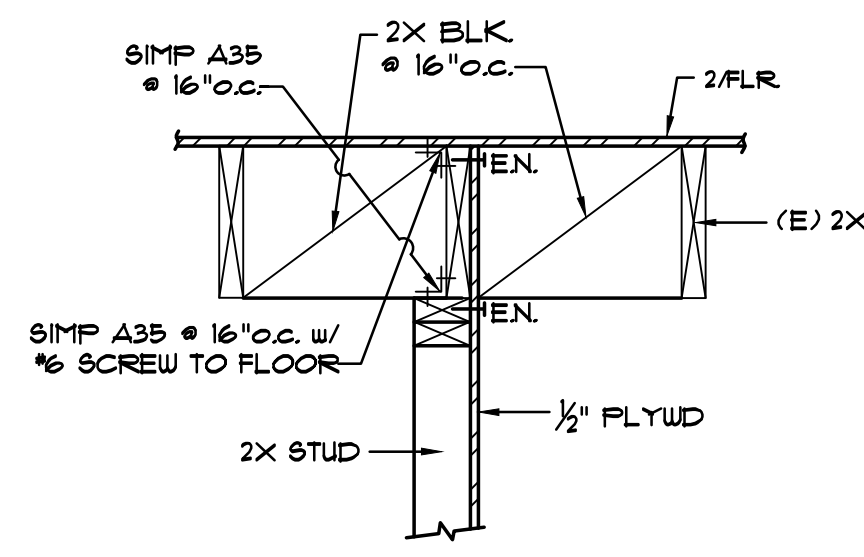
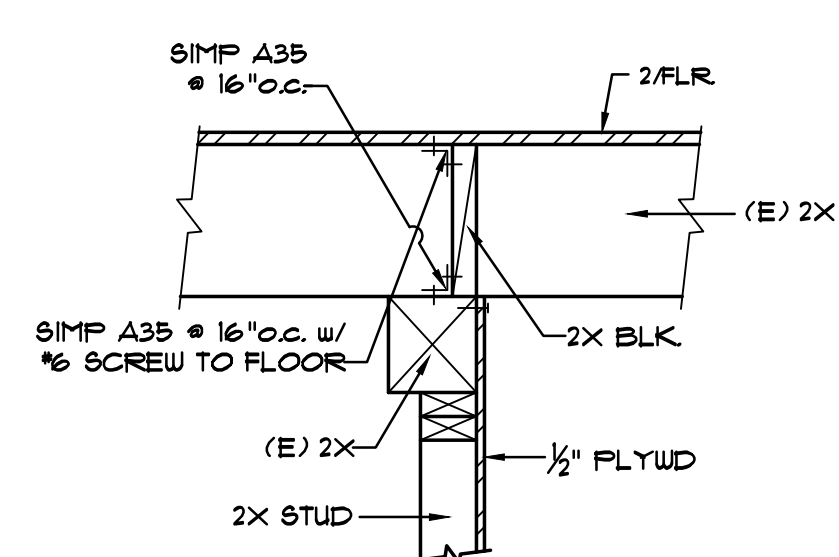


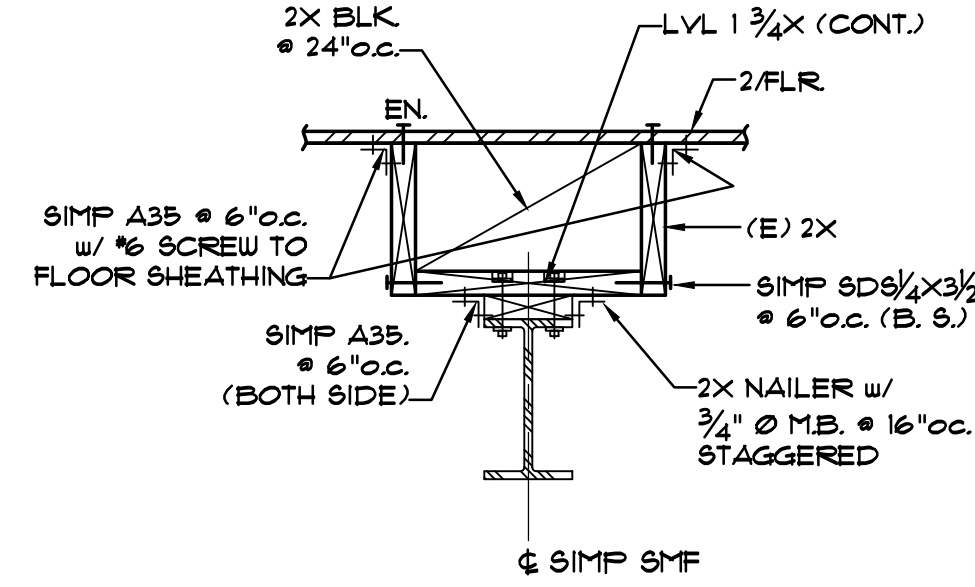
12 ALTERNATE DET. TO 13
S-2 1" = 1'-0"



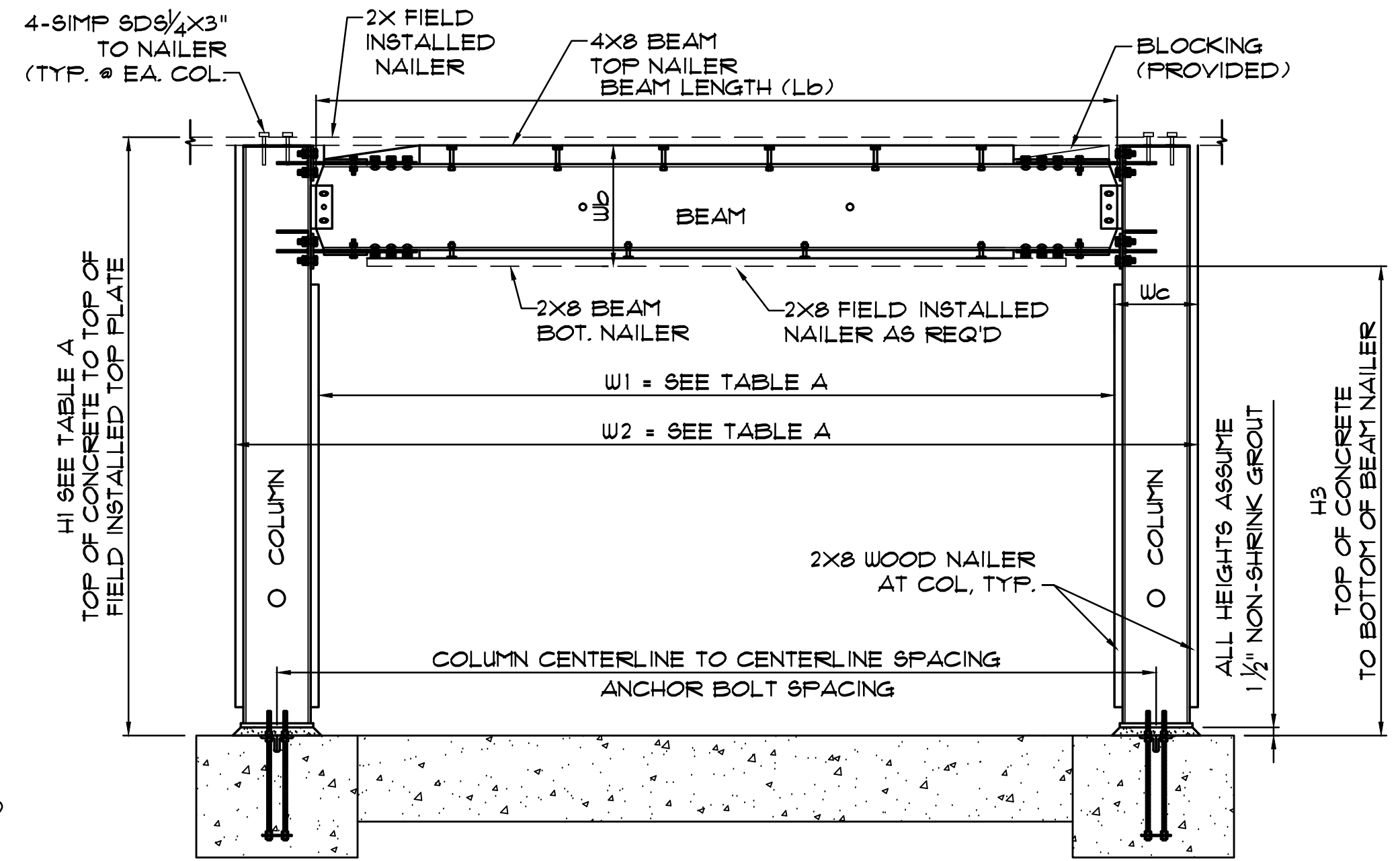
13
S-1 1" = 1'-0"



14
S-1 1" = 1'-0"



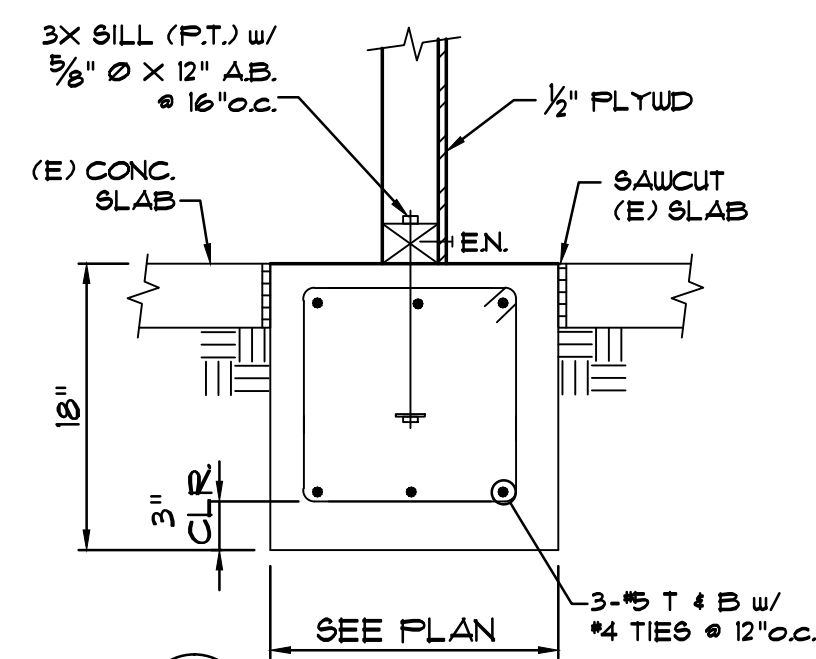
15
S-1 1" = 1'-0"



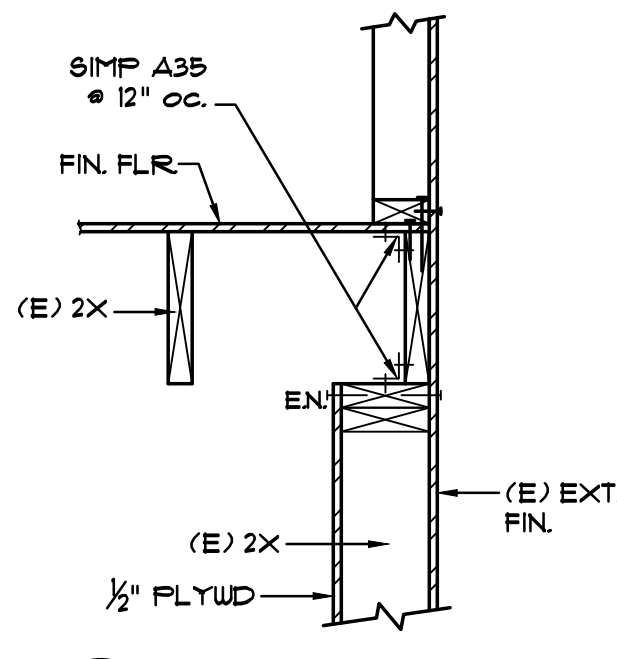
16 SIMFX
S-1 1" = 1'-0"

TABLE A		W1	W2	H1
SIMP STRONG FRAME MODEL	ANCHORAGE MODEL			
SMFX 1012-139X106L	MFSL-18-6-KT	11'-6"	13'-9"	9'-1"
SMFX 1416-157X154L	MFSL-24-6-KT	13'-0"	15'-10 1/4"	13'-1"
SMFX 1216-133X153L	MFSL-24-6-KT	11'-0"	13'-7"	13'-0"

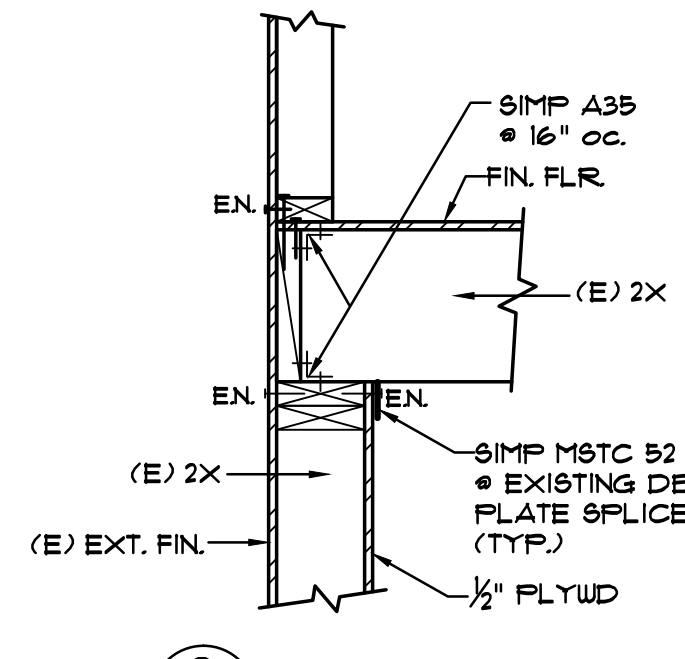
NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSION PRIOR CONSTRUCTION OF STEEL FRAME FOUNDATION & ORDERING THE SIMPSON FRAME ARE DIFFERENT FROM DWGS.



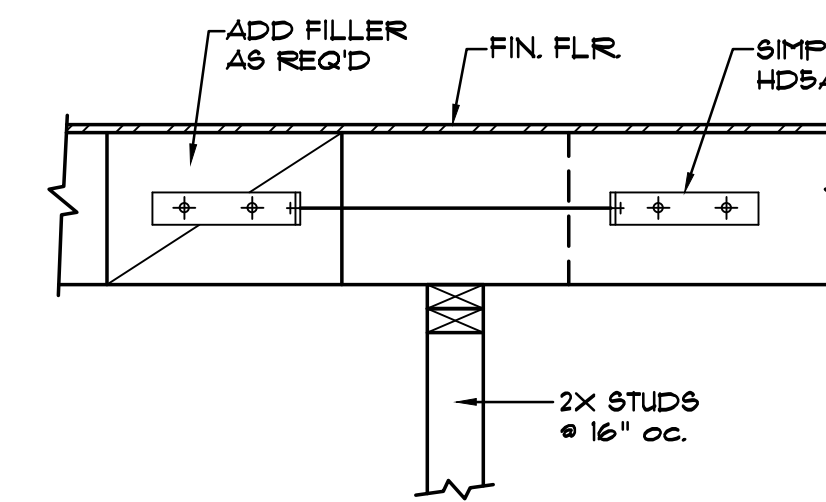
7
S-1 1" = 1'-0"



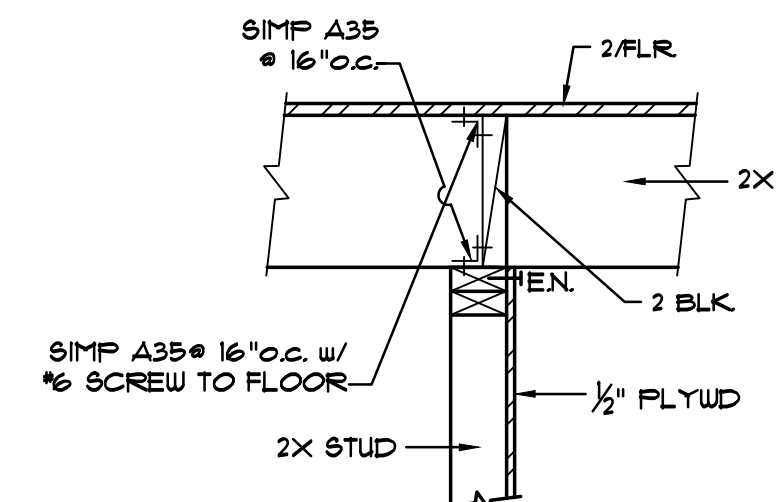
8
S-1 1" = 1'-0"



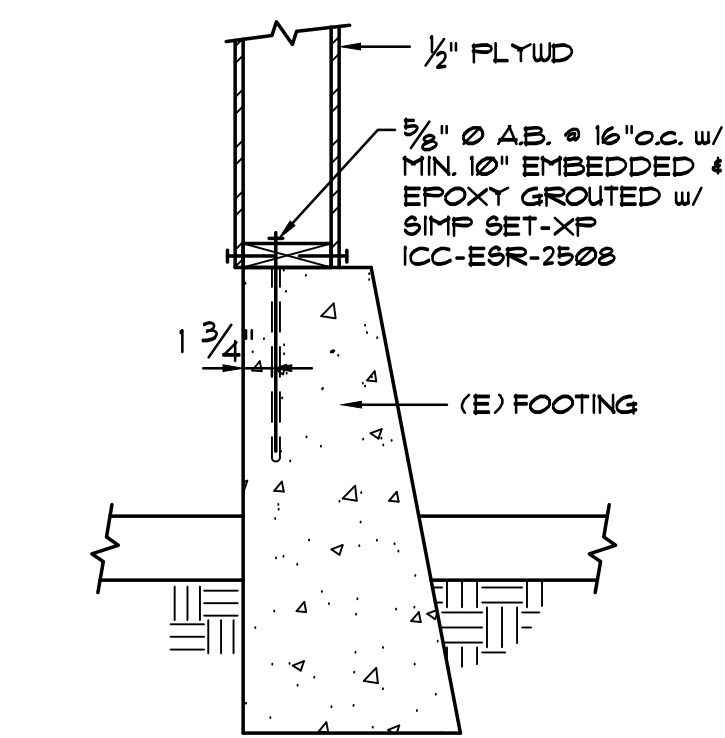
9
S-1 1" = 1'-0"



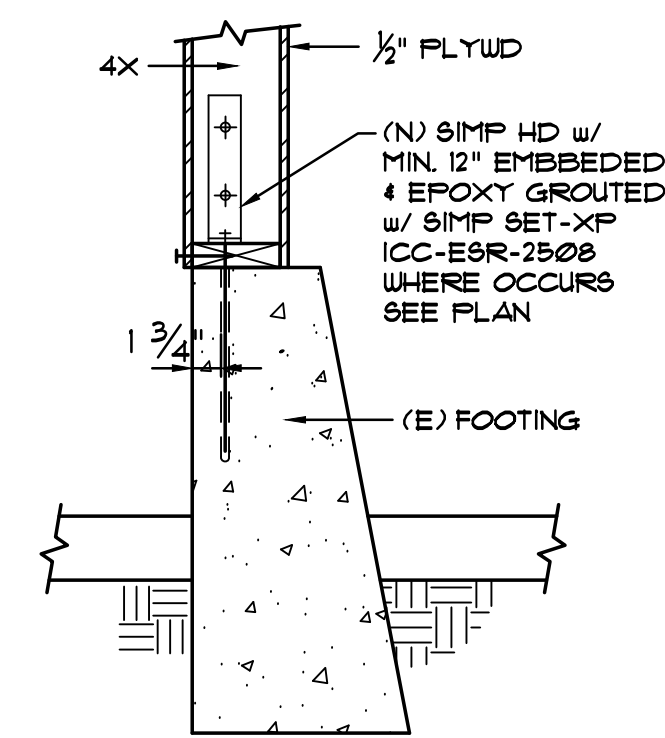
10 TYP. COLLECTOR
S-1 1" = 1'-0"



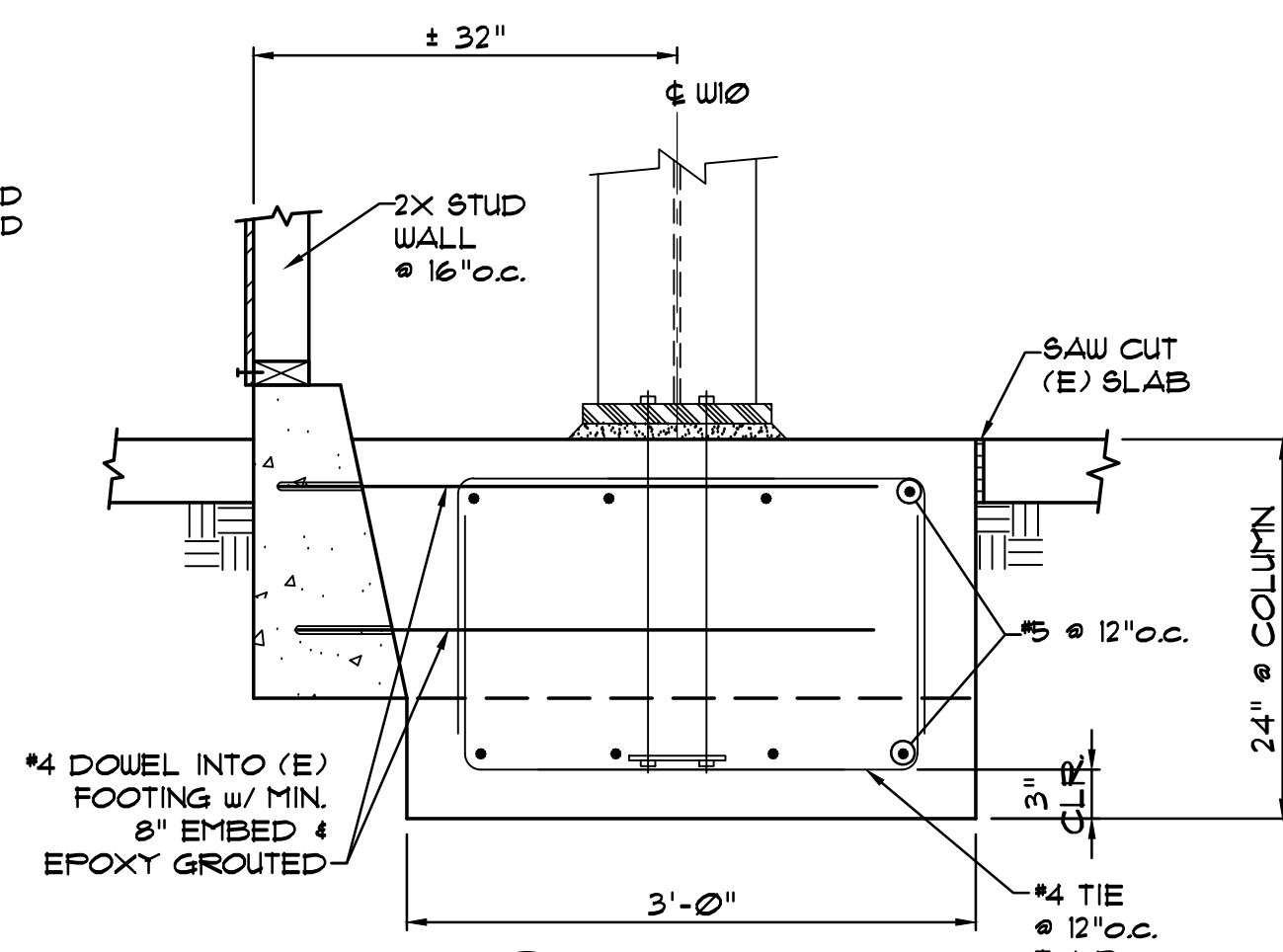
11 SHEARWALL PERPENDICULAR TO JST.
S-2 1" = 1'-0"



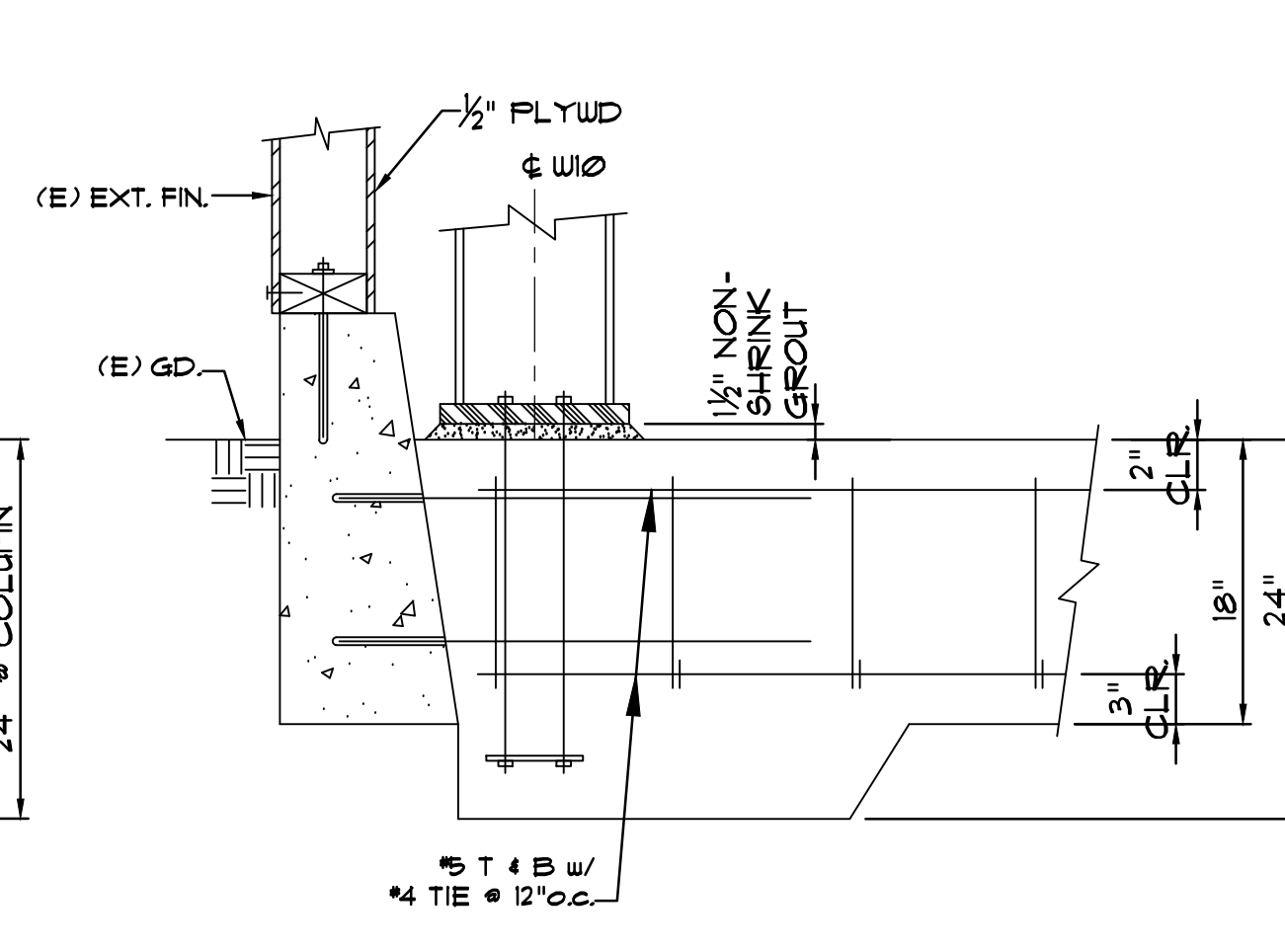
1 TYP. ANCHOR BOLT
S-1 1" = 1'-0"



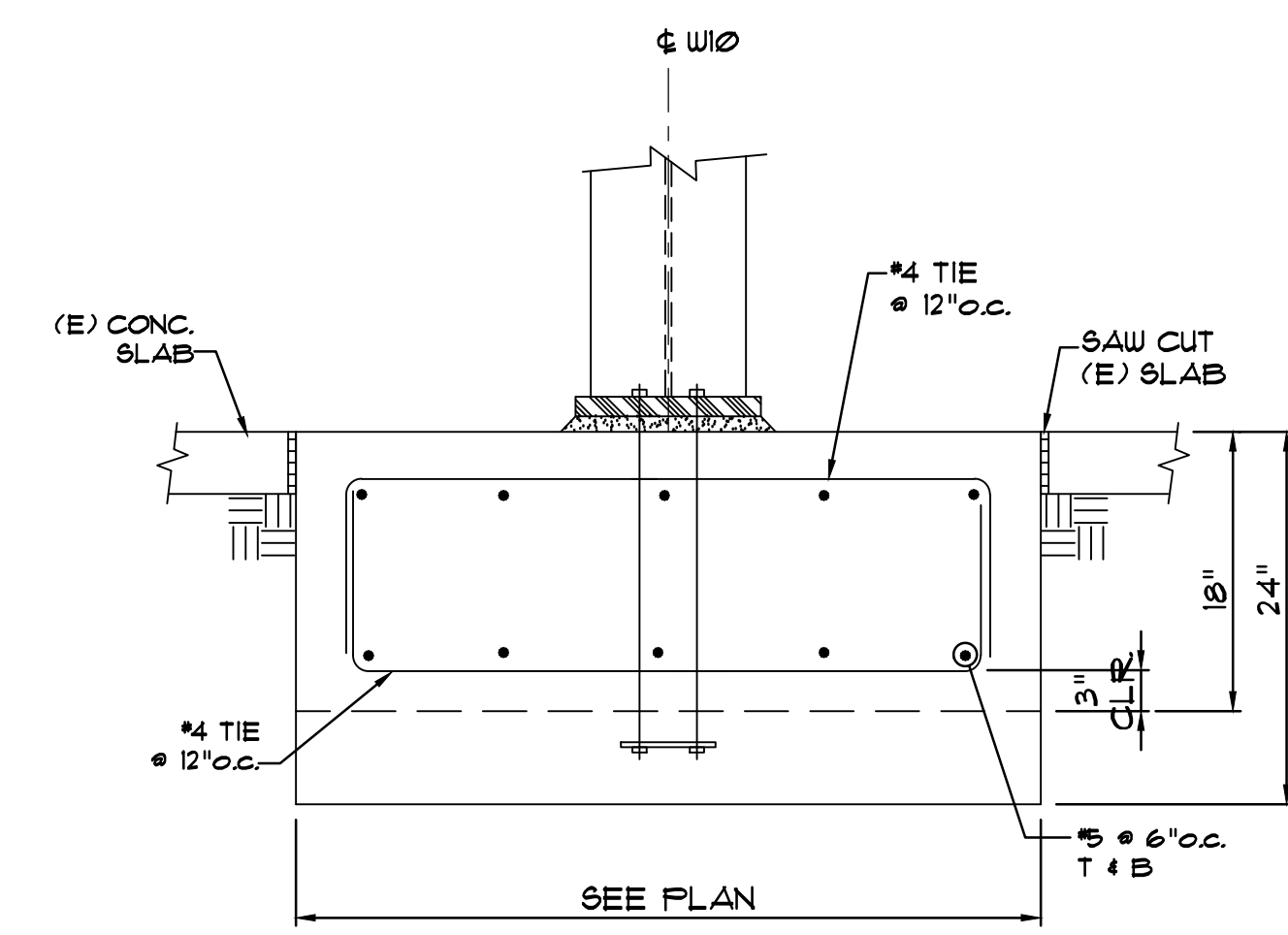
2 TYP. HOLDOWN TO (E) FOOTING
S-1 1" = 1'-0"



3
S-1 1" = 1'-0"



4
S-1 1" = 1'-0"



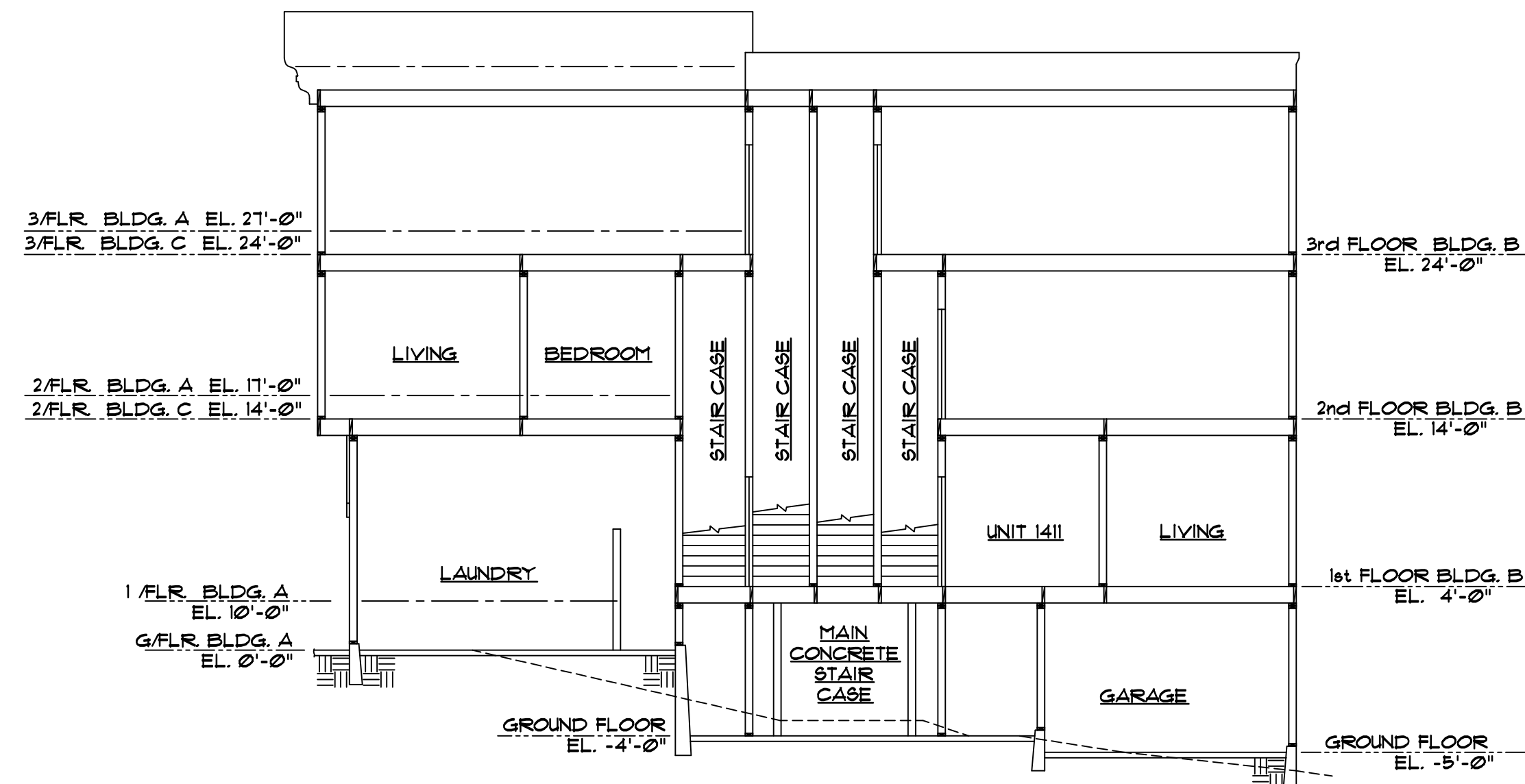
5
S-1 1" = 1'-0"



Revisions:

1	
2	
3	
4	
5	

AUGUST 12, 2014
Scale: AS SHOWN
Drawing No.
S-3



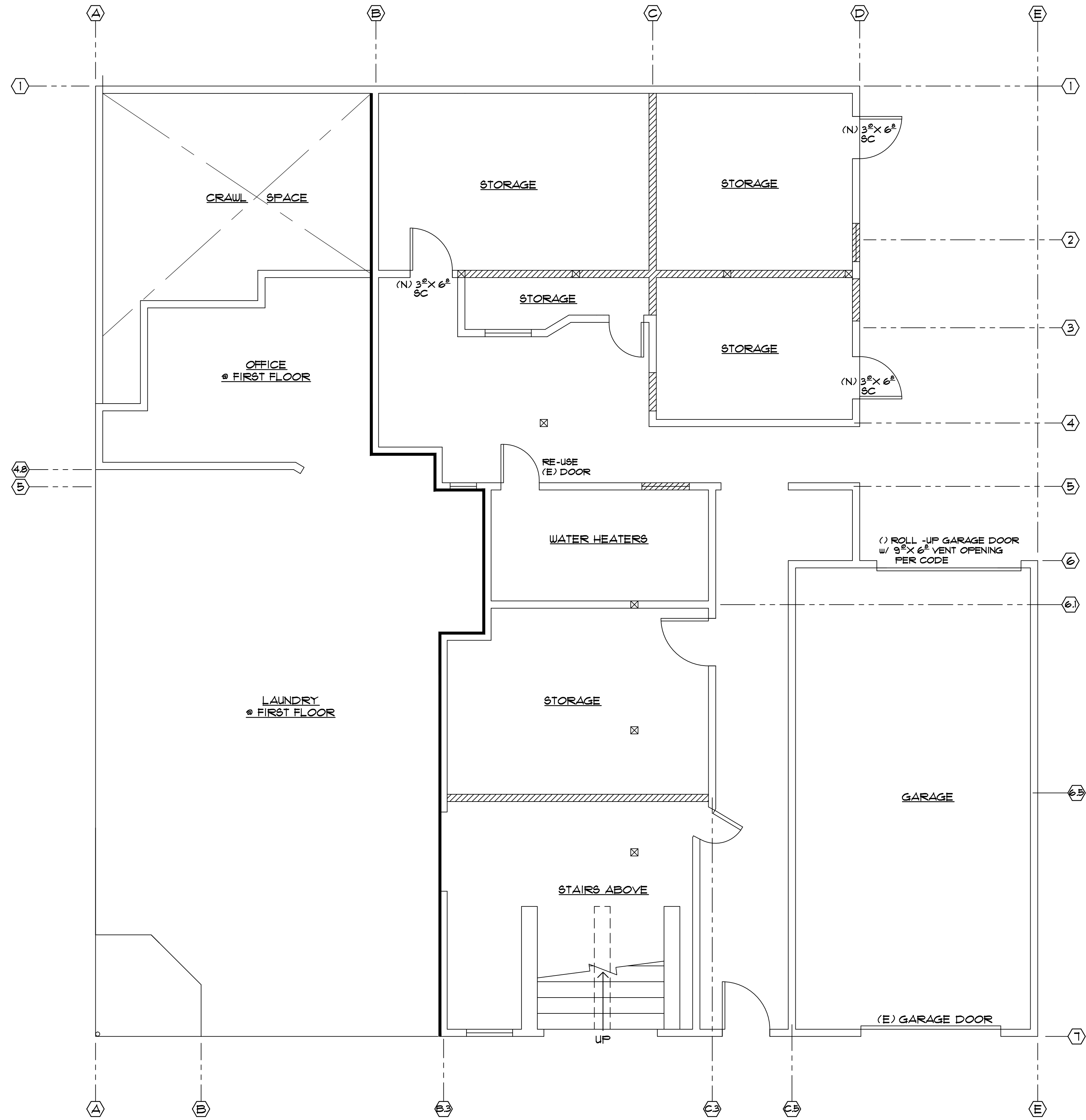
AA SECTION
S-1 SCALE: 1/4" = 1'-0"



(E) EAST ELEVATION
@ MASON STREET
SCALE: 1/8" = 1'-0"



(E) SOUTH ELEVATION
@ PACIFIC AVE.
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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Email: punseingmail.com



SOUTH & EAST ELEVATION
AA SECTION

1401 - 1411 MASON STREET
SAN FRANCISCO, CA

Revisions:

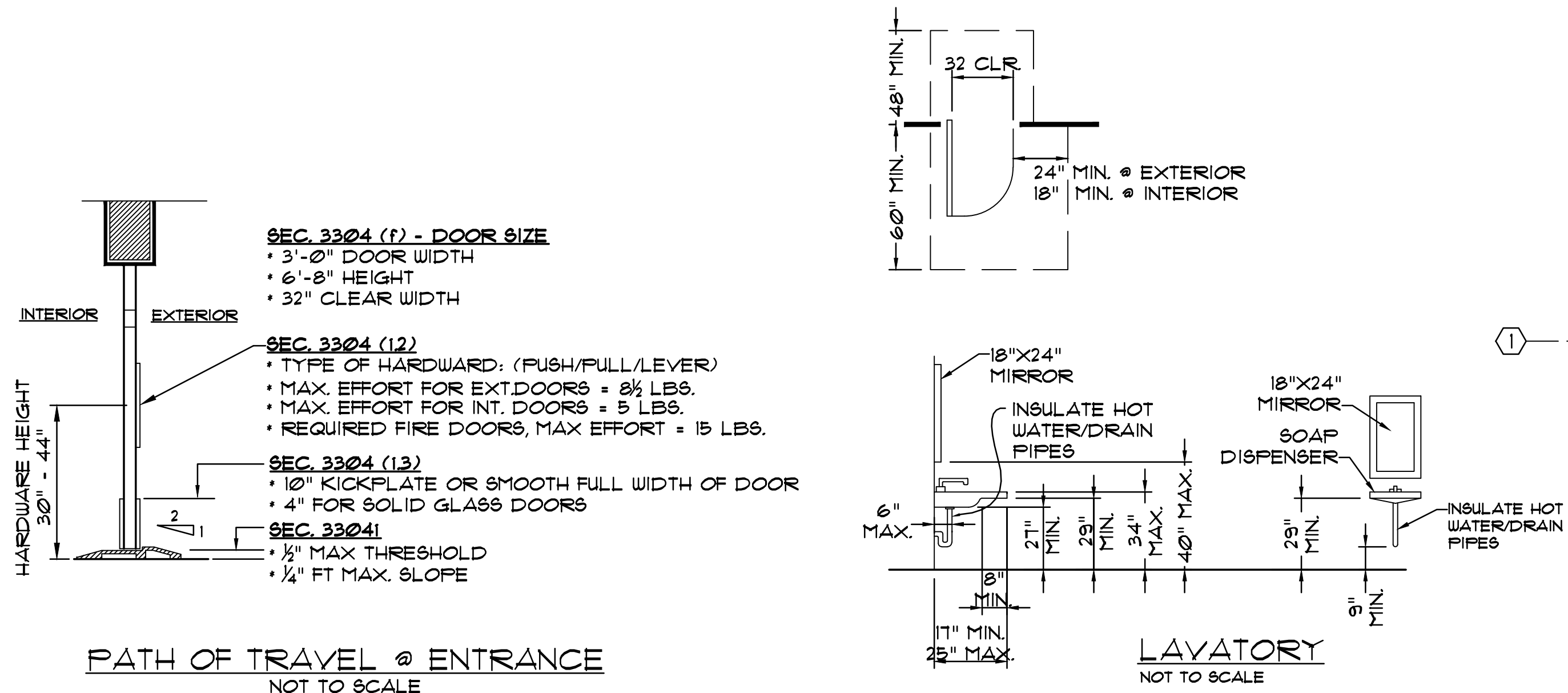


AUGUST 12, 2014

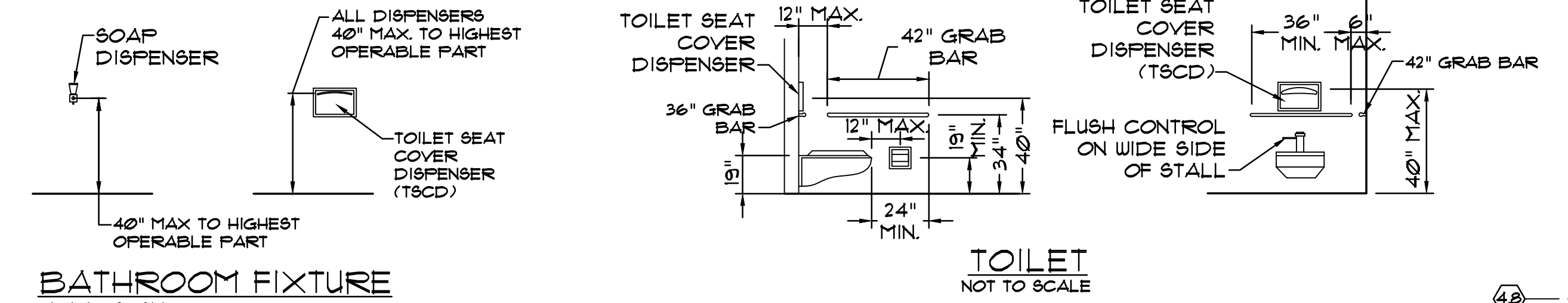
Scale: AS SHOWN

Drawing No.

A = 4



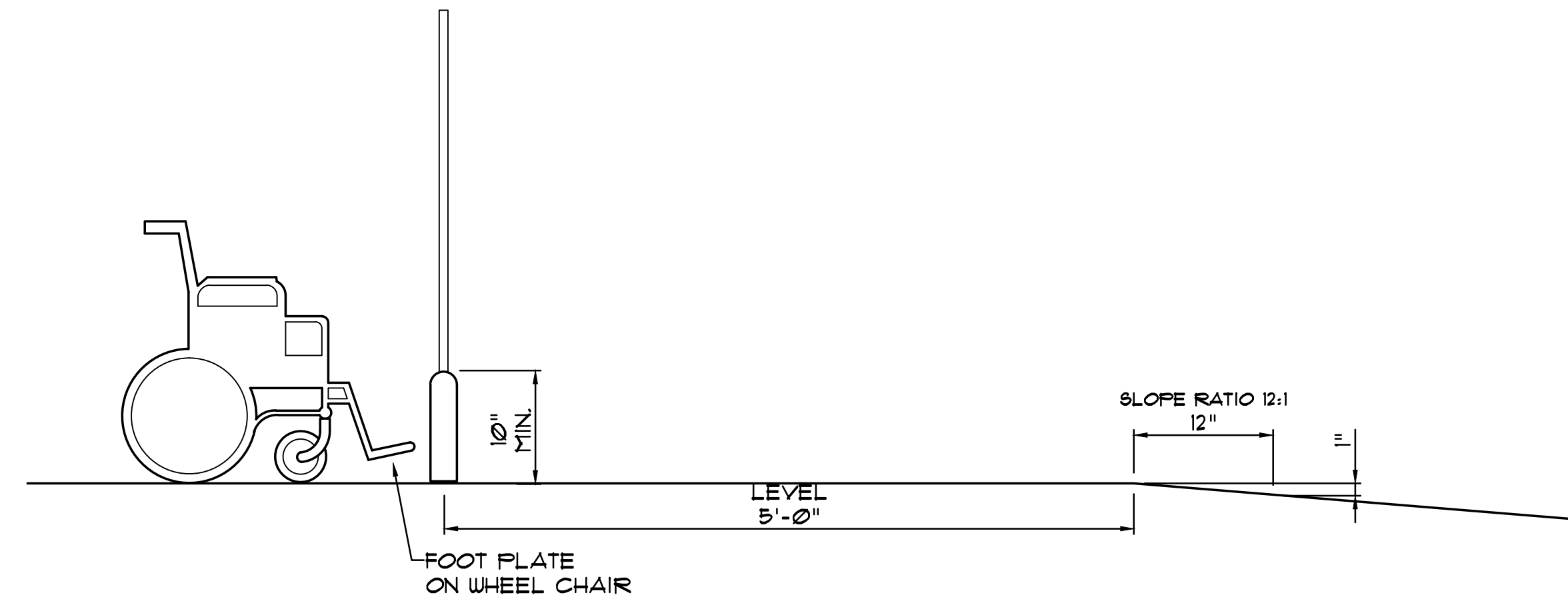
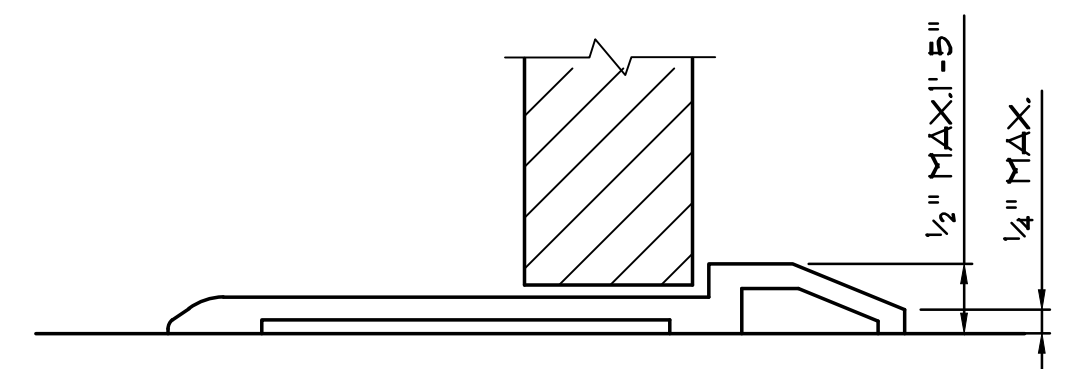
PATH OF TRAVEL @ ENTRANCE
NOT TO SCALE



FIXTURE HEIGHTS
HANDICAPPED ACCESSIBLE
NOT TO SCALE

POWERED DOOR OPERATOR CONTROL (PUSH BUTTON)
SIZE TO BE 3 SQ. IN.
4 BETWEEN 36" TO 44" ABOVE FINISH FLOOR

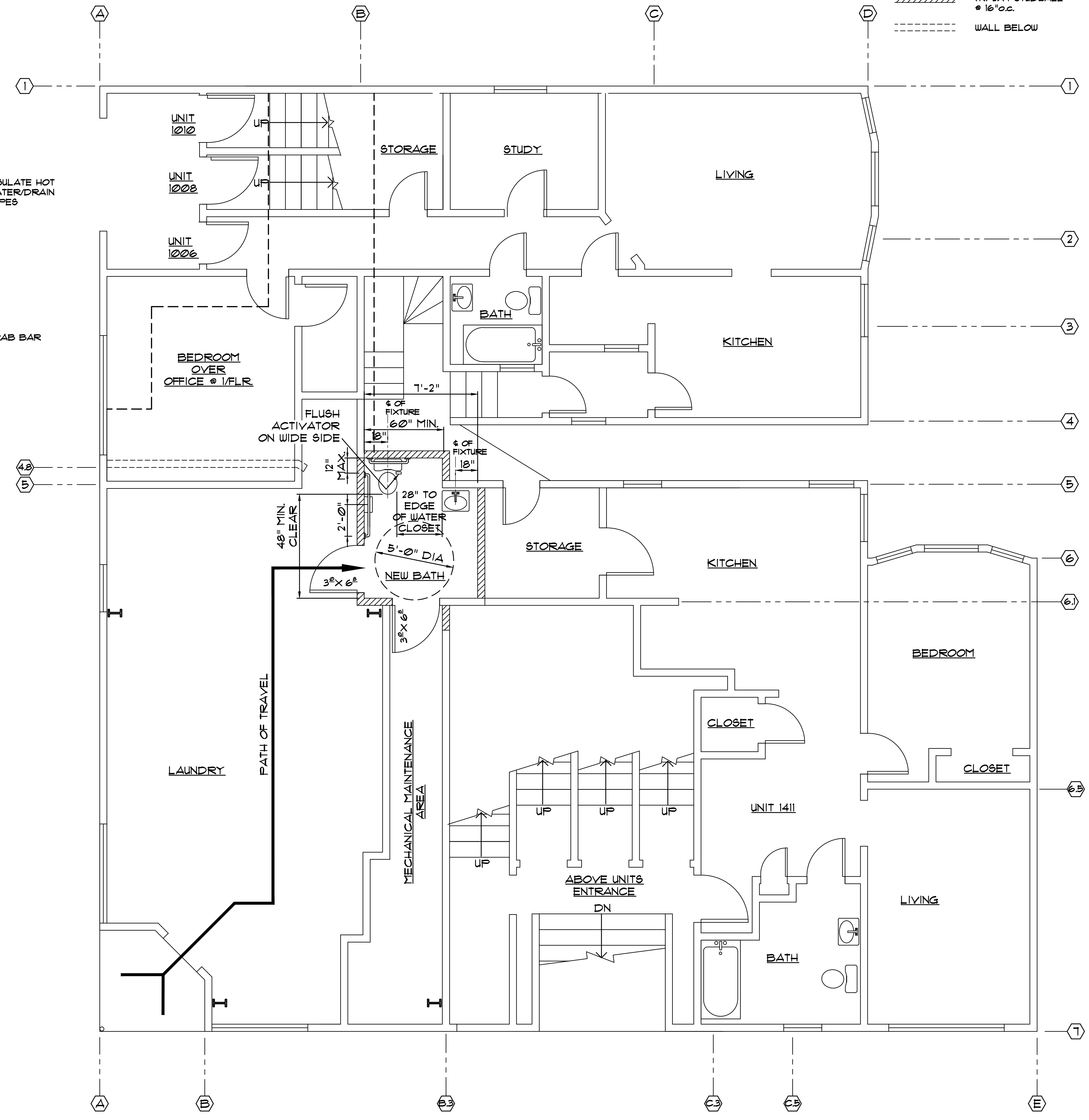
NOTE:
ALL EQUIPMENT SHALL BE ANCHOR TO FLOOR AS PER MANUFACTURER'S SPECIFICATION.



A CROSS SECTION

LEGEND:

- (E) 2X4 STUDWALL
- (N) 2X4 STUDWALL
- 16" O.C.
- WALL BELOW



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PROPOSED 1/F LR. PLAN

1401 - 1411 MASON STREET
SAN FRANCISCO, CA

Revisions:

1	
2	
3	
4	
5	

AUGUST 12, 2014

Scale: AS SHOWN

Drawing No.
A = 3

SCOPE OF WORK:

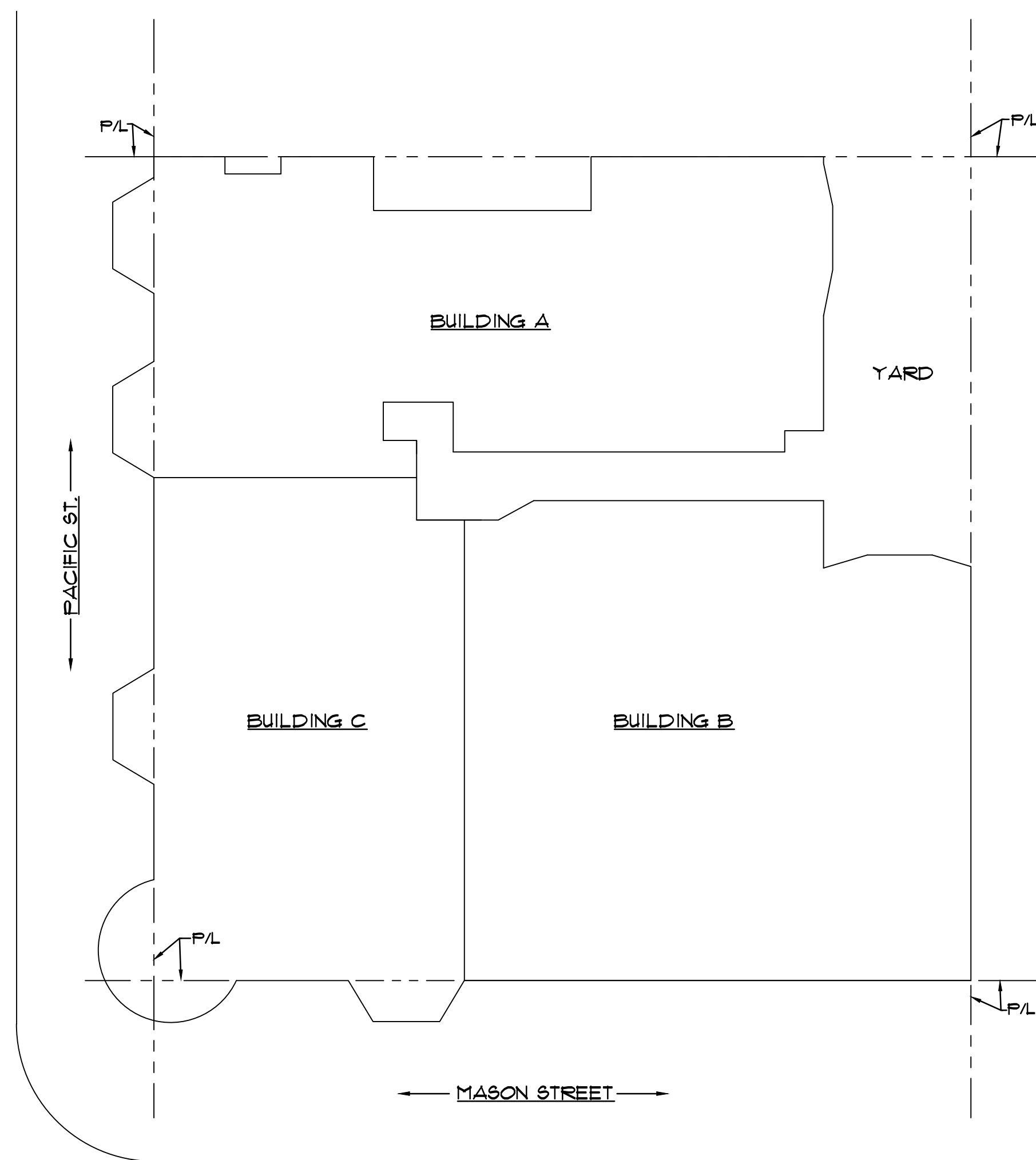
1. MANDATORY SEISMIC RETROFIT FOR WOOD FRAME BUILDING, AS PER 2013 S.F. BUILDING CODE, CHAPTER 34B.
2. METHOD USED: 2012 INTERNATIONAL EXISTING BUILDING CODE CHAPTER 4A

DRAWING INDEX:

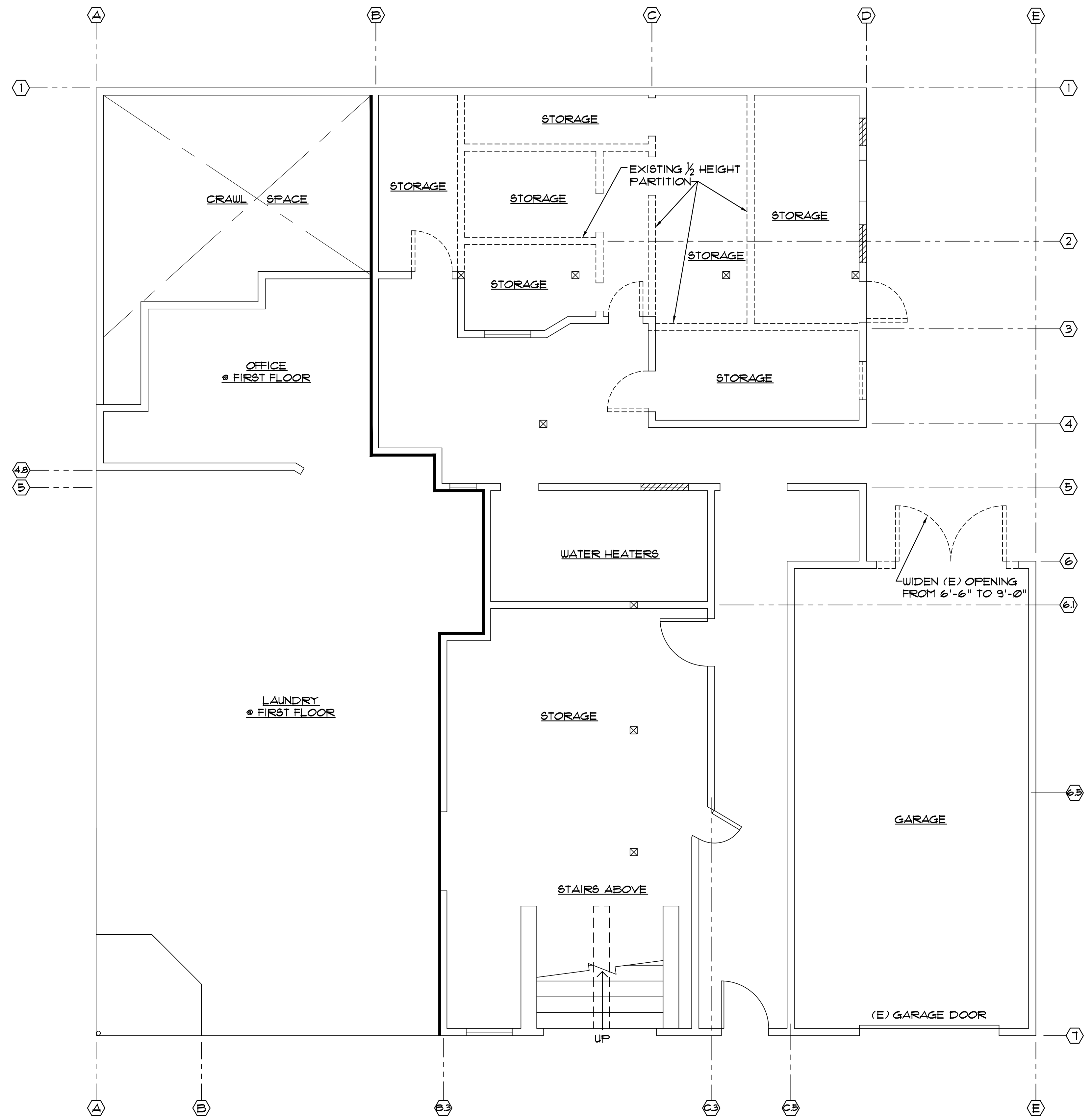
- A-1 PLOT PLAN, BASEMENT FLOOR
- A-2 EXISTING FIRST & SECOND FLOOR PLAN
- A-3 PROPOSED FIRST FLOOR PLAN
- A-4 SOUTH & EAST ELEVATION & AA SECTION
- S-1 GENERAL NOTES & BASEMENT PLAN
- S-2 1/FLR. FRAMING PLAN & 2/FLR. FRAMING PLAN
- S-3 DETAILS
- SMF1, SMF2, SMF3, SMF4,

BUILDING DATA:

BLOCK / LOT: 0158/003
 TYPE OF CONSTRUCTION VB
 NUMBER OF STORIES 3
 OF OCCUPANCY
 NUMBER OF BASEMENT AND CELLARS 1
 PRESENT USE RESIDENTIAL / COMMERCIAL
 OCCUPANCY CLASS R-2 / B
 NUMBER OF DWELLING 9 UNITS
 LOT SIZE 60'-6" X 53'-6"



PLOT PLAN
 SCALE: 1/8" = 1'-0"

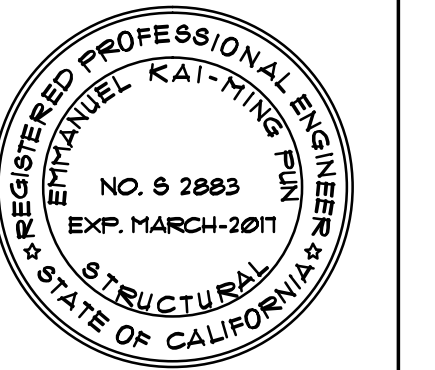


(E) BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

1. ALL EXITS TO BE MAINTAINED DURING & AFTER CONSTRUCTION.
2. ALL FIRE RATING TO BE RESTORED AFTER CONSTRUCTION.
3. ALL PENETRATIONS TO BE REPAIRED.
4. MUST MAINTAIN EXISTING FIRE & LIVE SAFETY SYSTEMS DURING CONSTRUCTION.

NOTE:
 WHERE EXISTING PLASTER OR SHEET ROCK HAS BEEN REMOVED FOR INSTALLING NEW PLYWOOD SHEARWALL, CONTRACTOR SHALL INSTALL NEW 5/8" TYPE X GYP. BOARD OVER PLYWOOD WALL.

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**PLOT PLAN
 BASEMENT PLAN**

1401 - 1411 MASON STREET
 SAN FRANCISCO, CA

Revisions:	
	▲▲▲▲▲
	AUGUST 12, 2014
	Scale: AS SHOWN
	Drawing No.
	A = 1