

- GENERAL NOTES**
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  - THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
  - WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
  - ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE MAINTAINED AT MINIMUM. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  - ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
  - VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
  - COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED OR CEILING-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
  - ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY.
  - GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD.
  - FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
  - "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
  - "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
  - PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
  - 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 OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
  - PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 717 & R302.11, 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. 10FOOT INTERVALS.
    - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
    - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
    - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

# INTERIOR REMODEL BATHROOM UPDATE



<b>OWNER</b> JOHN PANG 407 PRIMROSE ROAD BURLINGAME, CA 94010 650-699-2838 johnpang@rogstreme.com	<b>ARCHITECT</b> DANNY BITTIKER 8 LANDERS ST, UNIT 203 SAN FRANCISCO, CA 94114 415.828.7782 danny@bittiker.com	<b>CONTRACTOR</b> SKYCORE CONSTRUCTION LIC# 803702 EXP 1/31/2026 226 WEST PORTAL A #125 SAN FRANCISCO, CA 94127 (415) 672-2845; skycore@hotmail.com
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**APPROVED PLANS**  
MUST BE AT JOB SITE WHEN  
INSPECTIONS ARE MADE

**PROJECT SCOPE**  
INTERIOR REMODEL OF 3 BATHROOMS, NO STRUCTURAL WORK

**PROJECT INFORMATION**  
ADDRESS: 1315 BLACK MOUNTAIN ROAD, HILLSBOROUGH, CA 94010  
OCCUPANCY CODE: R-3  
BUILDING USE: 27 -1 FAMILY DWELLING  
APN: 030-261-060  
LOT SIZE: 31,545 SF  
EXISTING SQUARE FOOTAGE: 3,715 SF  
PROPOSED SQUARE FOOTAGE: 3,715 SF (NO CHANGE)  
TYPE OF CONSTRUCTION: TYPE V (WOOD)  
NUMBER OF STORIES: 2  
FIRE SPRINKLER: NO  
EXISTING NUMBER OF UNITS: 1  
PROPOSED NUMBER OF UNITS: 1  
TYPE OF WORK: ALTERATION (NO CHANGE TO FOOTPRINT)

**BITTIKER**  
ARCHITECTURE

**DANNY BITTIKER, LEED AP**  
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SAN FRANCISCO, CA 94114  
DANNY@BITTIKER.COM  
415.828.7782

#	DATE	ISSUE
01	05/27/2024	PERMIT SET

**PROJECT DIRECTORY**  
NTS **6**

**PROJECT INFORMATION**  
NTS **3**

ACT ACOUSTIC CEILING TILE AD AREA DRAIN AFF ABOVE FINISHED FLOOR ALUM ALUMINUM ANOD ANODIZED	EA EACH EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR OR ELEVATION EQ EQUAL EXT EXTERIOR	MAX MAXIMUM MECH MECHANICAL MEMB MEMBRANE MIN MINIMUM MTL METAL	SIM SIMILAR SPEC SPECIFIED OR SPECIFICATION SPK SPRINKLER OR SPEAKER SSTL STAINLESS STEEL STC SOUND TRANSMISSION COEFFICIENT STL STEEL STRUC STRUCTURE OR STRUCTURAL
BSMT BASEMENT BYND BEYOND	FD FLOOR DRAIN OR FIRE DEPARTMENT FEC FIRE EXTINGUISHER CABINET FIXT FIXTURE FLR FLOOR FO FACE OF FND FOUNDATION	NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL	T&G TONGUE AND GROOVE TELE TELEPHONE TILT TOILET TIME TO MATCH EXISTING TO TOP OF TOC TOP OF CONCRETE TOS TOP OF STEEL TPD TOILET PAPER DISPENSER T/D TELEPHONE/DATA TYP TYPICAL
CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONT CONTINUOUS CPT CARPET CT CERAMIC TILE	GA GAUGE GALV GALVANIZED GWB GYPSUM WALL BOARD	PCC PRE-CAST CONCRETE PLUMB PLUMBING PLYD PLYWOOD PT PRESSURE TREATED PNT PAINT OR PAINTED PVC POLYVINYL CHLORIDE	UNO UNLESS NOTED OTHERWISE U/S UNDERSIDE
DBL DOUBLE DEMO DEMOLISH OR DEMOLITION DIA DIAMETER DIMS DIMENSIONS DN DOWN DR DOOR	HC HOLLOW CORE HM HOLLOW METAL HP HIGH POINT HR HOUR	RBR RUBBER RCP REFLECTED CEILING PLAN RD ROOF DRAIN REQD REQUIRED RM ROOM	VIF VERIFY IN FIELD VP VISION PANEL W/ WITH WD WOOD

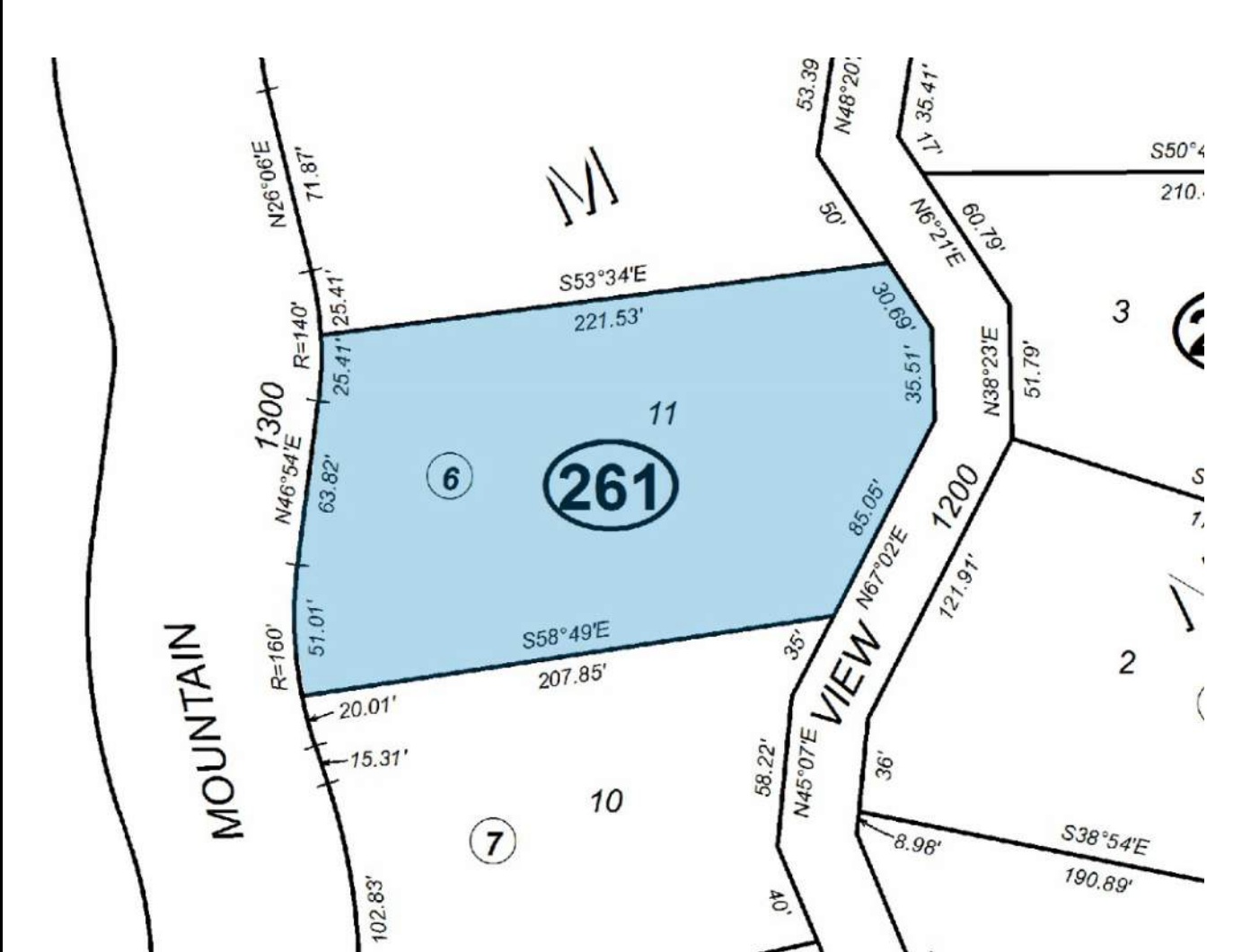
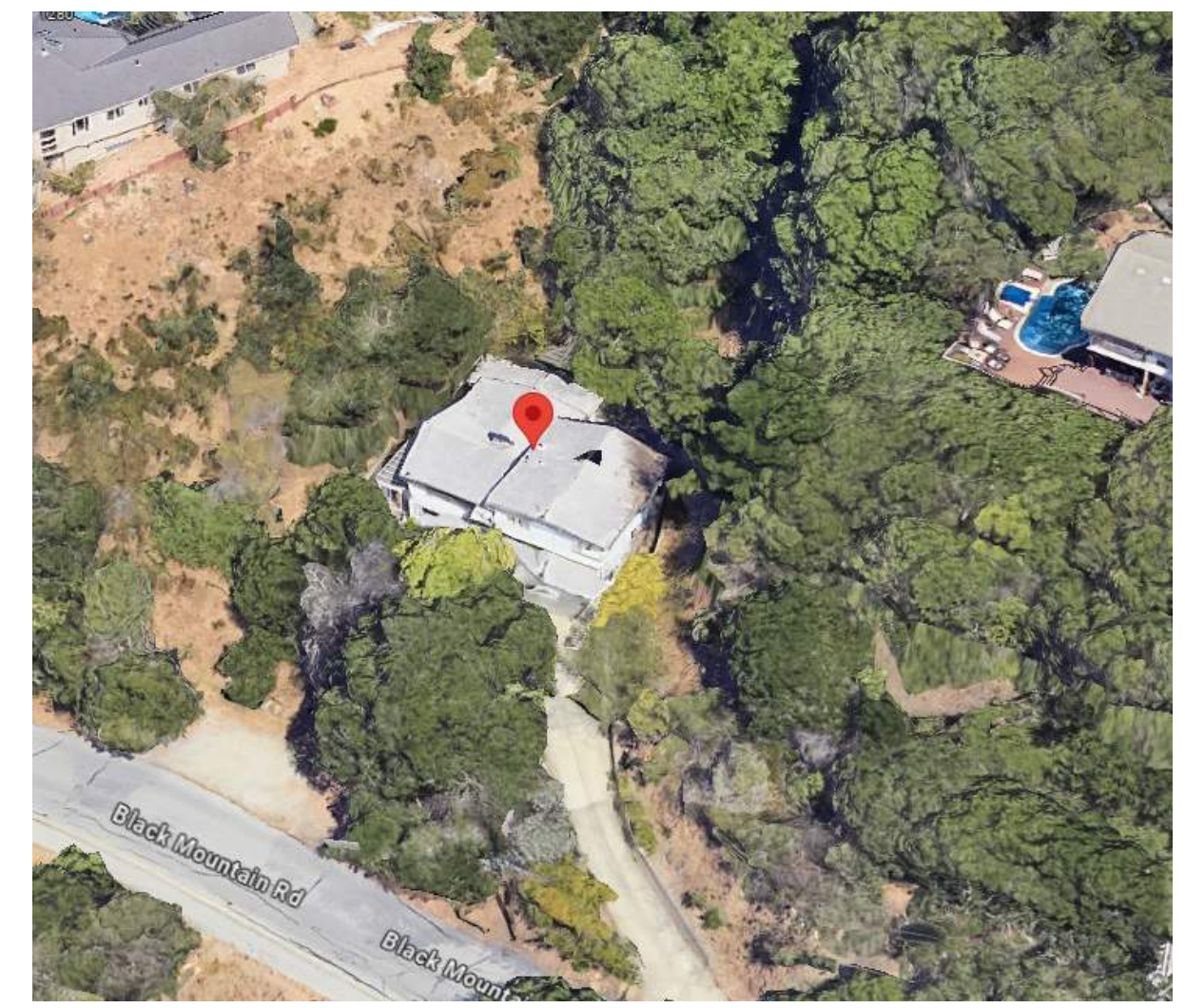
**APPLICABLE CODES**  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE (TITLE-24)  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN CODE  
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

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.

**GENERAL NOTES**  
NTS **12**

**LIST OF COMMONLY USED ABBREVIATIONS**  
NTS **5**

**APPLICABLE CODES**  
NTS **2**



**ARCHITECTURAL**  
A000 COVER SHEET  
A201 DEMOLITION PLAN - LEVEL 1  
A202 PROPOSED FLOOR PLAN - LEVEL 1  
A203 DEMOLITION PLAN - LEVEL 2  
A204 PROPOSED FLOOR PLAN - LEVEL 2  
A400 ENLARGED PLANS AT BATHROOMS

**TOWN OF HILLSBOROUGH  
BUILDING DEPARTMENT  
REVIEWED FOR CODE COMPLIANCE**

**APPROVED**

BLDG PERMIT NO COM24-0116

DATE: 06/11/2024 BY: [Signature]

This set of plans and specifications shall be kept intact on the job at all times for builders use during construction and readily available to Town Building Inspectors. It is unlawful to make any changes or on the same without permission and approval from the Building Inspection Dept. The approval of this plan and specifications shall not be held to permit or to be an approval of the violation of any provisions of any city or state law.

**AERIAL VIEW**  
NTS **11**

**VICINITY MAP**  
NTS **10**

**BLOCK MAP**  
NTS **7**

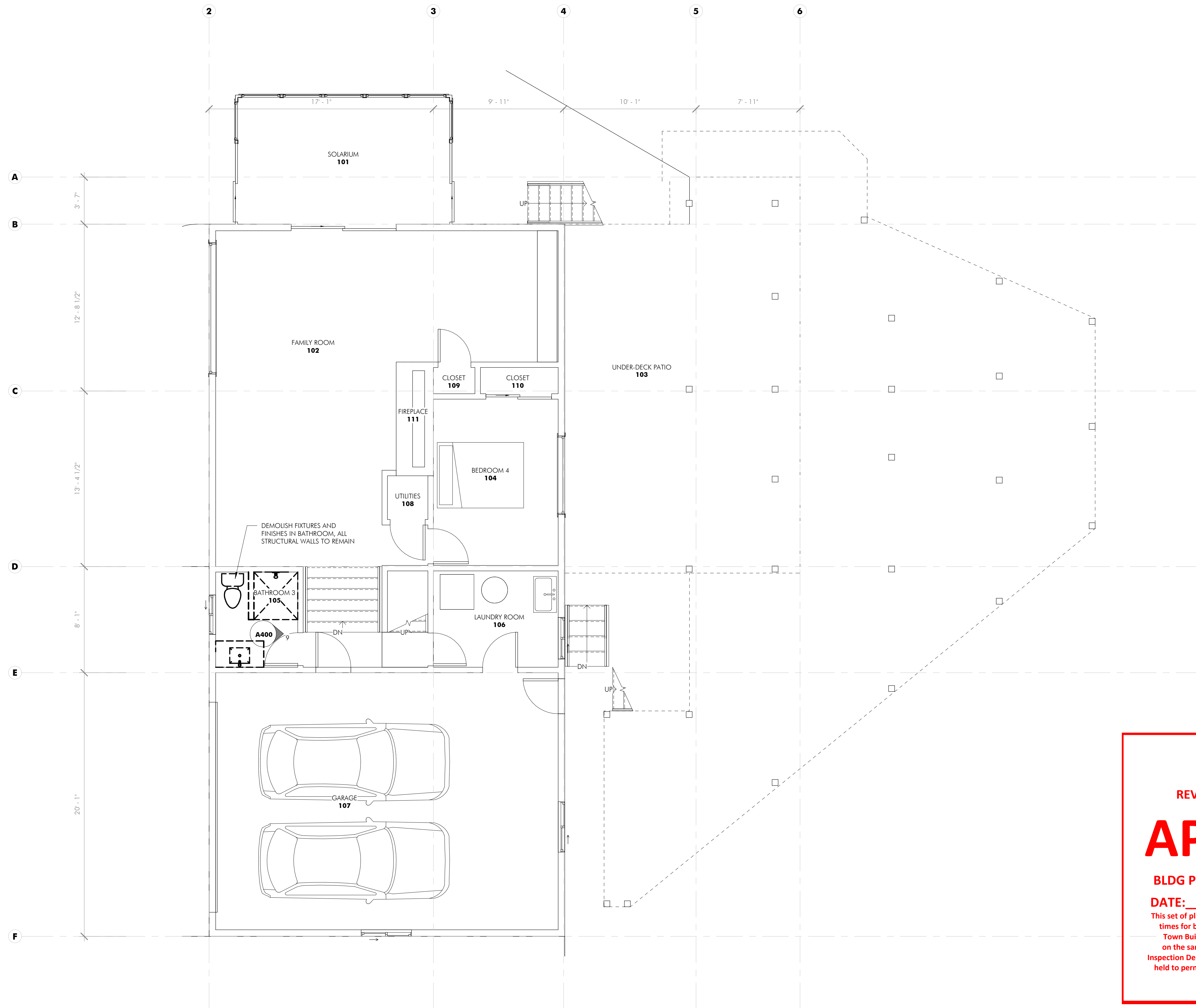
**SHEET INDEX**  
NTS **1**

**HILLSBOROUGH REMODEL**  
1315 BLACK MOUNTAIN ROAD  
HILLSBOROUGH, CA 94010



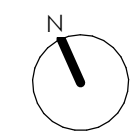
**DRAWING TITLE**  
COVER SHEET

**A000**



KEY NOTES

**TOWN OF HILLSBOROUGH  
 BUILDING DEPARTMENT  
 REVIEWED FOR CODE COMPLIANCE**  
  
APPROVED  
  
 BLDG PERMIT NO. \_\_\_\_\_  
 DATE: 06/11/2024 BY: *Daniel Paul Bittiker*  
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**BITTIKER**  
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 DANNY@BITTIKER.COM  
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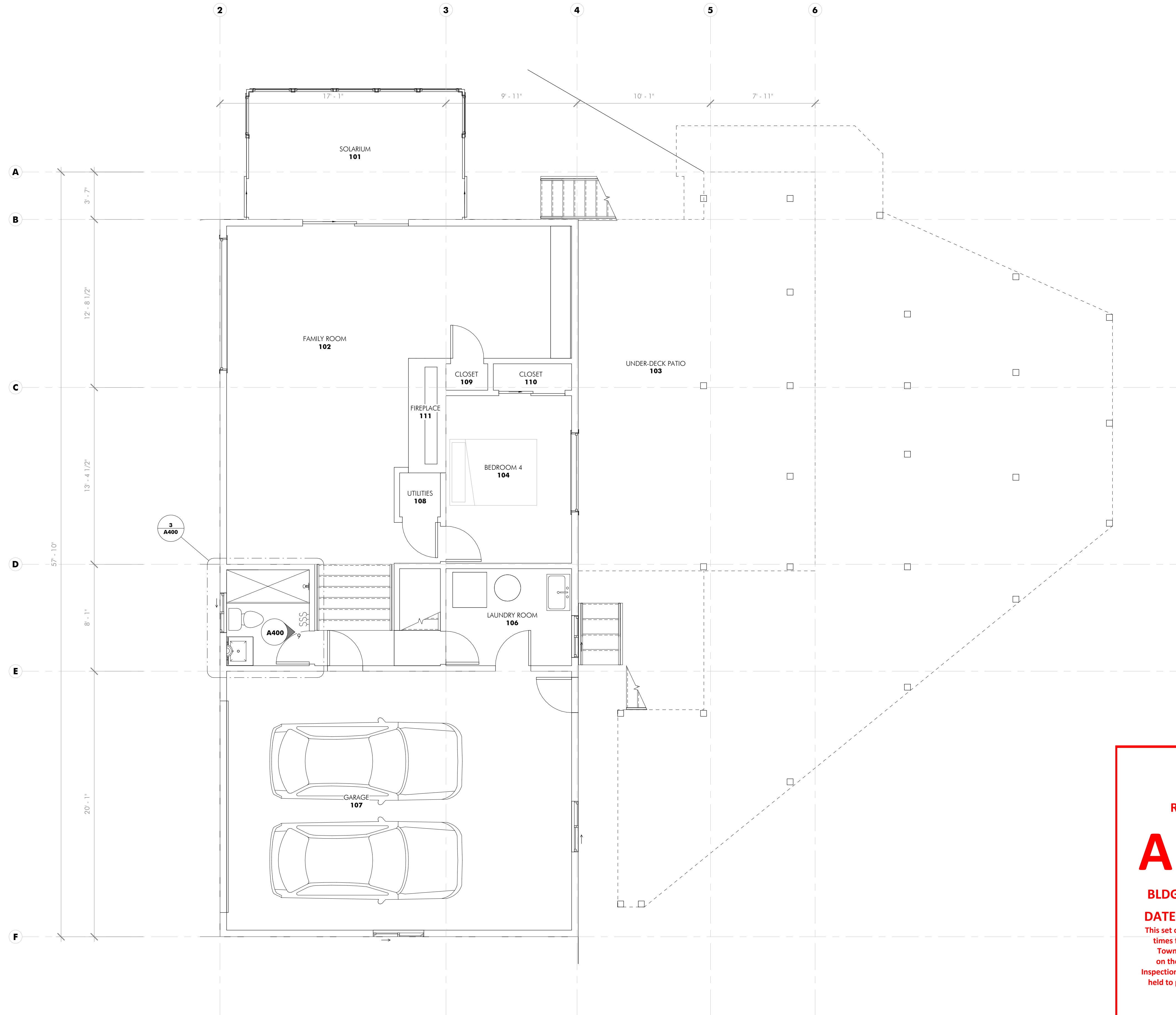
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01	05/27/2024	PERMIT SET

**HILLSBOROUGH REMODEL**  
 1315 BLACK MOUNTAIN ROAD  
 HILLSBOROUGH, CA 94010



**DRAWING TITLE**  
 DEMOLITION PLAN - LEVEL 1

A201



KEY NOTES

**BITTIKER**  
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**TOWN OF HILLSBOROUGH  
BUILDING DEPARTMENT  
REVIEWED FOR CODE COMPLIANCE**

APPROVED

BLDG PERMIT NO. \_\_\_\_\_

DATE: 06/11/2024 BY: *Daniel Paul Bittiker*

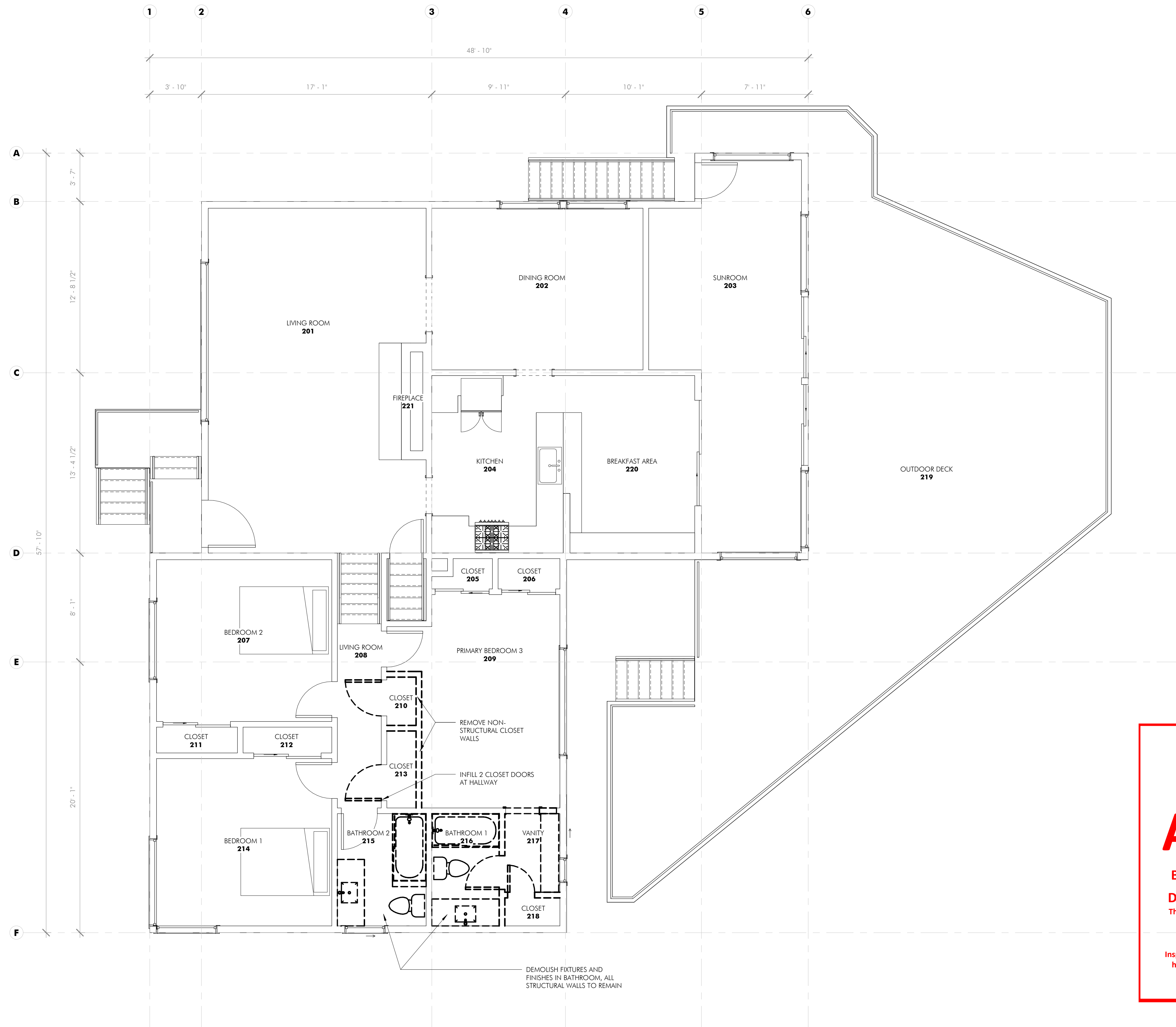
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**HILLSBOROUGH REMODEL**  
1315 BLACK MOUNTAIN ROAD  
HILLSBOROUGH, CA 94010



**DRAWING TITLE**  
PROPOSED FLOOR PLAN - LEVEL 1

A202



KEY NOTES

**TOWN OF HILLSBOROUGH  
BUILDING DEPARTMENT  
REVIEWED FOR CODE COMPLIANCE**

**APPROVED**

BLDG PERMIT NO. \_\_\_\_\_  
 DATE: 06/11/2024 BY: *Ray Higgins*

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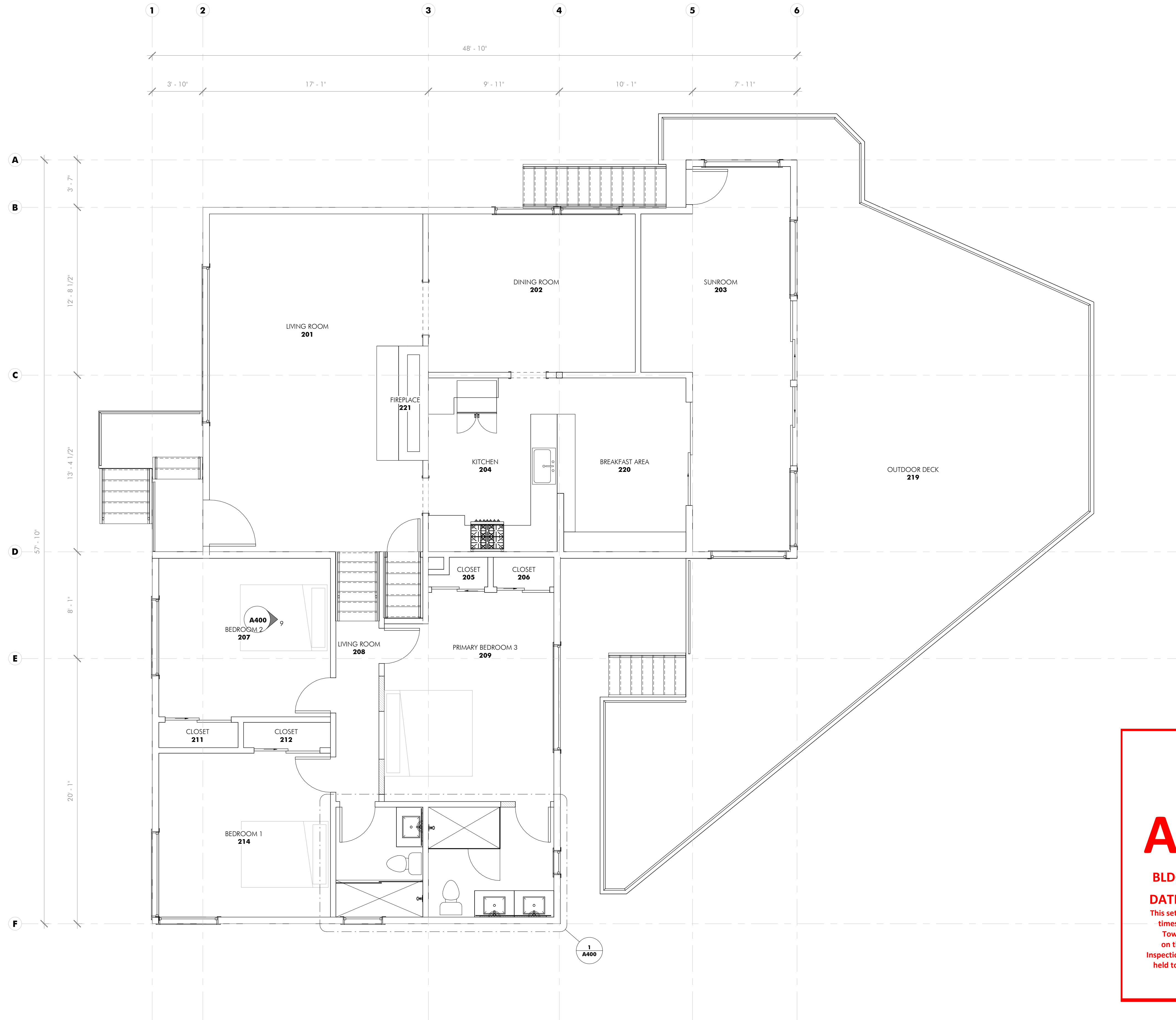
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**HILLSBOROUGH REMODEL**  
 1315 BLACK MOUNTAIN ROAD  
 HILLSBOROUGH, CA 94010



**DRAWING TITLE**  
 DEMOLITION PLAN - LEVEL 2

**A203**



KEY NOTES

**BITTIKER**  
ARCHITECTURE

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#	DATE	ISSUE
01	05/27/2024	PERMIT SET

**TOWN OF HILLSBOROUGH  
BUILDING DEPARTMENT  
REVIEWED FOR CODE COMPLIANCE**

# APPROVED

**BLDG PERMIT NO** \_\_\_\_\_

**DATE:** 06/11/2024 **BY:** *Ray Higgins*

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**HILLSBOROUGH REMODEL**  
1315 BLACK MOUNTAIN ROAD  
HILLSBOROUGH, CA 94010

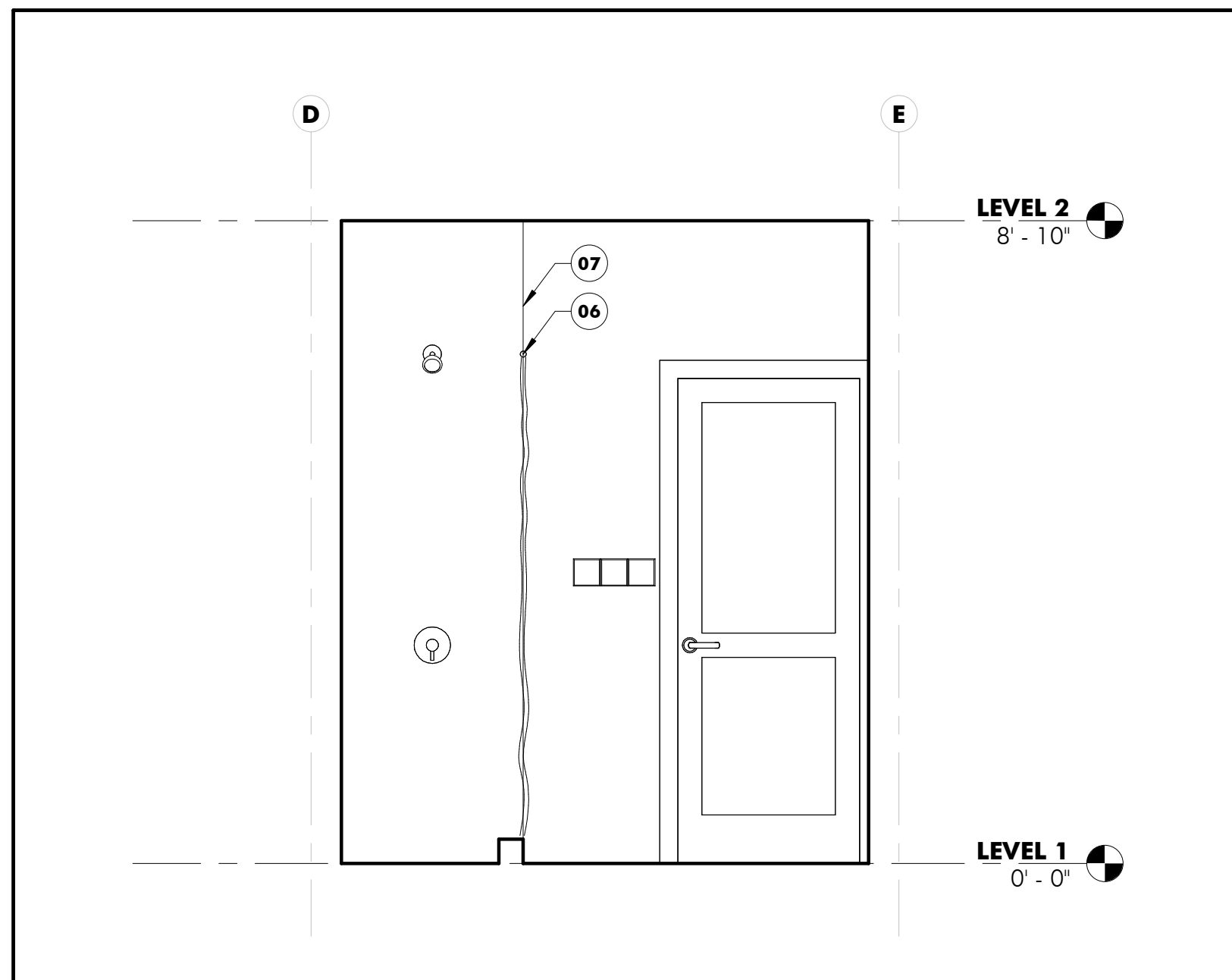


**DRAWING TITLE**  
PROPOSED FLOOR PLAN - LEVEL 2

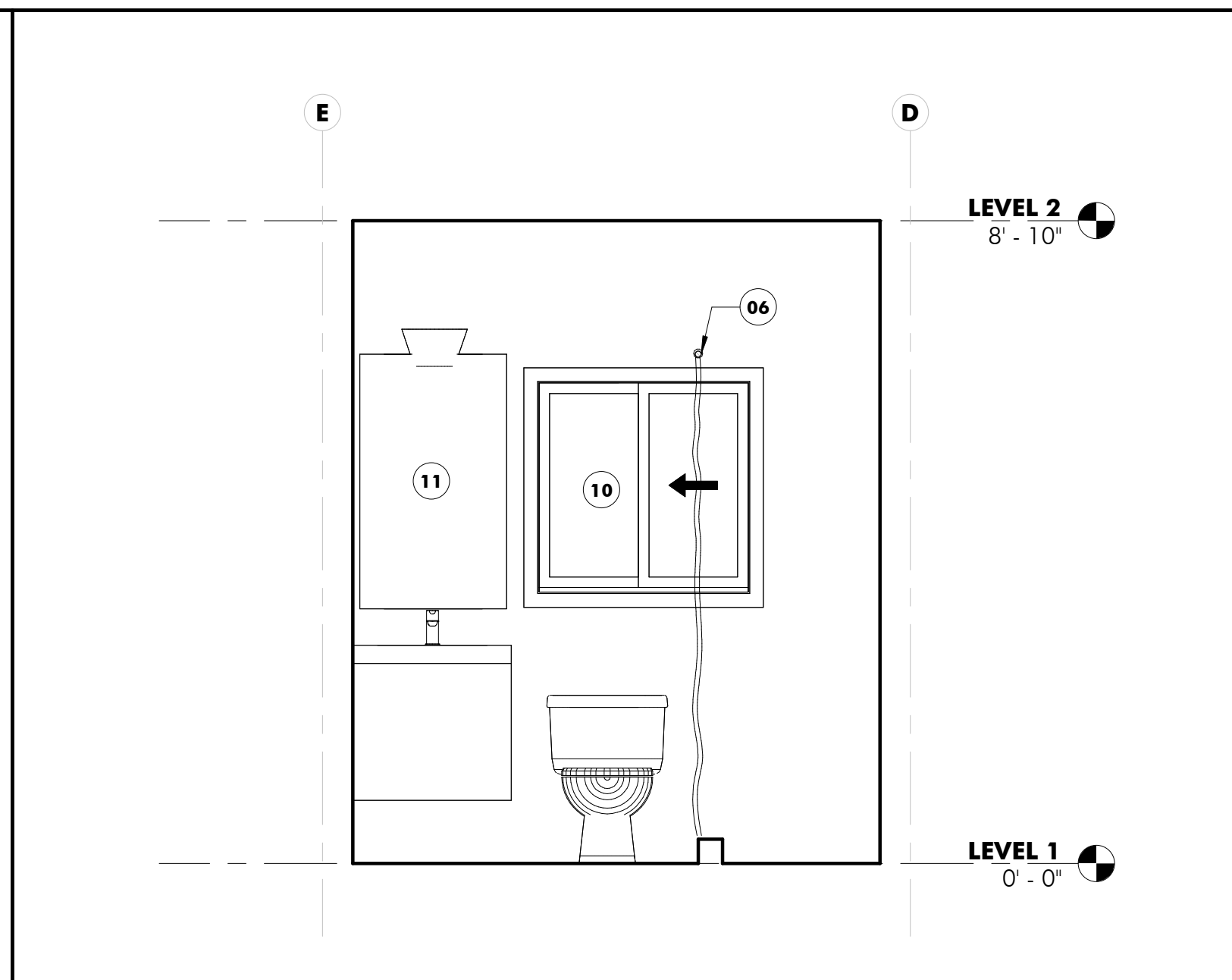
# A204

- KEY NOTES**
- 01 PROVIDE VACANCY SENSOR FOR VANITY LIGHT
  - 02 PANASONIC 60CFM EXHAUST FAN
  - 03 RECESSED CAN IN CEILING, LED. PROVIDE WET RATED FIXTURE ABOVE SHOWER
  - 04 NEW VANITY SINK. MAX FLOW 1.2GAL PER MIN
  - 05 NEW TOILET, MAX FLUSH VOLUME 1.28 GALLONS
  - 06 SHOWER CURTAIN ROD
  - 07 STOP TILE AT SHOWER CURB
  - 08 TILED 4" CURB
  - 09 PREFABRICATED GLASS SLIDER
  - 10 EXISTING WINDOW TO REMAIN
  - 11 VANITY MIRROR
  - 12 FLOOR TO CEILING GLASS CORNER WITH ANODIZED ALUMINUM FRAME TOP AND BOTTOM ATOP TILED 4" SHOWER CURB

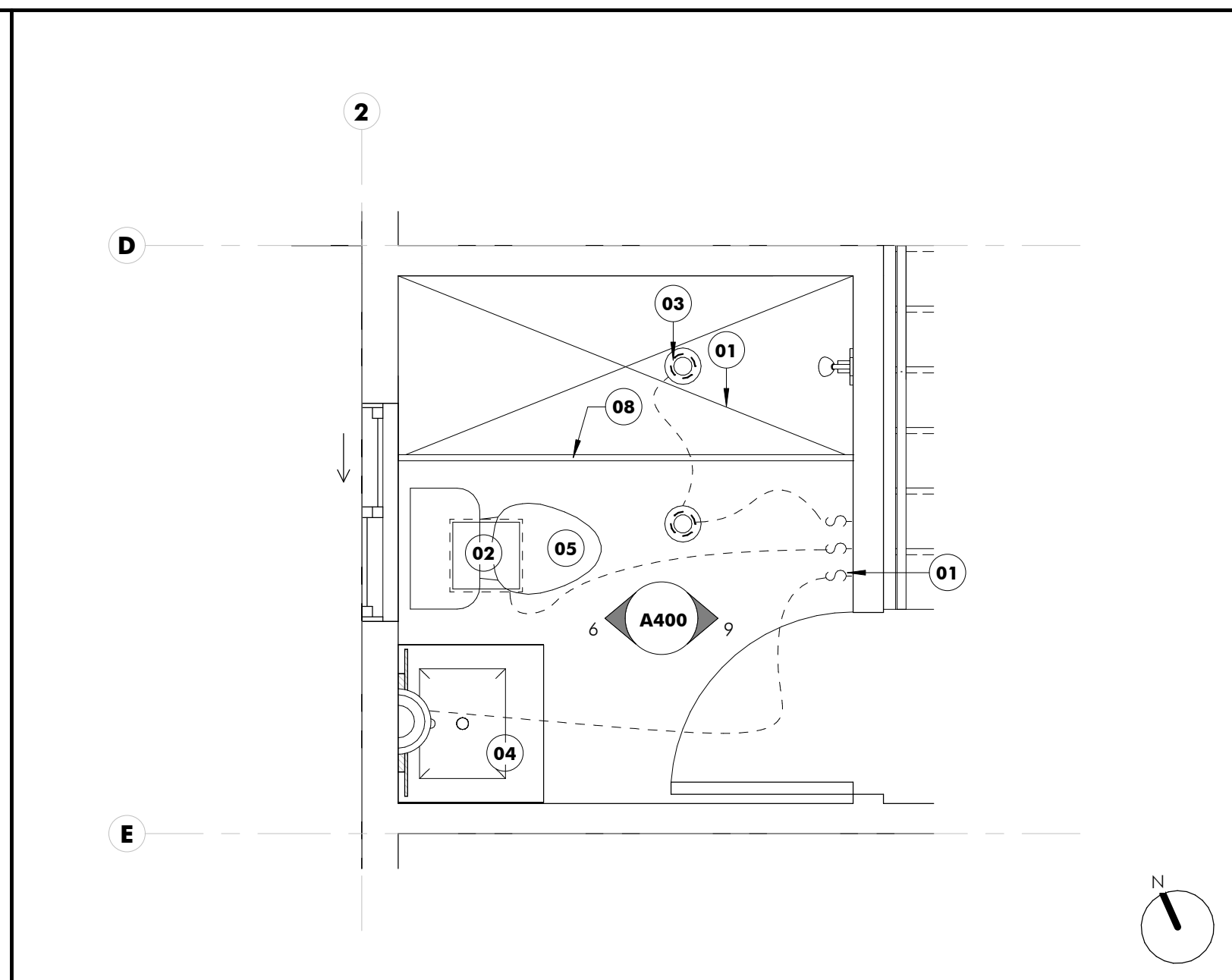
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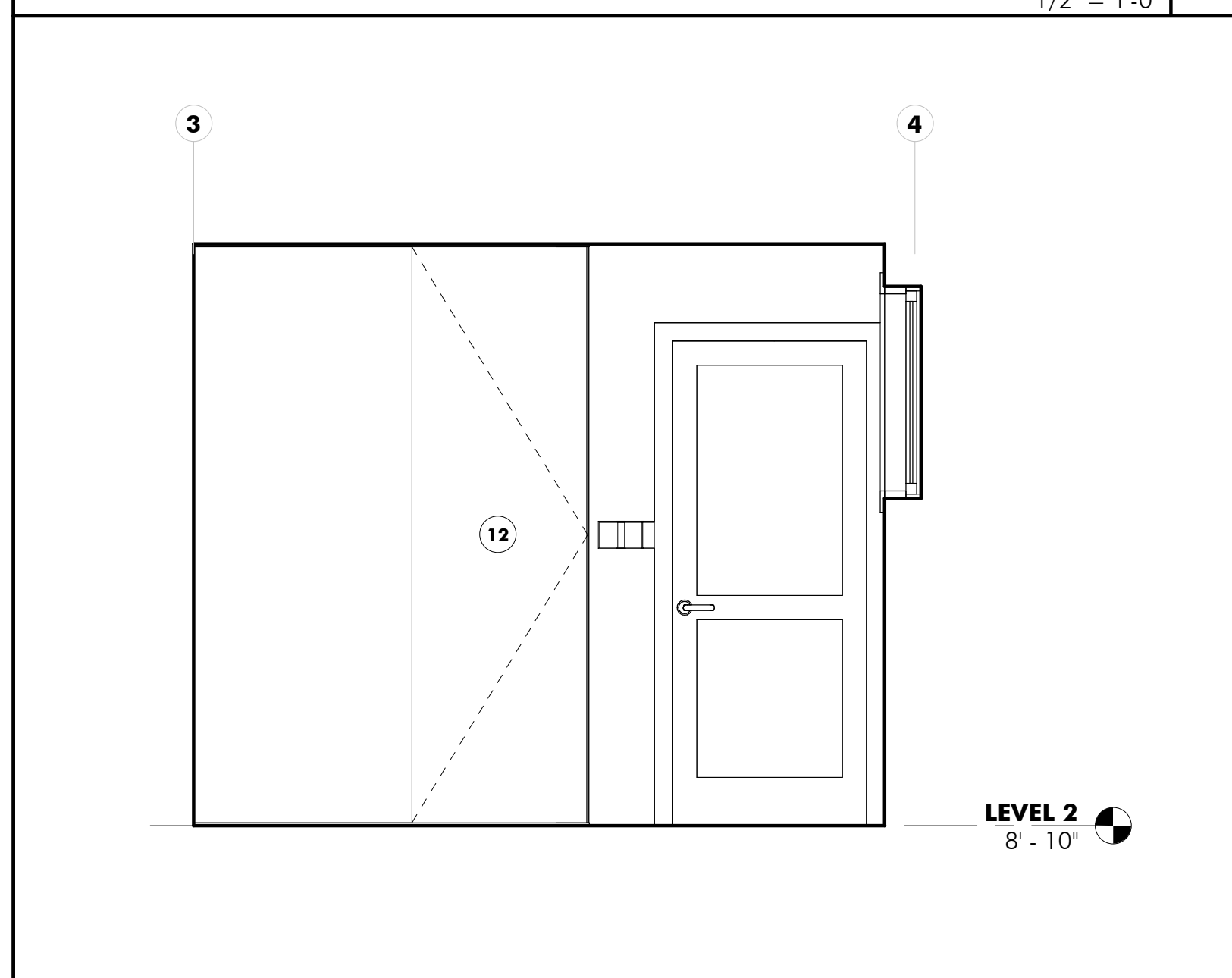
**EAST WALL AT LEVEL 1 BATH**  
1/2" = 1'-0" **9**



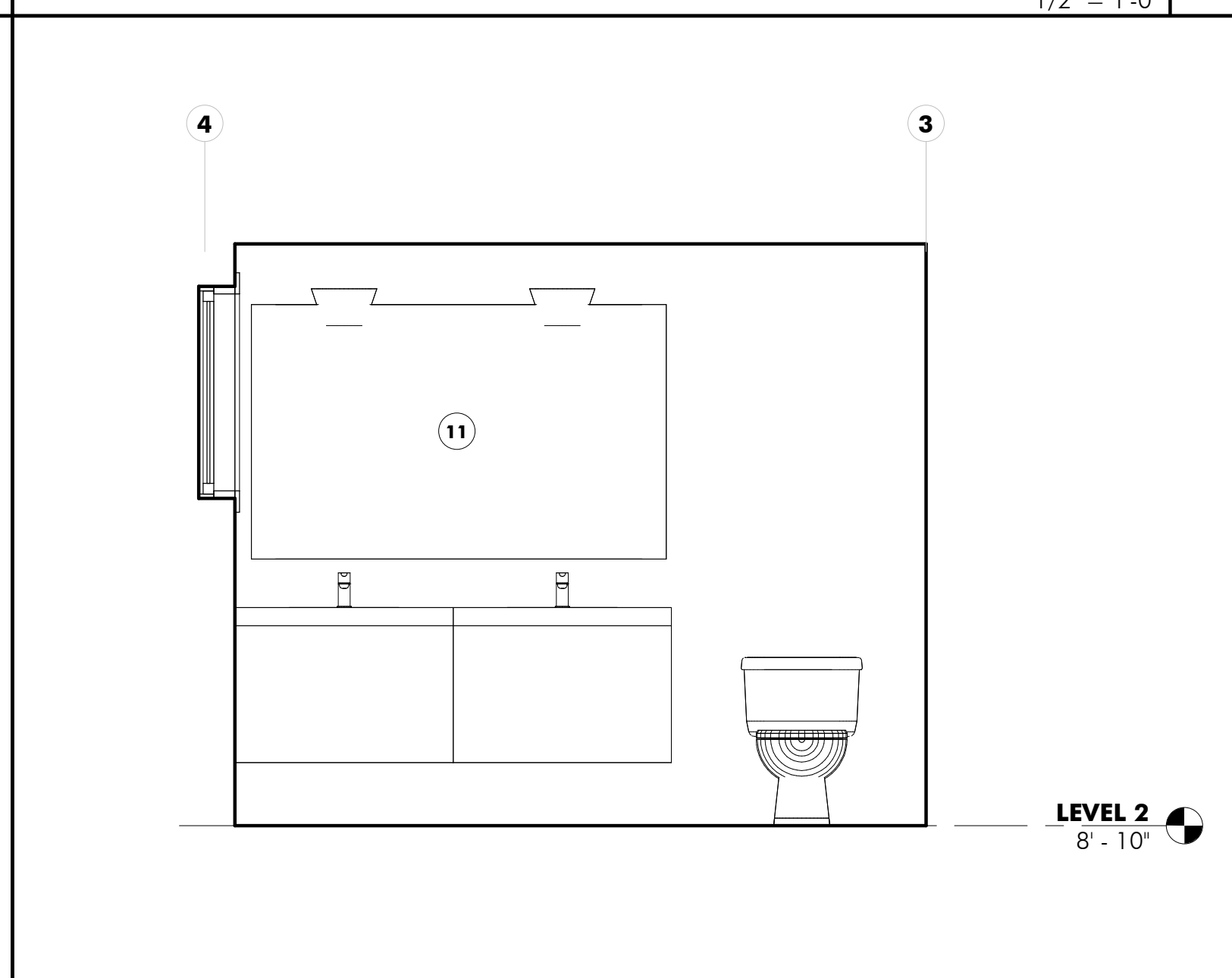
**WEST WALL AT LEVEL 1 BATH**  
1/2" = 1'-0" **6**



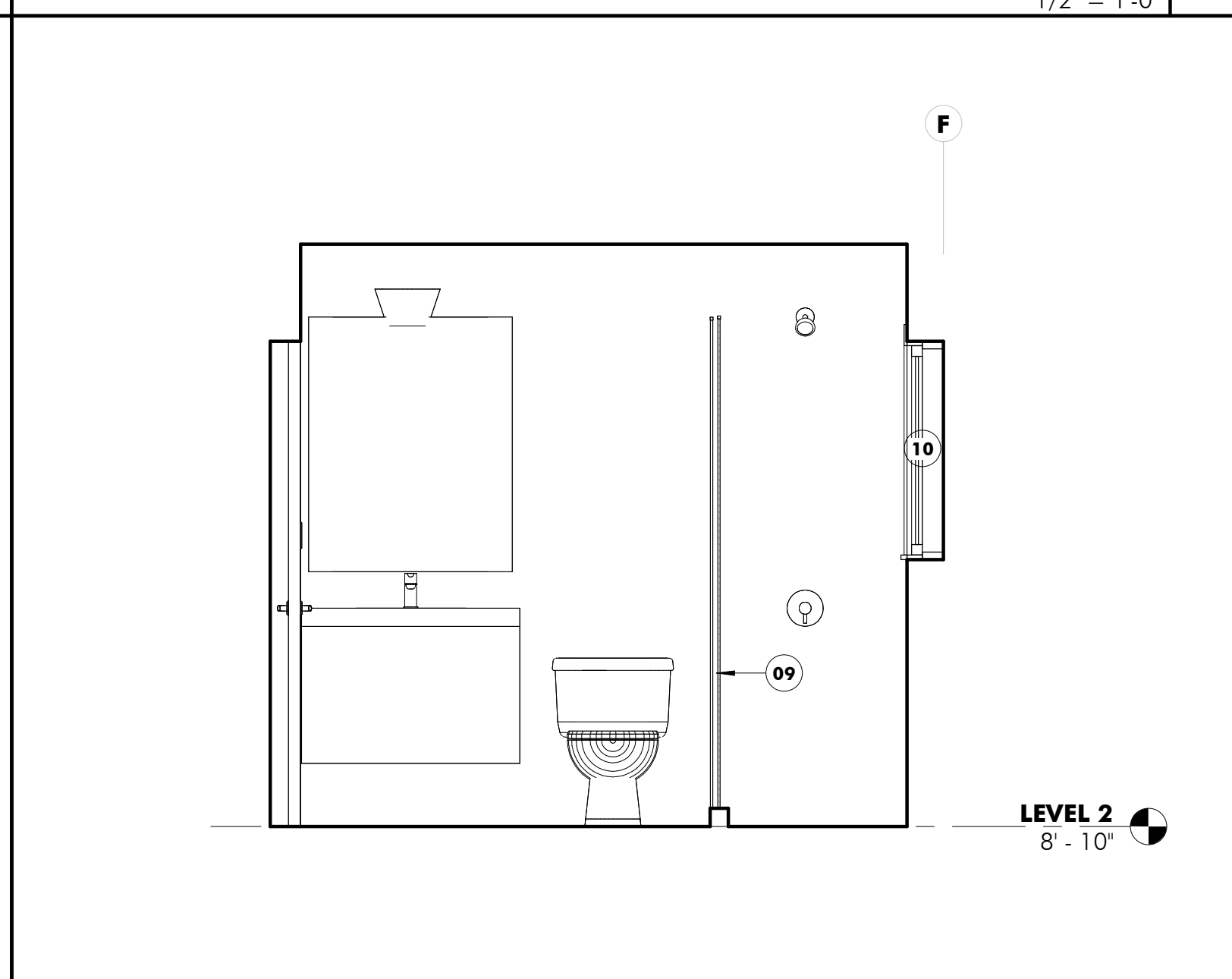
**ENLARGED PLAN AT LEVEL 1 BATH**  
1/2" = 1'-0" **3**



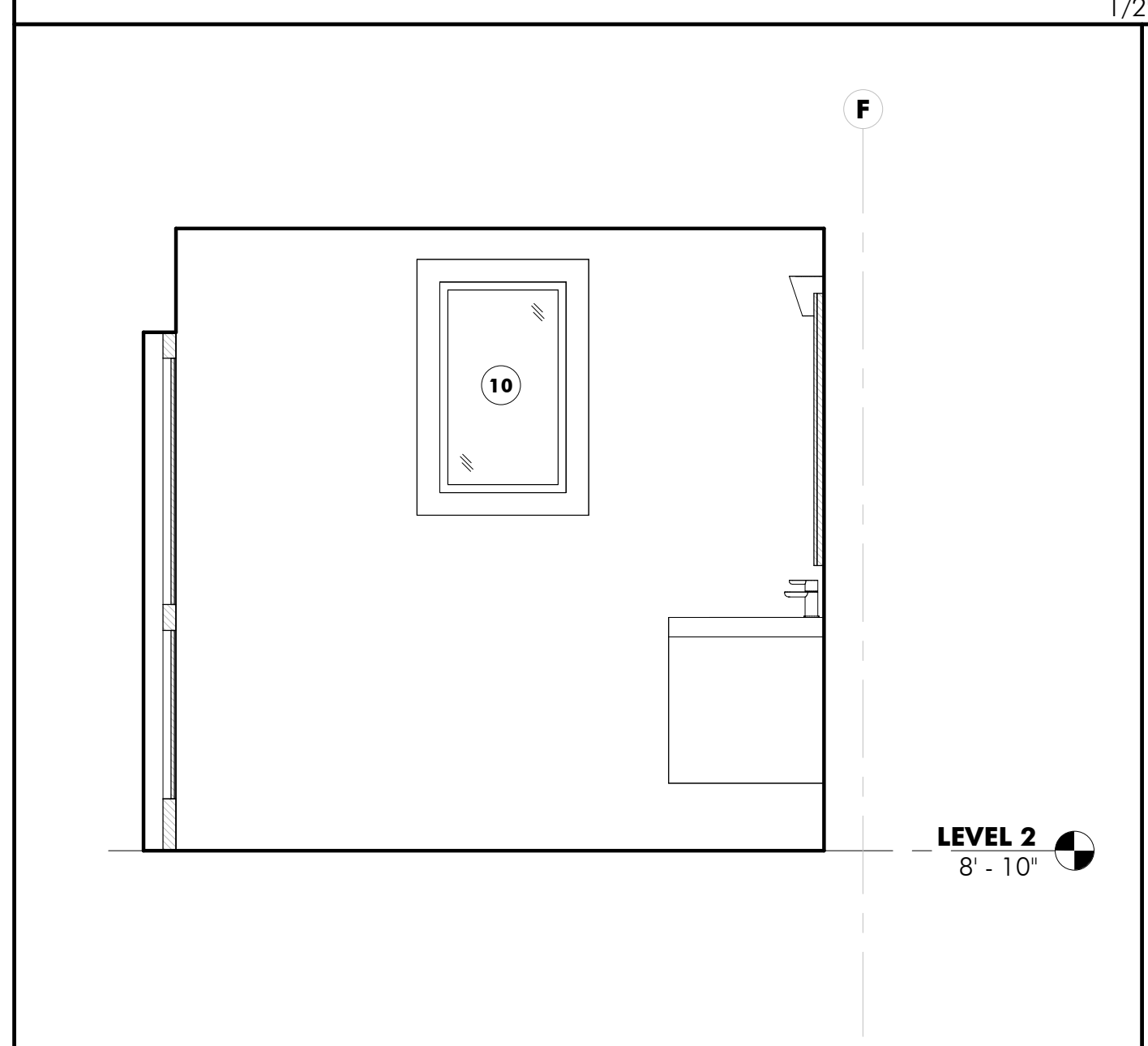
**NORTH WALL AT MASTER BATH**  
1/2" = 1'-0" **8**



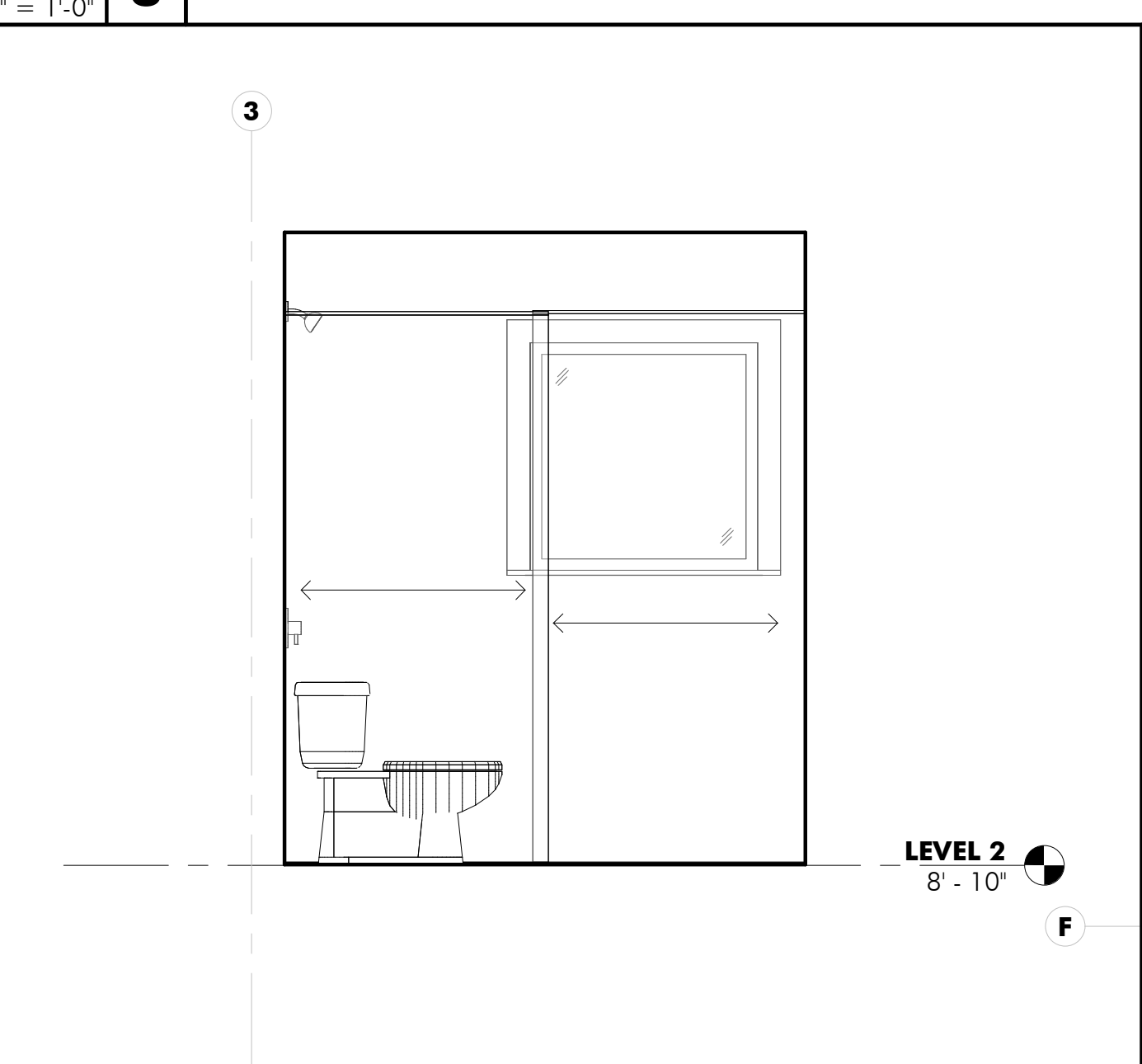
**SOUTH WALL AT MASTER BATH**  
1/2" = 1'-0" **5**



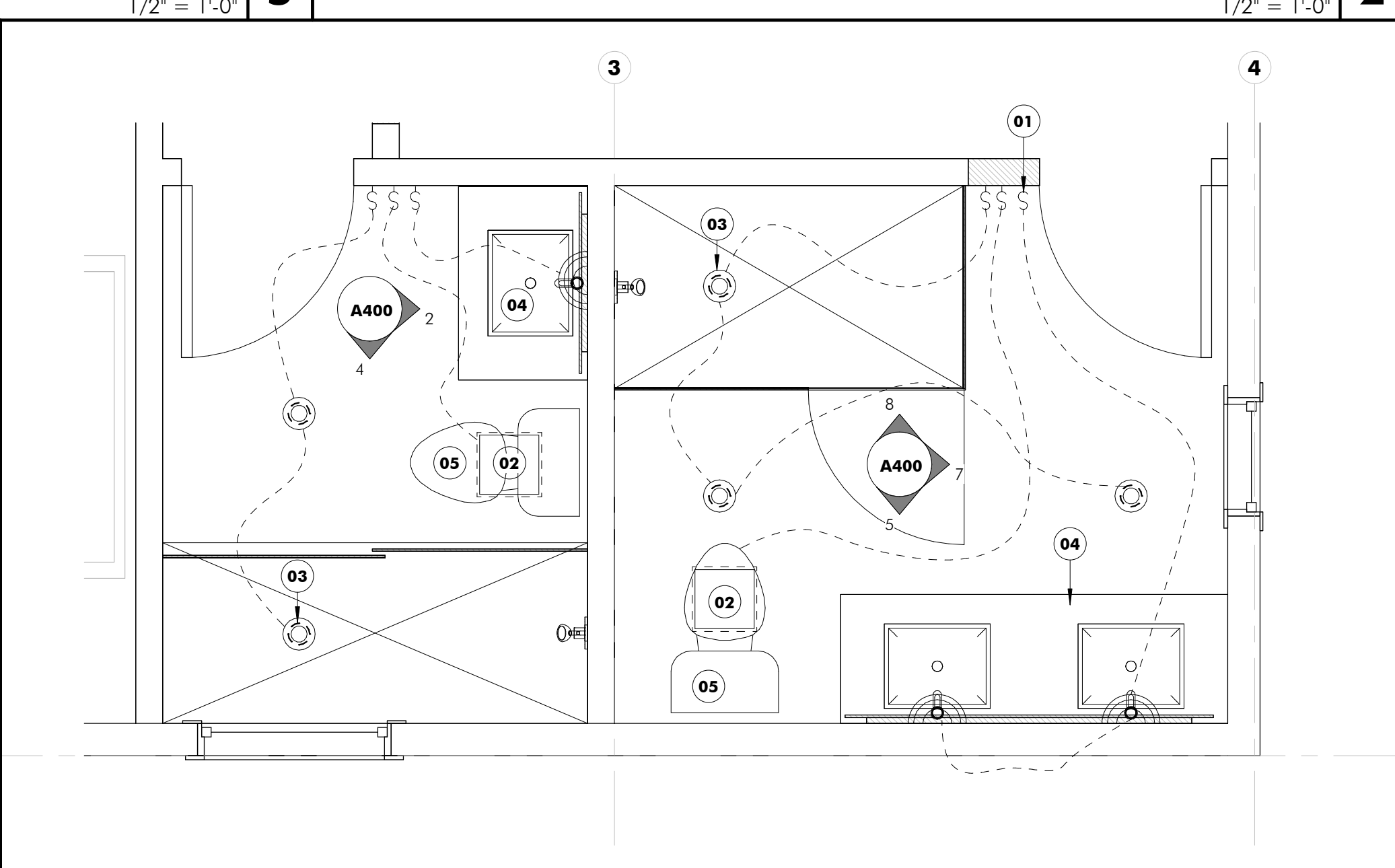
**EAST WALL AT GUEST BATH**  
1/2" = 1'-0" **2**



**EAST WALL AT MASTER BATH**  
1/2" = 1'-0" **7**



**SOUTH WALL AT GUEST BATH**  
1/2" = 1'-0" **4**



**ENLARGED PLAN AT MASTER AND GUEST BATH**  
1/2" = 1'-0" **1**

**TOWN OF HILLSBOROUGH  
BUILDING DEPARTMENT  
REVIEWED FOR CODE COMPLIANCE**

**HILLSBOROUGH REMODEL**  
1315 BLACK MOUNTAIN ROAD  
HILLSBOROUGH, CA 94010

# APPROVED

**BLDG PERMIT NO** \_\_\_\_\_

**DATE:** 06/11/2024 **BY:** *Reggie*

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**DRAWING TITLE**  
ENLARGED PLANS AT BATHROOMS

# A400