



# 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, September 28, 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: <b>148 Saturn St</b>	Case No.: <b>2016-006208VAR</b>
Cross Street(s): <b>Roosevelt Way &amp; Temple St</b>	Building Permit: <b>2016.05.16.7523</b>
Block / Lot No.: <b>2627/024</b>	Applicant/Agent: <b>Christine Peyton</b>
Zoning District(s): <b>RH-2</b>	Telephone: <b>(650) 995-6089</b>
Area Plan: <b>Click here to enter text.</b>	E-Mail: <b>peyton.christine@gmail.com</b>

## PROJECT DESCRIPTION

The proposal is to construct a roof deck with exterior access stairs from the third floor.

**SECTION 134 OF THE PLANNING CODE** requires a rear yard of 40 feet 3 1/4 inches. The project proposes to construct a roof deck and stairs within the required rear yard. While the roof deck (with open railing) is allowed within the required rear yard, a variance is required for the stair access from the third floor to the roof.

## ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Nancy Tran** Telephone: **415-575-9174** Mail: [Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2016-006208VAR.pdf>

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

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

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

## BUILDING PERMIT APPLICATION INFORMATION

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

## BOARD OF APPEALS

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

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

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

## ABOUT THIS NOTICE

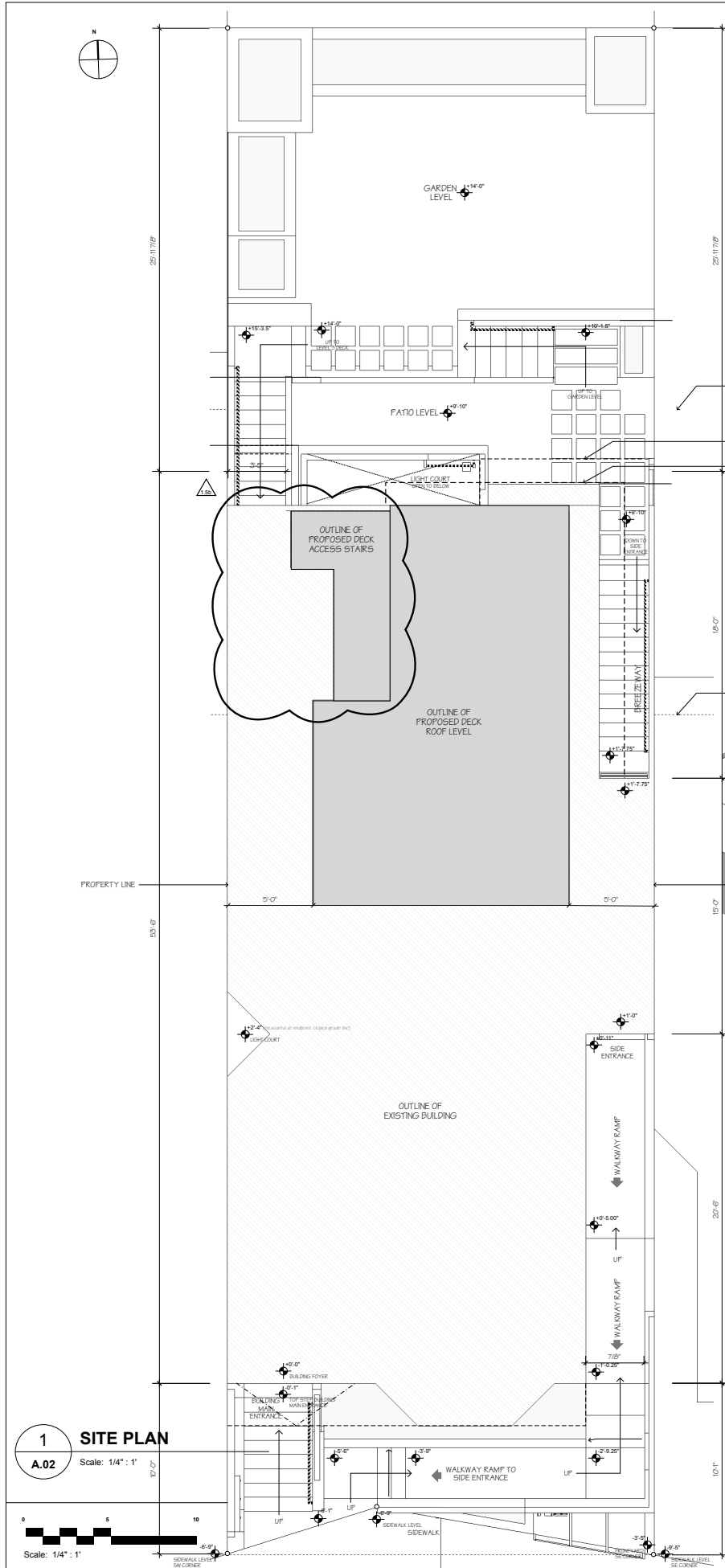
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

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

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378





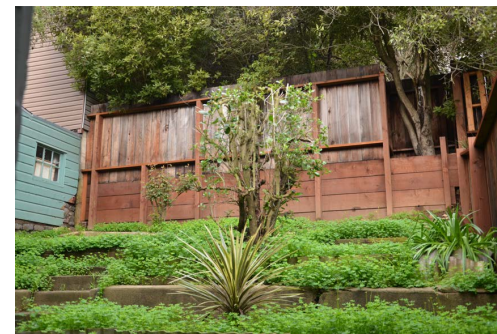
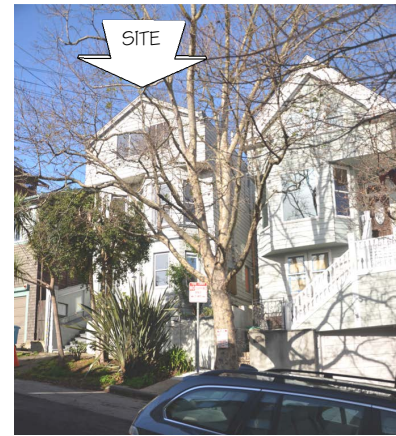
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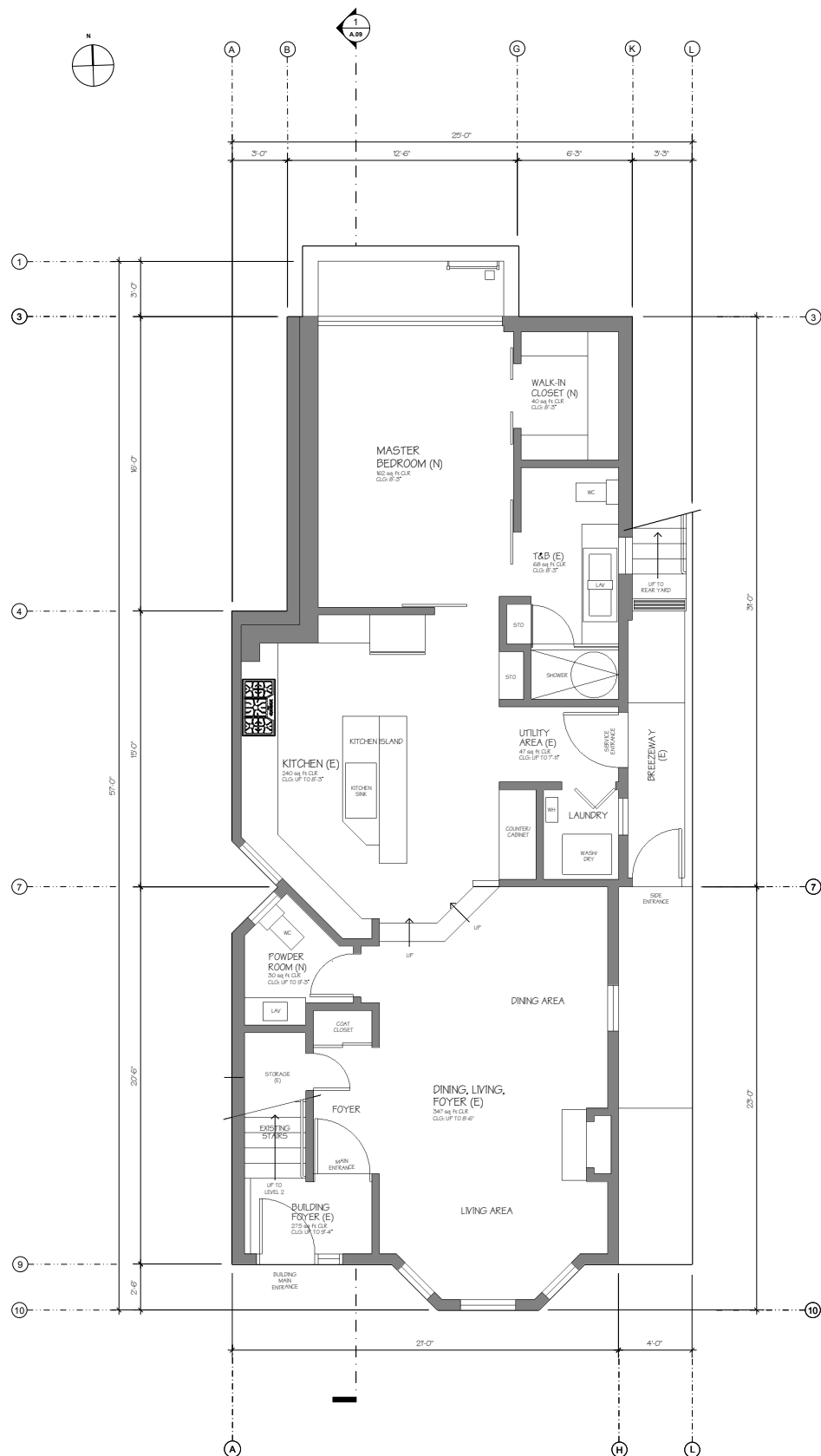
- OUTLINE OF EXISTING BUILDING ENVELOPE UNCHANGED
- PROPOSED ROOF DECK & NEW ADDITION

**2 FRONT PERSPECTIVE**  
A.02 NOT TO SCALE

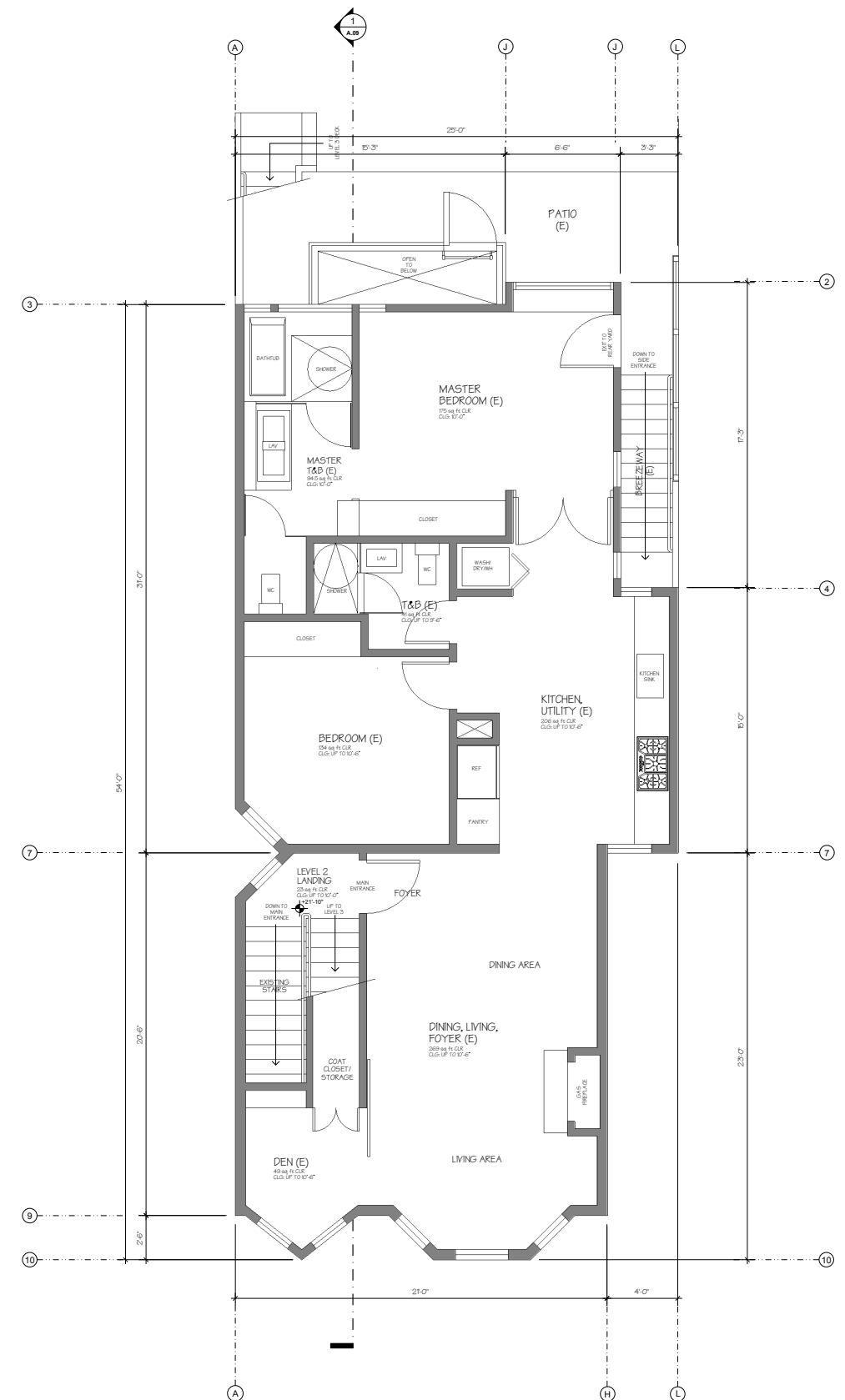


**3 REAR PERSPECTIVE**  
A.02 NOT TO SCALE





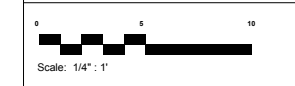
**1** EXISTING FLOOR PLAN - UNIT 1 LEVEL 1  
A.03 Scale: 1/4" = 1'



**2** EXISTING FLOOR PLAN - UNIT 2 LEVEL 2  
A.03 Scale: 1/4" = 1'

**LEGEND:**  
 [Symbol] OUTLINE OF EXISTING STRUCTURE UNCHANGED

**NOTE:** EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT  
**NO WORK TO BE DONE ON LEVELS 1 & 2.**  
 OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091



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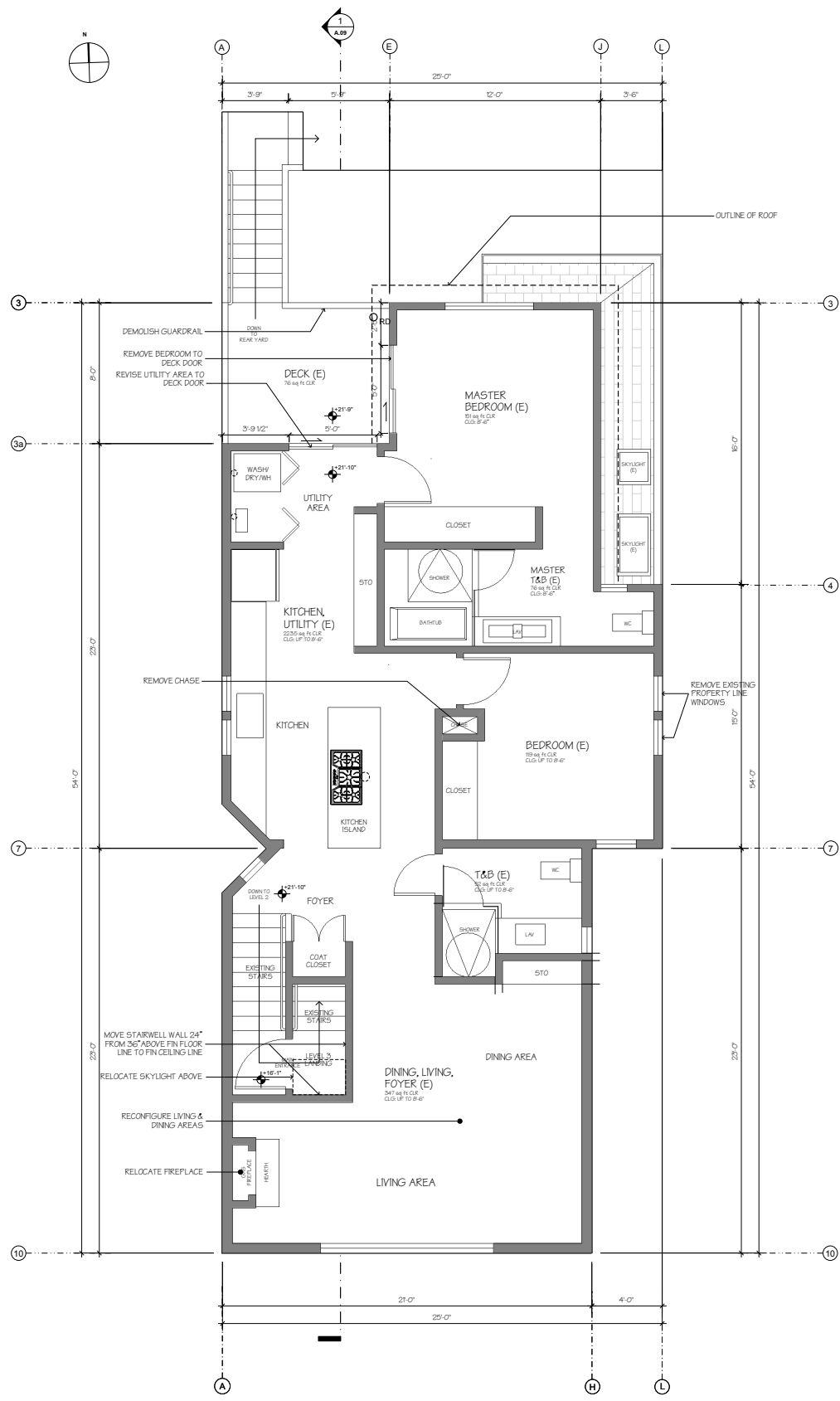
**PFM ARCHITECTURE**  
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**CLIENT**  
 PCS Group LLC  
 150 Monaco Drive  
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 Tel: 650.995.6089

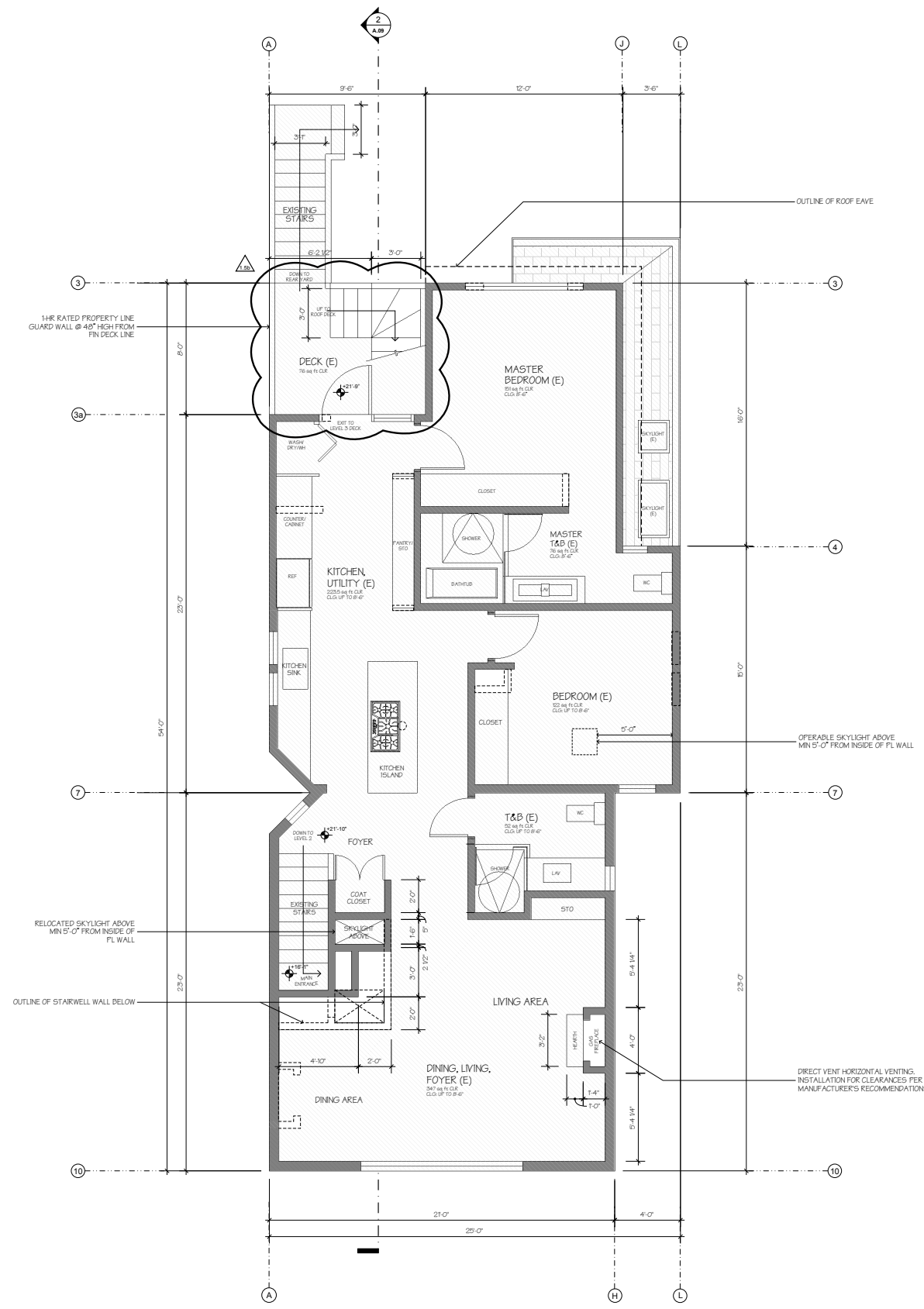
**PROJECT**  
 Roof Deck & New Addition  
 148 Saturn St, San Francisco, CA 94114  
**PROJECT NO.**  
 RES.01.15.006 B

**ISSUE**  
 04.11.16  
 08.12.16  
**DRAWN BY**  
 PU

Existing Floor Plan - Level 1  
 Existing Floor Plan - Level 2  
 148-150 Saturn Street



**1** EXISTING FLOOR PLAN - UNIT 3  
A.04 Scale: 1/4" = 1'



**2** PROPOSED FLOOR PLAN - UNIT 3  
A.04 Scale: 1/4" = 1' 1101 SF

**LEGEND:**

- OUTLINE OF EXISTING STRUCTURE UNCHANGED
- NEW ADDITION

**EMERGENCY EXIT PATH NOTES:**

**Width:** Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 38 inches (965 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.

**Riser height:** The maximum riser height shall be 7 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Tread depth:** The minimum tread depth shall be 11 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads' leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Landings for stairways:** There shall be a floor or landing at the top and bottom of each stairway.

**Handrails:** Handrails shall be provided on both sides of each continuous flight of stairs or flight.

**Height:** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or fresh surface of ramp steps, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

**Clearance:** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the bottom riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38 mm) between the wall and the handrail.

**Construction:** All required handrails shall be of one of the following types or provide equivalent grabability.

1. Type I: Handrails with a circular cross section shall have an outside diameter of at least 1-3/4 inches (42 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a minimum dimension of at least 1-3/4 inches (42 mm) and not greater than 2 inches (51 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). Edges shall have a minimum radius of 0.25 inch (6.35 mm).
2. Type II: Handrails with a perimeter greater than 6-3/4 inches (169 mm) shall have a graspable finger groove area on both sides of the profile. The finger groove shall begin within a distance of 3/4 inch (19 mm) measured vertically from the talus portion of the profile and extend a length of at least 1/2 inch (13 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a depth that is not less than 1-3/4 inches (45 mm) below the talus portion of the profile. The minimum width of the handrail above the groove shall be 1-3/4 inches (42 mm) to a maximum of 2-3/4 inches (70 mm). Edges shall have a minimum radius of 0.25 inch (6.35 mm).

**GUARDRAILS:**

**Height:** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067 mm) high, measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

**Exceptions:** Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

**Openings:** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

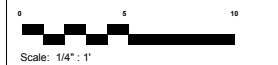
**Exceptions:** The triangular openings at the open side of a stair, formed by the nose, tread and bottom rail of a guard shall not allow passage of a sphere 6 inches (153 mm) in diameter. 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4-1/8 inches (111 mm) in diameter.

**NOTE:** HANDRAIL ASSEMBLIES AND GUARDRAILS ARE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT IN ANY DIRECTION AND SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT.

**NOTE:**

OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091

- EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT
- 3RD LEVEL HORIZONTAL ADDITION ELIMINATED



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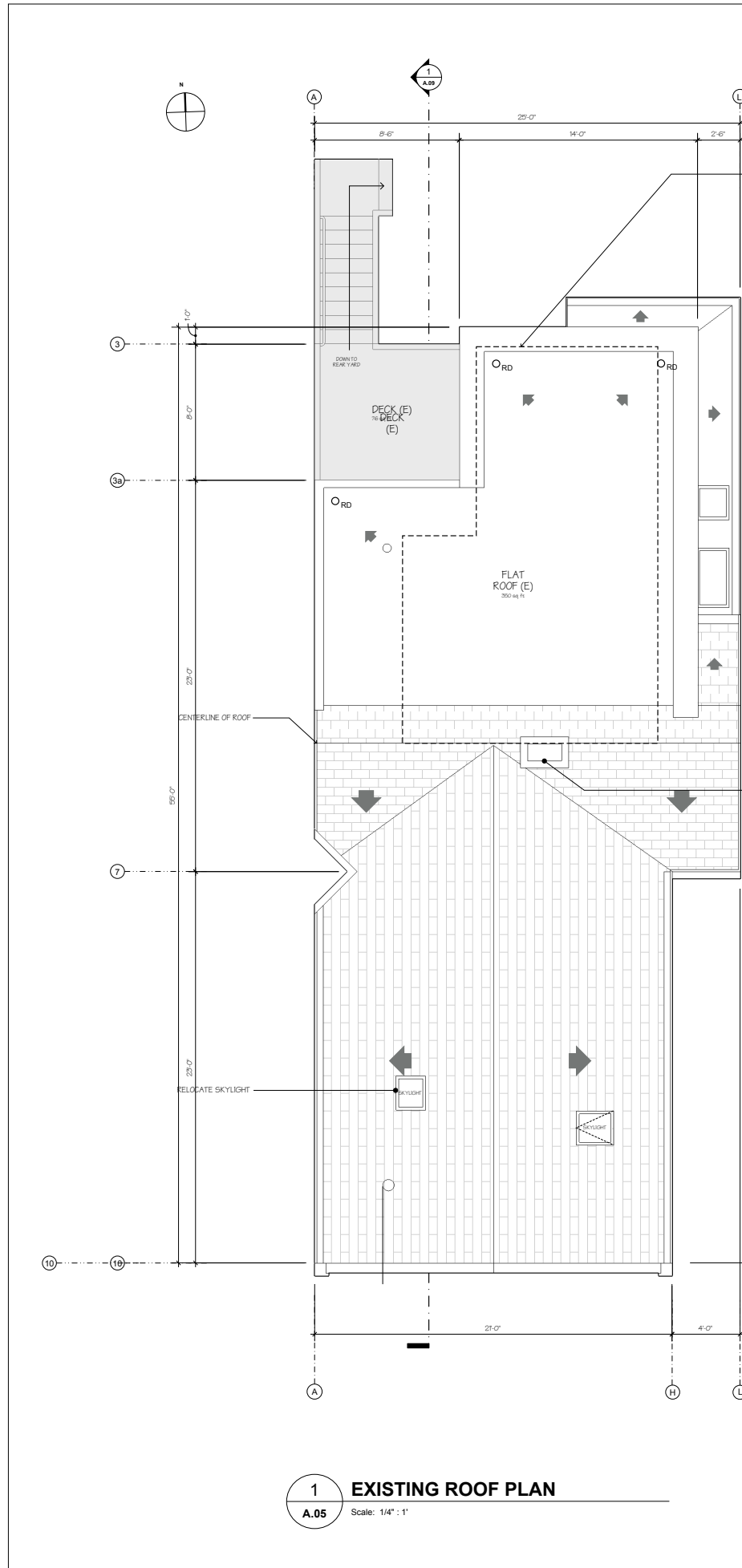
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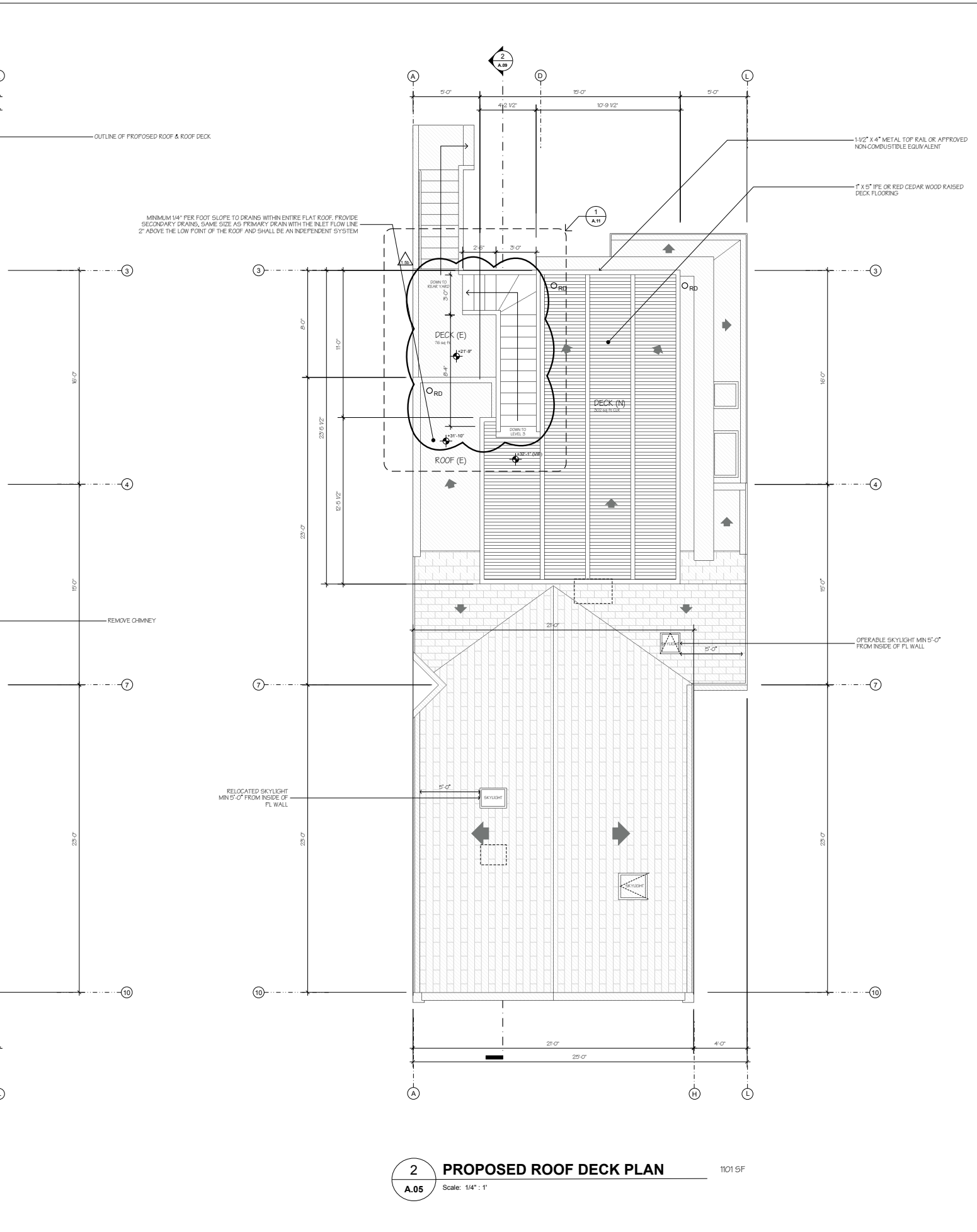
**ISSUE**  
04.11.16  
08.12.16  
**DRAWN BY**  
PJL

**Floor Plan - Level 3**  
**Existing & Proposed**  
**Unit 3 - 152 Saturn Street**

**A.04**



**1 EXISTING ROOF PLAN**  
A.05 Scale: 1/4" = 1'



**2 PROPOSED ROOF DECK PLAN**  
A.05 Scale: 1/4" = 1' 1101 SF

**LEGEND:**

- OUTLINE OF EXISTING STRUCTURE UNCHANGED
- DIRECTION OF ROOF SLOPE
- ROOF DRAIN

**ROOF COVERING NOTES:**

ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 0700 OF THE CALIFORNIA BUILDING CODE (CBC) AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE INSTALLATION OF ASPHALT SHINGLES ROOF COVERINGS SHALL COMPLY AS FOLLOWS:

DECK REQUIREMENTS: ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS. (CBC SECTION E072.2)

FASTENERS: FASTENERS FOR ASPHALT SHINGLES SHALL BE UNPAINTED, STAINLESS-STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 5/8 GAGE SHANK WITH A MINIMUM 0.035" DIAMETER HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 0.25" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 0.25" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667 (CBC SECTION E072.2)

ADDITIONAL: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER AND CBC SECTION E072.2. ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN 4 FASTENERS PER SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE, WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL. ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS FOR STEEP-SLOPE ROOF APPLICATIONS. (CBC SECTION E072.2)

UNDERLAYMENT: UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL CONFORM TO ASTM D 226, TYPE 1, ASTM D 4418, TYPE 1 OR ASTM D 4707. (CBC SECTION E072.2)

ASPHALT SHINGLES: ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTM D 226 OR ASTM D 3462. ASPHALT SHINGLE PACKAGING SHALL BE LABELED INDICATING COMPLIANCE WITH ASTM D 226 OR A LISTING BY AN APPROVED TESTING AGENCY. (CBC SECTION E072.2)

UNDERLAYMENT APPLICATION FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL AND UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL: UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A MINIMUM 19-INCH WIDE STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVE, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 18 INCHES, BY FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

FOR ROOF SLOPES OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER, UNDERLAYMENT SHALL BE 1 LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. (CBC SECTION E072.2)

FLASHING: FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH CBC SECTION E072.2. FLASHING SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION E072.2 AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.

BASE AND CAP FLASHING: BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL CORROSION THICKNESS OR MINERAL-SURFACED ROLL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. CAP FLASHING SHALL BE CORROSION-RESISTANT METAL OF MINIMUM NOMINAL CORROSION THICKNESS.

VALLEYS: VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED: (CBC SECTION E072.2.2)

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 24 INCHES WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN CBC TABLE E072.2.2.
2. FOR OPEN VALLEYS, VALLEY LINING OF 2 PLYS OF MINERAL-SURFACED ROLL ROOFING COMPLYING WITH ASTM D 3800 OR ASTM D 6340 SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 36 INCHES AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE.
3. FOR CLOSED VALLEYS (VALLEYS COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6302, CLASS 3, TYPE B, CLASS A, TYPE B OR ASTM D 3800 AND AT LEAST 36 INCHES WIDE OR TYPES AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT SHALL COMPLY WITH ASTM D 1891.

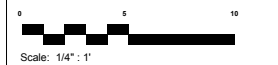
DRIP EDGES: PROVIDE DRIP EDGE AT EAVES AND GABLES OF GABLE ROOFS. OVERLAP TO BE A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND 625 INCH BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (CBC SECTION E072.2.3)

CHIMNEYS AND SMOKEA: A CRACKER OR SMOKEE SHALL BE INSTALLED ON THE EDGE SIDE OF ANY CHIMNEY OR PENETRATION GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SMOKE CRACKER OR SMOKE COVERING SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING. (CBC SECTION E072.2.4)

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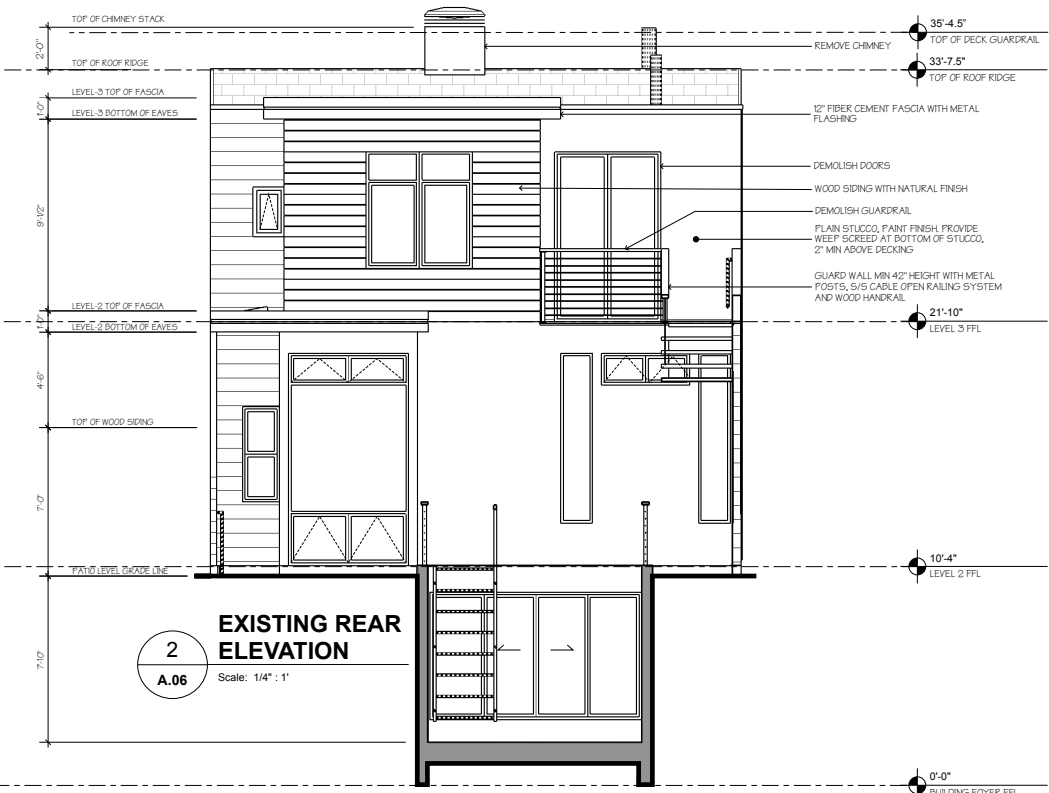
**Existing Roof Plan**  
**Proposed Roof Deck Plan**  
152 Saturn Street

**A.05**





1 EXISTING FRONT ELEVATION  
A.06 Scale: 1/4" = 1'



2 EXISTING REAR ELEVATION  
A.06 Scale: 1/4" = 1'

**LEGEND:**

- OUTLINE OF EXISTING STRUCTURE UNCHANGED
- OUTLINE OF ADJACENT BUILDING

**DAYLIGHTING NOTES:**

**SECTION 9205 LIGHTING**  
9205.1 GENERAL  
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH [CALIFORNIA CODE OF REGULATIONS 90501.2](#) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH [CALIFORNIA CODE OF REGULATIONS 90501.1](#). EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH [CALIFORNIA CODE OF REGULATIONS 90501.2](#).  
9205.2 NATURAL LIGHT  
THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.  
9205.2.1 ADJOINING SPACES  
FOR THE PURPOSES OF NATURAL LIGHTING, ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBTSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 20 SQUARE FEET, WHICHEVER IS GREATER.  
EXCEPTION: OPENINGS REQUIRED FOR NATURAL LIGHT SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER WHERE THE COMMON WALL PROVIDES A GLAZED AREA OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 20 SQUARE FEET, WHICHEVER IS GREATER.  
9205.2.2 EXTERIOR OPENINGS  
EXTERIOR OPENINGS REQUIRED BY [CALIFORNIA CODE OF REGULATIONS 90501.2](#) FOR NATURAL LIGHT SHALL OPEN DIRECTLY ONTO A PUBLIC WAY, YARD OR COURT, AS SET FORTH IN [CALIFORNIA CODE OF REGULATIONS 90501.2](#).  
EXCEPTIONS:  
1. REQUIRED EXTERIOR OPENINGS ARE PERMITTED TO OPEN INTO A ROOFTOP WHERE THE PUBLIC WAY, YARD OR COURT, IS:  
11. ADJACENT TO A PUBLIC WAY, YARD OR COURT;  
12. HAS A CEILING HEIGHT OF NOT LESS THAN 7 FEET;  
13. HAS A LONGER SIDE AT LEAST 60 PERCENT OPEN AND UNOBTSTRUCTED.  
2. SIXTY-EIGHTS ARE NOT REQUIRED TO OPEN DIRECTLY ONTO A PUBLIC WAY, YARD OR COURT.

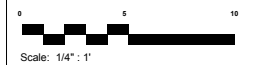
**VENTILATION NOTES:**

**SECTION 9205 VENTILATION**  
9205.4 NATURAL VENTILATION  
NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS AND THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.  
9205.4.1 VENTILATION AREA REQUIRED  
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.  
9205.4.1.1 ADJOINING SPACES  
WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBTSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 20 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.  
EXCEPTION: EXTERIOR OPENINGS REQUIRED FOR VENTILATION SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER PROVIDED THAT THE OPENABLE AREA BETWEEN THE SUNROOM ADDITION OR PATIO COVER AND THE INTERIOR ROOM SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 20 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.  
9205.4.1.2 OPENINGS BELOW GRADE  
WHERE OPENINGS BELOW GRADE PROVIDE REQUIRED NATURAL VENTILATION, THE OUTSIDE HORIZONTAL CLEAR SPACE MEASURED PERPENDICULAR TO THE OPENING SHALL BE ONE AND ONE-HALF TIMES THE DEPTH OF THE OPENING. THE DEPTH OF THE OPENING SHALL BE MEASURED FROM THE AVERAGE ADJOINING GROUND LEVEL TO THE BOTTOM OF THE OPENING.  
9205.4.2 BATHROOMS  
ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, SECTION 402.3.  
9205.4.3 OPENINGS ON YARDS OR COURTS  
WHERE NATURAL VENTILATION IS TO BE PROVIDED BY OPENINGS OND YARDS OR COURTS, SUCH YARDS OR COURTS SHALL COMPLY WITH [CALIFORNIA CODE OF REGULATIONS 90501.2](#).

**NOTE:**  $\Delta$

OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091

$\Delta$  EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT



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**PROJECT**  
Roof Deck & New Addition  
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**PROJECT NO.**  
RES.01.15.006 B

**ISSUE**  
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**DRAWN BY**  
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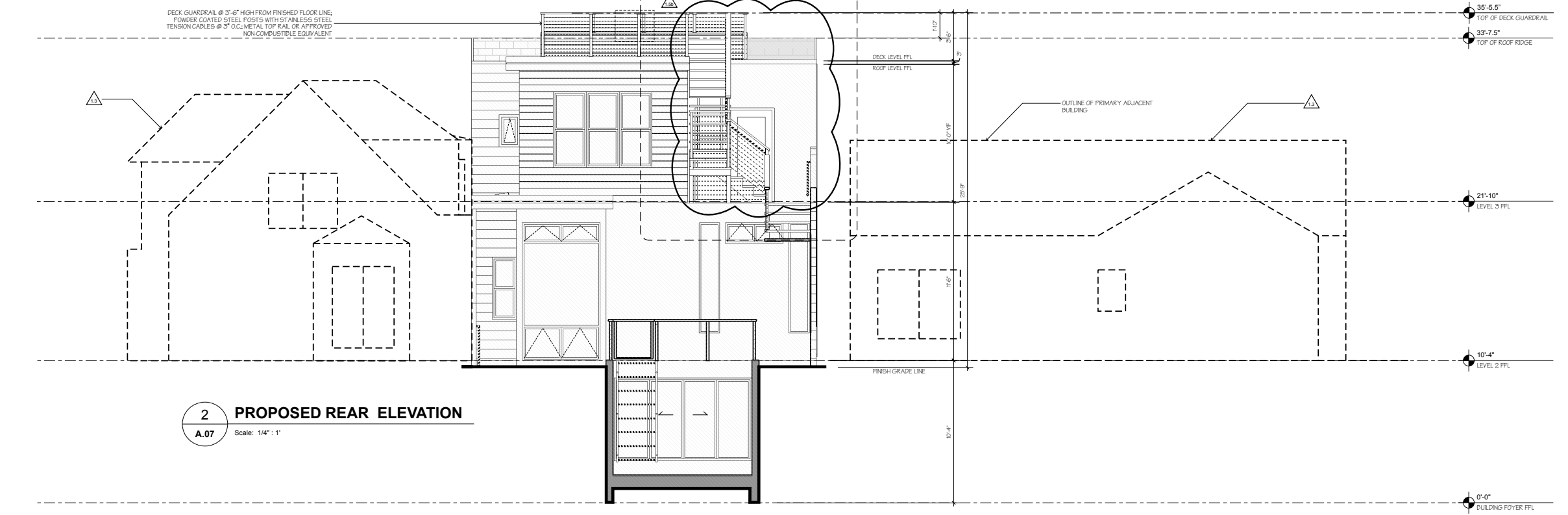
**Elevation - Front & Rear**  
Existing  
148-152 Saturn Street

DECK GUARDRAIL @ 3'-6" HIGH FROM FINISHED FLOOR LINE;  
POWDER COATED STEEL POSTS WITH STAINLESS STEEL  
TENSION CABLES @ 3" O.C.; METAL TOP RAIL OR APPROVED  
NON-COMBUSTIBLE EQUIVALENT



**1 PROPOSED FRONT ELEVATION**  
A.07 Scale: 1/4" = 1'

DECK GUARDRAIL @ 3'-6" HIGH FROM FINISHED FLOOR LINE;  
POWDER COATED STEEL POSTS WITH STAINLESS STEEL  
TENSION CABLES @ 3" O.C.; METAL TOP RAIL OR APPROVED  
NON-COMBUSTIBLE EQUIVALENT



**2 PROPOSED REAR ELEVATION**  
A.07 Scale: 1/4" = 1'

**LEGEND:**

- OUTLINE OF EXISTING STRUCTURE UNCHANGED
- OUTLINE OF ADJACENT BUILDING
- BUILDING CENTERLINE

**DAYLIGHTING NOTES:**

**SECTION 2505 LIGHTING**  
2505.1 GENERAL  
EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 2505.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 2505.3 EXCEPT EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 2505.2.2.  
2505.2 NATURAL LIGHT  
THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.  
2505.2.1 ADJOINING SPACES  
FOR THE PURPOSE OF NATURAL LIGHTING, ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOCCUPIED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 20 SQUARE FEET, WHICHEVER IS GREATER.  
EXCEPTION: OPENINGS REQUIRED FOR NATURAL LIGHT SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER WHERE THE COMMON WALL PROVIDES A GLAZED AREA OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 20 SQUARE FEET, WHICHEVER IS GREATER.  
2505.2.2 EXTERIOR OPENINGS  
EXTERIOR OPENINGS REQUIRED BY SECTION 2505.2 FOR NATURAL LIGHT SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT, AS SET FORTH IN SECTION 2505.2.3.  
EXCEPTIONS:  
1. REQUIRED EXTERIOR OPENINGS ARE PERMITTED TO OPEN INTO A ROOM PROVIDED WHERE THE PERMITS:  
11. HAS A PUBLIC WAY, YARD OR COURT;  
12. HAS A CEILING HEIGHT OF NOT LESS THAN 7 FEET;  
13. HAS A LONGER SIDE AT LEAST 60 PERCENT OPEN AND UNOCCUPIED;  
2. SIDEWALKS ARE NOT REQUIRED TO OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT.

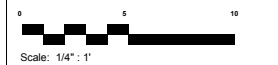
**VENTILATION NOTES:**

**SECTION 2505 VENTILATION**  
2505.4 NATURAL VENTILATION  
NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERES OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.  
2505.4.1 VENTILATION AREA REQUIRED  
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.  
2505.4.1.1 ADJOINING SPACES  
WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOCCUPIED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 20 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.  
EXCEPTION: EXTERIOR OPENINGS REQUIRED FOR VENTILATION SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER PROVIDED THAT THE OPENABLE AREA BETWEEN THE SUNROOM ADDITION OR PATIO COVER AND THE INTERIOR ROOM SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 20 SQUARE FEET. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.  
2505.4.1.2 OPENINGS BELOW GRADE  
WHERE OPENINGS BELOW GRADE PROVIDE REQUIRED NATURAL VENTILATION, THE OUTSIDE HORIZONTAL CLEAR SPACE MEASURED PERPENDICULAR TO THE OPENING SHALL BE ONE AND ONE-HALF TIMES THE DEPTH OF THE OPENING. THE DEPTH OF THE OPENING SHALL BE MEASURED FROM THE AVERAGE ADJOINING GROUND LEVEL TO THE BOTTOM OF THE OPENING.  
2505.4.2 BATHROOMS  
ROOMS CONTAINING BATHROOMS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, SECTION 402.3.  
2505.4.3 OPENINGS ON YARDS OR COURTS  
WHERE NATURAL VENTILATION IS TO BE PROVIDED BY OPENINGS ONTO YARDS OR COURTS, SUCH YARDS OR COURTS SHALL COMPLY WITH SECTION 2505.2.3.

**NOTE:**

OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091

- EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT
- SHOW ADJACENT BLDG PROFILE WITH PENETRATION
- BUILDING HEIGHT MEASUREMENT REVISED
- 3RD LEVEL HORIZONTAL ADDITION ELIMINATED



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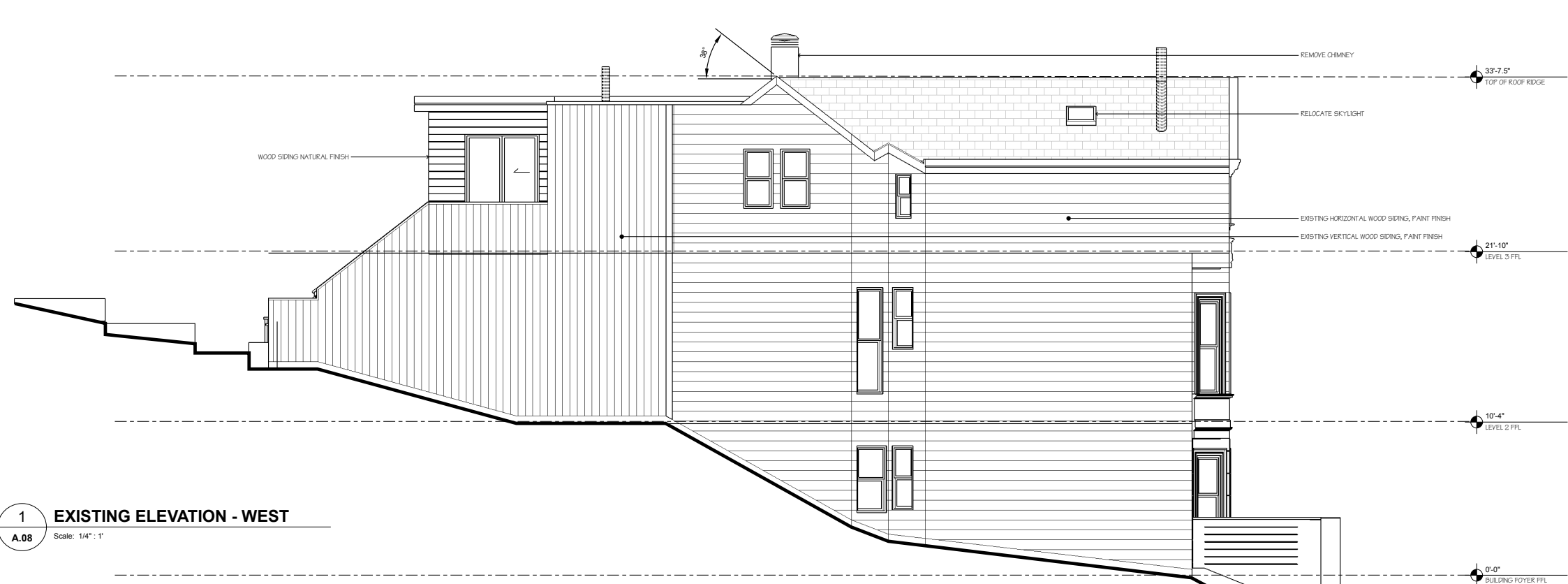
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**PROJECT NO.**  
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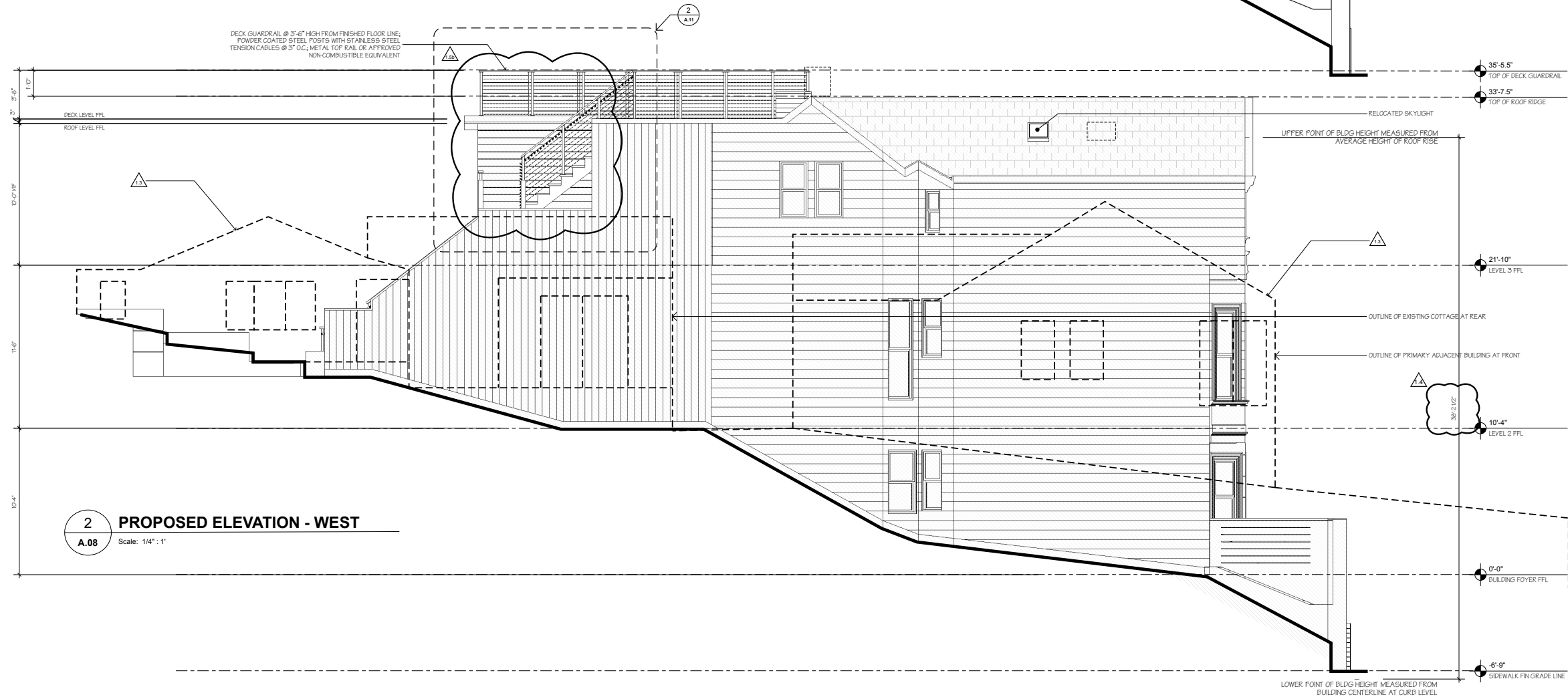
**Elevation - Front & Rear**  
Proposed  
148-152 Saturn Street

**A.07**

**1 EXISTING ELEVATION - WEST**  
A.08 Scale: 1/4" = 1'



**2 PROPOSED ELEVATION - WEST**  
A.08 Scale: 1/4" = 1'

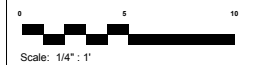


**LEGEND:**  
 [Solid line] OUTLINE OF EXISTING STRUCTURE UNCHANGED  
 [Dashed line] OUTLINE OF ADJACENT BUILDING

**EXTERIOR WALL NOTES:**  
 SECTION 704 EXTERIOR WALLS  
 PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION WITHIN 5 FEET OF THE FIRE SEPARATION DISTANCE PER CBC TABLE 602.  
 FOR OCCUPANCIES IN GROUP R-3, THE MAXIMUM PERCENTAGE OF UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS SHALL BE 20 PERCENT FOR EXTERIOR WALLS LOCATED BETWEEN 3 FEET TO 5 FEET FROM THE FIRE SEPARATION DISTANCE PER CBC TABLE 704 AND FOOTNOTE C.

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- EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT
- SHOW ADJACENT BLDG PROFILE WITH FENESTRATION
- BUILDING HEIGHT MEASUREMENT REVISED
- 3RD LEVEL HORIZONTAL ADDITION ELIMINATED



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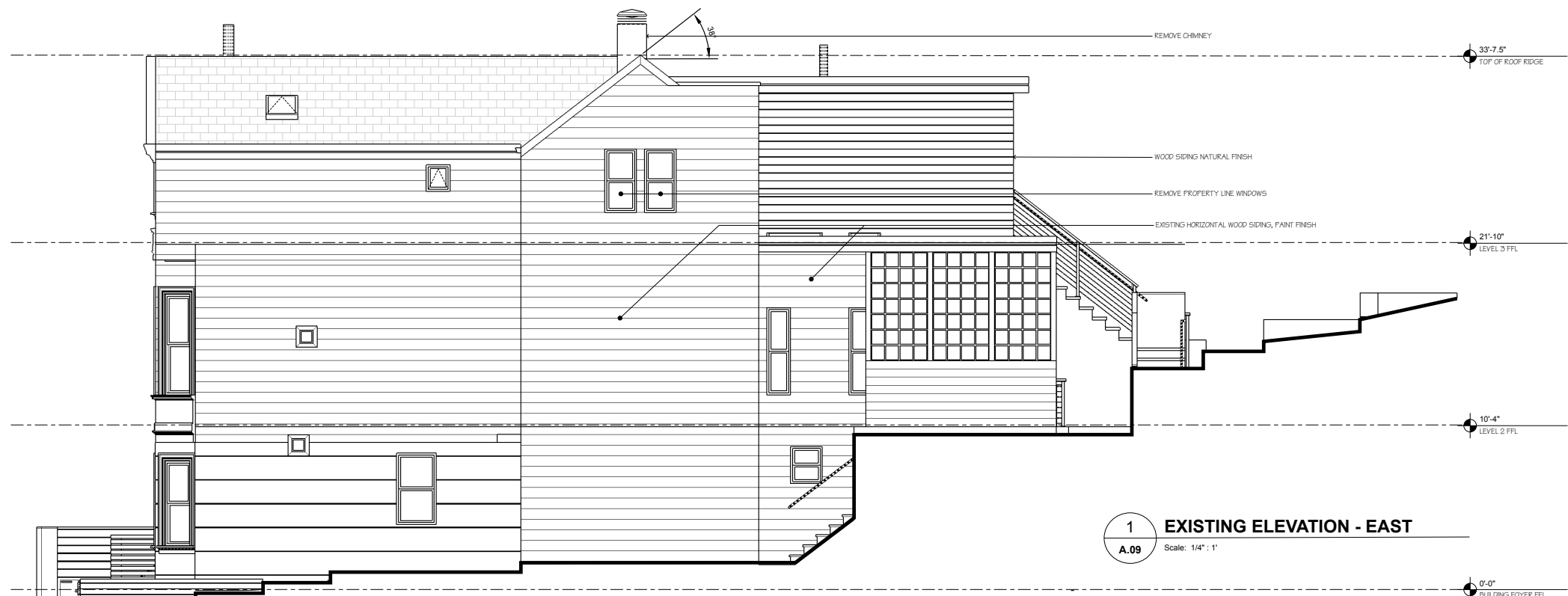
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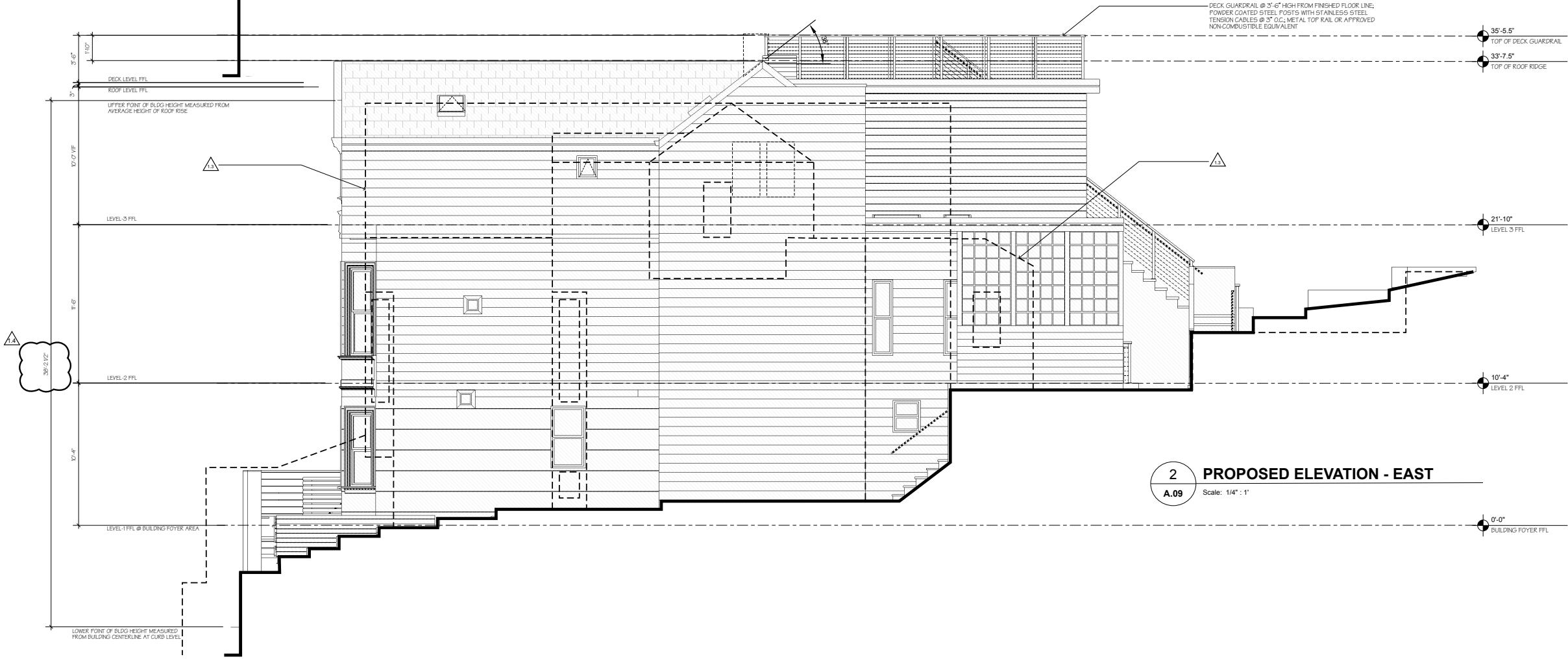
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 PLJ

**Elevation - West**  
**Existing & Proposed**  
 148-152 Saturn Street

**A.08**



**1 EXISTING ELEVATION - EAST**  
A.09 Scale: 1/4" : 1'

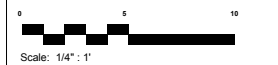


**2 PROPOSED ELEVATION - EAST**  
A.09 Scale: 1/4" : 1'

**LEGEND:**  
 [Solid line] OUTLINE OF EXISTING STRUCTURE UNCHANGED  
 [Dashed line] OUTLINE OF ADJACENT BUILDING

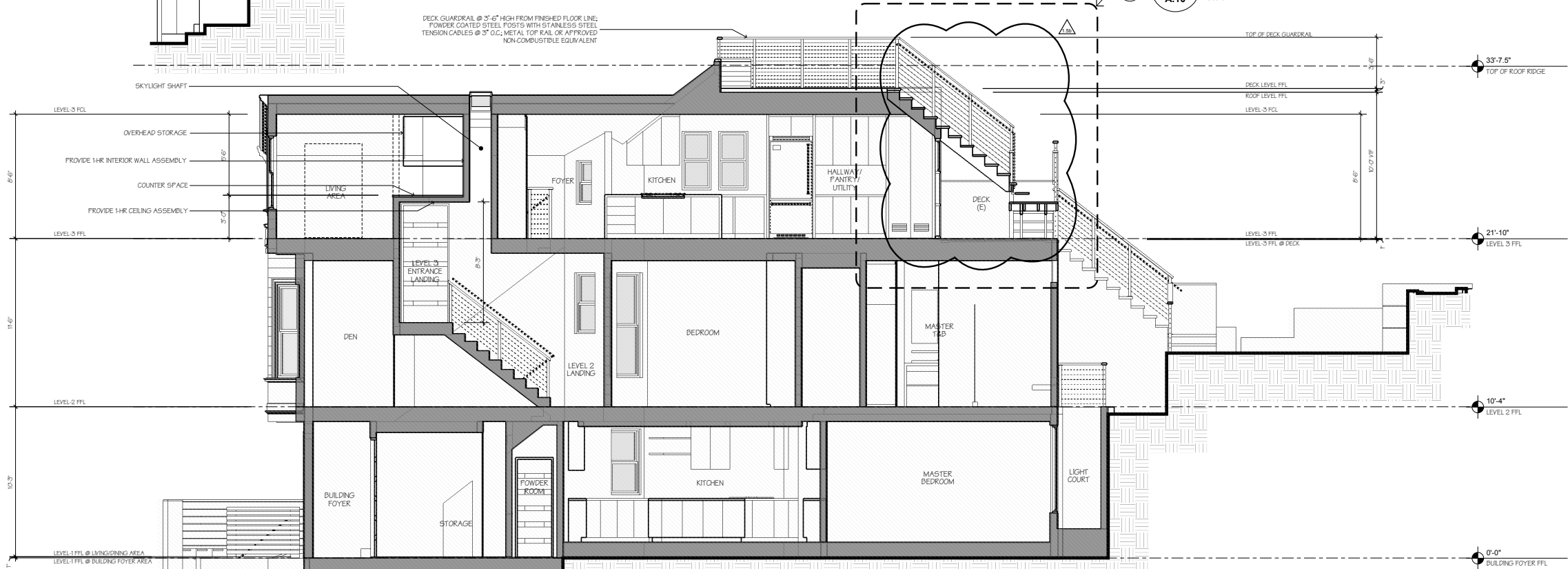
**NOTE:** OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091

EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT  
 SHOW ADJACENT BLDG PROFILE WITH FENESTRATION  
 BUILDING HEIGHT MEASUREMENT REVISED





**1 EXISTING LONGITUDINAL SECTION**  
 Scale: 1/4" = 1'



**2 PROPOSED LONGITUDINAL SECTION**  
 Scale: 1/4" = 1'

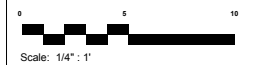
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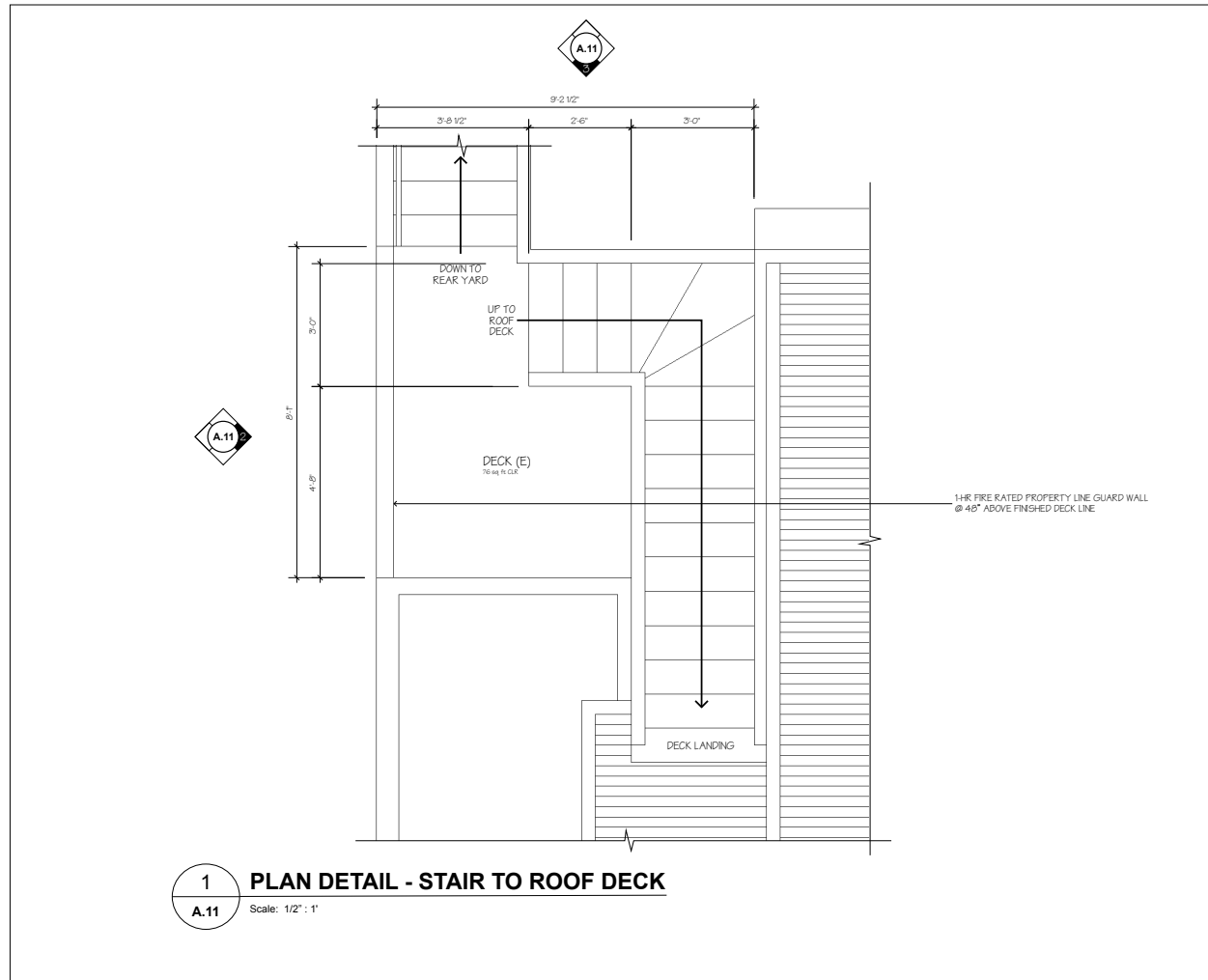
- OUTLINE OF EXISTING STRUCTURE UNCHANGED

**NOTE:**  $\Delta$

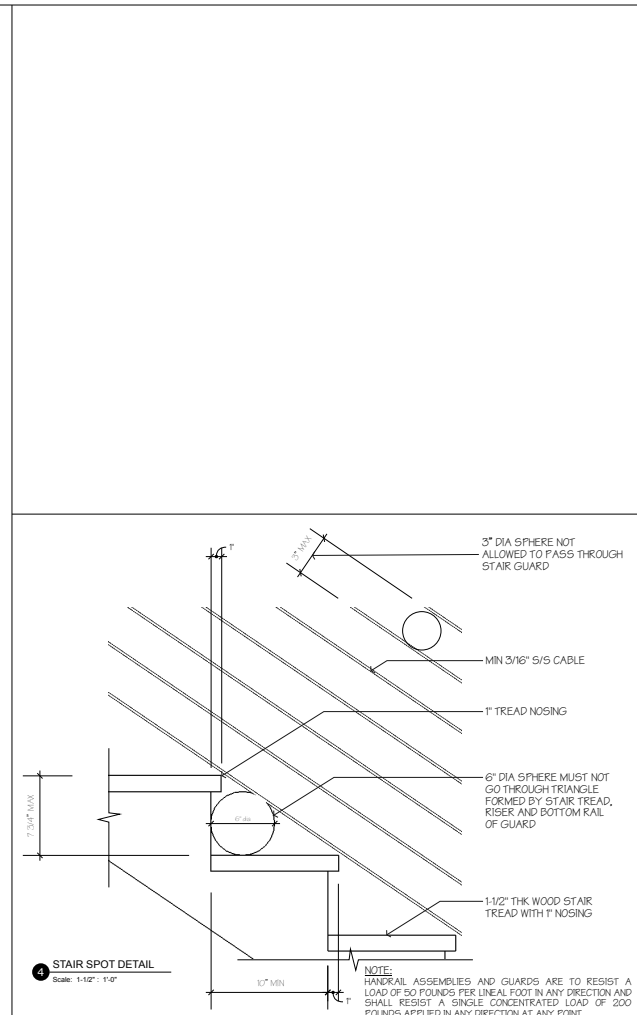
OTHER WORK TO BE PERFORMED ON LEVELS 1-3 ARE COVERED UNDER APPROVED BLDG PERMIT NUMBER 2015 0925 8091

- $\Delta$  EXISTING FLOOR PLANS - INDICATE WHEN NO WORK PROPOSED OR UNDER SEPARATE PERMIT
- $\Delta$  3RD LEVEL HORIZONTAL ADDITION ELIMINATED

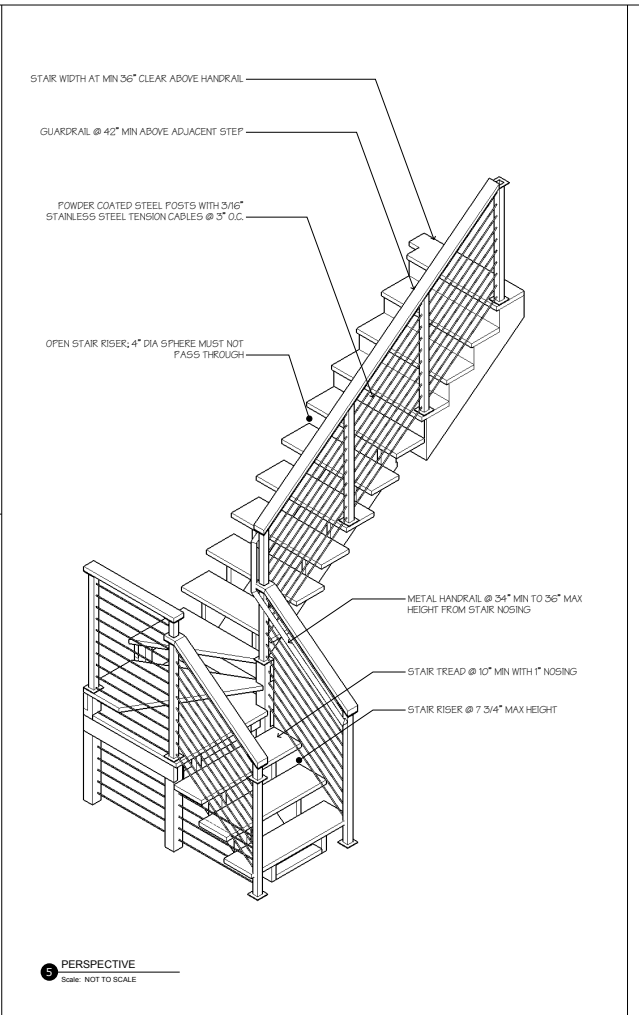




**1 PLAN DETAIL - STAIR TO ROOF DECK**  
 Scale: 1/2" = 1'  
 A.11



**2 STAIR SPOT DETAIL**  
 Scale: 1/2" = 1'  
 A.11



**3 PERSPECTIVE**  
 Scale: NOT TO SCALE  
 A.11

**STAIRWAY NOTES:**

K310.1.1 **Clearance:** Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 45 inches (1143 mm) on either side of the stairway, and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 36 inches (914 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.

K310.1.2 **Headroom:** The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the soffit or platform on that portion of the stairway.

K310.1.4 **Clear nosing and nosing:** Clear treads and risers shall meet the requirements of this section. For the purposes of this section, all dimensions and dimensional surfaces shall be exclusive of carpets, rugs or runners.

K310.1.4.1 **Riser height:** The maximum riser height shall be 7.34 inches (186 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

K310.1.4.2 **Tread depth:** The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently sloped stairways at the walking surface shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

K310.1.4.3 **Radius:** The radius of curvature at the nosing shall be no greater than 3/16 inch (4 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1/4 inch (6 mm) shall be provided on stairways with solid nosing. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two nosings, including the nosing at the level of floors and landings. Doping of nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (5.2°) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

K310.1.5 **Landing:** Landings shall be a floor or landing at the top and bottom of each stairway.

K310.1.7 **Handrails:** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

K310.1.7.1 **Height:** Handrail height, measured vertically from the sloped plane adjacent to the tread nosing, or finish surface of ramp steps, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

K310.1.7.2 **Continuity:** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be rounded or shall terminate in a hand cap or safety terminal. Handrails adjacent to a wall shall have a space of not less than 1/2 inch (12.7 mm) between the wall and the handrail.

K310.1.7.3 **Profile:** All required handrails shall be of one of the following types or an equivalent approved:

1. Type I: Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 3/4 inches (168 mm) with a maximum cross section of dimension of 2 3/4 inches (69 mm). Edges shall have a minimum radius of 0.25 inch (6.35 mm).
2. Type II: Handrails with a perimeter greater than 6 3/4 inches (168 mm) shall have a specified finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the bottom portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the bottom portion of the profile. This finger recess shall continue for at least 3/8 inch (9.5 mm) to a level that is not less than 1 3/4 inches (44 mm) below the bottom portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.25 inch (6.35 mm).

**SECTION K312 GUARDRAILS:**

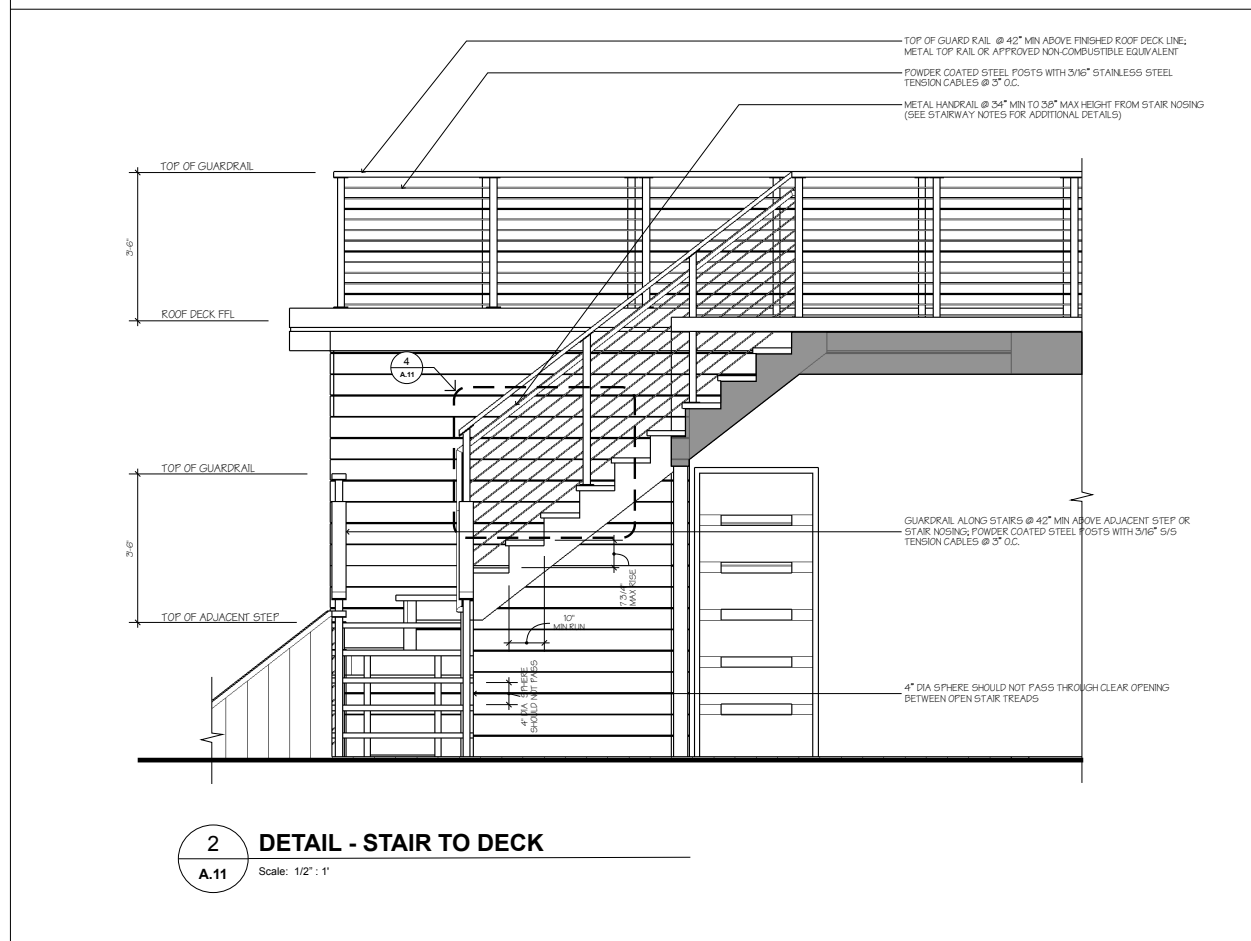
K312.1 **Clearance:** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067 mm) high measured vertically above the adjacent walking surface, adjacent floor landing or the line connecting the leading edges of the treads.

Exception: Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

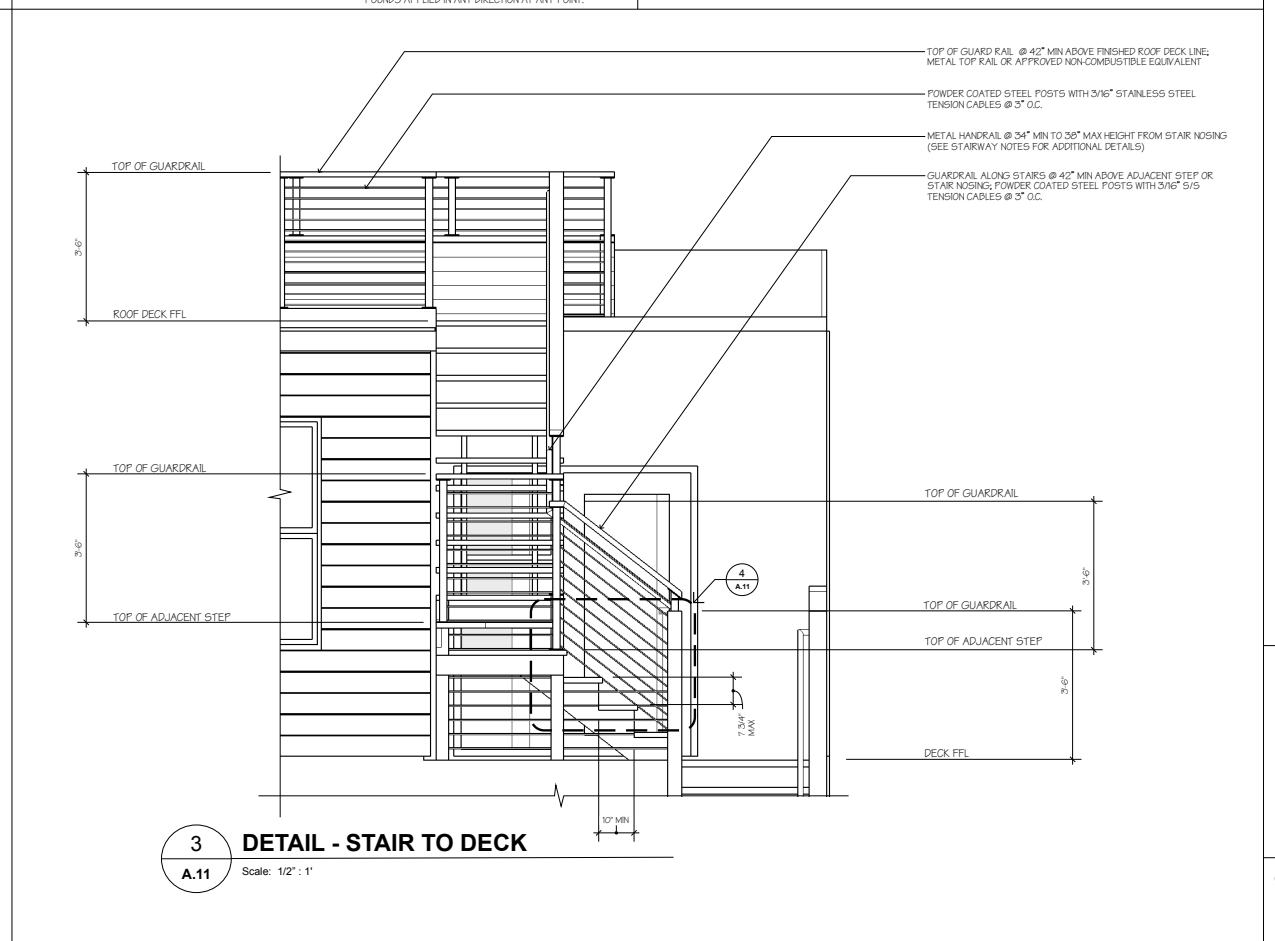
K312.2 **Openings:** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exception: The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (152 mm) in diameter. 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

**NOTE:**  
 HANDRAIL ASSEMBLIES AND GUARDS ARE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT IN ANY DIRECTION AND SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT.



**2 DETAIL - STAIR TO DECK**  
 Scale: 1/2" = 1'  
 A.11



**3 DETAIL - STAIR TO DECK**  
 Scale: 1/2" = 1'  
 A.11

**SECTION K312 GUARDRAILS:**

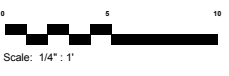
K312.1 **Clearance:** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067 mm) high measured vertically above the adjacent walking surface, adjacent floor landing or the line connecting the leading edges of the treads.

Exception: Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

K312.2 **Openings:** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exception: The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (152 mm) in diameter. 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

**NOTE:**  
 HANDRAIL ASSEMBLIES AND GUARDS ARE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT IN ANY DIRECTION AND SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT.



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**Stair Details**  
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**A.11**