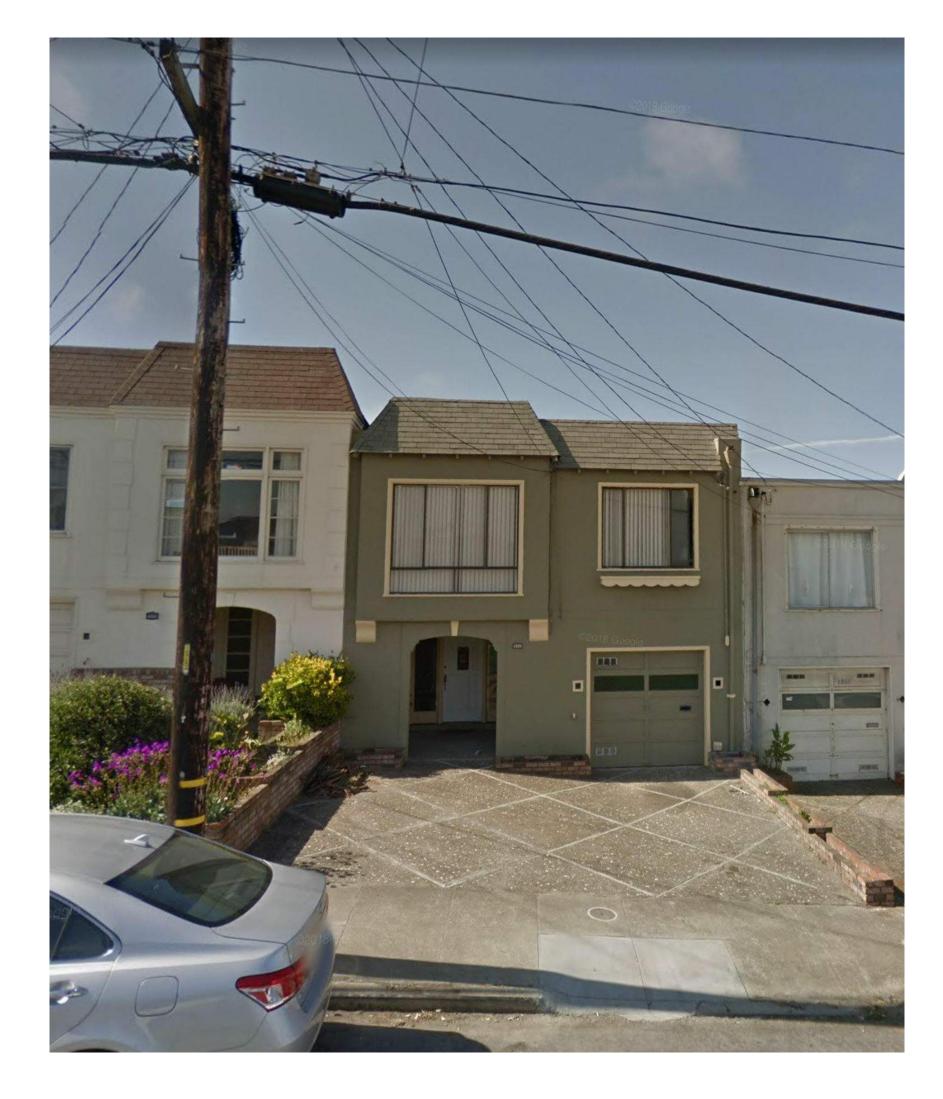
### PROPOSED PLAN SET SUBMITTED BY THE PERMIT HOLDER

# SITE PHOTOS





# **NEW EXTERIOR STAIRS**

# DRAWING INDEX

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DRAWINGS PREPARED BY:



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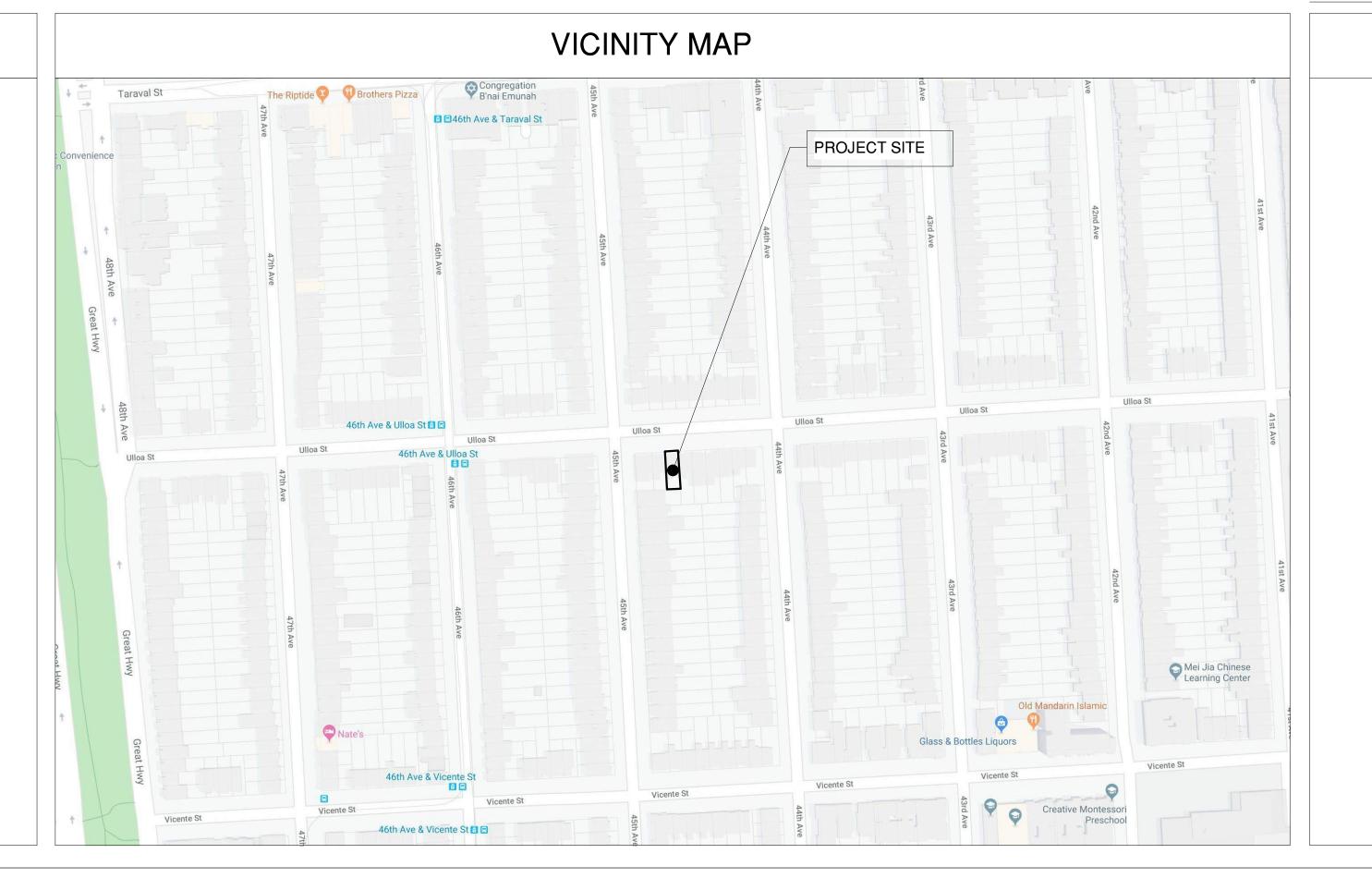
# PROJECT INFO

APN: 2445031

RESIDENTIAL ZONE: RH-1 CONSTRUCTION TYPE: TYPE-V LOT SIZE: 1,873 SF OCCUPANCY TYPE: R3 (2 UNITS) EXISTING CONDITIONED SPACE: 1,498 SF

PROJECT DESCRIPTION:

REVISION TO APPROVED LEGALIZATION PERMIT 201611213200 TO RELOCATE THE APPROVED LOCATION OF SECOND-FLOOR STAIRS.



# SYMBOLS LEGEND

APPLICABLE BUILDING CODES

2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA MECHANICAL CODE (CMC)

EFFICIENCY STANDARDS (CBEES)

2016 CALIFORNIA FIRE CODE (CFC)

ORDINANCES.

2016 CALIFORNIA ENERGY CODE, BUILDING ENERGY

2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

ANY OTHER LOCAL, STATE, AND FEDERAL CODES AND

AMENDMENTS TO THE ABOVE CODE PER THE AHJ

2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)

	VIEW REFERENCE
SIM -	TYPICAL OR SIMILAR
A101_	SHEET NUMBER
	INTERIOR ELEVATION
1 Ref 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	VIEW REFERENCE
1 Ref	SHEET NUMBER
	ELEVATION / SECTION CALLOUT
Ref	TYPICAL OR SIMILAR
1	VIEW REFERENCE
A101	SHEET NUMBER
(101) -	DOOR TAG
11)	WINDOW TAG
1	REVISION
Name 🕣 🚤	ELEVATION / LEVEL MARKER
0	DEMO NOTE

? KEYNOTE

Date Description STAIR PERMIT 10-28-2019

**NEW EXTERIOR** STAIRS COVER PAGE

AREA DRAIN ABOVE FINISHED FLOOR

ALUM ALUMINUM ANOD ANODIZED BSMT BASEMENT

BYND BEYOND BOT BOTTOM CAST IN PLACE

CLG CEILING

CMU CONCRETE MASONRY UNIT

COMPR COMPRESSIBLE CONC CONCRETE

CERAMIC TILE CTYD COURTYARD DBL DOUBLE

DEMO DEMOLISH OR DEMOLITION DIA DIAMETER

DN DR DOOR DWG

EMERGENCY ESCAPE & RESCUE WINDOW

ELEVATION ELEC ELECTRICAL

EPDM ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)

EXP JT EXPANSION JOINT EXT EXTERIOR

FEC FIRE EXTINGUISHER CABINET

FIXT FIXTURE FLOOR

TO ESTABLISH SUB FLOOR ELEVATIONS. GAUGE IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A COMPLETE AND ORGANIZED SET OF CONSTRUCTION

IS IN PROGRESS SITE CONDITIONS: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR JOB SITE CONDITIONS, MEASUREMENTS AND LEVELS. IF DIFFERING FROM CONTRACT DRAWINGS OR REVIEWED SUBMITTALS, DISCREPANCIES SHALL BE BROUGHT

ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, CALIFORNIA

LOCAL HEALTH REGULATIONS. REFERENCES TO "CODE" OR TO

THE EDITION OF THE CALIFORNIA BUILDING CODE IN EFFECT IN

LABOR CODE AND ALL APPLICABLE FEDERAL, STATE AND/OR

"BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL MEAN

THE AHJ, AS NOTED ON THE COVER SHEET, ON THE DATE(S)

THESE SPECIFICATIONS IS TO BE CONSTRUED AS REQUIRING

OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES,

PERMITS ARE GRANTED. NOTHING IN THE DRAWINGS OR

ANY REFERENCE TO STANDARDS SHALL COMPLY WITH

CALIFORNIA TITLE 24 REQUIREMENTS AND MANDATORY

DOCUMENTS: THE CONSTRUCTION DOCUMENTS INCLUDE

THESE DRAWINGS AND NOTES, SPECIFICATIONS AND ALI

DRAWINGS DO NOT ILLUSTRATE EVERY DETAIL BUT SHOW

REVISIONS, ADDITIONS AND ADDENDA'S. DRAWINGS ARE AS

ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR.

CONDITIONS AND BY ENTERING INTO THE WORK, STATES THAT

THE DOCUMENTS ARE SUFFICIENT TO PROVIDE A COMPLETE

INSTALLATION OF ALL PORTIONS OF THE WORK. REPORT ANY

MEASURES PER COMPLIANCE CERTIFICATION HEREIN.

ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED.

THE CONTRACTOR IS TO THOROUGHLY EXAMINE THE

DRAWINGS AND SPECIFICATIONS, AND EXISTING SITE

QUESTIONS OR REQUESTS FOR CLARIFICATION TO THE

CONTRACTOR, ANY CONSTRUCTION DETAILS SHOWN OR

OTHERWISE SPECIFIED ARE IN CONFLICT WITH ACCEPTED

INDUSTRY STANDARDS FOR QUALITY CONSTRUCTION OR

DO NOT SCALE DRAWINGS. DRAWINGS OF LARGER SCALE

TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE

INDICATES ACTUAL SIZE. 1X INDICATES NOMINAL SIZE.

SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS. (1")

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE

NOTED. VERTICAL DIMENSIONS ARE TO FINISH FLOOR UNLESS

NOTED OTHERWISE. IT IS THE CONTRACTOR'S RESPONSIBILITY

DOCUMENTS AT THE PROJECT SITE AT ALL TIMES WHEN WORK

HE/SHE IS TO NOTIFY THE DESIGNER IMMEDIATELY FOR

CLARIFICATION. NO OMISSION OR LACK OF DETAILED

BE CONSTRUED AS ALLOWING ANY MATERIALS OR

WORKMANSHIP BELOW INDUSTRY STANDARDS.

MIGHT INTERFERE WITH HIS FULL GUARANTEE OF THE WORK,

REQUIREMENTS IN THE DRAWINGS OR SPECIFICATIONS IS TO

DESIGNER IMMEDIATELY. IF, IN THE OPINION OF ANY

CONSTRUCTION SHALL COMPLY WITH ALL STATE OF

REGULATIONS AND CODES.

REQUIREMENTS OF LATEST REVISION.

TO THE DESIGNER'S ATTENTION IMMEDIATELY. AT ALL TIMES THE OWNER CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE DESIGNER'S AND OR STRUCTURAL ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDED REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT WORKMEN AND PUBLIC FROM INJURY: PROTECT FROM DAMAGE ALL EXISTING UTILITY LINES, STRUCTURES, AND PROPERTY, ON AND ADJACENT TO PROJECT SITE; KEEP THE JOB SITE AND ADJOINING PREMISES FREE FROM ACCUMULATIONS OF WASTE

MATERIALS RESULTING FROM THE WORK. THE CONTRACTOR

SHALL NOT BURY OR BURN RUBBISH ON OWNER'S PREMISES. 10. SAFE TEMPORARY SHORING AND BRACING NECESSARY TO SUPPORT THE INCOMPLETE STRUCTURE IS THE

CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, INSPECT ALL WORK IN PROGRESS AND MATERIALS AS THEY ARRIVE FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND REJECT DEFECTIVE WORK OR MATERIALS IMMEDIATELY UPON PERFORMANCE OR DELIVERY; DELIVER, STORE AND HANDLE ALL MATERIALS AND PRODUCTS IN A MANNER WHICH WILL PREVENT THEIR DAMAGE AND DETERIORATION; MAKE ALL REPAIRS OR REPLACEMENT NECESSARY AT NO ADDITIONAL COST TO THE OWNER IN THE EVENT OF DAMAGE

PRIOR TO COMMENCEMENT OF ANY PORTION OF WORK, THE OWNER CONTRACTOR SHALL CAREFULLY INSPECT AND VERIFY THAT WORK IS COMPLETE TO THE POINT WHERE NEW WORK MAY PROPERLY COMMENCE AND ALL AREAS OF DISCREPANCY HAVE BEEN FULLY RESOLVED. IN EVENT OF FAILURE TO DO SO, THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS AT NO EXPENSE TO THE

13. THE CONTRACTOR SHALL COORDINATE THE RELATIONS OF VARIOUS TRADES TO SEE THAT REQUIRED ANCHORAGE OR BLOCKING IS FURNISHED AND SET AT PROPER TIMES.

14. ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. GENERIC MATERIALS NOT SPECIFIED BY MANUFACTURER ARE TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF APPLICABLE TRADE ASSOCIATIONS (FOR EXAMPLE, CONCRETE STEEL INSTITUTE, GYPSUM

ASSOCIATION, ETC.) THE CONTRACTOR SHALL COORDINATE WORK IN ORDER TO PRODUCE HARMONY OF MATCHING FINISHES, TEXTURES, COLORS, ETC. THROUGHOUT VARIOUS COMPONENTS OF THE PROJECT.

16. THERE SHALL BE NO WOOD / EARTH CONTACT IN THE BUILDING. CONTRACTOR MUST OBSERVE 8" CLEARNACE BETWEEN SILL AND EARTH IN ALL LOCATIONS. SILL SHALL BE TREATED WOOD. PROVIDE DRAFT STOPS AND FIRE BLOCKING AS REQUIRED BY

ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CODE

ARCHITECTURAL ABBREVIATIONS

POUND OR NUMBER

ACT ACOUSTIC CEILING TILE

CHNL CHANNEL CONTROL JOINT

CLR CLEAR

COL COLUMN

CPT CARPET

CONT CONTINUOUS

DIM DIMENSION DIMS DIMENSIONS

EA

**EXPANSION JOINT** 

ELEV ELEVATOR OR ELEVATION

EXIST EXISTING

FLOOR DRAIN OR FIRE DEPARTMENT

FILLED METAL

FACE OF FOUNDATION

GALV GALVANIZED GWB GYPSUM WALL BOARD HOLLOW CORE

HIGH HOLLOW METAL

HIGH POINT

HVAC HEATING, VENTILATING, AND AIR CONDITIONING

IRGWB IMPACT RESISTANT GYPSUM WALL BOARD ILO IN LIEU OF

INSUL INSULATED OR INSULATION INT INTERIOR

LO LOW MAXIMUM MO MASONRY OPENING

MECH MECHANICAL MEMBR MEMBRANE MIN MINIMUM

MRGWBMOISTURE-RESISTANT GYPSUM WALL BOARD MTL METAL NOT IN CONTRACT

NUMBER NOM NOMINAL

OC ON CENTER OVERHANG OR OPPOSITE HAND OPP OPPOSITE OR OPPOSITE HAND

OZ OUNCE PCC PRE-CAST CONCRETE PLUMB PLUMBING

PLYD PLYWOOD PRESSURE TREATED

PAINT OR PAINTED PVC POLYVINYL CHLORIDE RUBBER

RCP REFLECTED CEILING PLAN RD ROOF DRAIN

REQD REQUIRED ROOM SAD SEE ARCHITECTURAL DRAWING

SKYLT SKYLIGHT SPEC SPECIFIED OR SPECIFICATION

SPK SPRINKLER OR SPEAKER SSTL STAINLESS STEEL SSD SEE STRUCTURAL DRAWING

STC SOUND TRANSMISSION COEFFICIENT STL STEEL

STRUCTURE OR STRUCTURAL T&G TONGUE AND GROOVE

TELE TELEPHONE TG TEMPERED GLAZING TOILET TLT

TME TO MATCH EXISTING TO TOP OF TOC TOP OF CONCRETE

TOS TOP OF STEEL TPD TOILET PAPER DISPENSER

TELEPHONE/DATA TYPICAL UNO UNLESS NOTED OTHERWISE

UNDERSIDE VERIFY IN FIELD

VISION PANEL

WITH WD WOOD **ELECTRICAL NOTES** 

MINIMUM OF ONE LUMINAIRE IN EACH OF THE FOLLOWING SPACES MUST BE CONTROLLED WITH A VACANCY SENSOR BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS.

ALL LUMINAIRES THAT HAVE LIGHT SOURCES COMPLIANT WITH JA8 MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR. EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 70 FT2 IN FLOOR AREA AND LUMINAIRES FOR HALLWAYS.

ALL NEW LUMINARIES SHALL COMPLY WITH HIGH EFFICACY CLASSIFICATION PER TABLE 150.0-A

OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND BE CONTROLLED PER 150.0(K) 3

ALL NEW LIGHTING TO MEET THE MANDATORY REQUIREMENTS OF SECTION 150.0 (K) 1-6

EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE EXHAUST FAN CAN BE SWITCHED OFF IN ACCORDANCE WITH 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED

LIGHTING CONTROLS MUST MEET APPLICABLE REQUIREMENTS OF SECTION 110.9 AND SHALL BE INSTALLED TO ALLOW FOR MANUAL SWITCHING OF ON AND OFF, AND SHALL NOT BYPASS A DIMMER OR VACANCY SENSOR FUNCTION THAT COMPLIES

COMBINATION SMOKE ALARM / CO SENSOR SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, AND ON EACH STORY. SMOKE ALARM LOCATIONS SHALL BE PER R314.3.2, SMOKE ALARMS SHALL BE INTERCONNECTED PER R314.4 AND HARDWIRED FOR PER R314.6

UNDER CABINET LIGHTING AND CASEWORK LIGHTING TO BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING. GANG ADJACENT SWITCHES UNDER SINGLE SWITCHBLADE COVERS WHEN POSSIBLE.

RELOCATE AND REUSE EXISTING OUTLETS, FIXTURES, ETC. WHENEVER APPLICABLE. REPLACE ALL COVER PLATES.

ALL OUTLETS IN KITCHEN, COUNTERTOPS, BATHS, AND EXTERIOR LOCATIONS TO BE GFCI PROTECTED. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND LABELED AIR-TGHT, AND SEALED WITH A GASKET OR SEALANT BETWEEN THE HOUSING AND CEILING

LIGHT FIXTURES LOCATED OVER TUBS AND SHOWERS SHALL BE VAPOR SEALED APPLIANCES FIXED IN PLACE SHALL BE PROVIDED WITH A SEPERATE BRANCH CIRCUIT RATED FOR THE APPLIANCE LOAD

PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE BATHROOM OUTLETS (CEC 210-11(C)). PROVIDE MINIMUM OF TWO SEPARATE 20 AMP BRANCH CIRCUITS FOR KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER

SPACE OUTLETS ONLY (CEC 210-11(C), 210-52 (B)). PROVIDE ARC FAULT CIRCUIT INTERUPTER PROTECTION FOR ALL 125-VOLT , SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS IN RESIDENTIAL DWELLING PER CEC 210-12

U.O.N. ALL WALL SOCKETS TO BE 8" O.C. FROM FINISH FLOOR U.O.N. ALL WALL SOCKETS AT COUNTERTOPS TO BE 3'-6" O.C. FROM FINISH FLOOR,

ALL NEW RECEPTACLES TO BE TAMPER RESISTANT PER CEC 406.12(A)

OUTLETS IN GARAGE SHALL BE GFCI PROTECTED INSTALL ONE GFCI OUTLET IN LAUNDRY ROOM PER CEC 210.52(F)

GARAGE, UTILITY AND LAUNDRY ROOMS SHALL HAVE HIGH EFFICACY FIXTURES AND BE CONTROLLED BY VACANCY SENSORS BATHROOMS SHALL BE HIGH EFFICENCY FIXTURES AND CONTROLLED BY VACANCY SENSORS LIVING ROOM, BEDROOMS, AND FAMILY / DINING ROOM LIGHTING SHALL BE HIGH-EFFICACY CONTROLLED BY A MANUAL - ON

MOTION SENSOR, OR DIMMER RECEPTACLE OUTLETS IN WET LOCATIONS SHALL BE LISTED AS WEATHER-RESISTANT TYPE PER CEC 406.8(B) (1)

REQUIRED WALL AND COUNTERTOP OUTLETS TO BE INSTALLED PER 210.52, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PROVISIONS: RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE AT ANY WALL SPACE IS MORE THAN SIX (6) FEET FROM RECEPTACLE OUTLET PER CEC 210.52(A)(1) AND WALL OUTLETS AT COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE PER 210.52(C)1

KITCHEN COUNTERTOP OUTLETS TO BE POSITIONED A MAXIMUM 20" ABOVE COUNTER TOP. 210.52(C)(5)

GARBAGE DISPOSAL CORD AND PLUG CONNECTED 18" TO 36" LONG. CEC 422.16(B)(2) DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2)

MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. CEC210.23(A) IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC210.7(B)

APPLIANCE GARAGE OUTLETS ARE NOT COUNTED AS REQUIRED COUNTERTOP OUTLETS. 210.52(C)(5)

### PLUMBING NOTES

DRAINAGE SIZING AND LENGTH TO BE PER CPC 703.0

VENT TERMINATION MIN. 6" ABOVE ROOF AND 12" TO ANY VERTICAL SURFACE CPC 906.1, MIN. 10FT HORIZONTAL OR 3FT VERTICAL CLEARANCE TO BUILDING OPENINGS, MIN. 3FT FROM LOT LINE EXCEPT FOR ALLEYS AND STREETS PER 906.2

VENTING FOR ISLAND FIXTURES PER CPC 909.1 KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE

THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI., PER CGBC 4.303.1.4.4 RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. PER CGBC 4.303.1.4.1

WATER CLOSETS NOT TO EXCEED 1.28 GPF PER CGBC 4.303.1.1 WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC 402.5, MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS

SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. PER CGBS 4.303.1.3, MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL COMPLY WITH CGBS 4.303.1.3.2 CLOSET FLANGE TO BE FLUSH WITH FINISH FLOOR AND INSTALLED PER CPC 402.6

ALL SUPPLY LINES TO BE INSTALLED WITH A BACKFLOW PREVENTER PER CPC402.7 THE MAXIMUM AMOUNT OF FIXTURE UNITS ON A HORIZONTAL OR VERTICAL DRAINAGE LINE SHALL BE PER CPC TABLE 703.2 INSULATE ALL 3/4" AND LARGER HOT WATER PIPES PER CAL ENERGY CODE 150.0 (J) (2) RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON

COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES MEETING THE REQUIREMENTS OF 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.303. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE

OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. CPC 807.3 SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. GANG SHOWERS, WHERE SUPPLIED WITH A SINGLE TEMPERATURE-CONTROLLED WATER SUPPLY PIPE, SHALL BE CONTROLLED BY A MIXING VALVE THAT IS IN ACCORDANCE WITH ASSE 1069. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 F (49 C). WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. PER 408.3 A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSIGAUGE IS REQUIRED FOR THE

GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE. AS PROVIDED FOR IN APPLIANCE SHUTOFF VALVES AND CONNECTIONS, APPLIANCES CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER OR A LISTED GAS CONVENIENCE OUTLET.

PIPE SLOPE SHALL NOT BE LESS THAN 2% OR 1/4 INCH PER FT PER CPC 718.1 PIPE 4" THROUGH 6" PIPE MAY SLOPE AT 1% OR 1/8 INCHES PER FT, IF STRUCTURAL CONDITIONS DICTATE AND APPROVED CPC 19.

BUILDING SEWER PIPING SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH PER CPC 718.2AND SUSPENDED PIPING SHALL BE INSTALLED WITH HANGERS AND SUPPORTS PER CPC 313.0

CLEAN OUT INTERVALS WILL NOT EXCEED 100 FEET AND ARE REQUIRED AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION GREATER THAN135 DEGREES AND SHALL BE INSTALLED PER CPC 719.0 CLEAN OUT DIAMETER LESS THAN OR EQUAL TO 2" REQUIRES MIN. 12" CLEARANCE IN FRONT; CLEAN OUTS DIAMETER GREATER

THAN 2" CLEANOUT REQUIRES MIN. 18" CLEARANCE IN FRONT PER CPC 707.0 NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 2 FEET (610 MM) OF A BUILDING OR STRUCTURE, OR PART THEREOF, NOR LESS THAN 1 FOOT (305 MM) BELOW THE SURFACE OF THE GROUND. THE PROVISIONS OF THIS SUBSECTION INCLUDE STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED; BREEZEWAYS; ROOFED PORTE COCHERES; ROOFED PATIOS; CARPORTS; COVERED WALKS; COVERED

DRIVEWAYS; AND SIMILAR STRUCTURES OR APPURTENANCES.. PER CPC 718.3 SIZE OF BUILDING SEWER PIPING BASED ON TOTAL FIXTURE UNITS PER CPC TABLE 717.1. MIN. OF 3" WITH A WATER CLOSET CONNECTED TO IT (TABLE 703.2). SIZE SHALL BE BASED ON TABLES 702.1 & 703.2.

PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. PIPING PASSING THROUGH OR UNDER CINDERS OR OTHER CORROSIVE MATERIALS SHALL BE PROTECTED FROM EXTERNAL CORROSION IN AN APPROVED MANNER. APPROVED PROVISIONS SHALL BE MADE FOR EXPANSION OF HOT WATER PIPING. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED. PER CPC 312.1 TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLELING THE SAME, SHALL BE LOCATED NOT

LESS THAN 45 DEGREES (0.79 RAD) FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE

WITH SECTION 301.2. PER CPC 314.1 NO PLUMBING PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY PER CPC 312.2

FIRESTOP ALL PENETRATIONS IN FIRE RESISTIVE RATED WALLS, FLOORS, ETC. PER CPC 312.7.

TEST SYSTEM WITH WATER TEST WITH A MIN. 10 FEET HEAD PER CPC 712.2

VERIFY BACKWATER VALVE REQUIREMENTS; FIXTURES INSTALLED BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL **INSTALL BACKWATER VALVE PER CPC 710.1** 

**MECHANICAL NOTES** 

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING (CRC R303.3, CG 4.506.1, CBC 1203.4.3.2.1, CMC 403.7) BATHROOM EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT PER CGBS4.506.1.2 AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80% AND READILY ACCESSIBLE. PER CGBS 4.506.1.2

THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT IN OVERALL LENGTH WITH A MAXIMUM OF 2 90 DEGREE ELBOWS (CMC 504.3.1) & VENT DIRECTLY TO OUTDOORS (CMC905.2)

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. (CMC 502.2 AND 504.1.1). ADDITIONALLY EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN (CMC 502.1)

MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (CMC 504.3.1) DOMESTIC RANGE VENTS TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.2) ALUMINUM FLEX DUCTS ARE NOT **APPROVED** 

DUCTING SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN VALUE OF R-8 (CAL GREEN ENERGY CODE TABLE 150.1-A) PER CGC 150.0(M)1 R-4.2 IS ACCEPTABLE WHEN DUCT SYSTEMS ARE LOCATED ENTIRELY WITHIN CONDITIONED SPACE

DUCT LEAKAGE TESTING -5% OF TH ENOMINAL SYSTEM AIR HANDLER FLOW PER CGC150.(M)11 DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING PER CGC 150.0(M)13A-C ALL MECHANICAL EQUIPMENT MUST SUPPORTED AGAINST VERTICAL AND HORIZONTAL MOVEMENT IN ACCRODANCE WITH THE

ENGINEERING PROVISIONS OF THE BUILDING CODE. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE

FOLLOWING METHODS PER CGC 4.507.2: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR EQUIVALENT DESIGN SOFTWARE OR METHODS

DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT

SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE

KITCHEN AND BATHROOMS SHALL HAVE LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS

THE PRESCRIPTIVE FAN DUCT SIZING REQUIREMENTS FOR AIR FLOW (PER ASHRAE 62.2-2010 SECTION 4.3) SHALL COMPLY W/ TABLE 7-1 OR COMPLY W/ MANUFACTURER'S DESIGN CRITERIA FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN

OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR. ASHRAE

FOR CONTINUOUS OPERATING BATHROOM FAN (LOCAL EXHAUST), IT MUST OPERATE AT A MINIMUM OF 20 CFM AND CONTINUOUSLY OPERATING KITCHEN FANS MUST OPERATE AT 5 AIR CHANGES PER HOUR. ASHRAE 62.2-2010 SECTION 4.6.5

FOR SOUND RATING OF VENTILATION FANS, THEY SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS OR 3 SONE FOR INTERMITTENT FANS; UNLESS THEIR MAX RATED AIRFLOW EXCEEDS 400 CFM. HVAC SYSTEM INSTALLERS WILL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING

DUCTS AND EQUIPMENT BY A RECOGNIZED TRAINING / CERTIFICATION PROGRAM PER CGC 702.1 HVAC SYSTEM(S) TO HAVE THIRD PARTY FIELD VERIFICATION AND DIAGNOSTIC TESTING FOR AIR FLOW PERFORMANCE PER

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES. PER CGC 4503.1

PROVIDING 5 AIR CHANGES PER HOUR [1203.4.2.1]

WHERE NOTED ON PLAN, IN LIEU OF AN EXTERIOR OPENING FOR NATURAL VENTILATION, INSTALL EXHAUST FAN CAPABLE OF

DRAWINGS PREPARED BY:



1485 Bayshore Blvd., #109, San Francisco, CA 94124 Tel: 415.467.9000 Fax: 415.467.9100

Owner: PREM SINGH

Project Address:

4341 ULLOA ST., SAN FRANCISCO, CA 94116



Description

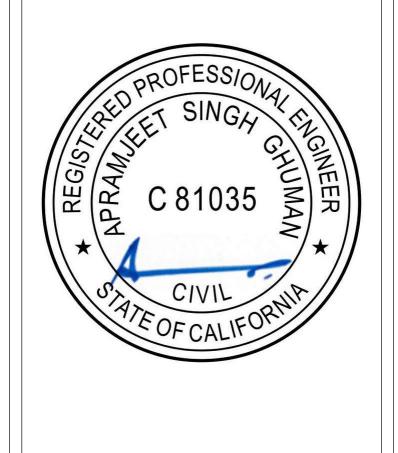
Date

STAIR PERMIT 10-28-2019

**NEW EXTERIOR** STAIRS **GENERAL NOTES** 

PREM SINGH

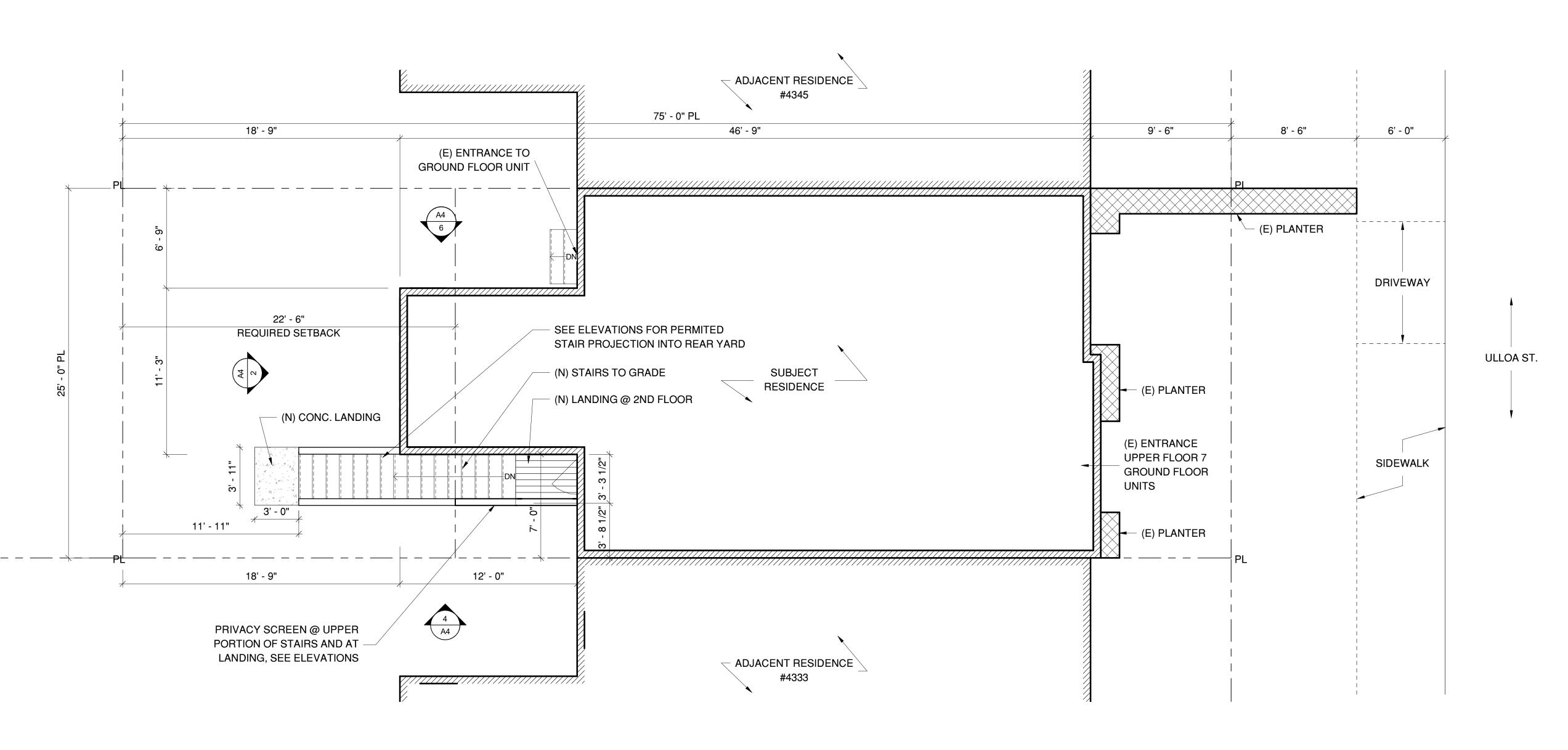
Project Address:
4341 ULLOA ST., SAN
FRANCISCO, CA
94116



No.	Description	Date		
	STAIR PERMIT	10-28-2019		

NEW EXTERIOR STAIRS SITE PLAN

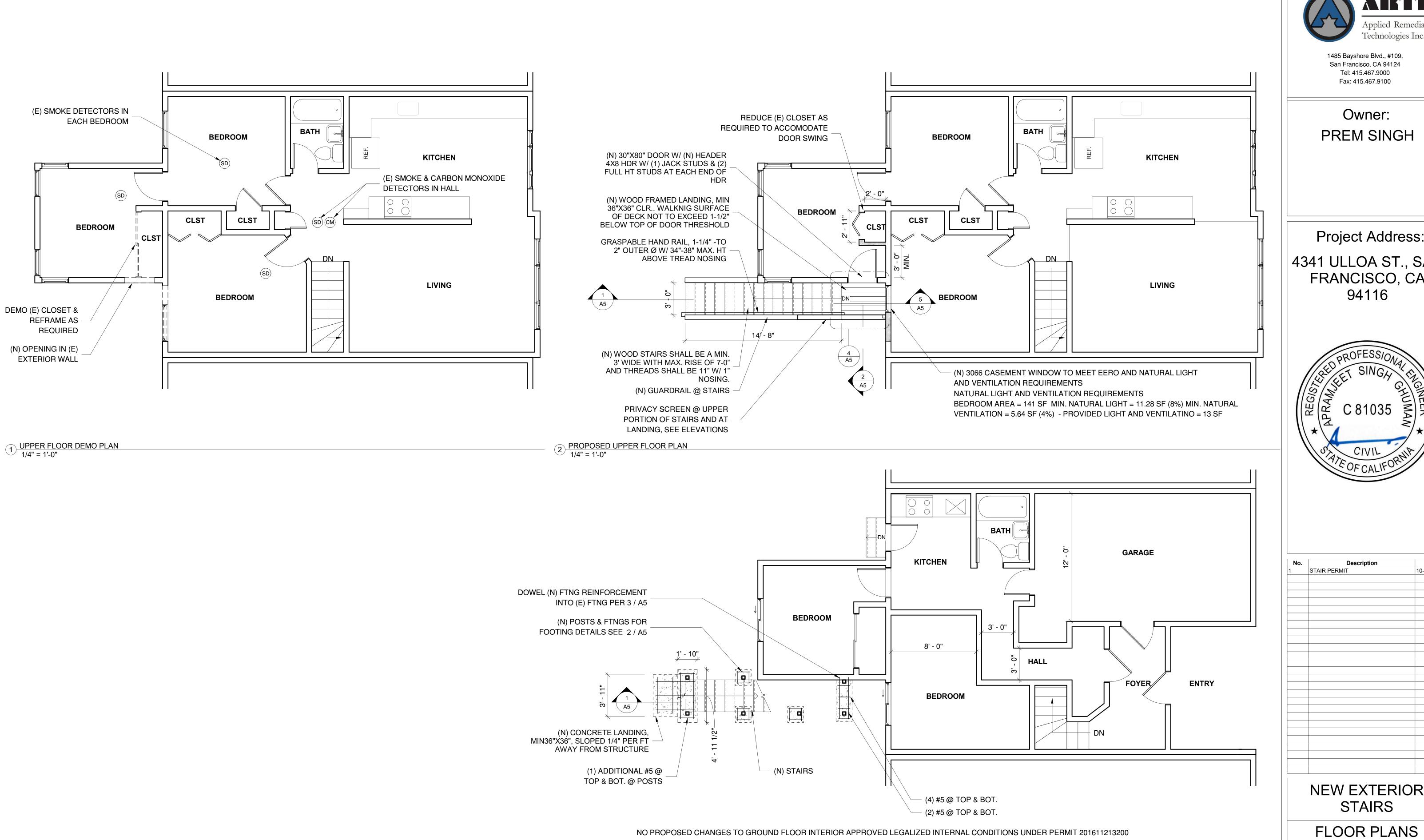
42



1) SITE PLAN 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'





PROPOSED GROUND FLOOR
1/4" = 1'-0"

DRAWINGS PREPARED BY: ARTI Technologies Inc. 1485 Bayshore Blvd., #109, San Francisco, CA 94124

Owner: PREM SINGH

Tel: 415.467.9000 Fax: 415.467.9100

Project Address:

4341 ULLOA ST., SAN FRANCISCO, CA 94116

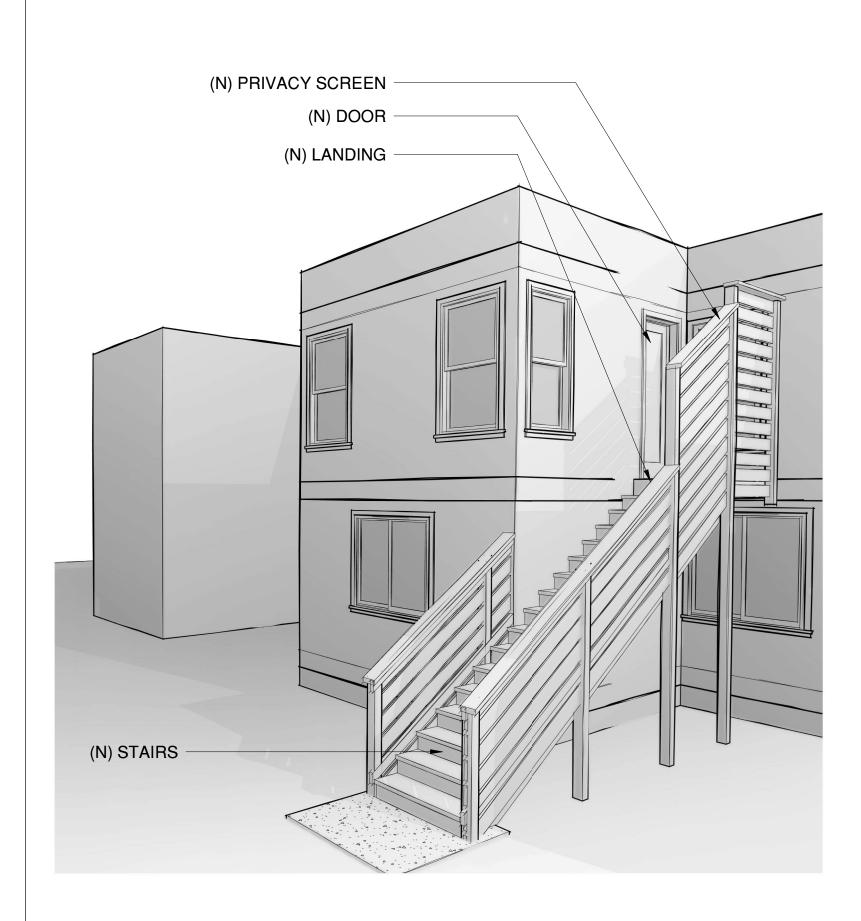


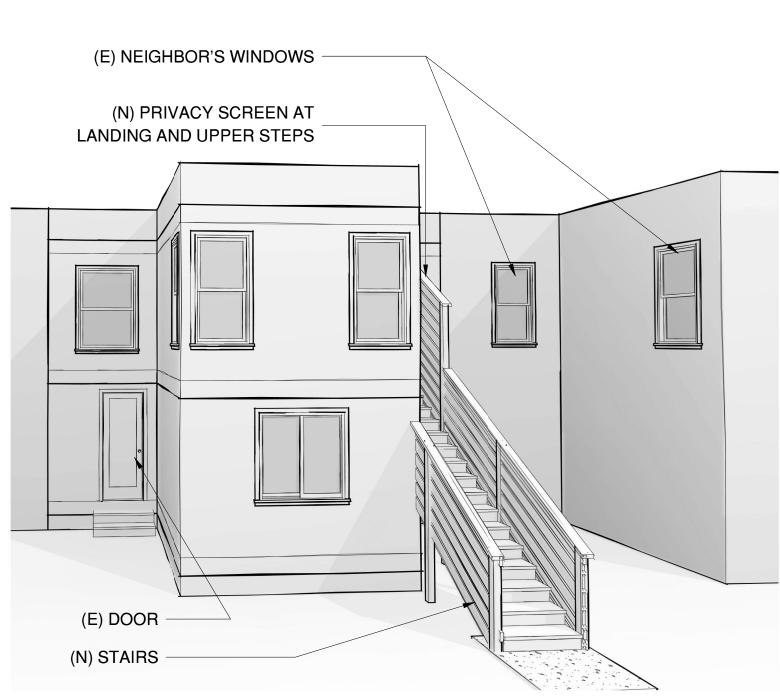
Date Description 10-28-2019 STAIR PERMIT **NEW EXTERIOR** STAIRS

SAN FRANCISCO PLANNING CODE ARTICLE 1.2. DIMENSIONS, AREAS, AND OPEN SPACES

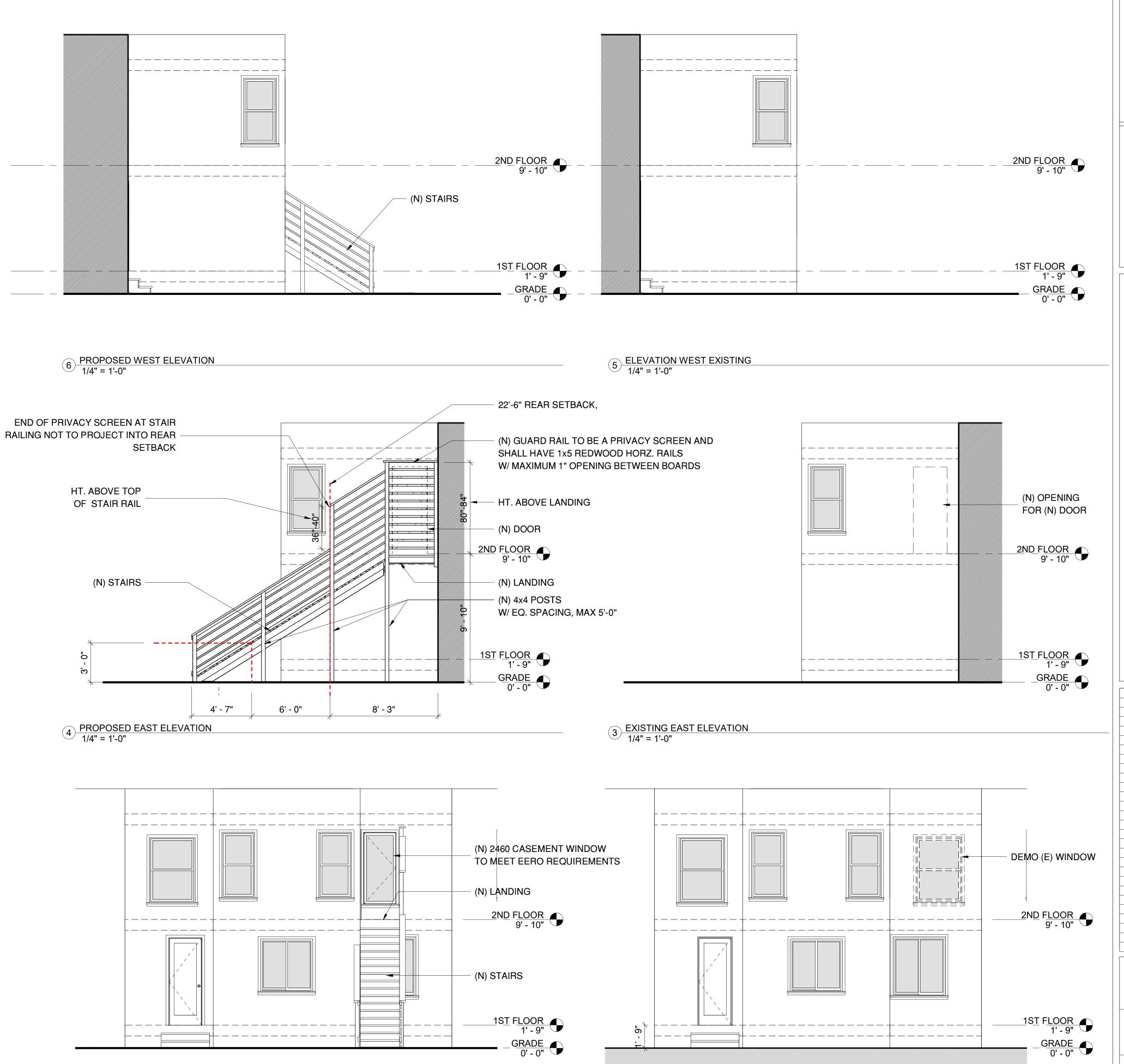
§ 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

STEPS OF ANY TYPE NOT MORE THAN THREE FEET ABOVE GRADE, AND UNCOVERED STAIRWAYS AND LANDINGS NOT EXTENDING HIGHER THAN THE FLOOR LEVEL OF THE ADJACENT FIRST FLOOR OF OCCUPANCY ABOVE THE GROUND STORY, AND, IN THE CASE OF YARDS AND USABLE OPEN SPACE, EXTENDING NO MORE THAN SIX FEET INTO THE REQUIRED OPEN AREA FOR ANY PORTION THAT IS MORE THAN THREE FEET ABOVE GRADE, PROVIDED THAT ALL SUCH STAIRWAYS AND LANDINGS SHALL OCCUPY NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A FRONT OR REAR BUILDING WALL, 2/3 THE BUILDABLE LENGTH OF A STREET SIDE BUILDING WALL, OR 1/3 THE LENGTH OF ALL OPEN AREAS ALONG THE BUILDABLE LENGTH OF AN INTERIOR SIDE LOT LINE;





PROPOSED ELEVATION SOUTH
1/4" = 1'-0"



1) EXISTING ELEVATION SOUTH 1/4" = 1'-0"

Applied Remedial Technologies Inc.

1485 Bayshore Blvd., #109, San Francisco, CA 94124 Tel: 415.467.9000 Fax: 415.467.9100

Owner: PREM SINGH

Project Address:

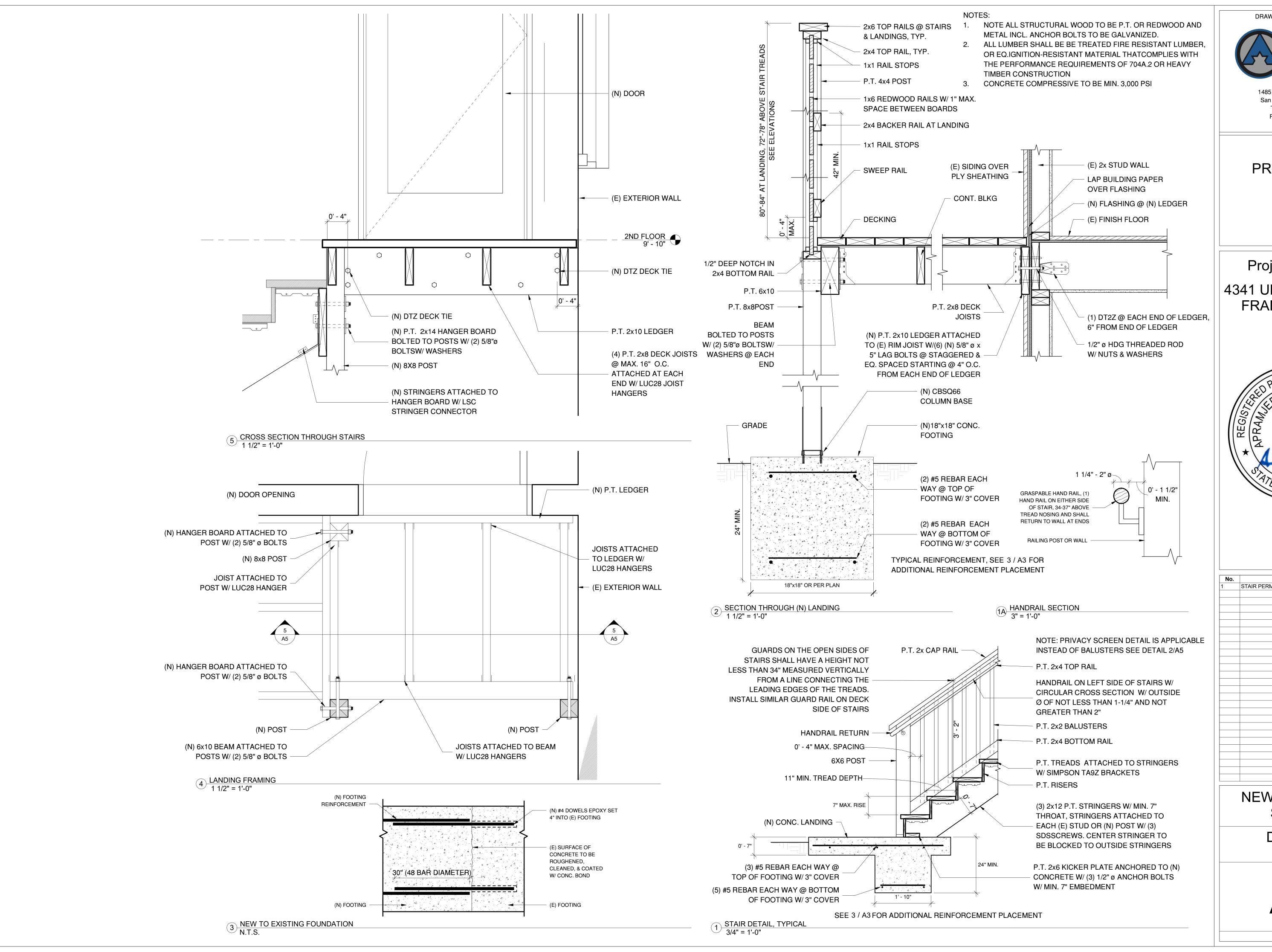
4341 ULLOA ST., SAN FRANCISCO, CA 94116



NEW EXTERIOR
STAIRS
ELEVATIONS

4

(7) CONCEPT RENDERINGS



DRAWINGS PREPARED BY:



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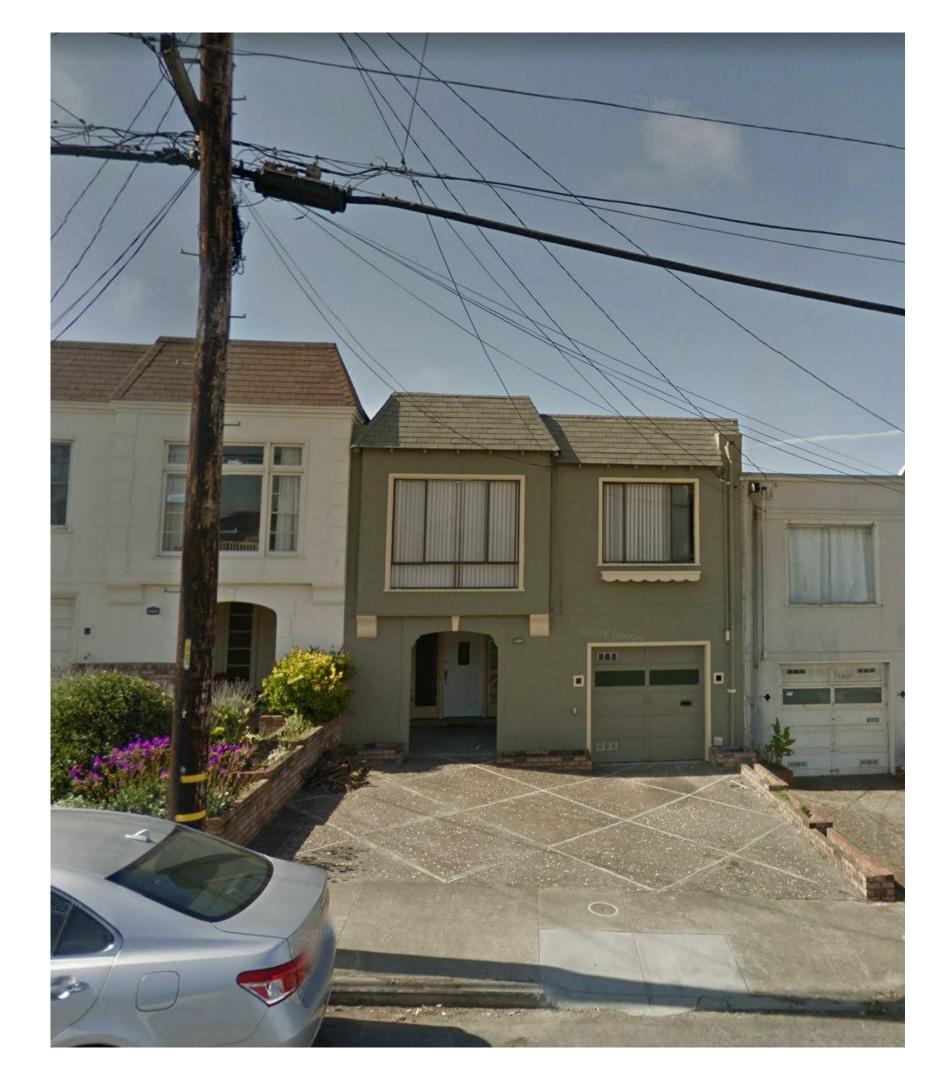


NEW EXTERIOR
STAIRS
DETAILS

45

### ORIGINAL PLAN SET SUBMITTED BY THE PERMIT HOLDER

# SITE PHOTOS





# **NEW EXTERIOR STAIRS**

# **DRAWING INDEX**

COVER PAGE	AC
GENERAL NOTES	A1
SITE PLAN	A2
FLOOR PLANS	A3
ELEVATIONS	A
DETAILS	A5

### DRAWINGS PREPARED BY:



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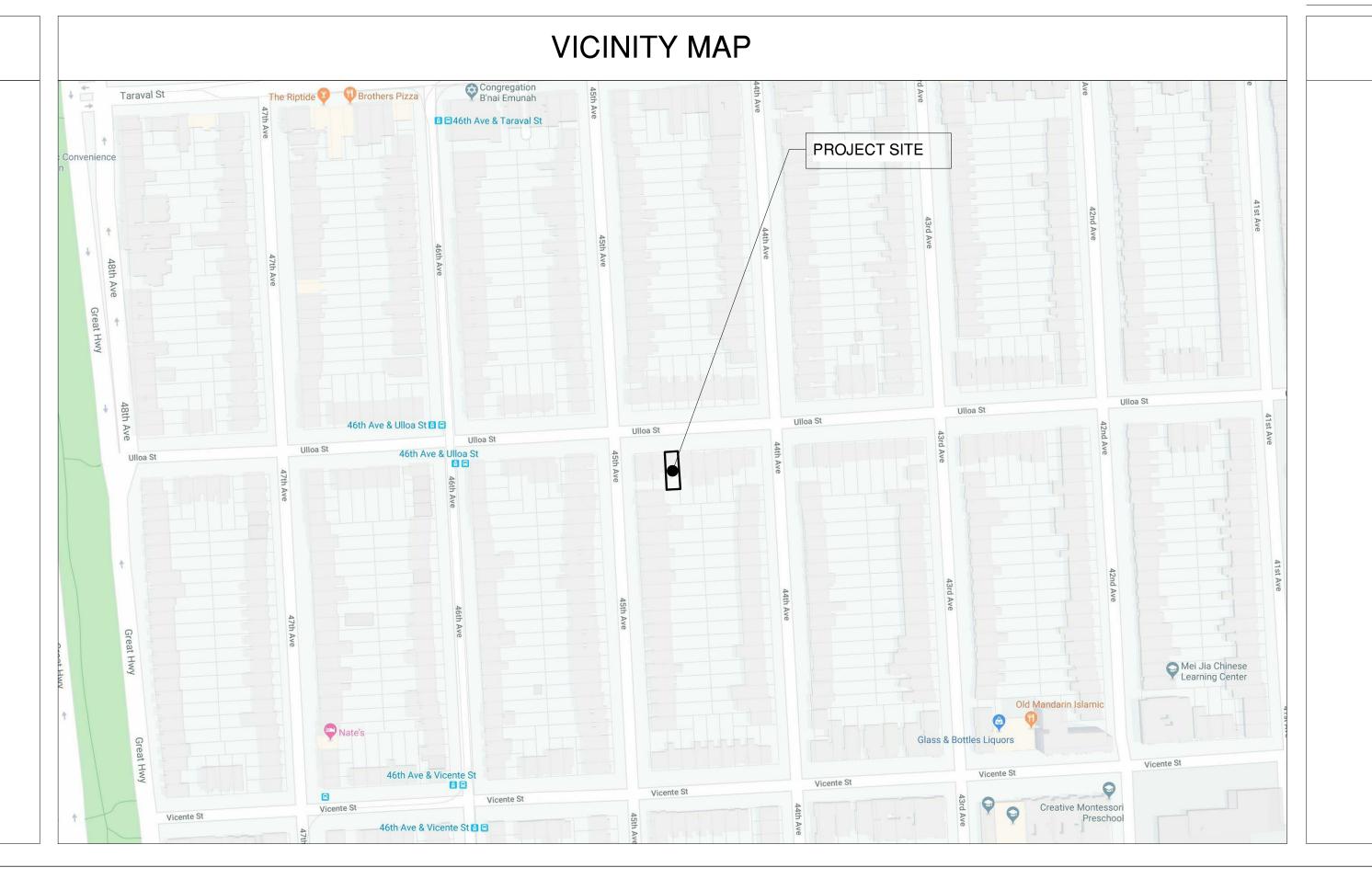
# PROJECT INFO

APN: 2445031

RESIDENTIAL ZONE: RH-1
CONSTRUCTION TYPE: TYPE-V
LOT SIZE: 1,873 SF
OCCUPANCY TYPE: R3 (2 UNITS)
EXISTING CONDITIONED SPACE: 1,498 SF

PROJECT DESCRIPTION:

1. BUILD NEW WOOD STAIRS COMING FROM UPPER FLOOR BEDROOM



## SYMBOLS LEGEND

APPLICABLE BUILDING CODES

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)

EFFICIENCY STANDARDS (CBEES)

2016 CALIFORNIA FIRE CODE (CFC)

ORDINANCES.

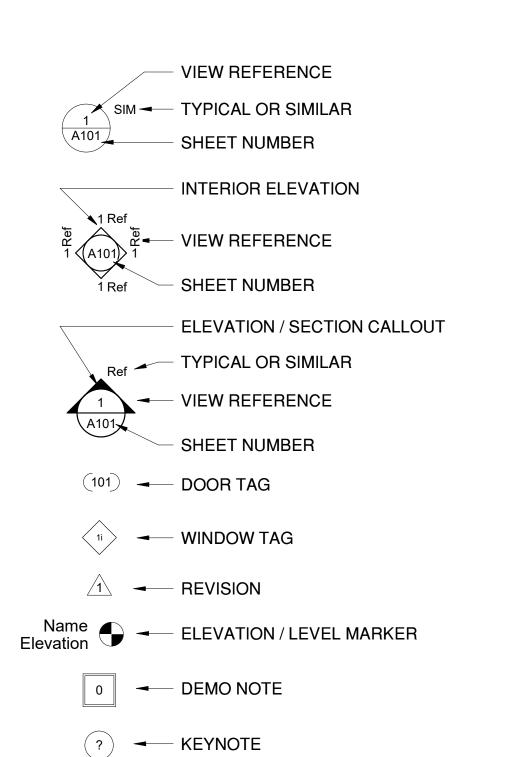
2016 CALIFORNIA ENERGY CODE, BUILDING ENERGY

2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

ANY OTHER LOCAL, STATE, AND FEDERAL CODES AND

AMENDMENTS TO THE ABOVE CODE PER THE AHJ

2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)



No. Description Date

1 STAIR PERMIT 10-28-2019

NEW EXTERIOR STAIRS COVER PAGE

40

2019 2:03:47 PM

THESE SPECIFICATIONS IS TO BE CONSTRUED AS REQUIRING

OR PERMITTING WORK THAT IS CONTRARY TO THESE RULES.

REGULATIONS AND CODES. ANY REFERENCE TO STANDARDS SHALL COMPLY WITH

REQUIREMENTS OF LATEST REVISION. CONSTRUCTION SHALL COMPLY WITH ALL STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND MANDATORY

MEASURES PER COMPLIANCE CERTIFICATION HEREIN DOCUMENTS: THE CONSTRUCTION DOCUMENTS INCLUDE THESE DRAWINGS AND NOTES, SPECIFICATIONS AND ALI REVISIONS, ADDITIONS AND ADDENDA'S. DRAWINGS ARE AS ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED DRAWINGS DO NOT ILLUSTRATE EVERY DETAIL BUT SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR. THE CONTRACTOR IS TO THOROUGHLY EXAMINE THE DRAWINGS AND SPECIFICATIONS, AND EXISTING SITE CONDITIONS AND BY ENTERING INTO THE WORK, STATES THAT THE DOCUMENTS ARE SUFFICIENT TO PROVIDE A COMPLETE INSTALLATION OF ALL PORTIONS OF THE WORK, REPORT ANY QUESTIONS OR REQUESTS FOR CLARIFICATION TO THE DESIGNER IMMEDIATELY. IF, IN THE OPINION OF ANY CONTRACTOR, ANY CONSTRUCTION DETAILS SHOWN OR OTHERWISE SPECIFIED ARE IN CONFLICT WITH ACCEPTED INDUSTRY STANDARDS FOR QUALITY CONSTRUCTION OR MIGHT INTERFERE WITH HIS FULL GUARANTEE OF THE WORK, HE/SHE IS TO NOTIFY THE DESIGNER IMMEDIATELY FOR CLARIFICATION. NO OMISSION OR LACK OF DETAILED REQUIREMENTS IN THE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED AS ALLOWING ANY MATERIALS OR WORKMANSHIP BELOW INDUSTRY STANDARDS. DO NOT SCALE DRAWINGS. DRAWINGS OF LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE

SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS. (1") INDICATES ACTUAL SIZE. 1X INDICATES NOMINAL SIZE. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS ARE TO FINISH FLOOR UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S RESPONSIBILITY

TO ESTABLISH SUB FLOOR ELEVATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A COMPLETE AND ORGANIZED SET OF CONSTRUCTION DOCUMENTS AT THE PROJECT SITE AT ALL TIMES WHEN WORK IS IN PROGRESS

SITE CONDITIONS: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR JOB SITE CONDITIONS, MEASUREMENTS AND LEVELS. IF DIFFERING FROM CONTRACT DRAWINGS OR REVIEWED SUBMITTALS, DISCREPANCIES SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY.

AT ALL TIMES THE OWNER CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE DESIGNER'S AND OR STRUCTURAL ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDED REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT WORKMEN AND PUBLIC FROM INJURY; PROTECT FROM DAMAGE ALL EXISTING UTILITY LINES.STRUCTURES, AND PROPERTY, ON AND ADJACENT TO PROJECT SITE; KEEP THE JOB SITE AND ADJOINING PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS RESULTING FROM THE WORK. THE CONTRACTOR SHALL NOT BURY OR BURN RUBBISH ON OWNER'S PREMISES

10. SAFE TEMPORARY SHORING AND BRACING NECESSARY TO SUPPORT THE INCOMPLETE STRUCTURE IS THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, INSPECT ALL WORK IN PROGRESS AND MATERIALS AS THEY ARRIVE FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND REJECT DEFECTIVE WORK OR MATERIALS IMMEDIATELY UPON PERFORMANCE OR DELIVERY; DELIVER, STORE AND HANDLE ALL MATERIALS AND PRODUCTS IN A MANNER WHICH WILL PREVENT THEIR DAMAGE AND DETERIORATION; MAKE ALL REPAIRS OR REPLACEMENT NECESSARY AT NO ADDITIONAL COST TO THE OWNER IN THE EVENT OF DAMAGE.

12. PRIOR TO COMMENCEMENT OF ANY PORTION OF WORK, THE OWNER CONTRACTOR SHALL CAREFULLY INSPECT AND VERIFY THAT WORK IS COMPLETE TO THE POINT WHERE NEW WORK MAY PROPERLY COMMENCE AND ALL AREAS OF DISCREPANCY HAVE BEEN FULLY RESOLVED. IN EVENT OF FAILURE TO DO SO, THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS AT NO EXPENSE TO THE

13. THE CONTRACTOR SHALL COORDINATE THE RELATIONS OF VARIOUS TRADES TO SEE THAT REQUIRED ANCHORAGE OR BLOCKING IS FURNISHED AND SET AT PROPER TIMES.

14. ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. GENERIC MATERIALS NOT SPECIFIED BY MANUFACTURER ARE TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF APPLICABLE TRADE ASSOCIATIONS (FOR EXAMPLE, CONCRETE STEEL INSTITUTE, GYPSUM ASSOCIATION, ETC.)

THE CONTRACTOR SHALL COORDINATE WORK IN ORDER TO PRODUCE HARMONY OF MATCHING FINISHES, TEXTURES, COLORS, ETC. THROUGHOUT VARIOUS COMPONENTS OF THE PROJECT.

THERE SHALL BE NO WOOD / EARTH CONTACT IN THE BUILDING. CONTRACTOR MUST OBSERVE 8" CLEARNACE BETWEEN SILL AND EARTH IN ALL LOCATIONS. SILL SHALL BE TREATED WOOD. PROVIDE DRAFT STOPS AND FIRE BLOCKING AS REQUIRED BY

ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY

WITH CODE

**ABBREVIATIONS** 

ARCHITECTURAL ABBREVIATIONS POUND OR NUMBER

AND

ACT ACOUSTIC CEILING TILE

AREA DRAIN ABOVE FINISHED FLOOR ALUM ALUMINUM

ANOD ANODIZED BSMT BASEMENT BYND BEYOND BOT BOTTOM

CAST IN PLACE CHNL CHANNEL

CONTROL JOINT CLG CEILING

CLR CLEAR CMU CONCRETE MASONRY UNIT

COL COLUMN COMPR COMPRESSIBLE CONC CONCRETE

CPT CARPET CERAMIC TILE CTYD COURTYARD

CONT CONTINUOUS

DBL DOUBLE DEMO DEMOLISH OR DEMOLITION DIA DIAMETER

DIM DIMENSION DIMS DIMENSIONS DN

DWG DRAWING

EMERGENCY ESCAPE & RESCUE WINDOW

**EXPANSION JOINT** ELEVATION

EXIST EXISTING

ELEC ELECTRICAL ELEV ELEVATOR OR ELEVATION

EPDM ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)

EXP JT EXPANSION JOINT EXT EXTERIOR FLOOR DRAIN OR FIRE DEPARTMENT

FIRE EXTINGUISHER CABINET FEC FIXT FIXTURE

FLOOR FILLED METAL

FACE OF **FOUNDATION** 

GAUGE GALV GALVANIZED

GWB GYPSUM WALL BOARD HOLLOW CORE HIGH

HOLLOW METAL

HIGH POINT

HVAC HEATING, VENTILATING, AND AIR CONDITIONING

IRGWB IMPACT RESISTANT GYPSUM WALL BOARD ILO IN LIEU OF

INSUL INSULATED OR INSULATION

INT INTERIOR LO LOW

MAXIMUM

MO MASONRY OPENING

MECH MECHANICAL MEMBR MEMBRANE

MIN MINIMUM

MRGWBMOISTURE-RESISTANT GYPSUM WALL BOARD MTL METAL

NOT IN CONTRACT

NUMBER NOM NOMINAL

OC ON CENTER

OVERHANG OR OPPOSITE HAND OPPOSITE OR OPPOSITE HAND

OZ OUNCE

PCC PRE-CAST CONCRETE PLUMB PLUMBING

PRESSURE TREATED PAINT OR PAINTED PVC POLYVINYL CHLORIDE

RUBBER RCP REFLECTED CEILING PLAN

PLYD PLYWOOD

RD ROOF DRAIN REQD REQUIRED ROOM

SAD SEE ARCHITECTURAL DRAWING SKYLT SKYLIGHT

SPEC SPECIFIED OR SPECIFICATION SPK SPRINKLER OR SPEAKER SSTL STAINLESS STEEL

SSD SEE STRUCTURAL DRAWING STC SOUND TRANSMISSION COEFFICIENT

STL STEEL STRUCTURE OR STRUCTURAL T&G TONGUE AND GROOVE

TELE TELEPHONE TG TEMPERED GLAZING

TLT TOILET TME TO MATCH EXISTING TO TOP OF

TOC TOP OF CONCRETE TOS TOP OF STEEL TPD TOILET PAPER DISPENSER

TELEPHONE/DATA TYPICAL

UNO UNLESS NOTED OTHERWISE UNDERSIDE VERIFY IN FIELD

VISION PANEL WITH WD WOOD

### **ELECTRICAL NOTES**

MINIMUM OF ONE LUMINAIRE IN EACH OF THE FOLLOWING SPACES MUST BE CONTROLLED WITH A VACANCY SENSOR BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS.

ALL LUMINAIRES THAT HAVE LIGHT SOURCES COMPLIANT WITH JA8 MUST BE CONTROLLED BY A DIMMER OR VACANCY SENSOR. EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 70 FT2 IN FLOOR AREA AND LUMINAIRES FOR HALLWAYS.

ALL NEW LUMINARIES SHALL COMPLY WITH HIGH EFFICACY CLASSIFICATION PER TABLE 150.0-A

OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND BE CONTROLLED PER 150.0(K) 3

ALL NEW LIGHTING TO MEET THE MANDATORY REQUIREMENTS OF SECTION 150.0 (K) 1-6 EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE EXHAUST FAN CAN BE SWITCHED OFF IN ACCORDANCE WITH 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED

LIGHTING CONTROLS MUST MEET APPLICABLE REQUIREMENTS OF SECTION 110.9 AND SHALL BE INSTALLED TO ALLOW FOR MANUAL SWITCHING OF ON AND OFF, AND SHALL NOT BYPASS A DIMMER OR VACANCY SENSOR FUNCTION THAT COMPLIES

COMBINATION SMOKE ALARM / CO SENSOR SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, AND ON EACH STORY. SMOKE ALARM LOCATIONS SHALL BE PER R314.3.2, SMOKE ALARMS SHALL BE INTERCONNECTED PER R314.4 AND HARDWIRED FOR PER R314.6

UNDER CABINET LIGHTING AND CASEWORK LIGHTING TO BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.

GANG ADJACENT SWITCHES UNDER SINGLE SWITCHBLADE COVERS WHEN POSSIBLE. RELOCATE AND REUSE EXISTING OUTLETS, FIXTURES, ETC. WHENEVER APPLICABLE. REPLACE ALL COVER PLATES.

ALL OUTLETS IN KITCHEN, COUNTERTOPS, BATHS, AND EXTERIOR LOCATIONS TO BE GFCI PROTECTED. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND LABELED AIR-TGHT, AND SEALED WITH A GASKET OR SEALANT

BETWEEN THE HOUSING AND CEILING LIGHT FIXTURES LOCATED OVER TUBS AND SHOWERS SHALL BE VAPOR SEALED

APPLIANCES FIXED IN PLACE SHALL BE PROVIDED WITH A SEPERATE BRANCH CIRCUIT RATED FOR THE APPLIANCE LOAD SERVED

PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE BATHROOM OUTLETS (CEC 210-11(C)).

PROVIDE MINIMUM OF TWO SEPARATE 20 AMP BRANCH CIRCUITS FOR KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY (CEC 210-11(C), 210-52 (B)).

PROVIDE ARC FAULT CIRCUIT INTERUPTER PROTECTION FOR ALL 125-VOLT , SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS IN RESIDENTIAL DWELLING PER CEC 210-12

U.O.N. ALL WALL SOCKETS TO BE 8" O.C. FROM FINISH FLOOR U.O.N. ALL WALL SOCKETS AT COUNTERTOPS TO BE 3'-6" O.C. FROM FINISH FLOOR,

ALL NEW RECEPTACLES TO BE TAMPER RESISTANT PER CEC 406.12(A) OUTLETS IN GARAGE SHALL BE GFCI PROTECTED

INSTALL ONE GFCI OUTLET IN LAUNDRY ROOM PER CEC 210.52(F) GARAGE, UTILITY AND LAUNDRY ROOMS SHALL HAVE HIGH EFFICACY FIXTURES AND BE CONTROLLED BY VACANCY SENSORS BATHROOMS SHALL BE HIGH EFFICENCY FIXTURES AND CONTROLLED BY VACANCY SENSORS

LIVING ROOM, BEDROOMS, AND FAMILY / DINING ROOM LIGHTING SHALL BE HIGH-EFFICACY CONTROLLED BY A MANUAL - ON MOTION SENSOR, OR DIMMER

RECEPTACLE OUTLETS IN WET LOCATIONS SHALL BE LISTED AS WEATHER-RESISTANT TYPE PER CEC 406.8(B) (1) REQUIRED WALL AND COUNTERTOP OUTLETS TO BE INSTALLED PER 210.52, INCLUDING BUT NOT LIMITED TO THE FOLLOWING PROVISIONS: RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE AT ANY WALL SPACE IS MORE THAN SIX (6) FEET FROM RECEPTACLE OUTLET PER CEC 210.52(A)(1) AND WALL OUTLETS AT COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY

FROM A RECEPTACLE OUTLET IN THAT SPACE PER 210.52(C)1 KITCHEN COUNTERTOP OUTLETS TO BE POSITIONED A MAXIMUM 20" ABOVE COUNTER TOP. 210.52(C)(5)

GARBAGE DISPOSAL CORD AND PLUG CONNECTED 18" TO 36" LONG. CEC 422.16(B)(2)

DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2) MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. CEC210.23(A)

IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC210.7(B)

APPLIANCE GARAGE OUTLETS ARE NOT COUNTED AS REQUIRED COUNTERTOP OUTLETS. 210.52(C)(5)

### **PLUMBING NOTES**

DRAINAGE SIZING AND LENGTH TO BE PER CPC 703.0

VENT TERMINATION MIN. 6" ABOVE ROOF AND 12" TO ANY VERTICAL SURFACE CPC 906.1, MIN. 10FT HORIZONTAL OR 3FT VERTICAL CLEARANCE TO BUILDING OPENINGS, MIN. 3FT FROM LOT LINE EXCEPT FOR ALLEYS AND STREETS PER 906.2

VENTING FOR ISLAND FIXTURES PER CPC 909.1 KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A

MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI., PER CGBC 4.303.1.4.4 RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. PER CGBC 4.303.1.4.1 WATER CLOSETS NOT TO EXCEED 1.28 GPF PER CGBC 4.303.1.1

WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC 402.5, MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS

SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. PER CGBS 4.303.1.3, MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL COMPLY WITH CGBS 4.303.1.3.2 CLOSET FLANGE TO BE FLUSH WITH FINISH FLOOR AND INSTALLED PER CPC 402.6 ALL SUPPLY LINES TO BE INSTALLED WITH A BACKFLOW PREVENTER PER CPC402.7

THE MAXIMUM AMOUNT OF FIXTURE UNITS ON A HORIZONTAL OR VERTICAL DRAINAGE LINE SHALL BE PER CPC TABLE 703.2 INSULATE ALL 3/4" AND LARGER HOT WATER PIPES PER CAL ENERGY CODE 150.0 (J) (2) RESIDENTIAL BUILDING UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON

COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES MEETING THE REQUIREMENTS OF 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.303. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE

OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. CPC 807.3 SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. GANG SHOWERS, WHERE SUPPLIED WITH A SINGLE TEMPERATURE-CONTROLLED WATER SUPPLY PIPE, SHALL BE CONTROLLED BY A MIXING VALVE THAT IS IN ACCORDANCE WITH ASSE 1069. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 F (49 C). WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. PER 408.3

A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSIGAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE. AS PROVIDED FOR IN APPLIANCE SHUTOFF VALVES AND CONNECTIONS, APPLIANCES CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE

APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER OR A LISTED GAS CONVENIENCE OUTLET. PIPE SLOPE SHALL NOT BE LESS THAN 2% OR 1/4 INCH PER FT PER CPC 718.1

PIPE 4" THROUGH 6" PIPE MAY SLOPE AT 1% OR 1/8 INCHES PER FT, IF STRUCTURAL CONDITIONS DICTATE AND APPROVED CPC 19.

BUILDING SEWER PIPING SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH PER CPC 718.2AND SUSPENDED PIPING SHALL

BE INSTALLED WITH HANGERS AND SUPPORTS PER CPC 313.0 CLEAN OUT INTERVALS WILL NOT EXCEED 100 FEET AND ARE REQUIRED AT EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION GREATER THAN135 DEGREES AND SHALL BE INSTALLED PER CPC 719.0

CLEAN OUT DIAMETER LESS THAN OR EQUAL TO 2" REQUIRES MIN. 12" CLEARANCE IN FRONT; CLEAN OUTS DIAMETER GREATER THAN 2" CLEANOUT REQUIRES MIN. 18" CLEARANCE IN FRONT PER CPC 707.0 NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 2 FEET (610 MM) OF A BUILDING OR STRUCTURE, OR PART THEREOF, NOR LESS THAN 1 FOOT (305 MM) BELOW THE SURFACE OF THE GROUND. THE PROVISIONS OF THIS SUBSECTION INCLUDE STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR

UNCOVERED; BREEZEWAYS; ROOFED PORTE COCHERES; ROOFED PATIOS; CARPORTS; COVERED WALKS; COVERED DRIVEWAYS; AND SIMILAR STRUCTURES OR APPURTENANCES.. PER CPC 718.3 SIZE OF BUILDING SEWER PIPING BASED ON TOTAL FIXTURE UNITS PER CPC TABLE 717.1. MIN. OF 3" WITH A WATER CLOSET

CONNECTED TO IT (TABLE 703.2). SIZE SHALL BE BASED ON TABLES 702.1 & 703.2. PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. PIPING PASSING THROUGH OR UNDER CINDERS OR OTHER CORROSIVE MATERIALS SHALL BE PROTECTED FROM EXTERNAL CORROSION IN AN APPROVED MANNER. APPROVED PROVISIONS SHALL BE MADE FOR EXPANSION OF HOT WATER PIPING. VOIDS AROUND PIPING PASSING THROUGH

CONCRETE FLOORS ON THE GROUND SHALL BE SEALED. PER CPC 312.1 TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLELING THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES (0.79 RAD) FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE

WITH SECTION 301.2. PER CPC 314.1 NO PLUMBING PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY PER CPC 312.2

FIRESTOP ALL PENETRATIONS IN FIRE RESISTIVE RATED WALLS, FLOORS, ETC. PER CPC 312.7.

TEST SYSTEM WITH WATER TEST WITH A MIN. 10 FEET HEAD PER CPC 712.2 VERIFY BACKWATER VALVE REQUIREMENTS; FIXTURES INSTALLED BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL **INSTALL BACKWATER VALVE PER CPC 710.1** 

**MECHANICAL NOTES** 

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING (CRC R303.3, CG 4.506.1, CBC 1203.4.3.2.1, CMC 403.7) BATHROOM EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT PER CGBS4.506.1.2 AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80% AND READILY ACCESSIBLE. PER CGBS 4.506.1.2

THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FT IN OVERALL LENGTH WITH A MAXIMUM OF 2 90 DEGREE ELBOWS (CMC 504.3.1) & VENT DIRECTLY TO OUTDOORS (CMC905.2)

ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. (CMC 502.2 AND 504.1.1). ADDITIONALLY EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN (CMC 502.1)

MECHANICAL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (CMC 504.3.1) DOMESTIC RANGE VENTS TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.2) ALUMINUM FLEX DUCTS ARE NOT

**APPROVED** DUCTING

SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN VALUE OF R-8 (CAL GREEN ENERGY CODE TABLE 150.1-A) PER CGC 150.0(M)1 R-4.2 IS ACCEPTABLE WHEN DUCT SYSTEMS ARE LOCATED ENTIRELY WITHIN CONDITIONED SPACE DUCT LEAKAGE TESTING -5% OF TH ENOMINAL SYSTEM AIR HANDLER FLOW PER CGC150.(M)11

DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING PER CGC 150.0(M)13A-C ALL MECHANICAL EQUIPMENT MUST SUPPORTED AGAINST VERTICAL AND HORIZONTAL MOVEMENT IN ACCRODANCE WITH THE ENGINEERING PROVISIONS OF THE BUILDING CODE.

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS PER CGC 4.507.2:

HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD

CALCULATION), ASHRAE HANDBOOKS OR EQUIVALENT DESIGN SOFTWARE OR METHODS DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE KITCHEN AND BATHROOMS SHALL HAVE LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS

THE PRESCRIPTIVE FAN DUCT SIZING REQUIREMENTS FOR AIR FLOW (PER ASHRAE 62.2-2010 SECTION 4.3) SHALL COMPLY W/ TABLE 7-1 OR COMPLY W/ MANUFACTURER'S DESIGN CRITERIA FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR. ASHRAE

FOR CONTINUOUS OPERATING BATHROOM FAN (LOCAL EXHAUST), IT MUST OPERATE AT A MINIMUM OF 20 CFM AND CONTINUOUSLY OPERATING KITCHEN FANS MUST OPERATE AT 5 AIR CHANGES PER HOUR. ASHRAE 62.2-2010 SECTION 4.6.5 FOR SOUND RATING OF VENTILATION FANS, THEY SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS OR 3 SONE

FOR INTERMITTENT FANS; UNLESS THEIR MAX RATED AIRFLOW EXCEEDS 400 CFM. HVAC SYSTEM INSTALLERS WILL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING

DUCTS AND EQUIPMENT BY A RECOGNIZED TRAINING / CERTIFICATION PROGRAM PER CGC 702.1 HVAC SYSTEM(S) TO HAVE THIRD PARTY FIELD VERIFICATION AND DIAGNOSTIC TESTING FOR AIR FLOW PERFORMANCE PER

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES. PER CGC 4503.1

PROVIDING 5 AIR CHANGES PER HOUR [1203.4.2.1]

WHERE NOTED ON PLAN, IN LIEU OF AN EXTERIOR OPENING FOR NATURAL VENTILATION, INSTALL EXHAUST FAN CAPABLE OF

DRAWINGS PREPARED BY:



1485 Bayshore Blvd., #109, San Francisco, CA 94124 Tel: 415.467.9000 Fax: 415.467.9100

Owner: PREM SINGH

Project Address:

4341 ULLOA ST., SAN FRANCISCO, CA 94116



Description

STAIR PERMIT

10-28-2019

STAIRS **GENERAL NOTES** 

**NEW EXTERIOR** 

Owner:

PREM SINGH

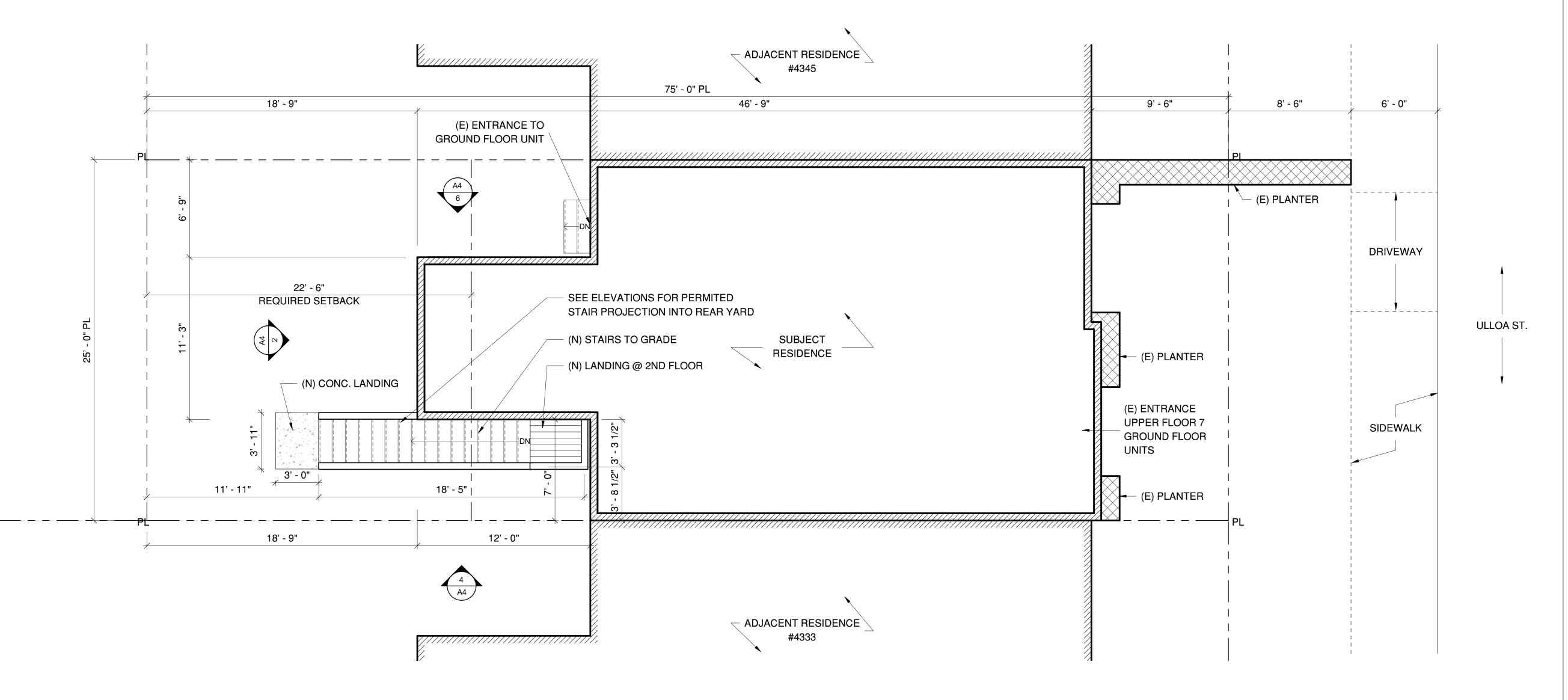
Project Address:
4341 ULLOA ST., SAN
FRANCISCO, CA
94116



No.	Description	Date
	STAIR PERMIT	10-28-2019

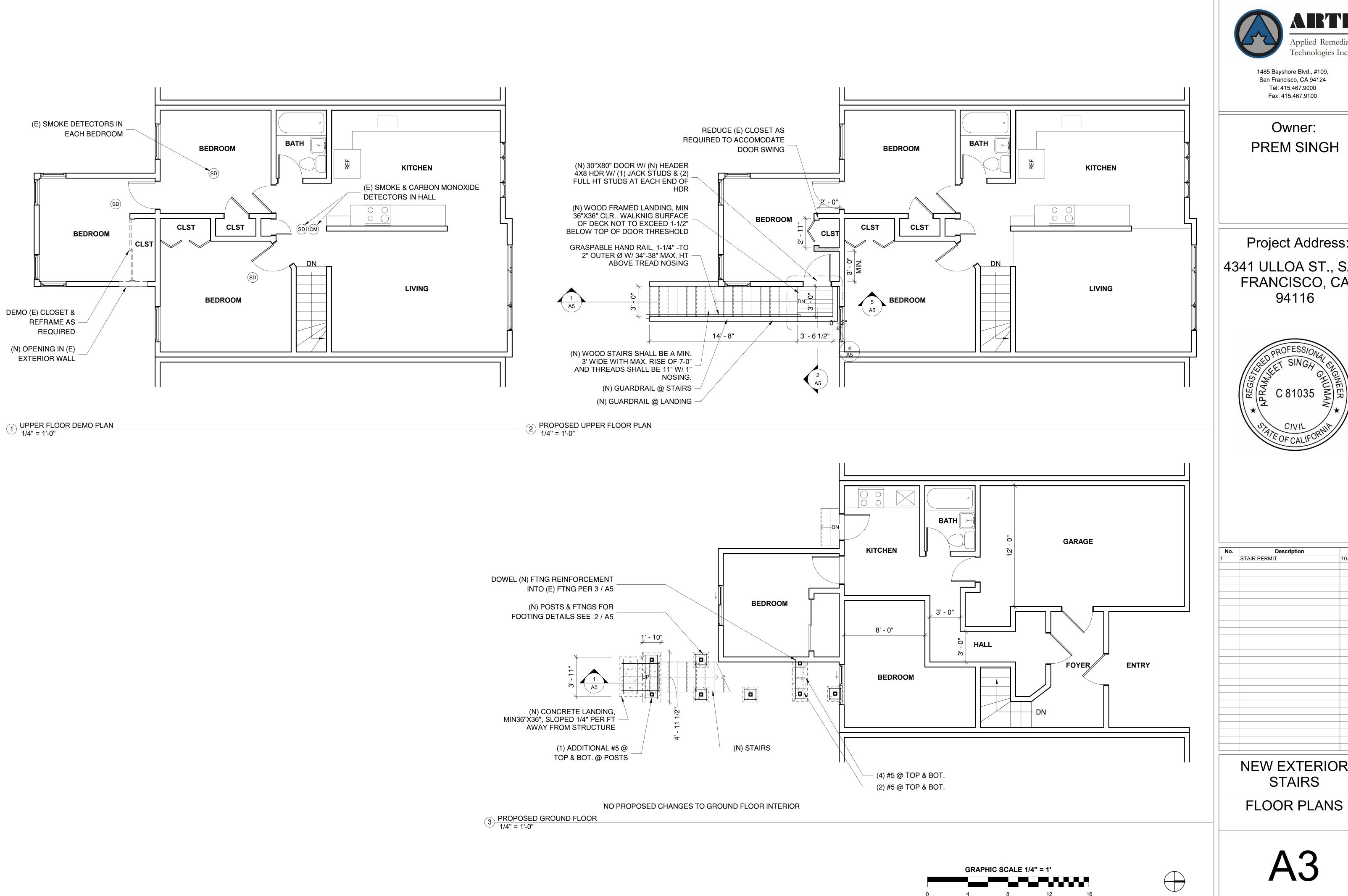
NEW EXTERIOR STAIRS SITE PLAN

**A2** 



1 SITE PLAN 1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'



DRAWINGS PREPARED BY: Technologies Inc. 1485 Bayshore Blvd., #109, San Francisco, CA 94124

> Owner: PREM SINGH

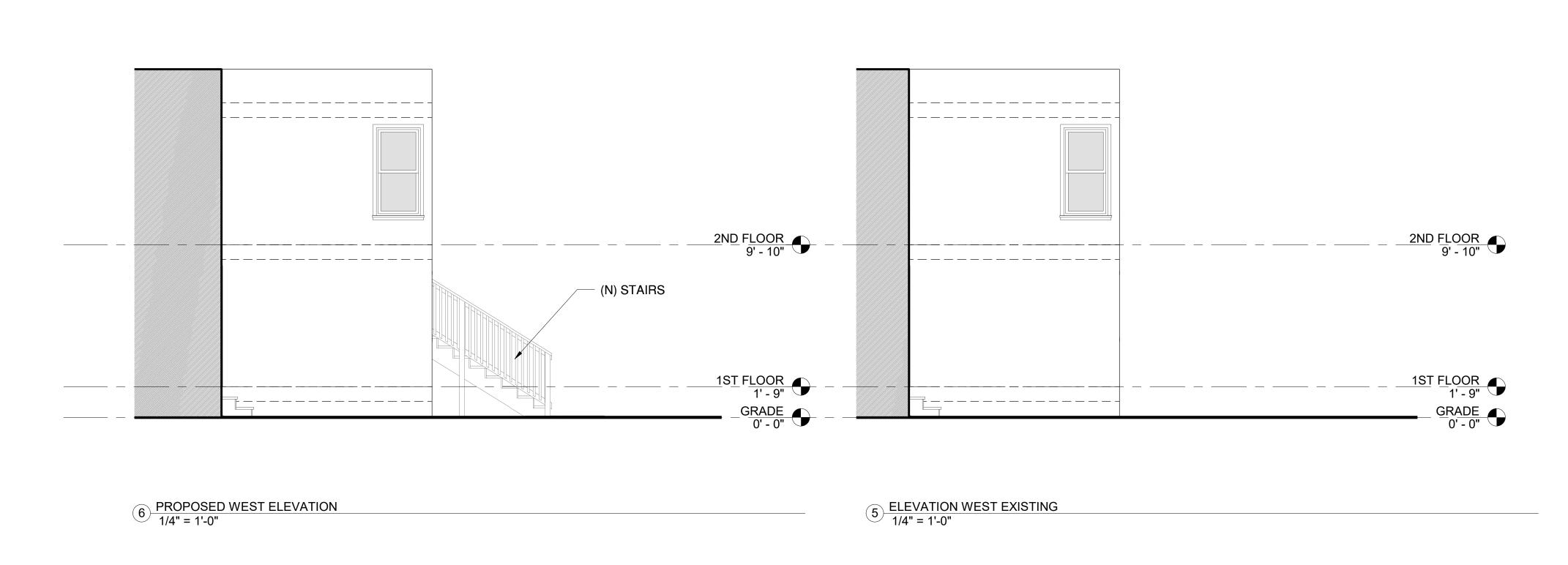
Project Address: 4341 ULLOA ST., SAN FRANCISCO, CA



**NEW EXTERIOR** STAIRS

Date

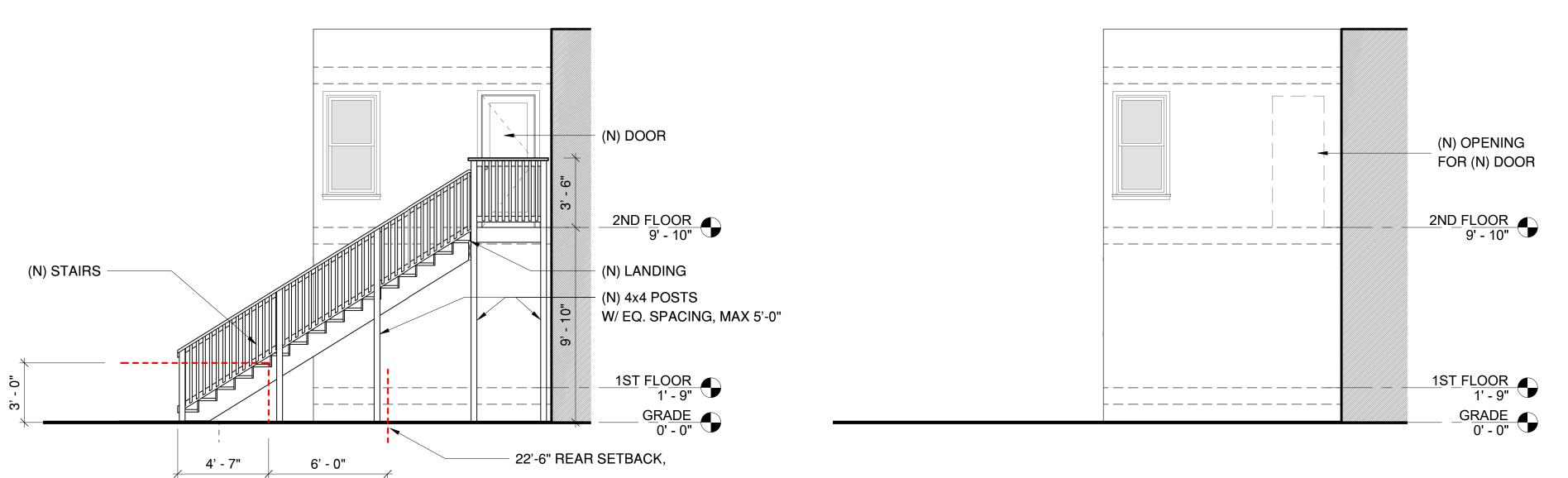
10-28-2019



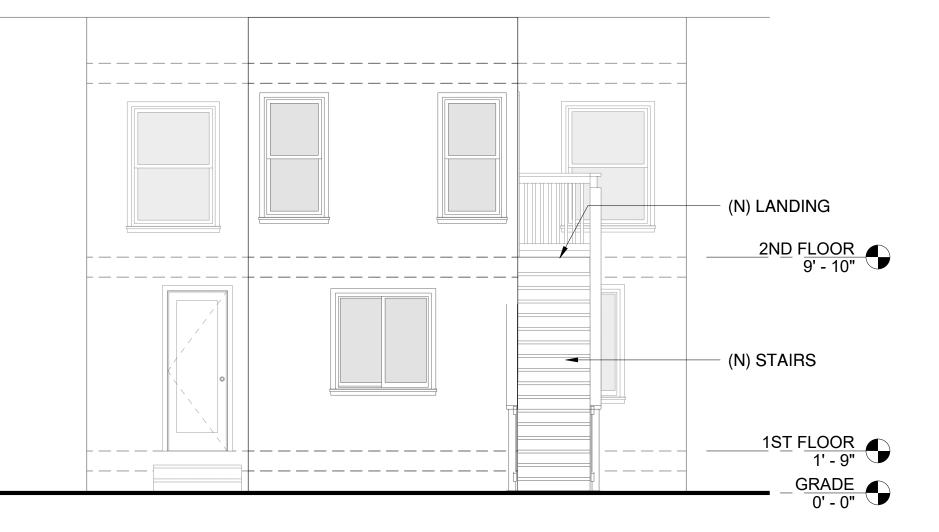
SAN FRANCISCO PLANNING CODE ARTICLE 1.2. DIMENSIONS, AREAS, AND OPEN SPACES

§ 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

STEPS OF ANY TYPE NOT MORE THAN THREE FEET ABOVE GRADE, AND UNCOVERED STAIRWAYS AND LANDINGS NOT EXTENDING HIGHER THAN THE FLOOR LEVEL OF THE ADJACENT FIRST FLOOR OF OCCUPANCY ABOVE THE GROUND STORY, AND, IN THE CASE OF YARDS AND USABLE OPEN SPACE, EXTENDING NO MORE THAN SIX FEET INTO THE REQUIRED OPEN AREA FOR ANY PORTION THAT IS MORE THAN THREE FEET ABOVE GRADE, PROVIDED THAT ALL SUCH STAIRWAYS AND LANDINGS SHALL OCCUPY NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A FRONT OR REAR BUILDING WALL, 2/3 THE BUILDABLE LENGTH OF A STREET SIDE BUILDING WALL, OR 1/3 THE LENGTH OF ALL OPEN AREAS ALONG THE BUILDABLE LENGTH OF AN INTERIOR SIDE LOT LINE;



3 EXISTING EAST ELEVATION 1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATION SOUTH
1/4" = 1'-0"

2ND FLOOR 9' - 10" 1ST FLOOR 1' - 9" 1 EXISTING ELEVATION SOUTH 1/4" = 1'-0"

DRAWINGS PREPARED BY: Technologies Inc.

1485 Bayshore Blvd., #109, San Francisco, CA 94124 Tel: 415.467.9000 Fax: 415.467.9100

Owner: PREM SINGH

Project Address:

4341 ULLOA ST., SAN FRANCISCO, CA 94116

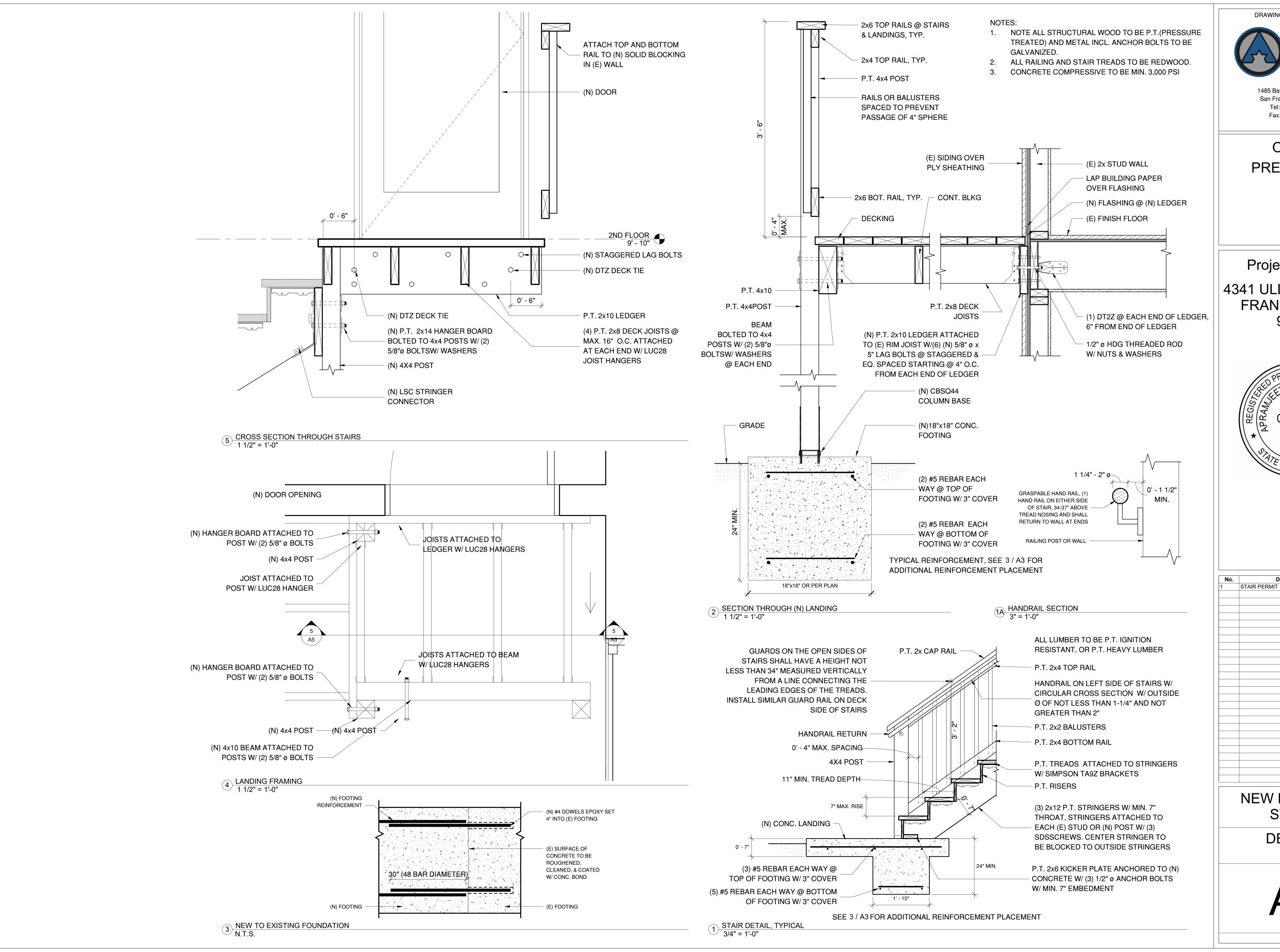


			1
NEW EXTERIOR STAIRS			

Description

Date

**ELEVATIONS** 



DRAWINGS PREPARED BY:

Applied Remedial Technologies Inc.

1485 Bayshore Blvd., #109, San Francisco, CA 94124 Tel: 415.467.9000 Fax: 415.467.9100

Owner: PREM SINGH

Project Address:

4341 ULLOA ST., SAN FRANCISCO, CA 94116



Description

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Date

10-28-2019

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**DETAILS** 

### ORIGINAL FILE DOCUMENTS FROM OCTOBER 27, 2021 HEARING

#### **BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of	Appeal No. <b>21-087</b>
JEAN MONT-ETON,	
Appellant(s)	
VS.	
DEPARTMENT OF BUILDING INSPECTION,	
PLANNING DEPARTMENT APPROVAL Respondent	

#### **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on August 24, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on August 19, 2021 to Prem Singh, of an Alteration Permit (Amendment to PA 2016/1121/3200: change rear stair deck location per plans) at 4341 Ulloa Street.

#### **APPLICATION NO. 2019/1104/6312**

#### FOR HEARING ON October 27, 2021

Address of Appellant(s):	Address of Other Parties:
Jean Mont-Eton, Appellant(s) 4333 Ulloa Street San Francisco, CA 94127	Prem Singh, Permit Holder(s) c/o Apri Ghuman, for Permit Holder(s) Applied Remedial Technologies, Inc. 1485 Bayshore Blvd., # 109 San Francisco, CA 94124



Date Filed: August 24, 2021

#### CITY & COUNTY OF SAN FRANCISCO BOARD OF APPEALS

### PRELIMINARY STATEMENT FOR APPEAL NO. 21-087

I / We, **Jean Mont-Eton**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2019/1104/6312** by the **Department of Building Inspection** which was issued or became effective on: **August 19, 2021**, to: **Prem Singh**, for the property located at: **4341 Ulloa Street**.

### **BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **October 7, 2021**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:score-red">scott.sanchez@sfgov.org</a>, and <a href="mailto:red">renderlens@gmail.com</a>.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 21, 2021**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:julie.rosenberg@sfgov.org">julie.rosenberg@sfgov.org</a>, <a href="mailto:scott.sanchez@sfgov.org">scott.sanchez@sfgov.org</a> and <a href="mailto:jeanmonteton@aol.com">jeanmonteton@aol.com</a>.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

#### Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, October 27, 2021, 5:00 p.m.,** via Zoom. Information for access to the hearing will be provided before the hearing date. (Please note: Should the City's Health Orders permit in-person hearings, the Board reserves the right to hold the hearing at SF City Hall. Advance notice shall be provided to the parties.)

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boaYou may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows: See attached statement

Ms. Mont-Eton, appellant, filed this appeal by email.

I am submitting this Permit Appeal for Permit No. 201911046312 for property located at 4341 Ulloa Street.

I own, and live in, the adjacent property at 4333 Ulloa Street, San Francisco. The proposed location of the rear stair deck threatens my security and safety.

The referenced permit was issued for a structural addition to the building located at 4341 Ulloa Street. The proposed structural addition consists in general of a Rear Stair Deck. The proposed rear stair deck would only be a few feet from my bedroom window. I am 92 and live alone. I am vision and hearing impaired. The stair deck would pose a security threat due to accessibility to my bedroom window. My medical condition precludes putting security bars on the window. An additional concern is my privacy as anyone on the stair deck could see into my bedroom. I need to have the curtains open during the day to have enough light to see.

The backyards in this area can be accessed by anyone hopping over fences from the street/sidewalk. I would not be able to hear or see anyone trying to break in at night, and probably wouldn't hear them during the day.

Luckily, there are alternative locations for a rear stair deck at 4341 Ulloa St. For example, the stair deck on the west side, or from the rear room in the middle of the property with minor adjustments- such as a turn in the staircase.

I bought this house in 1962 and have lived in it for 59 years. The proposed rear stair deck will adversely affect my safety, security, privacy and therefore quality of life.

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City and County of San Francisco

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Most Requested

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#### Welcome to our Permit / Complaint Tracking System! **Permit Details Report**

Report Date: 8/24/2021 3:49:42 PM

Application Number: 201911046312

Form Number: 8

2445 / 031 / 0 Address(es): 4341 ULLOA ST

AMEND TO PA201611213200: CHANGE REAR STAIR DECK LOCATION PER PLANS. Description:

Cost: \$5,000.00 Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
11/4/2019	TRIAGE	
11/4/2019	FILING	
11/4/2019	FILED	
8/19/2021	APPROVED	
8/19/2021	ISSUED	

#### **Contact Details:**

#### **Contractor Details:**

License Number: 795570 Name: APRI GHUMAN

Company Name: APPLIED REMEDIAL TECH. DBA AREMTECH INC 1485 BAYSHORE BL \* SAN FRANCISCO CA 94124-0000 Address:

Phone: 4154675409

#### Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	11/4/19	11/4/19			11/4/19	VICTORIO CHRISTOPHER	
2	INTAKE	3/18/21	3/18/21			3/18/21	SHAWL HAREGGEWAIN	
3	BLDG	4/27/21	4/27/21			4/27/21	HU QI (ANNE)	approved, route to payment, 4/27/21
4	CP-ZOC	11/14/19	11/14/19			11/14/19	CHANDLER MATHEW	Approved: Revision to Permit 201611213200 to relocate the approved location of second-floor stairs. Proposed stairs extend no more than 6 feet into the required rear yard for any portions that are more than three feet above grade. Mathew Chandler 11/14/2019
5	CP-ZOC	3/29/21	3/29/21			3/29/21	OROPEZA EDGAR	DUPLICATE APPROVAL ONLY NO CHANGES FROM MC APPROVAL
			8/19/21				YU ZHANG REN	6/7/2021: SENT FOLLOW UP EMAIL. SC 4/27/2021: THE PLANS ARE MISSING THE ENGINEER'S SIGNATURE. CAN'T ISSUE. SC SENT APPLICANT AN EMAIL. SC DUPLICATE APP. LOST PLAN/REROUTE EACH STATION HS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.



#### Appointments:

Appointment Date | Appointment AM/PM | Appointment Code | Appointment Type | Description | Time Slots

#### Inspections:

Activity Date Inspector Inspection Description Inspection Status

#### **Special Inspections:**

Addenda No. Completed Date Inspected By Inspection Code Description Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Online Permit and Complaint Tracking home page.

#### **Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies

City and County of San Francisco © 2021

# BRIEF SUBMITTED BY THE APPELLANT(S)

This email contains:

- 1. Appellant's Brief
- 2. Photos

### **Appellant's Brief**

### Appeal No. 21-087 (4341 Ulloa Street)

I appealed this permit because the location of the rear stair deck threatens my safety, security, privacy, and therefore quality of life.

I am requesting that the location of the proposed rear stair deck (landing and staircase) be changed. The permit was issued with the rear stair deck located on the east side of the house, next to my adjoining property at 4333 Ulloa Street. The houses are attached dwellings. I request that the Board change the location of the rear stairs to either the west side or the back of the extended room of the house at 4341 Ulloa Street. (I was not able to obtain information regarding the original location for the rear stair deck from a previous permit in time to submit this brief.)

The proposed rear stair deck landing would be 3 feet 3½ inches from my property. My bedroom window is only 14 inches from the property line. The

location specified on the permit (east side of rear yard) would allow anyone on the staircase or landing to see into my upstairs bedroom window.

If the location of the rear stairs cannot be changed, I request the Board require a privacy screening be installed above the handrails of both the stairs and landing. This condition should specify that the screening would need to be an opaque material and extend 3 feet above both the landing and stairs handrail. Screening would help prevent a direct view into my bedroom window and the downstairs window.

As mentioned in my Appeal, I am 92 years old and live alone. I am vision and hearing impaired. Due to my reduced vision, I need as much light as possible and therefore keep my curtains open during daylight hours. And, I am very concerned about the proximity of the landing and stairs to my house and window.

### **PHOTOS**



Photo # 1: Back of houses: left side is 4341 (upstairs)/ 4339 (downstairs) Ulloa Street; right side is 4333 Ulloa Street



Photo # 2: proposed location for door and landing at 4341 Ulloa

Street proposed location for rear stair deck at 4341 Ulloa



Photo # 3: 4341 Ulloa - proposed rear stair deck location (taken from upstairs bedroom window at 4333 Ulloa)



Photo # 4: 4341 Ulloa - proposed location for landing and stairway



Photo # 5: 4341 Ulloa - proposed location for door, landing, and stairway (taken from upstairs bedroom window at 4333 Ulloa)

# PERMIT HOLDER'S BRIEF WAS NOT TIMELY SUBMITTED THEREFORE WAS REJECTED