

# Ashbury Terrace Residence

## GENERAL NOTES:

### DRAWINGS:

- VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
- ALL DIMENSIONS ARE TO 'FACE OF STUD' UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY '(E)' ARE TO 'FACE OF EXISTING FINISH' UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.

### CONTRACTOR RESPONSIBILITIES:

- CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
- ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
- SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
- CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
- CONTRACTOR SHALL COMPLY WITH ALL BUILDING RULES, INCLUDING SCHEDULING OF WORK, USE OF ELEVATORS, NOISE LEVELS AND INSURANCE REQUIREMENTS.
- CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.
- ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

### PLUMBING:

- GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 54-06 (D) 5)
  - SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO, MAKE FULL HEIGHT, GREATER ABOVE DRAIN INLET.
  - PROVIDE COPPER SHOWER PANS FOR ALL SHOWERS.
- ### MECHANICAL AND ELECTRICAL:
- INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.
  - ALL SMOKE DETECTORS SHALL BE CONNECTED TO THE SAME CIRCUIT.
  - ALL BEDROOM CIRCUITS SHALL BE PROVIDED WITH ARC FAULT CIRCUIT INTERRUPTERS (AFCI).
  - ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT INTERRUPTER (GFI) AS REQUIRED PER CODE.

## PROJECT DIRECTORY

### OWNER:

Laurene Wheeler and Richard Finn  
57 Ashbury Terrace  
San Francisco, CA 94117

### ARCHITECT:

Hobstetter Architecture Studio  
794 Sutter Street  
San Francisco, CA 94109

Contact: David Hobstetter  
Telephone: 415.309.9884  
Email: david@hobstetterarch.com

### CONTRACTOR

Jeff King and Co.  
251 Balboa Street  
San Francisco, CA 94118

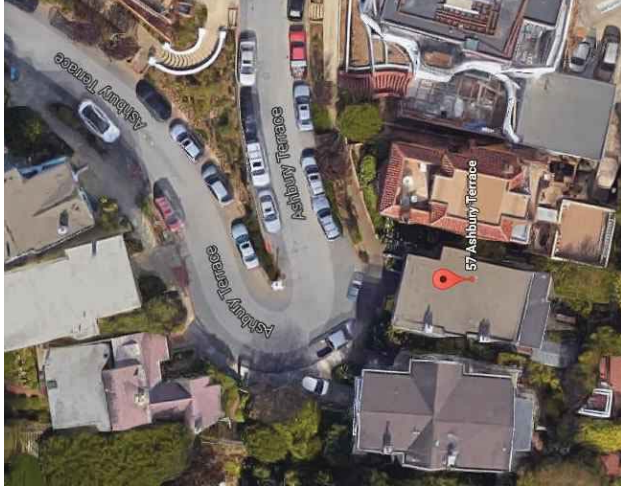
Contact: Nancy Madynski  
Telephone: 415.828.5772  
Email: nancy@jeffkingandco.com

## SHEET INDEX

### ARCHITECTURAL DRAWINGS

	PROJECT INFORMATION
■ A0.00	SITE PHOTOS
■ A0.01	SITE PLAN
■ A0.02	EXISTING/DEMO PLANS
■ A1.00	PROPOSED PLANS
■ A1.01	WEST ELEVATIONS
■ A2.00	NORTH ELEVATIONS
■ A2.01	SOUTH ELEVATIONS
■ A2.02	SECTIONS
■ A2.03	

## VICINITY MAP / SITE PLAN



## PROJECT DESCRIPTION

REASONABLE MODIFICATION VARIANCE FOR HALF-BATH ADDITION TO SIDE YARD (ADJACENT TO KITCHEN) AND (E) REAR YARD STRUCTURE (WRITING ROOM), UPGRADE TO FINISHES AND FIXTURES IN KITCHEN AND SECOND FLOOR BATH, REPLACEMENT OF SELECT WINDOWS.

## PROJECT DATA

### BUILDING DEPARTMENT NOTES APPLICABLE BUILDING CODES:

2016 California Building Code (CBC)  
2016 California Electrical Code (CEC)  
2016 California Mechanical Code (CMC)  
2016 California Plumbing code(CPC)  
2016 California Fire Code (CFC)  
2016 California Existing Building code  
2016 California Energy Code.

### TYPE OF CONSTRUCTION:

IV

### ZONING DISTRICT:

RH-1(D) RESIDENTIAL-HOUSE, SINGLE FAMILY DETACHED

### SPRINKLER PROTECTION:

EXISTING, NONE

### ASSESSOR'S BLOCK/LOT:

2617/007

### BUILDING HEIGHT:

40-X

### NO. OCCUPIED FLOORS:

02. W/BASEMENT

LIVING AREA	EXISTING SF	PROPOSED SF
GARAGE	243 SQ FT	243 SQ FT
FIRST FLOOR	1214 SQ FT	1236 SQ FT
SECOND FLOOR	1037 SQ FT	1037 SQ FT
TOTAL COMBINED	2,494 SQ FT	2,516 SQ FT

## SYMBOL LEGEND

ROOM NAME	room name
DOOR TYPE	89
WINDOW TYPE	◊
ELEVATION DATUM	FIRST ELEVATE EL. = 'XX'-XX'-XSP elevation
SECTION	X/AXX drawing number sheet number
DETAIL	X/XX drawing number sheet number
ELEVATION	VIEW DIRECTION drawing number sheet number
INTERIOR ELEVATION	elevation designation drawing number sheet number
ADDENDUM	△

David Hobstetter, LEED AP  
License: C9686

## Ashbury Terrace Residence

57 Ashbury Terrace  
San Francisco, CA

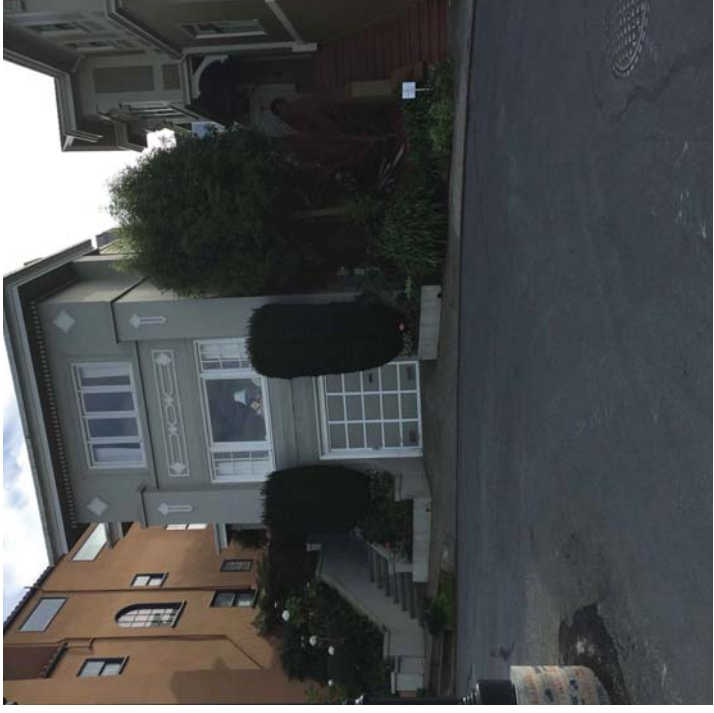
Submittal Date  
02/22/2017 100% SD  
05/11/2017 Variance

Project Information  
SCALE : N/A

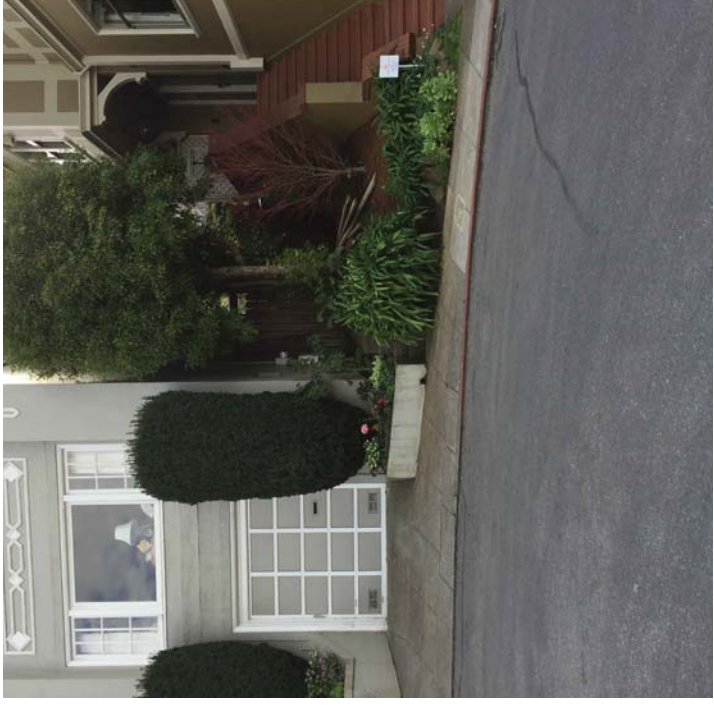
# A0.00



1 **North Facade**  
Scale: N/A



2 **View to Proposed Small Addition Location**  
Scale: N/A



3 **Proposed Small Addition Location behind Wood Fence/Trees**  
Scale: N/A



4 **(N) Window Adjacent to Small Addition**  
Scale: N/A



5 **Proposed Small Addition to Replace Pop-up w/Door**  
Scale: N/A



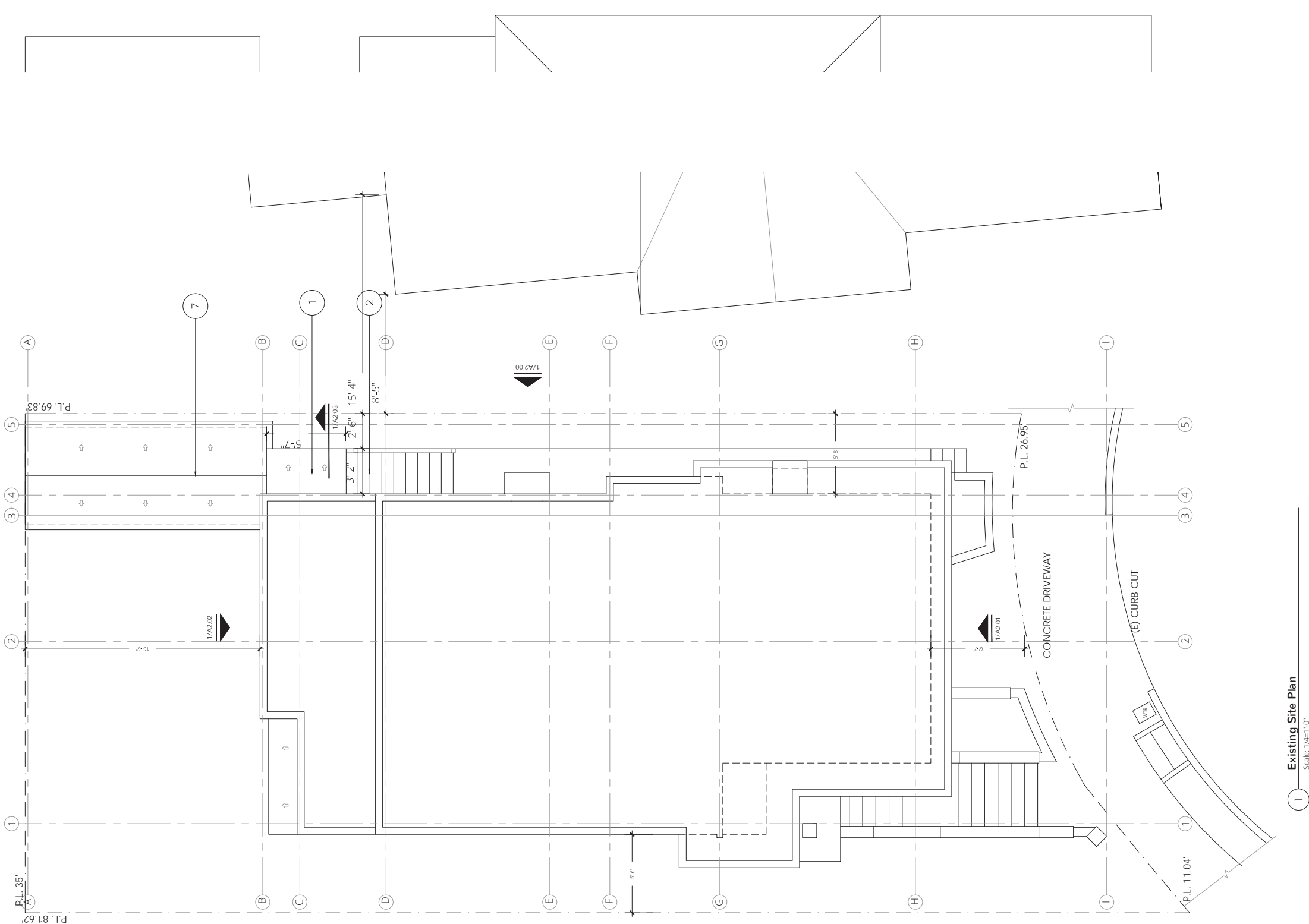
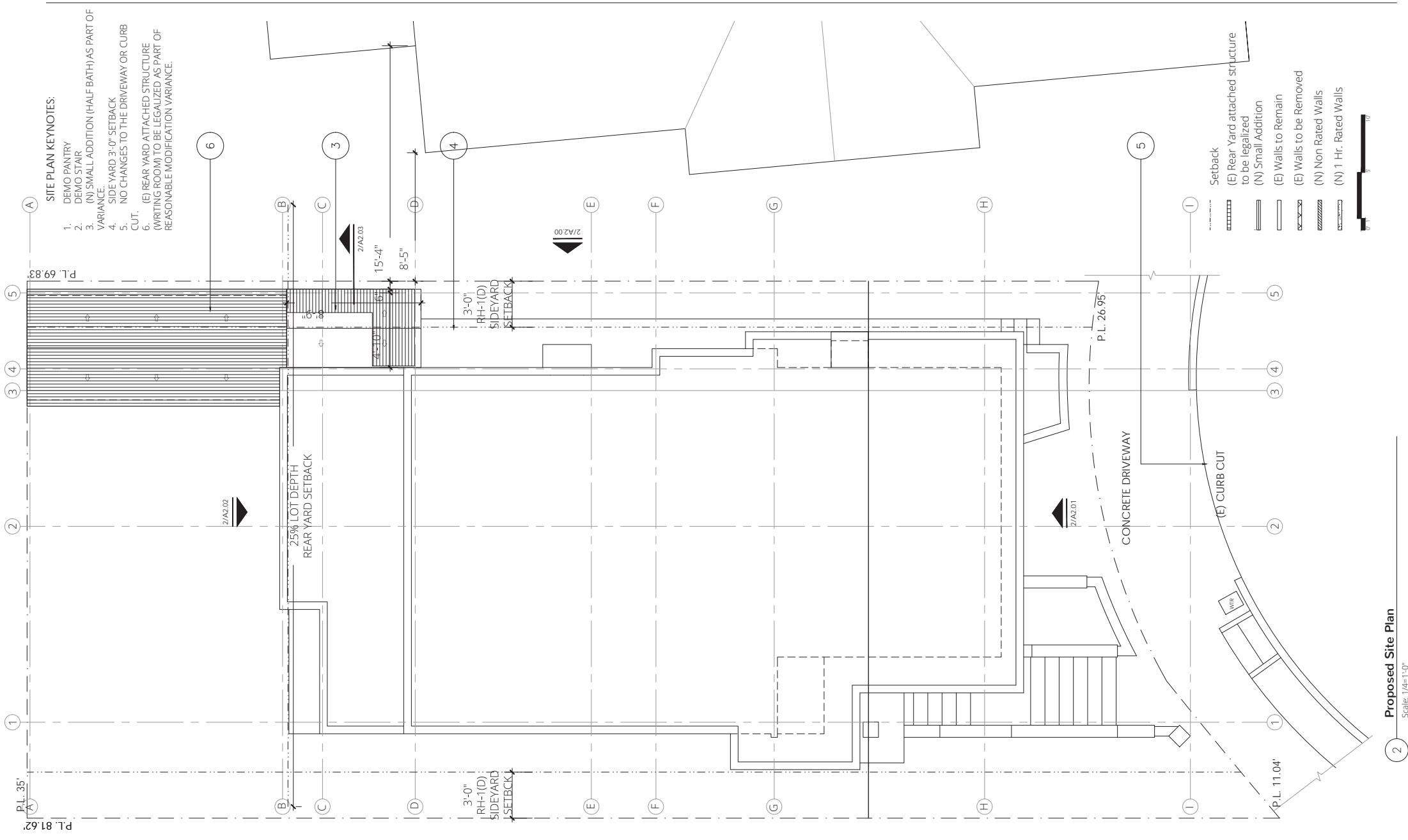
6 **Location of Property Line**  
Scale: N/A

David Hobstetter, LEED AP  
License: C9686

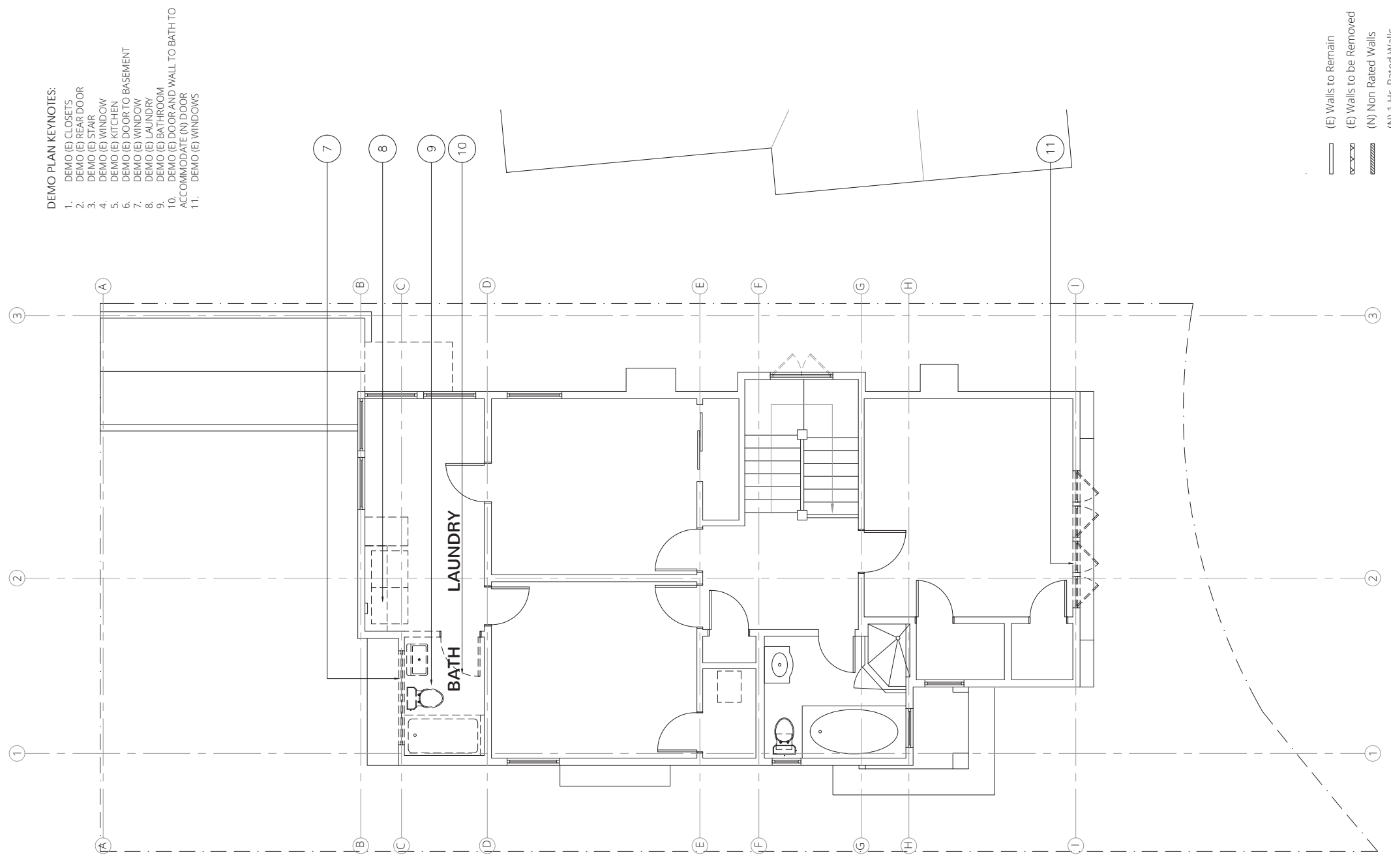
**Ashbury Terrace  
Residence**  
57 Ashbury Terrace  
San Francisco, CA

Submittal	Date
02/22/2017	100% SD
05/11/2017	Variance

PHOTOS  
SCALE: N/A

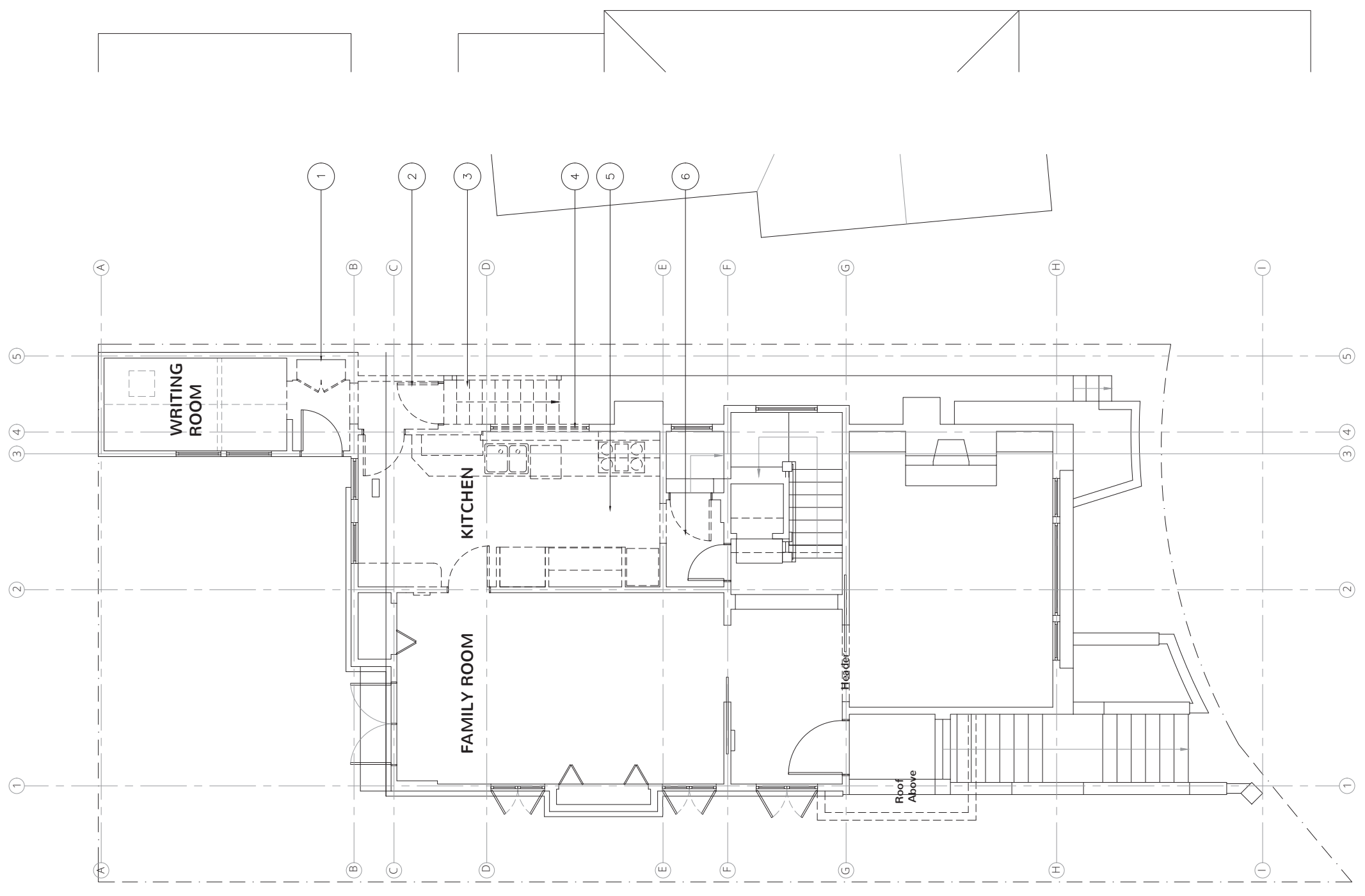


- DEMO PLAN KEYNOTES:
1. DEMO (E) CLOSETS
  2. DEMO (E) REAR DOOR
  3. DEMO (E) STAR
  4. DEMO (E) WINDOW
  5. DEMO (E) KITCHEN
  6. DEMO (E) DOOR TO BASEMENT
  7. DEMO (E) WINDOW
  8. DEMO (E) LAUNDRY
  9. DEMO (E) BATHROOM
  10. DEMO (E) DOOR AND WALL TO BATH TO ACCOMMODATE (N) DOOR
  11. DEMO (E) WINDOWS



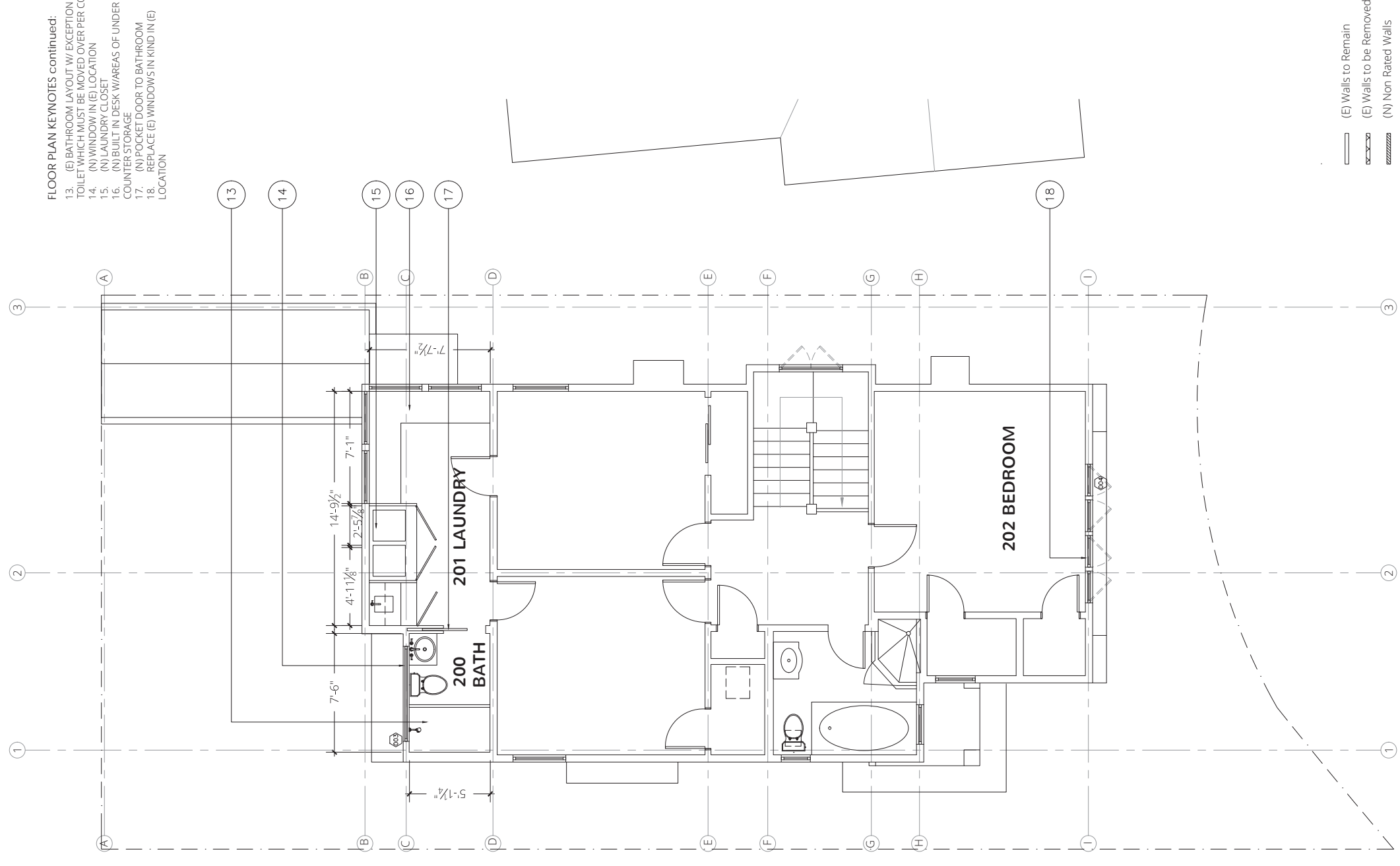
- (E) Walls to Remain
- (E) Walls to be Removed
- (N) Non Rated Walls
- (N) 1 Hr. Rated Walls

2 Existing/Demo Second Floor Plan  
Scale: 1/4"=1'-0"



1 Existing/Demo First Floor Plan  
Scale: 1/4"=1'-0"

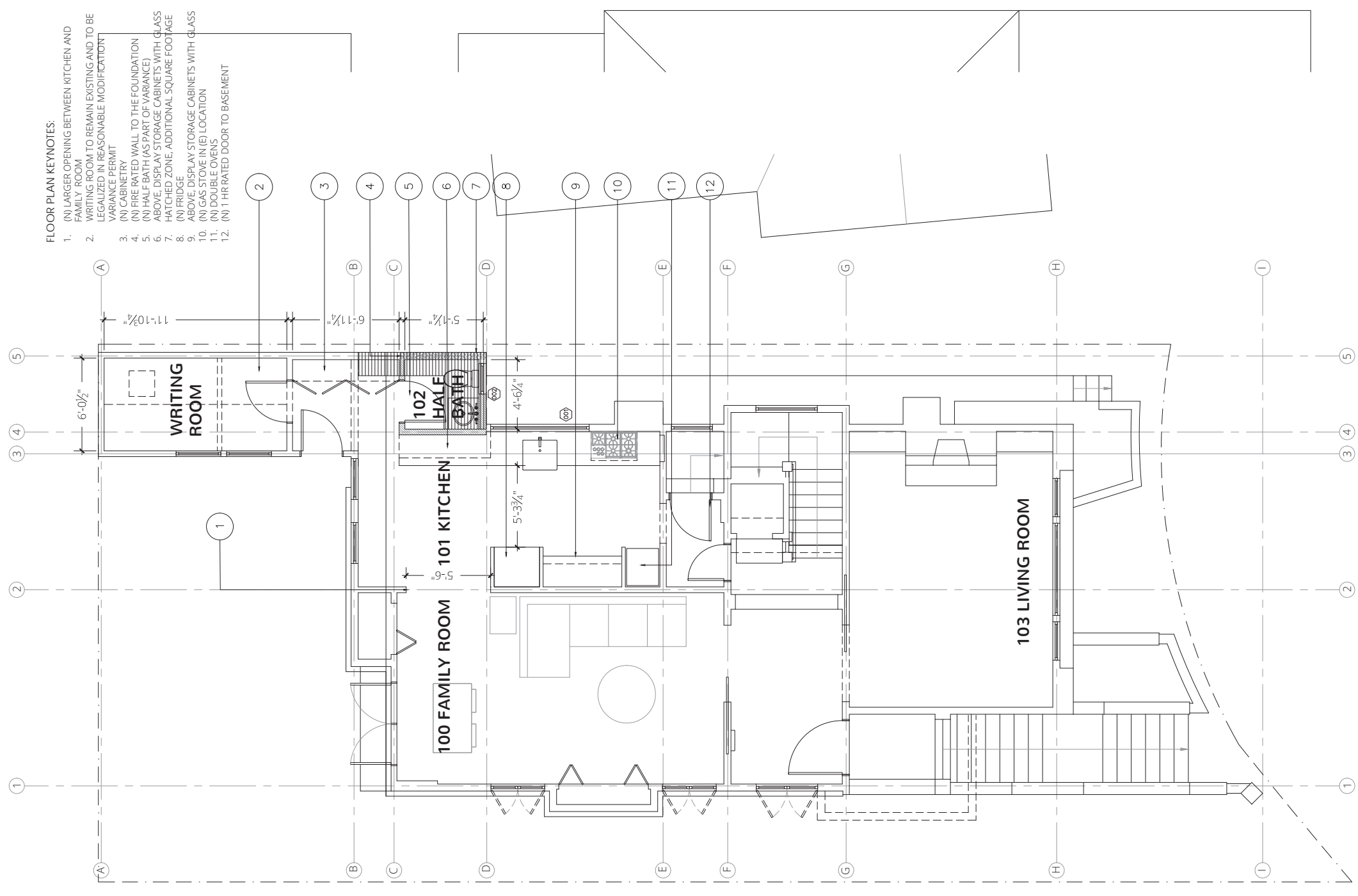
FLOOR PLAN KEYNOTES continued:  
13. (E) BATHROOM LAYOUT W/ EXCEPTION OF TOILET WHICH MUST BE MOVED OVER PER CODE  
14. (N) WINDOW IN (E) LOCATION  
15. (N) LAUNDRY CLOSET  
16. (N) BUILT IN DESK W/AREAS OF UNDER COUNTER STORAGE  
17. (N) POCKET DOOR TO BATHROOM  
18. REPLACE (E) WINDOWS IN KIND IN (E) LOCATION



- (E) Walls to Remain
- (E) Walls to be Removed
- (N) Non Rated Walls
- (N) 1 Hr. Rated Walls

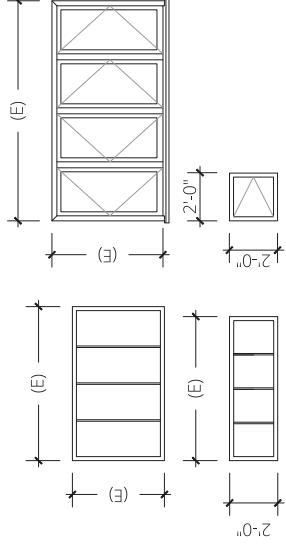
2 Proposed Second Floor Plan  
Scale: 1/4"=1'-0"

FLOOR PLAN KEYNOTES:  
1. (N) LARGER OPENING BETWEEN KITCHEN AND FAMILY ROOM  
2. WRITING ROOM TO REMAIN EXISTING AND TO BE LEGALIZED IN REASONABLE MODIFICATION VARIANCE PERMIT  
3. (N) CABINETRY  
4. (N) FIRE RATED WALL TO THE FOUNDATION  
5. (N) HALF BATH (AS PART OF VARIANCE)  
6. ABOVE DISPLAY STORAGE CABINETS WITH GLASS  
7. HATCHED ZONE, ADDITIONAL SQUARE FOOTAGE  
8. (N) FRIDGE  
9. ABOVE DISPLAY STORAGE CABINETS WITH GLASS  
10. (N) GAS STOVE IN (E) LOCATION  
11. (N) DOUBLE OVENS  
12. (N) 1 HR RATED DOOR TO BASEMENT



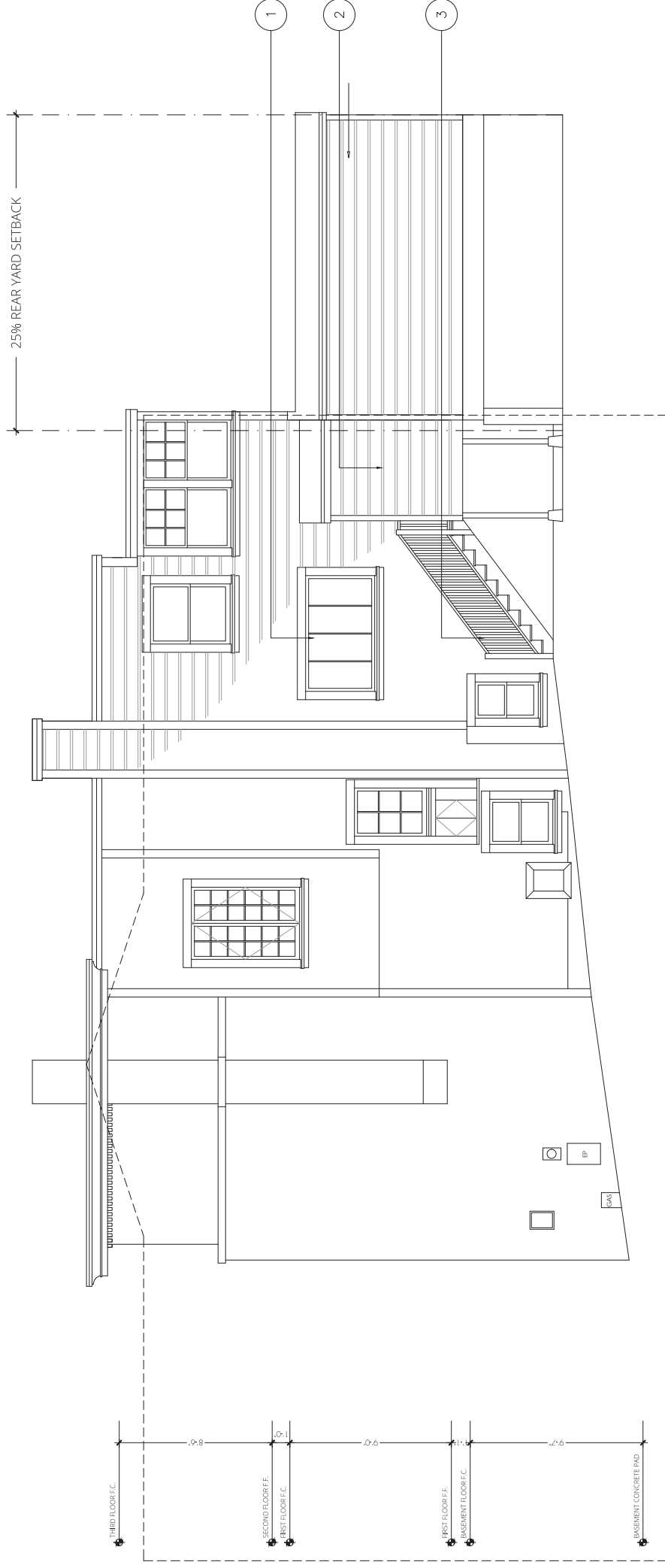
1 Proposed First Floor Plan  
Scale: 1/4"=1'-0"

- ELEVATION KEYNOTES:
1. DEMO (E) WINDOW
  2. DEMO (E) PANTRY
  3. DEMO (E) STAIR
  4. REPLACE WINDOW IN KIND, IN SAME LOCATION
  5. (N) ADDITION AS PART OF VARIANCE
  6. (N) FIRE RATED WALL, LESS THAN 3'-0" FROM PROPERTY LINE
  8. (E) REAR YARD STRUCTURE TO BE LEGALIZED AS PART OF VARIANCE
  9. OUTLINE OF NEIGHBOR, 55 ASHBURY TERRACE

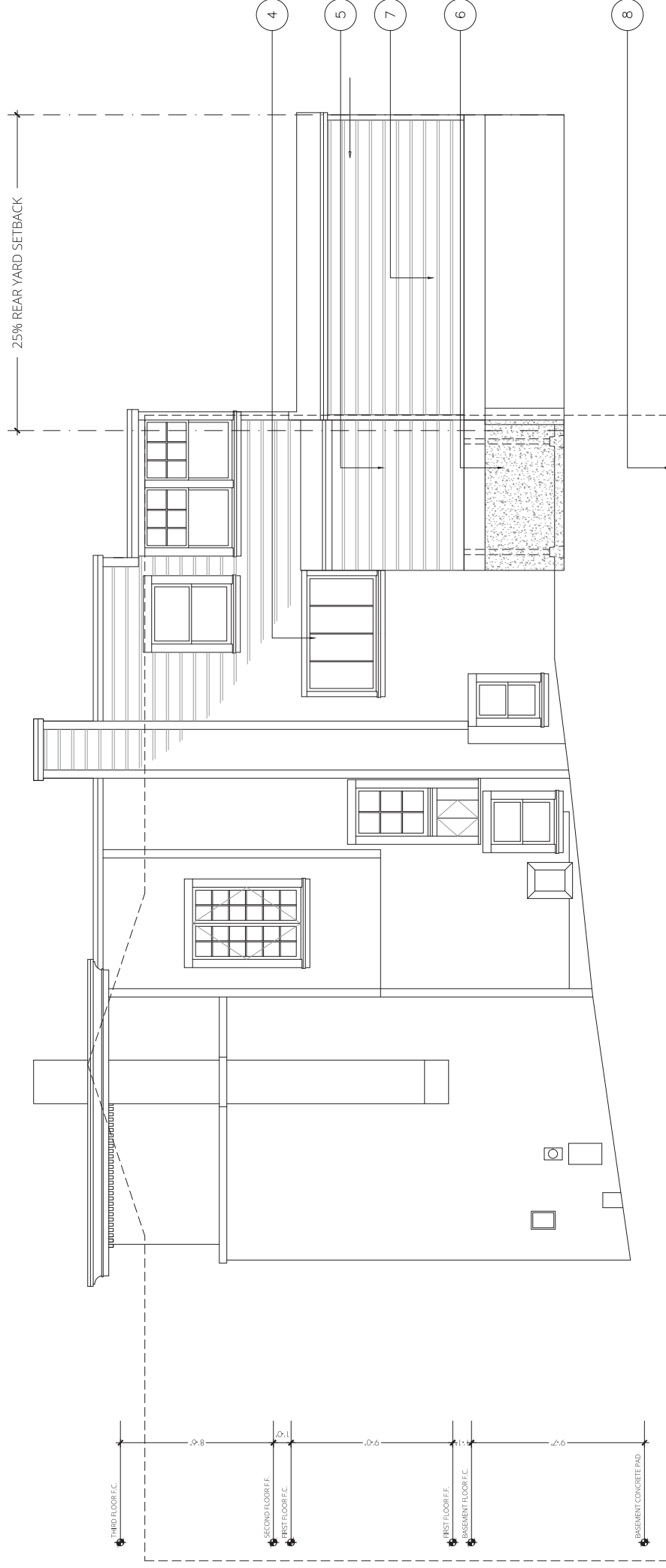


WINDOW SCHEDULE				
ROOM NAME	NUMBER	SIZE	MATERIAL	NOTES
101 KITCHEN	001	MATCH (N) KIND TO (E) WINDOW	WD	TO MATCH (E) WINDOW IN KIND
102 HALF BATH	002	2'-0" X 2'-0"	WD	TO MATCH WINDOW IN KIND W/HOUSE
200 BATH	003	(E) WIDTH X 2'-0"	WD	TO MATCH (N) KITCHEN WINDOW IN KIND W/HOUSE
202 BEDROOM	004	MATCH (N) KIND TO (E) WINDOW	WD	TO MATCH (E) WINDOWS IN KIND

3 Window Schedule  
Scale: 1/4"=1'-0"



1 Existing West Elevation  
Scale: 1/4"=1'-0"

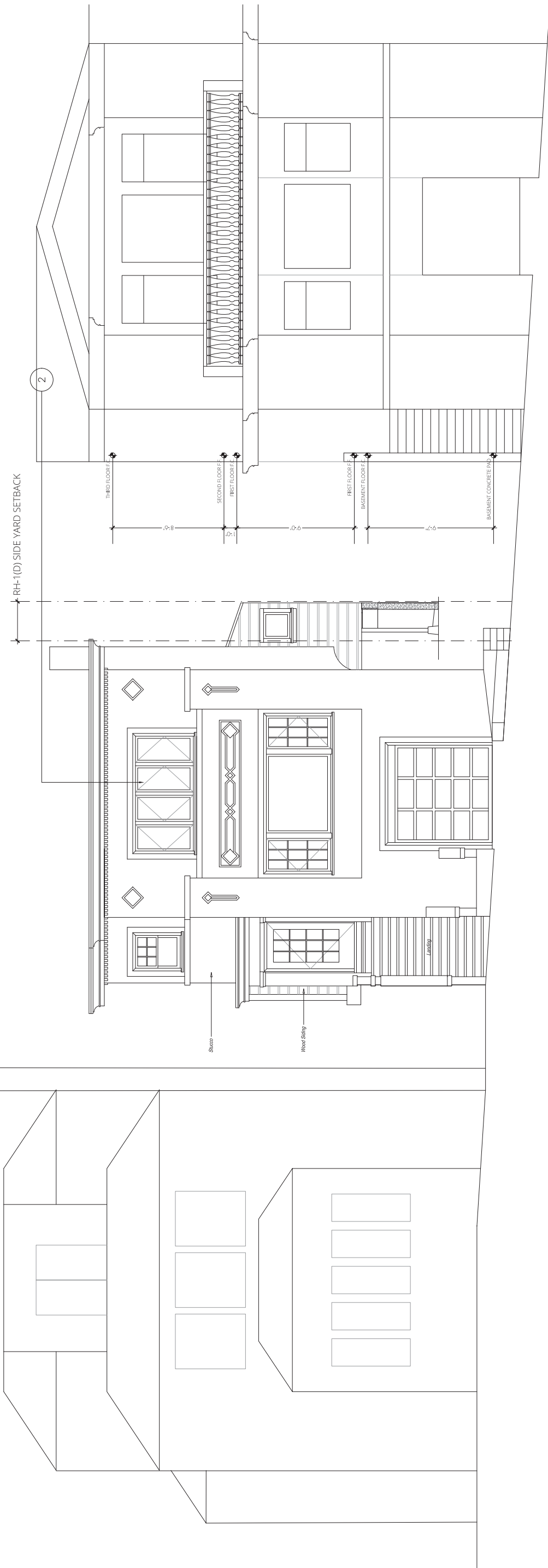


2 Proposed West Elevation  
Scale: 1/4"=1'-0"

ELEVATION KEYNOTES:  
1. DEMO (E) WINDOWS  
2. REPLACE (R) WINDOWS IN KIND  
AND SAME LOCATION.



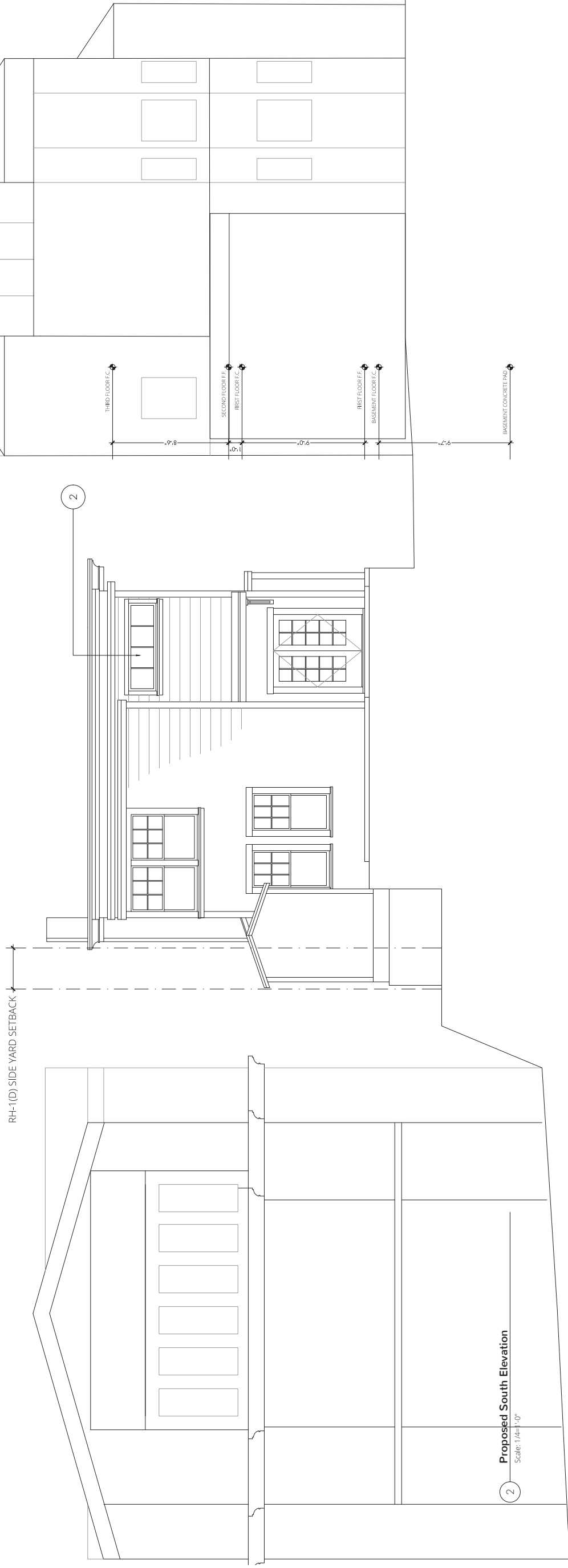
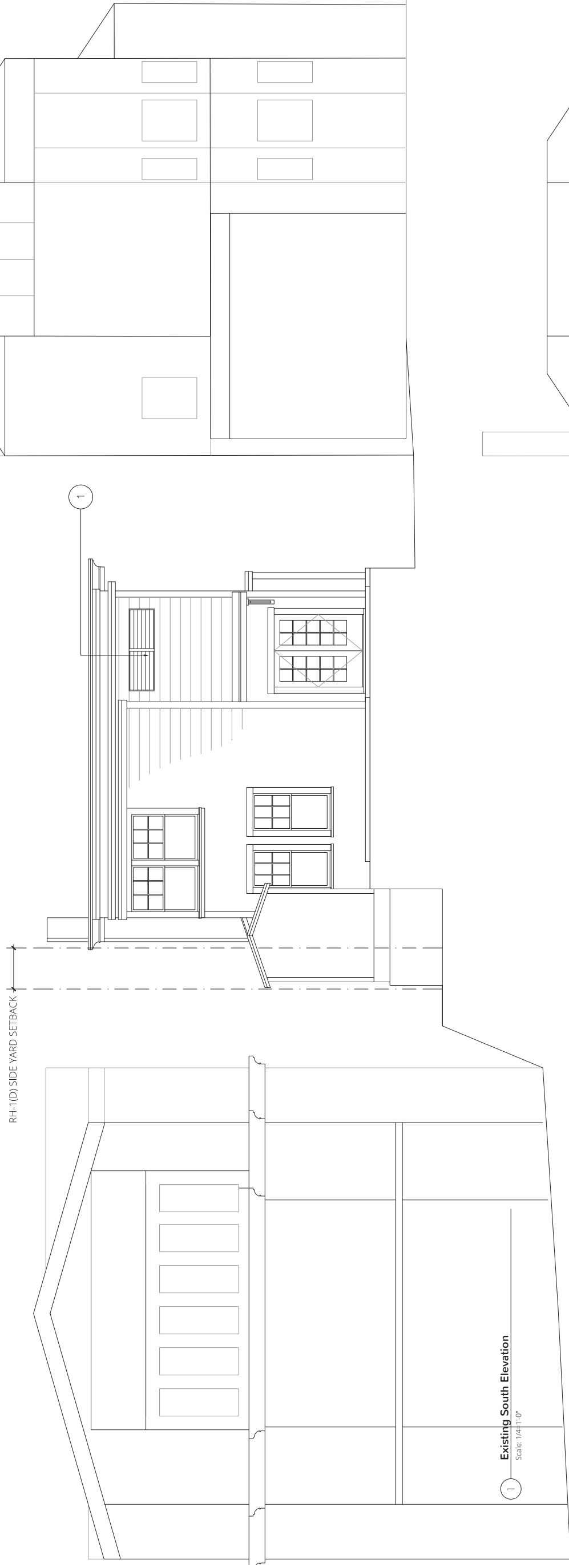
1 Existing North Elevation  
Scale:  $\frac{1}{4}'' = 1'-0''$



2 Proposed North Elevation  
Scale:  $\frac{1}{4}'' = 1'-0''$

ELEVATION KEYNOTES:

1. DEMO (E) WINDOW
2. REPLACE (E) WINDOW TO MATCH STYLE OF KITCHEN WINDOW. LENGTH OF (N) WINDOW TO REMAIN (E). SEE WINDOW SCHEDULE, SHEET A2.00.

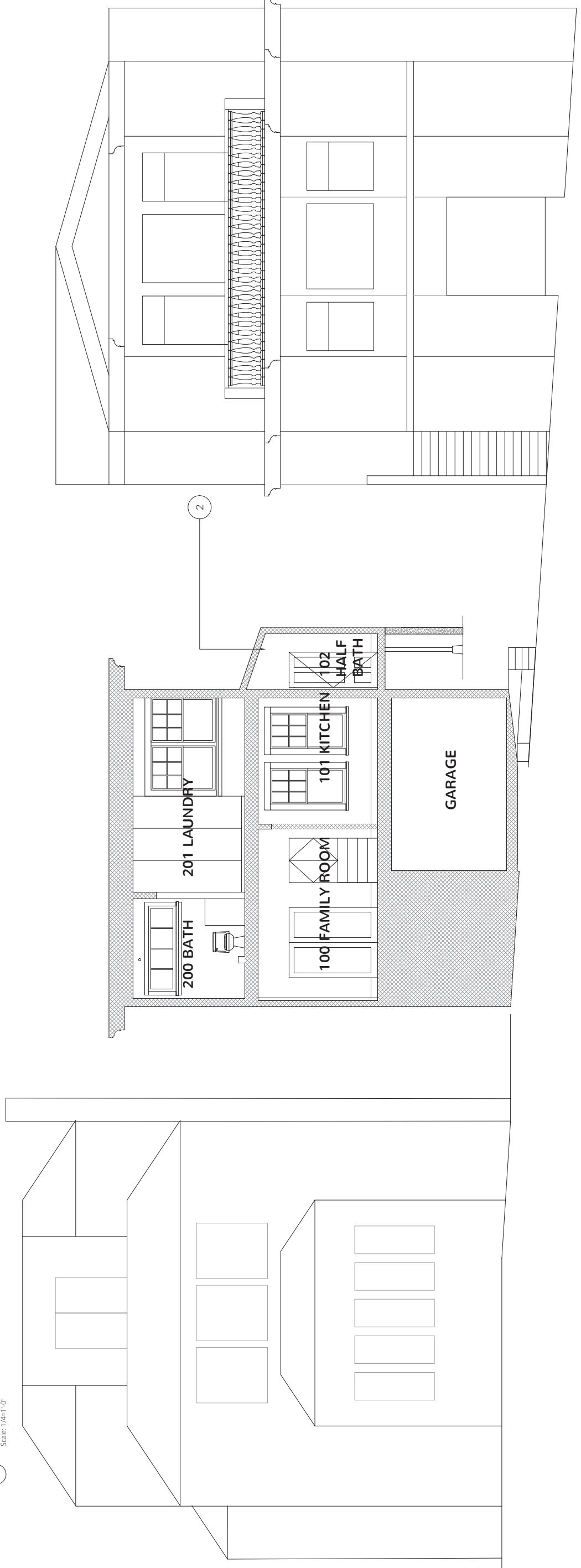




- ELEVATION KEYNOTES:
- (E) PANTRY/STAIR
  - (N) SMALL ADDITION, (N) HALF BATH (AS PART OF VARIANCE)
  - (E) REAR YARD STRUCTURE TO REMAIN, TO BE LEGALIZED (AS PART OF VARIANCE)



1 Existing North Section  
Scale: 1/4"=1'-0"



2 Proposed North Section  
Scale: 1/4"=1'-0"