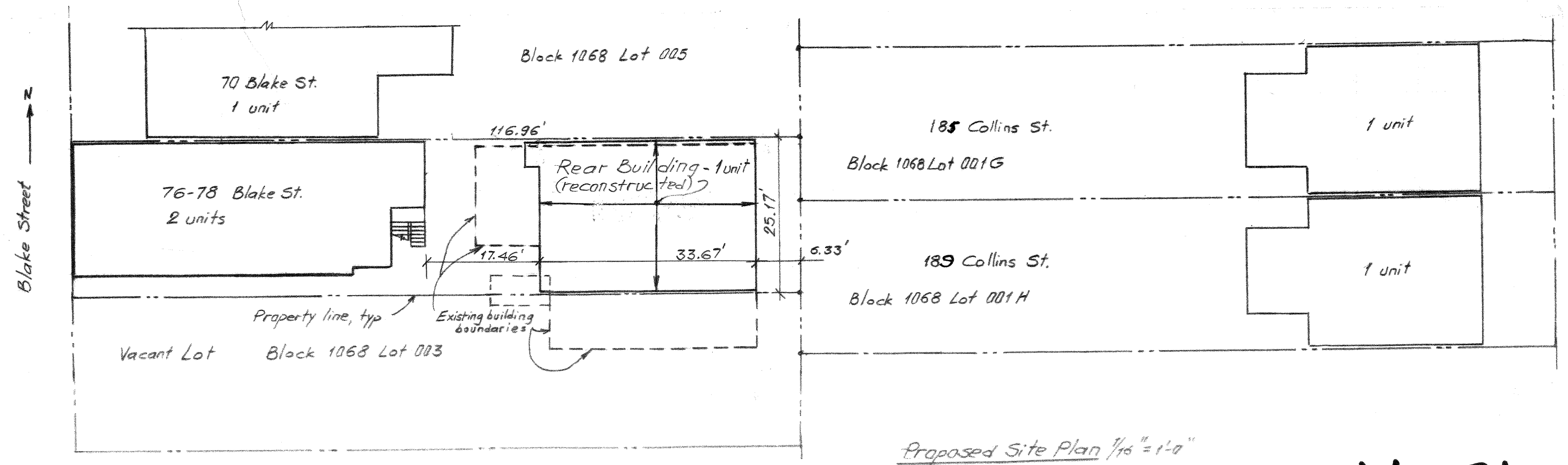
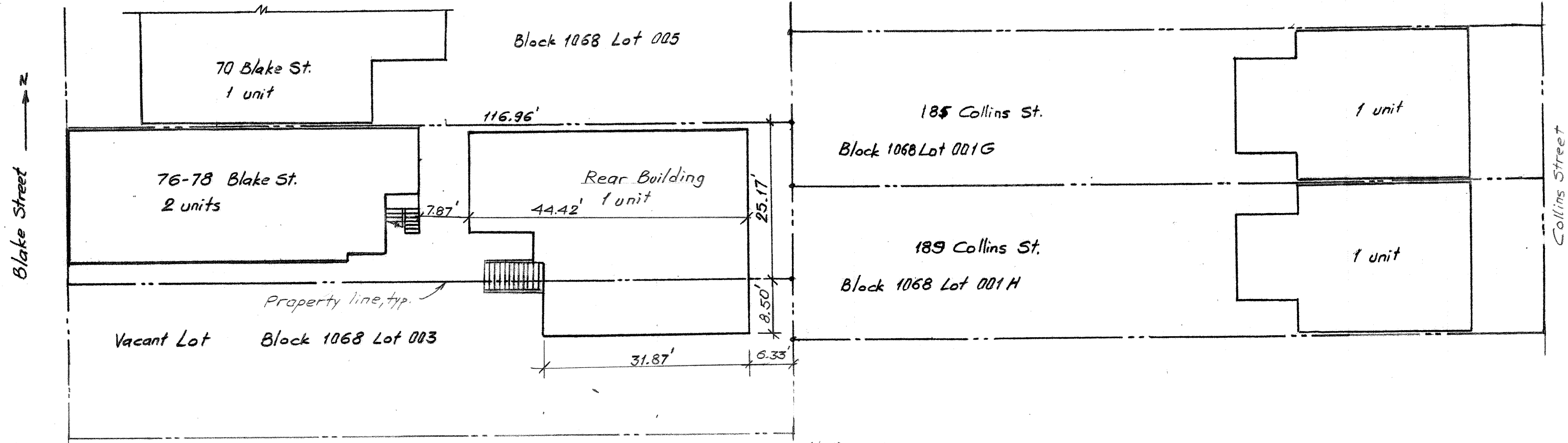
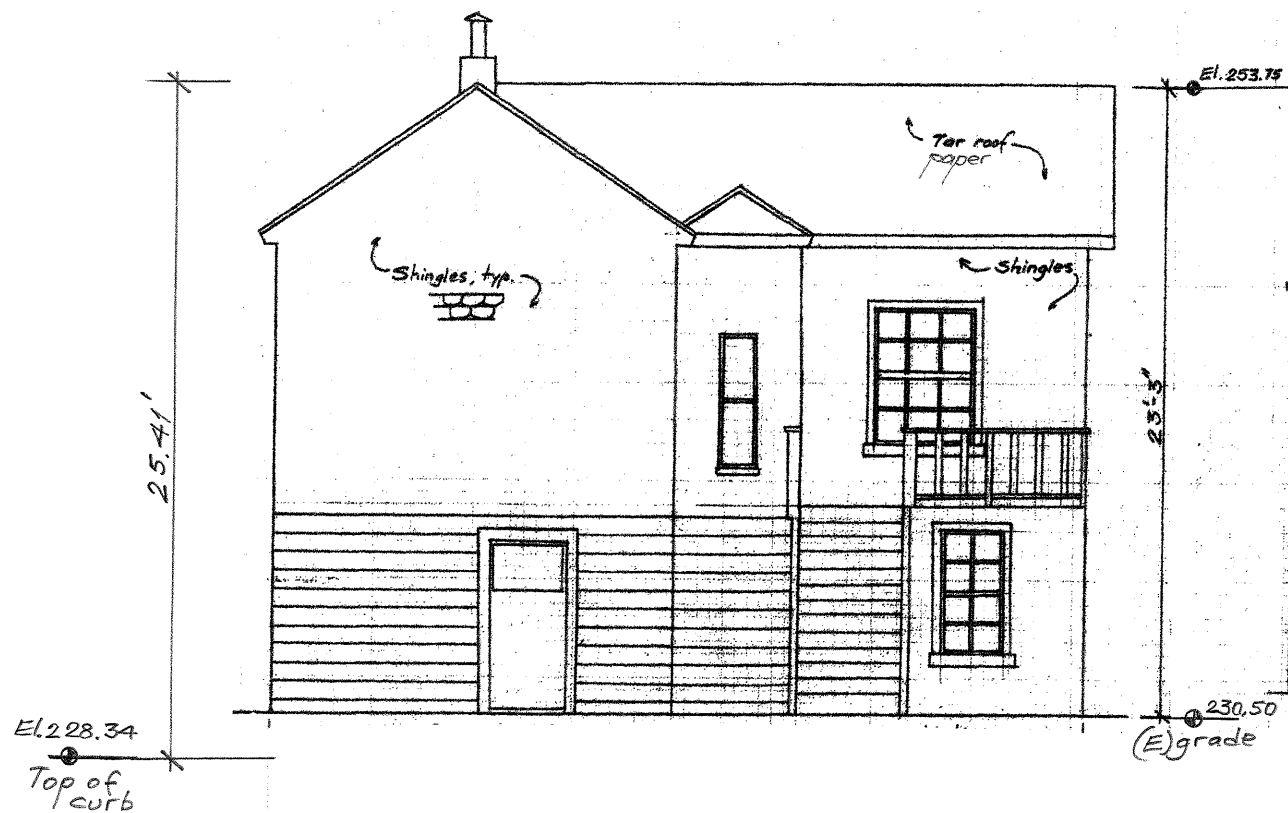
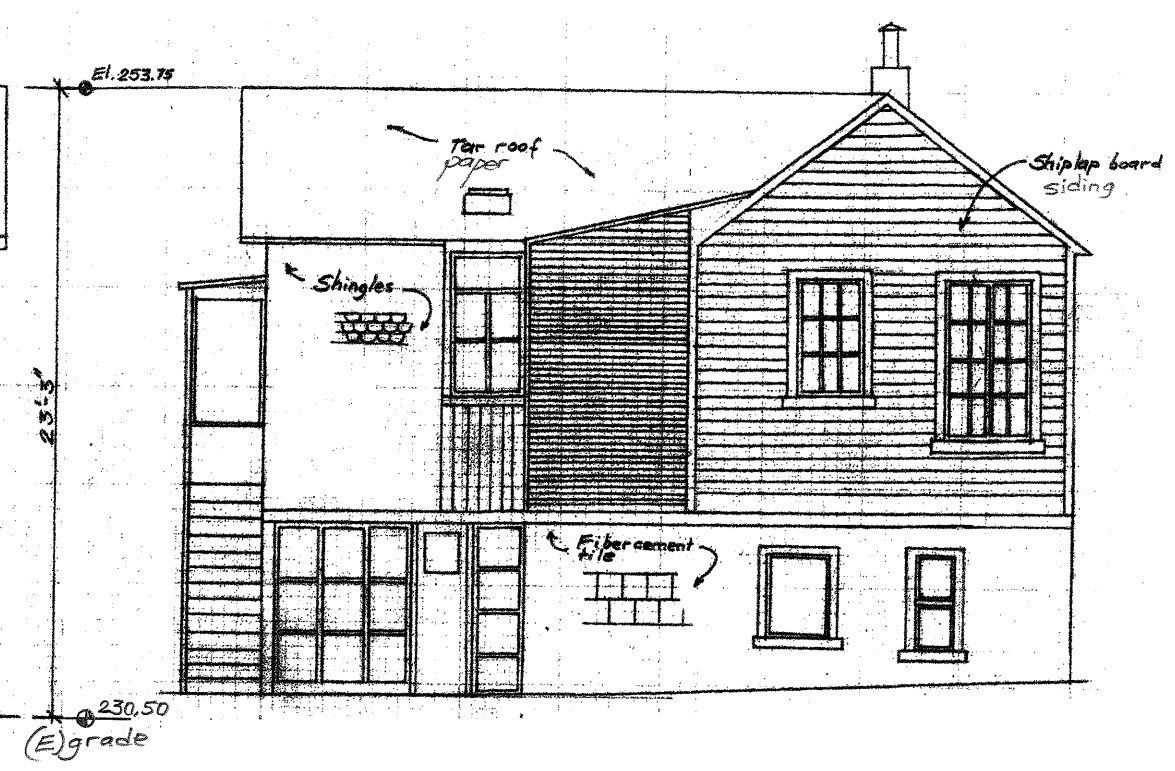




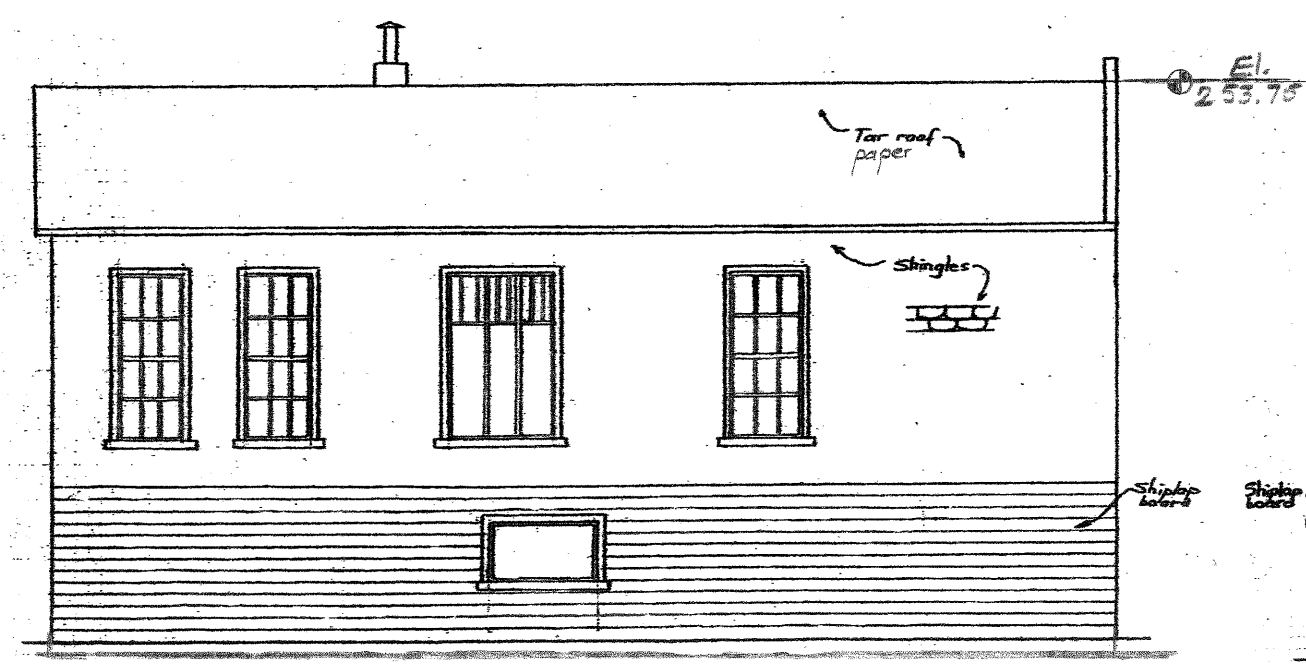
74 Blake St.



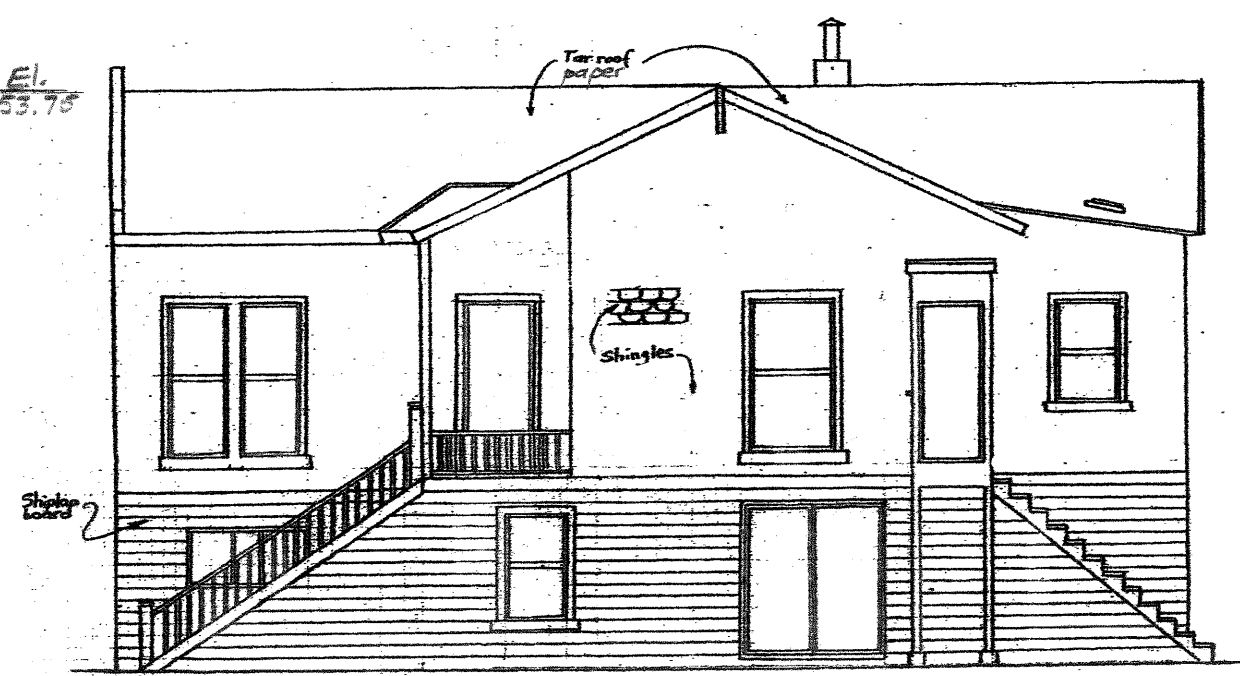
Existing West Elevation 1/8"=1'-0"



Existing East Elevation 1/8"=1'-0"



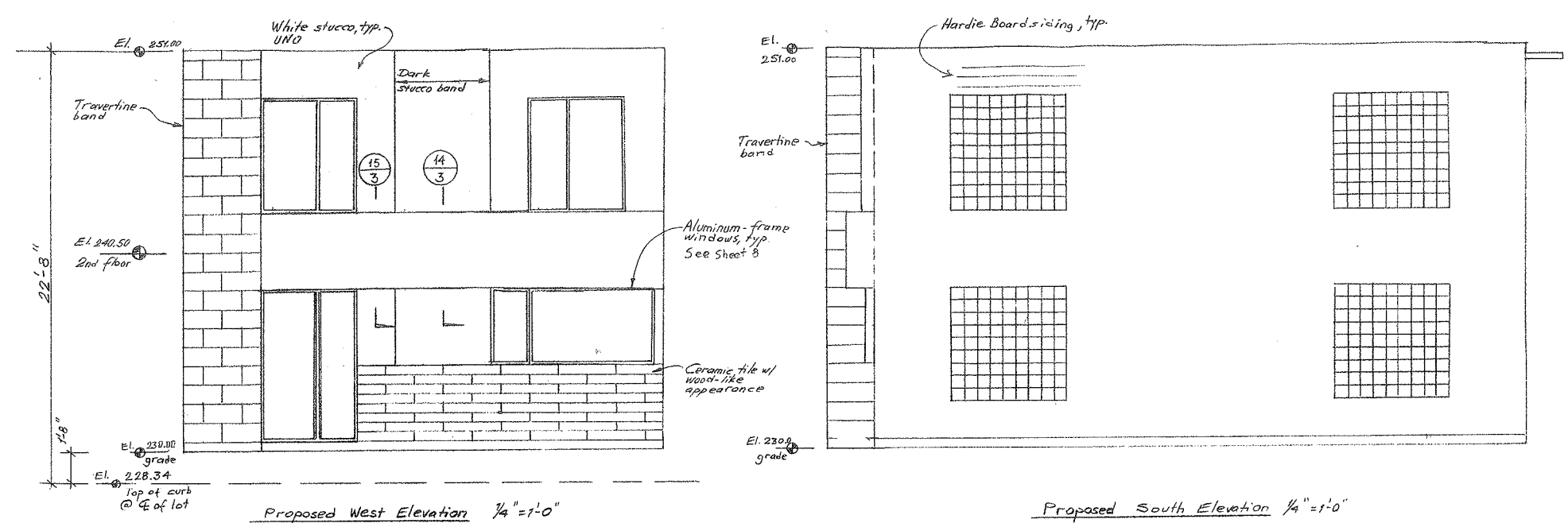
Existing North Elevation 1/8"=1'-0"



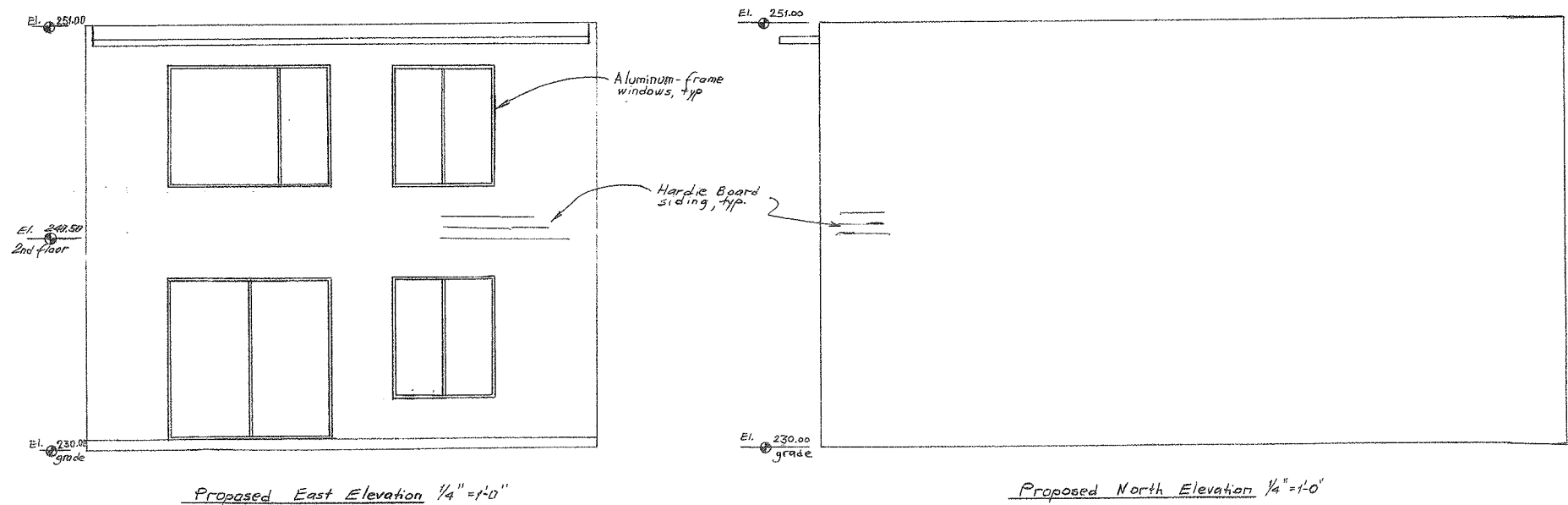
Existing South Elevation 1/8"=1'-0"

Elevations of Existing Building

74 Blake St.



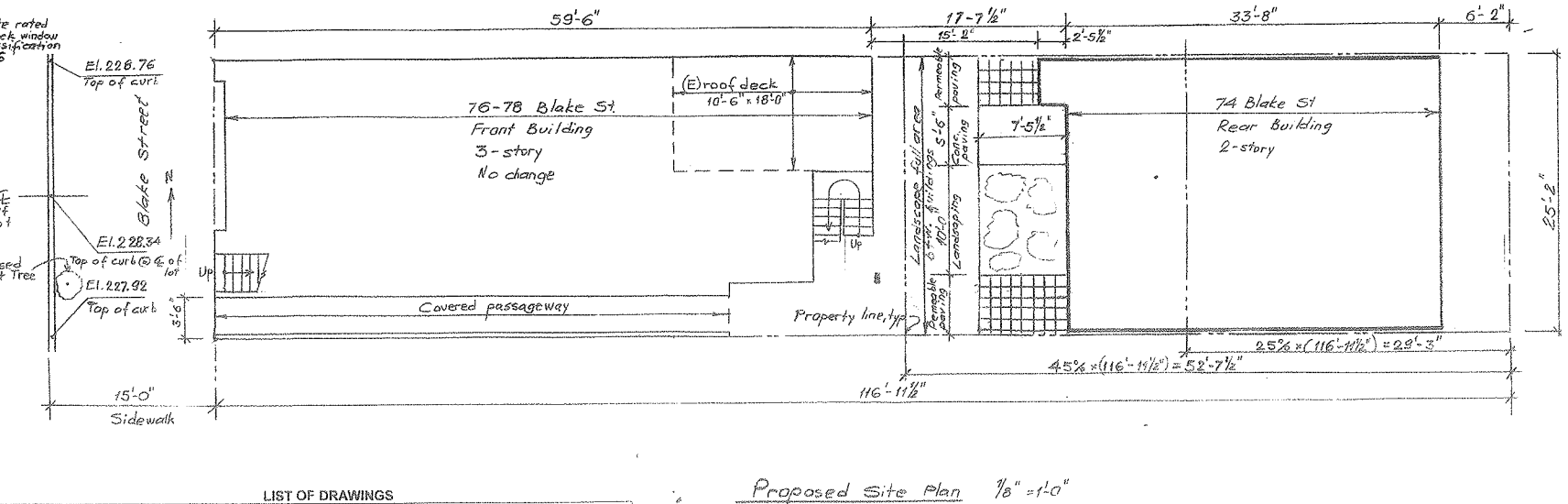
Location	Area provided	Required
Roof deck	189 sf	Common for 3 units
Area between front & rear bldg's	444 sf	$125' \times 3 \times 1.33 =$
Total	633 sf	500sf



Building Code	2013 edition of SFBC
Type of Construction	V B
Occupancy Group	R 3
Number of Stories	2

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE 2013 EDITION OF SAN FRANCISCO BUILDING CODE.
2. ALL WINDOWS SHALL HAVE FIXED GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24", AND THAT GLAZING SHALL BE MADE WITH TEMPERED GLASS.
3. ALL WALLS SHALL BE FINISHED WITH A MINIMUM OF 1/2" THICK GYPSUM BOARD TYPE X FINISH. AT PROPERTY LINE WALLS INSTALL 5/8" THICK GYPSUM BOARD TYPE X FINISH AT BOTH FACES OF WALL. ATTACH GYPSUM BOARD FINISH TO FRAMING MEMBERS AND BLOCKING. INSTALLATION OF GYPSUM BOARD FINISH SHALL BE PER CBC SECTION 2508.
4. 2ND FLOOR CEILING SHALL BE FINISHED WITH ONE LAYER OF 5/8" THICK GYPSUM BOARD TYPE X. ATTACH GYPSUM BOARD FINISH TO FRAMING MEMBERS AND BLOCKING. INSTALLATION OF GYPSUM BOARD FINISH SHALL BE PER CBC SECTION 2508.
5. INSTALL R15 THERMAL INSULATION AT EXTERIOR WALLS. INSTALL R30 THERMAL INSULATION AT ROOF.
6. ELECTRICAL SYSTEM SHALL CONFORM TO PROVISIONS OF THE 2013 EDITION OF NEC.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER PER NEC ART. 210.2.
8. GROUND FAULT CIRCUIT INTERRUPTERS (DESIGNATED ON THE PLANS AS GCFI) SHALL BE INSTALLED IN THE BATHROOMS AND KITCHEN.
9. INSTALL HARD-WIRED SMOKE ALARM DEVICES IN BEDROOMS.
10. INSTALL HARD-WIRED CARBON MONOXIDE ALARM DEVICE COMBINED WITH SMOKE ALARM DEVICE WHERE INDICATED.
11. PLUMBING SYSTEM SHALL CONFORM TO PROVISIONS OF THE 2013 EDITION OF SAN FRANCISCO PLUMBING CODE.
12. THE HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F AT A POINT 3' ABOVE FLOOR IN ALL HABITABLE ROOMS.



LIST OF DRAWINGS	
Sheet	Title
1	1 st and 2 nd Floor Plans (proposed). Proposed Site Plan. Proposed Building Elevations
2	1 st and 2 nd Floor Plans (existing). Existing Site Plan. Existing Building Elevations. Statistics
2A	Green Building Code Specifications
3	Building Section and Details. Foundation Plan. 2 nd Floor and Roof Framing Plans. Structural Details
4	Exterior Serein Wall Elevations. General Notes. General Structural Notes
5	Title 24 Energy Analysis (part 1)

EXISTING BUILDING
THE EXISTING BUILDING WAS REVIEWED BY DPC (CASE No. 2012.0907E DATED JANUARY 17, 2013)
AND THE FOLLOWING CONCLUSION WAS REACHED: *No Historical Resource Present.*