

MINIMUM STANDARDS FOR DESIGN REVIEW FOR BUILDING PERMIT APPLICATION RELEASE

(TIER II)

(MUST BE SHOWN ON BUILDING PLANS)

- Each sheet should have the designer(s) name, address, contact email, phone number.
- List the project address, including BLOCK and LOT number, and referenced building permit number (if available) on each sheet.
- Show North Arrow.
- The scale for drawings submitted digitally shall be no less than $1/8"=1'$ or $1"=10'$ and if applicable, enlarged detail for curb ramp details shall be no less than $1/4"=1'$ or $1"=5'$.
- Location of all proposed encroachments.
- Show the location of the front property line and dimension the legislated sidewalk width which is measured by starting from the face of curb and going towards the property.
- Show adjacent parcels as well as the front and side property lines.
- Show both existing (E) and proposed (N) spot elevations, in positive decimal feet, fronting the property and at least 15 feet into the adjacent parcels. Spot elevations shall be shown at:
 - Back of walk (BW), with corresponding elevations at the top of curb (TC) and at the flow line (FL). At an interval no greater than 25 feet
 - Existing (E) and proposed (N) ground finished floor spot elevations as (FF) at each entrance threshold and garage, with a corresponding BW
 - Along both edges of driveways
 - At grade breaks with corresponding BW, TC, and FL
- Provide both existing (E) and new (N) slope percentages in between each spot elevation(s) with the arrow symbol pointing in the direction of downward drainage.
- Dimension existing and/or new curb cut(s). Ensure curb cut wings are oriented correctly (See San Francisco Public Works Standard Plan) and also indicate the required 1-inch lip and 18" wings within the curb cut.
- If applicable, show both existing (E) and proposed (N) spot elevations at the corners of all encroachments and changes in elevation. This includes but is not limited to the edges of landscaping features, retaining walls, stairs, warpages, landings, transformer vaults, driveways and curb cut.
- If applicable, show existing curb ramps. For all corner lots, two (2) curb ramp evaluations and possibly reconstruction will be required per Public Works Order No. 184350.
- Denote type of curb: 1. Standard curb, 2. Combined curb and concrete gutter, 3. Combined curb and parking strip, or 4. Other existing non-conforming condition, be specific.

