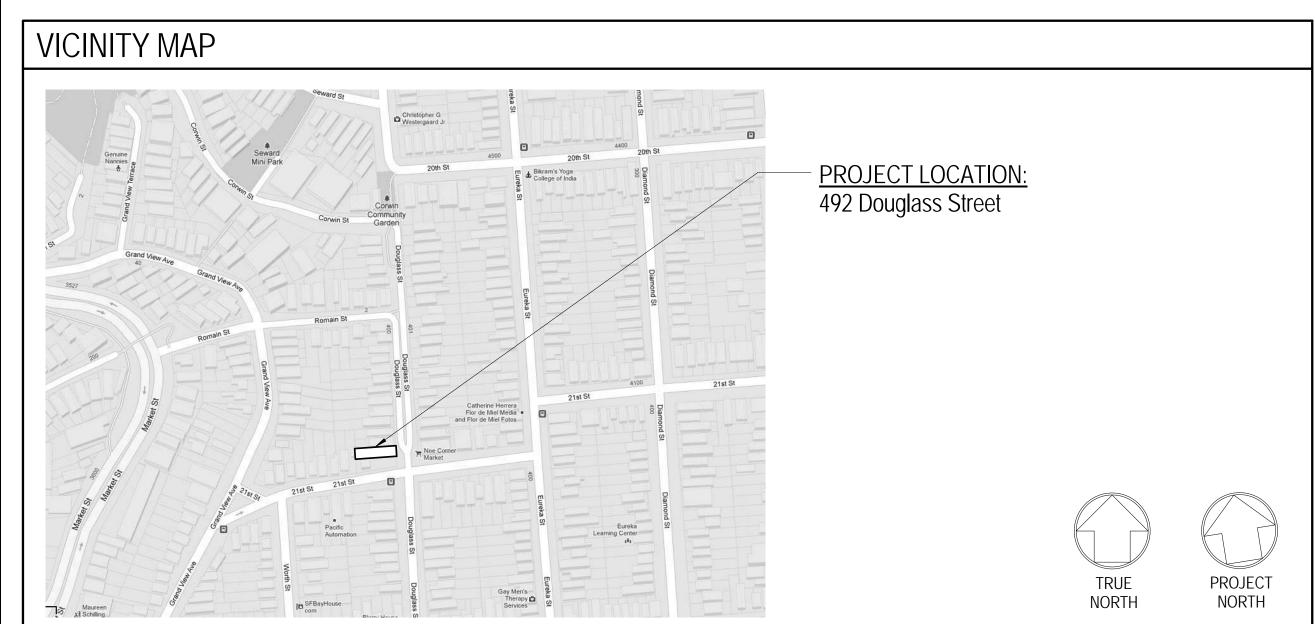
# 492 Douglass Renovation & Addition

492 Douglass Street. San Francisco, CA 94114





## SCOPE OF WORK

Renovation to the existing single family dwelling. Horizontal addition at the First Floor, Second Floor and Third Floor. Addition of Basement level at new horizontal addition.

### PROJECT DIRECTORY

#### **Project Sponsor**

Gedalia Braverman 901 Noe Street San Francisco, CA 94114 415.867.9876

#### **Architect**

Armour+Vokic Architecture 3350 Steiner Street San Francisco, CA 94123 415.440.2880

> David Armour, Principal Project Designer 415.816.2642

david@armour-vokic.com

Dom Vokic, Principal Architect of Record

415.846.8376 dom@armour-vokic.com

Job Captain 415-440-2880

kathryn@armour-vokic.com

### **BUILDING DATA**

2753 - 009

Occupancy

(E) Const. Type (N) Const. Type

(E) No. of Stories 3 Stories over Basement

25' - 8 1/2" (t.o. (E) Roof Ridge) 39' - 10" (t.o. (N) Roof Ridge)

#### Effective CODES

2010 CBC & SF Amendments 2010 CMC & SF Amendments 2010 CPC & SF Amendments 2010 California Electrical Code 2010 California Energy Code

& SF Amendments 2010 CFC & SF Amendments 2007 San Francisco Housing Code Amendements

-Building to Receive a Full Seismic Upgrade -Building to Receive an Automatic Sprinkler System in Accordance to 2010 CBC 903, under separate permit.

## AREA CALCULATIONS

#### **EXISTING AREAS**

LEVEL	UNCONDITIONED	CONDITIONED	GROSS
Ground Floor/Garage	459 SF	257 SF	716 SF
Second Floor	0 SF	706 SF	706 SF
Third Floor	0 SF	320 SF	320 SF
Subtotal (E)	459 SF	1,283 SF	1,742 SF

#### PROPOSED AREAS

LEVEL	UNCONDITIONED		CONDITIONED		GROSS	
LEVEL	net change	result	net change	result	net change	result
Basement/Garage	803 SF	803 SF	133 SF	133 SF	936 SF	936 SF
Ground Floor	-459 SF	0 SF	1,427 SF	1,684 SF	968 SF	1,684 SF
Second Floor	0 SF	0 SF	997 SF	1,703 SF	997 SF	1,703 SF
Third Floor	0 SF	0 SF	149 SF	469 SF	149 SF	469 SF
Subtotal	344 SF		2,706 SF		3,050 SF	
TOTAL (N)		803 SF		3,989 SF	4	1,792 SF

803 SF **LOT AREA = 2,304 SF** (96'-0"" depth x 24'-0" street width)

#### **Project Information**

Cover Sheet, Index & Project Information

Notes, Legend & Abbreviations

3D Perspectives

**Demolition Calculations** 

#### Survey

SV-1 Site Survey

#### **Architectural**

Proposed Block Plan

Basement Construction & Demolition Plans

First Flr. Construction & Demolition Plans

Third Flr. Construction & Demolition Plans

Roof Construction and Demolition Plans

(E) West Elevation

Longitudinal Section

A3.10 Transverse Building Section

A3.11 Transverse Sections

A3.12 Transverse Sections

## SHEET INDEX

**Project Photos** 

3D Perspective

Proposed Site Plan

Second Flr. Construction & Demolition Plans

(E) East Elevation

(N) East Elevation

(N) South Elevations

Braverman Residence

ARCHITECTURE

3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

492 Douglass St. San Francisco, CA 94114



**Environmental Evaluation** 

Application

23 April 2013

Site Permit 02 July 2013

Site Permit, Revision 1 05 November 2013

21st and Douglass

DO NOT SCALE DRAWINGS

Cover Sheet, Index & **Project Information** 

## CONTRACTOR NOTES

- The contractor will visit the site and be fully cognizant of all existing
- conditions prior to submitting any propositions or bids. Contractor shall be responsible for the safekeeping of all existing utilities, amenities and site improvements during construction, whether or not shown on drawings or uncovered during work.
- Contractor shall provide positive drainage away from residence. The contractor shall at all times, keep the construction site free from accumulation of waste materials or rubbish caused by contractor's
- At the completion of the work, contractor shall clean all surfaces and leave
- the work "broom clean". All carpets are to be vacuumed clean. Trench backfill within public right-of-way shall conform to city or county
- Contractor shall provide for traffic control as required.

contractor related to this work

- Contractor shall provide and utilize facilities necessary to control dust. If any asbestos or known materials containing asbestos are discovered, the contractor will be responsible to coordinate with the owner, as required for the removal of these conditions, prior to the beginning of this project. If the contractor participates in any portion of the removal process in his coordination with the owner, then the contractor will provide the owner with a written statement releasing the owner of any future liability from the contractor, his employees and any subcontractors hired by the
- These drawings and specifications do not represent an assessment of the presence or an assessment of the absence of any toxic or hazardous materials on this project site. The owners are solely responsible for such assessment and should be consulted for any questions, therein. The contractor will resolve the applicable regulations and procedures with the owner at the time of discovery.
- All work will be performed in accordance with all applicable codes, laws, ordinances and regulations, which relate to this project, including but not limited to: State of Cal. Administrative Code Title 24, last accepted edition CBC 2007 or last accepted edition; CEC 2007 or last accepted edition; CPC 2007 or last accepted edition; CMC 2007 or last accepted edition.
- It is the responsibility of the contractor to notify the Architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project.
- The contractor will coordinate and be responsible for all work by subcontractors and their compliance with all these general conditions. The contractor will identify any conflicts between the work of the subcontractors, as directed by these drawings, during the layout of the affected trades. The contractor will review these conditions with the architect for design conformance before beginning any installation.
- The contractor will field verify all existing and proposed dimensions and conditions. It is the responsibility of the contractor to notify the architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications. Contractor shall follow dimensions and is not to scale drawings. If dimensions are required but not shown the contractor shall notify the architect.
- Any changes, alternatives or modifications to these drawings and specifications must be approved in writing from the architect and owner, and only proceed when such written approval clearly states the agreed cost or credit of the change, alternative or modification to this project.
- The intent of these drawings and specifications is to include all items necessary for a complete job. The contractor will provide all materials, labor and expertise necessary to achieve a complete job as shown in these drawings and specifications or not shown, but intended.
- The contractor is fully responsible for construction means, methods, techniques, sequences and procedures for the work shown on these drawings and specifications. It is the contractors responsibility to enact the aforementioned in compliance with generally accepted standards of practice for the construction industry for the type of work shown on these drawings and specifications.
- The architect reserves the right of review for all materials and products, for which no specific brand name or manufacturer is identified in these drawings and specifications. The contractor shall verify with the architect the need for shop drawings or samples of materials and products, which were not identified, as well as any material, products or equipment substitutions proposed in place of those items identified in these drawings and specifications.
- It is the contractors responsibility to verify and coordinate all utility type connections, utility company's requirements and include any related costs associated with this responsibility in their proposal or bid. The contractor is responsible for writing letters regarding operative agreements for this project between the contractor and the local fire department, the local water agency, the local natural or propane gas providers, TV provider, the owner's security service provider and any unnamed utility type service provider. The contractor will provide copies of any such agreements to the architect and owner, if required or requested.
- The contractor is fully responsible to enact the appropriate safety precautions required to maintain a safe working environment. The contractor will also indemnify and hold harmless the owner, the architect, their consultants, and their employees from and against any claims for damages, including any injury claims by the contractor, his employees, his subcontractors or anyone he allows on the construction site, which result from the contractor's performance of the work shown on these drawings and specifications.
- The contractor will carry the appropriate workman's compensation and liability insurance as required by the local government agency having jurisdiction for this issue, as well as comply with the generally accepted industry standards of practice for a project of his scope. It will be the responsibility of the contractor to verify with the owner if owner will be required to carry fire insurance or other types of insurance for the duration of the project, and assist the owner in identifying the amount of
- coverage required. Where intended, all new work shall align and be of the same material finish and quality.
- The sealant, caulking and flashing locations shown on these drawings are not intended to cover all conditions requiring these products. It is the responsibility of the Contractor to identify all conditions requiring these products, to review conditions not identified in the drawings with the Owner's Agent for design conformance and to provide and warrant a complete waterproof installation.
- All connectors and fasteners are intended to be concealed, unless otherwise noted. Where such devices cannot be concealed, as intended, notify the Owner's Agent for review of design conformance.

#### GENERAL NOTES

- Comply all with codes, laws, ordinances, rules, and regulations of public authorities governing the work.
- Obtain and pay for permits and inspections required by public authorities governing the work.
- Review documents, verify dimensions and field conditions and confirm that work is buildable as shown. Report any conflicts or omissions to the architect for clarification prior to performing any work in question.
- Submit requests for substitutions, revisions, or changes to architect for review prior to purchase, fabrication or installation. Coordinate work with the owner, including scheduling time and locations
- for deliveries, building access, use of building services and facilities, and use of elevators. Minimize disturbance of building functions and Owner will provide work noted "by others" or "NIC" under separate
- contract. Include schedule requirements in construction progress schedule and coordinate to assure orderly sequence of installation
- Coordinate telecommunications, data and security system installations. Maintain exits, exit lighting, fire protective devices, and alarms in conformance with codes and ordinances.
- Protect area of work and adjacent areas from damage. Maintain work areas secure and lockable during construction. Coordinate
- with tenant and landlord to ensure security. Do not scale drawings. Written dimensions govern. In case of conflict,
- consult the architect. Maintain dimensions marked "clear". Allow for thickness of finishes. Coordinate and provide backing for millwork and items attached or mounted
- to walls or ceilings. 14. Where existing access panels conflict with construction, relocate panels
- to align with and fit within new construction.
- Undercut doors to clear top of floor finishes by 1/4 inch, unless otherwise
- If the Contractor finds fault, disagrees, objects or would like to change the scope of these conditions and his stated responsibilities as outlined in these General Notes, then the Contractor must resolve such changes with the Owner in writing before signing a contract. Failure to do so will constitute an understanding of these General Notes and their acceptance by the Contractor.

#### DEMOLITION NOTES

- The demolition work shown on this drawing is <u>not</u> the complete demolition required to accommodate the new work. The intent of this drawing is to generally show the scope of work expected of the Contractor. The contractor will be responsible to coordinate any additional work required, but not shown, in order to accommodate any new work.
- All the dimensions shown or not shown, but required, must be verified in the field by the Contractor. The information shown on these drawings was derived by the architect without any surveying or engineering type equipment. Anyone relying on this information, should be reminded, that they do so at their
- Where necessary, the Contractor will coordinate the capping and patching of all existing plumbing fixtures and related equipment, shown to be removed, with the existing system to remain. The Contractor will verify the work required to install and patch the new plumbing fixtures and related equipment, as shown on the new work plans, into the remaining existing system. The Contractor will review with the Designer in the field any conditions, which will conflict with this intent.
- Where necessary the Contractor will coordinate the patching of the mechanical system and related devices, shown to be removed, with the existing system to remain. The Contractor will verify the work required to install any new mechanical system and related equipment, as shown on the new work plans, into the remaining existing system (where required). The Contractor will review with the Designer in the field any conditions, which will conflict with this intent.
- Where necessary the Contractor will coordinate the capping and patching of all existing electrical fixtures and related equipment, shown to be removed, with the existing system to remain (where required). The Contractor will verify the work required to install and patch the new electrical fixtures and related equipment, as shown on the new work plans, into the remaining existing system. The Contractor will review with the Owner's Representative in the field any conditions, which will conflict with this intent.
- Where necessary the Contractor will protect existing wood and carpeted floors with at least one layer of heavy craft paper and one layer of Masonite.
- The Contractor is solely responsible for all shoring and protection of excavation cuts and holes, as required by CAL-OSHA and the local authorities. The Contractor is solely responsible for obtaining any additional permits, engineering, and construction documents related to this work, whether or not they are required, from the local authorities.
- Comply with applicable Local, State and Federal Codes and Regulations pertaining to safety of persons, property and environmental protection.
- Provide and maintain barricades, lighting, and guardrails as required by applicable codes and regulations to protect occupants of building and workers.
- Erect and maintain dustproof partitions as required to prevent spread of dust, fumes, and smoke, etc. to other parts of the building. On completion, remove partitions and repair damaged surfaces to match adjacent surfaces.
- If demolition is performed in excess of that required, restore effected areas at no cost to the owner. Remove from site daily and legally dispose of refuse, debris,
- rubbish, and other materials resulting from demolition Remove designated partitions, components, building

devices, unless otherwise noted.

- equipment, and fixtures as required for new work. Remove abandoned HVAC equipment, including duct work. Remove abandoned electrical, telephone and data cabling and
- Remove existing floor finishes and prepare subfloor as required for new floor finishes.

## ABBREVIATIONS (where not otherwise defined)

PROPERTY LINE	1001	REVIATIONS	•		•	
A AND   EQU   Equipment   Drain	PL	PROPERTY LINE	ENCL.	Enclosure	O.C.	On Center
AM         AMOLE         EUIP         Edupment         Drain           4, AMOLE         EXPO         Exposed         O.H.         Oppusite Hand           60         AT         EXPL         Exposed         O.H.         Oppusite Oppusite           7         DMMETER         EXTL         Exterior         OPPNG         Oppusite           8         POUND OR         FDN         Floor         PLAS         Place           9         POUND OR         FDN         Flore         PLAS         Place           4         LESS THAN         FIN         Flore         PLAS         Place           4         LESS THAN         FIN         Flore         FOLT         Property         Place           4         LESS THAN         FIN         Flore         Flore         PPD         Pland           4         LESS THAN         FIN         Flore         Flore         PPD         Pland           4         LESS THAN         FIN         Flore         Flore         PPD         Pland           ABBRVS         Asconcillant         FIN         Flore         Flore         Flore         Flore         PPD         Pendent           ACUSA <td< td=""><td>ф</td><td>SQUARE FEET</td><td></td><td></td><td>O.D.</td><td></td></td<>	ф	SQUARE FEET			O.D.	
24.         ANGLE         EXP.         Exponesion         OH.         Opposite Harind (Marriering)           6         AT         EXP.         Exponesion         OPPG.         Opening           7         DIAMETER         EXT.         Ext.         Defore         OPPG.         Opposite           8         POLIND OR         F.D.         Floor Drain         OPPG.         Opposite         Opposite         Opposite         Opposite         Opposite         Opposite         Opposite         Delate         Healt         Healt </td <td>&amp;</td> <td>AND</td> <td></td> <td></td> <td>Drain</td> <td>or Overnow</td>	&	AND			Drain	or Overnow
ge         AT         EXP.         Expansion         (Minor Inage)           f         PDAMFTER         EXT.         Exister or OPP\G         Opening           g         POUND OR         FD.         Floor Drain           g         POUND OR         FD.         Floor Drain           g         CACATER THAN         FF. (FF.         FINST Face PLAS           g         CACATER THAN         FF. (FF.         FINST Face PLAS           g         CENTERLINE         FF. (CF.         For Part Part           g         CENTERLINE         FF. (CF.         For Part Part           ABBRVS.         Abbrevelations         FO.         For Face of Coursete         PTN         Particular           ABV.         Abox         FO.         Face of Stud         R.         Reserve Testated           ACOUS.         Acoustical         FO.         Face of Stud         R.         Reserve Testated           AD.         Acas Drain         FS.         Face of Stud         R.         Reserve Testated           AD.         Acas Drain         FS.         Face of Stud         R.         Reserve Testated           ADI.         Acas Drain         FS.         Face of Stud         R.         Resider	<u> </u>	ANGLE				Opposite Hand
Performance		AT				
PERPENDICULAR	/	DIAMETER	EXT.	Exterior		. 0
POUND OR   FLOK   Froundation   PL   Plate	/		E D	Flore Deeds	OPP.	Opposite
Fig.   Final	_				DI	Dlato
Comment   File	#					
Part						
G.         CENTERLINE         FLOUR.         Flourescent         PR.         Pail           ABBRVS.         Abbreviators         F. O. C.         Face of Concrete         PTN.         Partition           ABW.         Above.         F. O. C.         Face of Finish         P. T.         Persure Treated           ACOUS.         Accuss(c/a)         F. O. C.         Face of Stud         P. T.         Persure Treated           AD.         Arab Drain         F. G. C.         Face of Stud         Rist or Radius           AD.         Arab Drain         FRC.         Free of Stud         REINF.         Rainfording           AGCR.         Aggrogate         FFRC.         Free of Stud         REINF.         Rainfording           AGR.         Aggrogate         FFRC.         Froiling         R.D.         Required           ACR.         A. A. A.         Assessor's Parcel         FT.         Future         REVIVE.         Resilient           A. P.         Assessor's Parcel         FT.         Future         Revive.         Resilient           A. P.         Assessor's Parcel         G.         Gauda         Gaugata         S.         South           A. P.         Assessor's Parcel         G.         GAL <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
ABBRVS						
ABDREVISION   ADDREVISION   F.O.C.   Face of Concrete   PTN.   Portition   PTN.   PTN.   PORTITION   PTN.	\ \frac{\pi}{2}	CENTERLINE				
ABOVE ACOUST.         ADDRESSURE (FLORE)         FO.E. Face of Flinish         P.T.         Pressure Treated           A.D.         Area Drain         F.S.         Face of Stud         R.         Rise or Radius           A.D.         Adjocant         F.S.         Face of Stud         R.         Rise or Radius           AFF         Above Friish Floor         F.F.         Fleepoof         R.D.         Roof Drain           AFF         Above Friish Floor         F.F.         Fleepoof         R.D.         Roof Drain           AL (AU)         Aluminum         F.F.         Floor Floor         R.D.         Roof Drain           A.P.         Access Panel         F.I.G.         Floor Floor         R.D.         Roof Opening           A.P.         Access Panel         F.I.G.         Floor Floor         R.W.         Reshund           A.P.         Accessed         G.B.         G.B.         G.B.         Robust         Rechaud           A.P.         Accessed         G.B.         G.B.         G.B.         G.B.         A.D.         Rechaud           A.P.         Accessed         G.B.         G.B.         G.B.         G.B.         G.B.         G.B.         G.B.         G.B.         G.B.         G.						
AD.         Arca Drain         FUS.         Face of Stud         R.         Riss or Radius           AD.         Adjacent         FSPEF         Fice of Stud         R.         Rishforcing           AFF         Above Finish Bloor         FRG (FRG)         Freinging         R.D.         Roof Drain           AL (AL)         Algregate         FT.         Footing         RESL         Resilient           APN.         Assessor's Parciel         FURR         Furing         R.O.         Rough Oppring           APROX.         Approximate         GA         Gauge         RWIL         Rainwater Leader           APROX.         Approximate         GA         Gauge         Gauge         Schedule           APROX.         Approximate         GA         Gauge         Schedule         Schedule           BD.         Board         GL (GL)         Gid line         St.         Shelf         Shelf           BLS         Bulking         GECI         Guardrail         SSHR         Shower           BLDS         Bulking         GECI         Ground         SHE         Shelf         Shelf           BUL         Bulking         GECI         Ground         SPEC         Specification						
Adjacent						
AFF         Above Finish Floor         FRG (FRC)         Framing         R.D.         Reduction of print           AGGR         Aggregate         FRG (FRC)         Framing         R.D.         Rood Drain           AP.N.         Accuss Pancel         FUR.         Fooling         R.SSL.         Resilient           APPROX.         Approximate         ARCH.         RWI.         Rainweler Leader           APPROX.         Asphalt         GA.         Gauge           APCH.         Aschilott         GALV.         Gabvaniced         S.           ASCH.         Aschilott         GALV.         Gabvaniced         S.           APPROX.         Asphalt         G.B.         Gaude         S.C. (SC)         Solld Core           APPROX.         Asphalt         G.B.         Galvaniced         S.C. (SC)         Soll Core           APPROX.         Asphalt         G.B.         Galvaniced         S.C. (SC)         Soll Core           BD.         Board         C.D.R.         Galvaniced         S.C. (SC)         Soll Core           BLC.         Bull-up Robing         G.S.         Guartill         S.HR.         Shower           BLC.         Bull-up Robing         G.P.         Gypsum <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td></td<>						
AURIL   AURI						
AL (AL)   Aluminum						
A.P. A. Accessor's Parcel Number         FURR PUT.         Furting         R.O. Rough Opening Redwood RWIL         Redwood Redwood Rainwater Leader           APPROX. Agnorymate ARCH. Agnorymate ARCH. Achicet ARCH. Asphalt GALV. Galvanized S. Architect G.B. Crab Bar S.C. (SC) Solid Core Schedule S. Schedu						•
APPROX.   Approximate   Approximate   Approximate   GALV.   Galvanized   S.   South   Asphalt   G.B.   Grab Bar   S.C. (SC.)   Solid Core   Galvanized   S.   South   Galvanized   S.   Solid Core   Galvanized   Gal			FURR.	Furring	R.O.	Rough Opening
APPROX.   Approximate   GAL   Gauge   APPROX.   Asphalt   GAL   Galvanized   S.   South   Social Core   ASPH.   Architect   GALV.   Galvanized   S.   South   Social Core   Social Cor	7.F.N.		FUT.	Future		
ARCH.   Architect   GAL   Galvanized   S.   South	APPROX.		C 1	Causa	RWL	Rainwater Leader
ASPH.		Architect			S	South
BD.         Board BKG         GDRL GL (GL)         Guardrail GL (GL)         SCHED Gid Line SH.         Schedule SH.         Shed Shedule Shed         Shedule S	ASPH.	Asphalt				
BKG	BU	Roard		Guardrail	SCHED.	
BLDG.   Bulding   GLS.   Glass   Shik.   Sheet						
BLKG. Blocking GND. Circuit Interrupt SIM. Similar SIM. Similar SIM. Beam GND. GND. Ground SPEC. Specification B.O. Bottom of GR. Grade S.O. Square GND. Ground SPEC. Specification B.O. Bull-up Roofing GYP. Gypsum S.S. Stainless Steel G.B. Calch Basin G.B. Gal. Galvanized Iron STD. Standard CEM. Cement STL. Steel GEM. Cement GL. Galvanized Iron STD. Standard GEM. Cement GL. Cast Iron H.B. Hose Bib STOR. Storage GL. Cast Iron H.B. Hose Bib STOR. Storage GL. Cast Iron H.C. (HC) Hollow Core STRL. Structural HDWD. Hardwood S.V. Sheet Vinyl GL. Centerline HDWD. Hardwood S.V. Sheet Vinyl GL. Celling HDRL Handrail GLKG. Caulking HDRL Handrail GLKG. Caulking HDRL Handrail T. Tread GL. Clo. Closel H.M. (HM) Hollow Metal T. Tread GL. Clo. Closel H.M. (HM) Hollow Metal T. Tread GL. G. Glorete Masonry H.P. High Point TEL. Toleghone G.V. Goncrete Masonry H.P. High Point TEL. Toleghone G.O. Closen Guller HT. Height T&G Toungue & Groove TH. Threshold GONT. Controle G.O. Closen G.O. Closen G.O. Glore G.O. Glore G.O. Glore G.O. Glore G.O. Glore G.O. Golden G.O. Go						
Boll Bollom of Bollom of Bollom of Britan Bollom of Britan Bollom of Britan Bollom of Britan Bollom of GR Grade SQ. Square Gypsum S.S. Stainless Steel Gypsum S.S. Stainle	BLKG.	•	GFCI			
B.U.R. Bottom of GR. Grade SQ. Square B.U.R. Built-up Roofing GYP. Gypsum S.S. Stainless Steel CAB. Cabinet GWB Gypsum S.S.D. See Structural Wall-board Drawings C.B. Caich Basin G.I. Galvanized Iron STD. Standard CEM. Cement CER. Ceramic H.B. Hose Bib STOR. Storage C.I. Cast Iron H.C. (HC) Hollow Core STRL. Structural C.I. Control Joint HOWD Hardwood S.V. Sheet Vinyl C.I. Control Joint HOWD. Hardwood S.V. Sheet Vinyl C.I. Caulking HDRL. Handrail C.I. Caulking HDRL. Handrail C.I. Caulking HDRL. Hollow Metal T. Tread C.I. Caulking HDRL. Horizontal T.B. Towel Bar C.I. Clear C.M.U. Concrete Masonry H.P. High Point TEL. Telephone C.M.U. Concrete Masonry HR. Hour TEMP. Tempered Unit HT. Height T&G Toungue & Groove T.H. Threshold C.O. Clean Out C.O. Column C.O. Column I.D. Inside Diameter THK. Thick CONT. Continuous INSUL Insulation T.O. Top of Vall CONT. Confinuous INSUL Insulation T.O. Top of Vall CONT. Confinuous INSUL Insulation T.O. Top of Vall C.T. Ceramic Tile C.R. Caeler C.R. Caeler C.R. Codit Rolled J.T. Joint T.V. Television C.T. Ceramic Tile C.T. Ceramic Tile C.T. Ceramic Tile LAW. Lawatory D. Down M.C. Medicine Cabinet Will. Million MIN. Minimum W.D. (WD) Wood With D. West West Will. Water Position E.J. Expansion Joint E.L. Esast MIN. Minimum W.D. (WD) Wood Will. Mullion W.O. Whree Occurs W. Water Position E.L. Electrical N.I.C. Molt in Contract			GND.	•		
CAB. Cabinet GWB Gypsum S.S.D. See Structural Wall-board C.B. Catch Basin G.I. Galvanized Iron STD. Standard CEM. Cement STL. Sleed C.I. Cast Iron H.G. (HC) Hollow Core STRL. Structural C.G. Cast Iron H.C. (HC) Hollow Core STRL. Structural C.G. Conterline HDWD. Hardwood S.V. Sheet Vinyl C.I. C.G. Ceilling HDRL. Hardware SYM. Symmetrical Hardwood C.I. Conterline HDWD. Hardwood S.V. Sheet Vinyl C.I. C.G. Ceilling HDRL. Hardware SYM. Symmetrical Hardwood C.I. Coloset H.M. (HM) Hollow Metal T. Troad C.I. Troad C.I. C.I. Conterline HDRL. Horizontal T.B. Towel Bar Help Hollow Concrete Masonry H.R. Hour TEMP. Tempered T.M. Unit T.M. Height T.M. Threshold T.M. Th						•
CAB.         Calch Basin         G.I.         Galvanized fron         STD.         Standard           CEM.         Cement         G.I.         Galvanized fron         STD.         Steel           CER.         Ceramic         H.B.         Hose Bib         STOR.         Storage           C.J.         Control Joint         H.C. (HC)         Hollow Core         STR.         Structural           C.J.         Control Joint         H.DWD.         Hardwood         S.V.         Sheet Vinyl           CLG.         Celling         HDWL.         Hardwood         S.V.         Sheet Vinyl           CLG.         Celling         HDRL.         Handrail         Handrail         Symmetrical           CLG.         Celling         HDRL.         Handrail         Handrail         Handrail           CLG.         Closet         H.M. (HM)         Hollow Metal         T.         Tread           CLO.         Closet         HORIZ.         Horizontal         T.B.         Towel Bar           CLR.         Clear         H.P.         High Point         TEL.         Telephone           CLR.         Colar         H.P.         High Point         TEL.         Telephone           CMTR.	B.U.K.	Built-up Roolling		• .		
G.B. Catch Basin G.I. Galvanized Iron STD. Standard CER. Ceramic H.B. Hose Bib STOR. Slorage C.I. Cast Iron H.C. (HC) Hollow Core STRL. Structural C.J. Control Joint HDWD. Hardwood S.V. Sheet Vinyl C.G. Certerline HDWR. Hardwood S.V. Sheet Vinyl C.G. Celling HDRL Hardware SYM. Symmetrical DEL. Caulking HDRL Handrail CLG. Caulking HDRL Handrail CLG. Caulking HDRL Handrail CLG. Clear HORIZ. Horizontal T.B. Towel Bar CLR. Clear HORIZ. Horizontal T.B. Towel Bar CLR. Clear H.P. High Point TEL. Telephone CLM.U. Concrete Masonry H.P. High Point TEL. Telephone TEL. Counter TH. Threshold T.G. Co. Clean Out I.D. Inside Diameter THK. Thick CO.C. Clean Out I.D. Inside Diameter THK. Thick CONT. Concrete INSUL. Insulation T.O. Top of Vall CONT. Continuous INT. Interior T.P.D. Toil Paper Dispenser CR. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel T.S. Tube	CAB.	Cabinet	GWB	3.	S.S.D.	
CER. Ceramic C.I. Cast Iron C.J. Control Joint C.J. Colling C.J. Ceiling C.J. Ceiling C.J. Colling C.J. Concrete C.J. Colling C.J. Concrete C.J. Colling C.J. Co		Catch Basin	GI		STD	<u> </u>
C.I. Cast fron H.C. (HC) Hollow Core STRL. Structural H.C. (LC). Control Joint H.C. (HC) Hollow Core STRL. Structural HDWD. Hardwood S.V. Sheet Vinyl CLG. Celling HDWR. Hardware SYM. Symmetrical HDWC. CLG. Celling HDWR. Hardware SYM. Symmetrical HDWC. CLG. Celling HDWR. Hardware SYM. Symmetrical HDWC. CLG. Celling HDRL. Handrail T. Tread CLG. Celling HDRL. Handrail T.B. Towell Bar CLG. Clear Clear HORIZ. Horizontal T.B. Towell Bar CLG. Clear Clear HDWC. High Point TEL. Telephone HC. CLR. Clear Counter HT. Height TEMP. Tempered Unit HT. Height TEMP. Tempered THK. Thick Towngue & Groove TH. Threshold T.O. Counter THK. Thick Towngue & Groove THK. Thick COL. Column INFO. Information T.O. Top of CONC. Concrete INSUL. Insulation T.O.W. Top of Wall Insulation T.O.W. Top of Wall CONT. Continuous INSUL. Insulation T.O.W. Top of Wall CONT. Continuous INTO. Inferior T.P.D. Toilet Paper Dispenser C.R. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel CTSK. Countersunk KIT. Kitchen TYP. Typical CTSK. Countersunk KIT. Kitchen TYP. Typical CTSK. Countersunk L.P. Low Point L.D. Dimension D. Down MAX. Maximum VERN. Veneer D.N. (DN) Down MEAM. Maximum VERN. Veneer D.N. (DN) Down MECH. McChanical V.T. Veritical V.T. Veritical D.S. Downspout MEMB. Membrane V.I.F. Veritical V.T. Veritical D.S. Downspout MEMB. Membrane V.I.F. Veritical V.T. Veritical D.S. Downspout MEMB. Membrane V.I.F. Veritical V.T. Veritical V.T. Worly Tile East MSC. Miscellaneous W.O. Where Occurs W.O. Where Occurs MIN. Million W.O. Without W.D. W. Water Resistant E.E. East MISC. Miscellaneous W.O. Where Occurs W.A. Expansion Joint E.L. Elevation N. North W.T. Weight V.T. Weight V.T. Elevation N.L.C. Not in Contract			O.I.	Galvariized iron		
C.J. Control Joint HDWD. Hollow Cole STRL. Stutctial CLG. Centerline HDWD. Hardwood S.V. Sheet Vinyl CLG. Celling HDWR. Hardware SYM. Symmetrical CLG. Celling HDRL. Handrail T. Tread CLG. Coloset HORIZ. Horizontal T.B. Towel Bar CLG. Clear HORIZ. Horizontal T.B. Towel Bar CLG. Clear HORIZ. Horizontal T.B. Towel Bar CLG. Clear HDRIZ. Horizontal T.B. Towel Bar CLG. Clear HDRIZ. Horizontal T.B. Towel Bar CLG. Clear HDRIZ. Horizontal T.B. Towel Bar CLG. Clear HT. Holigh Point TELL. Telephone TH. Tempered TH. Threshold T.G. Counter HT. Height T&G Toungue & Groove TH. Threshold T.G. Co. Clean Out I.D. Inside Diameter THK. Thick Threshold COL. Column INFO. Information T.O. Top of October Concrete INSUL. Insulation T.O.W. Top of Wall CONT. Continuous INSUL. Insulation T.O.W. Top of Wall CSWK. Casework INT. Interior T.P.D. Toilet Paper Dispenser C.R. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel DIA Diameter L.P. Low Point L.T. Light UNF. Unfinished UNF. Unfini			H.B.	Hose Bib		
CL Centerline HDWR. Hardware SYM. Symetrical CLG. Ceiling HDWR. Hardware SYM. Symetrical CLG. Ceiling HDRL. Handrail CLO. Closet HORIZ. Horizontal T.B. Towel Bar CLM. Clear H.P. High Point TEL. Telephone TEMP. Tempered TEMP. Tempered TEMP. Tempered TEMP. Toungue & Groove TH. Hr. Height T&G Toungue & Groove TH. Threshold Thre						
CLKG. Caulking HDRL. Handrail CLO. Closet HORIZ. Horizontal T.B. Towel Bar CLR. Clear HP. High Point TEL. Telephone CLR. Clear HP. High Point TEL. Telephone Unit HT. Height T&G Toungue & Groove TH. Threshold COL. Column I.D. Inside Diameter COL. Column II.D. Inside Diameter CONC. Concrete INFO. Information T.O. Top of CONT. Continuous INT. Interior T.P.D. Toilet Paper CONT. Continuous INT. Interior T.P.D. Toilet Paper CR. Cold Rolled JT. Joint T.V. Television CT. Ceramic Tile JT. Joint T.V. Television CTSK. Countersunk KIT. Kitchen TYP. Typical  DBL. Double LAM. Laminate UNF. Unfinished DET. Detail L.P. Low Point Diameter DIA. Doven MCC. Medicine Cabinet DIA. Diameter DIA. Diamete						_
CLO. Closet HORIZ. Horizontal T.B. Towel Bar CLR. Clear HORIZ. Horizontal T.B. Towel Bar C.M.U. Concrete Masonry Unit H.P. High Point TELL. Telephone HR. Hour TEMP. Tempered TH. Threshold T.O. Clean Out I.D. Inside Diameter THK. Thick Counter C.O. Clean Out I.D. Inside Diameter THK. Thick COUNT. Continuous INFO. Information T.O. Top of CONC. Concrete INSUL. Insulation T.O.W. Top of Wall CONT. Continuous INT. Interior T.P.D. Toilet Paper Dispenser C.R. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel C.T. Ceramic Tile CTR. Center CTSK. Countersunk KIT. Kitchen TYP. Typical  DBL. Double LAM. Laminate UNF. Unfinished Diameter L.P. Low Point Noted Diameter L.P. Low Point Noted Dimension D.M. (DN) Down MAX. Maximum VERT. Vertical D.D. Door Opening M.C. Medicine Cabinet VEST. Vestibule D.S. Downspout MET. Media Maximum WERT. Vertical D.S. Downspout MET. Media Membrane V.I.F. Verify in Field D.S. Downspout MET. Manufacturer W. West M.D. Whole D.S. Downspout MET. Manufacturer W. West M.D. Wene Cocurs M.D. Wilhout Well. Million W.D. Where Occurs M.D. Well. Million W.D. Where Occurs M.D. Well. Million W.D. Well. Weight E.E. East M.D. N.LC. Not in Contract		J			STIVI.	Symmetrical
CLR. Clear H.P. High Point TEL. Telephone C.M.U. Concrete Masonry Unit TEL. Telephone C.M.U. Concrete Masonry H.P. High Point TEL. Telephone C.N. Counter H.T. Height T&G Toungue & Groove T. C.O. Clean Out T.D. Inside Diameter T.H. Threshold C.O. Clean Out I.D. Inside Diameter T.O. Top of C.O. Concrete INSUL. Insulation T.O. Top of CONC. Concrete INSUL. Insulation T.O.W. Top of Wall C.N. Casework INT. Interior T.P.D. Toilet Paper C.T. Ceramic Tile T.S. Tube Steel C.T. Ceramic Tile C.T. Ceramic Tile C.T. Center C.T. Center C.T. Countersunk KIT. Kitchen T.P. Typical  DBL. Double LAM. Laminate UNF. Unfinished DET. Detail L.P. Low Point Noted DET. Detail L.P. Low Point Noted DIM. Dimension DN. (DN) Down DN. (DN) Down DN. (DN) Down DN. (DN) Down DN. Door Opening M.C. Medicine Cabinet VEST. Vestibule DR. Door MECH. Mechanical V.T. Vinyl Tile DWG. Drawing MFR. Manufacturer W. West  (E) Existing MINF. Minimum WD. (WD) Wood E.B. Expansion Joint E. East MISC. Miscellaneous W.O. Where Occurs E.B. Expansion Joint E.J. Expansion Joint E.L. Elevation N. North WT. Weight ELEC. Electrical D.L. Other Counters of the Counter of the		J			T.	Tread
C.M.U. Concrete Masonry Unit H.P. Hour TEMP. Tempered TEMP. Tempered TEMP. Tempered THT. Height T&G Toungue & Groove TH. Threshold The C.O. Clean Out I.D. Inside Diameter THK. Thick Threshold T.O. Top of CONC. Concrete INSUL. Insulation T.O.W. Top of Wall CONT. Continuous INT. Interior T.P.D. Toilet Paper Dispenser C.R. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel CTSK. Countersunk KIT. Kitchen TYP. Typical TS. Tube Steel CTSK. Countersunk KIT. Kitchen TYP. Typical CTSK. Countersunk L.P. Low Point DIM. Dimension DN. (DN) Down MAX. Maximum VERT. Vertical DN. (DN) Down MECH. Mechanical V.T. Vinyl Tile DNR. Door MECH. Mechanical V.T. Vinyl Tile DNR. Door MECH. Mechanical V.T. Vinyl Tile DNR. Drawer MEMB. Membrane V.I.F. Verify in Field DNG. Drawing MIR. Manufacturer W. West MIR. Miscel Diam. Diam. Diam. Drawing MIR. Manufacturer W. West MIR. Miscel David Drawing MIR. Manufacturer W. West MIR. Manufacturer W. West MIR. Miscel David Drawing MIR. Manufacturer W. West MIR. Miscel David Drawing MIR. Manufacturer W. West MIR. Manufacturer W. West MIR. Miscel David Drawing MIR. Manufacturer W. West Mir. E. East MIR. Miscel David Drawing MIR. Manufacturer W. With Mir. Miscel David Drawing MIR. Miscel Drawin			HORIZ.			
Unit HT. Height T&G Toungue & Groove C.O. Clean Out I.D. Inside Diameter THK. Thick COLL COLL Column INFO. Information T.O. Top of Oct. Control Contro						•
COURC. C.O. Clean Out COL. Column INFO. Information CONC. Concrete INSUL. Insulation C.R. Cold Rolled C.T. Ceramic Tile CTR. Center CTSK. Countersunk  DBL. Double LAM. Laminate LAV. Lavatory DIA. Diameter DIA. Diameter DIA. Diameter DIA. Door Opening DN. (DN) Down DN. (DN) Down DN. (DN) Down DN. (DN) Dorw DR. Door MECH. Mechanical DWR. Drawer MECH. Mechanical DWR. Drawing MFR. Manufacturer MINI. Minimum MFR. Manufacturer MINI. Minimum MPD. (WD) Were DEA. Dispenser T.V. Television T.V. Television T.V. Television T.V. Television T.V. Television T.V. Television T.V. Typical  DIMF. Unfinished UNF. Unfin		3				•
C.O. Clean Out COL. Column INFO. Information CONC. Concrete INSUL. Insulation CSWK. Casework C.R. Cold Rolled C.T. Ceramic Tile CTR. Center CTR. Center CTSK. Countersunk  DBL. Double LAM. Laminate LAV. Lavatory DIA. Diameter DIA. Diameter DIA. Diameter DIA. Diameter DIA. Down DN. (DN) DN. (DN) DOWN DN. (DN) DOWN DN. (DN) DOWN DN. Door DR. Door DR. Door MECH. Mechanical DWR. Drawer MEMB. Membrane DWR. Drawing MFR. Manufacturer MFR. Manufacturer MFR. Manufacturer MIN. Mithout MIN. Million MIN. Mi			пі.	пеіупі		•
CONC. Concrete INFO. Information 1.0. Top of Vall CONT. Continuous INT. Insulation T.O.W. Top of Wall INT. Insulation T.O.W. Top of Wall INT. Insulation T.O.W. Top of Wall INT. Insulation T.P.D. Toilet Paper Dispenser C.R. Cold Rolled JT. Joint T.V. Television T.S. Tube Steel C.T. Ceramic Tile T.S. Tube Steel T.S. Tu			I.D.	Inside Diameter		
CONT. Continuous INSUL. Institution Interior T.P.D. Toilet Paper Dispenser C.R. Cold Rolled C.T. Ceramic Tile JT. Joint T.V. Television T.S. Tube Steel T.S. Tube Steel CTSK. Countersunk KIT. Kitchen TYP. Typical  DBL. Double LAM. Laminate UNF. Unfinished UNF. Detail L.P. Low Point U.O.N. Unless Otherwise Noted U.O.N. Unless Otherwise				Information		Top of
CSWK. Casework C.R. Cold Rolled C.T. Ceramic Tile CTR. Center CTSK. Countersunk  DBL. Double DET. Detail DIA. Diameter DIM. Dimension DN. (DN) DOV						
C.R. Cold Rolled C.T. Ceramic Tile C.T. Ceramic Tile CTR. Center CTSK. Countersunk  DBL. Double DET. Detail DIA. Diameter DIM. Dimension DN. (DN) Dov	CSWK.		IIN I .	interior	1.P.D.	•
C.T. Center CTR. Center CTSK. Countersunk  LAM. Laminate DBL. Double DET. Detail DIA. Diameter DIM. Dimension DN. (DN) Down D.O. Door Opening DR. Door DWR. Drawer DS. Downspout DWG. Drawing DWG. Drawing  (E) Existing E. East EAST EAST EAST EAST EAST EAST  KIT. Kitchen  T.S. Tube Steel TYP. Typical  T.S. Tube Steel TYP. Typical Topical Topical Topical Topical Topical Topical Topical Typ. Typical Topical Topical Typ. Typical Typ. Typ. Typical Typical Typical Typical Typical Typical Typical Typical Typi			JT.	Joint	T.V.	•
CTSK. Countersunk    DBL. Double					T.S.	
DBL. Double LAM. Laminate UNF. Unfinished LAV. Lavatory U.O.N. Unless Otherwise DIA. Diameter LT. Light VEN. Veneer DIM. Dimension DN. (DN) Down Door Opening DR. Door Door MECH. Mechanical V.T. Vinyl Tile DWR. Drawer DS. Downspout MET. Metal DWG. Drawing MFR. Manufacturer W. West MFR. Manufacturer W. West MIN. Minimum WD. (WD) Wood E. East MISC. Miscellaneous W.O. Where Occurs EA. Each Expansion Bolt E.J. Expansion Bolt ELC. Electrical N.I.C. Not in Contract			KIT.	Kitchen	TYP.	Typical
DBL. Double DET. Detail DIA. Diameter DIM. Dimension DN. (DN) Down D.O. Door Opening DR. Doawer DWR. Drawer D.S. Downspout DWG. Drawing DFR. MRFR. Manufacturer MFR. Manufacturer MFR. Manufacturer W. West MFR. Manufacturer W. West MFR. Manufacturer W. With West MIN. Minimum WD. (WD) Wood E. East Each EAA. Each EB. Expansion Bolt E.J. Expansion Joint EL. Elevation ELEC. Electrical DIM. Diameter L.P. Low Point L.P. Low Point Noted Noted Noted Noted Nonted Noted Noted Noted New Yen. Veneer VEN. Veneer VEN. Verical Netal Netal Neth Nethanical V.T. Vinyl Tile Verify in Field W. West West WM With With WD. (WD) Wood Without WP. Waterproofing WP. Water Resistant WT. Weight		O GALLIOI SALIIN	1 / / / /	Laminata	LINIE	Unfinished
DET. Detail DIA. Diameter DIM. Dimension DN. (DN) Down DO. Door Opening DR. Door DWR. Drawer DWR. Drawer DWG. Drawing MFR. Manufacturer MFR. Manufacturer MIN. Minimum MFR. Manufacturer MIN. Minimum MFR. Miscellaneous EA. Each EA. Each E.B. Expansion Bolt E.J. Expansion Joint EL. Elevation ELEC. Electrical DIM. Dimension DWAX. Diameter DAX. Down Point NAX. Maximum VERT. Vertical VEST. Vestibule VEST. Vestibule VEST. Vestibule VEST. Vestibule VEST. Verify in Field VII. Vinyl Tile VINyl Tile VII. Vinyl Tile VII. Vinyl Tile VINyl Til						
DIM. Dimension DN. (DN) Down DO. Door Opening DR. Door DWR. Drawer D.S. Downspout DWG. Drawing MFR. Manufacturer MFR. Manufacturer MIN. Minimum WD. (WD) Wood E. East EAA. Each E.B. Expansion Bolt E.J. Elevation ELEC. Electrical DNAX. Maximum VERT. Veritcal VEST. Vestibule VI.F. Verify in Field				•	0.0.14.	
DN. (DN) Down MAX. Maximum VERT. Vertical D.O. Door Opening M.C. Medicine Cabinet VEST. Vestibule DR. Door MECH. Mechanical V.T. Vinyl Tile DWR. Drawer MEMB. Membrane V.I.F. Verify in Field D.S. Downspout MET. Metal DWG. Drawing MFR. Manufacturer W. West MNFR. Manufacturer W. With E. East MIN. Minimum WD. (WD) Wood E. East MISC. Miscellaneous W.O. Where Occurs E.B. Expansion Bolt E.J. Expansion Joint E.L. Elevation N. North ELEC. Electrical N.I.C. Not in Contract			LT.	Light		
D.O. Door Opening DR. Door DWR. Drawer DWR. Downspout DWG. Drawing  MECH. Mechanical MECH.						
DR. Door MECH. Mechanical V.T. Vinyl Tile DWR. Drawer MEMB. Membrane V.I.F. Verify in Field D.S. Downspout MET. Metal DWG. Drawing MFR. Manufacturer W. West  (E) Existing MIN. Minimum WD. (WD) Wood E. East MISC. Miscellaneous W.O. Where Occurs EA. Each MUL. Mullion W/O Without E.B. Expansion Bolt E.J. Expansion Joint (N) New WR. Water Resistant ELEC. Electrical N.I.C. Not in Contract						
DWR. Drawer D.S. Downspout DWG. Drawing  MEMB. Membrane MET. Metal MFR. Manufacturer MNFR. Manufacturer MIN. Minimum MIN. Minimum WD. (WD) Wood E. East EA. Each EA. Each E.B. Expansion Bolt E.J. Expansion Joint EL. Elevation ELEC. Electrical ELEC. Electrical ELEC. Elevator  MEMB. Membrane V.I.F. Verify in Field WW. West MIST. Manufacturer W/ With WIN. Minimum WD. (WD) Wood WHO WHO Without WP. Waterproofing WR. Water Resistant WT. Weight N.I.C. Not in Contract		Door				
D.S. Downspout MET. Metal  Drawing MFR. Manufacturer W. West  MNFR. Manufacturer W/ With  MIN. Minimum WD. (WD) Wood  E. East MISC. Miscellaneous W.O. Where Occurs  EA. Each MUL. Mullion W/O Without  E.J. Expansion Bolt  E.J. Expansion Joint EL. Elevation N. North  ELEC. Electrical N. North  N. North  North  North  MET. Metal  West  Wood  Where Occurs  WO. Where Occurs  WHO Without  WP. Waterproofing  WR. Water Resistant  WT. Weight						3
(E) Existing MNFR. Manufacturer W/ With  E. East MIN. Minimum WD. (WD) Wood  EA. Each MISC. Miscellaneous W.O. Where Occurs  EA. Expansion Bolt WP. Waterproofing  E.J. Expansion Joint EL. Elevation N. North WT. Weight  ELEC. Electrical N.I.C. Not in Contract		•	MET.	Metal		•
E. East MIN. Minimum WD. (WD) Wood E. East MISC. Miscellaneous W.O. Where Occurs EA. Each MUL. Mullion W/O Without E.J. Expansion Joint EL. Elevation N. North WT. Weight ELEC. Electrical N.I.C. Not in Contract	טייט.	Drawing				
E. East MIN. Miscellaneous W.O. Where Occurs  E.B. Expansion Bolt WP. Waterproofing  E.J. Expansion Joint EL. Elevation N. North WT. Weight  ELEC. Electrical N.I.C. Not in Contract	(E)	Existing				
E.B. Expansion Bolt MUL. Mullion W/O Without WP. Waterproofing E.J. Expansion Joint (N) New WR. Water Resistant ELEC. Electrical N.I.C. Not in Contract	E.	East			•	
E.B. Expansion Bolt  E.J. Expansion Joint (N) New WR. Waterproofing  EL. Elevation N. North WT. Weight  ELEC. Electrical N.I.C. Not in Contract						
EL. Elevation N. North WT. Weight  ELEC. Electrical N.I.C. Not in Contract		•			WP.	Waterproofing
ELEC. Electrical N.I.C. Not in Contract W.I. Weight		•				
	ELEC.				VV I .	vveigni
	ELEV.	Elevator				

## PROJECT NOTES

- 1. All walls to be 2x4 framing, U.O.N.
- 2. Coordinate with Structural Drawings for bearing wall framing and shear wall

#### B. Notes on Architectural Dimensions:

- a) All interior wall dimensions are to face of stud wall, U.O.N. b) '+/-' dimensions provided for verification purposes. c) Verify any dimensional descrepencies with Architect.
- d) Abbreviations used for Architectural Dimensioning: CL Centerline
- CLR Clear (maintain clear dimension) FF Finish Face
- FS Face of Stud FRG Framing
- GL Grid Line PL Property Line

#### 4. All Grid Lines are referenced to Face of Stud, U.O.N. See Slab Plan, Sheet A2.0 for Grid Line location descriptions.

5. At all EXISTING EXTERIOR LOT-LINE WALLS provide minimum one layer of 5/8" Type 'X' GWB on inside of walls.

- -Provide "Bayseal" spray-applied cellular polyurethane foam plastic insulation by Bayer Material Science, LLC.
- -Provide foil faced batt insulation at all staple up radiant heating locations

## R-Values for building components, unless noted elsewhere, are as

Exterior Walls Roof/Ceiling Assembly R-30 Roof/Deck Assembly R-19 Garage Ceiling R-19 Ground Slab

#### Verify R-Values with Title 24 Report as shown on Sheets A0.5, A0.6, & A0.7.

- See Sheets A6.1 thru A6.4 for Smoke Detector & Carbon Monoxide locations. Provide 100 Volt Hardwired Power with Battery Back-up for all SMOKE DETECTORS.
- 3. Comply with CBC 2010 Section 420.4 for Carbon Monixide Alarms.
- 9. Provide LEVEL 5 finish at all NEW painted Gypsum Wall-Board locations, except Closets, Garage, and Mechanical which receive LEVEL 4 finish
- 10. **Acoustical Considerations:** Provide sound attenuating acoustic insulation at locations between all bathroom walls and surrounding spaces.

#### 11. Sheet Metal:

All exterior sheet metal (flashing, gutters, leaders, etc.) to be copper,

-Provide (N) Radiant Heating at the following locations:

Basement - In-slab 1st Floor - Staple-up

-Provide (N) Gas-Fired 95% efficient condensing boiler, 120 gallon indirect fired domestic hot water storage tank & all necessary components for a complete installation.

-Provide (N) Forced Air Heating at the following locations:

Second Floor Third Floor

# Braverman Residence

RMOUR+VOKI

3350 Steiner Street

San Francisco, CA 94123

415.440.2880

www.armour-vokic.com

ARCHITECTURE

492 Douglass St. San Francisco, CA 94114



**Environmental Evaluation** 

Application 23 April 2013

Variance Application

10 May 2013

Site Permit

02 July 2013

Site Permit, Revision 1

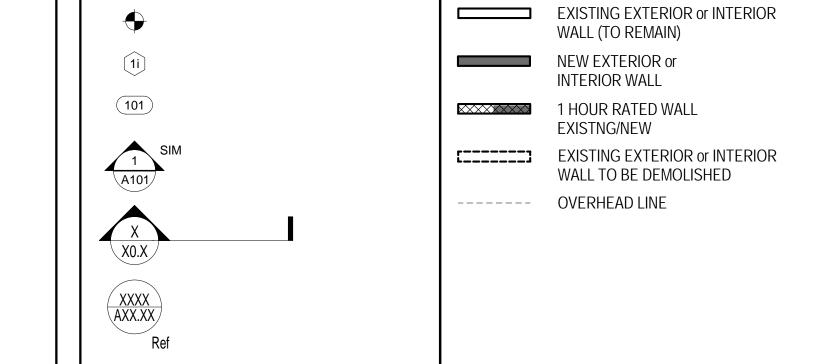
05 November 2013

21st and Douglass

Job #: Drawn By: DO NOT SCALE DRAWINGS

1/4" = 1'-0"

Notes, Legend & **Abbreviations** 



N.T.S.

Not to Scale

SYMBOL LEGEND



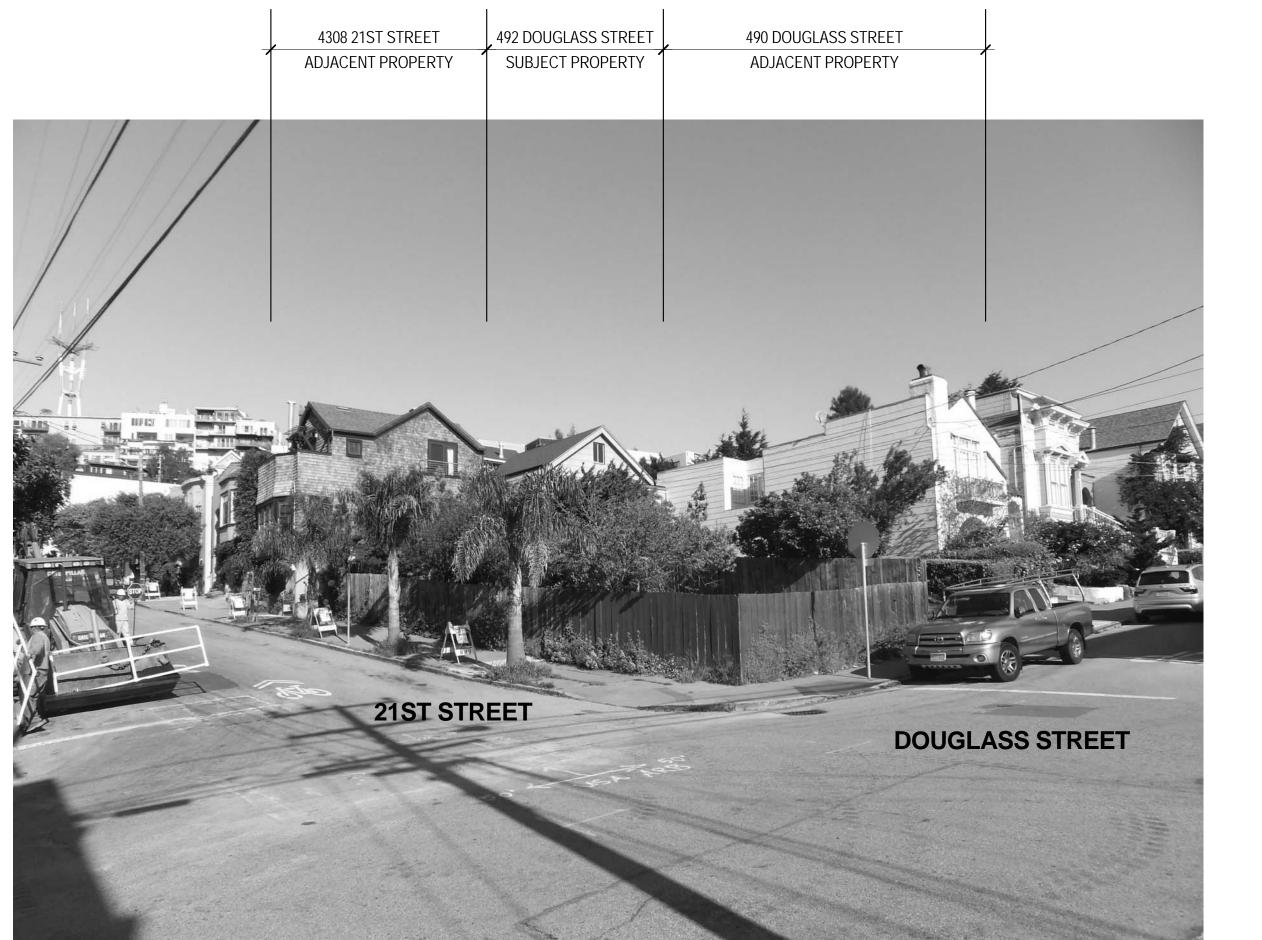




FRONT FACADE - 492 DOUGLASS STREET

ADJACENT PROPERTY - 490 DOUGLASS STREET

ADJACENT PROPERTY - 4300 21ST STREET



STREET VIEW - CORNER OF DOUGLASS AND 21ST STREET



**STREET VIEW - DOUGLASS STREET** 



## Braverman Residence

492 Douglass St. San Francisco, CA 94114



Date & Issue
Environmental Evaluation

Application
23 April 2013

Variance Application
10 May 2013

Site Permit
02 July 2013

Site Permit, Revision 1
05 November 2013

21st and Douglass e:

Job #:

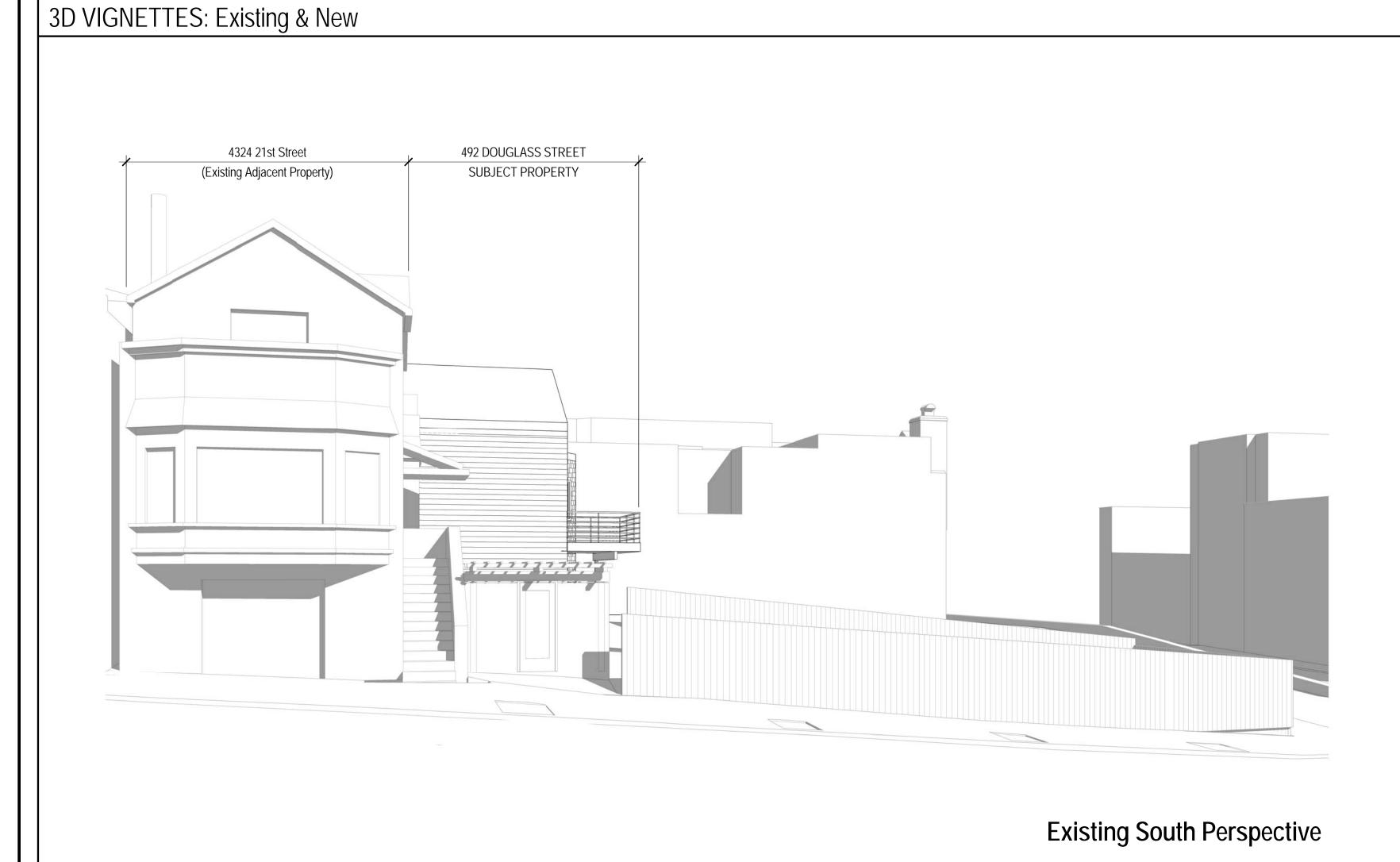
Drawn By:

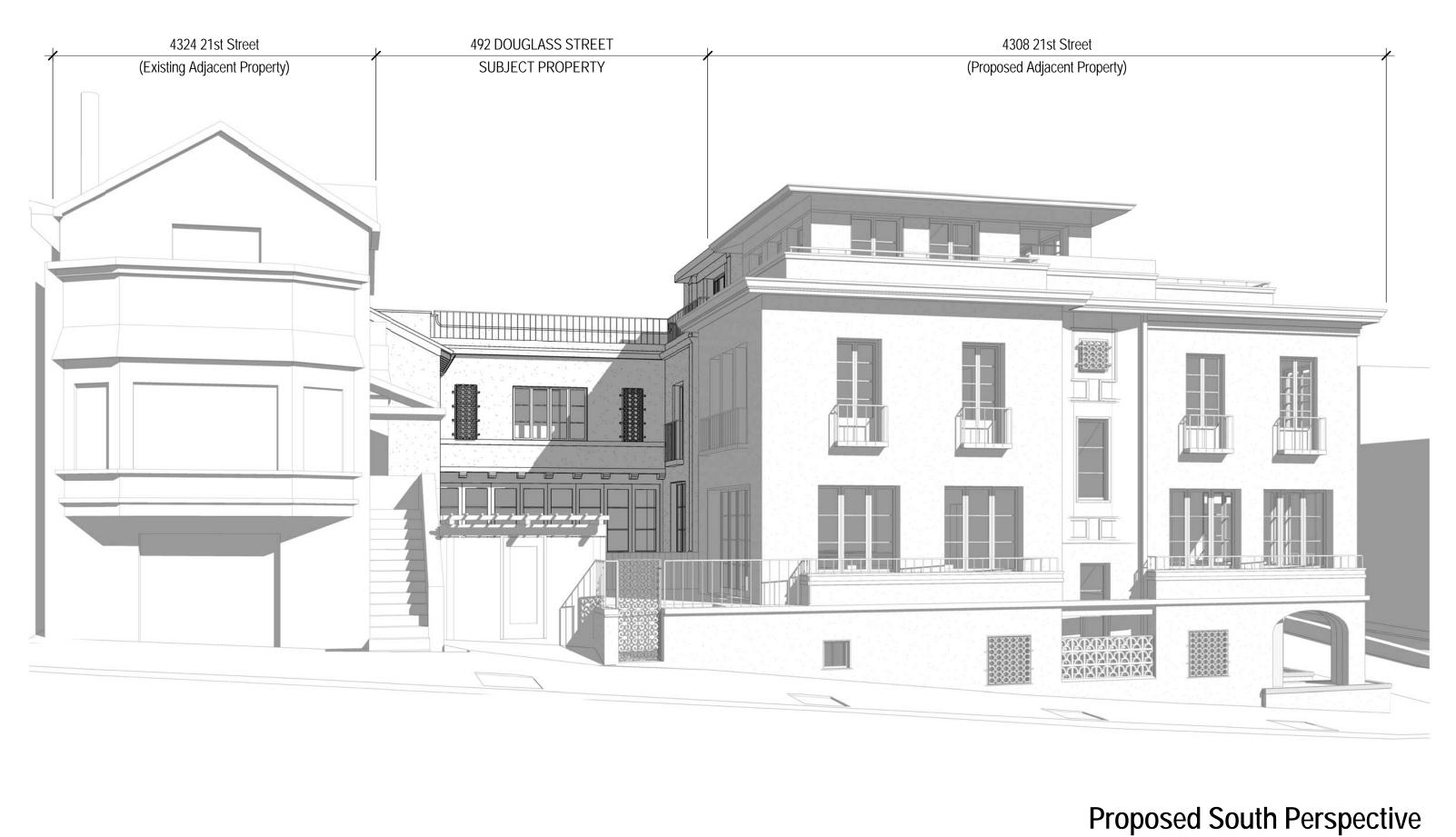
DO NOT SCALE DRAWINGS

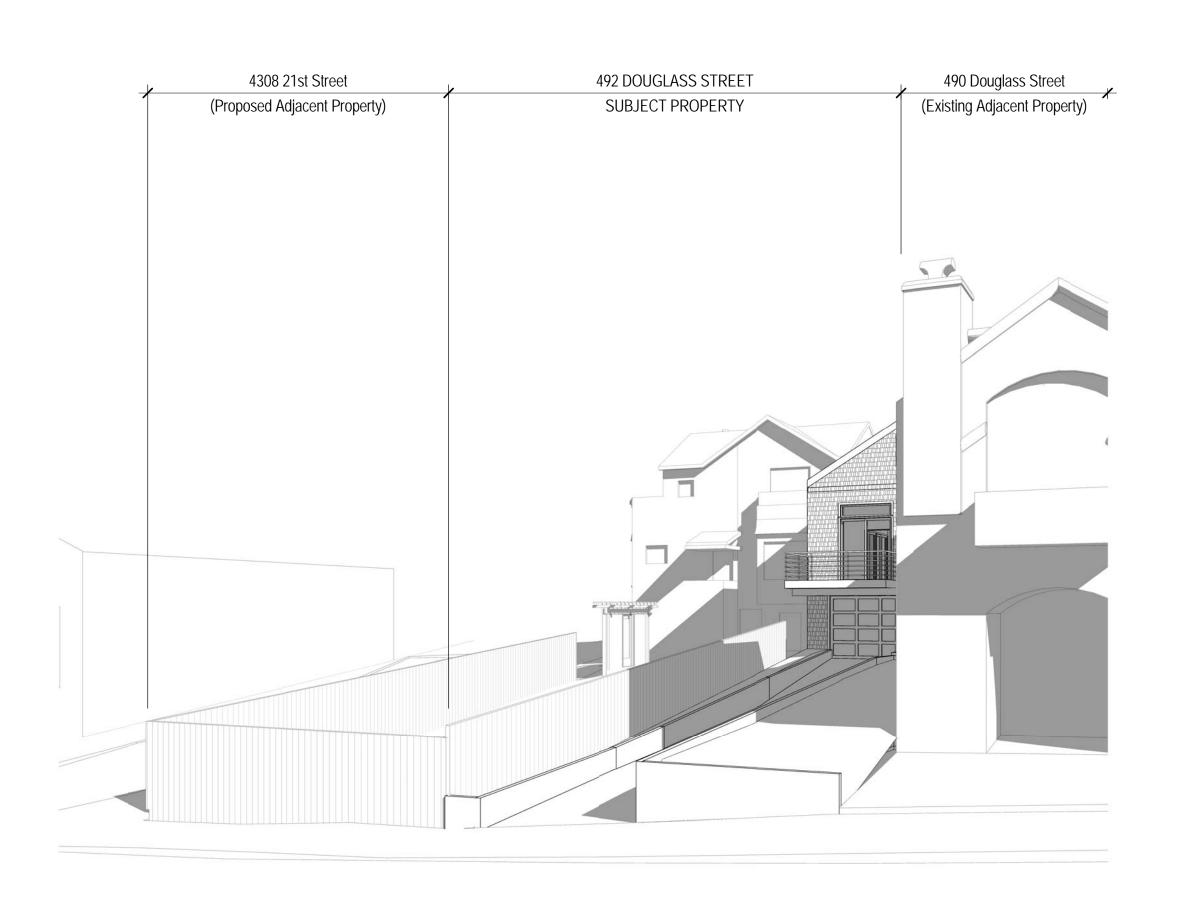
Scale:

**Project Photos** 

A0.2







**Existing North-East Perspective** 



Proposed North-East Perspective



# Braverman Residence

415.440.2880 www.armour-vokic.com

492 Douglass St. San Francisco, CA 94114



Environmental Evaluation

Application

23 April 2013

Variance Application

Site Permit 02 July 2013

10 May 2013

Site Permit, Revision 1
05 November 2013

21st and Douglass

File: Job #: Drawn By:

DO NOT SCALE DRAWINGS
Scale:

3D Perspectives

A0.3







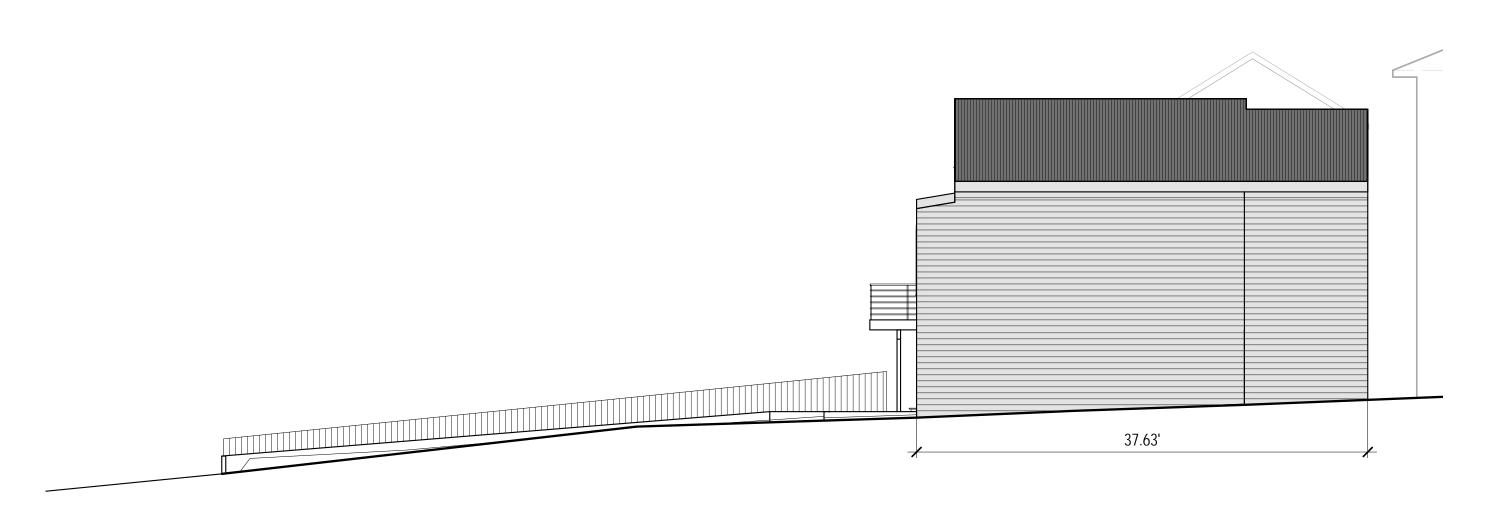
**Environmental Evaluation** 

Drawn By: NN
DO NOT SCALE DRAWINGS



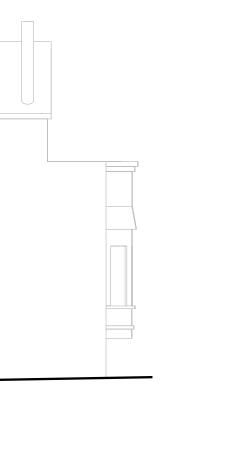
Existing East Elevation SCALE: 1/8" = 1'-0"

4



Existing North Elevation SCALE: 1/8" = 1'-0"

\_\_\_\_\_2



Existing West Elevation

SCALE: 1/8" = 1'-0"

1

\_1.29'

Lineal Measurements	(E) Length	Removed	%Removed
Rear Façade (W)	23.67'	0'	<u>50%</u>
Front Façade (E)	23.67'	23.67'	
<b>Front &amp; Rear Total</b>	<b>47.34'</b>	<b>23.67'</b>	
Side Façade (N)	37.63'	0'	<u>31%</u>
Side Façade (S)	37.63'	14.23'	
Exterior Total	<b>122.60'</b>	<b>37.90'</b>	
Area Measurements	(E ) Area	Removed	% Removed
Rear Façade (W)	511	102	<u>39%</u>
Front Façade (E)	545	545	
Side Façade (S)	756	342	
Side Façade (N)	708	0	
<b>Vertical Total</b>	<b>2520</b>	<b>989</b>	
First Floor	716	716	<u>100%</u>
Second Floor	706	706	
Third Floor	320	320	
Roof	737	737	
<b>Horizontal Total</b>	<b>2479</b>	<b>2479</b>	

Existing South Elevation

SCALE: 1/8" = 1'-0"

**DEMO LEGEND** 

(E) WALL OR FLOOR TO REMAIN

(E) WALL OR FLOOR TO BE DEMOLISHED



3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

# Braverman Residence

492 Douglass St. San Francisco, CA 94114



Date & Issue
Site Permit
02 July 2013

Site Permit, Revision 1
05 November 2013

......

21st and Douglass
File:

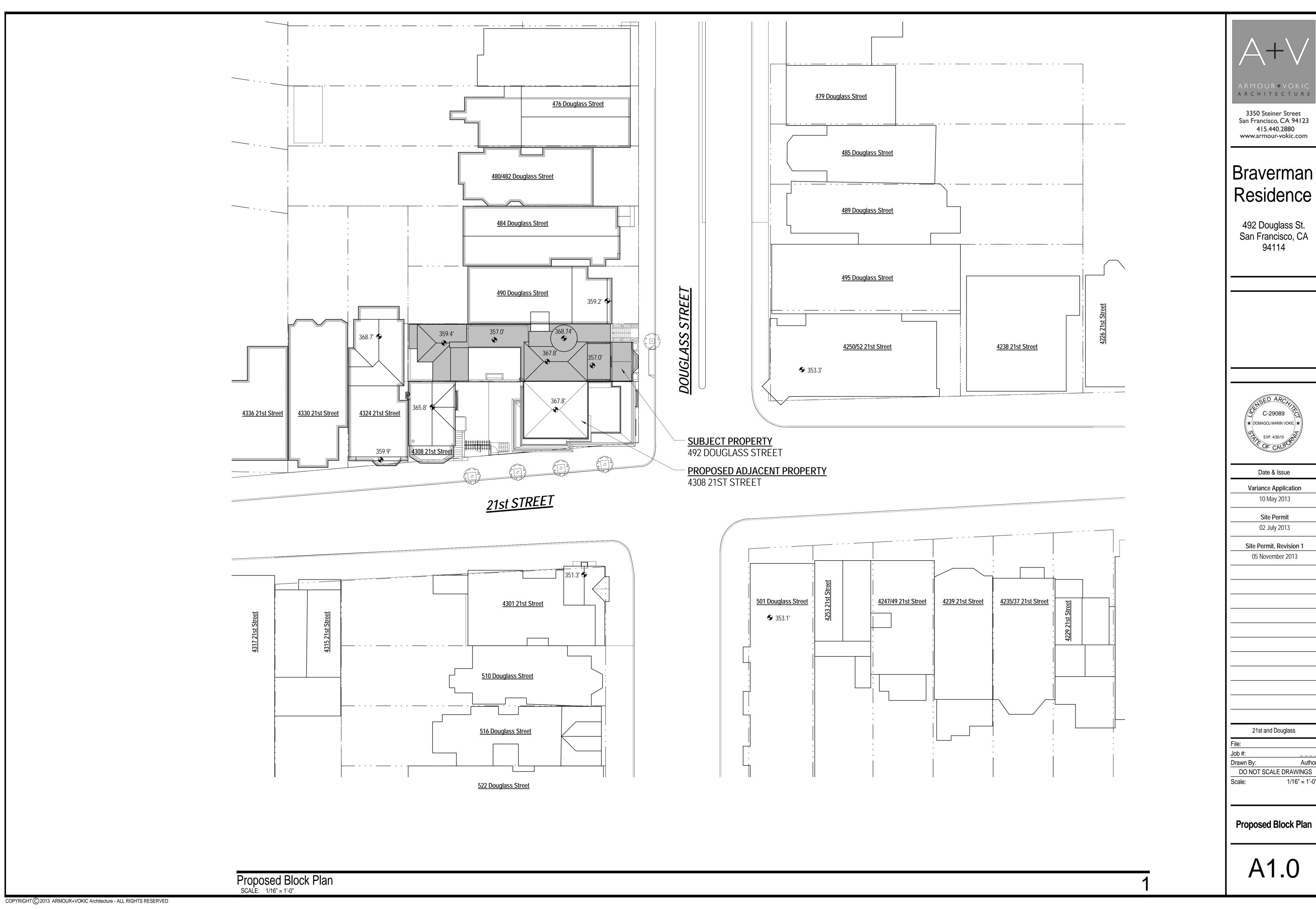
Drawn By: Author

DO NOT SCALE DRAWINGS

Scale: As indicated

Demolition Calculations

A0.5



ARMOUR+VOKI ARCHITECTURE

415.440.2880 www.armour-vokic.com

# Braverman

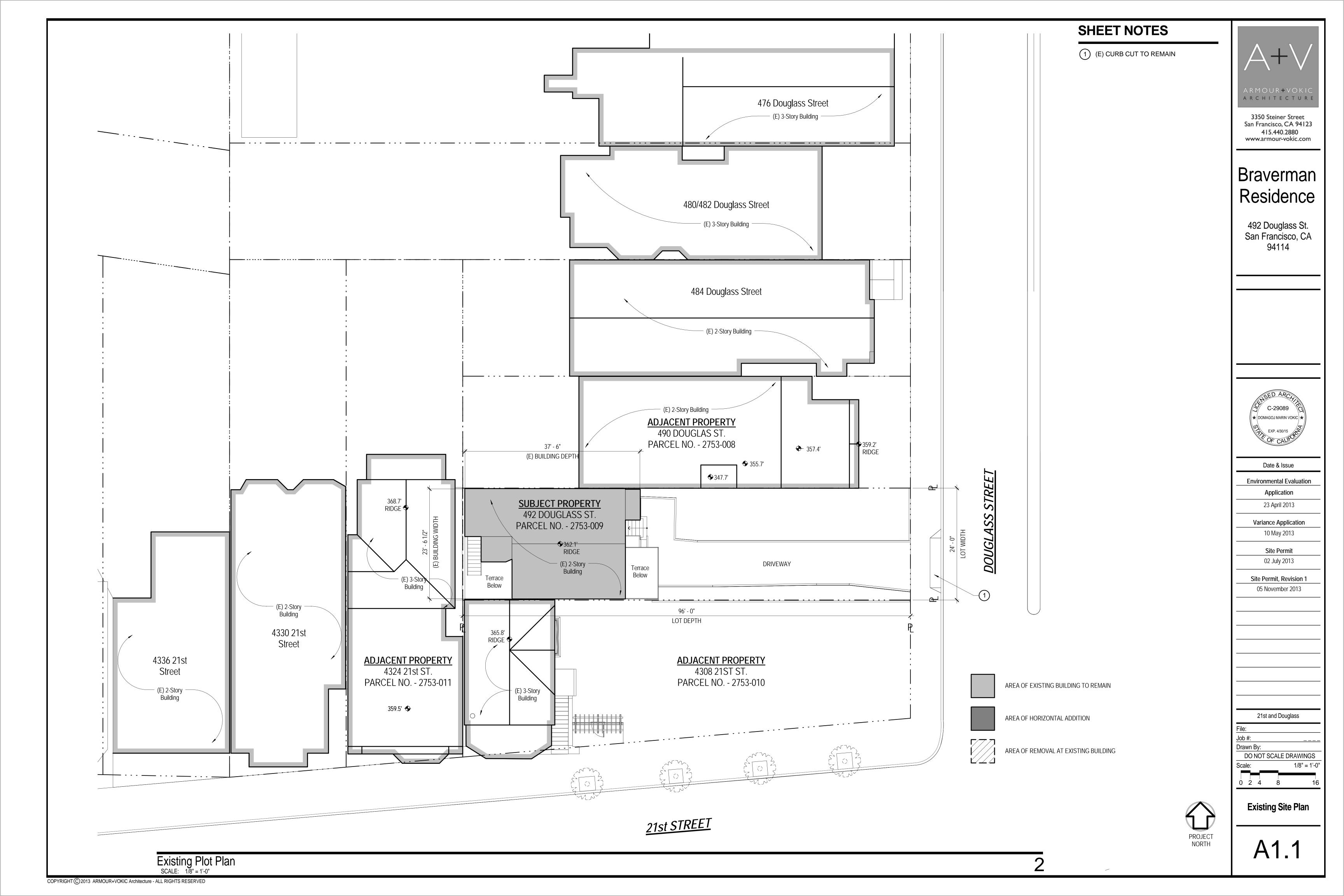
492 Douglass St. San Francisco, CA

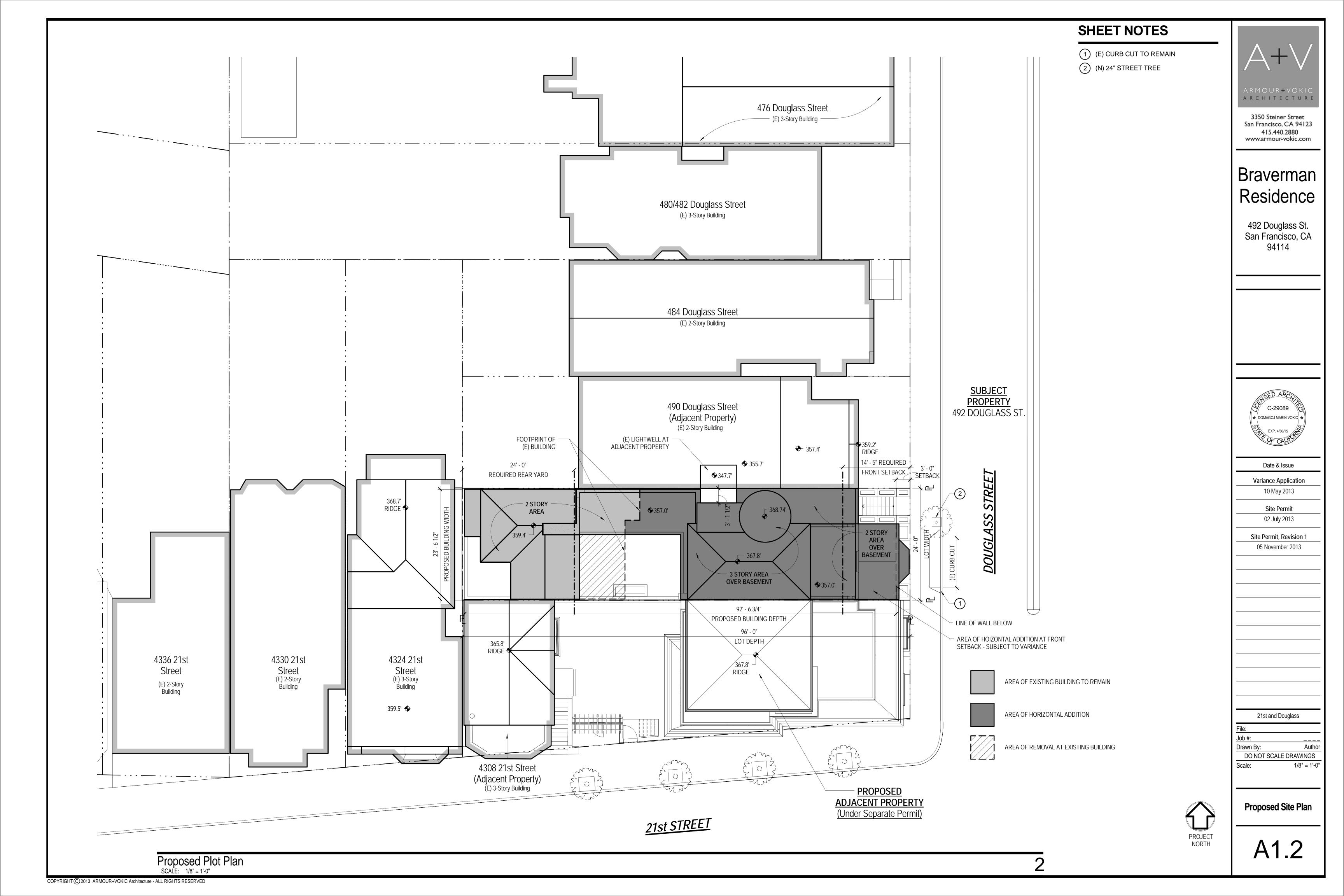


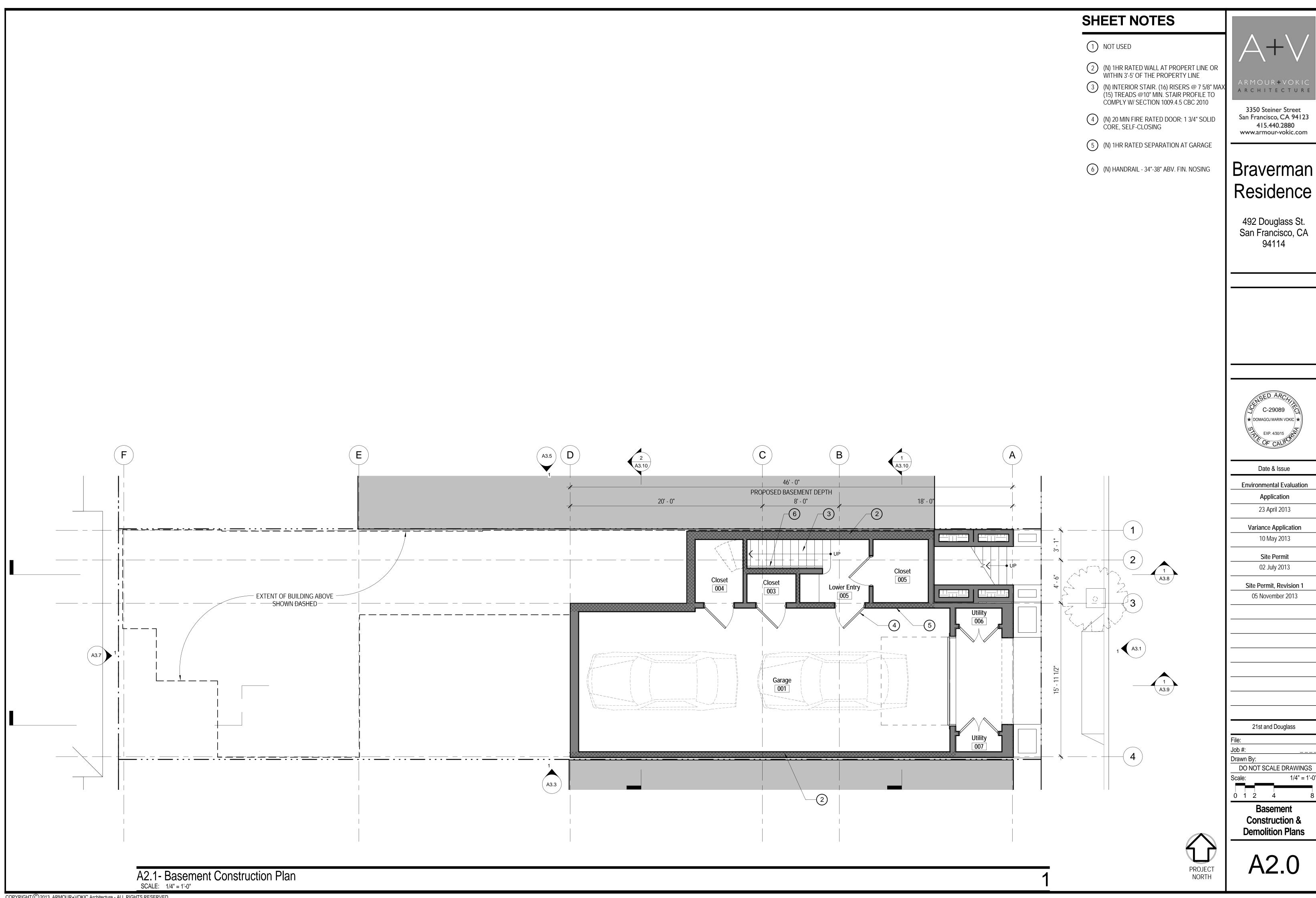
Site Permit, Revision 1 05 November 2013

Author

1/16" = 1'-0"



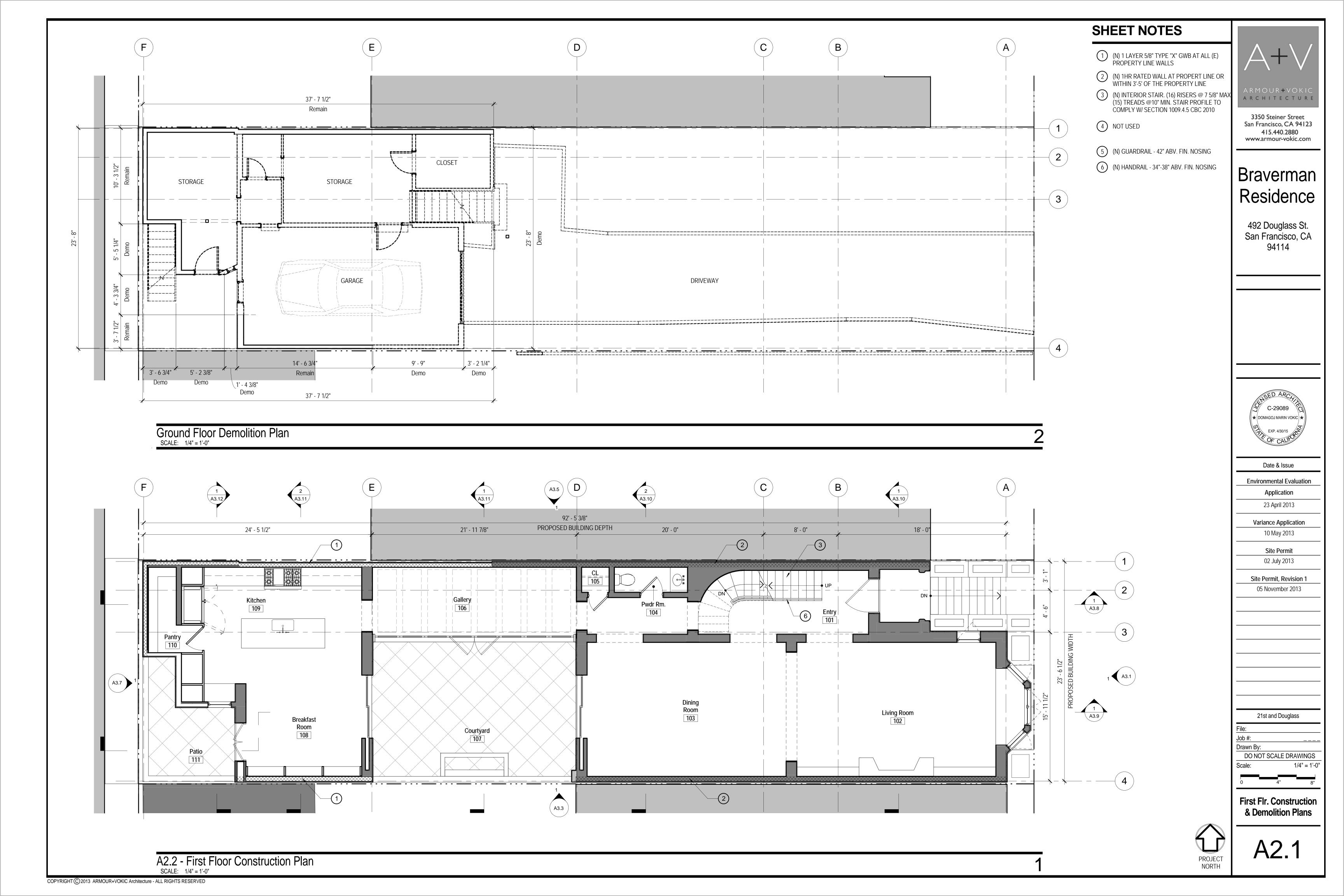


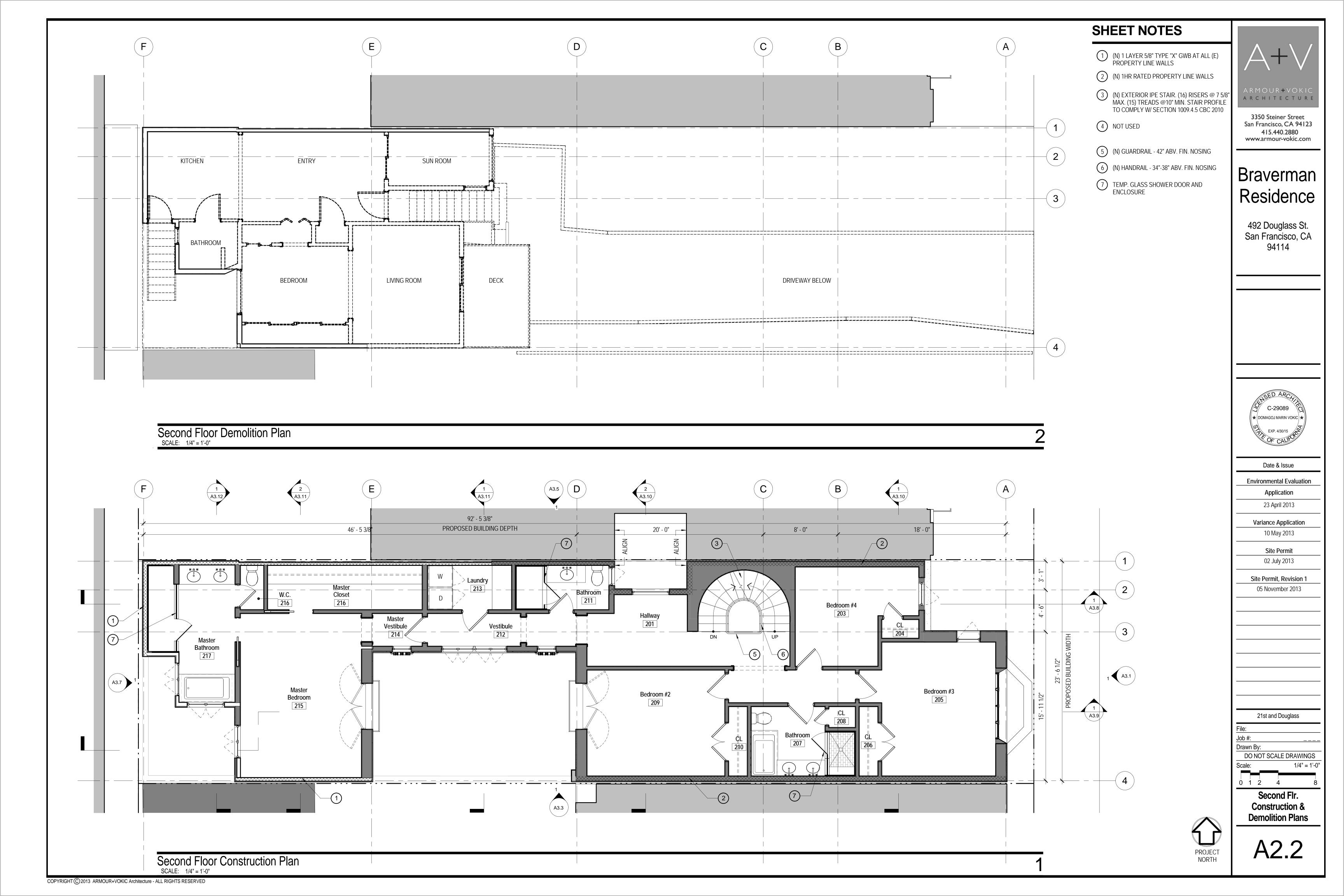


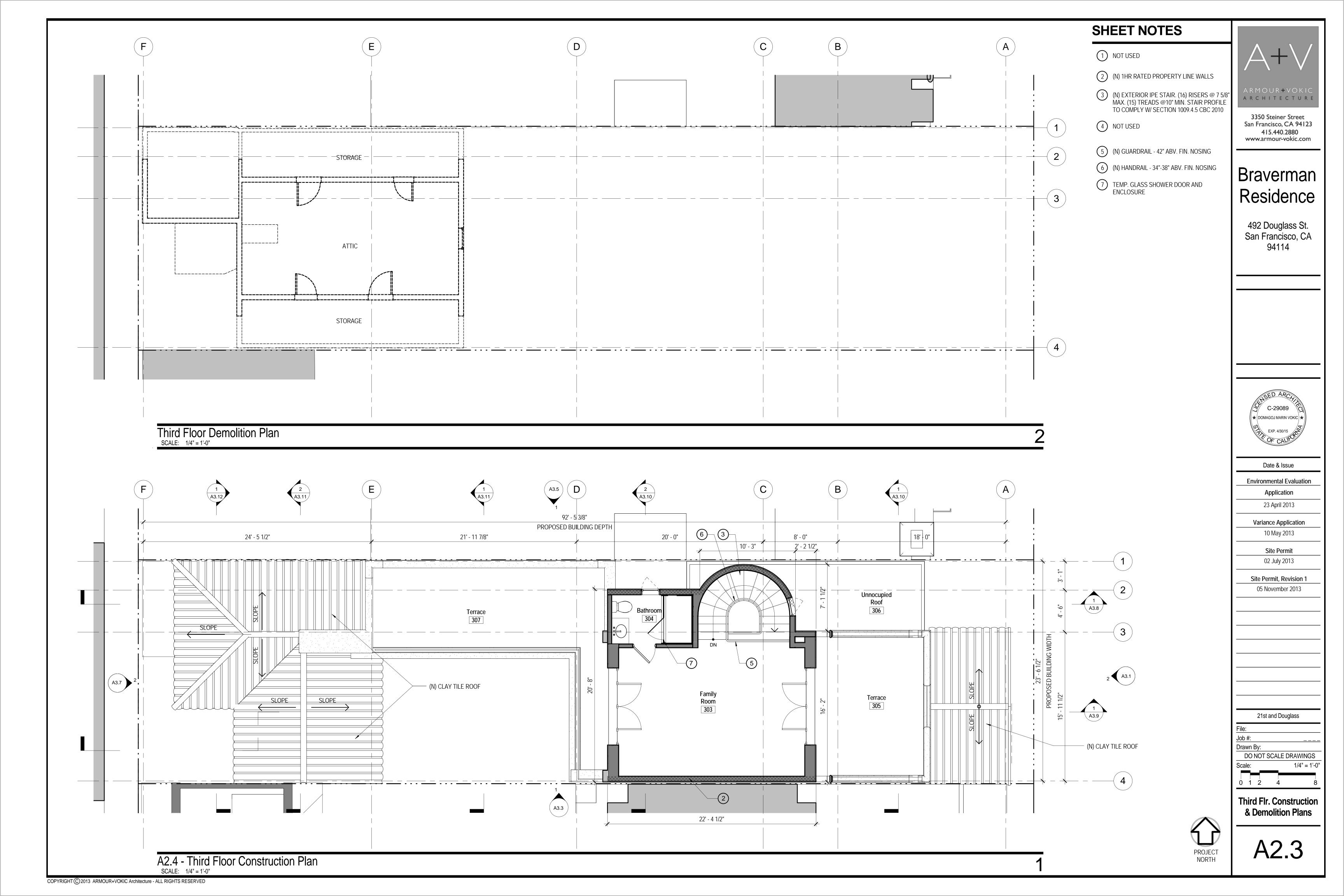
3350 Steiner Street San Francisco, CA 94123

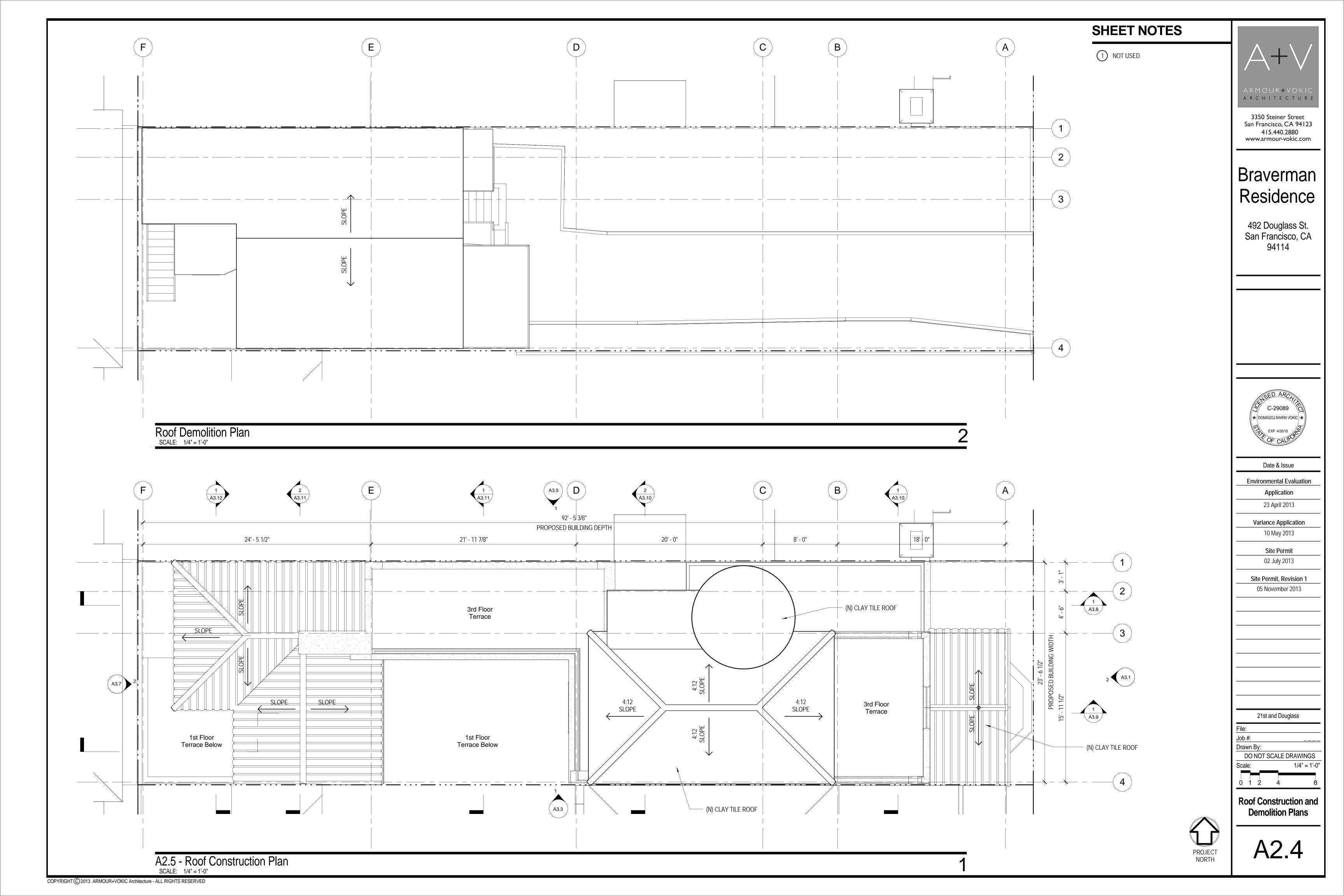


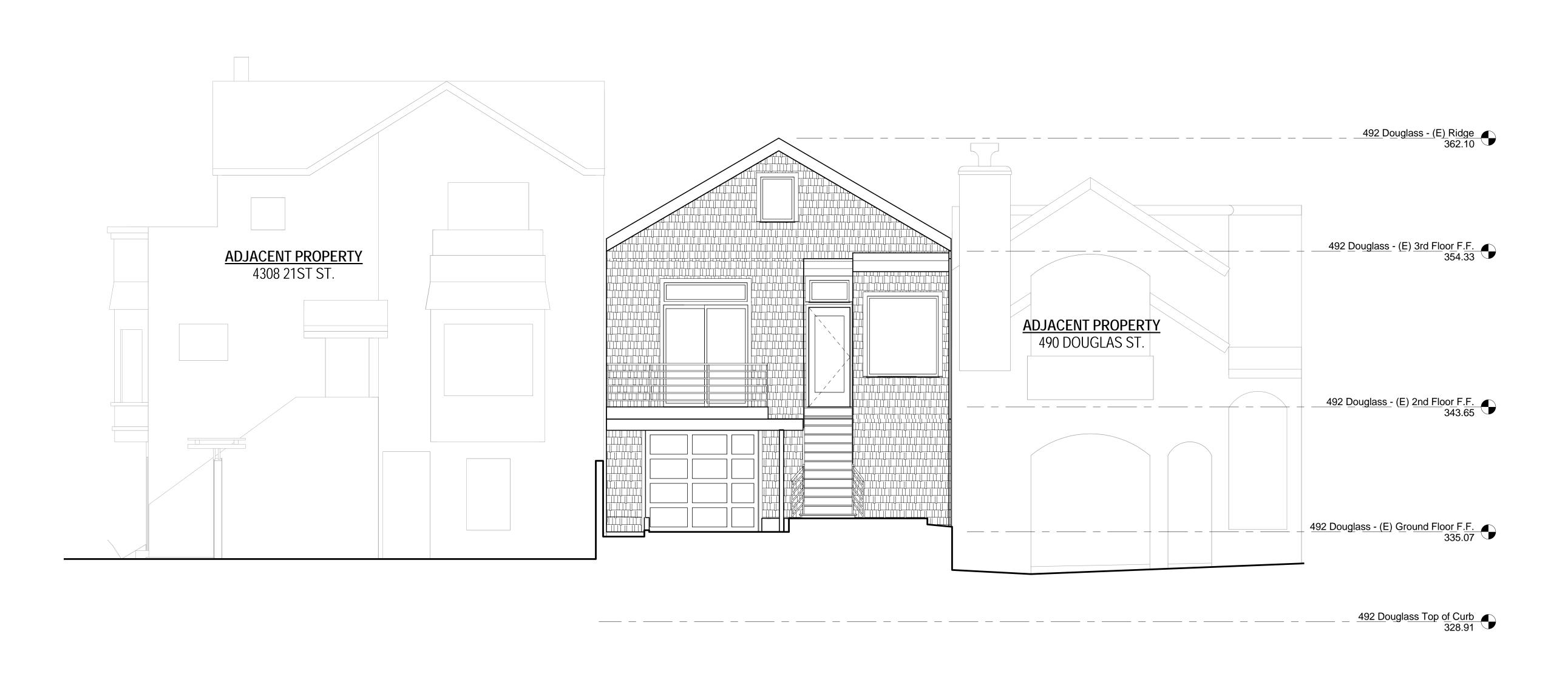
COPYRIGHT © 2013 ARMOUR+VOKIC Architecture - ALL RIGHTS RESERVED













# Braverman Residence

415.440.2880 www.armour-vokic.com

492 Douglass St. San Francisco, CA 94114



Variance Application
10 May 2013

Site Permit
02 July 2013

Site Permit, Revision 1
05 November 2013

21st and Douglass

File:

Job #:

Drawn By:

Author

DO NOT SCALE DRAWINGS

Scale:

1/4" = 1'-0"

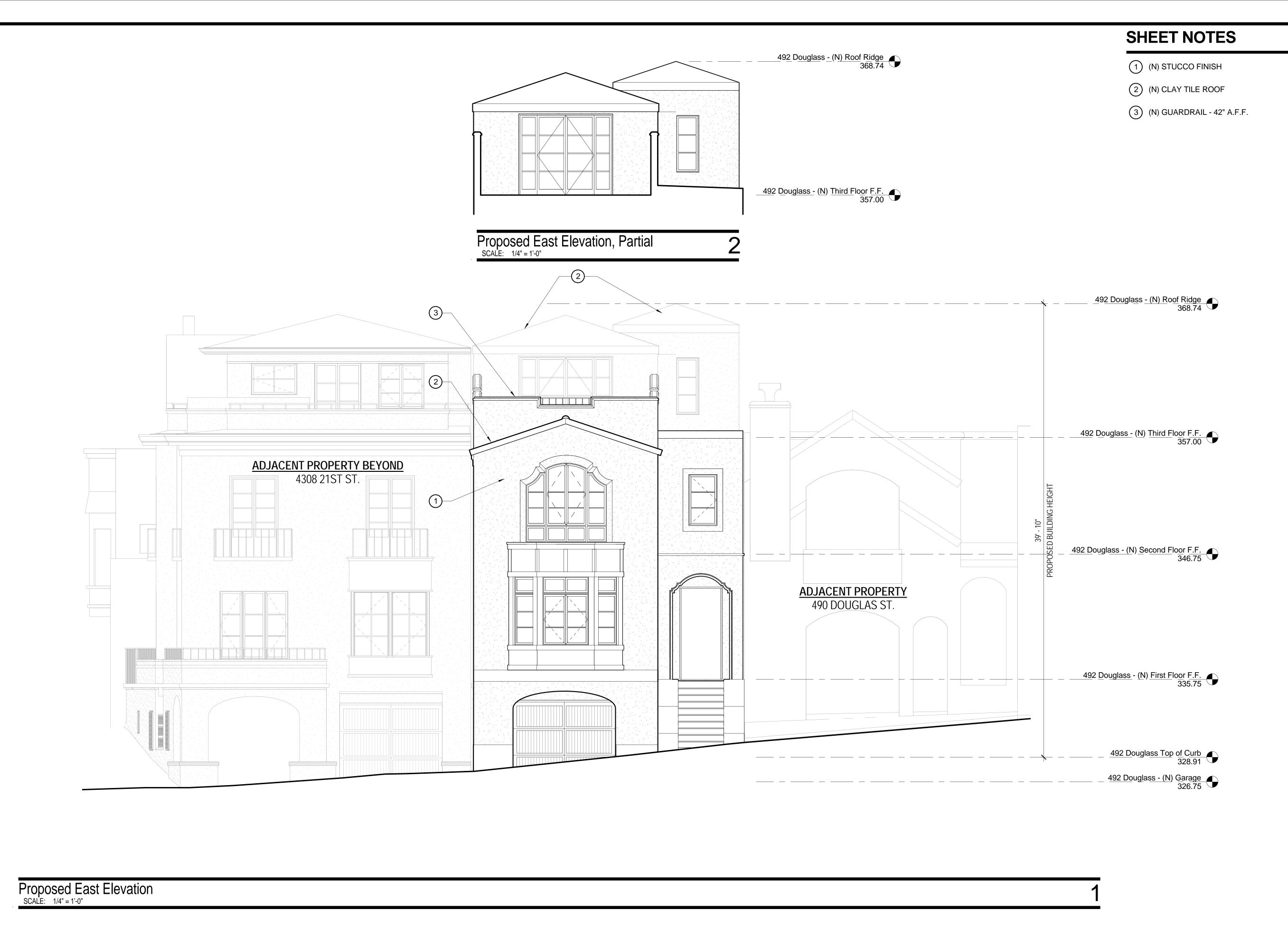
\_\_\_\_

(E) East Elevation

\3.0

Existing East Elevation

SCALE: 1/4" = 1'-0"



ARMOUR+VOKIC ARCHITECTURE 3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com Braverman Residence 492 Douglass St. San Francisco, CA 94114 SHSED ARCHITE | ★ DOMAGOJ MARIN VOKIC ★ Date & Issue **Environmental Evaluation Application** 23 April 2013 Variance Application 10 May 2013 Site Permit 02 July 2013 Site Permit, Revision 1 05 November 2013

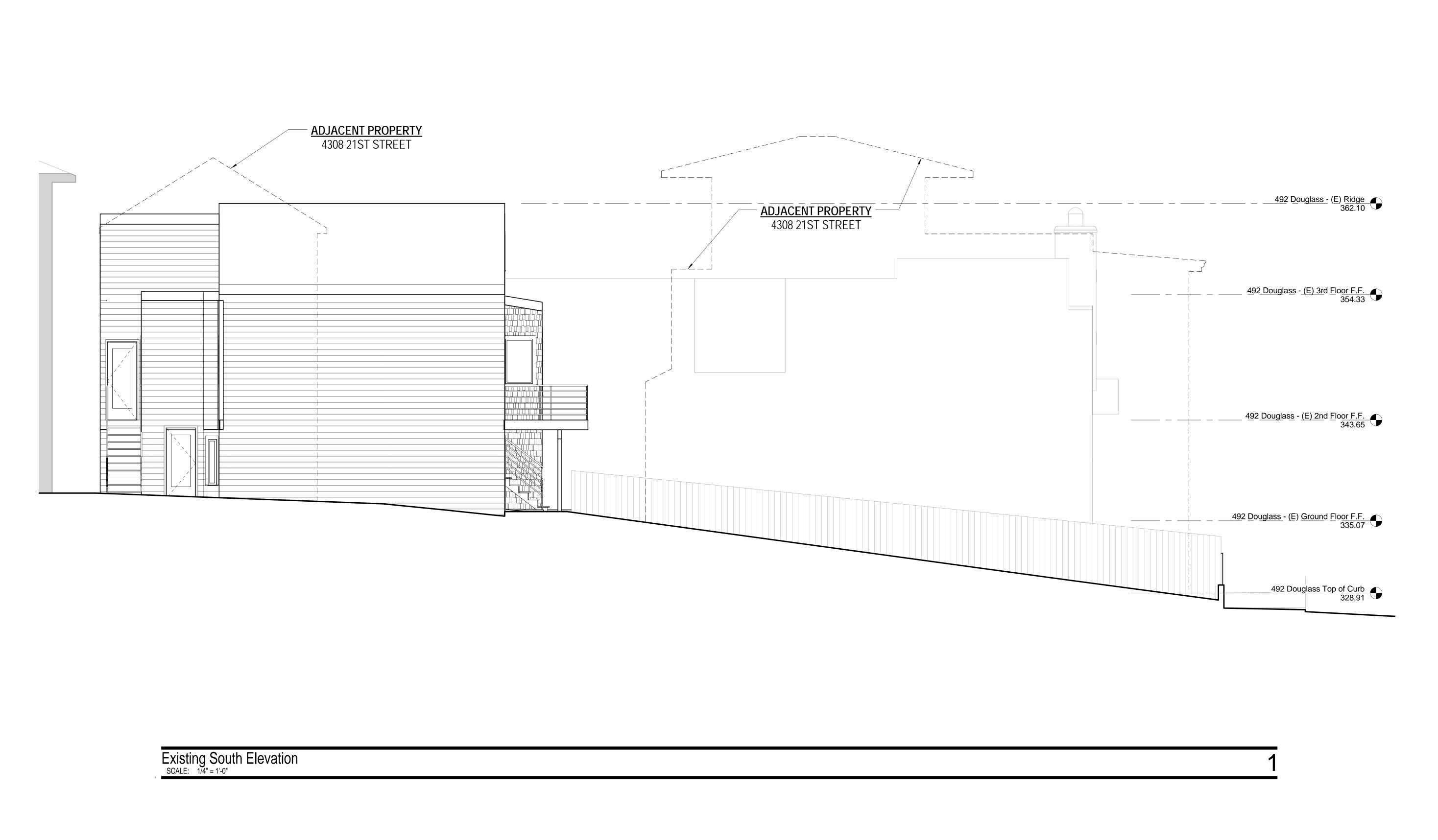
21st and Douglass

lob #: \_\_\_\_
Drawn By:

DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0

Scale: 1/4" = 0 1 2 4

(N) East Elevation





415.440.2880 www.armour-vokic.com

Braverman Residence

492 Douglass St. San Francisco, CA 94114

C-29089

DOMAGOJ MARIN VOKIC

EXP. 4/30/15

OF CALIFORNIA

Variance Application
10 May 2013
Site Permit

Site Permit, Revision 1
05 November 2013

02 July 2013

21st and Douglass

1/4" = 1'-0"

 File:

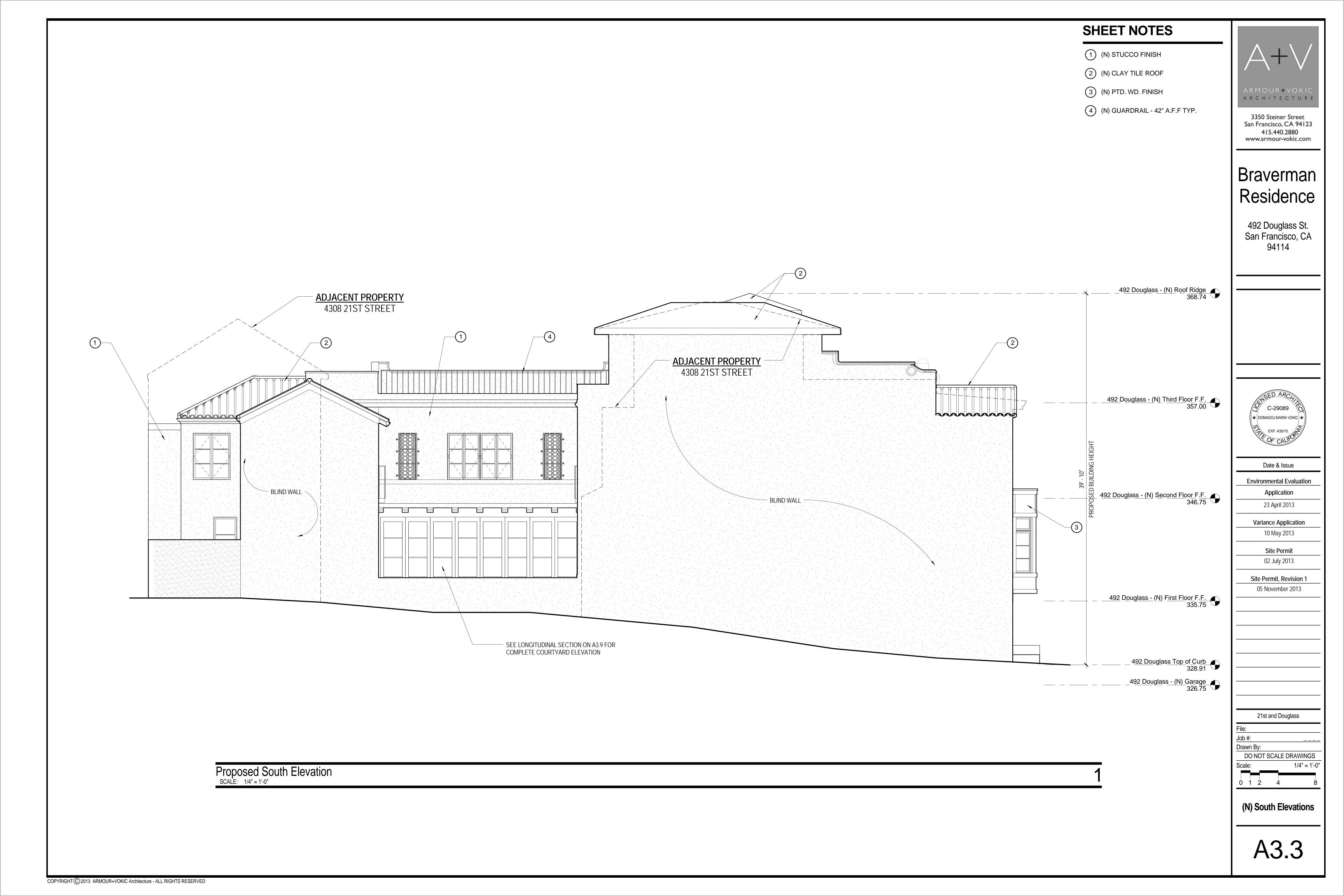
 Job #:
 \_\_\_\_\_

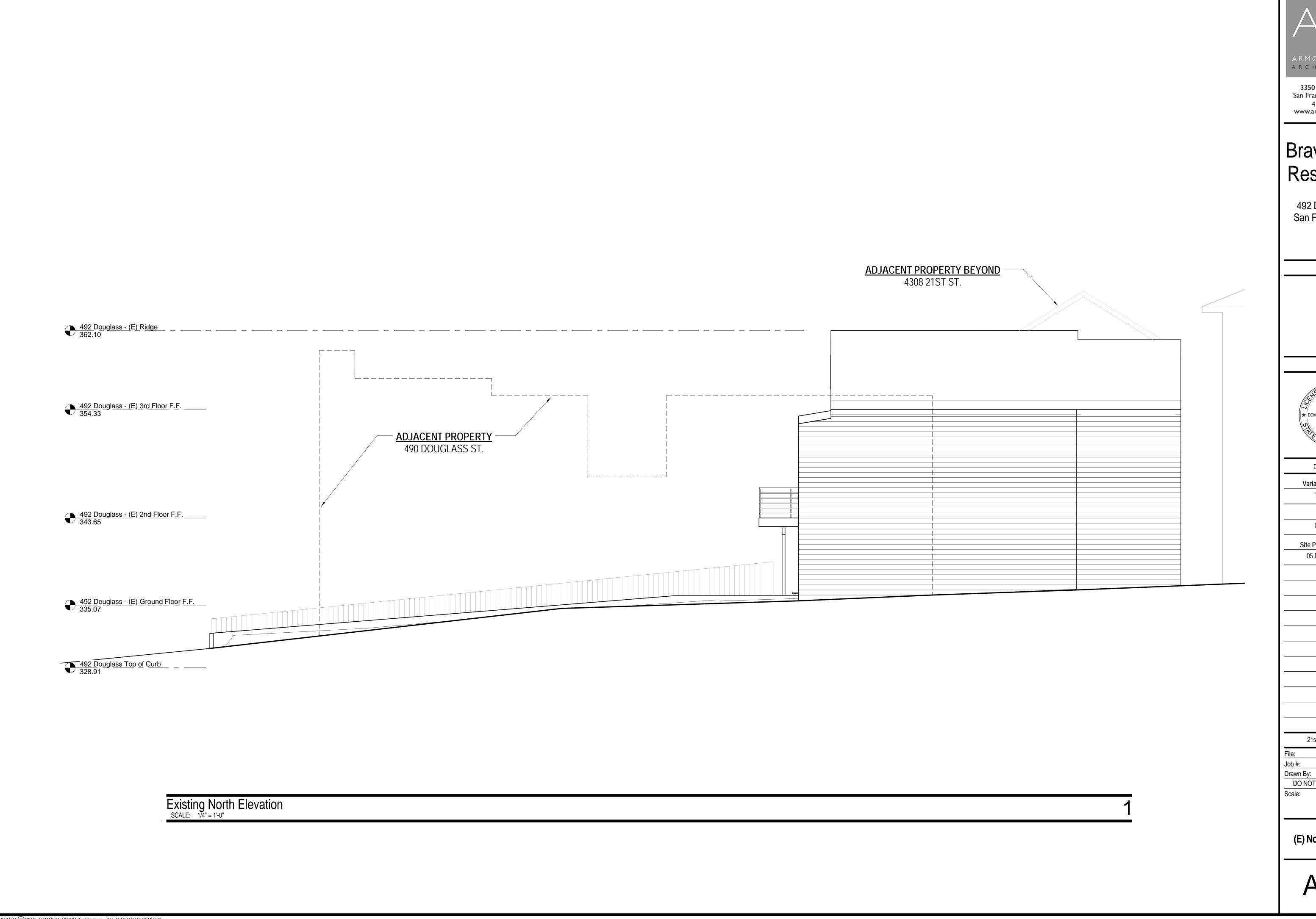
 Drawn By:
 Author

 DO NOT SCALE DRAWINGS

Scale:

(E) South Elevation







# Braverman Residence

492 Douglass St. San Francisco, CA 94114



Variance Application 10 May 2013 Site Permit 02 July 2013

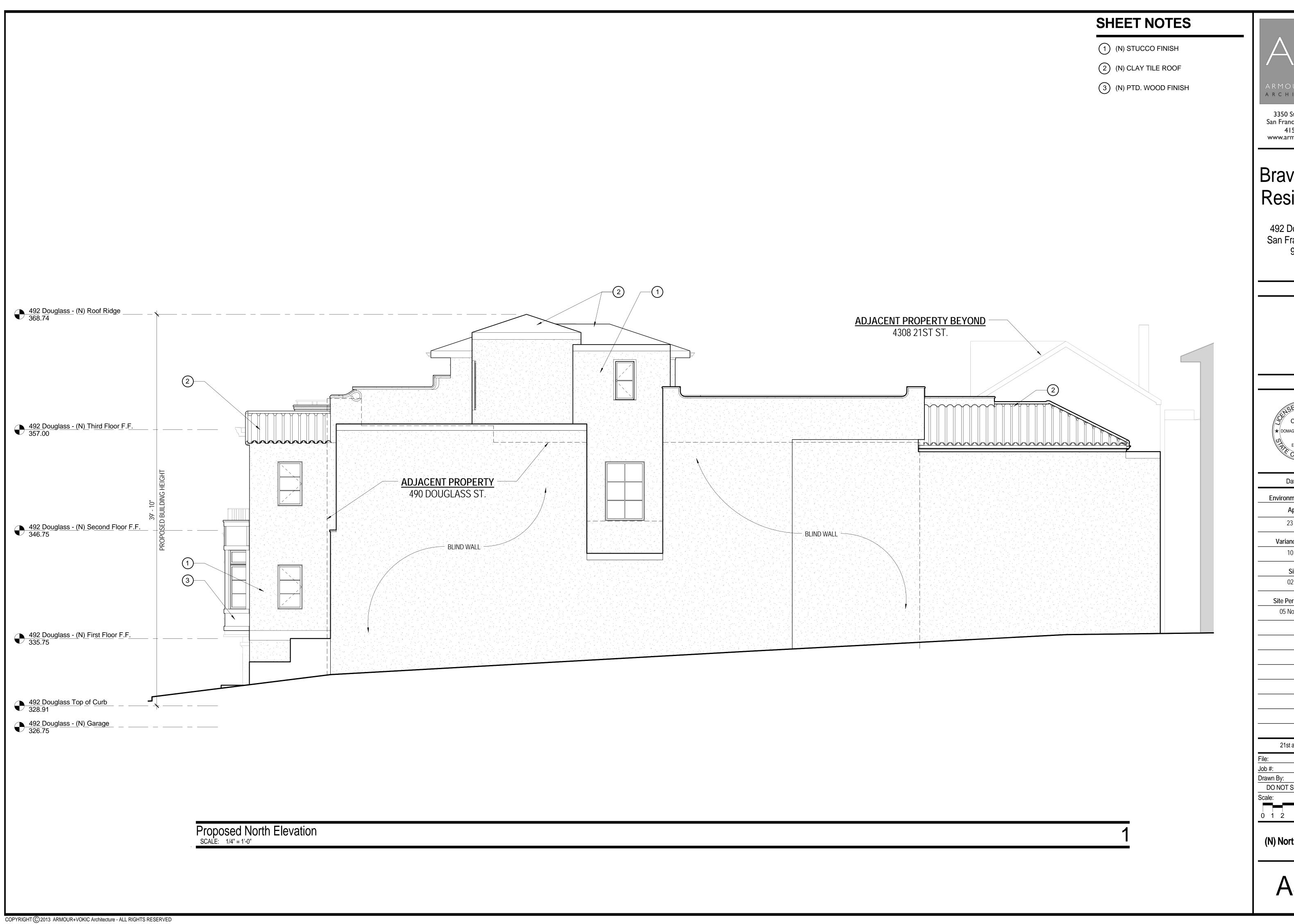
Site Permit, Revision 1 05 November 2013

21st and Douglass

1/4" = 1'-0"

Author DO NOT SCALE DRAWINGS

(E) North Elevation





# Braverman Residence

492 Douglass St. San Francisco, CA 94114



Date & Issue

Environmental Evaluation

Application

23 April 2013

Variance Application

Site Permit
02 July 2013

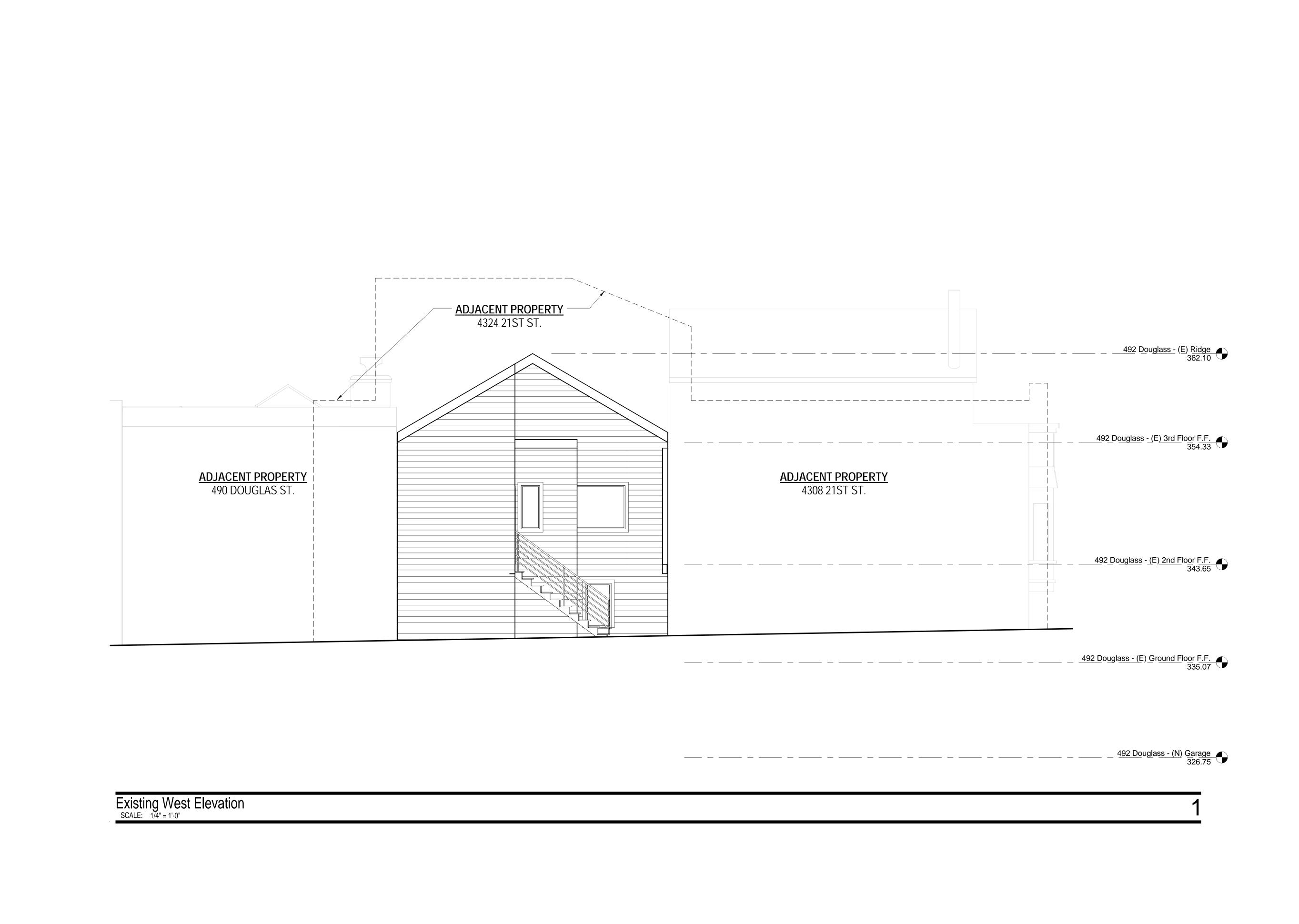
Site Permit, Revision 1
05 November 2013

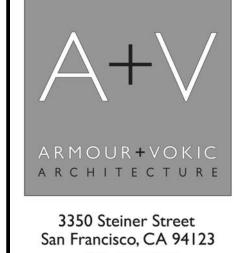
21st and Douglass

Job #: \_ \_ \_ .
Drawn By:
DO NOT SCALE DRAWINGS

Scale: 1/4" = 1

(N) North Elevations





# Braverman Residence

415.440.2880 www.armour-vokic.com

492 Douglass St. San Francisco, CA 94114



Variance Application 10 May 2013

> Site Permit 02 July 2013

Site Permit, Revision 1 05 November 2013

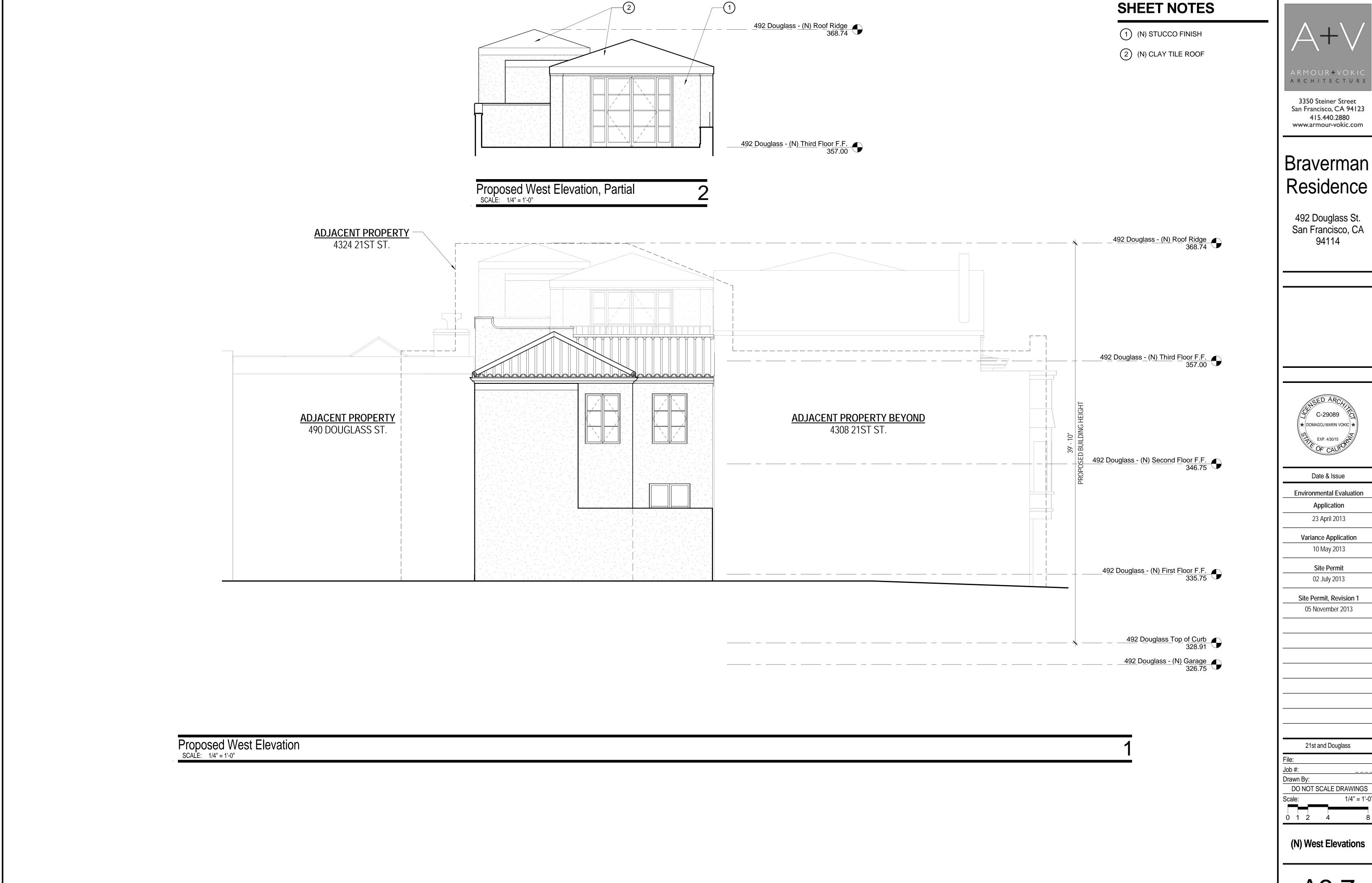
21st and Douglass

Author

Job #:

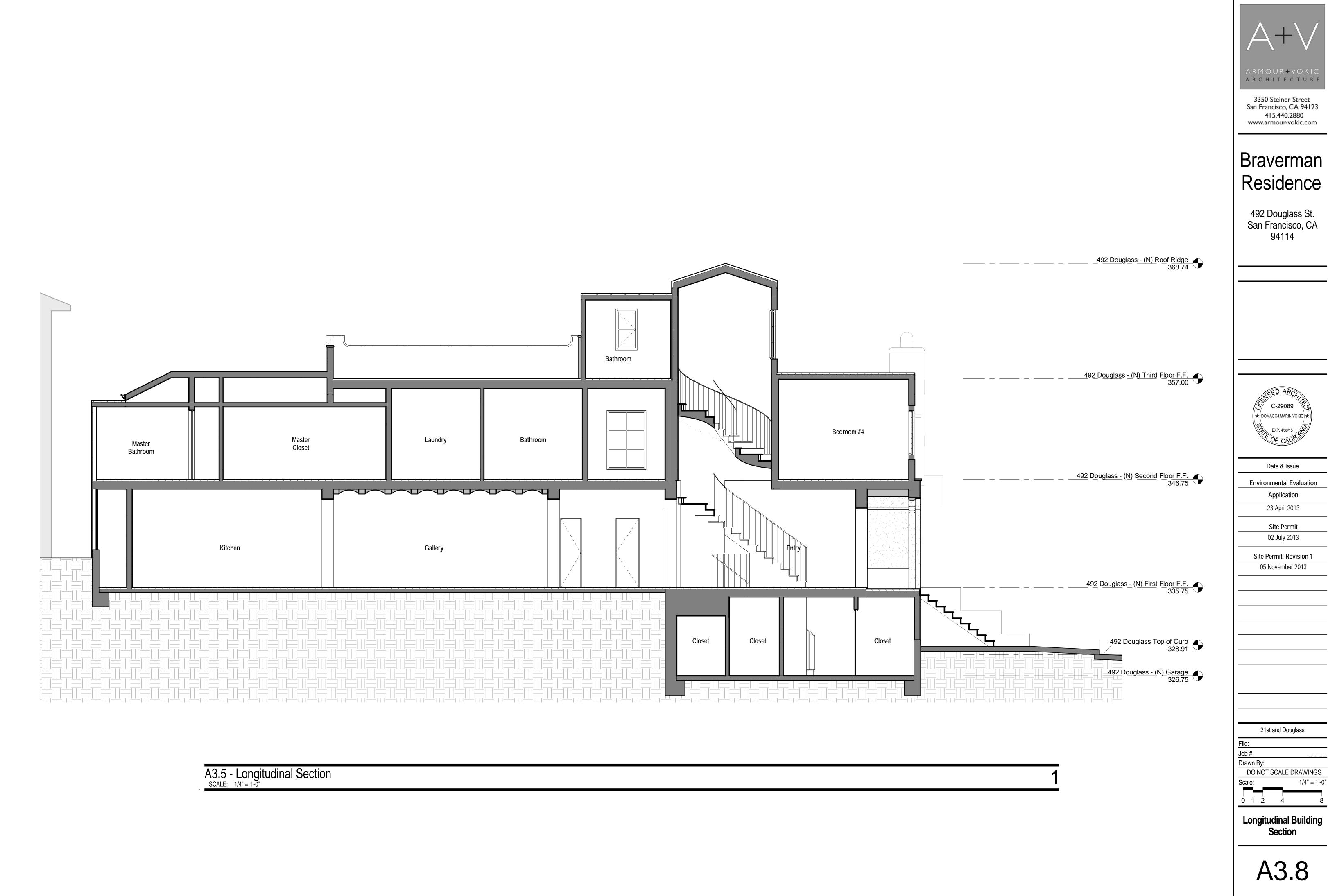
Drawn By: DO NOT SCALE DRAWINGS 1/4" = 1'-0" Scale:

(E) West Elevation



ARMOUR+VOKIC ARCHITECTURE

3350 Steiner Street San Francisco, CA 94123

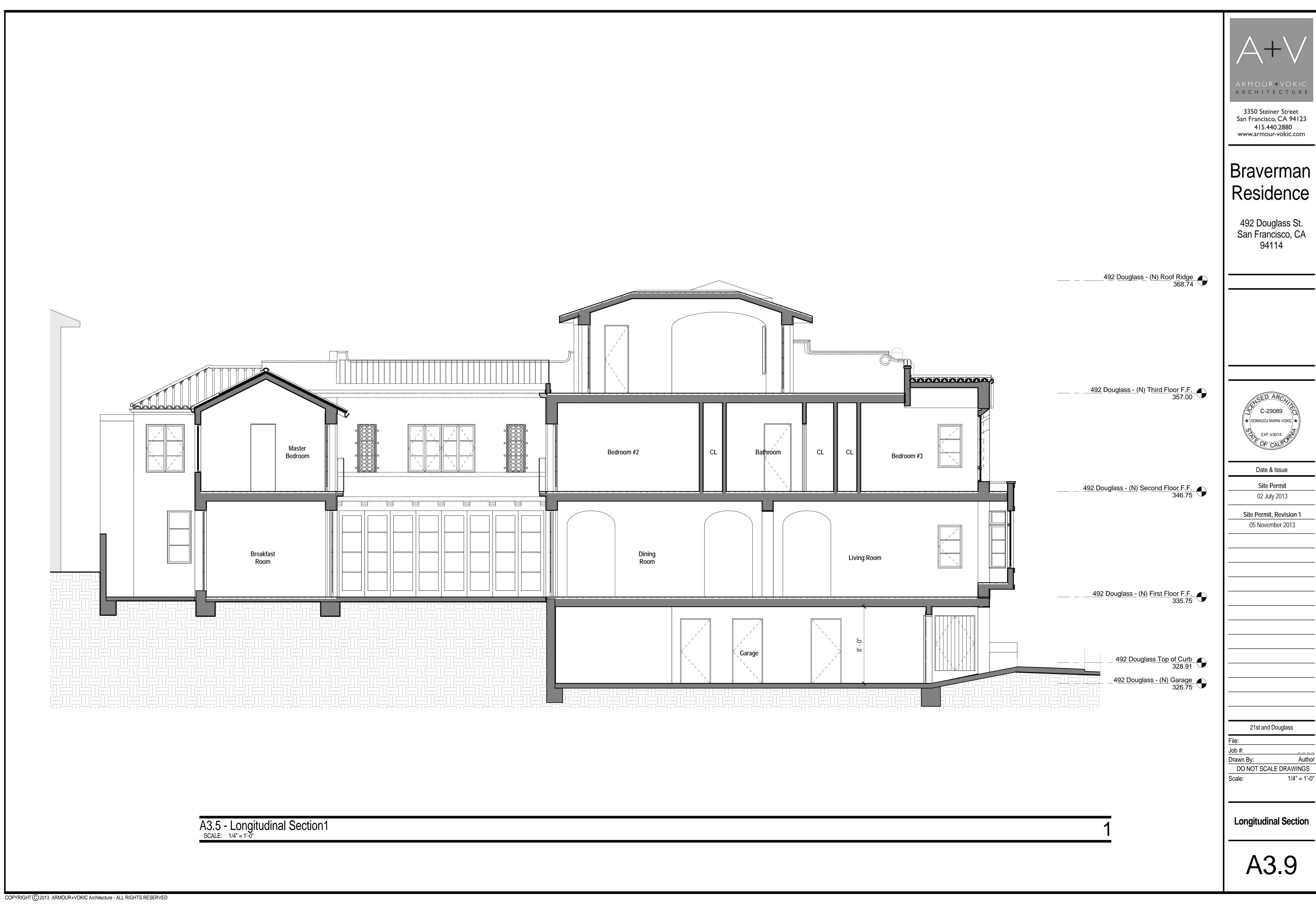




# Braverman

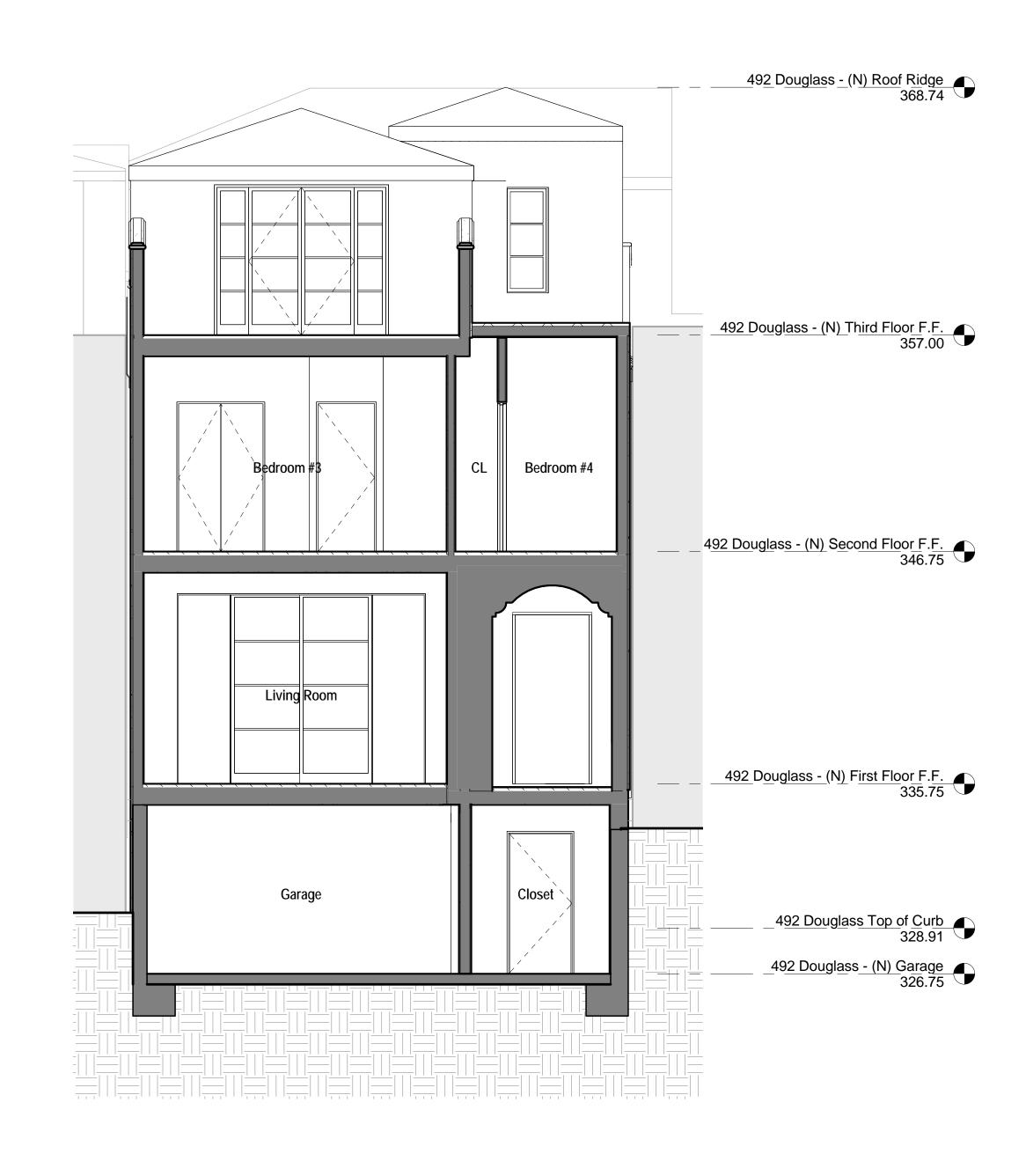


**Environmental Evaluation** 









Transverse Building Section11

SCALE: 1/4" = 1'-0"

ARMOUR+VOKIC
ARCHITECTURE

3350 Steiner Street
San Francisco, CA 94123

# Braverman Residence

415.440.2880 www.armour-vokic.com

492 Douglass St. San Francisco, CA 94114



Date & Issue

**Environmental Evaluation** 

Application
23 April 2013

Site Permit
02 July 2013

Site Permit, Revision 1
05 November 2013

21st and Douglass
File:
Job #:
Drawn By:

DO NOT SCALE DRAWINGS

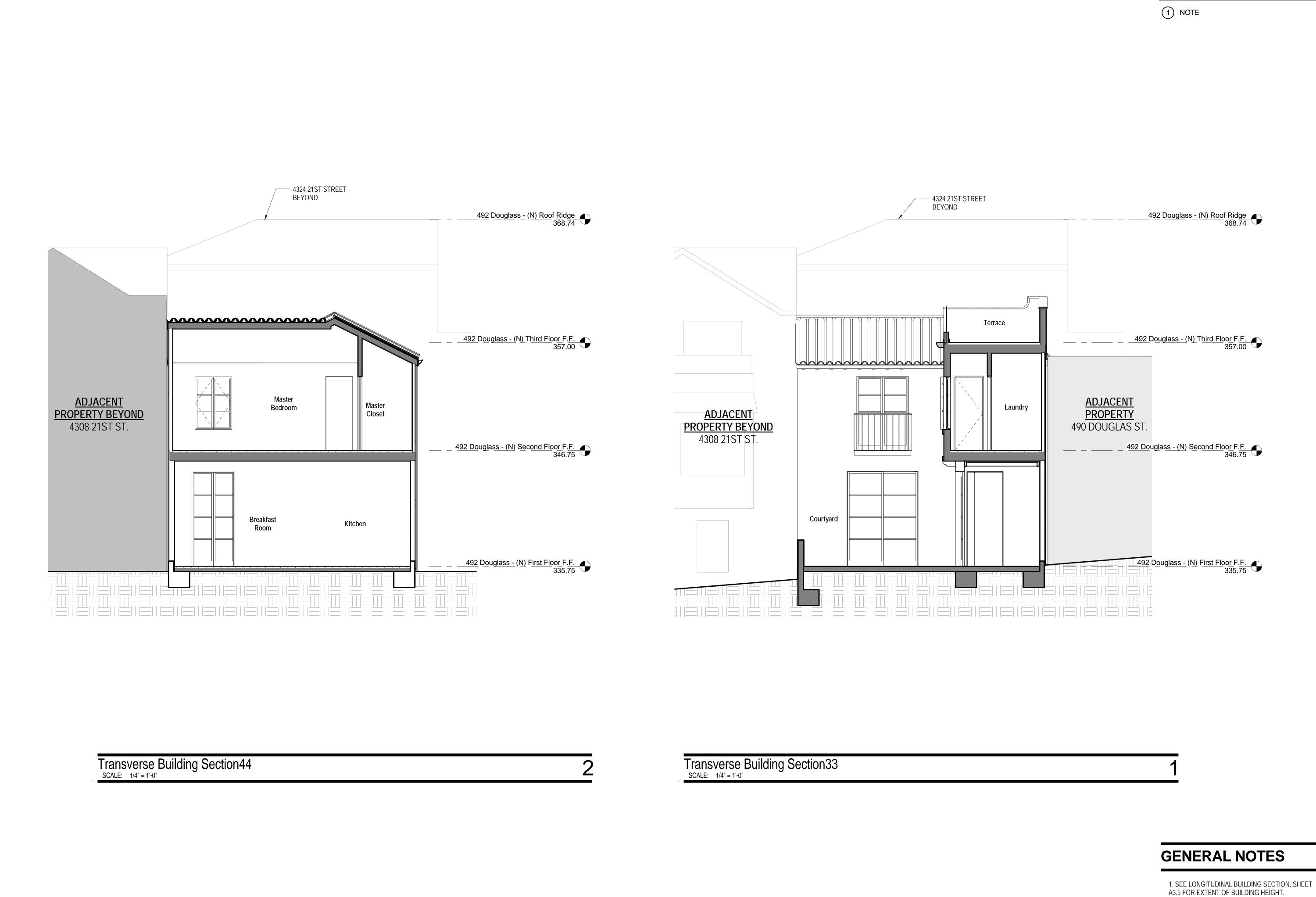
Scale: 1/4" = 1'-0

0 1 2 4 8

Transverse Building Section

A3.10

Transverse Building Section22





ARMOUR+VOKIC ARCHITECTURE

## Braverman Residence

492 Douglass St. San Francisco, CA 94114



Date & Issue

Environmental Evaluation
Application
23 April 2013

Site Permit
02 July 2013

Site Permit, Revision 1
05 November 2013

21st and Douglass
File:
Job #:

Drawn By:

DO NOT SCALE DRAWINGS

Scale: 1/4" = 1'-0

Transverse Sections

Transverse Sections

## SHEET NOTES





3350 Steiner Street San Francisco, CA 94123 415.440.2880 www.armour-vokic.com

# Braverman Residence

492 Douglass St. San Francisco, CA 94114



Date & Issue

Environmental Evaluation

Application

23 April 2013
Site Permit

02 July 2013

Site Permit, Revision 1
05 November 2013

## GENERAL NOTES

1. SEE LONGITUDINAL BUILDING SECTION, SHEET A3.5 FOR EXTENT OF BUILDING HEIGHT.

21st and Douglass

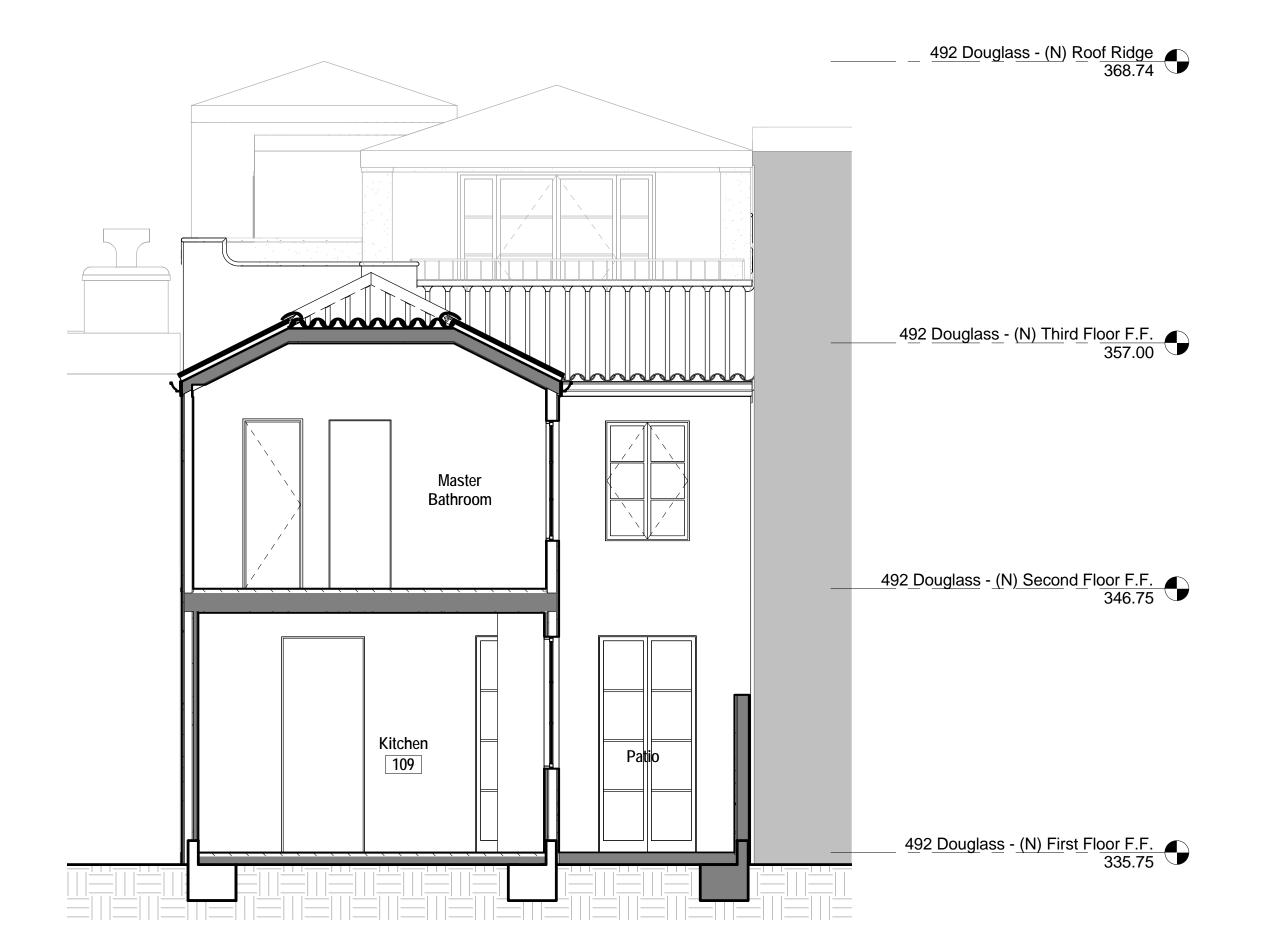
File:
Job #:
Drawn By:

DO NOT SCALE DRAWINGS
Scale: 1/4" = 1'-0

) 1 2 4

Transverse Sections

A3.12



Transverse Building Section55
SCALE: 1/4" = 1'-0"