

492 Douglass Renovation & Addition

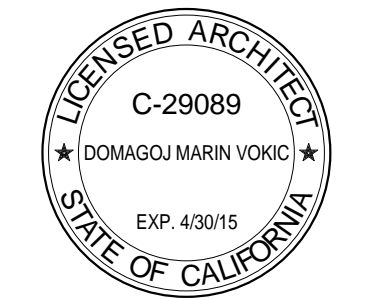
492 Douglass Street. San Francisco, CA 94114



3350 Steiner Street
San Francisco, CA 94123
415.440.2880
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Braverman Residence

492 Douglass St.
San Francisco, CA
94114



Date & Issue
Environmental Evaluation
Application
23 April 2013
Site Permit
02 July 2013
Site Permit, Revision 1
05 November 2013

21st and Douglass

File:
Job #:
Drawn By:
DO NOT SCALE DRAWINGS
Scale: 12" = 1'-0"

Cover Sheet, Index &
Project Information

A0.0

PERSPECTIVE



Street Perspective of Proposed Design

SCOPE OF WORK

Renovation to the existing single family dwelling. Horizontal addition at the First Floor, Second Floor and Third Floor. Addition of Basement level at new horizontal addition.

PROJECT DIRECTORY

Project Sponsor

Gedalia Braverman
901 Noe Street
San Francisco, CA 94114
415.867.9876

Architect

Armour+Vokic Architecture
3350 Steiner Street
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Job Captain
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BUILDING DATA

Block & Lot No.	2753 - 009
Zoning	RH-2
Occupancy Use	R-2 Single Family Dwelling
(E) Const. Type	V-B
(N) Const. Type	V-B
(E) No. of Stories	2
(N) No. of Stories	3 Stories over Basement
(E) Height	25' - 8 1/2" (t.o. (E) Roof Ridge)
(N) Height	39' - 10" (t.o. (N) Roof Ridge)

Effective CODES:

2010 CBC & SF Amendments
2010 CMC & SF Amendments
2010 CPC & SF Amendments
2010 California Electrical Code
& SF Amendments
2010 California Energy Code
& SF Amendments
2010 CFC & SF Amendments
2007 San Francisco Housing Code Amendments

-Building to Receive a Full Seismic Upgrade
-Building to Receive an Automatic Sprinkler
System in Accordance to 2010 CBC 903,
under separate permit.

AREA CALCULATIONS

EXISTING AREAS

LEVEL	UNCONDITIONED	CONDITIONED	GROSS
Ground Floor/Garage	459 SF	257 SF	716 SF
Second Floor	0 SF	706 SF	706 SF
Third Floor	0 SF	320 SF	320 SF
Subtotal (E)	459 SF	1,283 SF	1,742 SF

PROPOSED AREAS

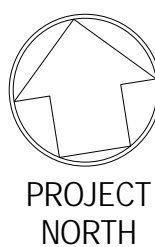
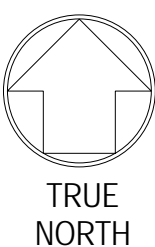
LEVEL	UNCONDITIONED		CONDITIONED		GROSS	
	net change	result	net change	result	net change	result
Basement/Garage	803 SF	803 SF	133 SF	133 SF	936 SF	936 SF
Ground Floor	-459 SF	0 SF	1,427 SF	1,684 SF	968 SF	1,684 SF
Second Floor	0 SF	0 SF	997 SF	1,703 SF	997 SF	1,703 SF
Third Floor	0 SF	0 SF	149 SF	469 SF	149 SF	469 SF
Subtotal	344 SF		2,706 SF		3,050 SF	
TOTAL (N)		803 SF		3,989 SF		4,792 SF

LOT AREA = 2,304 SF (96'-0" depth x 24'-0" street width)

VICINITY MAP



PROJECT LOCATION:
492 Douglass Street



1. The contractor will visit the site and be fully cognizant of all existing conditions prior to submitting any propositions or bids.
2. Contractor shall be responsible for the safekeeping of all existing utilities, amenities and site improvements during construction, whether or not shown on drawings or uncovered during work.
3. Contractor shall provide positive drainage away from residence.
4. The contractor shall at all times, keep the construction site free from accumulation of waste materials or rubbish caused by contractor's operations.
5. At the completion of the work, contractor shall clean all surfaces and leave the work "broom clean". All carpets are to be vacuumed clean.
6. Trench backfill within public right-of-way shall conform to city or county standards.
7. Contractor shall provide for traffic control as required.
8. Contractor shall provide and utilize facilities necessary to control dust.
9. If any asbestos or known materials containing asbestos are discovered, the contractor will be responsible to coordinate with the owner, as required for the removal of these conditions, prior to the beginning of this project. If the contractor participates in any portion of the removal process in his coordination with the owner, then the contractor will provide the owner with a written statement releasing the owner of any future liability from the contractor, his employees and any subcontractors hired by the contractor related to this work.
10. These drawings and specifications do not represent an assessment of the presence or of an assessment of the absence of any toxic or hazardous materials on this project site. The owners are solely responsible for such assessment and should be consulted for any questions, therein. The contractor will resolve the applicable regulations and procedures with the owner at the time of discovery.
11. All work will be performed in accordance with all applicable codes, laws, ordinances and regulations, which relate to this project, including but not limited to: State of Cal. Administrative Code **Title 24**, last accepted edition: **CBC 2007** or last accepted edition: **CEC 2007** or last accepted edition: **CPC 2007** or last accepted edition: **CMC 2007** or last accepted edition.
12. It is the responsibility of the contractor to notify the Architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project.
13. The contractor will coordinate and be responsible for all work by subcontractors and their compliance with all these general conditions. The contractor will identify any conflicts between the work of the subcontractors, as directed by these drawings, during the layout of the affected trades. The contractor will review these conditions with the architect for design conformance before beginning any installation.
14. The contractor will field verify all existing and proposed dimensions and conditions. It is the responsibility of the contractor to notify the architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications. Contractor shall follow dimensions and is not to scale drawings. If dimensions are required but not shown the contractor shall notify the architect.
15. Any changes, alternatives or modifications to these drawings and specifications must be approved in writing from the architect and owner, and only proceed when such written approval clearly states the agreed cost or credit of the change, alternative or modification to this project.
16. The intent of these drawings and specifications is to include all items necessary for a complete job. The contractor will provide all materials, labor and expertise necessary to achieve a complete job as shown in these drawings and specifications or not shown, but intended.
17. The contractor is fully responsible for construction means, methods, techniques, sequences and procedures for the work shown on these drawings and specifications. It is the contractors responsibility to enact the aforementioned in compliance with generally accepted standards of practice for the construction industry for the type of work shown on these drawings and specifications.
18. The architect reserves the right of review for all materials and products, for which no specific brand name or manufacturer is identified in these drawings and specifications. The contractor shall verify with the architect the need for shop drawings or samples of materials and products, which were not identified, as well as any material, products or equipment substitutions proposed in place of those items identified in these drawings and specifications.
19. It is the contractors responsibility to verify and coordinate all utility type connections, utility company's requirements and include any related costs associated with this responsibility in their proposal or bid. The contractor is responsible for writing letters regarding operative agreements for this project between the contractor and the local fire department, the local water agency, the local natural or propane gas providers, TV provider, the owner's security service provider and any unnamed utility type service provider. The contractor will provide copies of any such agreements to the architect and owner, if required or requested.
20. The contractor is fully responsible to enact the appropriate safety precautions required to maintain a safe working environment. The contractor will also indemnify and hold harmless the owner, the architect, their consultants, and their employees from and against any claims for damages, including any injury claims by the contractor, his employees, his subcontractors or anyone he allows on the construction site, which result from the contractor's performance of the work shown on these drawings and specifications.
21. The contractor will carry the appropriate workman's compensation and liability insurance as required by the local government agency having jurisdiction for this issue, as well as comply with the generally accepted industry standards of practice for a project of his scope. It will be the responsibility of the contractor to verify with the owner if owner will be required to carry fire insurance or other types of insurance for the duration of the project, and assist the owner in identifying the amount of coverage required.
22. Where intended, all new work shall align and be of the same material finish and quality.
23. The sealant, caulking and flashing locations shown on these drawings are not intended to cover all conditions requiring these products. It is the responsibility of the Contractor to identify all conditions requiring these products, to review conditions not identified in the drawings with the Owner's Agent for design conformance and to provide and warrant a complete waterproof installation.
24. All connectors and fasteners are intended to be concealed, unless otherwise noted. Where such devices cannot be concealed, as intended, notify the Owner's Agent for review of design conformance.

1. Comply all with codes, laws, ordinances, rules, and regulations of public authorities governing the work.
2. Obtain and pay for permits and inspections required by public authorities governing the work.
3. Review documents, verify dimensions and field conditions and confirm that work is buildable as shown. Report any conflicts or omissions to the architect for clarification prior to performing any work in question.
4. Submit requests for substitutions, revisions, or changes to architect for review prior to purchase, fabrication or installation.
5. Coordinate work with the owner, including scheduling time and locations for deliveries, building access, use of building services and facilities, and use of elevators. Minimize disturbance of building functions and occupants.
6. Owner will provide work noted "by others" or "NIC" under separate contract. Include schedule requirements in construction progress schedule and coordinate to assure orderly sequence of installation.
7. Coordinate telecommunications, data and security system installations.
8. Maintain exits, exit lighting, fire protective devices, and alarms in conformance with codes and ordinances.
9. Protect area of work and adjacent areas from damage.
10. Maintain work areas secure and lockable during construction. Coordinate with tenant and landlord to ensure security.
11. Do not scale drawings. Written dimensions govern. In case of conflict, consult the architect.
12. Maintain dimensions marked "clear". Allow for thickness of finishes.
13. Coordinate and provide backing for millwork and items attached or mounted to walls or ceilings.
14. Where existing access panels conflict with construction, relocate panels to align with and fit within new construction.
15. Undercut doors to clear top of floor finishes by 1/4 inch, unless otherwise noted.
16. If the Contractor finds fault, disagrees, objects or would like to change the scope of these conditions and his stated responsibilities as outlined in these General Notes, then the Contractor must resolve such changes with the Owner in writing before signing a contract. Failure to do so will constitute an understanding of these General Notes and their acceptance by the Contractor.

1. The demolition work shown on this drawing is not the complete demolition required to accommodate the new work. The intent of this drawing is to generally show the scope of work expected of the Contractor. The contractor will be responsible to coordinate any additional work required, but not shown, in order to accommodate any new work.
2. All the dimensions shown or not shown, but required, must be verified in the field by the Contractor. The information shown on these drawings was derived by the architect without any surveying or engineering type equipment. Anyone relying on this information, should be reminded, that they do so at their own risk.
3. Where necessary, the Contractor will coordinate the capping and patching of all existing plumbing fixtures and related equipment, shown to be removed, with the existing system to remain. The Contractor will verify the work required to install and patch the new plumbing fixtures and related equipment, as shown on the new work plans, into the remaining existing system. The Contractor will review with the Designer in the field any conditions, which will conflict with this intent.
4. Where necessary the Contractor will coordinate the patching of the mechanical system and related devices, shown to be removed, with the existing system to remain. The Contractor will verify the work required to install any new mechanical system and related equipment, as shown on the new work plans, into the remaining existing system (where required). The Contractor will review with the Designer in the field any conditions, which will conflict with this intent.
5. Where necessary the Contractor will coordinate the capping and patching of all existing electrical fixtures and related equipment, shown to be removed, with the existing system to remain (where required). The Contractor will verify the work required to install and patch the new electrical fixtures and related equipment, as shown on the new work plans, into the remaining existing system. The Contractor will review with the Owner's Representative in the field any conditions, which will conflict with this intent.
6. Where necessary the Contractor will protect existing wood and carpeted floors with at least one layer of heavy craft paper and one layer of Masonite.
7. The Contractor is solely responsible for all shoring and protection of excavation cuts and holes, as required by CAL-OSHA and the local authorities. The Contractor is solely responsible for obtaining any additional permits, engineering, and construction documents related to this work, whether or not they are required, from the local authorities.
8. Comply with applicable Local, State and Federal Codes and Regulations pertaining to safety of persons, property and environmental protection.
9. Provide and maintain barricades, lighting, and guardrails as required by applicable codes and regulations to protect occupants of building and workers.
10. Erect and maintain dustproof partitions as required to prevent spread of dust, fumes, and smoke, etc. to other parts of the building. On completion, remove partitions and repair damaged surfaces to match adjacent surfaces.
11. If demolition is performed in excess of that required, restore effected areas at no cost to the owner.
12. Remove from site daily and legally dispose of refuse, debris, rubbish, and other materials resulting from demolition operations.
13. Remove designated partitions, components, building equipment, and fixtures as required for new work.
14. Remove abandoned HVAC equipment, including duct work.
15. Remove abandoned electrical, telephone and data cabling and devices, unless otherwise noted.
16. Remove existing floor finishes and prepare subfloor as required for new floor finishes.

Φ	PROPERTY LINE	R.C.L.	Enclosure	O.C.	Open
&	SQUARE FEET	E.P.	Electrical Panel	O.D.	Outside Diameter
∠	AND	E.Q.	Equal	O.P.	or Overflow
∠	ANGLE	EQUIP.	Equipment	Drain	
@	AT	EXPO.	Exposed	O.H.	Opposite Hand
/	DIAMETER	EXT.	Exterior	OPNG.	Opening
L	PERPENDICULAR			OPP.	Opposite
#	POUND OR NUMBER	F.D.	Floor Drain	PL.	Plate
<	LESS THAN	FF. (FF)	Finish Face	PLAS.	Plaster
>	GREATER THAN	FIN.	Finish	PLWD.	Plywood
⊥	CENTERLINE	FL.	Floor	PNL.	Panel
		FLASH.	Flashing	PT.	Point
		FLOUR.	Flourescent	PR.	Pair
ABBRVS.	Abbreviations	F.O.	Face of	PTD.	Painted
ABV.	Above	F.O.C.	Face of Concrete	PTN.	Partition
ACOUS.	Acoustic(al)	F.O.F.	Face of Finish	P.T.	Pressure Treated
A.D.	Area Drain	F.O.S.	Face of Stud		
ADJ.	Adjacent	FS	Face of Stud	R.	Riser or Radius
AFF	Above Finish Floor	FPRF.	Fireproof	REINF.	Reinforcing
AGGR.	Aggregate	FRG. (FRG)	Framing	R.D.	Roof Drain
AL. (AL)	Aluminum	FT.	Foot/Feet	REQ.	Required
A.P.	Access Panel	FTG.	Footing	RESIL.	Resilient
A.P.N.	Assessor's Parcel Number	FURR.	Furring	R.O.	Rough Opening
		FUT.	Future	RWDW.	Redwood
APPROX.	Approximate			RWL	Rainwater Leader
ARCH.	Architect	GA.	Gauge		
ASPH.	Asphalt	GALV.	Galvanized	S.	South
		G.B.	Grab Bar	S.C. (SC)	Solid Core
BD.	Board	GDRL.	Guardrail	SCHED.	Schedule
BKG.	Backing	GL. (GL)	Grid Line	SH.	Shelf
BLDG.	Building	G.L.S.	Glass	SHR.	Shower
BLKG.	Blocking	GFCI	Ground Fault	SHT.	Sheet
BM.	Beam		Circuit Interrupt	SIM.	Similar
B.O.	Bottom of	GND.	Ground	SPEC.	Specification
B.U.R.	Built-up Roofing	GR.	Grade	SQ.	Square
		GYP.	Gypsum	S.S.	Stainless Steel
CAB.	Cabinet	GWB	Gypsum	S.S.D.	See Structural
C.B.	Catch Basin		Wall-board		Drawings
CEM.	Cement	G.I.	Galvanized Iron	STD.	Standard
CER.	Ceramic			STL.	Steel
C.I.	Cast Iron	H.B.	Hose Bib	STOR.	Storage
C.J.	Control Joint	H.C. (HC)	Hollow Core	STRL.	Structural
CL	Centerline	HDWD.	Hardwood	S.V.	Sheet Vinyl
CLG.	Ceiling	HDWR.	Hardware	SYM.	Symmetrical
CLKG.	Caulking	HDRL.	Handrail		
CLO.	Closet	H.M. (HM)	Hollow Metal	T.	Tread
CLR.	Clear	HORIZ.	Horizontal	T.B.	Towel Bar
C.M.U.	Concrete Masonry Unit	H.P.	High Point	TEL.	Telephone
		HR.	Hour	TEMP.	Tempered
CNTR.	Counter	HT.	Height	T&G	Tounge & Groove
C.O.	Clean Out			TH.	Threshold
COL.	Column	I.D.	Inside Diameter	THK.	Thick
CONC.	Concrete	INFO.	Information	T.O.	Top of
CONT.	Continuous	INSUL.	Insulation	T.O.W.	Top of Wall
CSWK.	Casework	INT.	Interior	T.P.D.	Toilet Paper
C.R.	Cold Rolled				Dispenser
C.T.	Ceramic Tile	JT.	Joint	T.V.	Television
CTR.	Center	HR.	Hour	T.S.	Tube Steel
CTSK.	Countersunk	KIT.	Kitchen	TYP.	Typical
DBL.	Double	LAM.	Laminate	UNF.	Unfinished
DET.	Detail	LAV.	Lavatory	U.O.N.	Unless Otherwise Noted
DIA.	Diameter	L.P.	Low Point		
DIM.	Dimension	L.T.	Light		
DN. (DN)	Down			VEN.	Veneer
D.O.	Door Opening	MAX.	Maximum	VERT.	Vertical
DR.	Door	M.C.	Medicine Cabinet	VEST.	Vestibule
DWR.	Drawer	MECH.	Mechanical	V.T.	Vinyl Tile
D.S.	Downspout	MEMB.	Membrane	V.I.F.	Verify in Field
DWG.	Drawing	MET.	Metal		
		MFR.	Manufacturer	W.	West
(E)	Existing	MNFR.	Manufacturer	W/	With
E.	East	MIN.	Minimum	WD. (WD)	Wood
EA.	Each	MISC.	Miscellaneous	W.O.	Where Occurs
E.B.	Expansion Bolt	MUL.	Mullion	W/O	Without
E.J.	Expansion Joint			WP.	Waterproofing
EL.	Elevation	(N)	New	WR.	Water Resistant
ELEC.	Electrical	N.	North	WT.	Weight
ELEV.	Elevator	N.I.C.	Not in Contract		
		NOM.	Nominal		
		N.T.S.	Not to Scale		

1. All walls to be 2x4 framing, U.O.N.

2. Coordinate with Structural Drawings for bearing wall framing and shear wall construction.

3. Notes on Architectural Dimensions:

- a) All interior wall dimensions are to face of stud wall, U.O.N.
- b) +/- dimensions provided for verification purposes.
- c) Verify any dimensional discrepancies with Architect.
- d) Abbreviations used for Architectural Dimensioning:
 - CL Centerline
 - CLR Clear (maintain clear dimension)
 - FF Finish Face
 - FS Face of Stud
 - FRG Framing
 - GL Grid Line
 - PL Property Line

4. All Grid Lines are referenced to Face of Stud, U.O.N. See Slab Plan, Sheet A0.0 for Grid Line location descriptions.

5. At all EXISTING EXTERIOR LOT-LINE WALLS provide minimum one layer of 5/8" Type 'X' GWB on inside of walls.

6. Insulation:

- Provide "Bayseal" spray-applied cellular polyurethane foam plastic insulation by Bayer MaterialScience, LLC.
- Provide foil faced batt insulation at all staple up radiant heating locations

R-Values for building components, unless noted elsewhere, are as follows:

Exterior Walls	R-13
Roof/Ceiling Assembly	R-30
Roof/Deck Assembly	R-19
Garage Ceiling	R-19
Ground Slab	R-5

Verify R-Values with Title 24 Report as shown on Sheets A0.5, A0.6, & A0.7.

7. See Sheets A6.1 thru A6.4 for Smoke Detector & Carbon Monoxide locations. Provide 100 Volt Hardwired Power with Battery Back-up for all SMOKE DETECTORS.

8. Comply with CBC 2010 Section 420.4 for Carbon Monoxide Alarms.

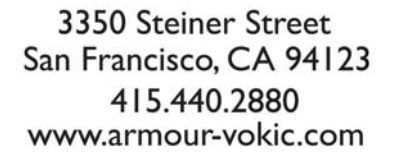
9. Provide LEVEL 5 finish at all NEW painted Gypsum Wall-Board locations, except Closets, Garage, and Mechanical which receive LEVEL 4 finish

10. Acoustical Considerations: Provide sound attenuating acoustic insulation at locations between all bathroom walls and surrounding spaces.

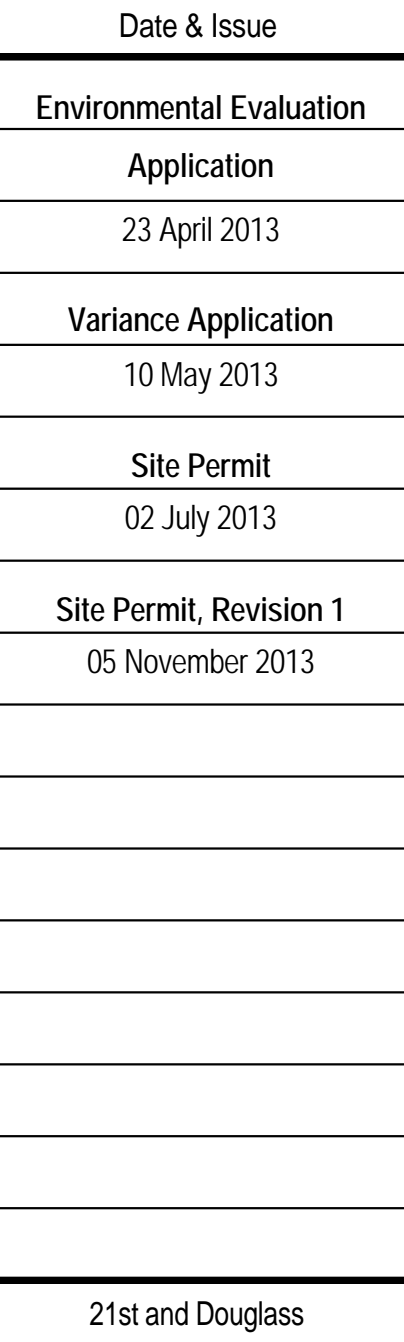
11. Sheet Metal:
All exterior sheet metal (flashing, gutters, leaders, etc.) to be copper, U.O.N.

12. Heating:

- Provide (N) Radiant Heating at the following locations:
 - Basement - In-slab
 - 1st Floor - Staple-up
- Provide (N) Gas-Fired 95% efficient condensing boiler, 120 gallon indirect fire domestic hot water storage tank & all necessary components for a complete installation.
- Provide (N) Forced Air Heating at the following locations:

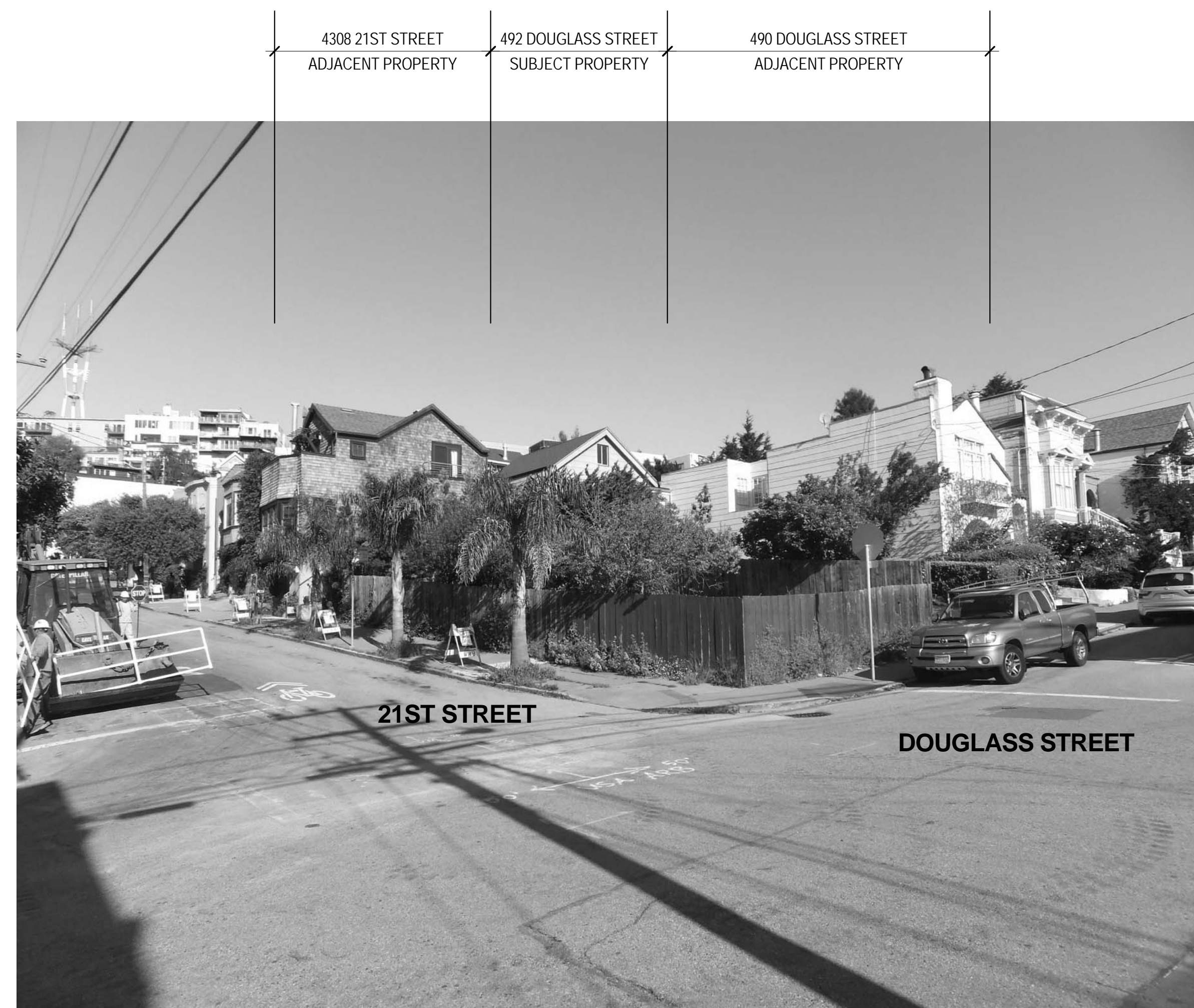


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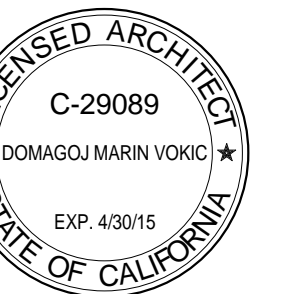


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 Job #: _____
 Drawn By: _____
 DO NOT SCALE DRAWINGS
 Scale: $1/4" = 1'-0"$

A0.1

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b #: _____
Drawn By: _____
DO NOT SCALE DRAWINGS
scale: _____

Project Photos

Existing South Perspective

Proposed South Perspective

Existing North-East Perspective

Proposed North-East Perspective



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21st and Douglass

t: _____
n By: _____
DO NOT SCALE DRAWINGS
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3D Perspectives

A0.3

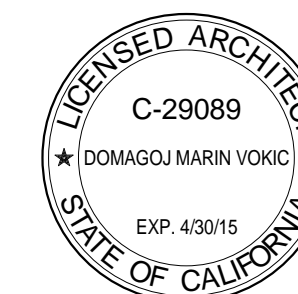
A+V

ARMOUR+VOKIC
ARCHITECTURE

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Date & Issue

Environmental Evaluation

Application

23 April 2013

Variance Application

10 May 2013

Site Permit

02 July 2013

Site Permit, Revision 1

05 November 2013

21st and Douglass

File:

Job #:

Drawn By: NN

DO NOT SCALE DRAWINGS

Scale:

3D Perspective

A0.4

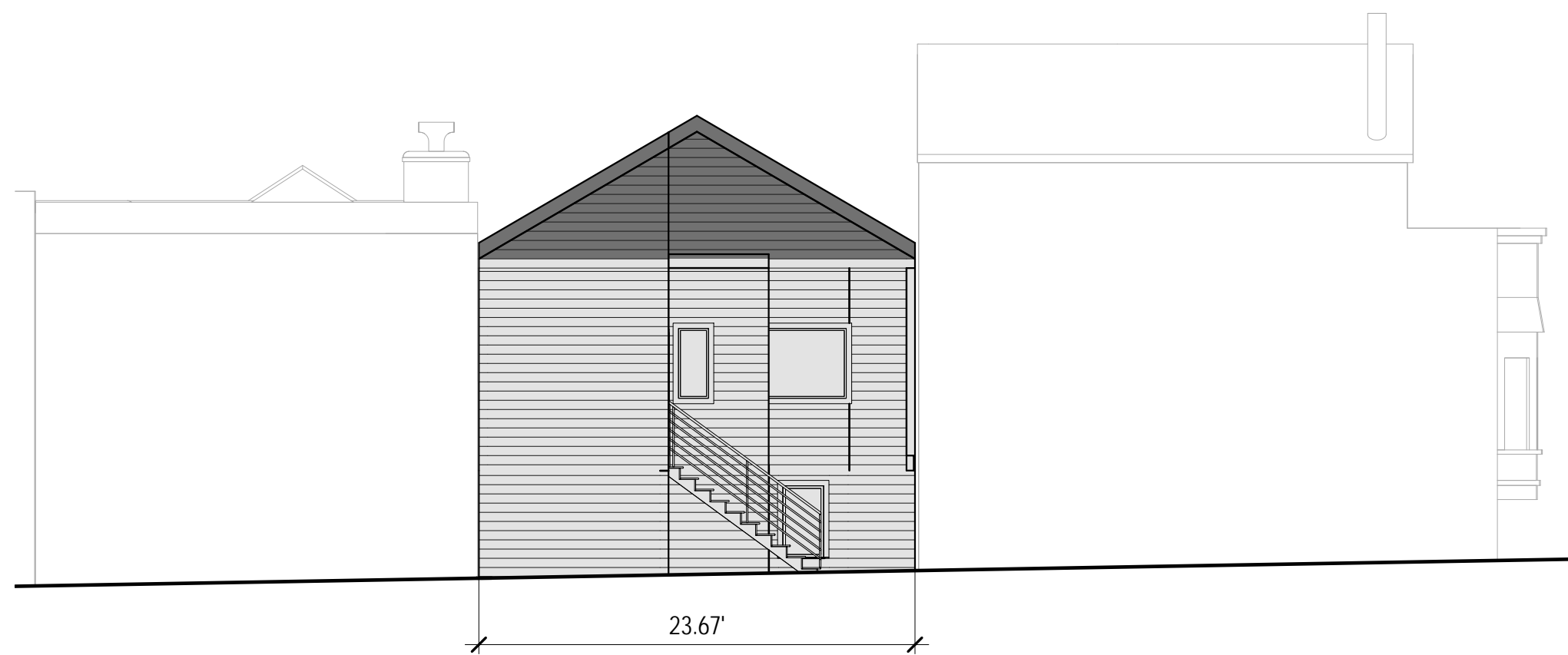


Proposed Street Level NW Perspective



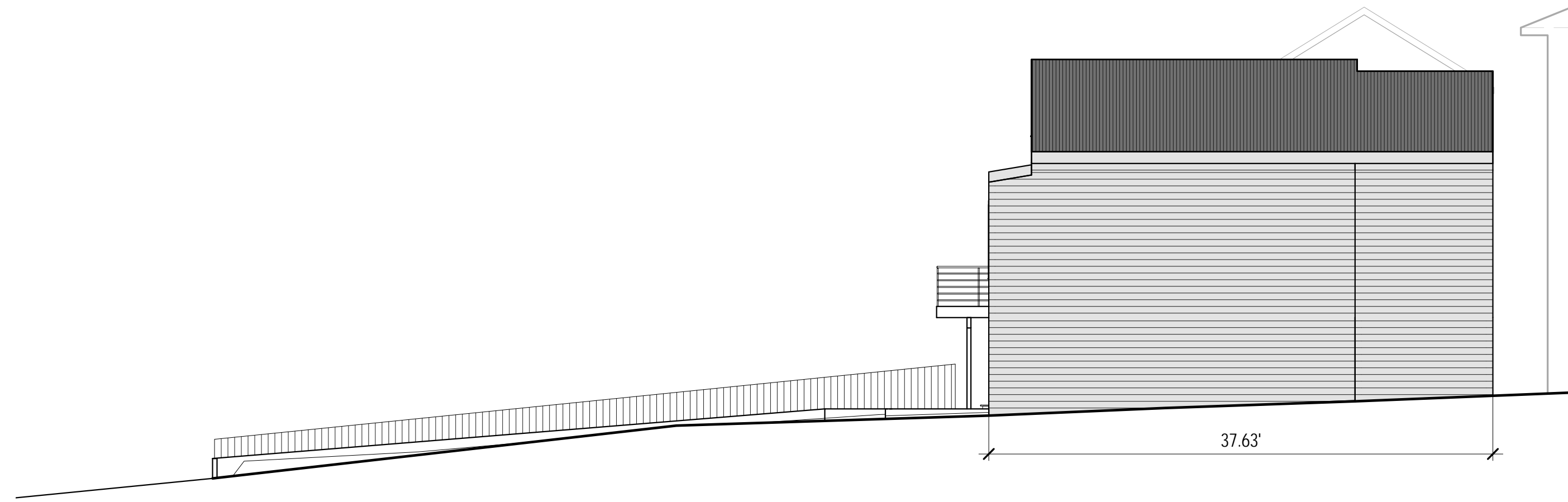
Existing East Elevation
SCALE: 1/8" = 1'-0"

4



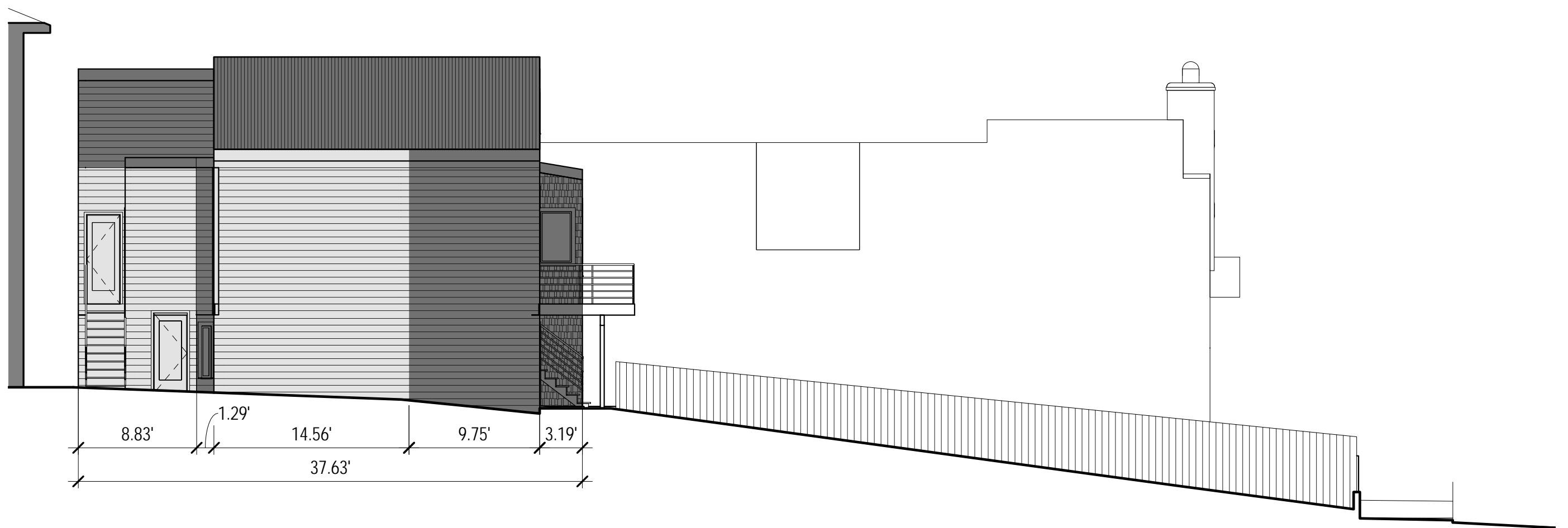
Existing West Elevation
SCALE: 1/8" = 1'-0"

3



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

2



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

1

Lineal Measurements	(E) Length	Removed	%Removed
Rear Façade (W)	23.67'	0'	
Front Façade (E)	23.67'	23.67'	
Front & Rear Total	47.34'	23.67'	<u>50%</u>
Side Façade (N)	37.63'	0'	
Side Façade (S)	37.63'	14.23'	
Exterior Total	122.60'	37.90'	<u>31%</u>
Area Measurements	(E) Area	Removed	% Removed
Rear Façade (W)	511	102	
Front Façade (E)	545	545	
Side Façade (S)	756	342	
Side Façade (N)	708	0	
Vertical Total	2520	989	<u>39%</u>
First Floor	716	716	
Second Floor	706	706	
Third Floor	320	320	
Roof	737	737	
Horizontal Total	2479	2479	<u>100%</u>

DEMO LEGEND



(E) WALL OR FLOOR TO REMAIN



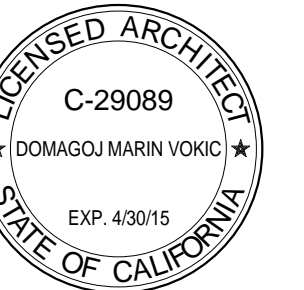
(E) WALL OR FLOOR TO BE DEMOLISHED



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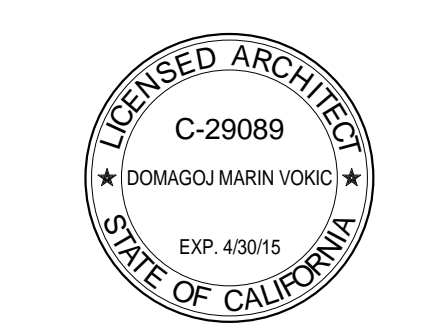
As indicated

Demolition
Calculations

A0.5



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21st and Douglass
File: _____
Job #: _____
Drawn By: _____ Author: _____
DO NOT SCALE DRAWINGS
Scale: 1/16" = 1'-0"

Proposed Block Plan

A1.0

SHEET NOTES

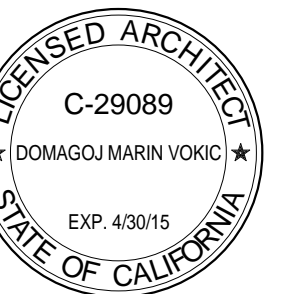
① (E) CURB CUT TO REMAIN



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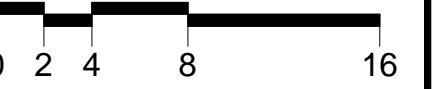
File:

Job #:

Drawn By:

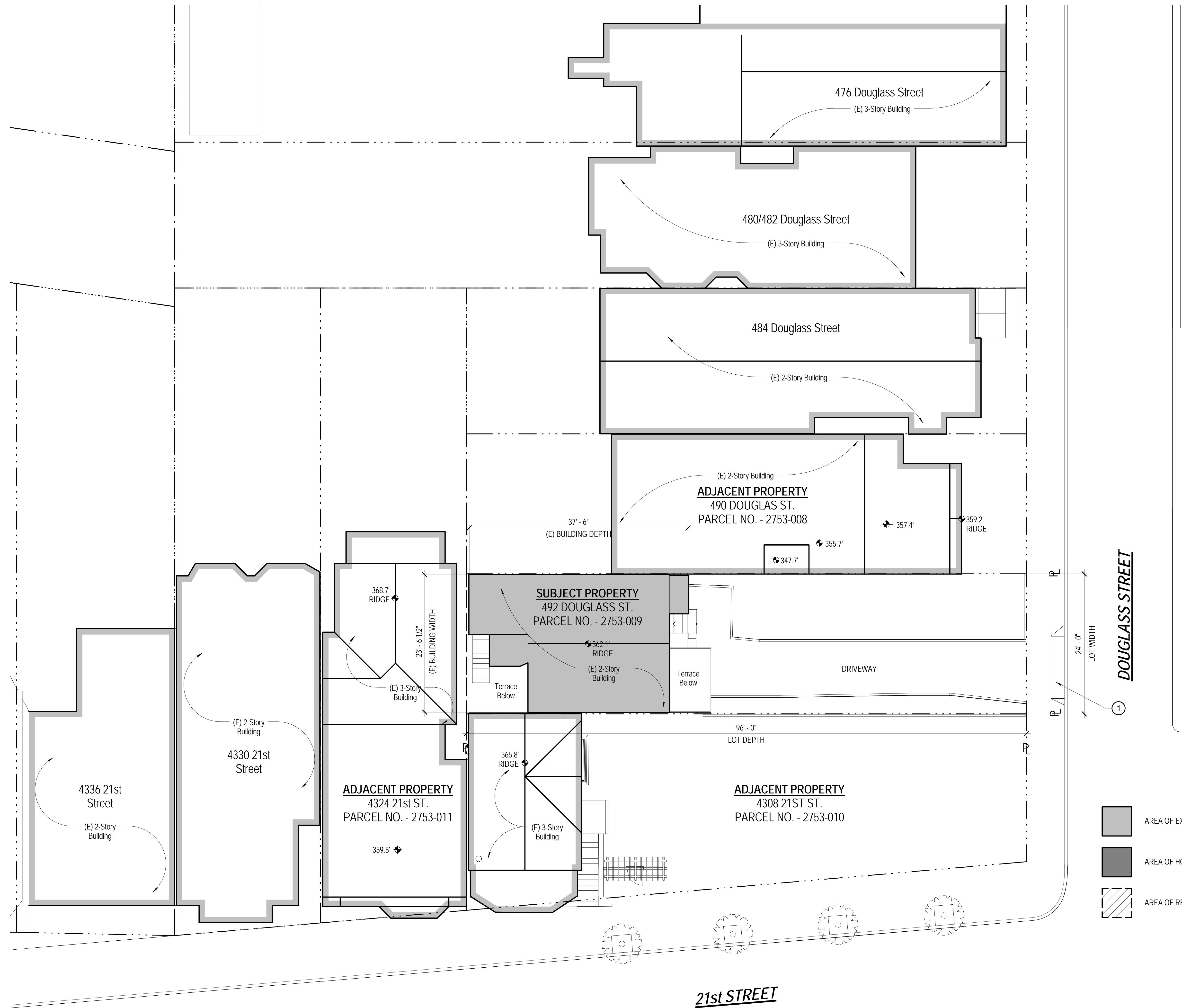
DO NOT SCALE DRAWINGS

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



Existing Site Plan

A1.1



- AREA OF EXISTING BUILDING TO REMAIN
- AREA OF HORIZONTAL ADDITION
- AREA OF REMOVAL AT EXISTING BUILDING



Existing Plot Plan
SCALE: 1/8" = 1'-0"

SHEET NOTES

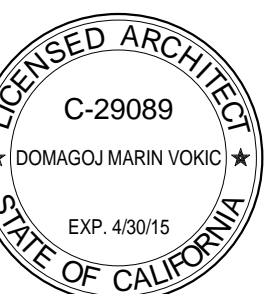
- ① (E) CURB CUT TO REMAIN
- ② (N) 24" STREET TREE



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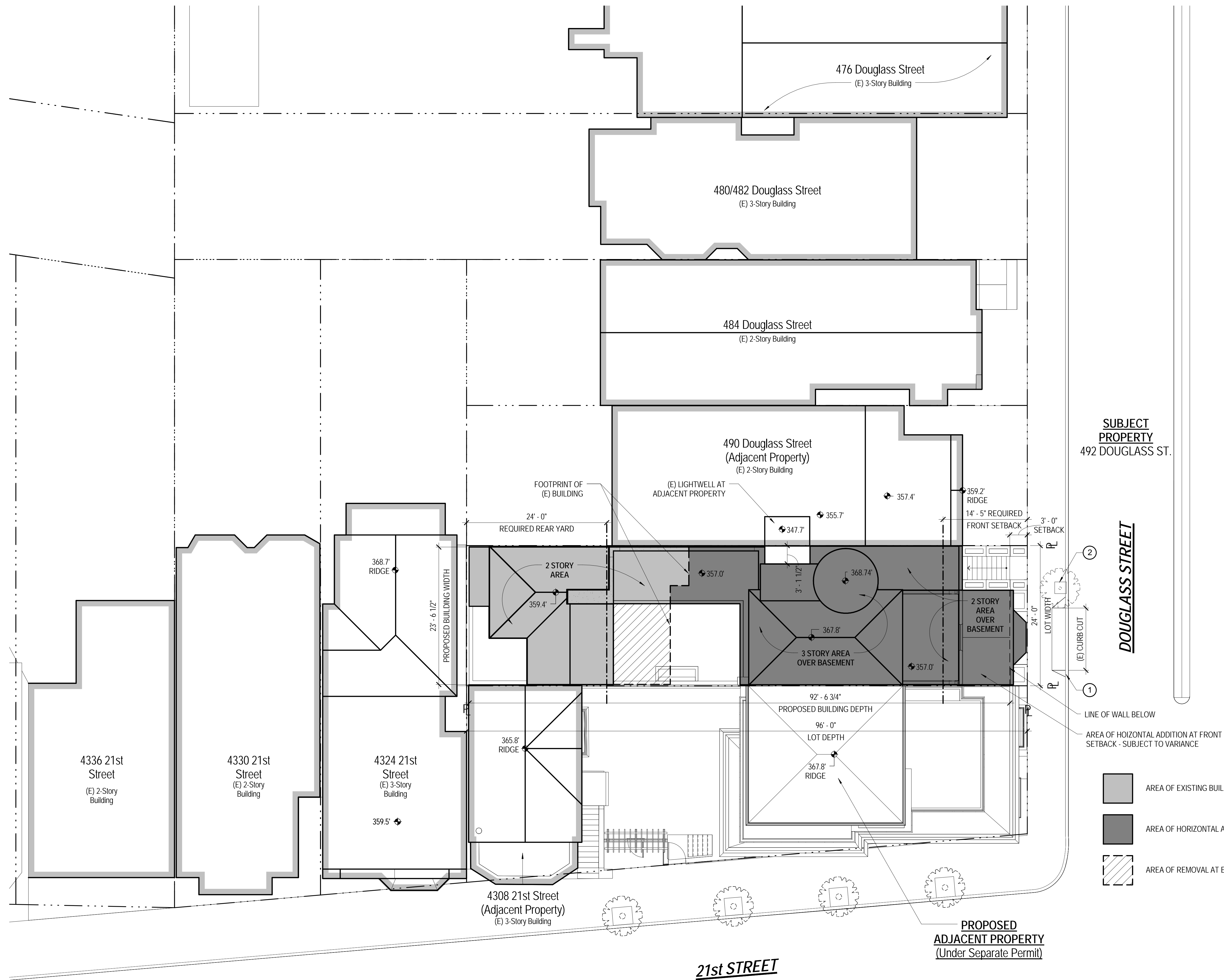
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File: _____
Job #: _____
Drawn By: _____ Author: _____
DO NOT SCALE DRAWINGS
Scale: 1/8" = 1'-0"

Proposed Site Plan

A1.2



Proposed Plot Plan
SCALE: 1/8" = 1'-0"

SHEET NOTES

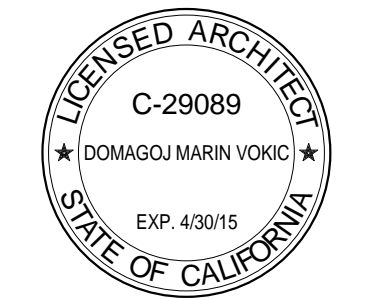
- ① NOT USED
- ② (N) 1HR RATED WALL AT PROPERT LINE OR WITHIN 3'-5' OF THE PROPERTY LINE
- ③ (N) INTERIOR STAIR. (16) RISERS @ 7 5/8" MAX (15) TREADS @10" MIN. STAIR PROFILE TO COMPLY W/ SECTION 1009.4.5 CBC 2010
- ④ (N) 20 MIN FIRE RATED DOOR: 1 3/4" SOLID CORE, SELF-CLOSING
- ⑤ (N) 1HR RATED SEPARATION AT GARAGE
- ⑥ (N) HANDRAIL - 34"-38" ABV. FIN. NOSING



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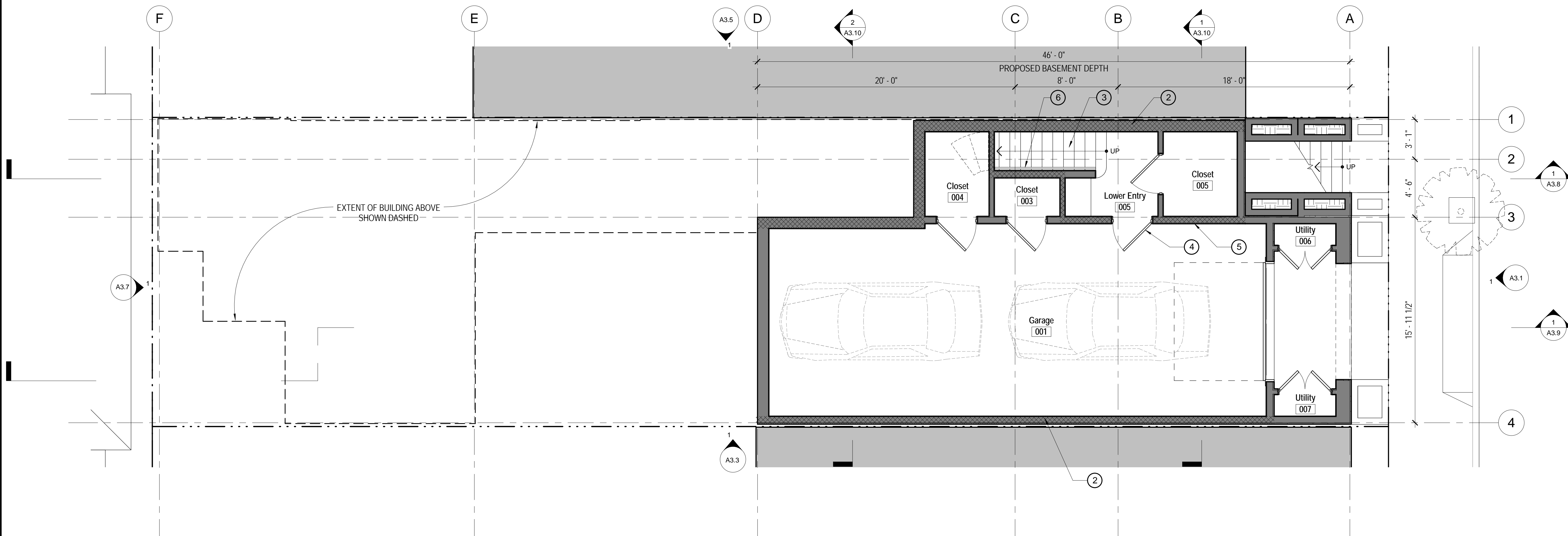
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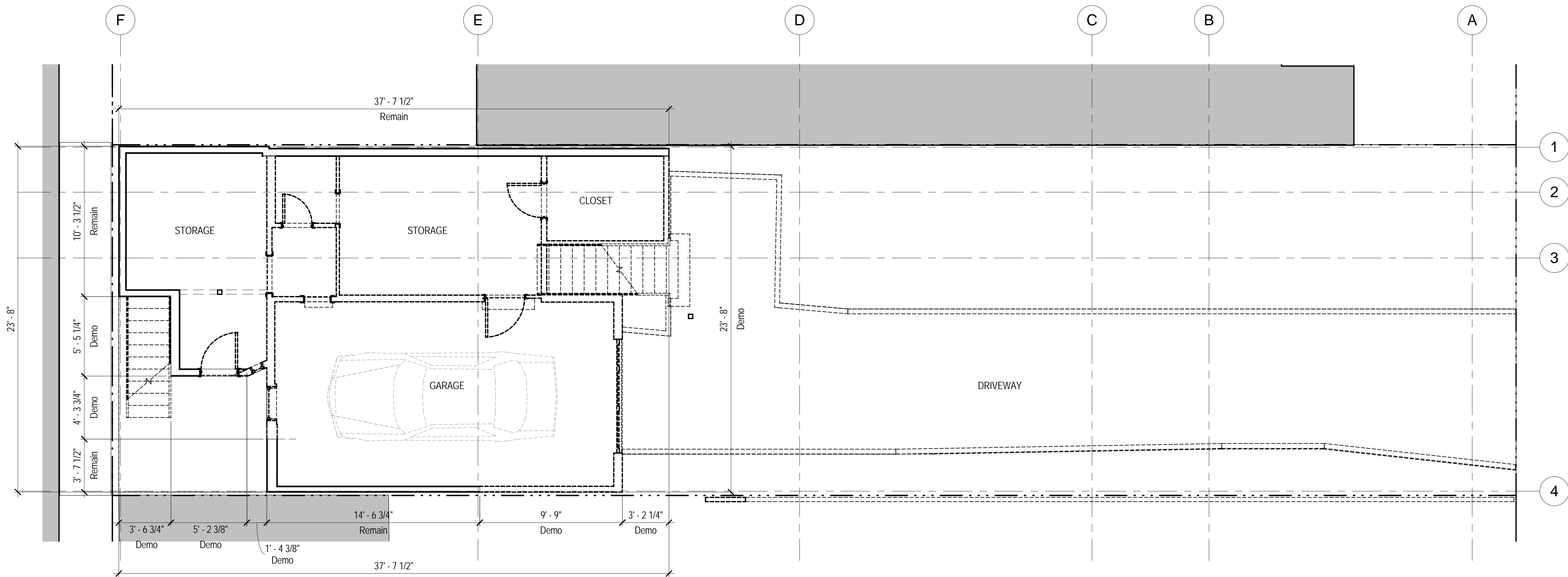
File: _____
Job #: _____
Drawn By: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

Basement Construction & Demolition Plans

A2.0



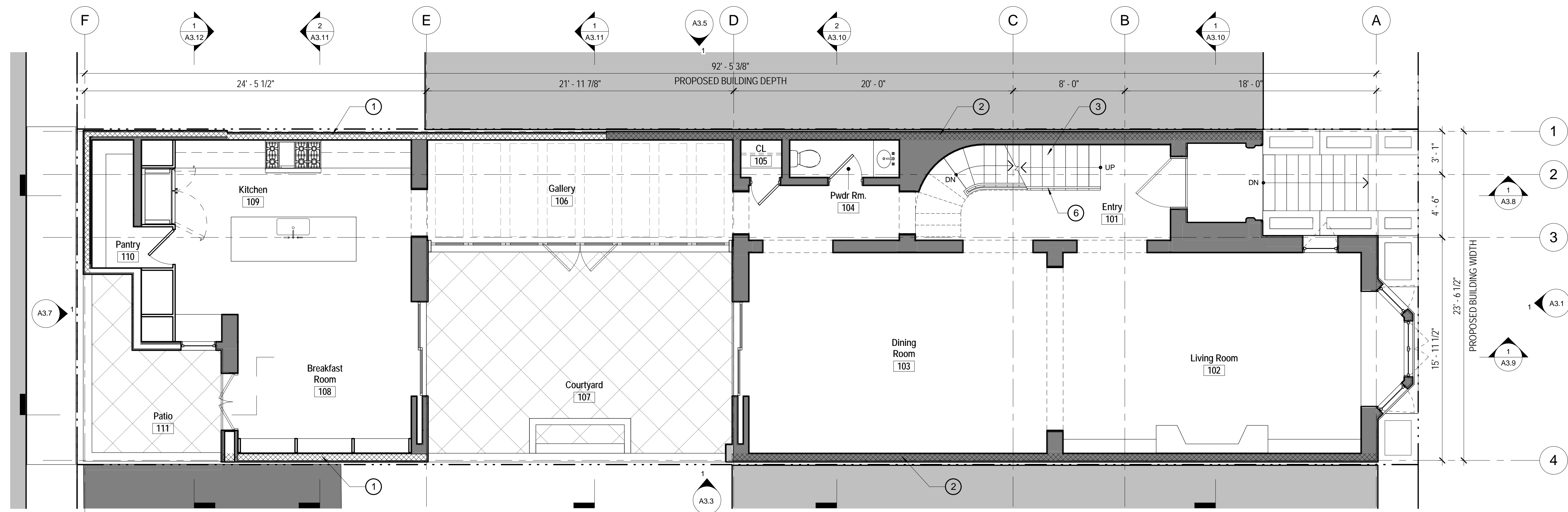
A2.1- Basement Construction Plan
SCALE: 1/4" = 1'-0"



Ground Floor Demolition Plan

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

2



A2.2 - First Floor Construction Plan

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

1

SHEET NOTES

- ① (N) 1 LAYER 5/8" TYPE "X" GWB AT ALL (E) PROPERTY LINE WALLS
- ② (N) 1HR RATED WALL AT PROPERTY LINE OR WITHIN 3'-5' OF THE PROPERTY LINE
- ③ (N) INTERIOR STAIR: (16) RISERS @ 7 5/8" MAX (15) TREADS @ 10" MIN. STAIR PROFILE TO COMPLY W/ SECTION 1009.4.5 CBC 2010
- ④ NOT USED
- ⑤ (N) GUARDRAIL - 42" ABV. FIN. NOSING
- ⑥ (N) HANDRAIL - 34"-38" ABV. FIN. NOSING



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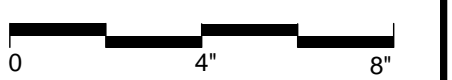
File:

Job #:

Drawn By:

DO NOT SCALE DRAWINGS

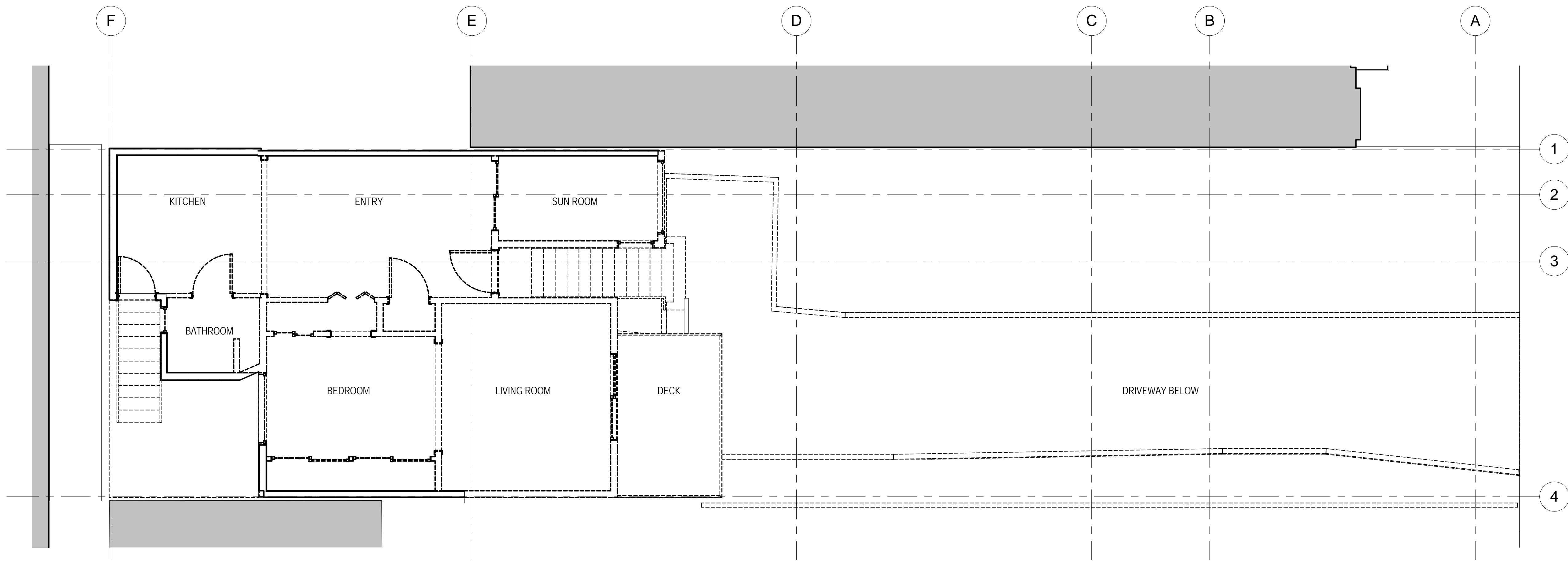
Scale: 1/4" = 1'-0"



First Flr. Construction
& Demolition Plans

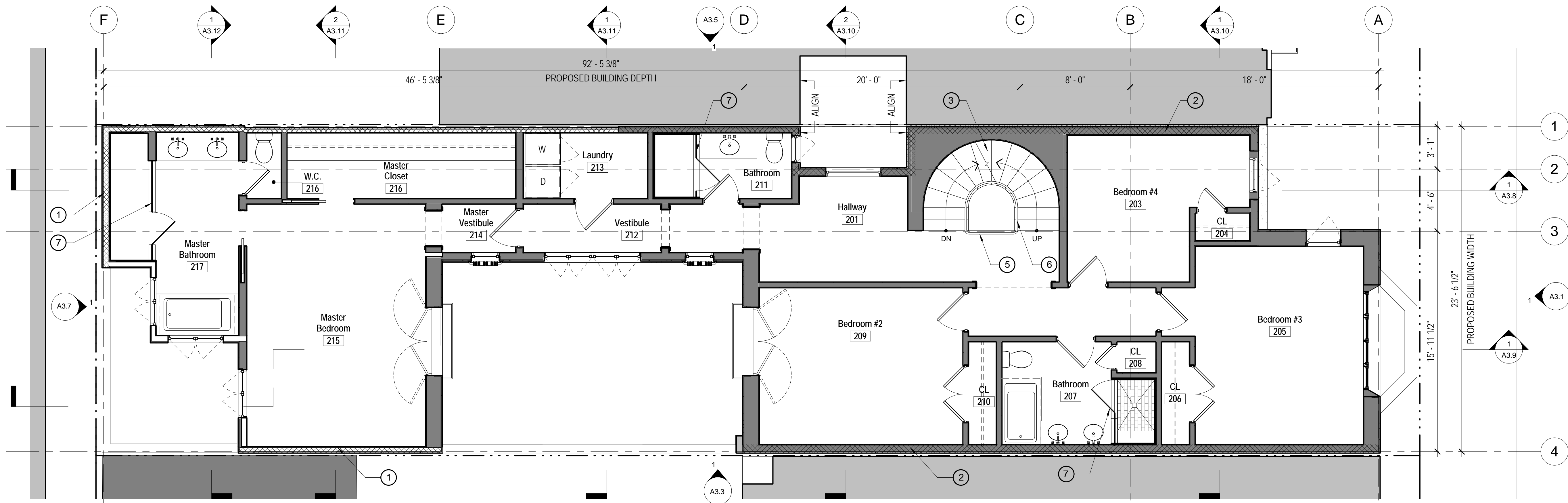


A2.1



Second Floor Demolition Plan
SCALE: 1/4" = 1'-0"

2



Second Floor Construction Plan
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

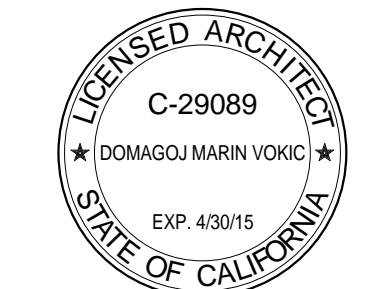
- (N) 1 LAYER 5/8" TYPE "X" GWB AT ALL (E) PROPERTY LINE WALLS
- (N) 1HR RATED PROPERTY LINE WALLS
- (N) EXTERIOR IPE STAIR, (16) RISERS @ 7 5/8" MAX, (15) TREADS @ 10" MIN. STAIR PROFILE TO COMPLY W/ SECTION 1009.4.5 CBC 2010
- NOT USED
- (N) GUARDRAIL - 42" ABV. FIN. NOSING
- (N) HANDRAIL - 34"-38" ABV. FIN. NOSING
- TEMP. GLASS SHOWER DOOR AND ENCLOSURE



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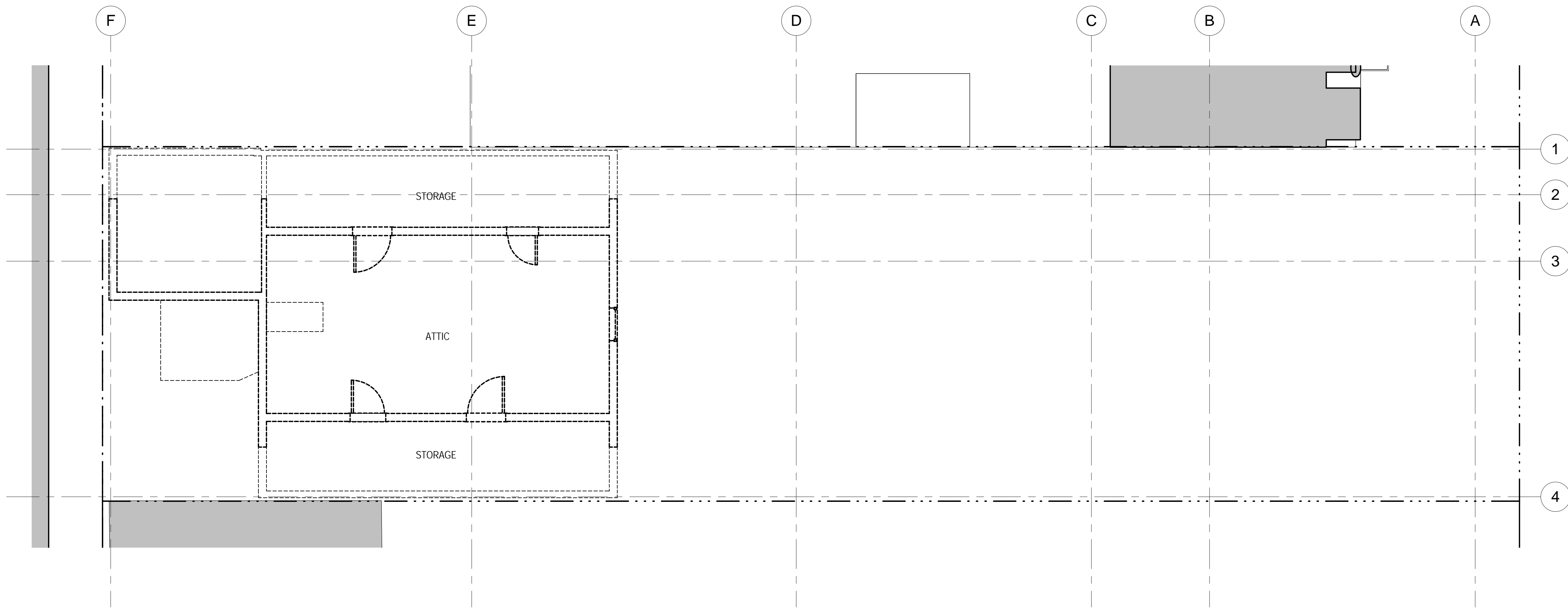
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File:
Job #:
Drawn By:
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

Second Flr.
Construction &
Demolition Plans

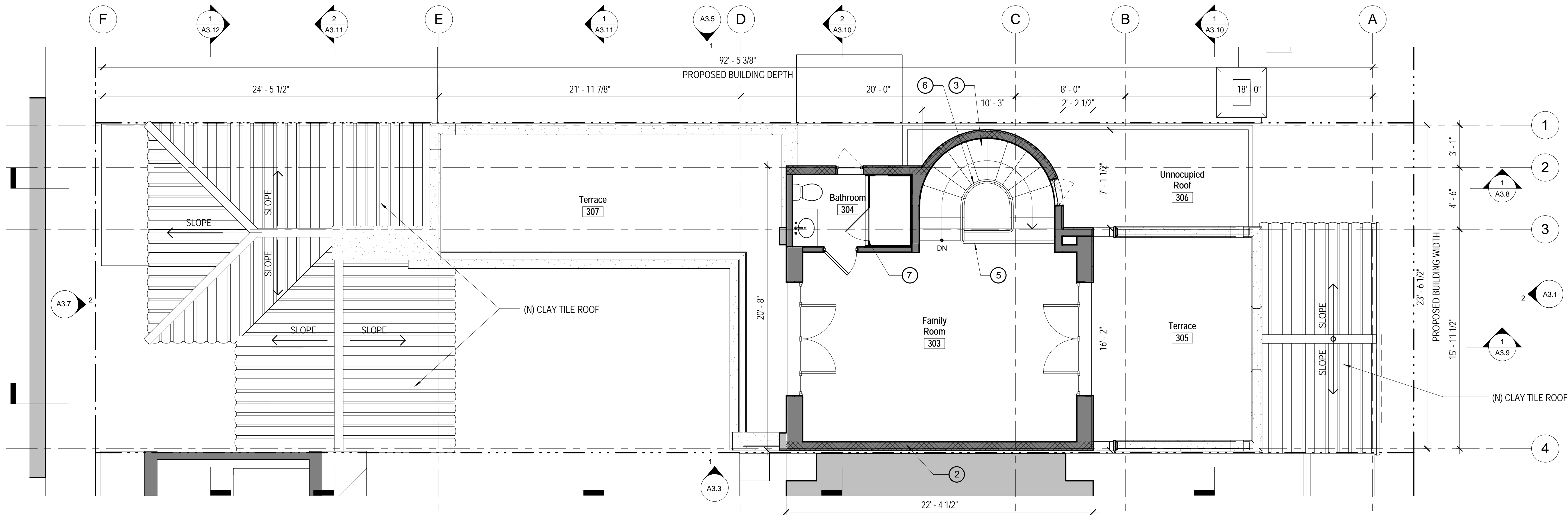
A2.2





Third Floor Demolition Plan
SCALE: 1/4" = 1'-0"

2



A2.4 - Third Floor Construction Plan
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

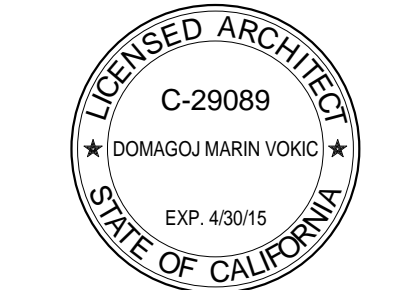
- ① NOT USED
- ② (N) 1HR RATED PROPERTY LINE WALLS
- ③ (N) EXTERIOR IPE STAIR, (16) RISERS @ 7 5/8" MAX, (15) TREADS @ 10" MIN. STAIR PROFILE TO COMPLY W/ SECTION 1009.4.5 CBC 2010
- ④ NOT USED
- ⑤ (N) GUARDRAIL - 42" ABV. FIN. NOSING
- ⑥ (N) HANDRAIL - 34"-38" ABV. FIN. NOSING
- ⑦ TEMP. GLASS SHOWER DOOR AND ENCLOSURE



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File:
Job #:
Drawn By:
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

Third Fir. Construction
& Demolition Plans

A2.3



SHEET NOTES

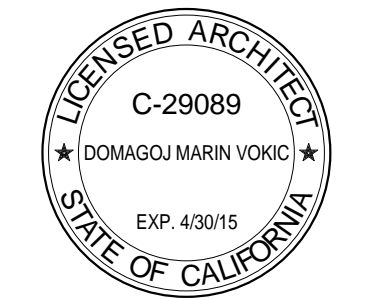
① NOT USED



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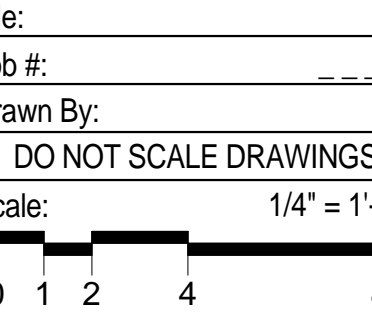
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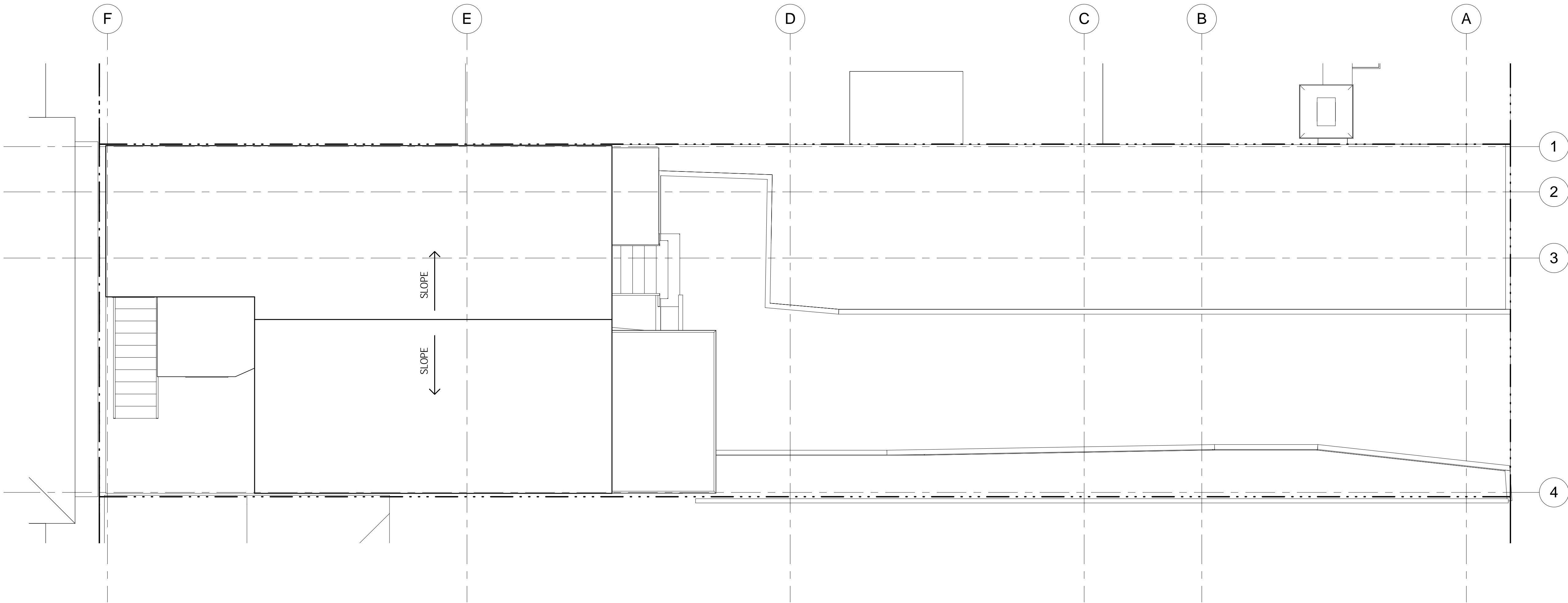
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File:
Job #:
Drawn By:
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"



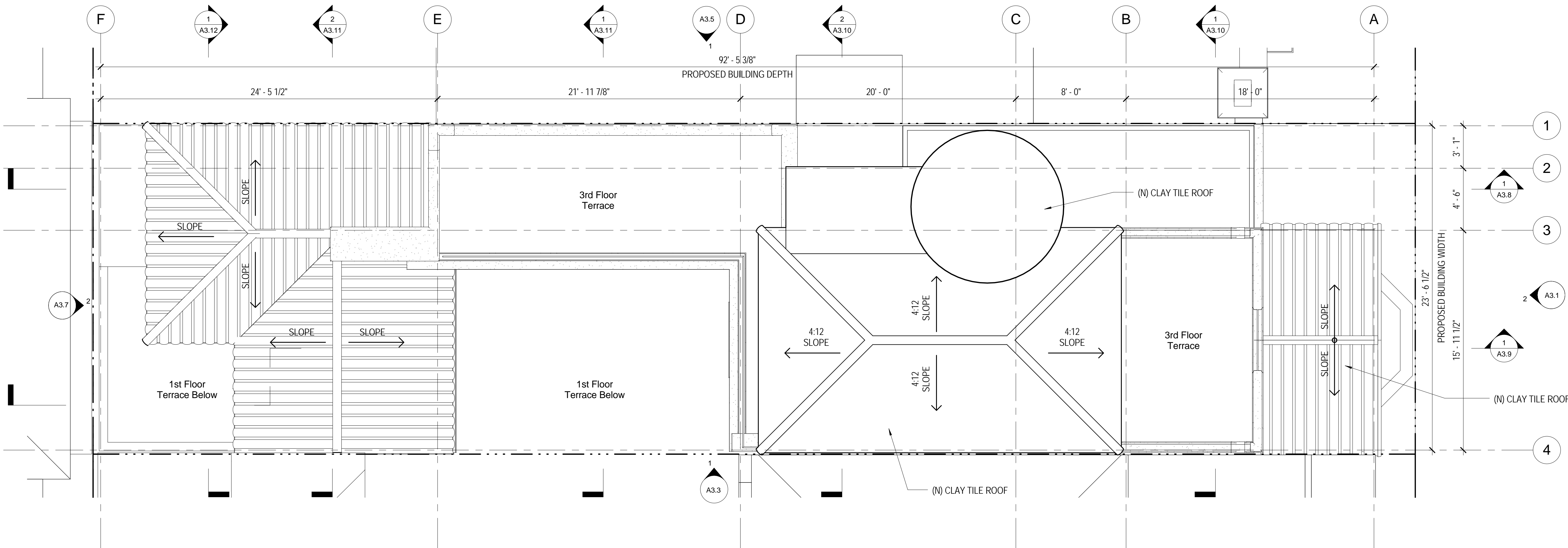
Roof Construction and
Demolition Plans

A2.4



Roof Demolition Plan
SCALE: 1/4" = 1'-0"

2

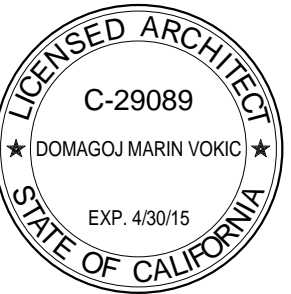


A2.5 - Roof Construction Plan
SCALE: 1/4" = 1'-0"

1

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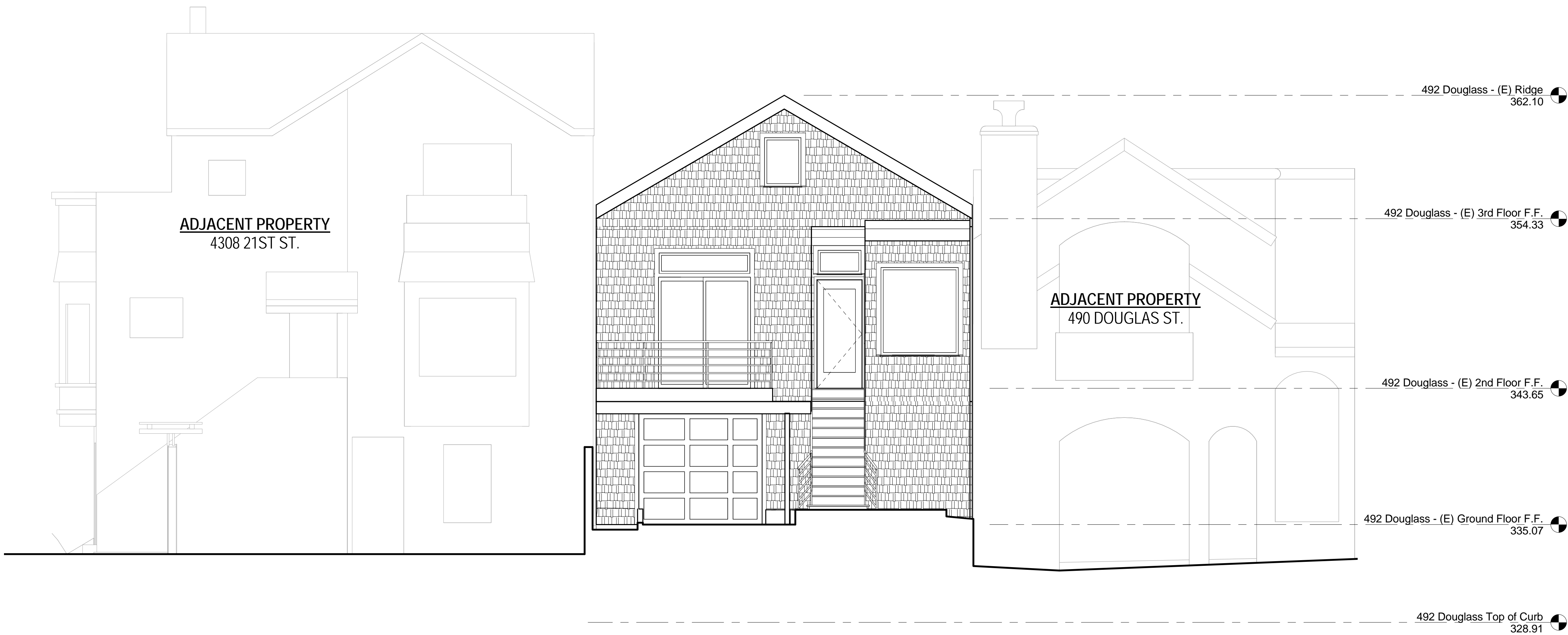
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File: _____
Job #: _____
Drawn By: _____ Author: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"

(E) East Elevation

A3.0



Existing East Elevation
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

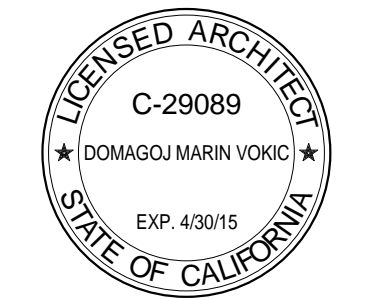
- ① (N) STUCCO FINISH
- ② (N) CLAY TILE ROOF
- ③ (N) GUARDRAIL - 42" A.F.F.



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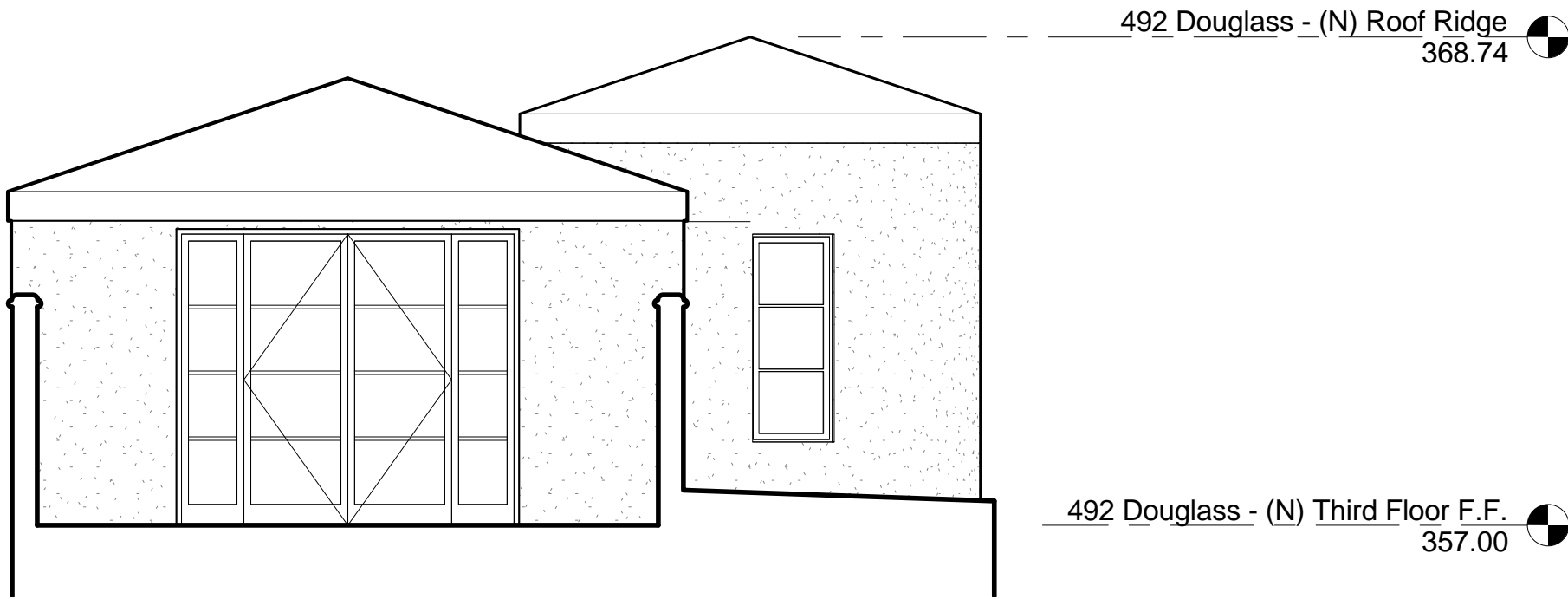
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Job #: _____
Drawn By: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

(N) East Elevation

A3.1



Proposed East Elevation, Partial 2
SCALE: 1/4" = 1'-0"



Proposed East Elevation 1
SCALE: 1/4" = 1'-0"

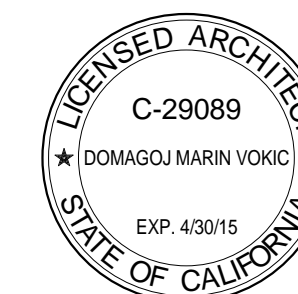
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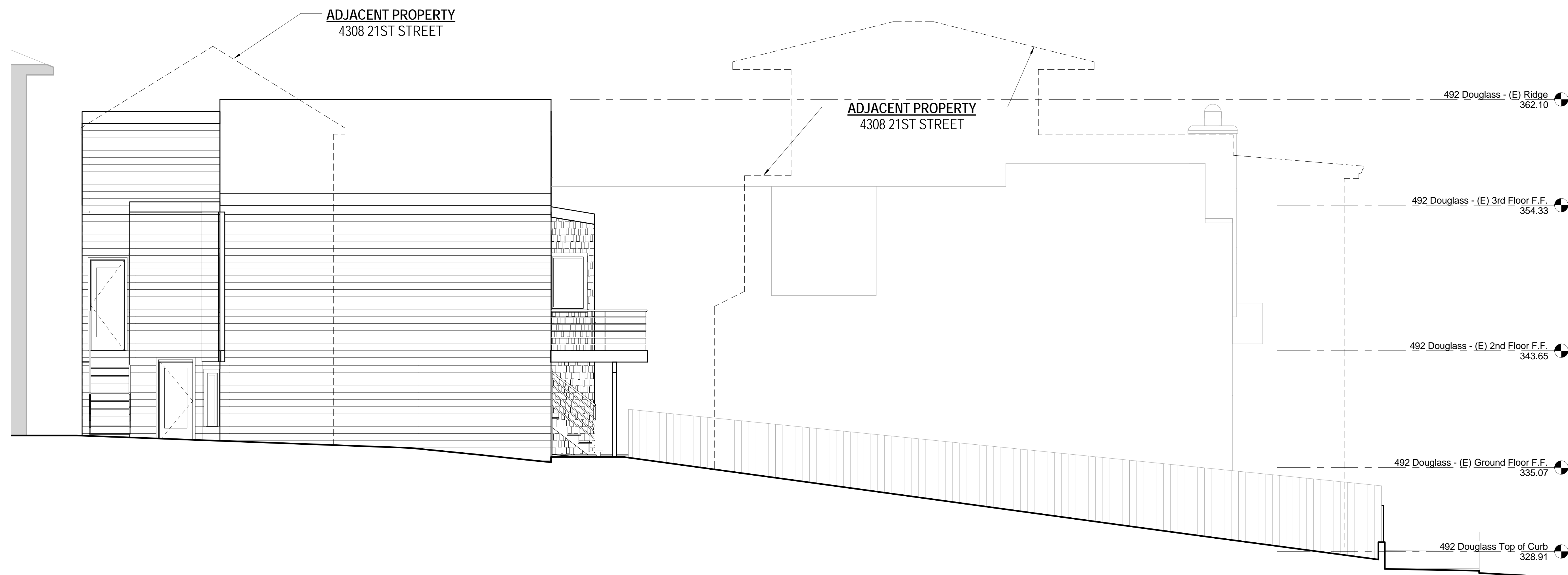
Author

DO NOT SCALE DRAWINGS

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

(E) South Elevation

A3.2



Existing South Elevation

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

1

SHEET NOTES

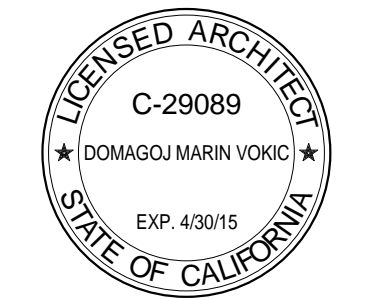
- ① (N) STUCCO FINISH
- ② (N) CLAY TILE ROOF
- ③ (N) PTD. WD. FINISH
- ④ (N) GUARDRAIL - 42" A.F.F TYP.



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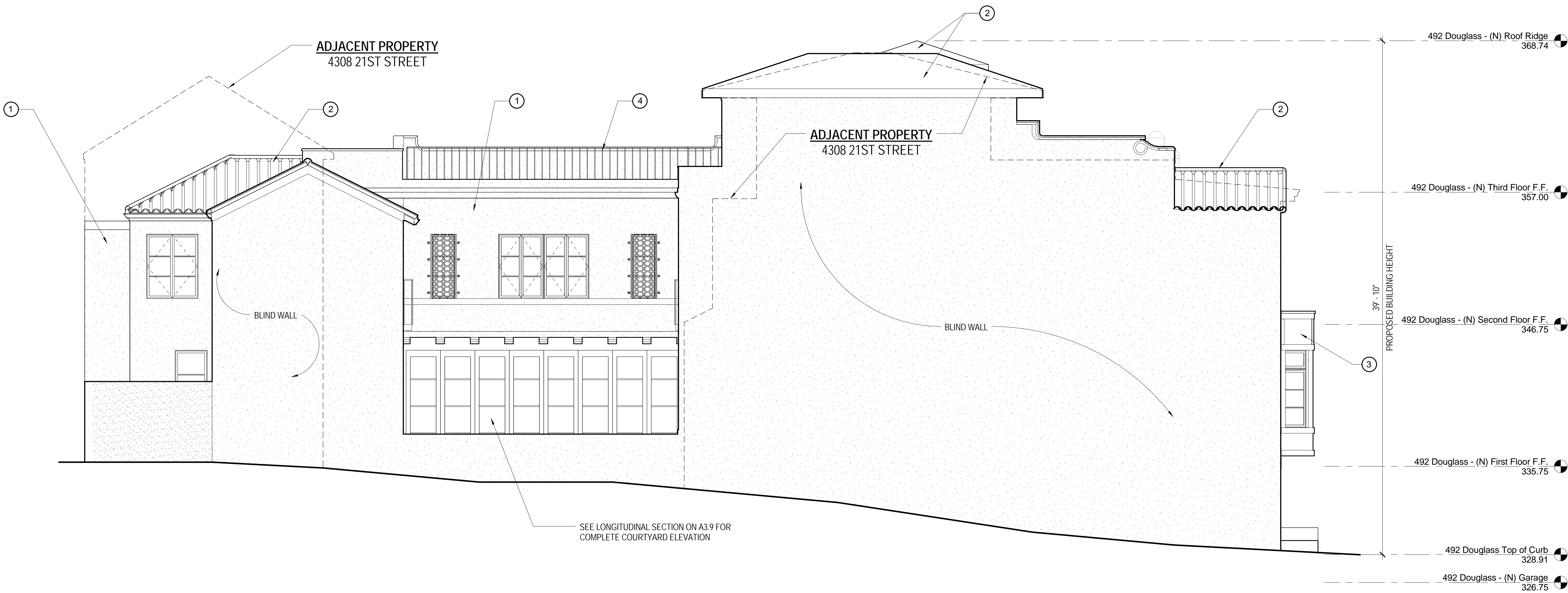
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Drawn By: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

(N) South Elevations

A3.3



Proposed South Elevation
SCALE: 1/4" = 1'-0"

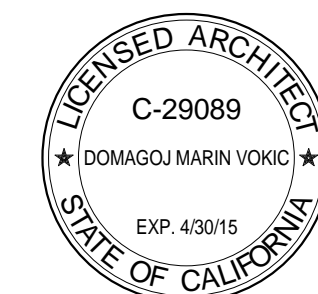
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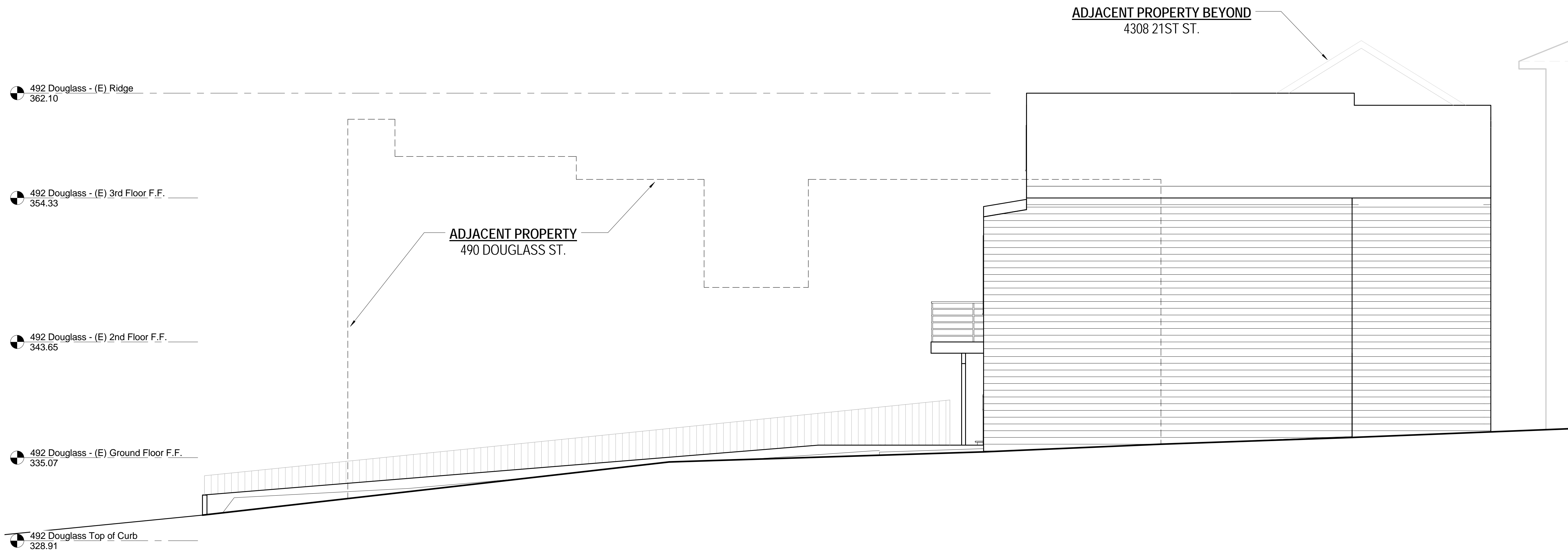
Drawn By: Author

DO NOT SCALE DRAWINGS

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

(E) North Elevation

A3.4



Existing North Elevation

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

1

- ① (N) STUCCO FINISH
- ② (N) CLAY TILE ROOF
- ③ (N) PTD. WOOD FINISH



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Drawn By: _____

DO NOT SCALE DRAWINGS

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

(N) North Elevations

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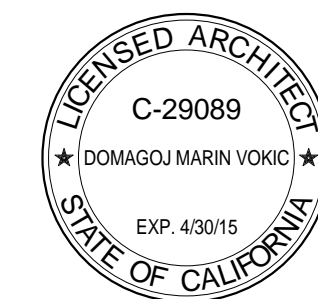
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File:

Job #:

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Author

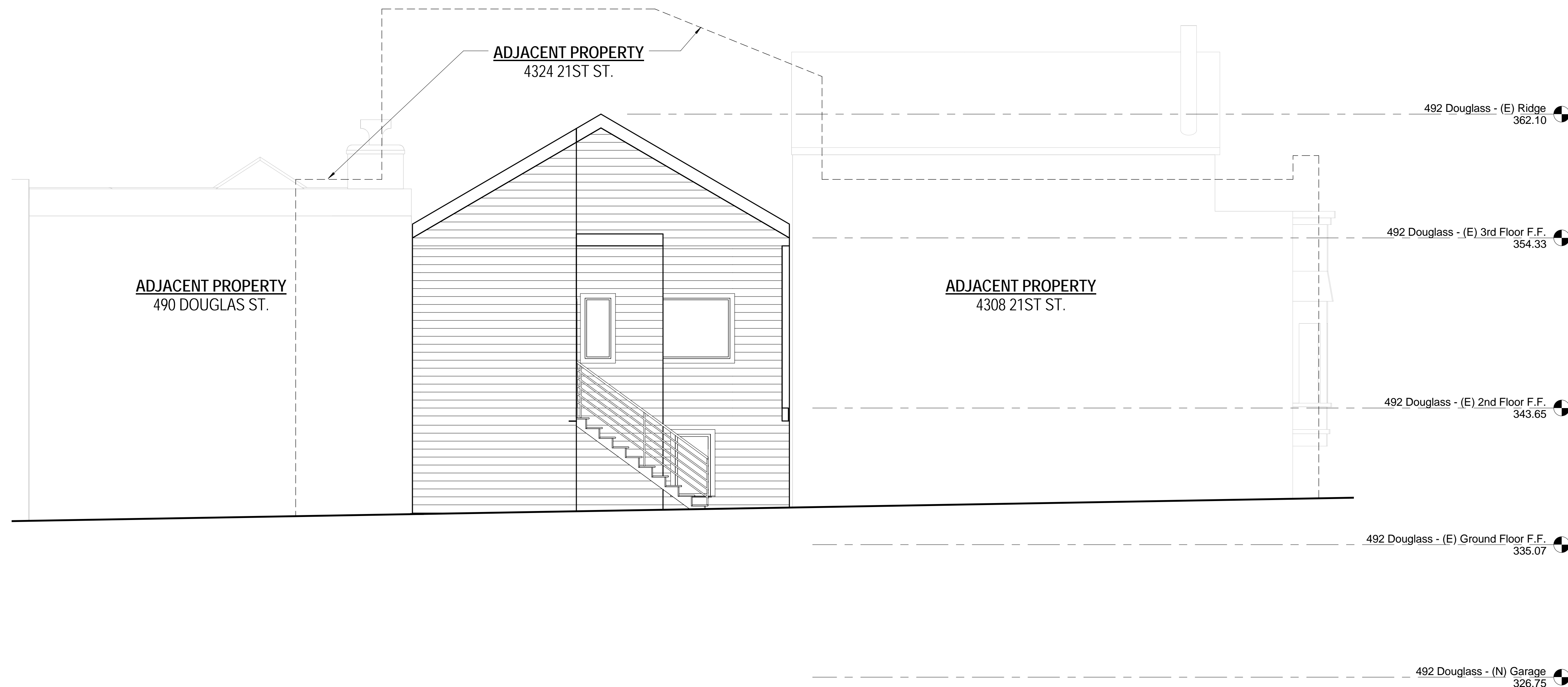
DO NOT SCALE DRAWINGS

Scale:

1/4" = 1'-0"

(E) West Elevation

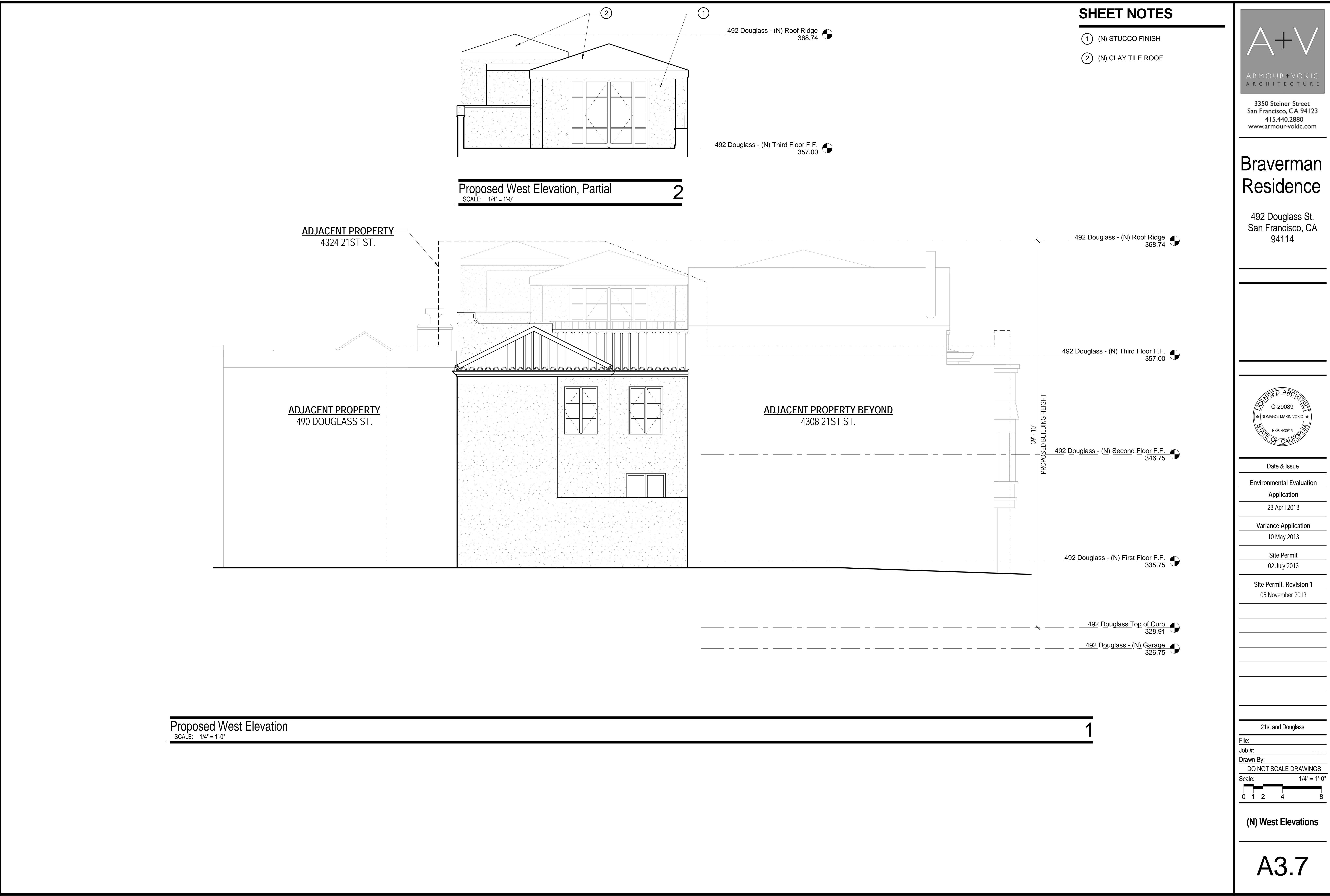
A3.6



Existing West Elevation

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

1



SHEET NOTES

- ① (N) STUCCO FINISH
- ② (N) CLAY TILE ROOF



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File: _____
Job #: _____
Drawn By: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

(N) West Elevations

A3.7

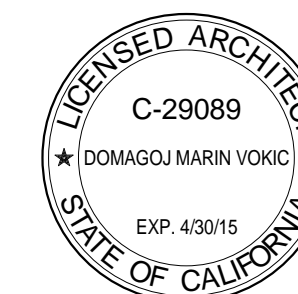
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File:

Job #:

Drawn By:

DO NOT SCALE DRAWINGS

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



Longitudinal Building
Section

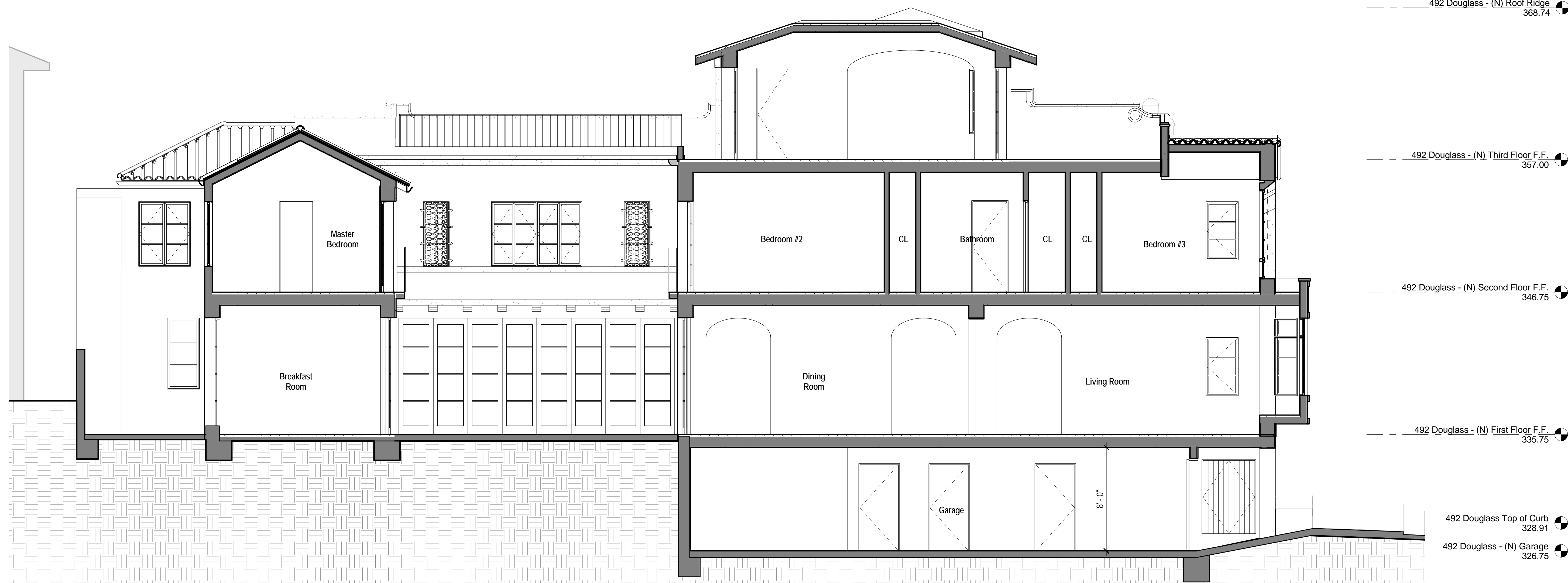
A3.8



A3.5 - Longitudinal Section

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

1

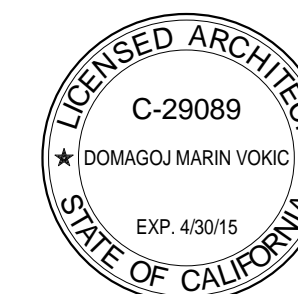


A3.5 - Longitudinal Section1
SCALE: 1/4" = 1'-0"

1

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File:

Job #:

Drawn By: Author

DO NOT SCALE DRAWINGS

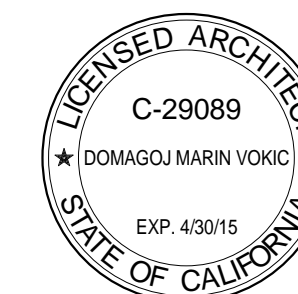
Scale: 1/4" = 1'-0"

Longitudinal Section

A3.9

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Job #:

Drawn By:

DO NOT SCALE DRAWINGS

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

0 1 2 4 8

Transverse Building
Section

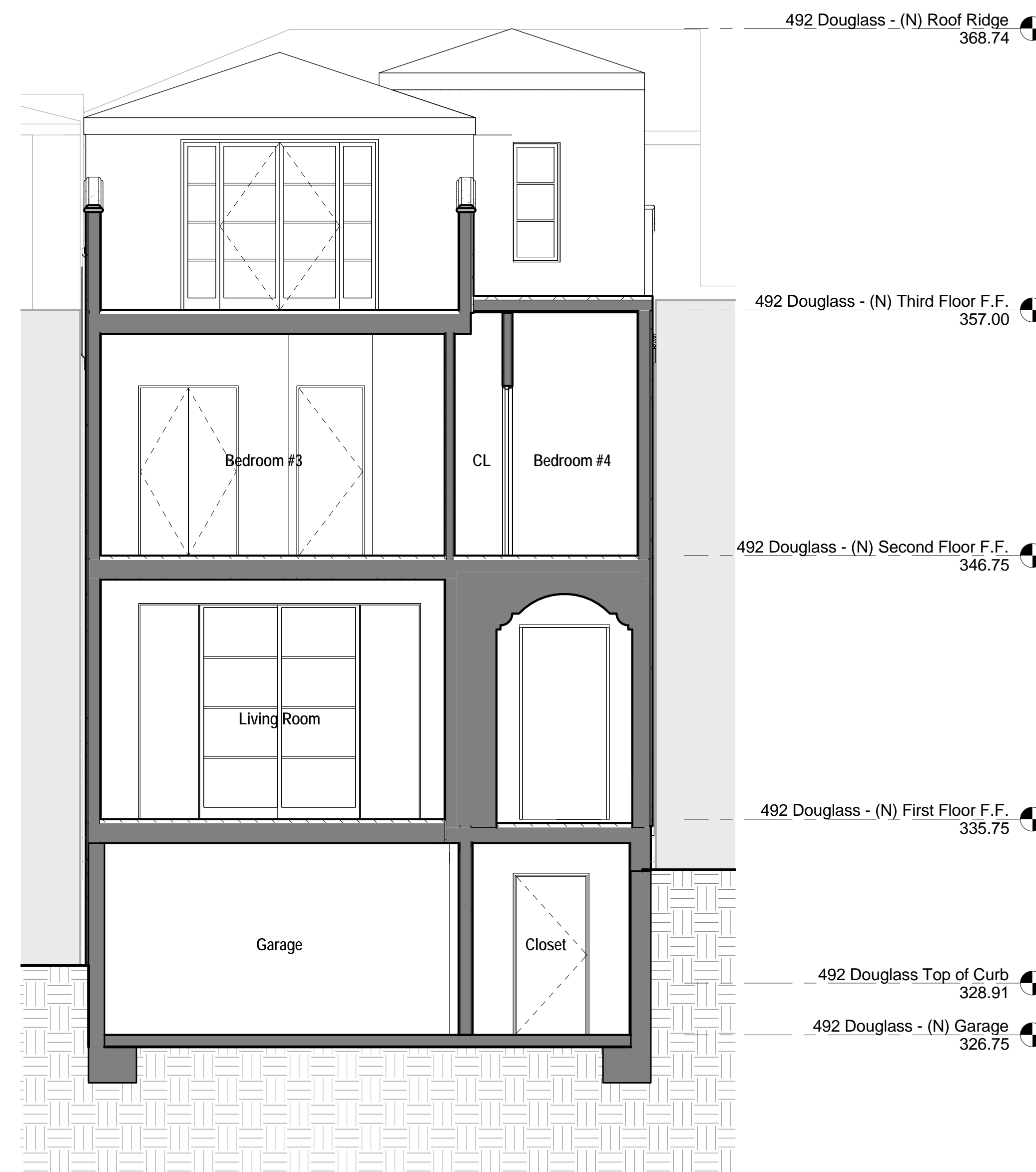
A3.10



Transverse Building Section22

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

2



Transverse Building Section11

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

1

SHEET NOTES

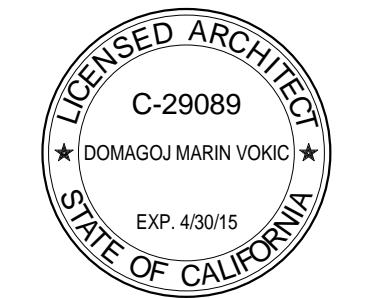
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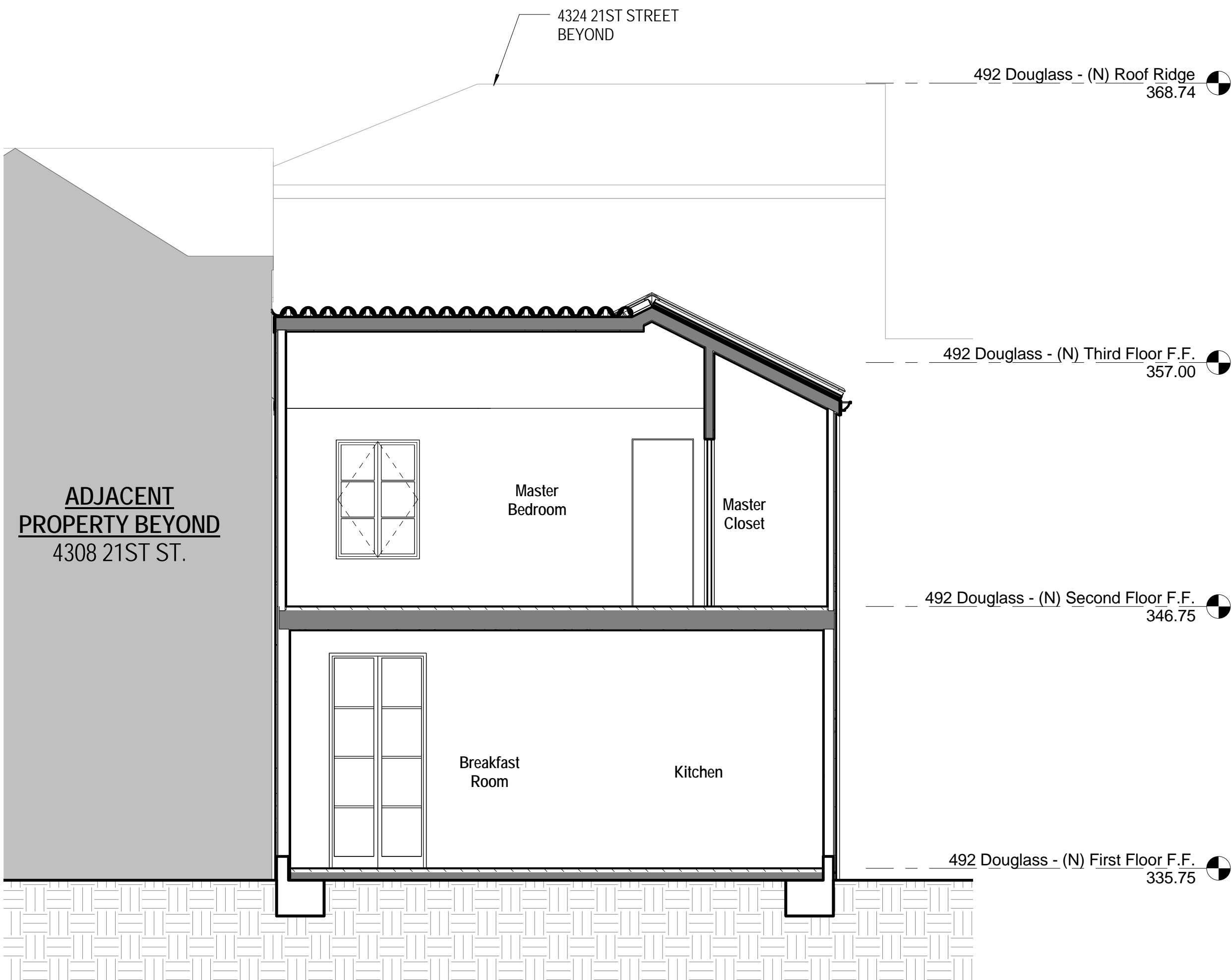
File: _____
Job #: _____
Drawn By: _____
DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0"
0 1 2 4 8

Transverse Sections

A3.11

GENERAL NOTES

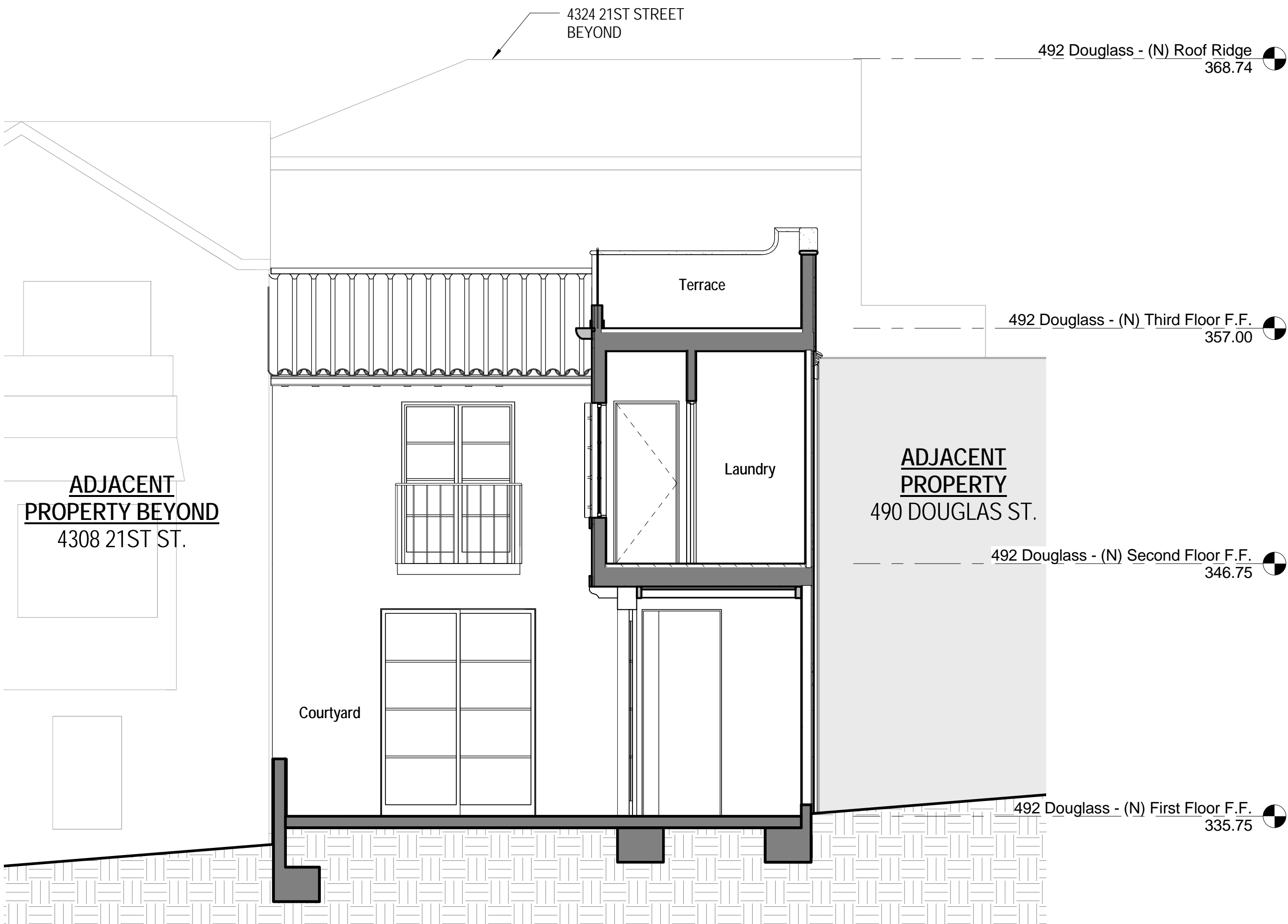
1. SEE LONGITUDINAL BUILDING SECTION, SHEET
A3.5 FOR EXTENT OF BUILDING HEIGHT.



Transverse Building Section44

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

2



Transverse Building Section33

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

1

SHEET NOTES

1 NOTE

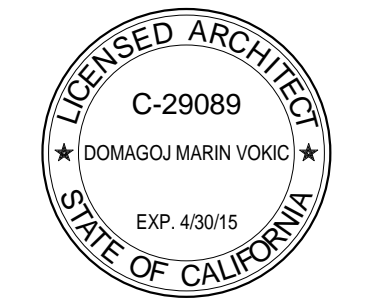
A+V

ARMOUR+VOKIC
ARCHITECTURE

3350 Steiner Street
San Francisco, CA 94123
415.440.2880
www.armour-vokic.com

Braverman
Residence

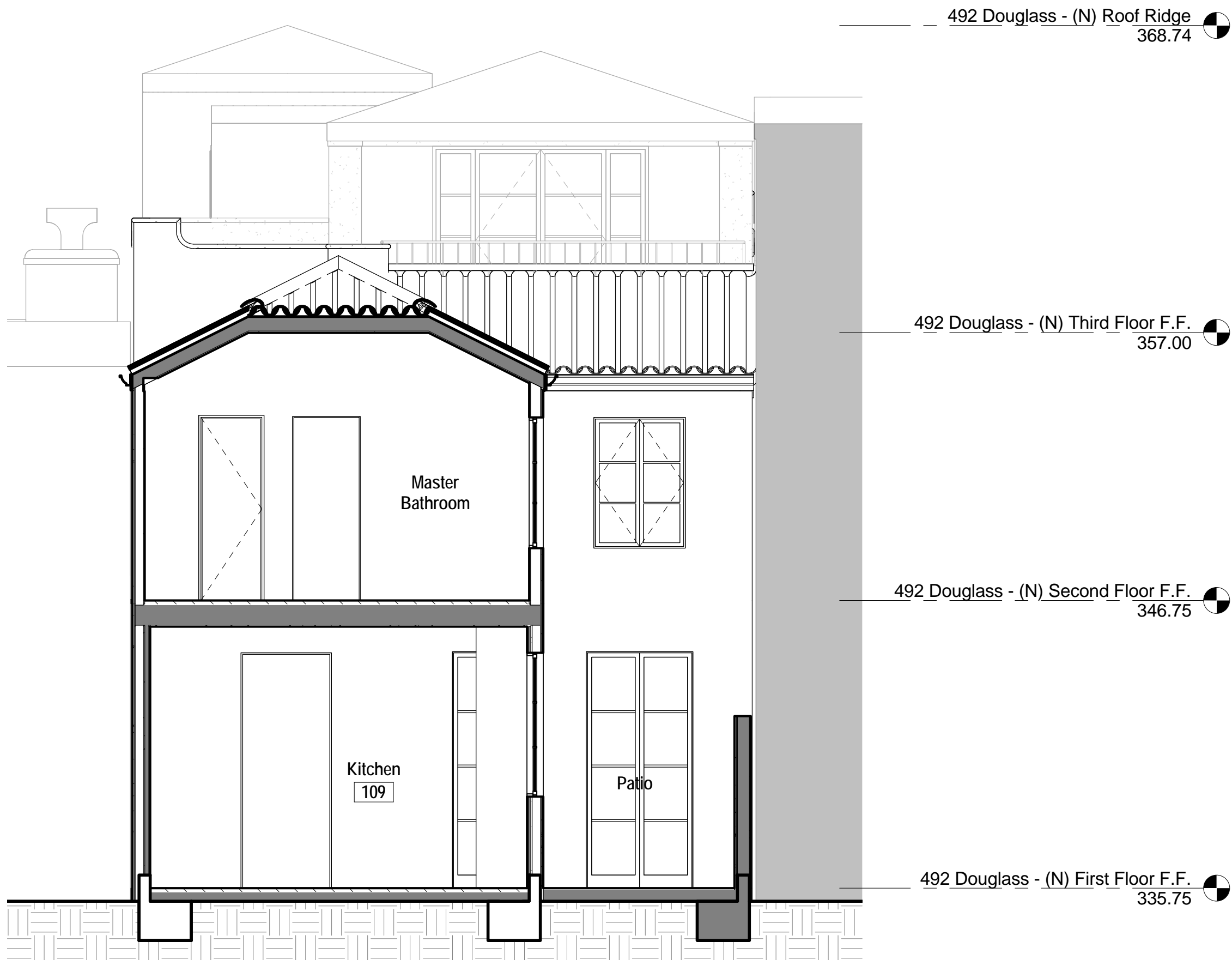
492 Douglass St.
San Francisco, CA
94114



Date & Issue
Environmental Evaluation
Application
23 April 2013
Site Permit
02 July 2013
Site Permit, Revision 1
05 November 2013

GENERAL NOTES

1. SEE LONGITUDINAL BUILDING SECTION, SHEET
A3.5 FOR EXTENT OF BUILDING HEIGHT.



Transverse Building Section55
SCALE: 1/4" = 1'-0"

1

21st and Douglass

File:

Job #:

Drawn By:

DO NOT SCALE DRAWINGS

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

0 1 2 4 8

Transverse Sections

A3.12