DESCRIPTION

LAND SURVEY A1.1 (E) + (N) SITE PLANS

A2.1 (E) BASEMENT FLOOR PLAN A2.2 (E) FIRST AND SECOND FLOOR PLANS

A2.3 (D) + (N) FIRST FLOOR PLANS A2.4 (D) + (N) SECOND FLOOR PLANS A2.5 (D) + (N) ROOF PLANS

A3.1 (E) + (N) WEST FRONT ELEVATIONS

A3.2 (E) + (N) NORTH SIDE ELEVATIONS A3.3 (E) + (N) SOUTH SIDE ELEVATIONS A3.4 (E) + (N) BUILDING SECTIONS

A3.5 PROPOSED TYPICAL EXTERIOR COLOR AND MATERIALS





(E) FRONT RENDERING

ABBREVIATION

EXPANSION

EXTERIOR

2	AT	FAB	FABRICATE	PC	PRE-CAST	VB
AΒ	ANCHOR BOLT	FCU	FAN COIL UNIT	PENT	PENTHOUSE	VCP
AC .	ASPHALTIC CONCRETE	FD	FLOOR DRAIN	PL	PLATE	VCT
A/C	AIR CONDITIONING	FDTN	FOUNDATION	PLAM	PLASTIC LAMINATE	VEH
ACT	ACOUSTIC CEILING	FEC	FIRE EXTINGUISHER CABINET	PLAS	PLASTER	VEN
AD .	AREA DRAIN	FIN	FINISH	PLYWD	PLTWOOD	VER
ADJ	ADJACENT	FL	FLOOR	PNT	PAINT(ED)	VIF
ADMIN	ADMINISTRATIVE	FLUOR	FLUORESCENT	PR	PAIR	VWC
AFF	ABOVE FINISH FLOOR	FOC	FACE OF CONCRETE	PREFAB	PREFABRICATED	
AFG	ABOVE FINISH GRADE	FOF	FACE OF FINISH	PSF	POUNDS PER SQUARE FOOT	W
ALT	ALTERNATE	FOM	FACE OF MANSONRY	PSI	POUNDS PER SQUARE INCH	W/
ALUM	ALUMNINUM	FOS	FACE OF STUD	PT	PRESSURE TREATED	W/F
APPROX	APPROXIMATE	FOW	FACE OF WALL	PTD	PAPER TOWEL DISPENSER	W/C
ARCH	ARCHITECT OR ARCHITECTURAL	FR	FIRE RESISTANT	PTR PVC	PAPER TOWEL RECEPTACLE	WC
ASTM	AMERICAN SOCIETY TESTING & MATERIALS	FTG FUR	FOOTING FURRING	P&S	POLYVINYL CHLORIDE POLE AND SHELF	WD WG
AUTO	AUTOMATIC	FWC	FABRIC WALL COVERING	Ραδ	POLE AND SHELF	WIC
1010	AUTOMATIO	1 440	TABINO WALL GOVERNING	QT	QUARRY TILE	WO
3C	BRICK COURSE	GA	GAUGE	QTY	QUANTITY	WP
3D	BOARD	GAL	GALLON	4		WS
BITUM	BITUMINOUS	GALV	GALVANIZED	(R)	REMOVE	WT
BLDG	BUILDING	GB	GRAB BAR	Ř	RISER	WW
BLK	BLOCK	GC	GENERAL CONTRACTOR	RA	RETURN AIR	WW
BLKG	BLOCKING	GI	GALVANIZED IRON	RAD	RADIUS	
BOT	воттом	GL	GLASS	RD	ROOF DRAIN	YD
3M	BEAM	GR	GRADE	REF	REFERENCE	
SMT	BASEMENT	GSM	GALVANIZED SHEET METAL	REFR	REFRIGERATOR	
BTWN	BETWEEN	GYP	GUPSUM	REINF	REINFORCED	
BUR	BUILT-UP ROOFING			REQD	REQUIRED	
		HB	HOSE BIBB	RES	RESILIENT	
CAB	CABINET	HC	HOLLOW CORE	RET	RETAINING	
CB.	CATCH BASIN	HCP	HANDICAPPED	REV	REVISION	
CEM	CEMENT	HDR	HEADER	RH	RIGHT HAND	
CER	CERAMIC	HDWD	HARDWOOD	RM	ROOM	
CFM	CUBIC FEET PER MINUTE	HORIZ	HORIZONTAL	RND	ROUND	
CG	CORNER GUARD	HP	HIGH POINT	RO BW/	ROUGH OPENING	
CJ	CONTROL JOINT	HT	HEIGHT	RWL	RAIN WATER LEADER	
CL	CENTER LINE	HM	HOLLOW METAL	c	CINIK	
CLG CLR	CEILING CLEAR	ID	INSIDE DIAMETER	S SC	SINK SOLID CORE	
CMU	CONCRETE MASONARY UNIT	IN	INSIDE DIAMETER INCH(S)	SCD	SEAT COVER DISPENSER	
DO DO	CLEAN OUT	INCL	INCH(5) INCLUDED	SCH	SCHEDULE	
COL	COLUMN	INCL	INTERIOR	SD	SOAP DISPENSER	
CONC	CONCRETE	INV	INVERT	SECT	SECTION	
CONN	CONNECTION			SED	SEE ELECTRICAL DRAWINGS	
CONST	CONSTRUCTION	JB	JUNCTION BOX	SH	SHELF	
CONT	CONTINUOUS	JC	JANITOR'S CLOSET	SHT	SHEET	
CONTR	CONTRACTOR	JST	JOIST	SHTN	SHEATHING	
CORR	CORRIDOR	JT	JOINT	SIM	SIMILAR	
CPT	CARPET			SMD	SEE MECHANICAL DRAWINGS	
CT	CERAMIC TILE	KIT	KITCHEN	SPEC	SPECIFICATION	
CTSK	COUNTERSUNK	KO	KNOCK OUT	SPD	SEE PLUMBING DRAWINGS	
				SQ	SQUARE	
)	DRYER	L	LENGTH	SS	STAINLESS STEEL	
BL	DOUBLE	LAV	LAVATORY	SSD	SEE STRUCTURAL DRAWINGS	
DEM	DEMOLISH	LAM	LAMINATED	STC	SOUND TRANSMISSION CLASS	
EPT	DEPARTMENT	LH	LEFTHAND	STD	STANDARD	
)ET	DETAIL	LP	LOW POINT	STOR	STORAGE	
)F	DRINKING FOUNTAIN	LWR	LOWER	STRUCT	STRUCTURAL	
DIA C	DIAMETER	MACH	MACHINE	SUSP	SUSPENDED	
DIAG	DIAGONAL	MACH	MACHINE	SYM	SYMETRICAL	
MICD	DIMENSION	MAINT	MAINTENANCE MANUEACTURED	т	TDEAD	
ISP	DISPENSER	MFR	MANUFACTURER	T Tød	TREAD	
N NO	DOWN DOUBLE OVEN	MAX MC	MAXIMUM MEDICINE CARINET	T&B T&G	TOP AND BOTTOM	
)/O	DOUBLE OVEN DOWNSPOUT	MEMB	MEDICINE CABINET MEMBRANE	TB	TONGUE AND GROVE TACKBOARD	
)S)SP	DOWNSPOUT DRY STAND PIPE	MIN	MINIMUM	TEL	TELEPHONE	
)W	DISHWASHER	MISC	MISCELLANEOUS	TEMP	TEMPERATURE	
)VV)T	DRAIN TILE	MR	MOISTURE RESISTANT	TEMP'D	TEMPERED	
)WG	DRAWING	MTD	MOUNTED	TH	THRESHOLD	
	2.00000	MTG	MOUNTING	THK	THICK(NESS)	
Ξ)	EXISTING	🔾		THRU	THROUGH	
-) :A	EACH	(N)	NEW	TOC	TOP OF CURB	
., (:J	EXPANSION JOINT	NAT	NATURAL	TOCONC	TOP OF CONCRETE	
L.	ELEVATION	NIC	NOT IN CONTRACT	TOP	TOP OF PLATE	
LEC	ELECTRICAL	NOM	NOMINAL	TOS	TOP OF SLAB	
LEV	ELEVATOR	NTS	NOT TO SCALE	TOSTL	TOP OF STEEL	
MER	EMERGENCY	-	•	TOW	TOP OF WALL	
NAM	ENAMEL	OA	OVER ALL	TPD	TOILET PAPER DISPENSER	
NCL	ENCLOS(URE)	OBS	OBSCURE	TV	TELEVATION	
NGR	ENGINEER(ED)	OC	ON CENTER	TYP	TYPICAL	
P	ELECTRICÀL ŚUB-PANEL	OD	OUTSIDE DIAMETER			
Q	EQUAL	ОН	OVERHEAD	UBC	UNIFORM BUILDING CODE	
QPT	EQUIPMENT	OPG	OPENING	UH	UNIT HEATER	
XH	EXHAUST	OPP	OPPOSITE	UNF	UNFINISHED	
ΧÞ	FXPANSION	Ω /	OVFR	HON	LINI ESS OTHERWISE NOTED	

OVER

UNLESS OTHERWISE NOTED

GENERAL NOTES

VAPOR BARRIER VITRIFIED CLAY PIPE

VEHICULAR VENTILATOR(TION)

VERIFY IN FIELD

WATER HEATER

WATER CLOSET

WALK-IN CLOSET

WHERE OCCURS

WEATHERSTRIP

WELDED WIRE FABRIC

WELDED WIRE MESH

WATERPROOF

WFIGHT

YARD

WIRE GLASS

VINYL WALL COVERING

VERTICAL

WASHER

WITHOUT

VINYL COMPOSITION TILE

THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING THE WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS FOR EXPENSES DUE TO HIS NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT THE WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERROR OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.

AERIAL VIEW

2. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.

3. GENERAL OPERATIONS: THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO INTERFERE UNDULY WITH NEIGHBORS, ETC. CONTRACTOR SHALL ALLAY DUST BY APPROVED MEANS AND MINIMIZE NOISE AS MUCH AS PRACTICAL. CONSTRUCTION HOURS AND GUIDELINES SHALL

COMPLY WITH CITY ORDINANCES. AND IN NO CASE SHALL THE WORK INTERFERE WITH EXISTING STREETS, DRIVES, WALKS, PASSAGEWAYS, NEIGHBOR'S PROPERTY, IMPROVEMENTS AND THE LIKE.

4. LIMITS OF WORK: WORK ZONE LIMITS ARE ESTABLISHED ON THE DRAWINGS. ALL CONTRACTORS, SUBCONTRACTORS AND TRADESMAN SHALL COORDINATE THEIR WORK WITH ONE ANOTHER WITHIN THE ESTABLISHED LIMITS.

5. SEQUENCE OF WORK: IN THE EVEN ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

6. MEASUREMENTS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED AND SUCH OTHER WORK AS HAS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT IN WRITING TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

7. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. DIMENSIONS WITH CLR. ARE FROM FINISH MATERIALS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

8. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA MECHANICAL, ELECTRICAL, PLUMBING, ENERGY, GREEN BUILDING CODES, AND ALL LOCAL AND STATE LAWS AND ORDINANCES. NOTHING ON THE DRAWINGS SHALL BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST ADOPTED CODES AND ORDINANCES.

9. CONSTRUCTION QUALITY: THE CONTRACTOR SHALL COMPLETE ALL WORK IN A GOOD WORKMANLIKE MANNER AT A LEVEL OR QUALITY OR TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION

10. NOTES: ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL......" OR "THE CONTRACTOR SHALL INSTALL......"

1. EXAMINATION OF SITE: THE CONTRACTOR SHALL THOROUGHLY REVIEW 11. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL BE PLANS AND EXISTING SITE CONDITIONS, AND SATISFY HIM/HERSELF AS TO SIMILAR TO THOSE SHOWN, OR THOSE DETAIL EXISTING IN THE FIELD AS

3943 Brookline Way,

12. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP

13. INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE ICBO REPORTS. FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND

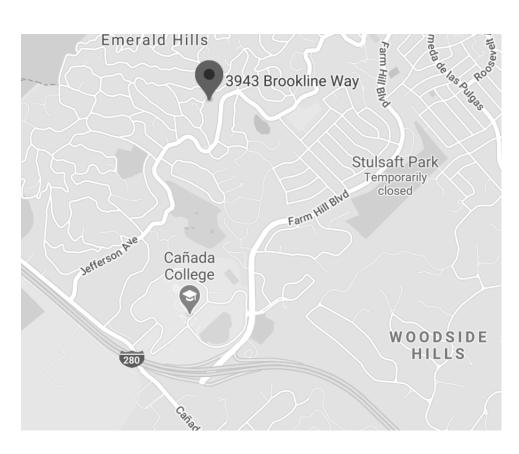
14. NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFTY PRECAUTIONS AND PROGRES OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

15. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.

16. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. APPROVED SET OF DRAWINGS SHOULD BE ON JOB SITE AT ALL TIME IN A SECURED PLACE AND ACCESSIBLE TO CONTRACTORS AND SUBCONTRACTORS FOR

17. THE ARCHITECTS DO NOT ASSUME RESPONSIBILITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY, THE CONTRACTORS SHALL CONTACT THE RESPECTIVE UTILITY COMPANY AND PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES, CONDUITS, PIPING, ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLICT WITH THE PROPOSED WORK.

VICINITY MAP



SITE MAP



PROJECT DATA AND DESCRIPTION

ZONING AND USE:	RH, R3
ASSESSOR PARCEL NUMBER:	057264240
TYPE OF CONSTRUCTION:	VB
SPRINKLERED:	NO
LOT SIZE:	±17,262 SQ. FT.
LOT COVERAGE 25% (INCLUDES DECK & STA	IR 18" ABV. GRADE

V. GRADE) ALLOWABLE LOT COVERAGE 4,315.50 SQ. FT. (E) COVERAGE - NO CHANGE 2,257.00 SQ. FT. (N) COVERAGE - SAME AS (E) 2,257.00 SQ. FT. F.A.R. 30% OF LOT AREA 5,178.60 SQ. FT.

11% (N) F.A.R. 13% (E) FIRST FLOOR 1,180.00 SQ. FT. (E) SECOND FLOOR 762.50 SQ. FT. TOTAL (E) BUILDING 1,942.50 SQ. FT.

(N) SECOND FLOOR ADDITION 419.00 SQ. FT. TOTAL (N) BUILDING 2,361.50 SQ. FT. SECOND FLOOR (N) BALCONY 39.00 SQ. FT.

(E) GARAGE 552.00 SQ. FT. (E) FIRST FLOOR DECK AND STAIR 472.00 SQ. FT. (E) FIRST FLOOR SIDE STAIR 77.00 SQ. FT. (E) SECOND FLOOR DECK 157.00 SQ. FT.

ADD A NEW MASTER BEDROOM SUITE ON THE SECOND FLOOR, ON TOP OF (E) GARAGE, MOVE LAUNDRY ON THE FIRST FLOOR TO THE SECOND FLOOR. AND INTERIOR REMODEL OF THE FIRST FLOOR. NO CHANGES TO (E) LANDSCAPING, PAVED WALKWAY, NO SOIL EXCAVATION, NO SITE GRADING, AND NO TREE REMOVAL.

PROJECT DIRECTORY

PROJECT DESCRIPTION:

STRUCTURAL ENGINEER

CLIENTS MR. GABRIEL GRISE MS. KSENIA TEREKHOVA 3943 BROOKLINE WAY. EMERALD HILLS, CA 94062

PHONE 502 418-4553 (KSENIA) EMAIL KTEREKHOVA@GMAIL.COM **EMAIL** GGRISE@GMAIL.COM

ARCHITECT SUN ARCHITECTURE GEORGE SUN 5111 GEARY BLVD. SAN FRANCISCO, CA 94118

PHONE 415 387-2700 GSUN@SUNARCHITECTURE.COM EMAIL

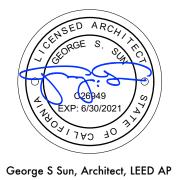
> HOM/PISANO ENGINEERING, INC. MICHAEL HOM SAN FRANCISCO, CA 94122 415 682-4798 PHONE **EMAIL** HOM@HOMPISANO.COM

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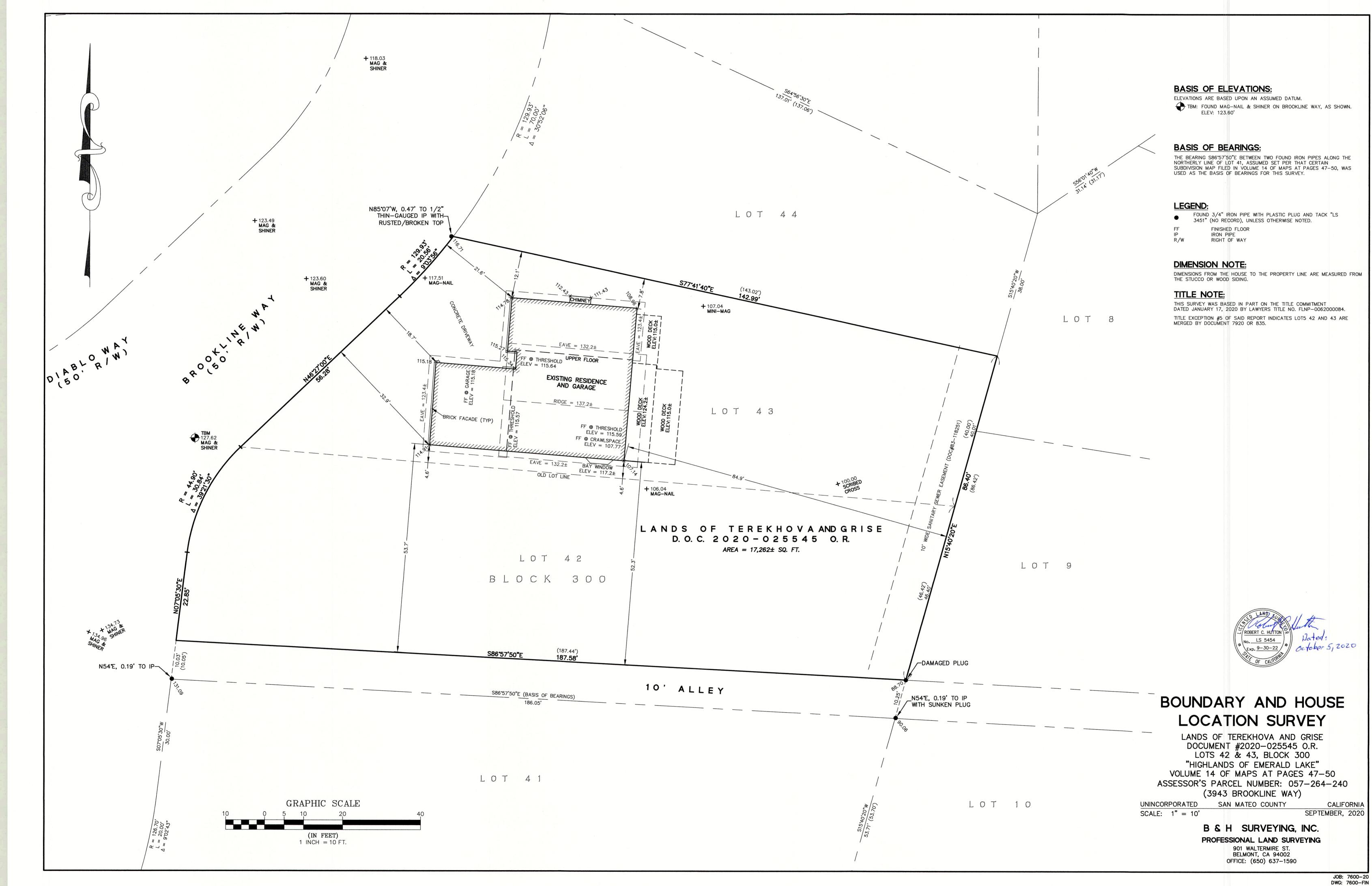
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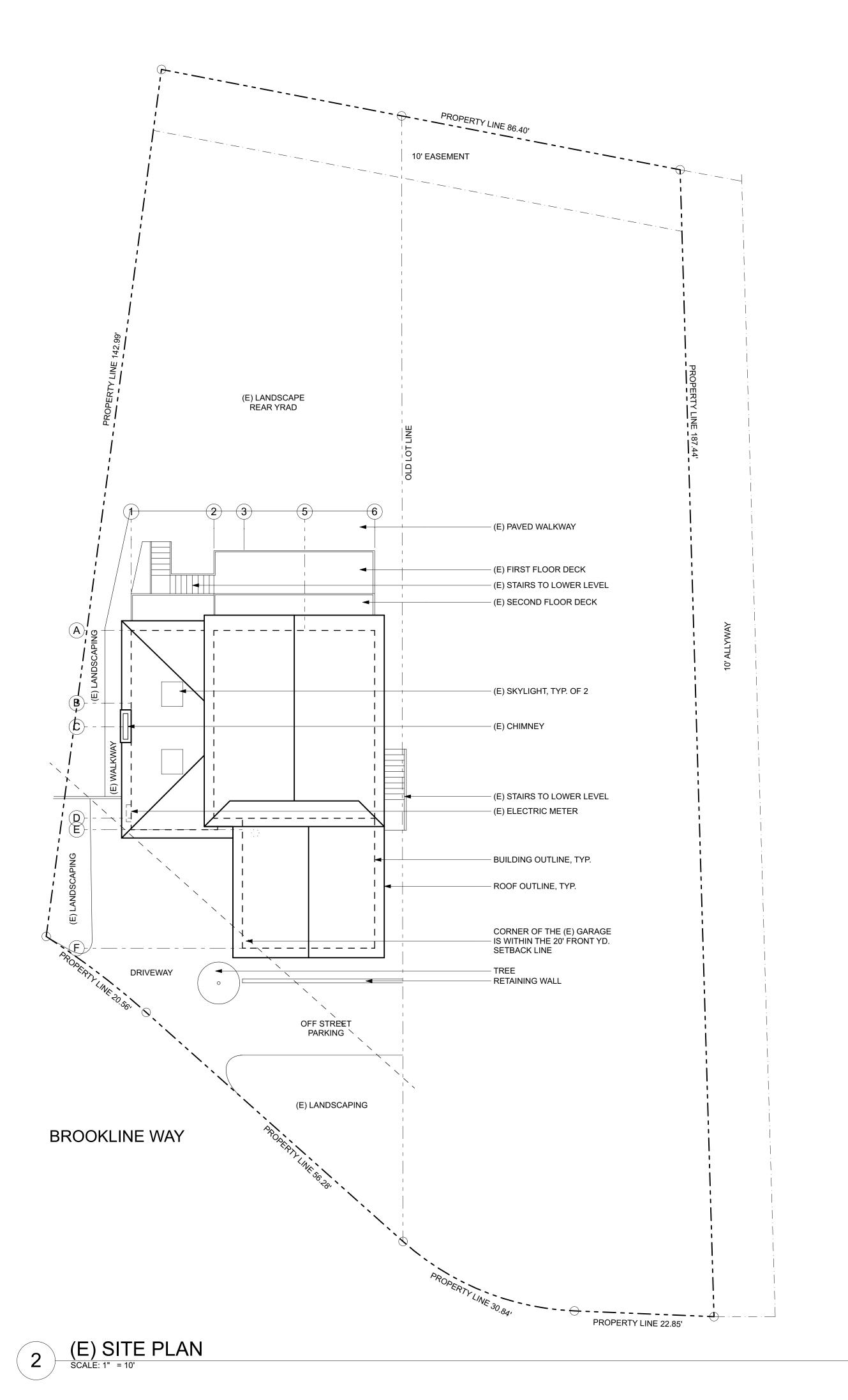
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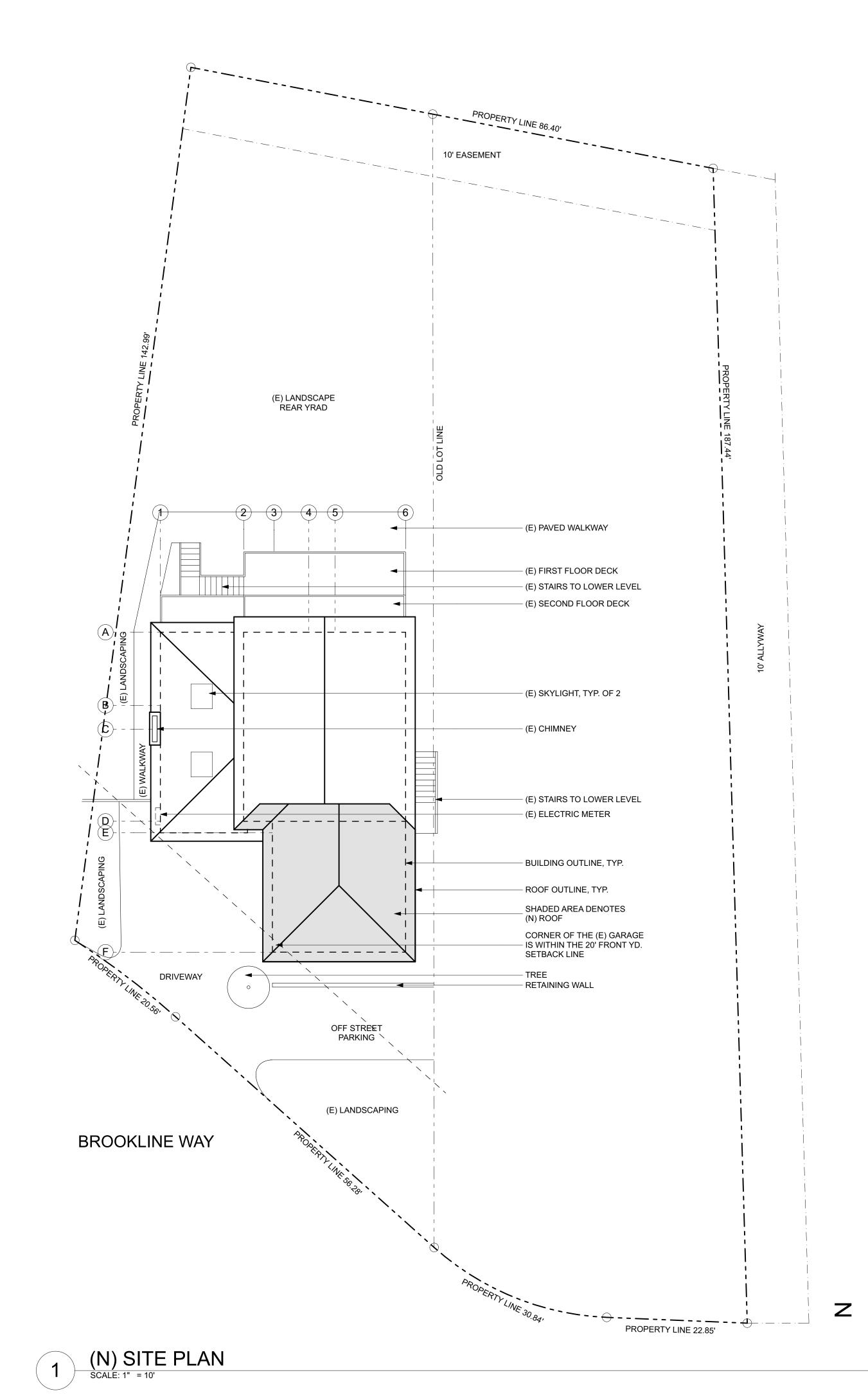
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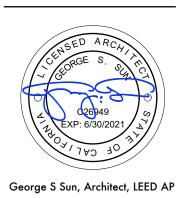




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(E) + (N)SITE PLANS

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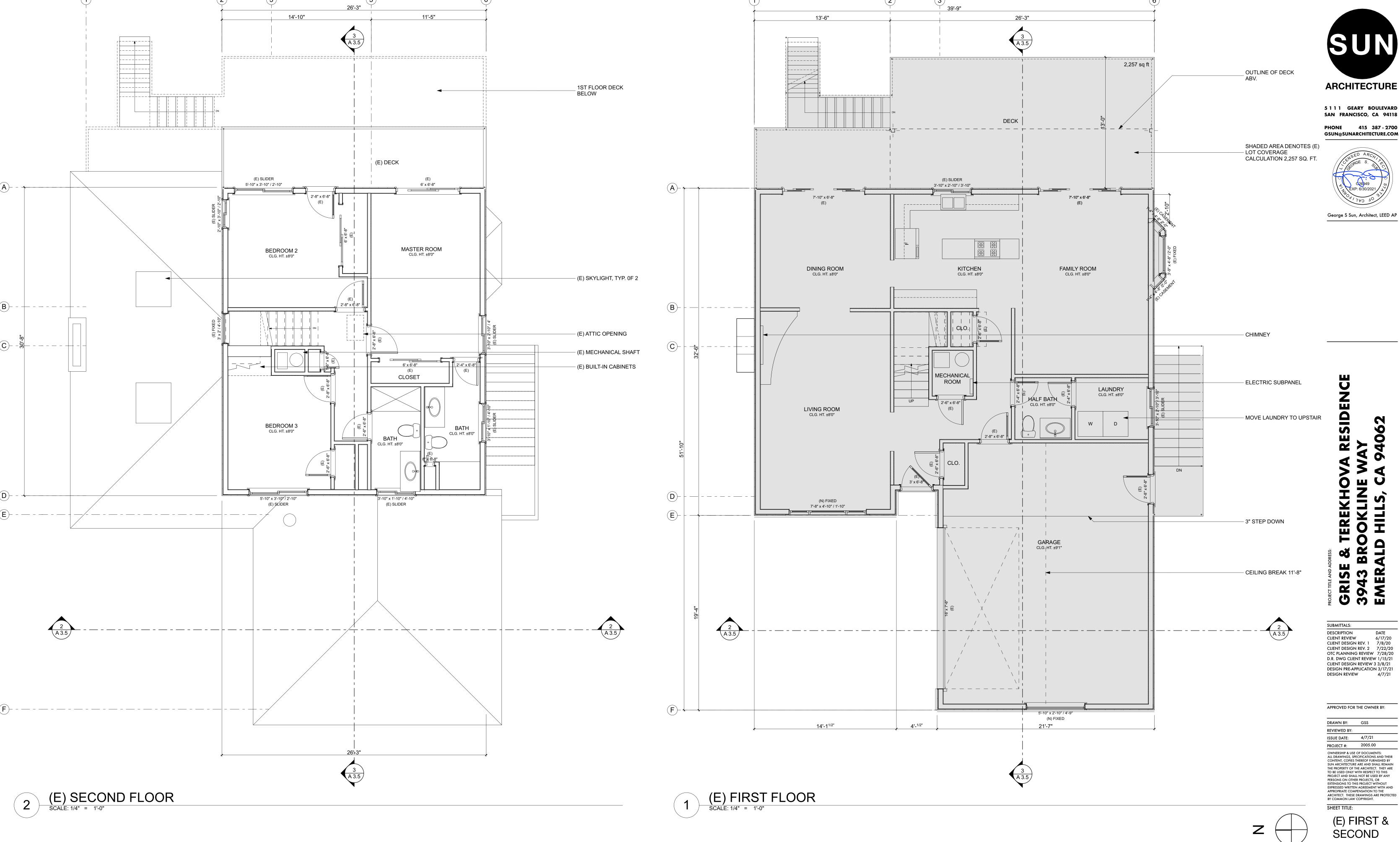
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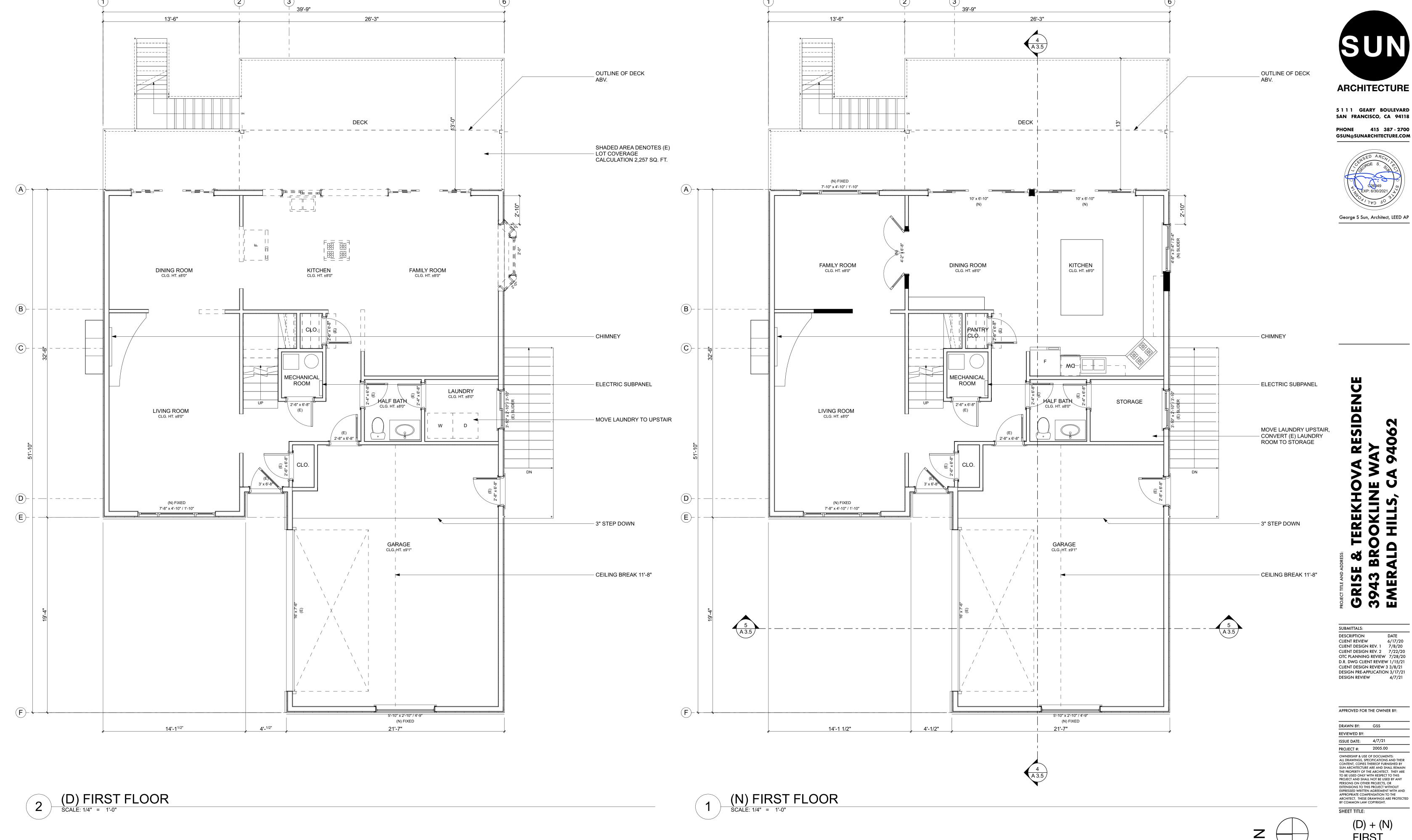
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(E) FIRST &

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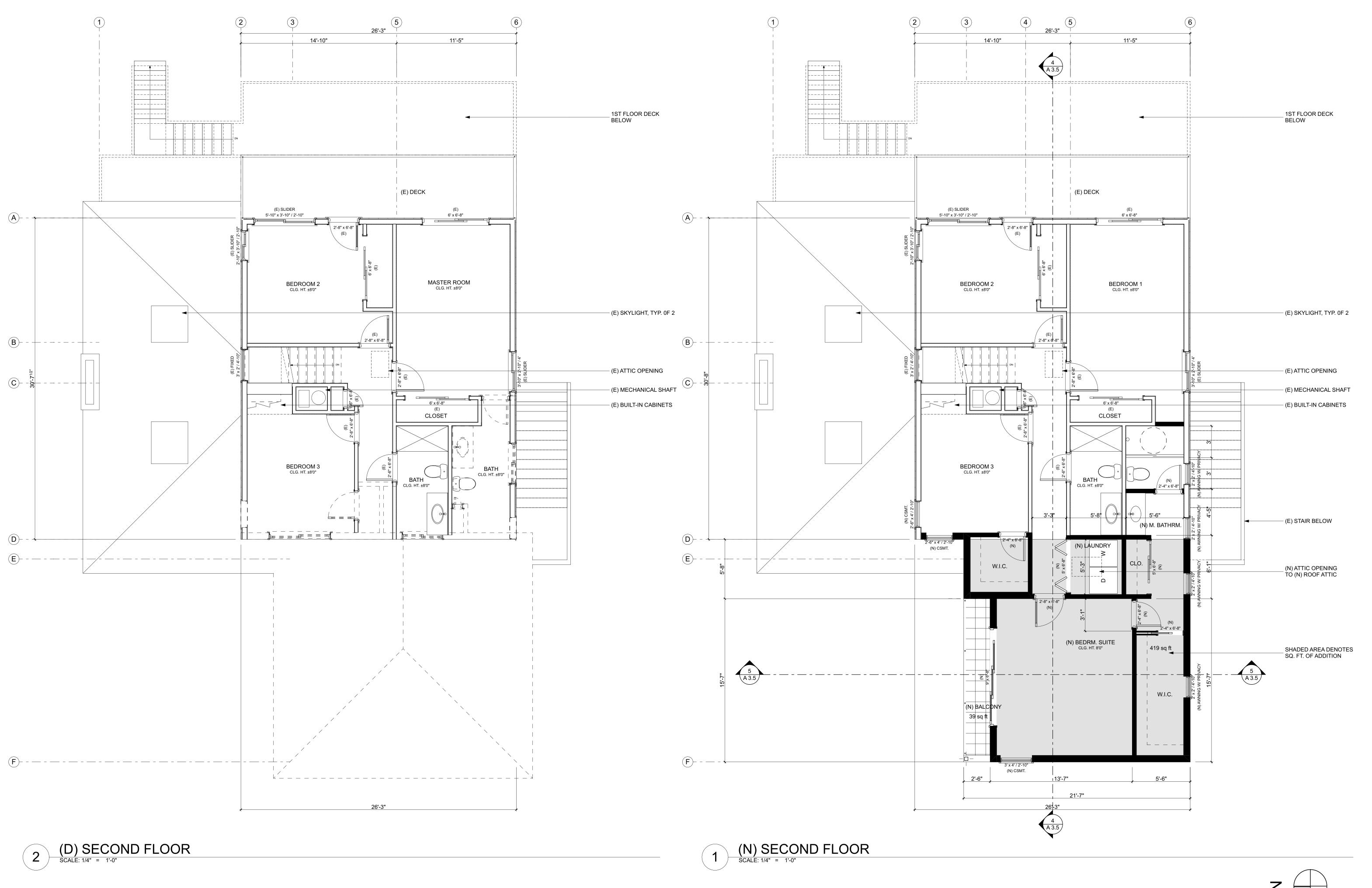
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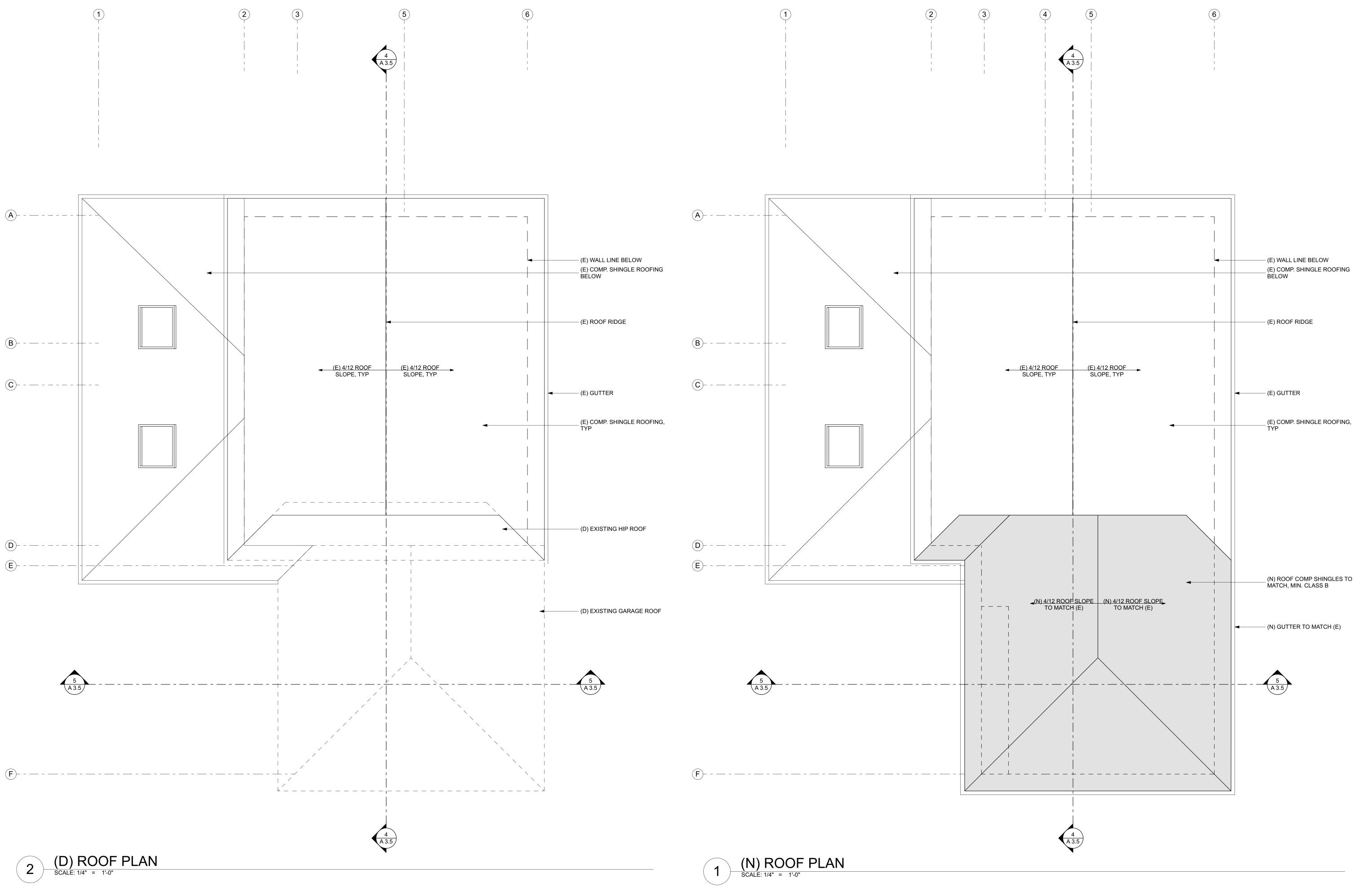
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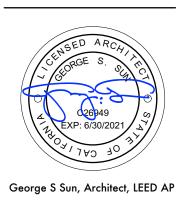




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OTC PLANNING REVIEW 7/28/20 DESCRIPTION D.R. DWG CLIENT REVIEW 1/15/21 CLIENT DESIGN REVIEW 3 3/8/21 DESIGN PRE-APPLICATION 3/17/21 DESIGN REVIEW 4/7/21

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DRAWN BY: GSS
REVIEWED BY: ISSUE DATE: 4/7/21

PROJECT #: 2005.00

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(D) & (N) ROOF PLANS SCALE: AS INDICATED
SHEET NUMBER:

(E) FRONT RENDERING

(N) FRONT RENDERING

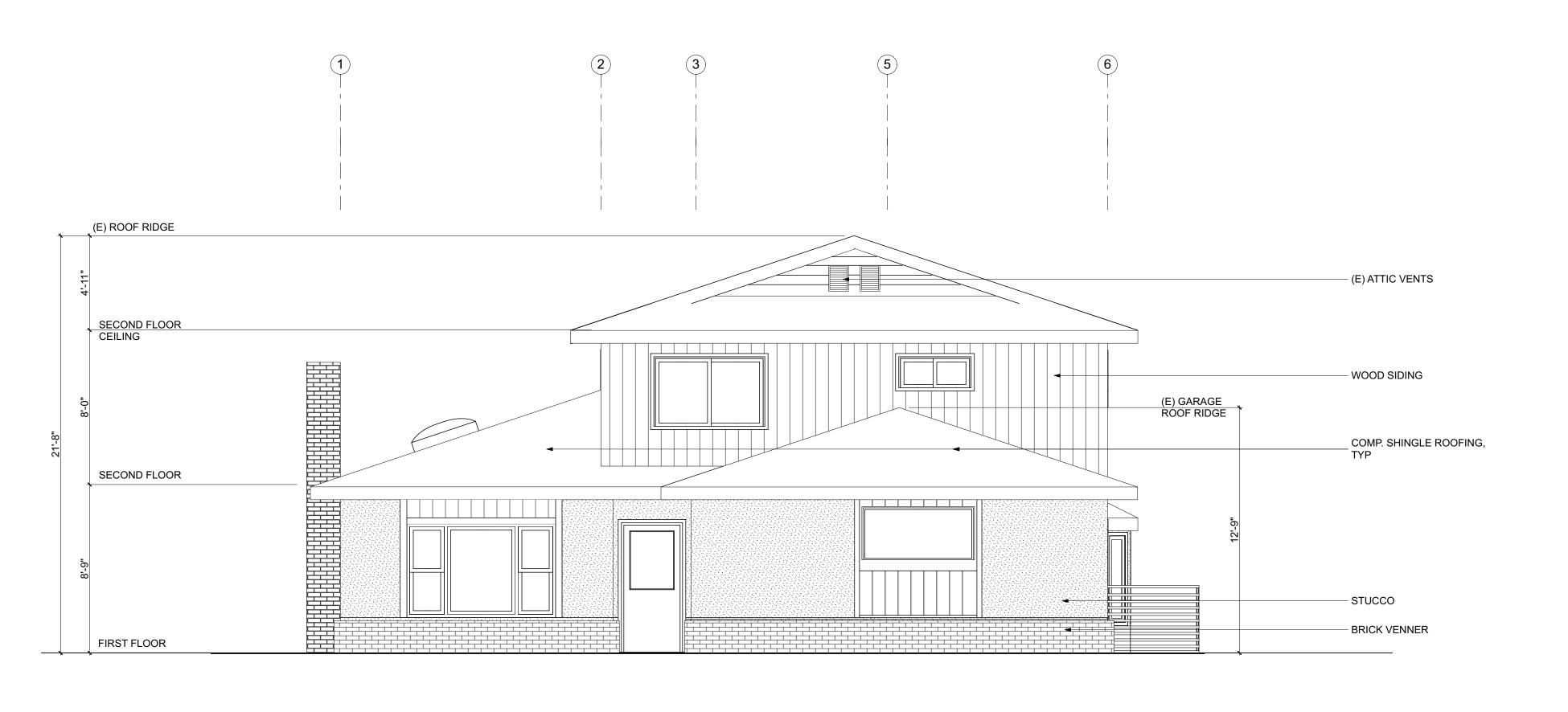
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(E) + PROPOSED FRONT **ELEVATIONS** SCALE: AS INDICATED
SHEET NUMBER:

A 3.1





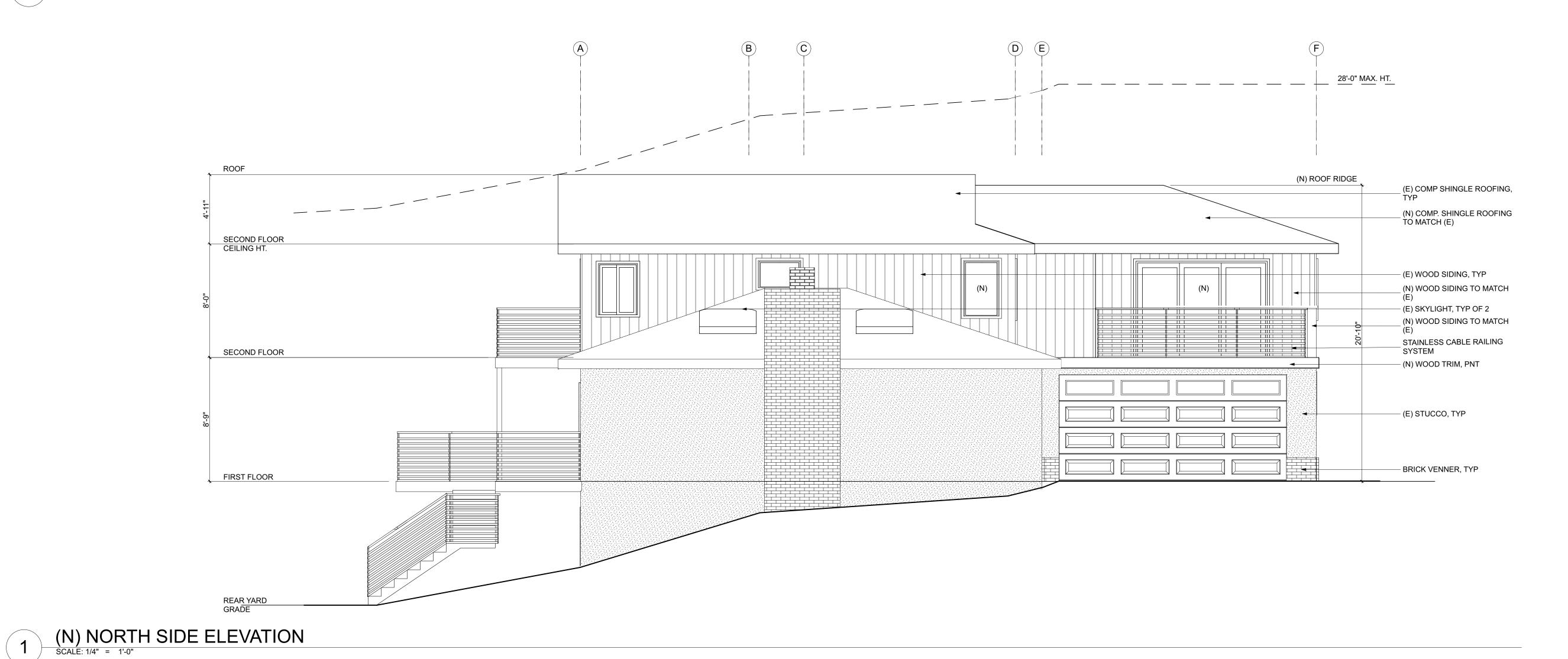


(N) WEST FRONT ELEVATION

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

(E) NORTH SIDE ELEVATION

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



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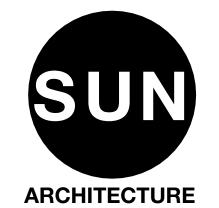
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SHEET TITLE:

(E) +
PROPOSED
SIDE
ELEVATIONS

SCALE: AS INDICATED
SHEET NUMBER:



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EET TITLE:

(E) +
PROPOSED
SIDE
ELEVATIONS

SCALE: AS INDICATED
SHEET NUMBER:











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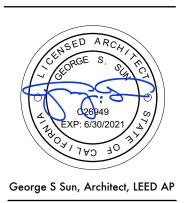
(E) + PROPOSED REAR **ELEVATIONS** SCALE: AS INDICATED
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(E) + PROPOSED BUILDING

SECTIONS

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George S Sun, Architect, LEED AP

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2 EXISTING FRONT ELEVATION

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PROPOSED **TYPICAL** COLOR & MATERIALS SCALE: AS INDICATED
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