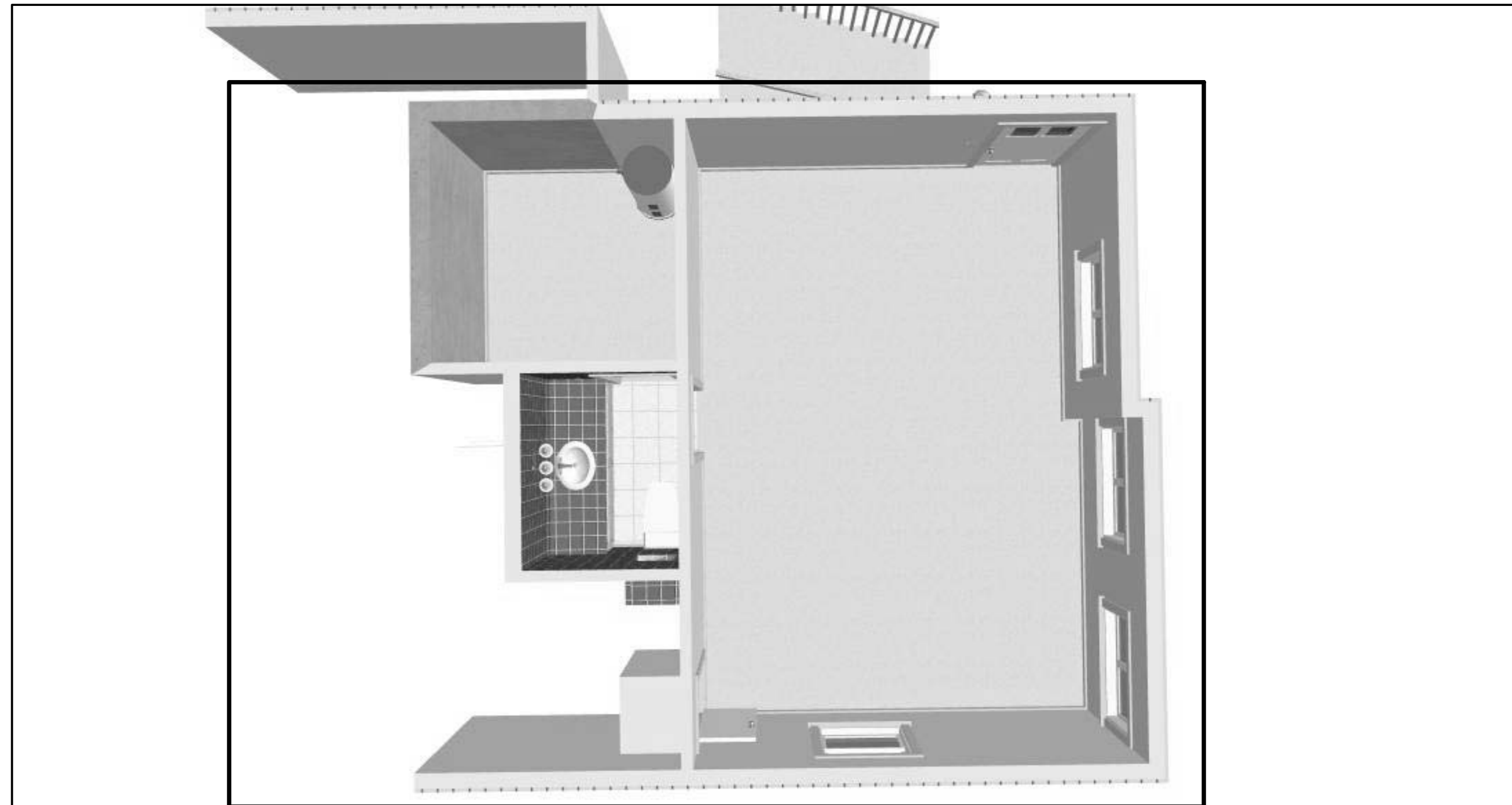


PAYAM NAHID

2021 10th AVE

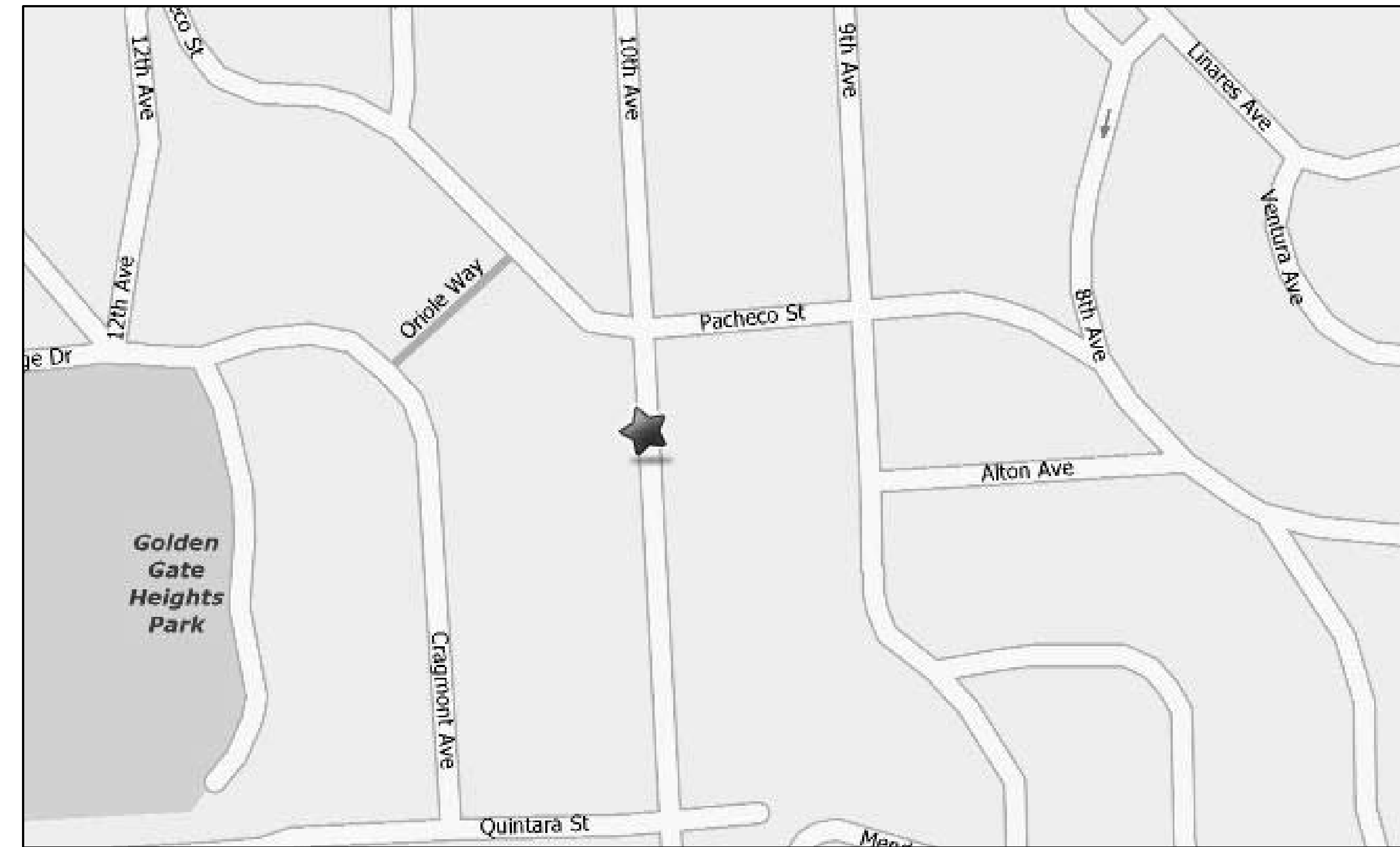
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SCOPE of BASEMENT REMODEL

There are two changes to this existing space:

1. Windows being changed
2. Sink and Toilet to be installed in existing space



VICINITY MAP

SHEET INDEX

- A-1 TITLE PAGE
- A-2 PLOT PLAN AND GENERAL NOTES
- A-3 EXISTING AND PROPOSED FLOOR PLAN
- A-4 ELEVATION
- A-6 ELECTRICAL PLANS

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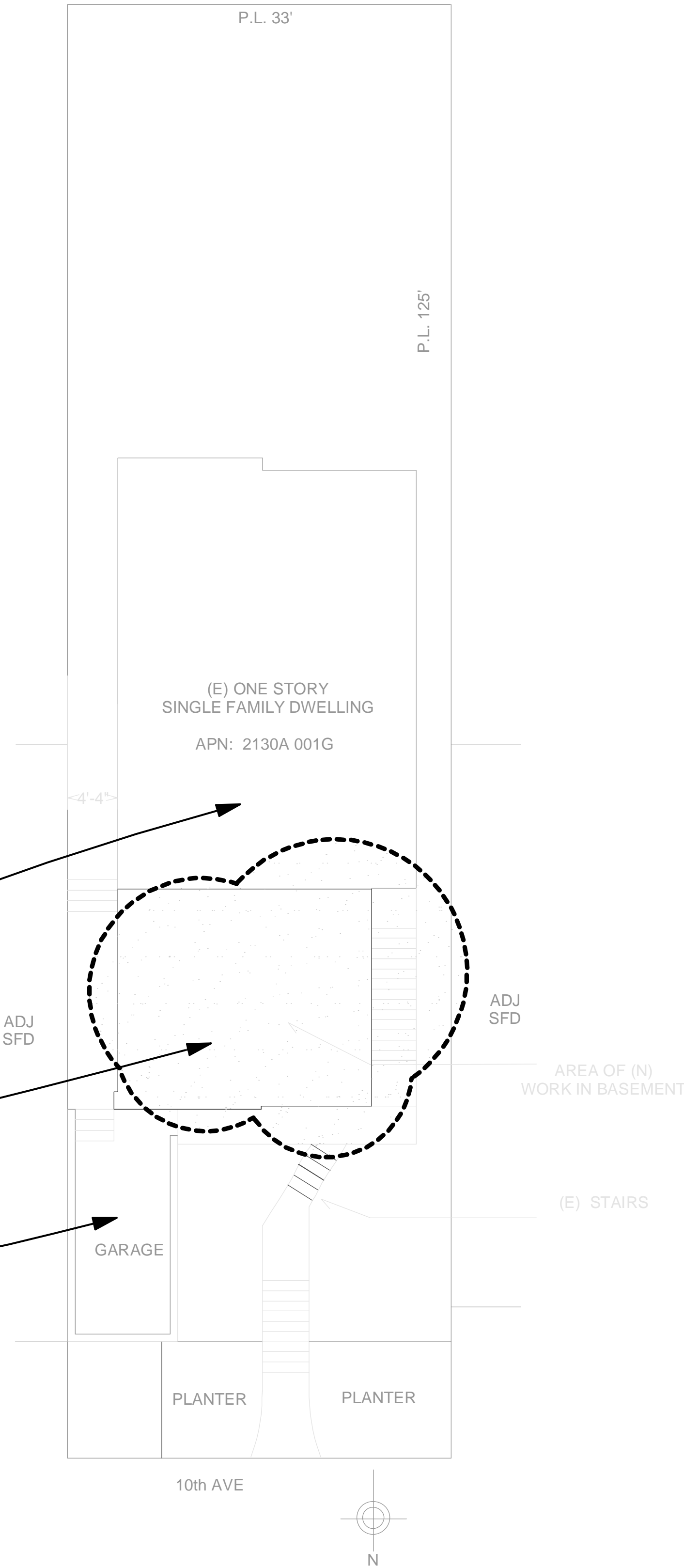
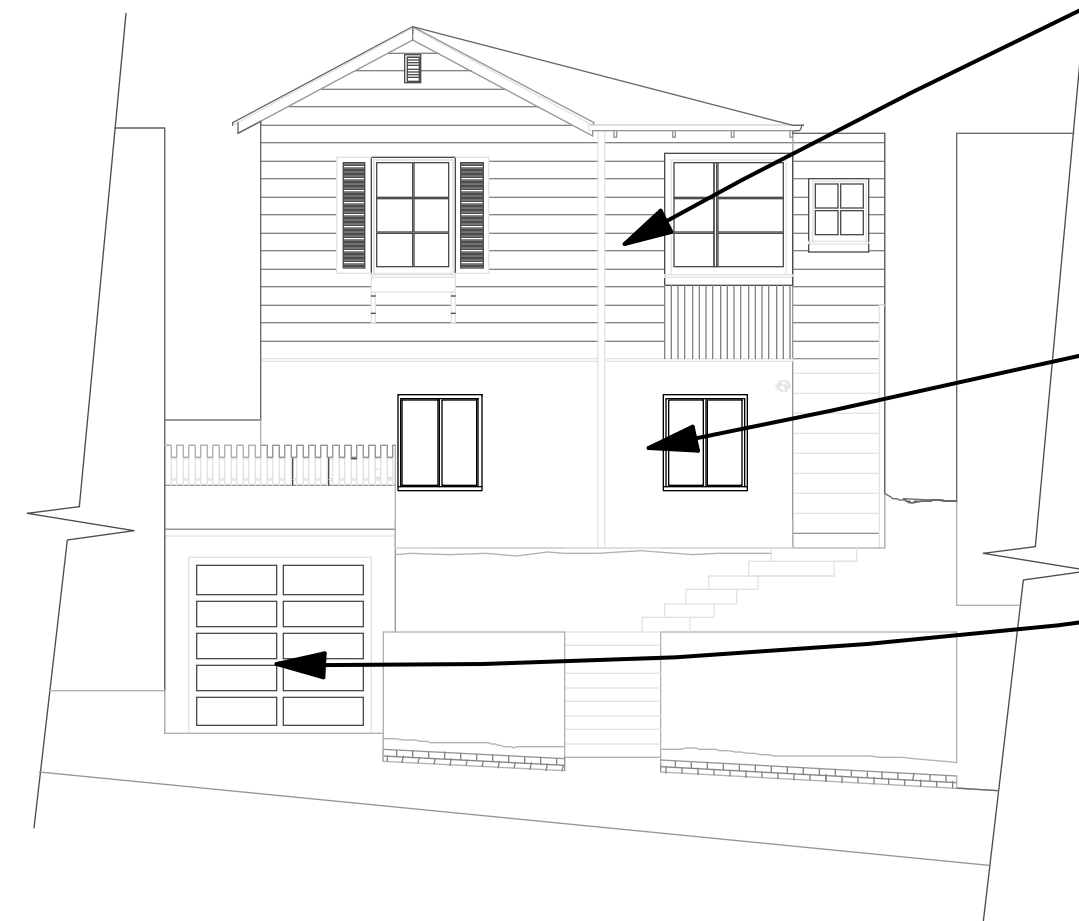
OWNER AND BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER OR DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER OR DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER OR DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

OWNER: NAHID PAYAM
 PROJECT ADDRESS: 2021 10TH AVE
 SAN FRANCISCO, CA 94116
 ZONING:
 JURISDICTION: CITY OF SAN FRANCISCO
 APN: 2130A001G



GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL AND LOCAL BUILDING CODES.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) 1 800 642-2444

RETURN ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

ANY SURVEY MONUMENTS BETWEEN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS.

ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURBS, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS, THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED.

BUILDING PERFORMANCE

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

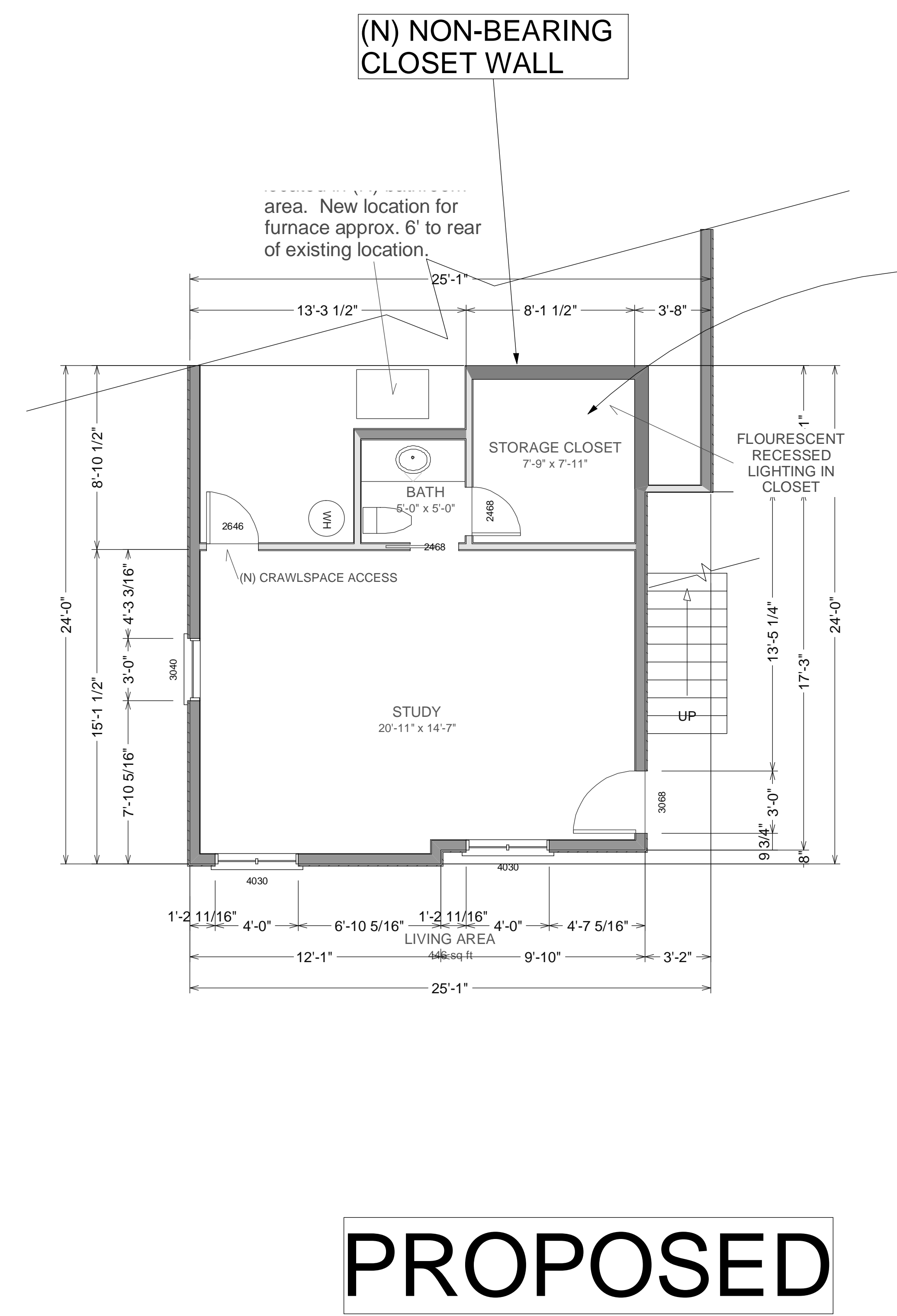
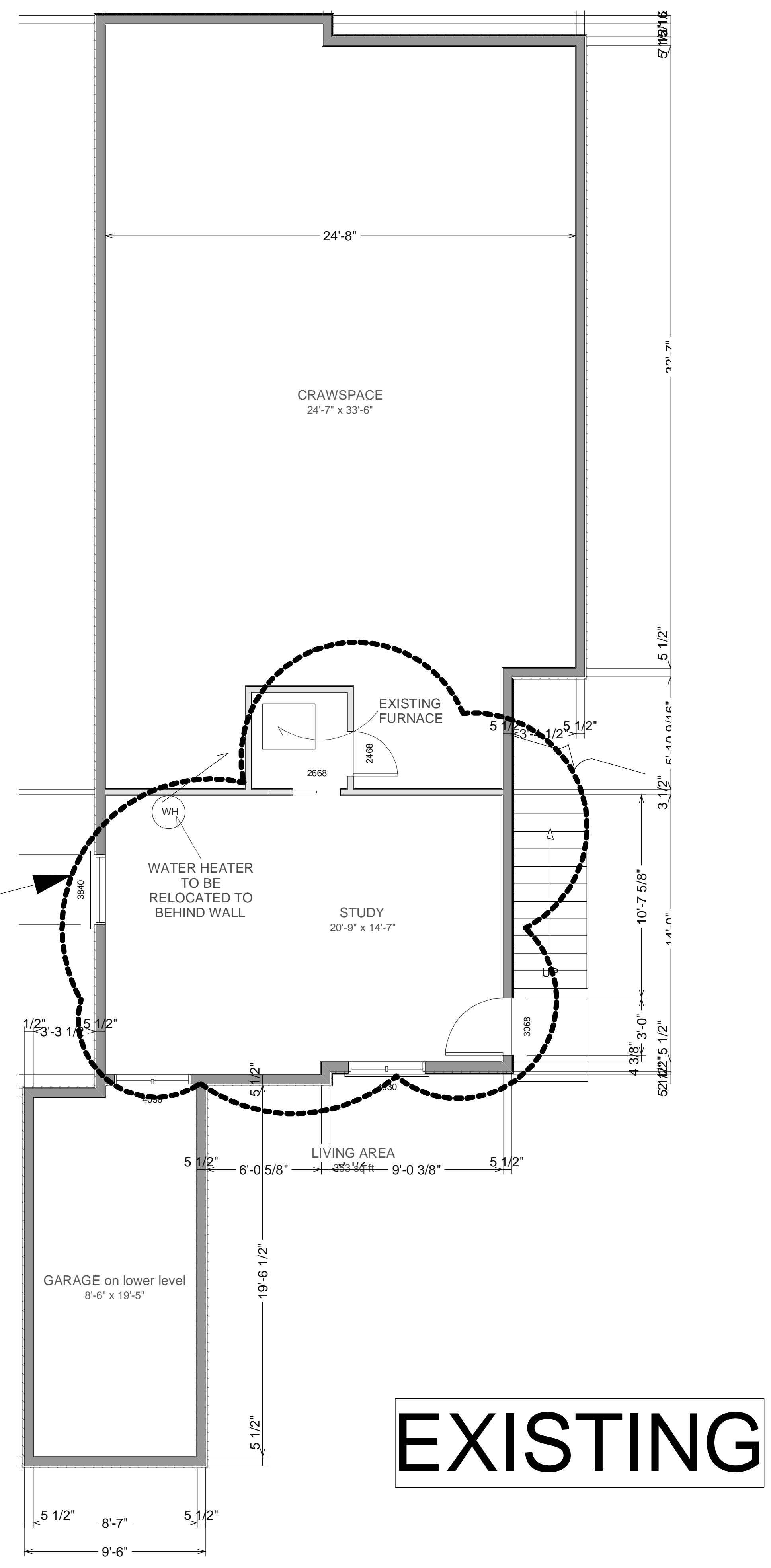
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES

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(N) LEVEL EXISTING SPACE, ADD 4" CEMENT PAD W/ 1/2" REBAR FOR STORAGE ROOM.

- SCOPE OF WORK:**
1. RELOCATE FURNACE APPROXIMATELY 5' TOWARD REAR OF HOME
 2. TIE INTO EXISTING PLUMBING FOR ADDITION OF TOILET AND SINK
 3. BUILD 2 NON-BEARING WALLS FOR CLOSET/STORAGE

- CONCRETE NOTES:**
1. ANY NEW CONCRETE IS TO BE MIXED TO A 2000 PSI RATING W/4" MAX. SLUMP.
 2. BACKFILL AND SOIL BELOW SLABS AND FOOTINGS MUST BE COMPACTED TO 2000 PSF MIN.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL REINFORCEMENT IN CONCRETE WALLS AND BELOW SLABS WHERE REQUIRED. ALL REINFORCEMENT IS TO MEET LOCAL CODES AND IS TO BE INSPECTED BY BUILDING DEPT. OFFICIALS.
- FOUNDATION STEEL:**
- WALLS UNDER 4'0":
#4 REBAR VERT. AT 48" O.C.
#4 REBAR HORIZ. AT 24" O.C.
- WALLS OVER 4'0":
#4 REBAR VERT. AND HORIZ. AT 18" O.C.
- FOOTINGS:**
(2) #4 REBAR CONTINUOUS IN FOOTING.

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FRONT ELEVATION
SCALE 1/4" = 1'

825 Francisco Blvd West
San Rafael, CA 94901
Ph 415-331-3300
Fax 415-331-6800



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

A-4

ELECTRICAL NOTES:

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

SMOKE DETECTORS: SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

LIGHTING:

THE PRIMARY LIGHTING FOR BATHROOM SHALL HAVE A MIN EFFICIENCY OF 40 LUMENS PER WATT. AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EXIT. A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED AT ENTRANCE. INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12" FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF. INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED. LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING. FIXTURES TO BE CHOSEN BY OWNER.

ELECTRICAL OUTLETS:

ELECTRIC OUTLETS IN BATHROOMS WITHIN SIX FEET OF SINKS, IN GARAGES, BASEMENTS AND OUTDOORS SHALL BE GFCI PROTECTED.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12" O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2' IN LENGTH.

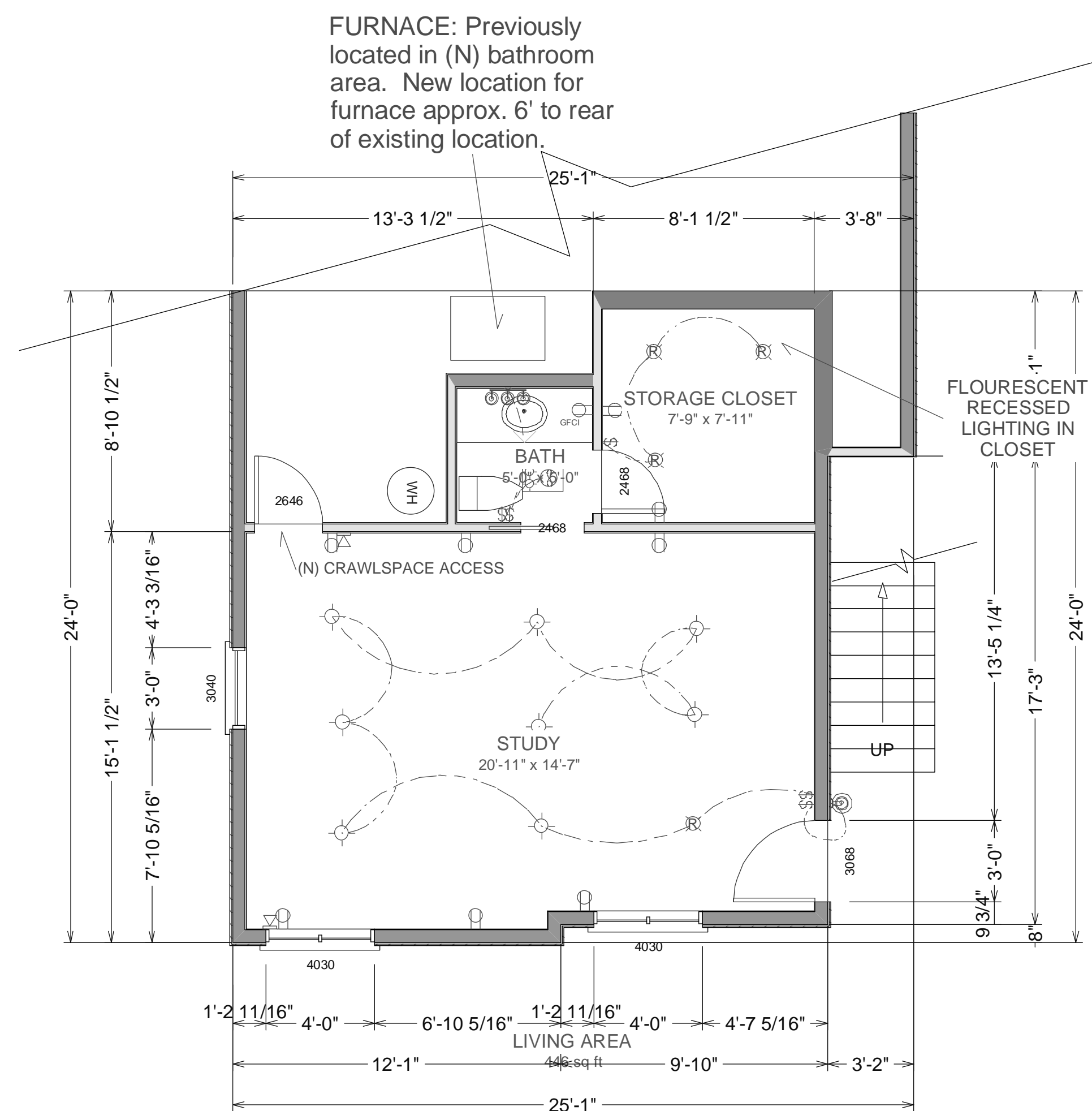
COUNTERTOPS 12" AND WIDER SHALL HAVE ELECTRICAL OUTLETS SPACED NOT GREATER THAN 48" O.C.

MECHANICAL EQUIPMENT SHALL HAVE AN ELECTRICAL OUTLET LOCATED WITHIN 25'.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER

PROVIDE TWO OR MORE DEDICATED 20 - AMPERE SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTER WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER



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