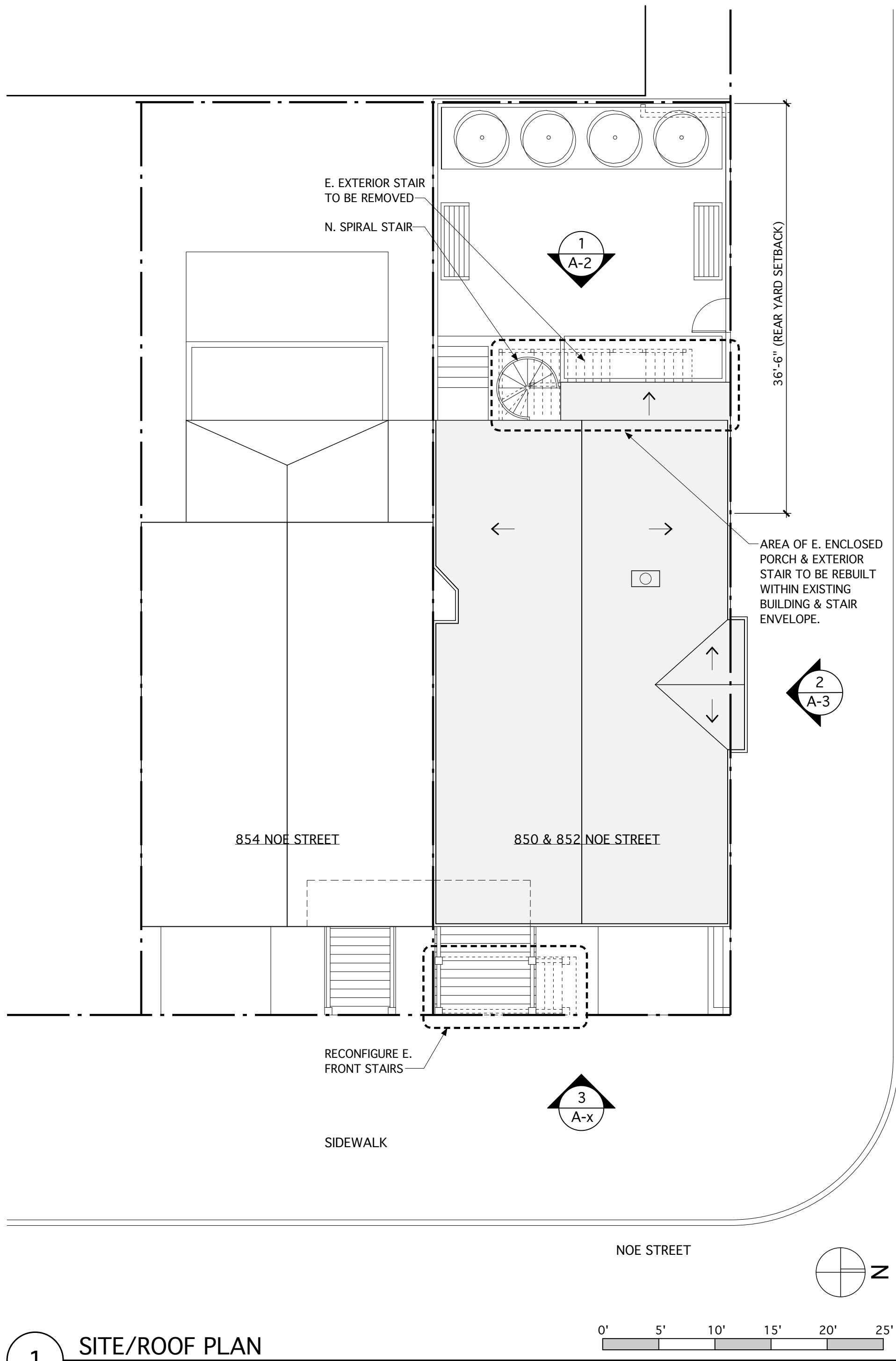


Abbreviations:

A.C.	AIR CONDITIONING	LT.	LIGHT
ACCOUS.	ACOUSTICAL	MANUF.	MANUFACTURER
A.D.	AREA DRAIN	MAS.	MASONRY
ADD.	ADDENDUM	MATL.	MATERIAL
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	M.R.	MOISTURE RESISTANT
ALUM.	ALUMINUM	MECH.	MECHANICAL
ARCH.	ARCHITECT	MDF.	MEDIUM DENSITY FIBERBOARD
BD.	BOARD	MED.	MEDICINE
BITUM.	BITUMINOUS	MTL.	METAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MTD.	MOUNTED
BOT.	BOTTOM	MUL.	MULLION
BSMT.	BASEMENT	MLDG.	MOULDING
CAB.	CABINET	MTL.	METAL
CEM.	CEMENT	N.	NEW
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
C.G.	CORNER GUARD	NTS.	NOT TO SCALE
C.J.	CONTROL JOINT	O/	OVER
CLG.	CEILING	OA.	OVERALL
CL.	CLOSET	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER/ DIMENSION
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	OPP. HD.	OPPOSITE HAND
CONSTR.	CONSTRUCTION	OVHD.	OVERHEAD
CONT.	CONTINUOUS	OZ.	OUNCE
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
COORD.	COORDINATE	PT./PTD.	PAINT/PAINTED
CORR.	CORRIDOR	PL.	PLATE
C.T.	CERAMIC TILE	P. LAM.	PLASTIC LAMINATE
CTR.	CENTER	PLAS.	PLASTER
DBL.	DOUBLE	PLBG.	PLUMBING
DEPT.	DEPARTMENT	PNL.	PANEL
DTL.	DETAIL	POL.	POLISHED
DIA.	DIAMETER	PRTN.	PARTITION
DIM.	DIMENSION	R.	RISER
DN.	DOWN	R.A.	RETURN AIR GRILL
DR.	DOOR	RAD.	RADIUS
DRN.	DRAIN	R.C.P.	REFLECTED CEILING PLAN
DS.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG./	DRAWING	RDWD.	REDWOOD
DWGS.	DRAWER	REF.	REFERENCE
DWR.	EXISTING	RECP.	RECEPTACLE
E.	EACH	REQ'D.	REQUIRED
EA.	EXPANSION JOINT	RESIL.	RESILIENT
E.J.	EXPANSION JOINT	REV.	REVISION
EL.	ELEVATION	RFL.	REFLECTED
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
EMER.	EMERGENCY	RM.	ROOM
ENCL.	ENCLOSURE	RND.	ROUND
EQ.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT	RTN.	RETURN
EXP.	EXPANSION	S.C.	SOLID CORE
EXT.	EXTERIOR	SCHED.	SCHEDULE
F.A.	FIRE ALARM	SECT.	SECTION
F.D.	FLOOR DRAIN	S.F.	SQUARE FOOT (FEET)
FDTN.	FOUNDATION	S.H.	SPRINKLER HEAD
F.E.	FINISH ELEVATION	SHT.	SHEET
F.F.	FACE OF FINISH	SHWR.	SHOWER
F.F.E.	FINISH FLOOR ELEVATION	SIM.	SIMILAR
FIN.	FINISH	SL.	SEAL
FL.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SPKR.	SPEAKER
FLUOR.	FLUORESCENT	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.S.D.	SEE STRUCTURAL DRAWINGS
F.O.S.	FACE OF STUD	S.S.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STN.	STAIN
FPRF.	FIREPROOFING	STD.	STANDARD
FR.	FRAME	STL.	STEEL
FT.	FOOT OR FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURE
FURN.	FURNITURE	SUSP.	SUSPENDED
FURR.	FURRING	SYM.	SYMMETRICAL
F.V.C.	FIRE VALVE CABINET	T.	TREAD
GA.	GAUGE	T.B.	TOWEL BAR
GALV.	GALVANIZED	TEL.	TELEPHONE
G.B.	GRAB BAR	TEMP.	TEMPERED
GL.	GLASS	TER.	TERRAZZO
GND.	GROUND	T. & G.	TONGUE AND GROOVE
GYP. BD.	GYPSUM WALLBOARD	THRU.	THROUGH
HCP.	HANDICAPPED	T.O.C.	TOP OF CONCRETE
HD.	HEAD	TYP.	TYPICAL
HDW.	HARDWARE	UNF.	UNFINISHED
HDWD.	HARDWOOD	UNLESS OTHERWISE NOTED	
HT.	HEIGHT	U.O.N.	UNDERWRITER'S LABORATORY
H.M.	HOLLOW METAL	U.L.	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	VB.	VAPOR BARRIER
H.V.A.C.	HEATING, VENTILATING, & AIR CONDITIONING	VCT.	VINYL COMPOSITE TILE
I.D.	INSIDE DIAMETER / DIMENSION	VERT.	VERTICAL
IN.	INCH	VEST.	VESTIBULE
INCAN.	INCANDESCENT	V.I.F.	VERIFY IN FIELD
INCL.	INCLUDED/INCLUDING	V.W.C.	VINYL WALL COVERING
INFO.	INFORMATION	W/	WITH
INSUL.	INSULATION	W.C.	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
JAN.	JANITOR	W/D.	WASHER/DRYER
JT.	JOINT	W.H.	WATER HEATER
KIT.	KITCHEN	W/O.	WITHOUT
K.P.	KICK PLATE	WP.	WATERPROOF
L.	LENGTH	WSCT.	WAINSCOT
LAB.	LABORATORY	WT.	WEIGHT
LAM.	LAMINATE		
LAV.	LAVATORY		

General Notes:

- All work shall be in conformance with the 2010 San Francisco Building Code and all other San Francisco Codes, California Building Code, 2010 Edition, (Structural Only), California Residential Code, 2010 Edition, CAL-Green Code, 2010 Edition, CaliforniaMechanical Code, 2010 Edition, California Energy Standards, 2010 Edition, California Electrical Code, 2010 Edition, California Plumbing Code, 2010 Edition, California Fire Code, 2010 Edition and other local and State laws.
- Contractor shall verify all dimensions, elevations, and conditions at the site and notify the Architect in writing of any discrepancies in plans and specifications immediately. Work shall not proceed without Architect's authorization.
- All dimensions are to face of concrete and structural framing, unless otherwise noted. Written dimensions shall always take precedence over scaled dimensions.
- Details shown are typical. Similar details shall apply in similar locations and conditions.
- These documents describe design intent. Contractor is responsible to provide complete operational systems and installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them.
- Contractor is responsible for thorough coordination of trades. No claims for additional work will be awarded for work related to such coordination.
- All new and existing walls to receive min. R-13 batt insulation. All new and existing roofs to receive min. R-30 batt insulation (unless otherwise noted). All new and existing floors to min. R-19 batt insulation. Provide batt insulation for sound control. (See Architectural Drawings.)



1 SITE/ROOF PLAN

Project Directory & Information:

Hendriks / Jenkins
850 & 852 Noe Street
San Francisco, CA 94114

Owner: Caroline Hendriks & James Jenkins
65 Meadow View Road
Orinda, CA 94563

Architect: Nick Noyes Architecture
2325 Third Street #341
San Francisco, CA 94107
ph (415) 512-9234
fax (415) 522-1917

Project Data

Proposed Project: Hendriks / Jenkins
850 & 852 Noe Street
San Francisco, CA 94114

Block & Lot: 3622/007

Zoning/Occupancy: RH-2

Construction Type: TYPE-V

Building Height: 36'-9" From Sidewalk (Existing)
40'-0" Max. Allowable Height Limit

Project Description: Voluntary structural upgrade and renovation of existing two unit residential building. Rebuild existing porch and exterior stair within existing building and stair envelope. Provide new windows as indicated on drawings. Reconfigure existing front entry stair to match neighboring buildings.

Project Area:	Remove:	Add:	Proposed Change:
Basement /			
Garage Level:	0 SF	0 SF	0 SF
First Floor:	5.25 SF	0 SF	-5.25 SF
Second Floor:	5.25 SF	0 SF	-5.25 SF
TOTAL:	10.5 SF	0 SF	-10.5 SF

Lot Coverage: Existing: 58% (1,245 SF)
Proposed: 57.7% (1,239 SF)

Code Used: See #1 General Notes

Index of Drawings:

Architectural

A-0	Cover Sheet - Site / Roof Plan
EX-1	Existing Floor Plans
A-1	Floor Plans
EX-2	Existing Exterior Elevations
A-2	Exterior Elevations

Symbols:

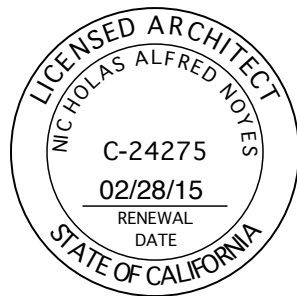
Existing Wall	
New Wd. Wall	
E. Wall to Be Removed	
Elevation	
Section	
Detail	
Interior Elevation	
Door	
Revision	
Datum Point	
Center Line	

DRAWING ISSUES

Issue:	Date:
Variance Application	08/16/13
Variance App. Modification	01/08/14

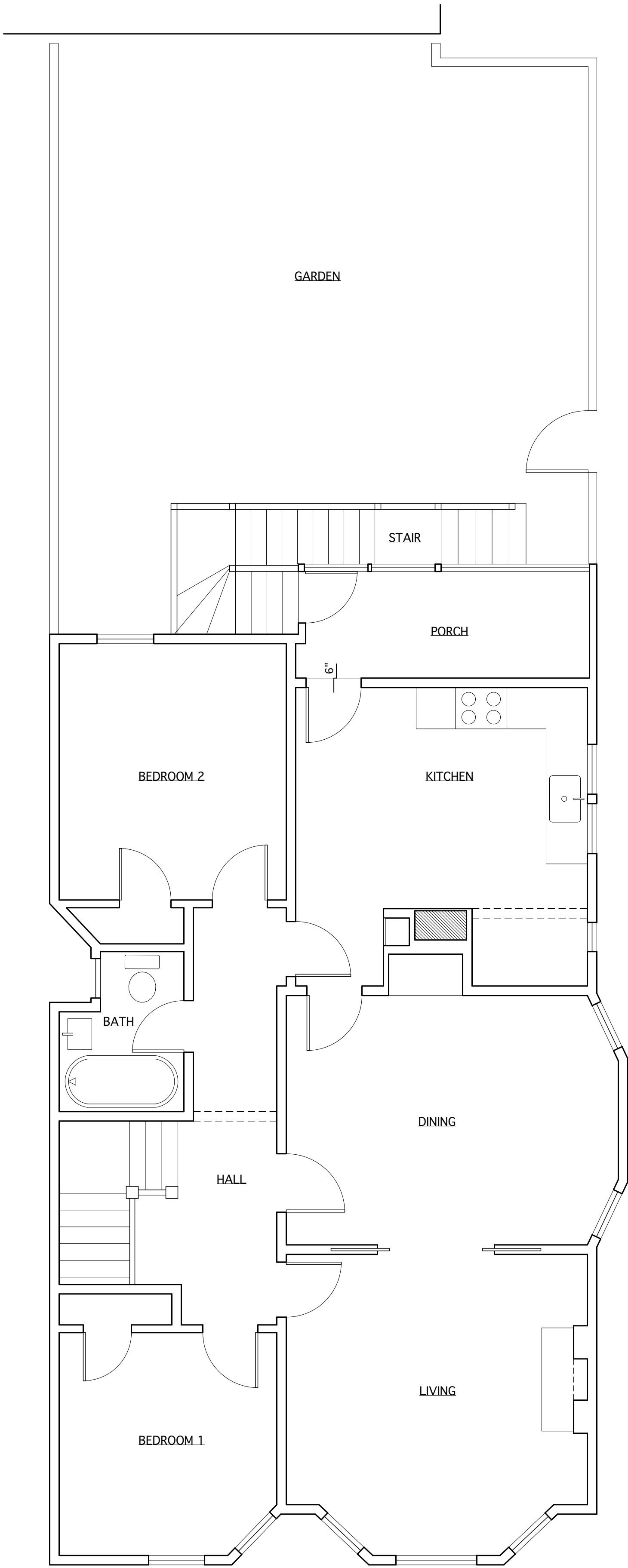
Nick Noyes Architecture
2325 Third Street #341 S.F. CA 94107
415 512-9234 fax 415 522-1917

Hendriks / Jenkins Duplex
850 & 852 Noe Street
San Francisco, CA 94114

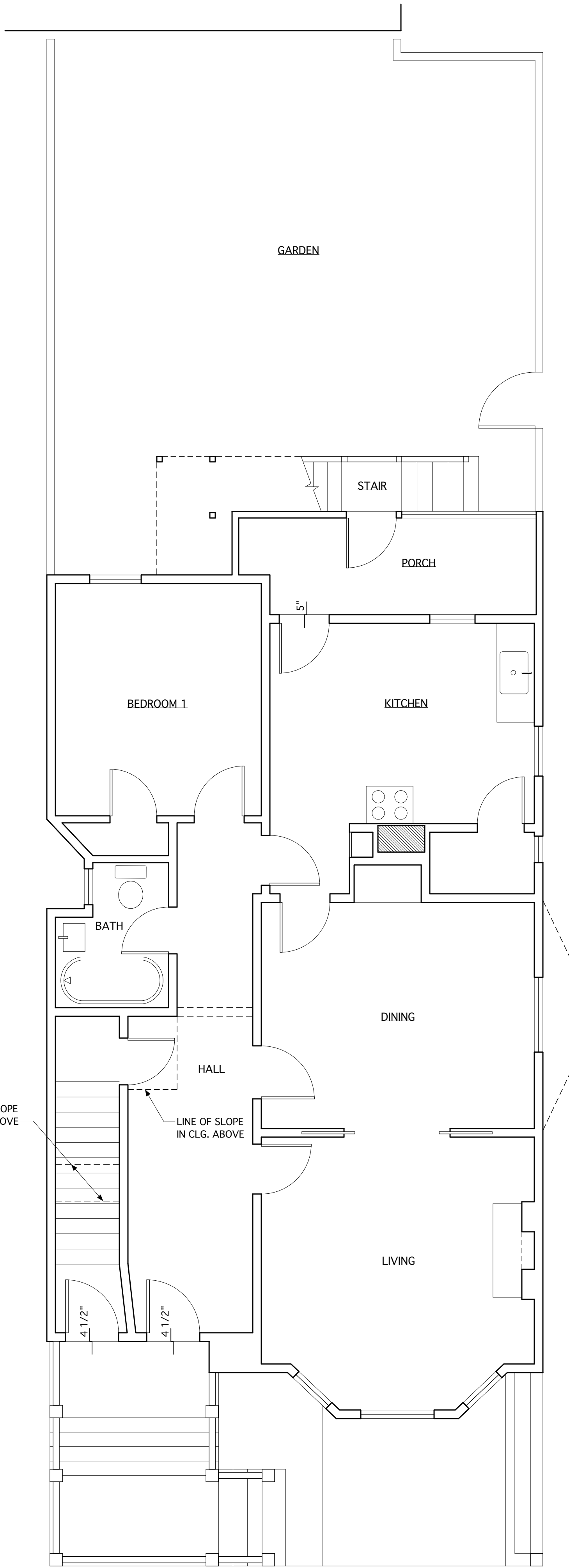


Cover Sheet - Site / Roof Plan

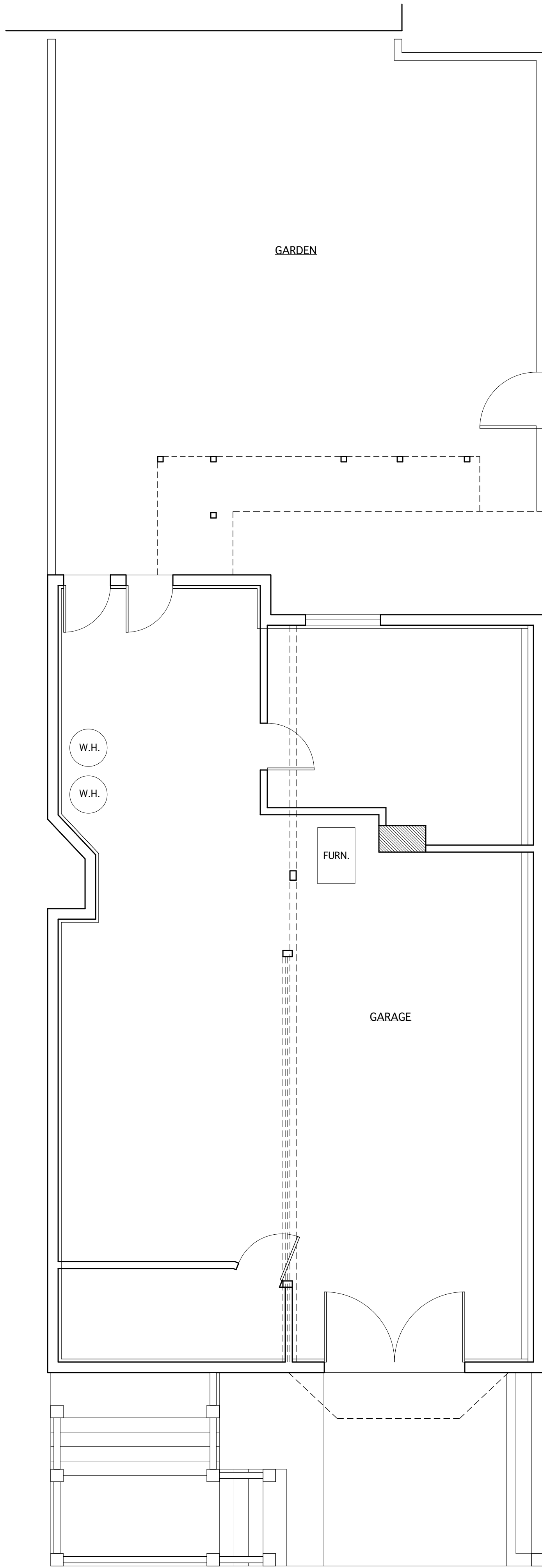
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Job	
Sheet	A-0



3 SECOND FLOOR PLAN (852 NOE STREET)

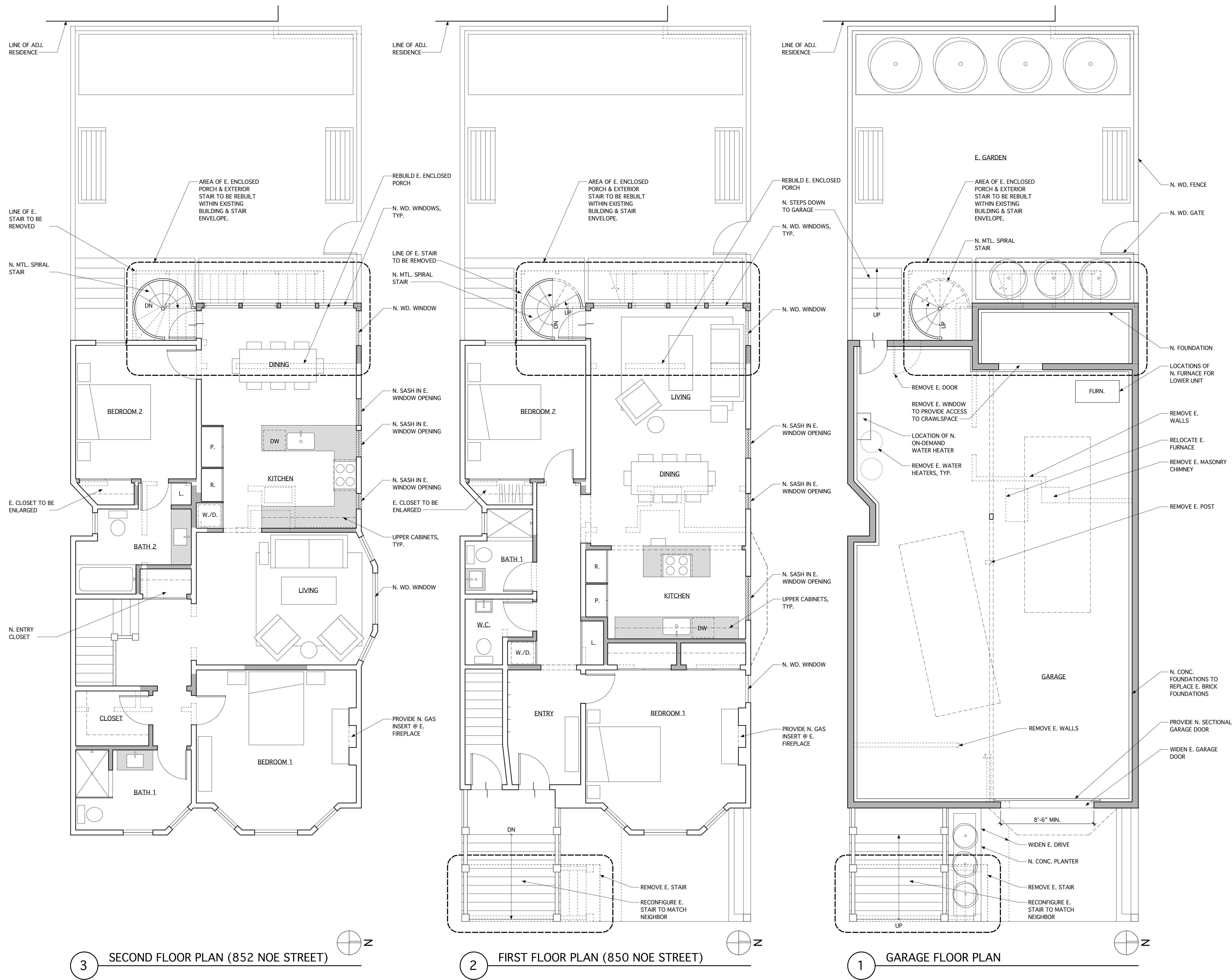


2 FIRST FLOOR PLAN (850 NOE STREET)



1 GARAGE FLOOR PLAN

DRAWING ISSUES	
Issue:	Date:
Variance Application	08/16/13
Variance App. Modification	01/08/14
Nick Noyes Architecture 2325 Third Street #341 S.F. CA 94107 415 512-9234 fax 415 522-1917	
Hendriks / Jenkins Duplex 850 & 852 Noe Street San Francisco, CA 94114	
Existing Plans	
Date	01/08/14
Scale	AS NOTED
Drawn	NNA
Job	
Sheet	EX-1



DRAWING ISSUES	
Issue:	Date:
Variance Application	08/16/13
Variance App. Modification	01/08/14
Nick Noyes Architecture 2325 Third Street #341 S.F. CA 94107 415 512-9234 fax 415 522-1917	
Hendriks / Jenkins Duplex 850 & 852 Noe Street San Francisco, CA 94114	
LICENSED ARCHITECT WILLIAM ALFRED NOYES C-24275 02/28/15 RENEWAL DATE STATE OF CALIFORNIA	
Floor Plans	
Date	01/08/14
Scale	1/4"=1'-0"
Drawn	NNA
Job	
Sheet	A-1



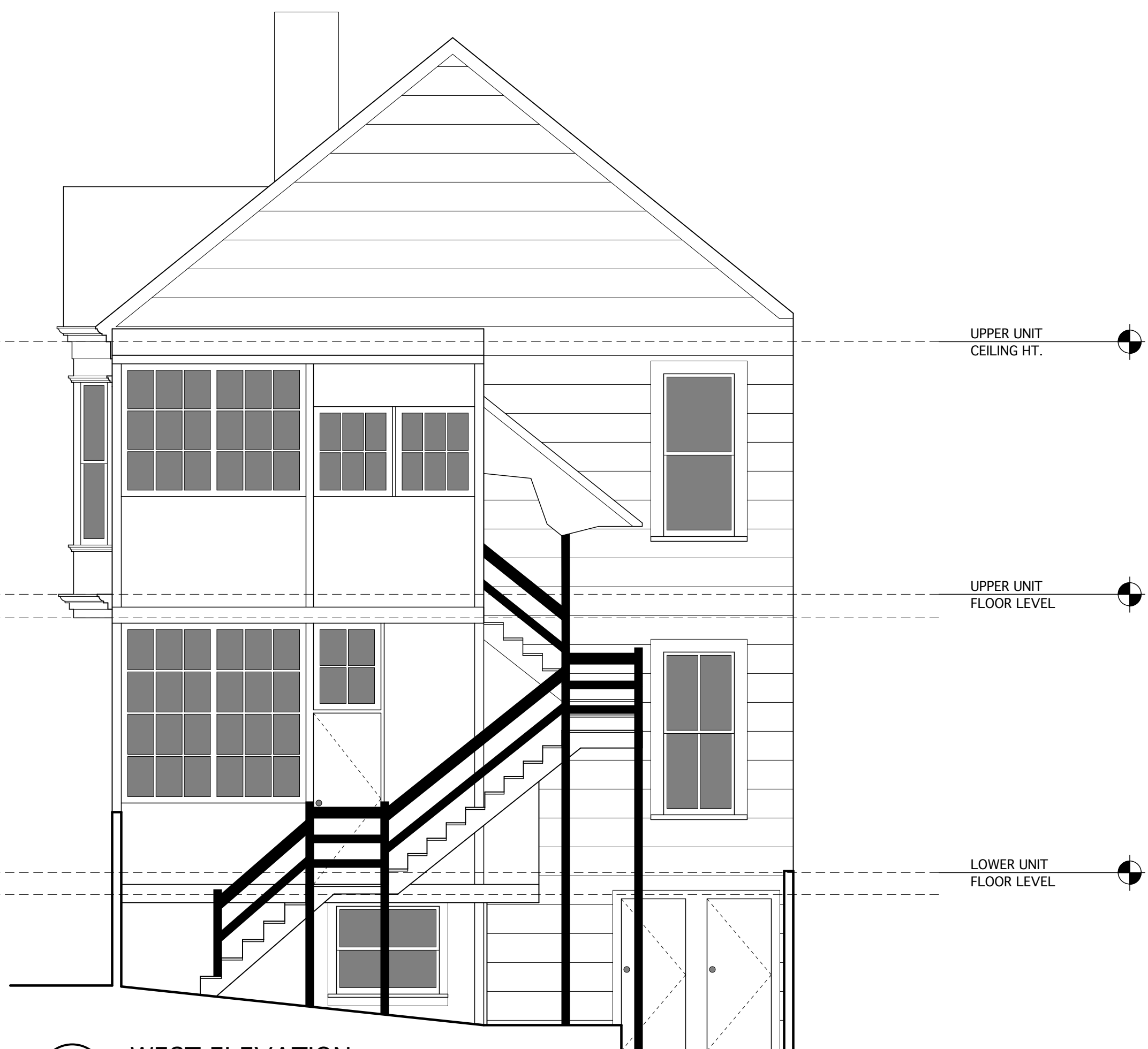
2 NORTH ELEVATION

1/4"=1'-0"



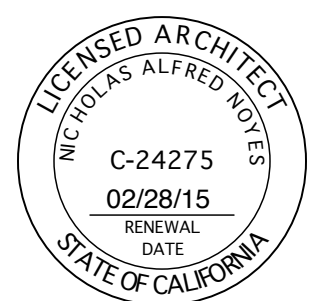
3 EAST ELEVATION

1/4"=1'-0"



1 WEST ELEVATION

1/4"=1'-0"

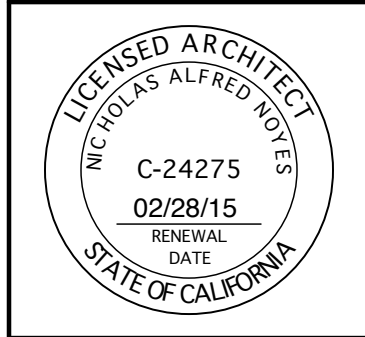
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Issue:	Date:
Variance Application	08/16/13
Variance App. Modification	01/08/14
Nick Noyes Architecture 2325 Third Street #341 S.F. CA 94107 415 512-9234 fax 415 522-1917	
Hendriks / Jenkins Duplex 850 & 852 Noe Street San Francisco, CA 94114	
	
Existing Exterior Elevations	
Date	01/08/14
Scale	AS NOTED
Drawn	NNA
Job	
Sheet	EX-2



DRAWING ISSUES	
Issue:	Date:
Variance Application	08/16/13
Variance App. Modification	01/08/14

Nick Noyes Architecture
2325 Third Street #341 S.F. CA 94107
415 512-9234 fax 415 522-1917

Hendriks / Jenkins Duplex
850 & 852 Noe Street
San Francisco, CA 94114



Exterior Elevations

Date	01/08/14
Scale	1/4"=1'-0"
Drawn	NNA
Job	
Sheet	

A-2