZED SHEET METAL	V.I.F.	VERIFY IN FIELD
GYP.	GYPSUM	W/.	WITH
HDR.	HEADER	W/C.	WATER CLOSET
HVAC.	HEATING, VENTILATING, AND AIR CONDITIONING	W/O.	WOOD
HW.	HOT WATER HEATER	WP.	WATERPROOF
INT.	INTERIOR		

DRAWING INDEX

- A0.0 COVER SHEET
- A0.1 DEMOLITION / CONSTRUCTION NOTES
- A1.0 EXISTING SITE PLAN
- A1.01A ALTERNATE REAR SET BACK/12'POP OUT
- A1.1 EXISTING / DEMO FIRST AND SECOND FLOOR PLANS
- A1.2 EXISTING ROOF FLOOR PLAN
- A1.3 EXISTING ELEVATION
- A1.4 EXISTING ELEVATION
- A1.5 EXISTING ELEVATION
- A1.6 EXISTING SECTION
- A2.0 PROPOSED SITE
- A2.1 PROPOSED FIRST AND SECOND FLOOR PLANS
- A2.2 PROPOSED ROOF FLOOR PLAN
- A3.0 PROPOSED ELEVATION
- A3.1 PROPOSED ELEVATION
- A3.2 PROPOSED ELEVATION
- A3.3 PROPOSED SECTION

58 WALLER STREET

VICINITY MAP



PROJECT DESCRIPTION

REAR ADDITION FOR LIVING ROOM. EXTENSION OF REAR DECK. NEW EXTERIOR STAIR AT REAR . INTERIOR REMODEL OF TO SECOND FLOOR. NEW STUDY AT FIRST FLOOR.

PROJECT DATA

PARCEL:	58 WALLER STREET
BLOCK:	0856
LOT:	037
ZONING:	RH-2
INTERSECTIONS:	WALLER AND OCTAVIA
LOT SIZE:	26'-0" WIDE x 137'-6" DEEP
OCCUPANCY TYPE:	R-3, 2-UNIT RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V-B
CODE USED:	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE

	EXISTING	ALLOWABLE	PROPOSED
CONSTRUCTION TYPE:	V-B	V-B	V-B
OCCUPANCY TYPE:	R-3	R-3	R-3
BUILDING HEIGHT:	34'-10"	40'-0"	34'-10"
GROSS FLOOR AREA:	2955 S.F.	UL	3075 S.F.
HABITABLE SF:	1910 S.F.	UL	2399 S.F.
NON-HABITABLE SF (garage):	1045 S.F.	UL	676 S.F.
STORIES/BASEMENTS:	2	2	2
# OF UNITS	1	1	1
FIRE SPRINKLERS	NO	N/A	NO
SEISMIC UPGRADE	NO	N/A	YES

FLOOR AREAS	EXISTING	CHANGE	NET PROPOSED
FIRST FLOOR (incl. garage)	1369 S.F.	+ 0 S.F.	1369 S.F.
SECOND FLOOR	1586 S.F.	+ 120 S.F.	1706 S.F.
TOTAL:	2955 S.F.	+ 120 S.F.	3075 S.F.
% INCREASE	100%	4%	NO STREET TREE REQUIRED

BUILDING DEPTH	EXISTING	CHANGE	NET PROPOSED
	74'-1"	0"	74'-1"

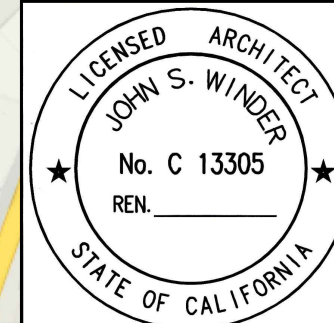
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SITE PERMIT

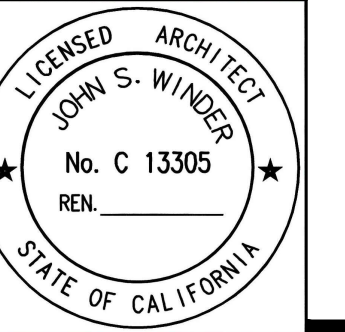


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DATE 5.28.15

SCALE AS NOTED

DRAWN DV, DP, CW



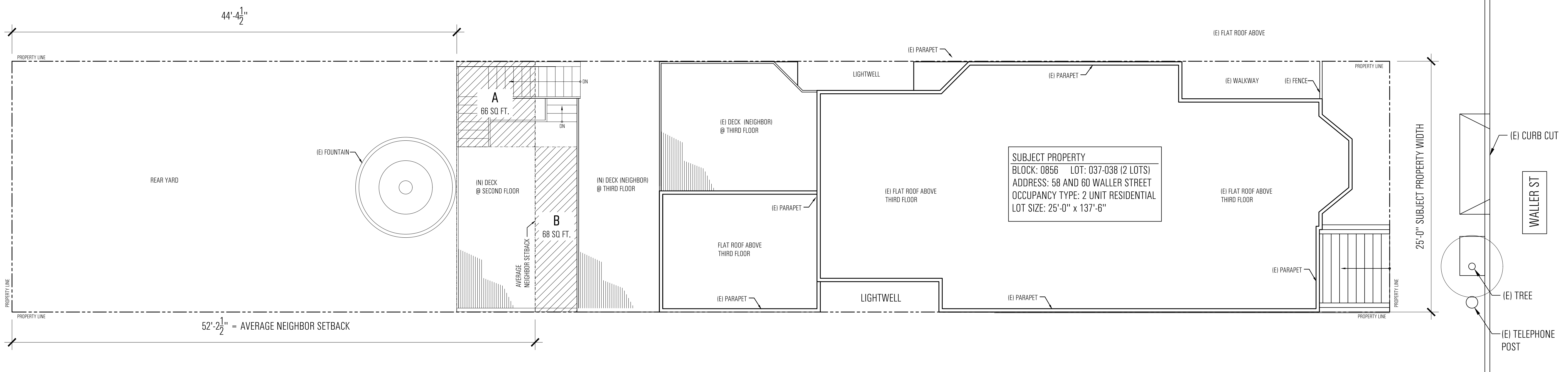
58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

ALTERNATE REAR SETBACK	_____
12' POP OUT	_____

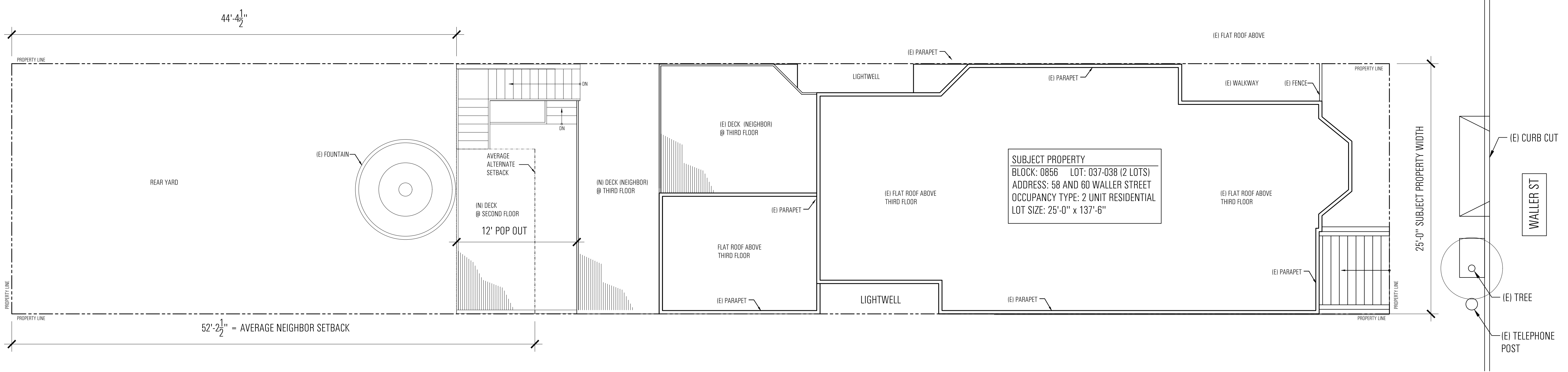
A 1.0A

DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW



ALTERNATE AVERAGE NEIGHBOR REAR SETBACK PER PLANNING CODE SECTION 134
3/16" = 1'-0"

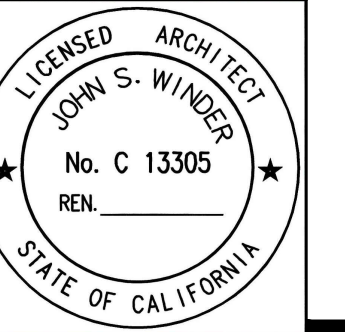
1
A1.0A



12-FOOT POP OUT
3/16" = 1'-0"

2
A1.0A





58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

EXISTING AND DEMOLITION SITE PLAN

A1.1

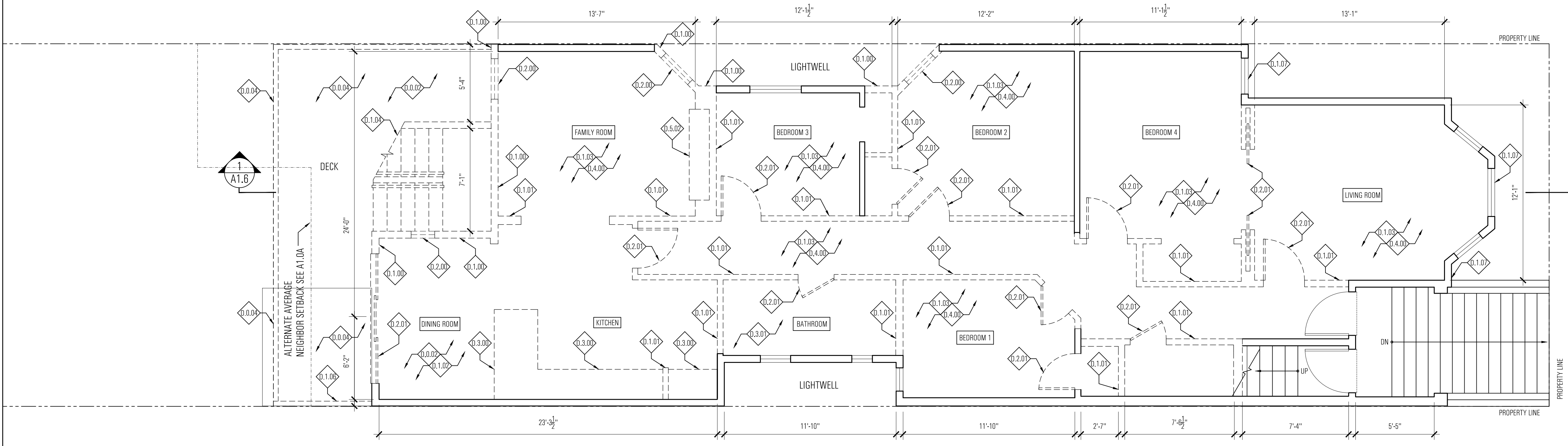
DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW

WALL TYPES

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED

DEMO SHEET NOTES

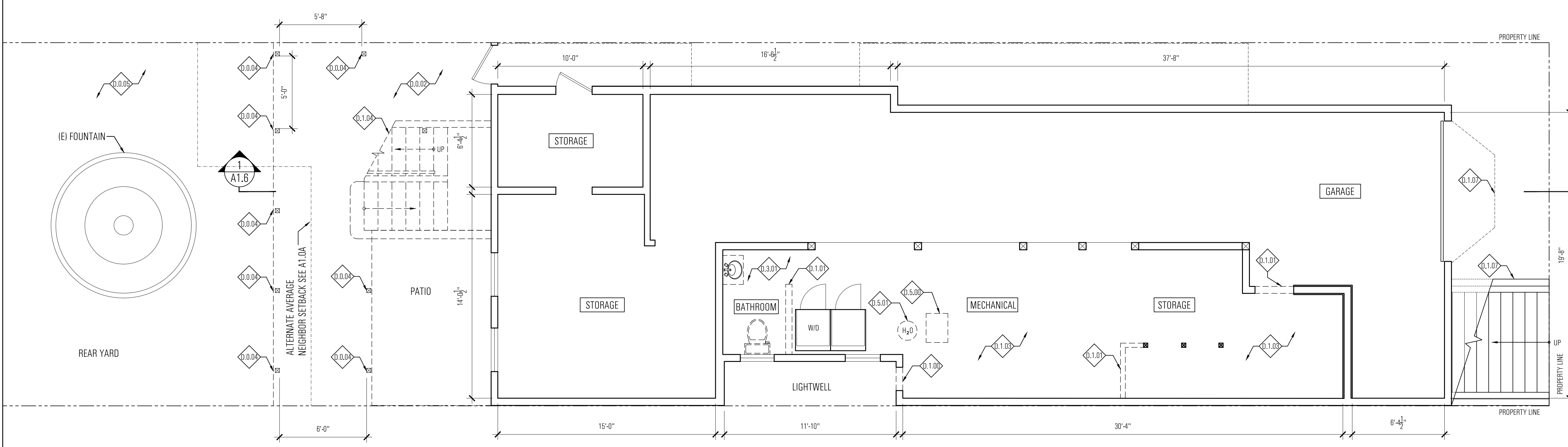
- 0.0.0 REMOVE EXISTING FOUNDATIONS
- 0.0.01 RETAIN EXISTING CONCRETE FOUNDATIONS
- 0.0.02 EXCAVATE FOR NEW ADDITION AND NEW FLOOR/CEILING HEIGHT
- 0.0.03 NOT USED
- 0.0.04 REMOVE EXISTING WOOD DECK, GUARDRAIL, AND CONCRETE FOOTINGS
- 0.0.05 LANDSCAPING TO BE DETERMINED
- 0.1.00 REMOVE EXISTING EXTERIOR WALL
- 0.1.01 REMOVE EXISTING INTERIOR WALL
- 0.1.02 REMOVE EXISTING CEILING AND CEILING FRAMING
- 0.1.03 REMOVE EXISTING CEILING FINISH
- 0.1.04 REMOVE EXISTING EXTERIOR STAIRCASE AND RAILING
- 0.1.05 NOT USED
- 0.1.06 REMOVE EXISTING GAIRD WALL
- 0.1.07 NO CHANGES TO FRONT FACADE
- 0.2.00 REMOVE EXISTING WINDOW
- 0.2.01 REMOVE EXISTING DOOR
- 0.3.00 REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FIXTURES AND FINISHES
- 0.3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- 0.4.00 REMOVE EXISTING HARDWOOD FLOORING
- 0.5.00 REMOVE EXISTING FURNACE
- 0.5.01 REMOVE EXISTING WATER HEATER
- 0.5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE



SECOND FLOOR DEMO / EXISTING PLAN

1/4" = 1'-0"

2
A1.1

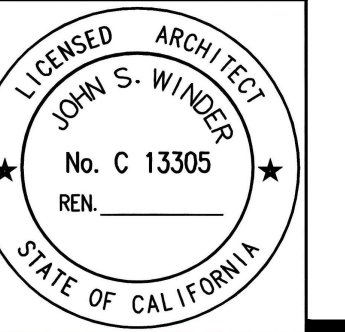


FIRST FLOOR DEMO / EXISTING PLAN

1/4" = 1'-0"

1
A1.1





58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

EXISTING AND DEMOLITION SITE PLAN

A1.2

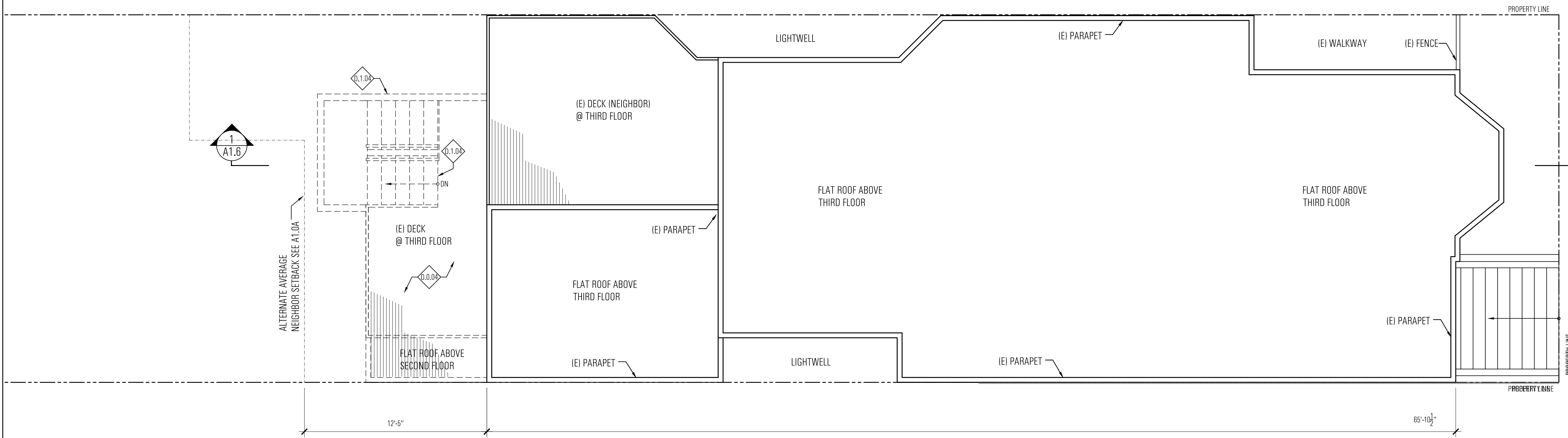
DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW

WALL TYPES

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED

DEMO SHEET NOTES

- ◊0.00 REMOVE EXISTING FOUNDATIONS
- ◊0.01 RETAIN EXISTING CONCRETE FOUNDATIONS
- ◊0.02 EXCAVATE FOR NEW ADDITION AND NEW FLOOR/CEILING HEIGHT
- ◊0.03 NOT USED
- ◊0.04 REMOVE EXISTING WOOD DECK, GUARDRAIL, AND CONCRETE FOOTINGS
- ◊0.05 LANDSCAPING TO BE DETERMINED
- ◊1.00 REMOVE EXISTING EXTERIOR WALL
- ◊1.01 REMOVE EXISTING INTERIOR WALL
- ◊1.02 REMOVE EXISTING CEILING AND CEILING FRAMING
- ◊1.03 REMOVE EXISTING CEILING FINISH
- ◊1.04 REMOVE EXISTING EXTERIOR STAIRCASE AND RAILING
- ◊1.05 NOT USED
- ◊1.06 REMOVE EXISTING GAURD WALL
- ◊1.07 NO CHANGES TO FRONT FACADE
- ◊2.00 REMOVE EXISTING WINDOW
- ◊2.01 REMOVE EXISTING DOOR
- ◊3.00 REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FIXTURES AND FINISHES
- ◊3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- ◊4.00 REMOVE EXISTING HARDWOOD FLOORING
- ◊5.00 REMOVE EXISTING FURNACE
- ◊5.01 REMOVE EXISTING WATER HEATER
- ◊5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE



ROOF FLOOR DEMO / EXISTING PLAN

1/4" = 1'-0"

1
A1.2



DEMO SHEET NOTES

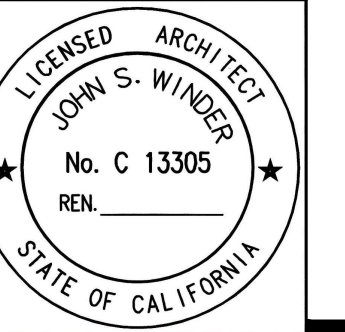
- ◊0.00 REMOVE EXISTING FOUNDATIONS
- ◊0.01 RETAIN EXISTING CONCRETE FOUNDATIONS
- ◊0.02 EXCAVATE FOR NEW ADDITION AND NEW FLOOR/CEILING HEIGHT
- ◊0.03 NOT USED
- ◊0.04 REMOVE EXISTING WOOD DECK, GUARDRAIL, AND CONCRETE FOOTINGS
- ◊0.05 LANDSCAPING TO BE DETERMINED
- ◊1.00 REMOVE EXISTING EXTERIOR WALL
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- ◊1.03 REMOVE EXISTING CEILING FINISH
- ◊1.04 REMOVE EXISTING EXTERIOR STAIRCASE AND RAILING
- ◊1.05 NOT USED
- ◊1.06 REMOVE EXISTING GAURD WALL
- ◊1.07 NO CHANGES TO FRONT FACADE
- ◊2.00 REMOVE EXISTING WINDOW
- ◊2.01 REMOVE EXISTING DOOR
- ◊3.00 REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FIXTURES AND FINISHES
- ◊3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- ◊4.00 REMOVE EXISTING HARDWOOD FLOORING
- ◊5.00 REMOVE EXISTING FURNACE
- ◊5.01 REMOVE EXISTING WATER HEATER
- ◊5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE

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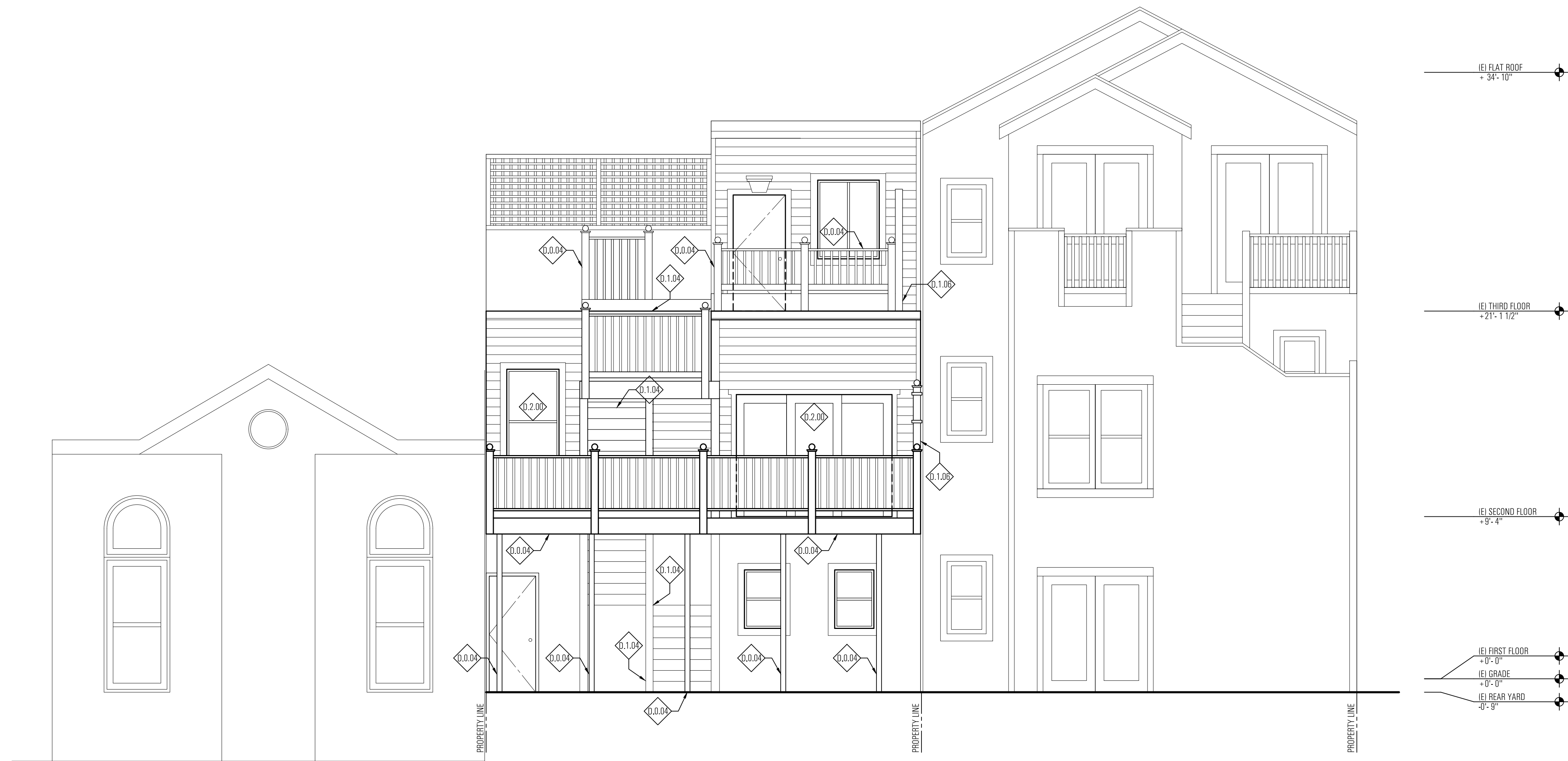
58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

EXISTING ELEVATION

A1.3

DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW



EXISTING REAR (NORTH) ELEVATION

1/4" = 1'-0"

1
A1.3

DEMO SHEET NOTES

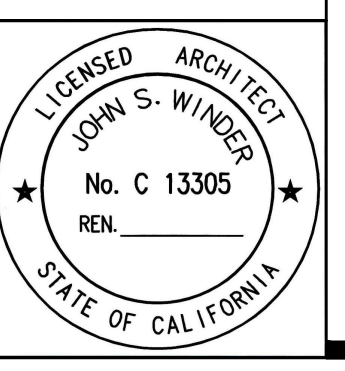
- ◊0.00 REMOVE EXISTING FOUNDATIONS
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- ◊3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- ◊4.00 REMOVE EXISTING HARDWOOD FLOORING
- ◊5.00 REMOVE EXISTING FURNACE
- ◊5.01 REMOVE EXISTING WATER HEATER
- ◊5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE

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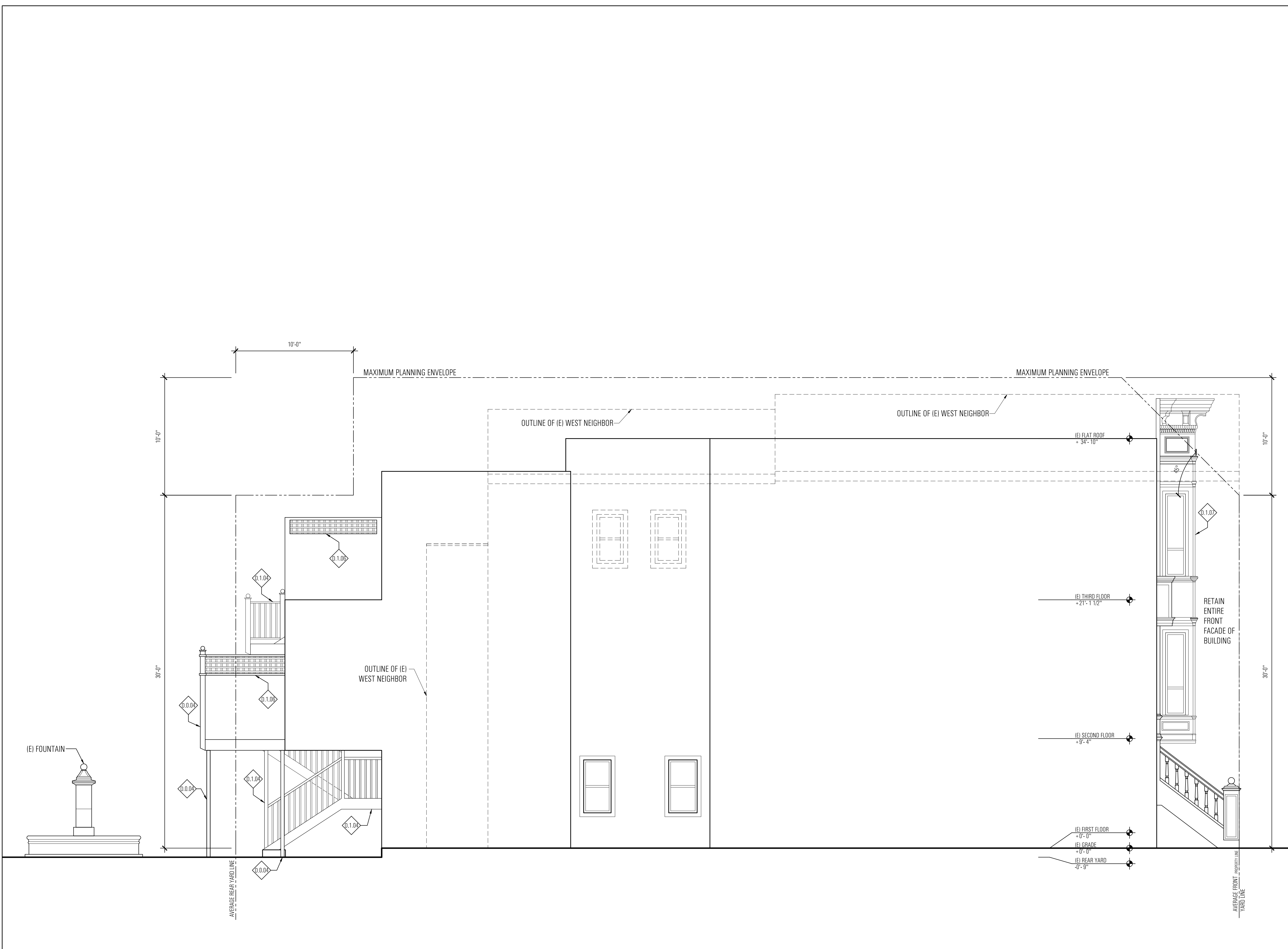
58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

EXISTING ELEVATION

A 1.4

DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW



EXISTING SIDE (WEST) ELEVATION
1/4" = 1'-0"

1
A1.4

DEMO SHEET NOTES

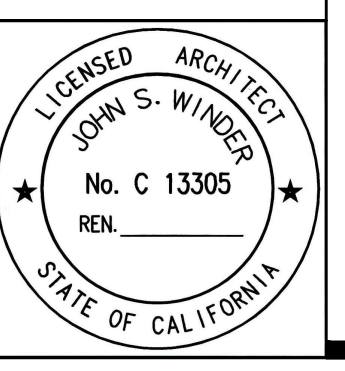
- ◊0.00 REMOVE EXISTING FOUNDATIONS
- ◊0.01 RETAIN EXISTING CONCRETE FOUNDATIONS
- ◊0.02 EXCAVATE FOR NEW ADDITION AND NEW FLOOR/CEILING HEIGHT
- ◊0.03 NOT USED
- ◊0.04 REMOVE EXISTING WOOD DECK, GUARDRAIL, AND CONCRETE FOOTINGS
- ◊0.05 LANDSCAPING TO BE DETERMINED
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- ◊1.03 REMOVE EXISTING CEILING FINISH
- ◊1.04 REMOVE EXISTING EXTERIOR STAIRCASE AND RAILING
- ◊1.05 NOT USED
- ◊1.06 REMOVE EXISTING GAURD WALL
- ◊1.07 NO CHANGES TO FRONT FACADE
- ◊2.00 REMOVE EXISTING WINDOW
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- ◊3.00 REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FIXTURES AND FINISHES
- ◊3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- ◊4.00 REMOVE EXISTING HARDWOOD FLOORING
- ◊5.00 REMOVE EXISTING FURNACE
- ◊5.01 REMOVE EXISTING WATER HEATER
- ◊5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE

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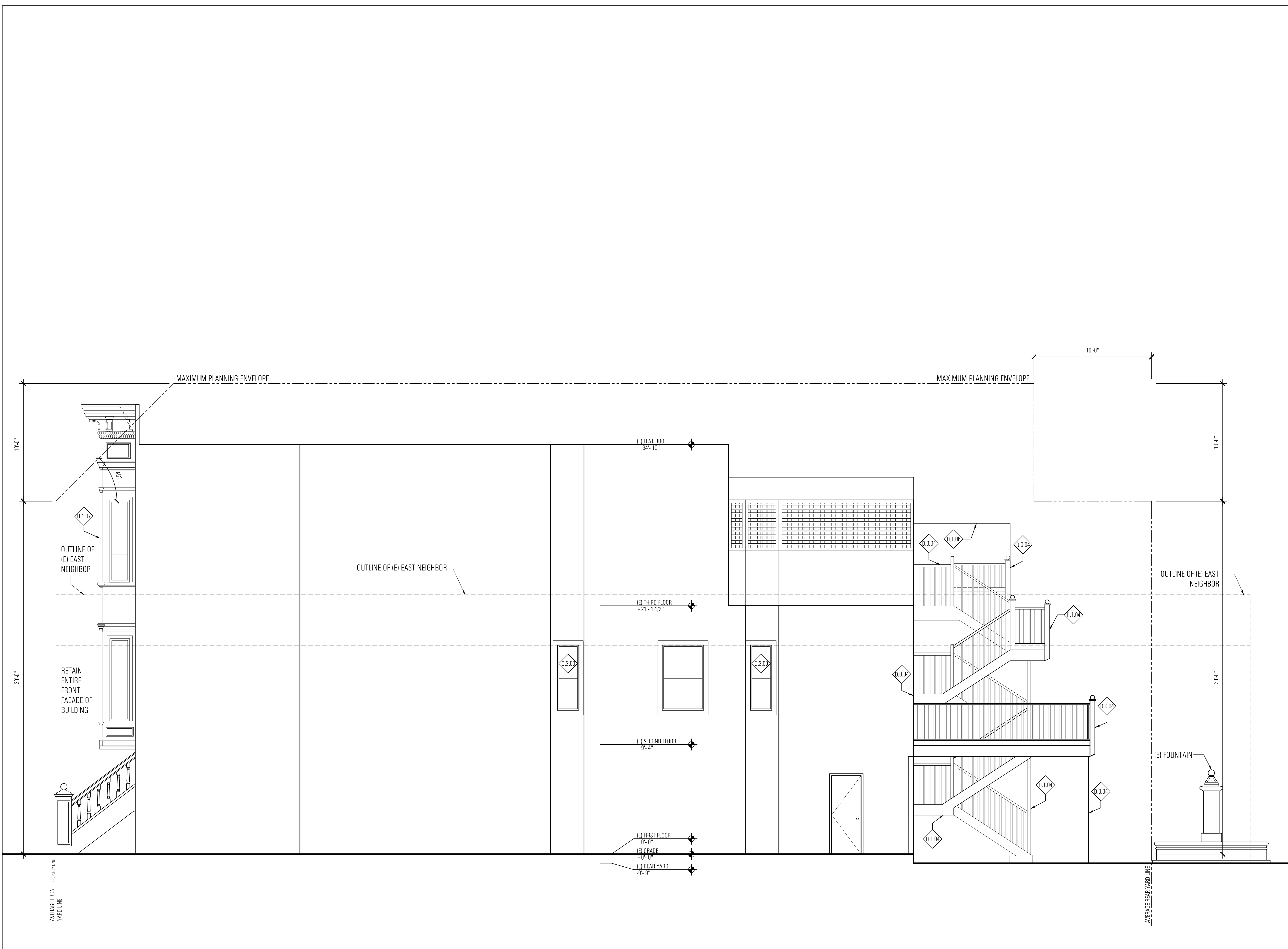
58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

EXISTING SECTION

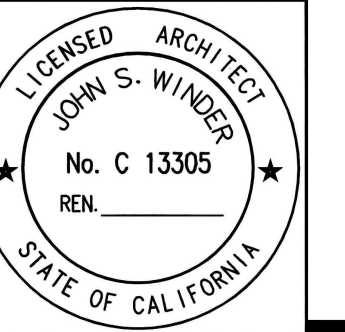
A1.5

DATE 5.28.15
SCALE AS NOTED
DRAWN DV, DP, CW



EXISTING SECTION LOOKING EAST
1/4" = 1'-0"

1
A1.5



58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

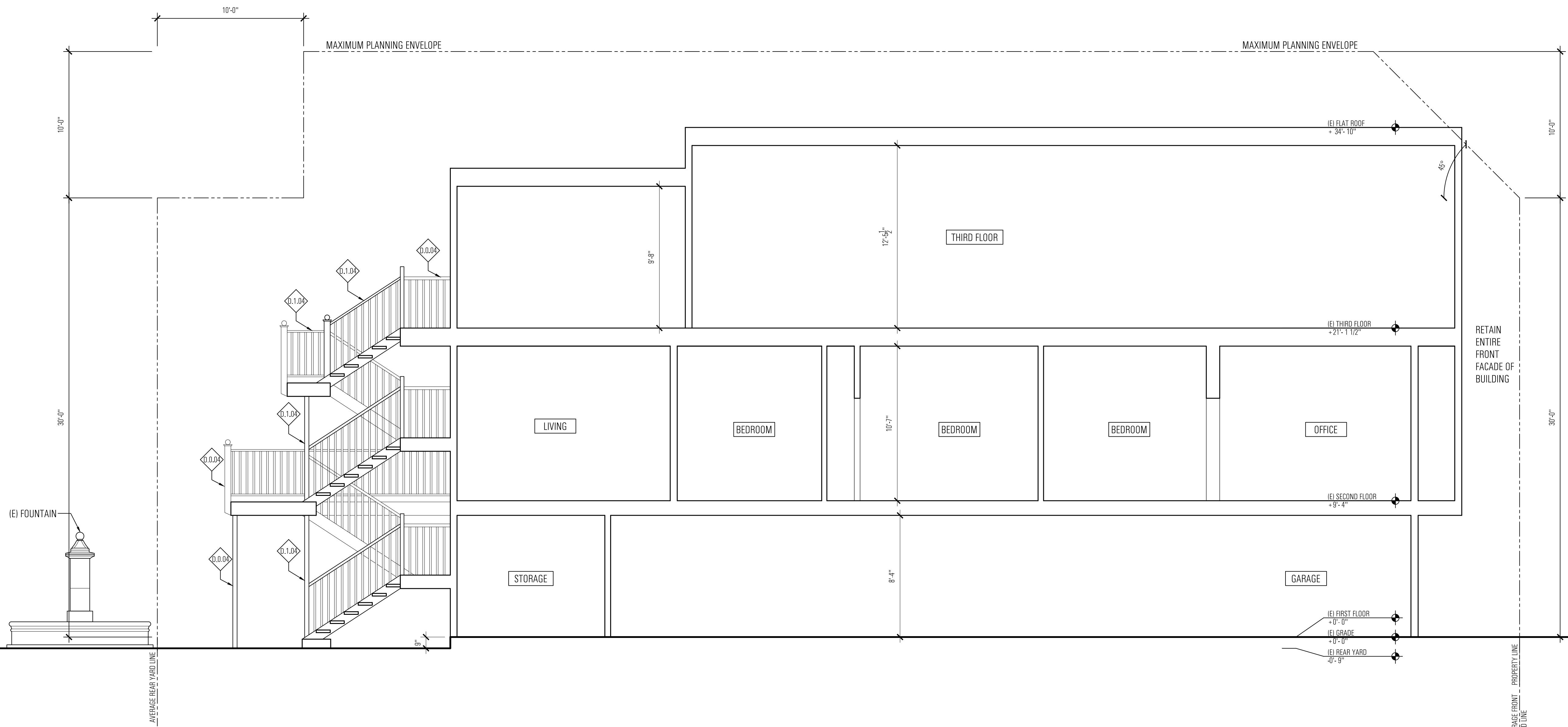
EXISTING SECTION	_____

A1.6

DATE	5.28.15
SCALE	AS NOTED
DRAWN	DV, DP, CW

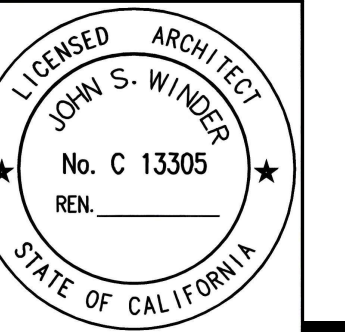
DEMO SHEET NOTES

- ◊0.00 REMOVE EXISTING FOUNDATIONS
- ◊0.01 RETAIN EXISTING CONCRETE FOUNDATIONS
- ◊0.02 EXCAVATE FOR NEW ADDITION AND NEW FLOOR/CEILING HEIGHT
- ◊0.03 NOT USED
- ◊0.04 REMOVE EXISTING WOOD DECK, GUARDRAIL, AND CONCRETE FOOTINGS
- ◊0.05 LANDSCAPING TO BE DETERMINED
- ◊1.00 REMOVE EXISTING EXTERIOR WALL
- ◊1.01 REMOVE EXISTING INTERIOR WALL
- ◊1.02 REMOVE EXISTING CEILING AND CEILING FRAMING
- ◊1.03 REMOVE EXISTING CEILING FINISH
- ◊1.04 REMOVE EXISTING EXTERIOR STAIRCASE AND RAILING
- ◊1.05 NOT USED
- ◊1.06 REMOVE EXISTING GAURD WALL
- ◊1.07 NO CHANGES TO FRONT FACADE
- ◊2.00 REMOVE EXISTING WINDOW
- ◊2.01 REMOVE EXISTING DOOR
- ◊3.00 REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FIXTURES AND FINISHES
- ◊3.01 REMOVE EXISTING FIXTURES AND FINISHES AT EXISTING BATHROOM
- ◊4.00 REMOVE EXISTING HARDWOOD FLOORING
- ◊5.00 REMOVE EXISTING FURNACE
- ◊5.01 REMOVE EXISTING WATER HEATER
- ◊5.02 REMOVE EXISTING GAS FIREPLACE AND FLUE



EXISTING SECTION LOOKING EAST
1/4" = 1'-0"

1
A1.6

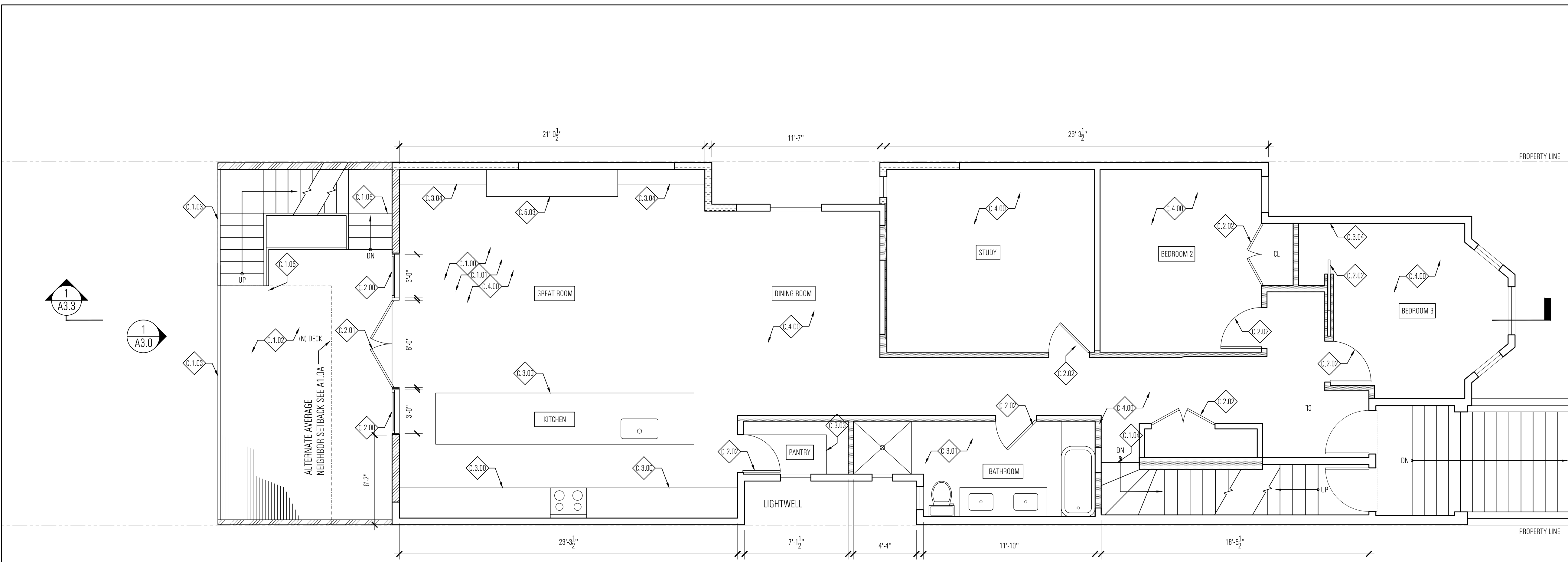


**WALL TYPES
CONSTRUCTION
SHEET NOTES**

- (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) EXTERIOR NON-RATED WOOD STUD WALL W/ PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- NEW 1-HR FIRE-RATED 42" HIGH GUARDWALL WITH 2x4 WOOD FRAMING AND PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYPSUM SHEATHING OVER PLYWD SHEATHING BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING.
- EXISTING WALL TO REMAIN
- NEW NON-RATED LOW-SLOPE ROOF WITH WOOD DECKING OVER P.T. SLEEPERS OVER BUILT-UP ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. 42" HIGH ONE-HOUR-FIRE-RATED PARAPET AT ALL PROPERTY-LINE SIDE WALLS.
- NEW 1/2" TYPE-X GYPSUM WALLBOARD AT CEILING
- NEW FLOOR FRAMING AT NEW ADDITION
- NEW TERRACE/ WOOD DECK W/ POSTS AT GRADE LEVEL
- NEW 42" HIGH STEEL GUARDRAIL, MAX 4" OPENING.
- NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW EXTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH P.T. WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, METAL HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW WOOD FENCE
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED WINDOW IN NEW OPENING.
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED BIFOLD DOOR UNIT IN NEW OPENING.
- NEW INTERIOR DOOR
- NEW 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
- NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED. 1100 sq. inch
- NEW BUILT-IN PANTRY CABINETS
- NEW BUILT-IN CABINET / SHELVES
- NEW BUILT-IN BENCH
- NEW PLANTER
- NEW HARDWOOD FLOORING
- NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
- NEW PASSIVE WATER HEATER TANK, COORDINATE WITH NEW BOILER
- NEW FURNACE, WITH VENT AND INTAKE AIR AS REQUIRED BY CODE
- NEW DIRECT-VENT SEALED GAS FIREPLACE AND FLUE, VENTED AS REQUIRED

INSULATION SCHEDULE

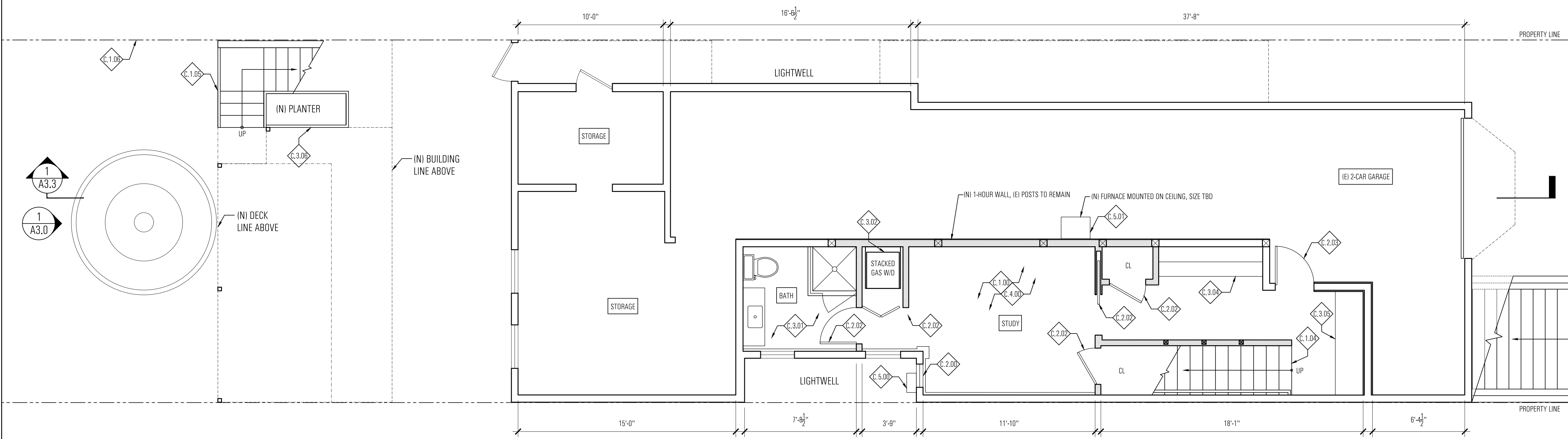
EXTERIOR WALLS	R-21 AT 2x6 WALLS R-13 AT 2x4 WALLS BLOWN-IN BATTS HERS VERIFIED
INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS	R-19 MIN 5.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS OVER GARAGE	R-38 BLOWN-IN BATTS HERS VERIFIED



SECOND FLOOR PROPOSED PLAN

1/4" = 1'-0"

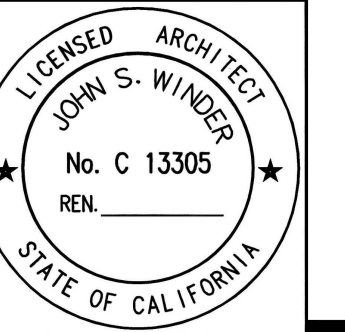
2
A2.1



FIRST FLOOR PROPOSED PLAN

1/4" = 1'-0"

1
A2.1



58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

PROPOSED ELEVATIONS

A3.1

DATE 5.28.15

SCALE AS NOTED

DRAWN DV, DP, CW

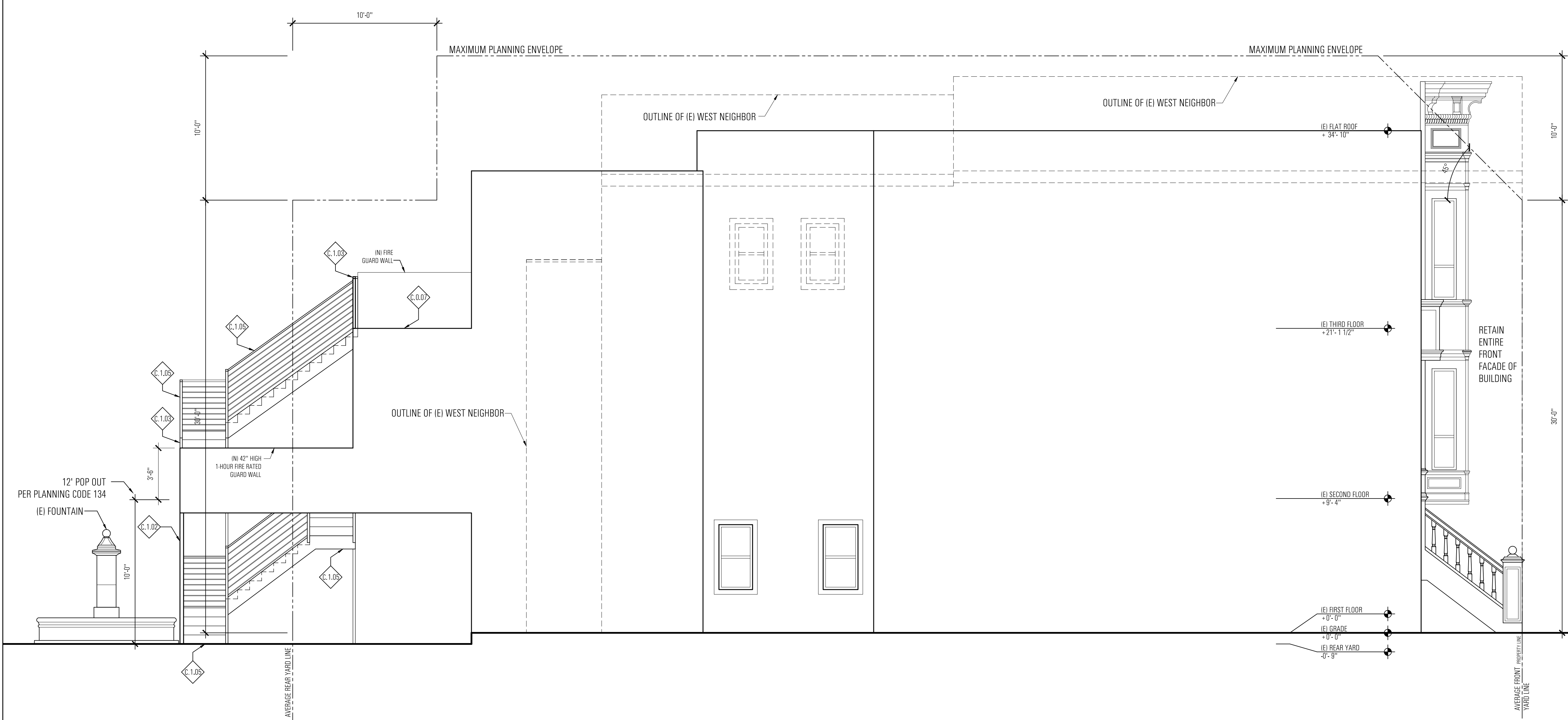
WALL TYPES
CONSTRUCTION SHEET NOTES

- (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD, INTERIOR
- (N) EXTERIOR NON-RATED WOOD STUD WALL W/ PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD, INTERIOR
- (N) INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD, ON BOTH SIDES.
- NEW 1-HR FIRE-RATED 42" HIGH GUARDWALL WITH 2x4 WOOD FRAMING AND PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYPSUM SHEATHING OVER PLYWD SHEATHING BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING.
- EXISTING WALL TO REMAIN

- NEW NON-RATED LOW-SLOPE ROOF WITH WOOD DECKING OVER P.T. SLEEPERS OVER BUILT-UP ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING.
- NEW 1/2" TYPE-X GYPSUM WALLBOARD AT CEILING
- NEW FLOOR FRAMING AT NEW ADDITION
- NEW TERRACE/ WOOD DECK W/ POSTS AT GRADE LEVEL
- NEW 42" HIGH STEEL GUARDRAIL, MAX 4" OPENING.
- NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW EXTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH P.T. WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, METAL HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW WOOD FENCE
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED WINDOW IN NEW OPENING.
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED BIFOLD DOOR UNIT IN NEW OPENING.
- NEW INTERIOR DOOR
- NEW 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
- NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED, 1100 sq. inch
- NEW BUILT-IN PANTRY CABINETS
- NEW BUILT-IN CABINET / SHELVES
- NEW BUILT-IN BENCH
- NEW PLANTER
- NEW HARDWOOD FLOORING
- NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
- NEW PASSIVE WATER HEATER TANK, COORDINATE WITH NEW BOILER
- NEW FURNACE, WITH VENT AND INTAKE AIR AS REQUIRED BY CODE
- NEW DIRECT-VENT SEALED GAS FIREPLACE AND FLUE, VENTED AS REQUIRED

INSULATION SCHEDULE

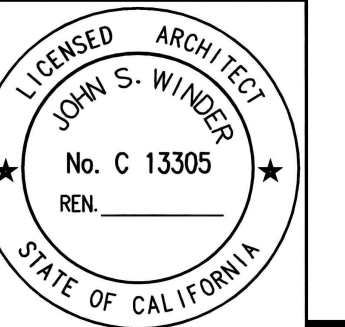
EXTERIOR WALLS	R-21 AT 2x6 WALLS R-13 AT 2x4 WALLS BLOWN-IN BATTS HERS VERIFIED
INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS	R-19 MIN 5.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS OVER GARAGE	R-38 BLOWN-IN BATTS HERS VERIFIED



PROPOSED SIDE ELEVATION (WEST)

1/4" = 1'-0"

1
A3.1



58 WALLER STREET
SAN FRANCISCO, CA 94102

SITE PERMIT

PROPOSED SECTION

A3.2

DATE 5.28.15

SCALE AS NOTED

DRAWN DV, DP, CW

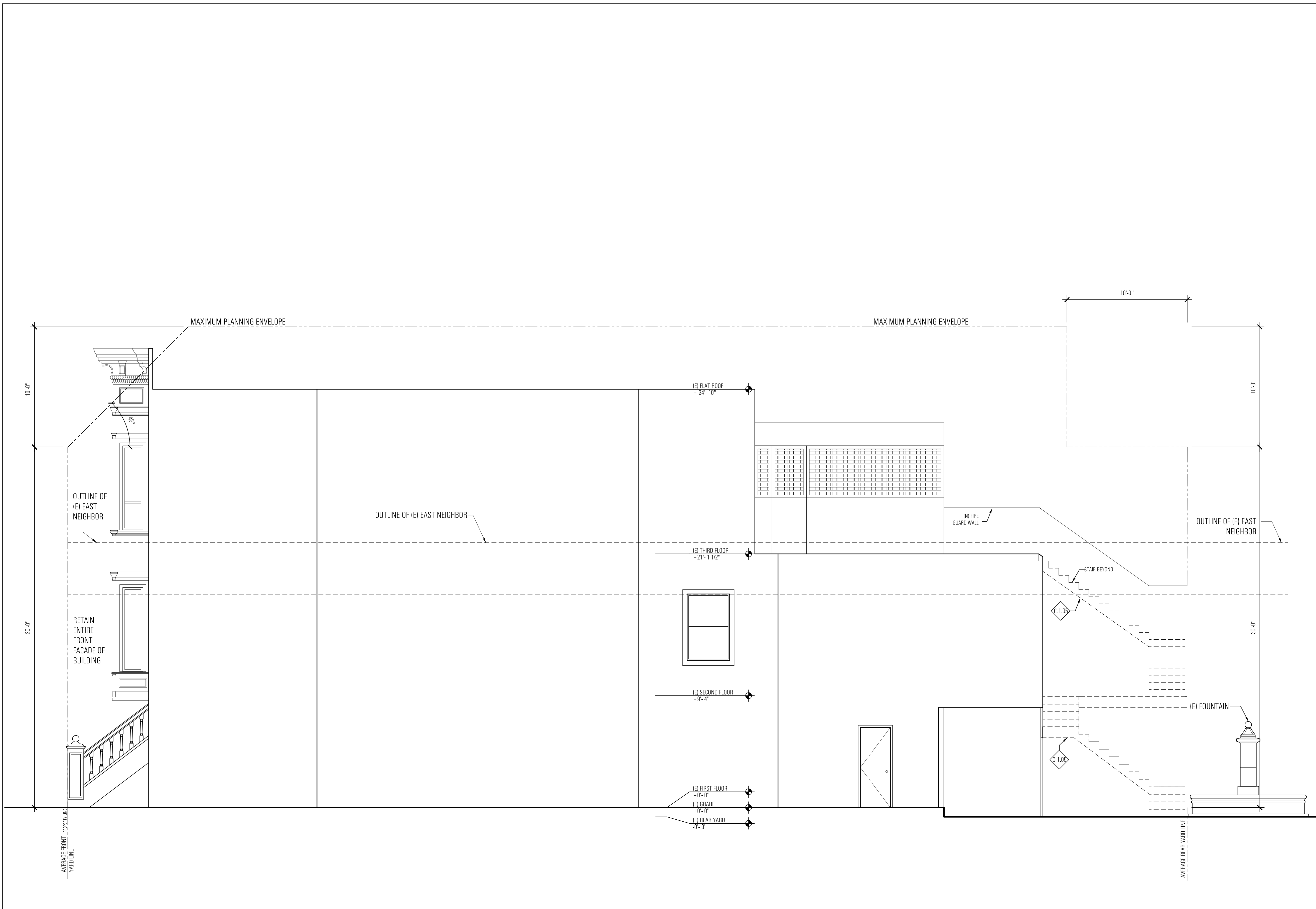
**WALL TYPES
CONSTRUCTION
SHEET NOTES**

- (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) EXTERIOR NON-RATED WOOD STUD WALL W/ PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- NEW 1-HR FIRE-RATED 42" HIGH GUARDWALL WITH 2x4 WOOD FRAMING AND PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYPSUM SHEATHING OVER PLYWD SHEATHING BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING.
- EXISTING WALL TO REMAIN

- C0.07 NEW NON-RATED LOW-SLOPE ROOF WITH WOOD DECKING OVER P.T. SLEEPERS OVER BUILT-UP ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING.
- C1.00 NEW 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
- C1.01 NEW FLOOR FRAMING AT NEW ADDITION
- C1.02 NEW TERRACE/ WOOD DECK W/ POSTS AT GRADE LEVEL
- C1.03 NEW 42" HIGH STEEL GUARDRAIL, MAX 4" OPENING.
- C1.04 NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- C1.05 NEW EXTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH P.T. WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. METAL HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- C1.06 NEW WOOD FENCE
- C2.00 NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED WINDOW IN NEW OPENING.
- C2.01 NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED BIFOLD DOOR UNIT IN NEW OPENING.
- C2.02 NEW INTERIOR DOOR
- C2.03 NEW 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- C3.00 NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- C3.01 NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
- C3.02 NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED. 1100 sq. inch
- C3.03 NEW BUILT-IN PANTRY CABINETS
- C3.04 NEW BUILT-IN CABINET / SHELVES
- C3.05 NEW BUILT-IN BENCH
- C3.06 NEW PLANTER
- C4.00 NEW HARDWOOD FLOORING
- C4.01 NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
- C5.00 NEW PASSIVE WATER HEATER TANK. COORDINATE WITH NEW BOILER
- C5.01 NEW FURNACE, WITH VENT AND INTAKE AIR AS REQUIRED BY CODE
- C5.02 NEW DIRECT-VENT SEALED GAS FIREPLACE AND FLUE, VENTED AS REQUIRED

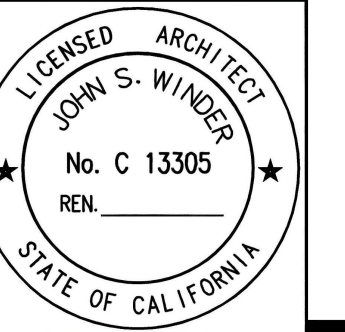
INSULATION SCHEDULE

EXTERIOR WALLS	R-21 AT 2x6 WALLS R-13 AT 2x4 WALLS BLOWN-IN BATTS HERS VERIFIED
INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS	R-19 MIN 5.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS OVER GARAGE	R-38 BLOWN-IN BATTS HERS VERIFIED



PROPOSED SIDE ELEVATION (EAST)
1/4" = 1'-0"

1
A3.2



58 WALLER STREET
SAN FRANCISCO, CA 94102

**WALL TYPES
CONSTRUCTION
SHEET NOTES**

- (N) EXTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) EXTERIOR NON-RATED WOOD STUD WALL W/ PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- (N) INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
- NEW 1-HR FIRE-RATED 42" HIGH GUARDWALL WITH 2x4 WOOD FRAMING AND PAINTED WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYPSUM SHEATHING OVER PLYWD SHEATHING BOTH SIDES WITH PAINTED WOOD CAP OVER SHEETMETAL FLASHING.
- EXISTING WALL TO REMAIN

- NEW NON-RATED LOW-SLOPE ROOF WITH WOOD DECKING OVER P.T. SLEEPERS OVER BUILT-UP ROOFING, PLYWOOD SHEATHING, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING.
- 42" HIGH ONE-HOUR-FIRE-RATED PARAPET AT ALL PROPERTY-LINE SIDE WALLS.
- NEW 1/2" TYPE-X GYPSUM WALLBOARD AT CEILING
- NEW FLOOR FRAMING AT NEW ADDITION
- NEW TERRACE/ WOOD DECK W/ POSTS AT GRADE LEVEL
- NEW 42" HIGH STEEL GUARDRAIL, MAX 4" OPENING.
- NEW INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, WOOD GUARDRAIL/HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW EXTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH P.T. WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, METAL HANDRAIL ON ONE SIDE, 36" HIGH, MAX 4" OPENING.
- NEW WOOD FENCE
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED WINDOW IN NEW OPENING.
- NEW EXTERIOR PAINTED WOOD DOUBLE-GLAZED BIFOLD DOOR UNIT IN NEW OPENING.
- NEW INTERIOR DOOR
- NEW 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- NEW KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- NEW BATHROOM WITH NEW FIXTURES AND FINISHES, TILE FLOOR AND VENTILATION
- NEW LAUNDRY CLOSET WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED, 1100 sq. inch
- NEW BUILT-IN PANTRY CABINETS
- NEW BUILT-IN CABINET / SHELVES
- NEW BUILT-IN BENCH
- NEW PLANTER
- NEW HARDWOOD FLOORING
- NEW POLISHED, STAINED AND SEALED CONCRETE FLOORING
- NEW PASSIVE WATER HEATER TANK, COORDINATE WITH NEW BOILER
- NEW FURNACE, WITH VENT AND INTAKE AIR AS REQUIRED BY CODE
- NEW DIRECT-VENT SEALED GAS FIREPLACE AND FLUE, VENTED AS REQUIRED

INSULATION SCHEDULE

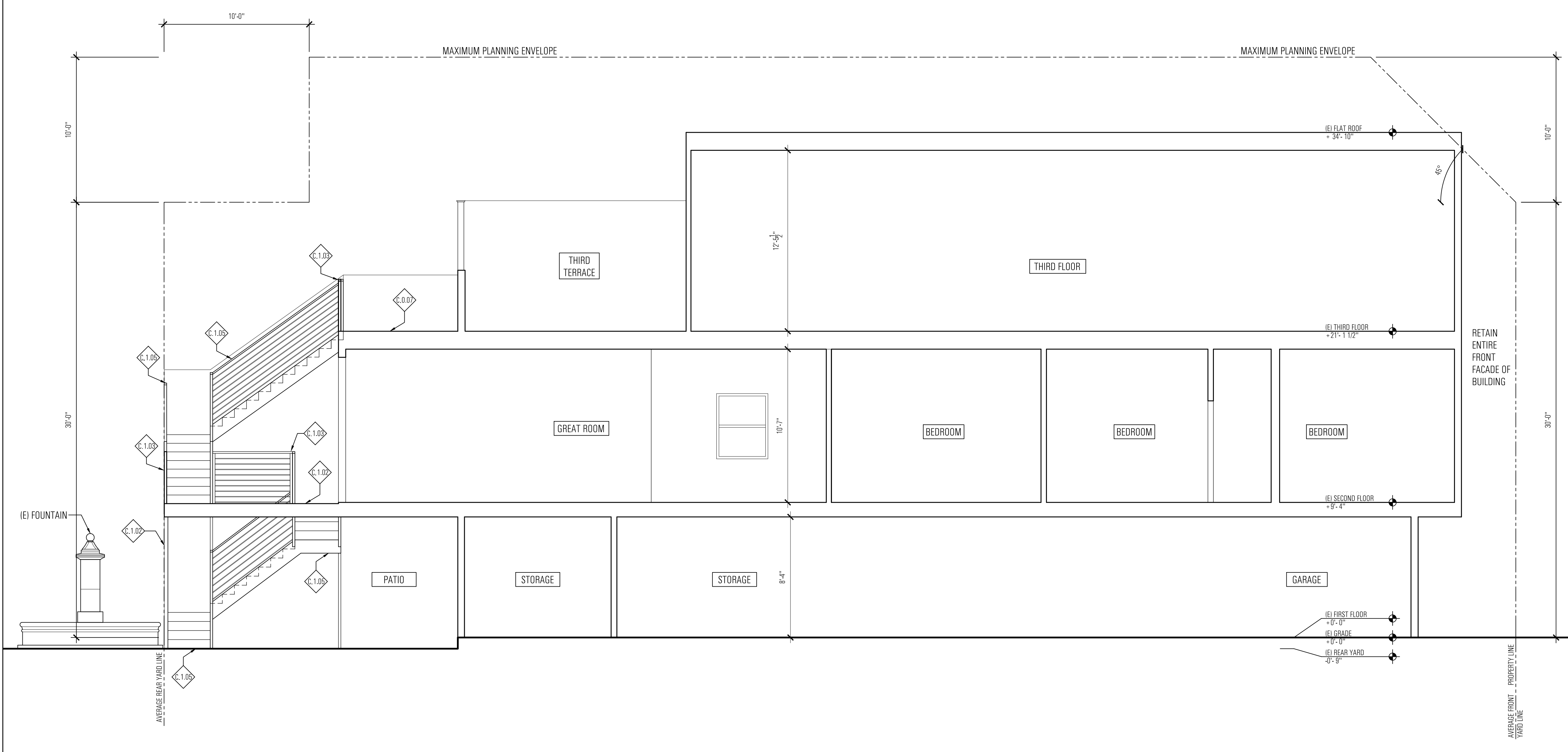
EXTERIOR WALLS	R-21 AT 2x6 WALLS R-13 AT 2x4 WALLS BLOWN-IN BATTS HERS VERIFIED
INTERIOR WALLS	R-13 MIN 3.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS	R-19 MIN 5.5" THICK STANDARD BATTS (FOR SOUND INSULATION ONLY)
INTERIOR FLOORS OVER GARAGE	R-38 BLOWN-IN BATTS HERS VERIFIED

SITE PERMIT

PROPOSED SECTION

A3.3

DATE	5.28.15
SCALE	AS NOTED
DRAWN	DV, DP, CW,



PROPOSED SECTION LOOKING EAST
1/4" = 1'-0"

1
A3.3