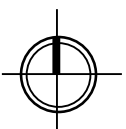
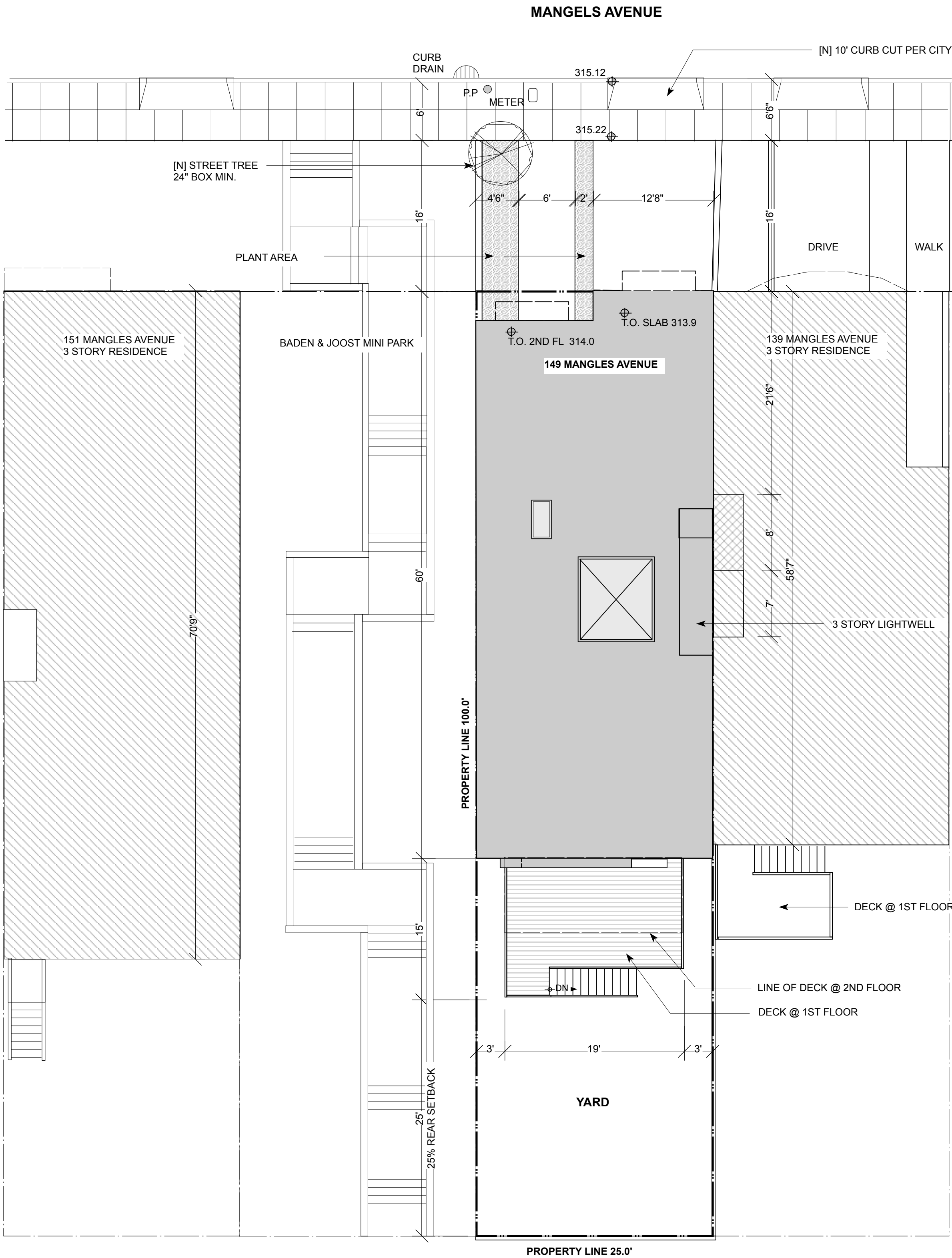


EXISTING / DEMOLITION SITE PLAN

1/8" = 1' - 0"

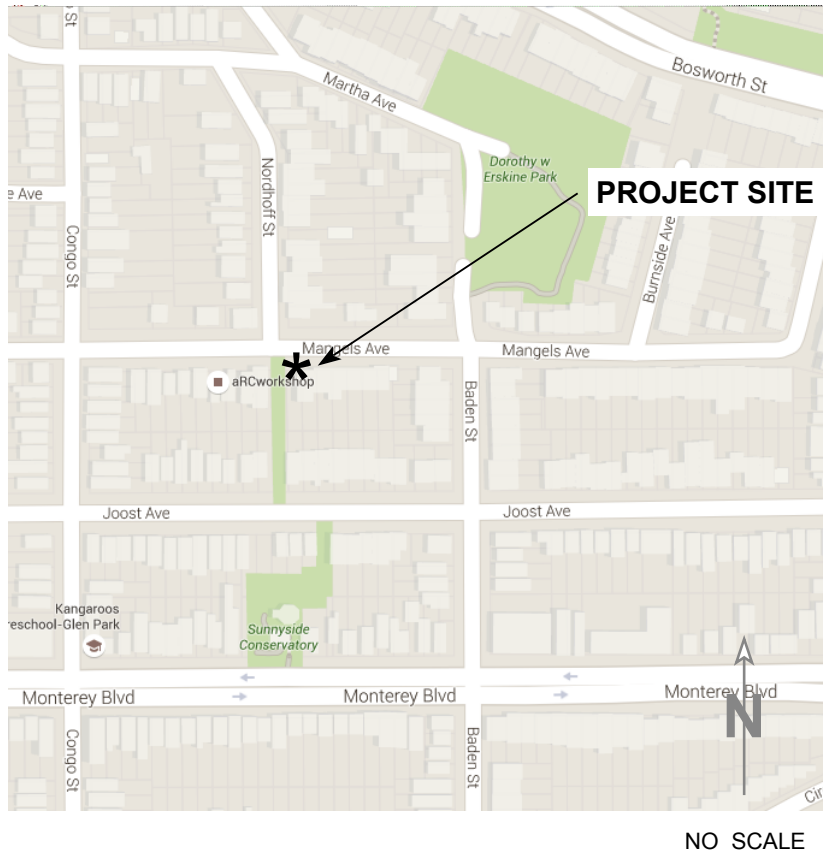
SITE DATA PER MERIDIAN SURVEYING ENGINEERING, INC.
DRAWING DATED NOVEMBER, 2016



PROPOSED SITE PLAN

1/8" = 1' - 0"

LOCATION MAP



PROJECT DATA

ADDRESS - 149 MANGLES AVENUE, SAN FRANCISCO, CA
BLOCK / LOT - 6765/043
LOT AREA - 2500 S.F. [25'X100']
ZONING - RH-1
SEISMIC ZONE - E
CLIMATE ZONE - 3

OCCUPANCY	EXISTING VACANT LOT	PROPOSED
EXISTING USE	R3	SFR
CONSTRUCTION	5B	5B
BUILDING AREA	3464 SF	3464 SF
CONDITIONED FL. AREA		
1ST FLOOR	818 SF	818 SF
2ND FLOOR	1028 SF	1028 SF
3RD FLOOR	1314 SF	1314 SF
TOTAL COND. FL. AREA	3160 SF	3160 SF
NO. OF STORIES	3	3
BUILDING HEIGHT	21'-8"	21'-8"
SPRINKLER SYSTEM	FULL	FULL

CONTACT DIRECTORY

OWNER / CONTACT
JKO HOMES LLC - JAMES KONG
262 UNIVERSITY STREET
SAN FRANCISCO, CA. 94134
510 710 1283

ARCHITECT
BILL EGAN
15 PEREGO TERRACE #5
SAN FRANCISCO, CA. 94131
415.260.1228

CODES, STANDARDS, ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:
2013 SAN FRANCISCO BUILDING CODE
2013 CALIFORNIA ENERGY STANDARDS
ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK

CONSTRUCT 3160 SF, 4 BEDROOM, 3 & 1/2 BATH, 1 CAR GARAGE, 3 STORY SINGLE FAMILY RESIDENCE ON VACANT LOT.
INSTALL SPRINKLER SYSTEM PER SFFD

SHEET INDEX

- A1.0 PROJECT DATA
- EXISTING AND PROPOSED SITE PLANS
- A1.1 GENERAL NOTES
- A1.S SURVEY
- A2.0 PROPOSED FIRST AND SECOND FLOOR PLANS
- A3.0 PROPOSED THIRD FLOOR AND ROOF PLANS
- A4.0 PROPOSED BUILDING SECTION
- A5.0 PROPOSED ELEVATIONS
- A6.0 PROPOSED ELEVATIONS
- A7.0 CONTEXT ELEVATIONS

be/A
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PROJECT NO.

16.0504.00

PROJECT TITLE

KONG RESIDENCE AT 149 MANGLES AVENUE
SAN FRANCISCO, CALIFORNIA

DATE	ISSUE
06.29.16	PROGRESS
07.07.16	SITE PERMIT APPL
12.05.16	REV#1 SITE PERMIT

PRINT DATE:

SHEET CONTENT

PROJECT DATA

EXISTING AND
PROPOSED SITE PLANS

A1.0

Ownership and Use of Documents: All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.

SAN FRANCISCO GREEN BUILDING REQUIRED MEASURES

CONSTRUCTION AND DEMOLITION DEBRIS: 100% OF MIXED DEBRIS MUSTBE TRANSPORTED TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE

RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS. - SEE ADMINISTRATIVE BULLETIN 088.

INDOOR WATER EFFICIENCY:INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CALGREEN 4.303 (SEE "INDOOR WATER EFFICIENCY" AT LEFT.) REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA (CALGREEN 3.301.1.1, SAN FRANCISCO HOUSING CODE 12A)

ENERGY EFFICIENCY: COMPLY WITH CALIFORNIA ENERGY CODE (TITLE 24, PART 6)

PEST PROTECTION: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO DBI FOR PROTECTION AGAINST RODENTS.

MOISTURE CONTENT OF BUILDING MATERIALS: VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: (CALGREEN 4.505.3)

1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8

2) MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.

3) AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE

CAPILARY BREAK FOR CONCRETE SLAB ON GRADE: CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPILARY BREAK, INCLUDING AT LEAST ONE OF THE FOLLOWING: (CALGREEN 4.505.2.)

1) A 4-INCH (101.6 MM) THICK BASE OF 1/2-INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.

2) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

FIREPLACES AND WOODSTOVES: INSTALL ONLY DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS. (CALGREEN 4.503.1)

DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S (CALGREEN 4.507.2)

COVERING DUCT OPENINGS AND PROTECTING MECHANICAL EQUIPMENT DURING CONSTRUCTION: DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.

BATHROOM EXHAUST FANS: MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.

CARPET: ALL CARPET MUST MEET ONE OF THE FOLLOWING: (CALGREEN 4.504.3)

1. CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM,

2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350),

3. NSF/IAHS' 140 AT THE GOLD LEVEL

4. SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE, OR

5. CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS EQ 2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE

AND CARPET CUSHION MUST MEET CARPET AND RUG INSTITUTE GREEN LABEL, AND INDOOR CARPET ADHESIVE & CARPET PAD ADHESIVE MUST NOT EXCEED 50 G/L VOC CONTENT.

RESILIENT FLOORING SYSTEMS: FOR 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH:

1. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM,

2. COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS V1.1.1, OR

3. COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) EQ2.2 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE, OR

4. CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM TO COMPLY WITH CALIFORNIA DEPARTMENT OF PUBLIC HEALTH CRITERIA.

COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTIALBOARD, MDF COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXTERIOR SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD. SEE CALGREEN TABLE 4.504.5.

INTERIOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS. SEE CALGREEN TABLE 4.504.3.

LOW-VOC AEROSOL PAINTS AND COATINGS: MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROC. (CALGREEN 4.504.2.3.)

LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: MEET SCAQMD RULE 1168. SEE CALGREEN TABLES 4.504.1 AND 4.504.2. (CALGREEN 4.504.2.1)

INSULATION NOTES :

WALLS - R-13
FLOORS - R-19
ROOF - R-30
WINDOWS - THERMOPANE , SEE T24 REPORT
SKYLIGHTS - 'VELUX' BRAND - SEE T24 REPORT

1. ALL EXISTING EXTERIOR FRAMING EXPOSED DURING CONSTRUCTION IS TO BE INSULATED PER SCHEDULE ABOVE.
2. NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION.

GLAZING NOTES :

1. PROVIDE **TEMPERED GLAZING** AT ALL [N] GLAZING LOCATED: IN DOORS OR IN WINDOWS WITHIN 24" OF ANY DOOR SWING; IN [N] WINDOWS LESS THAN 18" ABOVE FINISH FLOOR; IN ALL [N] WINDOWS LESS THAN 6" ABOVE FINISH FLOOR THAT ARE ADJACENT TO ANY TUB OR SHOWER; IN ALL [N] WINDOWS LESS THAN 6" ABOVE FINISH FLOOR THAT ARE ADJACENT TO STAIRS OR LANDINGS; IN ALL [N] TUB OR SHOWER SURROUNDS; IN ALL [N] SKYLIGHTS.
2. **EGRESS WINDOWS** - ALL BEDROOMS ARE TO HAVE ONE EMERGENCY ESCAPE AND RESCUE WINDOW - MIN. NET **OPEN AREA** = 5.7 S.F.; MIN. CLEAR **WIDTH** = 20"; MIN. CLEAR **HEIGHT** = 24"; BOTTOM OF **SILL** TO BE 44" MAX ABOVE FINISH FLOOR.

PLUMBING NOTES:

1. [N] **TOILETS** ARE TO BE 1.28 GALS. MAX. PER FLUSH AND EPA WATERSENSE CERTIFIED
2. [N] **SHOWER HEADS** ARE TO HAVE PRESSURE BALANCED, ANTI-SCALD VALVE OR THERMOSTATIC MIXING VALVE PER CPC 420.0. FLOW TO BE 2 GPM @ 80 PSI
3. [N] **VANITY FAUCETS** ARE TO HAVE 1.5 GPM @ 60 PSI
4. [N] **KITCHEN FAUCETS** ARE TO HAVE 1.8 GPM @ 60 PSI
5. ALL **WATER HEATERS** ARE TO BE INSTALLED ON AN 18" PLATFORM AND SECURED TO FRAMING W/ EARTHQUAKE STRAPS PER CPC 508.2, 510.5. PROVIDE PRESSURE AND TEMP. RELIEF VALVE TERMINATING TO EXTERIOR OF BUILDING.
6. [N] **PLUMBING VENTS** ARE TO TERMINATE 3' MIN. FROM ANY PROPERTY LINE.
7. PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY AND /OR SANITARY WASTE SYSTEM.

HVAC NOTES :

1. [N] **KITCHEN FANS** ARE TO BE DUCTED TO THE EXTERIOR AND ARE TO BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.
2. [N] **BATHROOM EXHAUST FANS:** MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN. EXHAUST FANS TO BE SWITCHED SEPARATE FROM LIGHTING SYSTEMS
3. **AIR DUCT EXHAUSTS** ARE TO BE EQUIPPED WITH BACK-DAMPERS AND SHALL TERMINATE 3' FROM ANY PROPERTY LINE AND 3' FROM BUILDING DOOR OR WINDOW OPENINGS PER CMC 504.1 & 504.5
4. **GAS VENTS** SHALL TERMINATE 4' FROM ANY PROPERTY LINE & 3' MIN ABOVE ANY BUILDING OPENING WITHIN 10' PER CMC 806.6
5. [N] **PLUMBING VENTS** ARE TO TERMINATE 3' MIN. FROM PL.
6. [N] **DRYER VENTS** ARE TO BE DUCTED TO THE EXTERIOR - MAX. LENGTH = 14'; MIN. DIA. = 4"
7. PROVIDE 100 S.I. MIN. MAKEUP AIR FOR **GAS DRYER** PER CMC 5-4.3.2
8. PROVIDE **COMBUSTION AIR** OPENINGS FOR **FUEL-BURNING EQUIP.** @ 12" FROM TOP AND BOTTOM OF ENCLOSURE PER CMC 703, 704, & TABLE 7-1
9. HEAT DUCTS PENETRATING WALLS BETWEEN GARAGE AND OCCUPIED ROOMS ARE TO BE STEEL WITH SEALED ANNULAR SPACES OR PROVIDE FIRE DAMPERS PER CBC 712, 716
10. PROVIDE 200 S.I. MIN. **GARAGE VENTILATION**

STAIR NOTES [N] :

1. RISE = 7.75" MAX. TREAD = 10" MIN. WIDTH = 36" CLR. MIN.
2. HEAD CLEARANCE = 80" MIN FROM NOSE OF TREAD
3. HANDRAIL CONT. @ 34" TO 38" ABOVE TREAD NOSING

ELECTRICAL NOTES :

1. **CONTRACTOR TO FELD VERIFY WITH OWNER THE STYLE AND LOCATION OF ALL LIGHT FIXTURES, SWITCHES, OUTLETS AND COMMUNICATION JACKS PRIOR TO ROUGH-IN INSTALLATION.**
2. **GENERAL LIGHTING** - NEW LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOM OR CLOSETS SHALL BE HE OR CONTROLLED BY DIMMERS OR VACANCY SENSORS
3. NEW LIGHTING IN **BATHROOMS** SHALL HAVE MIN. OF 1 HE FIXTURE - ALL OTHER TO BE EITHER HE OR CONTROLLED BY VACANCY SENSORS
4. NEW PERMANENTLY INSTALLED LUMINAIRES IN **GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS** SHALL BE HIGH EFFICACY OR CONTROLLED BY OCCUPANCY SENSOR.
5. ALL NEW HIGH EFFICACY LUMINAIRES SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINAIRES
6. **RECESSED LIGHT FIXTURES** AT INSULATED AREAS ARE TO BE IC [INSULATION COVER] LABELED AND AT [AIR TIGHT] RATED.
7. **SHOWERS LIGHTS** ARE TO BE 'WET USE' LABELED.
8. **EXTERIOR LIGHTING** SHALL BE HIGH EFFICACY OR SWITCHED LOW EFFICACY W/ MOTION AND PHOTOCONTROL PER CES §150K(g). **EXTERIOR LIGHTING FIXTURES** SHALL NOT BE LOCATED MORE THAN 9' ABOVE ADJACENT GRADE OR REQUIRED LANDING AND SHALL BE SHIELDED FIXTURES THAT FOCUS LIGHT DOWNWARD.
9. BATHS WITH SHOWERS OR TUB/SHOWER ARE TO HAVE **BATH EXHAUST FANS** THAT ARE 'ENERGY STAR' COMPLIANT, DUCTED TO THE EXTERIOR AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAX. OF 80%. HUMIDITY CONTROL MAY BESEPERATE COMPANNT FROM THE EXHAUST FAN.
10. INSTALL **GENERAL RECEPTACLES** AT ANY WALL 2' OR MORE WIDE AND SPACE 8' cc HORIZ. MAX. [UON].
11. **COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTOR** SHALL PROTECT ALL RECEPTICLES IN ALL BEDROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTICAL OUTLETS.
12. IN ALL AREAS SPECIFIED IN 210.52, ALL 125 VOLT, 15-20 AMPERE RECEPTACLES SHALL BE LISTED **TAMPER-RESISTANT RECEPTACLES.**
13. ALL NEW **RECEPTACLES AT KITCHENS AND BATHS** ARE TO BE GFCI PROTECTED. **KITCHEN RECEPTACLES** ARE TO BE SPACED 4' MAX. APART. [UON]. EACH COUNTER AREA 12" OR WIDER IS TO HAVE AN OUTLET.
14. **DEDICATED RECEPTICAL CIRCUITS** - PROVIDE [1] MIN. DEDICATED 20 AMP RECEPTACLE CIRCUIT AT [N] BATHROOMS AND [N] LAUNDRY. PROVIDE [2] MIN. DEDICATED 20 AMP RECEPTACLES CIRCUITS AT [N] KITCHEN.
15. ALL NEW **EXTERIOR RECEPTACLES** ARE TO BE WEATHERPROOF AND GFCI PROTECTED.
16. **SMOKE DETECTORS** ARE TO BE LOCATED IN EACH SLEEPING AREA, HALLWAYS LEADING TO SLEEPING AREAS, AND AT THE TOP AND BOTTOM OF STAIRS. SMOKE DETECTORS IN NEW AREAS ARE TO BE HARD WIRED W/ BATTERY BACKUP. SMOKE DETECTORS IN EXISTING AREAS MAY BE BATTERY OPERATED.
17. **CARBON MONOXIDE** DETECTORS ARE TO BE INSTALLED AT EVERY FLOOR LEVEL AND LOCATE [1] DETECTOR DIRECTLY OUTSIDE EACH SLEEPING AREA.
18. **EXHAUST FANS** TO BE SWITCHED SEPARATE FROM LIGHTING SYSTEMS

ELECTRIC SYMBOLS

- WALL MOUNTED SWITCH - 3 = 3 WAY, 4 = 4 WAY, D = DIMMER, VA = VACANCY ACTIVATED, T = TIMER
- WALL MOUNTED 110v DUPLEX OUTLET - FM = FLOOR MOUNTED
- WALL MOUNTED LIGHT FIXTURE - HE = HIGH EFFICACY
- CEILING MOUNTED LIGHT FIXTURE - HE = HIGH EFFICACY
- RECESSED LIGHT FIXTURE - FL = FLUORESCENT, HE = HIGH EFFICACY
- RECESSED LIGHT FIXTURE - WET USE RATED
- RECESSED 80 CFM EXHAUST FAN W/ TIMER SWITCH
- SMOKE DETECTOR - [N] TO BE 110v WITH BATTERY BACKUP
- CARBON MONOXIDE ALARM - [N] TO BE 110v WITH BATTERY BACKUP

GENERAL NOTES :

PERMITS AND COMPLIANCE

1. CONTRACTOR IS TO OBTAIN ALL PERMITS REQUIRED FOR THE WORK TO BE DONE PRIOR TO THE START OF CONSTRUCTION. PERMITS, JOB CARD AND THE APPROVED PLANS ARE TO REMAIN AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION & ARE TO BE TRANSFERRED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS AND OF CAL/OSHA; AND SHALL MAINTAIN ALL INSURANCE REQUIRED BY THE STATE OF CALIFORNIA.

DRAWINGS AND DOCUMENTS

1. ALL DRAWINGS AND RELATED DOCUMENTS PREPARED BY THE ARCHITECT AND THEIR CONTENT CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE DUPLICATED, USED BY ANY PERSONS ON OTHER PROJECTS, OR USED ON EXTENSIONS TO THIS PROJECT WITHOUT EXPRESSED WRITTEN AGREEMENT WITH THE ARCHITECT.
2. THE CONTRACTOR IS TO REVIEW PLANS AND VERIFY ALL MEASUREMENTS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS OR ERRORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION, OR AS SOON AS POSSIBLE WHEN ENCOUNTERED DURING CONSTRUCTION.
3. THE PLANS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE FOR THE NEW WORK ONLY. NO REPRESENTATION IS MADE OR IMPLIED FOR EXISTING CONSTRUCTION AND CONDITIONS NOT VISABLE DURING THE PREPARATION OF THE PLANS.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. SCALED DIMENSIONS SHOULD BE FOR GENERAL REFERENCE ONLY AND NOT RELIED UPON FOR CONSTRUCTION.
5. LATER ISSUED DOCUMENTS TAKE PRECEDENCE OVER EARLIER ISSUED DOCUMENTS. ALL EARLIER ISSUED DOCUMENTS ARE TO BE REMOVED FROM THE SITE AND FROM THE POSSESSION OF ANY SUBCONTRACTORS WHO'S WORK IS EFFECTED BY NEWLY ISSUED DOCUMENTS.
6. DIMENSIONS ARE TO FACE OF FRAMING OR CENTER LINE OF BUILDING ELEMENTS U.O.N.

CONSTRUCTION

1. THE CONTRACTOR IS RESPONSIBLE THAT ONLY THE LATEST ISSUED DOCUMENTS ARE IN USE AT ALL TIMES BY ALL WORKERS.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
3. THE ARCHITECT SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR: MEANS, METHODS, TECHNIQUES, PROCEDURES, SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK; THE ACTS OR OMISIONS OF THE CONTRACTOR, OR ANY PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANYONE TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
5. ALL NEW WORK SHALL MATCH EXISTING SURFACES U.O.N. TRANSITIONS BETWEEN NEW AND OLD SURFACES SHALL BE SEAMLESS IN APPEARANCE.
6. DURING CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS SHALL PROTECT FROM DAMAGE BOTH THE SITE AND ALL ROOMS AND SURFACES ADJACENT TO THE NEW WORK. ANY DAMAGE TO THE SITE OR THE EXISTING STRUCTURE CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR SHALL BE REPAIRED TO ITS ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
7. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE ON A CONTINUOUS BASIS. AT THE COMPLETION OF THE JOB, THE SITE SHALL BE THOROUGHLY CLEANED.

ABREVIATIONS :

AB	ANCHOR BOLT	GPM	GALLONS PER MINUTE
BM	BEAM	HD	HOLDDOWN
CB	CARRIAGE BOLT	MB	MACHINE BOLT
CL	CENTERLINE	[N]	NEW
CLR	CLEAR	NIC	NOT IN CONTRACT
CTS	COUNTERSINK	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
DWG	DRAWING	PTDF	PRESSURE TREATED DOUGLAS FIR
[E]	EXISTING	RD	ROOF DRAIN
EE	EACH END	SSD	SEE STRUCTURAL DRAWINGS
EQ	EQUAL	SB	SOLID BLOCKING
ES	EACH SIDE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SP	SHEAR PANEL
FG	FINISH GRADE	ST	STREET TREE
FF	FINISH FLOOR	TG	TEMPERED GLASS
FL	FLUORESCENT FIXTURE	T.O.	TOP OF
FOS	FACE OF STUD	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	UP	UTILITY POLE
GLB	GLUE LAM. BEAM	VIF	VERIFY IN FIELD
GB	GYPSUM BOARD	W.M.	WATER METER

WALL LEGEND

	EXISTING WALL OR MATERIALS TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL [2 X ~ @ 16"cc U.O.N.]
	NEW 1 HR. FULL HEIGHT WALL [2 X ~ @ 16"cc U.O.N.]
	NEW PARTIAL HEIGHT WALL
	INDICATES [N] SHEAR WALL - SSD FOR DETAILS [TYP]

DRAWING SYMBOLS

DETAIL SECTION		DETAIL MARK SHEET NO.
BUILDING SECTION		SECTION MARK / SHEET NO.
REFERENCE GRID LINE		
PROPERTY LINE		
ROOM IDENTIFICATION		ROOM NAME ROOM NO. CEILING HT.
SHEET NOTE		
DATUM POINT		T.O. FINISH ELEVATION WORK POINT
REVISION		REVISION NO.
ELEVATION CHANGE		
GLASS PANEL		

be/AG
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PROJECT NO.
16.0504.00

PROJECT TITLE

KONG RESIDENCE AT 149 MANGELS AVENUE
SAN FRANCISCO, CALIFORNIA

PRINT DATE

SHEET CONTENT

TYPICAL NOTES AND
DETAILS

A1.1

GENERAL NOTES

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
(3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
(6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF MR. JAMES KONG & HIS ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
(8) THIS IS A BOUNDARY SURVEY.
(9) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
(10) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

BASIS OF SURVEY

OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0221012378-KT, 3216 FILLMORE STREET, SAN FRANCISCO, CALIFORNIA 94123. DATED 22 MARCH, 2016. (TEL: 415-563-4300, FAX: 415-563-9762

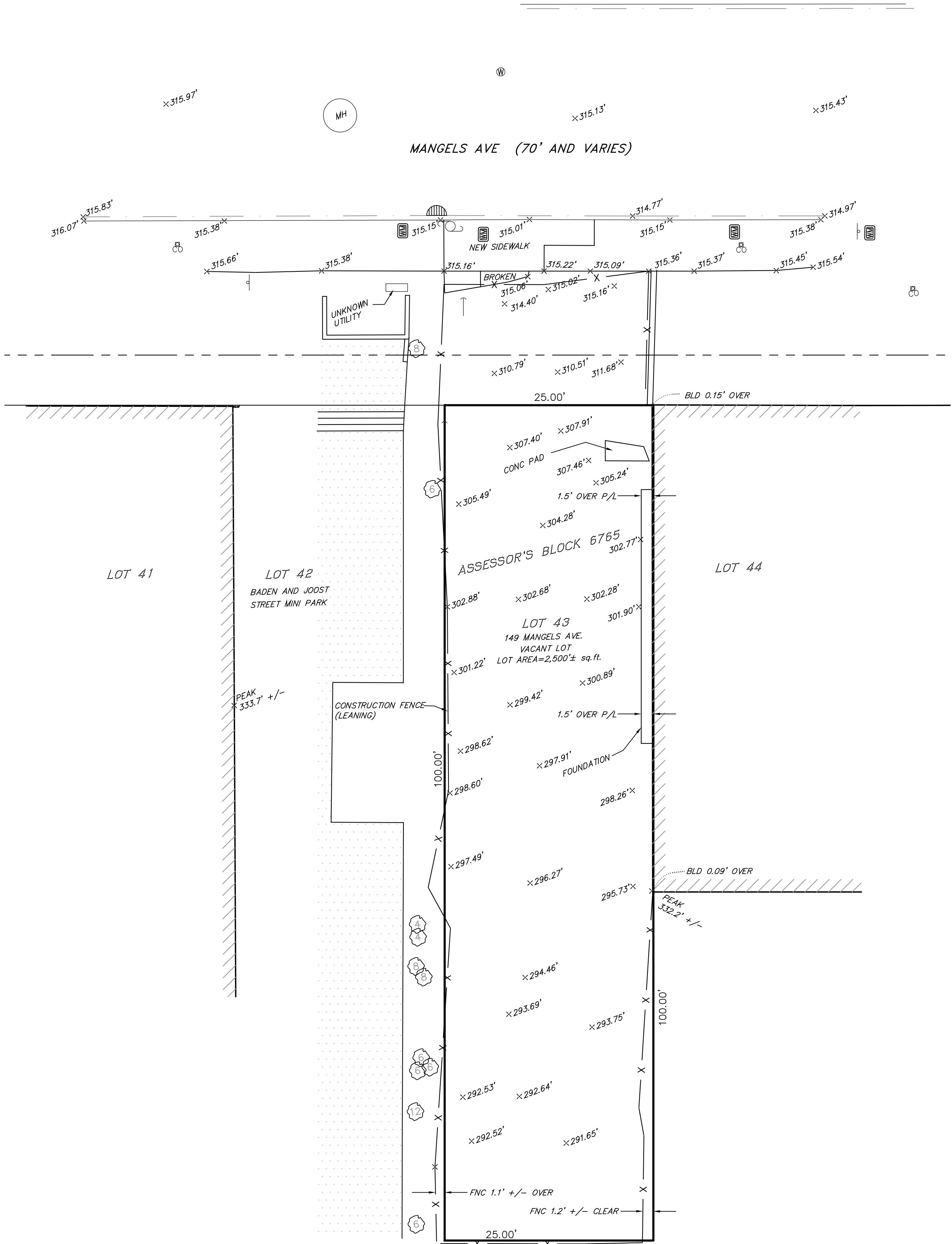
MAP REFERENCES

[A] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP OF SUNNYSIDE ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

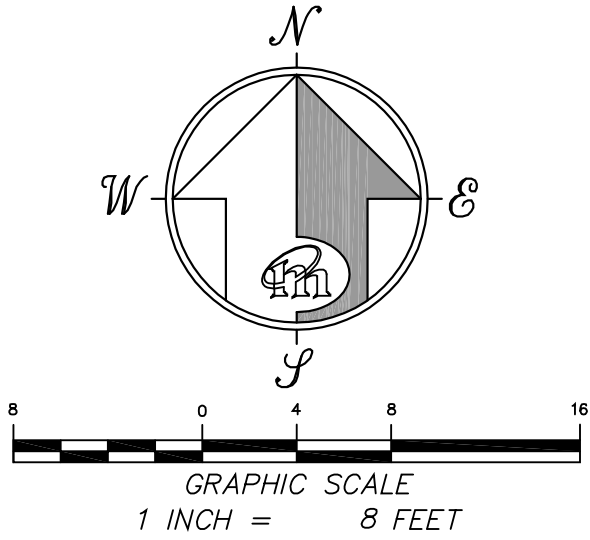
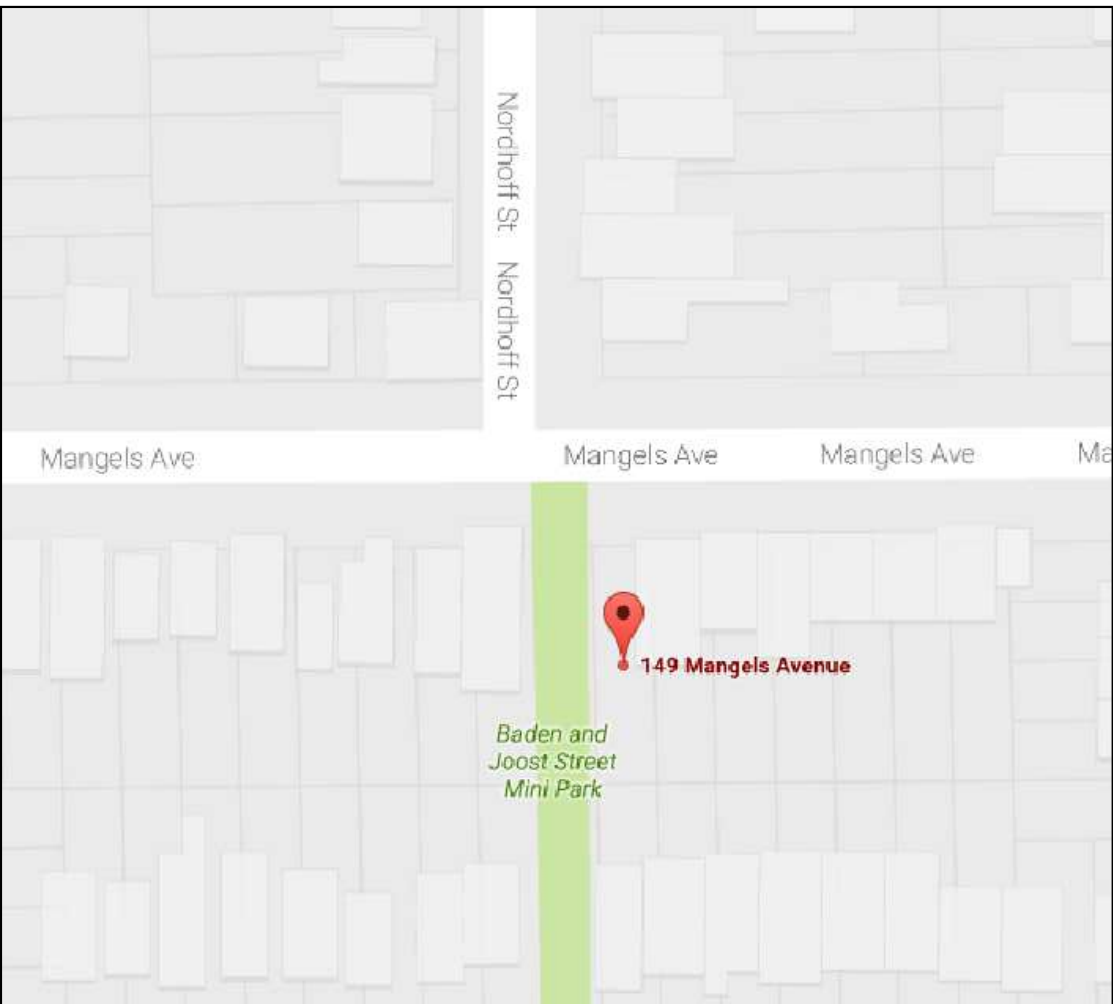
[B] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 227 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF ELEVATION

FOUND SURVEY MONUMENT IN WALK AT THE SOUTH EAST CORNER OF MANGLES AVE. AND BADEN STREET. ELEVATION = 322.688' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.



VICINITY MAP N.T.S.



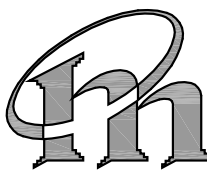
LEGEND

- APPROX. APPROXIMATELY
- CO CLEANOUT
- CONC CONCRETE
- N.T.S. NOT TO SCALE
- PLS PROFESSIONAL LAND SURVEYOR
- WM WATER METER
- MH MAN HOLE
- GUY WIRE
- WATER VALVE
- GAS VALVE
- CLEAN OUT
- WATER METER
- JOINT POLE
- SIGN
- TREE
- PROPERTY LINE
- CURB
- FLOWLINE
- FENCE

SITE SURVEY

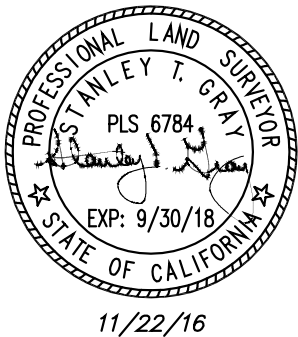
149 MANGLES AVE
ASSESSORS BLOCK 6765 LOT 043

MARIN COUNTY CALIFORNIA
NOVEMBER 2016

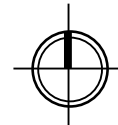
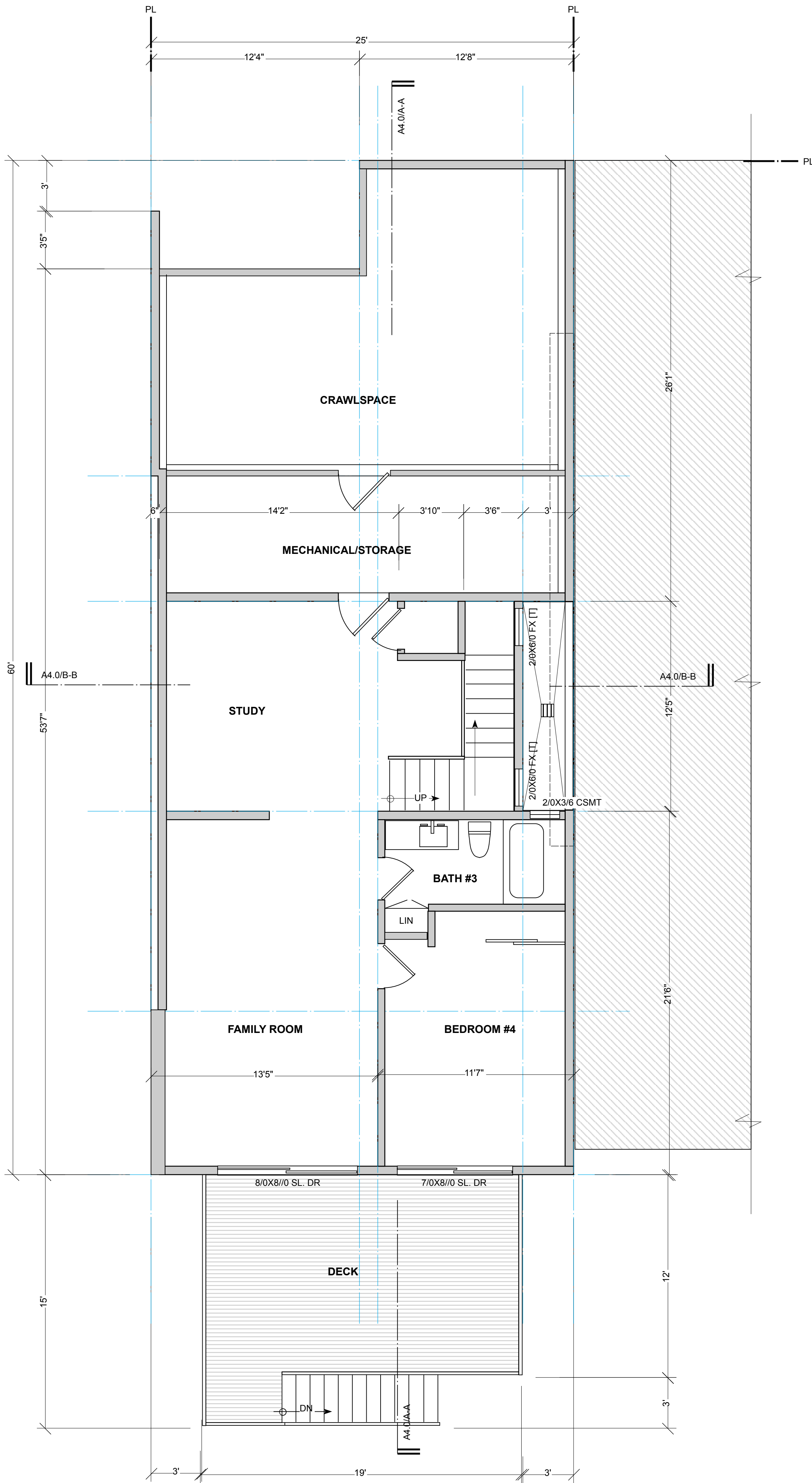


MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVENUE 777 GRAND AVENUE, #202
SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901
(415) 440-4131 (415) 456-5450

SURVEY BY:	EJB	PROJECT NO.:	10120A
DRAWN:	EFT	REVISION DATE:	11/18/16
APPROVED:	STG	SHEET	1 OF 1
FILE NAME:	10120A		
SURVEY DATE:	12/21/10		

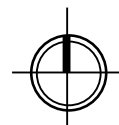
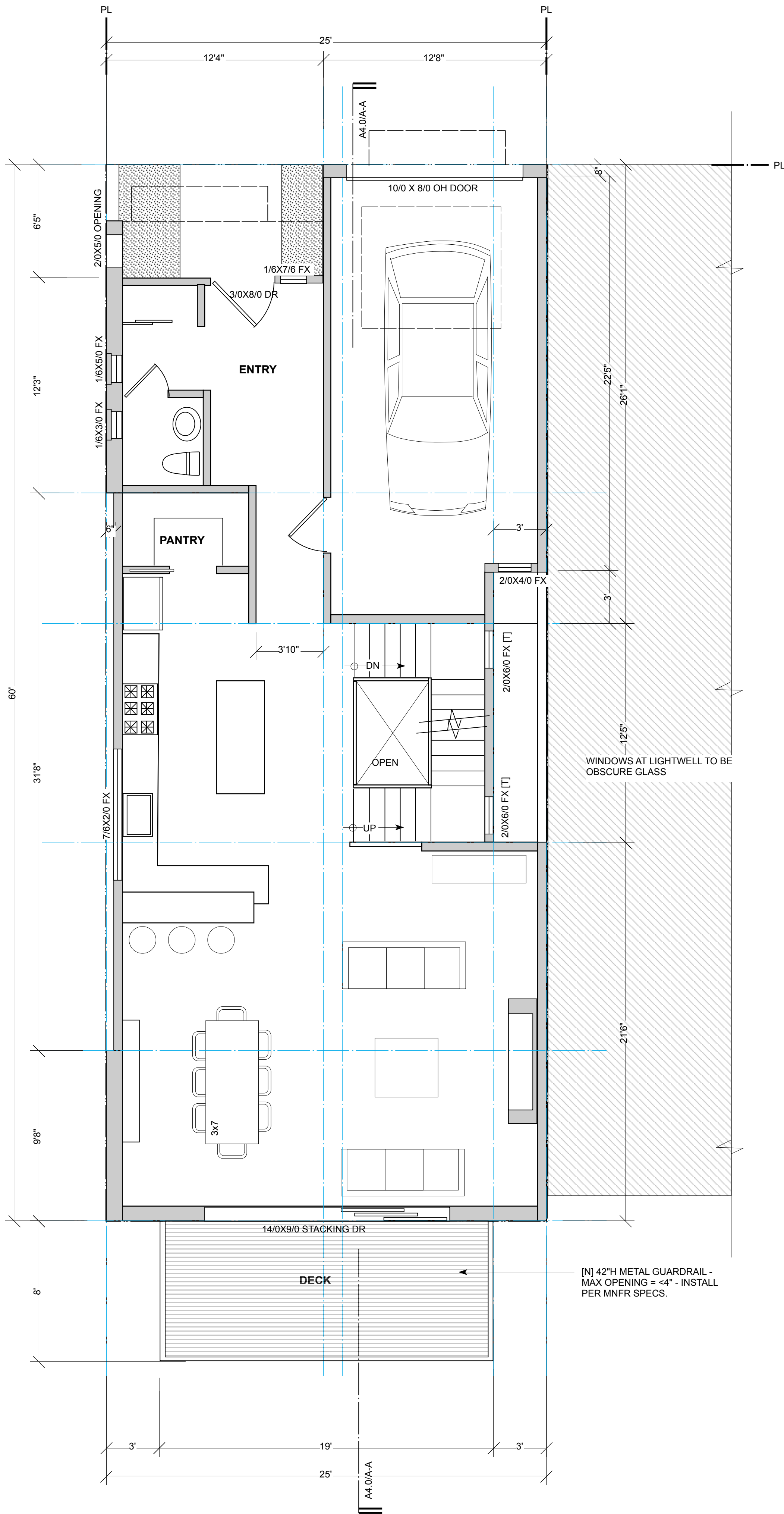


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surveyrequest@meridiansurvey.com



PROPOSED FIRST FLOOR PLAN
CONDITIONED FLOOR AREA - 818 [EST. GROSS]

1/4" = 1' - 0"



PROPOSED SECOND FLOOR PLAN
CONDITIONED FLOOR AREA - 1028 [EST. GROSS]

1/4" = 1' - 0"

be/A
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ARCHITECT

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415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.
16.0504.00

PROJECT TITLE

KONG RESIDENCE AT 149 MANGELS AVENUE
SAN FRANCISCO, CALIFORNIA

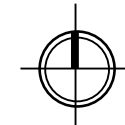
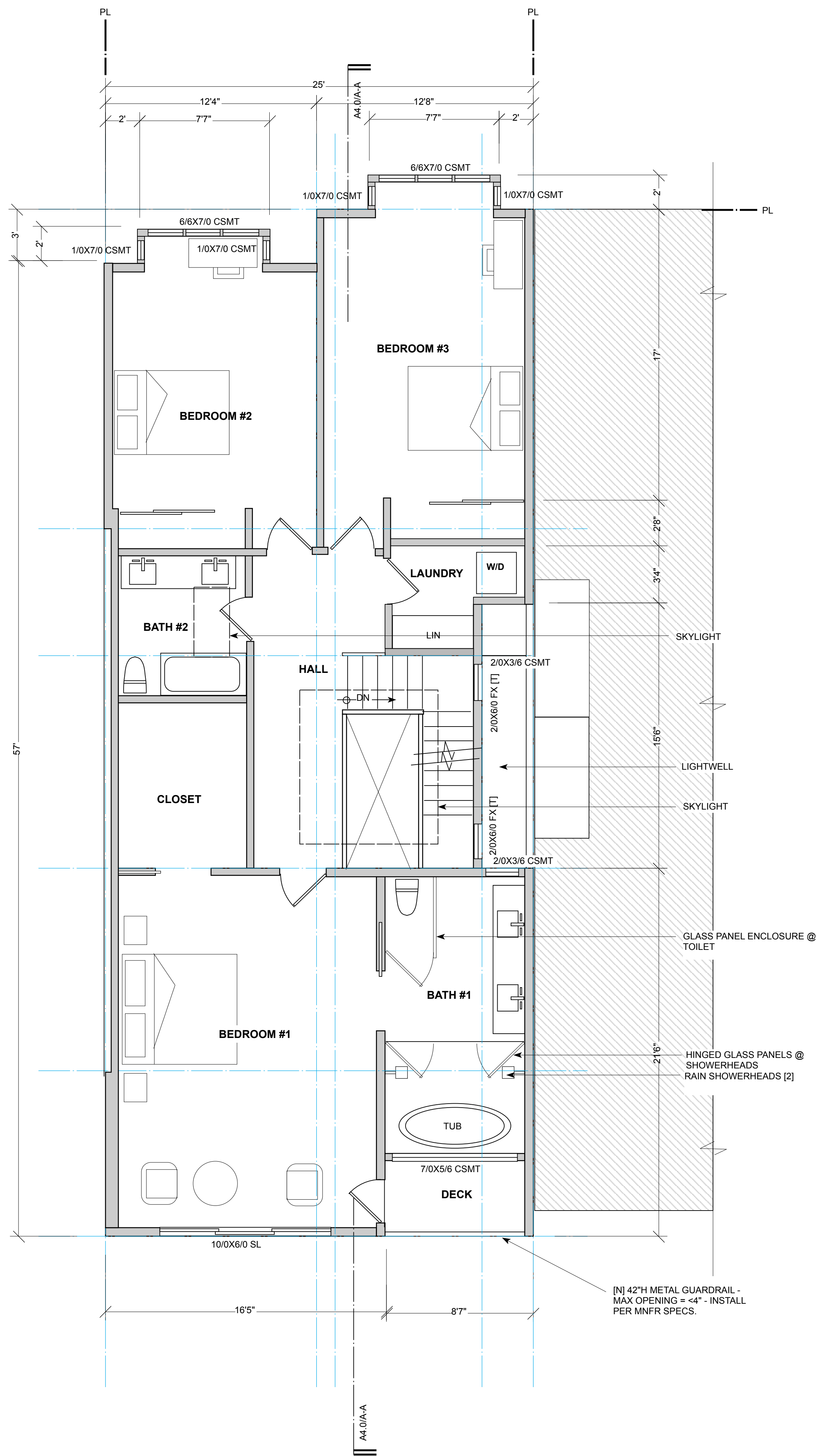
PRINT DATE:

SHEET CONTENT

PROPOSED 1ST AND 2ND
FLOOR PLANS

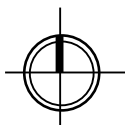
A2.0

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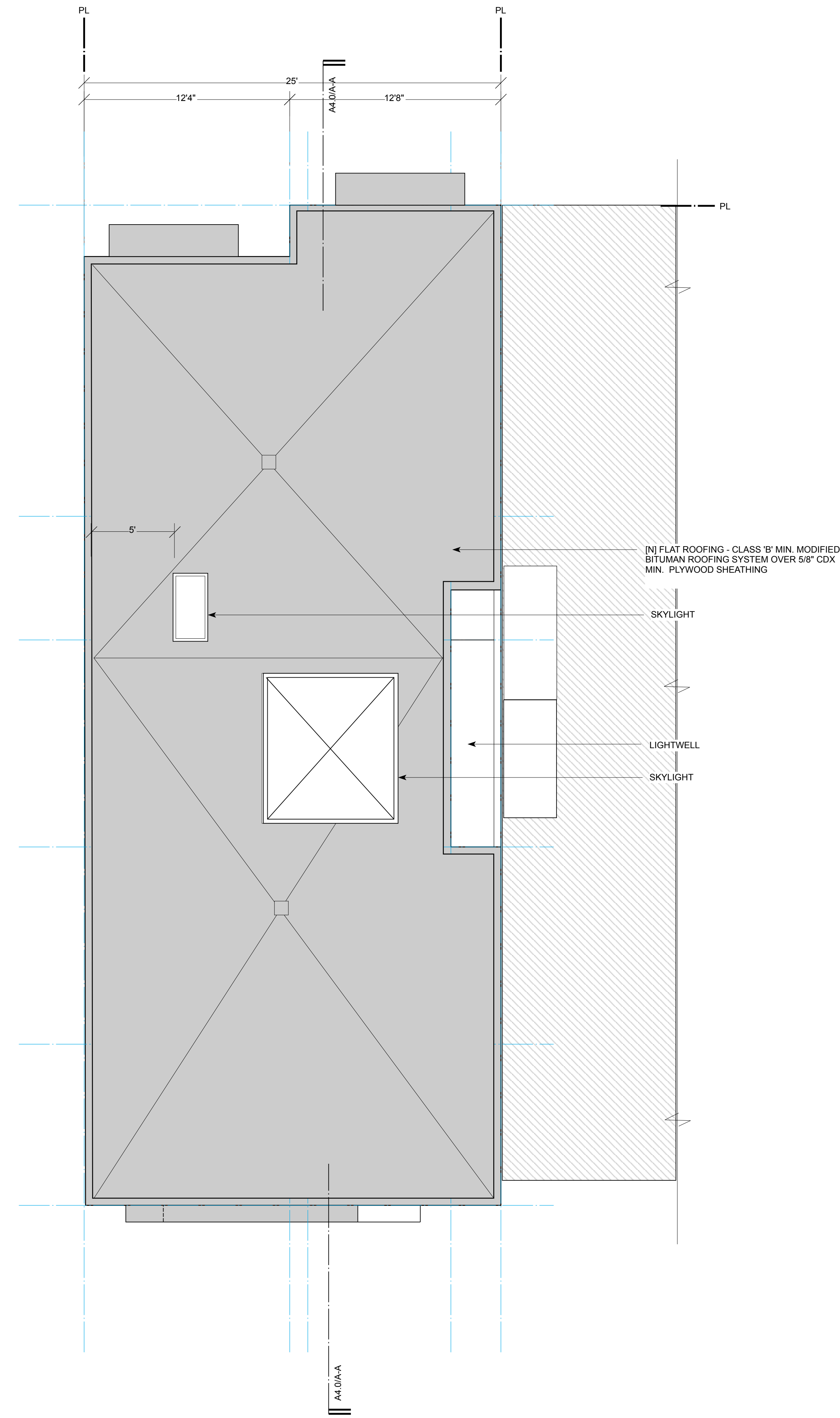
PROPOSED THIRD FLOOR PLAN
CONDITIONED FLOOR AREA - 1314 [EST. GROSS]

1/4" = 1' - 0"



PROPOSED ROOF PLAN

1/4" = 1' - 0"



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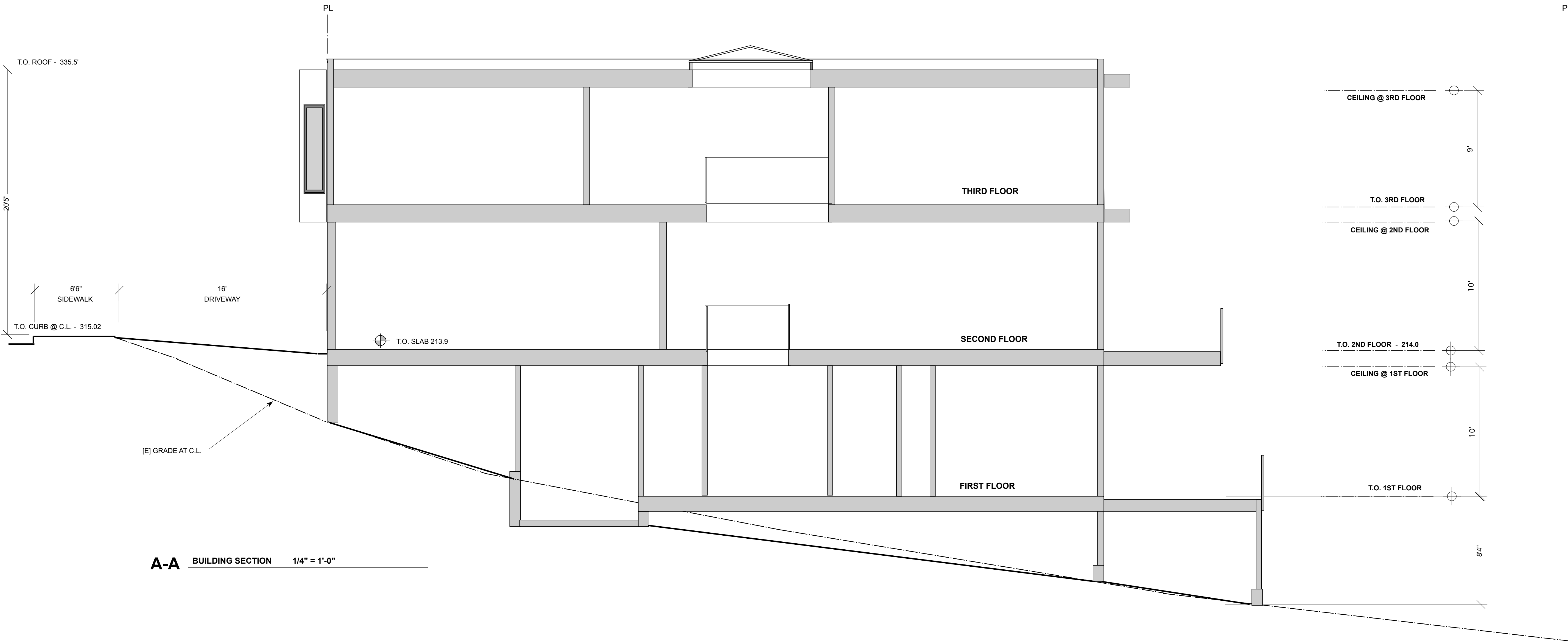
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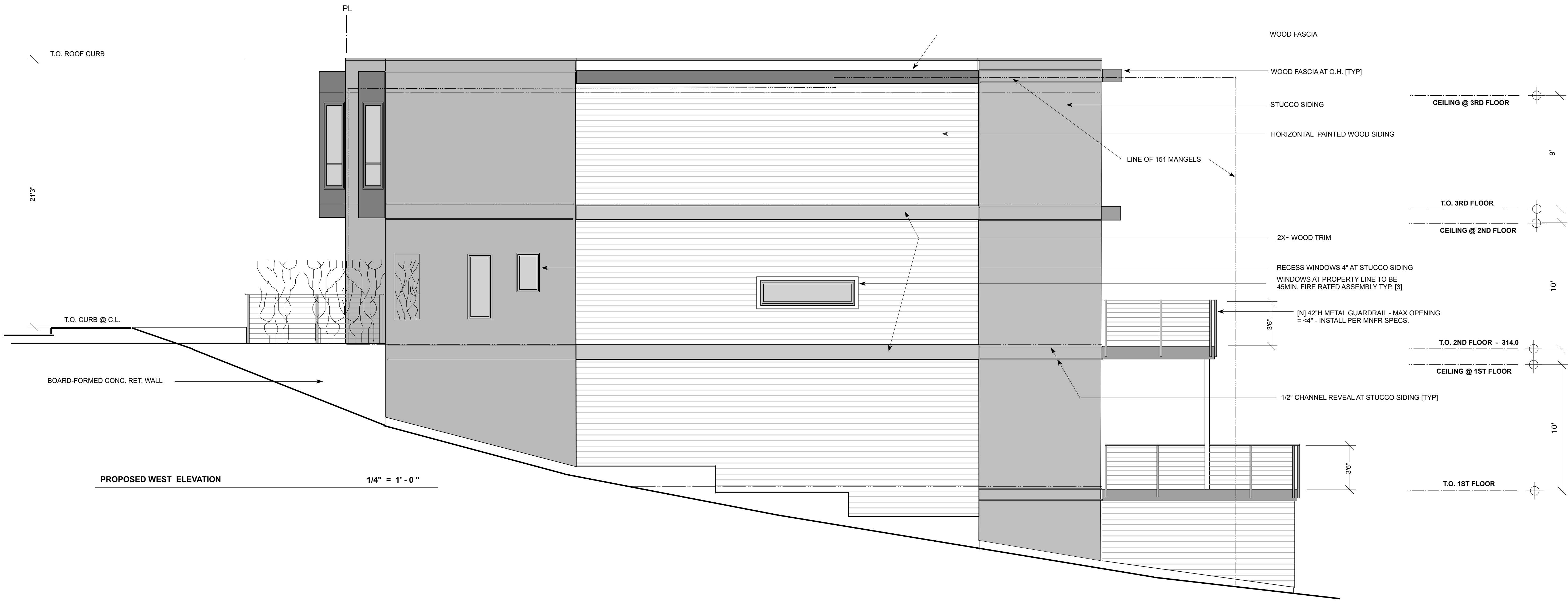
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PROPOSED 3RD FLOOR
AND ROOF PLANS

A3.0

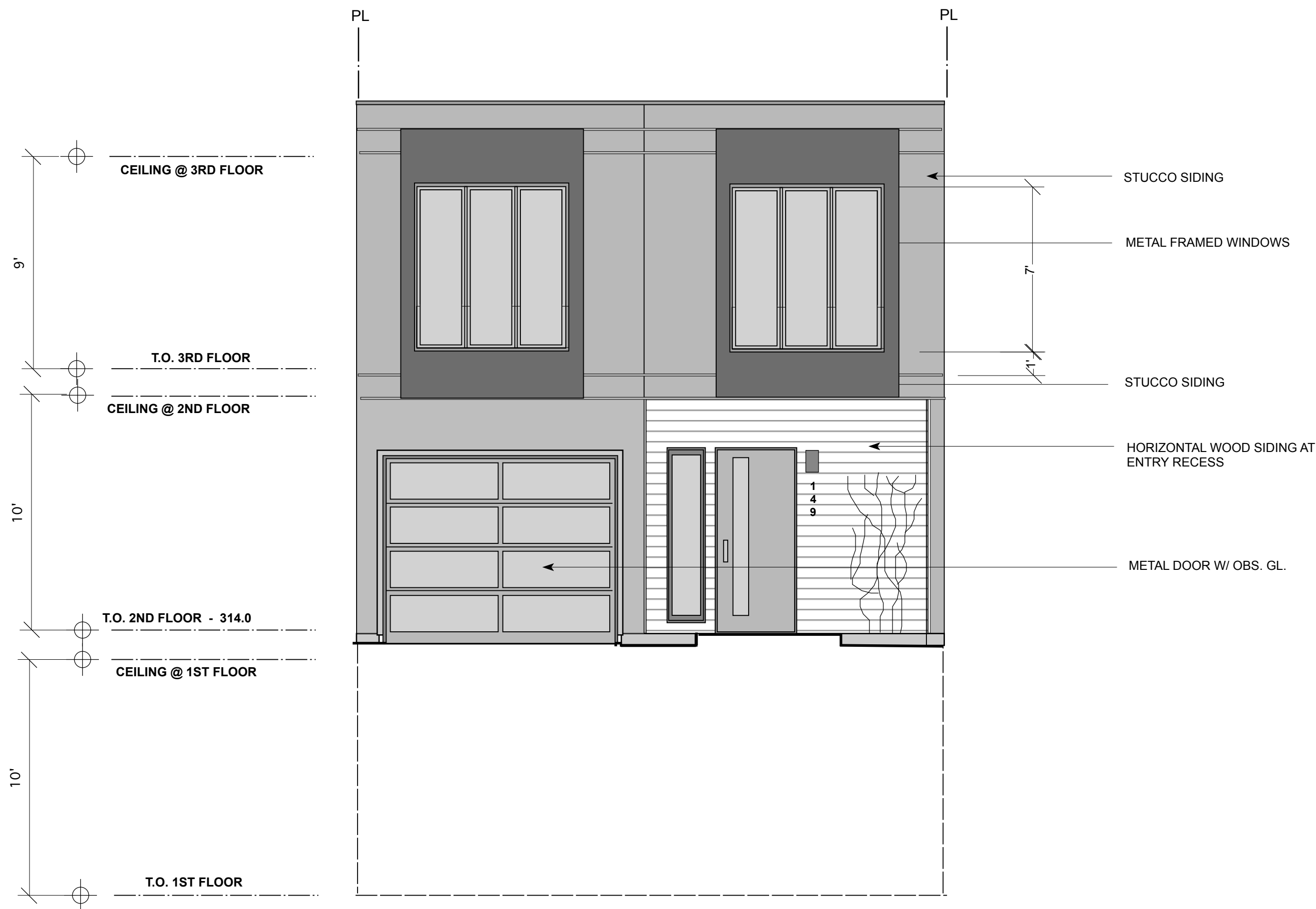
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PROPOSED WEST ELEVATION

1/4" = 1' - 0 "



PROPOSED NORTH ELEVATION

1/4" = 1' - 0 "

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KONG RESIDENCE AT 149 MANGELS AVENUE
SAN FRANCISCO, CALIFORNIA

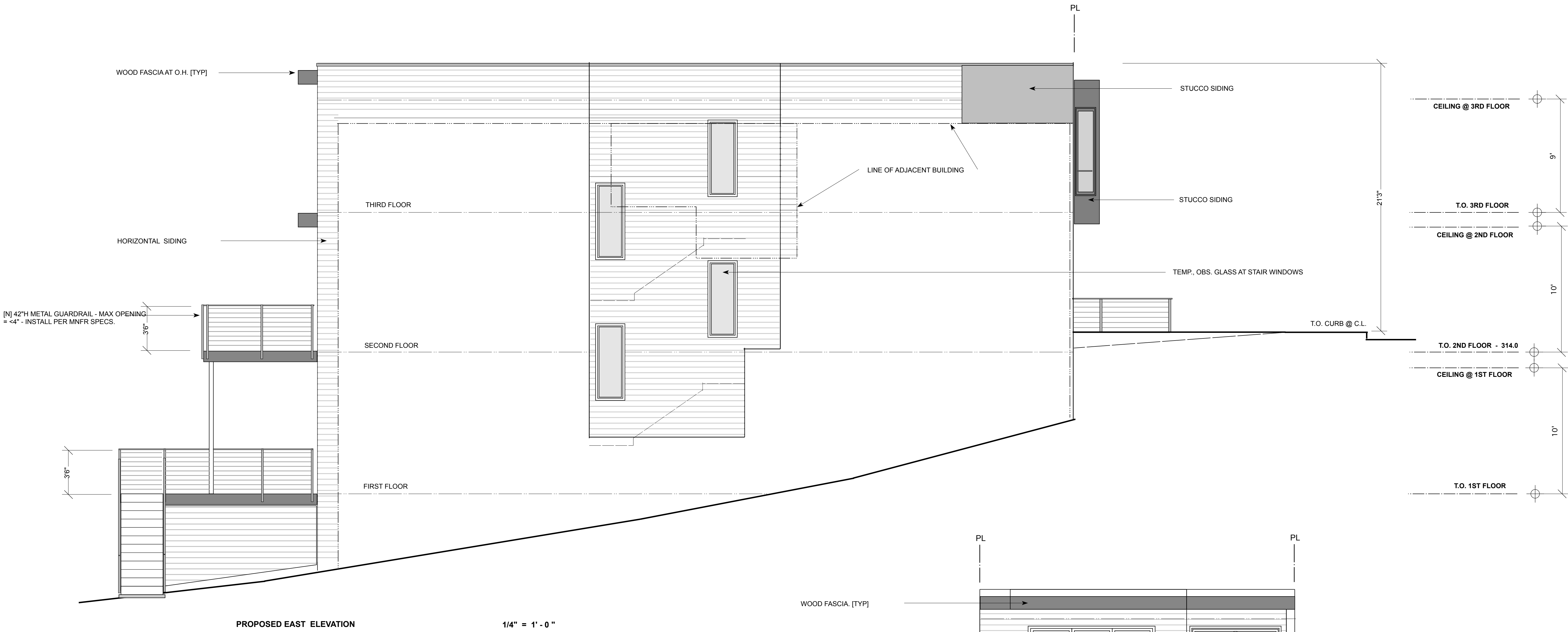
PRINT DATE:

SHEET CONTENT

PROPOSED ELEVATIONS

A5.0

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PROPOSED EAST ELEVATION 1/4" = 1' - 0 "



PROPOSED SOUTH ELEVATION 1/4" = 1' - 0 "

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16.0504.00

PROJECT TITLE

KONG RESIDENCE AT 149 MANGELS AVENUE
SAN FRANCISCO, CALIFORNIA

PRINT DATE:
SHEET CONTENT
PROPOSED ELEVATIONS

A6.0

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PROJECT NO.
16.0504.00

PROJECT TITLE

KONG RESIDENCE AT 149 MANGELS AVENUE
SAN FRANCISCO, CALIFORNIA

PRINT DATE:
SHEET CONTENT
CONTEXT ELEVATIONS

A7.0

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