

GENERAL NOTES

1. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
2. ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE, 2019 CALIF. ENERGY CODE, 2019 CALIF. MECHANICAL CODE, 2019 CALIF. PLUMBING CODE, 2019 CALIF. FIRE CODE, AND ALL OTHER APPLICABLE AMMENDMENTS, ORDERS, ORDINANCES, AND REGULATIONS.
3. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
4. DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
5. DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
6. REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
7. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
8. WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
10. ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED [U.N.O.]
11. SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
13. FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS:
 - A.) IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - C.) IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - D.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
14. AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

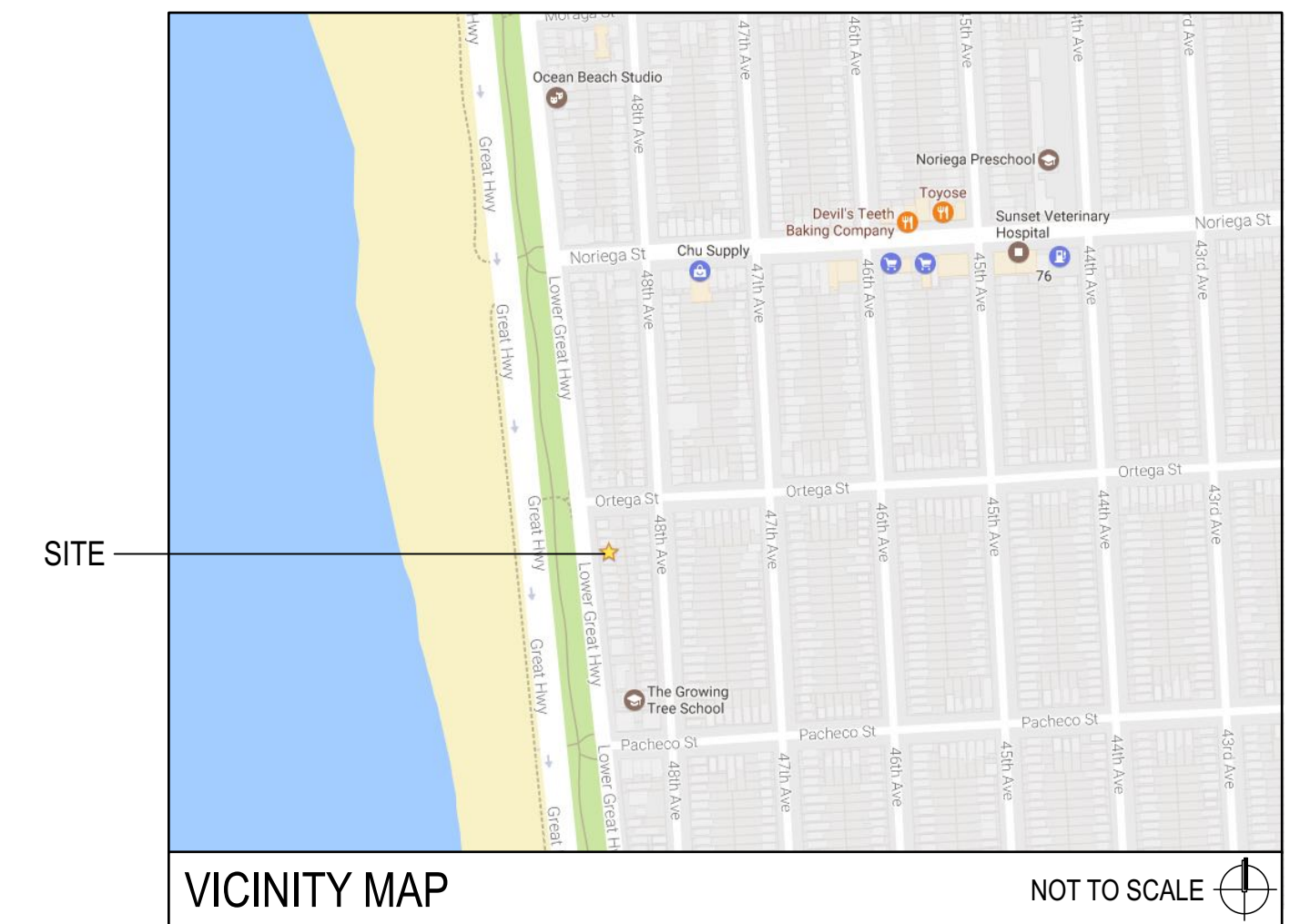
GLASS & GLAZING NOTES

1. GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS > 9 SQ FT) WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
3. GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
4. EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".

PLUMBING NOTES

1. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2019 CPC.
2. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2019 CPC.
3. WATER CLOSETS SHALL BE LOW FLUSH TYPE [1.28 GAL/FLUSH] CPC 403.2.1(1).
4. WATER SAVING SHOWERHEADS, MAX 2.0GPM @80PSI CPC 408.2.
5. WATER SAVING RESIDENTIAL LAVATORY FAUCETS, MAX 1.5GPM @60PSI, MIN 0.8GPM @20PSI CPC 403.7.
6. WATER SAVING KITCHEN FAUCETS, MAX 1.8GPM @60PSI, TEMPORARY MAX 2.2GPM @60PSI W/AUTO RETURN CPC 403.6.
7. PROVIDE ACCESS PANEL (12"X 12") OR UTILITY SPACE FOR PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.
8. GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. GAS LINE TO ISLAND COOKTOP MAY BE RUN IN AN APPROVED SLEEVE.
9. HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE A BACKFLOW PREVENTION DEVICE.
10. COPPER WATER LINES SHALL BE TYPE "L" MINIMUM.
11. ABS & PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT.

3RD FLOOR ADDITION AT: 1916 GREAT HIGHWAY SAN FRANCISCO, CA.



VICINITY MAP

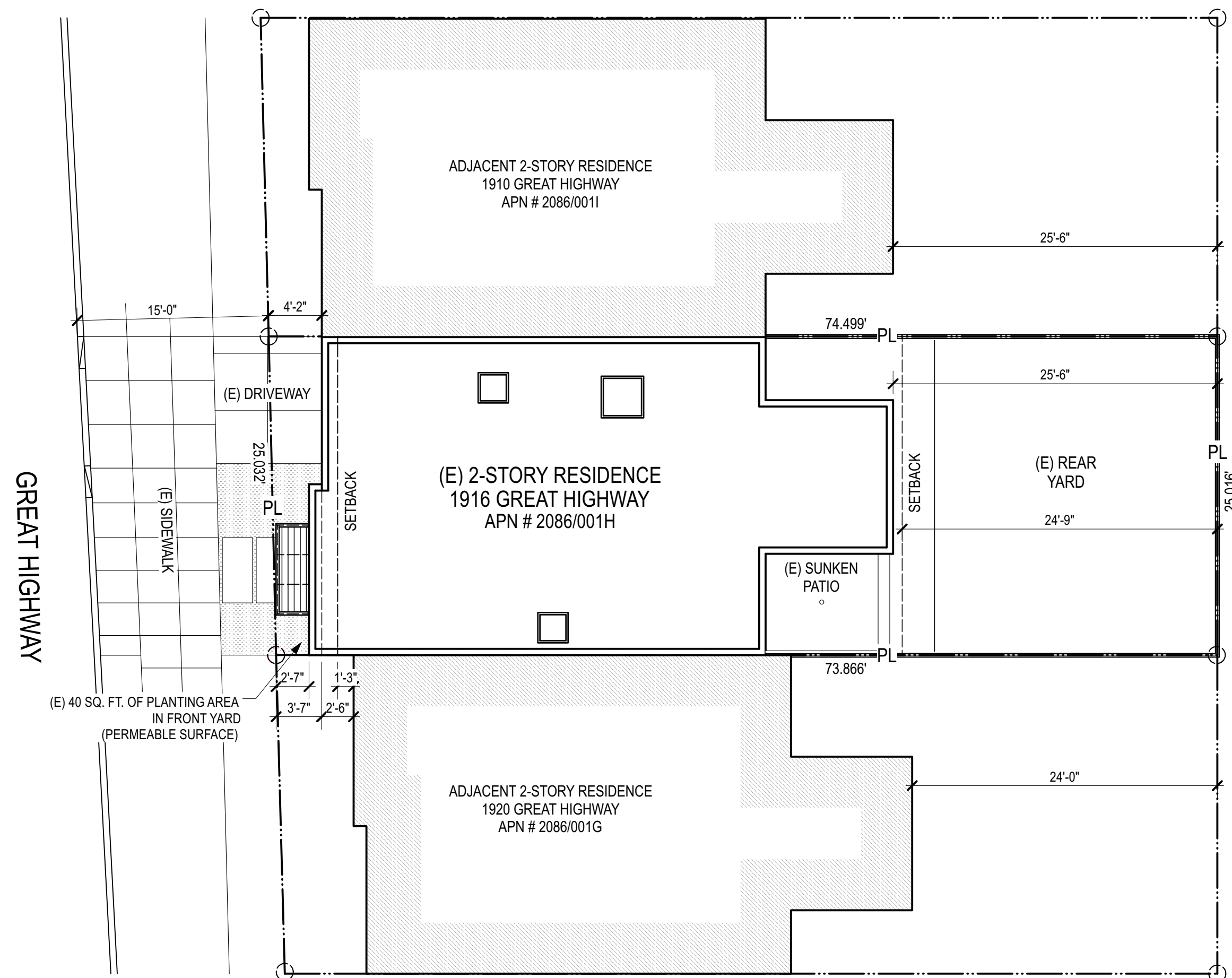
NOT TO SCALE

PROJECT STATISTICS

OWNER	SCOTT & JAIME COLEMAN
ADDRESS	1916 GREAT HIGHWAY SAN FRANCISCO, CA. 94116
EMAIL ADDRESS	willyc@gmail.com
PHONE #	(310) 963-5691
ASSESSORS PARCEL NO	2086/001H
ZONING DESIGNATION	RH-2
HEIGHT & BULK DISTRICTS	40-X
SPECIAL USE DISTRICTS	NONE
USE:	1 FAMILY DWELLING
OCCUPANCY:	R-3
RESIDENCE	U
GARAGE	U
CONSTRUCTION TYPE	TYPE V-N
UNITS	1
STORIES	3
MAX HEIGHT	28'-9"
FRONT YARD SETBACK	2'-6" (S NEIGHBOR) + 0'-0" (N NEIGHBOR) = 2'-6" 2'-6" / 2 = 1'-3"
REAR YARD SETBACK	24'-0" (S NEIGHBOR) + 25'-6" (N NEIGHBOR) = 49'-6" 49'-6" / 2 = 24'-9"
SCOPE OF WORK	NEW 733 SQ. FT. 3RD FLOOR ADDITION TO AN EXISTING 2 STORY SINGLE FAMILY RESIDENCE. ADD NEW STAIR TO EXISTING 2ND STORY. NEW 126 SQ. FT. 3RD FLOOR BALCONIES. (N) PLUMBING & ELECTRICAL ON NEW 3RD STORY.
BUILDING TABULATIONS	
	EXISTING PROPOSED
(E) 1ST FLOOR	549 SQ. FT. 549 SQ. FT.
(E) 2ND FLOOR	945 SQ. FT. 945 SQ. FT.
(N) 3RD FLOOR ADDITION	733 SQ. FT.
TOTAL RESIDENCE	1,494 SQ. FT.
GARAGE/ STORAGE	336 SQ. FT.
TOTAL RESIDENCE & GARAGE	1,830 SQ. FT.
(N) 3RD FLOOR BALCONIES	126 SQ. FT.
SITE INFORMATION	
LOT SIZE:	1,850 SQ. FT.

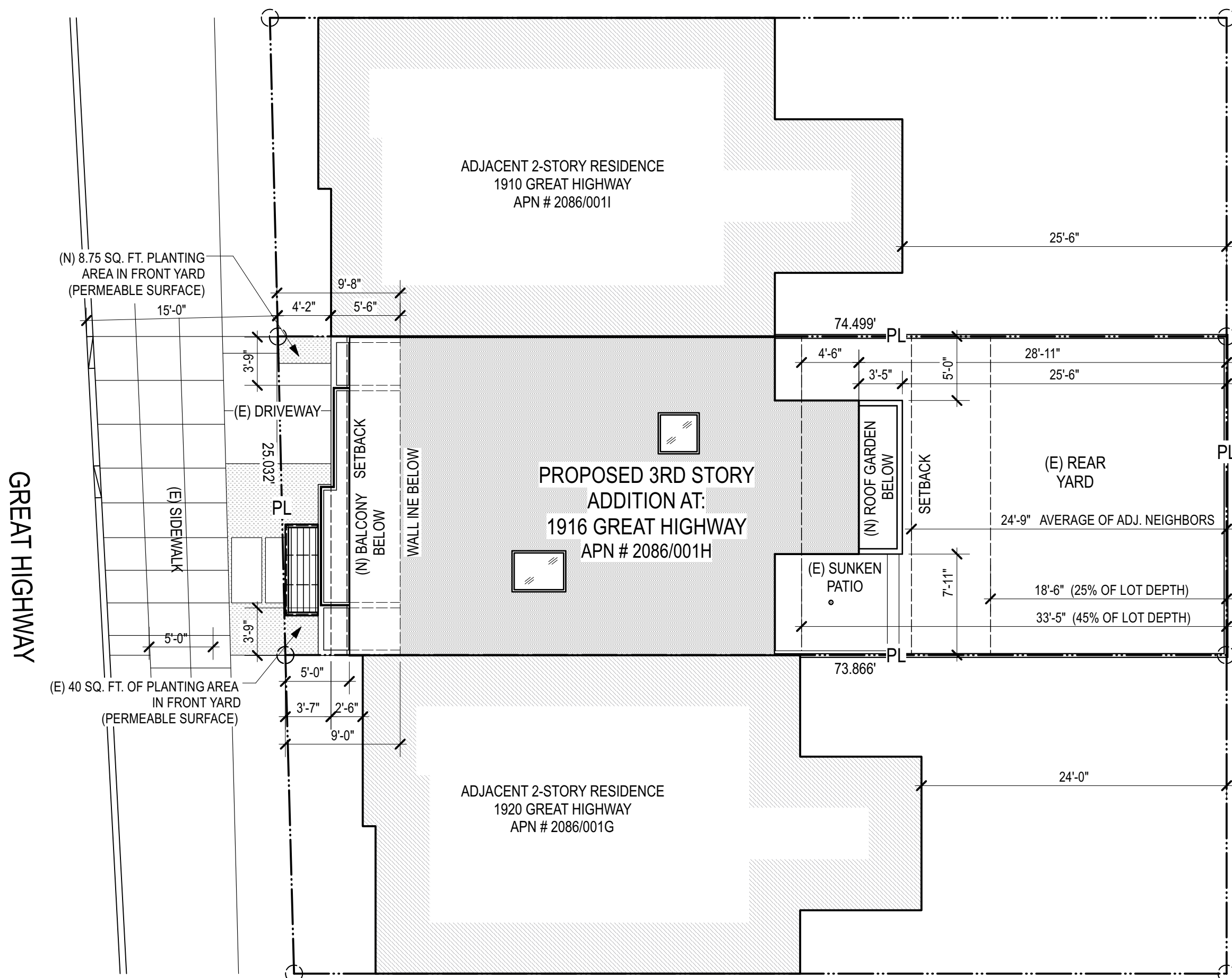
SHEET INDEX

A0.0	COVER SHEET - SITE PLAN, GENERAL NOTES, VICINITY MAP, SHEET INDEX, PROJECT STATISTICS
A1.0	EXISTING & PROPOSED GROUND FLOOR PLANS
A1.1	EXISTING & PROPOSED 2ND FLOOR PLANS
A1.2	EXISTING & PROPOSED 3RD FLOOR PLANS
A1.3	EXISTING & PROPOSED ROOF PLANS
A2.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A2.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A3.0	EXISTING & PROPOSED SECTIONS



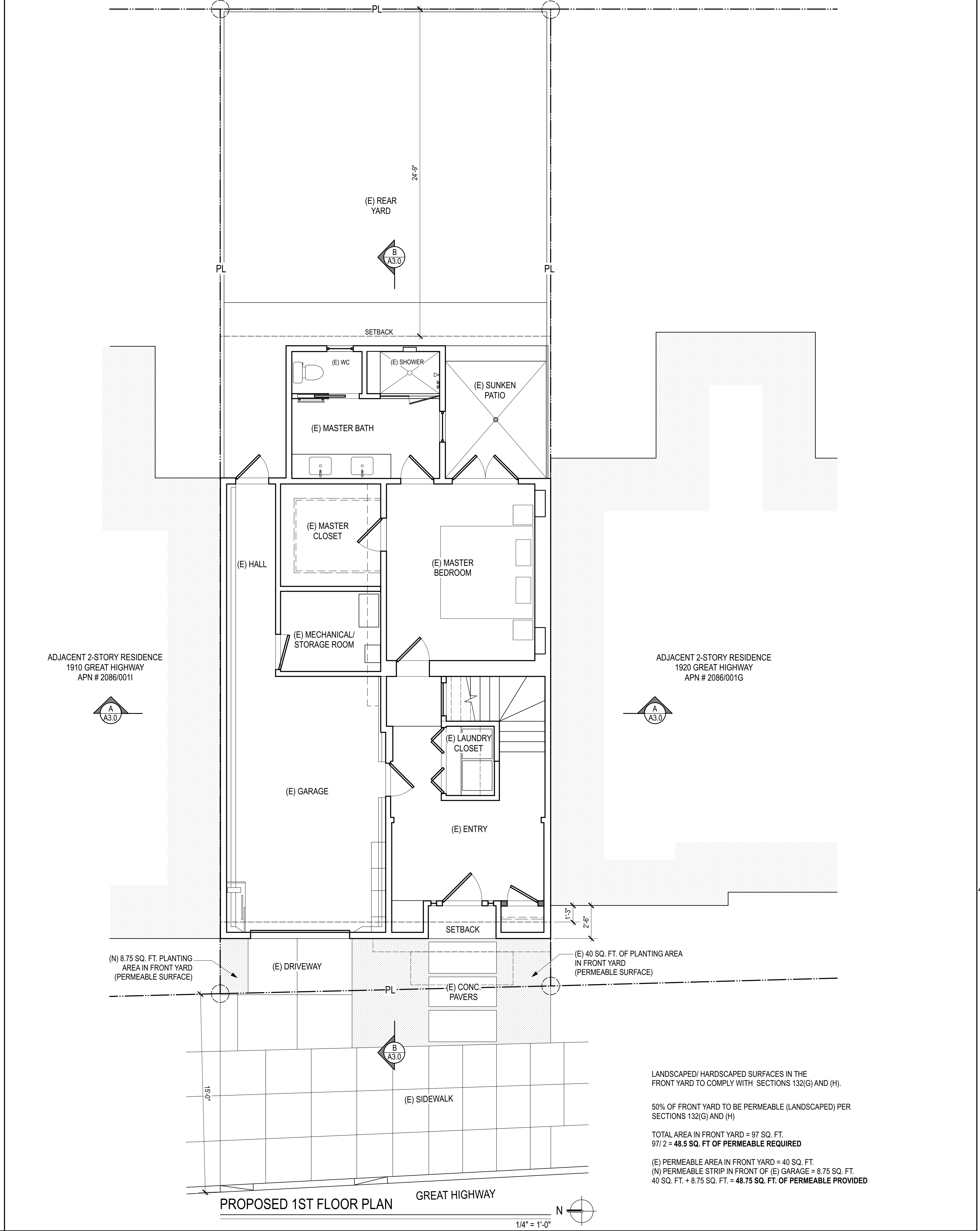
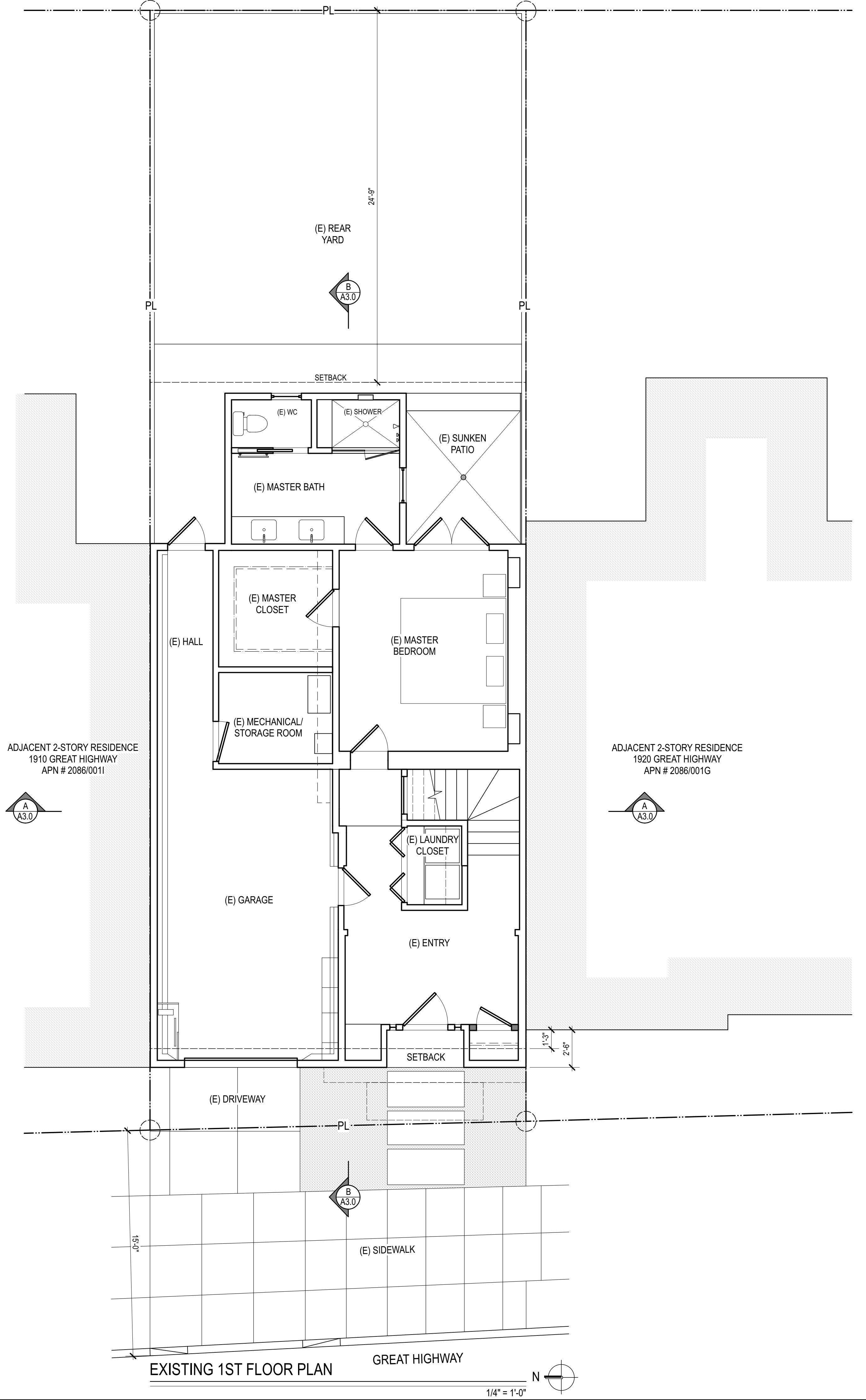
EXISTING SITE PLAN

1/8" = 1'-0" N



PROPOSED SITE PLAN

1/8" = 1'-0" N

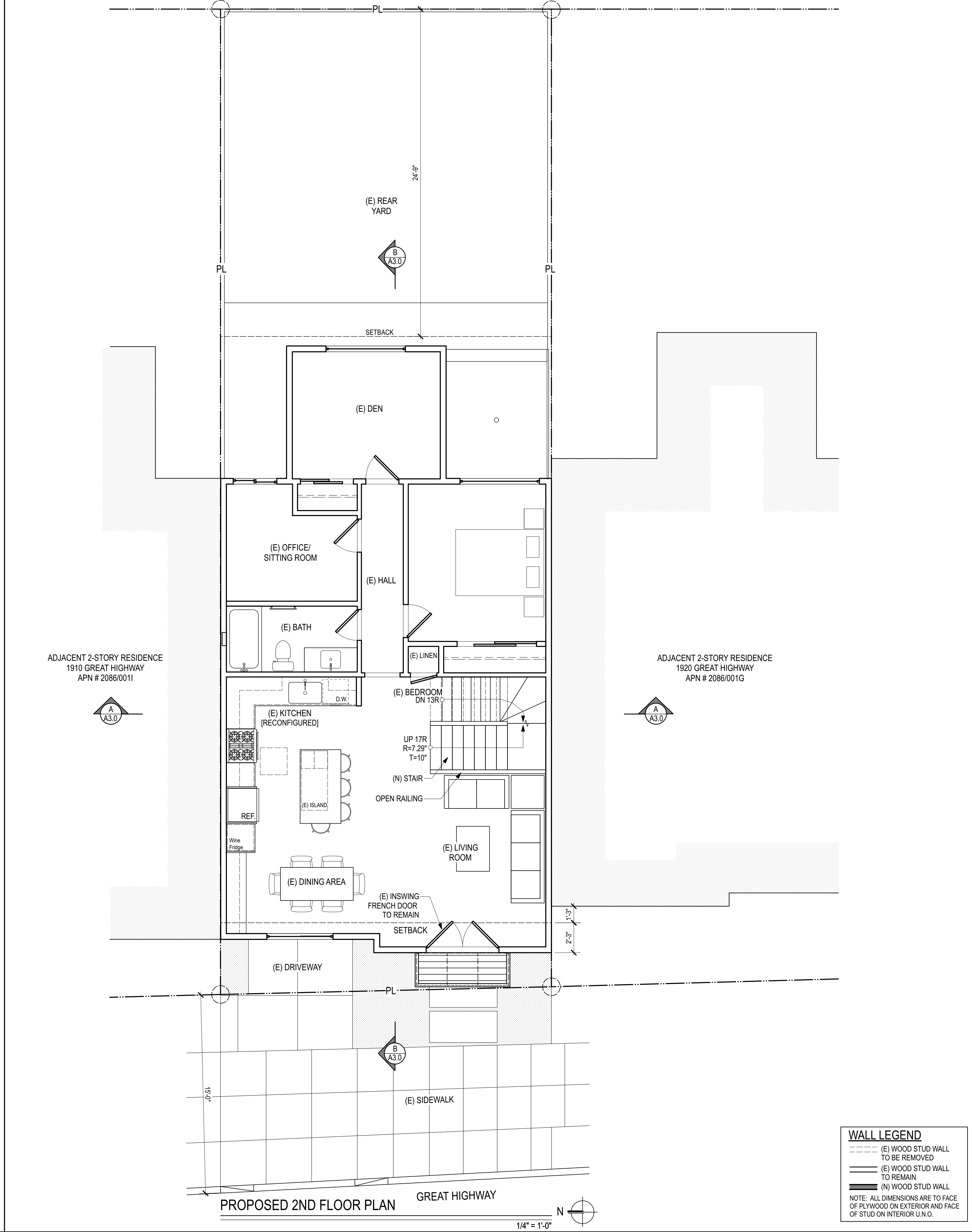
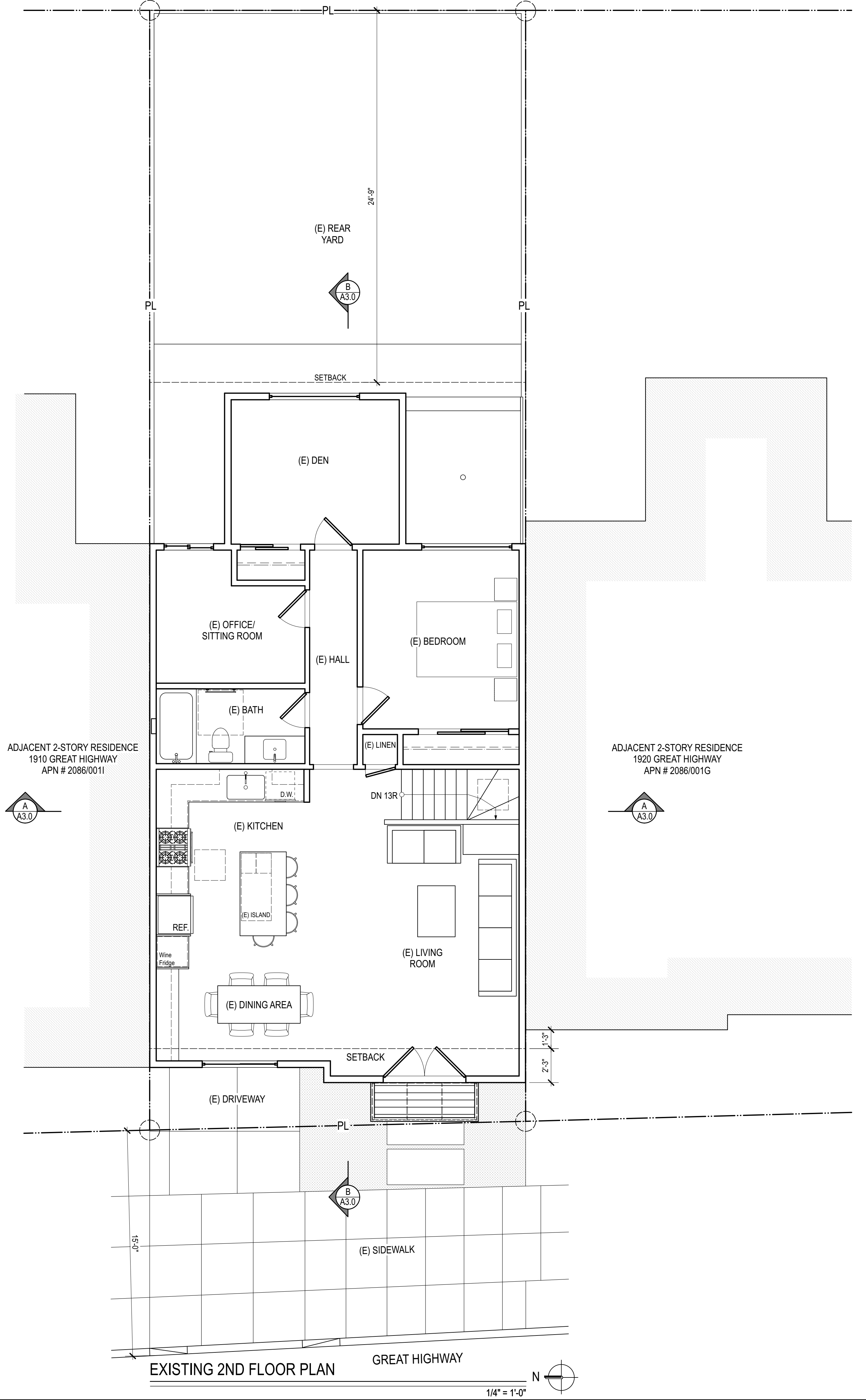


LANDSCAPED/ HARDSCAPED SURFACES IN THE
FRONT YARD TO COMPLY WITH SECTIONS 132(G) AND (H).

50% OF FRONT YARD TO BE PERMEABLE (LANDSCAPED) PER
SECTIONS 132(G) AND (H)

TOTAL AREA IN FRONT YARD = 97 SQ. FT.
97/ 2 = 48.5 SQ. FT. OF PERMEABLE REQUIRED

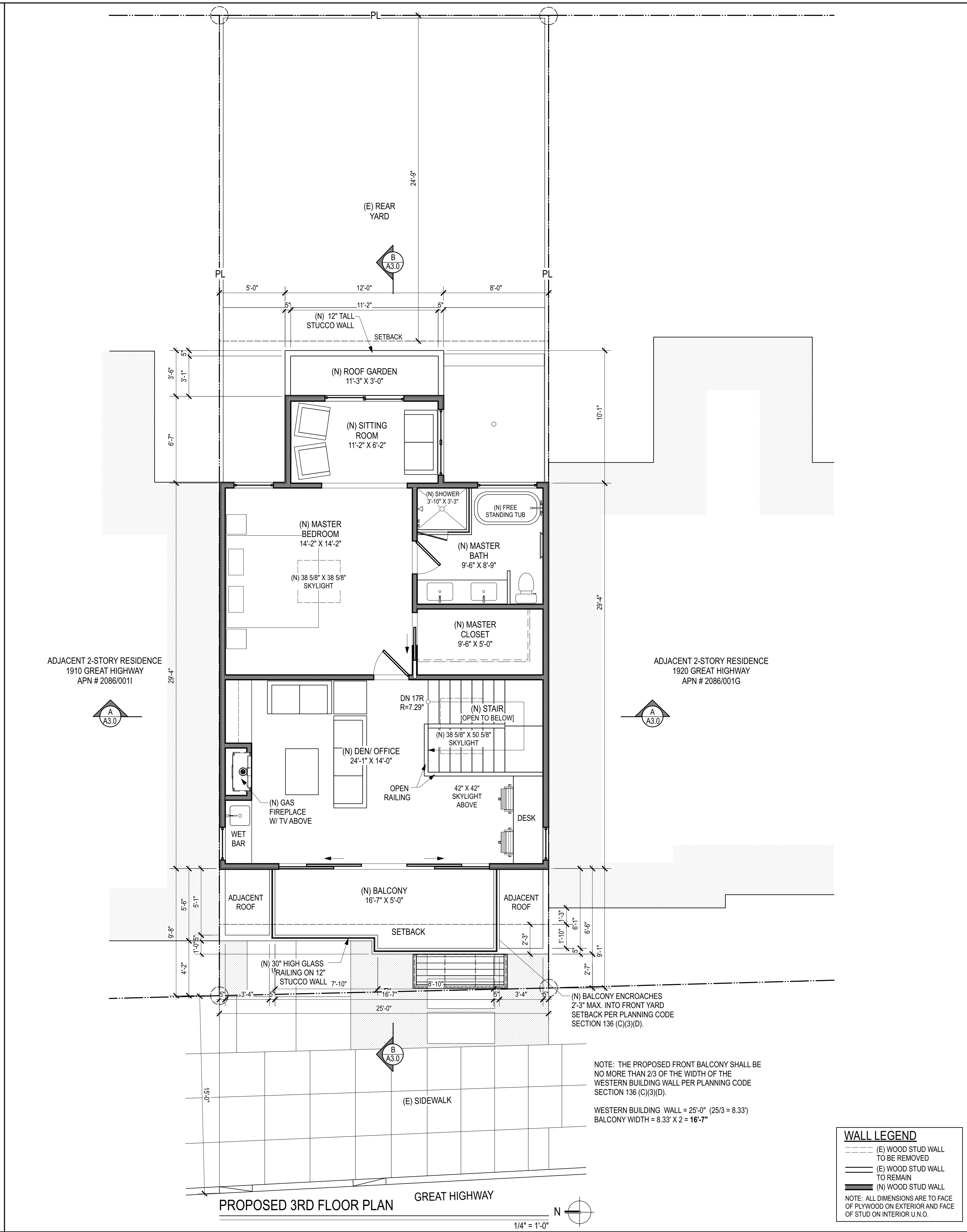
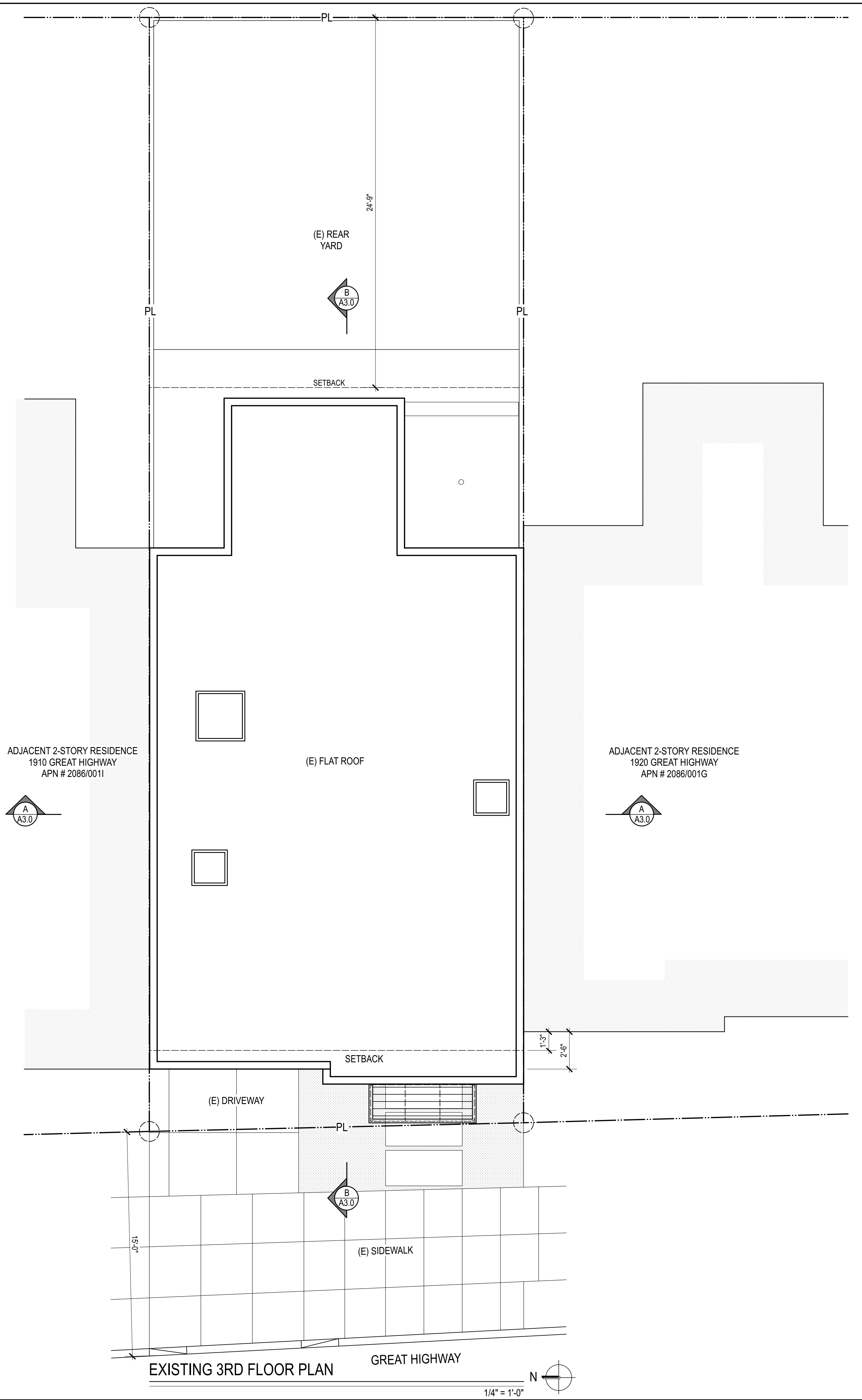
(E) PERMEABLE AREA IN FRONT YARD = 40 SQ. FT.
(N) PERMEABLE STRIP IN FRONT OF (E) GARAGE = 8.75 SQ. FT.
40 SQ. FT. + 8.75 SQ. FT. = 48.75 SQ. FT. OF PERMEABLE PROVIDED



WALL LEGEND

	(E) WOOD STUD WALL TO BE REMOVED
	(E) WOOD STUD WALL TO REMAIN
	(N) WOOD STUD WALL

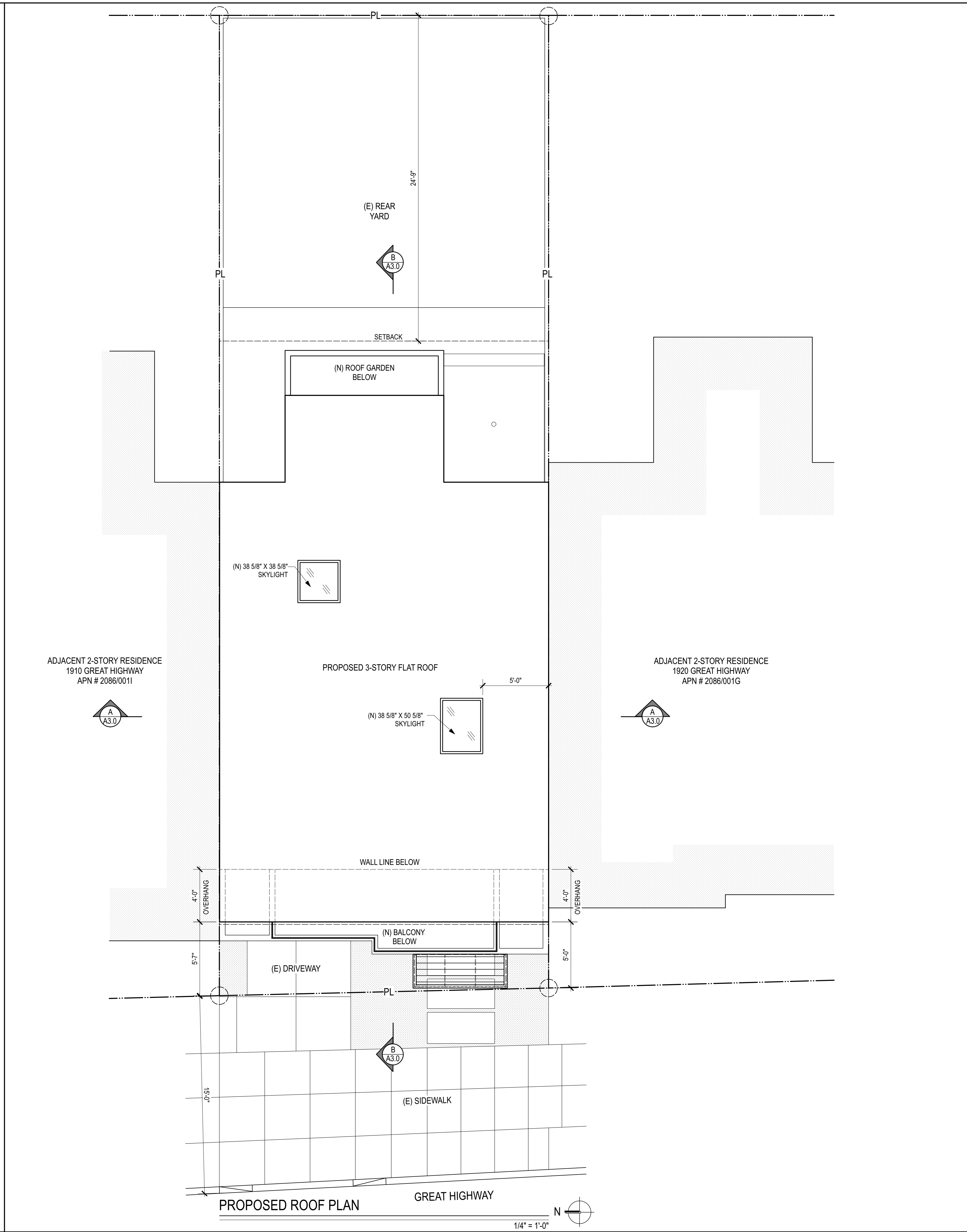
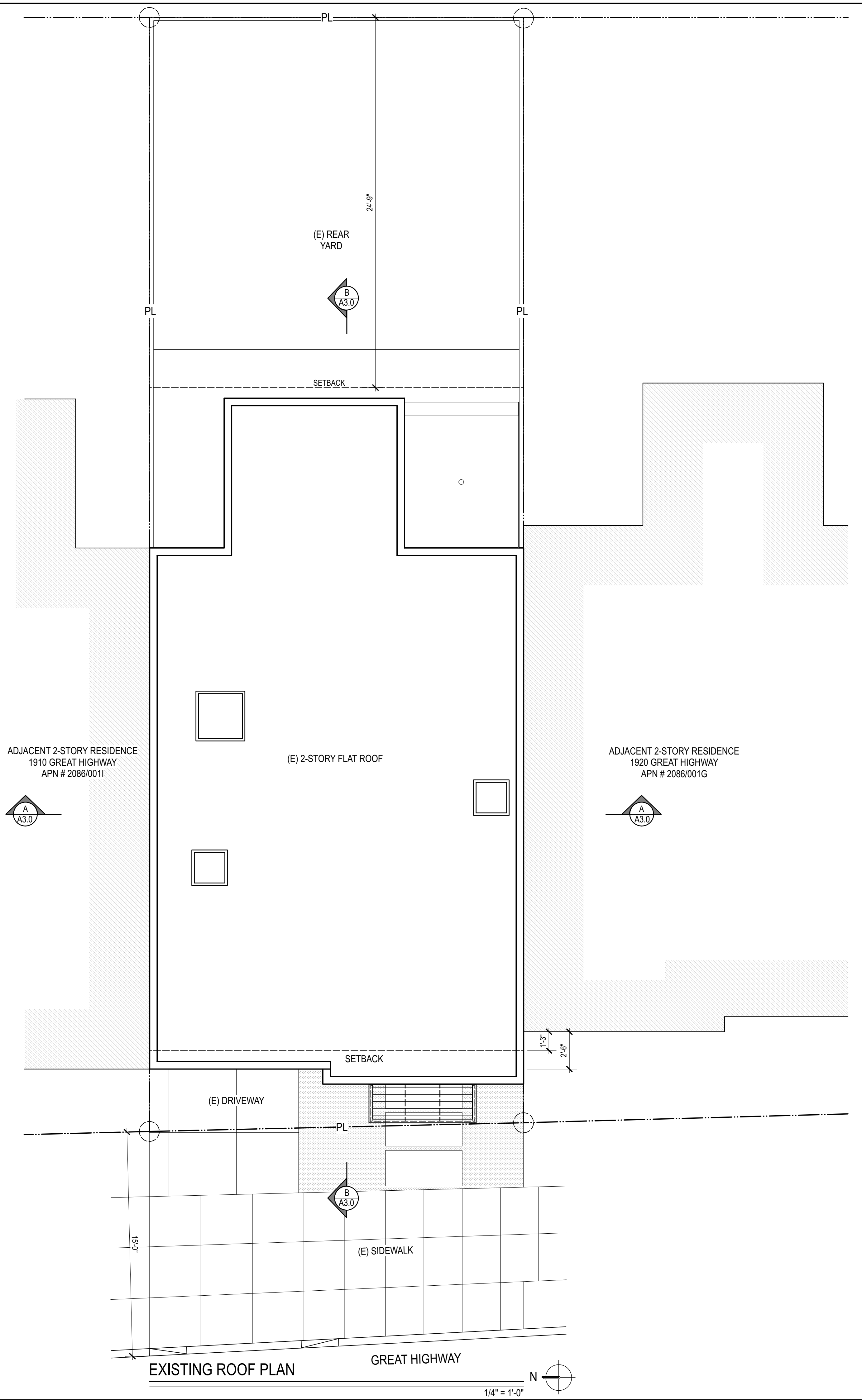
NOTE: ALL DIMENSIONS ARE TO FACE OF PLYWOOD ON EXTERIOR AND FACE OF STUD ON INTERIOR U.N.O.



WALL LEGEND

- (E) WOOD STUD WALL TO BE REMOVED
- (E) WOOD STUD WALL TO REMAIN
- (N) WOOD STUD WALL

NOTE: ALL DIMENSIONS ARE TO FACE OF PLYWOOD ON EXTERIOR AND FACE OF STUD ON INTERIOR U.N.O.





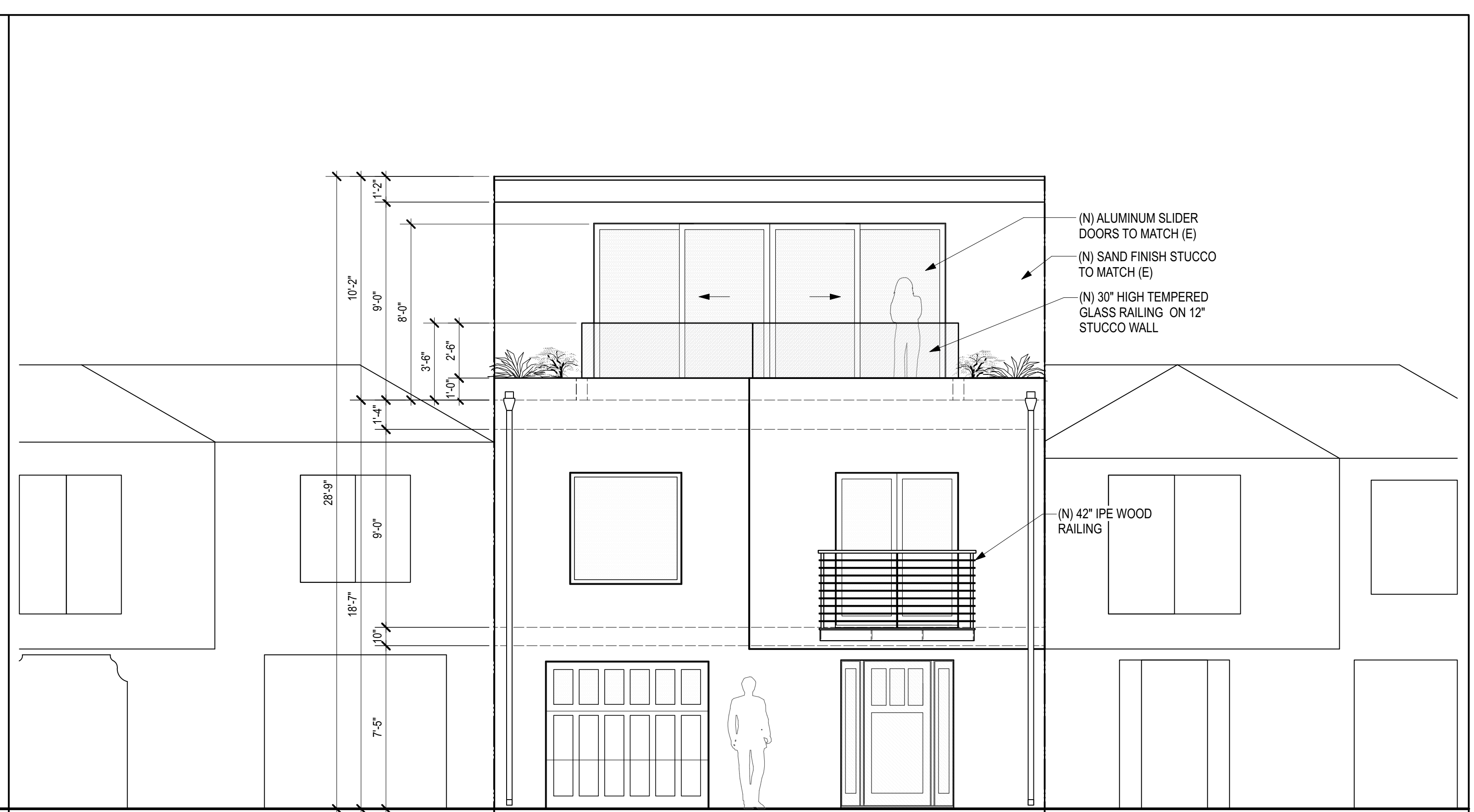
ADJACENT 2-STORY RESIDENCE
1910 GREAT HIGHWAY
APN # 2086/0011

EXISTING 2-STORY RESIDENCE
1916 GREAT HIGHWAY
APN # 2086/001H

ADJACENT 2-STORY RESIDENCE
1920 GREAT HIGHWAY
APN # 2086/001G

EXISTING WEST ELEVATION

1/4" = 1'-0"



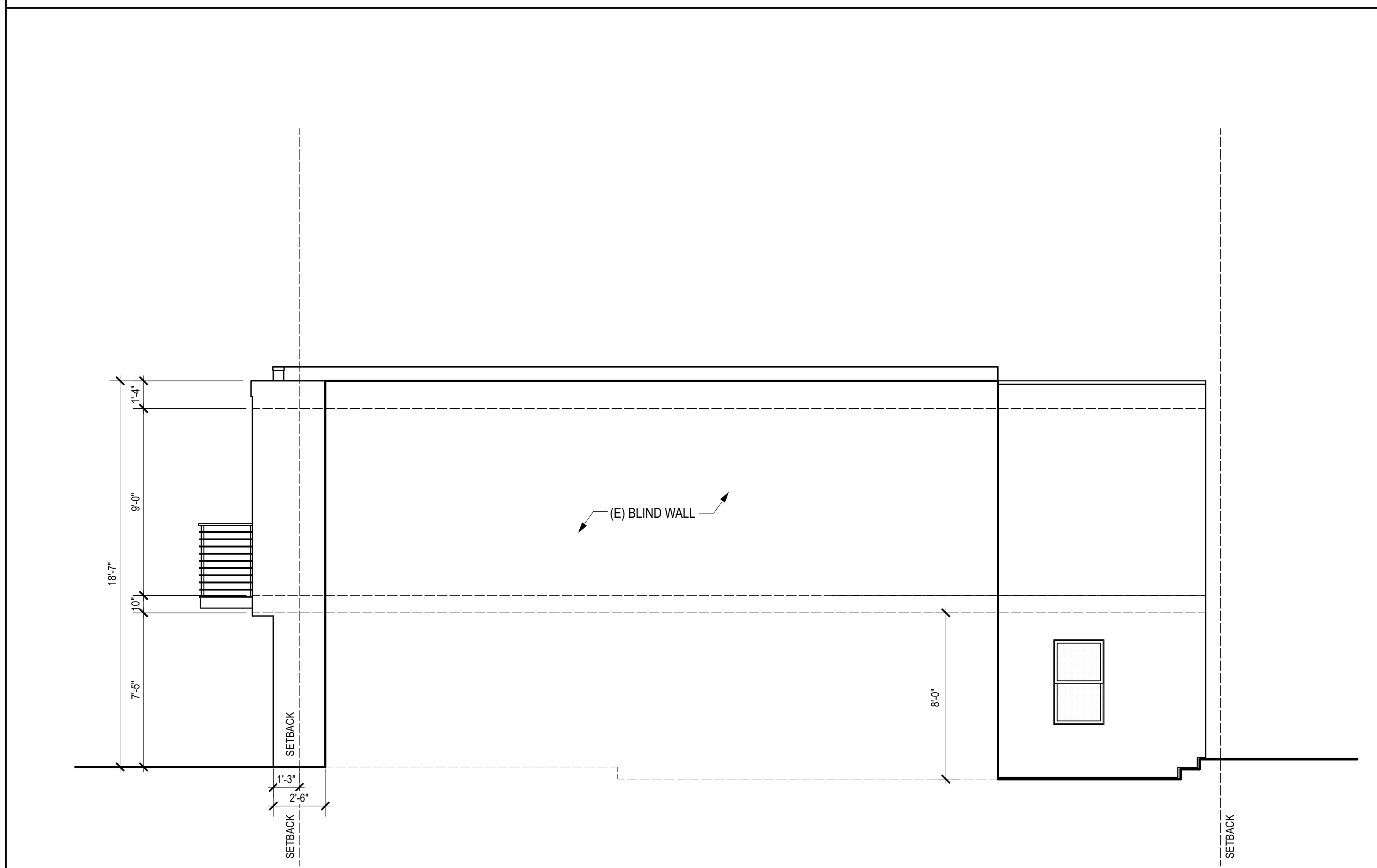
ADJACENT 2-STORY RESIDENCE
1910 GREAT HIGHWAY
APN # 2086/0011

PROPOSED 3-STORY RESIDENCE
1916 GREAT HIGHWAY
APN # 2086/001H

ADJACENT 2-STORY RESIDENCE
1920 GREAT HIGHWAY
APN # 2086/001G

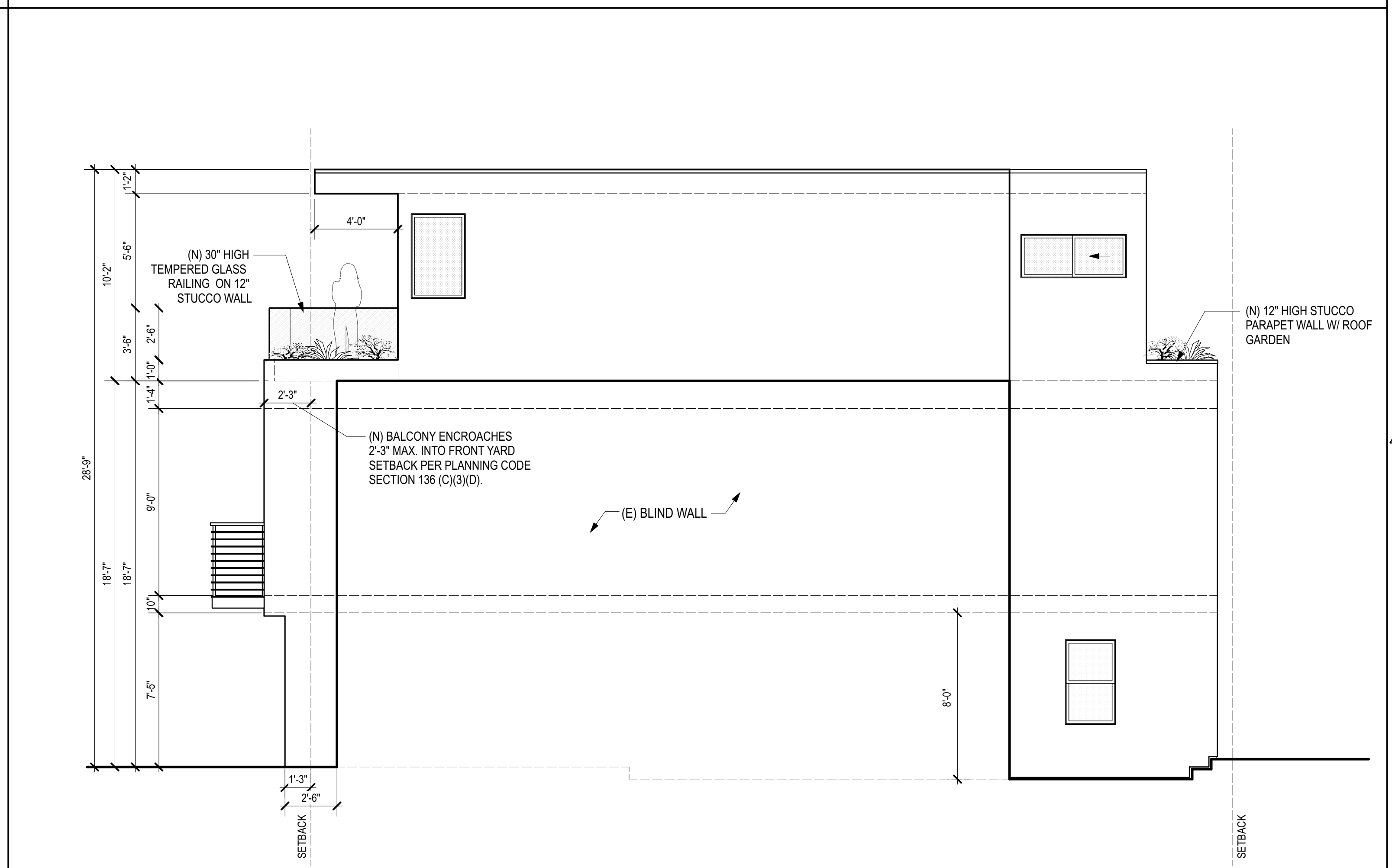
PROPOSED WEST ELEVATION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

