

GENERAL NOTES:

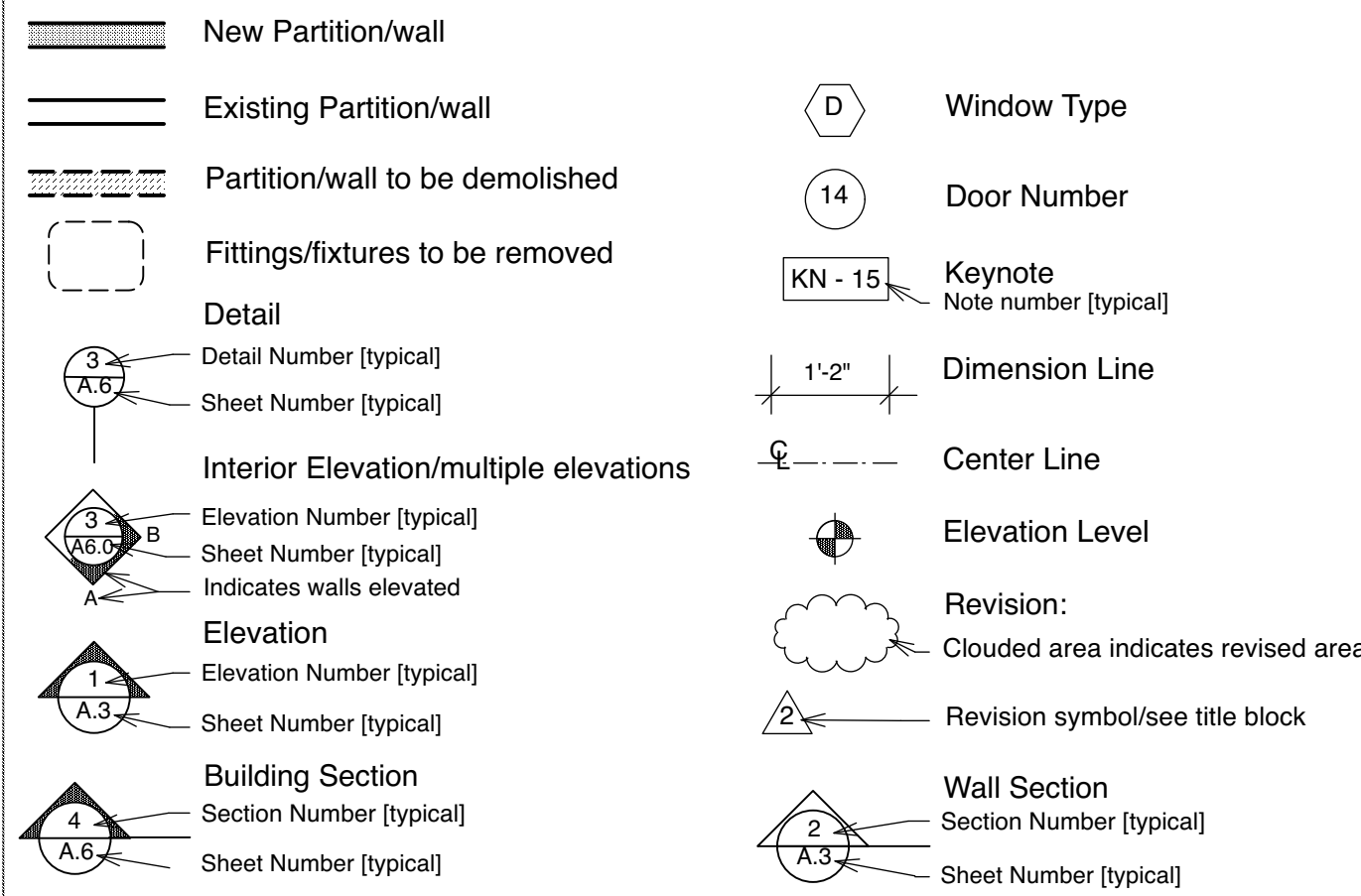
- 1. CODE COMPLIANCE:** All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2019 C.B.C., 2019 S.F.B.C., 2019 S.F.M.C., 2019 S.F.E.C, 2019 S.F.P.C., 2019 S.F.F.C., 2019 C. Energy C.
- 2. JOB COORDINATION & SAFETY:** Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.
- 3. JOB CLEANLINESS:** Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.
- 4. CONSTRUCTION QUALITY:** No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.
- 5. CONTRACT DOCUMENT REVIEW:** Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.
- 6. DISCREPANCIES:** In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense when in conflict with the Contract Documents.
- 7. DIMENSIONS:** All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.
- 8. SUBSTITUTIONS:** The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.
- 9. MANUFACTURED ITEMS:** Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.
- 10. ASBESTOS:** Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.
- 11. CUTTING AND PATCHING:** Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.
- 12. ATTIC VENTILATION:** Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 2019 CBC 1203.2.
- 13. BLOCKING:** Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.
- 14. WATER TIGHTNESS:** Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.
- 15. WATERPROOF MEMBRANE:** Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.
- 16. GLAZING:** Tempered glazing is required as per 2019CBC. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & .4; skylights; etc...
- 17. DRYWALL:** All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.
- 18. HANDRAILS AND GUARDRAILS:** All handrails at stairs are 34" above tread nosing. All guardrails are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.
- 19. SHOWER AND TUB W/ SHOWER :** Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 72" above the drain inlet AS PER 2019 CBC 1210.2.2; over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7
- 20. PLUMBING:**All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.28 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.
- 21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS**
 - All residential lighting to be high efficacy as per Table 150.0-A
 - At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
 - Lighting in kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
 - Recessed lights in insulated ceilings must be ic and at(air tight) rated. recessed lights within 5'-0" of a common prop. line to have 1hr rated enclosure.
 - Exterior building mounted lighting must be high efficacy and must include manual on/off switchand one of the following: photocontrol & motion sensor - photocontrol & automatic time switch control - astronomical time switch control or energy management control system.
 - Common areas of low-rise residential buildings with four or more units must be high efficacy or controlled by a title 24 compliant occupant sensor.
 - Under cabinet lighting (including kitchen) must be switched seperatly from other lighting systems.
 - All nonlocking-type 125 volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles, as per Electrical Code 406.12 (A)
 - All 120-volt, single phase, 15- and 20-ampere outlets or devices installed in dwelling unit kitchens.family rooms,dining rooms,living rooms, bedrooms, closets,hallways, laundry or similar rooms or areas shall be arc-fault circuit-interrupter protected as per Electrical Code 210.12 (A).

ARCHITECTURAL SHEETS:

- A1.0** PROJECT INFO, LEGENDS, GENERAL NOTES & PROJECT AREA
- A1.1** SITE PLAN, AB-017, DA CHECKLIST
- A2.0** EXIST. /DEMO 1ST FLR, PROP. 1ST FLR. TRAVEL DISTANCE DIAGRAM
 - A2.1** EXIST. 2ND FLR, PROP. BUILDING SECTION, ARCH. DETAIL
 - A3.0** EXIST. & PROP. NORTH (FRONT) ELEVATION DOOR SCHEDULE, WINDOW SCHEDULE, ENTRY DOOR CLEARANCES, STOREFRONT DETAILS
 - A4.0** ADA RESTROOM ELEVATIONS @ TENANT SPACE "B" ADA REQUIREMENTS, ADA W.C. WALL AND DOOR SIGNAGE, RCP PLAN
 - A4.1** ADA RESTROOM ELEVATIONS @ TENANT SPACE "A" ,ADA REQUIREMENTS

TOTAL NO. OF SHEETS: 7

DRAWING SYMBOL LEGEND



PROJECT DESCRIPTION:

THE SCOPE OF WORK IS LIMITED TO CORE & SHELL IMPROVEMENTS TO CREATE TWO SEPARATE TENANT SPACES, EACH WITH A UNISEX RESTROOM, NEW SECOND STORE FRONT ENTRY AREA AT THE FORMER GARAGE DOOR OPENING. REMOVE PORTION OF EXISTING REAR ONE-STORY AREA FOR OPEN SPACE. BOTH TENANT SPACES WILL REMAIN VACANT AND ALL TENANT IMPROVEMENTS WILL BE UNDER SEPARATE TENANT IMPROVEMENT PERMIT.

PROJECT DATA

	EXISTING:	PROPOSED: [NO CHANGE]
ZONING:	NCT	NCT
HEIGHT LIMIT:	45-X	45-X
EXISTING OCCUPANCY:	R-3 / B	R-3 / B
CONSTRUCTION:	TYPE V-B W/O SPRINKLER	TYPE V-B W/O SPRINKLER
STORIES:	2	2
UNITS:	1 RES. & 1 COMMERCIAL	1 RES. & 1 COMMERCIAL
SPRINKLERS:	NON SPRINKLERED	NON SPRINKLERED

PROJECT AREA

FLOORS	GROSS EXISTING AREA	EXISTING GARAGE AREA	EXISTING TENANT SPACE # 3119	PROPOSED TENANT SPACE "A"	PROPOSED TENANT SPACE "B"	PROPOSED OPEN SPACE / REDUCTION OF FLOOR AREA	GROSS PROPOSED AREA	ADDED CONDITIONED AREA
1ST FLOOR	2386 sq.ft.	642 sq.ft.	2398 sq.ft.	645 sq.ft.	1310 sq.ft.	324 sq.ft.	2062 sq.ft.	645 sq.ft.
2ND FLOOR	1559 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	1559 sq.ft.	0 sq.ft.
TOTAL	3945 sq.ft.	642 sq.ft.	2398 sq.ft.	645 sq.ft.	1310 sq.ft.	324 sq.ft.	3621 sq.ft.	645 sq.ft.

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DOCUMENT RECORD

DATE	ACTION
APRIL 09, 2021	DEMO PERMIT
APRIL 27, 2021	PERMIT SUBMITTAL
NOV. 5., 2021	PLAN CHECK CMNTS. REVS.
DEC. 28, 2021	MECH. CMNTS. REVS.
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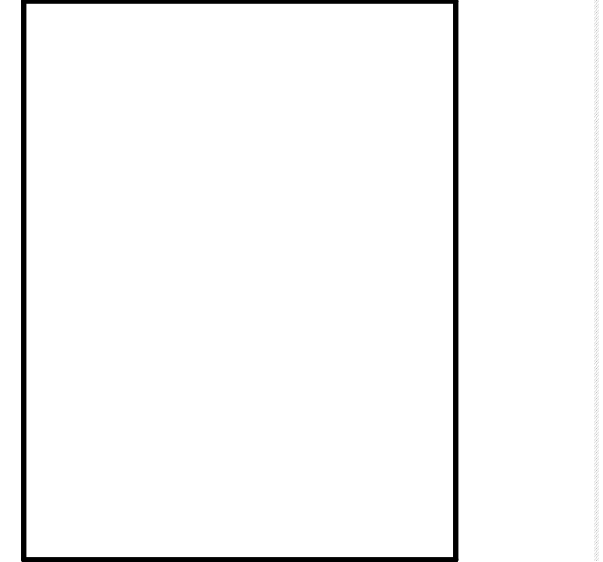
All drawings and written material appearing herein constitute the original and unpublished work of TOPATCHER ARCHITECTURE INC. and the same may not be duplicated, used or disposed without written consent.

CORE & SHELL
 3117-3119 24TH STREET
 SAN FRANCISCO, CA. 94110
 BLOCK # 6520 LOT # 038

PERMIT APP. NO.

SHEET TITLE
 PROJECT INFO,
 LEGENDS,
 GENERAL NOTES
 PROJECT AREA

SCALE: N/A	JOB NO. 21.06
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MARK J. TOPATCHER, ARCHITECT, CA. LIC. # C 21678, EXP. MAY 2025

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1.0
 TOTAL PAGES: 7

ADMINISTRATIVE BULLETIN

NO. AB-017 :
DATE : September 16, 1998 (01/01/14 for code references)
SUBJECT : Disabled Access
TITLE : Exception to Requirements for Disabled Access to Vacant Spaces
PURPOSE : The purpose of this bulletin is to establish guidelines for provision of accessibility to vacant and to subsequently occupied or re-occupied spaces or buildings.
REFERENCE : 2013 San Francisco Building Code
 - Section 1.9, Application of Access Compliance Regulations
 - Section 103A, Occupancy Violations
DISCUSSION : The Department of Building Inspection through this bulletin intends to assure the compliance with requirements for accessibility to spaces used and occupied by persons with disabilities and other persons, while affirming that buildings or portions of buildings which are not occupied for any use or purpose do not require access. This bulletin further addresses issues of accessibility upon re-occupancy of buildings where existing violations have been cited by DBI, and confirms that access requirements must be met before either temporary or permanent occupancy.

In order to avoid the costly provision of disabled access features for spaces where tenant improvements have not yet been fully incorporated for future use, or where the temporary solution to disabled access complaints may be to vacate a non-complying space, the Department of Building Inspection acknowledges that there are no requirements to provide disabled access to such vacant space. When vacant spaces become occupied or re-occupied, all disabled access features must be provided as required under the San Francisco Building Code. New buildings, particularly those core-and-shell buildings where tenant spaces have not yet been occupied, may be granted exceptions from some specific interior access requirements but must meet all basic site access requirements so that construction does not preclude subsequent access compliance. Buildings actively under construction or renovation which are not occupied for other purposes also need not be provided with disabled access features.

Where a vacant building or space is subject to a complaint or abatement action for failure to provide required disabled access features, such access features need not be provided until such space is reoccupied. Prior to such reoccupancy a permit will be required to correct accessibility violations, even if no other tenant improvement or other construction work is contemplated. It is the responsibility of the owner to provide no less than quarterly updates to the Department of Building Inspection regarding the status of vacant buildings upon which complaints are outstanding. Such reports shall be provided to the Disabled Access Division of the Department of Building Inspection and signed by the owner or their representative.

Note that the San Francisco Building Code specifically requires access to temporary and emergency buildings and facilities. Any use of otherwise vacant spaces, such as temporary office space or other special use, requires compliance with disabled access regulations per San Francisco Building Code Section 1.9. Temporary uses may be provided with

temporary disabled access features with the approval the Department of Building Inspection (i.e., temporary accessible toilet facilities).

Originally Signed By:

Frank Y. Chiu, Director
 November 12, 1998

Approved by the Building Inspection Commission on September 16, 1998
 AB-018 Local Equivalency for Approval of Emergency Escape or Rescue Windows at Courts and Light Wells

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 3117-3119 24TH STREET

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is VACANT RETAIL TENANT SPACE (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: GROUND FLOOR AREA
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 40,000.00, which is: (check one) more than / less than the 2021 Valuation Threshold of \$172,418.00
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through D below carefully and check the most applicable boxes. Check one box only:
 - A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: UNOCCUPIED AS PER AB 017
 - B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
 - C:** Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
 - D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
 - E:** Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

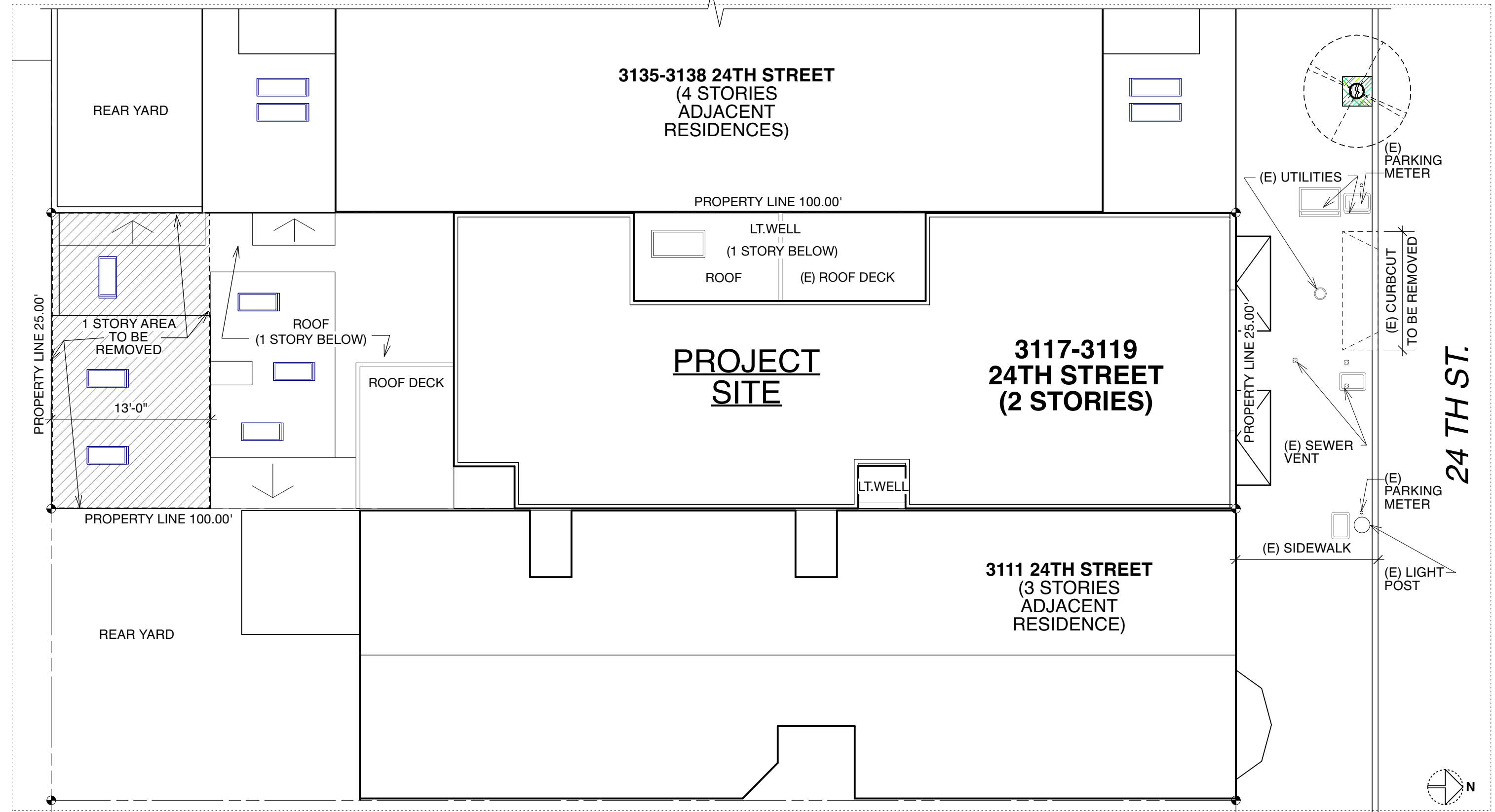
- The cost of providing access.
 - The cost of all construction contemplated.
 - The impact of proposed improvements on financial feasibility of the project.
 - The nature of the accessibility which would be gained or lost.
 - The nature of the use of the facility under construction and its availability to persons with disabilities
- The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: 3119 24TH ST.

Check all applicable boxes and specify where on the drawings the details are shown:

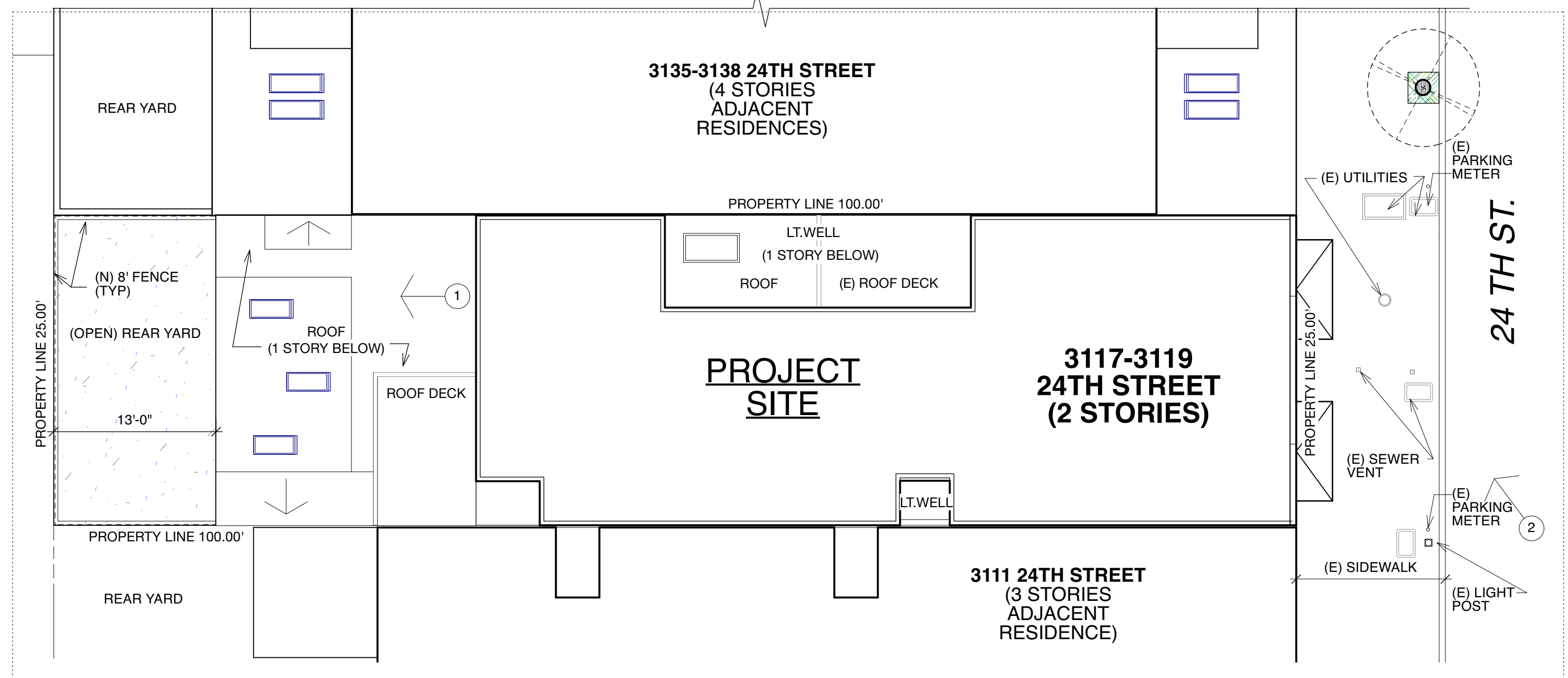
	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent Facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately prevailing code	Not required by Code (enabler none existing)	Non-compliance requires UHR (Unreasonable Hardship)	Location of detail(s) include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNOCCUPIED AS PER AB 017
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNOCCUPIED AS PER AB 017
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNOCCUPIED AS PER AB 017
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
See the requirements for additional forms listed below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNOCCUPIED AS PER AB 017

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)



EXISTING SITE PLAN

1/8" = 1'-0"



PROPOSED SITE PLAN

1/8" = 1'-0"



1 LOOKING SOUTH AT ROOF

2 LOOKING SOUTH (FRONT FACADE)

SITE PHOTOS

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DOCUMENT RECORD

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PERMIT APP. NO.

CORE & SHELL
 3117-3119 24TH STREET
 SAN FRANCISCO, CA. 94110
 BLOCK # 6520 LOT # 038

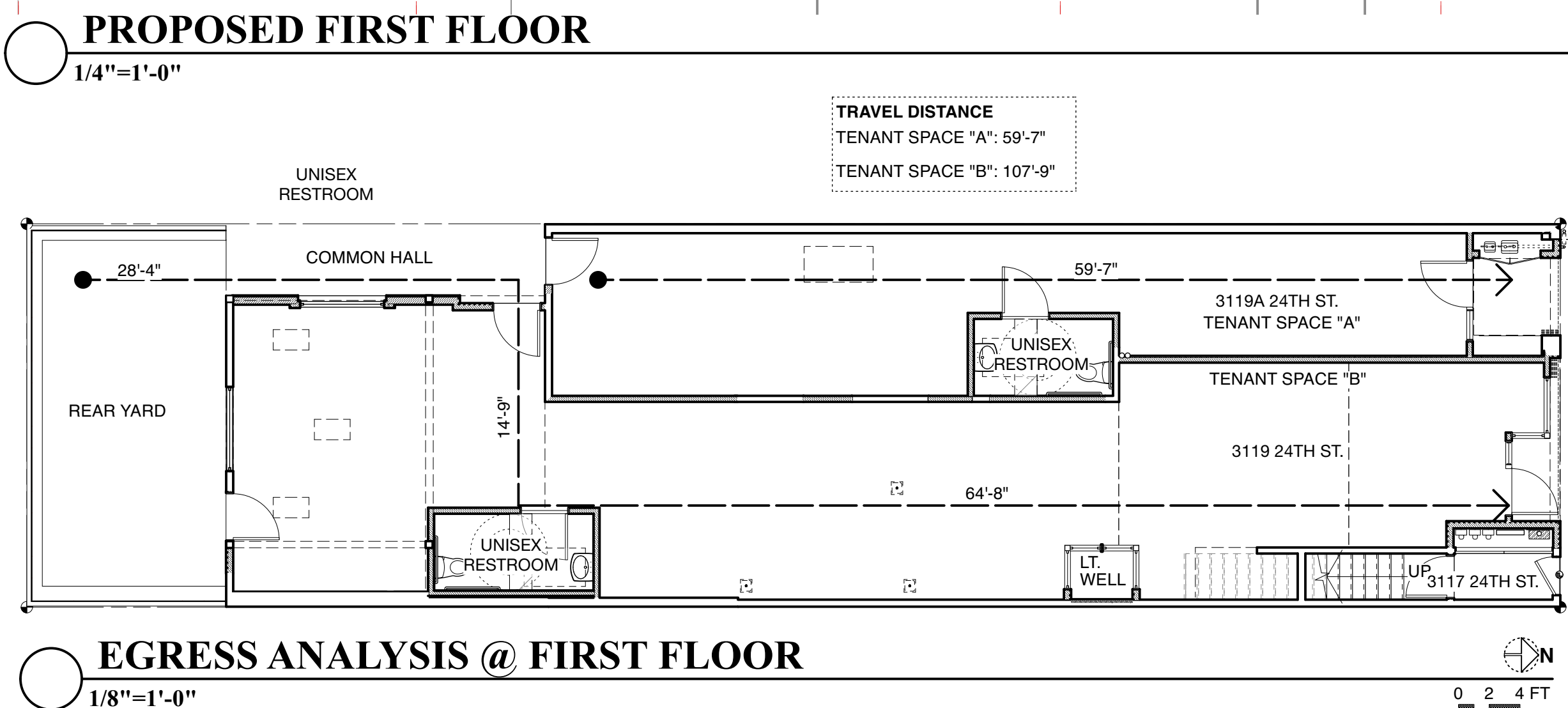
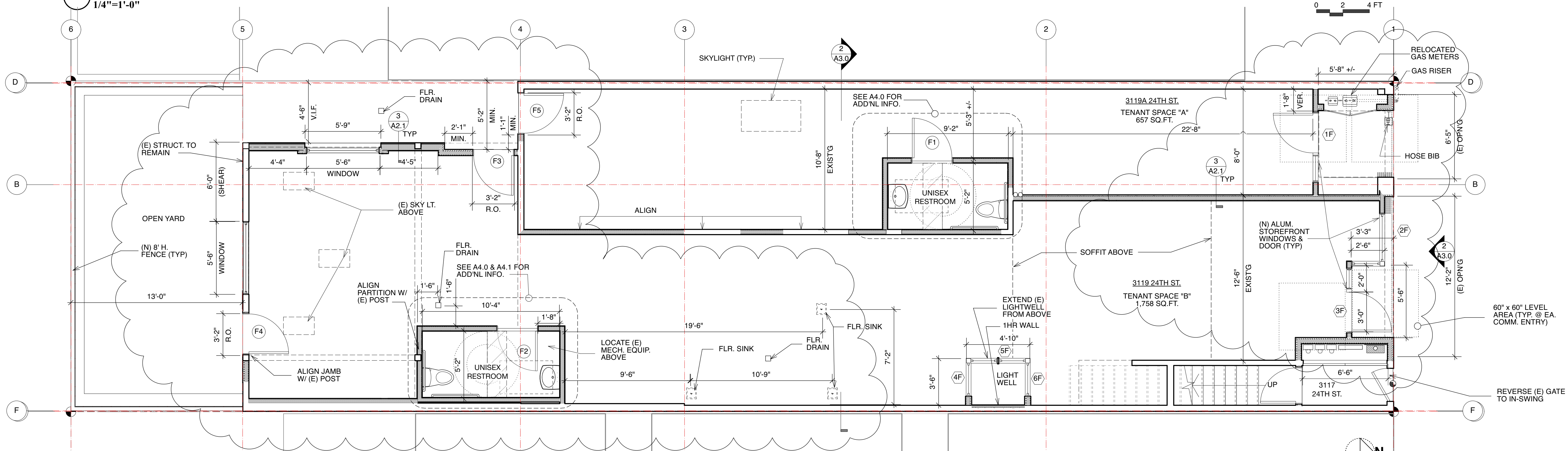
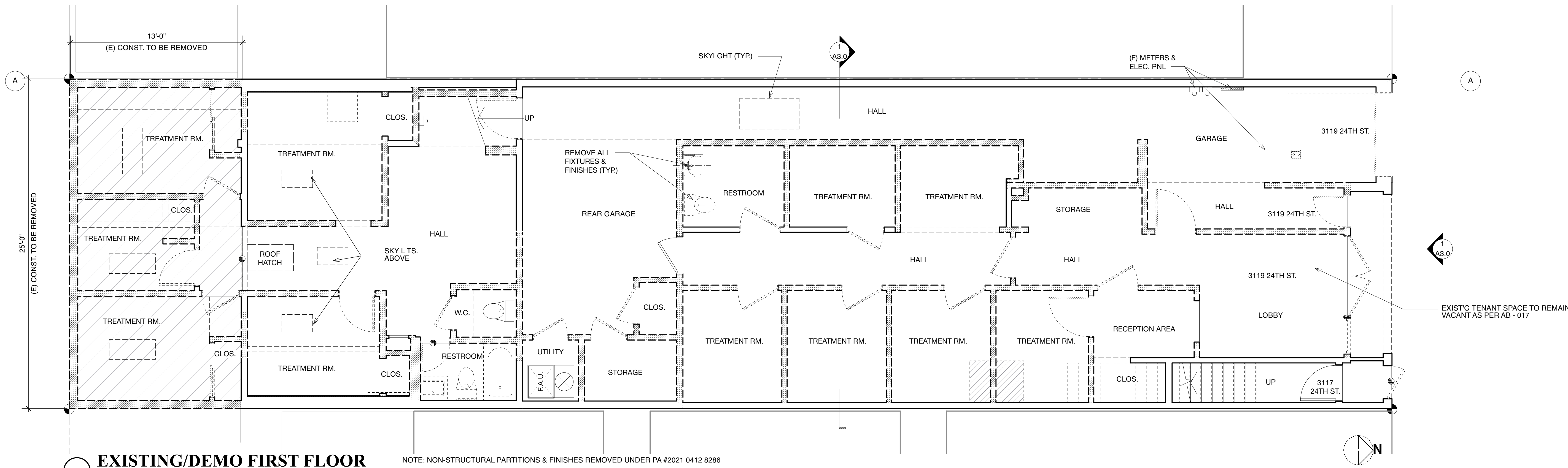
SHEET TITLE

**SITE PLAN
 AB-017
 DA-CHECKLIST**

SCALE: AS NOTED
 JOB NO. 21.06

MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21678, EXP. MAY 2025

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 TOTAL PAGES: 7



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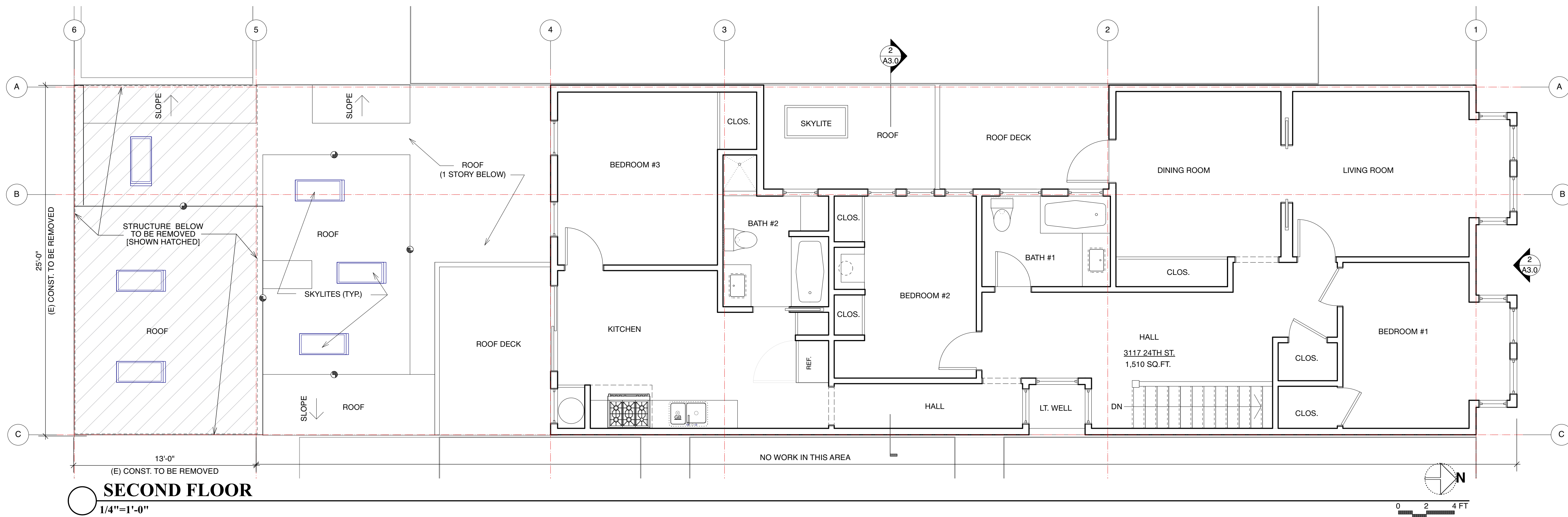
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 EXIST./DEMO 1ST FLR
 PROP 1ST FLR

SCALE: 1/4"=1'-0"
 JOB NO. 21.06

PERMIT APP. NO.

MARK 1 TOPETCHER ARCHITECT CA. LIC. # C 21678, EXP. MAY 2025

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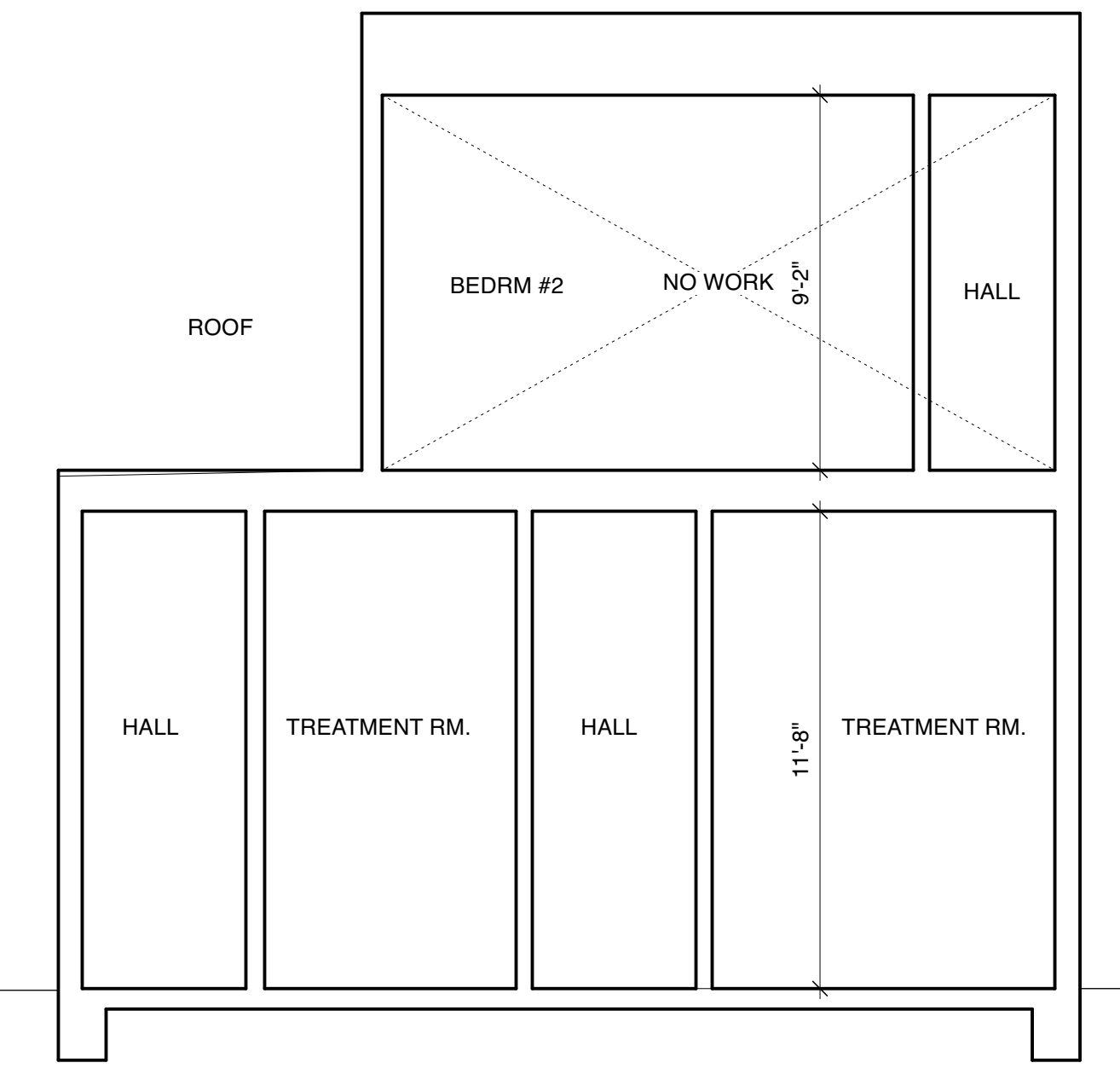
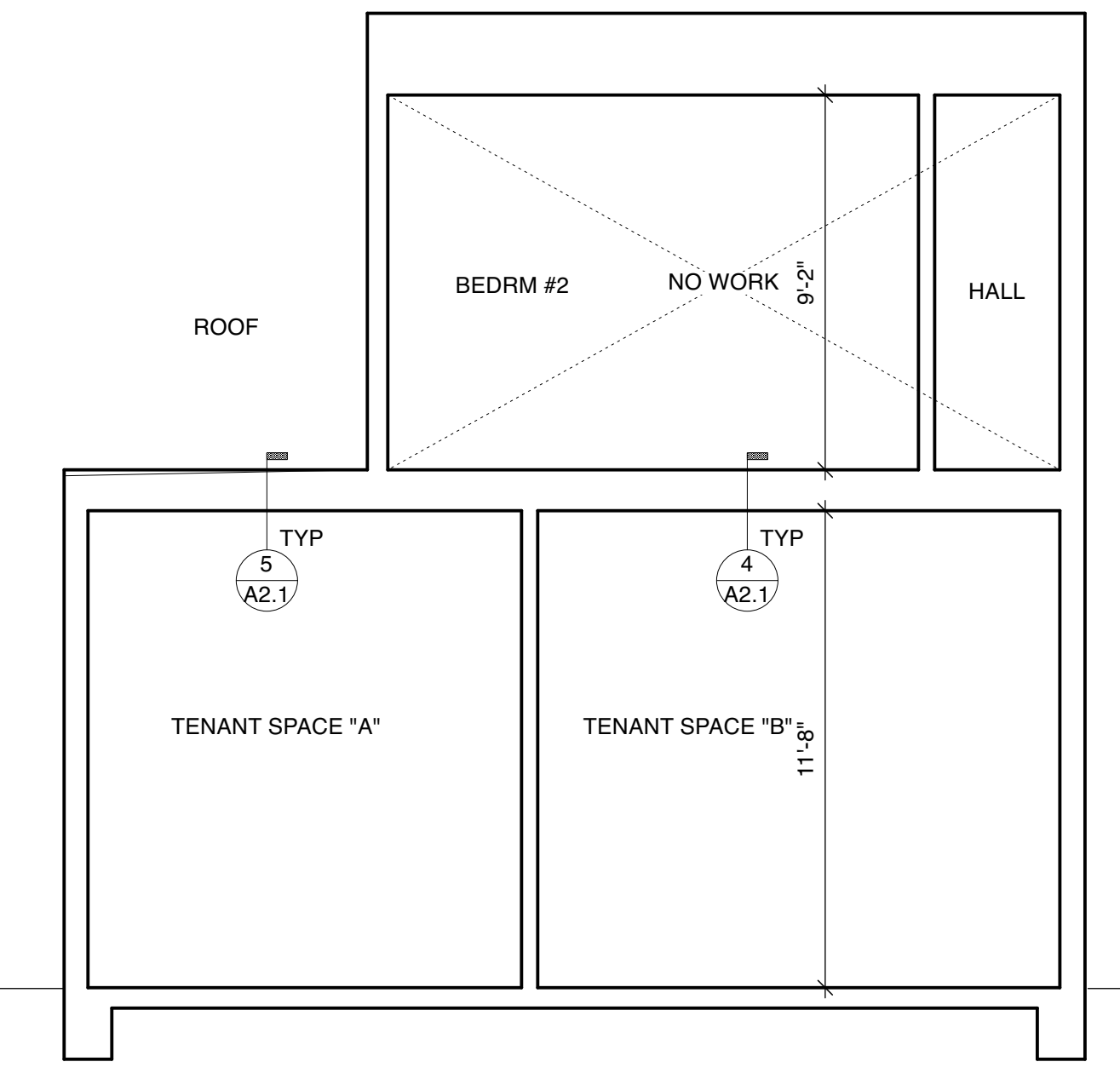
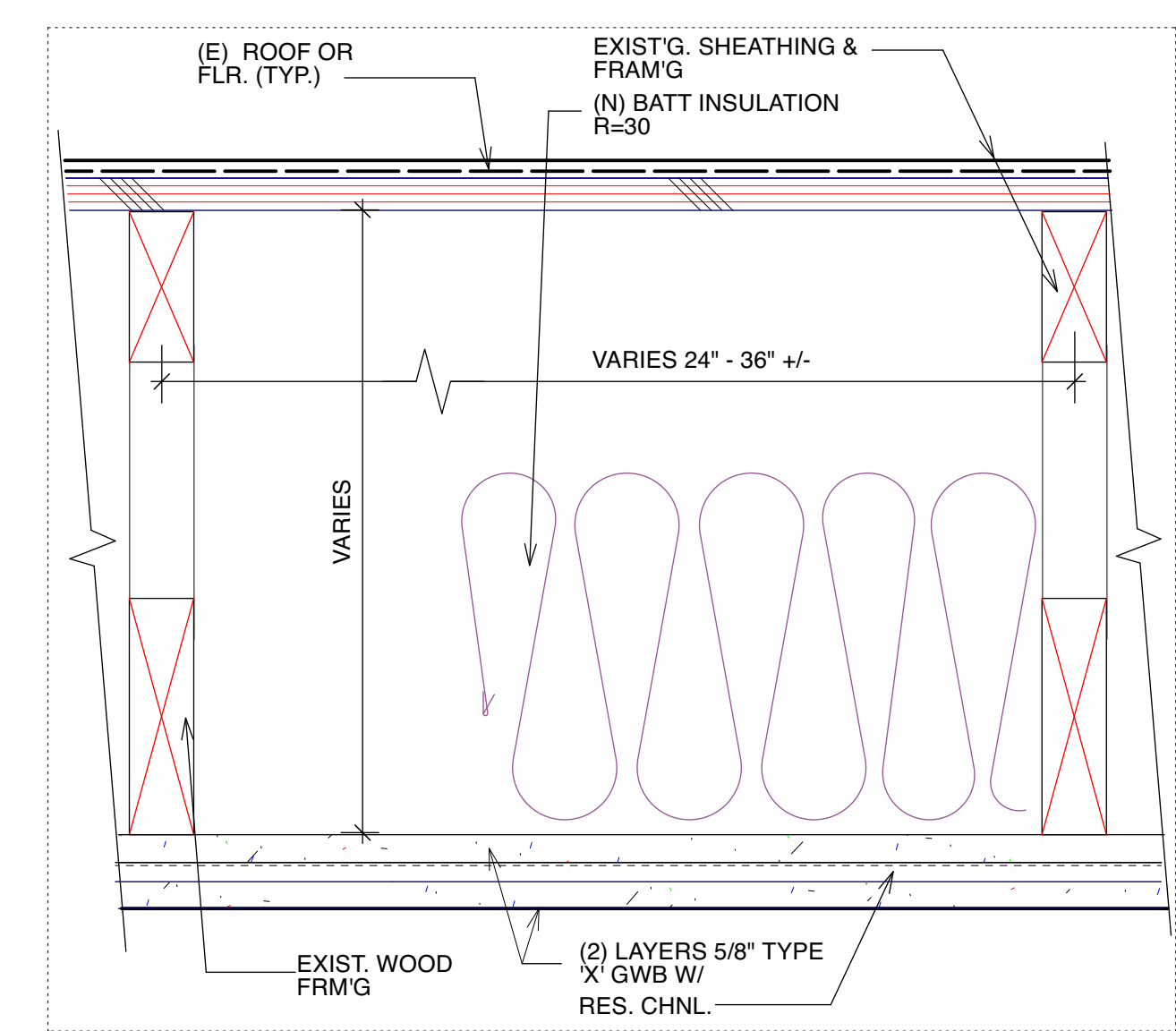
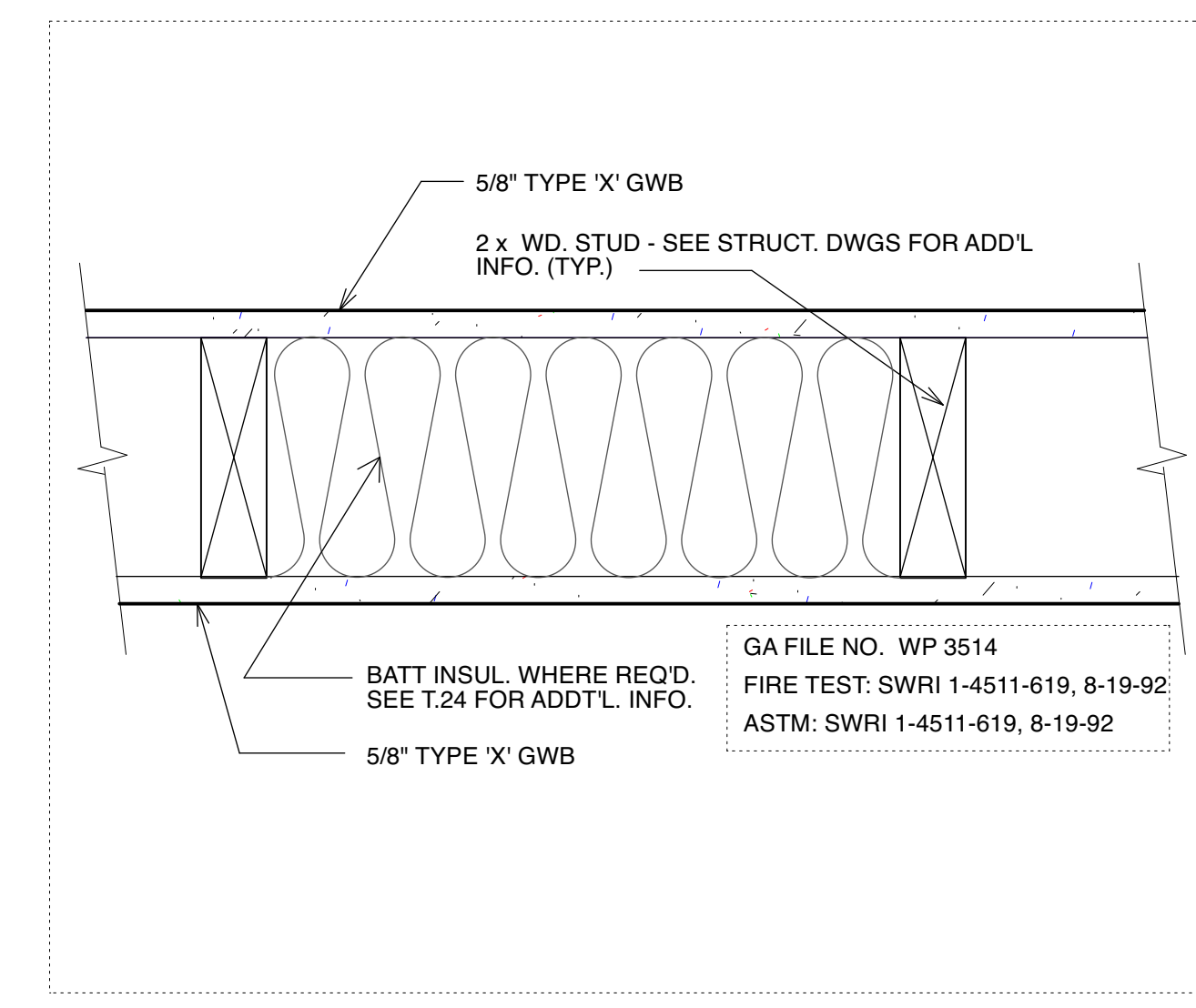
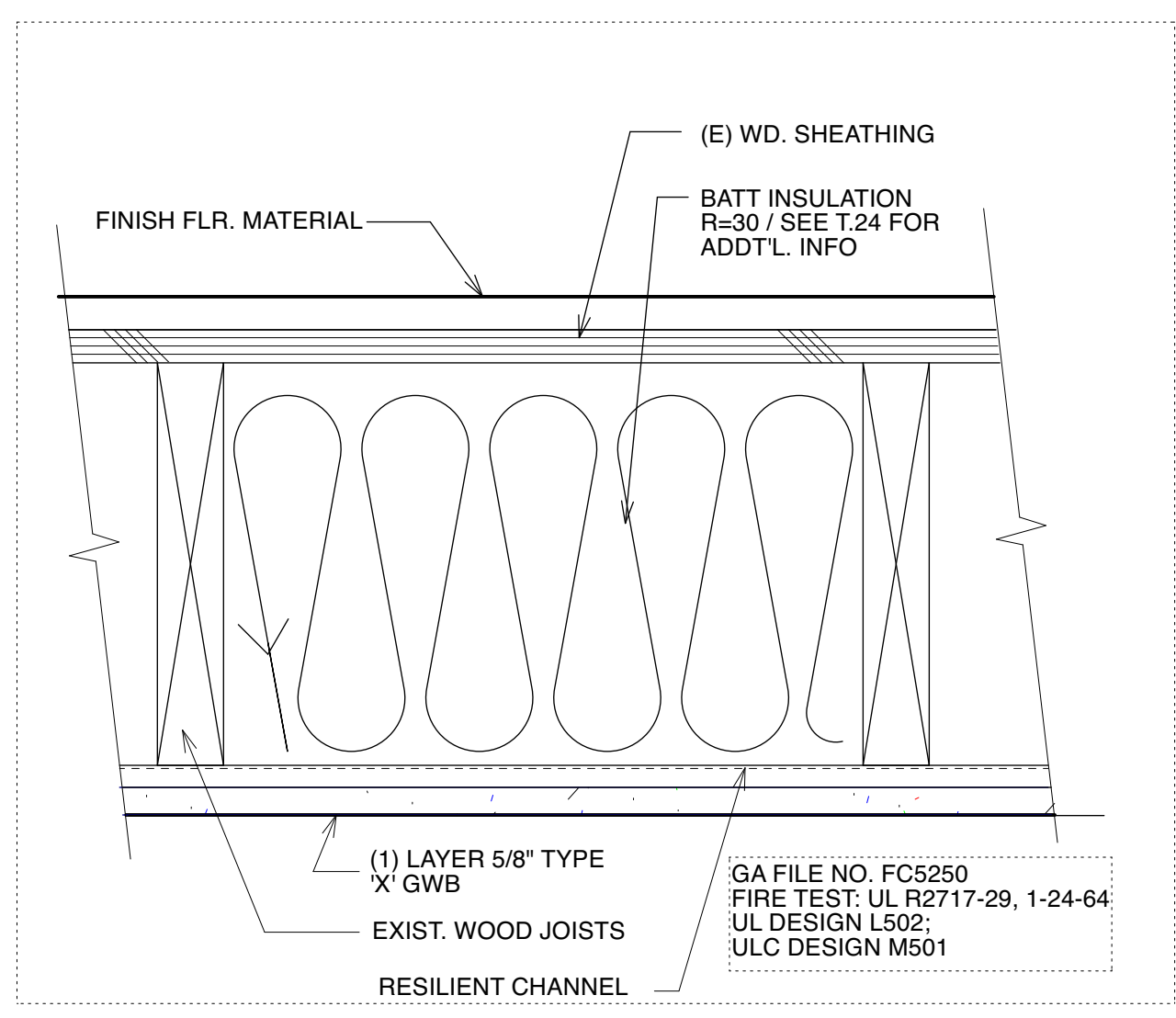
CORE & SHELL
3117-3119 24TH STREET
SAN FRANCISCO, CA. 94110
BLOCK # 6520 LOT # 038

SHEET TITLE
EXIST. /2ND FLR
BUILDING SECTION
ARCH. DETAILS

SCALE: AS NOTED
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MARK J. TOPETCHER, ARCHITECT, CA, LIC. # C 21678, EXP. MAY 2025

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DOOR SCHEDULE

NOTE: VERIFY R.O. FOR DOOR & FRAME, BASED ON LEAF SIZE (TYP.)

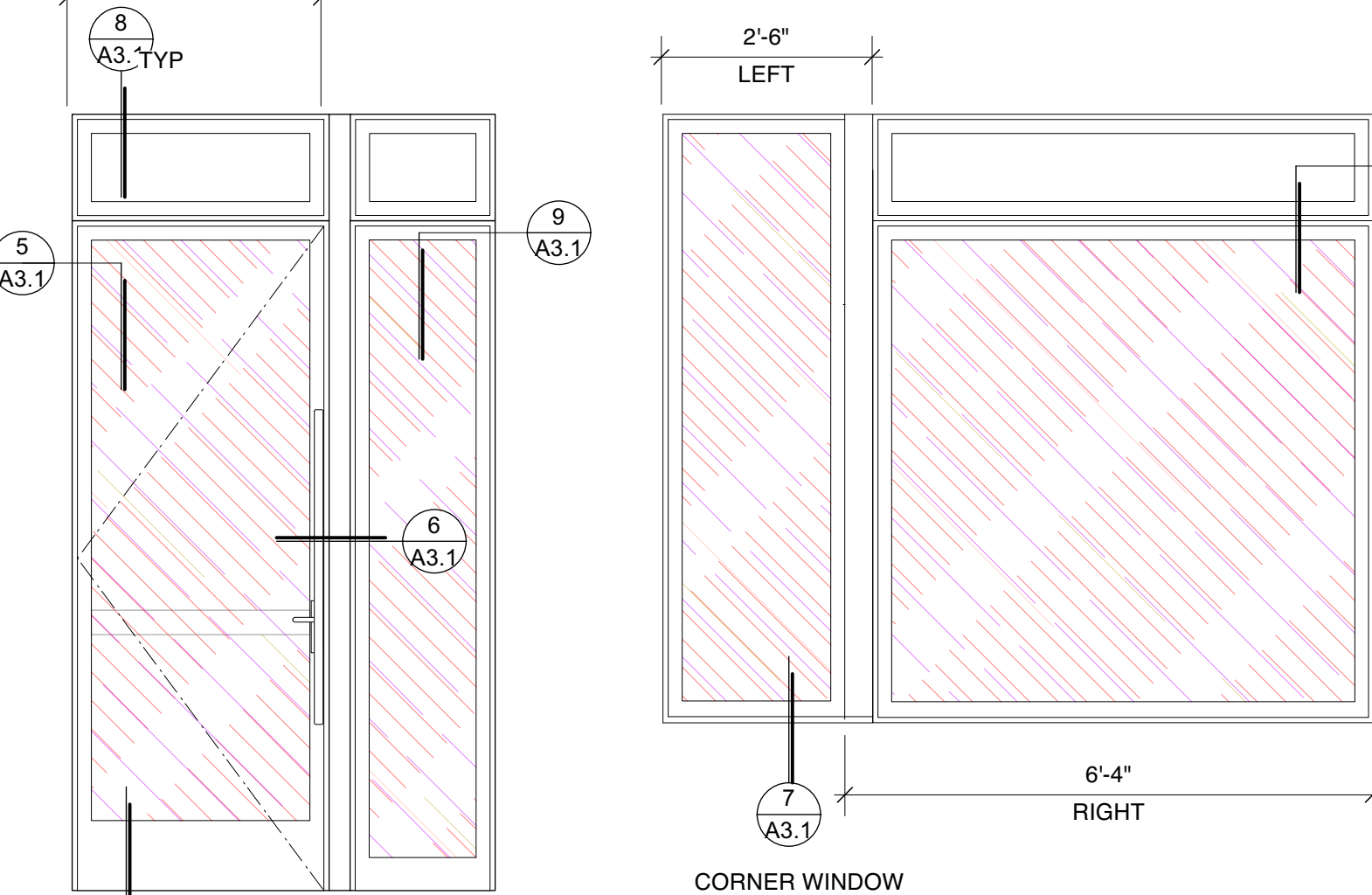
NO.	LOCATION	DOOR [LEAF] SIZE	TYPE	GLAZING	HARDWARE	COMMENTS
F1	TENANT SPACE "A"/RESTROOM	3'-0" x 8'-0"	SINGLE PNL	N/A	PRIVACY	
F2	TENANT SPACE "B"/RESTROOM	3'-0" x 8'-0"	SINGLE PNL	N/A	PRIVACY	
F3	TENANT SPACE "A" TO OPEN YARD	3'-0" x 8'-0"	SOLID	N/A	PASSAGE W/ COM. LOCK	
F4	TENANT SPACE "B" TO OPEN YARD	3'-0" x 8'-0"	SOLID	N/A	PASSAGE W/ COM. LOCK	

NOTE: For 3'-0" DOORS U = Max., SHGC = Max., VT = AT COMMERCIAL AREA [SEE WINDOW SCHEDULE FOR INFO]

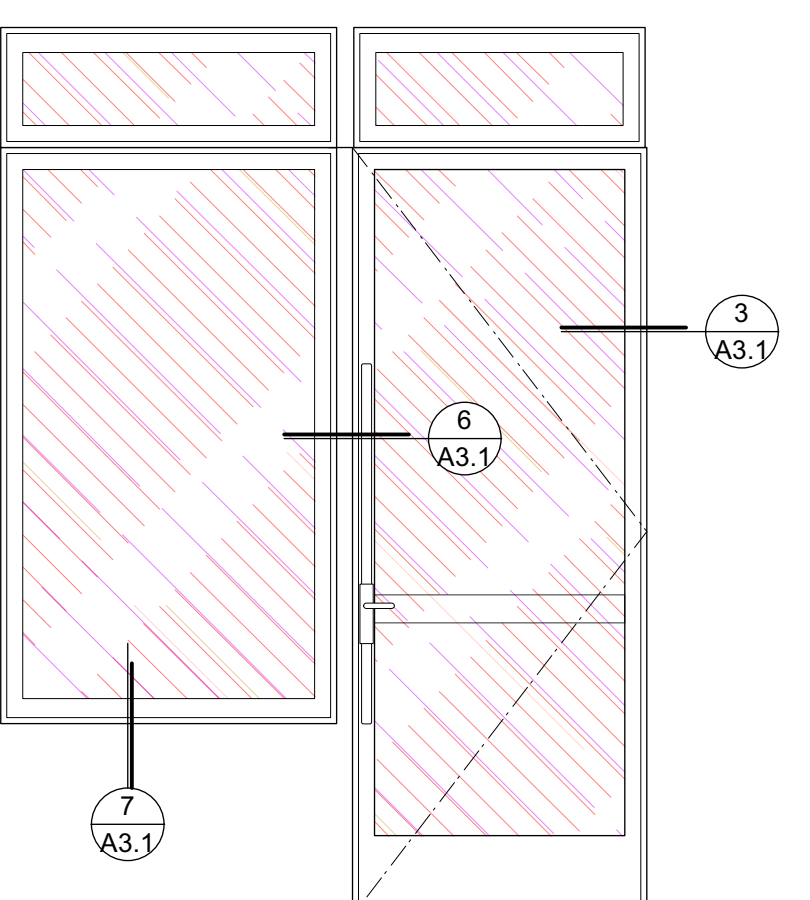
WINDOW SCHEDULE

MARK	LOCATION	R.O. SIZE (W X H)	TYPE	FRAME	GLAZING	HARDWARE	COMMENTS
1F	ENTRY TENANT SPACE "B"	6'-10" x 8'-2"	SNG PNL W/SIDELIGHT	ALUM	LAM	PULL-KEYED DEADBOLT	ALUM STOREFRONT SYSTEM / BY WINDOW MAUF
2F	ENTRY TENANT SPACE "A"	5'-2" x 9'-5"	SNG PNL W/SIDELIGHT	ALUM	LAM	PULL-KEYED DEADBOLT	ALUM STOREFRONT SYSTEM / BY WINDOW MAUF
3F	ENTRY TENANT SPACE "A"			ALUM	LAM	N/A	ALUM STOREFRONT SYSTEM / BY WINDOW MAUF
4F	LIGHT WELL	2'-6" x 10'-0"	SNG. PNL.	ALUM.	LAM.	N/A	ALUM. SYSTEM / BY WINDOW MANUF.
5F	LIGHT WELL	4'-0" x 10'-0"	SNG. PNL.	ALUM.	LAM.	N/A	ALUM. SYSTEM / BY WINDOW MANUF.
6F	LIGHT WELL	2'-6" x 10'-0"	SNG. PNL.	ALUM.	LAM.	N/A	ALUM. SYSTEM / BY WINDOW MANUF.

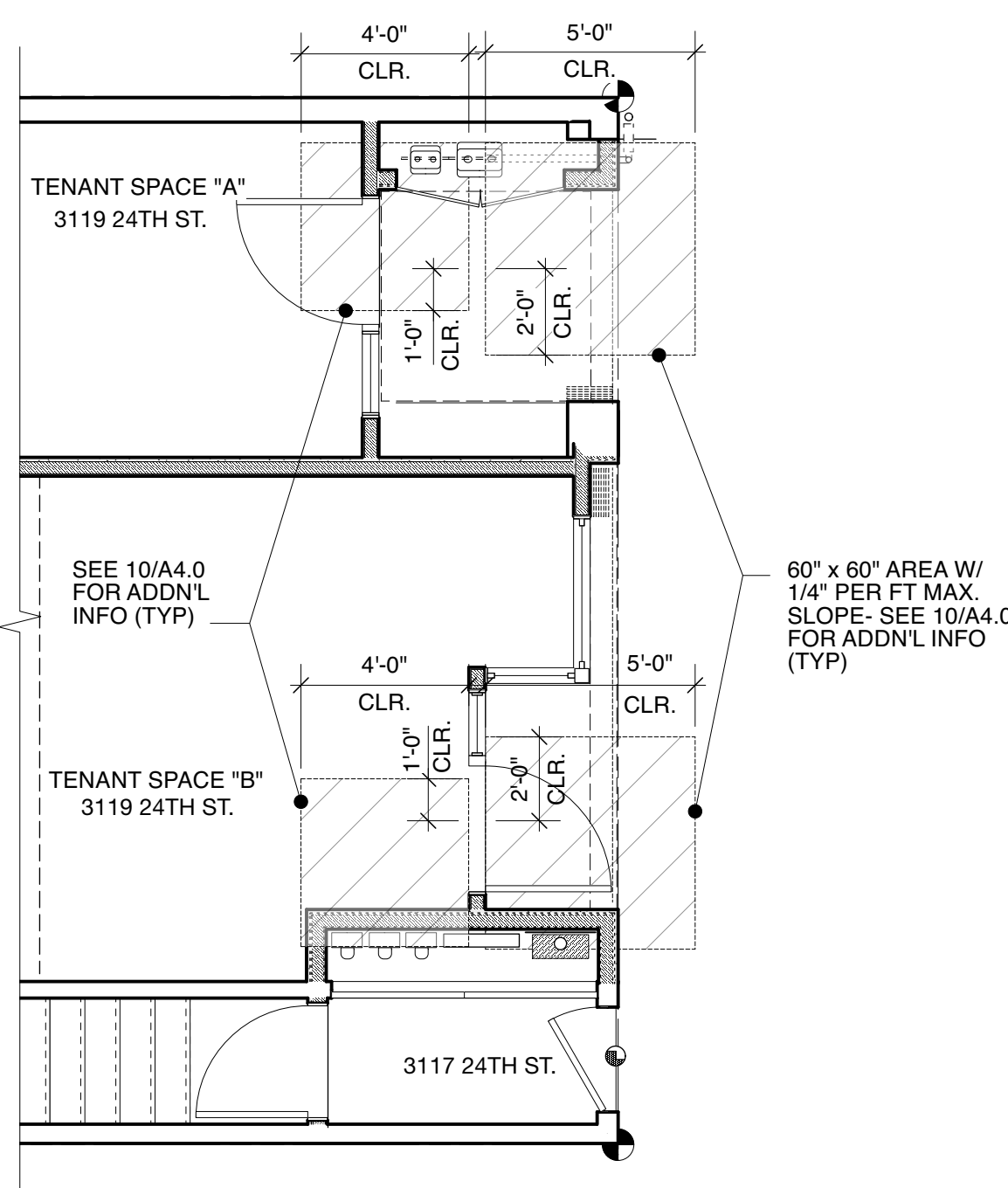
NOTE: For WINDOWS U = .45 Max., SHGC = .30 Max. VT = .42 AT COMMERCIAL AREA CAN HAVE MAX AREA-WEIGHTED AVERAGE



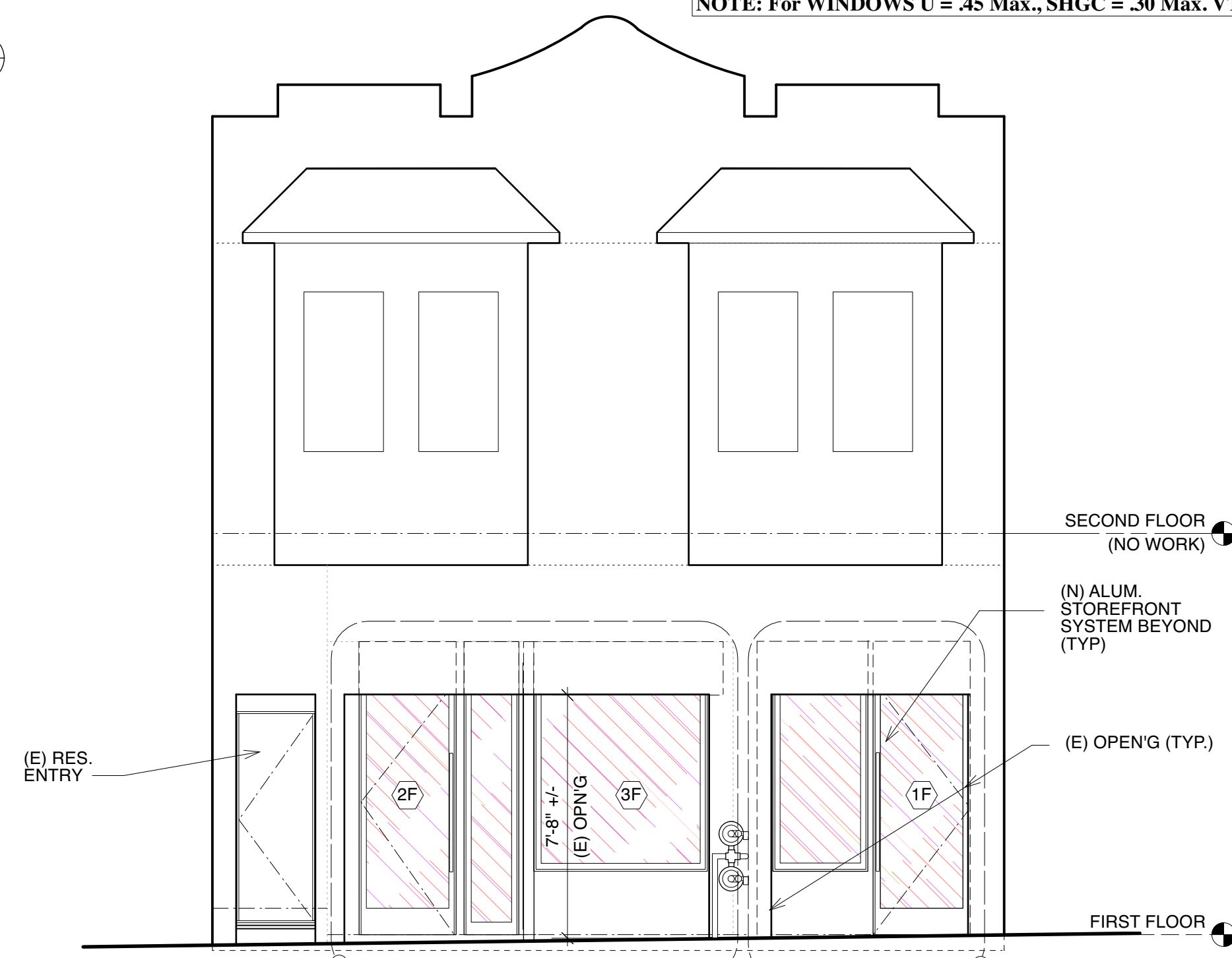
10 STOREFRONT @ TENANT SPACE "B"
1/2" = 1'-0"



11 STOREFRONT @ TENANT SPACE "A"
1/2" = 1'-0"



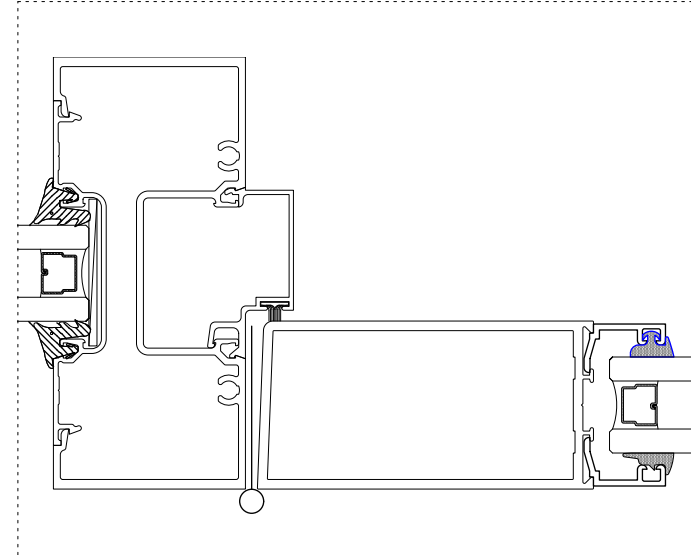
9 ENTRY DOOR CLEARANCES
1/4" = 1'-0"



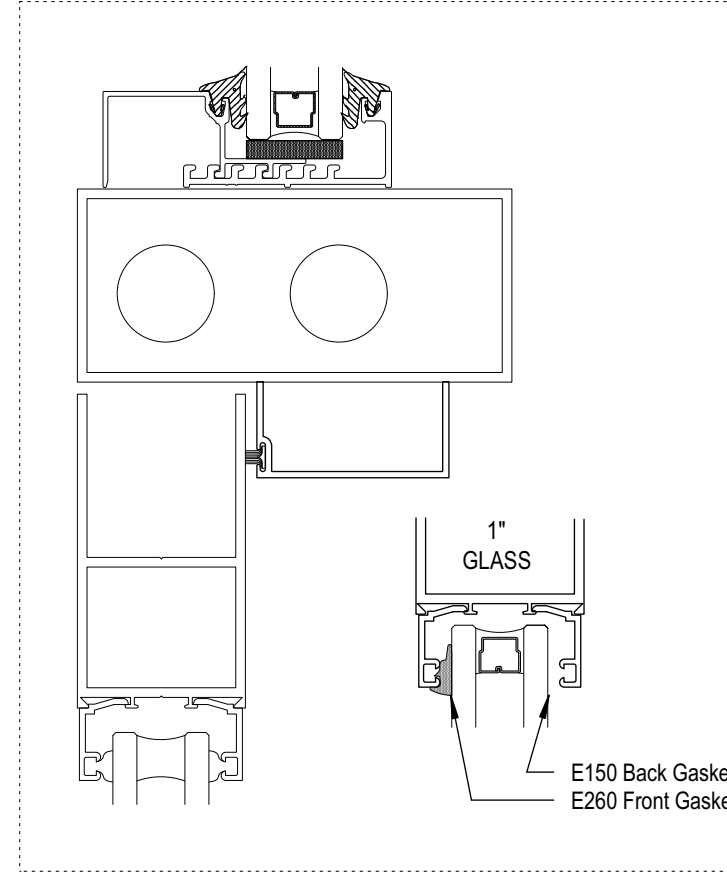
2 PROPOSED NORTH (FRONT) ELEVATION
1/4" = 1'-0"



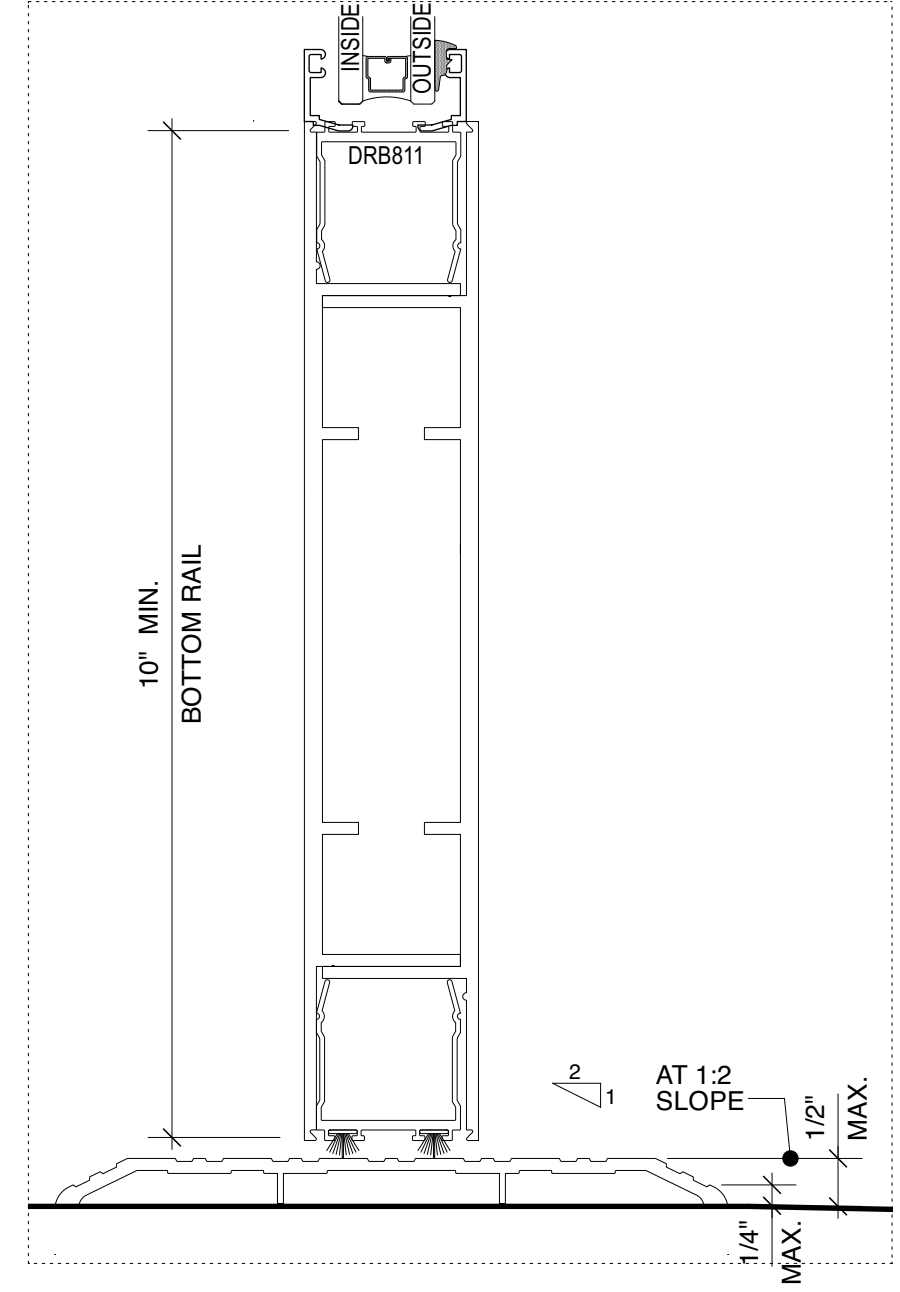
1 EXISTING NORTH (FRONT) ELEVATION
1/4" = 1'-0"



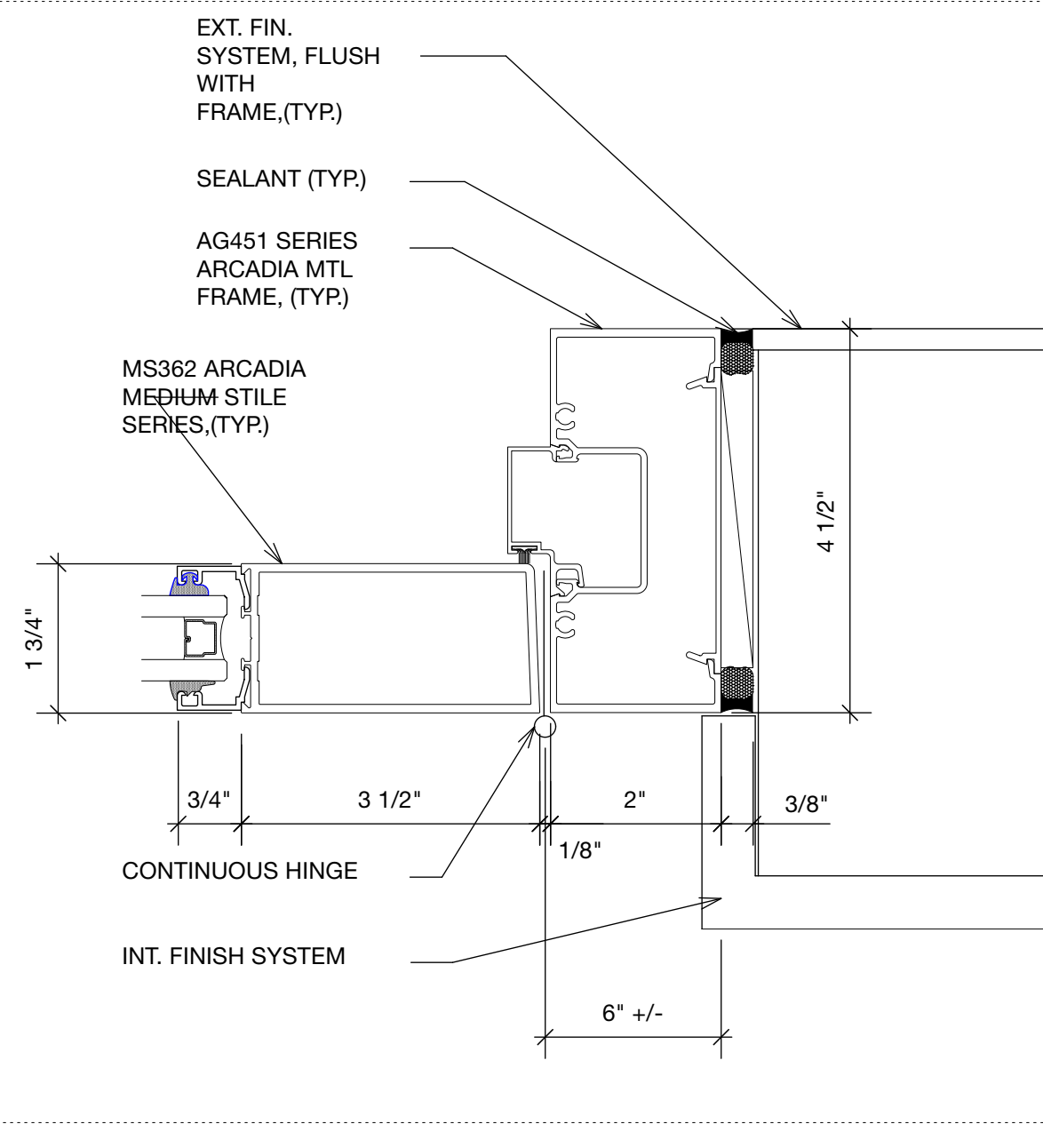
6 JAMB DETAIL
Half Actual Size



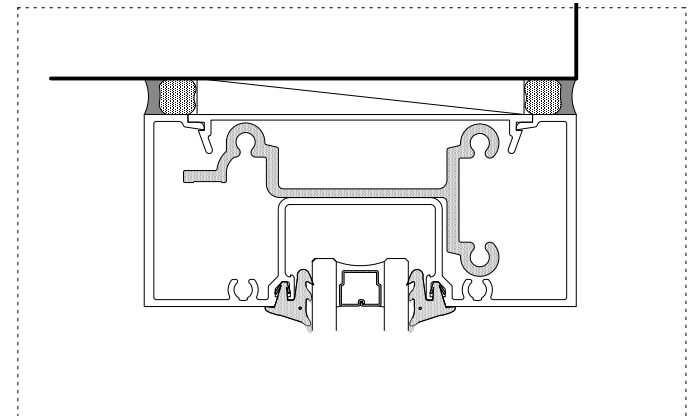
5 DOOR HEADER @ OFFSET HUNG



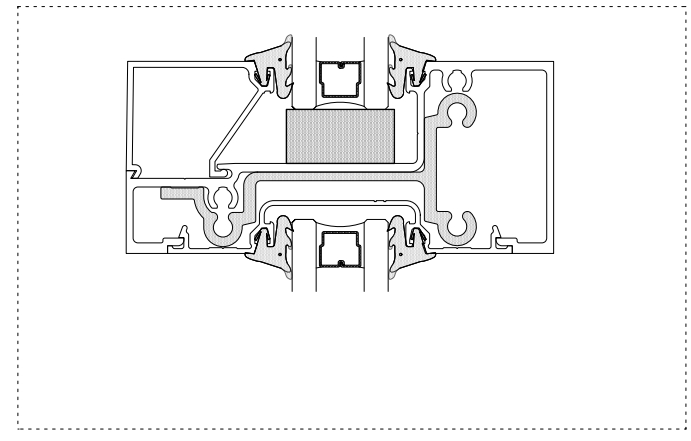
4 BOTTOM RAIL DETAIL
Half Actual Size



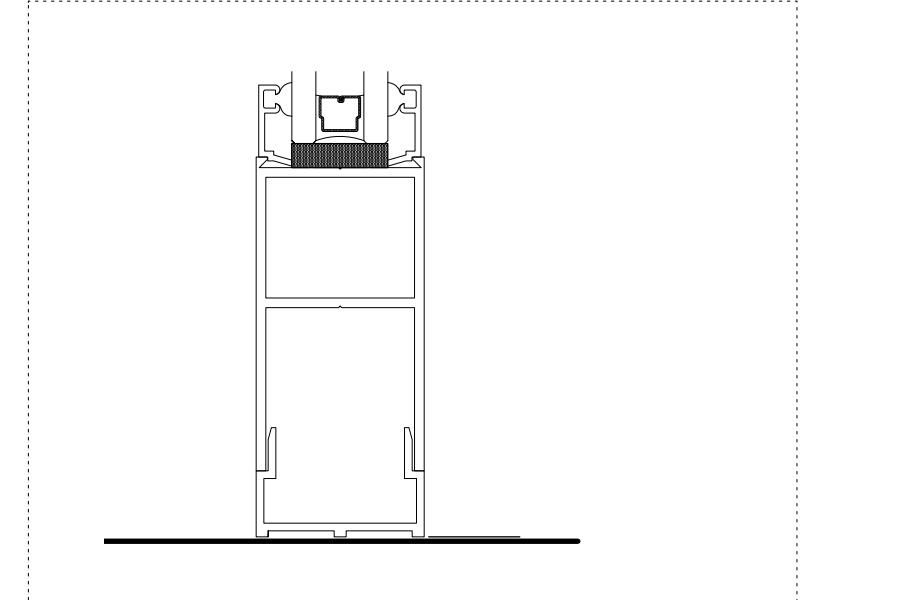
3 JAMB DETAIL
Half Actual Size



8 HEAD @ TRANSOM
Half Actual Size



9 INTERMEDIATE HORIZONTAL
Half Actual Size



7 SIDELIGHT BOTTOM RAIL
Half Actual Size

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DOCUMENT RECORD

DATE	ACTION
APRIL 09, 2021	DEMO PERMIT
APRIL 27, 2021	PERMIT SUBMITTAL
NOV. 5, 2021	PLAN CHECK CMNTS. REVS.
DEC. 28, 2021	MECH. CMNTS. REVS.
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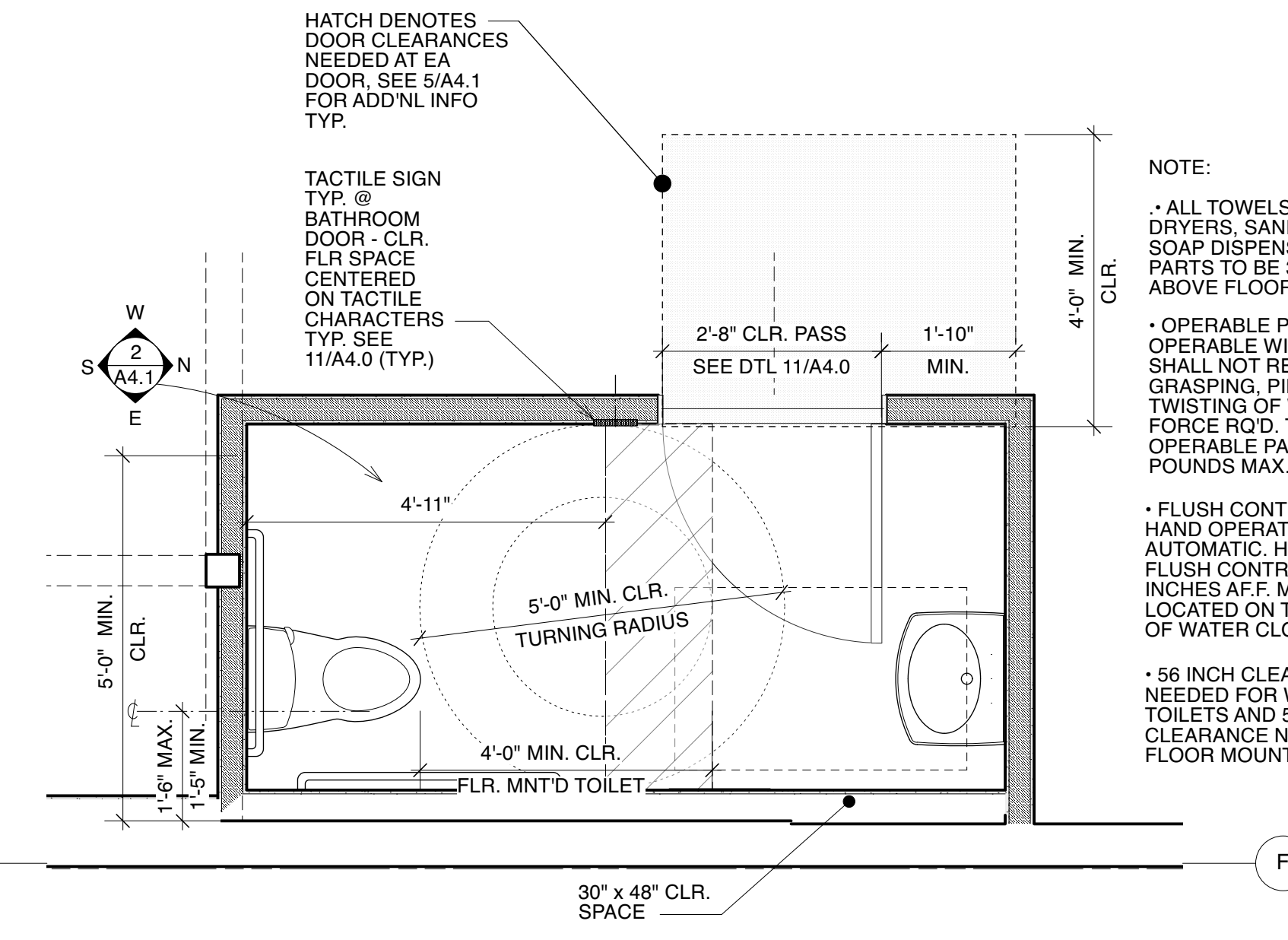
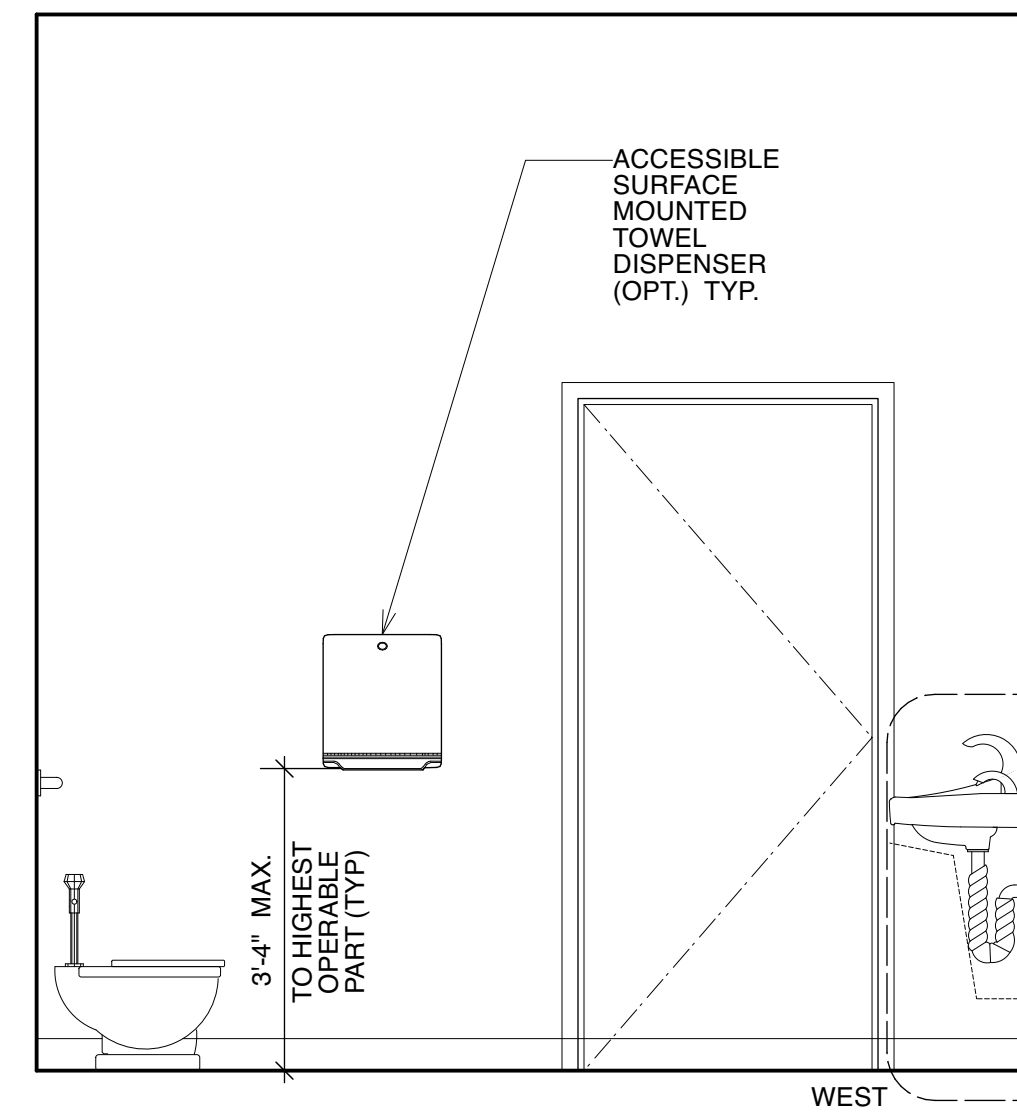
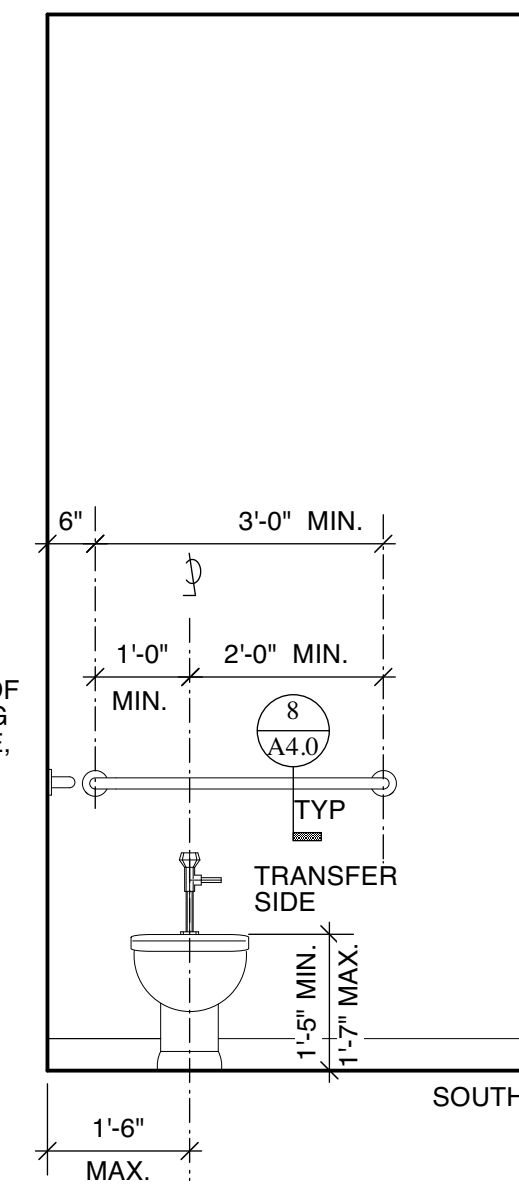
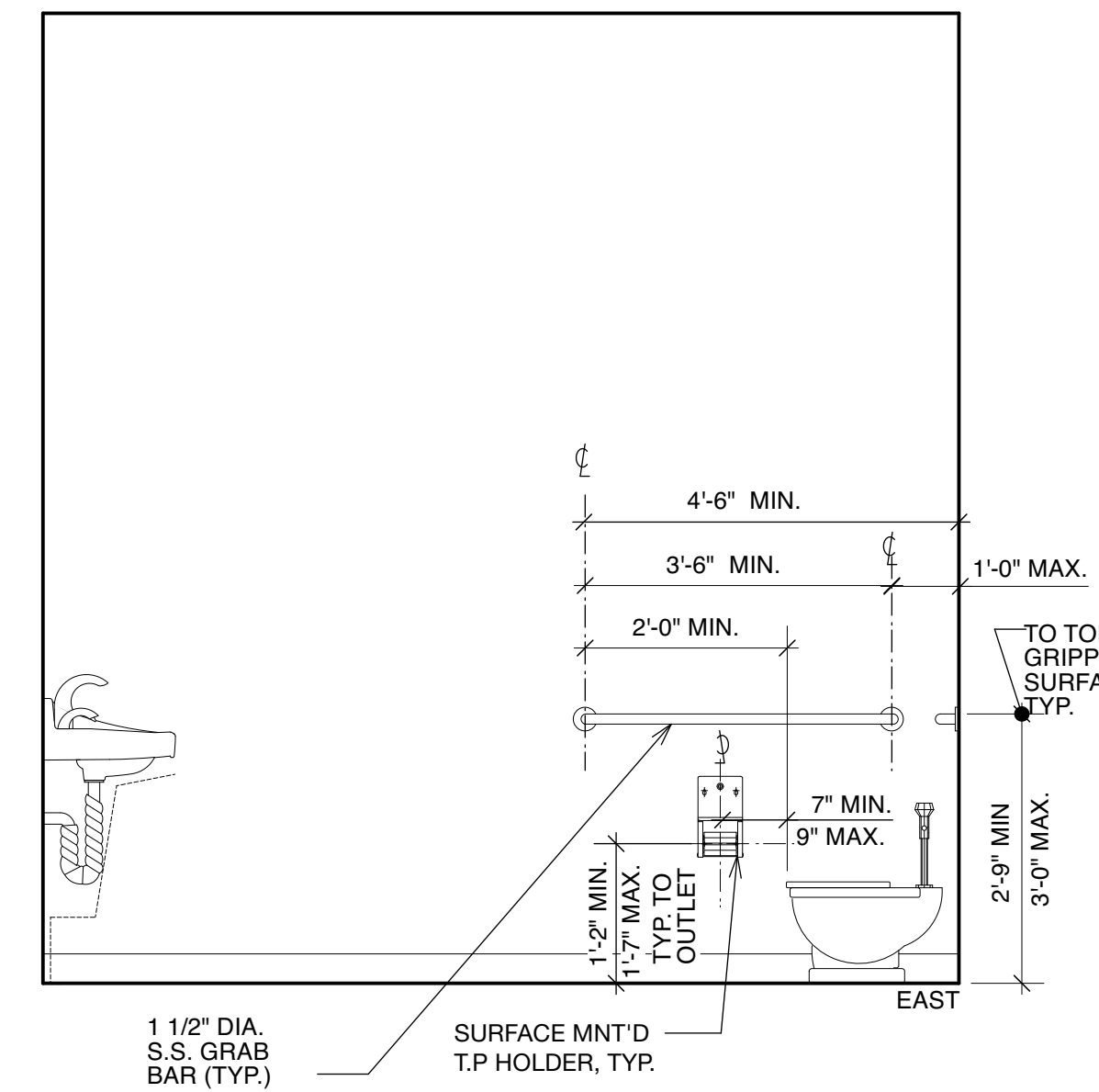
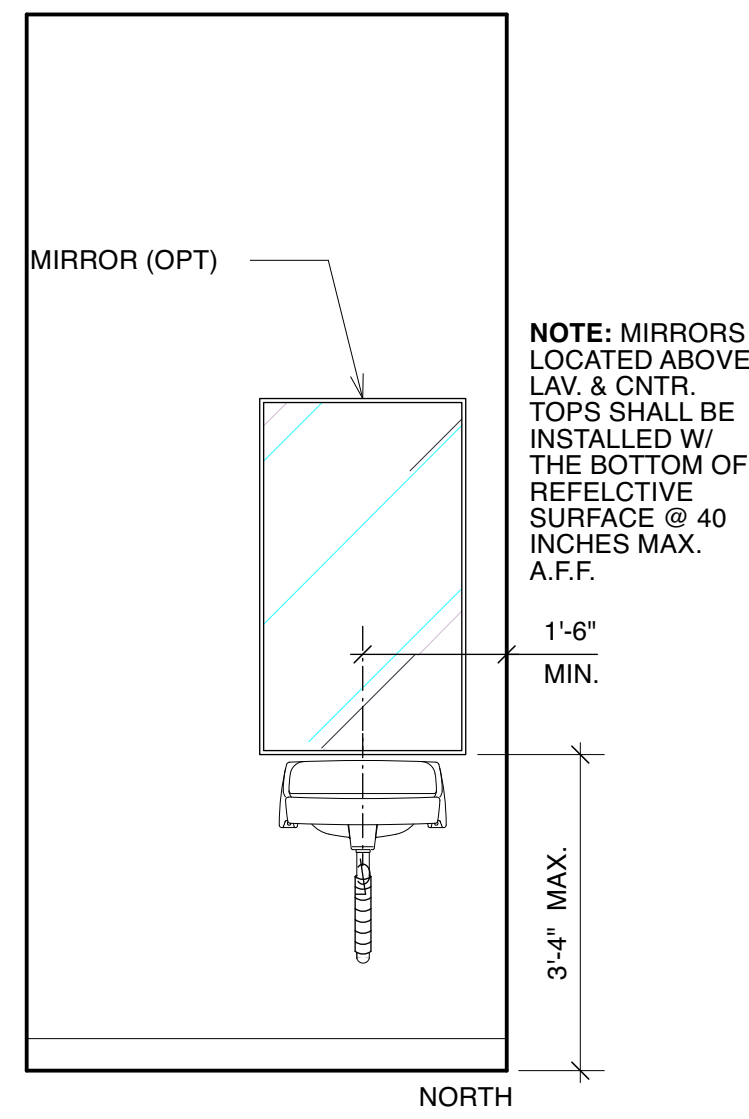
CORE & SHELL
3117-3119 24TH STREET
SAN FRANCISCO, CA. 94110
BLOCK # 6520 LOT # 038

SHEET TITLE
EXTERIOR ELEVATION
DOOR SCHEDULE
WINDOW SCHEDULE
DETAILS

SCALE: AS NOTED
JOB NO. 21.06

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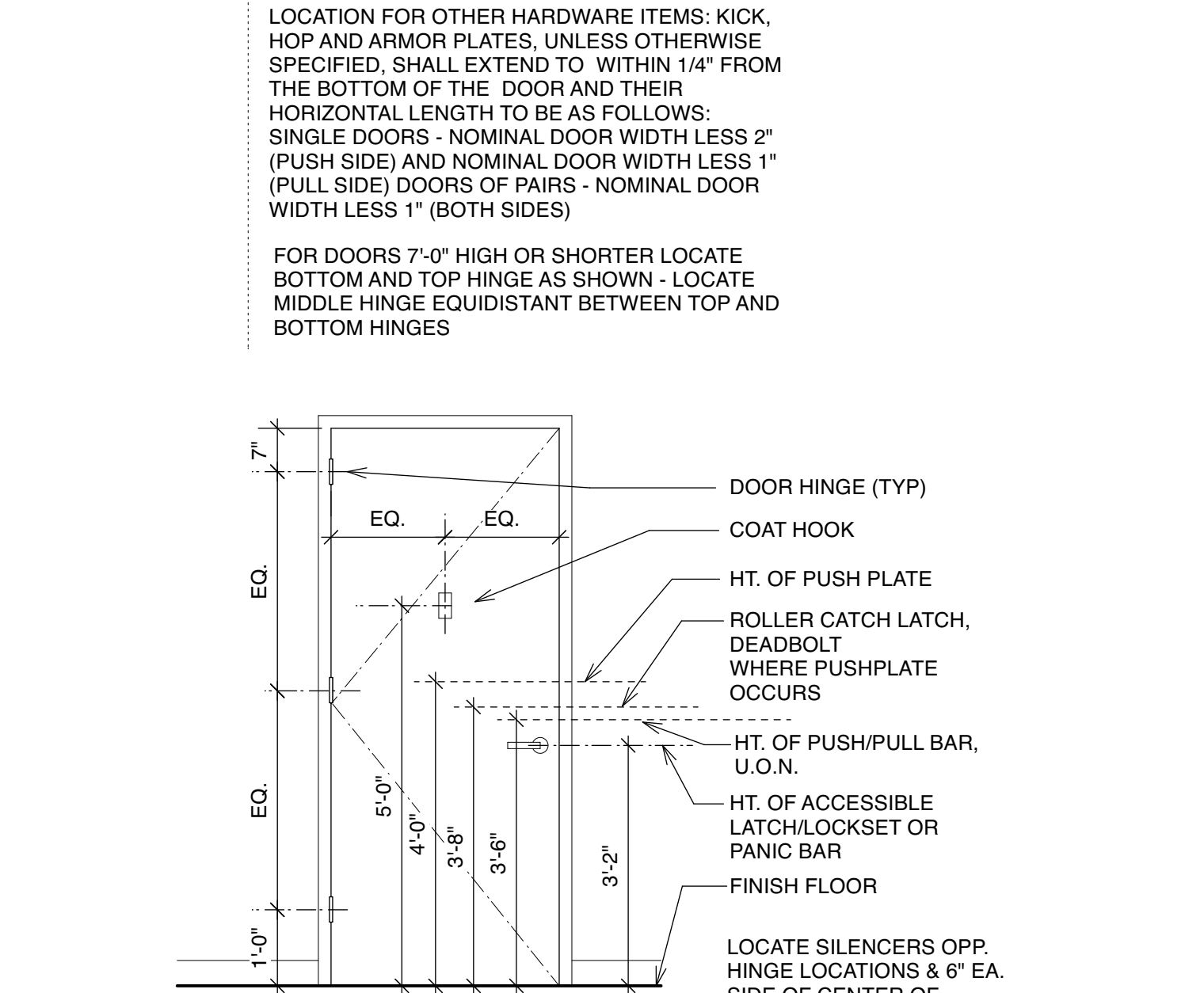
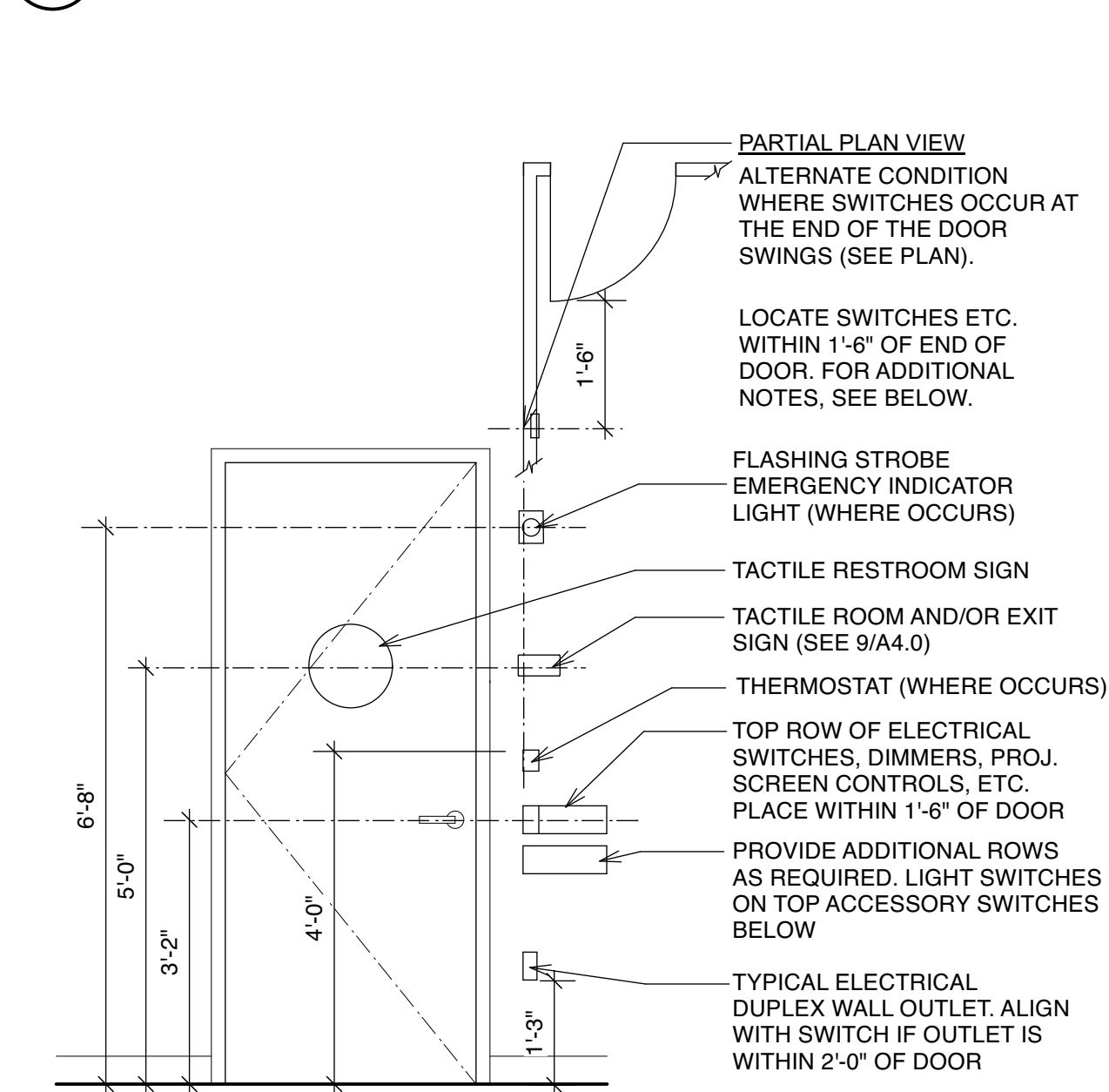
SHEET
A
3.0
TOTAL PAGES: 7



NOTE:
 • ALL TOWELS, WASTE BINS, DRYERS, SANITARY NAPKINS & SOAP DISPENSERS OPERABLE PARTS TO BE 3'-4" MAX. HEIGHT ABOVE FLOOR PER ADA.
 • OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQ. TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQ'D. TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
 • FLUSH CONTROLS TO BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS TO BE 44 INCHES AFF. MAX. & TO BE LOCATED ON THE OPEN SIDE OF WATER CLOSET, TYP.
 • 56 INCH CLEARANCE NEEDED FOR WALL MOUNTED TOILETS AND 59 INCHES CLEARANCE NEEDED FOR FLOOR MOUNTED TOILETS

2 UNISEX BATHROOM ELEVATION (TENANT "B")
 1/2" = 1'-0" - TENANT "B" SIM.

1 TENANT "B" UNISEX PLAN DETAIL
 1/2" = 1'-0" / DIM. SHOWN ON THIS PLAN ARE FIN. DIM.

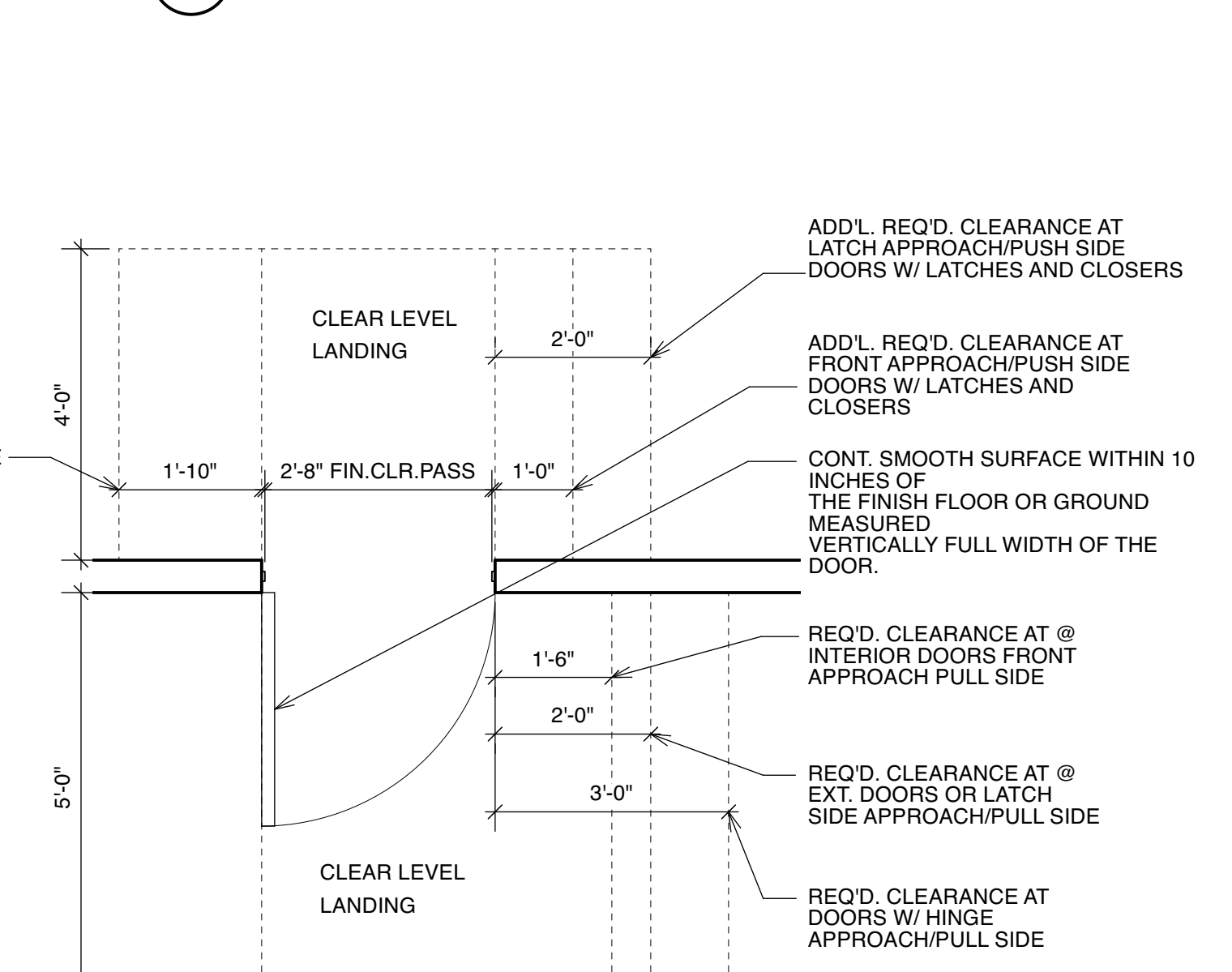
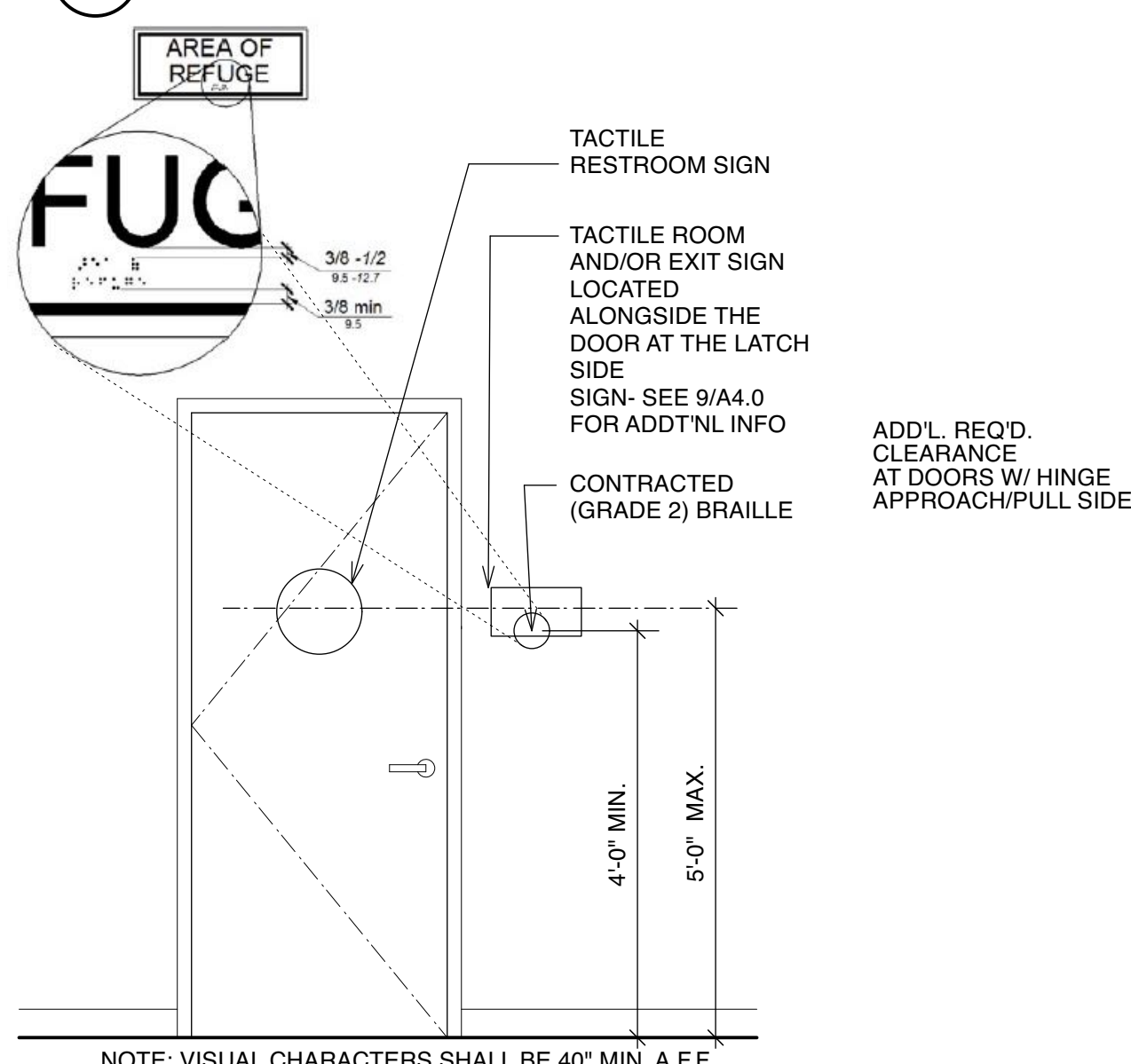


5 ADA SINK REQUIREMENTS
 1/2" = 1'-0"

4 TENANT "B" RCP PLAN
 1/4" = 1'-0"

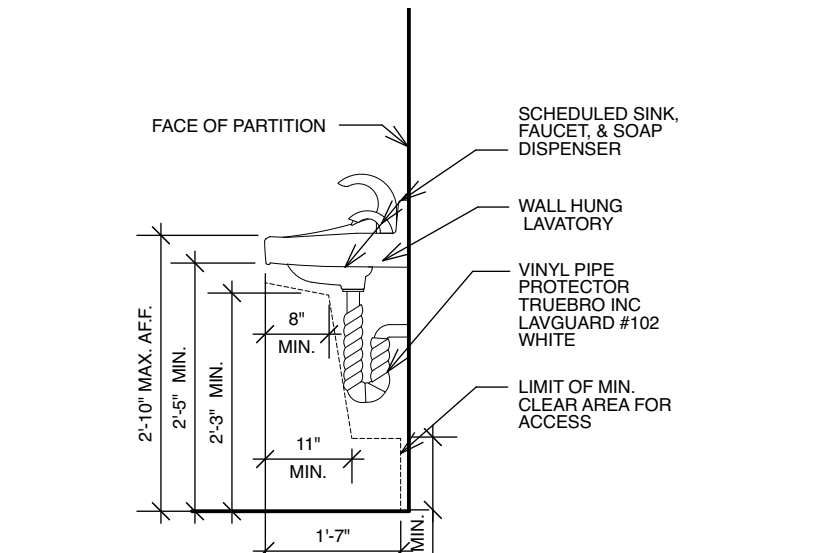
7 ADA DOOR SIGNAGE & HARDWARE
 1/2" = 1'-0"

6 ADA DOOR SIGNAGE & HARDWARE
 1/2" = 1'-0"

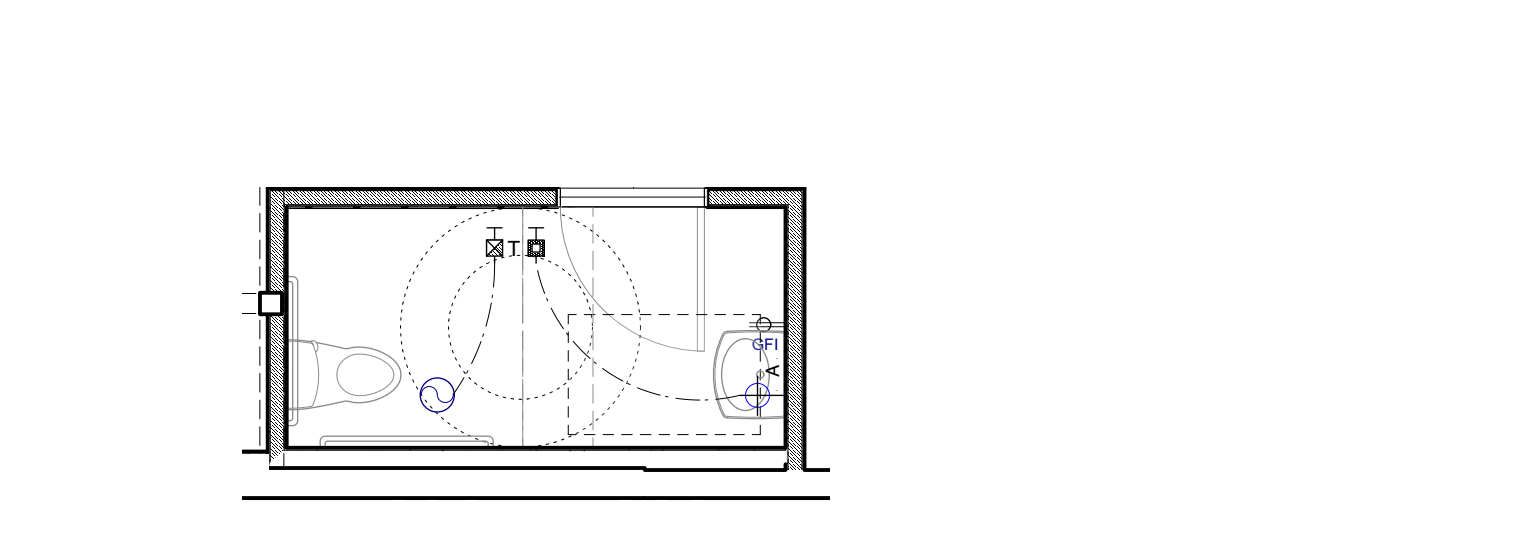


11 ADA DOOR SIGNAGE
 1/2" = 1'-0"

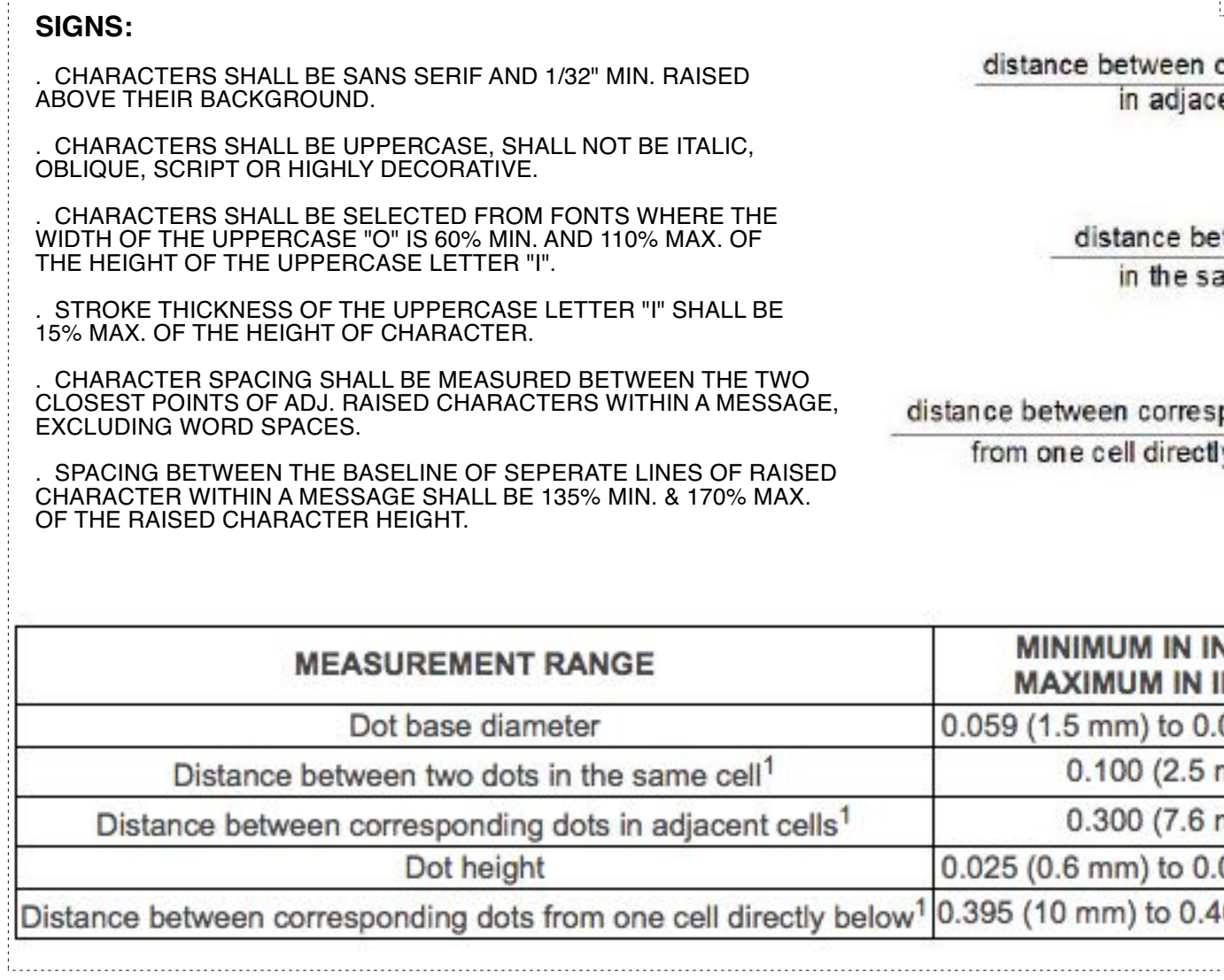
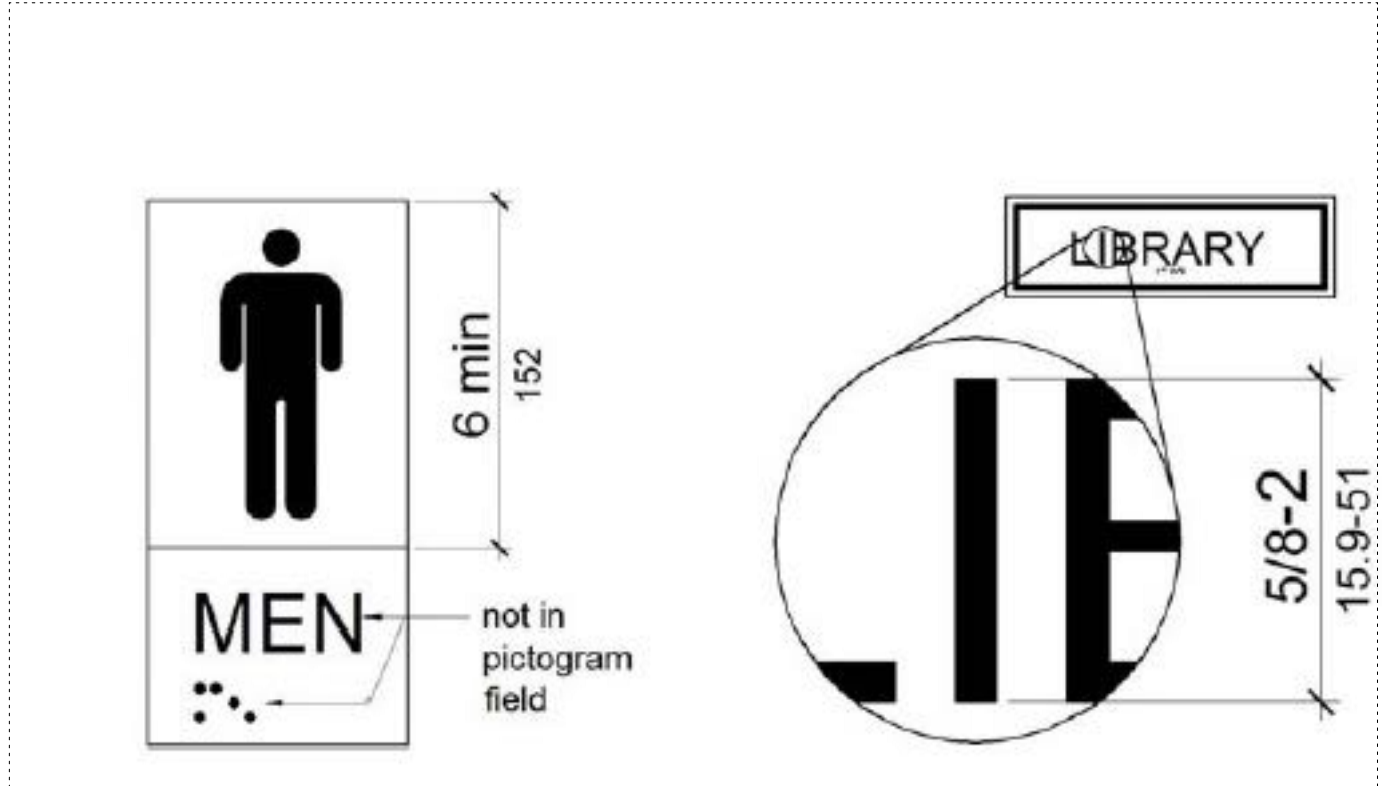
10 TYP. ACCESIBLE DOOR CLEARANCES
 1/2" = 1'-0"



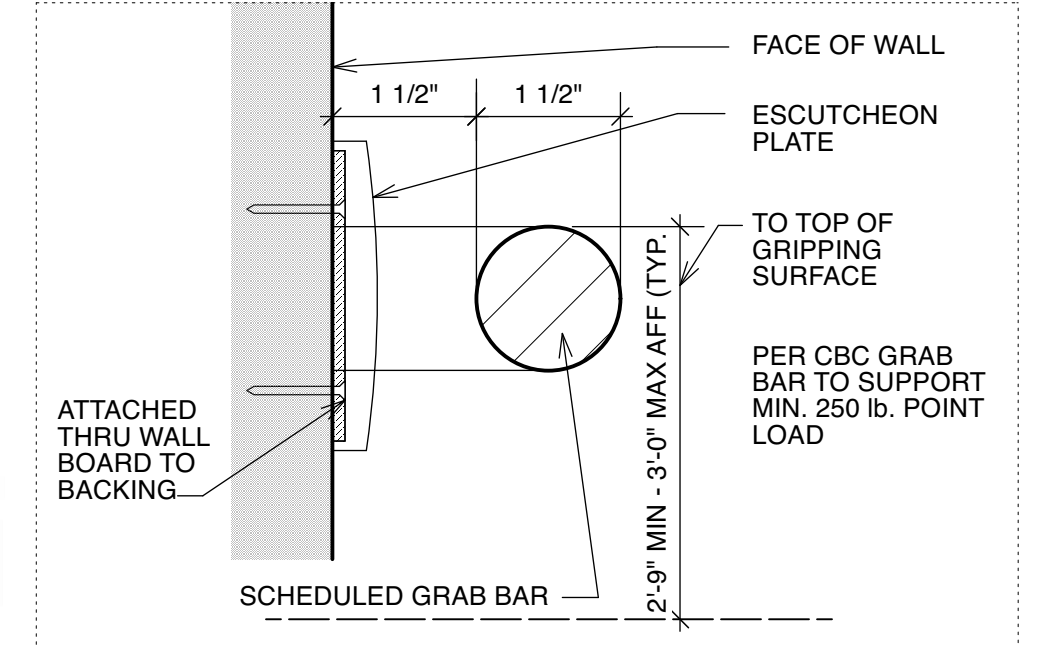
5 ADA SINK REQUIREMENTS
 1/2" = 1'-0"



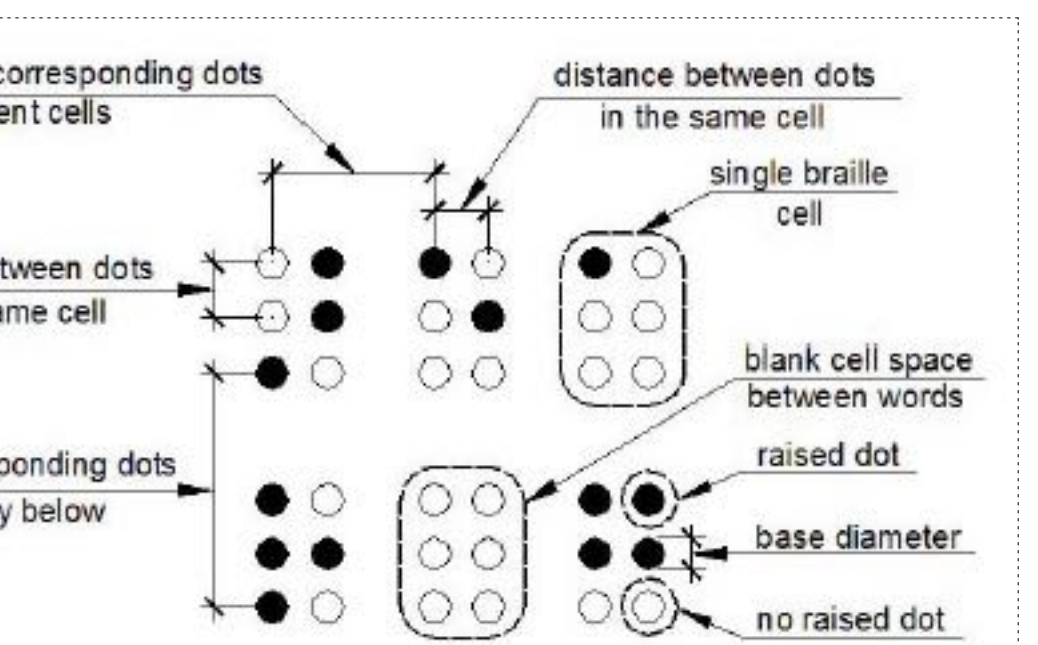
4 TENANT "B" RCP PLAN
 1/4" = 1'-0"



9 ADA W.C. WALL SIGNAGE
 N.T.S.



8 GRAB BAR DETAIL
 Half Actual Size



MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell ¹	0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells ¹	0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below ¹	0.395 (10 mm) to 0.400 (10.2 mm)

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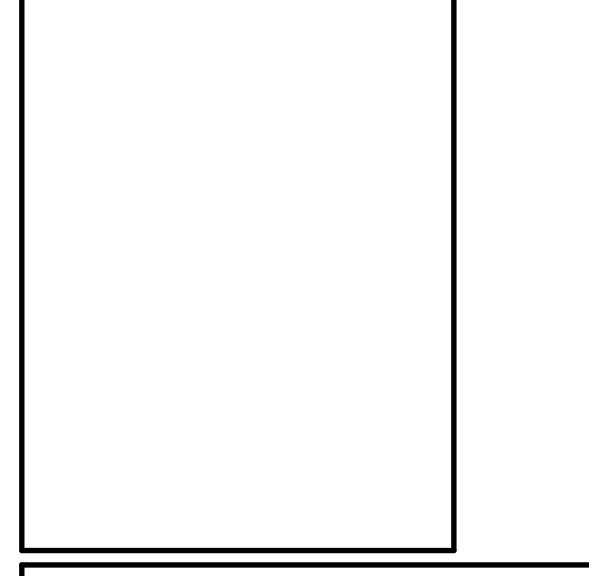
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 3117-3119 24TH STREET
 SAN FRANCISCO, CA. 94110
 BLOCK # 6520 LOT # 038

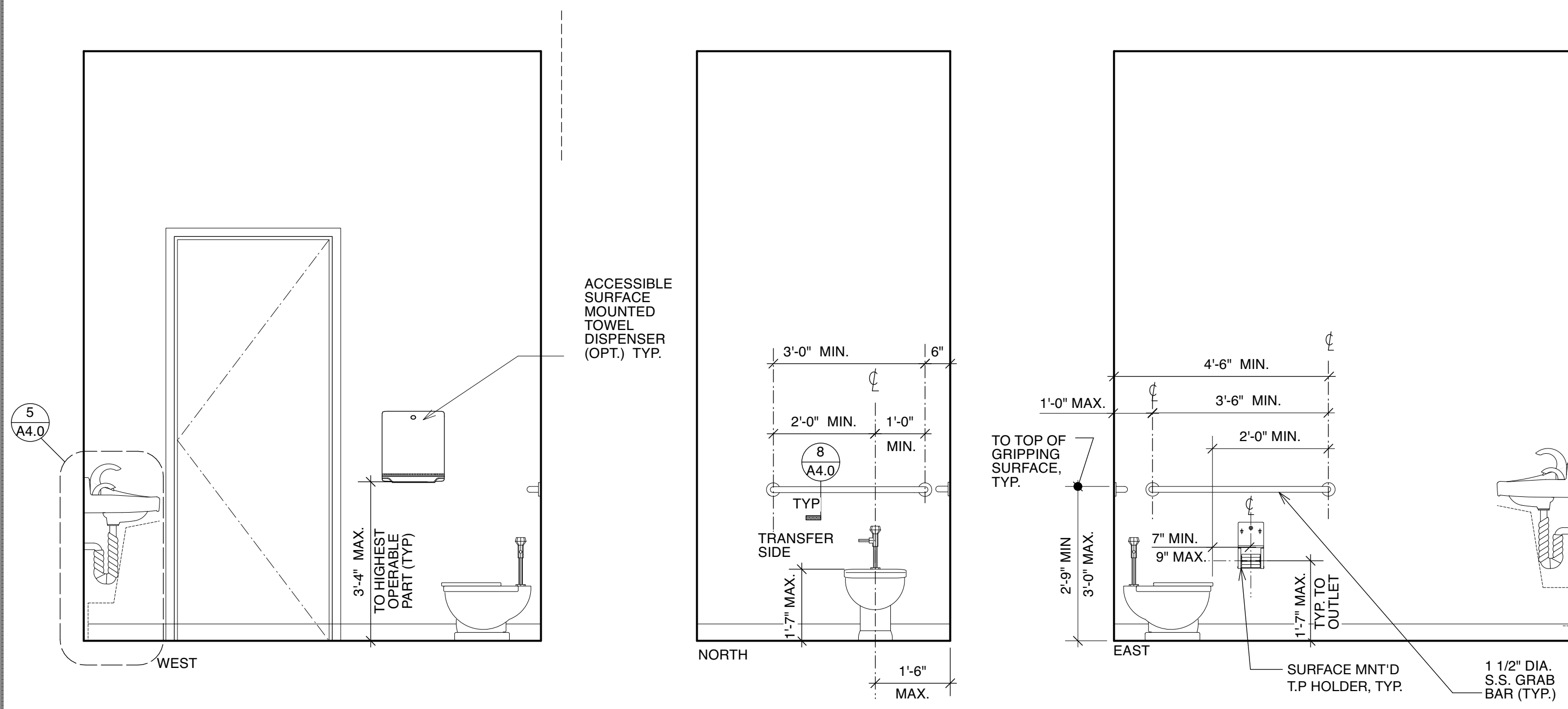
SHEET TITLE
 INT. ELEVATIONS @ TENANT SPACE "B" ADA DETAILS RCP PLAN

SCALE: AS NOTED JOB NO. 21.06

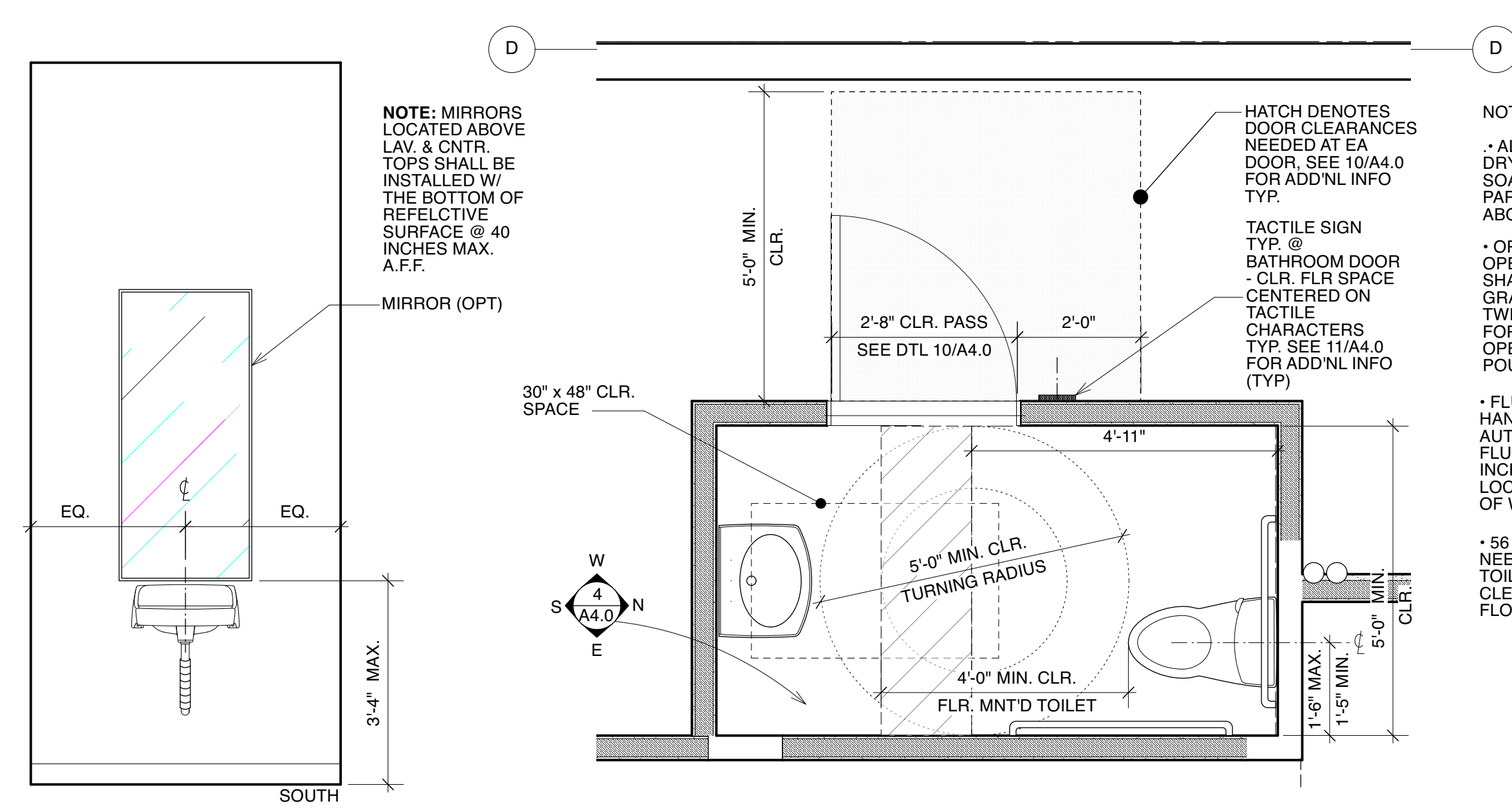


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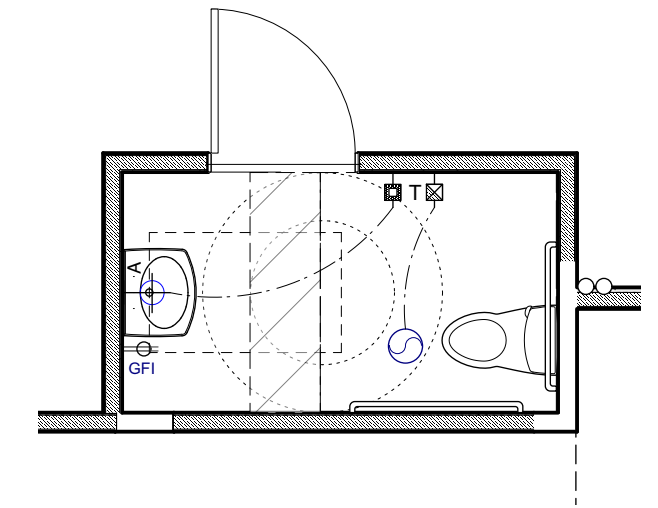
SHEET **A** 4.0 TOTAL PAGES: 7



2 UNISEX BATHROOM ELEVATION (TENANT "A")
1/2" = 1'-0"



1 TENANT "A" UNISEX PLAN DETAIL
1/2" = 1'-0" / DIM. SHOWN ON THIS PLAN ARE FIN. DIM. - TENANT "B" SIM.



3 TENANT "A" RCP PLAN
1/4" = 1'-0"

NOTE:
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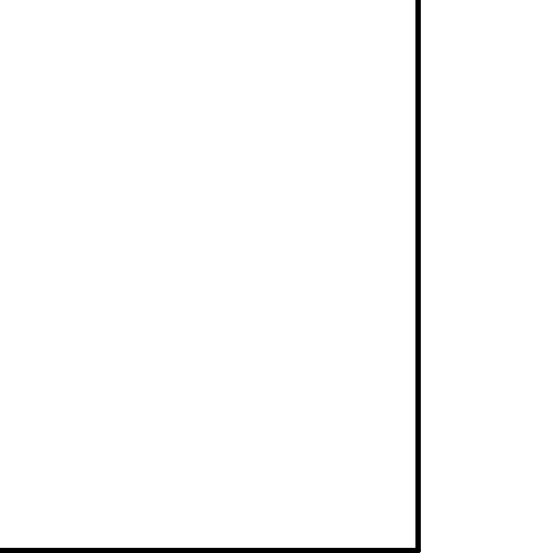
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CORE & SHELL
 3117-3119 24TH STREET
 SAN FRANCISCO, CA. 94110
 BLOCK # 6520 LOT # 038

SHEET TITLE
 INT. ELEVATIONS @
 TENANT SPACE "A"
 RCP PLAN

SCALE: AS NOTED JOB NO. 21.06



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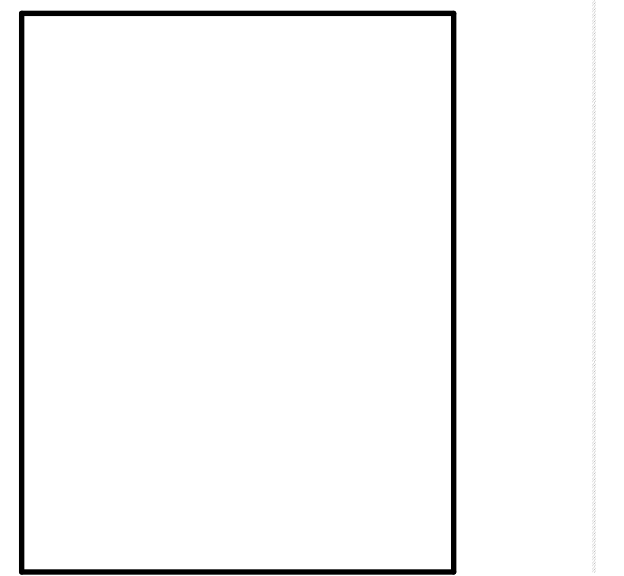
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TENANT SPACE
3119 24TH STREET
SAN FRANCISCO, CA. 94110
BLOCK # 6520 LOT # 038

SHEET TITLE
PG&E SITE PLAN

SCALE: AS NOTED JOB NO. 21.06



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