

GENERAL NOTES

1. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CALIFORNIA CODES, REGARDLESS OF DETAILS OR PLANS:

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (NEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 GREEN BUILDING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA EXISTING BUILDING CODE

WORKS SHALL ALSO COMPLY WITH THE FOLLOWING SAN FRANCISCO CODES AND AMENDMENTS:

- 2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
- 2013 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
- 2013 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
- 2013 SAN FRANCISCO PLUMBING CODE AMENDMENTS
- 2013 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
- 2013 SAN FRANCISCO HOUSING CODE
- 2015 SAN FRANCISCO PLANNING CODE

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

2. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE REPORTED PROMPTLY TO THE ENGINEER OF RECORD.
3. DO NOT SCALE THESE DRAWINGS
4. MERCURY ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR THE PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
6. THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER, ARCHITECT, AND ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
7. THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
8. CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH IN THE DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.
9. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. ALL ASSEMBLIES SHALL BE OF APPROVED CONSTRUCTION
11. 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.
12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS
13. PROVIDE FIRE-BLOCKING AND DRAFTSTOPS AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2013 CBC SEC 717
14. MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
15. ALL SMOKE DETECTORS TO BE HARD WIRED
16. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
17. 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
18. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
19. ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED.
20. ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION.



SCOPE OF WORK	ADDITION OF TWO NEW UNITS PER ORDINANCE 30-15. SEISMIC APPLICATION (BPA #201509046210).
PROJECT ADDRESS	1547-51 Franklin Street San Francisco, CA 94109
PARCEL	0665/002
ZONING DISTRICT	NC-3 - Neighborhood Commercial, Moderate Scale
OCCUPANCY	Residential
TOTAL EXISTING NO. OF UNITS	3
TOTAL PROPOSED NO. OF UNITS	5
TOTAL EXISTING NO. OF STORIES	4
TOTAL PROPOSED NO. OF STORIES	4
CONSTRUCTION TYPE	TYPE 5

ARCHITECTURAL SHEET LIST	
A0.1	Title Page
A1.1	Site Plan
A2.1	First Floor Plans
A2.2	Second & Third Floor Plans
A2.3	Fourth Floor Plans
A3.1	Front Elevations
A3.2	Side Elevations
A3.3	Rear Elevations
A4.1	Window And Door Schedules/ Details
E0.1	Electrical Plans
E1.1	Title 24
T1.1	Title 24
T1.2	Title 24

OWNER: Alvin Huie	ENGINEER: MERCURY ENGINEERING GROUP 1760 Mission Street San Francisco, CA 94103 ATTN: Matthew Burkert / 415.692.0496 Email: matt@mercuryengineers.com
-----------------------------	---



Mercury Engineering Group
1760 Mission Street
San Francisco, CA 94103
TEL: 415.992.3383
FAX: 415.276.4515



1547-51 Franklin Street
Block 0665, Lot 002
San Francisco, CA 94109

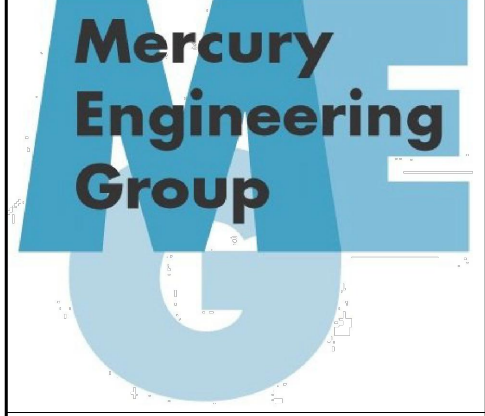
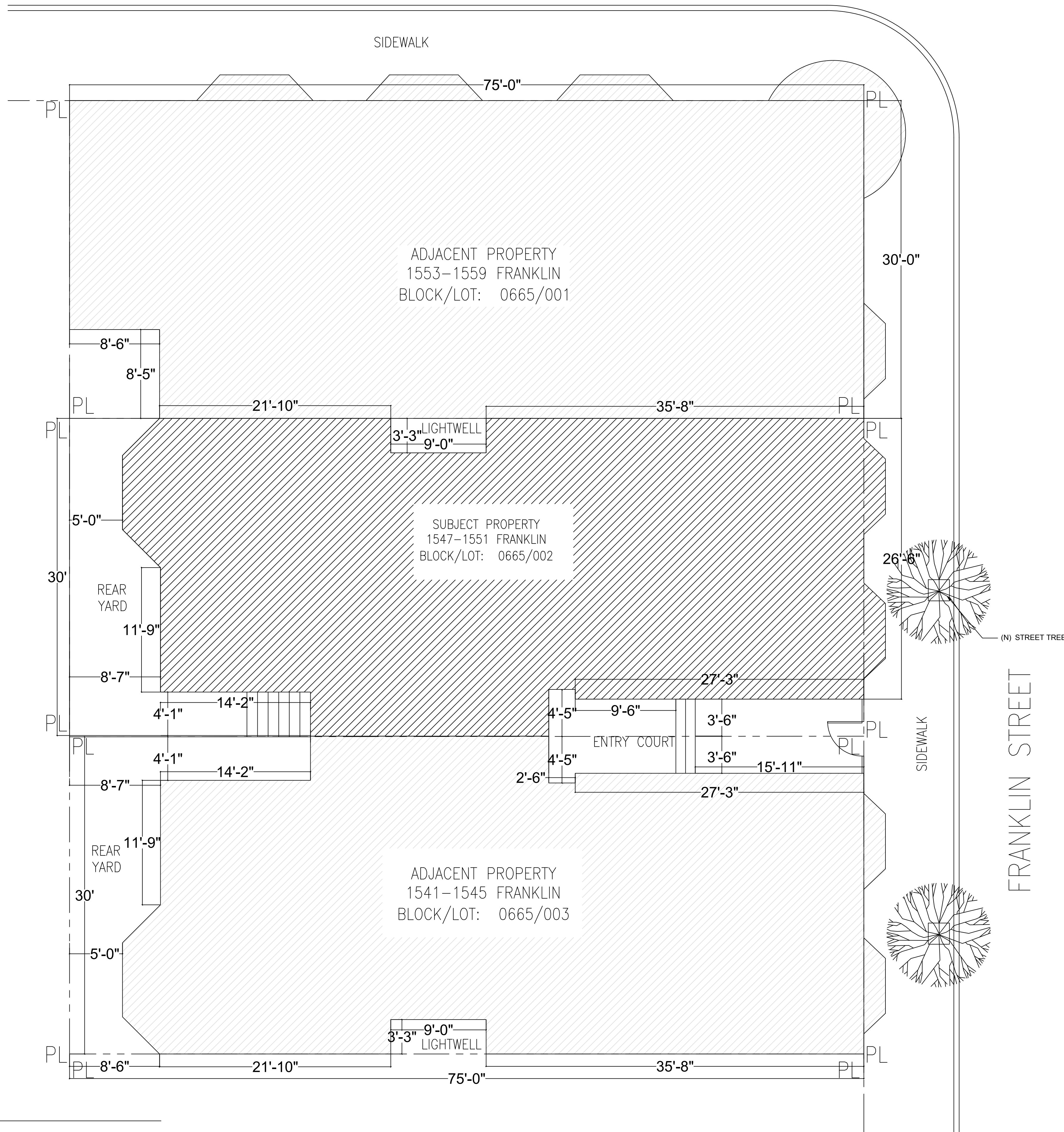
TITLE PAGE

Date: 11/19/2015
Drawn by: J.C.
Checked by: H.H.

A0.1

1547-51 FRANKLIN STREET
Permit Number:

PINE STREET



Mercury Engineering Group
 1760 Mission Street
 San Francisco, CA 94103
 TEL: 415.992.3383
 FAX: 415.276.4515



1547-51 Franklin Street
 Block 0665, Lot 002
 San Francisco, CA 94109

SITE PLAN

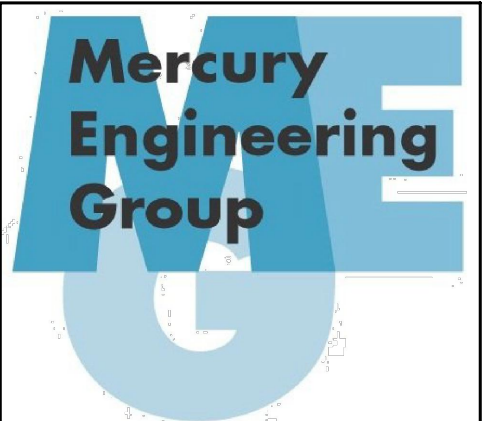
Date: 11/19/2015
 Drawn by: J.C.
 Checked by: H.H.

A1.1

1 SITE PLAN
 SCALE: $\frac{3}{16}'' = 1'-0''$

1547-51 FRANKLIN STREET

Permit Number:



Mercury Engineering Group
 1760 Mission Street
 San Francisco, CA 94103
 TEL: 415.992.3383
 FAX: 415.276.4515



1547-51 Franklin Street
 Block 0665, Lot 002
 San Francisco, CA 94109

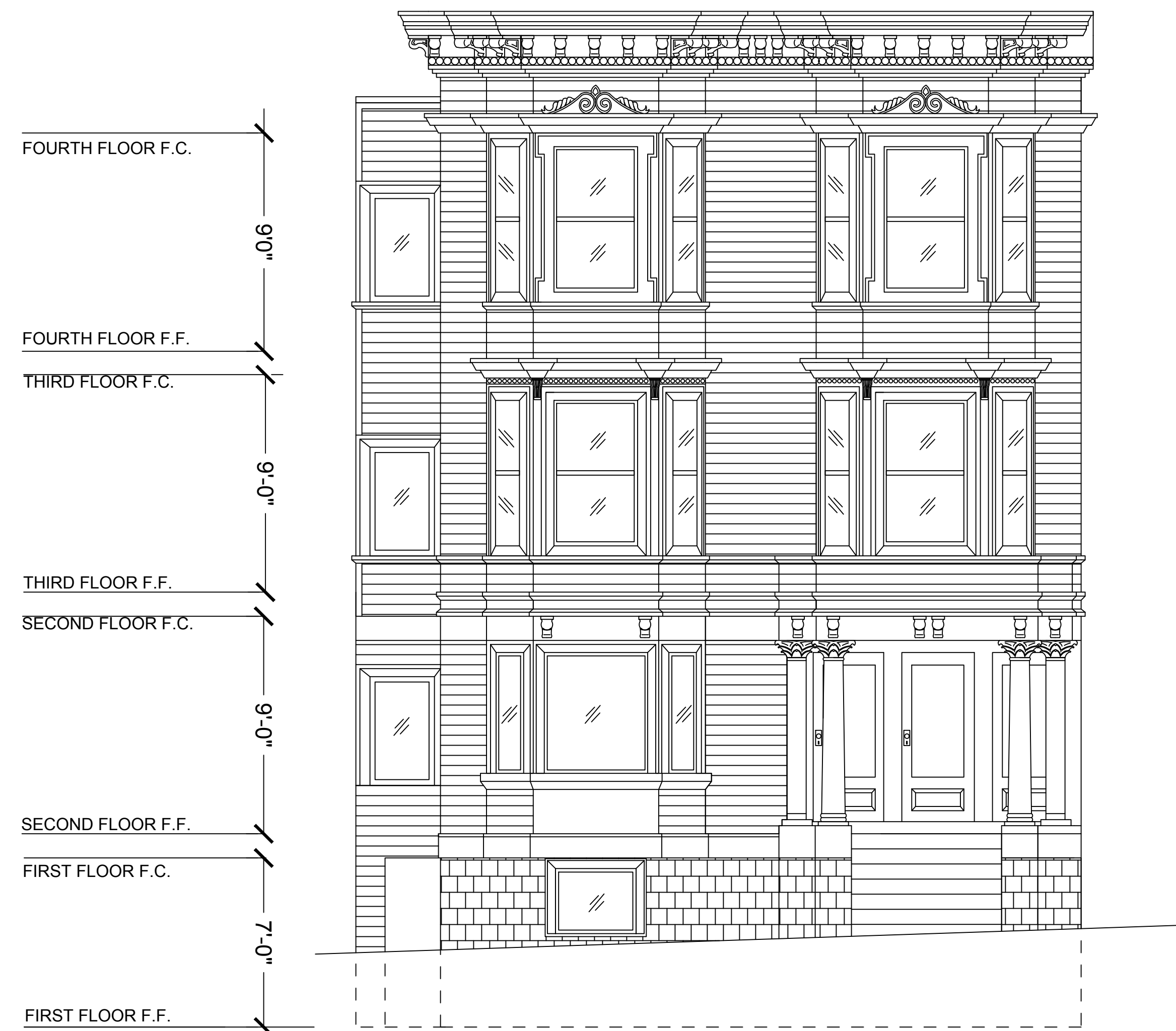
FRONT ELEVATIONS

Date: 11/19/2015
 Drawn by: J.C.
 Checked by: H.H.

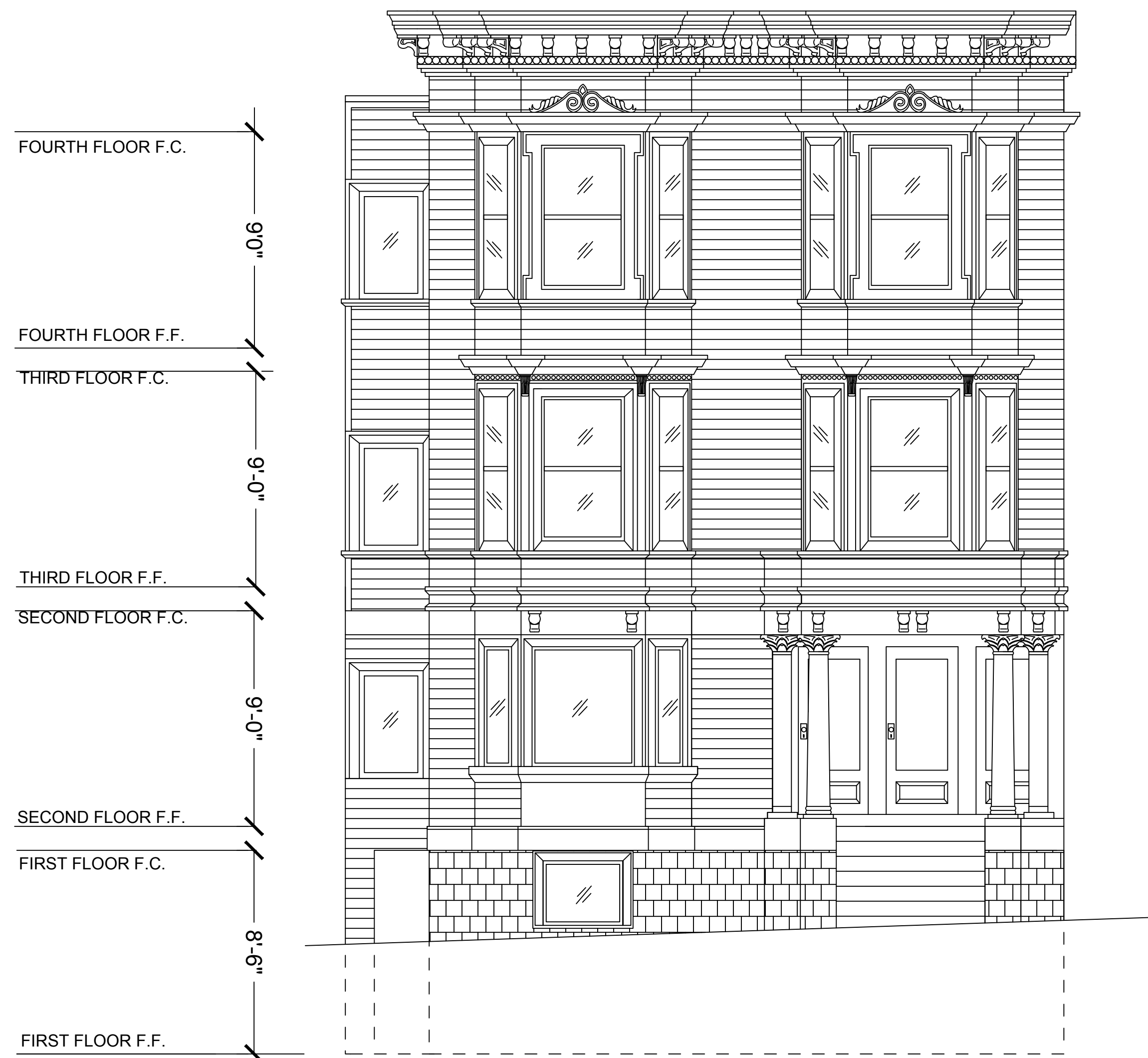
A3.1

1547-51 FRANKLIN STREET

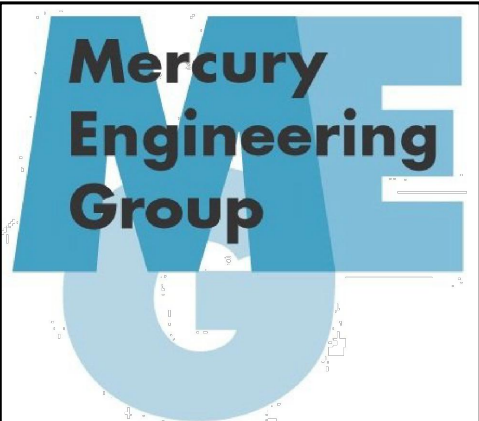
Permit Number:



1 (E) FRONT ELEVATION
 SCALE: $\frac{1}{4}'' = 1'-0''$



2 (N) FRONT ELEVATION
 SCALE: $\frac{1}{4}'' = 1'-0''$



Mercury Engineering Group
 1760 Mission Street
 San Francisco, CA 94103
 TEL: 415.992.3383
 FAX: 415.276.4515



1547-51 Franklin Street
 Block 0665, Lot 002
 San Francisco, CA 94109

SIDE ELEVATIONS

Date: 11/19/2015
 Drawn by: J.C.
 Checked by: H.H.

A3.2

1547-51 FRANKLIN STREET

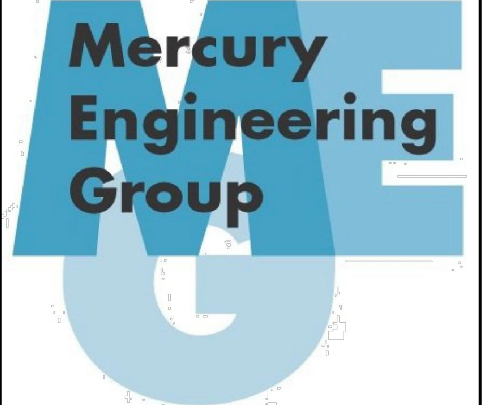
Permit Number:



1 (E) SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'-0''$



2 (N) SIDE ELEVATION
 SCALE: $\frac{3}{16}'' = 1'-0''$



Mercury Engineering Group
 1760 Mission Street
 San Francisco, CA 94103
 TEL: 415.992.3383
 FAX: 415.276.4515



1547-51 Franklin Street
 Block 0665, Lot 002
 San Francisco, CA 94109

REAR ELEVATIONS

Date: 11/19/2015
 Drawn by: J.C.
 Checked by: H.H.

A3.3

1547-51 FRANKLIN STREET

Permit Number:



1 (E) REAR ELEVATION
 SCALE: $\frac{1}{4}'' = 1'-0''$



2 (N) REAR ELEVATION
 SCALE: $\frac{1}{4}'' = 1'-0''$