

Ø	At	ID	Inside Diameter (Dim.)
E	Centimetre	Insul.	Insulation
#	Pound or Number	Int.	Interior
Ac	Acoustical	Jm.	Joint
AD	Area Drain	Jr.	Jrnl.
ADJ	Adjustable	KIL	Kitchen
Alum.	Aluminum	Lam.	Laminite
App.	Apparatus	Lav.	Lavatory
Arch.	Architectural	L.	Light
Asb.	Asbestos	M	Man
Asph.	Asphalt	M&C	Maximum
B	Bored	Mech.	Mechanics
Bldg.	Building	Memb.	Membrane
Blk.	Block	Metal	Metal
BLG	Blending	MFR.	Manufacture
Bm.	Beam	MH	Manhole
Bot.	Bottom	MIn.	Minimum
Boz.	Boiler	Mir.	Mirror
CB	Cabinet	Misc.	Miscellaneous
CB	Catch Basin	MO	Masonry Opening
Cam.	Camera	Mtd	Mounted
Car.	Carinic	MUL	Mulch
CG	Corner Guard	N	Not in Contact
Ch.	Chilling	NO or #	Number
Chg.	Chaulking	Nom.	Nominal
Cl.	Closet	NTB	Not to scale
Cl.	Clear	OA	Overhead
C.O.	Covered Opening	Obs.	Obstacle
Col.	Column	OC	On Center
Conn.	Concrete	OOD	Outside Diameter (Dim.)
Con.	Construction	Opn.	Opening
Concr.	Construction	OPP.	Opposite
Cont.	Continuous	Prep.	Preparation
Cor.	Corridor	P. Lam.	Plastic Laminates
Crk.	Crack	Plast.	Plastic
Ctr.	Counter	Plywd	Plywood
Ctr.	Center	Pr.	Pile
DEIL	Double	Pr.	Print
DEIL	Dependent	PTD	Paper Towel Dispenser
D.F.	Drinking Fountain	Ptld.	Partition
Dgr.	Detail	QT	Quarry Tile
Dim.	Diameter	R	Riser
Dis.	Dimension	Rac	Racine
Disp.	Dispenser	RD	Roof Drain
Dr.	Down	Ref.	Reference
Dr.	Door	Refr.	Refrigerator
DS	Down spool	Rgr.	Regulator
Dwg.	Drawing	Reinf.	Reinforced
Ea.	Each	Requd.	Required
EP	Expansion Joint	Revol.	Revolving
EW	Elevation	Rm.	Room
EW	Electrical	RD	Rough Opening
Elev.	Elevator	RWL	Rain Water Leader
Emr.	Emergency	SC	Solid Core
Embr.	Embossed	SCD	Steel Cover Dispenser
EP	Electrical Panel board	Sched.	Schedule
Eq.	Equal	SD	Skrap Dispenser
Equip.	Equipment	Shed	Shed
EW	Electric Water Cooler	SHL	Sheet
(E)	Entering	Sim	Similar
Exp.	Exposed	SMD	See Mechanical Drawing
Exten.	Extension	SND	Sanitary Napkin Dispenser
Ext.	Exterior	Spec.	Specification
FA	Fire Alarm	SSD	See Structural Drawings
FD	Floor Drain	SSL	Stainless Steel
FD	Foundation	Sta.	Station
FE	Fire Extinguisher	Std.	Standard
FED	Fire Extinguisher Cab.	St.	Steel
FHC	Fire Hose Cabinet	Stor.	Storage
Fin.	Finish	Strud.	Structural
F.	Floor	Susp.	Suspended
F.	Floor	Sym.	Symmetrical
Fl.	Flashing	T	Thick
Flor.	Fluorescent	T	Telephone
F.	Face of	T&G	Tongue and Groove
F.C.	Face of Concrete	Thk	Thick
FDF	Face of Finish	TIC	Top of Concrete
FDS	Face of Slab	TOP	Top of Placement
FR	Freeport	TOW	Top of Wall
FS	Full Size	TTD	Totlet Tissue Dispenser
FL	Foot or Feet	TV	Television
FTB	Footing	Typ.	Typical
Fur.	Furring	Unf.	Unfinished
Fut.	Future	UN	Unless Otherwise Noted
GL	Glass Bar	VJN	Vertical
GL	Glass	Vent.	Ventilate
Gp.	Gypsum Board	W	Woman
HE	Hose Dr.	W	With
HC	Hollow Core	W	Water Closet
HWD	Hardwood	WQ	Without
H.W.	Handicapped	WQ	Without
Horiz.	Horizontal	WP	Waterproof
Hr.	Hour	Wresl.	Wrestling
Hgt.	Height	WSCT	

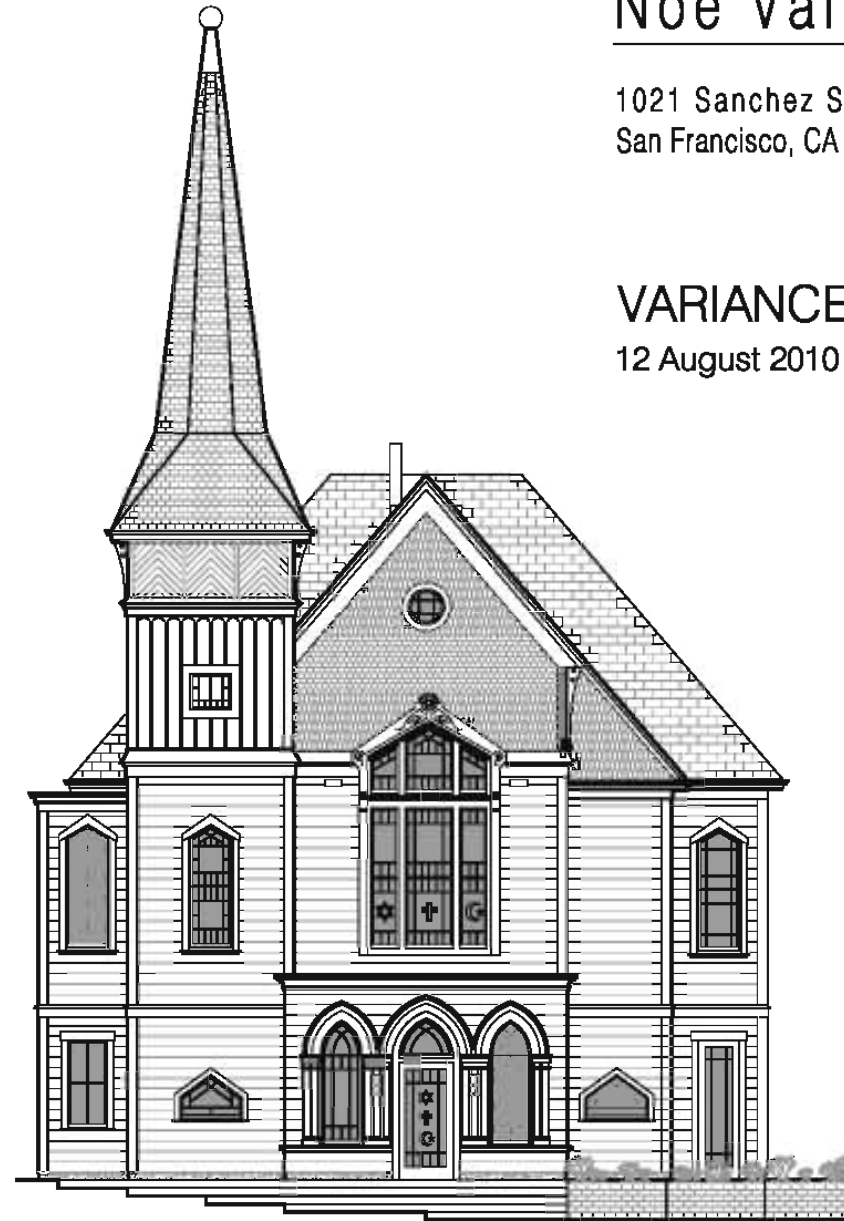
	DETAIL
	EXTERIOR ELEVATION
	SECTION / DETAIL
	DOOR NUMBER
	WINDOW TYPE
ROOM NAME 	ROOM NAME / NUMBER
	INTERIOR ELEVATION
	ELEVATION POINT / DATUM
	REVISION
	PARTITION TYPE

<u>SCOPE OF WORK:</u>	REMODEL EXISTING CHURCH COMPLEX. EXTERIOR WORK TO INCLUDE ONE STORY ADDITION ON EXISTING ONE STORY ADDITION ON THE NORTH SIDE OF THE PROPERTY. THE REMOVAL OF AN EXISTING ADDITION ON THE EAST SIDE OF THE PROPERTY AND CONSTRUCT NEW BAY DORMER ON THE SECOND STORY. INTERIOR WORK WILL CONSIST OF A COMPLETE REMODEL INCLUDING ACCESSIBILITY, RESTROOMS, ELEVATOR, NEW FIRE SPRINKLER SYSTEM AND ALARM, AND SEISMIC UPGRADE.
<u>ZONING:</u>	RH-3
<u>HEIGHT & BULK:</u>	40'-X (height limit 40'-0", 30'-0" at front setback)
<u>FRONT SETBACK:</u>	3'-6" (EXISTING)
<u>REAR YARD SETBACK:</u>	6'-0 1/2" (EXISTING)

<u>OCCUPANCY GROUPS:</u>	RELIGIOUS, WORSHIP EDUCATION, DAYCARE	A3 E
<u>(existing)</u>		
<u>(proposed)</u>	RELIGIOUS, WORSHIP EDUCATION, DAYCARE	A3 E
<u>OCCUPANCY SEPARATION:</u>	NONE BTWN. A-3 AND E GROUPS	
<u>(PER TABLE 508.3.3)</u>		
<u>CONSTRUCTION TYPE:</u>	TYPE V-B with (N) FIRE SPRINKLER SYSTEM	
<u>STORIES:</u>	2-STORIES WITH MEZZANINE	
<u>AREAS*:</u>	<u>existing (sf)</u>	<u>proposed (sf)</u>
FIRST FLOOR	4694	4621
SECOND FLOOR	3859	4145
MEZZANINE	0	454
TOTAL OCCUPIABLE AREA	8553	9220
* MEASURED AS INSIDE FACE OF EXTERIOR WALLS		
<u>APPLICABLE CODES:</u>	2007 CALIFORNIA BUILDING CODE 2007 SF BUILDING CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA ELECTRICAL CODE 2007 CALIFORNIA PLUMBING CODE 2007 CALIFORNIA FIRE CODE	

LOT - 033
 BLOCK - 3652
 LOT AREA - 7636 sq.ft.

VARIANCE, REAR YARD
12 August 2010



PROJECT ADDRESS
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OWNER
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JOHN GOLDMAN
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john@goldmanarchitects.com
sean@goldmanarchitects.com

ARCHITECTURAL

A0.0	COVER SHEET
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.0	FLOOR PLAN NOTES
A2.1	EXISTING AND DEMOLITION FIRST FLOOR PLAN
A2.2	EXISTING AND DEMOLITION SECOND FLOOR PLAN
A2.3	EXISTING AND DEMOLITION MEZZANINE PLAN
A2.4	EXISTING AND DEMOLITION ROOF PLAN
A2.5	FIRST FLOOR PLAN
A2.6	SECOND FLOOR PLAN
A2.7	MEZZANINE PLAN
A2.8	ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	WEST ELEVATION
A3.3	NORTH ELEVATION
A3.4	EAST ELEVATION
A3.7	BUILDING SECTION

**GOLD
MAN**
ARCHITECTS

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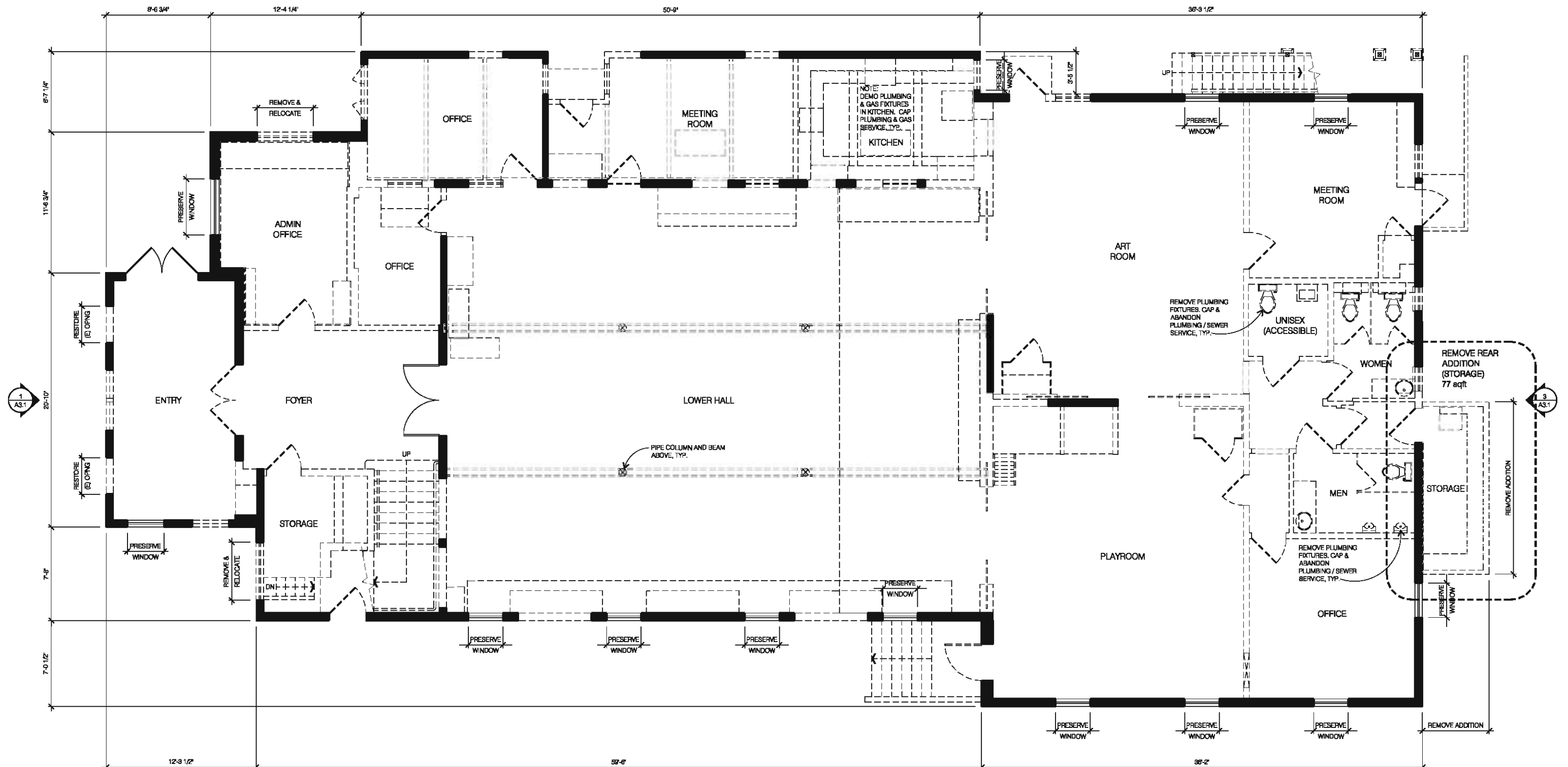


COVER SHEET

Expire	12 AUG 2010
Product	
Version	
Model	0708
Serial	
	A0.0
IP	192.168.1.100

REFER TO SHEET A2.0 FOR GENERAL NOTES.

--- EXISTING TO DEMO / REMOVE
 ■ EXISTING TO REMAIN



ISSUES

OLD
MAN
ARCHITECTS

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EXISTING AND DEMOLITION PLANS
BASEMENT AND FIRST FLOOR

date:	12 AUG 2010
color:	1/8" = 1'-0"
DRAWING	
job:	0708
sheet	
A2.1	
	Sheets

REFER TO SHEET A2.0 FOR GENERAL NOTES.

--- EXISTING TO DEMO / REMOVE
 ■ EXISTING TO REMAIN



**GOLD
MAN**
ARCHITECTS

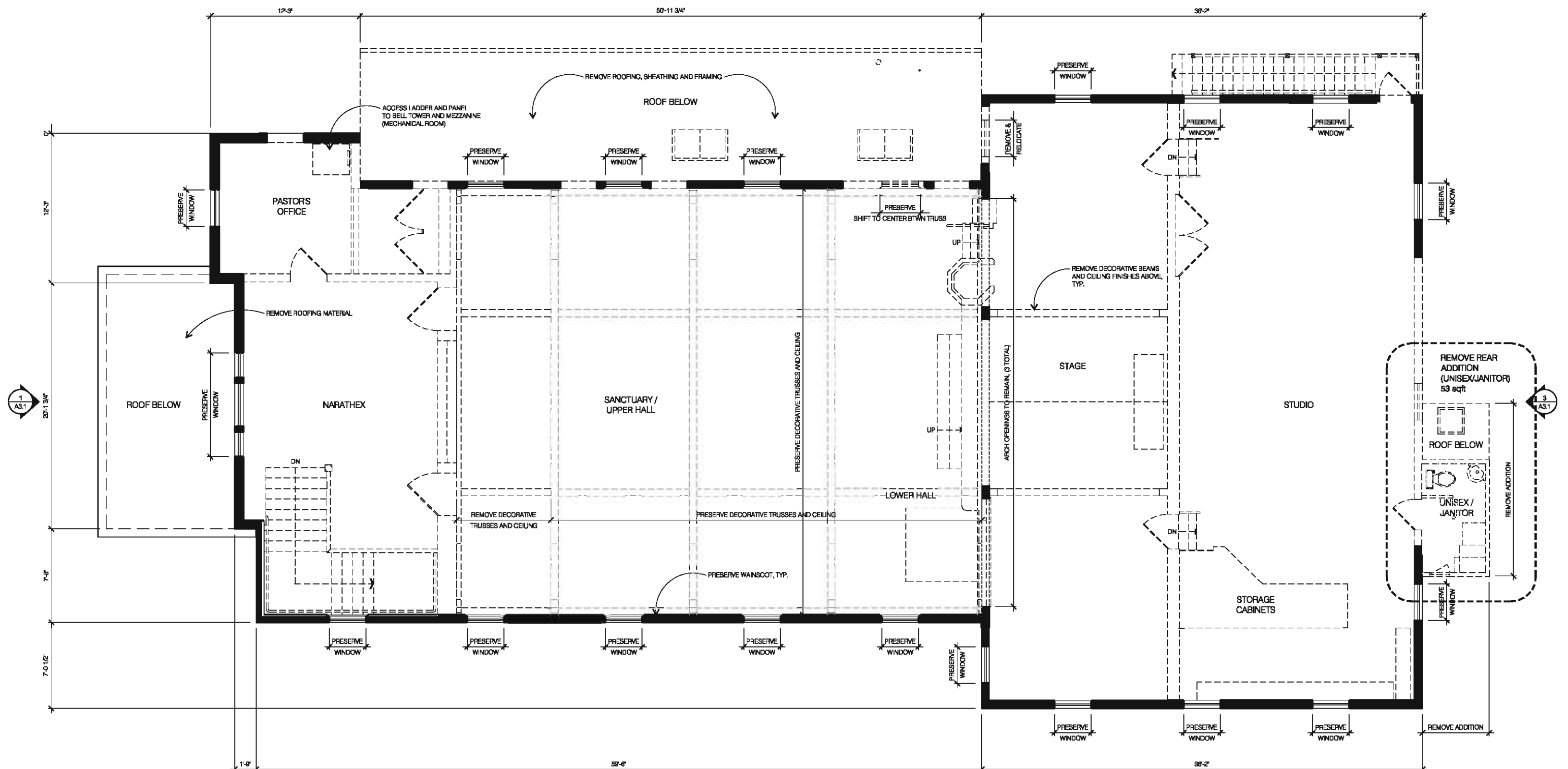
NOE VALLEY MINISTRY
1021 SANCHEZ STREET
SAN FRANCISCO, CA 94114



**EXISTING AND DEMOLITION PLANS
BASEMENT AND FIRST FLOOR**

A2.2

Of	.	Shocks
----	---	--------



1 **EXISTING AND DEMOLITION FIRST FLOOR PLAN**
A2.2 Scale: 1/8" = 1'-0"



REFER TO SHEET A2.0 FOR GENERAL NOTES.

--- -- EXISTING TO DEMO / REMOVE
 ■ EXISTING TO REMAIN



**GOLD
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**EXISTING AND DEMOLITION PLANS
BASEMENT AND FIRST FLOOR**

Date: 12 AUG 2010

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

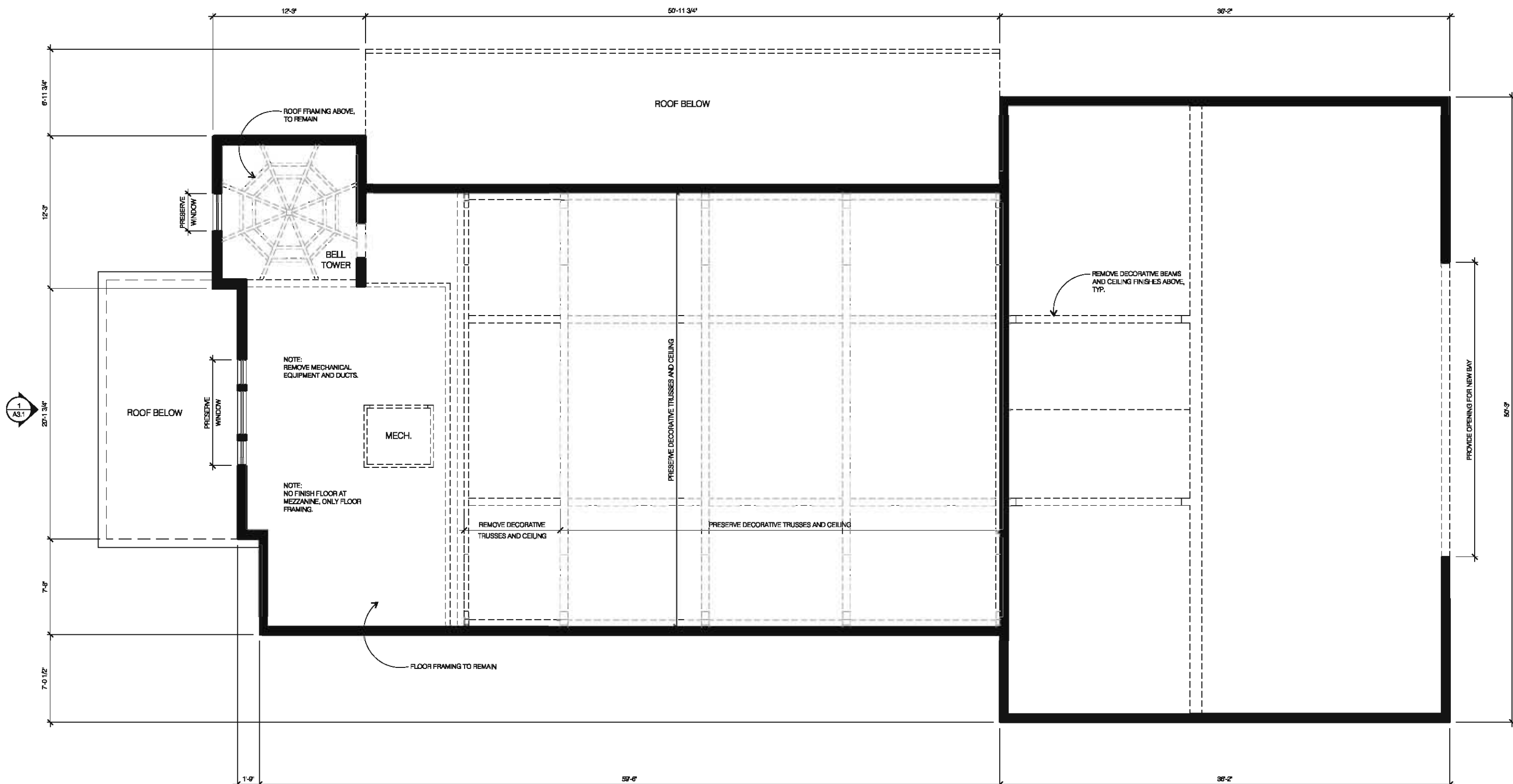
Drawn:

Job:	0708
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Sheet

A2.3

Of . Sheets



1
A2.3 **EXISTING AND DEMOLITION MEZZANINE PLAN**
Scale: 1/8" = 1'-0"

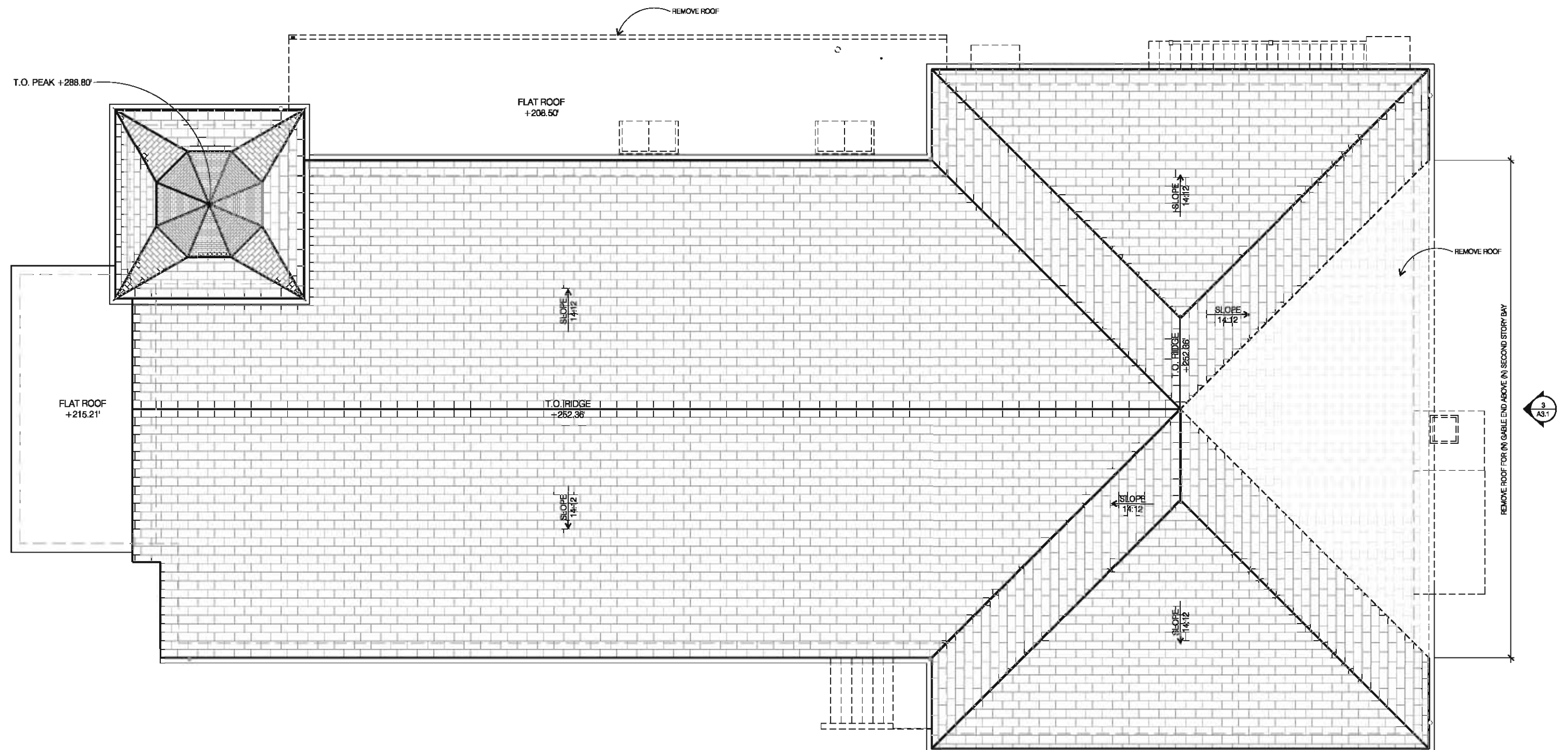
0' 2' 4' 8' 16' 24'

GRAPHIC SCALE



REFER TO SHEET A2.0 FOR GENERAL NOTES.

--- EXISTING TO DEMO / REMOVE
 ■ EXISTING TO REMAIN



1
A24 **EXISTING AND DEMOLITION ROOF PLAN**
Scale: 1/8" = 1'-0"



**GOLD
MAN
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**EXISTING AND DEMOLITION PLANS
BASEMENT AND FIRST FLOOR**

12 AUG 2010

1/8" = 1'-0"

NOTE

0708

not

A2.4

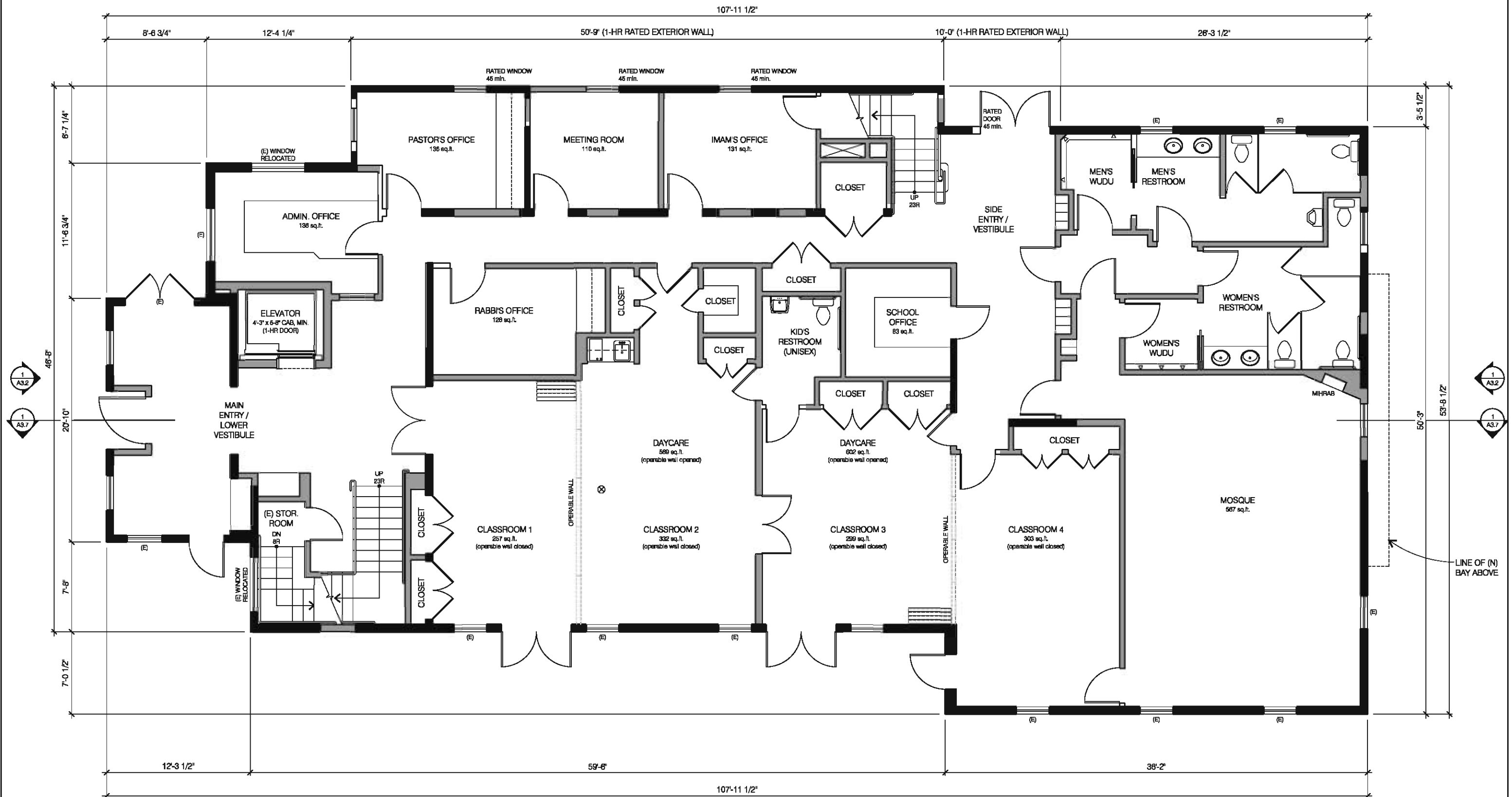
• **Shocks**

REFER TO SHEET A2.0 FOR GENERAL NOTES.

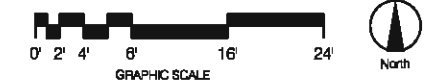


ALL EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

 EXISTING WALL
 NEW WALL / PARTITION
 NEW LOW WALL



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



ISSUES

**GOLD
MAN**
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FLOOR PLANS

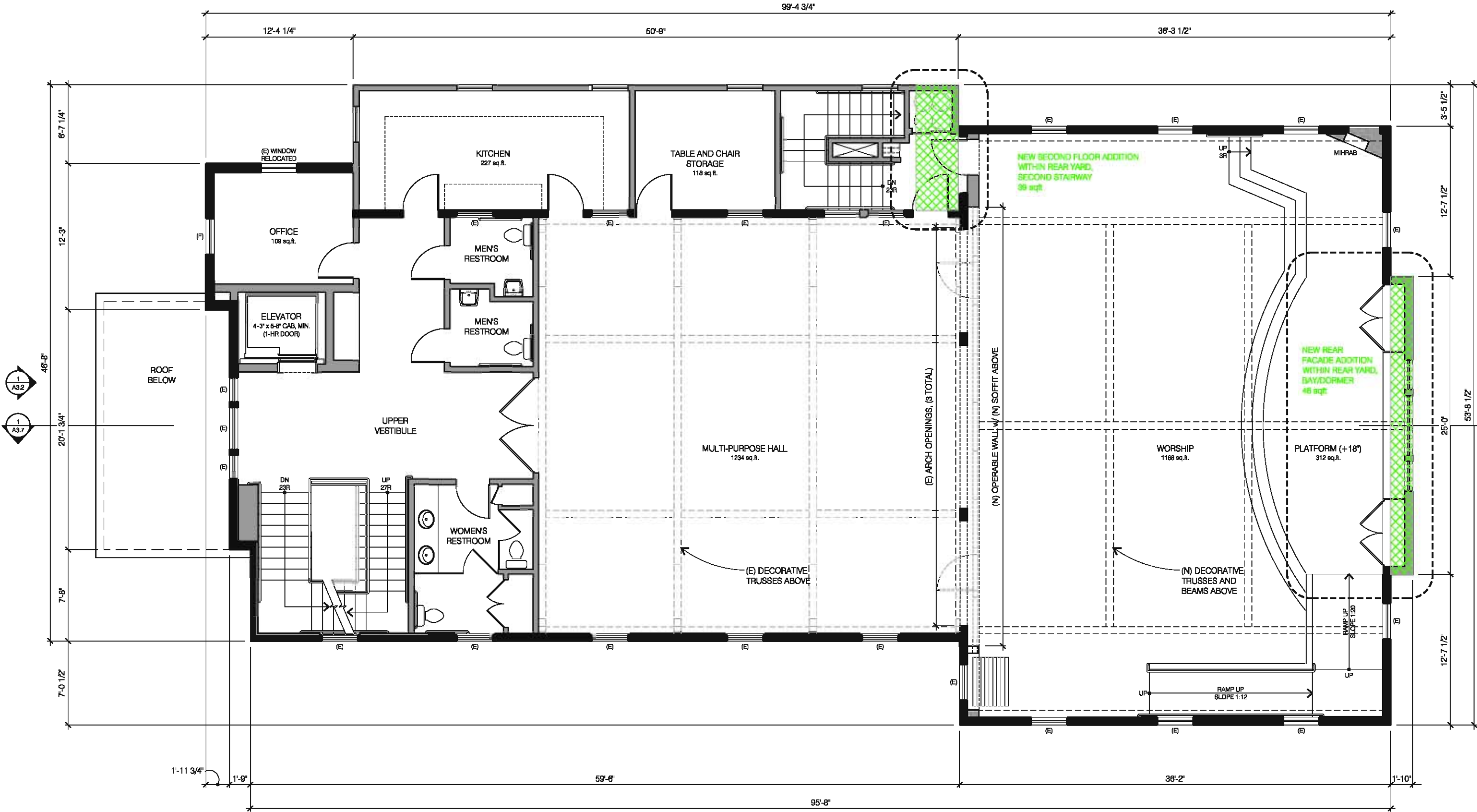
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Scale:	1/8" = 1'-0"
Drawn:	
Job:	0708
Sheet	
A2.5	
Of	Sheets

NOTE:
REFER TO SHEET A2.0 FOR GENERAL NOTES.



NOTE:
ALL EXISTING CONDITIONS AND
DIMENSIONS TO BE VERIFIED IN THE
FIELD. ANY DISCREPANCIES ARE TO
BE BROUGHT TO THE ATTENTION OF
THE ARCHITECT BEFORE
PROCEEDING.

- LEGEND
- EXISTING WALL
 - NEW WALL / PARTITION
 - NEW LOW WALL



1 A2.6 SECOND FLOOR PLAN

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



GOLD
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FLOOR PLANS

12 AUG 2010

1/8" = 1'-0"

0708

A2.6

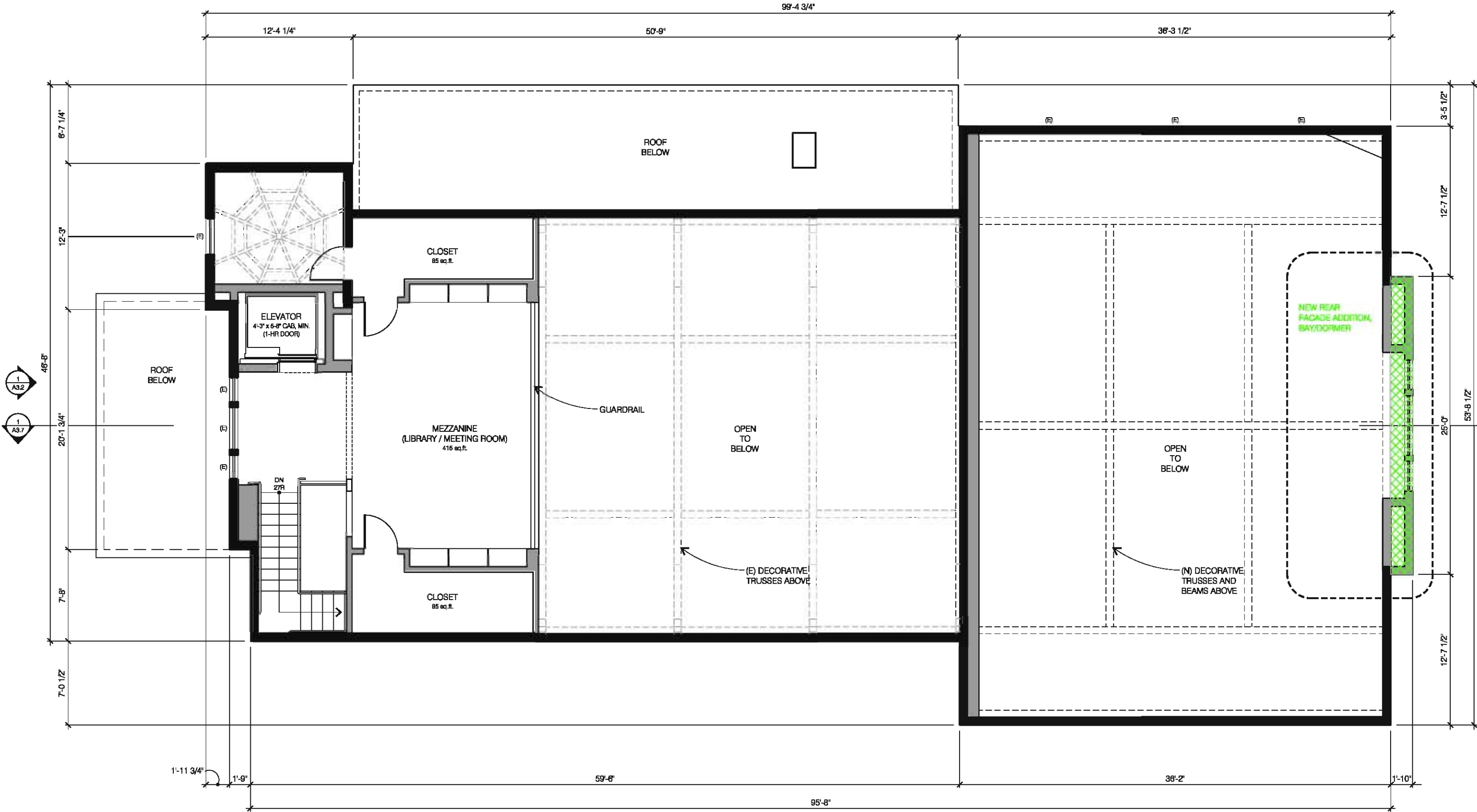
0' 2' 4' 8' 16' 24'

NOTE:
REFER TO SHEET A2.0 FOR GENERAL NOTES.



NOTE:
ALL EXISTING CONDITIONS AND
DIMENSIONS TO BE VERIFIED IN THE
FIELD. ANY DISCREPANCIES ARE TO
BE BROUGHT TO THE ATTENTION OF
THE ARCHITECT BEFORE
PROCEEDING.

- LEGEND
- EXISTING WALL
 - NEW WALL / PARTITION
 - NEW LOW WALL



1 A2.7 MEZZANINE PLAN



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FLOOR PLANS

REFER TO SHEET A2.0 FOR GENERAL NOTES.

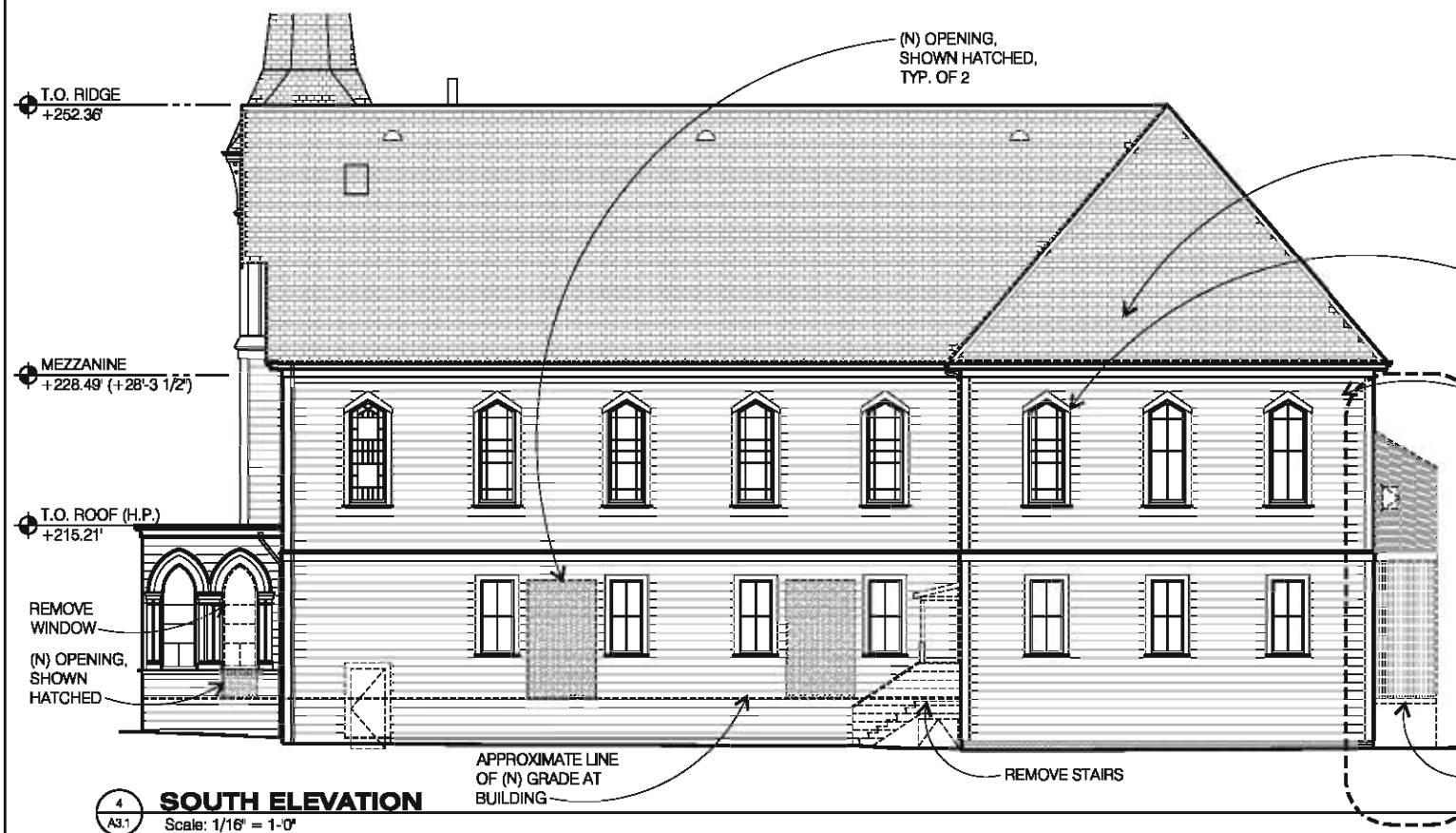
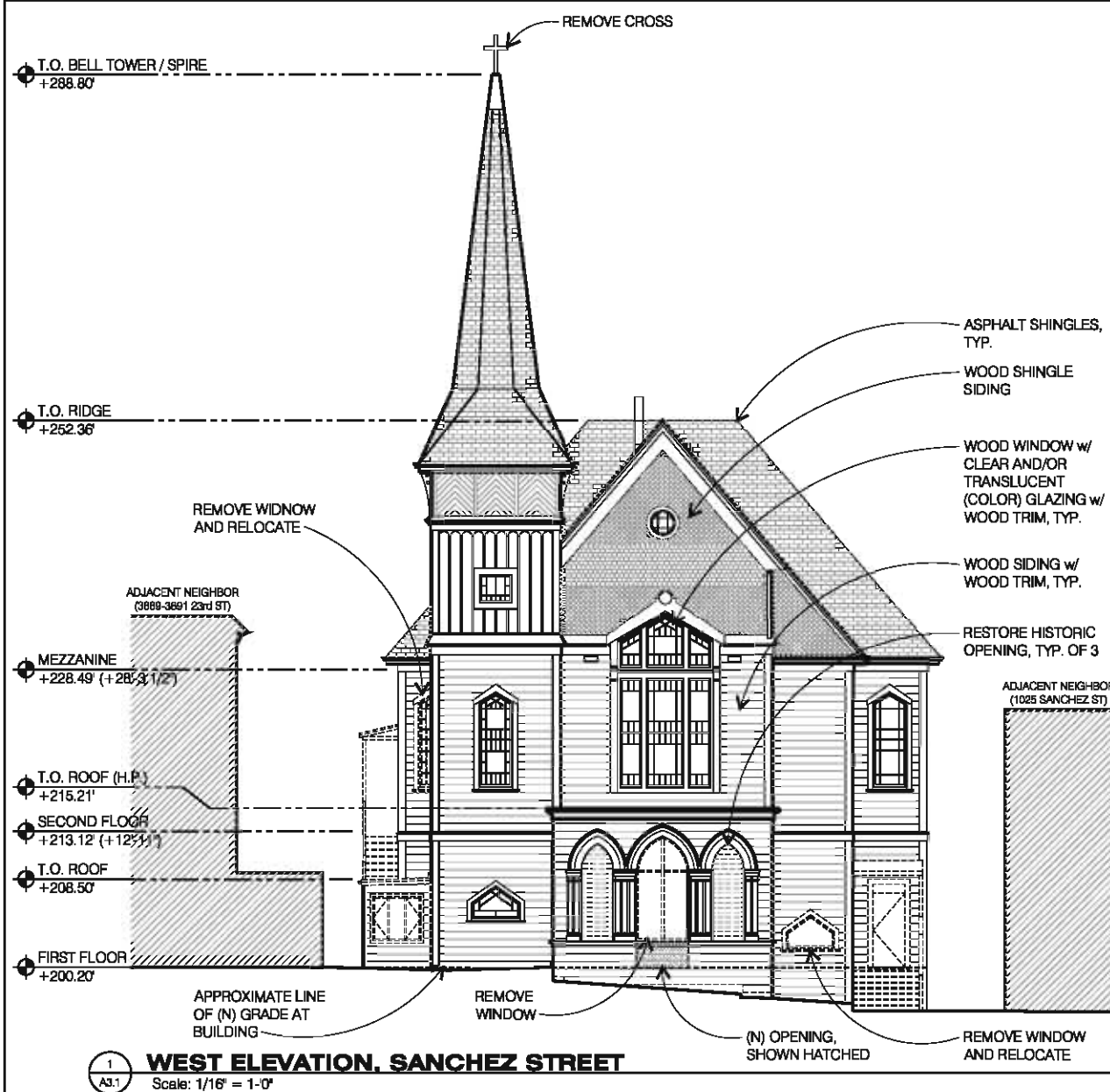
ALL EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

 EXISTING WALL
 NEW WALL / PARTITION
 NEW LOW WALL



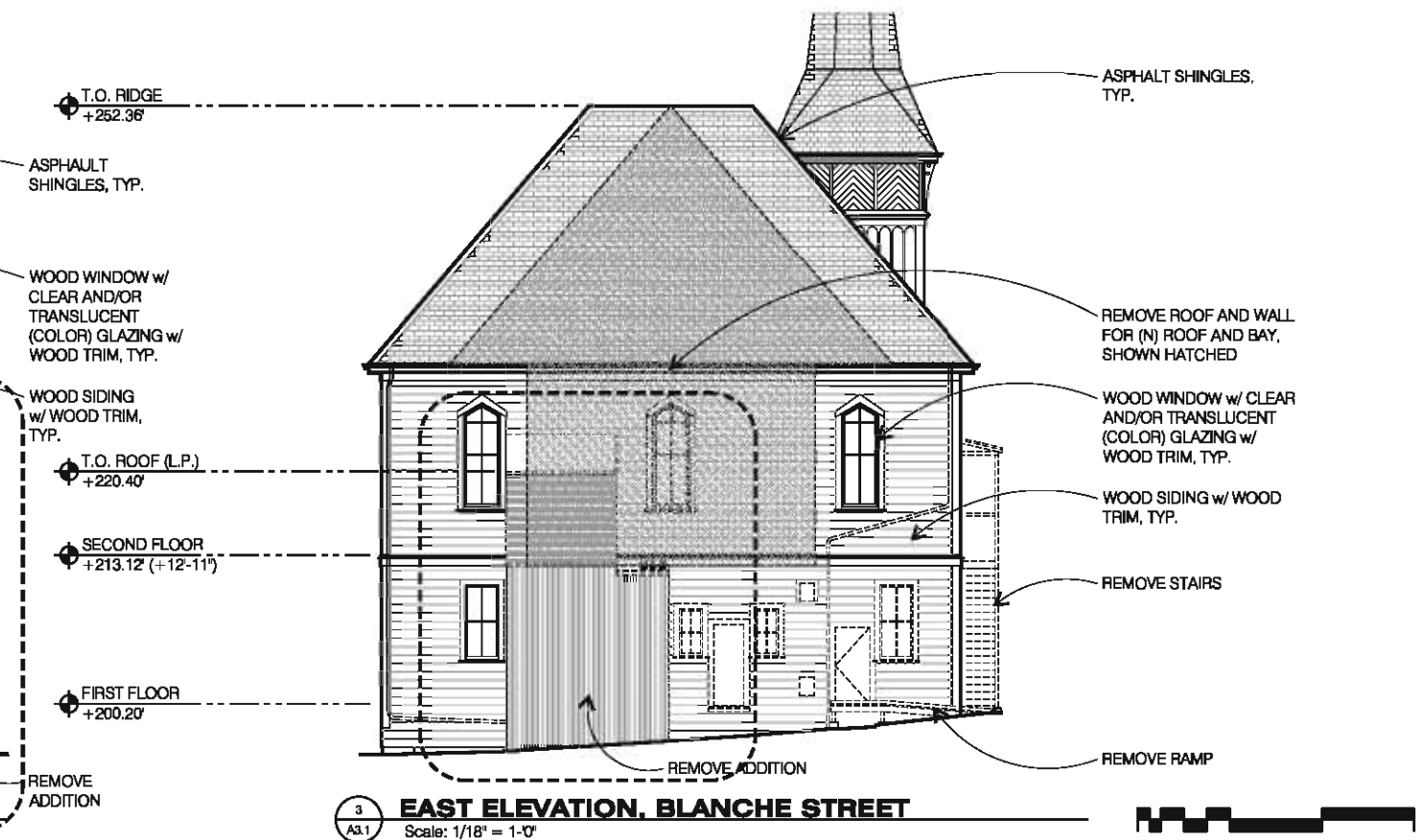
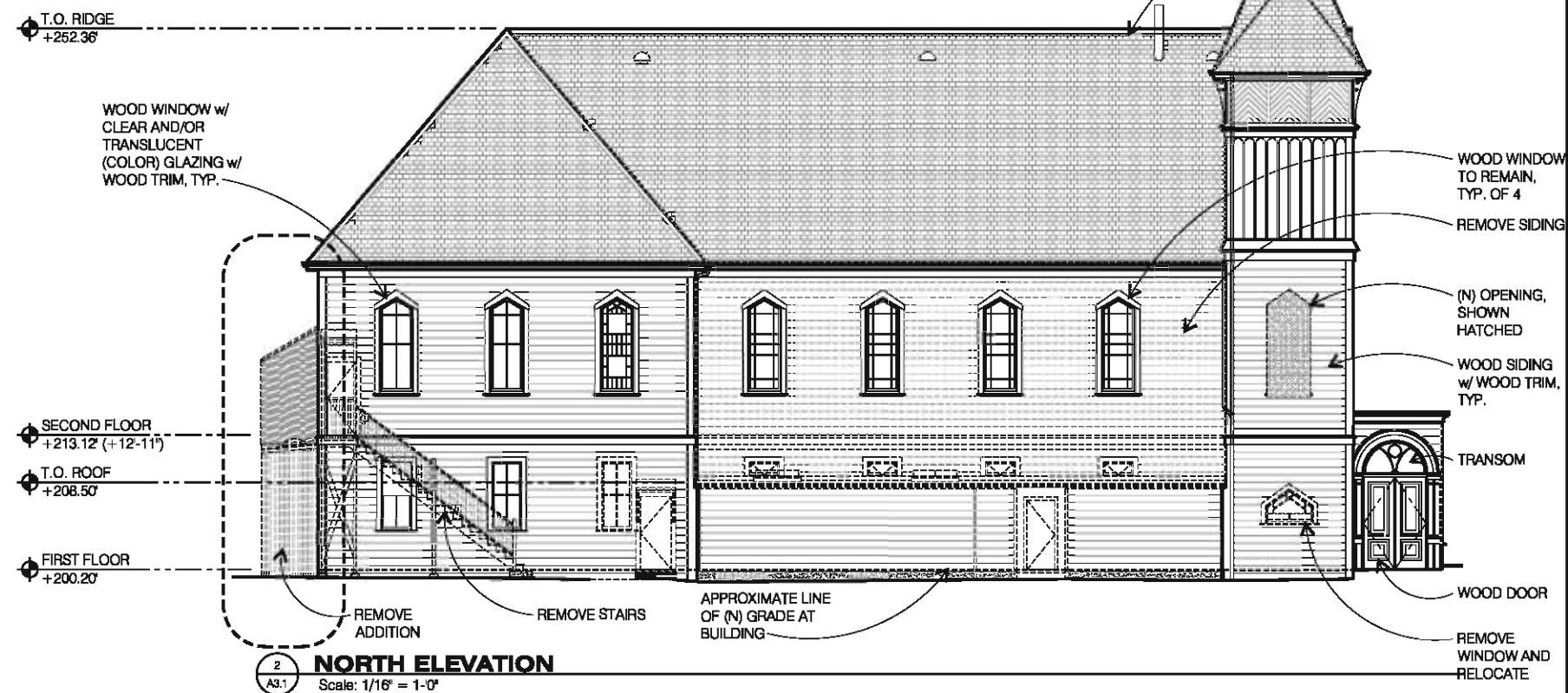
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A2.8 **ROOF PLAN**
Scale: 1/8" = 1'-0"





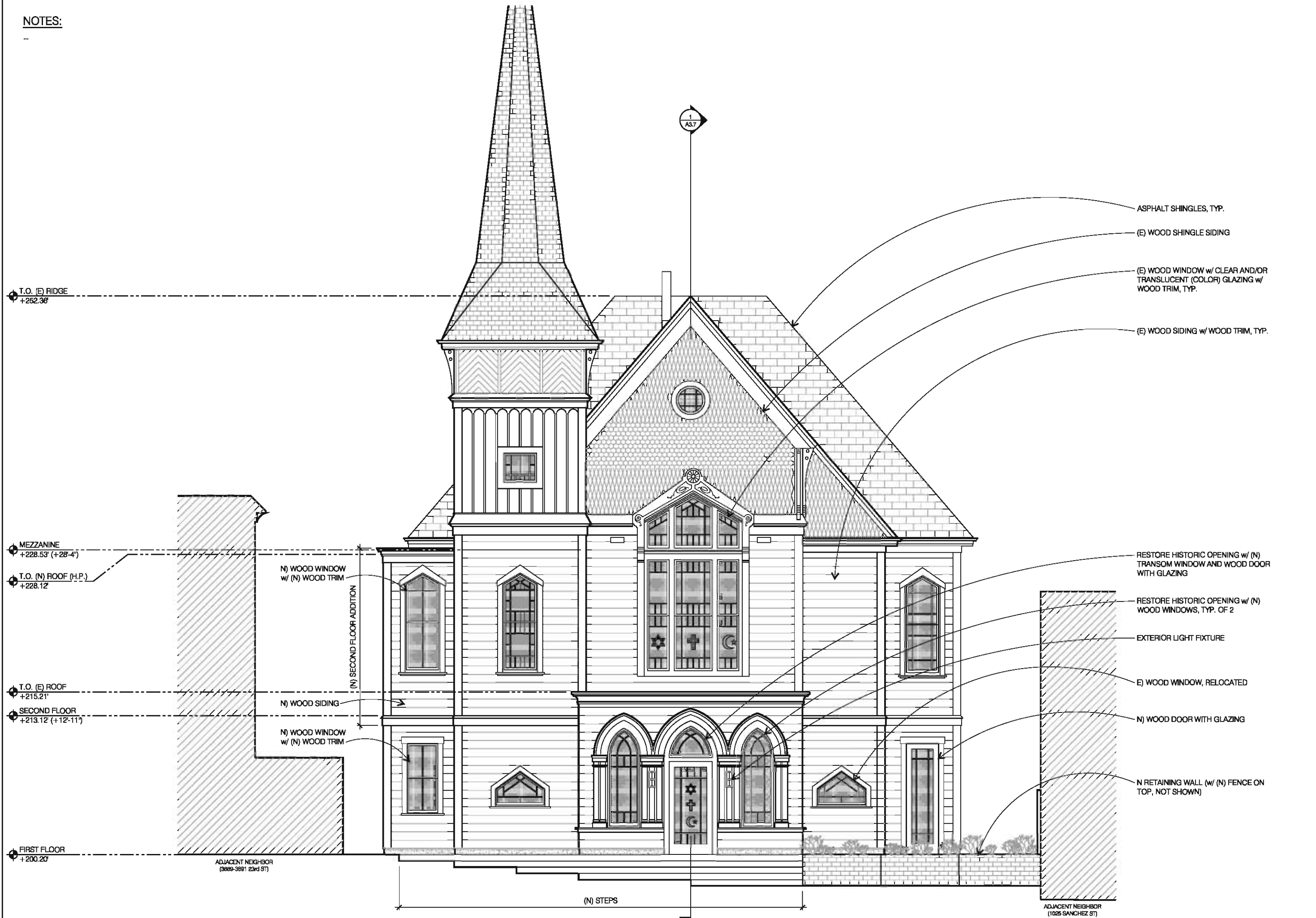
LEGEND
--- EXISTING TO DEMO / REMOVE
(SHOWN DASHED, U.O.N.)

NOTES:
-



NOTES:

--



WEST ELEVATION, SANCHEZ STREET
Scale: 1/8" = 1'-0"



ISSUES

GOLD MAN ARCHITECTS

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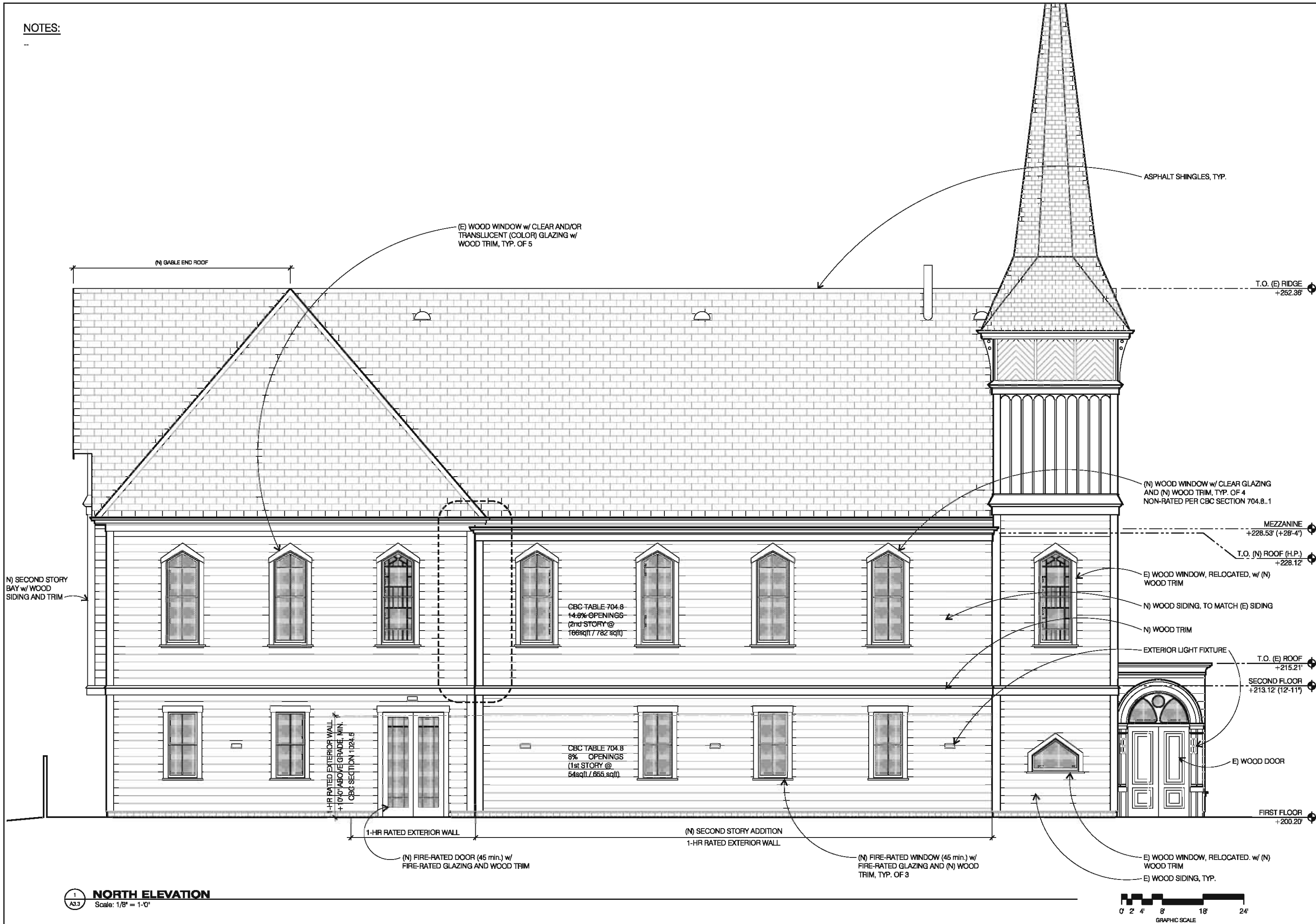
NOE VALLEY MINISTRY
1021 SANCHEZ STREET
SAN FRANCISCO, CA 94114

WEST ELEVATION

Date: 12 AUG 2010
Scale: 1/8" = 1'-0"
Drawn:
Job: 0708
Sheet: **A3.2**

NOTES:

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ISSUES

**GOLD
MAN**
ARCHITECTS

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NORTH ELEVATION

Date: 12 AUG 2010

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

Drawn:

Job: 0708

Sheet

A3.3

NOTES:

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T.O. (E) RIDGE
+252.36'

SECOND FLOOR
+213.12' (+12'-11")

FIRST FLOOR
+200.20'

1 EAST ELEVATION, BLANCHE STREET
A3.4 Scale: 1/8" = 1'-0"

1
A3.7

ASPHALT SHINGLES, TYP.

(N) GABLE END w/ WOOD TRIM

(N) WOOD SHINGLE, TO MATCH (E) ON
WEST FAÇADE

(N) WOOD WINDOW w/ CLEAR AND
TRANSLUCENT GLAZING AND WOOD
TRIM

(N) BAY w/ WOOD SIDING AND WOOD
TRIM

(E) WOOD WINDOW w/ CLEAR AND/OR
TRANSLUCENT (COLOR) GLAZING w/
WOOD TRIM, TYP. OF 4

E) WOOD SIDING, TYP.

FILL IN (E) OPENINGS, PATCH WOOD
SIDING TO MATCH (E), TYP.

(N) WOOD WINDOW w/ TRANSLUCENT GLAZING
AND (N) WOOD TRIM, TYP. OF 2

0' 2' 4' 8' 16' 24'
GRAPHIC SCALE

ISSUES

**GOLD
MAN**
ARCHITECTS

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SAN FRANCISCO, CA 94114



EAST ELEVATION

Date: 12 AUG 2010

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

Drawn:

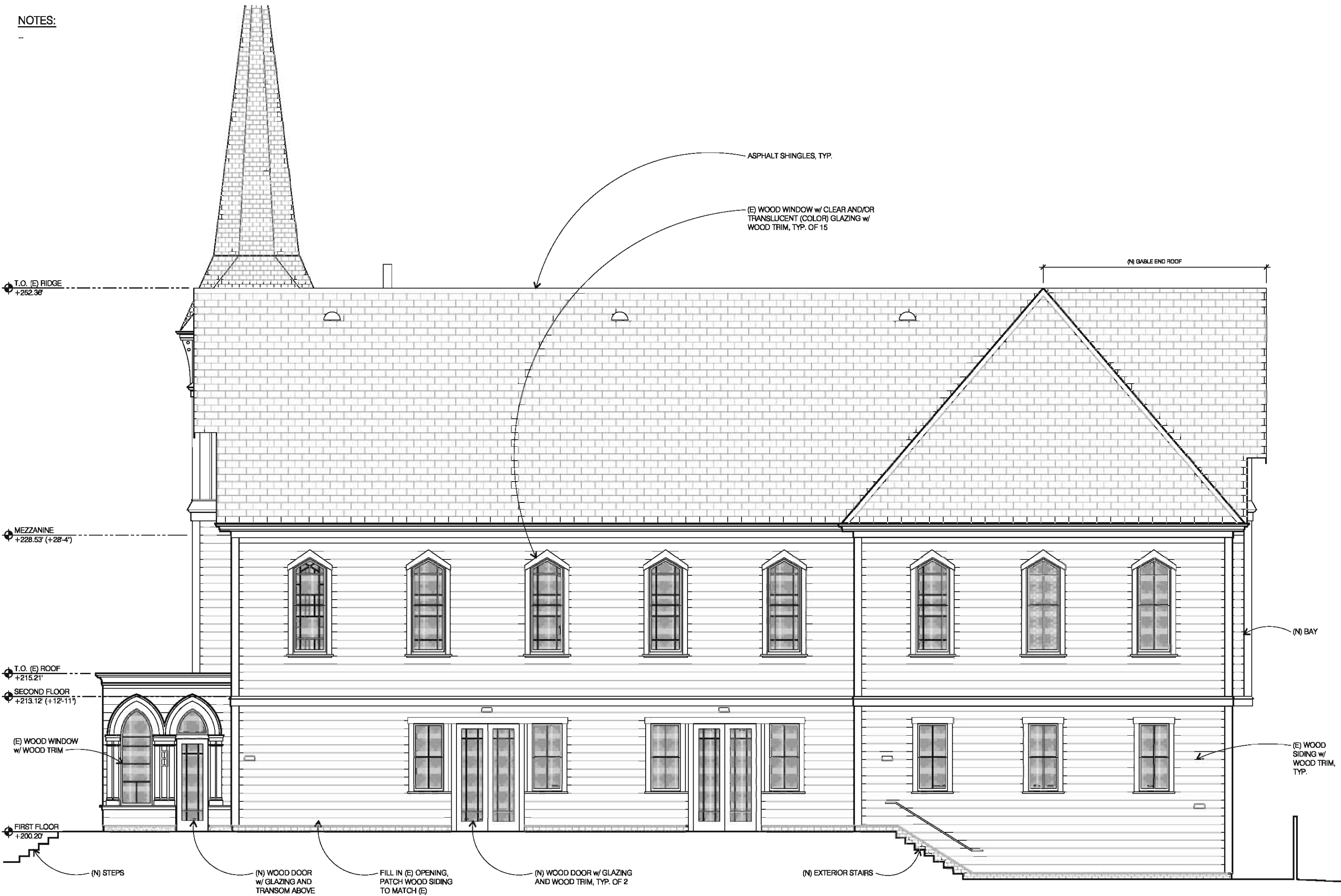
Job: 0708

Sheet

A3.4

NOTES:

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1 SOUTH ELEVATION
A3.5 Scale: 1/8" = 1'-0"



ISSUES

GOLD MAN
ARCHITECTS

172 RUSS STREET
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SAN FRANCISCO, CA 94114



SOUTH ELEVATION

Date: 12 AUG 2010
Scale: 1/8" = 1'-0"
Drawn:
Job: 0708
Sheet
A3.5

