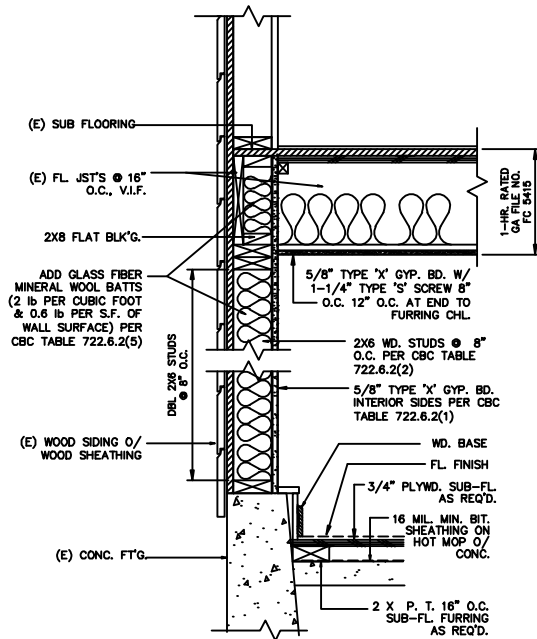


2 FL/CLG. SECT. (AT NEW UNIT)

QA FILE NO. PC 6485
N.T.A. 8/20/2016



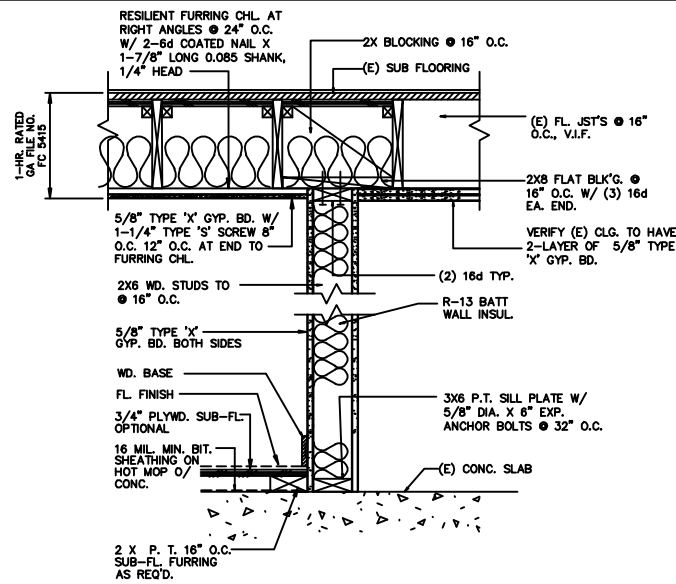
UP-GRADED (E) EXTERIOR WALL TO BE 1-HR. RATED (CBC 722.62):

- DBL (E) WALL STUDS - FIRE RATING 40 MINUTES
- MINERAL WOOL BATT INSULATION - FIRE RATING 15 MINUTES
- 1-LAYER OF 5/8\" TYPE 'X' GYP. BD. - FIRE RATING - 40 MINUTES

TOTAL UP-GRADED EXTERIOR WALL FIRE RATING IS:
95 MINUTES > 60 MINUTES REQUIRED

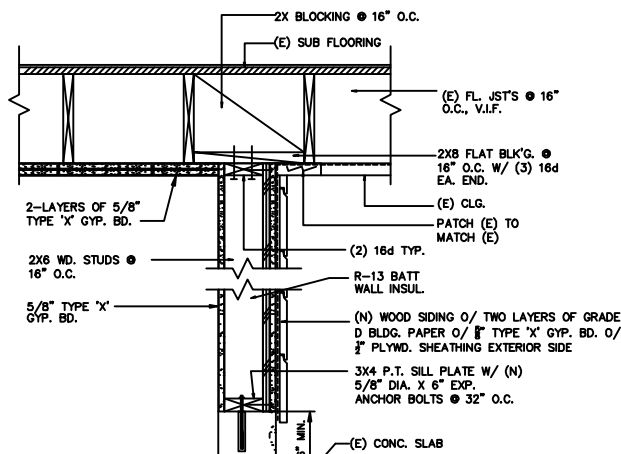
4 UP-GRADED (E) EXTERIOR WALL (1-HR. RATED)

QA FILE NO. WF 6980
N.T.A.



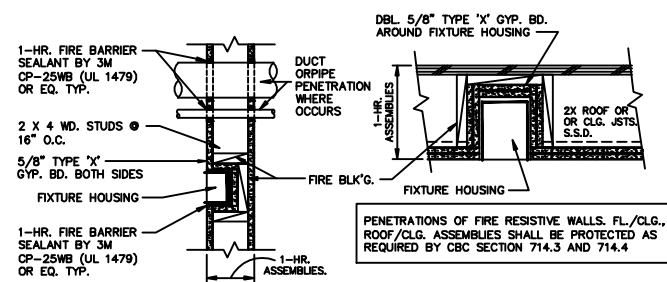
1 1-HR. WALL SECT.

QA FILE NO. WF 6980
N.T.A.



3 PARTIAL SECTION

QA FILE NO. WF 6980
N.T.A.



5 PENETRATION DETAILS

QA FILE NO. WF 6980
N.T.A.

LEGEND:

- (E) WALL TO REMAIN
- REMOVED (E) WALL
- (N) WALL - 2 X 4 WD. STUDS @ 16\" O.C. W/ 1/2\" GYP. BD. SEE 2/A2
- R-13 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (E) WALL UP-GRADED TO 1-HR. - (1) LAYERS 5/8\" TYPE 'X' GYP. BD. O/ 2X STUDS. SEE 4/A2
- R-13 BATT INSULATION BETWEEN STUDS
- (N) 1-HR. WALL - 2 X 4 WD. STUDS @ 16\" O.C. W/ 5/8\" TYPE 'X' GYP. BD. BOTH SIDES. SEE 1/A2
- R-13 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (N) 1-HR. EXTERIOR WALL W/ SIDING O/ BLDG. PAPER O/ 5/8\" TYPE 'X' GYP. BD. O/ EXTERIOR PLYWD. SHEATHING O/ 2X4 WD. STUD. ON EXTERIOR SIDE. 5/8\" GYP. BD. ON INTERIOR SIDE. SEE DETAIL 3/A2
- R-15 BATT INSULATION BETWEEN STUDS WHERE SHOWN ON PLAN
- (N) 1-HR. CEILING AREA. SEE 1/A2 & 2/A2

- RECESSED DOWN LIGHT CONTAINS FLUORESCENT OR HIGH EFFICACY OR LED LAMP.
- RECESSED DAMP-PROOF DOWN LIGHT FLUORESCENT OR HIGH EFFICACY OR LED LAMP.
- CLG. MTD. LIGHT FIXTURE WITH VACANCY SENSOR, HIGH EFFICACY OR LED LAMP
- WALL SCONCE WITH VACANCY SENSOR, HIGH EFFICACY OR LED LAMP.
- WALL MTD. LIGHT FIXTURE W/ MOTION/ VACANCY SENSOR, HIGH EFFICACY OR LED LAMP. USE WATERPROOFED FIXTURE FOR EXTERIOR.
- EXHAUST FAN TO OUT SIDE AIR W/ CAPACITY OF 5 AIR CHANGE PER HOUR W/ HUMIDITY SENSOR PER CODE.
- CLG. MTD. SMOKE ALARM W/ BATTERY 110V HARDWIRED INTER-CONNECTED. APPROVED IN CAL. BY CFSM.
- CLG. MTD. CARBON MONOXIDE ALARM W/ BATTERY 110V HARDWIRED INTER-CONNECTED. APPROVED IN CAL. BY CFSM.
- DUPLEX ELEC. OUTLET
- T.V. CABLE JACK
- GAS OUTLET
- PHONE/DATA (CAT5, 4 TWISTED PAIR, PULL OUT ALL 4 PAIRS)
- 1X4 FLUOR. LIGHT W/ MOTION/VACANCY SENSOR
- LIGHT, FAN OR APPLIANCE SWITCH
- DIM. DIMMER
- M.S. LIGHT, FAN OR APPLIANCE SWITCH
- MOTION SENSOR

DOOR SCHEDULE

- A 2'-10\"x6'-8\" H.C. WOOD DOOR
- B 2'-4\"x6'-8\" H.C. WOOD DOOR
- C 2'-10\"x8'-8\"x1-3/4\" S.C. DOOR, 1/3 HR. ASSEMBLY W/ CLOSER, LATCH/LOCK SET
- E 2'x8'-8\" H.C. WOOD DOOR
- D 2'-6\"x8'-8\"x1-3/4\" S.C. DOOR.

NOTES:

- GENERAL**
- IT IS CONTRACTORS' RESPONSIBILITY TO ENSURE THAT ALL WORKS SHALL COMPLY WITH 2013 CBC, CRC, CEC, CPC, 2013 SFGC AND ALL OTHER APPLICABLE CURRENT BUILDING CODES AND REGULATIONS.
 - CONTRACTOR SHALL VERIFY EXISTING SITE/BLDG. CONDITION AND DIMENSION. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEERS IMMEDIATELY FOR ANY DISCREPANCY BETWEEN DRAWINGS, SITE OR BUILDING CONDITION PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
 - LIVING SPACE CEILING HEIGHT MINIMUM TO BE 7'-6\", BATHROOM AND HALLWAY CEILING MINIMUM 7'-0\", TYP.
 - BEDROOM WINDOW FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPENABLE WIDTH DIMENSION: 20\" AND OPERABLE HEIGHT DIMENSION: 24\" MINIMUM CLEAR, OPENABLE AREA OF 5.7 SQUARE FEET. WINDOW SILL NOT MORE THAN 44\" ABOVE THE FINISH FLOOR.
 - EVERY HABITABLE ROOM IS TO BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF EXTERIOR OPENINGS. FOR LIGHT THE GLAZED AREA OF THE EXTERIOR OPENING IS TO BE MIN. 8% OF FLOOR AREA OF THE ROOM IN QUESTION. FOR VENTILATION THE OPENING AREA OF THE EXTERIOR OPENING IS TO BE MIN. 4% OF FLOOR AREA OF THE ROOM IN QUESTION.
 - THE EXISTING FIRE RESISTANCE RATING OF ALL EXTERIOR PROPERTY LINE WALLS WITH A REQUIRED FIRE RESISTANCE RATING PER TABLE 602 SHALL BE MAINTAINED, OR SHALL BE REPLACED WITH 5/8\" TYPE 'X' G.W.B. WHERE ANY EXISTING PLASTER OR G.W.B. FINISHES ARE REMOVED TO PERFORM WORK UNDER THIS PERMIT APPLICATION.

ELECTRICAL

- T-24 RESIDENTIAL LIGHTING REQUIREMENTS PER CEC 150.0 (e):
 - KITCHEN & BATH: ALL LIGHT FIXTURES TO BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-HE LIGHTING.
 - LAUNDRY ROOM, GARAGE, UTILITY ROOM: ALL LIGHT FIXTURES TO BE HIGH EFFICACY LIGHTING AND IS CONTROLLED BY VACANCY SENSORS AND MUST BE MANUAL-ON MOTION SENSOR, MUST NOT HAVE "ALWAYS-ON" OPTION.
 - OTHER ROOMS, BEDROOM, HALLWAY, STAIRS, DINING ROOM CLOSET BIGGER THAN 70 S.F.: DIMMER SWITCH OR CERTIFIED OCCUPANT SENSORS MANUAL-ON SENSORS-ON "ALWAYS-ON" OPTION
 - RECESSED LUMINARIES IN INSULATED CEILING: MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT

MECHANICAL

- STRAPPING OF WATER HEATER SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND AT THE LOWER POINT. A MIN. DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE CONTROLS W/ THE STRAPPING. WATER HEATER AND FURNACE SHALL BE ANCHORED TO RESIST HORIZONTAL DISPLACEMENT.
- MAINTAIN A ROOM TAMP, 68 DEG. F AT A POINT 3' ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- MECHANICAL AIR HEATING DUCTS SHALL BE #26 GAUGE GALV. SHEET METAL. PROVIDE VENT FLUE FOR WATER HEATER, FURNACE PER CMC 802.6 & SFGC 802.6.2 AND PROVIDE COMBUSTION AIR PER CMC CHAPTER 7. PROVIDE 4 INCHES MINIMUM & EQUIPPED WITH A BACK-DRAFT DAMPER ENVIRONMENTAL AIR DUCT TO OUT SIDE AIR FOR DRYER OR EXHAUST FAN/HOOD TERMINATED 3 FEET MINIMUM AWAY FROM ANY WINDOW OR DOOR OPENING INTO BUILDING.
- PROVIDE EXHAUST RANGE HOOD ABOVE STOVE AND VENT TO O.A. 3 FEET MIN. AWAY FROM ANY WINDOW OPENING.

PLUMBING

- SHOWER STALL SHALL COMPLY WITH OPC SEC. 408.6 AND HAVE MINIMUM OF 1024 SQUARE INCHES IN SIZE AND COMPASS A 30\" CIRCLC BETWEEN THE BACK WALL AND FACE OF ENCLOSURE GLASS. FINISH IN SHOWER STALL WALL SHALL HAVE SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS WHICH EXTENDS TO HEIGHT NOT LESS THAN 72\" ABOVE THE DRAIN INLET.
- SHOWER HEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWER AND TUBER FAUCET COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE VALVE.
- USE WATER CLOSET 1.28 GAL. PER FLUSH MAX. PROVIDE MIN. 30\" CLEAR WIDTH SPACE AND SET WATER CLOSET SET FROM WALL. KITCHEN FAUCET SHALL HAVE AERATOR AND NOT EXCEED A WATER FLOW OF 1.8 GPM. LAVATORY SHALL HAVE AERATOR AND NOT EXCEED A WATER FLOW OF 1.5 GPM. SHOWER HEAD SHALL NOT EXCEED A WATER FLOW OF 2.0 GPM. SHOWER/TUB COMBINATIONS SHALL HAS INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYP VALVE.
- THE ARCHITECT DOES NOT CARRY LIABILITY INSURANCE TO COVER WORK DONE REGARDING THE IDENTIFICATION, REPAIR, REMOVAL OR ENCAPSULATION OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL. THIS IDENTIFICATION AND ABATEMENT WORK IS TO BE COMPLETELY UNDER SEPARATE CONTRACT PRIOR TO THE COMMENCEMENT OF DEMOLITION AND/OR REMODELING WORK DESCRIBED IN THE CONTRACT DOCUMENTS. IF THE CONTRACTOR DISCOVERS ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTIONS.

REVISIONS	BY
1	PLANNING DEPT.
	11-12-2016

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E-MAIL: jasonchan16888@gmail.com



NOTES & DETAIL

INTERIOR REMODEL
619 CLAYTON STREET
SAN FRANCISCO, CA 94117
BLOCK 1246, LOT 004

DATE	8-26-2016
SCALE	NOTED
DRAWN	
JOB	
SHEET	
A2	
DF	SHEETS



2 REMODEL REAR ELEVATION
1/4" = 1'-0"



1 (E) REAR ELEVATION
1/4" = 1'-0"

REVISIONS	BY
PLANNING DEPT. 10-22-2016	

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BLDG, ELEVATIONS

INTERIOR REMODEL
 619 CLAYTON STREET
 SAN FRANCISCO, CA 94117
 BLOCK 1246, LOT 004

DATE	8-26-2016
SCALE	NOTED
DRAWN	
JOB	
SHEET	

A3