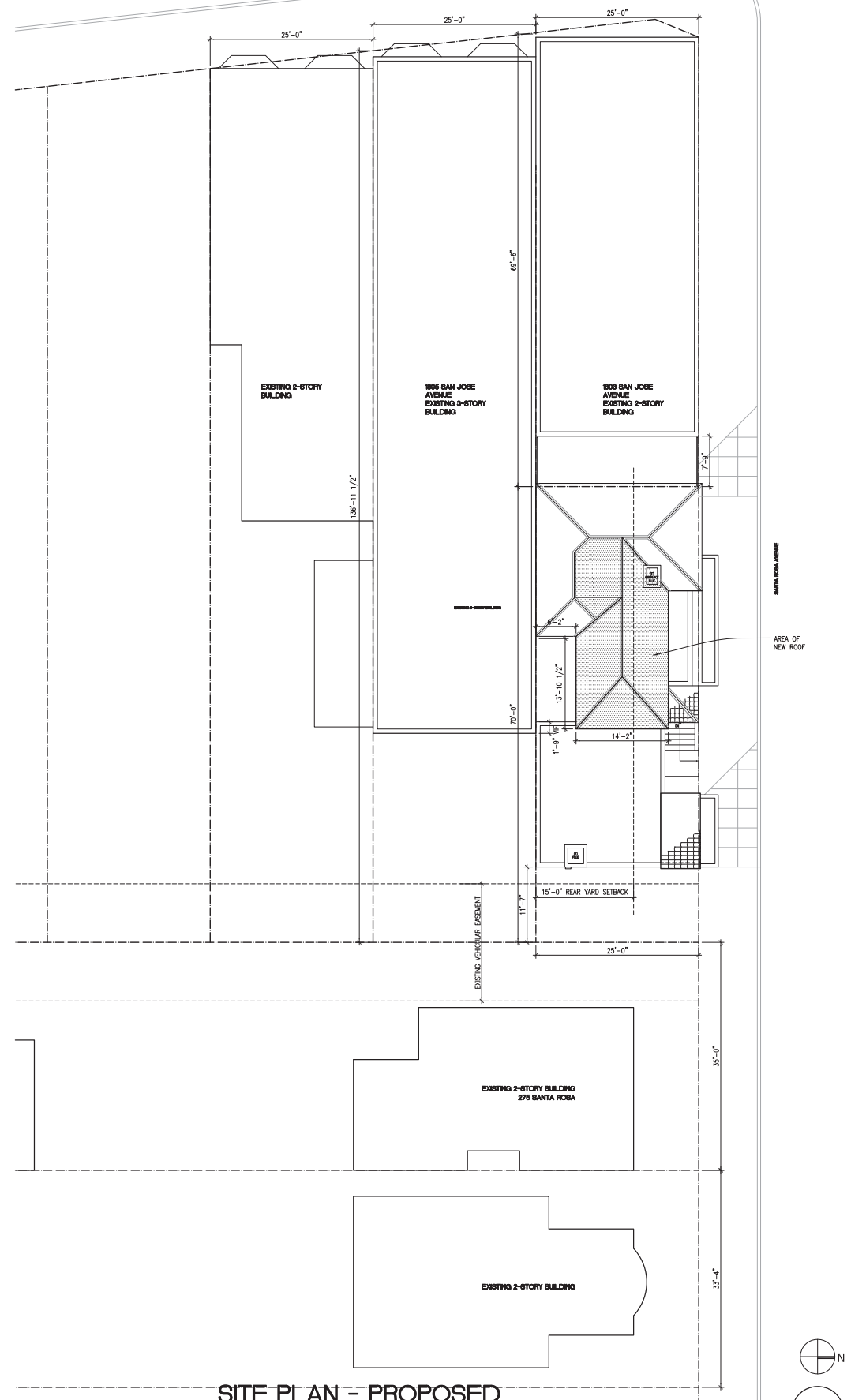


**SITE PLAN - EXISTING**

3/32" = 1'-0"

Z:\285 Santa Rosa\dwg\en\plot (96)

2



**SITE PLAN - PROPOSED**

3/32" = 1'-0"

Z:\285 Santa Rosa\dwg\en\plot (96)

1

**GOWER-MCKEAN RESIDENCE**

285 SANTA ROSA AVE  
SAN FRANCISCO, CA  
94112

**GEDDES ULINSKAS ARCHITECTS**

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STE 1611  
San Francisco CA 94104  
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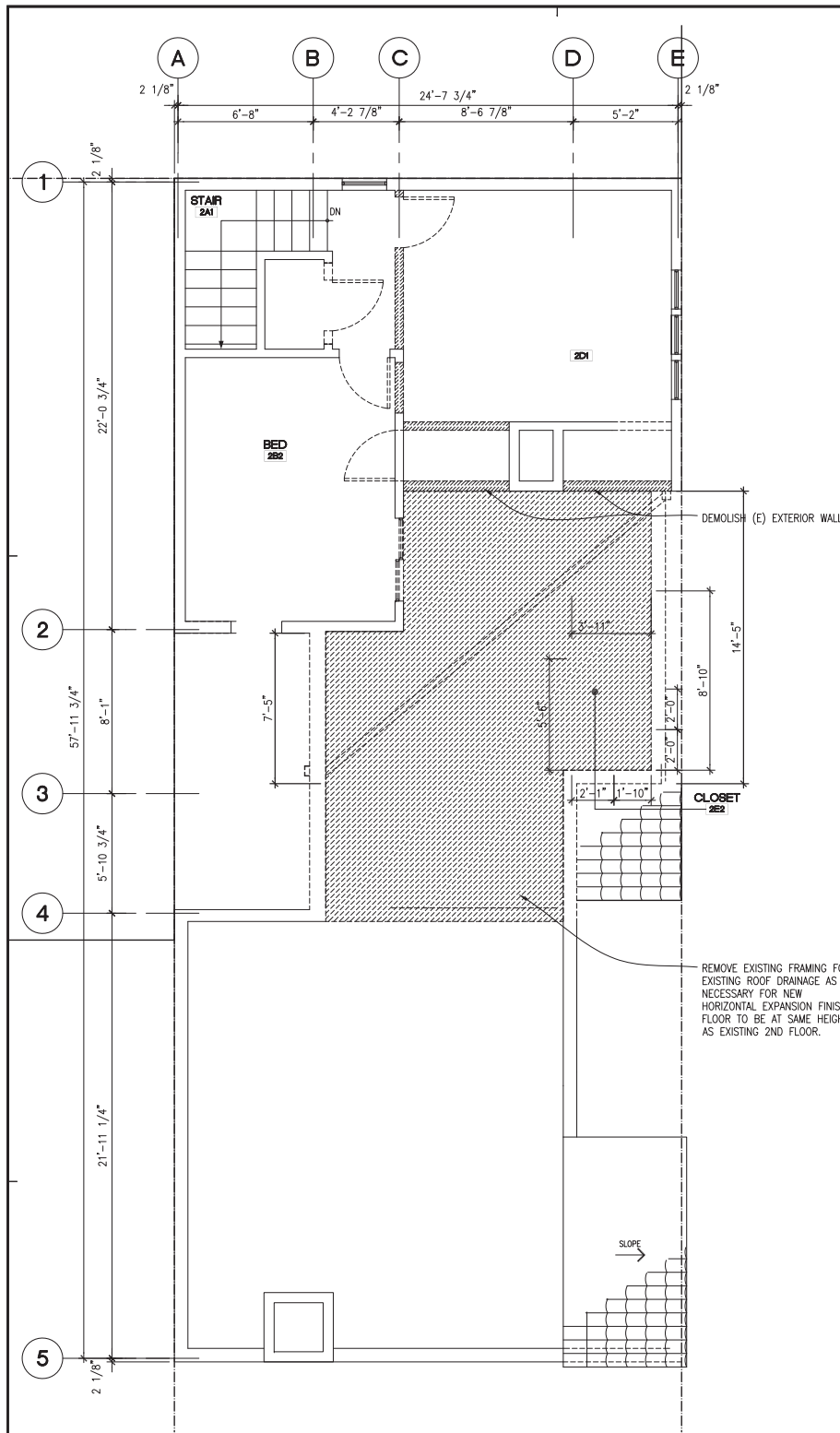
PLOT DATE 24 MAY 16

NO.	DESCRIPTION	DATE
1	SCHEMATIC PRICING SET	12.19.15
2	REVISED SCHEMATIC PRICING SET	01.21.16
3	ISSUE FOR SITE PERMIT	02.05.16
4	VARIANCE APPLICATION	03.17.16
6	ISSUE FOR 311 NOTIFICATION	05.24.16



**SITE PLANS  
EXISTING/PROPOSED**

A-101

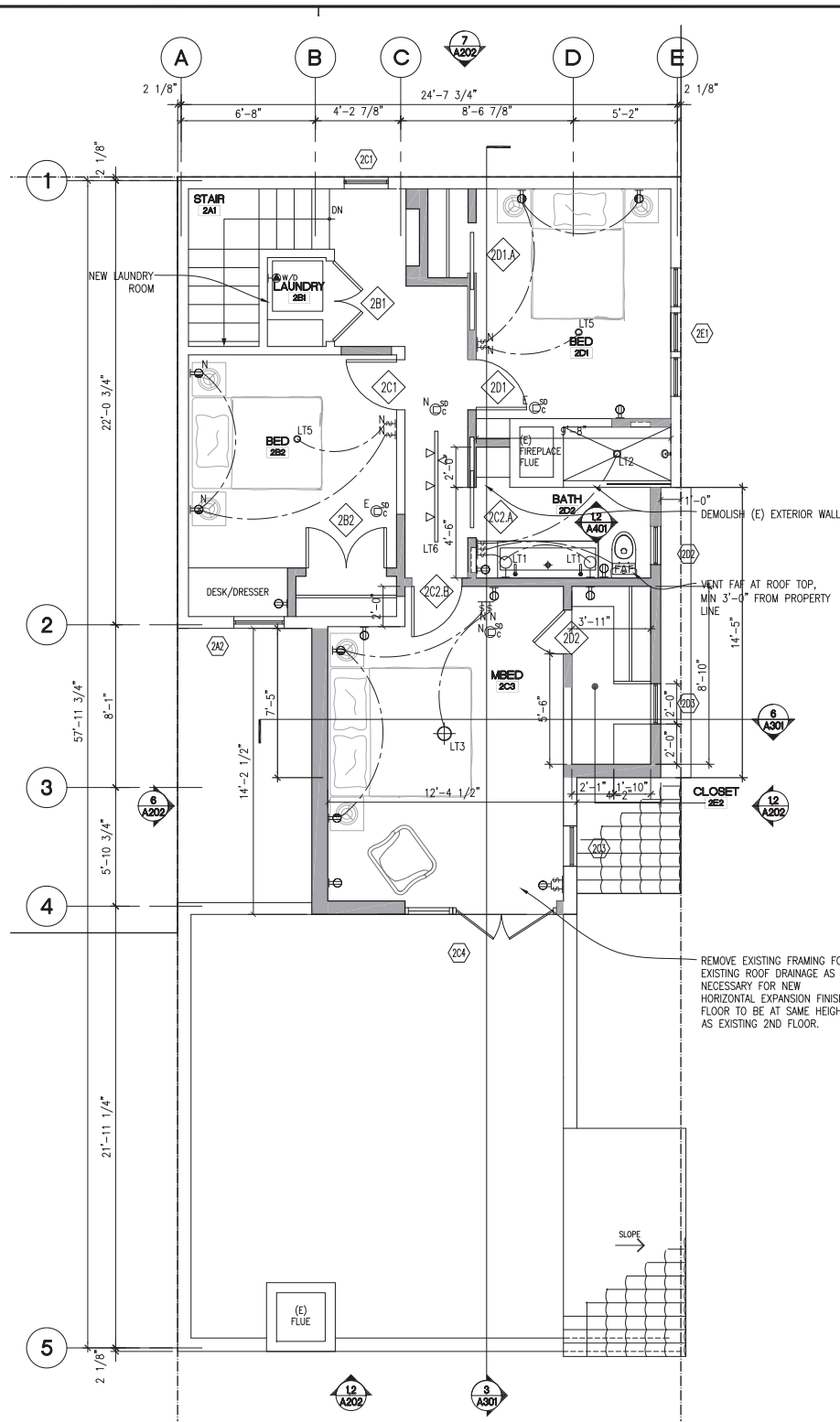


**SECOND FLOOR - EXISTING PLAN**

1/4" = 1'-0"  
ELECTRICAL NOTES

**BATHROOMS**

1. ALL PERMANENT LIGHTING IN BATHROOMS THAT ARE TO BE REMODELED SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY MOTION SENSOR/OCCUPANCY SENSOR.
2. ALL LIGHT FIXTURES THAT ARE TO BE RECESSED INTO INSULATED CEILINGS SHALL BE INSULATED CONTACT (IC) RATED SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING AND UNCONDITIONED AIR INFILTRATING INTO THE CONDITIONED SPACE.
3. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLET(S). OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED FROM THE 20-AMP BRANCH CIRCUIT WHEN THE CIRCUIT SUPPLIES A SINGLE BATHROOM.
4. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 3 FEET OF THE EDGE AND ADJACENT TO EACH BASIN LOCATION AND SHALL BE GFCI PROTECTED. THE OUTLET SHALL NOT BE INSTALLED IN A FACE UP POSITION.
5. MECHANICAL VENTILATION IS REQUIRED IN BATHROOMS - MINIMUM 50 CFM. POINT OF DISCHARGE MUST BE TO THE EXTERIOR, AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. FANS SHALL BE ON A SEPARATE SWITCH.
6. ALL LIGHTS OVER A SHOWER OR BATHTUB ENCLOSED BY WALLS AND ENCLOSURES SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LIGHTS OVER A BATHTUB WITH NO ENCLOSURE SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS". NO RECEPTACLES ARE PERMITTED IN A BATHTUB OR SHOWER SPACE.



**SECOND FLOOR - PROPOSED PLAN**

1/4" = 1'-0"

**LIGHT FIXTURE SCHEDULE**

LT-1	LED LINEAR WALL MOUNTED LIGHT FIXTURE
HO	LED, 2700K
LT-2	4" RECESSED DOWNLIGHT FOR WET LOCATION HALO: H4571CATIE-EL4069-30TL402SCS
O	LED, 2700K, X WATTS
LT-3	PENDANT, CEILING MOUNTED FIXTURE
⊕	
LT-4	SCONCE, WALL MOUNTED FIXTURE
HO	TBD
LT-5	EXISTING LIGHT FIXTURE CENTER IN ROOM, PATCH AND PAINT AS NECESSARY
O	---
LT-6	TRACK LIGHTING
△	ELCO
---	LED, 2700K, X WATTS

1	EXISTING SMOKE AND CARBON MONOXIDE DETECTOR, VERIFY EXISTING LOCATIONS
2	NEW VACANCY SENSOR AND WALL SWITCH
3	FRESH AIR FAN: PANASONIC FV-05-11WK1, 50-80-110 CFM, PROVIDE FV-CSVK1 CONDENSATION SENSOR
4	NEW SWITCH
5	NEW SWITCH WITH DIMMER
6	EXISTING DOWNLIGHT FIXTURE TO REMAIN
7	EXISTING THERMOSTAT CONTROL TO REMAIN
8	SWITCH WITH DIMMER PROVIDED
9	SOLAR TUBE
10	SOLAR TUBE
11	
12	INFRARED GAS HEAT LAMPS, WALL MOUNTED
13	SOLAR TUBE BY SOLATUBE, MODEL: SOLATUBE SMART LED S160SL-DU-PB-FPT-430P-L4-I-120, VERIFY W/ ARCHITECT

**GENERAL SHEET NOTES**

- AT SECOND FLOOR, ADD INSULATION ON LOT LINE AND STREET FACADE FOR ADDITIONAL ACOUSTIC INSULATION.

**GENERAL ELECTRICAL NOTES**

- CARBON MONOXIDE / SMOKE DETECTORS SHALL BE PROVIDED AT ALL BEDROOMS AND IN AREAS LEADING TO BEDROOMS. THERE MUST BE A MINIMUM OF ONE CARBON MONOXIDE / SMOKE DETECTOR ON EACH LEVEL. CARBON MONOXIDE / SMOKE DETECTORS AT NEW WORK MUST BE HARDWIRED WITH BATTERY BACK UP AND MUST BE INTER-CONNECTED. CARBON MONOXIDE / SMOKE DETECTORS INSTALLED IN EXISTING SPACE MAY BE BATTERY OPERATED. INSTALL SMOKE DETECTORS WITHIN 12 INCHES OF THE HIGHEST POINT OF THE CEILING.
- NEW WIRING TO MEET CURRENT CEC INCLUDING TITLE 24.
- ALL 15 AND 20 AMPERE RECEPTACLES SHALL BE TAMPER RESISTANT.
- ALL RECEPTACLES IN A RESIDENCE MUST BE EITHER GFCI PROTECTED OR AFCI PROTECTED.

**GOWER-MCKEAN RESIDENCE**

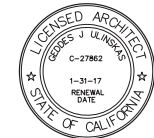
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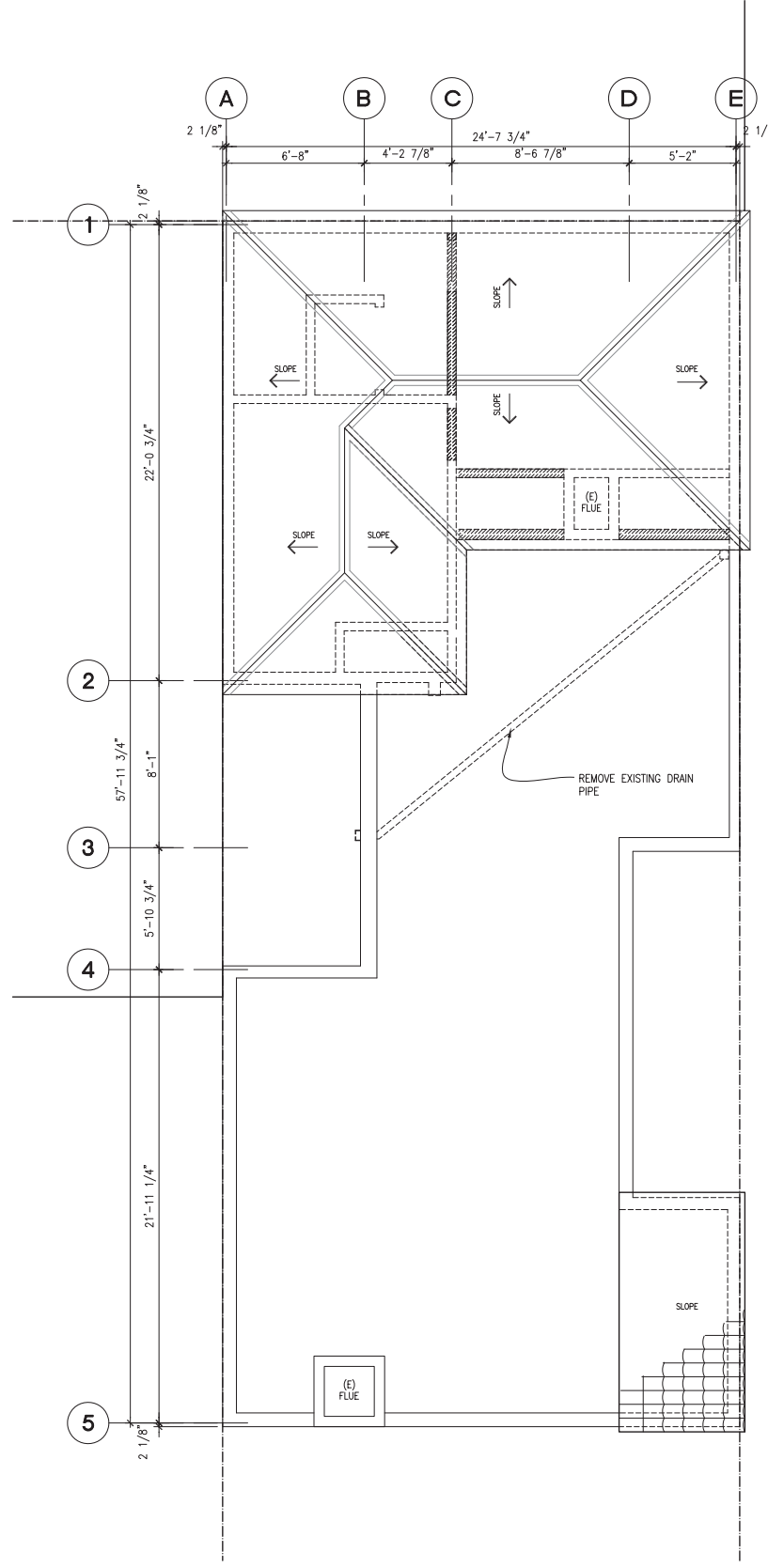
PLOT DATE 24 MAY 16

ISSUE	DESCRIPTION	DATE
1	SCHEMATIC PRICING SET	01.07.16
2		
3	ISSUE FOR SITE PERMIT	02.05.16
4	ENVIRONMENTAL EVALUATION APP	02.11.16
5	VARIANCE APPLICATION	03.17.16
6	ISSUE FOR 311 NOTIFICATION	05.24.16



**EXISTING + PROPOSED SECOND FLOOR PLAN**

A122

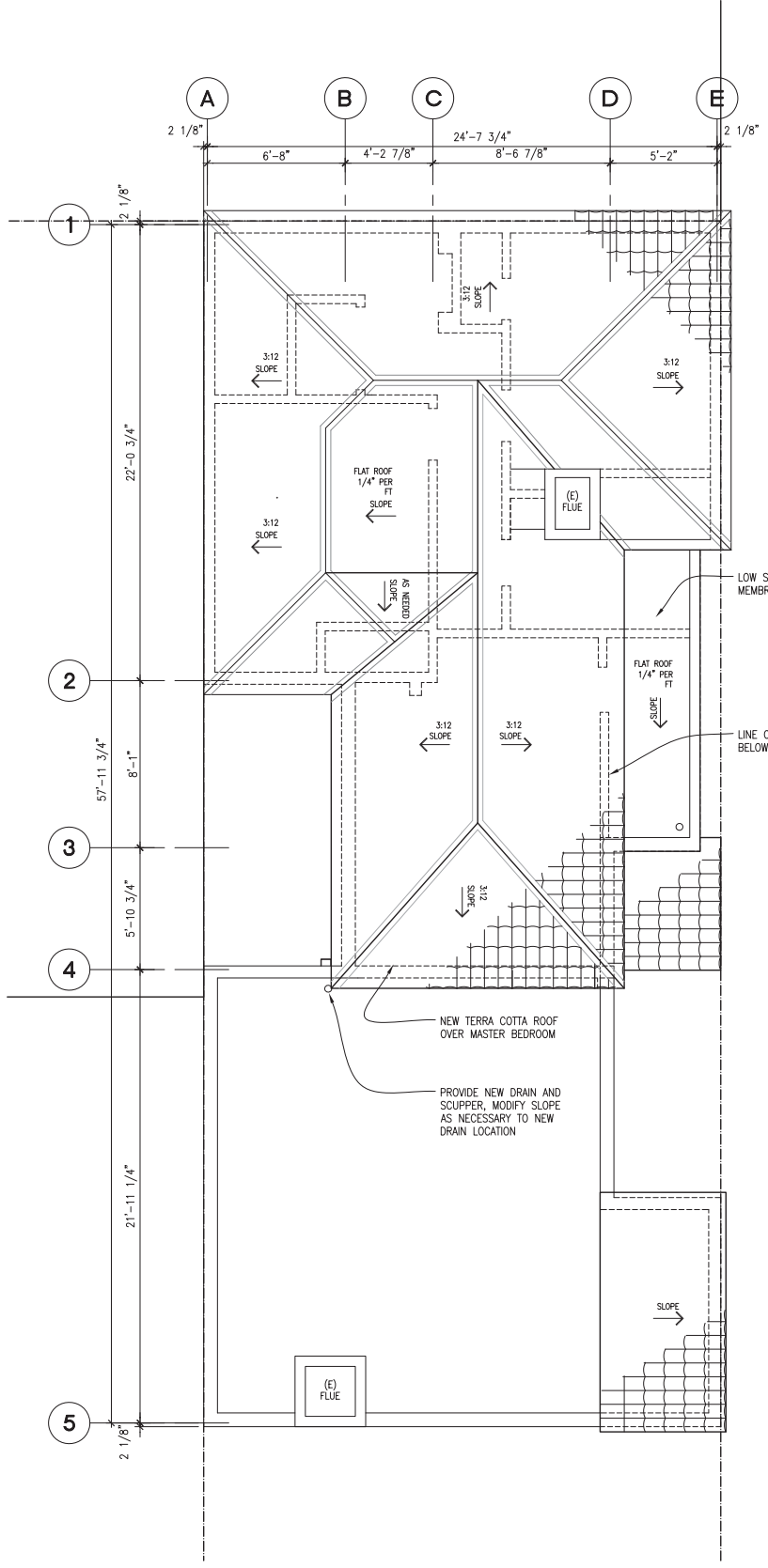


ROOF PLAN - EXISTING

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\roof\pilot (06)

1

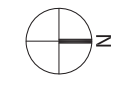


ROOF PLAN - PROPOSED

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\roof\pilot (06)

2



LEGEND

GENERAL NOTES

NOTES

① X

GOWER-MCKEAN RESIDENCE

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PLOT DATE 24 MAY 16

NO.	DESCRIPTION	DATE
1	SCHEMATIC PRICING SET	12.19.15
2	REVISED SCHEMATIC PRICING SET	01.21.16
3	ISSUE FOR SITE PERMIT	02.05.16
4	ENVIRONMENTAL EVALUATION APP	02.11.16
5	VARIANCE APPLICATION	03.17.17
6	ISSUE FOR 311 NOTIFICATION	05.24.16



EXISTING + PROPOSED ROOF PLAN

A123

**GOWER-MCKEAN RESIDENCE**

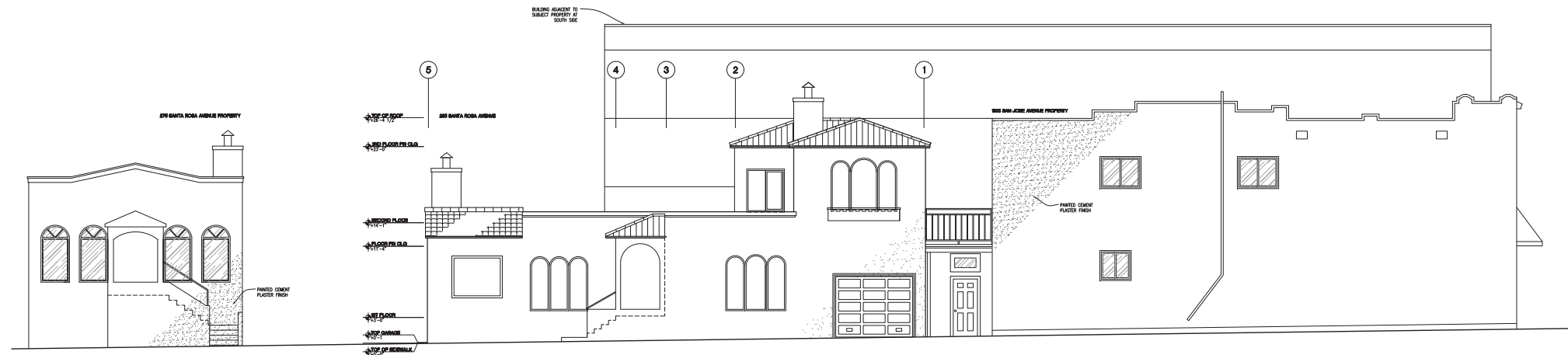
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94112

**GEDDES ULINSKAS  
ARCHITECTS**

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STE 1611  
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PLOT DATE 24 MAY 16

NO.	DESCRIPTION	DATE
1	SCHEMATIC PRICING SET	12.19.15
2	REVISED SCHEMATIC PRICING SET	01.21.16
3	ISSUE FOR SITE PERMIT	02.08.16
4	ENVIRONMENTAL EVALUATION APP	02.11.16
5	VARIANCE APPLICATION	03.17.16
6	ISSUE FOR 311 NOTIFICATION	05.24.16

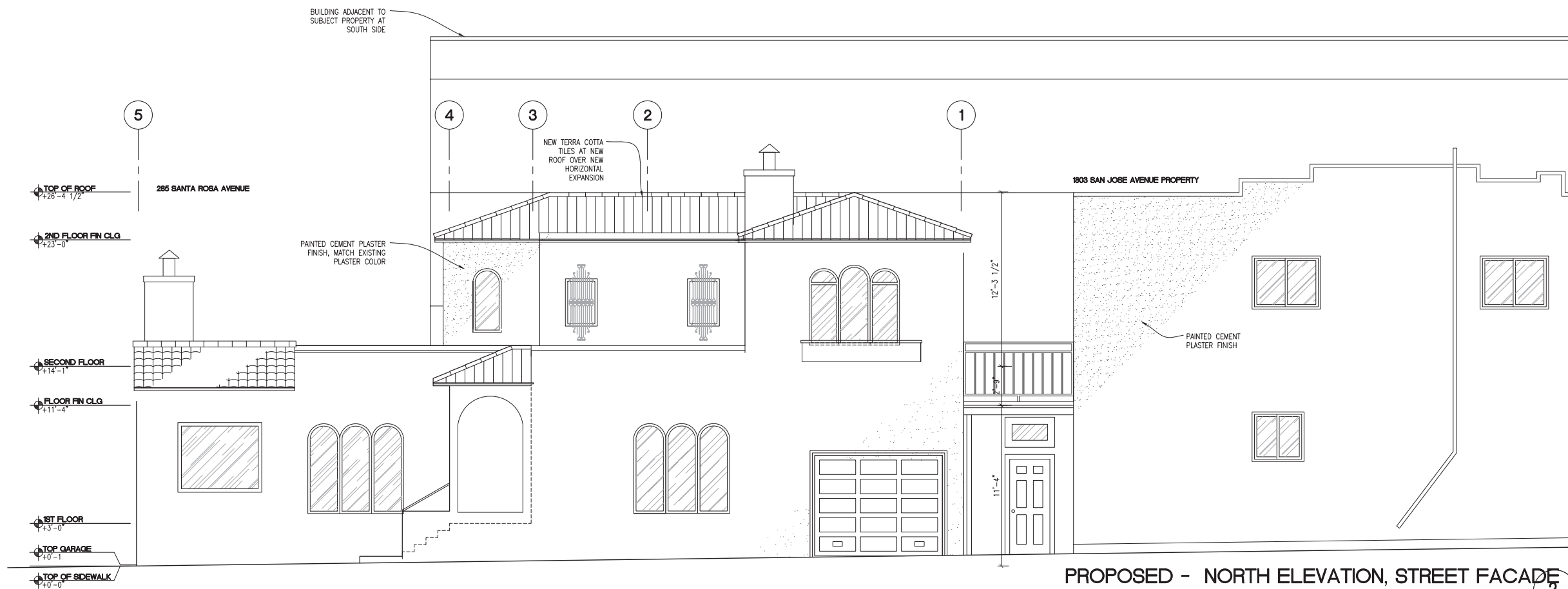


**EXISTING - NORTH ELEVATION, STREET FACADE**

1/8" = 1'-0"

Z:\285 Santa Rosa\dwg\plot (90)

1



**PROPOSED - NORTH ELEVATION, STREET FACADE**

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\plot (96)

2

**EXTERIOR ELEVATIONS  
NORTH**

A-201



**GOWER-MCKEAN RESIDENCE**

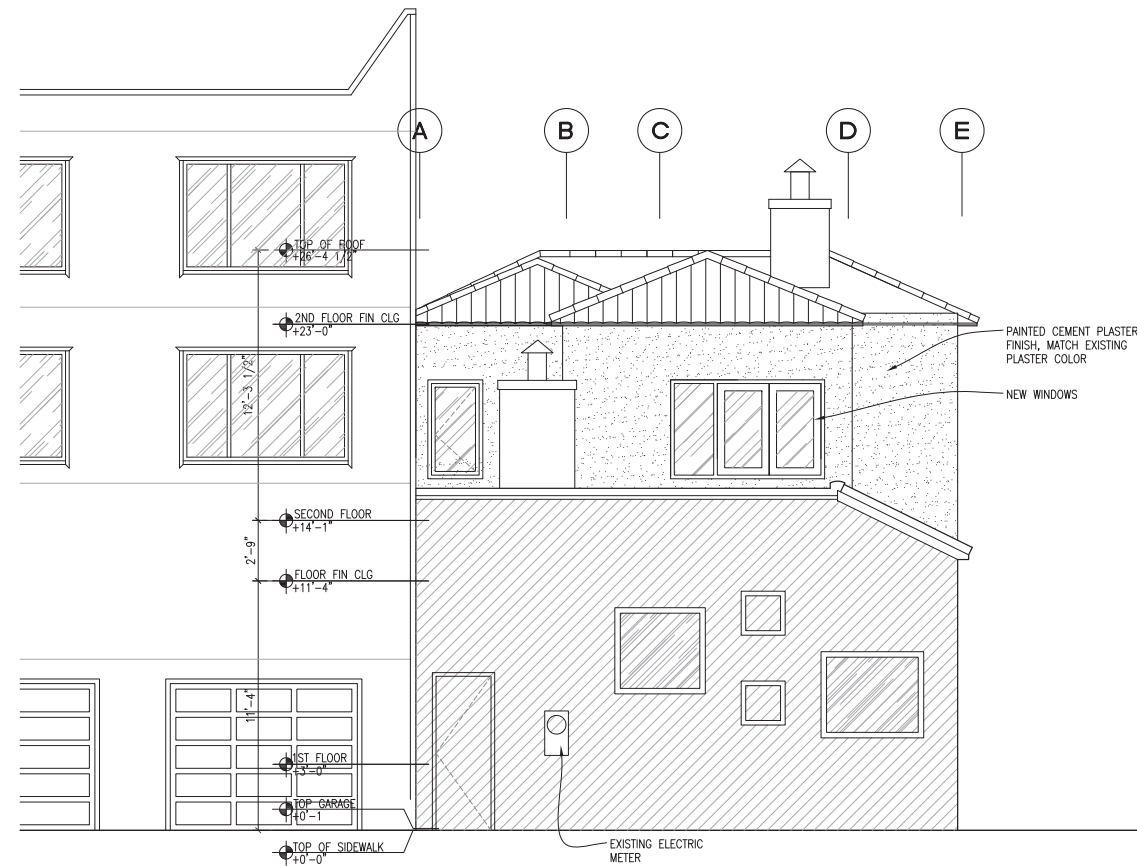
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ARCHITECTS**

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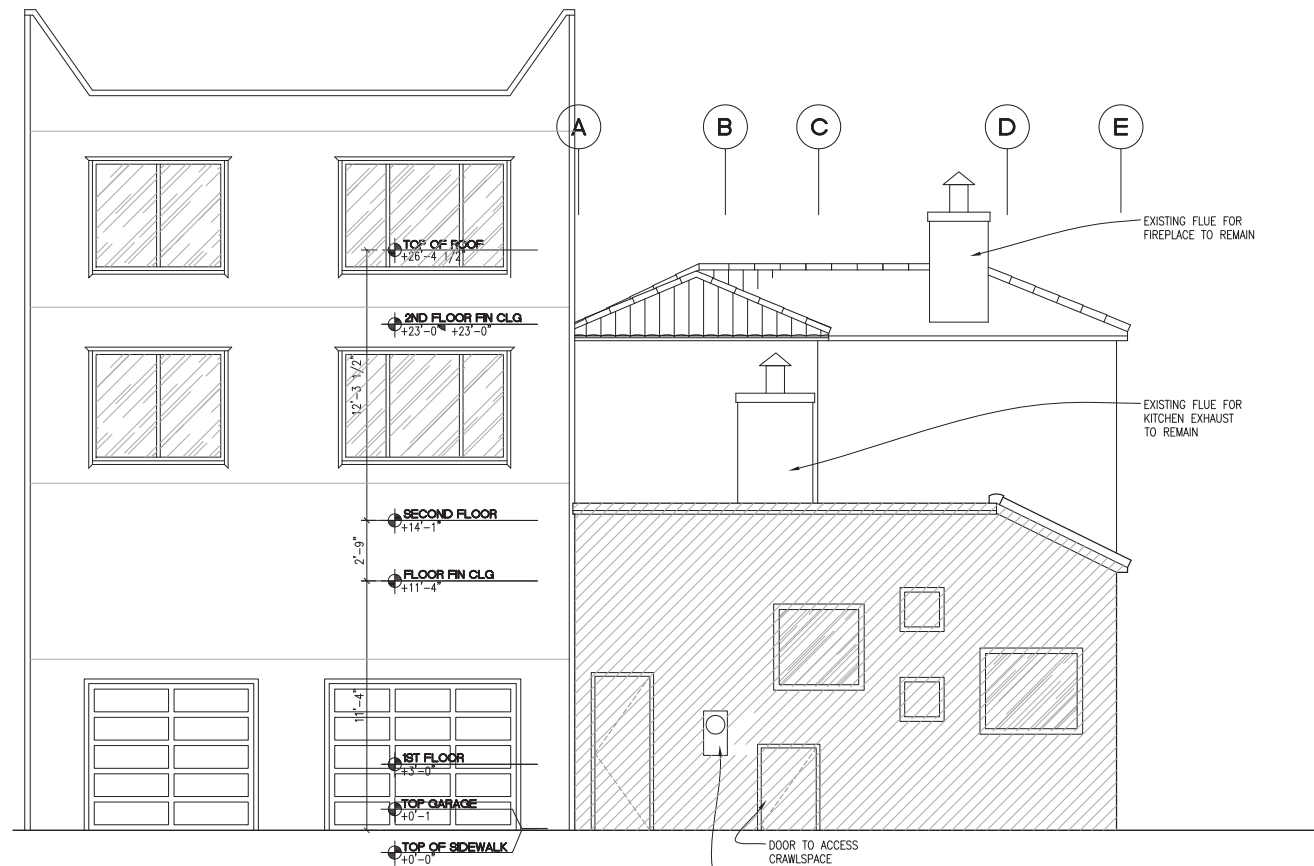


**PROPOSED - EAST ELEVATION**

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\ext\plot (96)

2

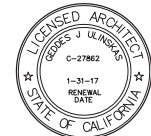


**EXISTING - EAST ELEVATION**

1/4" = 1'-0"

Z:\285 Santa Rosa\dwg\ext\plot (96)

1



**EXTERIOR ELEVATIONS  
EAST**

**A-202**

**GOWER-MCKEAN RESIDENCE**

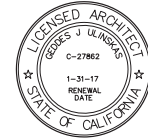
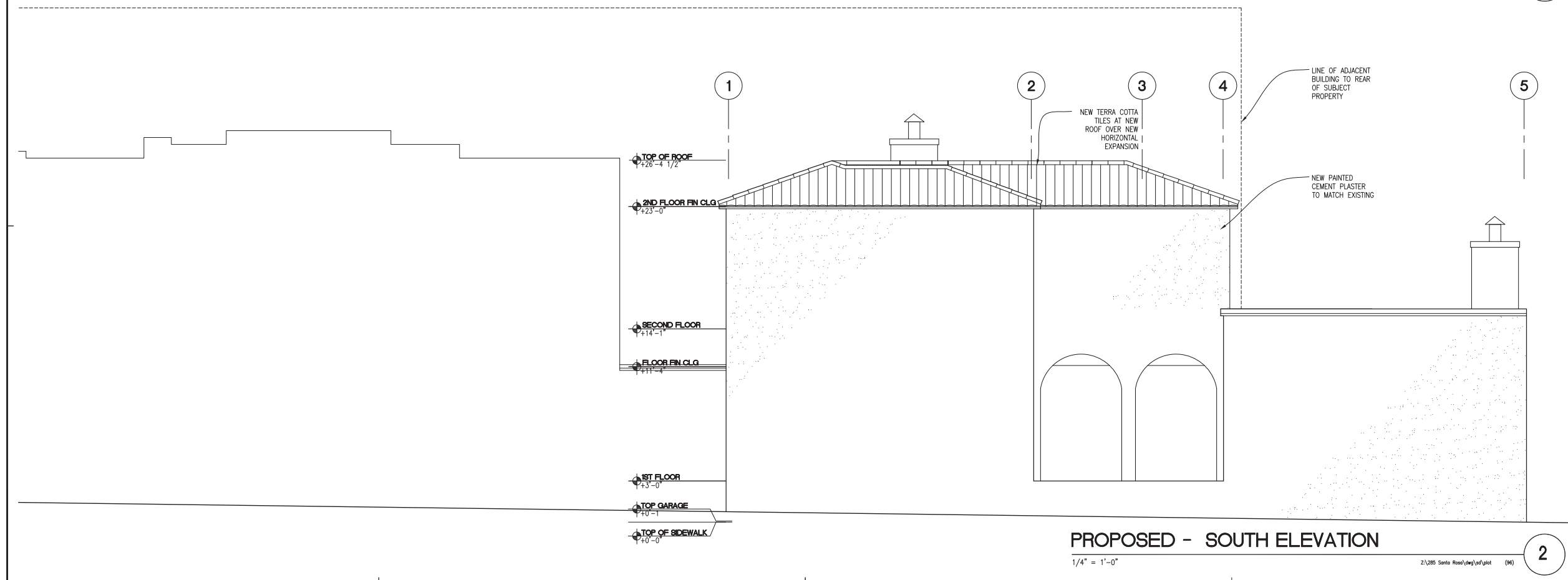
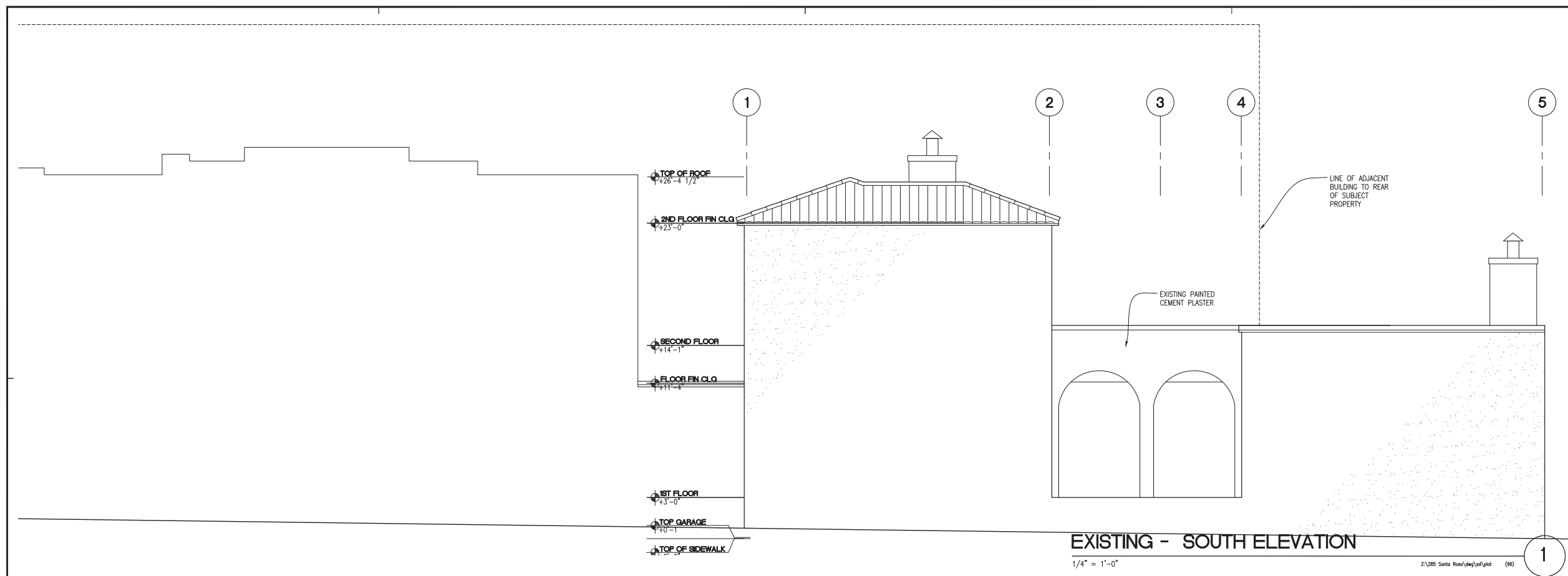
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**EXTERIOR ELEVATIONS  
SOUTH**

**A-203**