

ABBREVIATIONS

& AND	F.D. FLOOR DRAIN	P.G. PAINT GRADE
∠ ANGLE	F.F. & E. FURNITURE, FIXTURES & EQUIP.	PL. PLATE
@ CENTERLINE	FIN. FINISH FLOOR	PL.M. PLASTIC LAMINATE
∅ DIAMETER	FLR. FLOOR	PLYWD. PLYWOOD
# NUMBER	FLUOR. FLUORESCENT	PR. PAIR
(D) DEMOLISH	FIXT. FIXTURE	PROP.LN. PROPERTY LINE
(E) EXISTING	F.O. FACE OF	P.T. PRESSURE TREATED
(N) NEW	F.O.C. FACE OF CONCRETE	R. RISER
(R) REMOVE	F.O.F. FACE OF FINISH	RAD. RADIUS
A.B. ANCHOR BOLT	F.O.S. FACE OF STUD	R.D. ROOF DRAIN
ABV. ABOVE	FNDN. FOUNDATION	RWDW. REDWOOD
ADJ. ADJACENT	FT. FOOT OR FEET	REF. REFERENCE
A.F.F. ABOVE FINISHED FLOOR	FTG. FOOTING	REFR. REFRIGERATOR
AGGR. AGGREGATE	FURR. FURRING	REIN. REINFORCED
ALN. ALIGN	GALV. GALVANIZED	REQ. REQUIRED
ALUM. ALUMINUM	GA. GAGE	RESIL. RESILIENT
APPROX. APPROXIMATE	G.F.I.C. GROUND FAULT INTERCEPTOR CIRCUIT	R.L. RAIN LEADER
ARCH. ARCHITECTURAL	GL. GLASS	RM. ROOM
AV. AUDIO VISUAL	GR. GRADE	R.O. ROUGH OPENING
BD. BOARD	GRND. GROUND	S. SOUTH
BLDG. BUILDING	GSM. GALVANIZED SHEET METAL	S.C. SOLID CORE
BLK. BLOCK	GYP. GYPSUM	SCHED. SCHEDULE
BLKG. BLOCKING	H.B. HOSE BIB	S.D. SMOKE DETECTOR
BM. BEAM	H.C. HOLLOW CORE	SECT. SECTION
B.O. BOTTOM OF	HDWD. HARDWOOD	SHR. SHOWER
B.U.R. BUILT UP ROOFING	HDWR. HARDWARE	SHT. SHEET
CAB. CABINET	HT. HEIGHT	SIM. SIMILAR
CEM. CEMENT	HORIZ. HORIZONTAL	SL. SLOPE
CER. CERAMIC	HR. HOUR	S.L.D. SEE LANDSCAPE DRAWINGS
CLG. CEILING	INSUL. INSULATION	SPEC. SPECIFICATION
CLKG. CAULKING	INT. INTERIOR	SQ. SQUARE
CLR. CLEAR	LAM. LAMINATE	S.S.D. SEE STRUCTURAL DRAWINGS
C.M.U. CONC. MASONRY UNIT	LAV. LAVATORY	S.S. STAINLESS STEEL
C.O. CENTER OF	L.O. LINE OF	STD. STANDARD
COL. COLUMN	LT. LIGHT	STL. STEEL
CONC. CONCRETE	MAX. MAXIMUM	STOR. STORAGE
CONT. CONTINUOUS	MED. CAB. MEDICINE CABINET	STRUC. STRUCTURAL
DBL. DOUBLE	MECH. MECHANICAL	SYM. SYMMETRICAL
DTL. DETAIL	MEMB. MEMBRANE	T. TREAD
DIA. DIAMETER	MTL. METAL	T.B. TOWEL BAR
DIM. DIMENSION	MTD. MOUNTED	TEL. TELEPHONE
DN. DOWN	MFR. MANUFACTURER	T.&G. TONGUE AND GROVE
DR. DOOR	MIN. MINIMUM	THK. THICK
DS. DOWNSPOUT	MIR. MIRROR	TMPR. TEMPERED
DWG. DRAWING	MISC. MISCELLANEOUS	T.O. TOP OF
DWR. DRAWER	N. NORTH	T.O.P. TOP OF PAVEMENT
E. EAST	N.I.C. NOT IN CONTRACT	T.O.W. TOP OF WALL
EA. EACH	NO. NUMBER	T.S. TUBULAR STEEL
ELEC. ELECTRICAL	NOM. NOMINAL	T.V. TELEVISION
ELEV. ELEVATION	N.T.S. NOT TO SCALE	TYP. TYPICAL
ENCL. ENCLOSURE	O. OVER	U.O.N. UNLESS OTHERWISE NOTED
EQ. EQUAL	O.A. OVERALL	V.C.T. VINYL COMPOSITION TILE
EQUIP. EQUIPMENT	OBS. OBSCURE	VERT. VERTICAL
EXT. EXTERIOR	O.C. ON CENTER	V.I.F. VERIFY IN FIELD
	O.D. OUTSIDE DIAMETER	W. WEST
	OPNG. OPENING	W. WITH
	OPP. OPPOSITE	WD. WOOD
		W/O WITHOUT
		W.P. WATERPROOFING
		WT. WEIGHT

SYMBOLS

	DRAWING/DETAIL REFERENCE TAG DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE TAG BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE TAG INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR TAG
	WINDOW TAG
	PLUMBING FIXTURE TAG
	PLUMBING FITTING TAG
	APPLIANCE TAG
	EQUIPMENT TAG
	REVISION TAG
	MATCHLINE
	WORKPOINT OR DATUM
	WALL TYPE TAG
	THRESHOLD

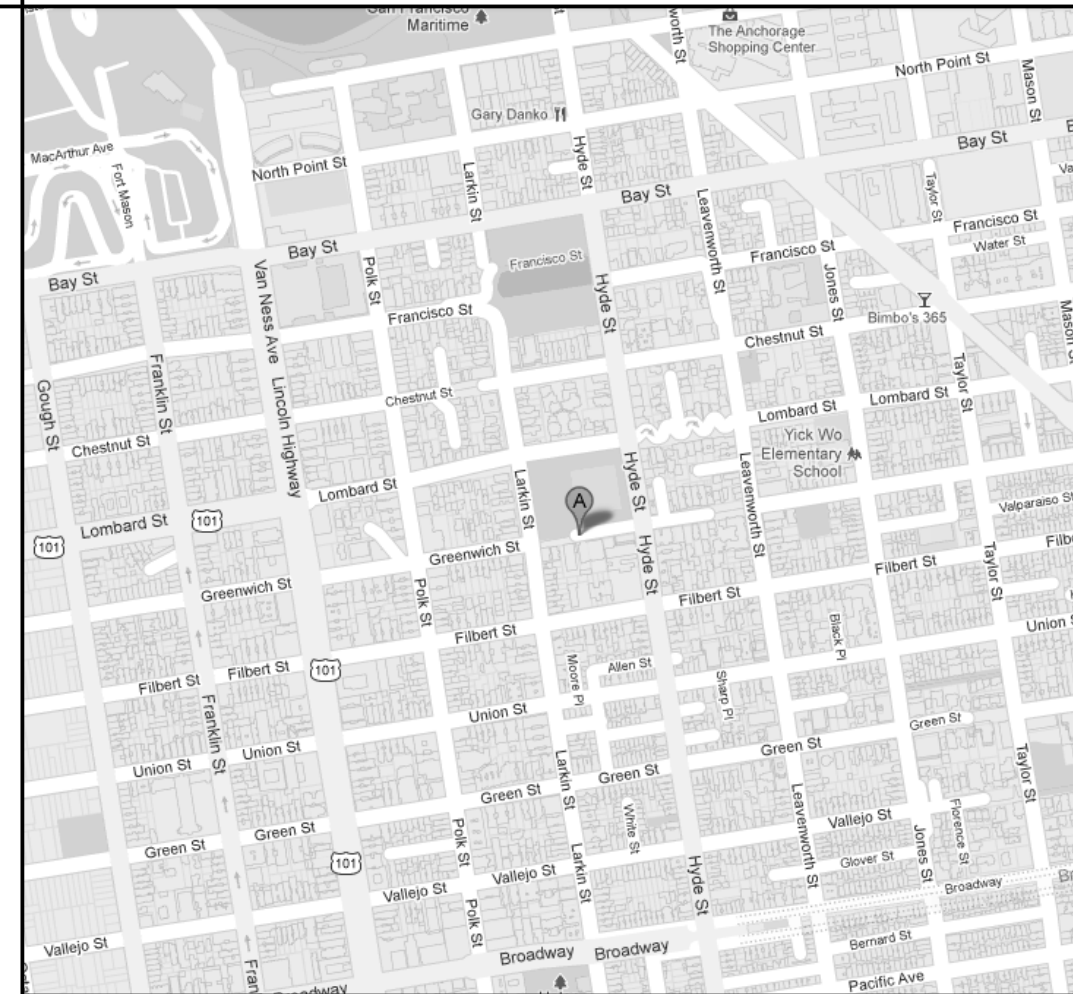
GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
 - CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
 - ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
 - CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
 - CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
 - CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
 - ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
 - IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
 - ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
 - THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
 - ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
 - WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
 - CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
 - WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
 - ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
 - ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE 'X', U.O.N.
 - ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
 - STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
 - STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.
- NOTE: DESIGN BASED ON THE CBC 2010 & SAN FRANCISCO BUILDING CODE 2010 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS. ALL ELEMENTS TO BE IN ACCORDANCE WITH THE SAN FRANCISCO GENERAL PLAN.

PROJECT TEAM

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VICINITY MAP



PROJECT DATA

BLOCK:	0095	ZONED:	RM-2
LOT:	024	HEIGHT LIMIT:	40-X
LOT SIZE:	2,343.75 sq.Ft.	OCCUPANCY:	R-3

CODES

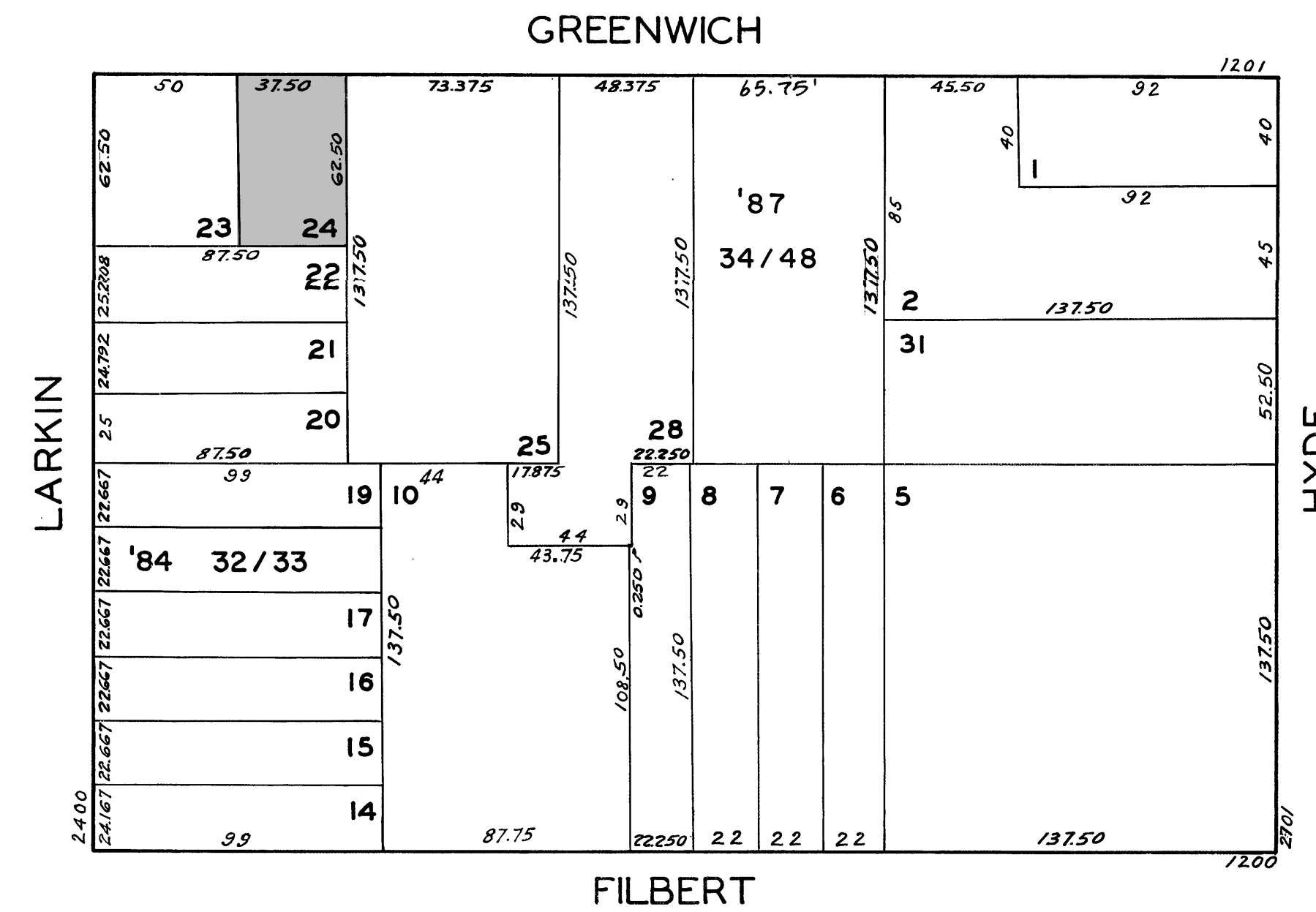
- 2010 CA BLDG. CODE
- 2010 S.F. BLDG. CODE
- 2010 CA ENERGY CODE
- 2010 S.F. ELECTRICAL CODE
- 2010 S.F. MECHANICAL CODE
- 2010 S.F. PLUMBING CODE
- 2010 S.F. FIRE CODE

SCOPE OF WORK

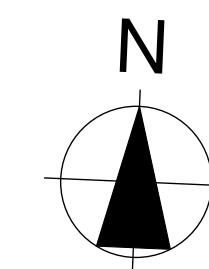
NEW DRIVEWAY OFF OF GREENWICH STREET TO ACCESS SUBJECT PROPERTY VIA MAJOR SIDEWALK ENCROACHMENT. PERMEABLE PAVED DRIVEWAY THROUGH VEGETATED TERRACES WITH PARK BENCHES AND PATHS RELATING TO LARGER CONTEXT.

SHEET INDEX

- ARCHITECTURAL:
- A0.0 TITLE SHEET
 - A0.1 SITE PHOTOS
 - A0.2 SITE PHOTOS
 - A1.1 EXISTING SITE PLAN
 - A2.0 PROPOSED SITE PLAN
 - A2.1 PROPOSED GROUND PLAN
 - A3.1 PROPOSED SECTION - AT SIDEWALK
 - A3.2 PROPOSED SECTION - AT DRIVEWAY
 - A3.3 PROPOSED SECTION - AT PATHWAY



1 BLOCK MAP
NOT TO SCALE



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1281 - 1283 GREENWICH STREET
1281-1283 GREENWICH STREET, SAN FRANCISCO, CA 94109

PERMIT SET

revisions	by:

job#:	1201
date:	JULY 20, 2012
drawn:	DS
checked:	LB
scale:	AS NOTED

TITLE SHEET

A0.0



3 FACADE OF SUBJECT PROPERTY
SCALE: 1:1.17



2 EXISTING SIDEWALK JOG
SCALE: 1:1.17



1 EXISTING PARK FROM ROOF OF SUBJECT PROPERTY
SCALE: 1:0.54

PERMIT SET

revisions	by:

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scale:	AS NOTED

SITE PHOTOS



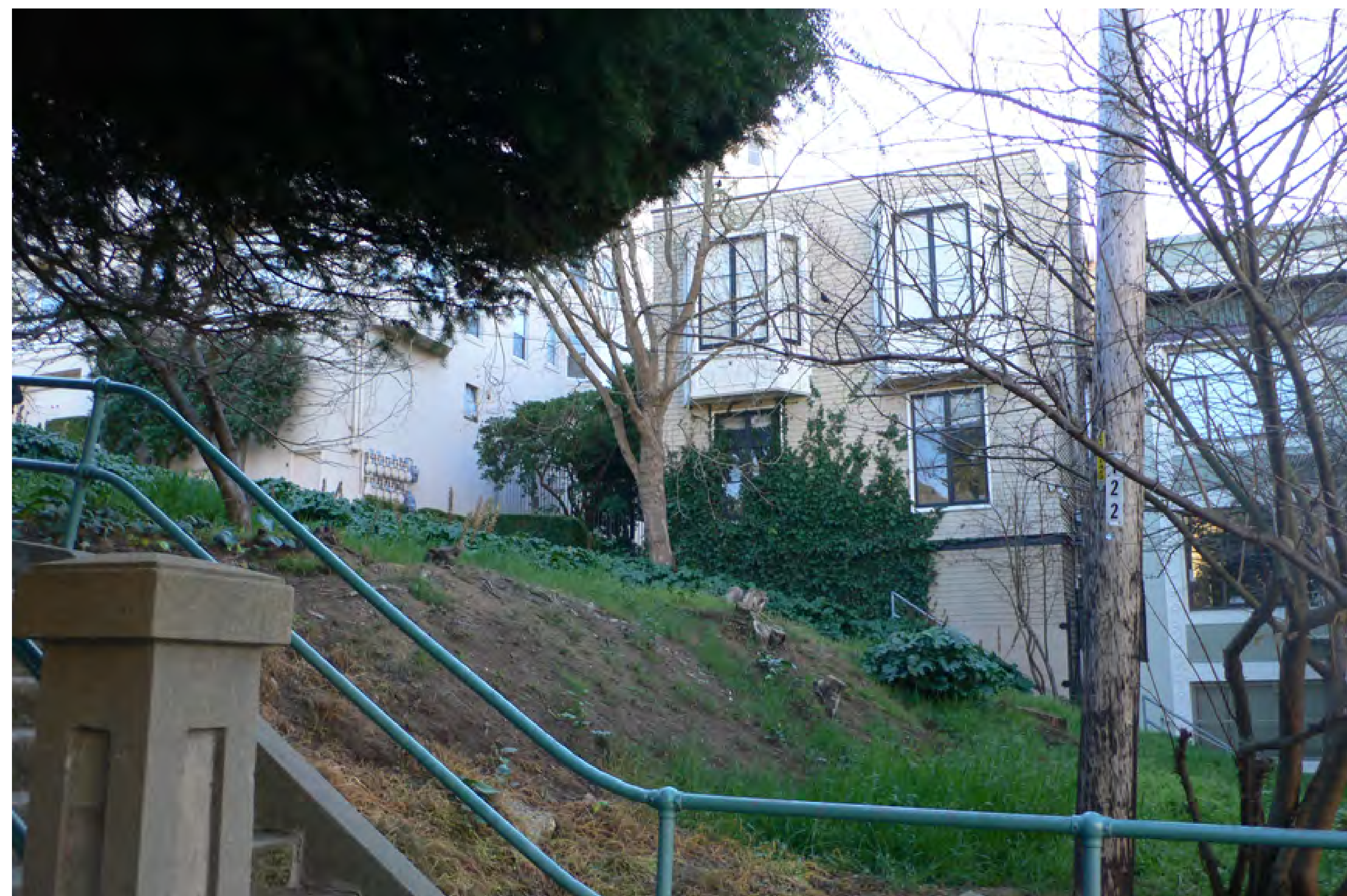
4 SUBJECT PROPERTY AND TERMINATION OF GREENWICH STREET
SCALE: 1:0.86



2 SUBJECT PROPERTY FROM GREENWICH STREET
SCALE: 1:0.86



3 EXISTING PATHWAY FROM NEIGHBORING PARK
SCALE: 1:0.86



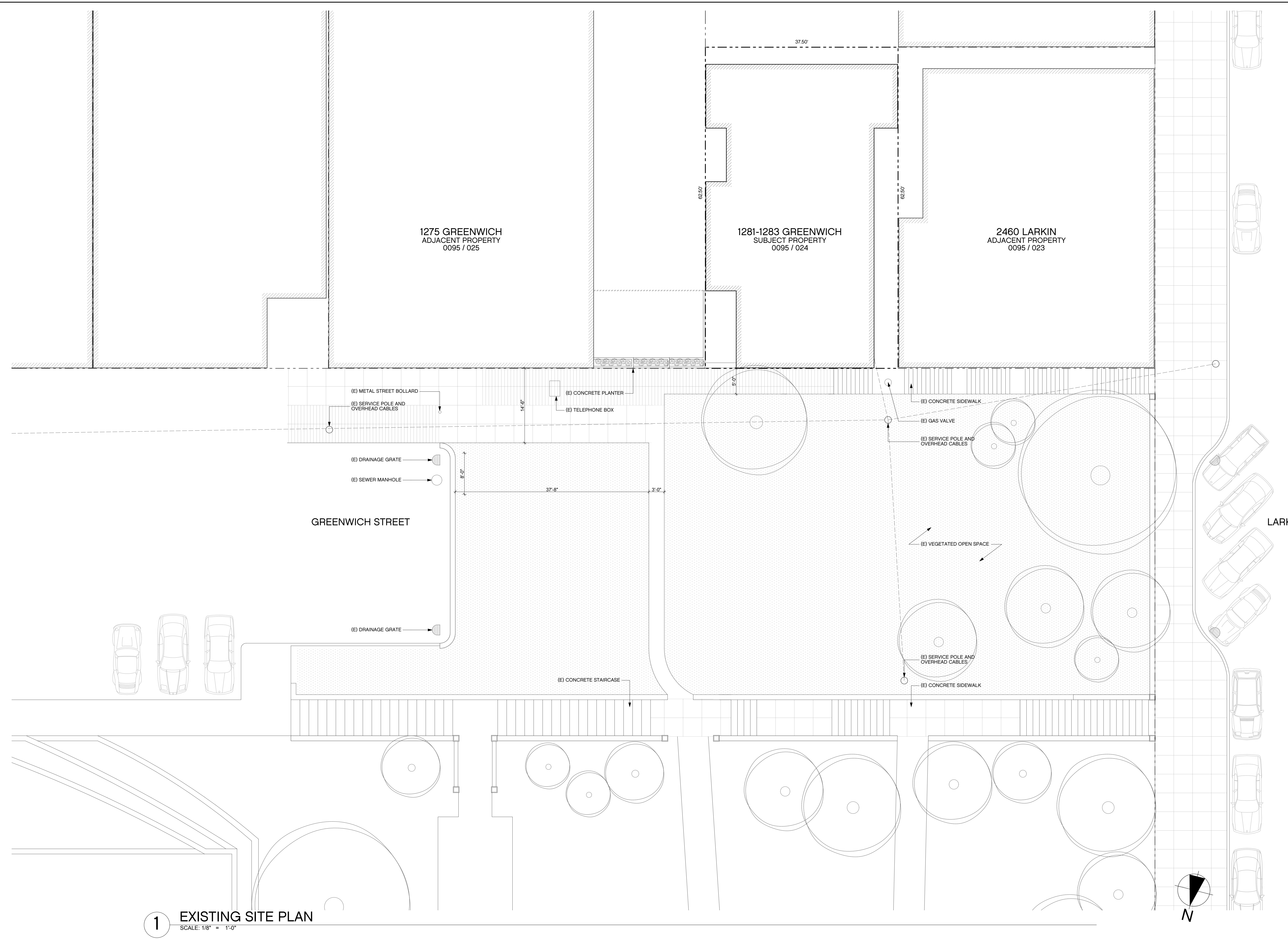
1 SUBJECT PROPERTY FROM EXISTING SIDEWALK
SCALE: 1:0.86

PERMIT SET

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scale:	AS NOTED

SITE PHOTOS



PERMIT SET

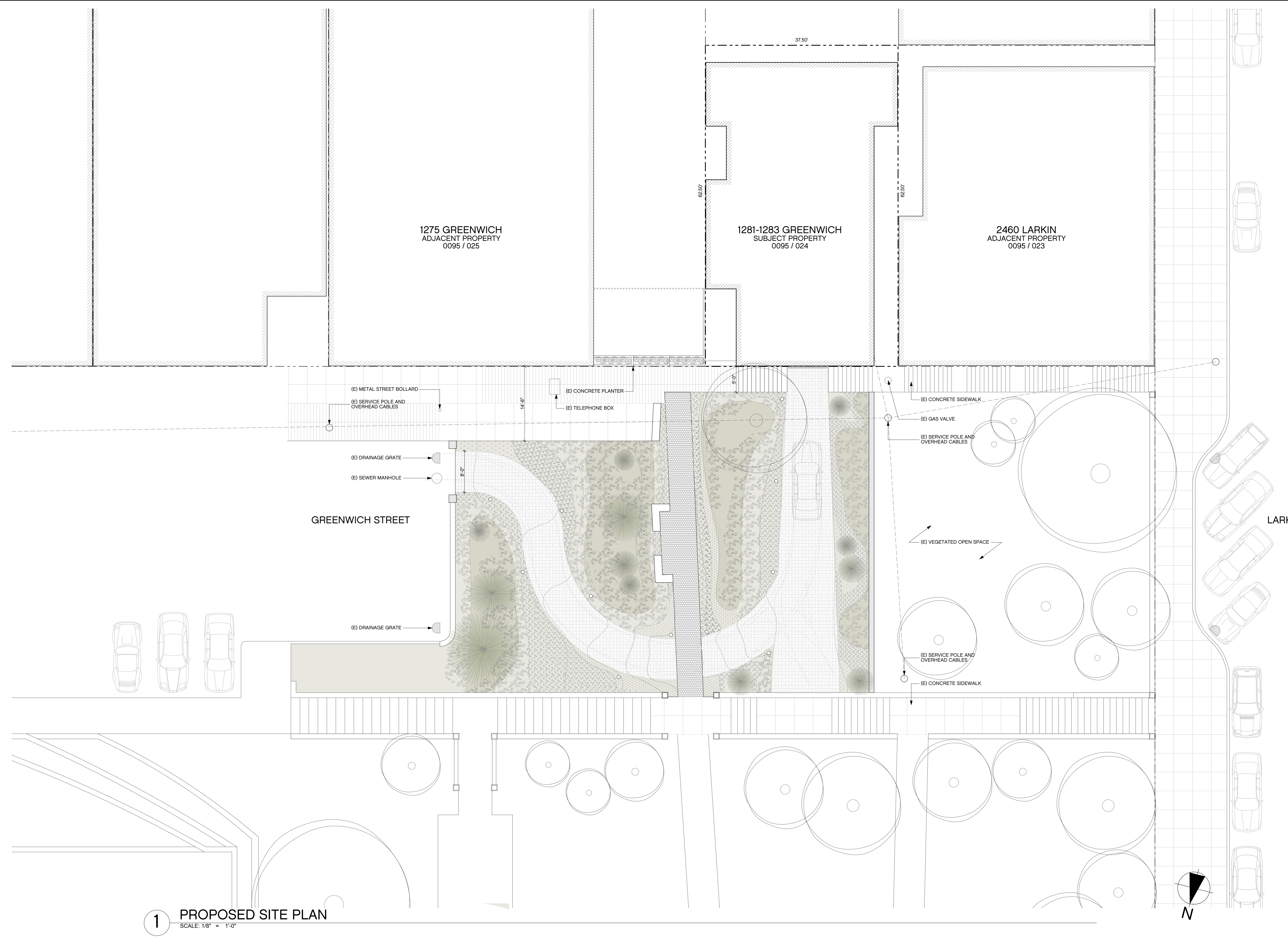
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EXISTING SITE
PLAN

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

1281-1283 GREENWICH STREET
1281-1283 GREENWICH STREET, SAN FRANCISCO, CA 94109



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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PROPOSED SITE
PLAN

INDIAN RICEGRASS



BLUE FESCUE



HUMBOLT LILLY



SILVER LUPINE



WESTERN YARROW



SERVICEBERRY



CALIFORNIA REDBUD



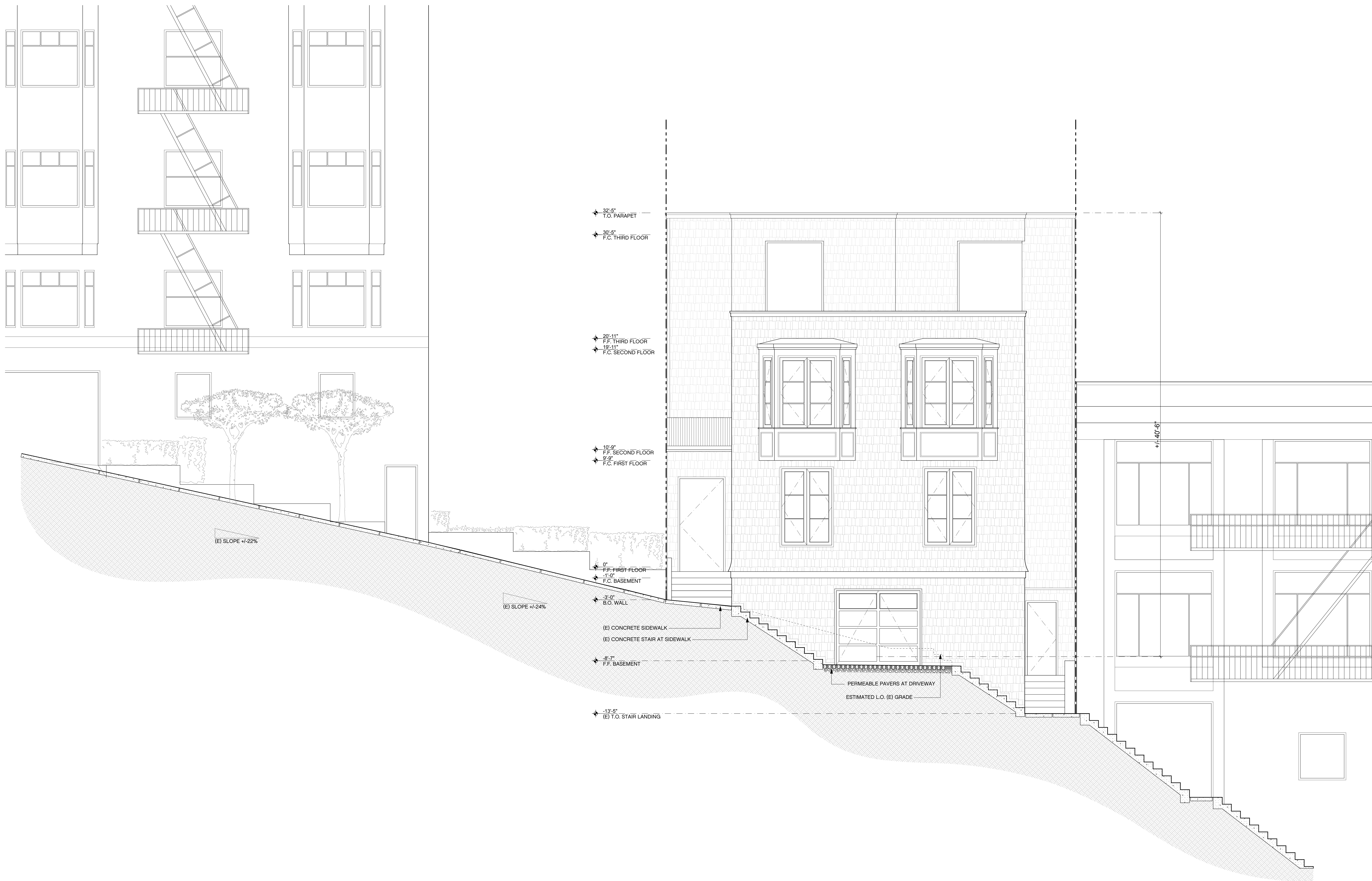
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PROPOSED GROUND PLAN

1 PROPOSED GROUND LEVEL
SCALE: 1/4" = 1'-0"



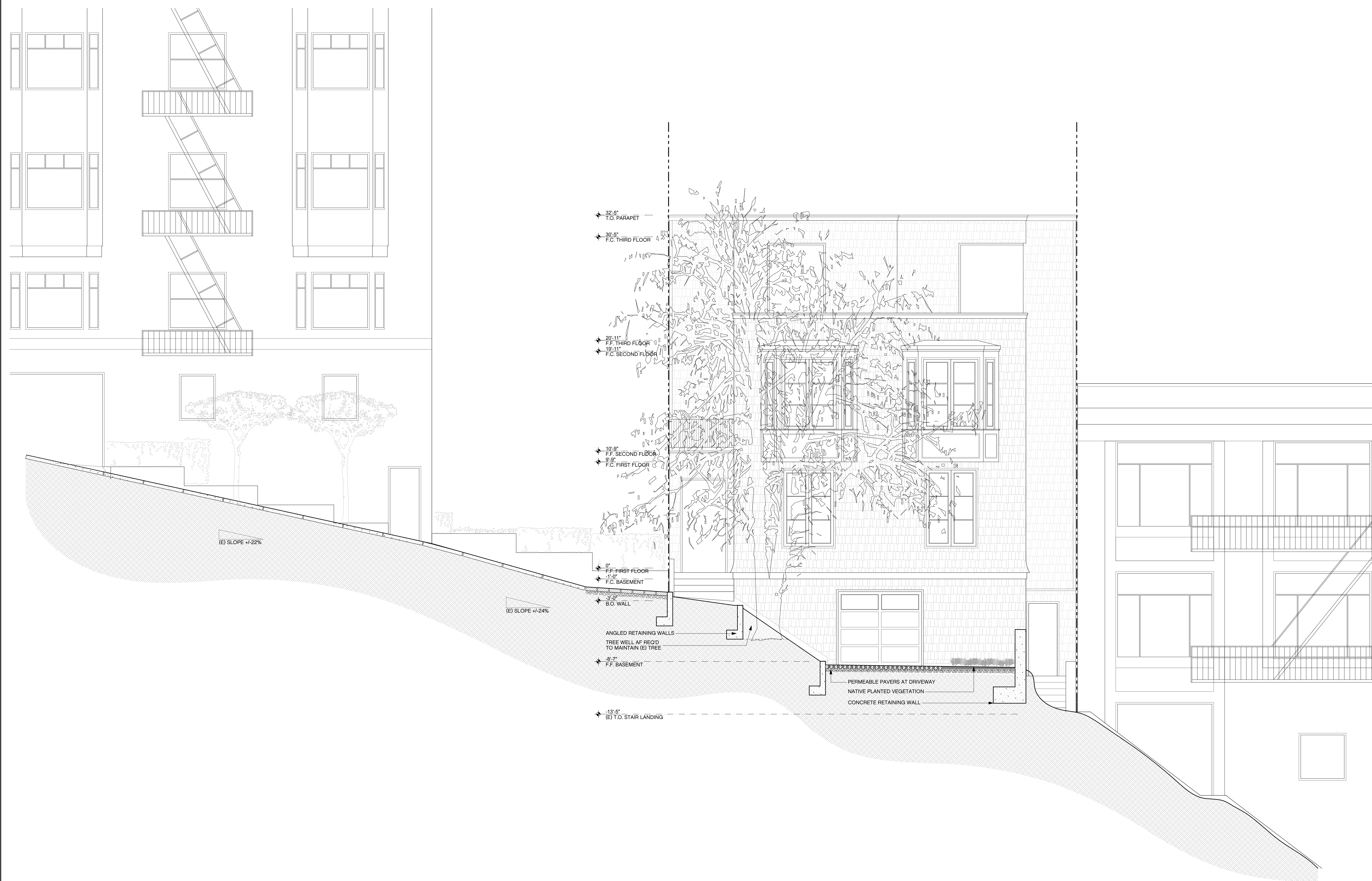
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job#:	1201
date:	JULY 20, 2012
drawn:	DS
checked:	LB
scale:	AS NOTED

PROPOSED SECTION

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



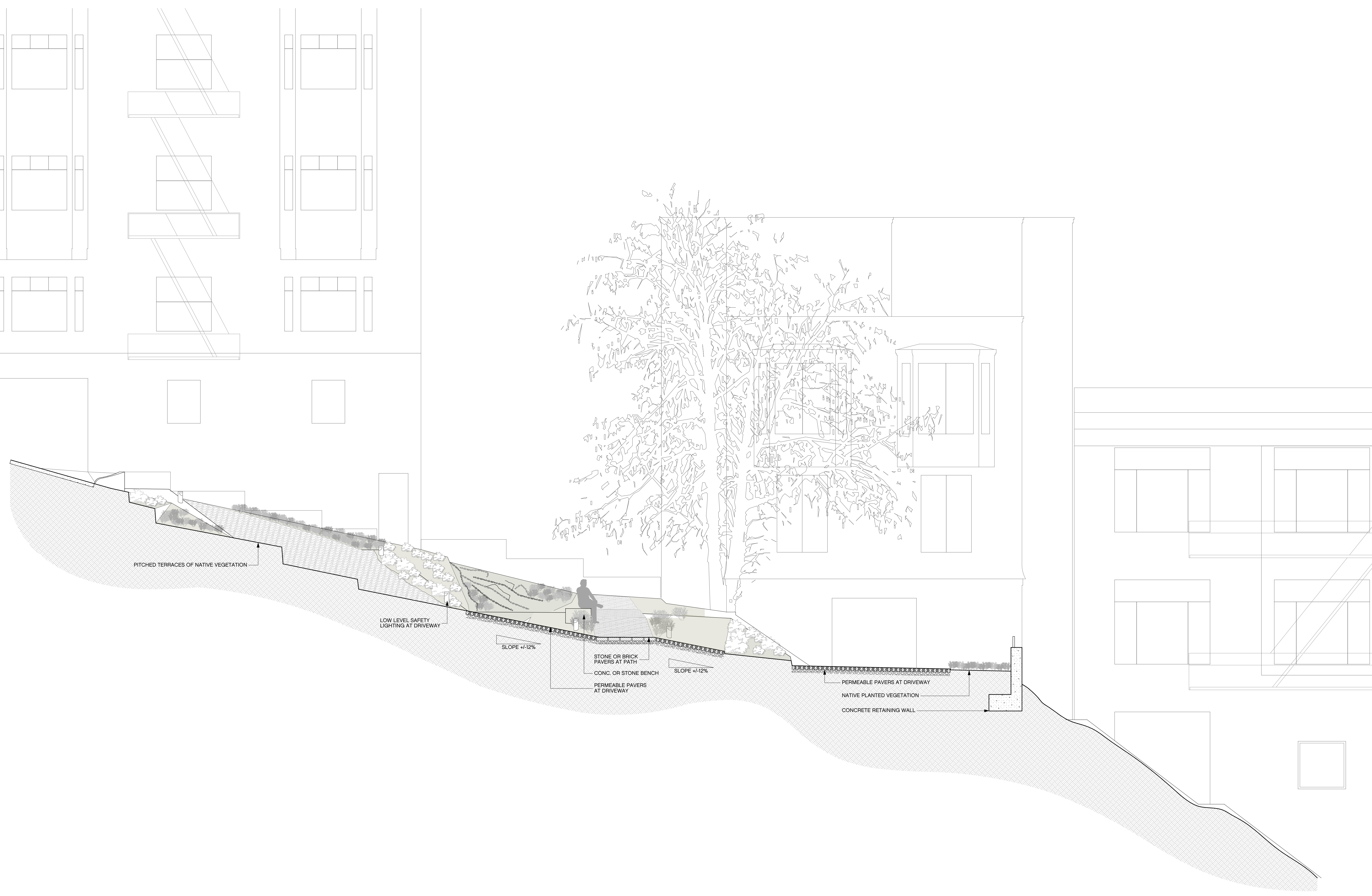
PERMIT SET

revisions	by:

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drawn:	DS
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scale:	AS NOTED

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

PROPOSED SECTION



PERMIT SET

revisions	by:

job#:	1201
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drawn:	DS
checked:	LB
scale:	AS NOTED

PROPOSED SECTION

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