



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger

HEARING DATE: OCTOBER 9, 2014

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
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Date: October 2, 2014
Case No.: **2014.0544D**
Project Address: **16 & 16A Iris Avenue**
Permit Application: 2014.04.16.3387
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1043/028
Project Sponsor: Yakuh Askew
YA Studios
777 Florida Street #306
San Francisco, CA 94110
Property Owner: James & Anna Marie Murray
16 Iris Avenue
San Francisco, CA 94118
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: **Take Discretionary Review and Disapprove**

PROJECT DESCRIPTION

The proposal is to merge a two-bedroom, one bathroom flat (unit 16) with a ground-floor studio with one bathroom (unit 16A) in a three unit building that was constructed circa 1948. The resulting unit would consist of three bedrooms and three bathrooms. The proposed merger will accommodate the household that currently owns and resides in the two subject units. The property owners purchased the units in July 2006. Neither unit has been appraised. The Project proposes a merger that would result in the loss of a dwelling unit that is not financially inaccessible or demonstrably unaffordable and is therefore subject to Mandatory Discretionary Review.

In conjunction with the dwelling unit merger, the sponsor has proposed a one-story rear horizontal addition of approximately 9 feet deep and 32 feet wide with deck above. The addition would accommodate a larger master bedroom, bathroom and recreation room than would be achieved through the merger alone. The addition would add approximately 290 square feet to the units proposed to be merged.

BACKGROUND

The subject Dwelling Unit Merger application was filed on May 15, 2014 and reviewed against the Dwelling Unit Merger criteria of Planning Code Section 317(e), the Mayor's Executive Directive 13-01

issued on December 18, 2013 and the Working Group Response issued on February 3, 2014 which require Mandatory Discretionary Review for the loss of dwelling units in buildings with more than two units.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Iris Avenue, between Mayfair Drive and Euclid Avenue, Lot 028 in Assessor’s Block 1043 and is located within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District. The property is developed with a three-story, approximately 4,000 square foot building that was constructed circa 1948 with two residential flats occupying the first and second floors, with parking on the ground floor. Per the Department of Building Inspection records, the third unit on the ground floor was authorized in November of 1973. The building owners indicate that the ground-floor studio has not been renter occupied since their purchase of the building. The building is considered a legal nonconforming structure with regard to density.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Laurel Hill neighborhood in a low density residential area with pockets of higher density zoning at corner properties. The property is located one half block south of the Laurel Village Shopping Center and one block from California Street. The surrounding area consists of two, three and four-story residential buildings containing one, two and four units.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 29, 2014	September 30, 2014	10 days
Mailed Notice	10 days	September 29, 2014	September 30, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	1	0

A 30-day notice for Section 311 notice was conducted between September 5, 2014 and October 5, 2014.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the nine criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Whether removal of the unit(s) would only eliminate owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criterion

According to the Project Sponsor, the studio unit proposed to be merged has been used by their family as accessory space to their primary residence on the floor above, and has not been rented or occupied by a tenant since they purchased the building in 2006.

2. Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criterion

According to the Project Sponsor, the unit created by the proposed merger would continue to be owner occupied. The merger will result in an approximately 2,400 square foot, three bedroom, three bath unit that will be owner occupied. The third-floor unit at 18 Iris Avenue is not part of the proposal.

3. Whether removal of the unit(s) will remove an affordable housing unit as defined in Section 415 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance;

Project Does Not Meet Criterion

The two dwelling units proposed for merger are not considered to be affordable housing as defined in Planning Code Section 415. The units are however subject to the Rent Stabilization and Arbitration Ordinance as they were constructed prior to 1979. One dwelling unit subject to rent control will be lost due to the merger.

4. Whether removal of the unit(s) will bring the building closer into conformance with the prescribed zoning;

Project Meets Criterion

The merger would bring the structure into conformance with the prescribed density as the structure is currently one unit over the density permitted by the Zoning District. The subject property is within a RH-2 Zoning District which permits two dwelling units per lot.

5. If removal of the unit(s) removes an affordable housing unit as defined in Section 401 of the Planning Code or units subject to the Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal to or greater in size, number of bedrooms, affordability and suitability to households with children to the units being removed;

Project Does Not Meet Criterion

Both existing dwelling units are subject to the Rent Stabilization and Arbitration Ordinance and no replacement housing will be provided. The upper unit consists of two bedrooms and one bathroom. The ground-floor unit consists of a studio with full bath. The proposed merger will result in a three bedroom, three bathroom unit that is larger, with more bedrooms. However, the proposed project would eliminate one studio unit that is subject to rent control.

6. The number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units.

Project Does Not Meet Criterion

There are currently a total of three bedrooms in the two subject units and the merger will be equal to the current number of bedrooms occupied by the property owner.

7. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criteria

The proposed dwelling unit merger is not necessary to correct design or functional deficiencies. The two existing flats function as separate units.

8. Administrative review criteria shall ensure that only those Residential Units proposed for Merger that are demonstrably not affordable or financially accessible housing are exempt from Mandatory Discretionary Review hearings. Applications for which the least expensive unit proposed for merger has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco, as determined by a credible appraisal, made within six months of the application to merger, are not subject to a Mandatory Discretionary Review hearing.

Not Applicable

The property owner did not submit an appraisal to demonstrate compliance with this criterion.

9. The Planning Commission shall not approve an application for merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within ten years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five years prior to filing the application for merger. This Subsection (e)(4) shall not apply if the tenant was evicted under Section 37.9(a)(11) or 37.9(a)(14) and the applicants either (A) have certified that the original tenant reoccupied the unit after the temporary eviction or (B) have submitted to the Planning Commission a declaration from the property owner or the tenant certifying that the property owner or the Rent Board notified the tenant of the tenant's right to reoccupy the unit after the temporary eviction and that the tenant chose not to reoccupy it.

Project Meets Criteria.

The units proposed for merger have not been occupied by tenants that have been evicted after December 10, 2013. Per the Project Sponsor, they have continuously used the unit for their own purposes since purchase of the building. The Rent Stabilization and Arbitration Board confirmed that an eviction has not occurred on the property since December 10, 2013.

EXECUTIVE DIRECTIVE 13-01:

Task 2: Discretionary Review for Loss of Housing Units.

Implementation Measure 2. Mandatory Discretionary Review for the loss of Dwelling Units.

For properties with more than two dwelling units, the Planning Department will initiate Discretionary Review for the loss of any dwelling units, legal or otherwise.

The proposal will result in the loss of one legal nonconforming dwelling unit and is therefore subject to the Mandatory Discretionary Review. A dwelling unit merger in the subject three-unit building is subject to Mandatory Discretionary Review. The proposed merger would eliminate one rent controlled unit, which is counter to the policy intent of the Mayor's Directive to address the City's housing crisis.

GENERAL PLAN COMPLIANCE:

The Department's Recommendation is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

POLICY 3.4

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The two existing dwelling units in question do not contain design deficiencies and are sound housing units. The project proposes to eliminate one "naturally affordable" dwelling unit that is smaller (studio) and subject to rent control, to be replaced with a less affordable three bedroom dwelling unit. The elimination of a functional "naturally affordable" dwelling unit is contrary to the General plan as well as the Department's and the City's priority to preserve existing sound housing and to protect naturally affordable dwelling units.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project does not comply with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposal does not affect existing neighborhood-serving retail uses as the site is occupied by a residential use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal would eliminate existing housing and therefore, be contrary to this Priority Policy.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposed merger would result in the loss of one affordable housing unit as an appraisal indicating that the unit appraises above \$1.506M was not submitted. Therefore, the unit is potentially financially accessible housing, given the current housing market. The merger would result in the loss of one unit subject to the Rent Stabilization and Arbitration Ordinance.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal will not impede MUNI transit service or overburden our streets or neighborhood parking.

5. Diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal will not affect industrial or service sectors.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal will comply with applicable code standards.

7. Landmarks and historic buildings be preserved.

The subject building is not a landmark. It was constructed in 1908 and no exterior alterations are proposed.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal does not include a component that would subject the proposal to Planning Code Section 295.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. A Planning Commission approval will constitute the Approval Action for the Project for the purposes of CEQA, pursuant to San Francisco's Administrative Code Section 31.04(h).

BASIS FOR RECOMMENDATION

- The Project will result in a net loss of one dwelling unit.

- The Project will eliminate an existing sound, smaller dwelling-unit to create one larger, less affordable unit, which is inconsistent with the General Plan.
- The Project is contrary to the intent of Executive Directive 13-01 to retain legal housing units. The Mayor has directed the Department to adopt policy practices that encourage the preservation of existing housing stock. The proposed dwelling unit removal and replacement of “naturally affordable” units is contrary to the priority principal of housing unit retention.
- The current housing affordability crisis creates an “exceptional and extraordinary” circumstance such that the Commission should deny the project and preserve the existing dwelling units.

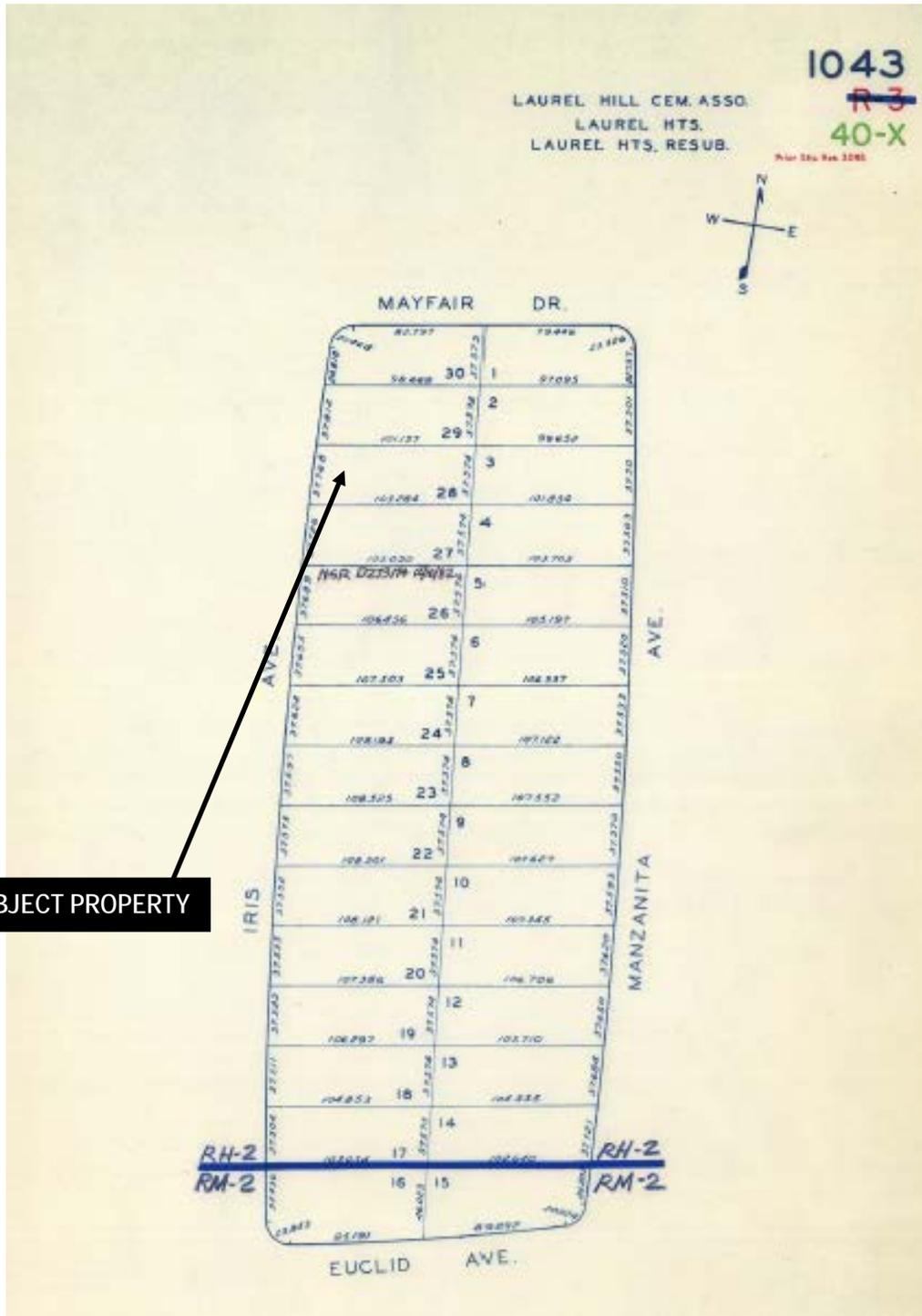
RECOMMENDATION: Take Discretionary Review and Disapprove
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Attachments:

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Project Sponsor’s Submittal
 Response to Dwelling Unit Merger Criteria
 Report of Residential Record (3R Report)
 Density Survey
 Site Photos
 Letters of Support
 Reduced Plans

SV:G:\DOCUMENTS\UNIT MERGERS\16 Iris\2014.0544D - DR Analysis.docx

Parcel Map

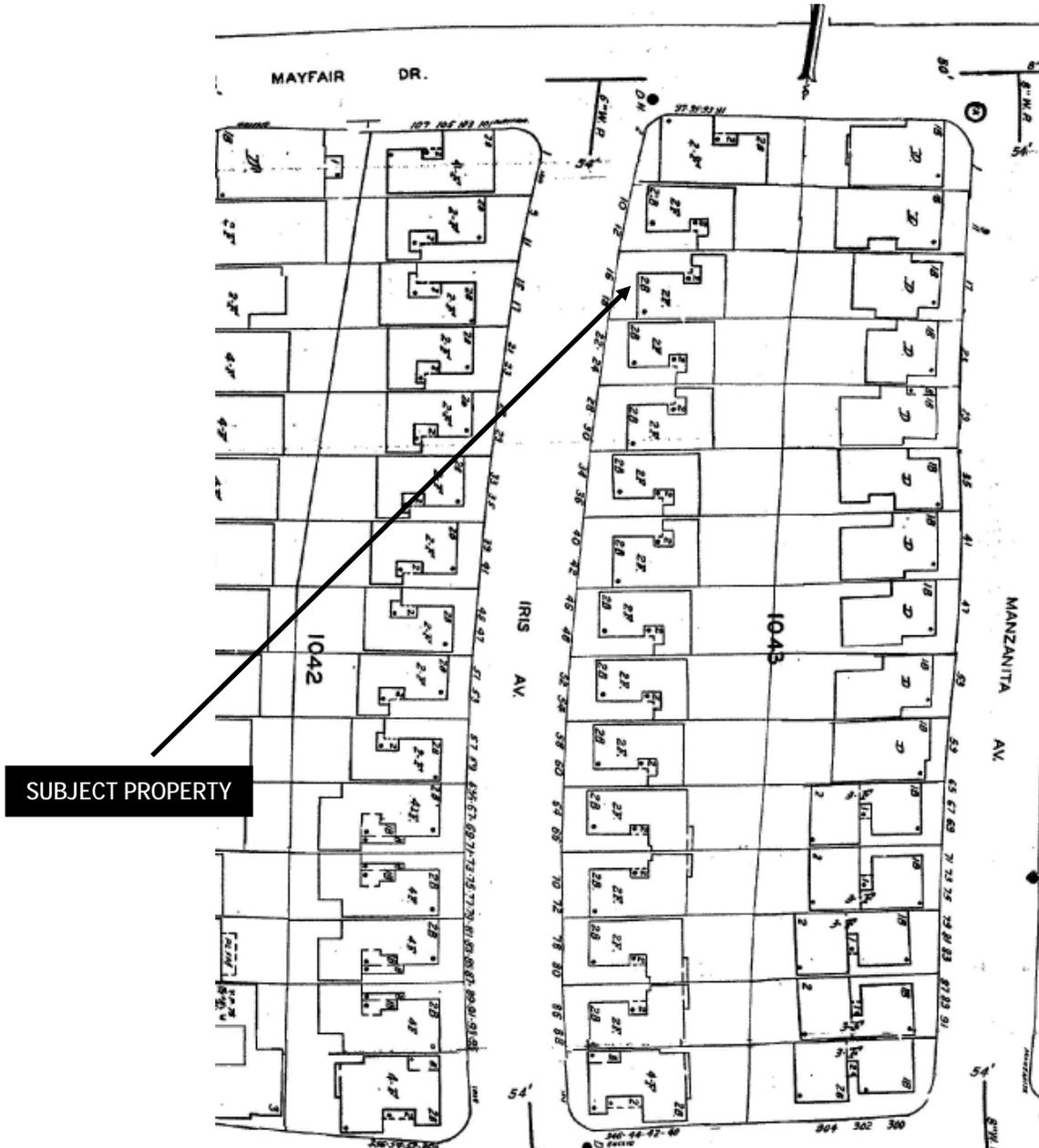


SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2014.0544D
Dwelling Unit Merger
16 & 16A Iris Avenue

Sanborn Map*

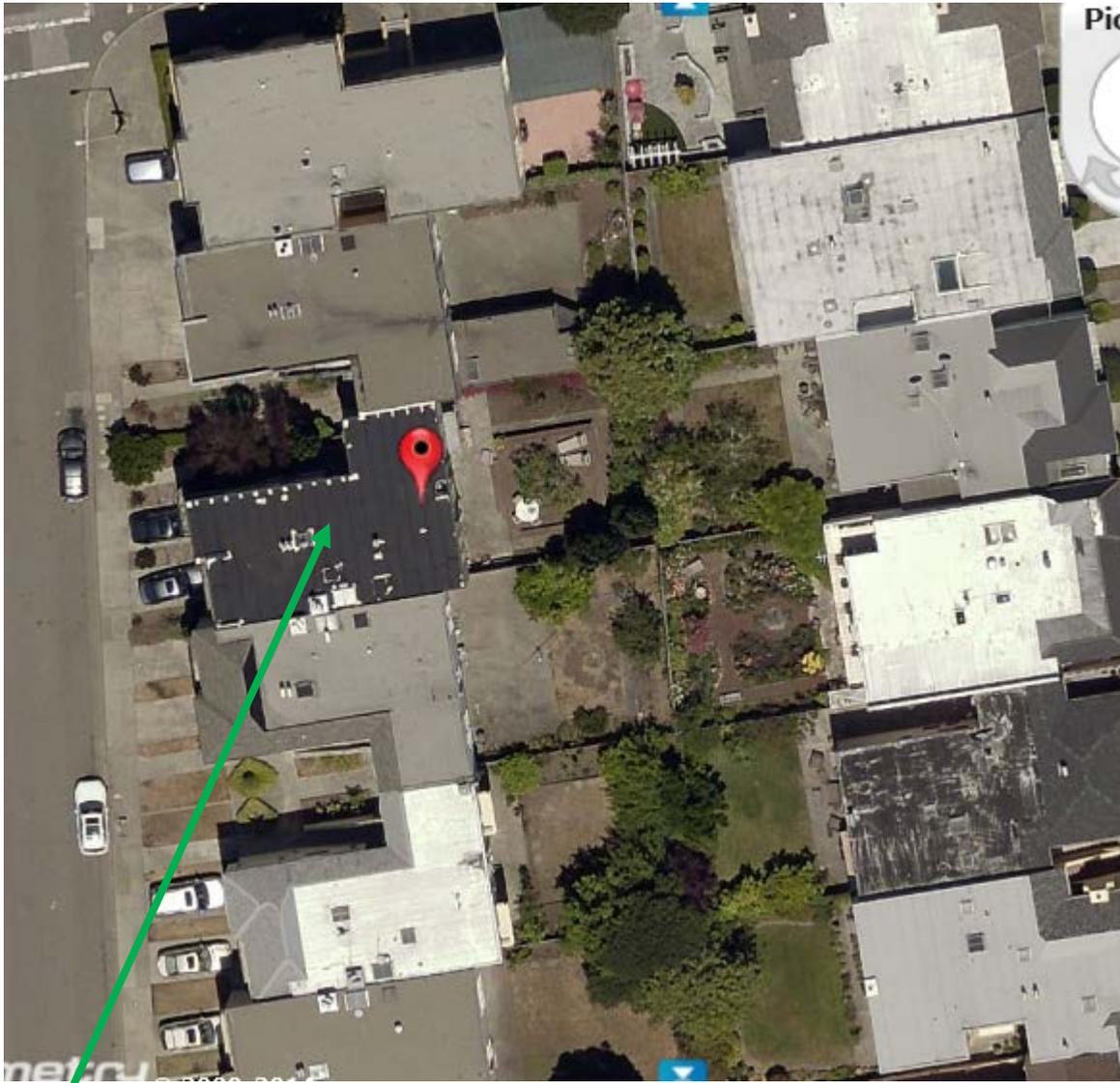


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Mandatory Discretionary Review Hearing
Case Number 2014.0544D
Dwelling Unit Merger
16 & 16A Iris Avenue

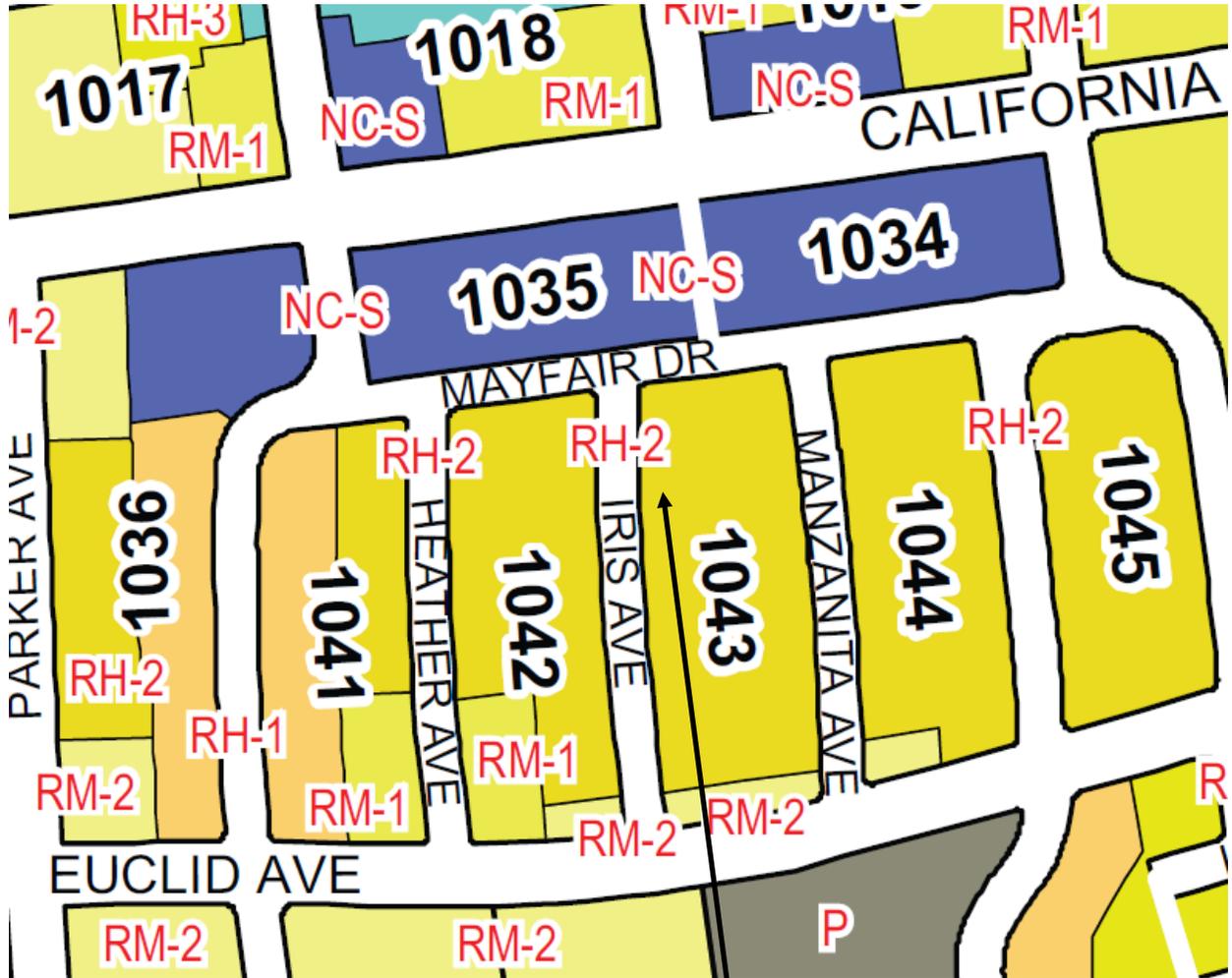
Aerial Photo



SUBJECT PROPERTY

Mandatory Discretionary Review Hearing
Case Number 2014.0544D
Dwelling Unit Merger
16 & 16A Iris Avenue

Zoning Map



SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2014.0544D
Dwelling Unit Merger
16 & 16A Iris Avenue

Planner: Sara Velve
Application: 2014.04.16.3387
Case: 2014.0544D

**Murray Residence
Dwelling Unit Merger
16 Iris Avenue
San Francisco, CA**

Architect/Authorized Agent:
Yakuh Askew, AIA, NoMa, LEED AP BD+C
Y.A. studio
777 Florida Street, Suite 306
San Francisco, CA 94110

Hearing Date: October 9th, 2014

Re: 16 Iris Avenue-Dwelling Unit Merger

Planner: Sara Velve
Application: 2014.04.16.3387
Case No.: 2014.0544D
Hearing Date: October 9th, 2014
Project: Murray Residence, 16 Iris Avenue

Dear President Wu and fellow commissioners,

The project before you is a proposal to merge a ground floor 505 SF in-law unit with the main residence above, returning a three unit building back to its original 2-unit use.

Recently History of Tenants:

Our clients James and Anna Marie Murray have lived in the building with their two young children since purchasing the property in 2006. Since at least that time, all the units in the building have been owner occupied, the lower 2 units by James and Anna Marie, and the upper unit by their T.I.C. partners Mark and Clarissa Stahl (18 Iris Ave.). The units have no history of evictions and no recent history of renters. As their family continues to grow, living across 2 disconnected floors, it has become necessary to formally merge the in-law unit to meet their needs, and allow for this hardworking family to remain in their home.

The existing building contains three dwelling units over a street-level garage. The units include (1) an approximately 505 square-foot 1 room studio unit at the first floor; (2) a 1,385 square foot 2-bedroom unit at the second floor; and (3) a 1,385 square foot two bedroom unit at the third floor.

This Project will not displace any existing occupants and will have no effect on the City's affordable housing stock. Rather, it will benefit the neighborhood and City by creating additional family-sized housing, which is in short supply.

Project Benefits

The following factors support approval of this project:

-Increase to the City's Supply of Family Housing:

Housing units of an appropriate size and affordable to growing San Francisco families are in scarce supply. As a result, many families with young children find themselves priced out of the City. This trend is to the detriment of neighborhood diversity and community investment. The project will result in a new three-bedroom unit that is an appropriate size

for occupancy by a grown family, diversifying the City's housing stock and allowing James and Anna Marie Murray's family to remain in their neighborhood.

Merger of the existing units to create a new family-size dwelling will directly advance policies of the city's Housing Element, including Policy 2.2, *to retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing*; and Policy 4.1, *to encourage the remodeling of existing housing for families with children*. These policies recognize that unit merger controls require flexibility allowing approval where, as with the current project, they will allow a family to grow without leaving their community.

-Consistency and conformance with Neighborhood Character:

The project will allow the existing building to be consistent with the neighborhood's character. 16 Iris is located in an RH-2 neighborhood, where the majority (85%) of their neighbors are single-family or two-unit residences. 3-unit buildings only make up about 5% of the neighborhood. 16-18 Iris was built in 1948 as a two-unit building, and the ground floor in-law unit appears to have been legalized in 1973 as the result of a Housing Inspection Report. A DUM would allow 16-18 Iris to return to conformance with the prescribed zoning and be in greater harmony with the neighborhood.

-Compliance with Dwelling Unit Merger Criteria:

The purpose of the City's dwelling unit merger controls is to *protect against a shortage of the City's rental and affordable housing stock*. The project should be considered in light of these objectives. It would not remove any existing rental units, and would have no effect on the City's supply of affordable housing. Rather, the project would be consistent with the goals of Planning Code Section 317 and would advance express objectives of the City's Housing Element. In addition, the balance of criteria set forth in Code support approval of the project.

First, no residents will be displaced by the project. The first and second floor units have been occupied by James and Anna Marie Murray since 2006. Following the unit merger, James and Anna Marie Murray intend to continue occupying the building's first and second floors as their long-term family home.

Second, the project would not alter the residential character of the district, which contains a mix of single and multi-family properties. While the project would merge two existing units, it would also diversify the City's housing supply by providing an additional family dwelling unit. While the need for family housing in the City is growing, multi-bedroom units are often too expensive for San Francisco families. Accordingly, unit merger controls should be applied with flexibility where, as with the current project, they will allow an urban family to grow without leaving their community.

-Design:

From the street, there will be no noticeable change to the building except for the addition of new window on the ground floor. The majority of the proposed work involves updating the interiors, adding a new interior stair to better connect the first and second floors, and a modest 1-story addition to the rear that does not impact the neighbors. There will be no requests for variances or any other special considerations.

-Conclusion:

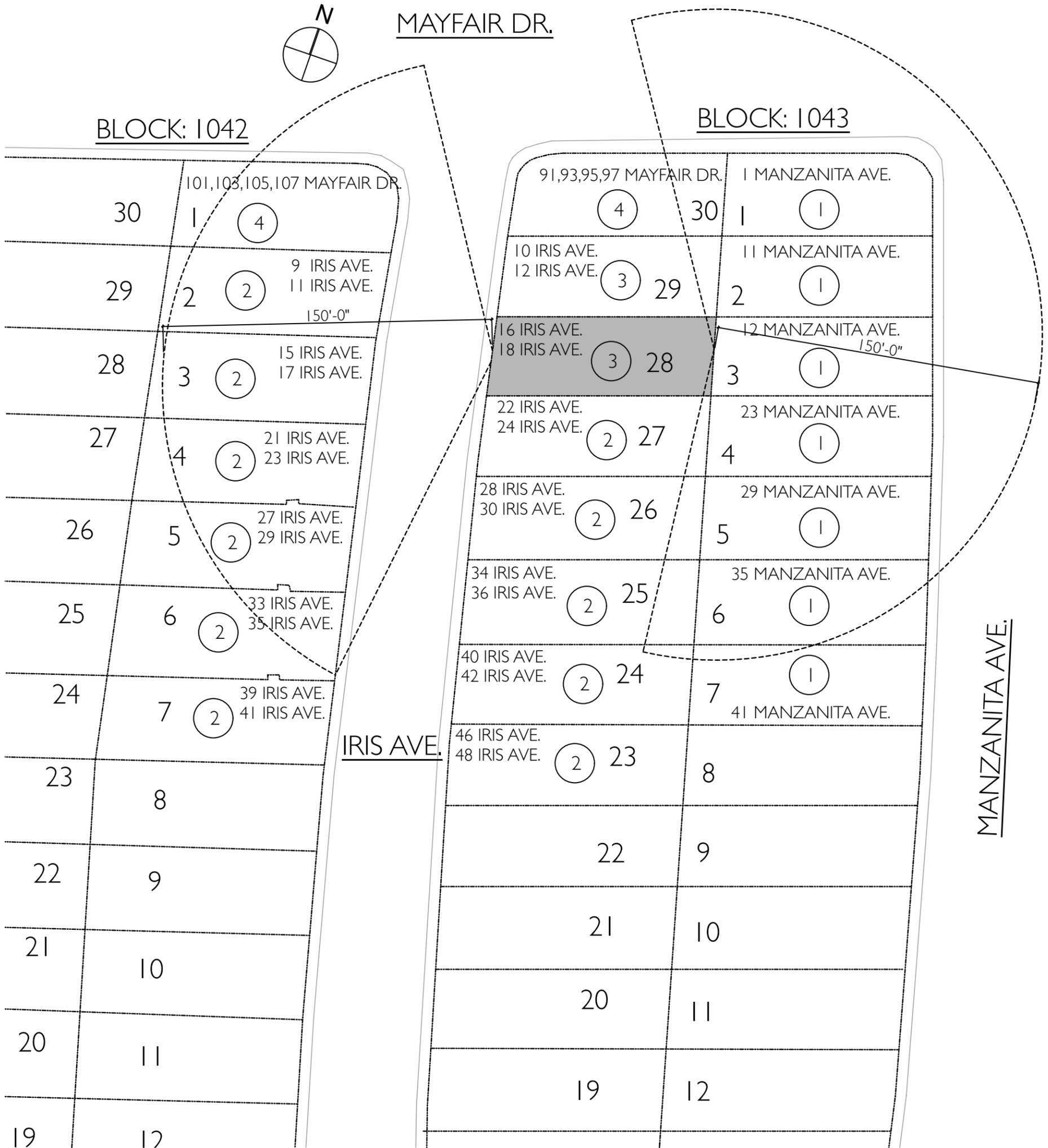
The project is consistent with the intent of the City's dwelling unit merger restrictions, as well as the criteria set forth in Planning Code Section 317. No occupants would be displaced by the project, and no existing rental or affordable units would be removed. Instead, the project will diversify the City's existing housing stock by creating a desirable new family-size unit. This will directly advance policies of the City's Housing element. For all of these reasons, as well as those listed in the application, we respectfully urge the Commission to approve this project.

Thank you for your time and consideration.

Sincerely,
Yakuh Askew, AIA

NC-5 ZONE BOUNDARY

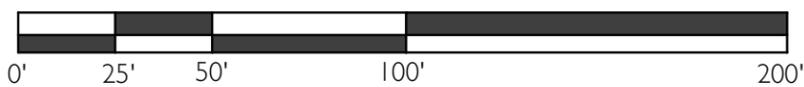
RH-2 ZONE BOUNDARY



1

DENSITY CALCULATIONS

SCALE: 1" = 50'



Dwelling Unit Merger

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative review criteria only apply to those Residential Units proposed for Merger that are not affordable or financially accessible housing, (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco).

The Planning Commission shall not approve an application for Merger if certain eviction criteria apply. Please see the implementation document Zoning Controls on the Removal of Dwelling Units, Planning Code Section 317, and Administrative Code Section 37.9(a) for additional information.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

Dwelling Unit Merger Criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

The property was purchased by the Project Sponsor in 2006. Since that time, all the units have been occupied by the Project Sponsor and his family. The in-law unit is used as an informal home office, the children's playroom, and occasional guest room. The in-laws that are located out of town have used the space as a guest room when visiting.

2. Is the Removal of the unit(s) and the merger with another intended for owner occupancy?

The property and remodeled lower level unit will continue to be occupied by the Project Sponsor as their primary residence. There is no intention for either of the units to be rented to the general public.

3. Will the remodel of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

The prevailing density of the immediate area of the same zoning district are single-family and two-unit residence (85%). The approval of the proposed Dwelling Unit Merger would bring the property into closer conformance with the prevailing density. The nearby three and 4 unit properties, make up 5% and 10% respectively, of the remaining immediate density.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

The zoning district allows for 1 or 2 Unit properties. The property will be in-compliance with the proposed dwelling unit merger.

5. Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?

Yes, the unit merger will keep the original count of bedrooms.

6. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

The current building does not have any design or functional deficiencies that can not be correct through interior alterations. Those that have been identified will be addressed as a component of this permit.

16-18 IRIS AVE. DENSITY CALCULATIONS
 (BASED ON PROPERTIES WITHIN THE SAME RH-2 ZONE AND WITHIN 150'-0" OF PROJECT SPONSOR)

			1 UNITS	2 UNITS	3 UNITS	4 UNITS		
	<u>BLOCK</u>	<u>LOT</u>						
	1043	1	1					
		2	1					
		3	1					
		4	1					
		5	1					
		6	1					
		7	1					
		23		1				
		24		1				
		25		1				
		26		1				
		27		1				
		29			1			
		30				1		
	1042	1				1		
		2		1				
		3		1				
		4		1				
		5		1				
		6		1				
		7		1				
								<u>TOTAL</u>
		<u>SUBTOTAL</u>	7	11	1	2	21	
		<u>PERCENTAGE</u>	33.3%	52.4%	4.8%	9.5%	100%	

















5&10Ace

Locust St

Young & Lee
Dental Office: Lee
Rodney S DDS

Mayfair Dr

Mayfair Dr

Mayfair Dr

Mayfair Dr

Mayfair Dr

Kyle Hayes
Design

Iris Ave

A

Murphy
Properties

Iris Ave

Iris Ave

Manzanita Ave

Manzanita Ave

Manzanita Ave

GENERAL CONSTRUCTION NOTES:

- PROVIDE SMOKE DETECTORS AT BEDROOMS AND HALLWAYS PER CALIFORNIA BUILDING CODE.
- AT ALL HABITABLE AREAS, RECEPTACLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS.
 - ANY WALL SPACE 2 OR MORE FEET WIDE
 - AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTACLE.
 - IN ANY HALLWAY MORE THAN 10' IN LENGTH.
 - ADJACENT TO EACH BATHROOM BASIN LOCATION.
- GROUND FAULT CIRCUIT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:
 - GARAGE
 - BATHROOMS
 - ALL KITCHEN COUNTERTOPS
 - ALL EXTERIOR RECEPTICLES
 - ALL UNFINISHED BASEMENT AREAS
 - WITHIN 6 FEET OF WET BAR SINKS
- KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUITS.
- LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUIT FOR LAUNDRY APPLIANCES.
- BATHROOM RECEPTICLE OUTLETS SHALL BE ON A DEDICATED 20 AMPERE CIRCUIT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.
- PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE DRYER.
- WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF +70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
- ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
- GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD.
- NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
- ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
- ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.
- ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
 - THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
 - INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH.
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
 - HANDGRIP SURFACE SHALL BE 1-1/4" TO 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
 - HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
- A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS:
 - < 15 W = MIN. 40 LM/W
 - 15-40 W = MIN. 50 LM/W
 - > 40 W = 60 LM/W
- PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER C.B.C..
- PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C..
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH C.B.C.. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - GLAZING IN EGRESS OR EGRESS DOORS
 - GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, AND SHOWERS.
 - GLAZING IN 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 EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
 - GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES
 - WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

SCOPE OF WORK:

FIRST FLOOR HORIZONTAL ADDITION AT REAR YARD. REMODEL OF SECOND FLOOR KITCHEN, BATHROOM, AND BEDROOMS. DWELLING UNIT MERGER TO ABSORB THE (E) GROUND FLOOR "IN-LAW" INTO THE SECOND FLOOR UNIT. NEW SECOND FLOOR DECK AT REAR YARD.

PROJECT DATA:

BLOCK / LOT: 1043 / 028
 NEIGHBORHOOD: LAUREL HEIGHTS
 ZONING: RH-2
 ZONING HEIGHT LIMIT: 40-X
 LOT SIZE: 3,841 SQ FT
 LOT DIMENSIONS: 37.8' X 101.2'
 EXISTING USE / OCCUPANCY: R-2 (THREE FAMILY DWELLING) / U (GARAGE)
 PROPOSED USE / OCCUPANCY: R-3 (TWO-FAMILY) / U (GARAGE)
 EXISTING CONSTRUCTION: V-B
 PROPOSED CONSTRUCTION: V-B

PROJECT CALCS:

EXISTING CONDITIONED:
 (E) FIRST FLOOR: 505 SQ.FT.
 (E) SECOND FLOOR: 1,385 SQ.FT.
 (E) THIRD FLOOR: 1,385 SQ.FT.
TOTAL CONDITIONED: 3,275 SQ.FT.

PROPOSED:
 FIRST FLOOR: 975 SQ.FT.
 SECOND FLOOR: 1,385 SQ.FT.
 THIRD FLOOR: 1,385 SQ.FT.
TOTAL CONDITIONED: 3,745 SQ.FT.

TOTAL ADDITION: 470 SQ.FT.

EXISTING GARAGE: 250 SQ.FT.
 PROPOSED GARAGE: 815 SQ.FT.
 PROPOSED DECK: 215 SQ.FT.

SHEET INDEX:

ARCHITECTURAL:

A0.1 COVER, INDEX, DESCRIPTION, PHOTOS
 A0.2 ABBREVIATIONS AND DRAWINGS SYMBOLS
 A0.3 GENERAL NOTES
 A1.1 EXISTING AND PROPOSED SITE PLANS

EC2.1 EXISTING FIRST, SECOND, AND THIRD FLOOR PLANS
 EC3.1 EXISTING ELEVATIONS AND BUILDING SECTION

A2.1 PROPOSED FIRST FLOOR PLAN
 A2.2 PROPOSED SECOND FLOOR PLAN
 A2.3 PROPOSED ROOF PLAN

A3.1 PROPOSED WEST (FRONT) & EAST (REAR) ELEVATIONS
 A3.2 PROPOSED SOUTH (SIDE) & NORTH (SIDE) ELEVATIONS
 A3.3 PROPOSED BUILDING SECTION

PROJECT DIRECTORY:

OWNER:
 JAMES & ANNA MARIE MURRAY
 16 IRIS
 SAN FRANCISCO, CA 94118
 415.640.0027

ARCHITECT:
 YA. STUDIO
 777 FLORIDA STREET, SUITE 306
 SAN FRANCISCO, CA 94110
CONTACT:
 YAKUH ASKEW
 415.920.1839

APPLICABLE CODES:

2013 SAN FRANCISCO BUILDING CODE
 2013 SAN FRANCISCO FIRE CODE
 2013 SAN FRANCISCO PLUMBING CODE
 2013 SAN FRANCISCO ELECTRICAL
 2013 SAN FRANCISCO MECHANICAL CODE
 2013 CALIFORNIA ENERGY CODE

ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DEFERRED SUBMITTALS:

MECHANICAL, ELECTRICAL, PLUMBING



3 LOCATION MAP
 NOT TO SCALE



2 AERIAL VIEW
 NOT TO SCALE



1 STREET PHOTO
 NOT TO SCALE

STAMP:

TITLE:
DATA SHEET

REV. PRINTING: DATE:
 — CLIENT REVIEW 02.14.14
 — PLAN. COMMENTS 06.25.14
 — PLAN. COMMENTS 07.05.14
 — 311 NOTICE 09.03.14

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A0.1

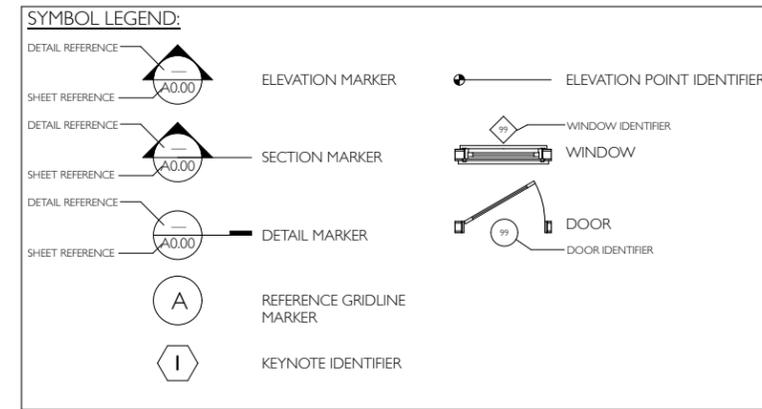
ABBREVIATIONS:

A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
A.T.	ACOUSTICAL TILE
A.C.P.	ACOUSTICAL CEILING PANEL
A.D.	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR / ANCHORAGE
ARCH	ARCHITECTURAL
AVG	AVERAGE
AWN	AWNING
BD	BOARD
B.F.	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.P.	BUILDING PAPER
BDRM	BEDROOM
BLW	BELOW
BRG	BEARING
BRKT	BRACKET
BRZ	BRONZE
BTM	BOTTOM
BTN	BATTEN
BTR	BETTER
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
BVL	BEVELED
B.V.	BOTH WAYS
C.B.	CATCH BASIN
CAB	CABINET
C.A.R.	COLD AIR
C.C.	CENTER TO CENTER
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.I.P.	CAST IRON PIPE
C.I.P.C.	CAST-IN-PLACE CONCRETE
C.J.	CONTROL JOINT
CLKG	CAULK / CAULKING
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
C.O.	CLEAN OUT
C.O.T.G.	CLEAN OUT TO GRADE
COL	COLUMN
CONC	CONCRETE
CONIN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CRS	COURSE / COURSES
CSK S.	COUNTERSINK SCREW
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
D.H.	DOUBLE HUNG
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DOUGLAS FIR
D.I.B.	DRILL IN BOLT
DIA.	DIAMETER
DIAG	DIAGRAM
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION / DIVIDER
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
DRWG	DRAWING
DR.FNT.	FOUNTAIN
DW	DISHWASHER
E	EAST
(E)	EXISTING
EA	EACH
EB.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
EJ.	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
E.N.	EDGE NAILING
ENCL	ENCLOSURE
E.O.S.	EDGE OF SLAB
EP	ELECTRIC PANEL
EQUIP	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR

F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.C.C.	FIRE CONTROL CENTER
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
FF.B.	FINISHED FLOOR BREAK
F.G.	FIXED GLASS
F.H.	FIRE HYDRANT
F.G.C.	FIRE HOSE CABINET
F.H.V.	FIRE HOSE VALVE
FIN	FINISH
FL	FLOW LINE
FLUSH	FLUSH JOINT
FJ.	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FP	FIREPLACE
FPR	FIREPROOF
FRMG	FRAMING
FR.P.	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
FUR	FURRED / FURRING
G	GAS
GALV	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL	GLASS
GL.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRDR	GIRDER
G.S.	GYPSTUM SHEATHING
G.W.B.	GYPSTUM WALL BOARDED
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR	HEADER
HDWR	HARDWARE
HGR	HANGER
H.M.	HOLLOW METAL
HORZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING
H.W.	HOT WATER
I.B.	INFILTRATION BARRIER
I.D.	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATED
INT	INTERIOR
INTER	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
K.P.	KICK PLATE
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
L.B.	LAG BOLT
LB	POUND
L.F.	LINEAR FOOT
LL	LIVE LOAD
LT	LIGHT
LTL	LINTEL
LKR	LOCKER
L.P.	LOW POINT
LVR	LOUVER
L.V.L.	LAMINATED VENEER LUMBER
LACQ	LACQUER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
M.R.O.	MASONRY ROUGH OPENING
MOD	MODULAR
MOV	MOVABLE
MTD	MOUNTED
MTL	METAL
MUL	MULLION

N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.A.	NOT APPLICABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
PART	PARTITION
P.C.	PRE CAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PFB	PREFABRICATED
PL	PLATE
P.D.F.	POWDER DRIVEN FASTENER
PLF	POUNDS PER LINEAL FOOT
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
PH.	PAPER HOLDER
PNT	PAINT
PRJ	PROJECT / PROJECTED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	PRESSURE TREATED
PT	POINT
PTD.	PAPER TOWEL DISPENSER
PTD. / R.	PAPER TOWEL DISPENSER & RECEPTACLE
PTR.	PAPER TOWEL RECEPTACLE
P.V.C.P.	POLYVINYL CHLORIDE PIPE
P.V.M.T	PAVEMENT
Q.T.	QUARRY TILE
R	RISER
R.A.	RETURN AIR
RAD	RADIUS
R.B.	RUBBER BASE
RUB	RUBBER
R/C	REINFORCED CONCRETE
R.D.	ROOF DRAIN
REDWD	REDWOOD
REINF. Or	REINFORCING STEEL BARS
RE-BAR	REBAR
REF	REFERENCE
REFR	REFRIGERATOR / REFRIGERATION
REG	REGISTER
REQ'D	REQUIRED
RET	RETAIN / RETAINING
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R/S	REINFORCING STEEL
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
S.D.R.	STORM DRAIN
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
S.F.B.	SPIT FACE BLOCK
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
S.G.D.	SLIDING GLASS DOOR
SHT	SHEET
SHTTG	SHEATHING
SHVLS	SHELVES / SHELVING
SHWR	SHOWER
SIM	SIMILAR
SLR	SEALER
SLDR	SLIDER
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
S.P.D.	SEE PLUMBING DRAWINGS
SPL.BLK	SPLASH BLOCK
SQ	SQUARE
S&R	SHELF AND ROD
S.S.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.SK	SERVICE SINK
S.ST	STAINLESS STEEL
STA	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STN	STAIN
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
S.W.	SHEAR WALL
S.T.	SQUARE YARD
SYS	SYSTEM

T	TREAD
T.B.	TOWEL BAR
T.C.	TRASH COMPACTOR
TEL	TELEPHONE
TEMP	TEMPERED
T.O.C.	TOP OF CURB
T & G.	TONGUE AND GROOVE
THK	THICK (NESS)
THR	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.BLK	TOP OF BLOCK
T.O.G.	TOP OF GRATE
T.O.PL	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TXT	TEXTURE
TYP	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIES
V.B.	VINYL BASE
V.B.R.	VAPOR BARRIER
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VENT	VENTILATOR / VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VIN	VINYL
VNR	VENEER
V.T.	VINYL TILE
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.H.Y.D.	WALL HYDRANT
WINDW	WINDOW
W.I.C.	WALK IN CLOSET
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WWF.	WELDED WIRE FABRIC
YD	YARD



EXISTING REAR YARD PHOTO



EXISTING REAR YARD PHOTO

Y.A. studio

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PROJECT
**RESIDENTIAL HORIZONTAL
ADDITION/REMODEL
DWELLING UNIT MERGER**

**16 IRIS AVENUE, SAN FRANCISCO, CA
BLOCK/LOT: 1043 / 028**

STAMP:

TITLE:
**ABBREVIATIONS
AND SYMBOLS**

REV.	PRINTING:	DATE:
—	CLIENT REVIEW	02.14.14
—	PLAN. COMMENTS	06.25.14
—	PLAN. COMMENTS	07.05.14
—	311 NOTICE	09.03.14

JOB NO: 14004 - 16 IRIS AVE.
DRAWN BY: G.B.
CHECKED BY: Y.A.
PRINTED: 9/23/14
SHEET:

A0.2

GENERAL NOTES:

- THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BIND THEM TO, ITS CONDITIONS.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE AS TO COMPARE THEM WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS OF THE EXISTING CONSTRUCTION AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COST OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTION REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, AND ERRORS OF THE SUBCONTRACTOR AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
- THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-ABLE AS SHOWN.
- WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.
- DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER.
- UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL.
- MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS.
- DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY. NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OF PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.
- WEATHER-STRIP ALL DOORS LEADING FROM UNHEATED TO HEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER-STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOORS MUST BE WEATHER-STRIPPED, INCLUDING THE THRESHOLDS.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER PREVENT AIR INFILTRATION.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/ OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR EQUIPMENT.
- ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE LENGTH OF HIS CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND/ OR LANDLORD REQUIREMENTS.

STANDARDS AND CODES:

- GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM.
- CONFLICTS: IN CASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.
- REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.
- ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC. 2320. CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISIONS.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS FOR FIT.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER.
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- REFER TO SPECIFICATIONS - PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
- PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL BARS, SOAP DISHER, etc.)
- PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE GRAB BARS)
- GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED.
- ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL MORTAR BED.
- ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE COORDINATED WITH OWNER.
- ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH.
- ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE PER U.P.C. 420.0.
- CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL & HORIZONTAL)
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) OR E UMC 504.6.
- LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
- CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- ALL CODE-REQUIRED LABELS SUCH AS "ULI"; FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
- THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.
- REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.
- REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.
- ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN 51 050 PSI. TJI - TRUSS JOIST AS SPECIFIED. LVL - TRUSS JOIST MICRO LAM LVL 1.8 E. MULTIPLE MEMBERS NAILED. LSL - TRUSS JOIST TIMBER STRAND RIM JOIST AND HEADERS.
- INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
- ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED. FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.
- TUB AND SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER RESISTANT DRYWALL WITH MORTAR & TILE WITH FIXTURE PENETRATIONS SEALED.

PARTITION NOTES:

- PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
- DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - TO FACE OF STUD
 - TO CENTER OF DOORS AND OTHER OPENINGS
 - TO TOP OF FINISHED FLOORS
 - TO BOTTOM OF FINISHED CEILINGS
 - TO OUTSIDE FACE OF FINISHED MILLWORK
- DIMENSIONS SHOWN AS V.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 2'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.

ELECTRICAL NOTES:

- ALL NEW ELECTRICAL ITEMS TO BE UL RATED.
- FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER.
- ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED.
- ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT.
- USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1.
- USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE.
- OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS.
- INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATIONS OF SUBPANELS AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR AND COPIED TO THE OWNER AND ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS.
- TELEVISION CABLE JACK, VERTICALLY 12" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN.
- MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN
- OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PER REQUIREMENTS.
- GENERAL LIGHTING (FIRST SWITCHED) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40 LUMEN PRE WATT FLUORESCENT.

PLUMBING NOTES:

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION.
- ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE AN R-6 INSULATION JACKET AT ALL WATER HEATERS. PRESSURE RELIEF VALVES MUST BE PROVIDED PRIOR TO INSTALLATION OF JACKET. THE FIRST 4'-0" OF THE HOT WATER LINE MUST BE INSULATED TO A MINIMUM R-4 VALUE.

SOUND TRANSMISSION:

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24"; BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIST WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED.)
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
- SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

DEMOLITION NOTES:

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN.
- PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
- AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
- DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
- PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc.)
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
- COORDINATE EXACT EXENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
- PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
- DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
- REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

FIREPLACE/CHIMNEY:

- GAS FIREPLACETO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

CONTRACTOR USE OF PREMISES:

- CONSTRUCTION OPERATIONS LIMITED TO AREAS NOTED ON DRAWINGS.
- TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER.
- CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLU (UPON APPROVAL OF THE OWNER)
- UTILITY OUTAGES AND SHUTDOWNS SHALL BE COORDINATED WITH OWNER.
- AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY.
- ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT.
- PREFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.
- COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER.
- LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

CONTRACTOR USE OF PREMISES:

- PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE OUTLINING SPECIFICATION.

- OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:

SUPPLY CONTRACTOR WITH OWNER REVIEWED PRODUCT LITERATURE, PRODUCT DATA AND SAMPLES. PAY FOR PRODUCT DELIVERY TO SITE. REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR. SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED, DEFECTIVE OR DEFICIENT ITEMS. ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.

- CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS: REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE OF WORK.

REVIEW THE ORDER SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANGER AND OWNER.

INSTALL AND FINISH PRODUCTS.

REPLACE ANY ITEMS DAMAGES AFTER RECEIPT.

Y.A. studio

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PROJECT
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DWELLING UNIT MERGER

16 IRIS AVENUE, SAN FRANCISCO, CA
BLOCK/LOT: 1043 / 028

STAMP:

TITLE:

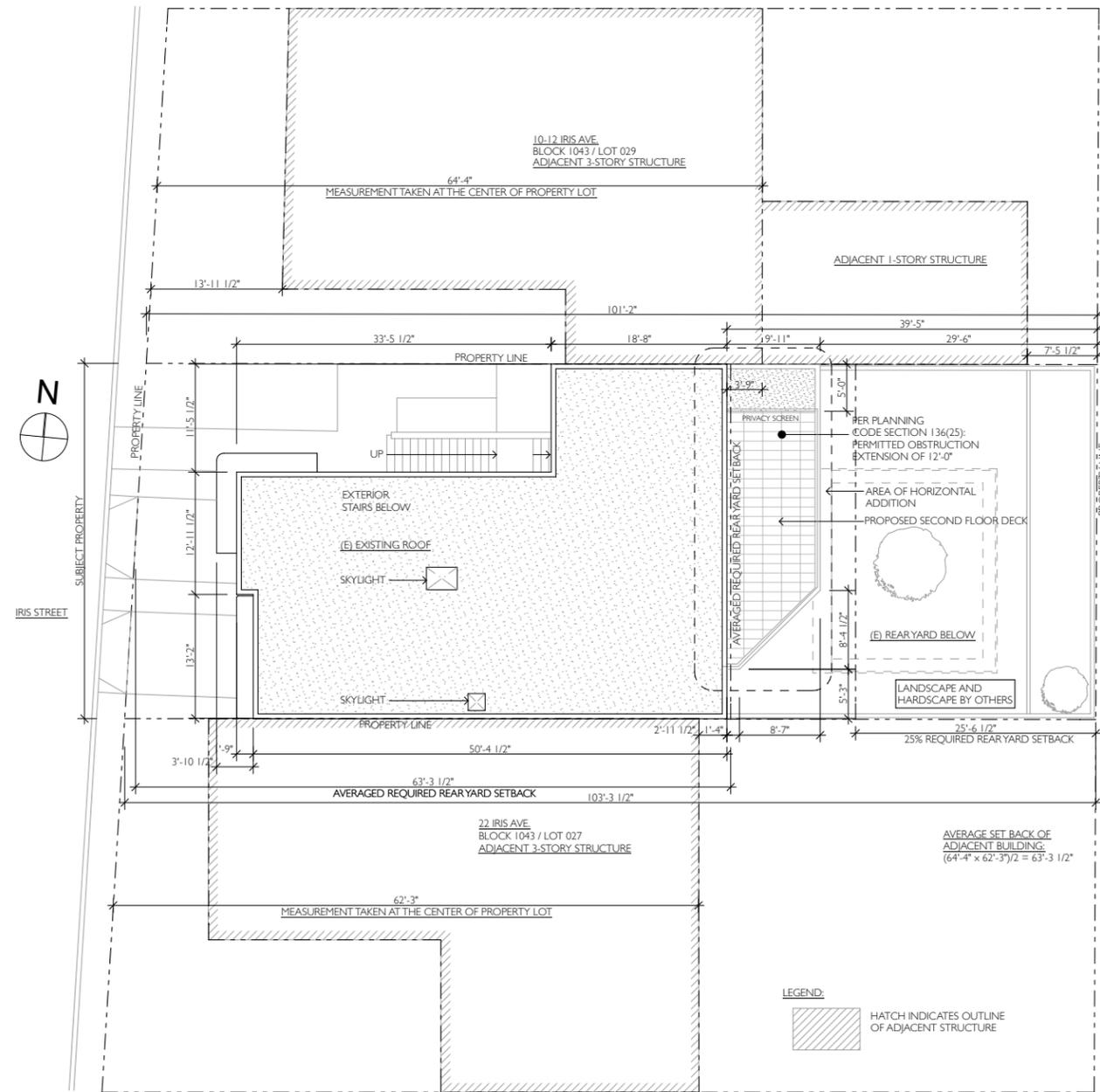
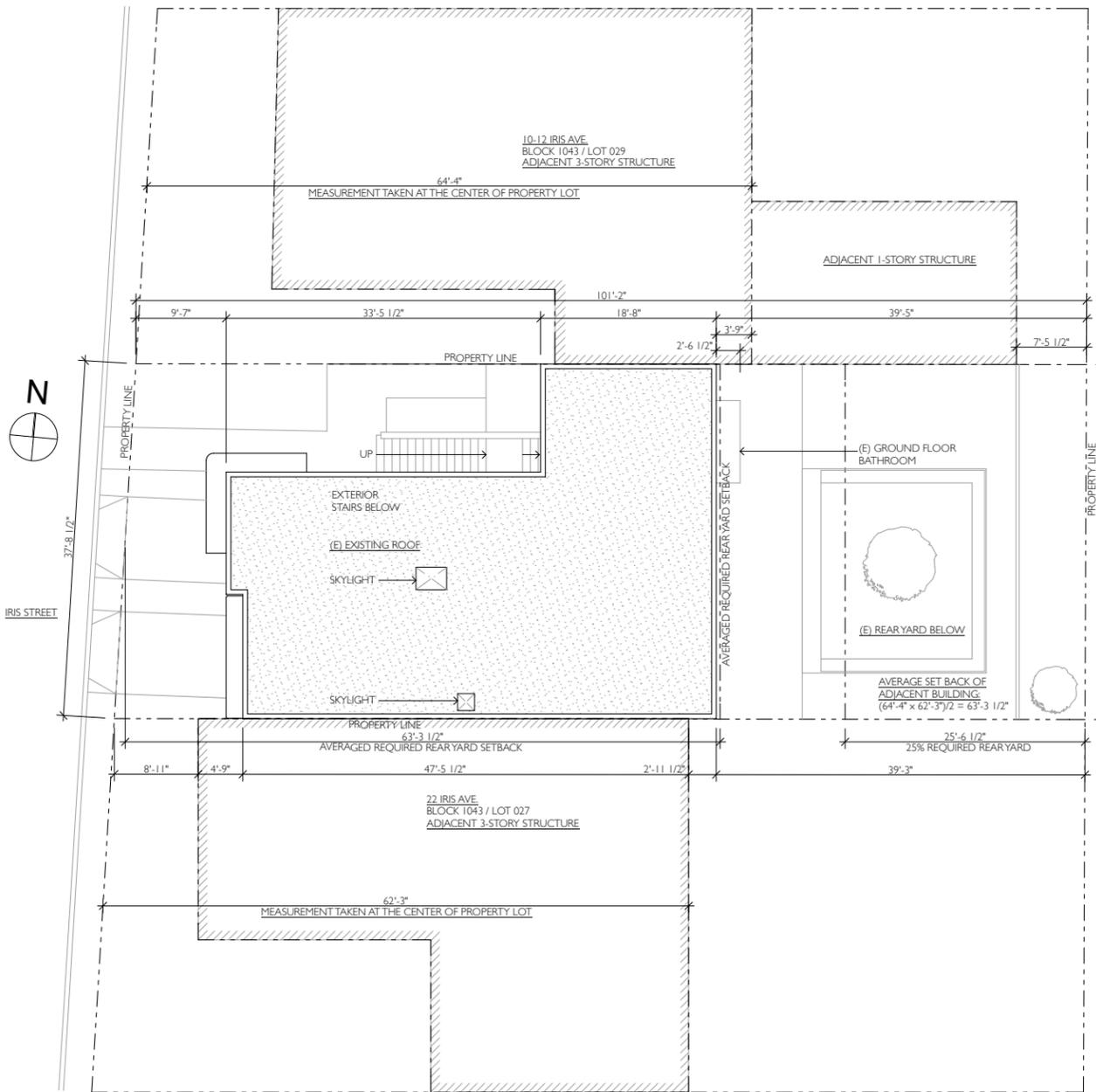
GENERAL NOTES

REV.	PRINTING:	DATE:
—	CLIENT REVIEW	02.14.14
—	PLAN. COMMENTS	06.25.14
—	PLAN. COMMENTS	07.05.14
—	311 NOTICE	09.03.14

JOB NO: 14004 - 16 IRIS AVE.
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CHECKED BY: Y.A.
PRINTED: 9/23/14
SHEET:

A0.3

SHEET 3 OF 17 © YA. studio 2014



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

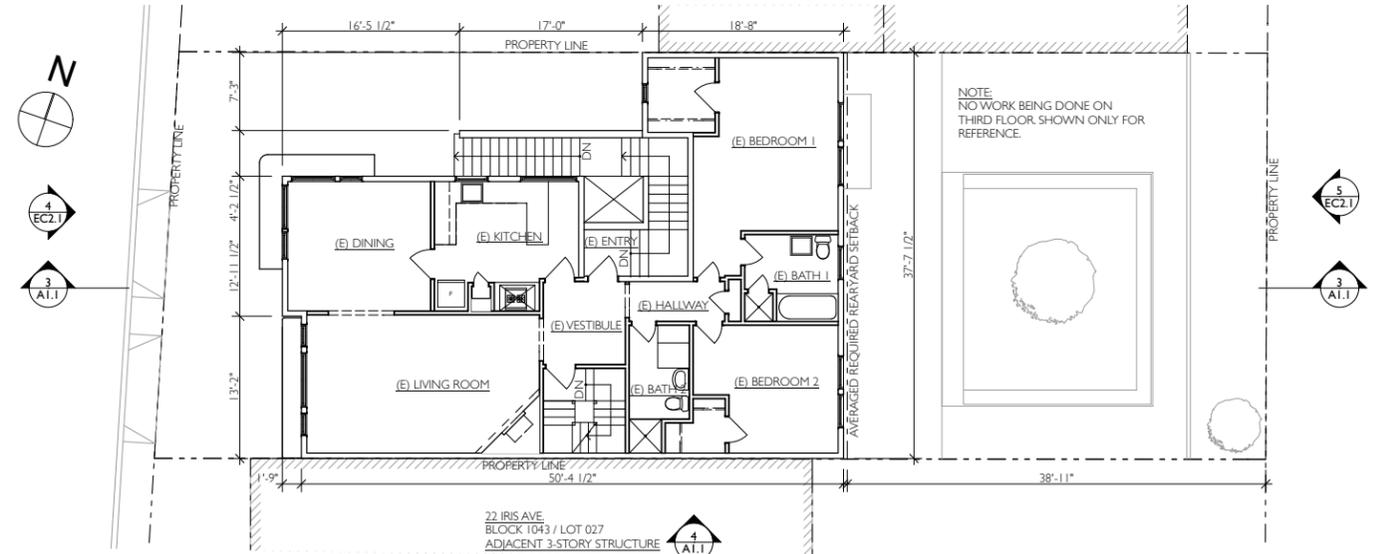
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TITLE:
PROPOSED/
EXISTING SITE
PLAN

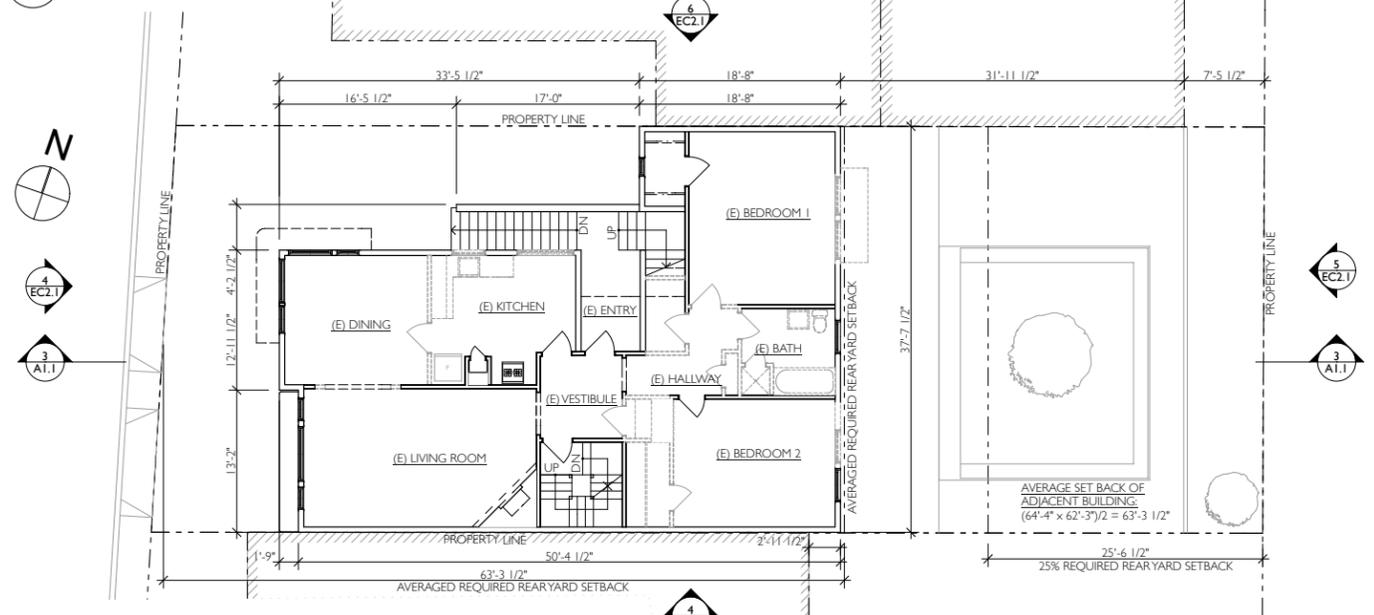
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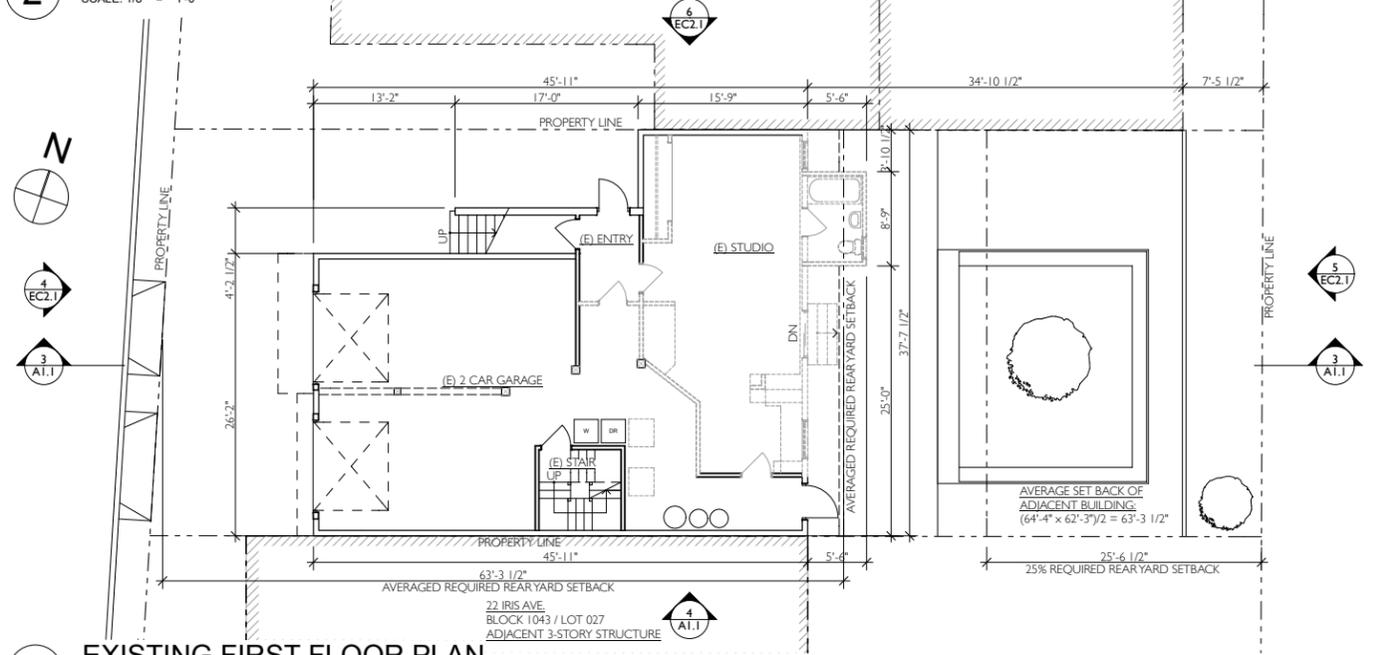
A1.1



3 EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



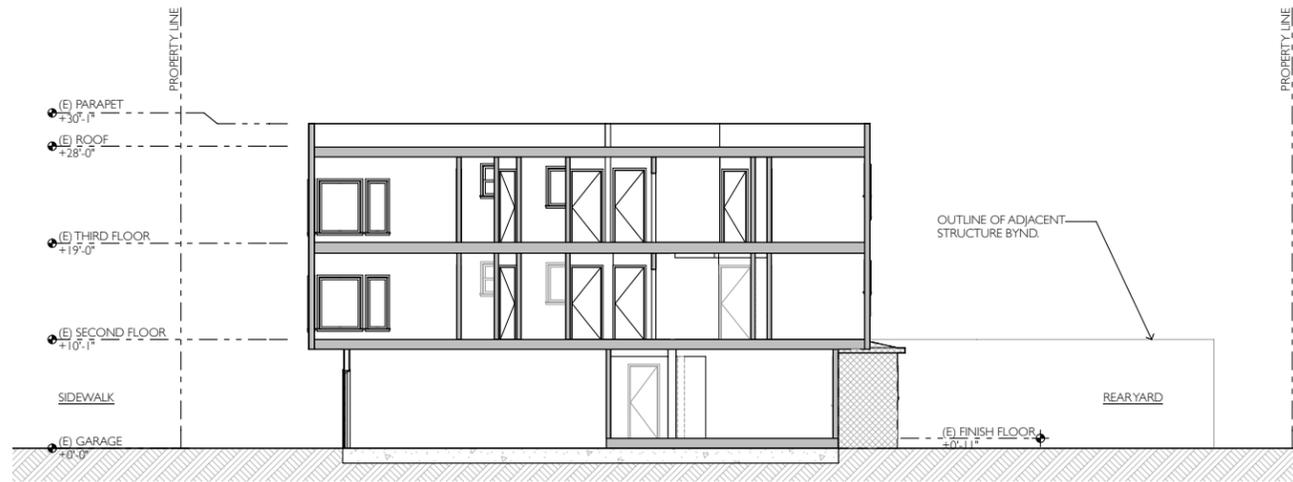
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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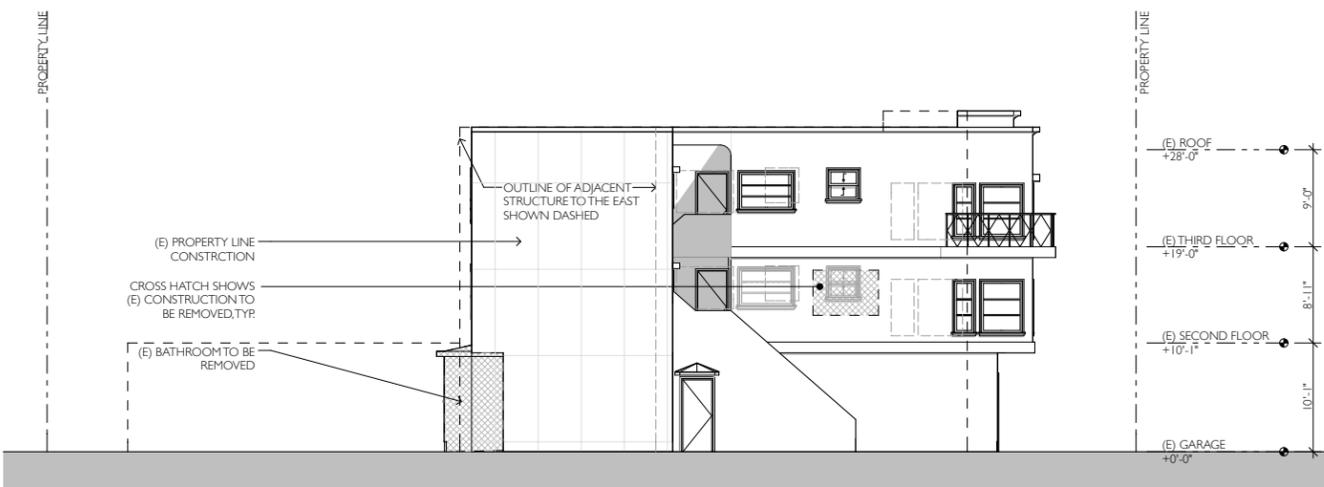
TITLE:
**EXISTING FIRST,
SECOND, AND
THIRD FLOOR
PLANS**

REV.	PRINTING:	DATE:
—	CLIENT REVIEW	02.14.14
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—	PLAN. COMMENTS	07.05.14
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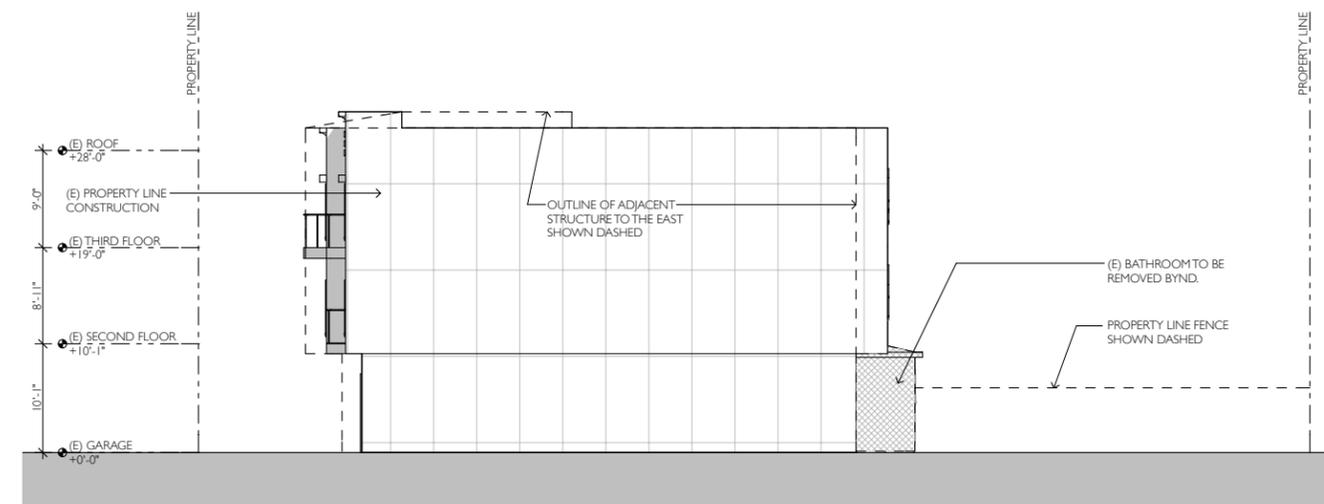
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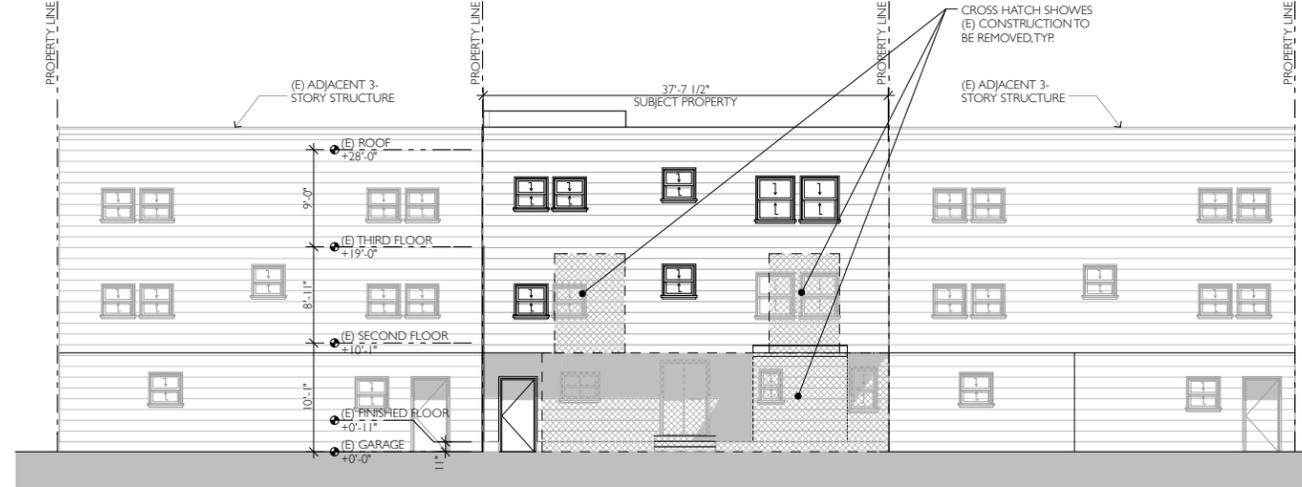
5 EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 (E) NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 (E) SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



2 (E) EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



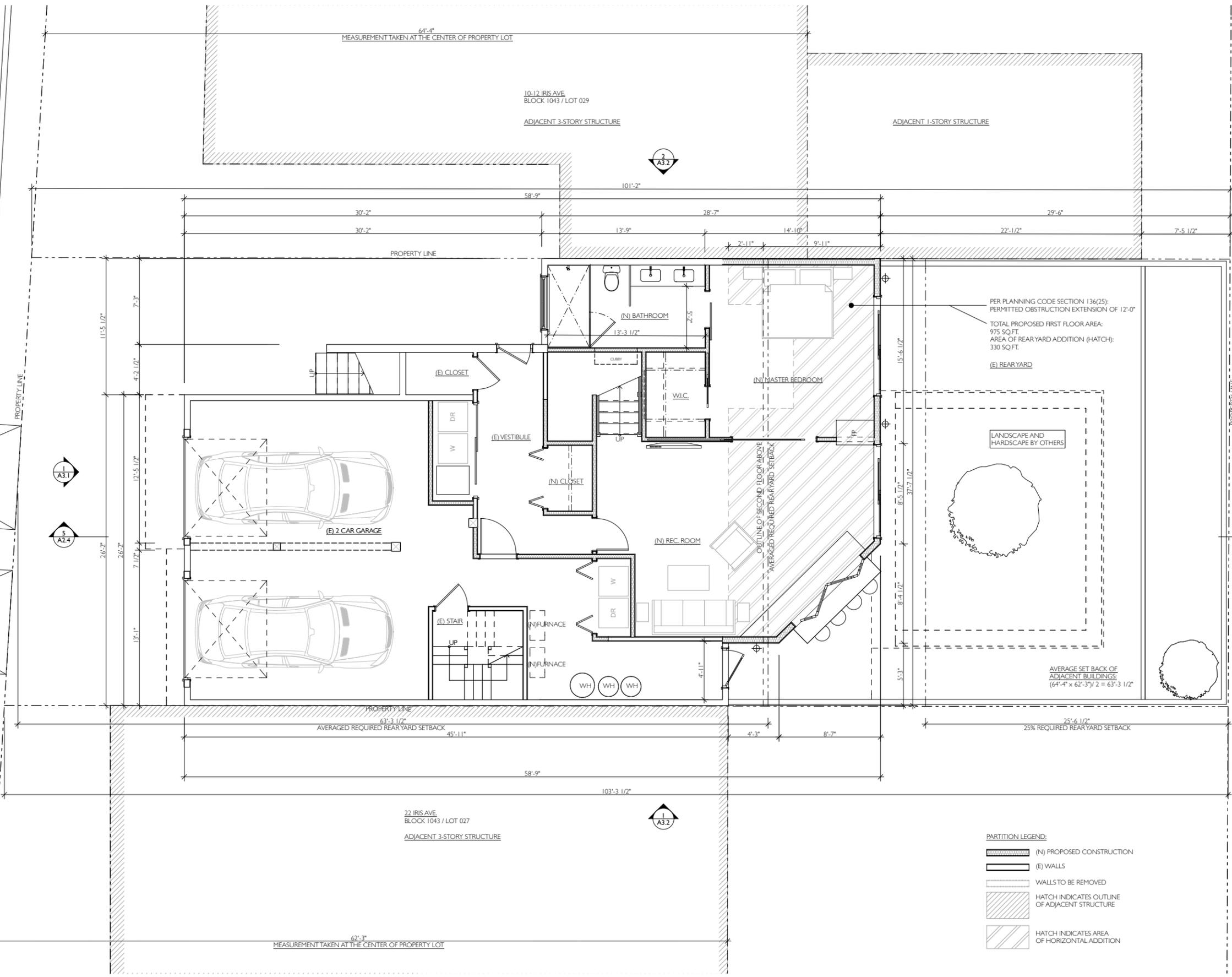
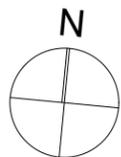
1 (E) WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

STAMP:

TITLE:
**EXISTING
ELEVATIONS AND
BUILDING SECTION**

REV.	PRINTING:	DATE:
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PARTITION LEGEND:

- (N) PROPOSED CONSTRUCTION
- (E) WALLS
- WALLS TO BE REMOVED
- HATCH INDICATES OUTLINE OF ADJACENT STRUCTURE
- HATCH INDICATES AREA OF HORIZONTAL ADDITION

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



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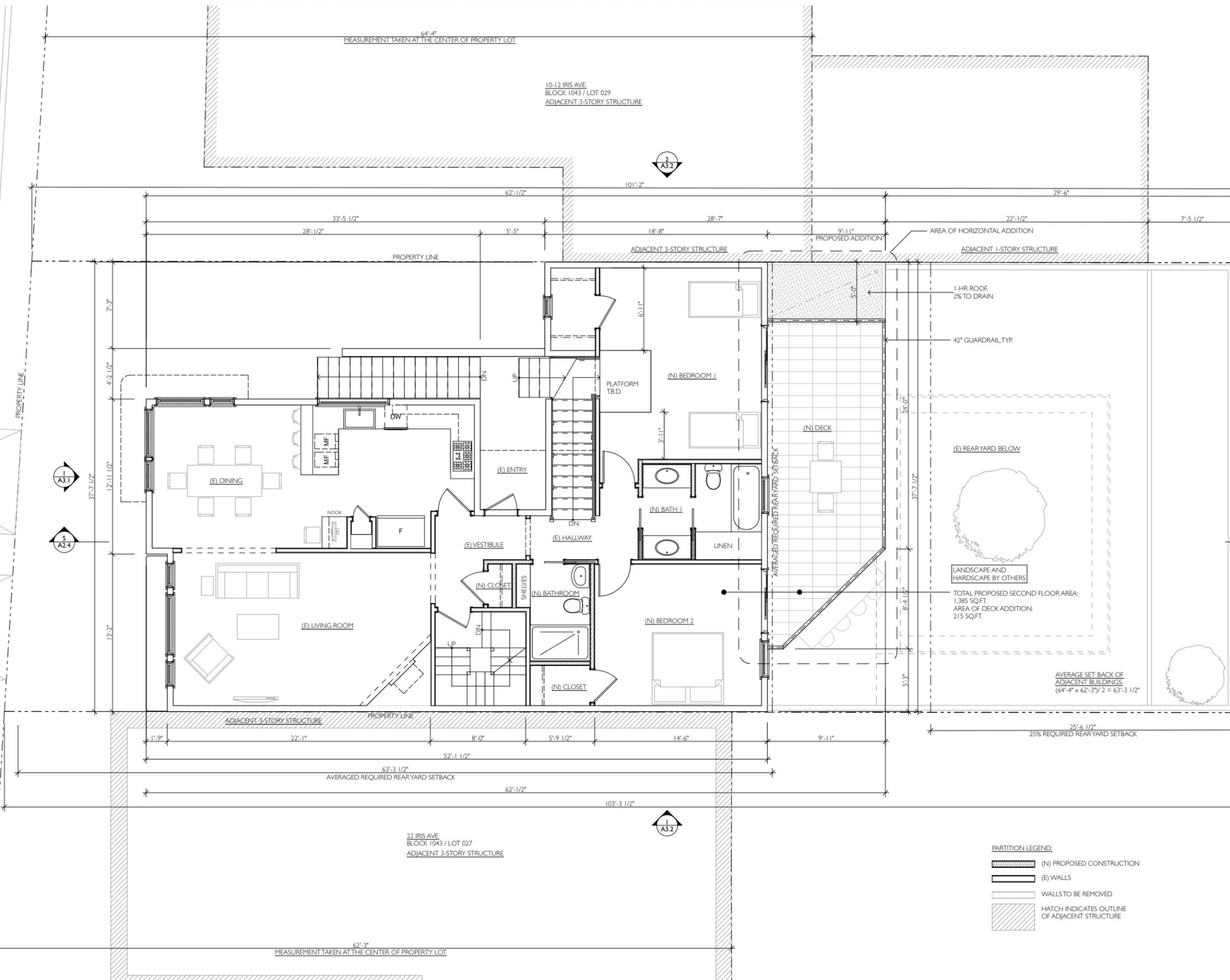
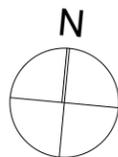
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TITLE:
PROPOSED FIRST
FLOOR PLAN

REV.	PRINTING:	DATE:
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—	PLAN. COMMENTS	06.25.14
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1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROJECT:

**TITLE:
PROPOSED SECOND FLOOR
PLAN**

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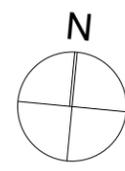
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PRINTED:	10/1/14
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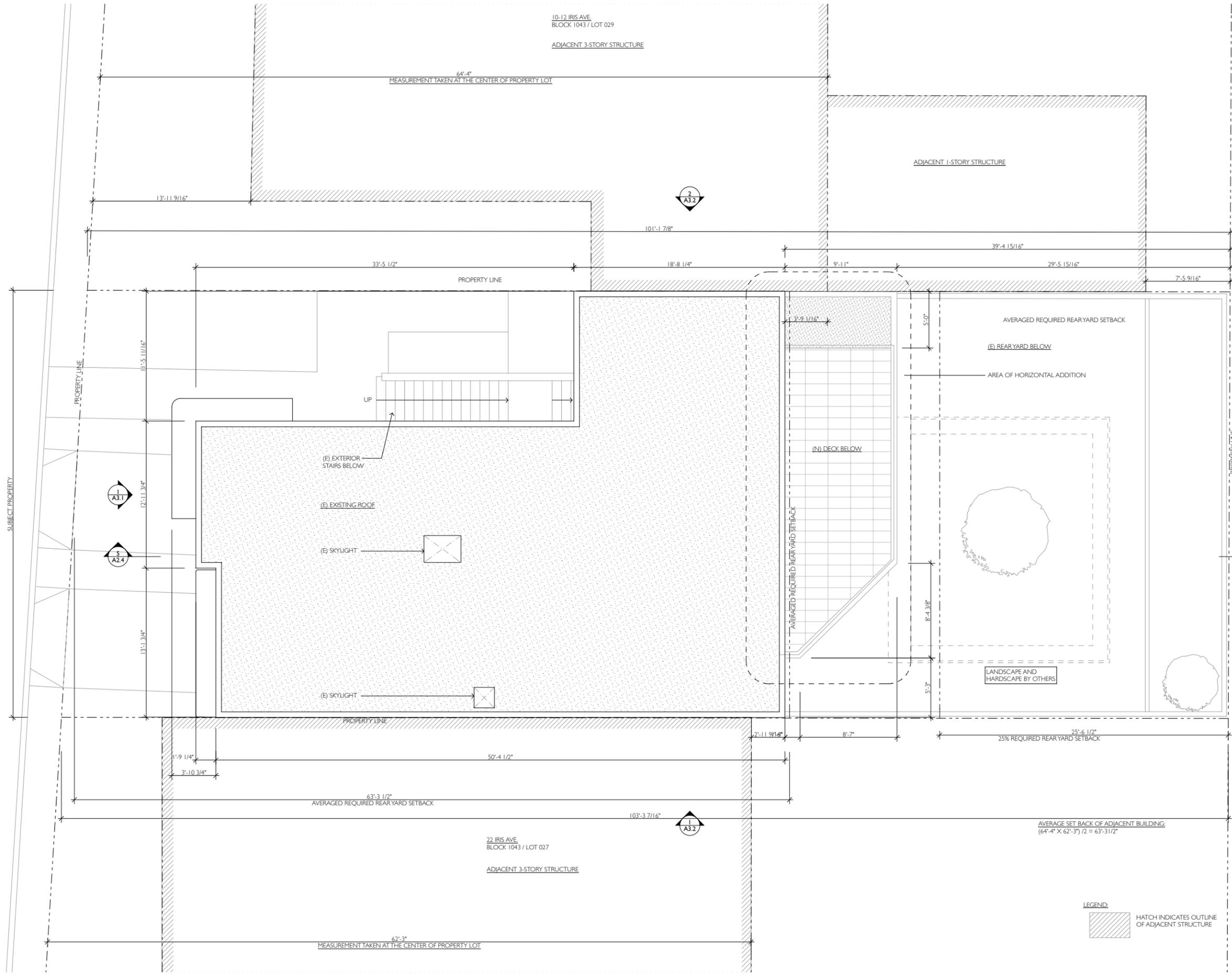
10-12 IRIS AVE
BLOCK 1043 / LOT 029
ADJACENT 3-STORY STRUCTURE

ADJACENT 1-STORY STRUCTURE

22 IRIS AVE
BLOCK 1043 / LOT 027
ADJACENT 3-STORY STRUCTURE



IRIS STREET



LEGEND:
 HATCH INDICATES OUTLINE OF ADJACENT STRUCTURE



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TITLE:
**PROPOSED ROOF
 PLAN**

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2 PROPOSED EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

STAMP:

TITLE:
**PROPOSED WEST
(FRONT) AND EAST
(REAR) ELEVATION**

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PROJECT
**RESIDENTIAL HORIZONTAL
 ADDITION/REMODEL
 DWELLING UNIT MERGER**

16 IRIS AVENUE, SAN FRANCISCO, CA
 BLOCK/LOT: 1043 / 028

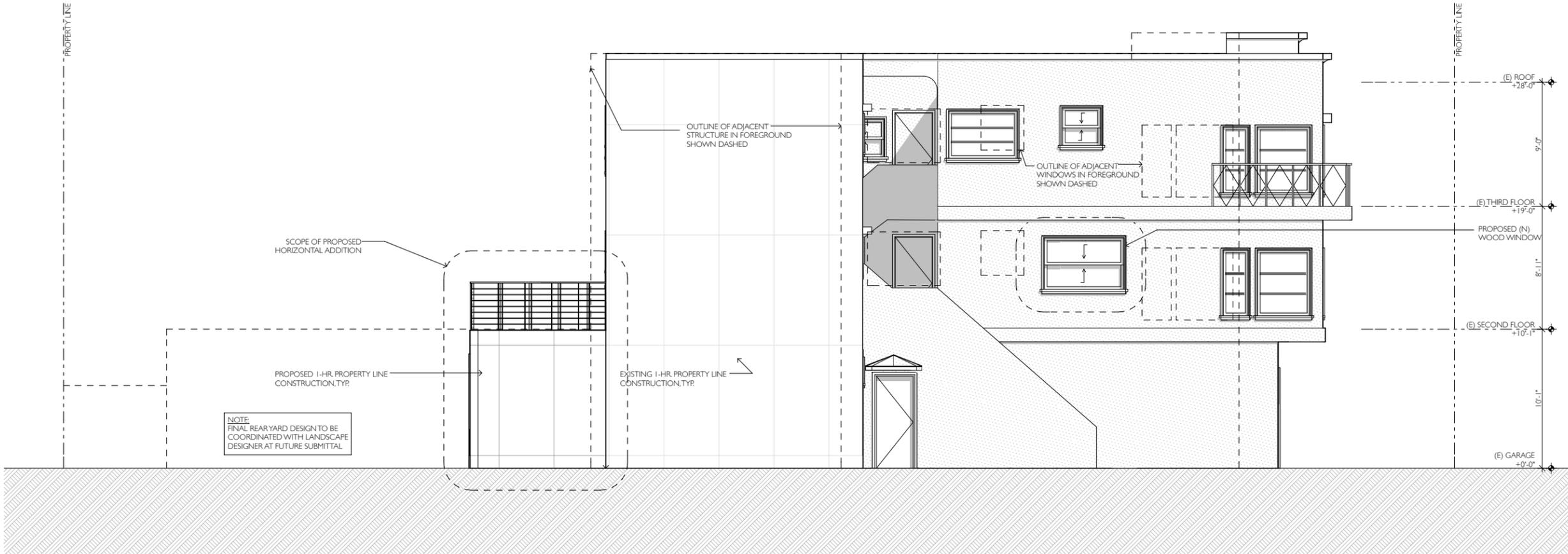
STAMP:

TITLE:
**PROPOSED SOUTH
 (SIDE) & NORTH
 (SIDE) ELEVATIONS**

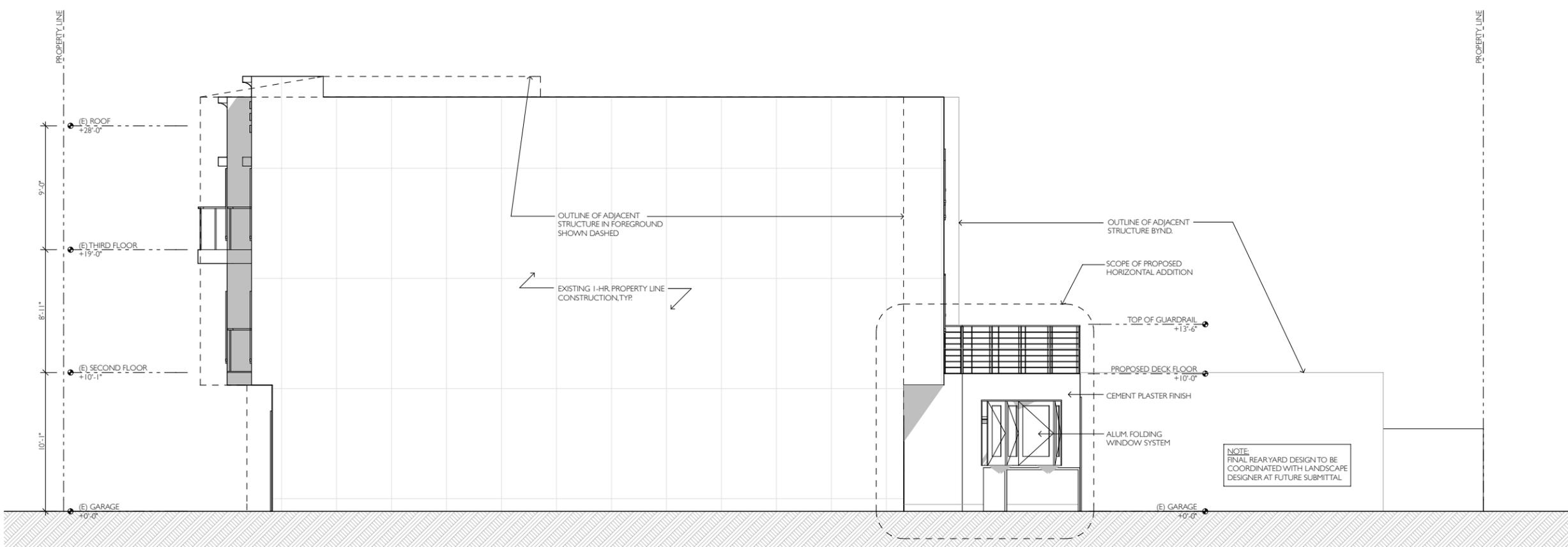
REV.	PRINTING:	DATE:
—	CLIENT REVIEW	02.14.14
—	PLAN. COMMENTS	06.25.14
—	PLAN. COMMENTS	07.05.14
—	311 NOTICE	09.03.14

JOB NO: 14004 - 16 IRIS AVE.
 DRAWN BY: G.B.
 CHECKED BY: Y.A.
 PRINTED: 10/1/14
 SHEET:

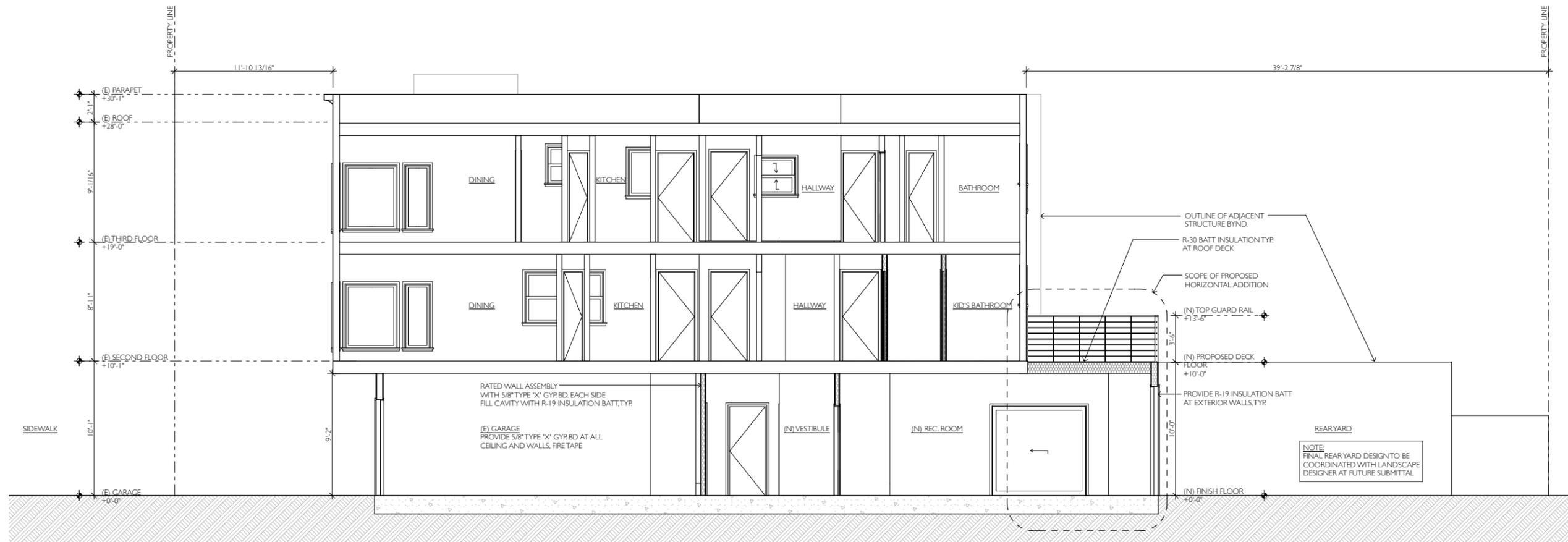
A3.2
 SHEET 11 OF 17 © Y.A. studio 2014



2 PROPOSED NORTH (SIDE) ELEVATION
 SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH (SIDE) ELEVATION
 SCALE: 1/4" = 1'-0"



1 WEST-EAST SECTION
SCALE: 1/4" = 1'-0"

**RESIDENTIAL HORIZONTAL
ADDITION/REMODEL
DWELLING UNIT MERGER**

16 IRIS AVENUE, SAN FRANCISCO, CA
BLOCK/LOT: 1043 / 028

PROJECT: STAMP:

**TITLE:
PROPOSED
BUILDING SECTION**

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