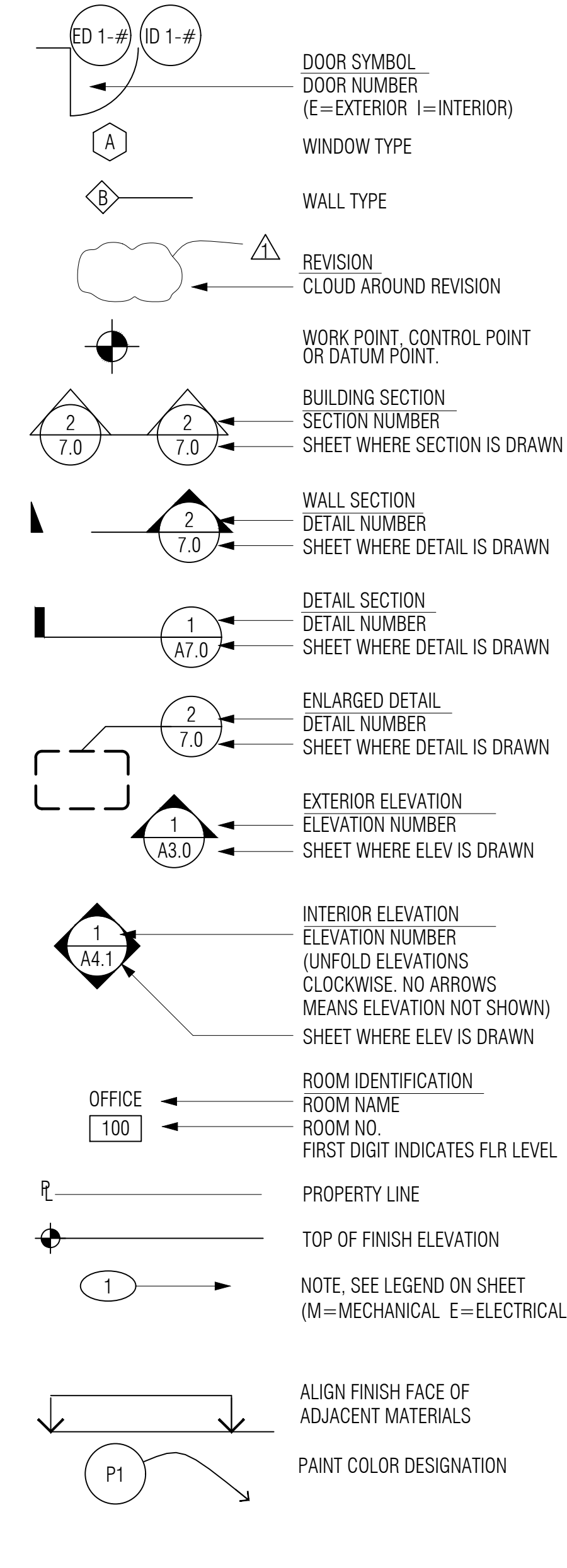


# LEGEND



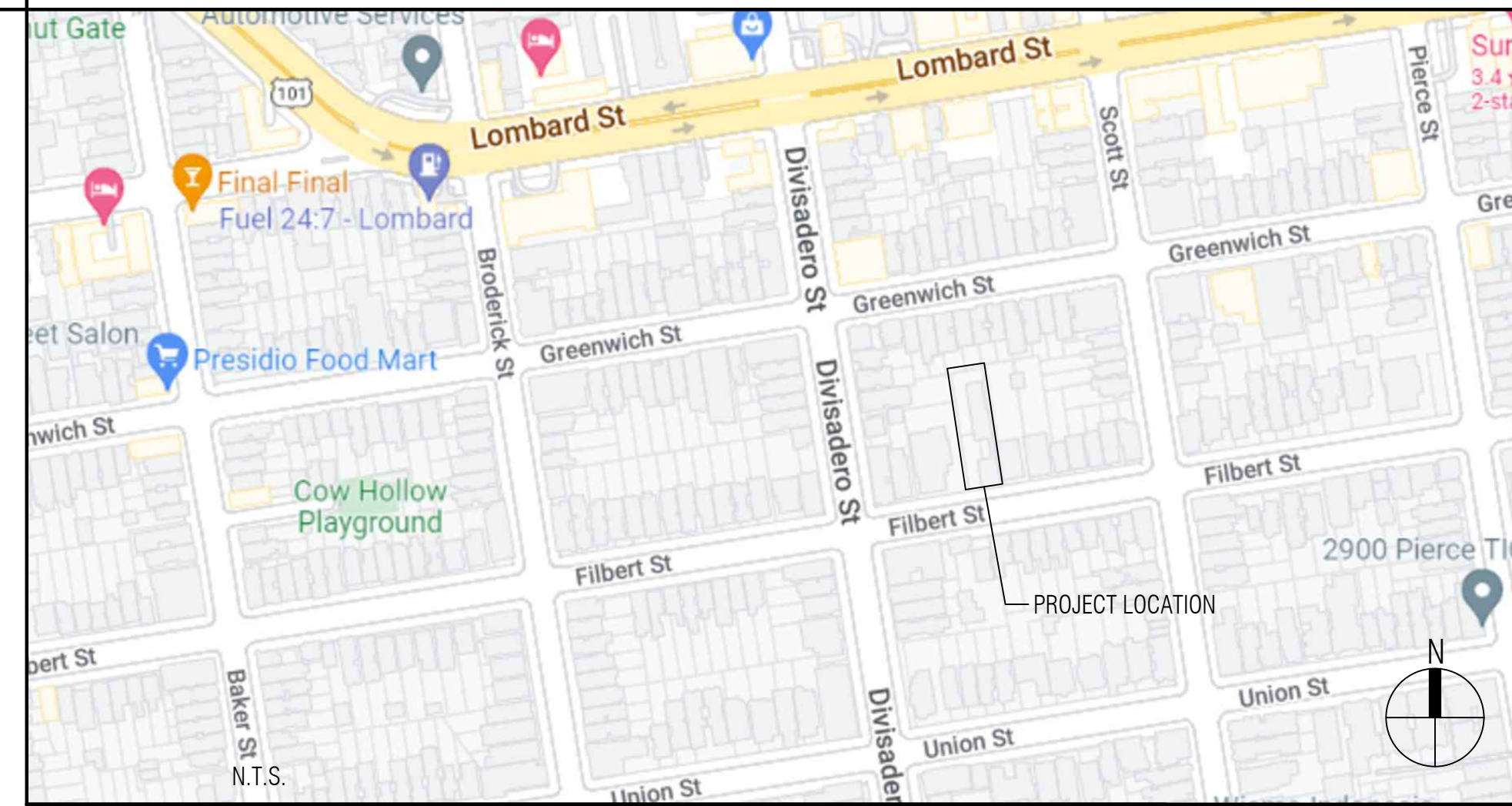
# GENERAL BUILDING CODE NOTES

- THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:  
 2019 SAN FRANCISCO BUILDING CODE  
 2019 SAN FRANCISCO ELECTRICAL CODE  
 2019 SAN FRANCISCO ENERGY CODE  
 2019 SAN FRANCISCO MECHANICAL CODE  
 2019 SAN FRANCISCO PLUMBING CODE  
 2019 CALIFORNIA FIRE CODE
- IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.
  - PROVIDE INTERCONNECTED HARD-WIRED SMOKE DETECTORS ON EVERY STORY (INCL. BASEMENTS BUT NOT CRAWLSPACES NOR ATTICS) AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS.
  - PER CODE (NEW CONSTRUCTION) IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR THAT HAVE ATTACHED GARAGES, PROVIDE INTERCONNECTED HARD-WIRED CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS.
  - PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPERATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ).
  - PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE OPENING PER AT ALL SLEEPING ROOMS.
  - PROVIDE NEW SPRINKLER SYSTEM PER CODE (UNDER SEPARATE PERMIT).
  - PER CBC TABLE 601, PROVIDE 1-HR RATED FIRE PROTECTION FOR PRIMARY STRUCTURAL FRAME, BEARING WALLS (EXTERIOR & INTERIOR), FLOOR CONSTRUCTION, AND ROOF CONSTRUCTION.

# GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS LABELED AS "V.I.F." ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- DETAILS ARE USUALLY KEED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OR ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND FINISH CONDITIONS WITH SAME DISCIPLINES.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- CONTRACTOR SHALL PROVIDE FIRE-BLOCKING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER CODE REQUIREMENTS. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MIN. 10-FOOT INTERVALS.
- IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMES OPENING UNLESS OTHERWISE INDICATED ON DRAWINGS.
- VERIFY CLEARANCES FOR FLEES, VENTS, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENTS AND PREPARATION OF SUBGRADE BENEATH HARDSCAPE, PLACEMENT, AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PRESSURE TREATED LUMBER IS TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS UNLESS OTHERWISE NOTED

# VICINITY MAP



# PROJECT DESCRIPTION

- IN ANTICIPATION OF PROPOSED LOT SPLIT
- PARTIAL FIRE RATING OF FUTURE PROPERTY LINE WALL
- REFERENCE PERMIT 2021-007623SUB FOR SUBDIVISION

# PROJECT DIRECTORY

OWNER: 2556 FILBERT LLC  
 2556 FILBERT ST.  
 SAN FRANCISCO, CA 94123

ARCHITECT: JOHN MANISCALCO ARCHITECTURE  
 JOHN MANISCALCO, A.I.A. - PRINCIPAL  
 442 GROVE STREET, S.F., CA 94102  
 T. 415.864.9900 F. 415.864.0830

SURVEYOR: FORESIGHT LAND SURVEYING  
 301 CALIFORNIA DRIVE, SUITE 2,  
 BURLINGAME, CA 94010  
 T. 415.735.6180

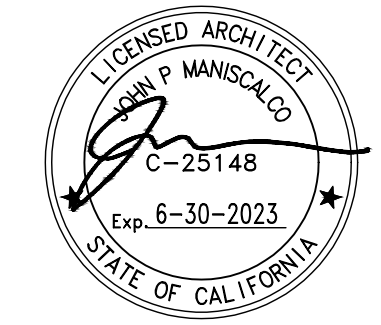
# PROJECT DATA

ADDRESS:	2556 FILBERT STREET SAN FRANCISCO CA 94123	SETBACKS:	REO'D	EXISTING	PROPOSED	DELTA
BLOCK:	0944	REAR:	56'-1/2"	33'-3 1/2"	33'-3 1/2"	12'-9"
LOT:	025	SIDE:	0'-0"	3'-0"	3'-0"	EQUAL
ZONING:	RH-1	FRONT:	5'-5 3/8"	3'-0"	3'-0"	2'-5 3/8"
CONSTR. TYPE:	TYPE V-B					
OCCUPANCY:	R-3					
LOT SIZE:	6,858 SF					



John Maniscalco  
Architecture

415.864.9900  
442 Grove Street  
San Francisco, CA 94102



Project Address  
**2556 Filbert St.**  
**San Francisco, CA**

Permit Number  
**PA#**

Issuance  
**PERMIT**

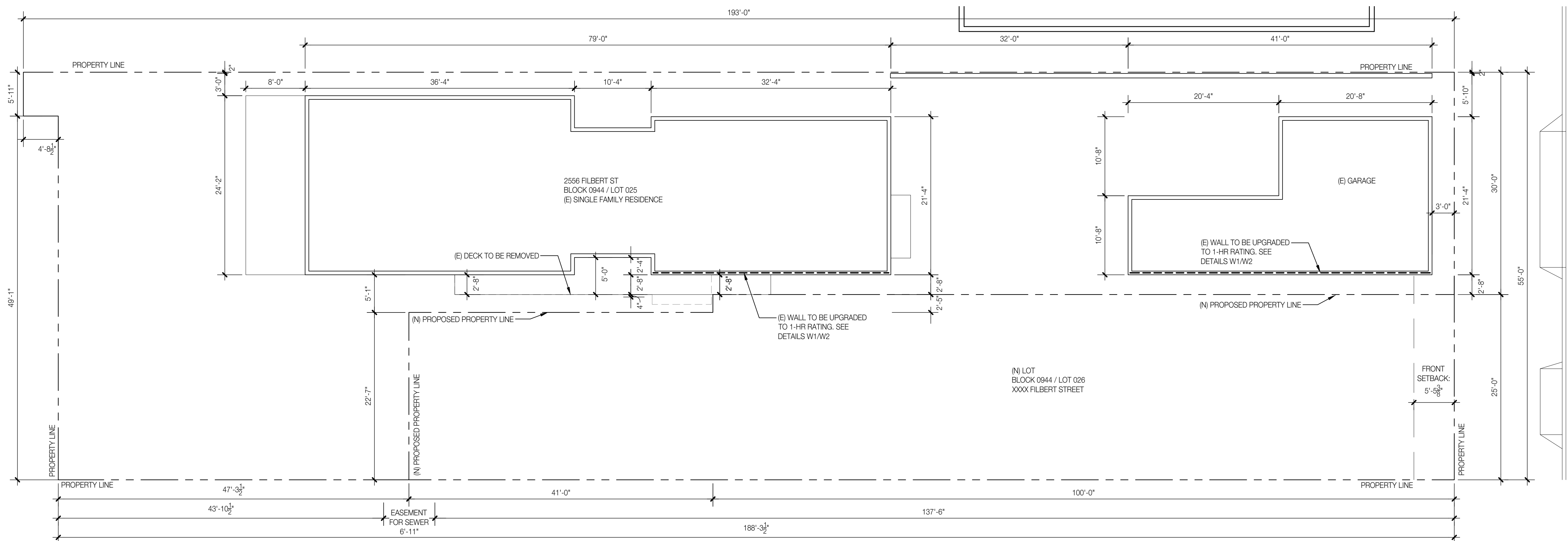
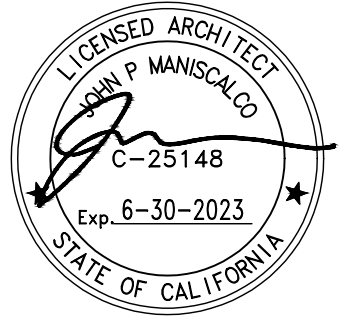
Date  
**05.11.2022**

No.	Issuance	Date
01.	PERMIT	05.11.2022

**PROJECT DATA, GENERAL NOTES, VICINITY MAP**

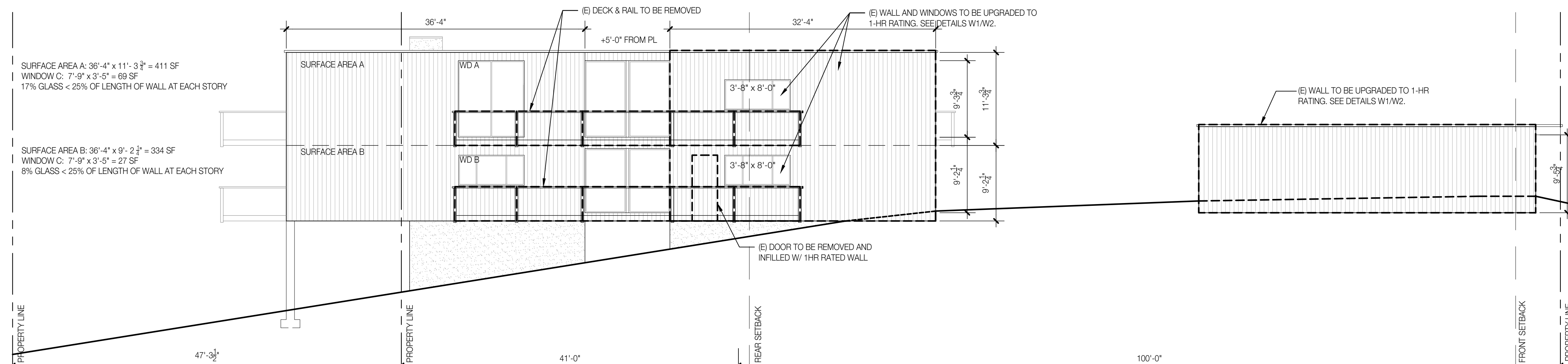
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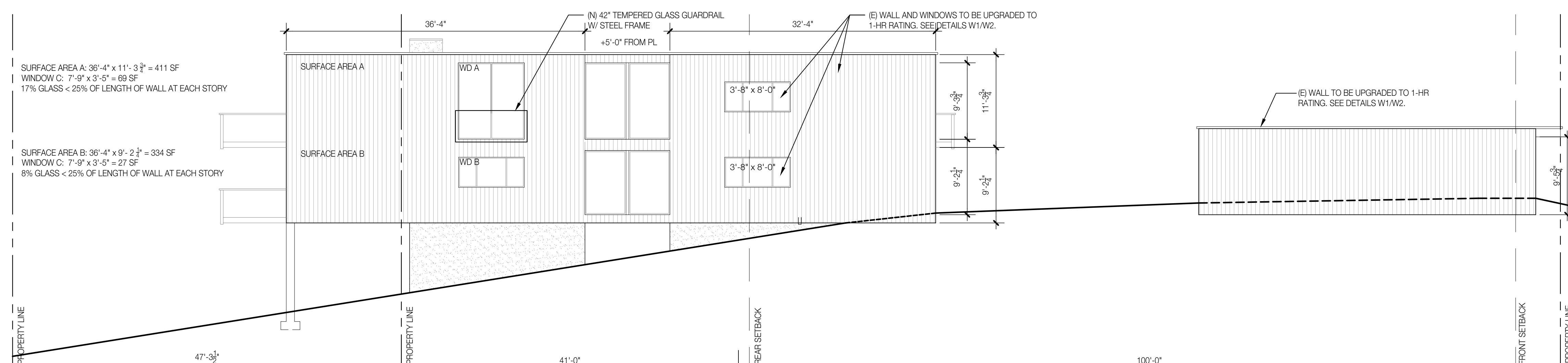
**1 EXISTING SITE PLAN**

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



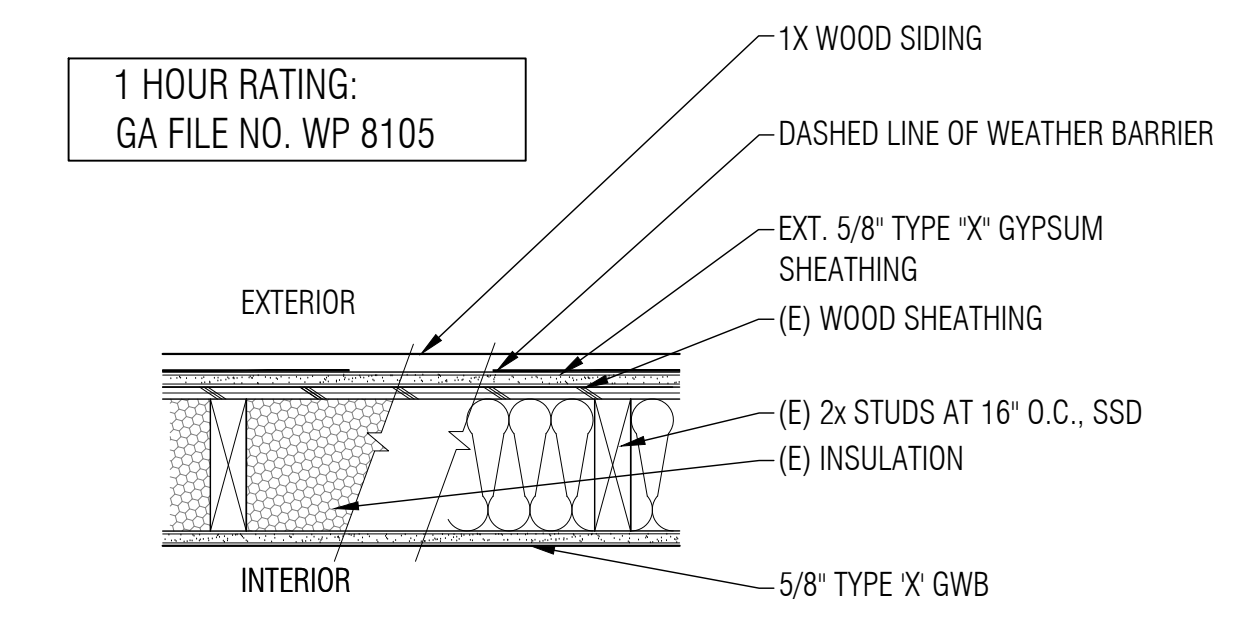
**2 EXISTING WEST ELEVATION**

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



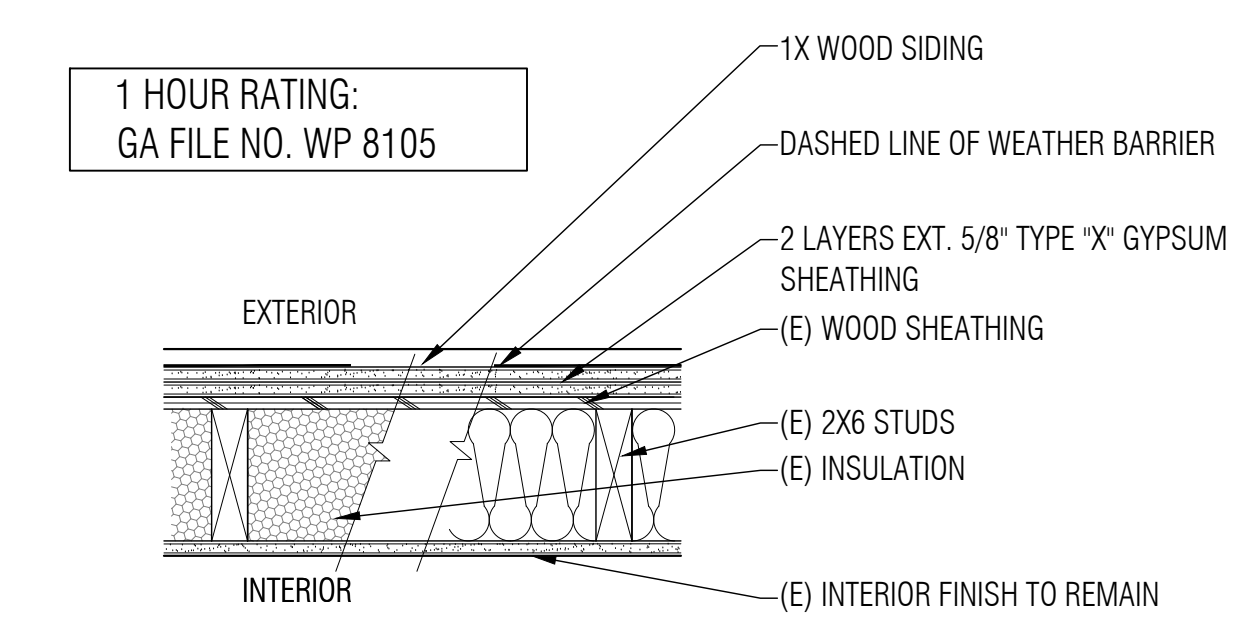
**3 PROPOSED WEST ELEVATION**

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



**W1 EXTERIOR 1-HR BLIND WALL**

SCALE: 1 1/2" = 1'-0"



**W2 ALTERNATIVE 1-HR PROPERTY LINE WALL**

SCALE: 1 1/2" = 1'-0"

Project Address  
**2556 Filbert St.**  
**San Francisco, CA**

Permit Number  
**PA#**

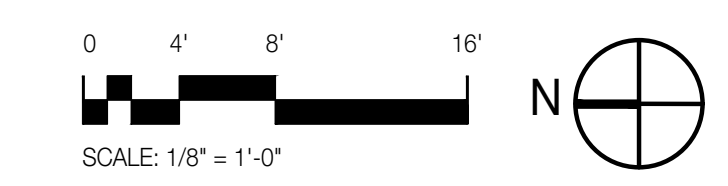
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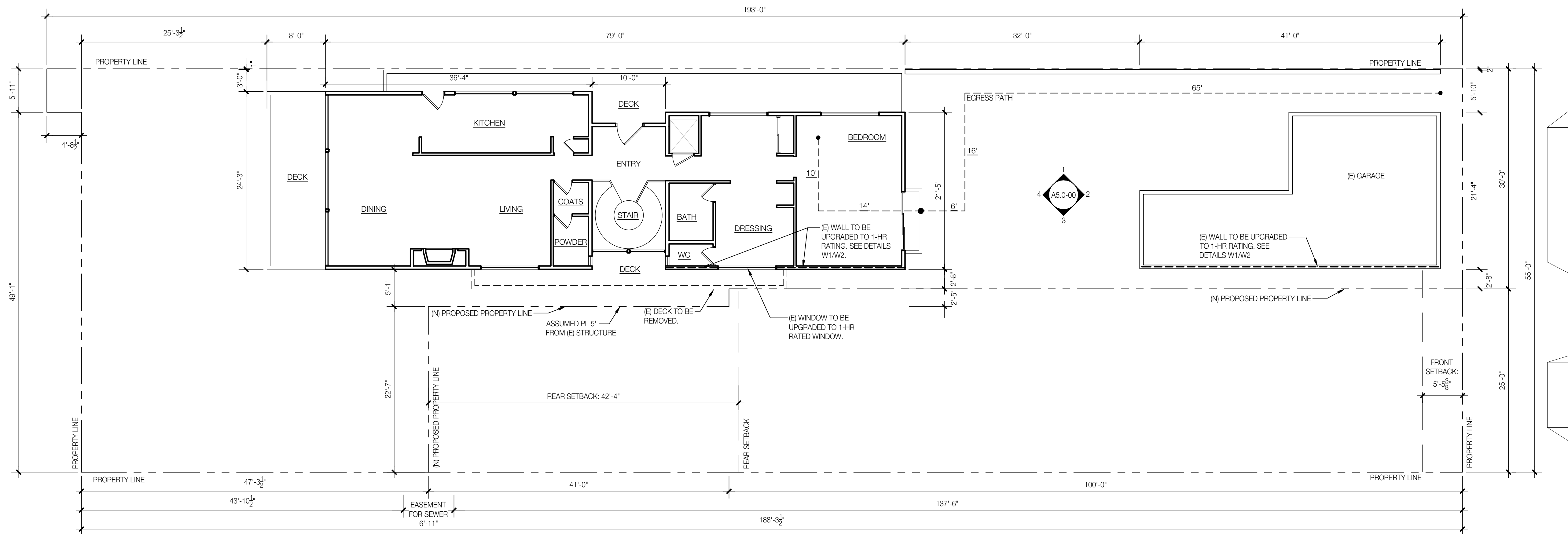
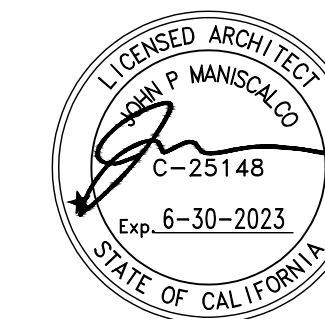
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**05.11.2022**

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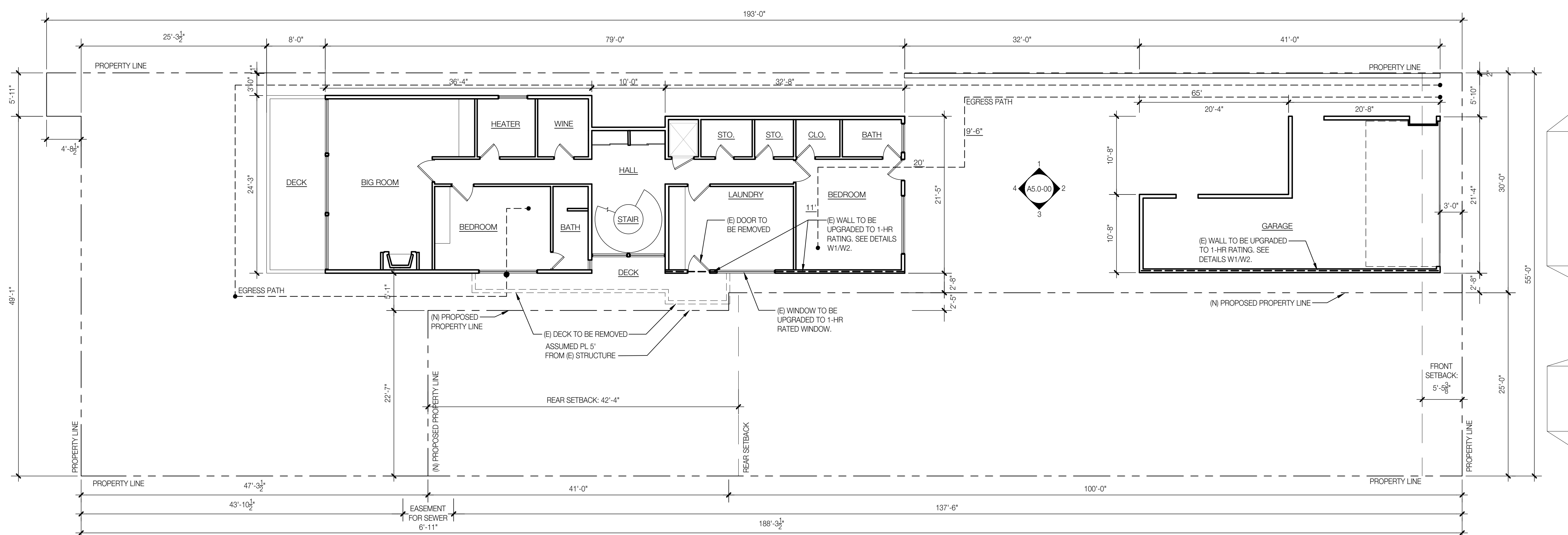
**EXISTING SITE PLAN,  
WEST ELEVATION, AND  
WALL DETAILS**

**A1.0-01**





**2** EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

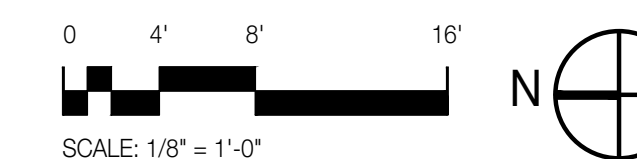
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**PERMIT**

Date  
**05.11.2022**

No.	Issuance	Date
01.	PERMIT	05.11.2022



**EXISTING FLOOR PLANS**

**A1.0-02**