CITY INFORMATION

986 SOUTH VAN NESS AVENUE
BLOCK: 3610
LOT: 010
ZONING: RTO-M
HT. LIMIT: 50'
OCCUPANCY: R-2, S-2
CONSTRUCTION: III-A - SPRINKLERED
FULLY SPRINKLERED PER NFPA 13-2016
STANDPIPES PER NFPA 14-2016
FIRE ALARM SYSTEM PER NFPA 72

SQUARE FOOTAGE:

EXISTING:

LOT SIZE:	5,225 SQ.FT.	BUILDABLE AREA: 5,225 SQ.FT.
BUILDING SIZE:	1,296 SQ.FT.	
PARKING:	14-CARS	

PROPOSED:

BUILDING FOOTPRINT: 3,291 SQ.FT.
GROSS BUILDING SIZE: 15,498

		ALLOWED	PROPOSED
PER TABLE 506.2, TYPE IIIA R-2	1ST FLOOR	72,000 SQ.FT.	3291 SQ.FT.
PER TABLE 506.2, TYPE IIIA R-2	2ND FLOOR	72,000 SQ.FT.	3190 SQ.FT.
PER TABLE 506.2, TYPE IIIA R-2	3RD FLOOR	72,000 SQ.FT.	3190 SQ.FT.
PER TABLE 506.2, TYPE IIIA R-2	4TH FLOOR	72,000 SQ.FT.	2644 SQ.FT.
PER TABLE 506.2, TYPE IIIA R-2	5TH FLOOR	72,000 SQ.FT.	2622 SQ.FT.
PER TABLE 506.2, TYPE IIIA R-2	ROOF	72,000 SQ.FT.	0464 SQ.FT.
	TOTAL		15,401 SQ.FT.

CBC 506.2.4: PROPOSED FLOOR AREA / ALLOWED FLOOR AREA (At +(NS X If))

1ST FLOOR	3291 SQ.FT. / (36000 + (12000 X 0)) = .091
2ND FLOOR	3190 SQ.FT. / (36000 + (12000 X 0)) = .088
3RD FLOOR	3190 SQ.FT. / (36000 + (12000 X 0)) = .088
4TH FLOOR	2644 SQ.FT. / (36000 + (12000 X 0)) = .073
5TH FLOOR	2622 SQ.FT. / (36000 + (12000 X 0)) = .072
ROOF	464 SQ.FT. / (36000 + (12000 X 0)) = .012
TOTAL	=.424

.424 IS LESS THAN 3.0

FLOORS:	5
UNITS:	15
PARKING SPACES:	5
BICYCLE PARKING:	19

BUILDING CODE:
2016 CALIFORNIA BUILDING CODE (CBC)
2016 SAN FRANCISCO BUILDING CODE & ADDENDUMS TO CBC
ENERGY CODE - TITLE 24
2016 SAN FRANCISCO MECH. & ELEC. CODES
2016 SAN FRANCISCO FIRE CODES
2016 CALIFORNIA PLUMBING CODE

BUILDING HEIGHT & STORIES:
PER TABLE 504.3, TYPE IIIA, R-2 =85 FEET ALLOWED (50 FEET PROPOSED)
PER TABLE 504.4, TYPE IIIA, R-2 =5 STORIES ALLOWED (5 STORIES PROPOSED)

EMERGENCY RESPONDER RADIO COVERAGE TEST REQUIRED DURING CONSTRUCTION.

SYMBOLS

3 — DOOR NO.

8 — WINDOW NO.

6 / A-1 — DETAIL NO. / SHEET NO.

4 / A-4 — SECTION NO. / SHEET NO.

5 / A-3 — INTERIOR & EXTERIOR ELEVATION NO. / SHEET NO.

1 / 4 / A-1 / 2 / 3 — INTERIOR ELEV. NO. / SHEET NO.

DINING ROOM — ROOM NAME

EL=164'-2" — ELEVATION

ABBREVIATIONS

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH	PTN.	PARTITION
@	AT	FL.	FLOOR		
C	CENTERLINE	FLUOR.	FLUORESCENT	R.	RISER
	DIAMETER OR ROUND	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL.	ALUMINUM	GA.	GAUGE		
APPROX.	APPROXIMATE	GALV.	GALVANIZED	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	GD.	GRADE	SCHED.	SCHEDULE
		GYP.	GYPSUM	SECT.	SECTION
BD.	BOARD			SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H/C	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM.	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
		H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STOR.	STORAGE
CEM.	CEMENT	HWH	HOT WATER HEATER	STRL.	STRUCTURAL
CER.	CERAMIC			SUSP.	SUSPENDED
CLG.	CEILING	INSUL.	INSULATION	SYM.	SYMETRICAL
CL.	CLOSET	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
CLR.	CLEAR				
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE			T&G	TONGUE & GROOVE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	THK.	THICK
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MEMB.	MEMBRANE	T.W.	TOP OF WALL
DIA.	DIAMETER	MFR.	MANUFACTURER	TYP.	TYPICAL
DIM.	DIMENSION	MIN.	MINIMUM		
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DTL.	DETAIL	M.O.	MASONRY OPENING		
DW	DISHWASHER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING			VERT.	VERTICAL
		(N)	NEW		
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EA.	EACH	NO. OR #	NUMBER	W.C.	WATER CLOSET
EL.	ELEVATION	N.T.S.	NOT TO SCALE	W/D	WASHER/DRYER
ELEC.	ELECTRICAL			WD.	WOOD
ELEV.	ELEVATOR	O.C.	ON CENTER	WDO.	WINDOW
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EQPT.	EQUIPMENT			WP.	WATERPROOF
EXP.	EXPANSION	PL.	PLATE	WT.	WEIGHT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE		
		PLYWD.	PLYWOOD		
FAU	FORCED AIR UNIT	PR.	PAIR		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.

2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.

4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.

5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.

6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.

7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.

8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE CBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 2016 EDITION, UNDER SEPARATE PERMIT.

9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.

10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABLITIES ACT OUTLINED IN SECTIONS 10, 11, 11A & 11B IN THE CBC & FHA GUIDELINES.SEE SHEET A5.0 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.

11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 2013 SFBC (STC AND IIC OF 50 BETWEEN UNITS).

12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIRMENTS. SEE CODE SECTION 1203.1.

PROJECT SCOPE

REMOVE EXISTING 1-STORY GARAGE.
NEW 5-STORY, TYPE IIIA, 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING W/ A ROOF DECK.

2 BELOW MARKET RATE UNITS REQUIRED AND PROVIDED.
ADDITIONAL 1 STUDIO VOLUNTEERED BY PROJECT SPONSOR.

3 COMPACT & 1 SUB-COMPACT PARKING SPACES & 1 ADA VAN SPACE AS REQUIRED PER CBCB 11A-1109A. ALL PARKING UNASSIGNED.

CONC. MAT SLAB FOUNDATION.

PROJECT DIRECTORY

ARCHITECT
TONY PANTALEONI
KOTAS/PANTALEONI
70 ZOE SUITE 200
SAN FRANCISCO, CA 94107
415.495.4051

OWNER
LUCAS EASTWOOD
986 S. VAN NESS LLC
3520 20TH STREET UNIT B
SAN FRANCISCO, CA 94110
LUCAS@EASTWOODSF.COM

SURVEY
GREG IPPOLITO
FORESIGHT LAND SURVEYING
301 CALIFORNIA DR. SUITE #2
BURLINGAME, CA 94010
415.735.6180

GEOTECHNICAL
BEN WELLS
ENVIRONMENTAL RESOURCE GROUP INC.
15 LOCUST AVE.
MILL VALLEY, CA 94941
415.381.6574

OPEN SPACE

OPEN SPACE REQUIREMENTS - 06.30.20

	UNIT#	PRIVATE SPACE PROVIDED (SQ.FT.)	COMMON SPACE REQUIRED (SQ.FT.)
		PRIVATE REQUIRED 100 SQ.FT./UNIT	COMMON REQUIRED 133 SQ.FT./UNIT
1st FLOOR:	101	107	0
2nd FLOOR:	201	0	133
	202	0	133
	203	0	133
	204	0	133
3rd FLOOR:	301	0	133
	302	0	133
	303	0	133
	304	0	133
4th FLOOR:	401	0	133
	402	0	133
	403	517	0
5th FLOOR:	501	0	133
	502	0	133
	503	0	133
COMMON OPEN SPACE SQ.FT. REQUIRED			1,729
COMMON OPEN SPACE ON 1ST FLOOR PROVIDED			211
COMMON OPEN SPACE ROOF PROVIDED			1,532
TOTAL COMMON OPEN SPACE PROVIDED			1,743

4

DRAWING SCHEDULE

TOTAL SHEET COUNT: 26

CALGREEN PLUMBING FIXTURE FLOW RATES

PER 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC):

1. WATER CLOSET:
   A. EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
   B. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION.
   C. EFFECTIVE FLUSH VOLUME OF DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

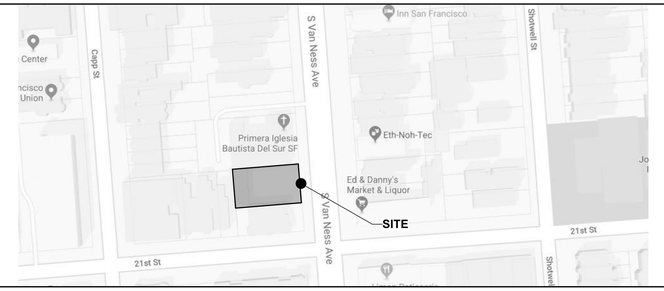
2. URINALS:
   A. EFFECTIVE FLUSH VOLUME IS .5 GALLONS PER FLUSH.

3. SHOWER HEADS:
   A. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI.
   B. SHOWER HEADS SHALL BE CERTIFIED TO THE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION.
   C. WHEN MULTIPLE SHOWER HEADS SERVE A SINGLE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER WILL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE INOPERATION AT A TIME.
   D. A HANDHELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4. FAUCETS:
   A. RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN .8 GALLONS PER MINUTE AT 20 PSI.
   B. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF .5 GALLONS PER MINUTE AT 60 PSI.
   C. METERING FAUCETS IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN .2 GALLONS PER CYCLE.
   D. KITCHEN FACUETS SHALL NOT EXCEED A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCET MAY TEMPORARILY INCREASE TO 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. WERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

5. PLUMBING FIXTRES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCE IN TABLE 1401.1.

VICINITY MAP



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION / WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA 94103

Email: WaterflowSFFD@sfgov.org
Phone: 415-558-6361
Payment (VISA/MC): 415-558-6177 (M-F; 8am-4pm)

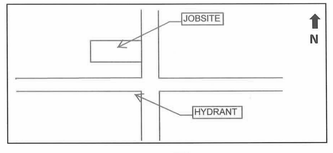
REQUEST FOR WATER FLOW INFORMATION

(For additional information, see Water Flow FAQs at: https://sf-fire.org/plan-check#waterf)

REQUEST IS FOR: FIRE FLOW- YES ☒ **NO** ☐ **SPRINKLER DESIGN- YES** ☐ **NO** ☐

DATE: 02.14.20
CONTACT PERSON: TONY PANTALEONI **ADDRESS:** 70 ZOE, SUITE 200, S.F., CA 94107
PHONE #: 415.495.4051 **EMAIL:** TONY@KP-ARCHITECTS.COM
OWNER'S NAME: LUCAS EASTWOOD **PHONE #:** 415-341-0473

ADDRESS FOR WATER FLOW INFORMATION: 986 SOUTH VAN NESS
CROSS STREETS *(BOTH ARE REQUIRED)*: 20TH STREET & 21ST STREET
SPECIFY STREET FOR WATER DEPT CONNECTION: SOUTH VAN NESS
PROVIDE PROJECT LOCATION SKETCH HERE:



OCCUPANCY TYPE *(CIRCLE ONE)*: R3 [R2] **LIVE/WORK COMMERCIAL OTHER** _____
HAZARD CLASSIFICATION: [LIGHT] **ORD 1 ORD 2 EXT 1 EXT 2 OTHER** _____
CAR-STACKER: YES [NO]
NUMBER OF STORIES: 5 **HEIGHT OF BLDG (FT):** 50'-0"

- SUBMIT FORM WITH A **$130.00** CHECK (PAYABLE TO "SFFD") OR PAY BY CREDIT CARD (PHONE # ABOVE)
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY EMAIL AND AN ADDITIONAL FEE OF **$260** WILL BE REQUIRED
- WATER FLOW INFORMATION WILL BE RETURNED BY EMAIL
- INCOMPLETE FORMS **WILL NOT** BE PROCESSED
- PLEASE ALLOW FOR A MINIMUM OF 7 TO 14 BUSINESS DAYS FOR PROCESSING

**********Official Use Only**********

Flow data provided by: LAU Date forwarded: 3/4/20

Flow data:

☐ **FIELD FLOW TEST**
☒ **RECORDS ANALYSIS**
Gate Page 95/104

STATIC 47 **PSI**
RESIDUAL 45 **PSI**
FLOW 1000 **GPM**
8 **INCH MAIN on** South Van Ness

San Francisco Planning

Mitigation Monitoring and Reporting Program
986 SOUTH VAN NESS AVENUE
Case No. 2018-012918ENV

COVER SHEET

MITIGATION MONITORING AND REPORTING PROGRAM

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages of the Mitigation Monitoring and Reporting Program. This cover sheet must be included as the title page of the first construction document submitted to the San Francisco Planning Department for review.

Mitigation Measure	Period of Compliance: Prior to the start of Construction*	During Construction	Post-Construction or Operational	Compliance with MM completed?
M-AQ-1: Construction Air Quality	X	X		

**Construction* is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

FOR DBI USE

Kotas/ Pantaleoni Architects
Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
design@kp-architects.com

LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19028 6.30.2021 STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
SITE & CITY INFO.

Date: 11.19
Drawn By: BM
Job Number: 2-1119

A1.0

GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

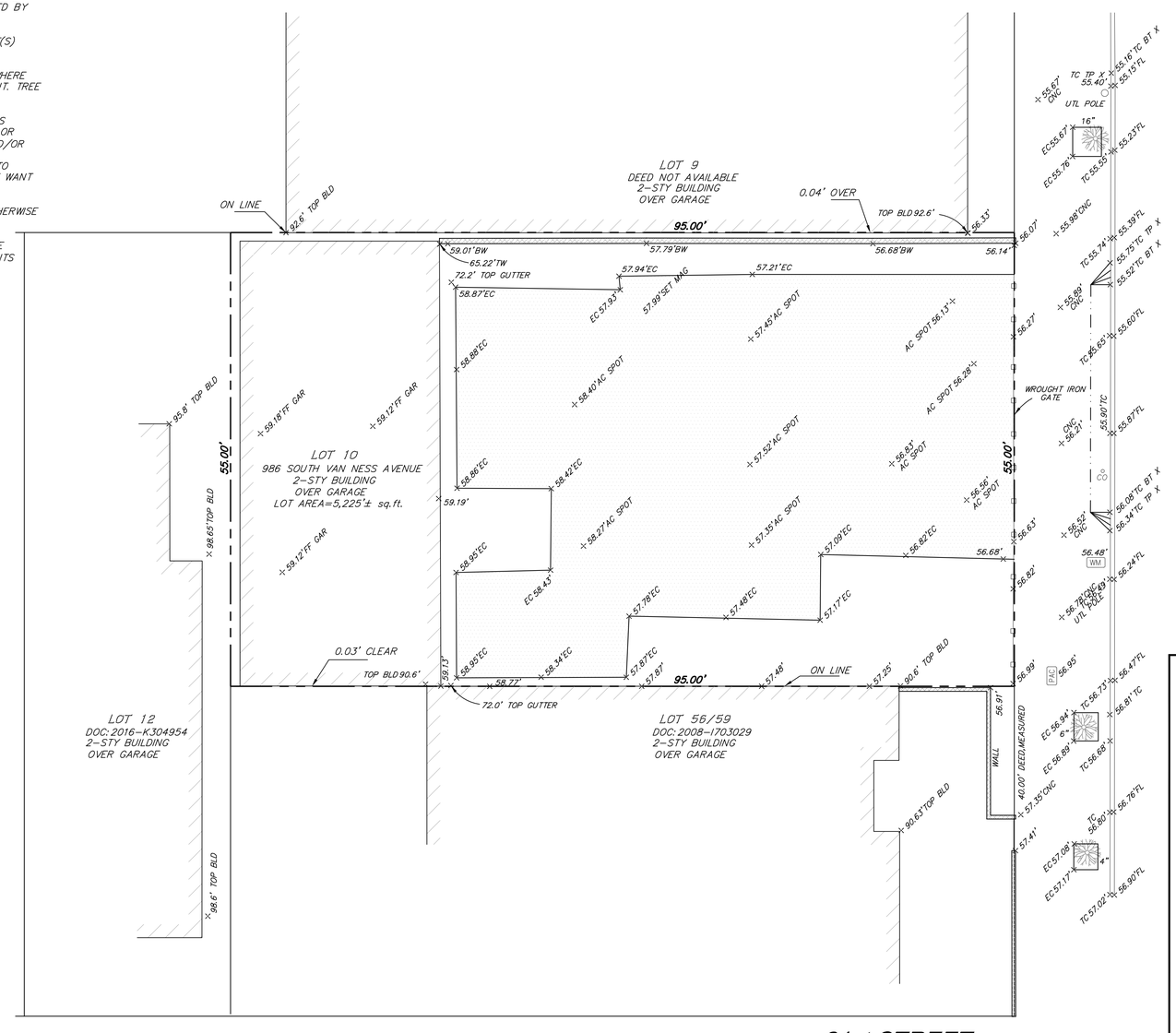
(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

BASIS OF ELEVATION

FOUND CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL." LOCATED IN THE SOUTHWEST CORNER OF SOUTH VAN NESS AVENUE AND 20TH STREET. ELEVATION = 47.601' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM 13'.

BASIS OF SURVEY

GRANT DEED RECORDED JUNE 9, 2017 AS DOC: 2017-K461544, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



LEGEND

AC	ASPHALT CONCRETE
A/G	ABOVE GROUND
BLD	BUILDING
BR	BRICK
BST	BOTTOM OF STEP
BKW	BACK OF SIDEWALK
BW	BOTTOM OF WINDOW
BX	BOTTOM OF DRIVEWAY "X"
TV	CABLE TELEVISION
CO	CLEANOUT
CNC	CEMENT CONCRETE
DWY	DRIVEWAY
EC	EDGE OF CEMENT CONCRETE
EL	ELEVATION
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
NG	GROUND
PL	PROPERTY LINE
PAC	PACIFIC BELL
PGE	PAC GAS AND ELECTRIC
RR	ROOF RIDGE
TB	TOP OF BUILDING
TC	TOP OF CURB
TP	TOP OF PARAPET
TST	TOP OF STEP
TW	TOP OF WINDOW
TX	TOP OF DRIVEWAY "X"
WM	WATER METER
	PROPERTY LINE
	DECK OR OVERHANG
	FLOWLINE AND BACK OF CURB
	FENCE OR RAILING
xxx	CONTOUR (1' INTERVAL)
CO	SANITARY SEWER CLEANOUT
PAC	PAC BOX
PGE	PGE BOX
SIG	SIGNAL BOX
TV	CABLE TELEVISION BOX
SL	STREET LIGHT
xx.xx' x	SPOT ELEVATION
xx.xx' xxx	SURVEY CONTROL POINT
x"	TREE (DIAMETER IN INCHES)
WM	WATER METER

SOUTH VAN NESS AVENUE
(82.50' WIDE)

21st STREET
(64' WIDE)

GRAPHIC SCALE
1 INCH = 8 FEET

VICINITY MAP (N.T.S.)

FOR DBI USE

DATE: 7/20/17
SCALE: 1:8
DRAWN: AM
CHECKED: GI
REVISED:
DATE:

PROFESSIONAL LAND SURVEYOR
GREGORY T. IPPOLITO
NO. 8649
STATE OF CALIFORNIA
4-13-20

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

SITE SURVEY
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA
BLOCK 3610 LOT 10

FOR DBI USE

SHEET 1
OF
1 SHEETS

JOB No.
#17062

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**
3. **A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.**
4. **To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".**

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION: LOW-RISE RESIDENTIAL R 1-3 Floors	NEW CONSTRUCTION: HIGH-RISE RESIDENTIAL R 4+ Floors	NEW CONSTRUCTION: LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	NEW CONSTRUCTION: OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS: RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	ALTERATIONS + ADDITIONS: NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.	____	____	____	n/r	____	n/r	____	____	n/r
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

PROJECT NAME: 3610/010

BLOCK/LOT: 986 S. VAN NESS

ADDRESS: R-2

PRIMARY OCCUPANCY: 15,401

GROSS BUILDING AREA

01.15.20

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

FOR DBI USE

Kotas/ Pantaleoni Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
design@kp-architects.com

LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19028 EXP. 08-31-2021 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
3 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

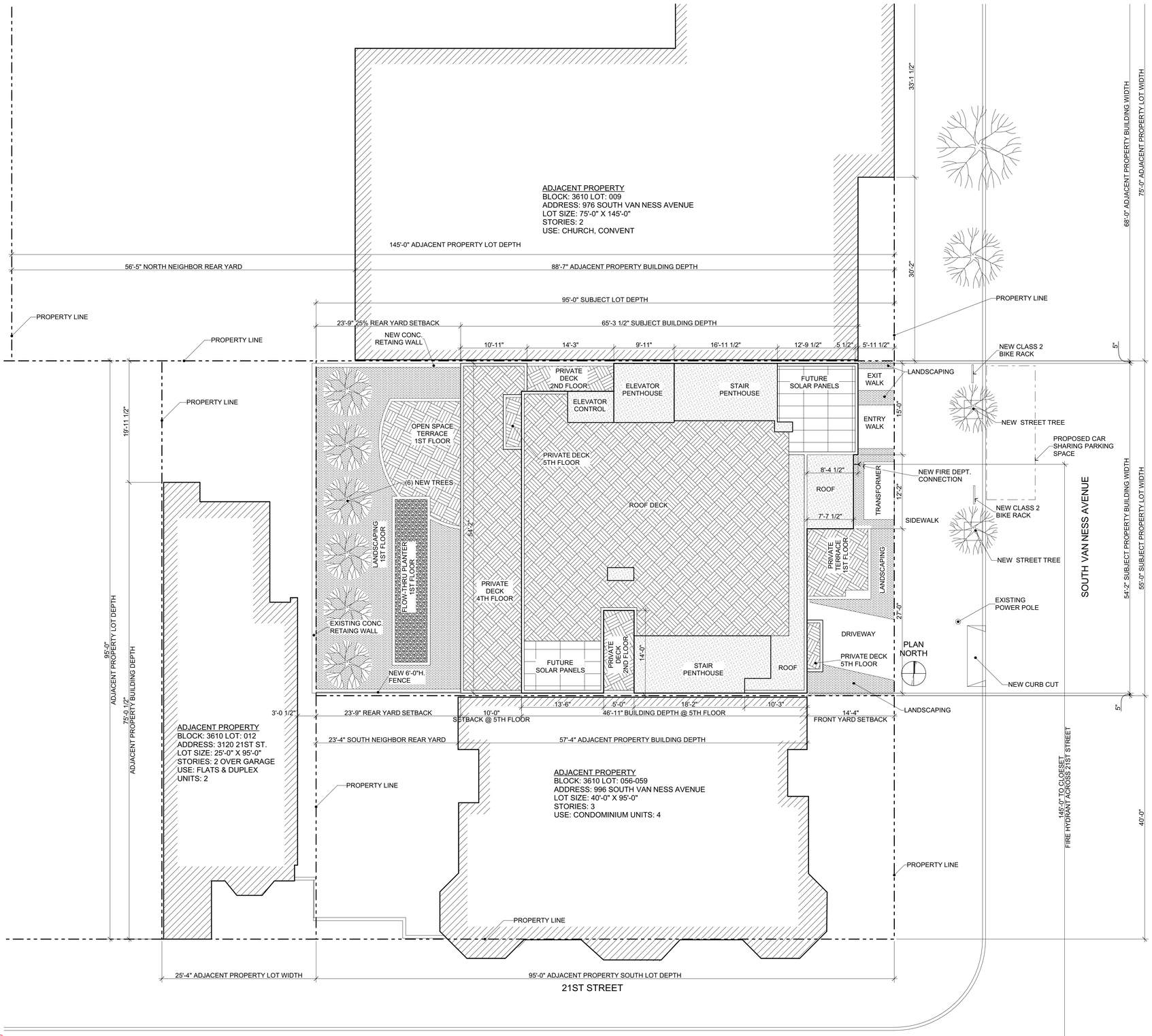
Sheet Title: Project Info: GREENPOINT CHECKLIST

Date: 11.19

Drawn By: BM

Job Number: 2-1119

Printed on: 6/30/2020



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

Printed on: 6/30/2020

SUBJECT PROPERTY FRONT SETBACK CALCULATIONS

NORTH NEIGHBOR = 5'-11 1/2"
SOUTH NEIGBOR = 14'-4"
AVERAGE = 9'-10 3/4"

PROPOSED PROJECT USES A/B AVERAGING TO ALIGN W/ NEIGHBOR

FRONT LANDSCAPING REQUIREMENTS PER SF PLANNING SECTION 132 (g) & (h)

TOTAL FRONT YARD = 566 SQ.FT.
REQUIRED LANDSCAPING 20% = 114 SQ.FT.
PROPOSED LANDSCAPING = 132 SQ.FT.
REQUIRED PERMEABLE SURFACE 50% = 283 SQ.FT.
PROPOSED PERMEABLE SURFACE = 295 SQ.FT.

SUBJECT PROPERTY REAR SETBACK CALCULATIONS

NORTH NEIGHBOR = 6'-4 1/2"
SOUTH NEIGBOR = 23'-4"
AVERAGE = 14'-7 1/4"

RTO-M 45% REAR YARD = 42'-9"
MIN. 25% REAR YARD = 23'-9"

AVERAGE NEIGHBOR SETBACK < MIN. 25% REAR YARD
THEREFORE **25% REAR YARD APPLIES**

REARMOST 10'-0" OF BUILDING DEPTH LIMITED TO 30'-0" IN HEIGHT

FOR DBI USE

Kotas/ Pantaleoni Architects
Anthony A. Pantaleoni
LEED AP
70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
design@kp-architects.com

LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19012 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
SITE PLAN

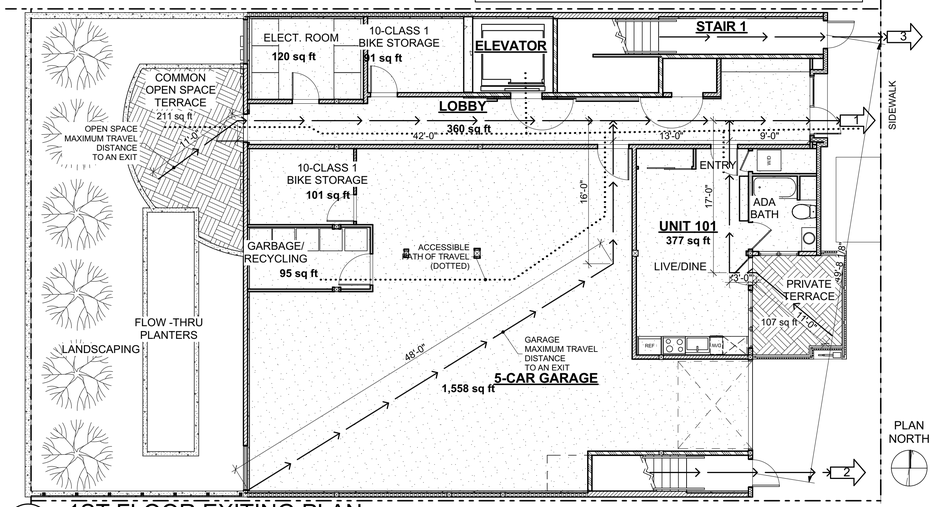
Date: 11.19
Drawn By BM
Job Number: 2-1119

A1.1

FLOOR AREAS
GARAGE = 1558 SQ.FT. BIKE STORAGE = 101 SQ.FT. BIKE STORAGE = 91 SQ.FT. GARBAGE = 95 SQ.FT.. LOBBY = 360 SQ.FT. ELECT. = 120 SQ.FT. COMMON OPEN SPACE = 211 SQ.FT. RESIDENTIAL = 377 SQ.FT. RESIDENTIAL TERRACE= 107 SQ.FT.

MAXIMUM TRAVEL DISTANCE
GARAGE: ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 86'-0" OPEN SPACE: ALLOWED PER TABLE 1017.2 = 75'-0" PROPOSED = 75'-0" RESIDENTIAL: ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 40'-0"

EXIT ROUTE 1	
(GARAGE) 1558 SQ.FT. TOTAL 1558 SQ.FT./200 = 8 OCCUPANTS (BIKE STORAGE) 101 SQ.FT. TOTAL 101 SQ.FT./300 = 1 OCCUPANTS (BIKE STORAGE) 91 SQ.FT. TOTAL 91 SQ.FT./300 = 1 OCCUPANTS (GARBAGE) 95 SQ.FT. TOTAL 95 SQ.FT. / 300 = 1 OCCUPANTS (LOBBY) 360 SQ.FT. TOTAL 360 SQ.FT./200 = 2 OCCUPANTS	(ELECT.) 120 SQ.FT. TOTAL 120 SQ.FT. / 300= 1 OCCUPANTS (OPEN SPACE) 211 SQ.FT. TOTAL 211 SQ.FT./15 = 14 OCCUPANTS (RESIDENTIAL) 377.FT. TOTAL. 377 SQ.FT./200 = 2 OCCUPANTS (TERRACE) 107.FT. TOTAL 107 SQ.FT./200 = 1 OCCUPANTS TOTAL OCCUPANTS = 31 31 X .2 = 6.20" REQUIRED DOOR WIDTH 36" PROVIDED



1 1ST FLOOR EXITING PLAN
SCALE: 1/8" = 1'-0"

SOUTH VAN NESS AVENUE

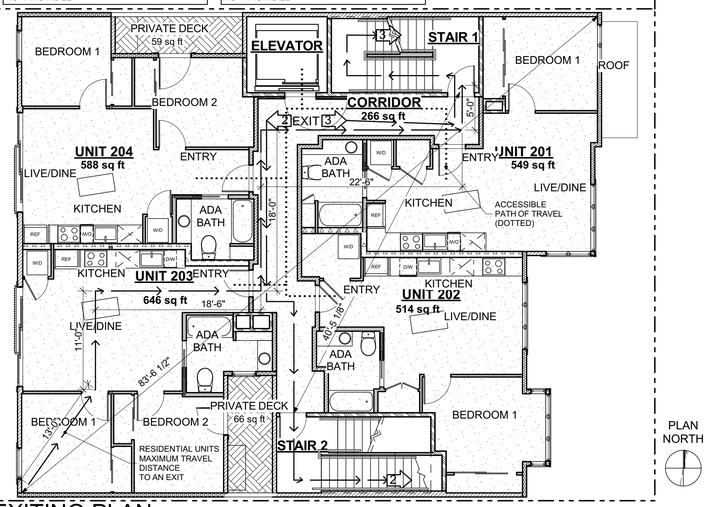
FLOOR AREAS
RESIDENTIAL UNIT 201= 549 SQ.FT. RESIDENTIAL UNIT 202= 514 SQ.FT. RESIDENTIAL UNIT 203= 646 SQ.FT. RESIDENTIAL UNIT 204= 588 SQ.FT. CORRIDOR = 266 SQ.FT. PRIVATE DECK = 66 SQ.FT. PRIVATE DECK = 59 SQ.FT.

MAXIMUM TRAVEL DISTANCE
RESIDENTIAL UNITS ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 88'-0"

EXIT ROUTE 2
(RESIDENTIAL 201) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 202) 514SQ.FT. TOTAL 514SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 203) 646 Q.FT. TOTAL 646 Q.FT./200 = 4 OCCUPANTS (RESIDENTIAL 204) 588 SQ.FT. TOTAL 588 SQ.FT./200 = 3 OCCUPANTS (PRIVATE DECK) 66 SQ.FT. TOTAL 66 SQ.FT./200 = 1 OCCUPANTS (PRIVATE DECK) 59 SQ.FT. TOTAL 66 SQ.FT./200 = 1 OCCUPANTS (CORRIDOR) 266 SQ.FT. TOTAL 266 SQ.FT./200 = 2 OCCUPANTS 17 TOTAL OCCUPANTS 17/2= 8 OCCUPANTS PER CBC 1005.5 9 X .2 = 1.80" REQUIRED DOOR WIDTH 36" PROVIDED 9 X .3 = 2.70" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT ROUTE 3
(RESIDENTIAL 201) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 202) 514SQ.FT. TOTAL 514SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 203) 646 Q.FT. TOTAL 646 Q.FT./200 = 4 OCCUPANTS (RESIDENTIAL 204) 588 SQ.FT. TOTAL 588 SQ.FT./200 = 3 OCCUPANTS (PRIVATE DECK) 66 SQ.FT. TOTAL 66 SQ.FT./200 = 1 OCCUPANTS (PRIVATE DECK) 59 SQ.FT. TOTAL 66 SQ.FT./200 = 1 OCCUPANTS (CORRIDOR) 266 SQ.FT. TOTAL 266 SQ.FT./200 = 2 OCCUPANTS 17 TOTAL OCCUPANTS 17/2= 8 OCCUPANTS PER CBC 1005.5 9 X .2 = 1.80" REQUIRED DOOR WIDTH 36" PROVIDED 9 X .3 = 2.70" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT SEPARATION COMMON PATH OF TRAVEL
DIAGONAL DISTANCE = 83'-7" 1/3 OF 83'-7" = 27'-10" DISTANCE PROVIDED = 40'-5"



2 2ND FLOOR EXITING PLAN
SCALE: 1/8" = 1'-0"

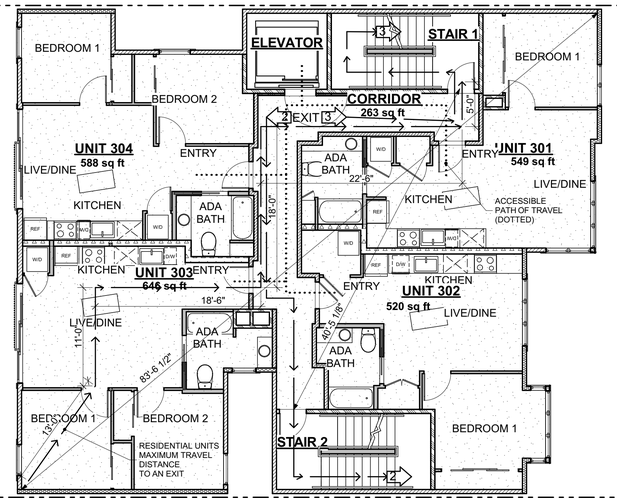
FLOOR AREAS
RESIDENTIAL UNIT 301= 549 SQ.FT. RESIDENTIAL UNIT 302= 520 SQ.FT. RESIDENTIAL UNIT 303= 646 SQ.FT. RESIDENTIAL UNIT 204= 588 SQ.FT. CORRIDOR = 263 SQ.FT. PRIVATE DECKS = 0 SQ.FT.

MAXIMUM TRAVEL DISTANCE
RESIDENTIAL UNITS ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 88'-0"

EXIT ROUTE 2
(RESIDENTIAL 301) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 302) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 303) 646 SQ.FT. TOTAL 646 SQ.FT./200 = 4 OCCUPANTS (RESIDENTIAL 204) 588 SQ.FT. TOTAL 588 SQ.FT./200 = 3 OCCUPANTS (PRIVATE DECKS) 0 SQ.FT. TOTAL 0 SQ.FT./200 = 0 OCCUPANTS (CORRIDOR) 263 SQ.FT. TOTAL 263 SQ.FT./200 = 2 OCCUPANTS 15 TOTAL OCCUPANTS 15/2= 8 OCCUPANTS PER CBC 1005.5 8 X .2 = 1.60" REQUIRED DOOR WIDTH 36" PROVIDED 8 X .3 = 2.40" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT ROUTE 3
(RESIDENTIAL 301) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 302) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 303) 646 SQ.FT. TOTAL 646 SQ.FT./200 = 4 OCCUPANTS (RESIDENTIAL 204) 588 SQ.FT. TOTAL 588 SQ.FT./200 = 3 OCCUPANTS (PRIVATE DECKS) 0 SQ.FT. TOTAL 0 SQ.FT./200 = 0 OCCUPANTS (CORRIDOR) 263 SQ.FT. TOTAL 263 SQ.FT./200 = 2 OCCUPANTS 15 TOTAL OCCUPANTS 15/2= 8 OCCUPANTS PER CBC 1005.5 8 X .2 = 1.60" REQUIRED DOOR WIDTH 36" PROVIDED 8 X .3 = 2.40" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT SEPARATION COMMON PATH OF TRAVEL
DIAGONAL DISTANCE = 83'-7" 1/3 OF 83'-7" = 27'-10" DISTANCE PROVIDED = 40'-5"



3 3RD FLOOR EXITING PLAN
SCALE: 1/8" = 1'-0"

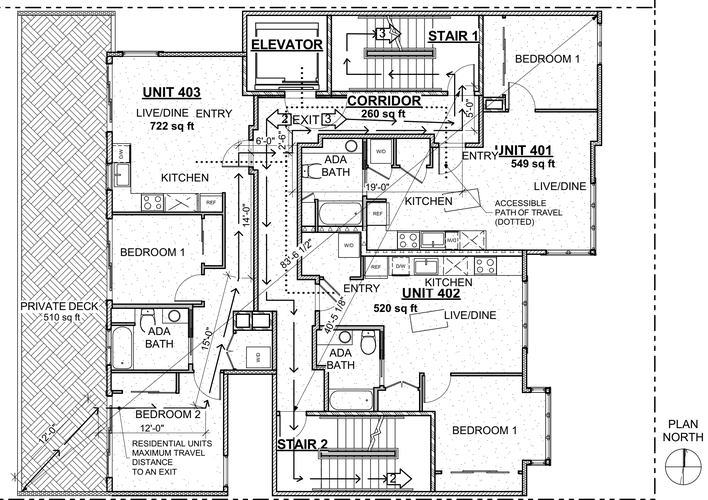
FLOOR AREAS
RESIDENTIAL UNIT 401= 549 SQ.FT. RESIDENTIAL UNIT 402= 520 SQ.FT. RESIDENTIAL UNIT 403= 722 SQ.FT. CORRIDOR = 260 SQ.FT. PRIVATE DECKS = 510 SQ.FT.

MAXIMUM TRAVEL DISTANCE
RESIDENTIAL UNITS ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 85'-6"

EXIT ROUTE 2
(RESIDENTIAL 401) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 402) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 403) 722 SQ.FT. TOTAL 722 SQ.FT./200 = 4 OCCUPANTS (PRIVATE DECKS) 510 SQ.FT. TOTAL 510 SQ.FT./200 = 3 OCCUPANTS (CORRIDOR) 260 SQ.FT. TOTAL 260 SQ.FT./200 = 2 OCCUPANTS 15 TOTAL OCCUPANTS 15/2= 8 OCCUPANTS PER CBC 1005.5 8 X .2 = 1.60" REQUIRED DOOR WIDTH 36" PROVIDED 8 X .3 = 2.40" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT ROUTE 3
(RESIDENTIAL 401) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 402) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 403) 722 SQ.FT. TOTAL 722 SQ.FT./200 = 4 OCCUPANTS (PRIVATE DECKS) 510 SQ.FT. TOTAL 510 SQ.FT./200 = 3 OCCUPANTS (CORRIDOR) 260 SQ.FT. TOTAL 260 SQ.FT./200 = 2 OCCUPANTS 15 TOTAL OCCUPANTS 15/2= 8 OCCUPANTS PER CBC 1005.5 8 X .2 = 1.60" REQUIRED DOOR WIDTH 36" PROVIDED 8 X .3 = 2.40" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT SEPARATION COMMON PATH OF TRAVEL
DIAGONAL DISTANCE = 83'-7" 1/3 OF 83'-7" = 27'-10" DISTANCE PROVIDED = 40'-5"



4 4TH FLOOR EXITING PLAN
SCALE: 1/8" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C-19028 EXP. 08-31-2021 STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXITING

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A1.2

Printed on: 6/30/2020

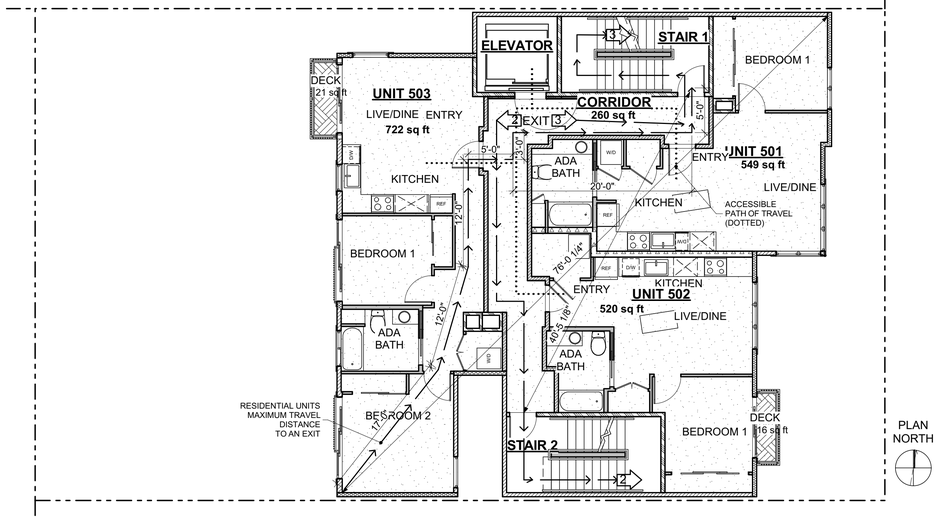
FLOOR AREAS
RESIDENTIAL UNIT 501= 549 SQ.FT. RESIDENTIAL UNIT 502= 520 SQ.FT. RESIDENTIAL UNIT 503= 722 SQ.FT. CORRIDOR = 260 SQ.FT. PRIVATE DECK = 21 SQ.FT. PRIVATE DECK = 16 SQ.FT.

MAXIMUM TRAVEL DISTANCE
RESIDENTIAL UNITS ALLOWED PER TABLE 1017.2 = 250'-0" PROPOSED = 74'-0"

EXIT ROUTE 2
(RESIDENTIAL 501) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 502) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 503) 722 SQ.FT. TOTAL 722 SQ.FT./200 = 4 OCCUPANTS (PRIVATE DECK) 21 SQ.FT. TOTAL 21 SQ.FT./200 = 1 OCCUPANTS (PRIVATE DECK) 16 SQ.FT. TOTAL 16 SQ.FT./200 = 1 OCCUPANTS (CORRIDOR) 260 SQ.FT. TOTAL 260 SQ.FT./200 = 2 OCCUPANTS 14 TOTAL OCCUPANTS 14/2= 7 OCCUPANTS PER CBC 1005.5 7 X .2 = 1.40" REQUIRED DOOR WIDTH 36" PROVIDED 7 X .3 = 2.10" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT ROUTE 2
(RESIDENTIAL 501) 549 SQ.FT. TOTAL 549 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 502) 520 SQ.FT. TOTAL 520 SQ.FT./200 = 3 OCCUPANTS (RESIDENTIAL 503) 722 SQ.FT. TOTAL 722 SQ.FT./200 = 4 OCCUPANTS (PRIVATE DECK) 21 SQ.FT. TOTAL 21 SQ.FT./200 = 1 OCCUPANTS (PRIVATE DECK) 16 SQ.FT. TOTAL 16 SQ.FT./200 = 1 OCCUPANTS (CORRIDOR) 260 SQ.FT. TOTAL 260 SQ.FT./200 = 2 OCCUPANTS 14 TOTAL OCCUPANTS 14/2= 7 OCCUPANTS PER CBC 1005.5 7 X .2 = 1.40" REQUIRED DOOR WIDTH 36" PROVIDED 7 X .3 = 2.10" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT SEPARATION COMMON PATH OF TRAVEL
DIAGONAL DISTANCE = 76'-0" 1/3 OF 76'-0" = 25'-4" DISTANCE PROVIDED = 40'-5"



1 5TH FLOOR EXITING PLAN
SCALE: 1/8" = 1'-0"

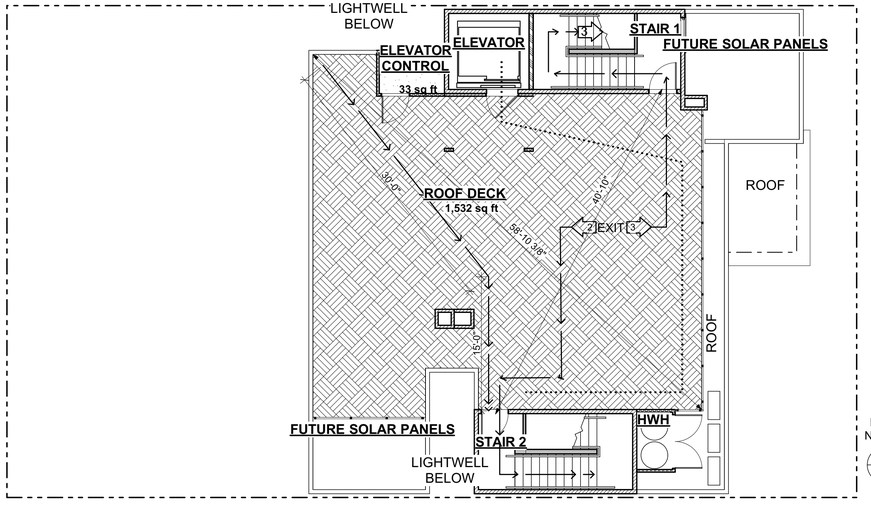
FLOOR AREAS
ROOF DECK = 1532 SQ.FT. ELEVATOR CONTROL = 33 SQ.FT.

MAXIMUM TRAVEL DISTANCE
ROOF DECK ALLOWED PER TABLE 1017.2 = 75'-0" PROPOSED = 45'-0"

EXIT ROUTE 2
(ROOF DECK) 1532 SQ.FT. TOTAL 1532 SQ.FT./15 = 102 OCCUPANTS (ELEV. CONTROL) 33 SQ.FT. TOTAL 33 SQ.FT./300 = 1 OCCUPANTS 103 TOTAL OCCUPANTS 103/2= 52 OCCUPANTS PER CBC 1005.5 52 X .2 = 10.40" REQUIRED DOOR WIDTH 36" PROVIDED 52 X .3 = 15.60" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT ROUTE 3
(ROOF DECK) 1532 SQ.FT. TOTAL 1532 SQ.FT./15 = 102 OCCUPANTS (ELEV. CONTROL) 33 SQ.FT. TOTAL 33 SQ.FT./300 = 1 OCCUPANTS 103 TOTAL OCCUPANTS 103/2= 52 OCCUPANTS PER CBC 1005.5 52 X .2 = 10.40" REQUIRED DOOR WIDTH 36" PROVIDED 52 X .3 = 15.60" REQUIRED STAIR WIDTH 48" PROVIDED

EXIT SEPARATION COMMON PATH OF TRAVEL
DIAGONAL DISTANCE = 58'-11" 1/3 OF 58'-11" = 19'-8" DISTANCE PROVIDED = 40'-10"



2 ROOF EXITING PLAN
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C-18028
6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXITING

Date: 11.19
Drawn By: BM
Job Number: 2-1119

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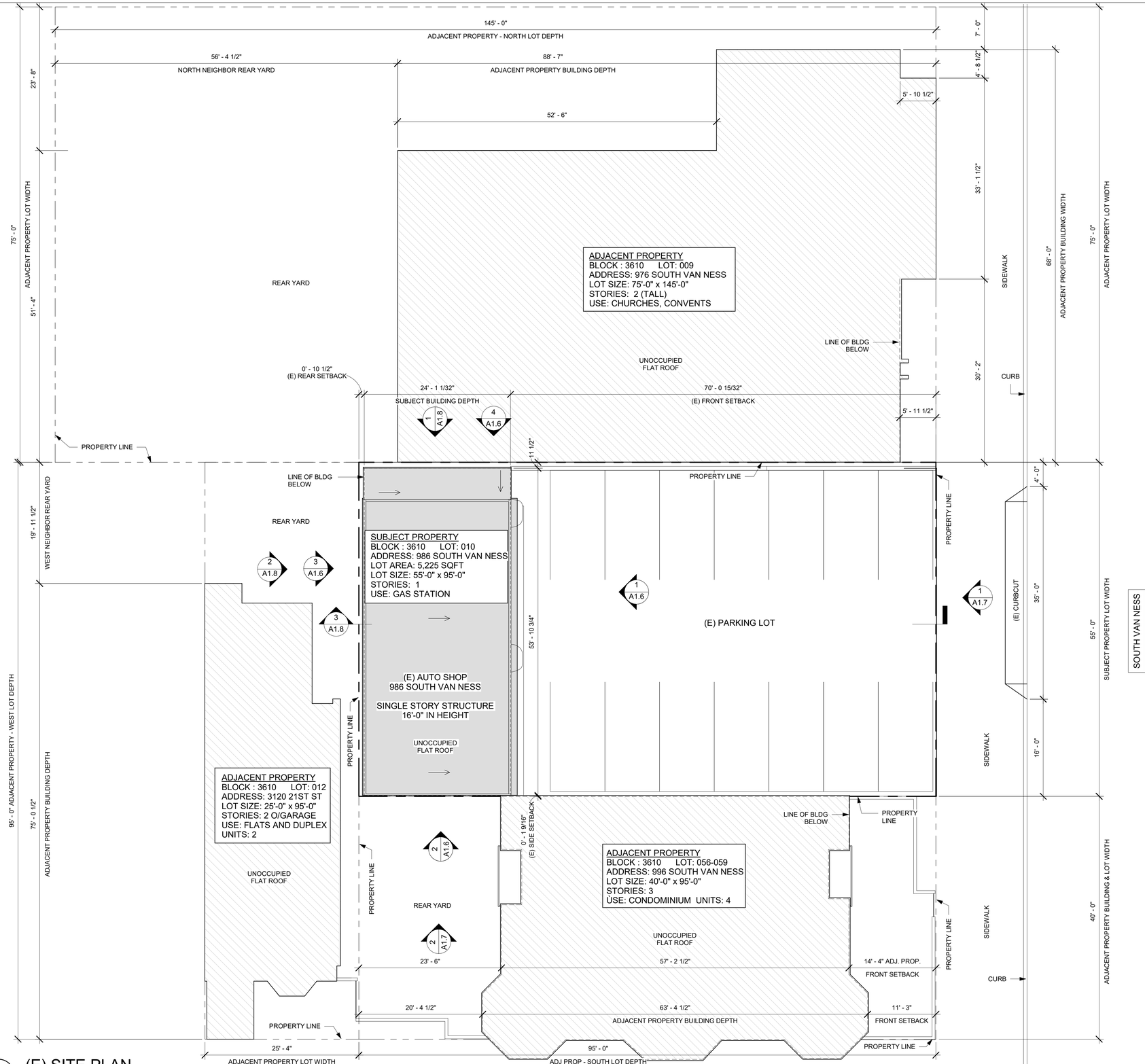

1 (E) SITE PLAN

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. 14008 6.30.2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
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15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXISTING SITE PLAN

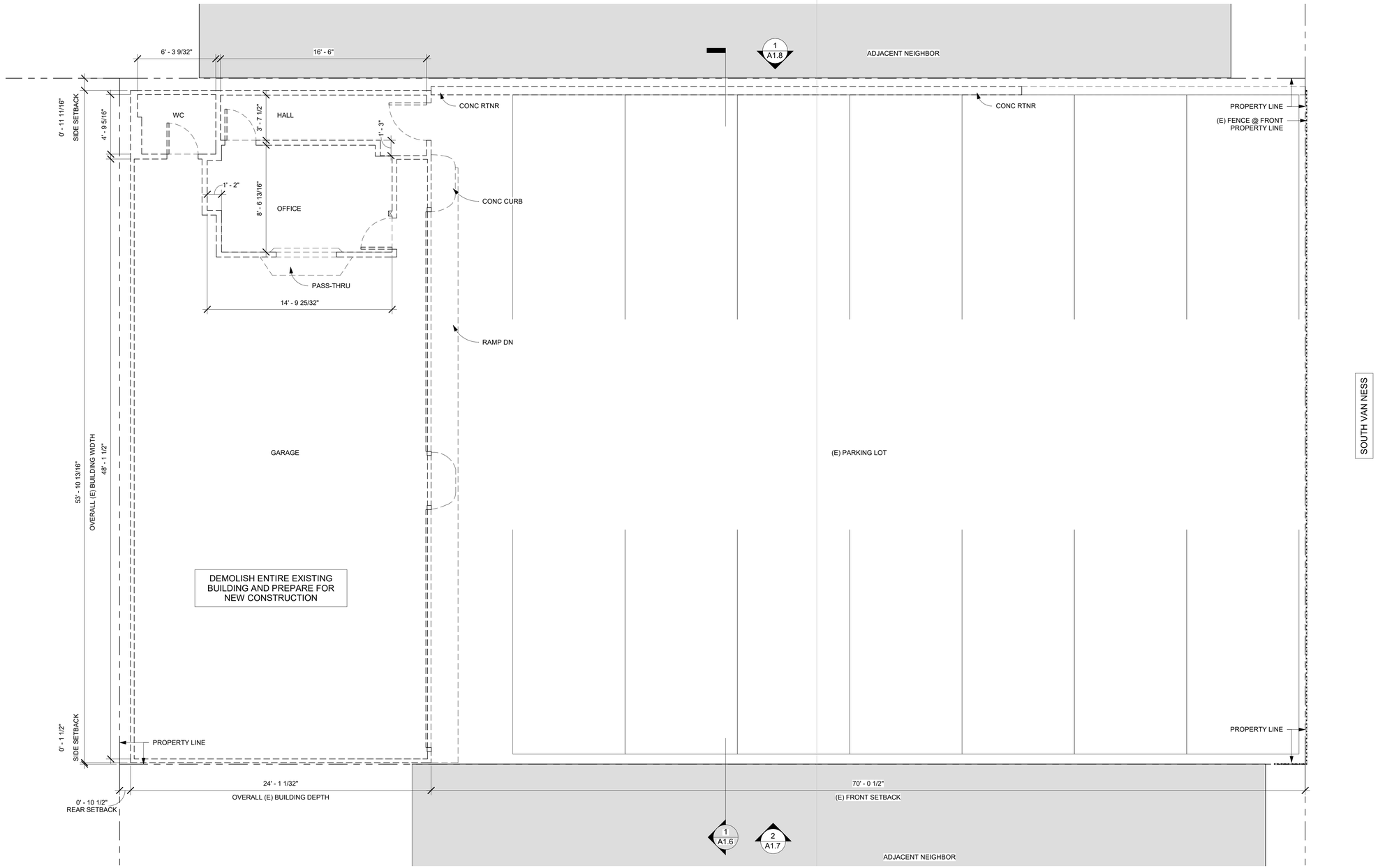
Date: 11.19

Drawn By: BM

Job Number: 2-1119

A1.4

Printed on: 6/30/2020



1 PROPOSED DEMO PLAN

Printed on: 6/30/2020

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 14002 6/30/2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
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PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

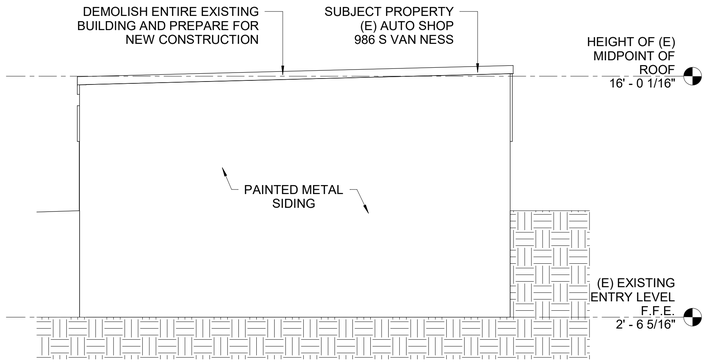
Sheet Title:
Project Info:
PROPOSED
DEMO PLAN

Date: 11.19

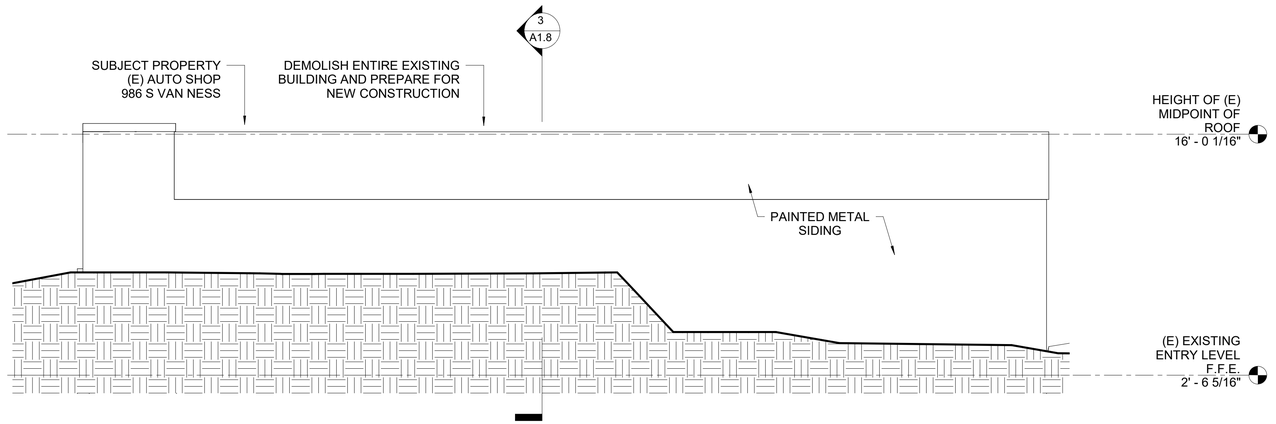
Drawn By: BM

Job Number: 2-1119

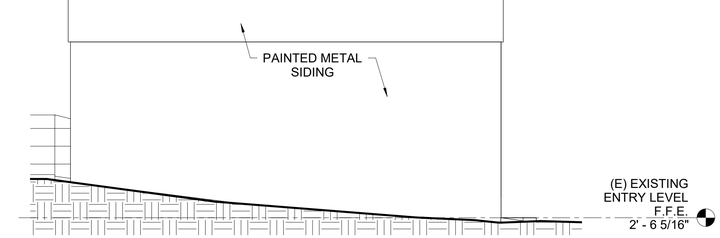
A1.5



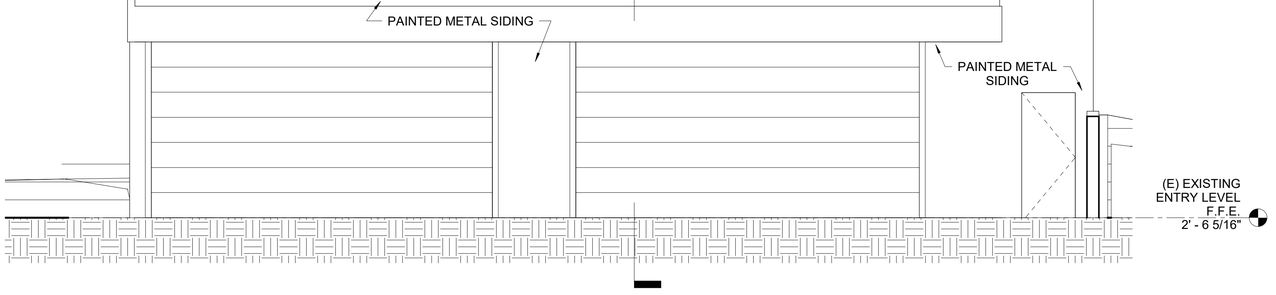
4 EXISTING NORTH ELEVATION
1/4" = 1'-0"



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



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



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

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1 DBI RESPONSE 03.25.20	BM
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PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXISTING
EXTERIOR
ELEVATIONS

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A1.6

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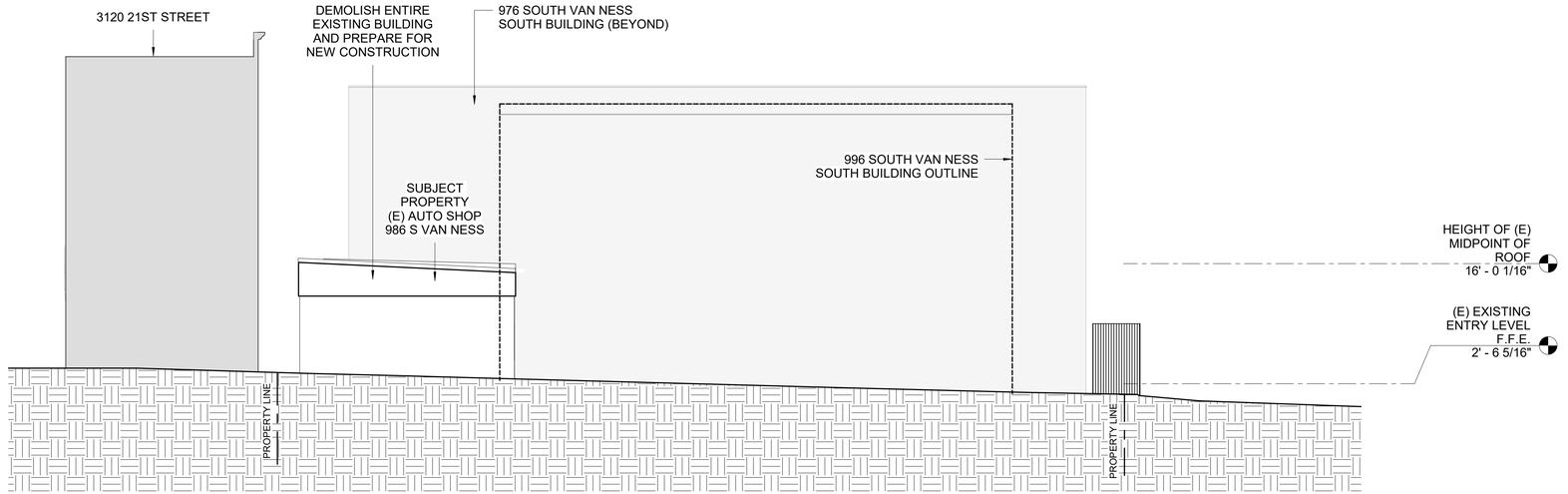
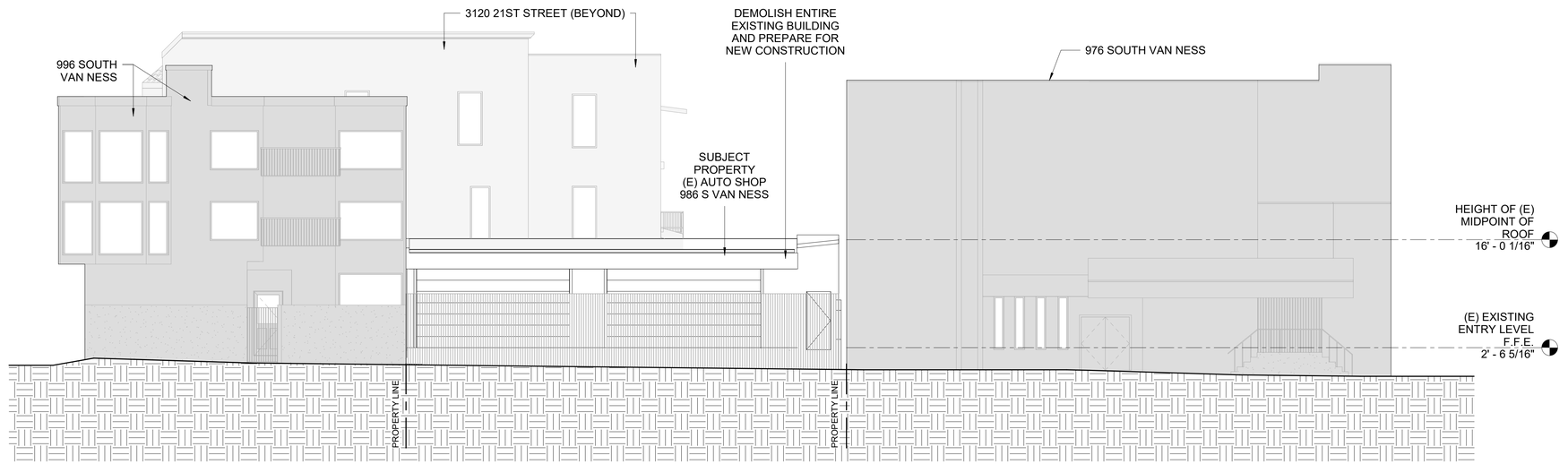


2 EXISTING SIDE (SOUTH) ELEVATION
1/8" = 1'-0"



1 EXISTING FRONT (EAST) ELEVATION
1/8" = 1'-0"

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19002 6/30/2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXISTING EXTERIOR ELEVATIONS

Date: 11.19

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Job Number: 2-1119

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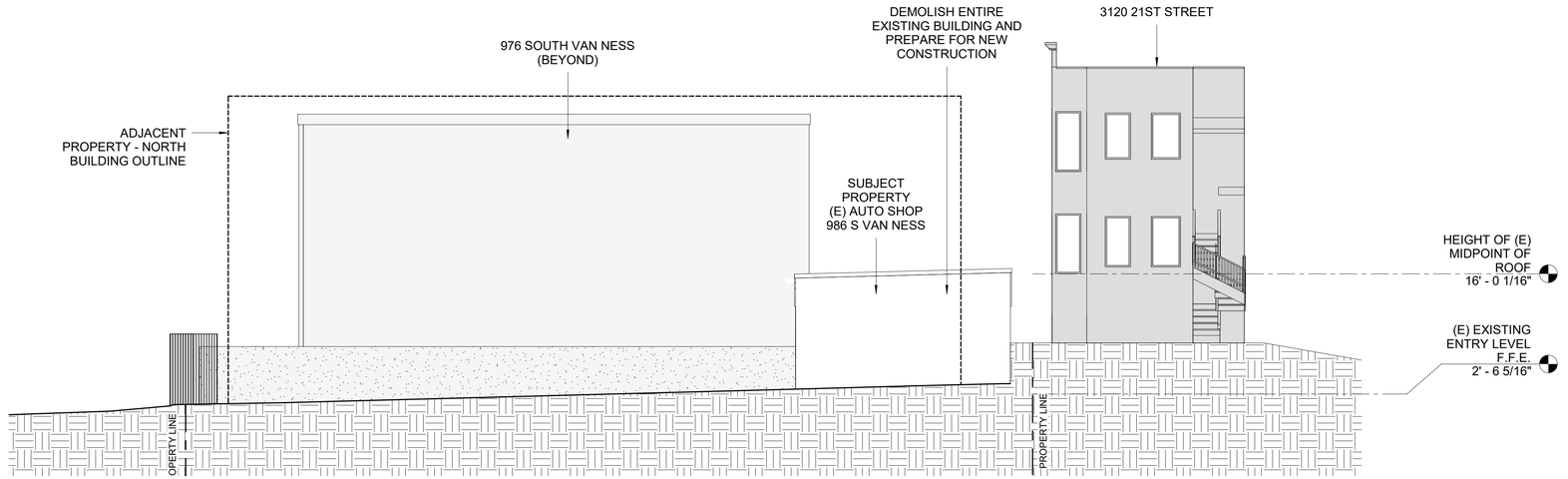
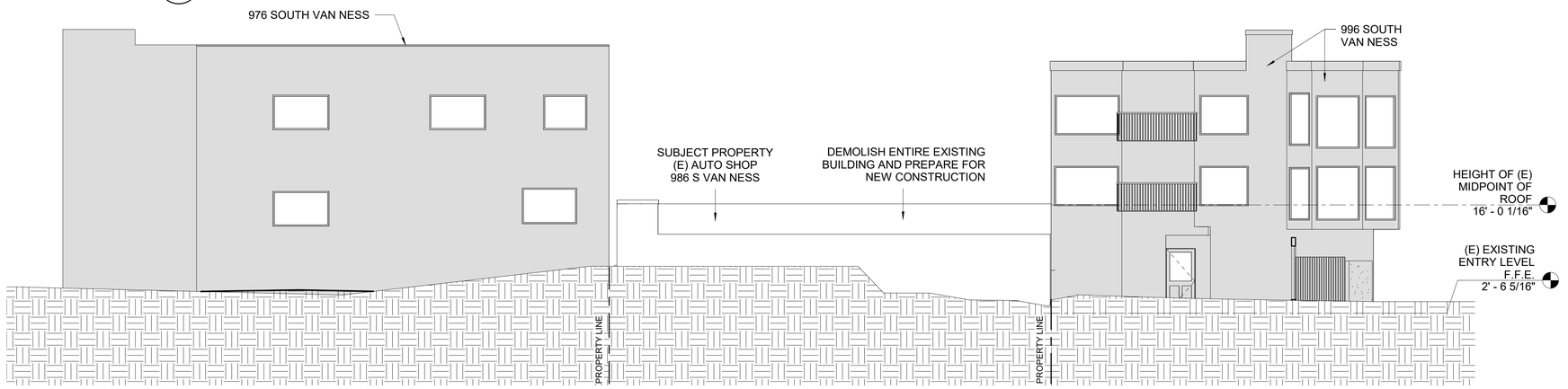
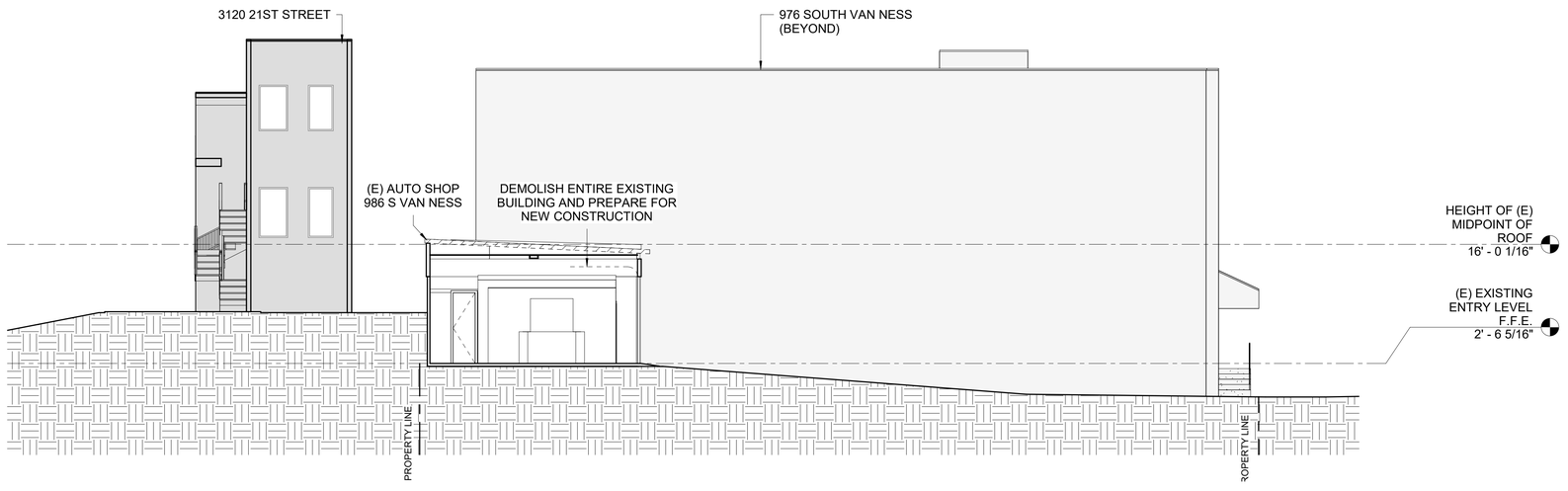


1 EXISTING SIDE (NORTH) ELEVATION



2 EXISTING REAR (WEST) ELEVATION



3 EXISTING SITE SECTION

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C 14008
6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
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15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXISTING
EXTERIOR
ELEVATIONS

Date: 11.19

Drawn By: BM

Job Number: 2-1119

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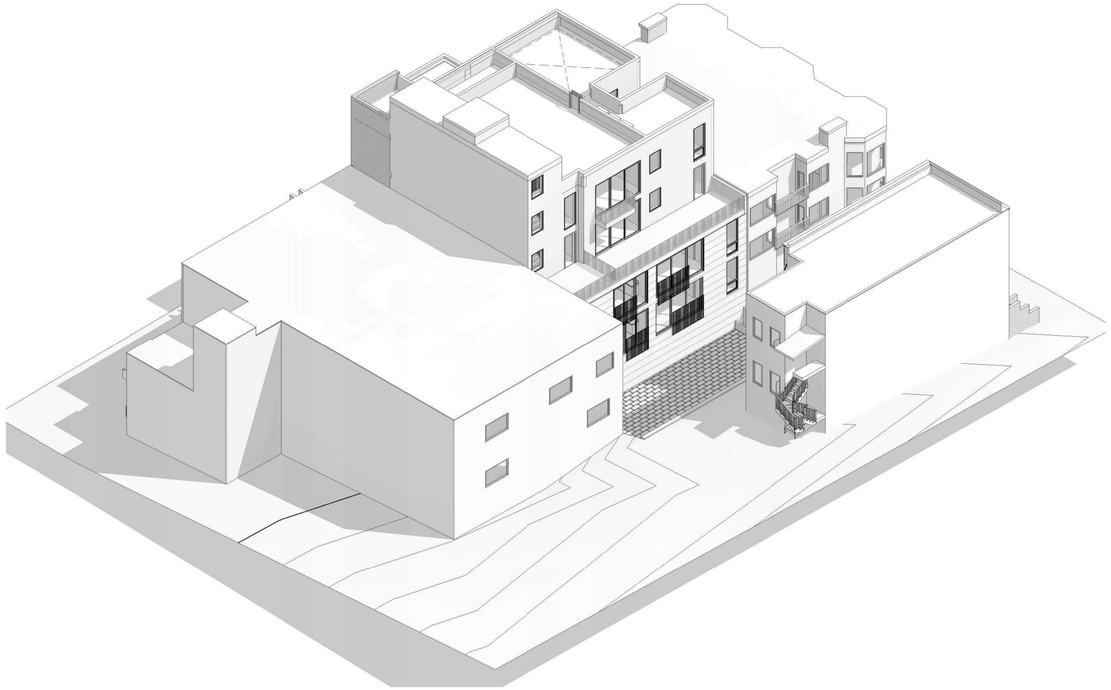
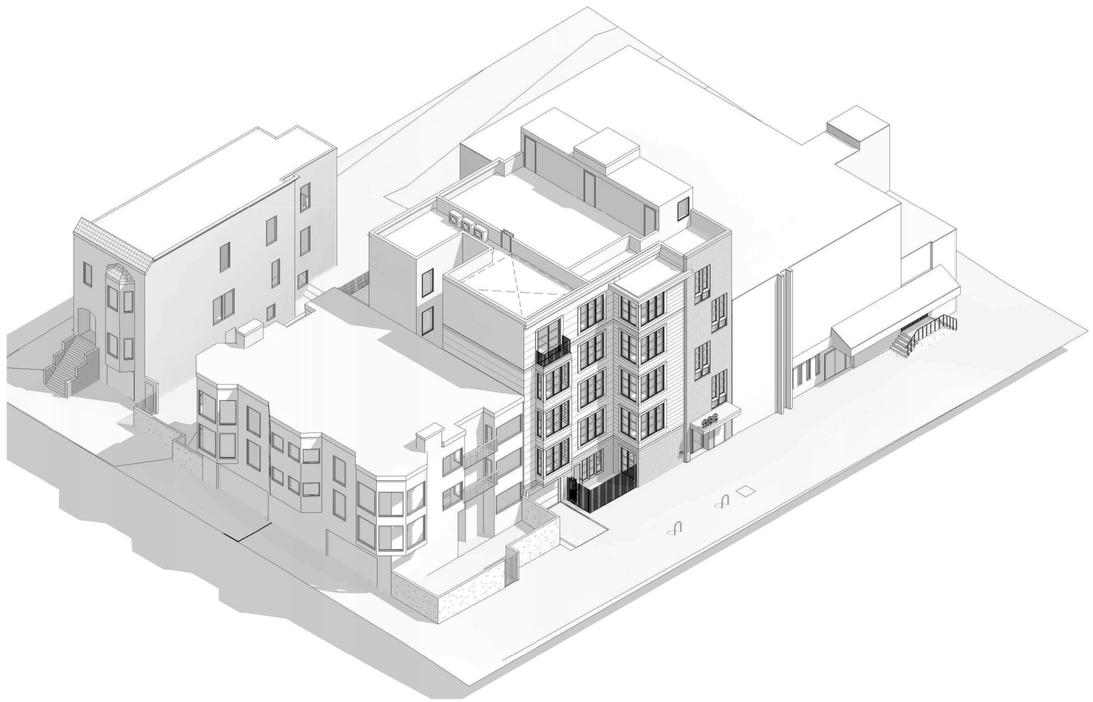
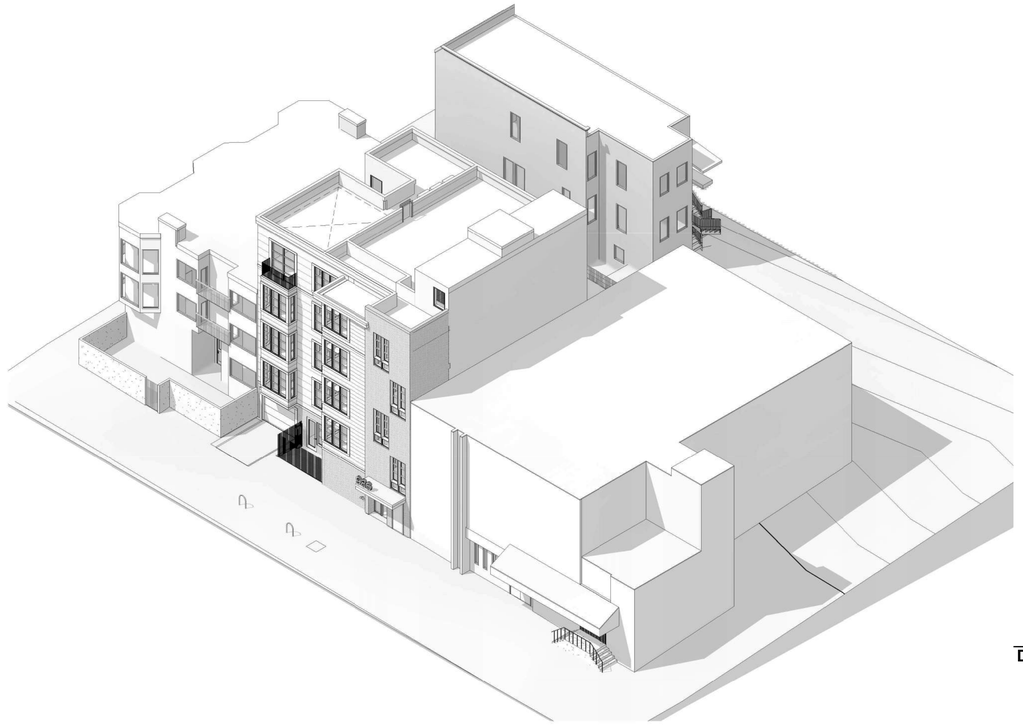


4 PROPOSED AXON - NORTH WEST VIEW

2 PROPOSED AXON - SOUTH WEST VIEW



3 PROPOSED AXON - SOUTH EAST VIEW



1 PROPOSED AXON - NORTH EAST VIEW

DBI USE

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LICENSED ARCHITECT
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No. C-19008
6/30/2021
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15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXTERIOR
AXONS

Date: 11.19

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Job Number: 2-1119

A1.9

Printed on: 6/30/2020

2 STREET LEVEL PERSPECTIVE - LOOKING NW

3 STREET LEVEL PERSPECTIVE - LOOKING SW

1 STREET LEVEL PERSPECTIVE - FRONT - LOOKING WEST

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C-19028
6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

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15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Project Info:
EXTERIOR
PERSPECTIVES

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A1.10

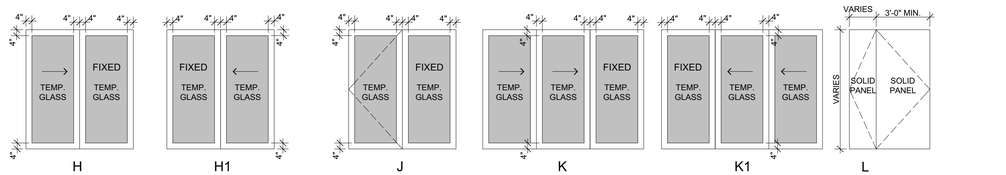
Printed on: 6/30/2020

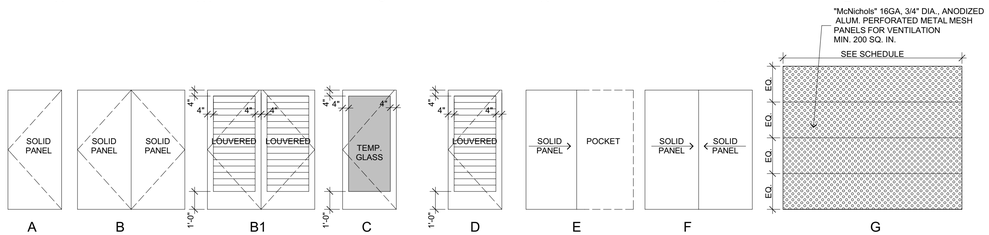
DOOR SCHEDULE

MARK	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	TYPE	MATERIAL	FACING/ FINISH	GLASS	FIRE RATING	HDWR. GROUP	NOTES
101	STAIR 1	3'-0"	6'-8"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
102	STAIR 2	3'-0"	6'-8"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
103	ELEVATOR	3'-6"	8'-0"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER ON FUSIBLE LINK
104	ENTRY	3'-0"	8'-0"	J	ALUM	ANODIZED	SINGLE			W/ CLOSER
104A	TERRACE	3'-0"	8'-0"	A	METAL	PAINT		20 MIN.		S.C. W/ CLOSER
104B	MAIL	3'-6"	6'-8"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
105	BIKES	3'-0"	6'-8"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
106	GARAGE	9'-9"	8'-4"	G	ALUM	ANODIZED				
106A	GARAGE	3'-6"	6'-8"	A	WOOD	PAINT		60 MIN.		S.C. W/ CLOSER
107	BIKES	3'-0"	6'-8"	A	WOOD	PAINT				
108	GARBAGE	3'-6"	6'-8"	A	WOOD	PAINT				
109	ELECTRICAL	3'-0"	6'-8"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
110	ENTRY	3'-0"	7'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
110A	W/D	2'-4"	8'-0"	D	WOOD	PAINT				
110B	CLOSET	6'-0"	7'-0"	F	WOOD	PAINT				
111	TERRACE	3'-0"	7'-8"	C	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 31 OITC
112	ADA BATH	3'-0"	7'-0"	A	WOOD	PAINT				
201	STAIR 1	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
202	STAIR 2	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
203	ELEVATOR	3'-6"	8'-0"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER ON FUSIBLE LINK
210	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
211	CLOSET	3'-0"	8'-0"	A	WOOD	PAINT				
211A	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
212	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
212A	LINEN	1'-6"	8'-0"	A	WOOD	PAINT				
214	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
214A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
220	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
220A	W/D	3'-0"	8'-0"	D	WOOD	PAINT				
222	LINEN	3'-8"	6'-8"	B	WOOD	PAINT				
223	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				
224	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
224A	CLOSET	7'-0"	7'-0"	F	WOOD	PAINT				
230	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
231	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
232	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
233	BALCONY	11'-0"	8'-6"	K	ALUM CLAD WOOD	PAINT	DOUBLE			
234	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
234A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
235	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
235A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
235B	DECK	3'-0"	8'-6"	C	ALUM CLAD WOOD	PAINT	DOUBLE			
240	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
241	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
242	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
243	BALCONY	11'-0"	8'-6"	K1	ALUM CLAD WOOD	PAINT	DOUBLE			
244	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
244A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
245	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
245A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
245B	DECK	3'-6"	8'-0"	C	ALUM CLAD WOOD	PAINT	DOUBLE			
301	STAIR 1	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
302	STAIR 2	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
303	ELEVATOR	3'-6"	8'-0"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER ON FUSIBLE LINK
310	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
311	CLOSET	3'-0"	8'-0"	A	WOOD	PAINT				
311A	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
312	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
312A	LINEN	1'-6"	8'-0"	A	WOOD	PAINT				
314	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
314A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
320	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
320A	W/D	3'-0"	8'-0"	D	WOOD	PAINT				
322	LINEN	3'-8"	6'-8"	B	WOOD	PAINT				
323	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
324	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
324A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
330	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
331	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
332	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
333	BALCONY	11'-0"	8'-6"	K	ALUM CLAD WOOD	PAINT	DOUBLE			
334	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
334A	CLOSET	5'-0"	7'-0"	E	WOOD	PAINT				
335	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
335A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
340	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
341	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
342	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
343	BALCONY	11'-0"	8'-6"	K1	ALUM CLAD WOOD	PAINT	DOUBLE			
344	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
344A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
345	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
345A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
401	STAIR 1	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
402	STAIR 2	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
403	ELEVATOR	3'-6"	8'-0"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER ON FUSIBLE LINK

DOOR SCHEDULE

MARK	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	TYPE	MATERIAL	FACING/ FINISH	GLASS	FIRE RATING	HDWR. GROUP	NOTES
410	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
411	CLOSET	3'-0"	8'-0"	A	WOOD	PAINT				
411A	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
412	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
412A	LINEN	1'-6"	8'-0"	A	WOOD	PAINT				
414	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
414A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
420	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
420A	W/D	3'-0"	8'-0"	D	WOOD	PAINT				
422	LINEN	3'-8"	6'-8"	B	WOOD	PAINT				
423	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
424	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
424A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
430	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
432	DECK	7'-6"	8'-6"	K1	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
433	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
433A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
433B	DECK	9'-0"	8'-6"	K	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
434	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
434A	W/D	4'-0"	6'-8"	B1	WOOD	PAINT				
435	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
435A	CLOSET	6'-0"	7'-0"	F	WOOD	PAINT				
435B	DECK	9'-0"	8'-6"	K	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
501	STAIR 1	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
502	STAIR 2	3'-0"	6'-8"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER
503	ELEVATOR	3'-6"	8'-0"	A	WOOD	PAINT		90 MIN.		S.C. W/ CLOSER ON FUSIBLE LINK
510	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
511	CLOSET	3'-0"	8'-0"	A	WOOD	PAINT				
511A	W/D	2'-8"	8'-0"	D	WOOD	PAINT				
512	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
512A	LINEN	1'-6"	8'-0"	A	WOOD	PAINT				
514	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
514A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
520	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
520A	W/D	3'-0"	8'-0"	D	WOOD	PAINT				
522	LINEN	3'-8"	6'-8"	B	WOOD	PAINT				
523	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
524	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
524A	CLOSET	8'-6"	7'-0"	F	WOOD	PAINT				
524B	DECK	6'-8"	8'-6"	H1	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 27 OITC
530	ENTRY	3'-0"	8'-0"	A	WOOD	PAINT		20 MIN.		S.C. W/ CLOSER
532	DECK	7'-6"	8'-6"	K1	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
533	BEDROOM 1	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
533A	CLOSET	5'-0"	7'-0"	F	WOOD	PAINT				
533B	BALCONY	9'-0"	8'-6"	K1	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
534	ADA BATH	3'-0"	8'-0"	E	WOOD	PAINT				S.C.
534A	W/D	4'-0"	6'-8"	B1	WOOD	PAINT				
535	BEDROOM 2	3'-0"	8'-0"	A	WOOD	PAINT				S.C.
535A	CLOSET	6'-0"	7'-0"	F	WOOD	PAINT				
535B	BALCONY	9'-0"	8'-6"	K	ALUM CLAD WOOD	PAINT	DOUBLE			MIN. 23 OITC
601	STAIR 1	3'-0"	6'-8"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
602	STAIR 2	3'-0"	6'-8"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
603	ELEVATOR	3'-6"	8'-0"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
604	ELEVATOR CONTROL	3'-0"	6'-8"	A	METAL	PAINT		90 MIN.		S.C. W/ CLOSER
605	ELEVATOR CONTROL	6'-0"	6'-8"	A	METAL	PAINT				S.C. W/ CLOSER





DOOR TYPES

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19328 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Floor Plans:
DOOR SCHEDULE

Date: 11.19

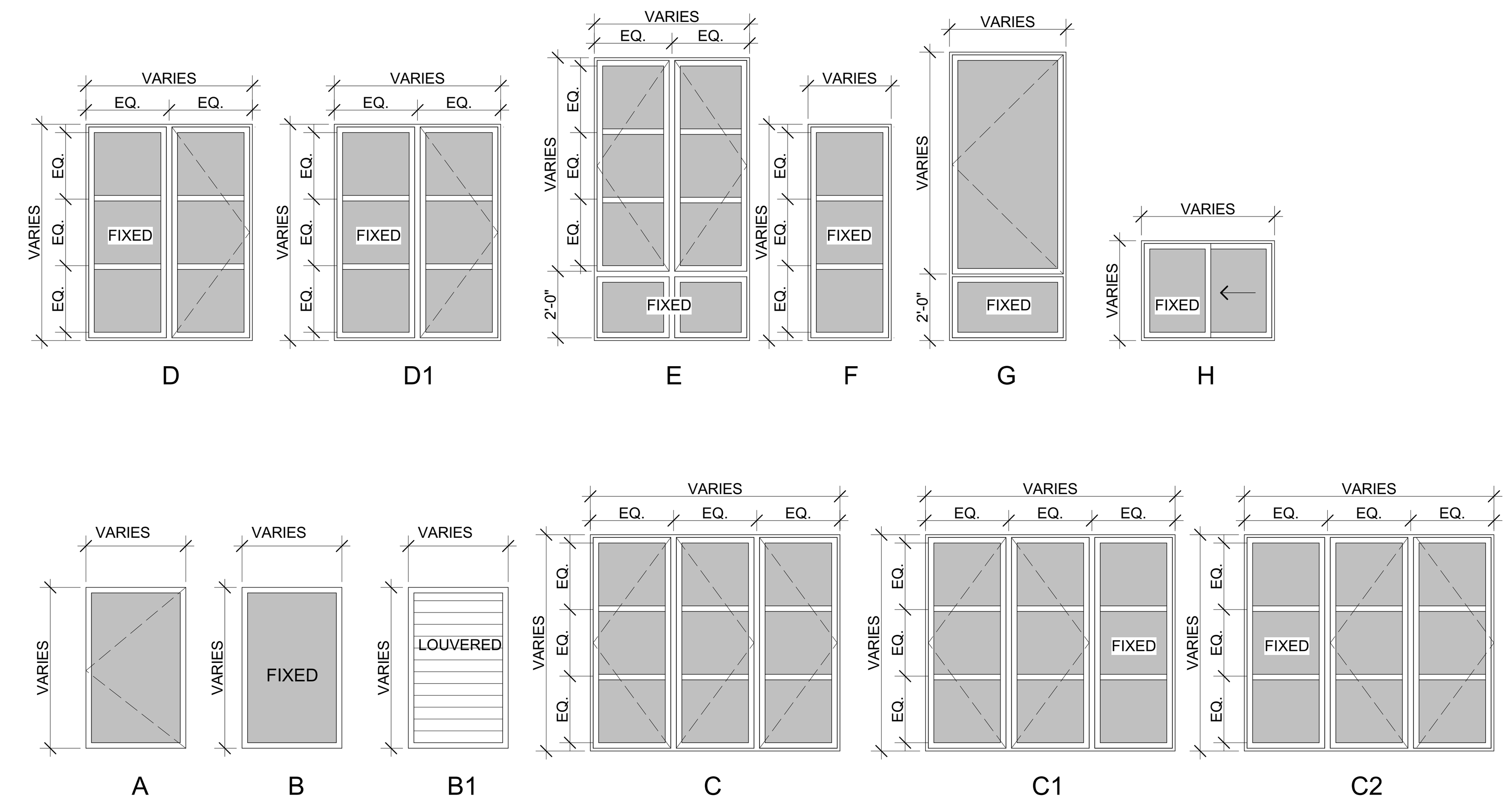
Drawn By: BM

Job Number: 2-1119

A2.0a

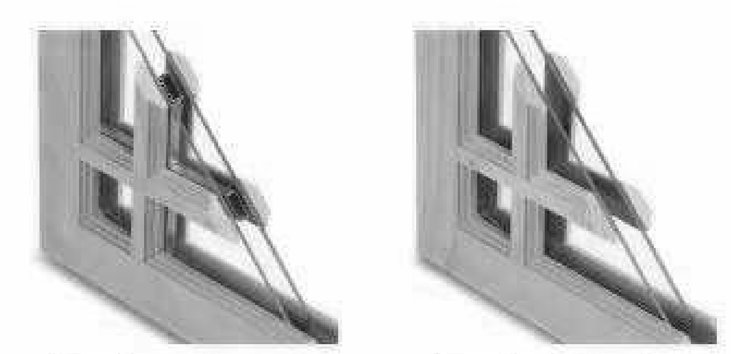
Plotted on: 2020-11-05

WINDOW SCHEDULE								
MARK	ROOM	SIZE		SILL HEIGHT	TYPE	MATERIAL	GLASS	NOTES
		WIDTH	HEIGHT					
106	GARAGE	5'-0"	2'-0"	6'-8"	B1	ANOZIDED ALUM		
109	ELECTRICAL ROOM	5'-0"	2'-0"	6'-8"	B1	ANODIZED ALUM		
111	LIVE/DINE	6'-6"	4'-2"	3'-6"	C2	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
112	ADA BATH	4'-6"	6'-8"	1'-0"	D1	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
213	LIVE/DINE	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
213A	LIVE/DINE	5'-0"	6'-6"	2'-0"	D	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
214	BEDROOM 1	4'-8"	8'-6"	0'-0"	E	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
222	LIVE/DINE	7'-6"	6'-6"	2'-0"	C1	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
224	BEDROOM 1	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
224A	BEDROOM 1	1'-8"	6'-8"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
224B	BEDROOM 1	1'-8"	6'-6"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
232	ADA BATH	2'-8"	4'-6"	3'-6"	B	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
234	BEDROOM 1	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
244	BEDROOM 1	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
313	LIVE/DINE	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
313A	LIVE/DINE	5'-0"	6'-6"	2'-0"	D	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
314	BEDROOM 1	4'-8"	8'-6"	0'-0"	E	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
322	LIVE/DINE	7'-6"	6'-6"	2'-0"	C1	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
324	BEDROOM 1	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
324A	BEDROOM 1	1'-8"	6'-8"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
324B	BEDROOM 1	1'-8"	6'-6"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
332	ADA BATH	2'-8"	4'-6"	3'-6"	B	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
334	BEDROOM 1	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
335	BEDROOM 2	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
344	BEDROOM 1	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
345	BEDROOM 2	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
413	LIVE/DINE	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
413A	LIVE/DINE	5'-0"	6'-6"	2'-0"	D	ALUM. CLAD WOOD	DOUBLE	MIN. 35 OITC
414	BEDROOM 1	4'-8"	8'-6"	0'-0"	E	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
422	LIVE/DINE	7'-6"	6'-6"	2'-0"	C1	ALUM. CLAD WOOD	DOUBLE	MIN. 27 OITC
424	BEDROOM 1	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
424A	BEDROOM 1	1'-8"	6'-8"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
424B	BEDROOM 1	1'-8"	6'-6"	2'-0"	F	ALUM. CLAD WOOD	DOUBLE	MIN. 29 OITC
431	KITCHEN	3'-0"	4'-0"	3'-6"	A	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
432	LIVE/DINE	4'-0"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
434	ADA BATH	4'-0"	3'-0"	5'-0"	H	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
435	BEDROOM 2	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
513	LIVE/DINE	7'-6"	6'-6"	2'-0"	C	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
513A	LIVE/DINE	5'-0"	6'-6"	2'-0"	D	ALUM. CLAD WOOD	DOUBLE	MIN. 31 OITC
514	BEDROOM 1	4'-8"	8'-6"	0'-0"	E	ALUM. CLAD WOOD	DOUBLE	MIN. 27 OITC
522	LIVE/DINE	7'-6"	6'-6"	2'-0"	C1	ALUM. CLAD WOOD	DOUBLE	MIN. 27 OITC
531	KITCHEN	3'-0"	4'-0"	3'-6"	A	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
532	LIVE/DINE	4'-0"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
534	ADA BATH	4'-0"	3'-0"	5'-0"	H	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
535	BEDROOM 2	3'-6"	8'-8"	0'-0"	G	ALUM. CLAD WOOD	DOUBLE	MIN. 23 OITC
601	STAIR 1	3'-6"	4'-0"	3'-0"	9	STEEL	SINGLE	90 MIN. RATED, MIN. 23 OITC



WINDOW TYPES

NOTES:
1. WINDOWS WITH SILL LESS THAN 3'-0" A.F.F. MUST HAVE 4" MAX. RESTRICTOR.



Simulated Divided Lite with Spacer Bar (SDLS)

Simulated Divided Lite (SDL)

Simulated Divided Lite

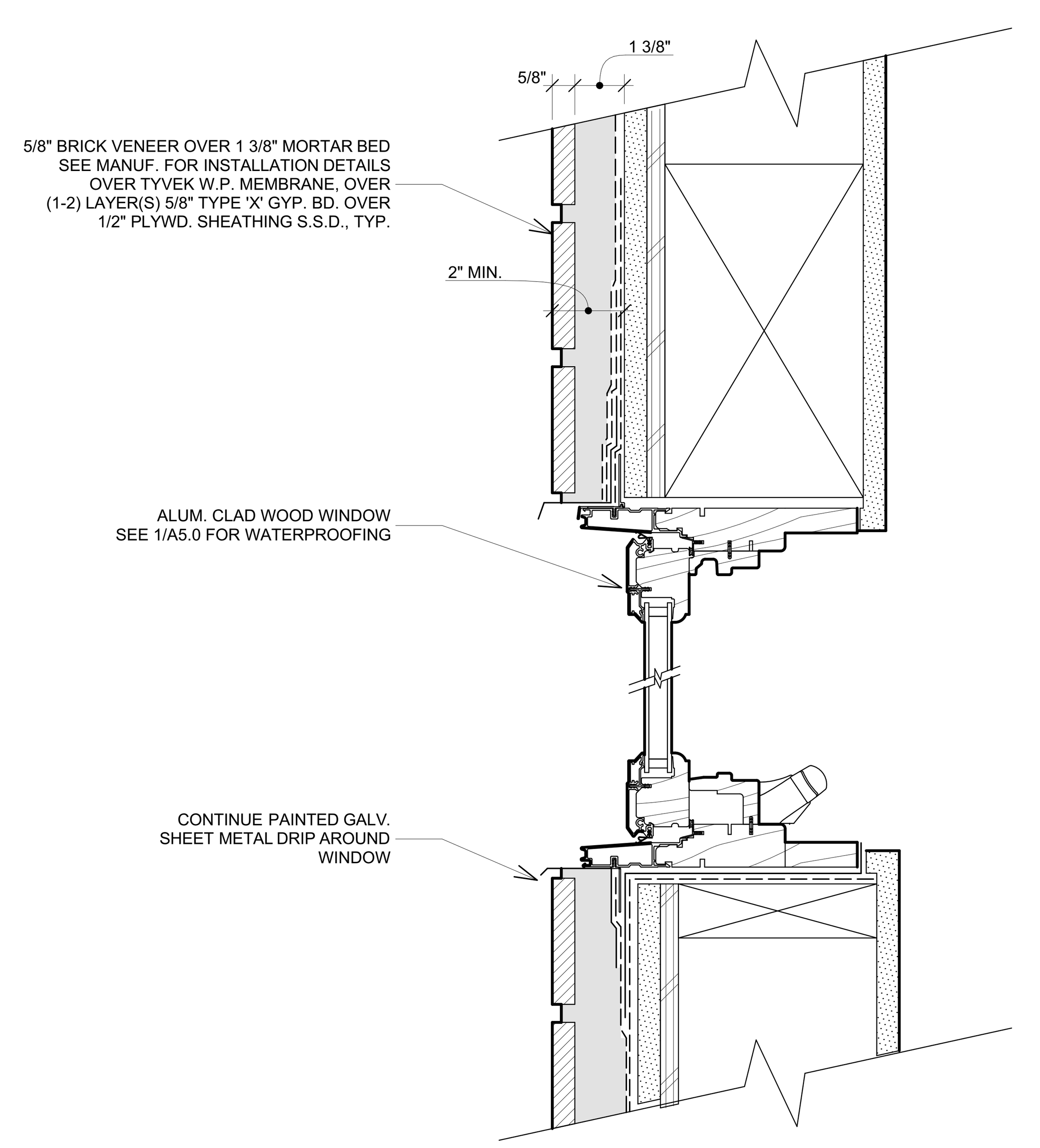
- **Simulated Divided Lite with Spacer Bar (SDLS)** - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.

7 EXTERIOR SIMULATED DIVIDED LITE WITH SPACER BAR WINDOW
1 1/2" = 1'-0"

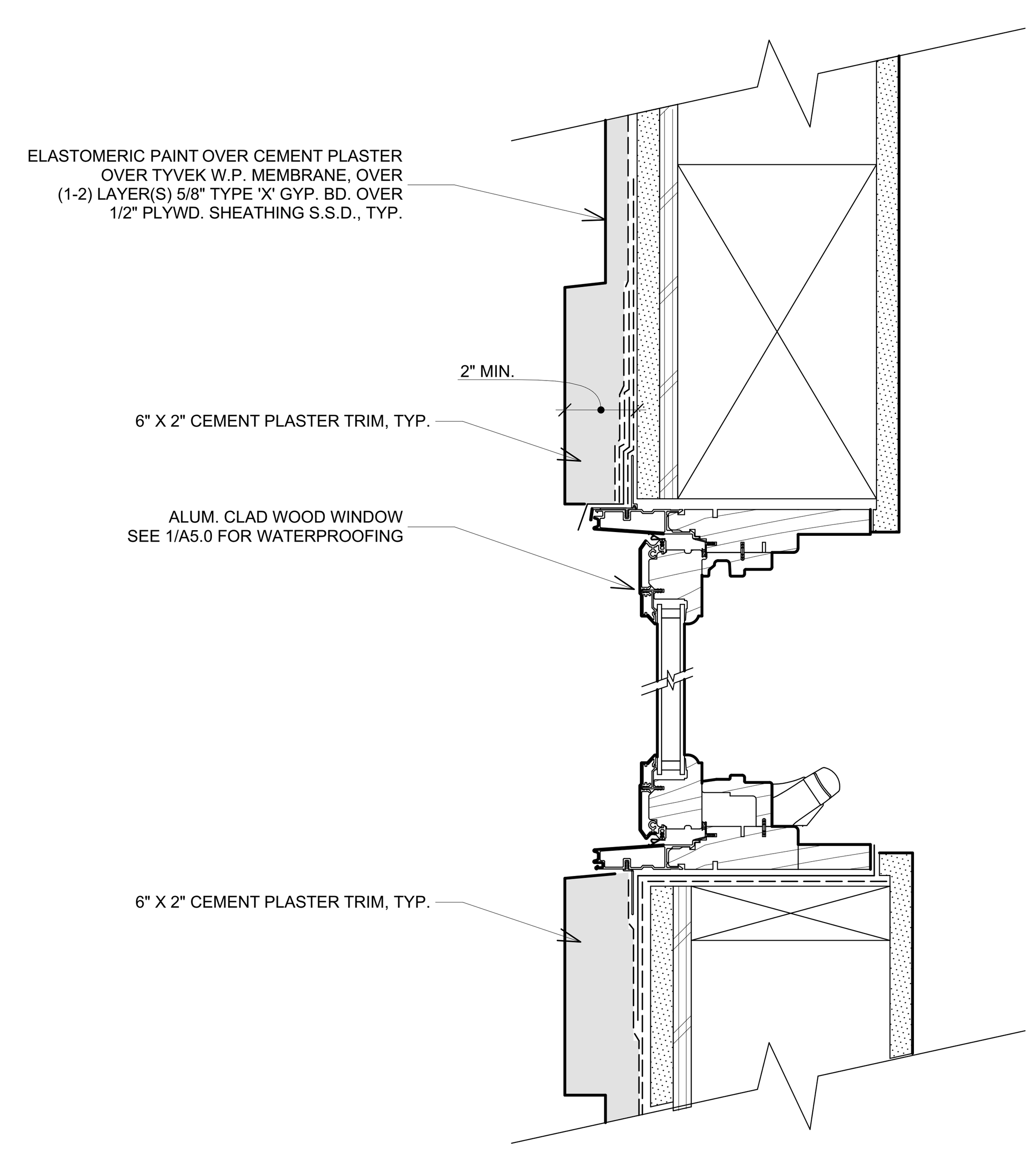
NATURAL LIGHT CALCULATIONS- 06.30.20					
	UNIT#				
1st FLOOR:	101	ROOM NAME	FLOOR AREA	8% NATURAL LIGHT REQUIRED (SQ.FT.)	NATURAL LIGHT PROVIDED (SQ.FT.)
		LIVE/DINE	269	21.5	50
2nd FLOOR:	201				
		LIVE/DINE	321	25.7	81
		BEDROOM 1	108	8.6	39
	202				
		LIVE/DINE	253	20.2	49
		BEDROOM 1	127	10.2	70
	203				
		LIVE/DINE	309	24.7	93
		BEDROOM 1	111	8.9	30
		BEDROOM 2	109	8.7	25
	204				
		LIVE/DINE	275	22.0	93
		BEDROOM 1	100	8.0	30
		BEDROOM 2	104	8.3	28
3rd FLOOR:	301				
		LIVE/DINE	321	25.7	81
		BEDROOM 1	108	8.6	39
	302				
		LIVE/DINE	253	20.2	49
		BEDROOM 1	130	10.4	70
	303				
		LIVE/DINE	309	24.7	93
		BEDROOM 1	111	8.9	30
		BEDROOM 2	109	8.7	25
	304				
		LIVE/DINE	275	22.0	93
		BEDROOM 1	100	8.0	30
		BEDROOM 2	104	8.3	28
4th FLOOR:	401				
		LIVE/DINE	321	25.7	81
		BEDROOM 1	108	8.6	39
	402				
		LIVE/DINE	253	20.2	49
		BEDROOM 1	130	10.4	70
	403				
		LIVE/DINE	260	20.8	98
		BEDROOM 1	100	8.0	76
		BEDROOM 2	148	11.8	106
5th FLOOR:	501				
		LIVE/DINE	321	25.7	81
		BEDROOM 1	108	8.6	39
	502				
		LIVE/DINE	253	20.2	49
		BEDROOM 1	110	8.8	56
	503				
		LIVE/DINE	260	20.8	98
		BEDROOM 1	100	8.0	76
		BEDROOM 2	148	11.8	106

NOTE:
ALL HABITABLE ROOMS TO HAVE MECH. VENTILATION

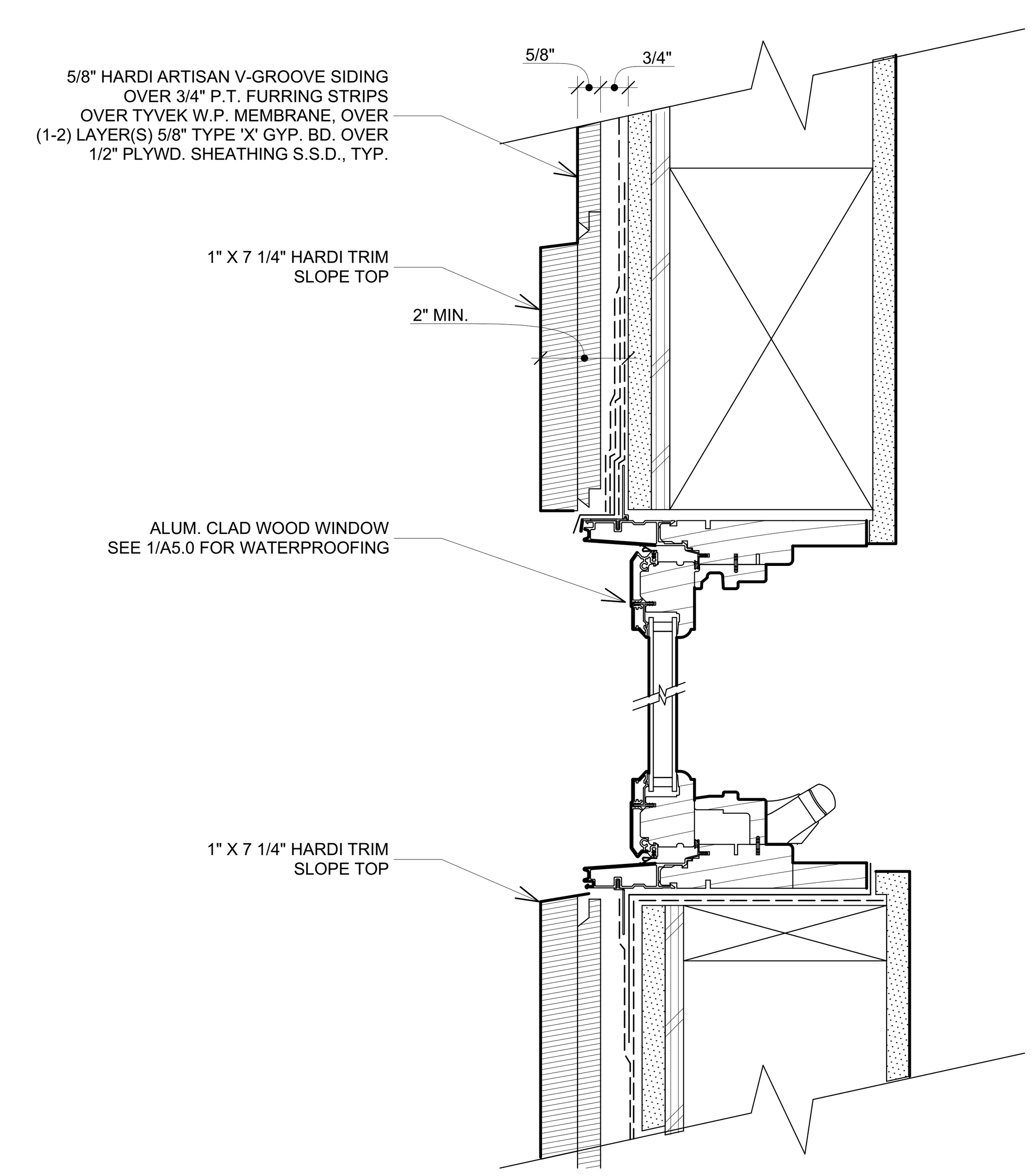
4



5 Head and Sill W/ Brick Veneer 2" Recess
SCALE: 3" = 1'-0"



4 Head and Sill W/ Cement Plaster 2" Recess
SCALE: 3" = 1'-0"



3 Head and Sill W/ Hardi Siding 2" Recess
SCALE: 3" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C-14072 8-31-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

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Sheet Title:
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WINDOW SCHEDULE

Date: 11.19
Drawn By: BM
Job Number: 2-1119

A2.0b

Printed on: 6/30/2020

WALL SCHEDULE

NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

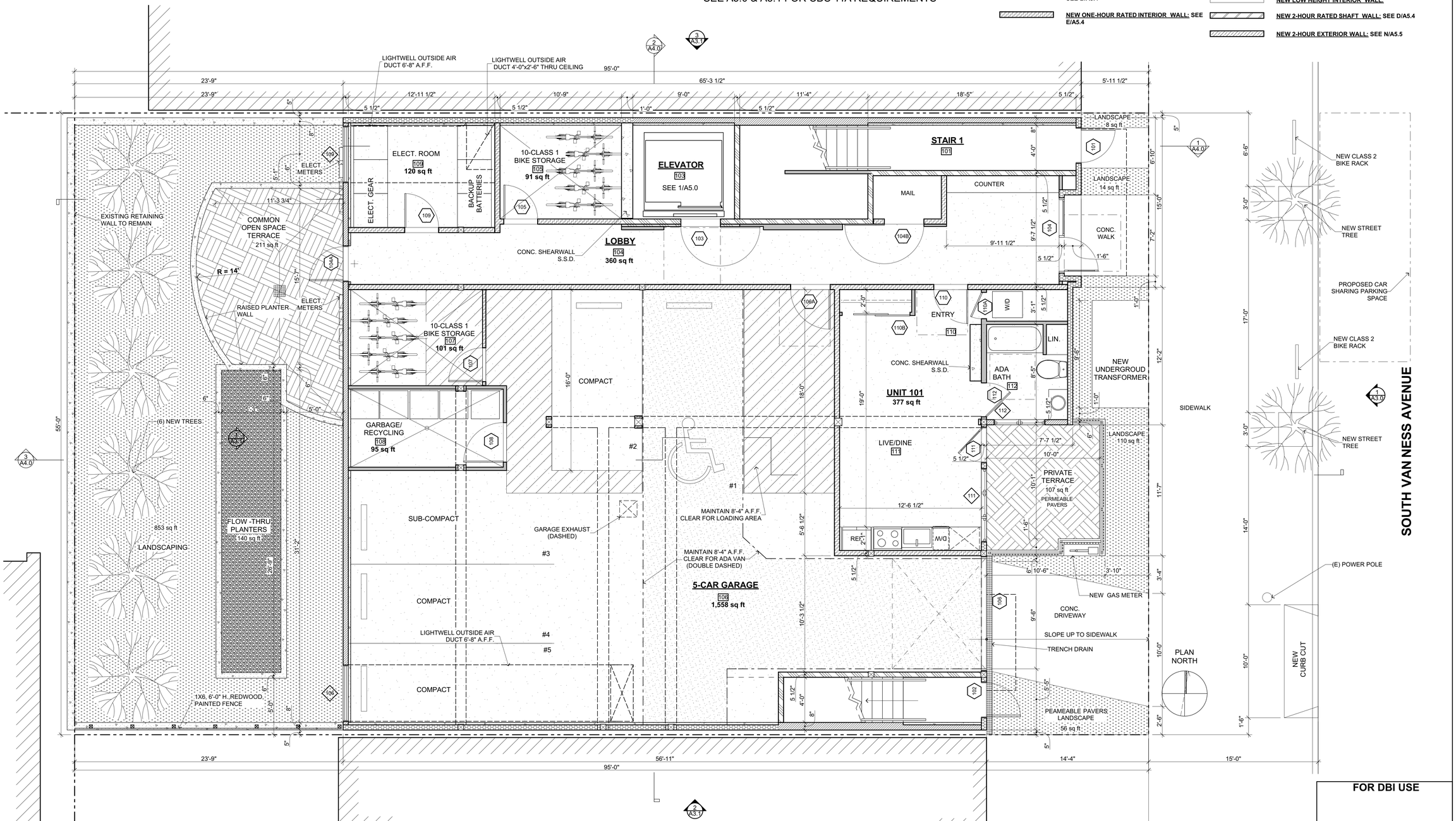
NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19028 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title: Floor Plans: PROPOSED 1ST FLOOR

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.1

FOR DBI USE

WALL SCHEDULE

NEW MASONRY WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

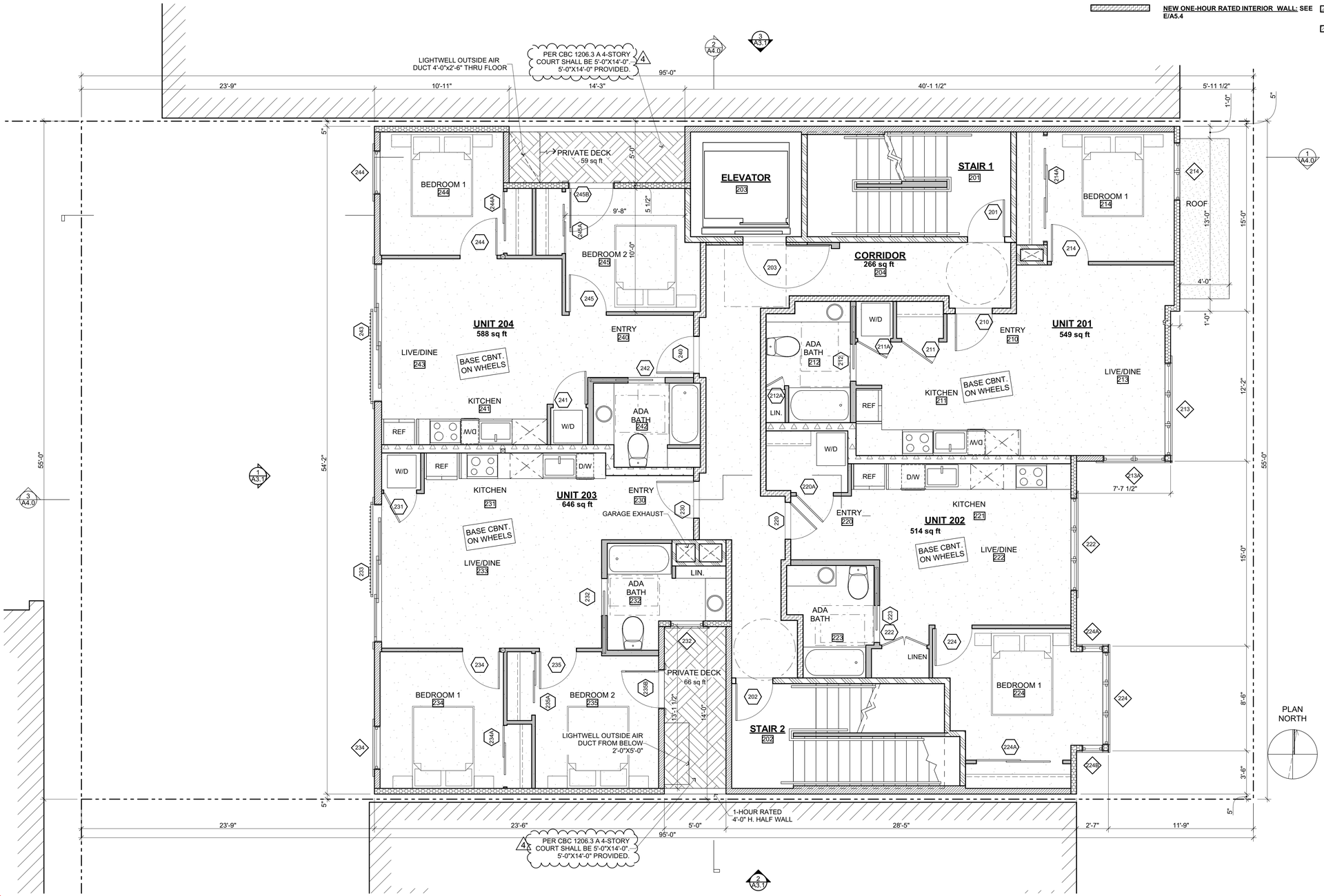
NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 34012 6-30-2021 PROFESSIONAL ENGINEER STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title: Floor Plans: PROPOSED 2ND FLOOR

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.2

FOR DBI USE

WALL SCHEDULE

NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

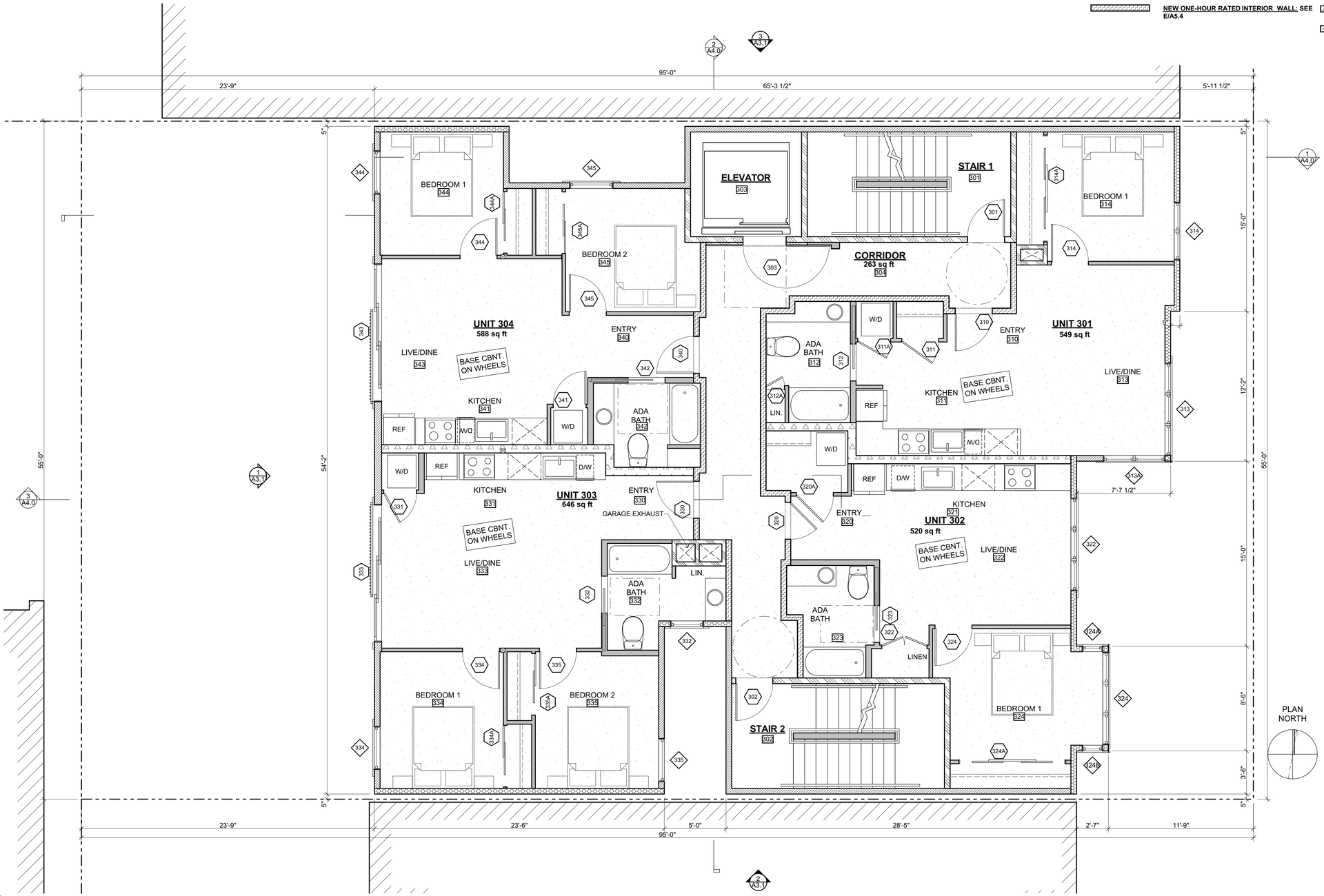
NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 3RD FLOOR

SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19002 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title: Floor Plans: PROPOSED 3RD FLOOR

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.3

WALL SCHEDULE

NEW MASONRY WALL: S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL: S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

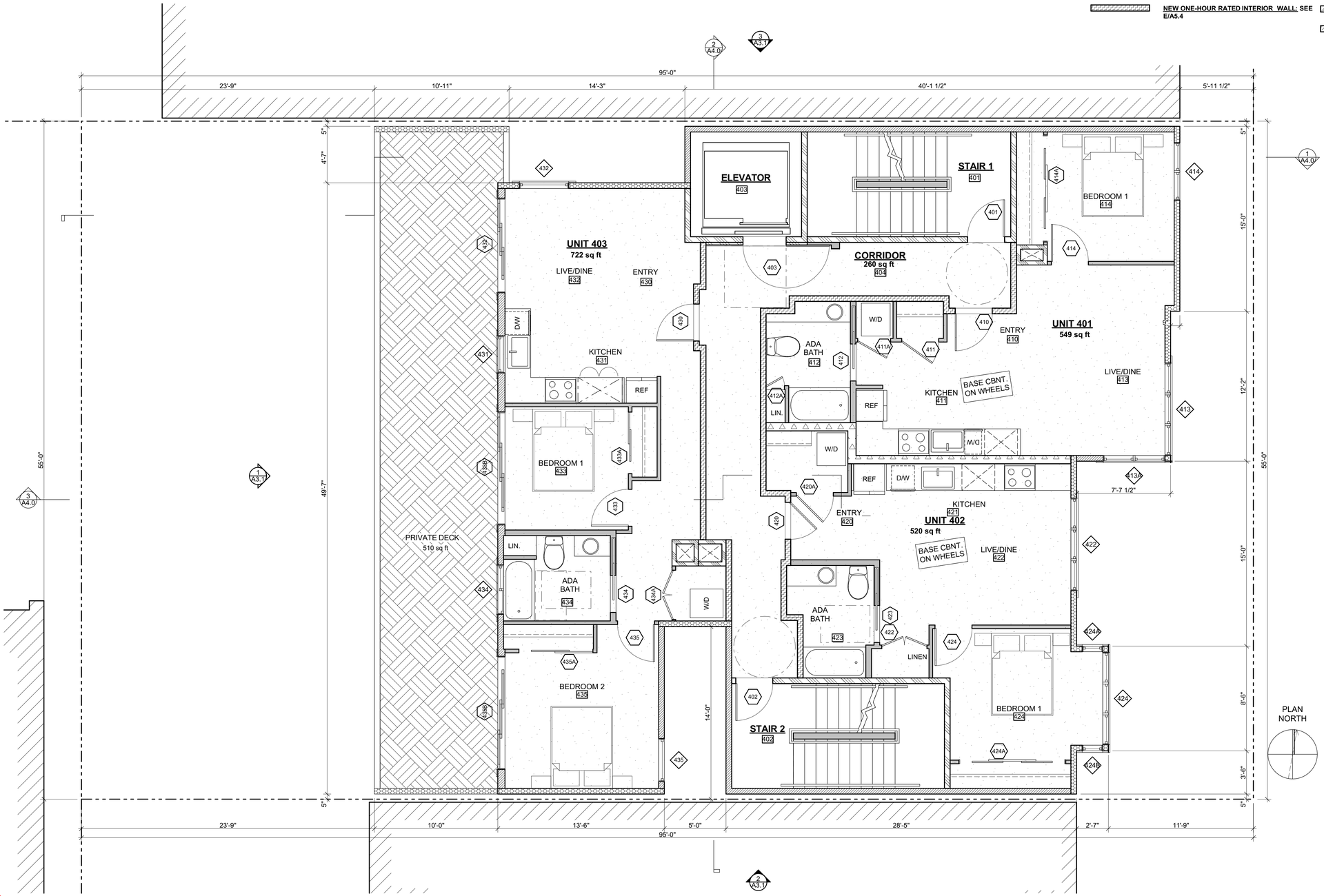
NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 4TH FLOOR
SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 14002 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title: Floor Plans: PROPOSED 4TH FLOOR

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.4

FOR DBI USE

WALL SCHEDULE

NEW MASONRY WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

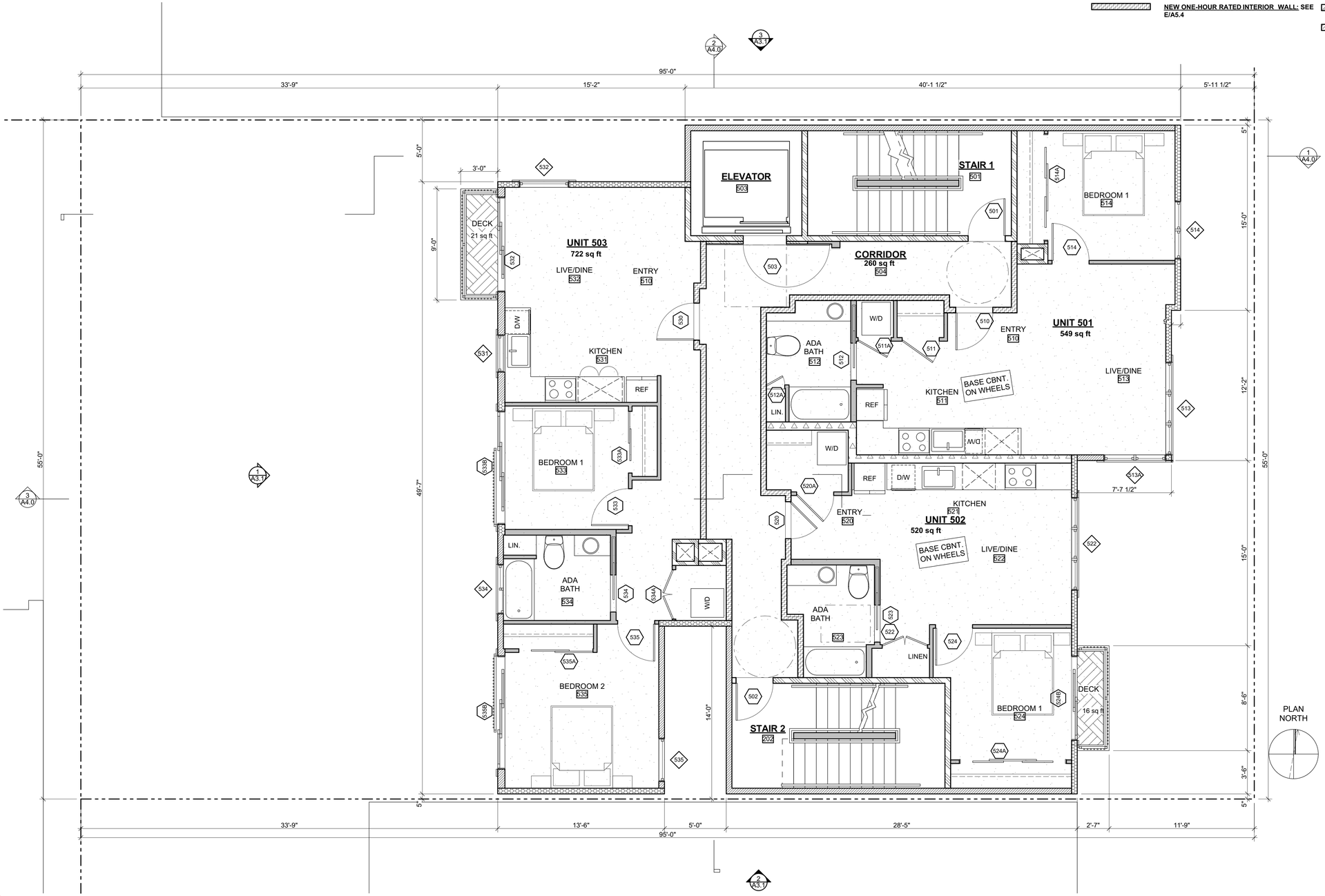
NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5

SEE A5.0 & A5.1 FOR CBC 11A REQUIREMENTS



1 PROPOSED 5TH FLOOR

SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C 14008
6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Floor Plans:
PROPOSED 5TH FLOOR

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.5

FOR DBI USE

WALL SCHEDULE

NEW MASONRY WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW CONCRETE WALL:
S.S.D. FOR WIDTH & REINFORCING

NEW ONE-HOUR RATED EXTERIOR WALL: SEE A/A5.4

NEW TWO-HOUR RATED EXTERIOR WALL: SEE B/A5.4

NEW ONE-HOUR RATED INTERIOR WALL: SEE E/A5.4

NEW ONE-HOUR RATED INTERIOR BEARING WALL: SEE F/A5.4

NEW ONE-HOUR RATED INTERIOR PARTY WALL : SEE C/A5.4

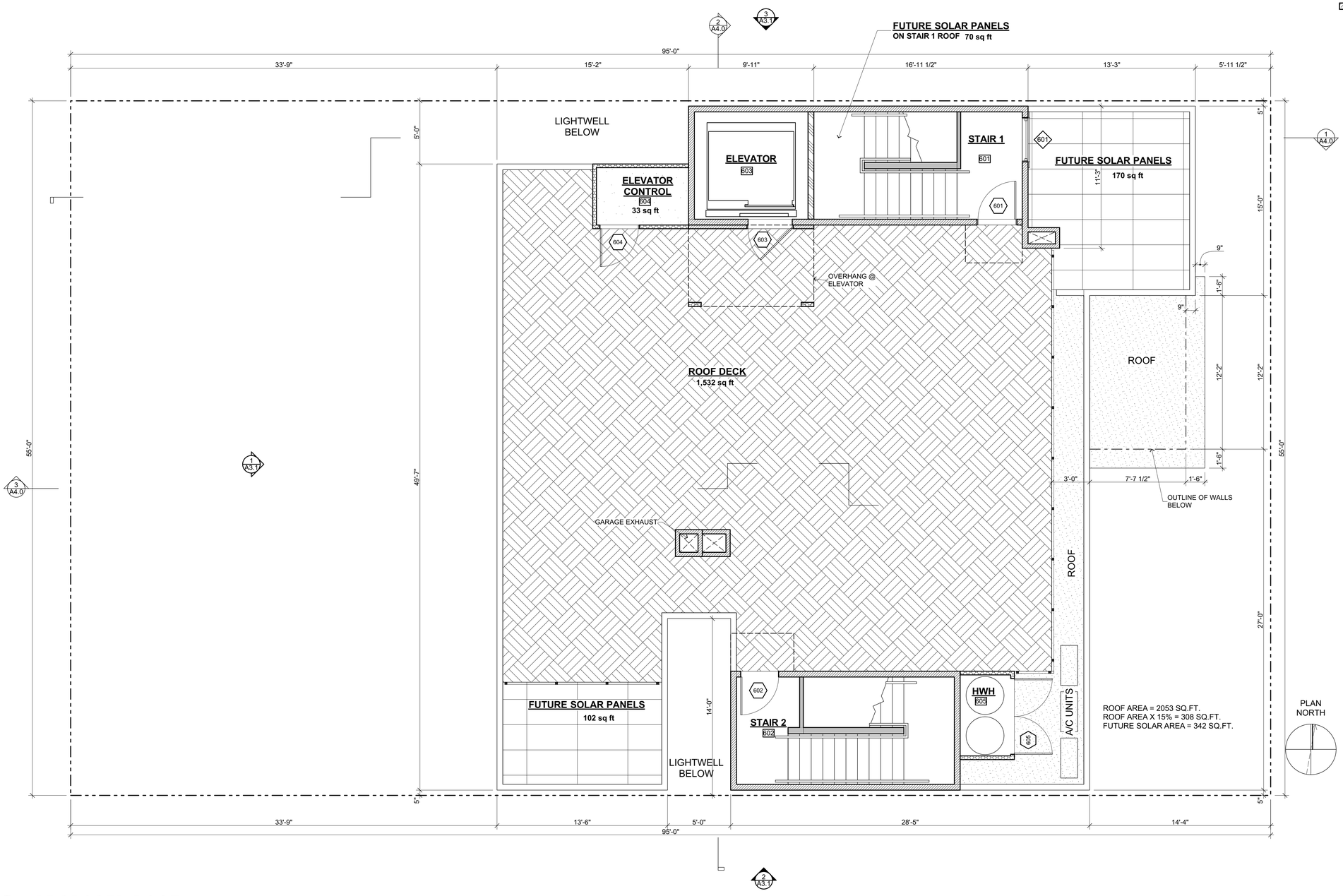
NEW TWO-HOUR RATED INTERIOR WALL: SEE G/A5.4

NEW NON-RATED INTERIOR WALL: SEE H/A5.5

NEW LOW HEIGHT INTERIOR WALL:

NEW 2-HOUR RATED SHAFT WALL: SEE D/A5.4

NEW 2-HOUR EXTERIOR WALL: SEE N/A5.5



1 PROPOSED ROOF

SCALE: 1/4" = 1'-0"

Printed on: 6/30/2020

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19028 6/30/2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Floor Plans:
PROPOSED
ROOF

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A2.6

1 PAINTED CEMENT PLASTER

2 1X6 PAINTED HORIZONTAL SIDING

3 1X3 PAINTED HORIZONTAL SIDING

4 BRICK VENEER

5 BLIND WALL

SEE A2.0b FOR DETAILS

1 PROPOSED EAST ELEVATION @ VAN NESS

SCALE: 1/4" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C-14002
6-30-2021
REGISTERED
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Exterior Elevs:
EAST

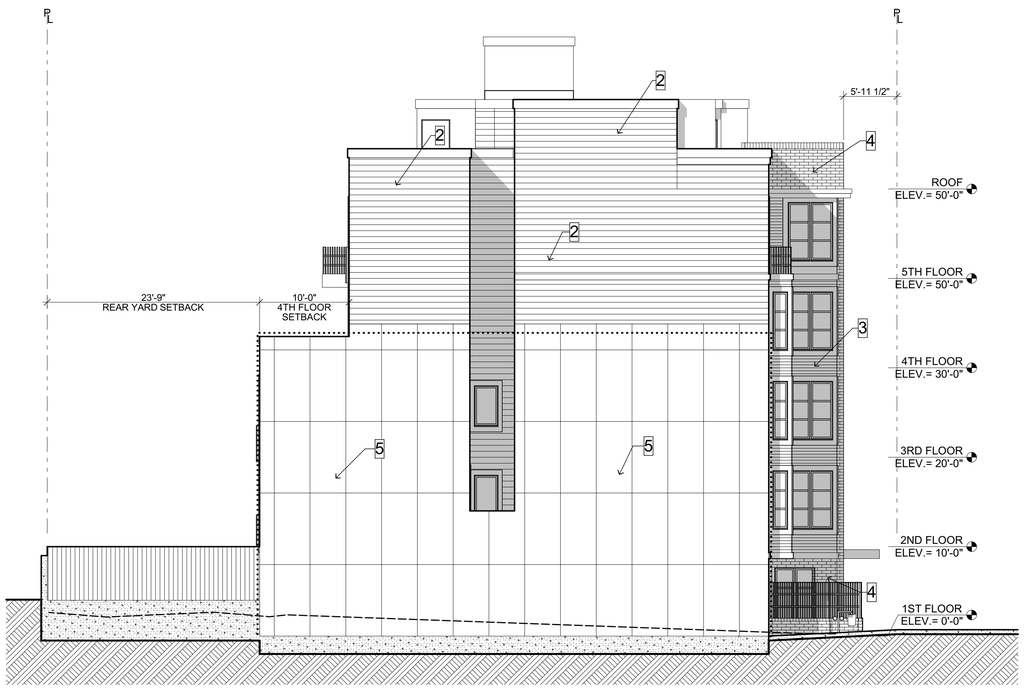
Date: 11.19

Drawn By BM

Job Number: 2-1119

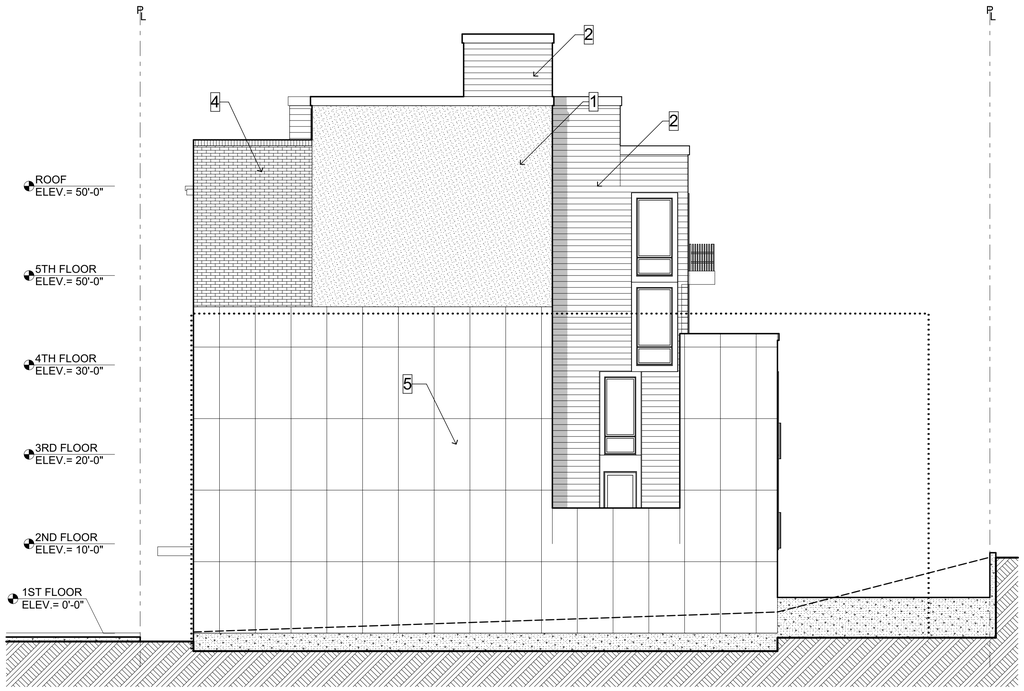
A3.0

Printed on: 6/30/2020



2 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1 PAINTED CEMENT PLASTER

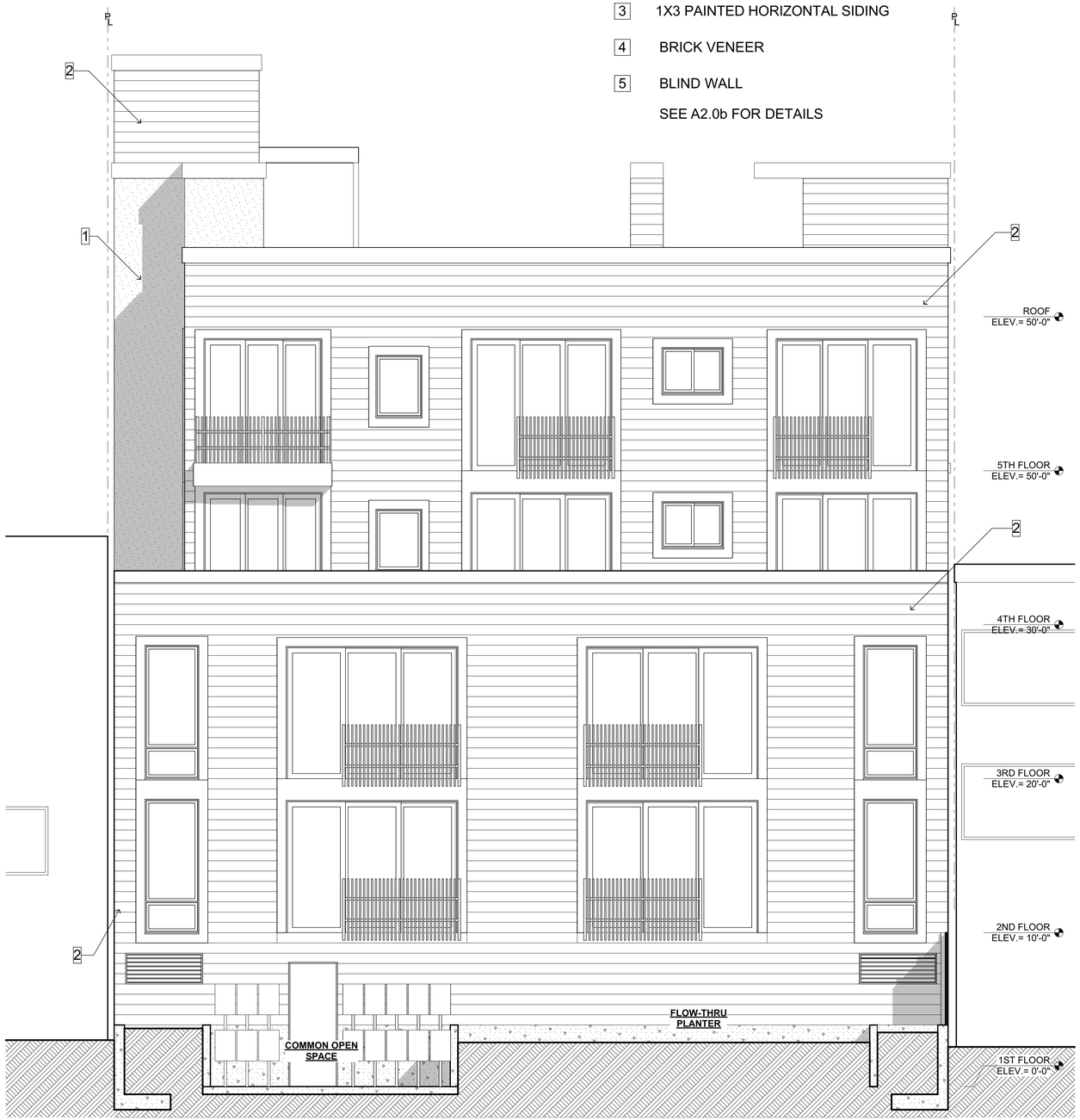
2 1X6 PAINTED HORIZONTAL SIDING

3 1X3 PAINTED HORIZONTAL SIDING

4 BRICK VENEER

5 BLIND WALL

SEE A2.0b FOR DETAILS



1 PROPOSED WEST ELEVATION @ REAR

SCALE: 1/4" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
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6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Exterior Elevs:
WEST, NORTH,
SOUTH

Date: 11.19

Drawn By: BM

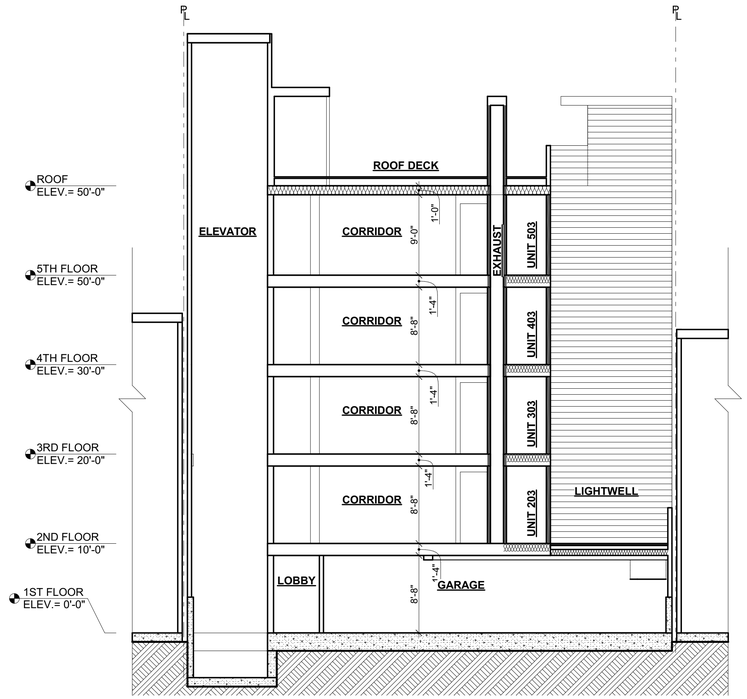
Job Number: 2-1119

A3.1

Printed on: 6/30/2020

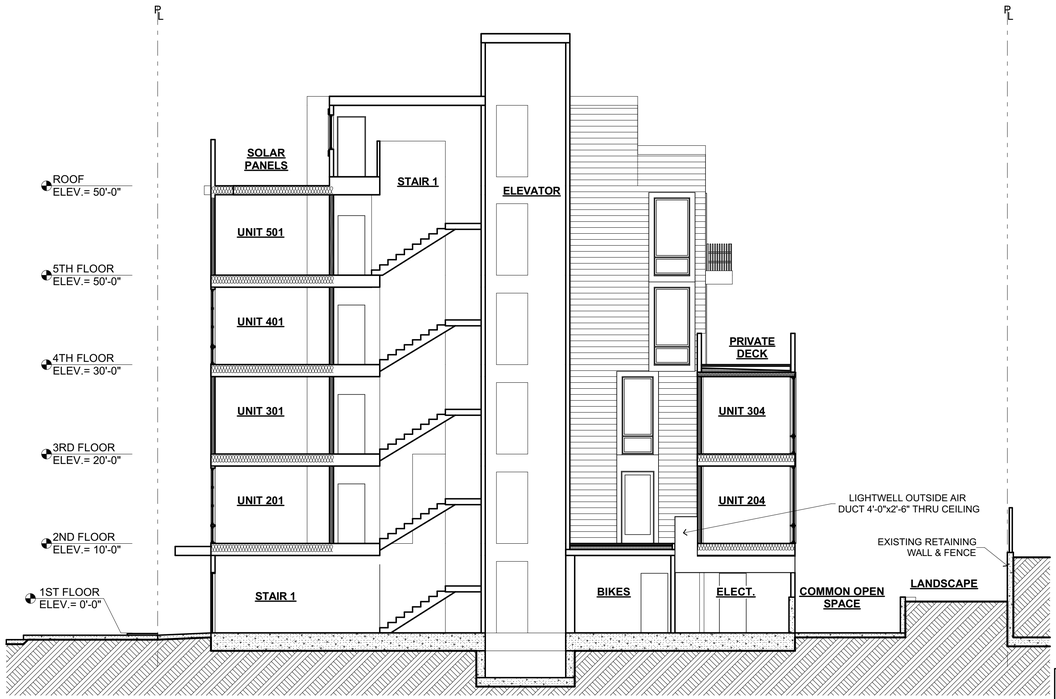
3 EAST-WEST SECTION @ RESIDENTIAL UNITS

SCALE: 1/8" = 1'-0"



2 NORTH-SOUTH SECTION @ LIGHTWELL

SCALE: 1/8" = 1'-0"



1 EAST-WEST SECTION @ STAIRS

SCALE: 1/8" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT
ANTHONY A. PANTALEONI
No. C-19008
6/30/2021
RENEWAL DATE
STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Sections:
LONG & SHORT

Date: 11.19

Drawn By: BM

Job Number: 2-1119

A4.0

Printed on: 6/30/2020

ACCESSIBILITY NOTES

1. ALL PUBLIC SPACES INCLUDING THE BUILDING ENTRANCE, GARAGES, PLAZA, ENTRY COURT, LOBBY, PUBLIC HALLWAYS & STAIRS, AND ELEVATOR LOBBIES ARE TO BE FULLY ACCESSIBLE.

2. ALL BATHROOMS, KITCHENS, DOORWAYS, AND CORRIDORS ON THE FLOORS DESCRIBED ABOVE ARE SUBJECT TO THE TYPICAL DETAILS DESCRIBED ON THIS SHEET.

3. EVERY ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN AT THE HEAD OF THE SPACE MOUNTED BETWEEN 36"-60" A.F.F. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED", OR EQUIVALENT LANGUAGE.

4. A SIGN OF MIN. 17"X22" IN SIZE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE PARKING GARAGE ENTRY STATING THE FOLLOWING IN MIN. 1" HT. LETTERS: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT ------ OR BY TELEPHONING ---- ---."

5. ALL STAIR TREADS IN THE PUBLIC STAIRWAYS SHALL BE OF A SLIP-RESISTANT MATERIAL/TEXTURE.

6. DOOR OPERATING HARDWARE SHALL BE LEVER-TYPE IN ALL ACCESSIBLE/ADAPTABLE LOCATIONS. HANDLES SHALL BE INSTALLED BETWEEN 30"-44" A.F.F. MAXIMUM EFFORT REQ'D TO OPEN DOORS SHALL NOT EXCEED 8.5LBS. FOR EXTERIOR DOORS, 5LBS. FOR INTERIOR DOORS, & 15LBS. FOR FIRE DOORS.

7. THE CENTER OF THE GRIP OF THE OPERATING LEVER FOR SWITCHES USED TO CONTROL LIGHTS, THERMOSTATS, & ENVIRONMENTAL CONTROLS SHALL BE LOCATED BETWEEN 15"-48" A.F.F.

8. THE CENTER OF ELECTRICAL CONVENIENCE OUTLETS SHALL BE BETWEEN 15"-48" A.F.F.

9. ALL ACCESSIBLE/ADAPTABLE SINKS, VANITIES, TUBS AND SHOWERS SHALL BE EQUIPPED WITH LEVER-OPERATED FAUCETS.

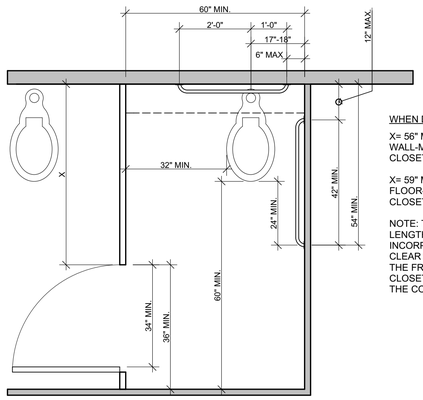
10. GRAB BARS NEED NOT BE INSTALLED IN ACCESSIBLE/ADAPTABLE BATH/POWDER ROOMS, HOWEVER THE BLOCKING REQUIRED FOR THEIR PROPER INSTALLATION SHALL BE INSTALLED. THE STRUCTURAL STRENGTH OF THE WALL FRAMING, BLOCKING, GRAB BARS AND MOUNTING DEVICES SHALL BE CAPABLE OF WITHSTANDING A 250 POUND LOAD.

11. ALL MULTI-STORY RESIDENTIAL UNITS SHALL COMPLY WITH CBC SEC. 1102A.3.2.

NOTE: THIS INFORMATION IS PROVIDED FOR REFERENCE AND IS NOT INTENDED TO RELIEVE DESIGNER OF RESPONSIBILITY TO DIMENSION PLANS TO PROVIDE REQUIRED CLEARANCES.

9 COMMERCIAL ACCESSIBLE STALL

SCALE: 1/2" = 1'-0"



WHEN DOOR SWINGS IN:

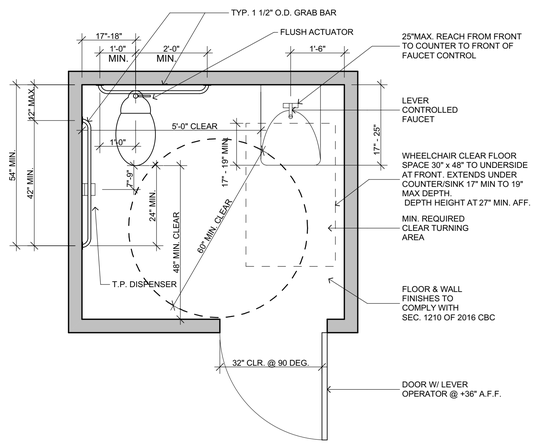
X= 56" MINIMUM WITH WALL-MOUNTED WATER CLOSET.

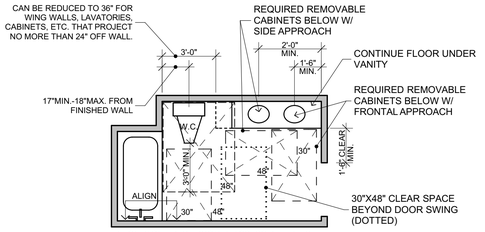
X= 59" MINIMUM WITH FLOOR-MOUNTED WATER CLOSET.

NOTE: TOTAL STALL LENGTH MUST INCORPORATE 60" MINIMUM CLEAR DISTANCE FROM THE FRONT OF WATER CLOSET TO THE FRONT OF THE COMPARTMENT.

6 COMMERCIAL ACCESSIBLE RESTROOM

SCALE: 1/2" = 1'-0"





1. ONLY ONE REST ROOM IN ACCESSIBLE UNITS NEEDS TO COMPLY WITH CBC 1134A.2 OPTION 2 ITEMS 1-12. IF THERE IS 2ND RESTROOM ON ACCESSIBLE FLOOR IT WILL COMPLY WITH ITEMS 8-12.

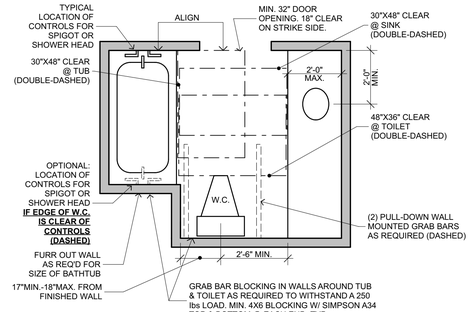
2. PROVIDE CLEAR SPACE IN FRONT OF DOOR, LAVATORY, TOILET & TUB AS SHOWN ABOVE.

3. HOT WATER & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED.

4. LAVATORY FAUCET CONTROLS & OPERATING CONTROLS SHALL BE LEVER TYPE. FAUCET TO BE WITHIN 19" OF FRONT OF COUNTER TOP.

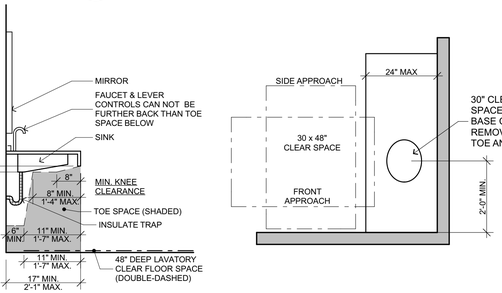
2 RESIDENTIAL ADAPTABLE BATH

SCALE: 3/8" = 1'-0"



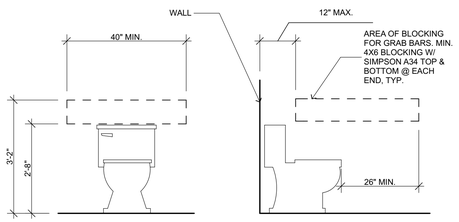
3 RESIDENTIAL BATH CLEARANCES

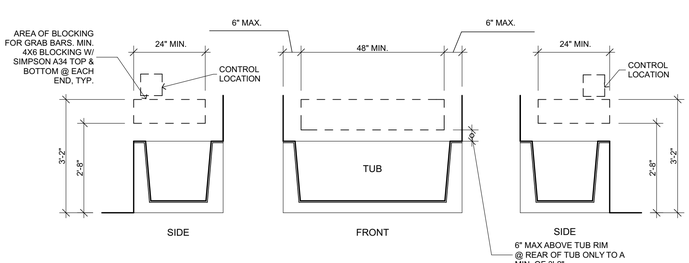
SCALE: 1/4" = 1'-0"



8 BATHROOM FIXTURE CLEARANCES

SCALE: 1/2" = 1'-0"



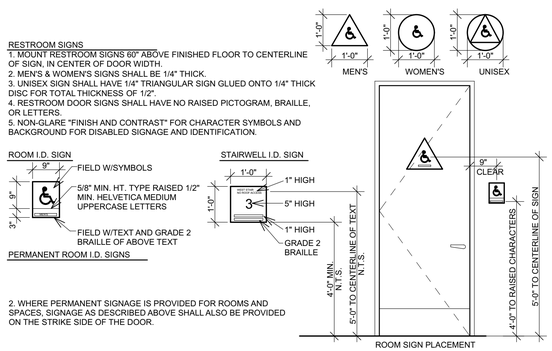


5 RESIDENTIAL VANITY CLEARANCES

SCALE: 1/2" = 1'-0"

7 GRAB BAR BLOCKING

SCALE: 1/2" = 1'-0"

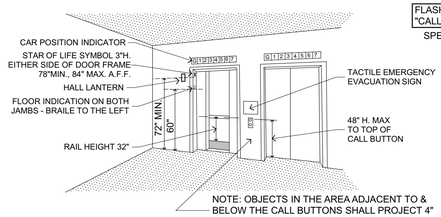


4 DOOR ROOM SIGNAGES

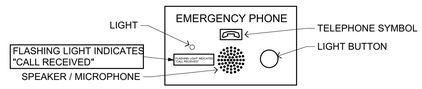
SCALE: 1/2" = 1'-0"

ELEVATORS

(2016 CBC 1124A.1 THROUGH 1124A.10)



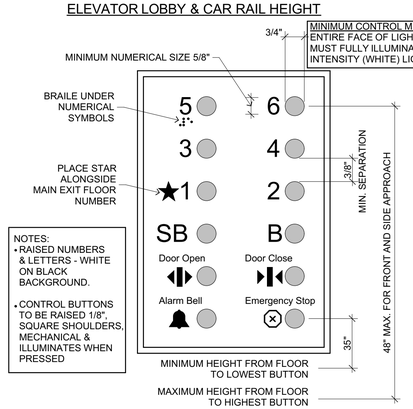
ELEVATOR LOBBY & CAR RAIL HEIGHT



TWO-WAY INTERCOMMUNICATION DEVICE

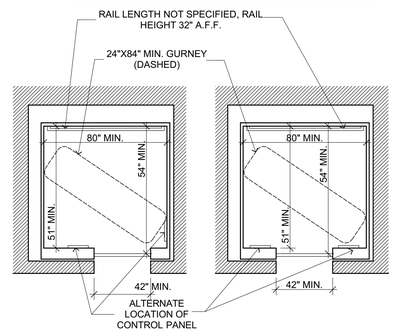
NOTES:
1). IF TWO-WAY INTERCOMMUNICATION DEVICE IS IN CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE PER 1118.6.4.
2). EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQUIRE VOICE COMMUNICATION.
3). ELEVATOR MUST BE EQUIPPED WITH A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING.
4). DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MINIMUM OF 5 SECONDS.
5). MUST HAVE AN AUDIBLE & VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGERS THE CAR IS STOPPING AT OR PASSING A FLOOR.
6) AUDIBLE SIGNAL:
1 BELL = UP
2 BELLS = DOWN

MINIMUM CONTROL MEASUREMENT: ENTIRE FACE OF LIGHTED BUTTONS MUST FULLY ILLUMINATE WITH HIGH INTENSITY (WHITE) LIGHT



NOTES:
- RAISED NUMBERS & LETTERS - WHITE ON BLACK BACKGROUND.
- CONTROL BUTTONS TO BE RAISED 1/8", SQUARE SHOULDERS, MECHANICAL & ILLUMINATES WHEN PRESSED

ELEVATOR CONTROLS



SIDE OPENING DOOR CENTER OPENING DOOR

1 ELEVATOR CLEARANCES

SCALE: 1" = 1'-0"

FOR DBI USE

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LICENSED ARCHITECT ANTHONY A. PANTALEONI No. C 19028 6-30-2021 RENEWAL DATE STATE OF CALIFORNIA

Revisions	By
PROGRESS SET 01.15.20	BM
1 DBI RESPONSE 03.25.20	BM
2 FIRE RESPONSE 04.07.20	BM
PLANNING REVISIONS 05.06.20	BM
4 DBI-PLNG RESPONSE 06.30.20	BM

15 RESIDENTIAL UNITS
986 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94110

Sheet Title:
Details:
ADA DETAILS

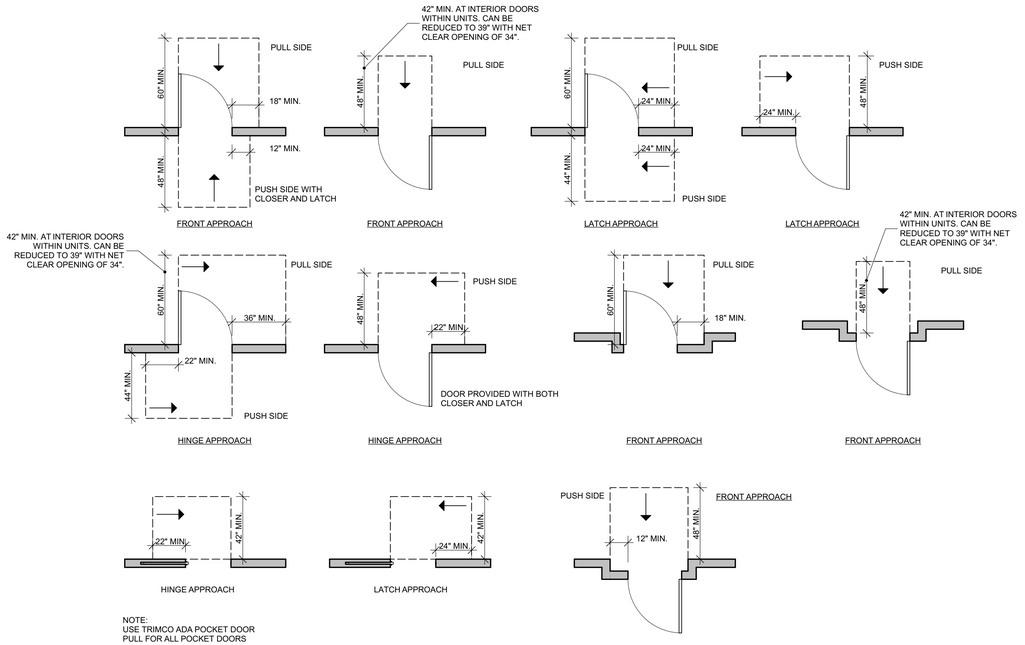
Date: 11.19

Drawn By BM

Job Number: 2-1119

A5.0

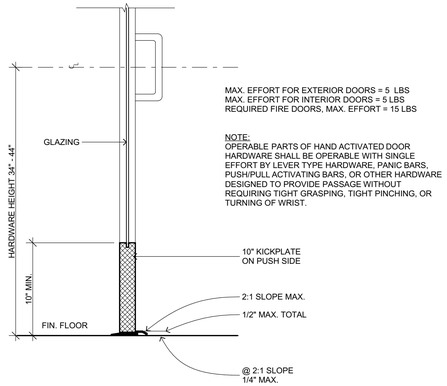
Printed on: 6/30/2020



NOTE:
USE TRIMCO ADA POCKET DOOR PULL FOR ALL POCKET DOORS

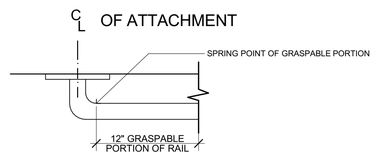
11 DOOR CLEARANCES

SCALE: 1/4" = 1'-0"



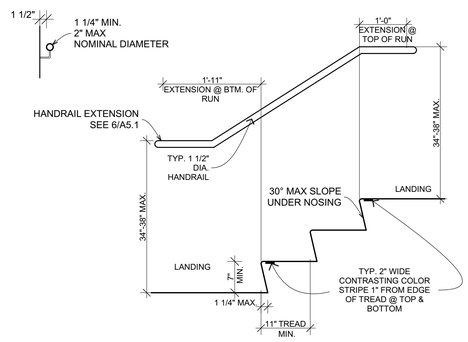
7 DOOR KICKPLATE

SCALE: 1 1/2"= 1'-0"



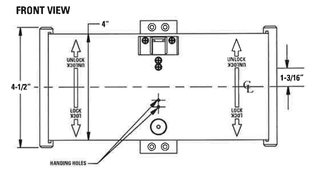
6 HANDRAIL EXTENSION RETURN

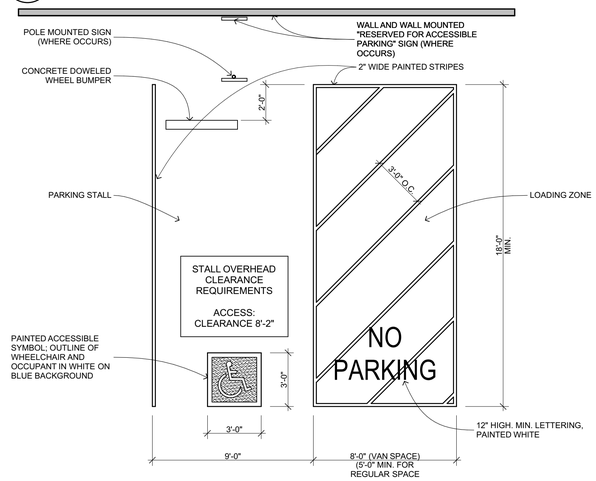
SCALE: 1/2" = 1'-0"



3 POCKET DOOR LATCH

SCALE: 1:0.83



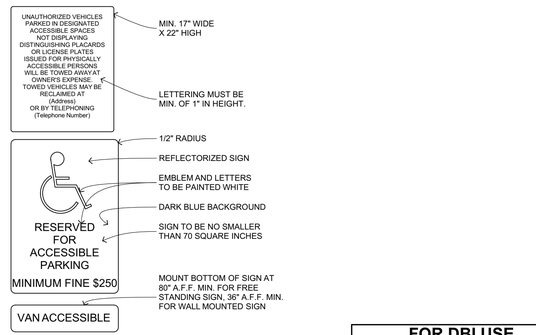


NOTES:

1. WHERE NO WALL EXISTS TO MOUNT SIGNAGE, MOUNT SIGN ON POLE W/ BOTTOM OF SIGN MIN. 80" A.F.F. WALL MOUNTED SIGNS TO BE 36" A.F.F. TYPICALLY.
2. DESIGNATE "VAN ACCESSIBLE" WHERE APPLIES.
3. DIAGONAL STRIPES TO BE SPACED 3'-0" APART.
4. FOR ASSIGNED PARKING SPACES NO SIGNAGE IS REQUIRED EXCEPT FOR "NO PARKING" IN ACCESS AISLE.

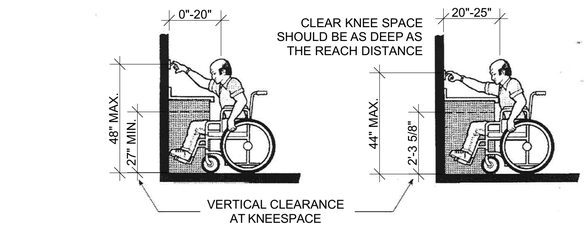
2 ACCESSIBLE PARKING STALL

SCALE: 1/4" = 1'-0"



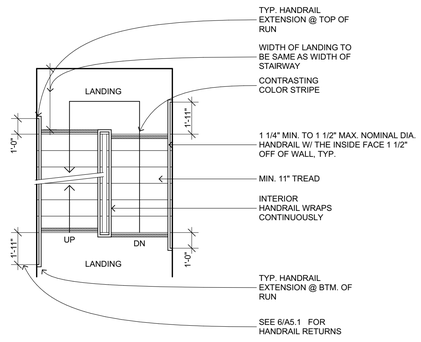
1 ACCESSIBLE PARKING SIGNAGE

SCALE: 1/2" = 1'-0"



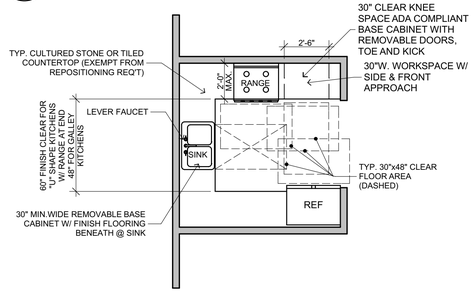
10 REACH DIAGRAM

SCALE: 3/8" = 1'-0"



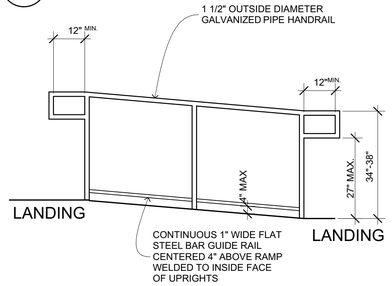
9 STAIR CLEARANCES

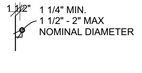
SCALE: 1/4" = 1'-0"

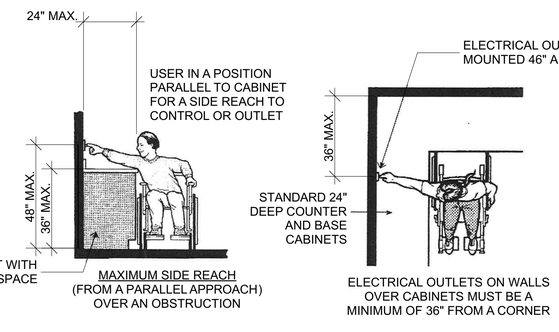


5 HANDRAIL TREAD DETAILS

SCALE: 3/4" = 1'-0"







8 KITCHEN CLEARANCES

SCALE: 1/4" = 1'-0"

4 RAMP RAILING

SCALE: 1/2" = 1'-0"

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