

# GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:  
1997 UNIFORM BUILDING, PLUMBING, & MECHANICAL CODES  
1996 NATIONAL ELECTRICAL CODE  
2001 ASHRAE 90.1 ENERGY CONSERVATION STANDARDS  
AND ANY OTHER GOVERNING CODES AND ORDINANCES.  
  
IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.

- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFTSTOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
  
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.  
  
2) 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 STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.  
  
3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

- WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N.
- DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON SHT. NO.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.
- ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED.
- PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2
- ALL SMOKE DETECTORS TO BE HARD WIRED.
- OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH ONE(1), TWO(2) OR THREE(3) HOUR RATED ASSEMBLIES RESPECTIVELY.
- ALL ASSEMBLIES SHOULD BE APPROVED.
- ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE & FIRE DAMPERS.

# PROJECT DIRECTORY

**PROJECT ARCHITECT**  
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**STRUCTURAL ENGINEER**  
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**T24 CONSULTANT**  
TBD

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# PROJECT INFORMATION

**PROJECT ADDRESS:** 1784 SANCHEZ STREET  
SAN FRANCISCO, CA 94131

**BLOCK/LOT:** 6653 / 014

**ZONING:** RH2

**CONSTRUCTION TYPE:** 5B

**OCCUPANCY:** R3

**NUMBER OF FLOORS:** 2

**SPRINKLERING:** NO

**TOTAL EXISTING LIVING AREA:** 860 SQ FT

**TOTAL PROPOSED LIVING AREA:** 1,322 SF (462 SF ADDED)

**TOTAL LOT AREA:** 1690 SQ. FT.

**(E) FRONT SETBACK:** 0 FEET / N/A (NONE REQ'D.)

**(E) REAR SETBACK:** 24'-10" (MIN.= 33'-9")

**PROPOSED REAR SETBACK:** 19'-10"

**(E) SIDE SETBACK:** 0 FEET / N.A. (NONE REQ'D.)

**PROJECT DESCRIPTION:**  
PROJECT TO CONSIST OF REAR ADDITION TO INCLUDE NEW MASTER BEDROOM, FAMILY RM. AND 2 NEW INTERIOR STAIRS. SCOPE TO INCLUDE SOME NEW DOORS AND WINDOWS AS WELL AS ELECTRICAL AND PLUMBING WORK.

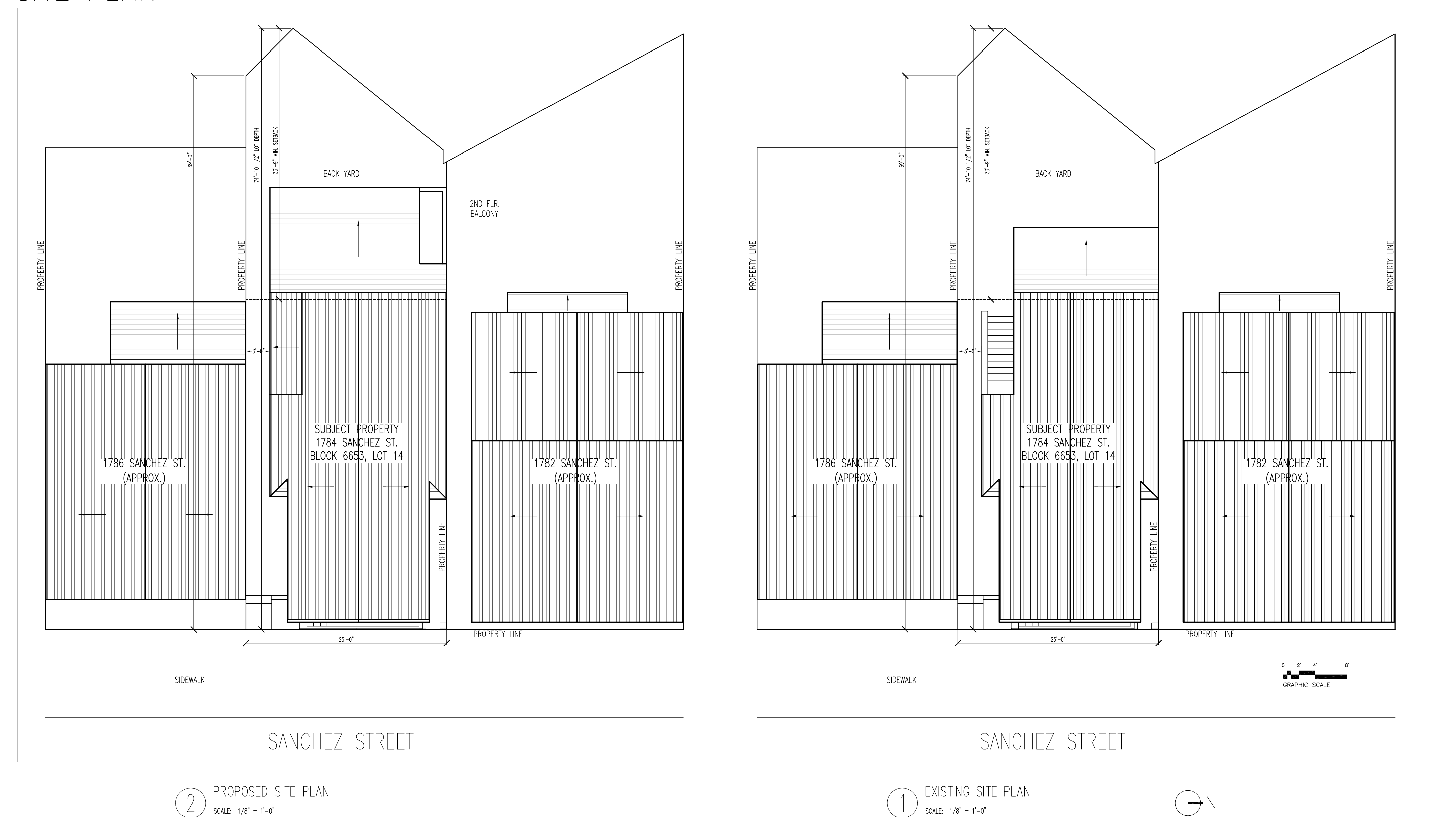
# ABBREVIATIONS

AB. ANCHOR BOLT	FIN. FINISH	OH. OVERHEAD
A.F.F. ABOVE FINISHED FLOOR	F.L. FLOW LINE	OPG. OPENING
AGGR. AGGREGATE	FLR. FLOOR	OPP. OPPOSITE
AL. ALUMINUM	FLUOR. FLUORESCENT	PCT. PRE-CAST
ALT. ALTERNATE	FND. FOUNDATION	P.L. PROPERTY LINE
APPROX. APPROXIMATE	F.O.B. FACE OF BRICK	P.LAM. PLASTIC LAMINATE
ARCH. ARCHITECTURAL	F.O.C. FACE OF CONCRETE	PLAS. PLASTER
	F.S. FULL SIZE	PLYWD. PLYWOOD
	FT. FOOT OR FEET	PR. PAIR
	FTG. FOOTING	
	FURR. FURRING	
BD. BOARD	GA. GAUGE	Q.T. QUARRY TILE
BLDG. BUILDING	GALV. GALVANIZED	
BLK. BLOCK	G.C. GENERAL CONTRACTOR	R. RISER
BLK'G. BLOCKING	G.L. GLASS	(R) REMODELED OR RELOCATED
BM. BEAM	GR. GRADE	R.D. ROOF DRAIN
BOT. BOTTOM	GYP. GYPSUM	RE. REFER TO ...
BTWN. BETWEEN	GYP. BD. GYPSUM BOARD	REFR. REFRIGERATOR
B.U.R. BUILT UP ROOFING		REINF. REINFORCED
B.W. BOTH WAYS	H.B. HOSE BIBB	REQ'D. REQUIRED
	H.C. HOLLOW CORE	RM. ROOM
C.J. CONTROL JT.	H/C HANDICAPPED	R.D. ROUGH OPENING
CLG. CEILING	HDWD. HARDWOOD	S. SOUTH
CLKG. CAULKING	HWR. HARDWARE	S.C. SOLID CORE
CLR. CLEAR	H.M. HOLLOW METAL	SCHED. SCHEDULE
C.M.U. CONCRETE MASONRY UNIT	HR. HOUR	SECT. SECTION
COL. COLUMN	HT. HEIGHT	S.F. SQUARE FOOT
CONC. CONCRETE	HVAC HEATING, VENTILATION AND AIR CONDITIONING	SHT. SHEET
CONN. CONNECTION		SIM. SIMILAR
CONSTR. CONSTRUCTION	I.D. INSIDE DIAMETER	SPEC. SPECIFICATION
CONT. CONTINUOUS	INSUL. INSULATION	SQ. OR $\Phi$ SQUARE
C.T. CERAMIC TILE	INT. INTERIOR	S.S. STAINLESS STEEL
		STAGG. STAGGERED
DEG. DEGREE	JAN. JANITOR	STD. STANDARD
DET./DTL. DETAIL	JNT. JOINT	STIFF. STIFFENER
D.F. DRINKING FOUNTAIN	JST. JOIST	STL. STEEL
DIAG. DIAGONAL	KIT. KITCHEN	STRUC. STRUCTURAL
DIA. $\phi$ DIAMETER		SUSP. SUSPENDED
DN. DOWN	LAB. LABORATORY	TR. TREAD
DS. DOWNSPOUT	LAM. LAMINATE	T & B TOP AND BOTTOM
DWG. DRAWING	LAV. LAVATORY	TER. TERRAZZO
	LT. LIGHT	T & G TONGUE & GROOVE
E EAST	MAX. MAXIMUM	THK. THICK
(E) EXISTING	MECH. MECHANICAL	T/ TOP OF
E.A. EACH	MEMB. MEMBRANE	TYP. TYPICAL
E.J. EXPANSION JOINT	MFR. MANUFACTURER	U.O.N. UNLESS OTHERWISE NOTED
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	M.H. MANHOLE	
EL. ELEV. ELEVATION	MIN. MINIMUM	VCT. VINYL COMPOSITION TILE
ELEC. ELECTRICAL	MISC. MISCELLANEOUS	VER. VERIFY
ELEV. ELEVATION	M.O. MASONRY OPENING	VERT. VERTICAL
EMER. EMERGENCY	MTL. METAL	
ENCL. ENCLOSURE	MUL. MULLION	W WEST
EQ. EQUAL		W/ WITH
EQUIP. EQUIPMENT	N NORTH	W.C. WATER CLOSET
E.W. EACH WAY	(N) NEW	WD. WOOD
E.W.C. ELECTRIC WATER COOLER	N.L.C. NOT IN CONTRACT	PL. PLATE
EXP. EXPANSION	NO. NUMBER	W/O WITHOUT
EXT. EXTERIOR	NOM. NOMINAL	$\epsilon$ CENTERLINE
F.A. FIRE ALARM	N.T.S. NOT TO SCALE	
F.D. FLOOR DRAIN	O.C. ON CENTER	
F.D.C. FIRE DEPARTMENT CONNECTION	O.D. OUTSIDE DIAMETER	
FDN. FOUNDATION		
F.E. FIRE EXTINGUISHER		
F.E.C. FIRE EXTINGUISHER CABINET		
F.F. FINISH FLOOR		
F.H.C. FIRE HOSE CABINET		

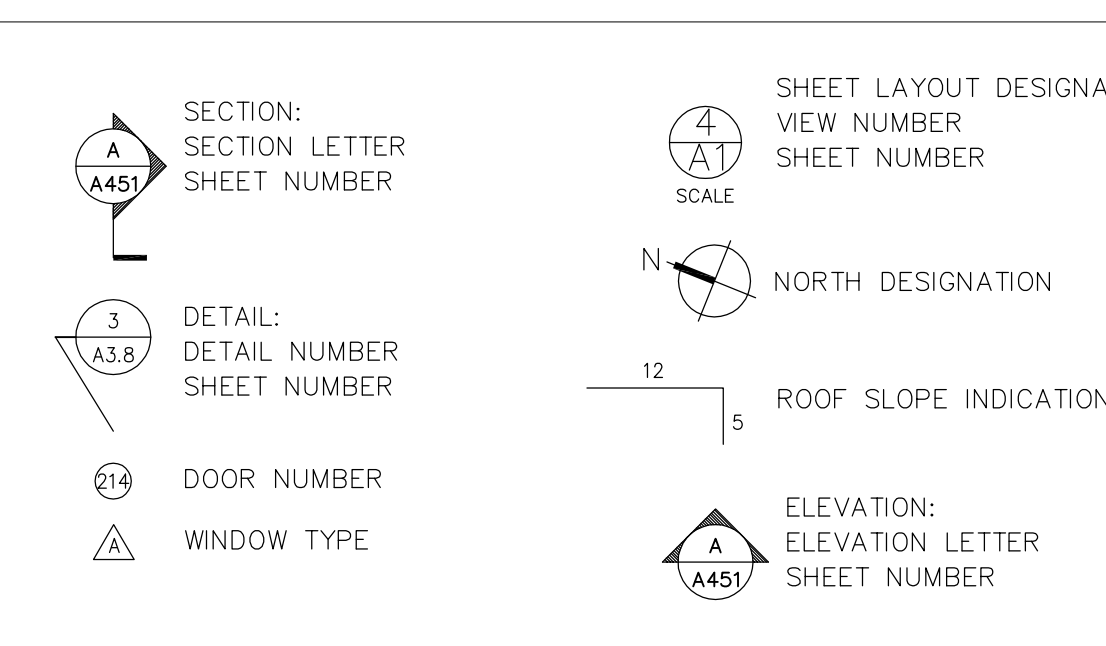
# SHEET INDEX

- ARCHITECTURAL**
- A1 TITLE SHEET, NOTES, SITE PLAN
  - A2 FLOOR PLANS (E) & PROPOSED, DOOR & WINDOW SCHEDULE
  - A3 ELEVATIONS (E) & PROPOSED
  - A4 ELEVATIONS PROPOSED & SECTIONS

# SITE PLAN

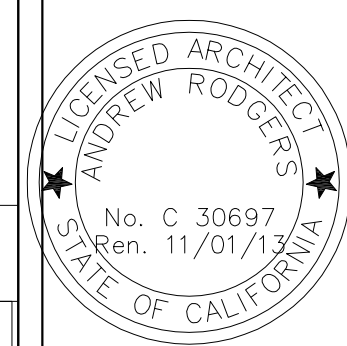


# ARCHITECTURAL SYMBOLS



# REVISIONS

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ALTERATIONS TO:  
**1784 SANCHEZ STREET**  
SAN FRANCISCO, CALIFORNIA  
OWNERS: ANASTASIA MICHEALS & JAMES MONSCHKE

ISSUED FOR SITE PERMIT

TITLE SHEET, PLOT PLAN

DATE: JUNE 20, 2013  
SCALE: AS NOTED  
DRAWN: JS / AR  
JOB:  
SHEET:  
**A1**  
OF SHEETS

NOTE:  
ALL NEW WINDOWS TO  
BE WOOD - PRIMED EXT.

WINDOW TYPES

AN =AWNING  
CS =CASEMENT  
DH =DOUBLE HUNG  
SL =SLIDER  
FX =FIXED  
GH =GREEN HOUSE WINDOW  
GB =GLASS BLOCK  
SKY =SKYLIGHT

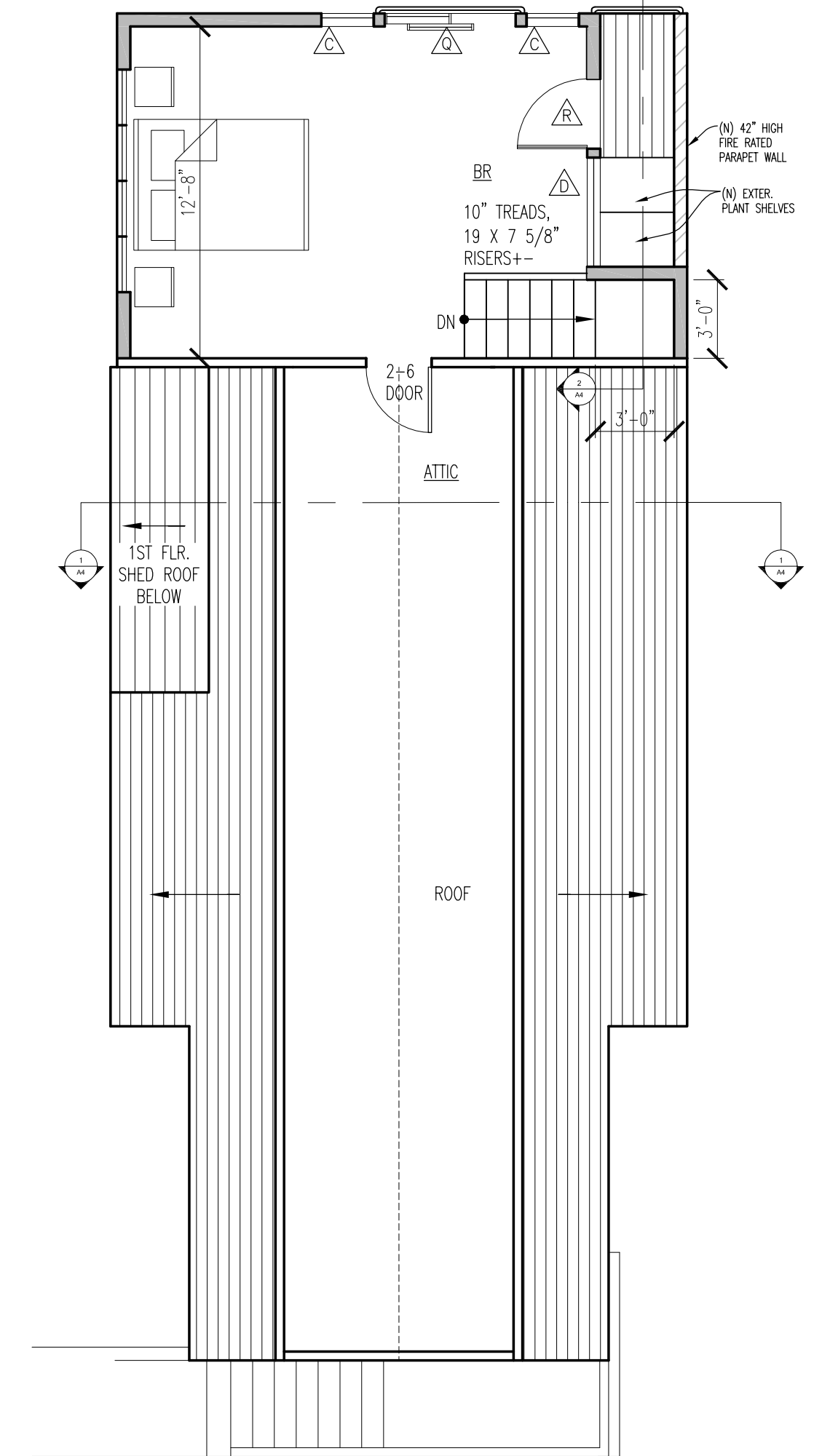
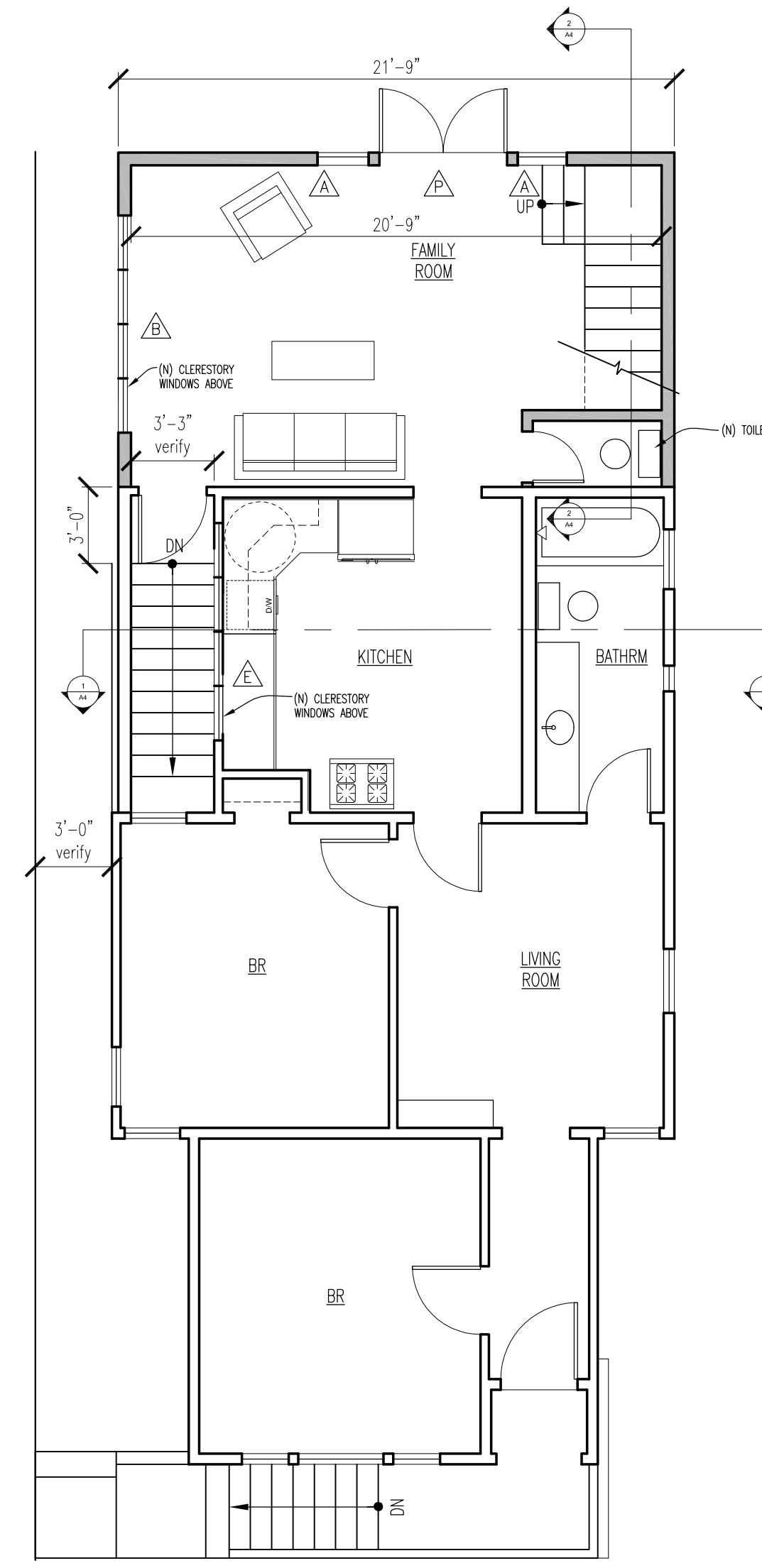
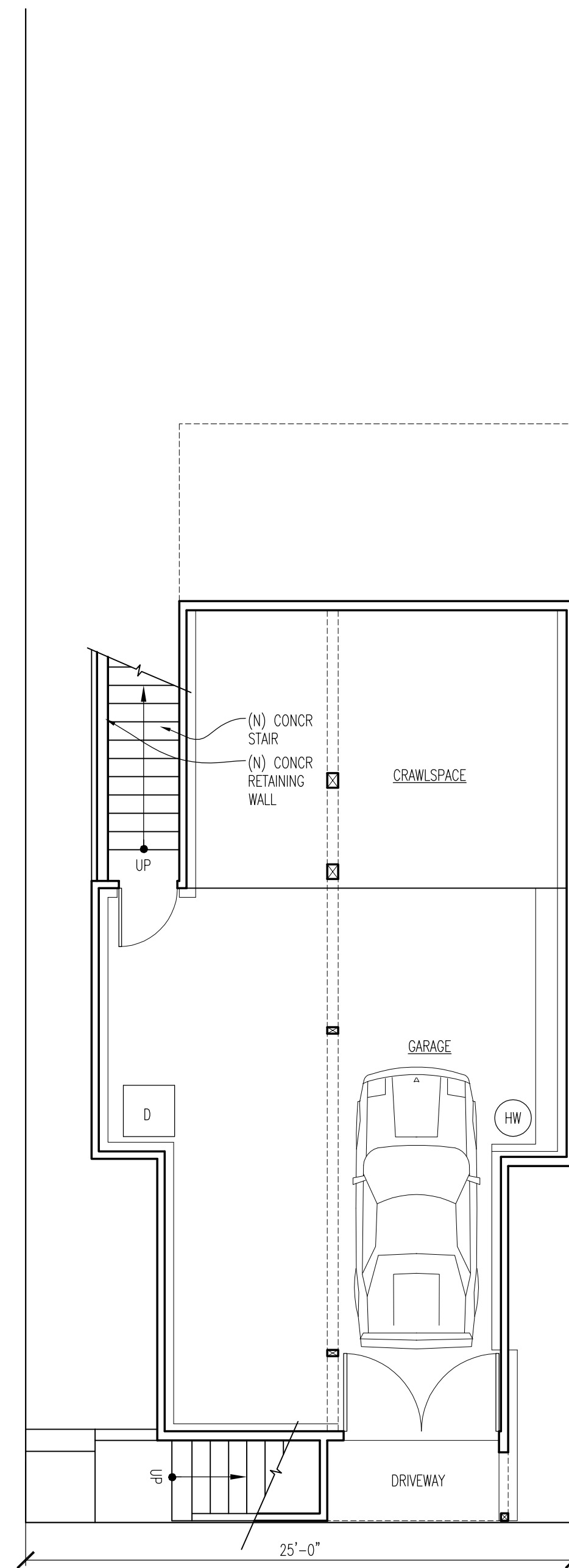
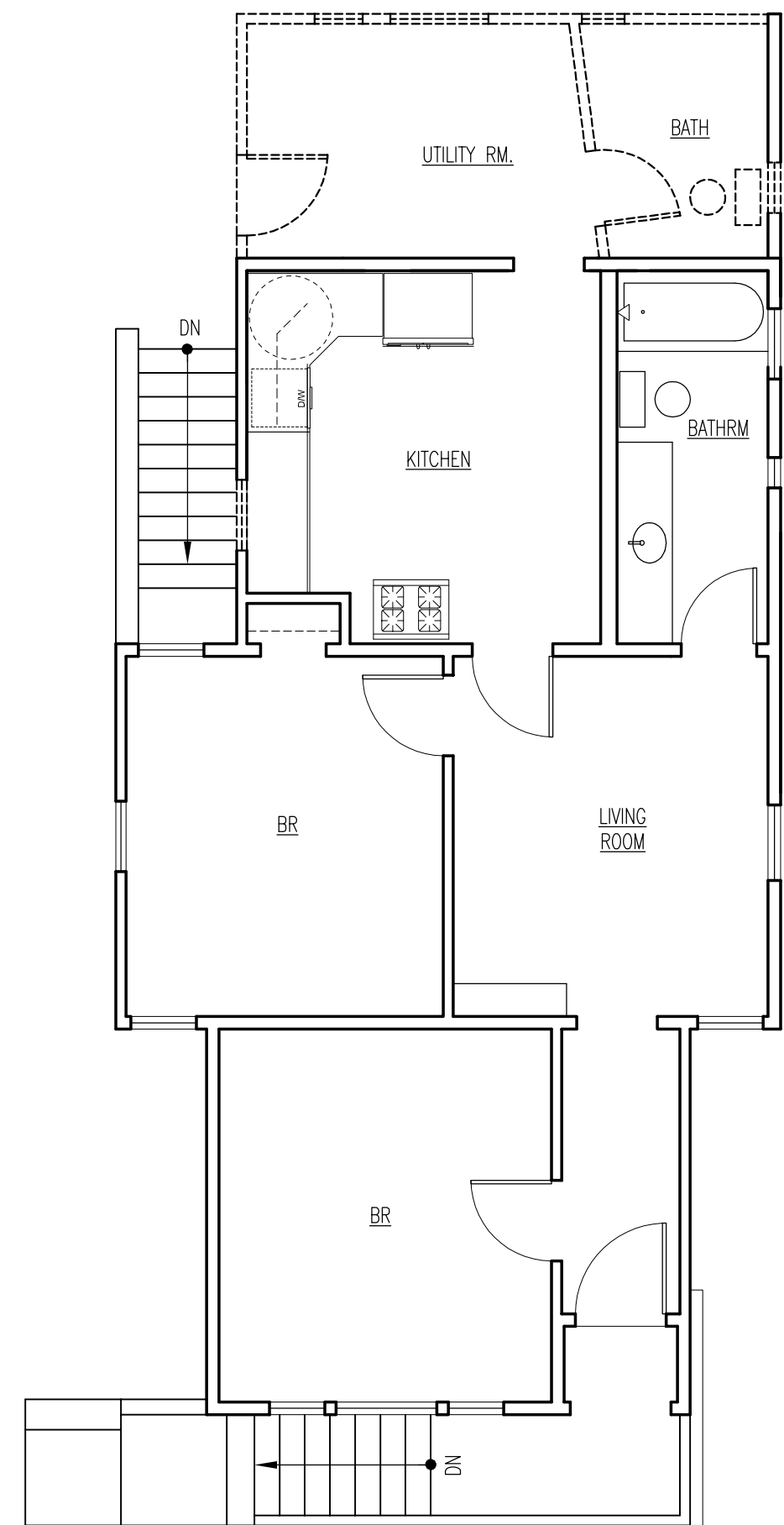
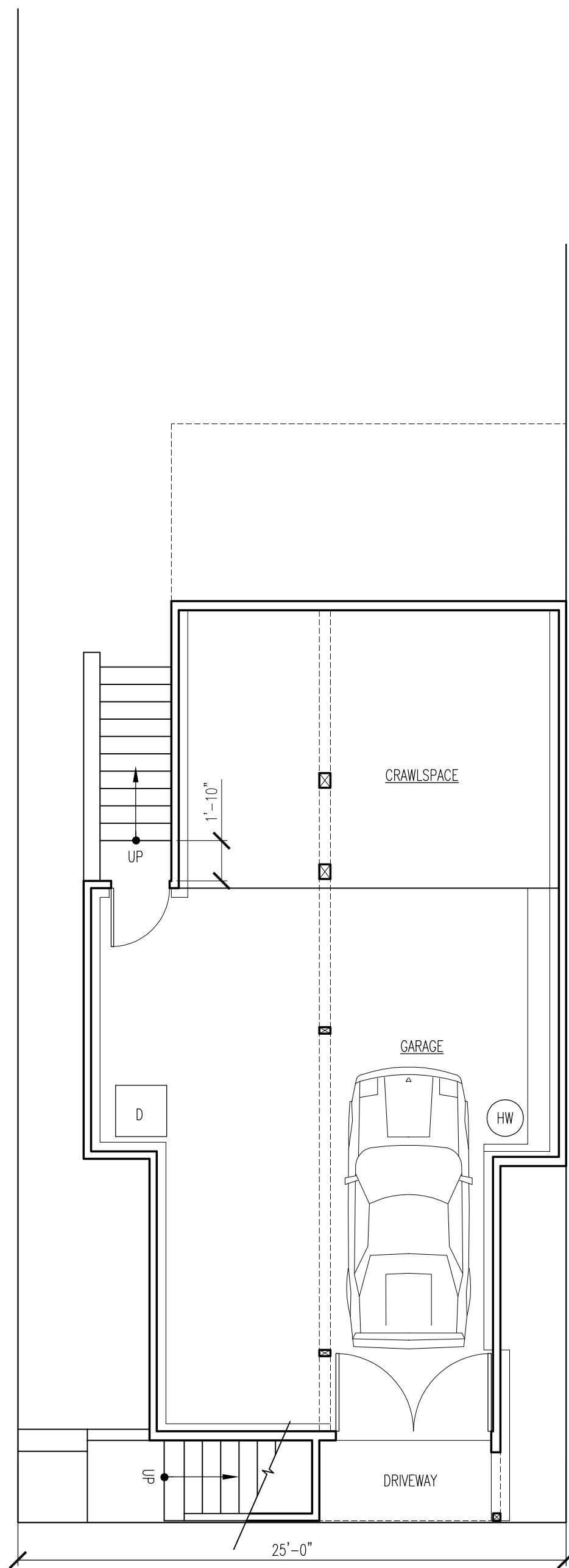
GLASS TYPE

T =TEMPERED  
R =DOUBLE GLAZED 45 MIN.  
RATED GLASS & ASSEMBLY  
I =DOUBLE GLAZED GLASS  
S =SINGLE GLAZED GLASS

EXTERIOR WINDOW & DOOR SCHEDULE										
MARK	QTY.	FRAME SIZE		WINDOW TYPE	GLASS TYPE	HEADER HEIGHT	DETAIL			REMARKS
		WIDTH	HEIGHT				HEAD	JAMB	MULLION	
A	2	2'-0"	5'-0"	DH		7"				FAMILY ROOM SIDELITES
B	4	2'-1 1/2"	2'-0"	FX		7"				FAMILY ROOM NORTH
C	2	2'-0"	4'-6"	DH		7"				MASTER BEDROOM SIDELITES
D	1	3'-6"	3'-2"	FX		7"				MASTER BEDROOM
E	4	2'-1 1/2"	1'-8"	FX		7"				KITCHEN NORTH
P	1	5'-0"	7'-0"	FRENCH DR.						FAMILY ROOM
Q	1	5'-0"	7'-0"	SL. FRENCH DOORS						MASTER BEDROOM
R	1	2'-8"	7'							MASTER BEDROOM

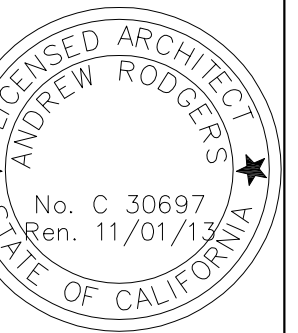
WALL LEGEND

---	(E) WALL TO BE REMOVED
---	(N) WALL
---	1-HR. RATED WALL



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PLANS

DATE JUNE 20, 2013

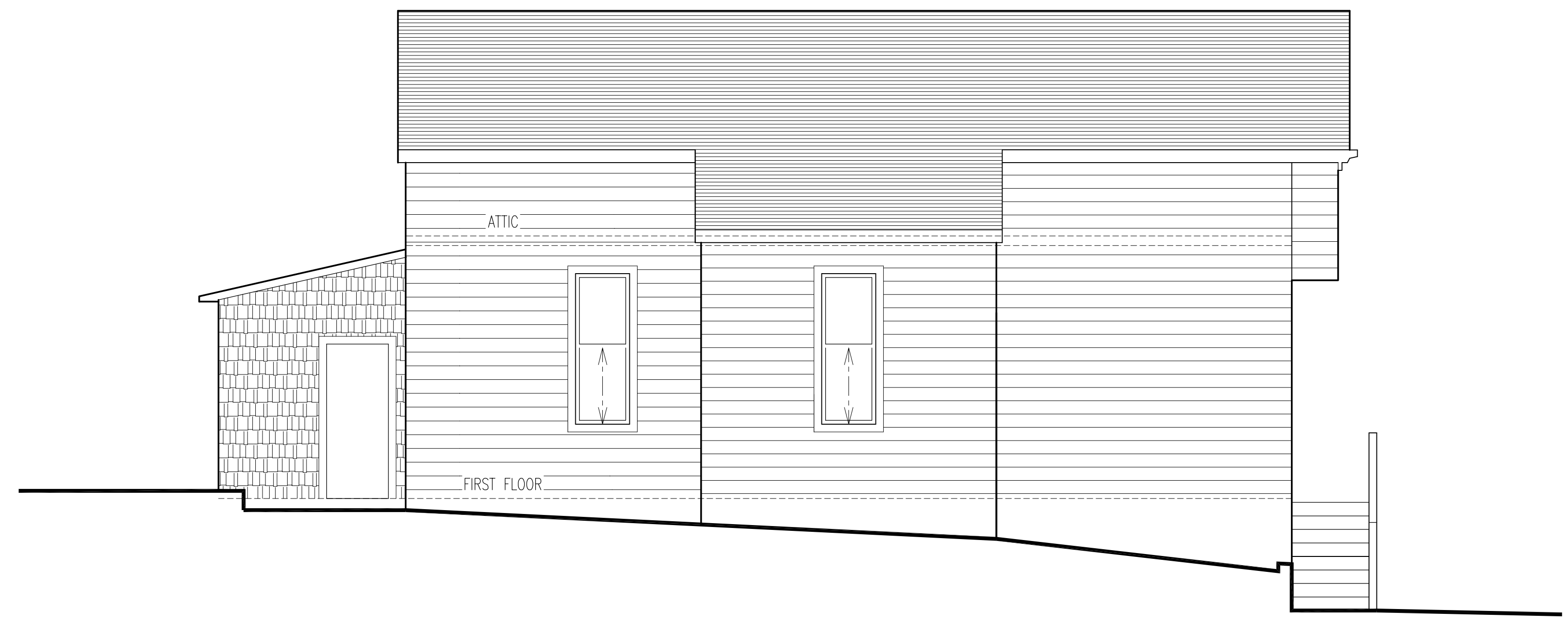
SCALE AS NOTED

DRAWN JS / AR

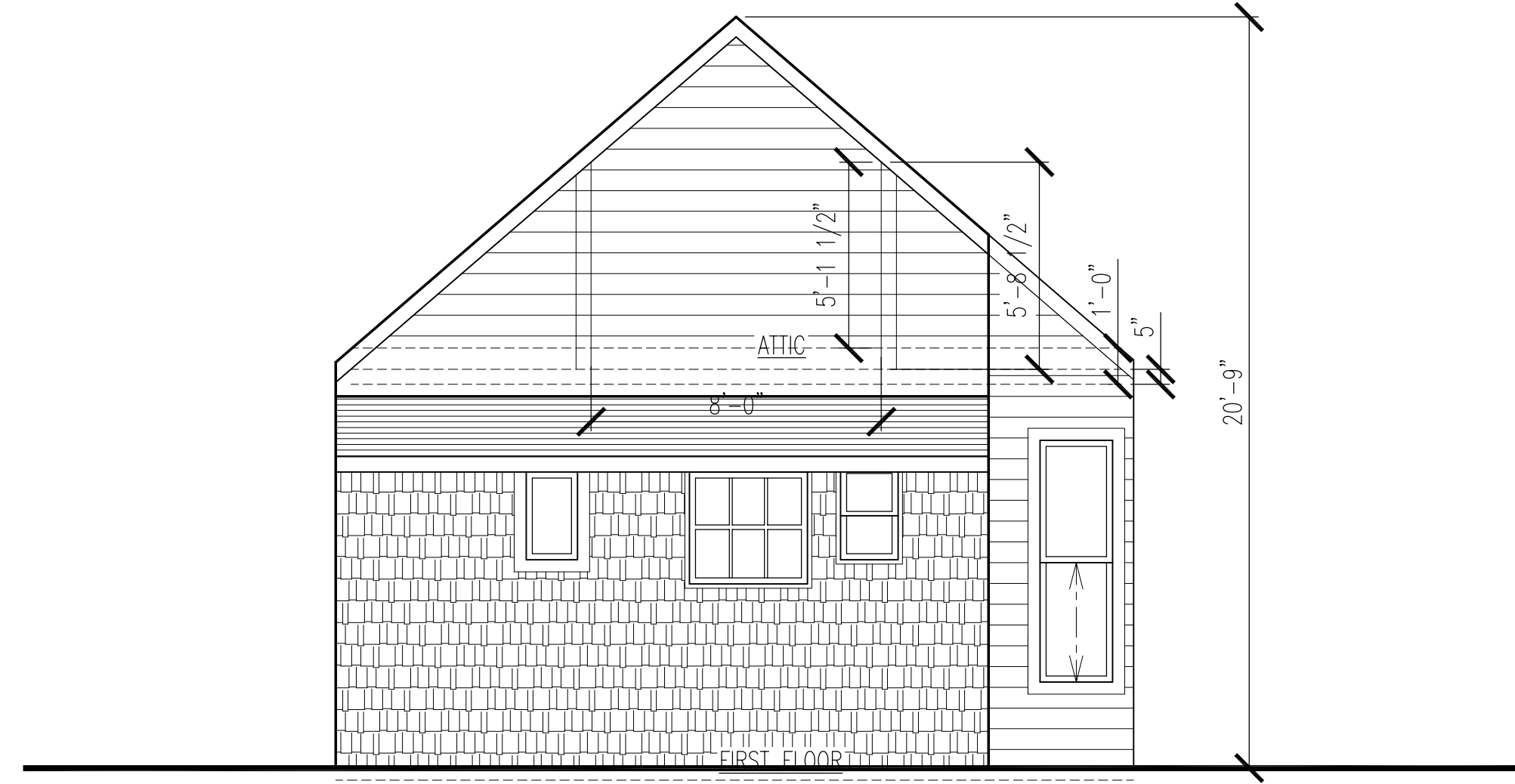
JOB

SHEET

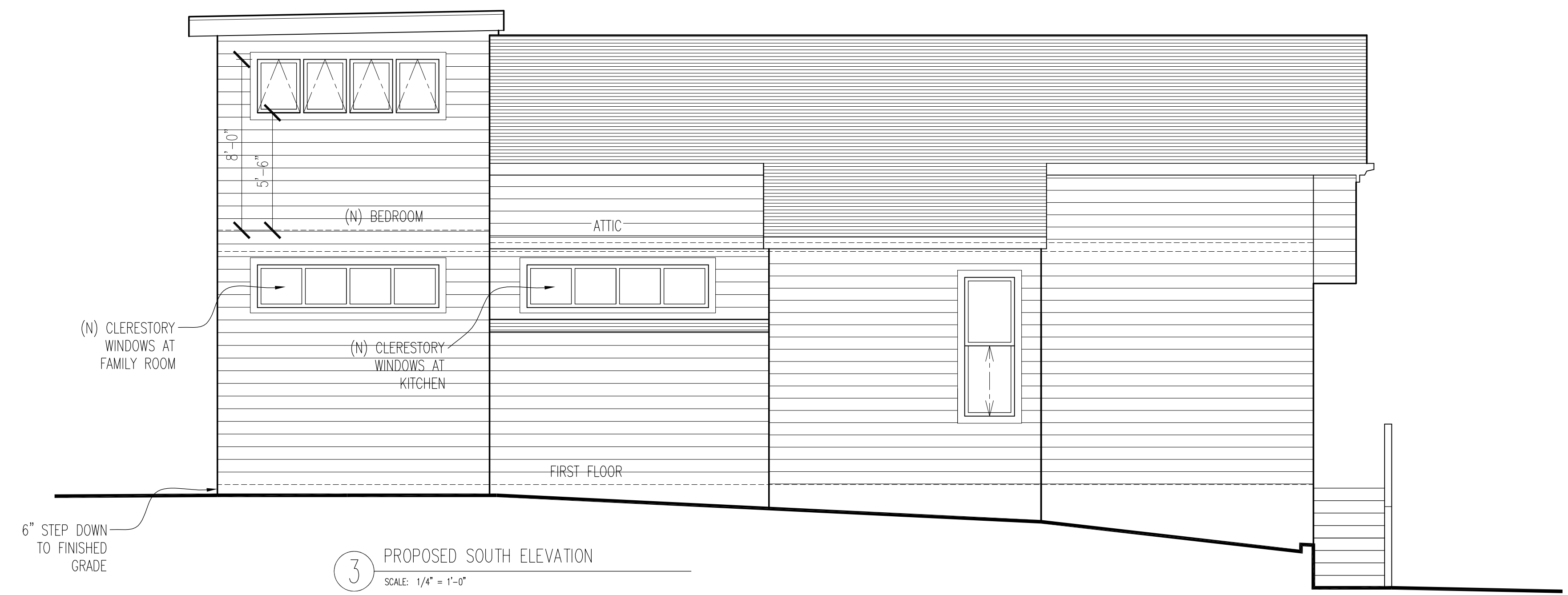
**A2**  
OF SHEETS



2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

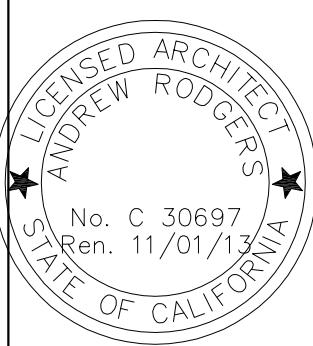


1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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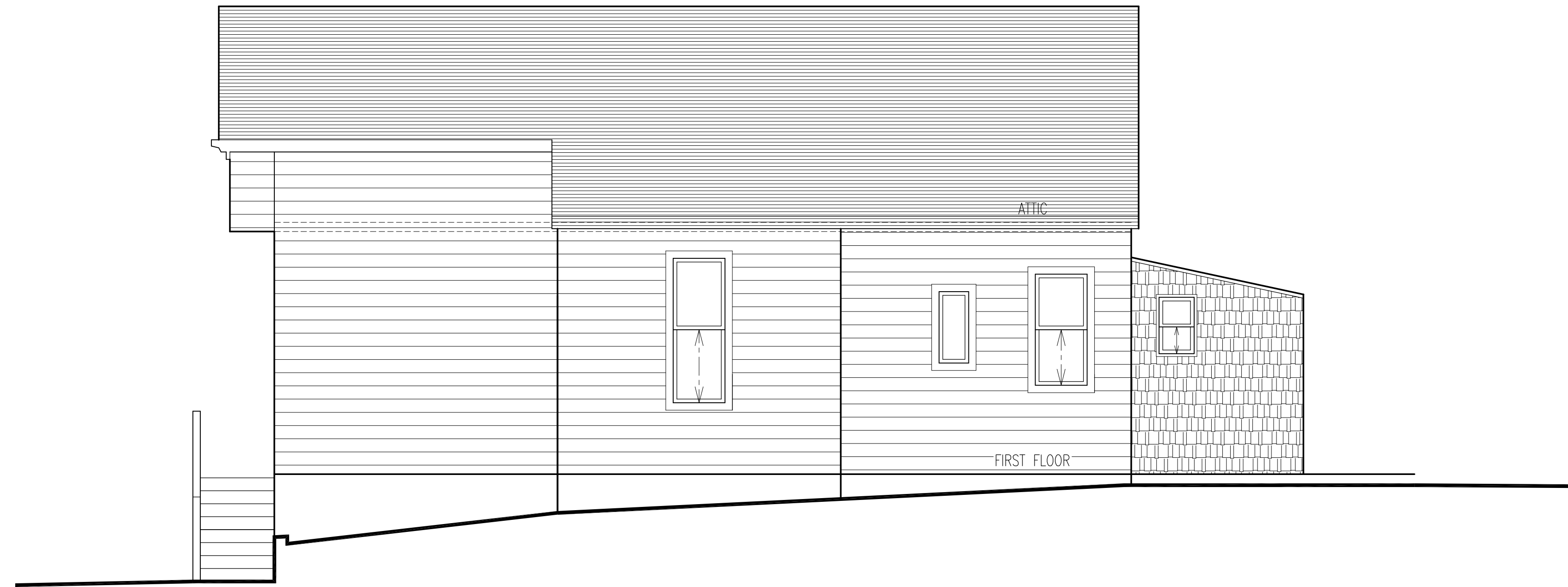
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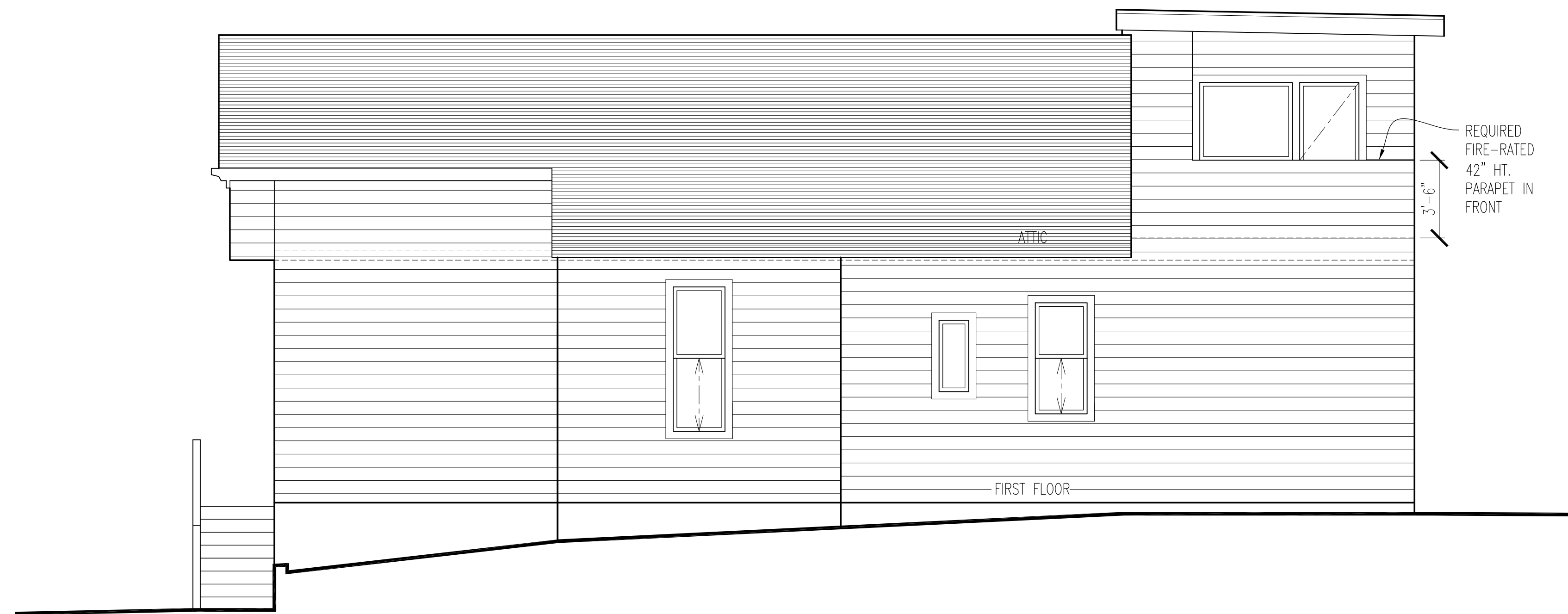
ELEVATIONS

DATE: JUNE 20, 2013  
SCALE: AS NOTED  
DRAWN: JS / AR  
JOB:  
SHEET:

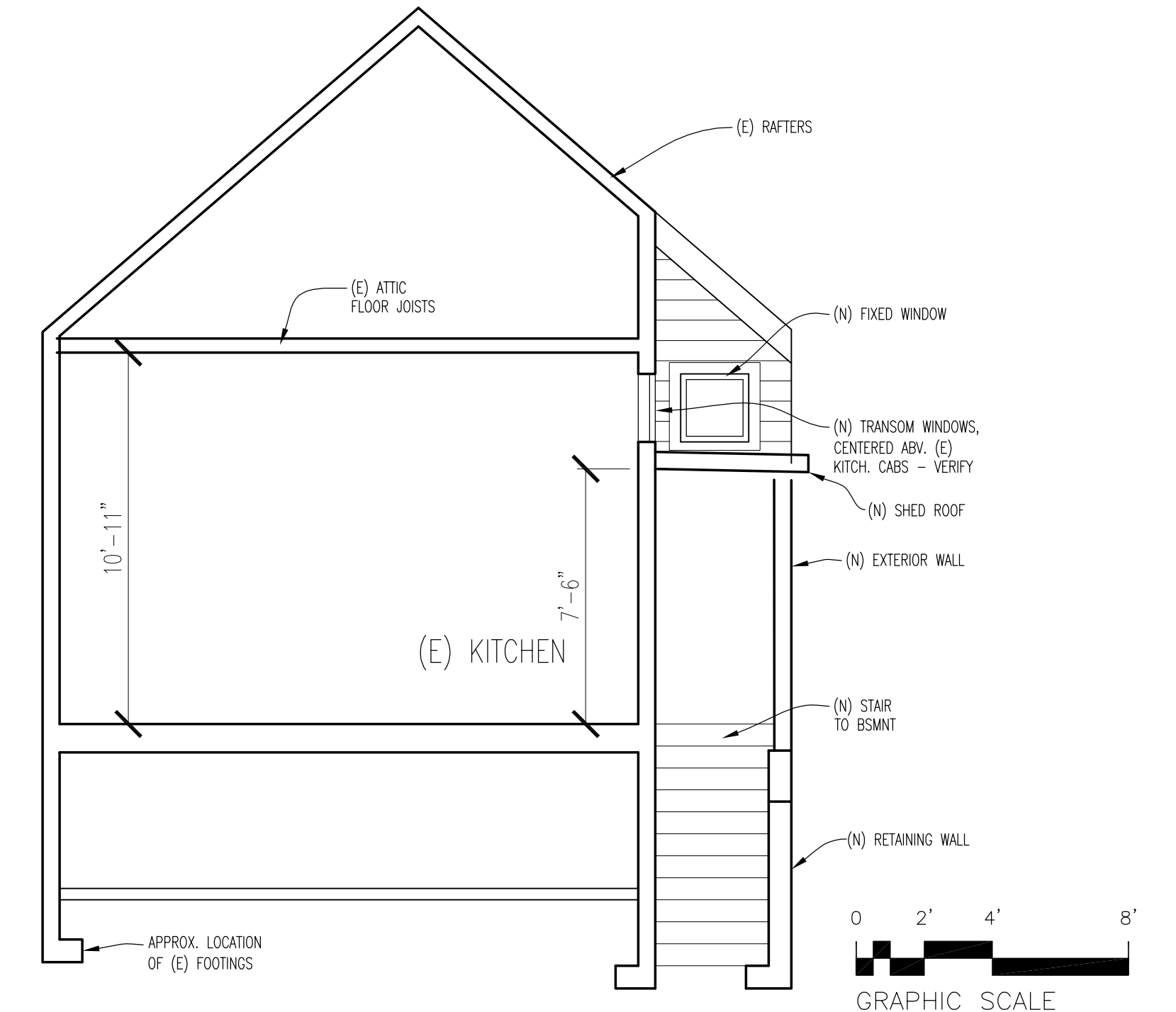
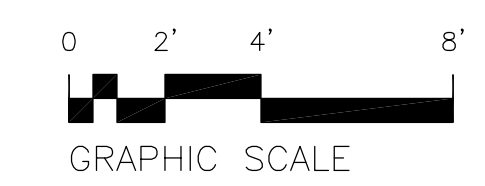
**A3**  
OF SHEETS



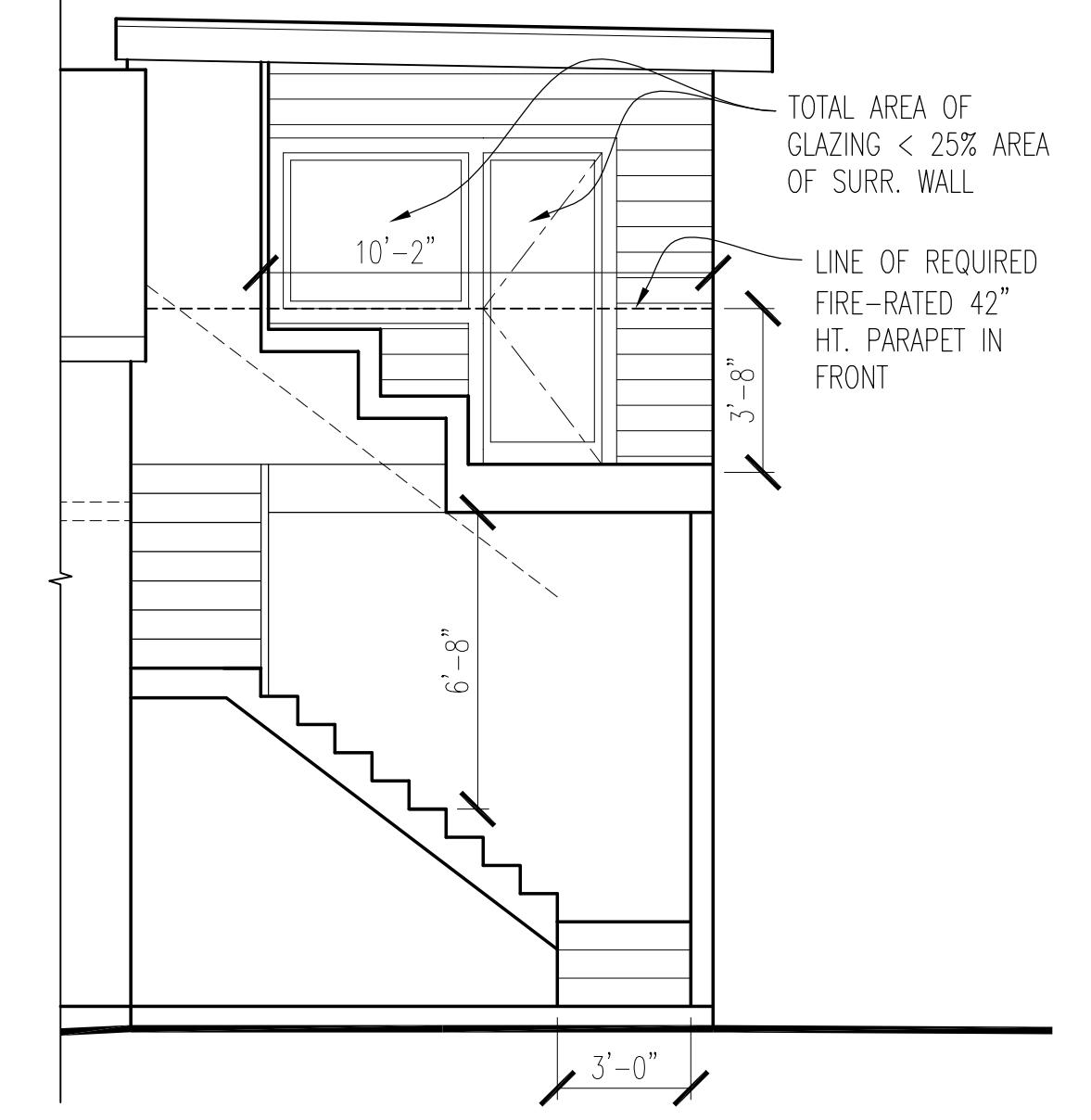
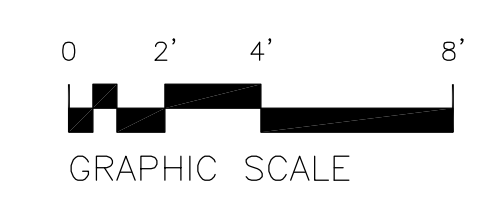
4 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED PARTIAL SECTION  
SCALE: 1/4" = 1'-0"

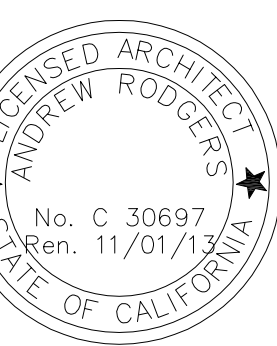


1 PROPOSED PARTIAL SECTION  
SCALE: 1/4" = 1'-0"

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ELEVATIONS & SECTIONS

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SCALE AS NOTED

DRAWN JS / AR

JOB

SHEET

**A4**  
OF SHEETS

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