San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: December 9, 2021

Record No.:	**2017-013947DRP**
Project Address:	**310 Green Street**
Permit Applications:	2017.1020.1807(expired) & 2021.0630.3516
Zoning:	RM-1 [Residential Mixed-Low Density] 40-X Height and Bulk District Telegraph Hill – NB Residential
Block/Lot:	0114/ 015
Project Sponsor:	Peter Ziblatt Pelosi Ziblatt Law Group 224 Kearny Street 9th floor San Francisco, CA 94108
Staff Contact:	David Winslow – (628) 652-7335 david.winslow@sfgov.org

Recommendation: Take DR and Approve with Modifications

Background

In October 2017, BPA #2017.1020.1807 was submitted for review by the Planning Department proposing interior modifications and construction of exterior additions to the existing single-family home at 310 Green Street that included: enclosing the third-floor roof deck at the rear; infilling the second-floor deck at front façade; and extending the third-floor roof deck at front.

This scope of work required 30-day neighborhood notification. Before the notification period expired a request for Discretionary Review was received by Bruno Kanter, the neighbor to the west. The DR was withdrawn per a private agreement that resulted in the front deck being set in approximately 5' x 5' from south western corner and a reduction of the height of the adjacent parapet wall. This was reflected on revised plans that were issued for that permit.

On June 2, 2021 Fergal Clancy, Building Inspector for the Department of Building Inspection noticed the work in the field did not comply with the plans of the BPA #2017.1020.1807 permit and issued a notice of correction (and again on June 22, 2021). The project sponsor submitted new plans for permit (BPA #2021.0630.3516) to correct

the work done beyond the scope of the 2017 permit. These were routed to the Planning Department for review. Based on a BBN placed on this property by the DR requestor, Mr. Kanter filed another request for Discretionary Review. It is worth noting that the project sponsor did not complete the work on time, nor the extended time requested and subsequently the 2017 permit expired.

Additionally, BPA# 2018.1227.9202 which was approved over the counter in December of 2018 to infill a first- and second- floor light well on the west side of the property indicated the parapet height to match that of the neighbor's (Mr. Kanter). The built height exceeded that condition. On 7.26.21 Fergal Clancy issued a correction regarding the west light well parapet. Any continuing work in this area will result in a stop work order from DBI.

Project Description

The current permit seeks to legalize work performed that exceeded the approved scope of permit (BPA #2017.1020.1807 - expired), to relocate a 30" high parapet with a 12" high metal guardrail to enclose an unoccupied portion of the roof at the southwest corner with a third-floor front deck.

Site Description and Present Use

The site is a lateral and upsloping lot 22'-9" wide x approximately 72'-0" deep containing an existing 3-story over basement, single family home. The existing building is a Category 'C' - no historic resource built in 2001.

Surrounding Properties and Neighborhood

The buildings on this block of Green Street are consistently scaled 3-story over basement with front setbacks at the upper floors. At the rear there is a consistent alignment of rear building walls with small variations of depth due to decks and pop outs.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
BBN	10 days	NA	September 7, 2021	January 6, 2022	93 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	November 20, 2021	November 20, 2021	20 days
Mailed Notice	20 days	November 20, 2021	November 20, 2021	20 days
Online Notice	20 days	November 20, 2021	November 20, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR Requestor

DR requestor: Bruno Kanter of 312 Green Street, resident of the adjacent property to the west of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

DR requestor is concerned that the proposed permit is an attempt to legalize work done without a permit and in conflict with previous approvals. The proposed project is not conformance with the Residential Design Guidelines and based on incomplete and misleading drawings. The previous permit for the lightwell infill was

not constructed in accordance with the approved plans which stipulate the height of the project sponsor's light well not to exceed the height of the neighbor's light well parapet and will thereby impact the amount of light and air to the adjacent dwelling.

Proposed alternatives:

1. Provide a 5'x 5' setback of unoccupied roof at the southwest corner of the third floor and;
2. Reduce the parapet / roof curb height to no more than 15" above the adjacent west neighbors' parapet at the same location.

See attached *Discretionary Review Application,* dated September 7, 2021.

Project Sponsor's Response to DR Application

There are no exceptional nor extraordinary circumstances with respect to the 3rd story deck and that this is an abuse of the Discretionary Review process. The project sponsor has attempted to work out a compromise with the DR requestor but has realized that the DR requestor will never be satisfied. The project sponsor maintains that no previous agreement was formalized. A permit addendum that was submitted and approved that allowed work to commence with re-framing the 3rd floor deck. The only work that is subject to the Planning Commission review is that concerning the third story deck, and not any previous permits due to the length of time that has passed since the permit approvals.

See attached Response to Discretionary Review, dated November 29, 2021.

Department Review

The Planning Commission has consistently directed staff to evaluate roof decks for impacts to privacy and respond with typical minimum 5' setbacks should there be a concern. The DR requestor had expressed his concern that a front roof deck at this location, height, and proximity relative to his dwelling would constitute an infringement on privacy and based on direct discussions with the project sponsor resulted in the first DR (filed on May 20, 2019) being withdrawn. The agreement between neighbors to modify the front deck at the southwest building corner to incorporate a 5' x 5' setback and limit the height of the west parapet wall adjacent to 308 Green Street (DR Requestors' property) is well documented through email chains and revised permit drawings. Because the Commission and the Department routinely honors private agreements between neighbors in such matters as this staff deems there are exceptional or extraordinary circumstances and recommends taking Discretionary Review and modifying the project to:

1. Provide a 5'x 5' setback of unoccupied roof at the southwest corner of the third floor.
2. Reduce the parapet / roof curb height to no more than 15" above the adjacent west neighbors' parapet at the same location.
3. Reduce the height of the west light well parapet to match the DR requestor's adjacent parapet height, per DBI Notice of Correction.
4. Apply for or revise the permit to correct the work within 30 days and complete the work within 180 days.

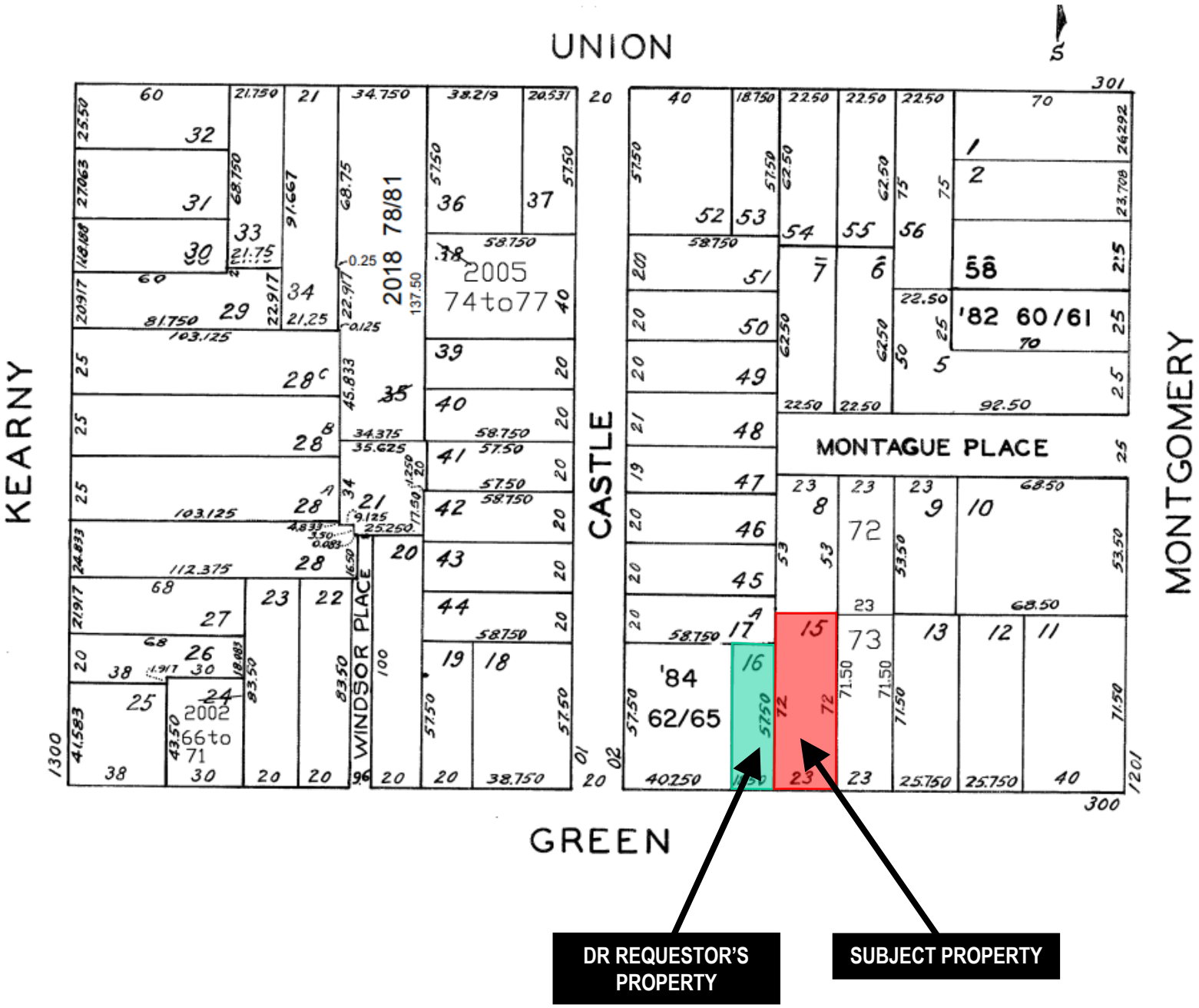
Recommendation: Take DR and Approve with Modifications

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
DR Applications
Response to DR Application, dated September 7, 2021
BPA# 2017.1020.1807S1 plan set

Exhibits

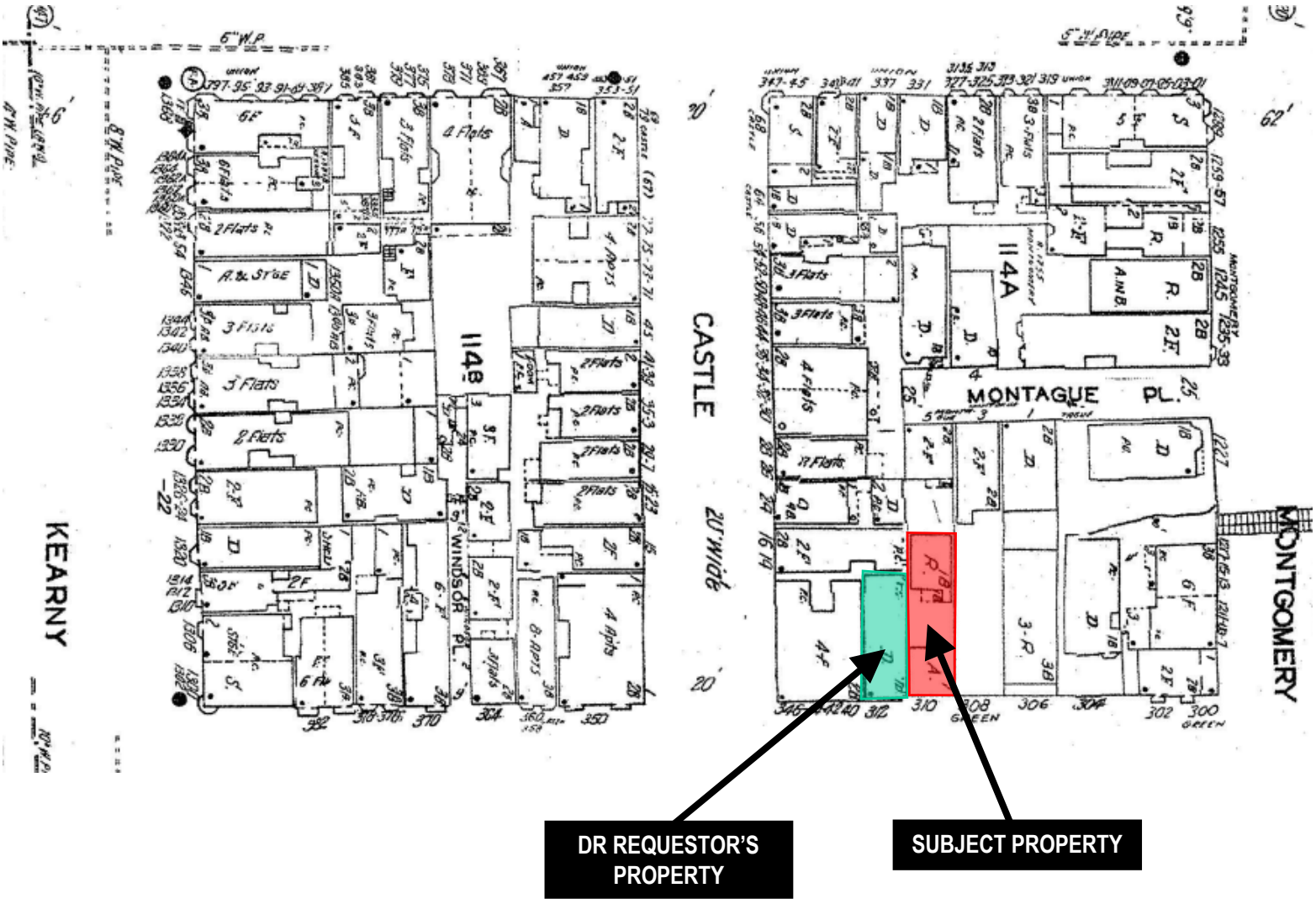
Parcel Map



Discretionary Review Hearing
Case Number 2017-013947DRP
310 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

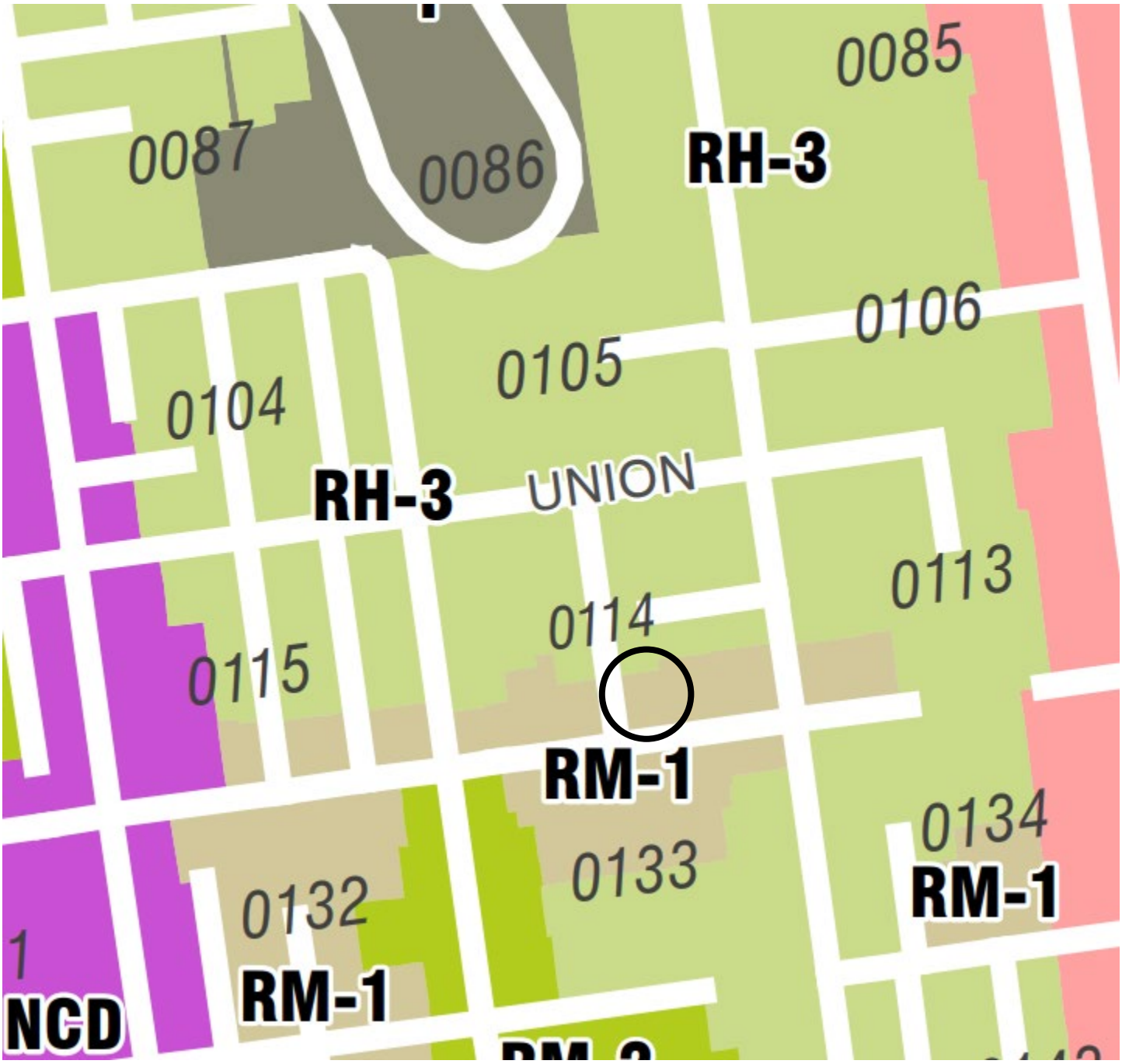
Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Discretionary Review Hearing
Case Number 2017-013947DRP
310 Green Street

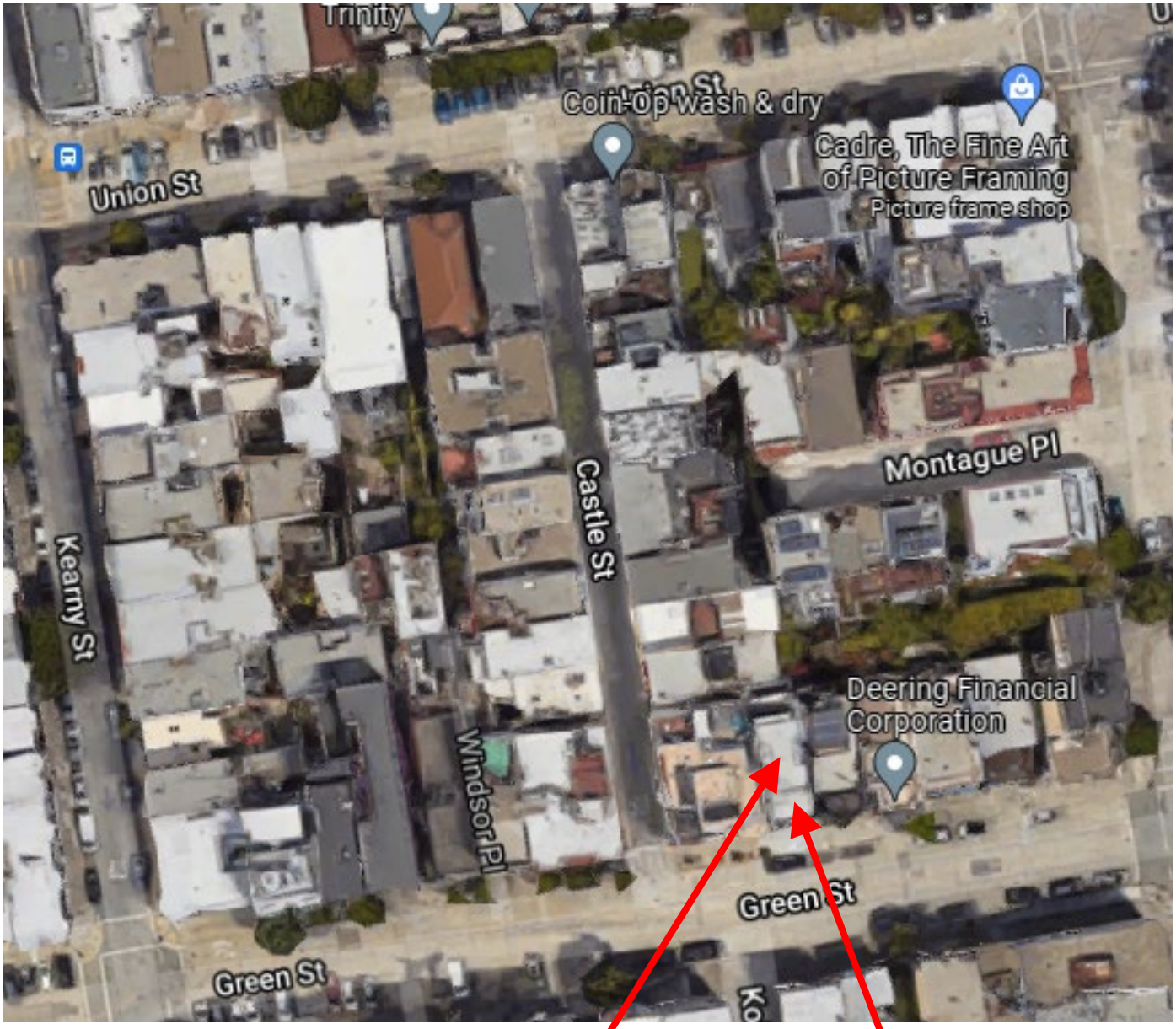
Zoning Map



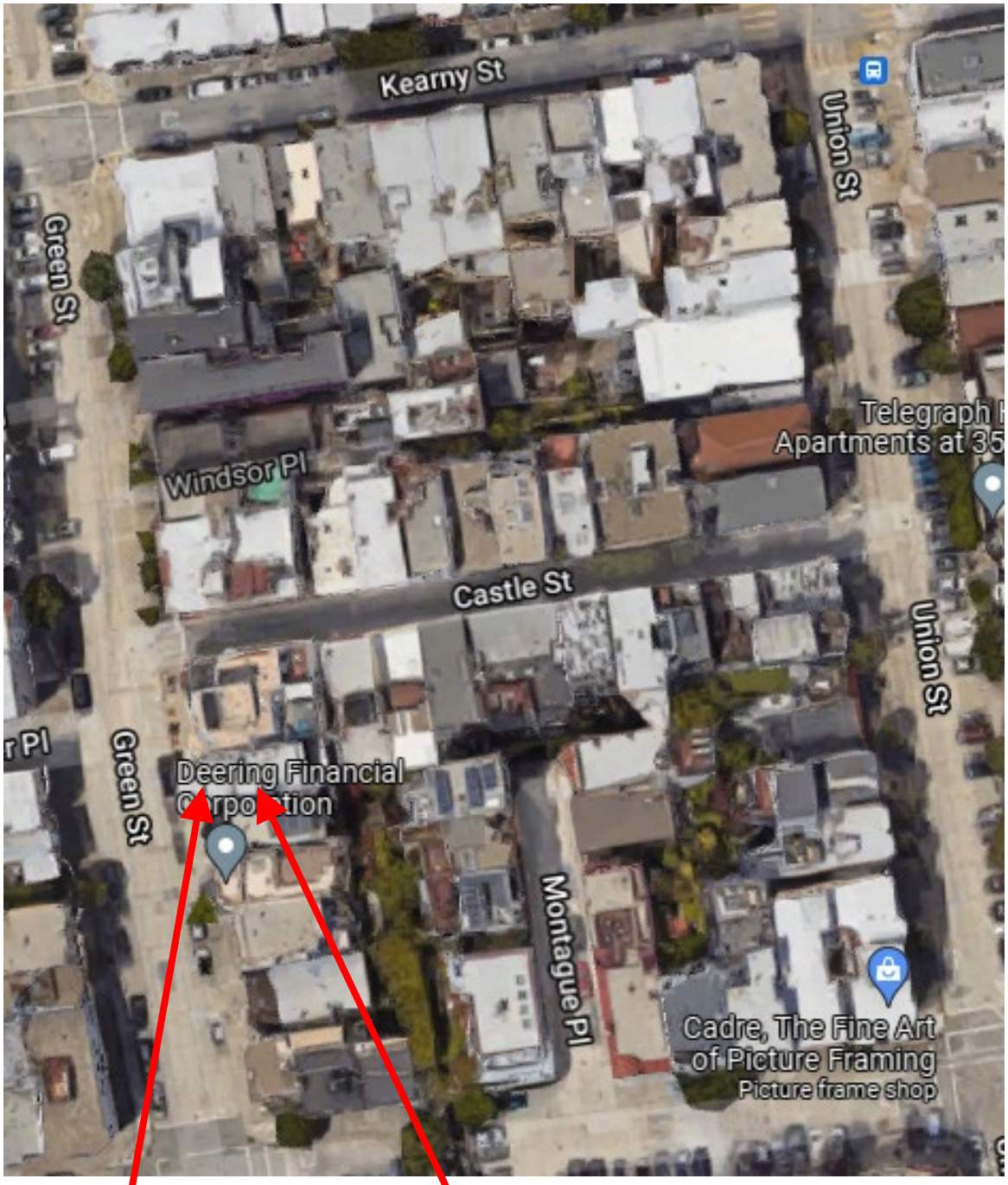
Discretionary Review Hearing
Case Number 2017-013947DRP
310 Green Street

SAN FRANCISCO
PLANNING DEPARTMENT

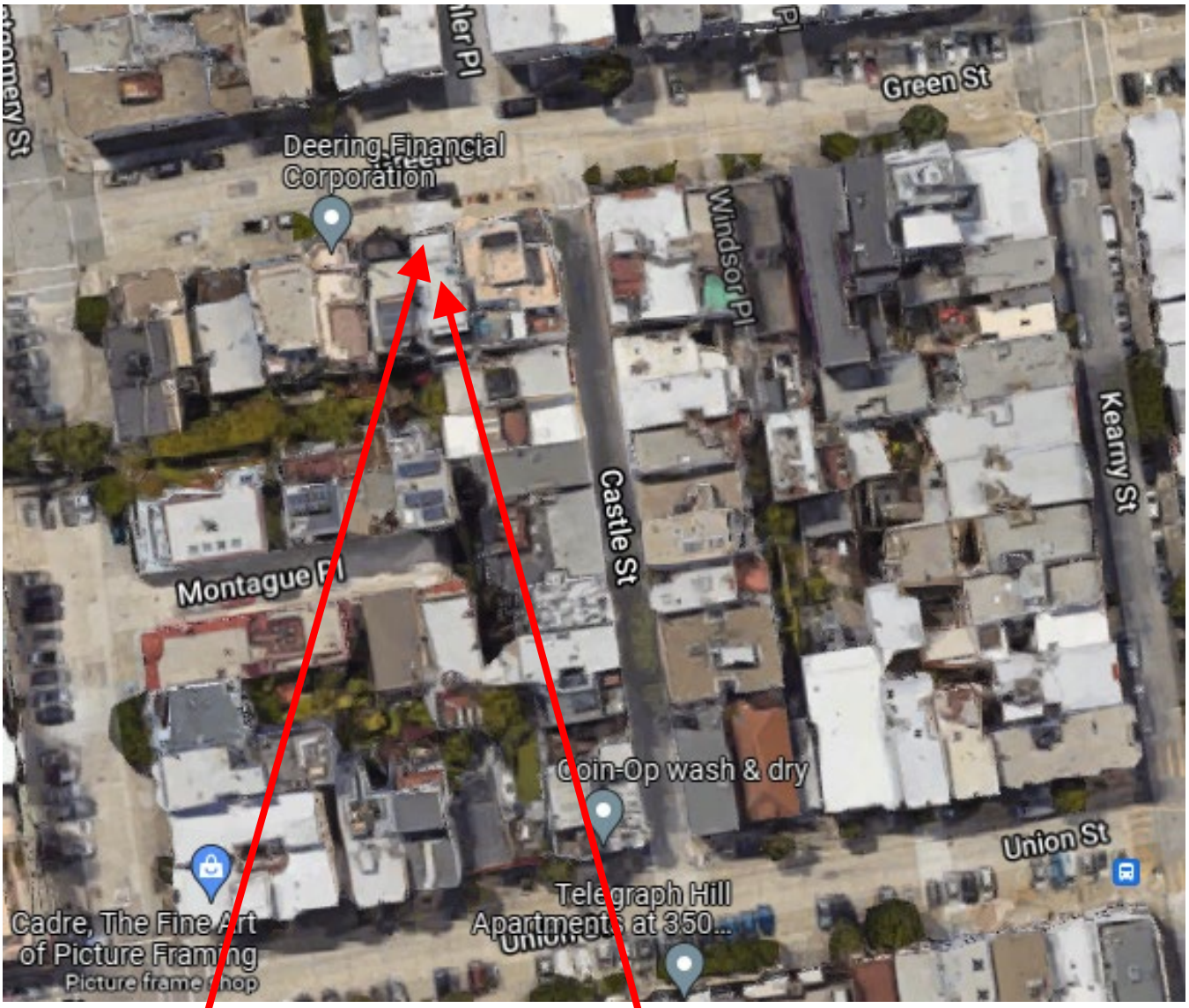
Aerial Photo



Aerial Photo



Aerial Photo



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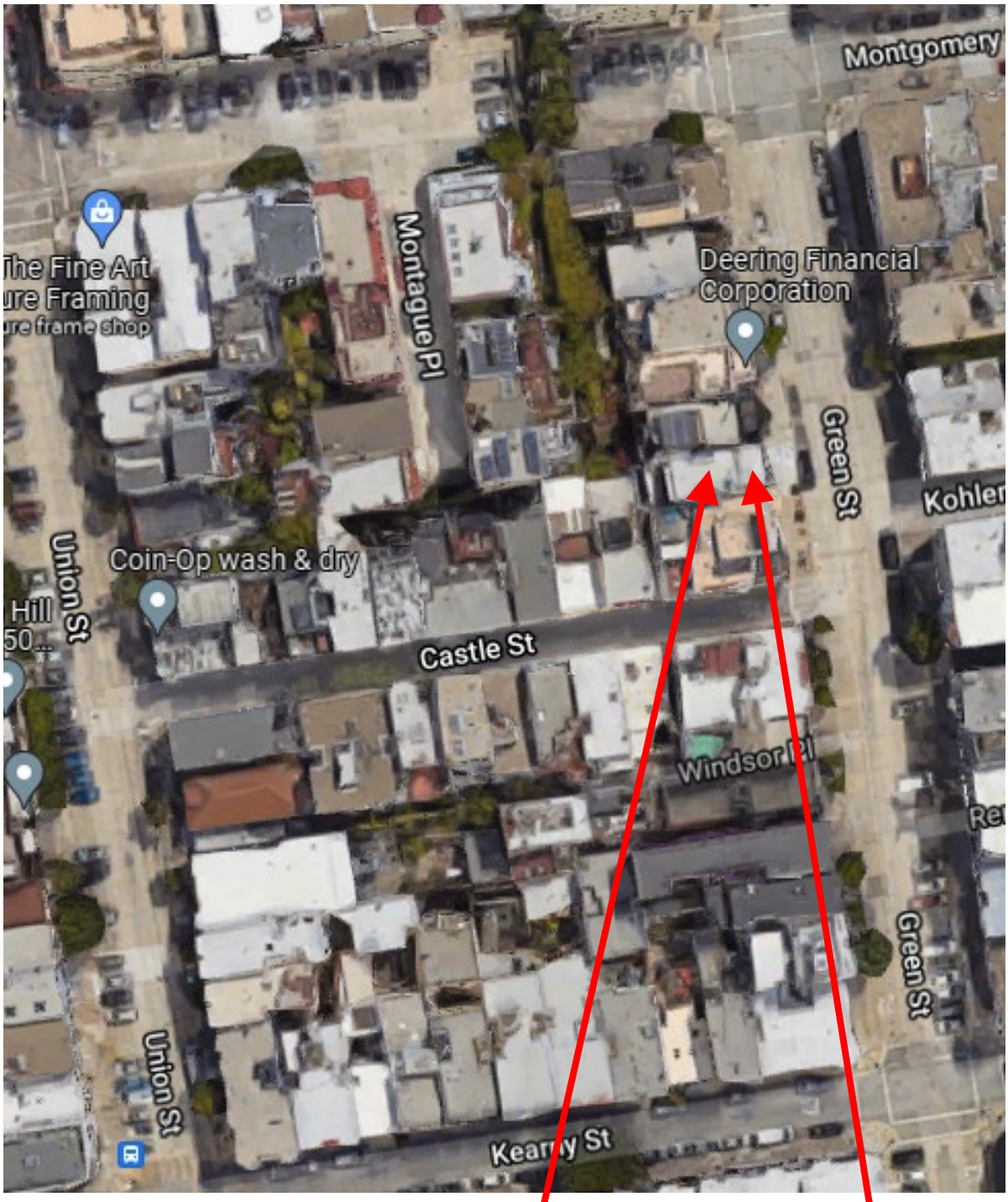


Discretionary Review Hearing
Case Number 2017-013947DRP
310 Green Street

Site Photo

UPCYCLE
BUILDERS
(415) 826-2873
www.upcyclebuilders.com
SUBJECT PROPERTY

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
310 GREEN ST		0114015
Case No.		**Permit No.**
2017-013947PRJ		201710201807
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Interior and exterior additions and modifications to an existing singe family home. Lightwell infill at first floor. Enclose third floor roofdeck at rear. Infill second floor deck at front façade. Extend third floor roof deck at front, but set in approximately 5' x 5' from western south western corner per plans.

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
☐	**Other** ____
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to the Environmental*
☐	**Hazardous Materials:** ☐ **Maher or** ☐ **Cortese** Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? *if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.* **Note that a categorical exemption shall not be issued for a project located on the Cortese List**
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to the Environmental Information tab on https://sfplanninggis.org/PIM/*) **If box is checked, Environmental Planning must issue the exemption.**
☐	**Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (*refer to the Environmental Information tab on https://sfplanninggis.org/PIM/*) **If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.**
☐	**Seismic Hazard:** ☐ **Landslide or** ☐ **Liquefaction Hazard Zone:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? *(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)* **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**
Comments and Planner Signature (*optional*):	Claudine Asbagh

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
■	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. **Reclassification of property status**. *(Attach HRER Part I)* ☐ Reclassify to Category A a. Per HRER b. Other *(specify)*: ☐ Reclassify to Category C *(No further historic review)*
☐	2. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	3. **Interior alterations to publicly accessible spaces that do not** remove, alter, or obscure **character defining features**.
☐	4. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	5. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

☐	6. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	7. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	8. **Work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*Analysis required*):
☐	9. **Work compatible** with a historic district (Analysis required):
☐	10. **Work that would not materially impair** a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
☐	**Project can proceed with exemption review**. The project has been reviewed by the Preservation Planner and can proceed with exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Building Permit	**Signature:** Claudine Asbagh
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	12/02/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:	**Date:**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name: Bruno Kanter

Address: 312 Green Street

Email Address: BrunoKanter@gmail.com

Telephone: 415-921-5456

Please Select Billing Contact: ☐ Applicant ☑ Other (see below for details)

Name: David Winslow Email: david.winslow@sfgov.org Phone: 628-652-7335

Information on the Owner of the Property Being Developed

Name: Anneke Seley and Jack Oswald

Company/Organization: Owners

Address: 310 Green Street

Email Address: jaswald@isothrive.com

Telephone: 415-986-8300

Property Information and Related Applications

Project Address: 310 Green Street

Block/Lot(s): 0114/015

Building Permit Application No(s): 2021.0630.3516, 2017.10.20.1807, 2017-013947PRJ/DR, 2018.1227.9202

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

This current project application is a post-facto attempt at legalizing construction work that was done without permit and in conflict with previous Planning Department approved plans. Relevant application numbers are listed below and the previous DR application is attached. Agreement was reached between parties in a Planning Department led process that was reflected in the previous permit. Please refer to notes by the planner, Seema Adina, memorialized on the Online Permit Tracking System for the relevant applications. Additional evidence forthcoming.
2021.0630.3516 = current submitted project (retroactively filed for illegal un-permitted work)
2018.1227.9202 = lightwell infill (illegal expansion above adjacent lightwell, parapets to match heights)
2017.10.20.1807 = previous permit (req'd 5'x5' front deck setback & lightwell w/ matched parapet hts.)
2017-013947PRJ/DR = previous related planning application and D.R. filing (attached)
202177702 = Complaint # case opened by DBI inspector, Fergal Clancy, for illegal construction

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

Bruno Kanter

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-921-5456

Phone

BrunoKanter@aol.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

Superseded DR Application
2017-013947DRP

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Bruno Kanter

Address: 312 Green Street

Email Address: BrunoKanter@gmail.com

Telephone: 415-921-5456

Information on the Owner of the Property Being Developed

Name: Jack Oswald and Anneke Seley

Company/Organization: Owners

Address: 310 Green Street

Email Address: joswald@isothrive.com

Telephone: 415-986-8300

Property Information and Related Applications

Project Address: 310 Green Street

Block/Lot(s): 0114/015

Building Permit Application No(s): 2017.10.20.1807

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

While there was no formal mediation, concerns and a reasonable alternative were expressed to the project applicant after sudden reversal of the Planning Department's position which previously did not support the proposed project as issued in the 311 notification (see NOPDR#1, 11/28/17). Unfortunately, negotiations did not result in an agreement before the filing deadline of this D.R. application. We are hopeful that the many significant concessions we made to our own recent project will be considered as we request modification of the proposed project.

Superseded DR Application
2017-013947DRP

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Please see attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached.

Superseded DR Application
2017-013947DRP

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

	Bruno & Suzanne Kanter
Signature	Name (Printed)
	415-921-5456 / BrunoKanter@gmail.com
Relationship to Requestor (i.e. Attorney, Architect, etc.)	Phone / Email

Superseded DR Application 2017-013947DRP

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Bruno & Suzanne Kanter
312 Green Street
San Francisco, CA 94133
415-921-5456

May 20, 2019

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: D.R. Application - 310 Green Street; Bldg. Permit No. 2017.10.20.1807

Dear City Official,

My wife, Suzanne, and I are the owners of our home currently under construction at 312 Green Street, the property immediately west of 310 Green Street, the subject property. We believe the **Planning Department was errant in the reversal of its initial findings** regarding the project sponsor's proposed expansion. The difficulty in making an accurate assessment is likely attributed to the **incomplete and misleading drawings** submitted by the project sponsor. As such, it appears that a **double standard has taken place in the review of our two projects** whereby the design guidelines and the setback requirements of the zoning code were not equally applied. Further, many concessions that were made in the design of our addition to address neighbor's concerns are now being ignored in the proposed project.

The department got it right when over a year ago it first issued a Notice of Planning Department Requirements **(NOPDR #1, 11/28/17) which outlines why the proposed front expansion does not comply with the Residential Design Guidelines**. It is unclear why the department has since backed away from it's original requirements. We believe the proposed expansion of 310 Green Street issued in the 311 notification drawings is **not in conformance with the Residential Design Guidelines and the Planning Department's zoning policies**.

As currently designed the project, will have direct impact on the enjoyment of our property and disrupt the block face. Therefore, we would appreciate another careful review of complete and accurate drawings by the department's Residential Design Advisory Team (RDAT) followed-up by an explanation for it's reversal of NOPDR #1. In responding to the DR application's questions below, we have outlined why we believe **the project should not be permitted as designed**.

Thank you,

Bruno & Suzanne Kanter

What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

1A. INCOMPLETE AND MISLEADING DRAWINGS

The drawings submitted to the department are incomplete and misleading which would not only have had an impact on the department's review, but misleads the public during 311 notification. Critical information of the characteristics of the adjacent buildings presented is shown incorrectly or not at all. We believe **the drawings indicated below should be corrected and after further review by the RDAT, the 30 day 311 notification be reissued**.

- Side Elevations - do not show outline of adjacent buildings and their setbacks
  (See 311 notification drawings 1/A2.40, 1/A2.41, 1/A4.00, 1/A4.01)

- Front Elevation - the top of parapet is inaccurately shown for our home's First Level at 312 Green Street, approximately 12" higher than actual.
  (See Exhibit-1 (blue shaded area vs. what is drawn))

- Site Plans - do not show all setbacks of adjacent properties. Crosshatching implies front to back build-out of upper levels of adjacent properties.
  (See 311 notification drawings 1&2/A1.00, 4/A1.01)

In addition to the project sponsor submitting incomplete and misleading drawings, there has been a long list of dormant and expired permits for the property at 310 Green Street since 2010. The property has been in a state of abandoned construction for many years. **A string of serial permits have been issued and never built.** This latest permit application has laid dormant for approximately a year without revision and per department policy would have expired within 90 days after NOPDR #1 was issued on 11/28/17. Therefore, as the current site permit has not yet been issued this project should not be exempt from the department's current policies; let alone the standards of the Zoning Ordinance and Residential Design Guidelines.

1B. DOUBLE STANDARD APPLIED TO ADJACENT PROPERTIES

- **Front Setback Concessions made to the addition of our house at 312 Green Street:**

  Our addition was set back in response to our neighbor's concerns and now they propose their own expansion without a setback; a double standard. The owners of 310 Green Street initiated Discretionary Review of our project in which they clearly state their desire that setbacks be applied to our project,

  > ***"we would have expected that a significant setback (approximately 15 feet) from the street would be necessary for any new floors to be added..."***
  >
  > Jack Oswald and Anneke Seley, Owners of 310 Green Street,
  > Letter to Planner Kate Conner, D.R. packet **2013.1652DV p.17**.

  (See Exhibits-2, 3 & 4)

- **Code Section 132 - Front Setback -Averaging**

In our project **Code Section 132 was applied to determine the average front setback** between 310 Green Street and our adjacent neighbor to the west at 340 Green Street.

The Residential Design Team review of our own addition concluded that,

> ***"the proposed 3rd and 4th stories are appropriately set back five feet from the existing front building wall and serves as a transition between the setbacks of the neighboring four-story buildings."***
>
> RESIDENTIAL DESIGN TEAM REVIEW of 312 Green Street
> Discretionary Review packet **2013.1652DV p.3**

A double standard is being used when the Second Level front addition of the proposed project is not set back with respect to our Second Level. ***Code Section 132 (b) Alternative Method of Averaging*** **would best be applied** in conjunction with the Residential Guidelines discussed below. . **(See Exhibit-2)**

- **Code Section 134 - Rear Setback -Averaging**

In our project Code Section 134 was applied to determine the average rear setback of the top floors between 310 Green Street and our adjacent neighbor to the west at 340 Green Street. The applicant's **proposed project disregards Code Sec. 134** by expanding the top floor into the existing rear setback **when the buildings around the Mid-Block Open Space all have setbacks at their top floors**. The double standard is ironic when the permit applicant stated of our project,

> ***"The projection into the rear yard will both dominate our garden and create a direct view corridor into our windows."***
>
> Jack Oswald and Anneke Seley, Owners of 310 Green Street,
> Application for D.R., Discretionary Review packet 2013.1652DV p.16.

In actuality our top floors are setback significantly relative to the existing subject property. **(See Exhibits-5 & 6)**

1C. RESIDENTIAL DESIGN GUIDELINES CALL FOR FRONT SETBACKS

- **NOPDR #1 (11/28/17) states,**

> ***"Given the topography of Green Street and the matching partial setback of 308 Green Street at the street wall and neighborhood character, the Department is not supportive of the expansion at this level."***

We believe the above determination to be correct and no explanation has been given by the department for why it does not apply. Furthermore, many other guidelines listed

below should apply to keep this project in harmony with the street wall and neighborhood character **(See Exhibit-7**).

- **Topography - respond to position on the block and surrounding buildings (RDG p.11)**

  -Unfittingly, **the project proposes a "Second Level" front addition that would be higher in elevation and more massive than the adjacent "First Level" of our home which is at the top of the Green Street hill.** The Planning Department determined this was the case in their original ruling of NOPDR#1 (11/28/17). **(See Exhibits 1, 2 & 3**)

- **Varied Front Setbacks - as a transition between adjacent buildings (RDG p. 12)**

  -The varied front setbacks are not only a defining feature of the block face, but also serves as a transition to the setback of our addition under construction. **(See Exhibits 1, 2 & 3**)

- **Side Spacing - respect the existing pattern of side spacing (RDG p.15)**

  -The existing front side spacing follows an established pattern of 308 and 310 Green Street and serves as a buffer between adjacent decks. **(See Exhibits 1, 2, 3 & 8**)

- **Building Scale - design the scale of the building to be compatible with the height and depth of surrounding buildings (RDG p. 24)**

  -The existing subject building is already of larger scale compared our home currently under construction. **(See Exhibits 1, 2 & 3**)

- **Facade Width - compatible with those found on surrounding buildings (RDG p. 28)**

  -The existing front facade width of the building is already compatible with that of both adjacent building fronts. The substandard narrow **width of our home is only 18.5 feet wide as compared to that of the subject property which is 23 feet wide**. The proposed widening of the Second Level front mass that removes the existing side spacing ignores this fact. **(See Exhibit 2**)

- **Light - provide setbacks on upper floors of the building (RDG p.16)**

  -The proposed front and rear expansion of the project increase the mass of the building and therefore reduces not only the direct solar access to our property, but that of the mid-block open space at the rear of the building. **(See Exhibits 6 & 8**)

- **Privacy - to neighboring interior living spaces (RDG p. 17)**

  -The project as designed is really **a veiled expansion of the existing "Third Level" deck to within 5 feet of the side and front property lines adjacent to our front bedrooms and deck.** Even the deck tiles drawn on the plan elicit the

intended full use of the roof as a deck. The metal railing inset from the parapet adjacent to our building to designate a 5 foot square unoccupied area would likely be removed after final inspection or by future owners. As such, privacy to our front bedrooms and deck would be impacted.
(**See 311 notification drawing 2/A3.03 and Exhibit-8)**

D.R. Application Question # 2 .
The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

The neighborhood would be adversely affected by the change in character associated with the inappropriate added scale of the proposed project. **The lack of consideration of topography and block pattern as described in NOPDR #1 would create a building that feels out of place and disruptive to the block face**. The impacts of the two specific areas of concern are as follows:

- **Front Expansion Impacts**

At our home the impact to sunlight access would be exacerbated by removing the existing almost 6 foot side setback between the project's Third Level South Deck and our adjacent Second Level South Deck. **Our home is designed for sustainability and makes use of passive solar design strategies.** Direct solar gain of our interior spaces in winter months when the sun is low on the horizon is of key importance. The proposed front expansion places essentially an 8 foot high shade wall directly adjacent to our front setback and bedroom windows. (**See Exhibit-8)**

Additionally, the **Third Level of the project has been reconceived as the main living space** of the residence (Kitchen, Dining, Living Room) served by the adjoining front deck through a retractable glass wall. As such the front deck will likely be the main outdoor and entertaining space. **Expansion of the deck and the addition of the retractable glass wall would not only diminish light and privacy, but intensify noise intrusion to our adjacent front bedrooms.** Department policy is to mitigate potential impacts to adjacent residents resulting from the addition of a roof deck. The over 500 square feet of roof deck already exceeds 1/3 of the entire roof area of the building.
(**See 311 notification drawing 2/A3.03)**

- **Rear Expansion Impacts**

The rear expansion will directly impact the well defined mid-block open space with an uncharacteristically tall building The properties that share this mid-block open space collectively contribute to this community amenity with appropriate setbacks at upper floors. The proposed expansion would uniquely fill-in an otherwise visually open area that allows already limited sunlight to sustain the collective vegetation of the mid-block space and light to filter to rear windows.
(See Exhibit 6)

D.R. Application Question # 3 .

What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The Zoning Administrator, Scott Sanchez, said of our project at 312 Green Street,

> ***"There have been substantial revisions in response to the project sponsor working with neighbors, also working with the Residential Design Team in addressing those comments and concerns."***
>
> S.F. Board of Appeals, Feb. 11, 2015, No. 14-195

In light of the much more significant concessions made to our project **(Exhibit-3, 4 & 5)** to address the concerns of the applicant, we see the following modification as a very small ask. We propose that **the front expansion be changed to align with our front setback** as would be consistent with Section 132 of the code while essentially keeping with the Residential Design Guidelines cited by NOPDR #1 and in the D.R. application. **(See Exhibit 9**)

The proposed rear expansion of the top floor would be out of character with the buildings around the mid-block open space. We can see no proposed modification to this aspect of the project that would align with Section 134 of the code and the Residential Design Guidelines.

EXHIBITS:

(#1-9 on attached pages)

RDG. p.11 - TOPOGRAPHY:
RESPOND TO POSITION ON THE BLOCK AND SURROUNDING BUILDINGS

UNFITTING "SECOND LEVEL" FRONT PROPOSED ABOVE ADJACENT "FIRST LEVEL" FRONT AT APEX OF HILL

RDG. p.12 - VARIED FRONT SETBACKS:
AS A TRANSITION BETWEEN ADJACENT BUILDINGS

UNFITTING "SECOND LEVEL" FRONT PROPOSED ADJACENT TO "FIRST LEVEL" FRONT

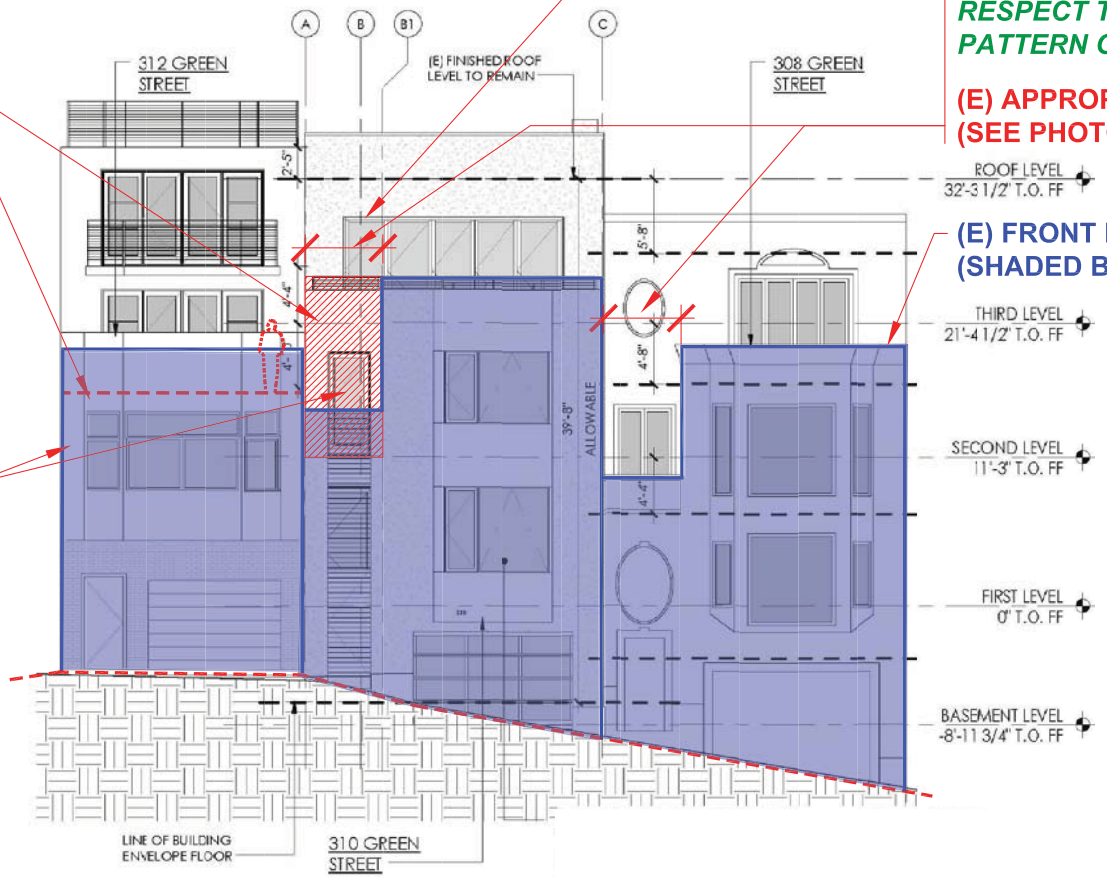
NOISE CONTROL DIMINISHED DUE TO EXPANSION OF RETRACTIBLE GLASS WALL

RDG. p.15 - SIDE SPACING:
RESPECT THE EXISTING PATTERN OF SIDE SPACING.

(E) APPROPRIATE SIDE SPACING (SEE PHOTO)

(E) FRONT FACADE (SHADED BLUE)

RDG. p.23 - BUILDING SCALE:
DESIGN THE SCALE OF THE BUILDING TO BE COMPATIBLE WITH THE HEIGHT AND DEPTH OF SURROUNDING BUILDINGS.



FRONT ELEVATION (SEE 1/A1.01, SUBM. REV.3.

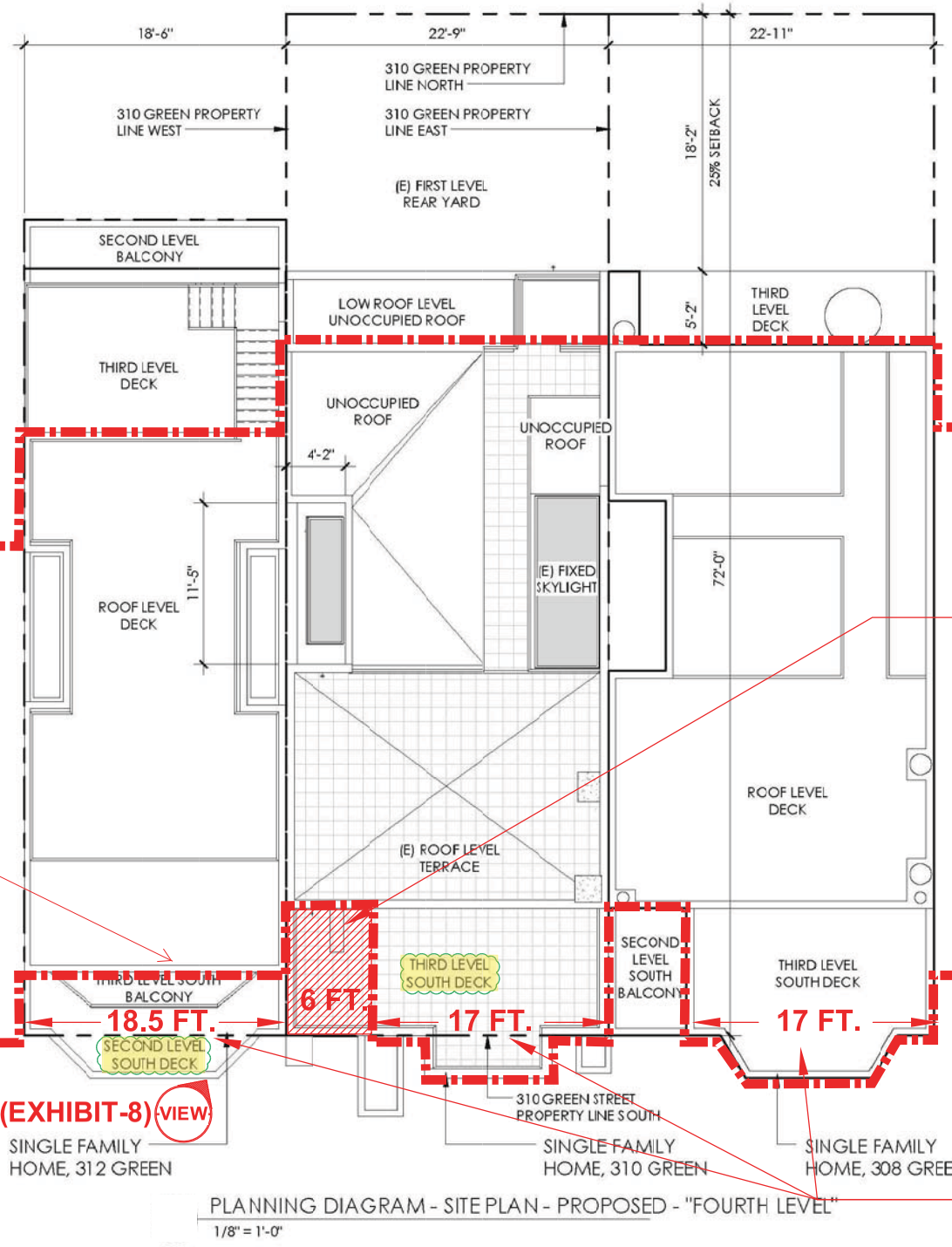
LEGEND:

GREEN TEXT = reference from Residential Design Guidelines

RED TEXT = comment

EXHIBIT-1

- MIDBLOCK OPENSPACE -



PLANNING DIAGRAM - SITE PLAN - PROPOSED - "FOURTH LEVEL"
1/8" = 1'-0"

(E) REAR SETBACK AT THIRD LEVEL

SEC. 132 AVERAGE SETBACK APPLIED TO 312 GREEN BUT NOT SUBJ. PROP.

(E) FRONT SETBACK AT SECOND LEVEL

SEE PHOTO (EXHIBIT-8) VIEW

RDG. p.17 - PRIVACY: TO NEIGHBORING INTERIOR LIVING SPACES.

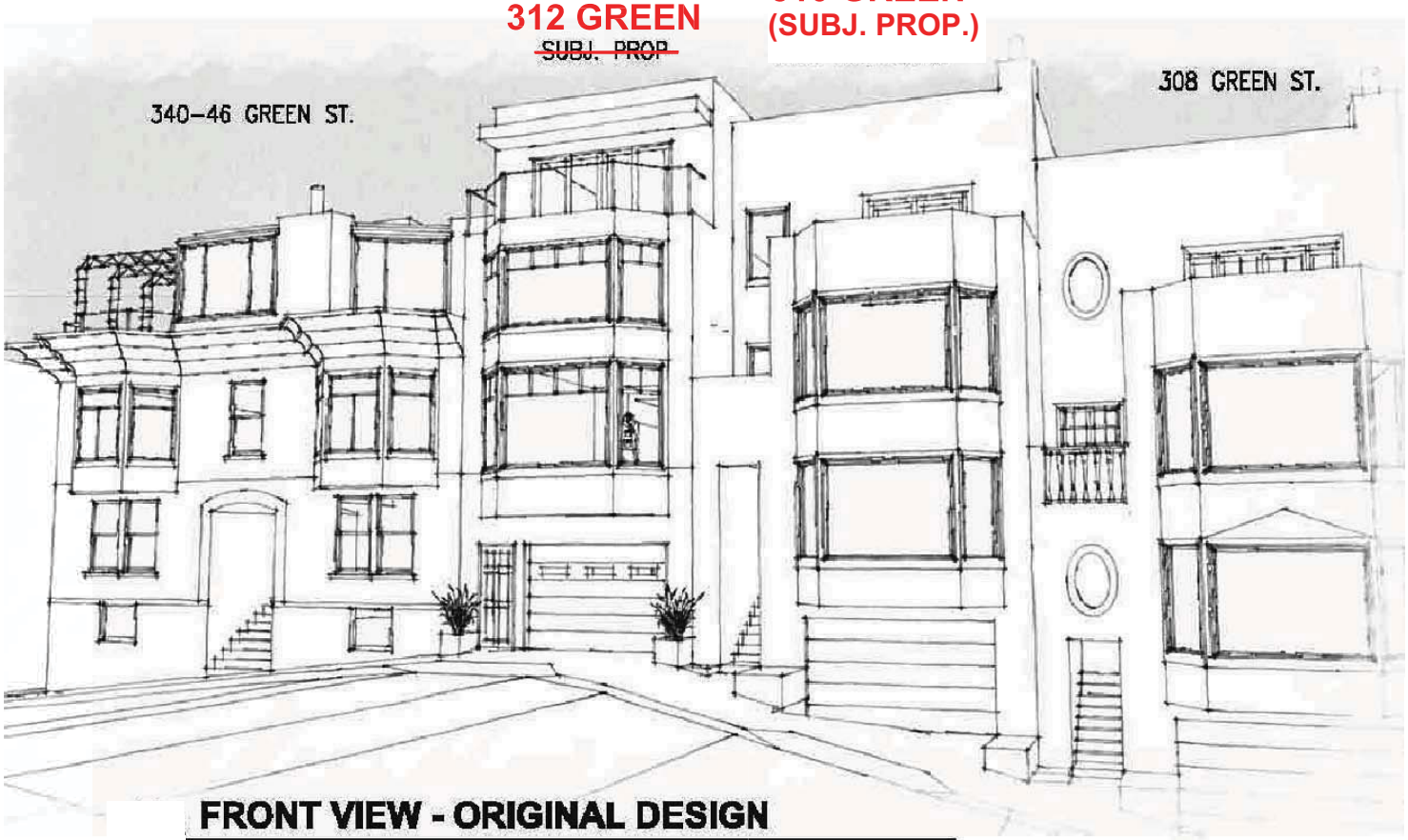
PROPOSED DECK EXPANSION REMOVES PRIVACY BUFFER. RETRACTABLE GLASS WALL OF THIRD LEVEL MAIN LIVING SPACE IMPLIES FREQUENT USE OF THIRD LEVEL DECK (SEE FLOOR PLAN-THIRD LEVEL 2/A3.03)

RDG. p.28 - FACADE WIDTH: COMPATIBLE WITH THOSE FOUND ON SURROUNDING BUILDINGS.

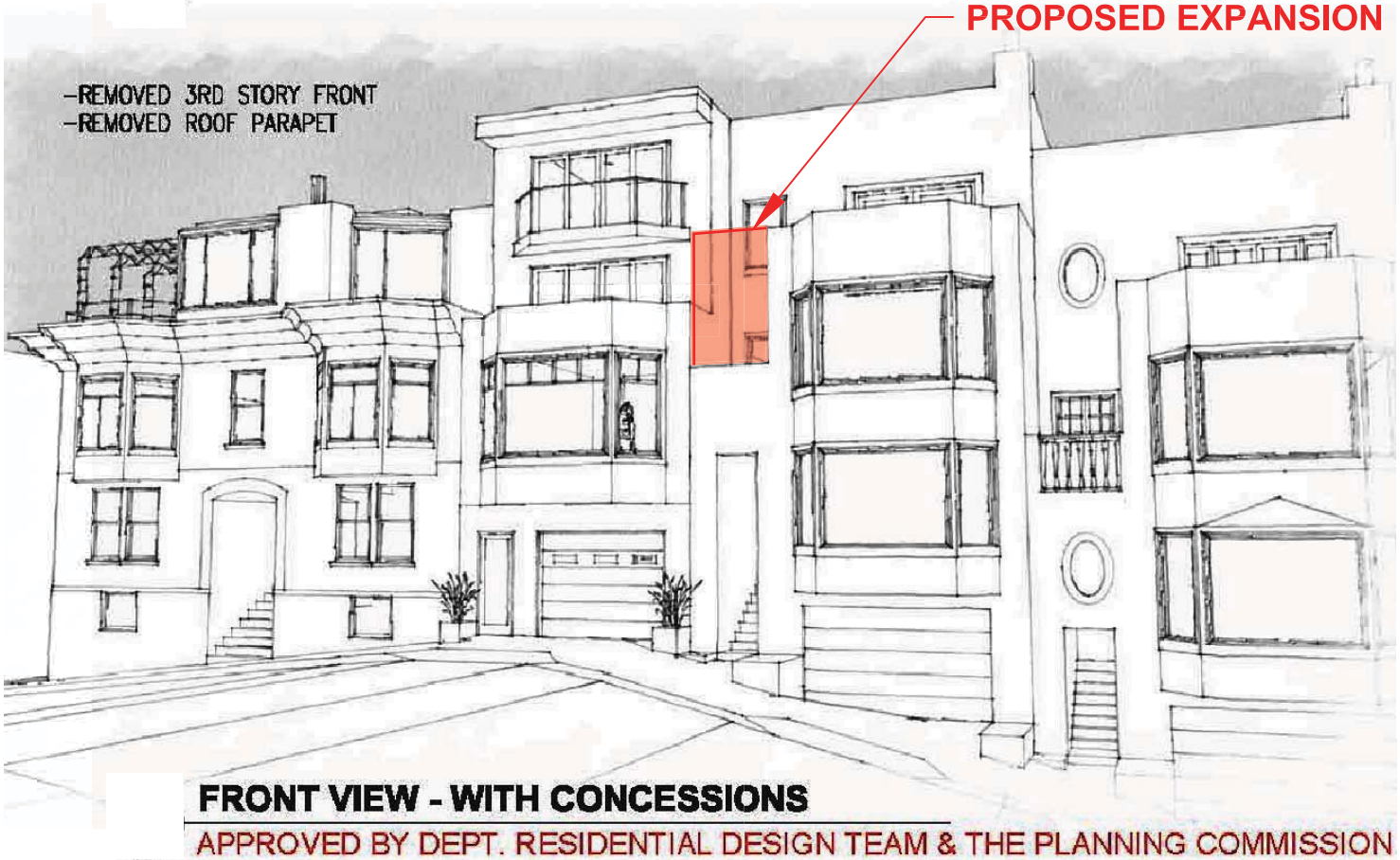
(E) THIRD STORY FRONT FACADE WIDTH ALREADY COMPATIBLE WITH ADJACENT FACADE WIDTH

EXHIBIT-2

SITE PLAN (SEE 3/ A1.01, SUBM. REV.3.



FRONT VIEW - ORIGINAL DESIGN



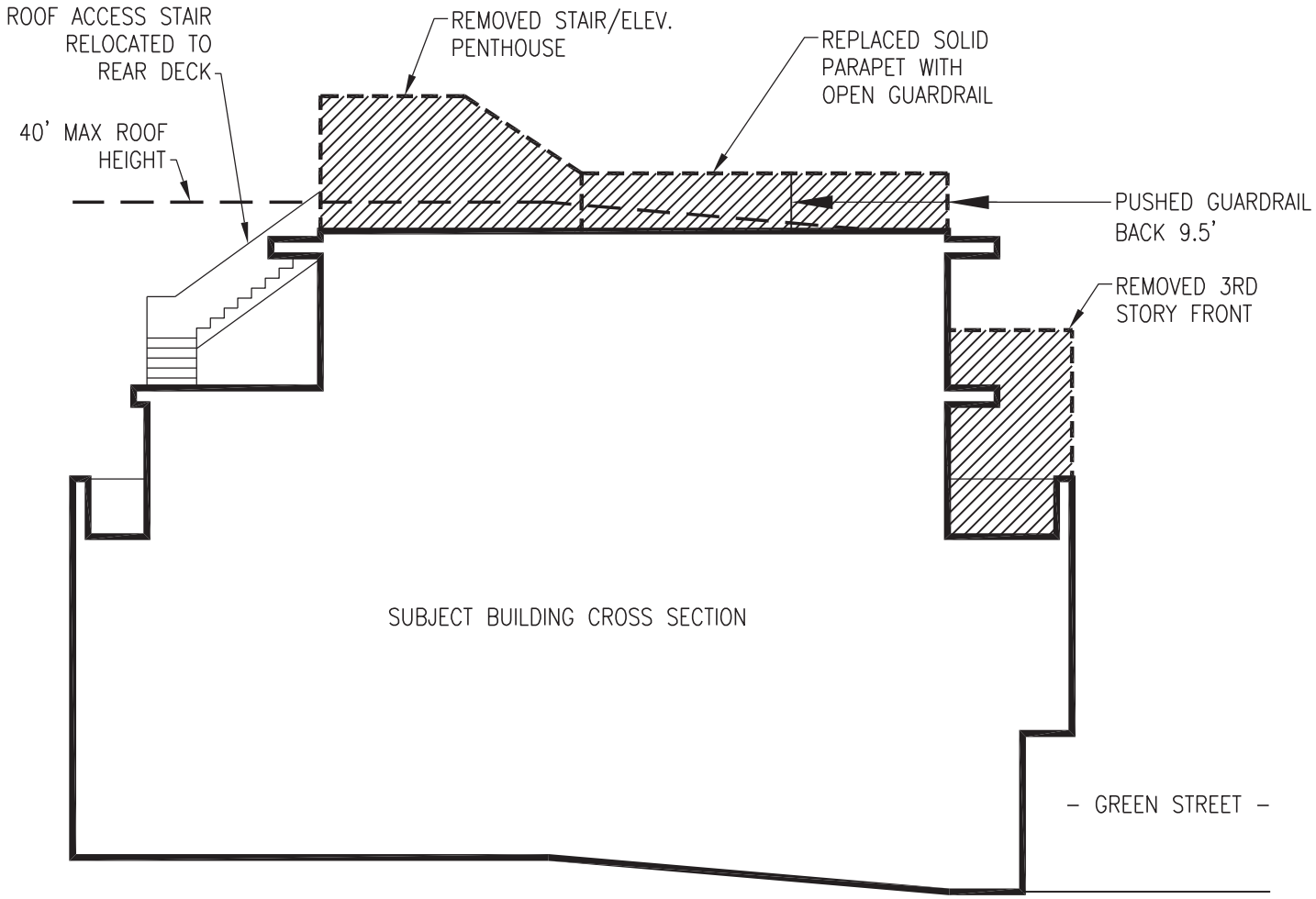
FRONT VIEW - WITH CONCESSIONS

APPROVED BY DEPT. RESIDENTIAL DESIGN TEAM & THE PLANNING COMMISSION

312 GREEN STREET - ADJACENT PROJECT CONCESSIONS

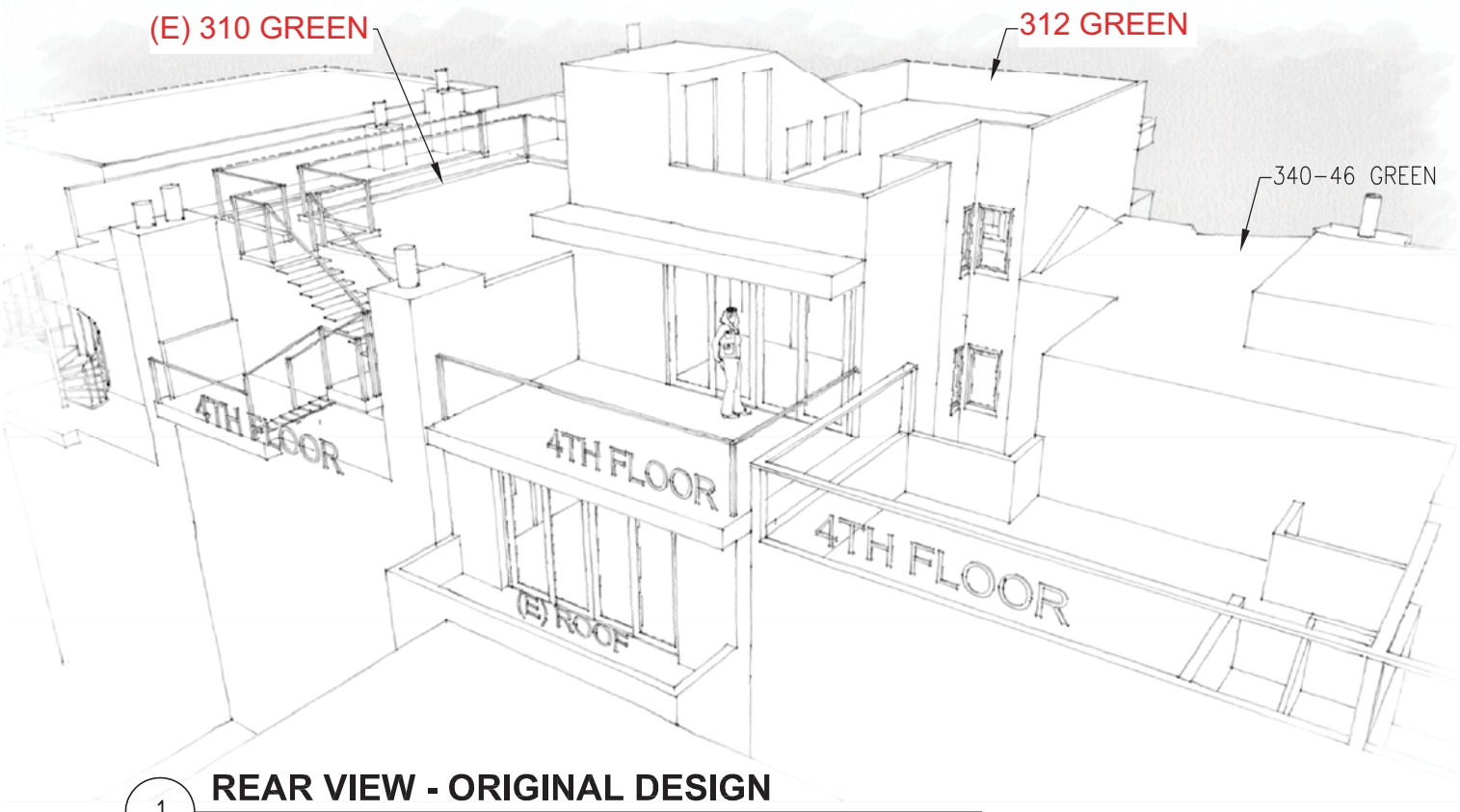
(SEE BOARD OF APPEALS - Appeal No. 14-195 pp.108-110)

EXHIBIT-3

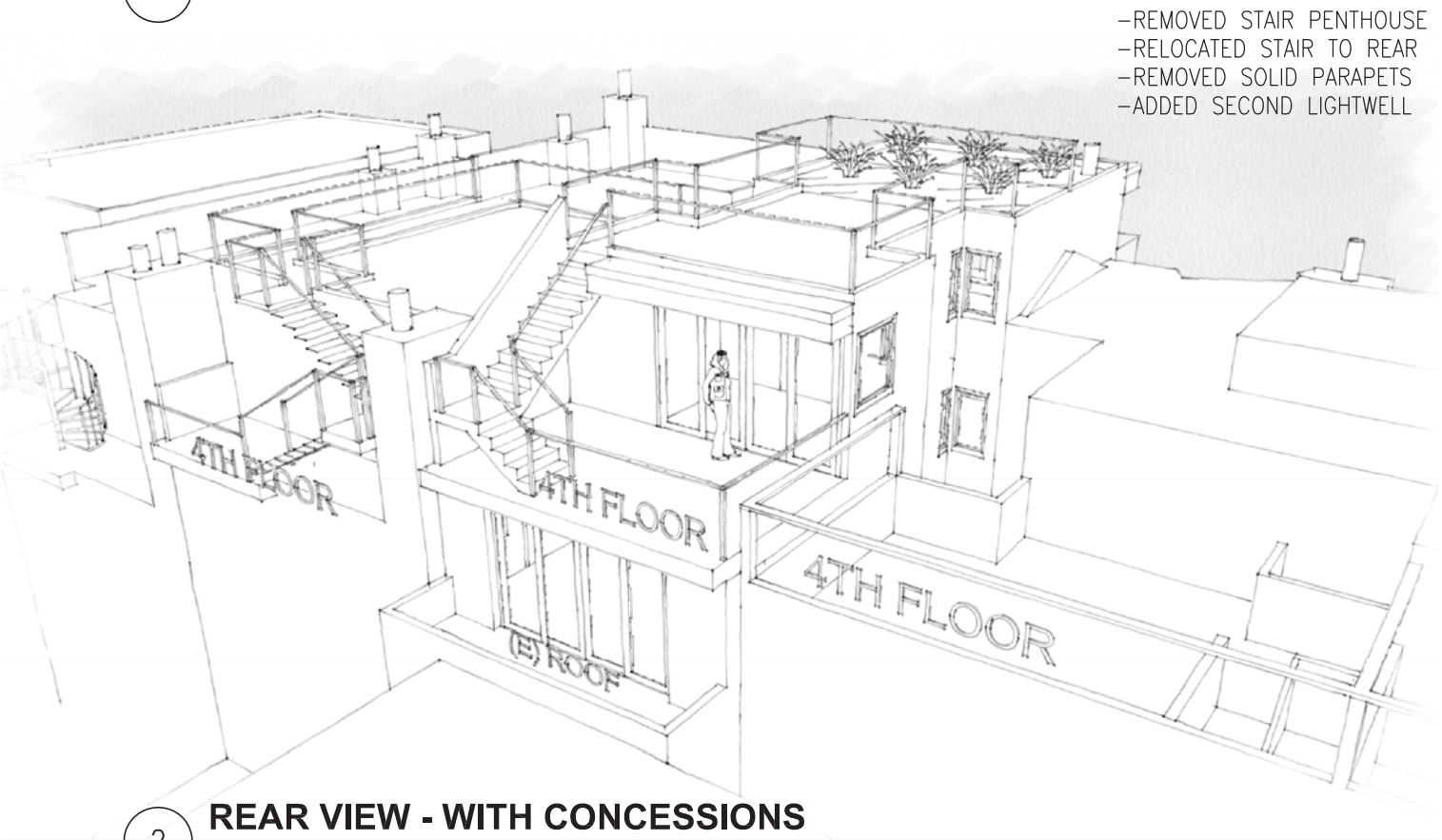


1 CONCESSIONS MADE TO ADDRESS VIEW CONCERNS

EXHIBIT-4



1 **REAR VIEW - ORIGINAL DESIGN**



2 **REAR VIEW - WITH CONCESSIONS**

EXHIBIT-5

REAR VIEW (FROM NORTH)

EXHIBIT-6

GREEN ST. BLOCK FACE (EXISTING PRIOR TO CONSTRUCTION)

AERIAL VIEW FROM SOUTH

EXHIBIT-7

312 GREEN ST.
BEDROOM WINDOW
LIGHT & PRIVACY
ALREADY IMPACTED
BY PROXIMITY OF
310 GREEN ST.

RDG. p.16 LIGHT:
PROVIDE SETBACKS ON UPPER FLOORS OF THE BUILDING

RDG. p.17 - PRIVACY:
TO NEIGHBORING INTERIOR LIVING SPACES.

310 GREEN ST.
PROPOSED FRONT
EXPANSION

310 GREEN ST.
EXISTING SETBACK
APPROPRIATE AS
BUFFER BETWEEN
BUILDINGS

TOP OF 42" HIGH
PARAPET

PHOTO

LOOKING FROM 312 GREEN "SECOND LEVEL"
TO EXISTING 310 GREEN "THIRD LEVEL"

(REFER TO EXHIBIT-2 FOR LOCATION OF PICTURE)

EXHIBIT-8

SUBJ. PROP.

RESONABLE ALTERNATIVE:
SECOND LEVEL ADDITION SET BACK TO MATCH THAT OF ADJACENT PROPERTY

EXHIBIT-9

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Notice of Planning Department Requirements #1

November 28, 2017

Jack Oswald
310 Green Street
San Francisco, CA 94133

RE: **310 Green Street** (Address of Permit Work)
0114 / 015 (Assessor's Block/Lot)
2017.10.20.1807 (Building Permit Application Number)

Your Building Permit Application #2017.10.20.1807 has been received by the Planning Department and has been assigned to planner Seema Adina has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

NOTE: Revisions to the project may be requested as part of the CEQA review process outlined above. Revisions may also be requested to address the Planning Code, the Residential Design Guidelines and other local ordinances and policies. Based on the plans submitted, the following items are required to proceed with review of the subject Building Permit Application:

1. **Supplemental Building Permit Application – Planning Review.** Complete the Supplemental Building Permit Application.

   http://forms.sfplanning.org/BldgPermitApplication_Supplemental_Fillable-030215.pdf

2. **Plans**
   a. Please reference BPA #2017.09.21.9225 for all work completed with this permit, with a note indicating "approved via BPA #2017.09.21.9225." Please provide a copy of the plans approved under this BPA. Generally, building permits this close together are required to undergo simultaneous review for CEQA purposes.
   b. Please revise third floor plans to indicate (n) deck. While there is a current deck there, it is essentially a deck expansion.
   c. Please provide demolition calculations per Planning Code Section 317
   d. It appears averaging is being used to determine the rear yard setback of 25%. If averaging is being used, please display the site plans for the adjacent neighbors. Because the deck at rear is being turned into habitable enclosed space, determining the proper rear yard setback is essential here.
   e. Show solar panels on roof plans. Show outline in elevations to determine whether they are receiving a height exemption under the Planning Code.

3. **Lightwell Infill.**
    a. The infill of the lightwell is not supported by the Residential Design Guidelines which require shared lightwells to maximize light to both properties. Please remove from scope of work.
    b. Please display clearly existing condition of lightwells, do not draw in existing skylight on floor plans.

4. **Second Floor Expansion.** Given the topography of Green Street and the matching partial setback of 308 Green Street at the street wall and neighborhood character, the Department is not supportive of the expansion at this level. Revise to show compliance.

    Additionally, the Department is no longer supportive of roof decks extended to the side of the buildings; were the second floor expansion to be supported by the Department, the railing for the third floor roof deck would required to be set in 5 feet from all building sides.

5. **Rear Expansion/Infill**.
    a. Given the size of the roof deck, please verify with the Department of Building Inspection whether a second means of egress is required.
    b. West elevation and roof plans are not consistent. Please revise.
    c. If roof terrace is existing, please display current access to roof terrace.
    d. There is no existing guardrail on rooftop, please remove reference to "existing" guardrail.
    e. The Department is not supportive of a parapet wall at the property line, remove reference to "New parapet walls to matching height of existing roof curb." Previous roof curb at front seems to have been allowed for the creation of the roof terrace.
    f. The Fire Department will require a minimum of a three feet setback from property line or a fire wall. Therefore, set in roof hatch a minimum of three feet from property line to negate the need for a firewall. Additionally, the creation of roof decks that are less than 5' from the side of the building is no longer supported by the Department, so ensure the "unoccupied roof" is not unintentionally creating an expansion to the roof terrace and that this guideline is adhered to for all areas.

6. **Urban Bird Refuge.** The subject property is within 300' of a possible urban bird refuge. Please consult the 'Standards for Bird-Safe Buildings" and ensure any changes/additions for windows being proposed are consistent with these guidelines.

    http://sf-planning.org/standards-bird-safe-buildings

NOPDR #1 sent to:
Jack Oswald
310 Green Street
San Francisco, CA 94133

November 28, 2017
2017.10.20.1807

Please note that further comment may follow review of the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

- **All building permit plan revisions must be filed at the Department of Building Inspection (DBI), Permit Processing Center, 1660 Mission Street, 2nd Floor.** To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Per DBI requirements, these plan revisions will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.

- **All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention.** To officially submit a change to an active planning entitlement case, submit these directly to the Planning Department. Note this is a separate submittal from DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Seema Adina
Planner

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

Adina, Seema (CPC)

From: Adina, Seema (CPC)
Sent: Tuesday, January 29, 2019 11:38 AM
To: 'Alexis Pelosi'; 'Peter Ziblatt'
Subject: RE: 310 Green Street-Permit #2017.10.20.1807

Alexis,

As scheduled, the design was reviewed. The Department requests the following adjustments to plans:

1. While expansion at front is okay, set in roof deck 5' from side property line.
2. Provide existing and proposed floor plans for all floors.
3. Provide outline for adjacent neighbors for third and fourth floors
4. Remove all extraneous hatching and labeling "not in scope of work."
5. Label elevations and sections as "existing" and "proposed."
6. Reference work completed under other permits on the plans, not on title sheet.

Regards,

Seema

From: Adina, Seema (CPC)
Sent: Wednesday, January 23, 2019 10:07 AM
To: 'Alexis Pelosi' <alexis@pelosilawgroup.com>; Peter Ziblatt <peter@pelosilawgroup.com>
Subject: RE: 310 Green Street-Permit #2017.10.20.1807

Alexis,

As I'm sure Claudine will relay to you – the project is scheduled for review next week. We do not need anything from you for that review.

Seema

From: Alexis Pelosi <alexis@pelosilawgroup.com>
Sent: Tuesday, January 22, 2019 9:44 AM
To: Adina, Seema (CPC) <seema.adina@sfgov.org>; Peter Ziblatt <peter@pelosilawgroup.com>
Subject: RE: 310 Green Street-Permit #2017.10.20.1807

Thanks for the update – when it is scheduled to be heard? Do you need anything else from us for that review? I believe we have provided responses to the comments/questions asked and hopefully what is being is proposed is more clear now based on those responses.

Alexis

Alexis M. Pelosi
Principal Attorney
(415) 273-9670 ext. 1 (o)
(415) 290-4774 (c)
alexis@pelosilawgroup.com

Permit Details Report

Report Date: **11/15/2021 4:50:34 PM**

Application Number: 201710201807
Form Number: 3
Address(es): 0114 / 015 / 0 310 GREEN ST
Description: HORIZONTL ADDITION OF 10'-0" OR MORE AT SOUTH DECK, NORDECK AND WEST LIGHTWELL, RECONFIRURE DOORS AND WINDOWS AT ADDITION, REPLACE EXERIOR SPIRAL STAIW W/ NEW, INTERIOR SPIRAL STAIR W/ NEW ROOF ACCESS HACH, ADJUST PLUMBING, ELECTRIC, MECHANICAL & INTERIOR FIXED FINISH, NEW EXTERIOR, WINDOW & DOOR
Cost: $40,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/20/2017	TRIAGE	
10/20/2017	FILING	
10/20/2017	FILED	
10/21/2019	PLANCHECK	
10/21/2019	APPROVED	
11/15/2019	ISSUED	

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description: SITE.

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CES	10/20/17	10/20/17			10/20/17		SIGN BY CES.
2	CPB	10/24/17	10/24/17			10/24/17	CHAN AMARIS	13 PAGES.
3	CP-NP	6/25/19	6/25/19	4/8/19	4/11/19	6/25/19	ADINA SEEMA	Emailed cover letter 4/8/2019. (Theresa) Mailed 311 notice 4/18/2019; expire 5/20/2019 (Theresa)
4	CP-DR	6/25/19	6/25/19			6/25/19	ADINA SEEMA	
5	CP-ZOC	10/24/17	6/25/19			6/25/19	ADINA SEEMA	Interior and exterior additions and modifications to an existing singe family home. Lightwell infill at first floor. Enclose third floor roofdeck at rear. Infill second floor deck at front façade. Extend third floor roof deck at front, but set in approximately 5' x 5' from western south western corner per plans.
6	BLDG	6/26/19	7/16/19	8/19/19	9/16/19	9/16/19	JONES DAVID	
7	DPW-BSM	8/19/19	8/20/19			8/20/19	QUAN SUE	Approved. 8/20/19: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #19MSE-00170 -SQ
8	SFPUC	8/21/19	8/28/19			8/28/19	TOM BILL	Npot Applicable - Not enough changes foer charges. Route to PPC 8/28/19. Coordinate with permit 201812279202 FC = 33.5 < 130 FU max.
9	CP-ZOC	9/17/19	9/27/19			9/27/19	ASBAGH CLAUDINE	Approved per revisions to avoid DR. Cma
10	BLDG	9/30/19	10/1/19			10/1/19	JONES DAVID	
11	DPW-BSM	10/1/19	10/3/19			10/3/19	DENNIS RASSENDYLL	Approved. BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #19MSE-00170 -RD
12	PPC	9/30/19	9/30/19			10/4/19	USER GSA	10/4/19: To CPB; HP 10/1/19: To BSM to review and stamp new revised sheets; HP 9/30/19: To BLDG to fill out school fee form, then BSM to review and stamp new revised sheets; HP 9/17/19: to DCP fore restamp per David Jones; am 8/28/19: In hold bin pending approval from BLDG;EC. 8/21/19: to PUC; am 8/19/19: To BSM; HP 6/26/19: to BLDG;EC. 6/4/19am: R3 to DCP. ibb

								5/20/19pm: R2 to DCP. ibb 4/1/19: R1 to DCP; cp
13	CPB	10/4/19	10/21/19			11/15/19	TORRES SHIRLEY	11/15/2019: ISSUED. ST 10/21/19: 18 PGS. SFUSD NOT REQD. NEED CONTRACTOR'S LETTER OR OWNER BUILDER FORM W/ ID COPY BEFORE ISSUANCE. SS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
7/29/2021	PM	VS	IVR Scheduled	ROUGH FRAME, PARTIAL	1
6/22/2021	PM	VS	IVR Scheduled	INSULATION	1
6/2/2021	AM	VS	IVR Scheduled	ROUGH FRAME, PARTIAL	1
1 2					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/29/2021	Fergal Clancy	ROUGH FRAME, PARTIAL	SITE VERIFICATION
6/22/2021	Fergal Clancy	INSULATION	CORRECTION REQUIRED
6/2/2021	Fergal Clancy	ROUGH FRAME, PARTIAL	CORRECTION REQUIRED
1 2			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			5A1	SINGLE PASS FILLET WELDS < 5/16"	
1			5A3	WELDED STUDS	
1			6	HIGH-STRENGTH BOLTING	
1			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1			24E	WOOD FRAMING	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			20	HOLDOWNS	
1			24B	STEEL FRAMING	
1			18C	PULL/TORQUE TESTS PER SFBC SEC.1607C & 1615C	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

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From:	Bruno Kanter
To:	Winslow, David (CPC); Adina, Seema (CPC)
Cc:	Vallejo, Vladimir (CPC); 0 Suz ICE 1
Subject:	Re: 310 Green Street 2017-012947DRP Planning Commission hearing date
Date:	Monday, June 24, 2019 9:37:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi David and Seema,

The project sponsor and I have worked out a compromise to the project which mitigates the impact to our adjacent home at the area of the front expansion. The 5 foot setback of parapets from the property lines and the lowered roof at the southwest corner of the project are the changes reflected in the Rev. 3 drawing submission to DBI on June 4, 2019 (drawing set entitled "Section 311 Notice - R.5, 2019.06.03").

In return for the modification of the project as noted above I would like to withdraw the DR application and request a refund of the application fee. Can you please let me know if any further action is required by me and when we can expect receipt of the refund?

Thank you,
Bruno

On Fri, May 31, 2019 at 4:31 PM Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

> Dear DR Applicant,
>
> Your Application for Discretionary Review for the Building Permit Application #2017.1020.1807 has been received. The date for the **Planning Commission hearing** has been set for **9.12.2019**. Public notification will be sent 20 days prior to the hearing date. The project has been initially found to be compliant with the Department's Residential Design Guidelines by the Residential Design Advisory Team (RDAT). In light of your claim that this project involves exceptional or extraordinary circumstances, an additional review will be conducted by the Department's design review team prior to the hearing.
>
> I offer to convene one meeting between you and the project sponsor regarding this project prior to the Commission hearing date to allow a chance for any reconciliation. If interested, please indicate by responding to this email by July 15 and a date will be scheduled.
>
> Please note that I will be out of the office through June, please cc any correspondence to Vlad Vallejo.

Thank you.

David Winslow

Principal Architect

Design Review | Citywide and Current Planning
San Francisco Planning Department

1650 Mission Street, Suite 400 | San Francisco, California, 94103

T: (415) 575-9159

project data

Code Information:

2016 CA BUILDING CODE — 2016 CA ELECTRICAL CODE
2016 CA MECHANICAL CODE — 2016 CA PLUMBING CODE
2016 CA FIRE CODE — 2016 CA ENERGY CODE
2016 SAN FRANCISCO CODE AMENDMENTS

Assessor's Parcel #: **01-0114-015**
Zoning: RM-1 (Residential - Mixed, Low Density)
Zoning Use District: Telegraph Hill - North Beach Residential Special Use District
Height/Bulk District: 40-X
Occupancy: R-3 (Residential)
Construction Type: TYPE-VB (NOT SPRINKLERED)
No. of Stories: 3, Over Basement
Public Utilities: SFPUC / SF Water Power Sewer

info and area calculations

Single-Family Residence with Attached Garage

Parcel Area:	**1,655 sqft**
Building Area:	
Residence (Existing):	3,249 sqft
Residence (South Deck Addition):	+ 52 sqft
Residence (North Deck Addition):	+ 120 sqft
Residence (Proposed):	**3,421 sqft**
Attached Garage:	No Change
Building Heights:	
Residence (Existing) =	± 39' - 8"
Residence (Proposed) =	± 39' - 8" **No Change**
Parking Requirements:	
Parking Required = 1 space per dwelling unit	
Parking Proposed = 1 dwelling unit = 1 space provided	**No Change**

*Refer to Planning Sheets A0.01-A0.10 for additional information

symbols legend

MATERIALS: PLAN & SECTION

EARTH
CONCRETE
STONE VENEER
CUT STONE
CONCRETE BLOCK
STEEL (LG. SCALE)
PLYWOOD
FINISH WOOD
GYPSUM BOARD (LG. SCALE)
ROUGH WOOD/ CONTINUOUS
ROUGH WOOD/ DISCONTINUOUS
SAND, PLASTER
BATTING INSULATION
RIGID INSULATION
WOOD STUD
METAL STUD

MATERIALS: ELEVATION

WOOD SIDING
STONE
CONCRETE, STUCCO
CARPET
WOOD
GLASS
SHINGLES

DRAWING:

PLAN, SECTION, DETAIL SYMBOL (A101)
DETAIL NUMBER
SHEET NUMBER
SECTION SYMBOL (1 / A101)
DETAIL NUMBER
SHEET NUMBER
DIRECTION OF VIEW
ELEVATION SYMBOL (N / W / E / S, 1 / A101)
DETAIL NUMBER
SHEET NUMBER
DIRECTION OF VIEW & ANNOTATION (WHERE OCCURS)
WALL TYPE TAG (1)
WINDOW TYPE TAG (1)
DOOR TAG (101)
SPOT ELEVATION MARKER (FF T-0)
REVISION TAG (1)

project team and consultants

Owner:
Jack Oswald & Anneke Seley
as Trustees of the Oswald-Seley Revocable Trust
2165 Toyon Drive
Healdsburg, CA. 95448

Contact:
Jack Oswald
Phone: 415.272.6200

E-mail:
jack@oswald.com
aseley@realityworksgroup.com

Architect:
Mosaic Architects & Interiors
Stefan Eder
CA Licensed Architect
1290 Sutter Street, Suite 400
San Francisco, CA 94109

Contact:
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Phone: 415.409.6660
Fax: 415.449.6624

E-mail:
seder@mosaicarchitects.com

mosaicarchitects.com

Landscape Architect:
T.B.D.

Contractor:
T.B.D.

Structural Engineer:
Holmes Structures
Denny Kwan
Structural Engineer
235 Montgomery St., Suite 1250
San Francisco, CA 94104

Contact:
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Danny Polivka, PE

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Mechanical Consultant:
T.B.D.

Energy Compliance:
Bay Area Title 24 and GreenPoint Rating
Frank Cuthbert
7408 Potrero Avenue
El Cerrito, CA 94530

Contact:
Frank Cuthbert

Phone: 510.932.5858
Fax: -

E-mail:
title24andgreenpoint@gmail.com

Green Street

RESIDENTIAL REMODEL

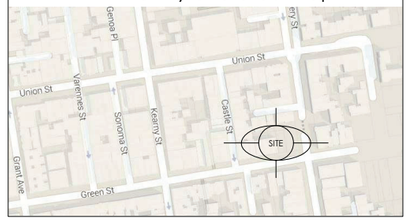
310 Green Street
San Francisco, CA 94133

Section 311 Notice - R.5

2019.06.03

San Francisco Planning Department

vicinity and area map



scope of work

EXTERIOR REMODEL, ADDITION
Single Family Residence:

- **Horizontal additions that add more than 10'-0" to existing building depth at south balcony & north deck**
- **Reconfigure windows and doors at addition**
- **Replace (E) ext. spiral stair with (N) interior spiral stair with (N) roof access hatch**
- **Adjust plumbing, electrical, mechanical, and interior fixed finishes at addition**
- **(N) Ext. materials, colors and detailing to match (E), (N) windows & doors to match (E)**

sprinklers

No sprinklers required.

notifications

NOTIFICATIONS TO ARCHITECT FOR ARCHITECT'S AND OWNER'S WALK-THROUGH.
ARCHITECT WILL PROVIDE WRITTEN OBSERVATION STATEMENT REQ. FOR CONTRACTOR TO PROCEED WITH WORK.

- BEFORE START OF DEMOLITION
- COMPLETION OF DEMOLITION
- COMPLETION OF FOUNDATION EXCAVATION
- COMPLETION OF FOUNDATION REBAR INSTALLATION PRIOR TO POURING CONCRETE
- COMPLETION OF FOUNDATION WORK
- COMPLETION OF FRAMING LAYOUT MARKED ON FLOOR
- COMPLETION OF ROUGH PLUMBING LAYOUT MARKED ON FLOOR, WALL, CEILING
- COMPLETION OF PLUMBING ROUGH VALVE INSTALLATION IN FLOOR, WALL, CEILING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV LAYOUT MARKED ON FLOOR, WALL, CEILING (CEILING CANS, J-BOXES, SPEAKERS, SMOKE DETECTORS, CAMERAS, ETC.)
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV BACK-BOX INSTALLATION (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) PRIOR TO WIRING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) AFTER WIRING
- COMPLETION OF RCP AND SPRINKLER LAYOUT MARKED ON FLOOR (ACCESS PANELS, BEAMS, COFFERS, SOFFITS, SKYLIGHTS, HVAC COMPONENTS, ETC.)
- COMPLETION OF CABINETRY AND CASEWORK LAYOUT WITH PLUMBING MARKED ON FLOOR
- PRIOR TO COVERING ANY FRAMING (BEFORE INSULATION)
- PRIOR TO DRYWALL INSTALLATION
- COMPLETION OF CABINETRY, CASEWORK AND TRIM INSTALL
- PRIOR TO STONE SLAB TEMPLATING INCLUDING PENETRATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, ETC.
- PRIOR TO TILE INSTALLATION TO REVIEW TILE LAYOUT
- PRIOR TO ANY FINAL COLOR COATING OR PAINTING
- COORDINATE WITH ARCHITECT WHICH KIND OF ADDITIONAL NOTIFICATIONS ARE REQUIRED.

work under separate permits

REFERENCE APPROVED **BPA #2017-0921-9225** FOR REVISION TO **PA #2010-0930-1936 -** REMOVAL OF U-SHAPED STAIR AT REAR FROM 3RD LEVEL TO ROOF AND REPLACE WITH SPIRAL STAIR

submittals

NOTIFY ARCHITECT BEFORE ANY SHOP DRAWINGS ARE COMMISSIONED AND/OR STARTED.

PROVIDE SHOP DWGS, SUBMIT PRODUCT SAMPLES, PRODUCT DATA SHEETS AND ORDER LISTS FOR REQUIRED WRITTEN APPROVAL BY ARCHITECT BEFORE FINALIZING ORDERS AND/OR PRODUCTION FOR THE FOLLOWING WORK:

- STRUCTURAL STEEL AND REBAR
- CONCRETE MIX, ENGINEERED CONCRETE AND SPECIALTY STRUCT. ITEMS
- EXTERIOR DOORS, WINDOWS, GARAGE DOORS, GATES INCL. HARDWARE
- SKYLIGHTS AND SUN TUNNELS
- INTERIOR DOORS INCLUDING HARDWARE
- CABINETRY AND BUILT-INS INCLUDING HARDWARE
- ELECTRICAL, LIGHTING, DATA & AV TRIM
- PLUMBING, SPRINKLER COMPONENTS, VISIBLE GAS EQUIPMENT AND HARDWARE
- APPLIANCES
- ALL FIXED FINISHES (FLOORING, TRIM, TILE, PLASTER, WALL FINISHES, ETC.)
- GLASS DOORS, GLASS SHOWER DOORS/SURROUNDS INCLUDING HARDWARE
- COLOR BRUSH-OUTS, WALL COLOR SWATCHES (STAINS, PAINTS, TEXTURES)
- FINISHED AND UNFINISHED SAMPLES OF WOOD VENEERS, VENEERED PLYWOOD, WOOD FLOORING, WOOD PANELING, WOOD BEAMS, TIMBERS AND TRUSSES. DECORATIVE WOODS AND ALL OTHER VISIBLE WOOD ELEMENTS. IF RANGE IN COLORATION, GRAIN, TEXTURE IS EXPECTED PROVIDE SAMPLES SHOWING MAXIMUM ACCEPTABLE DEVIATION IN ADDITION TO TYPICAL SAMPLE.
- COORDINATE WITH ARCHITECT WHICH KIND OF ADD'L SUBMITTAL IS REQ

schedule & cost of work

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR CONSTRUCTION SCHEDULE AND TIMELINE. IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN SCHEDULE AND TIMELINE.

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR COST ESTIMATING AND MAINTAINING PROJECT BUDGET INCLUDING UPDATEING AND CALCULATING "COST OF WORK." IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN PROJECT COST AND/OR "COST OF WORK."

abbreviations

ABV	ABOVE	**CAB**	CABINET	**EL**	ELEVATION	**H.B.**	HOSE BIB	**NOM**	NOMINAL	**REINF**	REINFORCE (D), (ING)	**T.O.STL.**	TOP OF STEEL
AFF	ABOVE FINISHED FLOOR	**CANT**	CANTILEVER	**ELEV**	ELEVATOR	**H.W.H.**	HOT WATER HEATER	**N.C.**	NON-CORROSIVE	**R.C.P.**	REFLECTED CEILING PLAN	**T.O.W.**	TOP OF WALL
A.P.	ACCESS PANEL	**CPT**	CARPET (ED)	**EMER**	EMERGENCY			**N.M.T.**	NOT-METALLIC	**(R)**	REMOVE	**T.B.**	TOWEL BAR
A.C.T.	ACOUSTICAL TILE	**CSMT**	CASEMENT	**ENCL**	ENCLOSE (URE)	**INCL.**	INCLUDE (D), (ING)	**N.A.**	NOT APPLICABLE	**REQ**	REQUIRED	**T**	TREAD
ACR.	ACRYLIC PLASTIC	**C.I.P.**	CAST-IN-PLACE	**EQ**	EQUAL	**INFO**	INFORMATION	**N.I.**	NOT INCLUDED	**R.A.R.**	RETURN AIR REGISTER	**TYP.**	TYPICAL
ADD	ADDENDUM	**(C)**	CAULK (ING)	**EQUIP**	EQUIPMENT	**I.D.**	INSIDE DIAMETER	**N.I.C.**	NOT IN CONTRACT	**REV**	REVERSE; REVISION		
ADD'L	ADDITIONAL	**CDR**	CEDAR	**EXH**	EXHAUST	**I.B.O.**	INSTALLED BY OTHERS	**N.T.S.**	NOT TO SALE	**R.H.**	RIGHT HAND	**UC**	UNDERCUT
ADH	ADHESIVE	**CLG**	CEILING	**(E)**	EXISTING	**INSUL**	INSULATE (D), (ION)	**NO.**	NUMBER	**R.O.W.**	RIGHT OF WAY	**UG**	UNDERGROUND
ADJ	ADJACENT	**CEM**	CEMENT	**EXT**	EXTERIOR	**INT**	INTERIOR			**R**	RISER	**U.L.**	UNDERWRITERS LABORATORIES
ADJT	ADJUSTABLE	**CM**	CENTIMETER (S)					**O.C.**	ON CENTER (S)	**RM**	ROOM	**UNF**	UNFINISHED
A/C	AIR CONDITIONING	**C.T.**	CERAMIC TILE	**FAB**	FABRICATE	**JT**	JOINT	**OPG**	OPENING	**R.O.**	ROUGH OPENING	**U.B.C.**	UNIFORM BUILDING CODE
ALT	ALTERNATE	**CIR**	CIRCLE	**F.O.**	FACE OF	**J.F.**	JOINT FILLER	**OPP**	OPPOSITE			**U.M.C.**	UNIFORM MECHANICAL CODE
AL	ALUMINUM	**CIRC**	CIRCUMFERENCE	**F.O.C.**	FACE OF CONCRETE			**OP.H.**	OPPOSITE HAND	**SCN.**	SCREEN	**U.P.C.**	UNIFORM PLUMBING CODE
A.C.I.	AMERICAN CONCRETE INSTITUTE	**CLR**	CLEAR (ANCE)	**F.O.F.**	FACE OF FINISH	**KP**	KICKPLATE	**O.D.**	OUTSIDE DIAMETER	**(S)**	SEALANT	**U.O.N.**	UNLESS OTHERWISE NOTED
AIA	AMERICAN INSTITUTE OF ARCHITECTS	**CLOS**	CLOSET	**F.O.M.**	FACE OF MASONRY	**KIT**	KITCHEN	**O.F.S.W.**	OUTSIDE FACE STUD WALL	**SECT**	SECTION		
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	**COL**	COLUMN	**F.O.S.**	FACE OF STUDS					**SHT**	SHEET	**V.B.**	VAPOR BARRIER
		COMB	COMBINATION	**FN**	FENCE	**LBL**	LABEL	**(P)**	PAINT (ED)	**SIM**	SIMILAR	**VNR**	VENEER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	**COMPT.**	COMPARTMENT	**FIN**	FINISH (ED)	**LAB**	LABORATORY	**PAR**	PARALLEL	**SPKR**	SPEAKER	**V.T.R.**	VENT THROUGH ROOF
		COMP	COMPOSITION (COMPOSITE)	**F.F.**	FINISHED FLOOR	**LAM**	LAMINATE (D)	**P. BD.**	PARTICLE BOARD	**SPEC**	SPECIFICATION (S)	**(V)**	VERIFY
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	**COMPR**	COMPRESS (ED), (ION), (IBLE)	**FP**	FIREPROOF	**LAV**	LAVATORY	**PVMT**	PAVEMENT	**SQFT**	SQUARE FOOT (FEET)	**V.I.F.**	VERIFY IN FIELD
		CONC	CONCRETE	**FIXT**	FIXTURE	**L.H.**	LEFT HAND	**PERF**	PERFORATE (D)	**S.S.**	STAINLESS STEEL	**VERT**	VERTICAL
A.D.A.	AMERICANS WITH DISABILITIES ACT	**C.M.U.**	CONCRETE MASONRY UNIT	**FLG**	FLASHING	**L**	LENGTH	**PLAS**	PLASTIC	**STD**	STANDARD		
ANC	ANCHOR, ANCHORAGE	**CONST**	CONSTRUCTION	**FLR**	FLOOR (ING)	**LWC**	LIGHTWEIGHT CONCRETE	**P. LAM**	PLASTIC LAMINATE	**S.D.**	SMOKE DETECTOR	**W.T.W.**	WALL TO WALL
ANOD	ANODIZED	**C.S.I.**	CONSTRUCTION SPECIFICATIONS INSTITUTE	**FLUOR**	FLUORESCENT	**L.F.**	LINEAL FEET	**PL**	PLATE	**STRUCT**	STRUCTURAL	**W.C.**	WATER CLOSET
APPD	APPROVED			**FTG**	FOOTING			**PLY**	PLYWOOD	**SDU**	SECONDARY DWELLING UNIT	**W.P.**	WATERPROOF (ING)
APP	APPROXIMATE	**CONT**	CONTINUOUS OR CONTINUE	**FDN**	FOUNDATION	**MFR**	MANUFACTURE (ER)	**PT**	POINT	**SYM**	SYMMETRY (ICAL)	**WS**	WATERSTOP
ARCH	ARCHITECT (URAL)	**CONTR**	CONTRACT (OR)	**F.I.O.**	FURNISHED AND INSTALLED BY OTHERS	**MAS**	MASONRY	**PV. C.**	POLYVINYL CHLORIDE	**SYN**	SYNTHETIC	**WT**	WEIGHT
		C.F.	CUBIC FOOT	**F.B.O.**	FURNISHED BY OTHERS	**MATL**	MATERIAL (S)	**POS**	POSITIVE; POSITION	**SYS**	SYSTEM	**W**	WIDTH; WIDE
BSMT	BASEMENT	**C.Y.**	CUBIC YARD	**FUR**	FURRED (ING)	**MAX**	MAXIMUM	**LB**	POUND			**W/**	WITH
BM	BEAM					**MECH**	MECHANICAL	**P.C.F.**	POUNDS PER CUBIC FOOT	**TEL**	TELEPHONE	**W/O**	WITHOUT
BRG	BEARING	**DP**	DAMP PROOFING			**MED**	MEDIUM	**P.L.F.**	POUNDS PER LINEAL FOOT	**TV**	TELEVISION	**WD**	WOOD
BEL	BELOW	**DEG**	DEGREE	**GPM**	GALLONS PER MINUTE	**MB**	MEMBRANE	**P.S.F.**	POUNDS PER SQUARE FOOT	**TEMP**	TEMPERED, TEMPERATURE	**W.B.**	WOOD BASE
BET	BETWEEN	**DEM**	DEMOLISH, DEMOLITION	**GALV**	GALVANIZED	**MTL**	METAL	**P.S.I.**	POUNDS PER SQUARE INCH	**THK**	THICK (NESS)	**W.PT.**	WORKING POINT
BVL	BEVELED	**D.R.B.**	DESIGN REVIEW BOARD	**G.S.S.**	GALVANIZED STEEL SHEET	**M**	METER (S)	**PREFAB**	PREFABRICATE (D)	**THR**	THRESHOLD	**W.I.**	WROUGHT IRON
BIT	BITUMINOUS	**DTL**	DETAIL	**GEN**	GENERAL	**MM**	MILLIMETER (S)	**PROP**	PROPOSED	**T.B.D.**	TO BE DETERMINED		
BLK	BLOCK	**DIAG**	DIAGONAL	**G.C.**	GENERAL CONTRACT (OR)	**MWK**	MILLWORK	**P.L.**	PROPERTY LINE	**T.P.**	TOILET PAPER HOLDER	∠	ANGLE
BLKG	BLOCKING	**DIAM**	DIAMETER	**GL**	GLASS, GLAZING	**MIN**	MINIMUM			**TOL**	TOLERANCE	℄	CENTER LINE
BD	BOARD	**DIM**	DIMENSION	**GVL**	GRAVEL	**MIR**	MIRROR	**QTY.**	QUANTITY	**T&G**	TONGUE AND GROOVE		
B.S.	BOTH SIDES	**DW**	DISHWASHER	**GRD**	GROUND	**MISC**	MISCELLANEOUS	**Q.T.**	QUARRY TILE	**T&B**	TOP AND BOTTOM	⌐	CHANNEL
BOT	BOTTOM	**DIS**	DISPOSAL	**GYP**	GYPSUM	**MTD**	MOUNTED			**T.O.B.**	TOP OF BEAM		
B.O.	BOTTOM OF	**DIV**	DIVISION			**MOV**	MOVABLE			**T.O.C.**	TOP OF CONCRETE	ℙ	PROPERTY LINE
B.O.B.	BOTTOM OF BEAM	**DBL**	DOUBLE					**RAD**	RADIUS	**T.O.D.**	TOP OF DRAIN		
B.O.B.	BOTTOM OF CONCRETE	**DN**	DOWN	**HDW**	HARDWARE			**RCPT**	RECEPTACLE	**T.O.F.**	TOP OF FOOTING	⌀	ROUND / DIAMETER
B.O.F.	BOTTOM OF FOOTING	**DWR**	DRAWER	**HWD**	HARDWOOD	**N.E.C.**	NATIONAL ELECTRIC CODE	**RDWD**	REDWOOD	**T.O.F.F.**	TOP OF FINISHED FLOOR		
B.O.S.	BOTTOM OF STEEL OR BOTTOM OF SLAB	**DWG**	DRAWING	**HDR**	HEADER	**N.F.P.A.**	NATIONAL FIRE PROTECTION ASSOCIATION	**RE:**	REFERENCE, REFER TO:	**T.O.M.**	TOP OF MASONRY	□	SQUARE
				H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING			**RFL**	REFLECT (ED), (IVE), (OR)	**T.O.P.**	TOP OF PLATE		
B.O.W.	BOTTOM OF WALL	**EA.**	EACH			**(N)**	NEW	**REG**	REGISTER	**T.O.PLY.**	TOP OF PLYWOOD	°	DEGREE
B.T.U.	BRITISH THERMAL UNIT	**ELEC**	ELECTRIC (AL)	**HT**	HEIGHT	**N.R.C.**	NOISE REDUCTION COEFFICIENT			**T.O.R.**	TOP OF RIDGE		
BLDG	BUILDING	**E.P.**	ELECTRICAL PANELBOARD	**HOR.**	HORIZONTAL					**T.O.S.**	TOP OF SLAB	#	NUMBER

index to drawings

ARCHITECTURAL DRAWINGS

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A1.00	SITE PLAN
A1.01	PLANNING DIAGRAMS
A2.00	EXISTING PLANS
A2.01	EXISTING PLANS
A2.02	EXISTING PLANS
A2.40	EXISTING ELEVATIONS
A2.41	EXISTING ELEVATIONS
A3.00	FLOOR & FRAMING PLANS
A3.01	FLOOR & FRAMING PLANS
A3.02	FLOOR & FRAMING PLANS
A3.03	FLOOR & FRAMING PLANS
A3.04	ROOF PLAN
A4.00	ELEVATIONS
A4.01	ELEVATIONS
A5.00	BUILDING SECTIONS
A5.01	BUILDING SECTIONS

general project notes

1. CONSTRUCTION SHALL COMPLY WITH CODES LISTED ON THIS COVER SHEET INCLUDING PERTINENT AMENDMENTS AND UPDATES NOT LISTED ON THIS SHEET. CONSTRUCTION TO COMPLY WITH CURRENT TRADE STANDARDS AND TRADE PROCEDURES.
2. DESIGN IS BASED ON DRAWINGS BY FOG CITY AS BUILTS PROVIDED BY OWNER.
3. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
4. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT AND OWNER OF DISCREPANCIES BETWEEN DRAWINGS AND AS BUILT CONDITIONS.
5. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO ENERGY COMPLIANCE REPORT PER CBSC (TITLE 24) FOR PERTINENT ADDITIONAL INFORMATION AND INSTRUCTIONS. THE WORK IS TO MEET OR EXCEED MINIMUM REQUIREMENTS STATED IN THESE REPORTS OR AS REQUIRED BY CODE AND GUIDELINES.
8. REFER TO PLUMBING, APPLIANCE AND LIGHTING SCHEDULES TO BE ISSUED FOR INFORMATION AND SPECIFICATIONS.
9. CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER-TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.
10. TOILETS SHALL HAVE A MAX. OF 1.28 GALLONS, URINALS 1.0 GALLONS PER FLUSH. SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GPM, BATHROOM FAUCET FLOW SHALL NOT EXCEED 1.5 GPM, AND UTILITY FAUCET FLOW SHALL NOT EXCEED 1.8 GPM.
11. REFER TO INTERIOR FINISH MANUAL UNDER SEPARATE COVER FOR INFORMATION ABOUT INTERIOR FIXED FINISHES. DETAILS, SPECIFICATIONS, AND PAINT AND STAIN COLORS, ETC.
12. WRITTEN DOCUMENTATION SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FROM ARCHITECT.
13. CONTRACTOR AND ITS SUBCONTRACTOR WILL DESIGN AND BUILD ELECTRICAL, MECHANICAL, PLUMBING SYSTEMS AND INTEGRATE THESE SYSTEMS INTO ARCHITECTURAL AND STRUCTURAL ELEMENTS. ARCHITECT WILL REVIEW AND ASSIST WITH COORDINATION. ARCHITECT WILL NOT BEAR LIABILITY FOR ELECTRICAL, MECHANICAL, PLUMBING DESIGN AND PERFORMANCE.
14. THESE DRAWINGS ARE INTENDED FOR USE WITH A NEGOTIATED CONSTRUCTION CONTRACT WITH A GENERAL CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS. CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT SHEETS AS REQUIRED TO ASSIST OWNER AND ARCHITECT IN MAKING MATERIAL SELECTIONS.
15. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
16. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THIS SCOPE OF WORK. ARCHITECT WILL PROVIDE CLARIFICATION IN A TIMELY MANNER.
17. CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
18. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY, CONSTRUCTION MEANS & METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR SCHEDULING THE WORK.
19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DOCUMENTING WORK PROGRESS ON SITE VIA PHOTOGRAPHS, VIDEO, OR OTHER MEANS AT APPROPRIATE INTERVALS. CONTRACTOR SHALL PHOTOGRAPH AND VIDEO RECORD ALL CONDITIONS BEFORE INSTALLATION OF DRYWALL OR OTHER TYPE OF COVERING.
20. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY CONDITION. CONFLICT OR SITUATION PREVENTING THE CONTRACTOR FROM EXECUTING THE WORK PER THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK IN QUESTION. ARCHITECT WILL PROVIDE SOLUTIONS IN A TIMELY MANNER.
21. REFER TO PERMIT #2017-07-27-3066 FOR APPROVED SCOPE OF WORK NOT INCLUDED AS PART OF THIS PERMIT.

remodel note

CONTRACTOR TO BE RESPONSIBLE FOR INVESTIGATING AND VERIFYING ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

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Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2017.10.24	Section 311 Notice - R.1
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5

E-Transmissions:

Drawing Title:
COVER SHEET

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet:
A0.00

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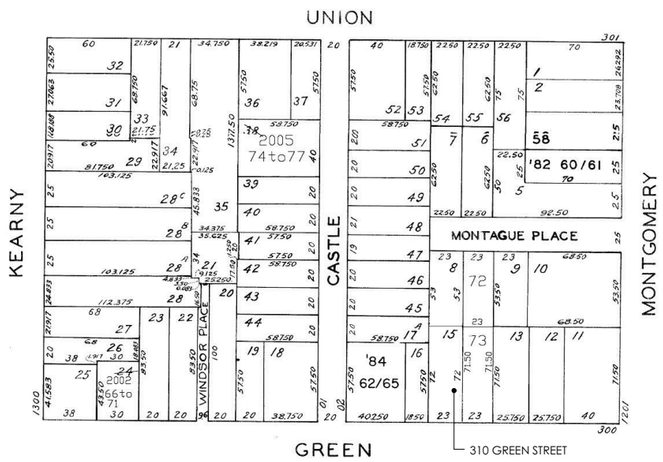
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

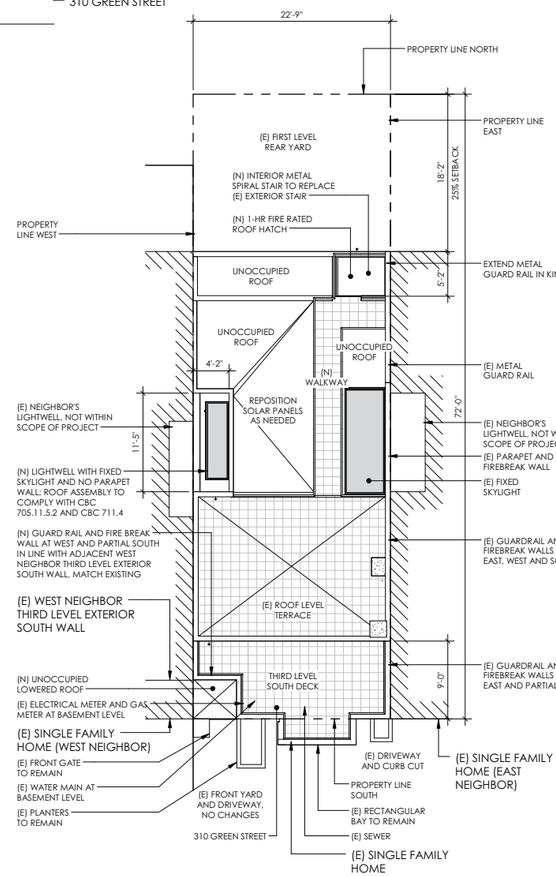
SHEET NOTES, SITE PLAN:

1. INTERIOR FINISHED FLOOR ELEVATIONS (T.O.FF) PER FLOOR PLANS, BUILDING SECTIONS AND ELEVATIONS. SEE FLOOR PLANS FOR FINISH GRADES AT EXTERIOR DOORS.
2. SLOPE GRADE AWAY FROM HOUSE AND PROVIDE POSITIVE SURFACE DRAINAGE DOWN AND AWAY FROM ALL SIDES OF BUILDINGS AND STRUCTURES WHERE POSSIBLE.
3. VERIFY LOW POINT WITH ARCHITECT PRIOR TO FOUNDATION POUR.
4. SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATIONS, RETAINING WALLS, DETAILS AND OTHER PERTINENT INFORMATION.
5. BUILDING OUTLINE SHOWN ON THIS DRAWING FOR REFERENCE ONLY. SEE FLOOR PLANS FOR DIMENSIONS.
6. PROVIDE EXTENSIONS ALL ROOF DOWNSPOUTS TO DISCHARGE BEYOND THE LIMITS OF FOUNDATION BACKFILL WHERE OCCURS.

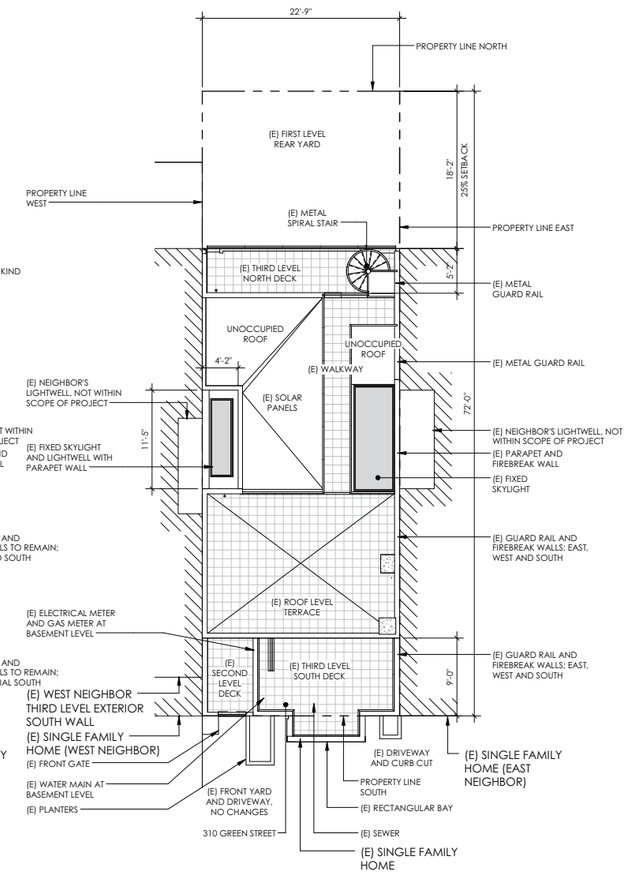
4 PLOT MAP
1"2" = 1'-0"



3 ASSESSOR'S PARCEL INFORMATION
1"2" = 1'-0"



2 SITE PLAN - PROPOSED
1/8" = 1'-0"



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

0' 1'-2" 4' 8'

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E-Transmissions:

Drawing Title:
SITE PLAN

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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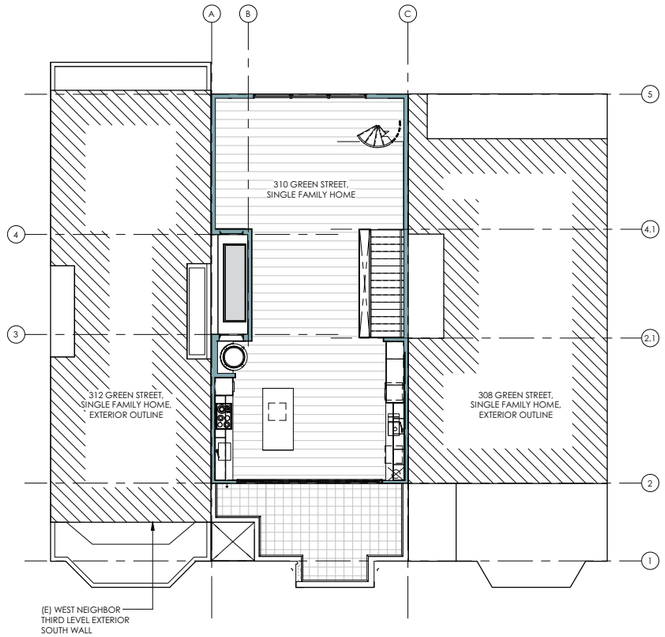
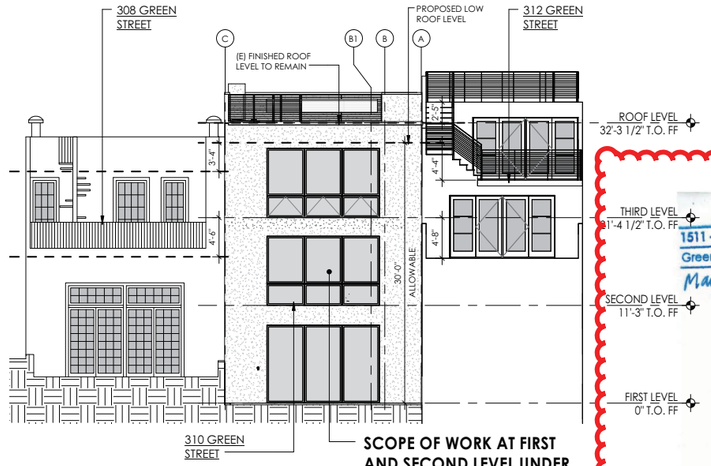
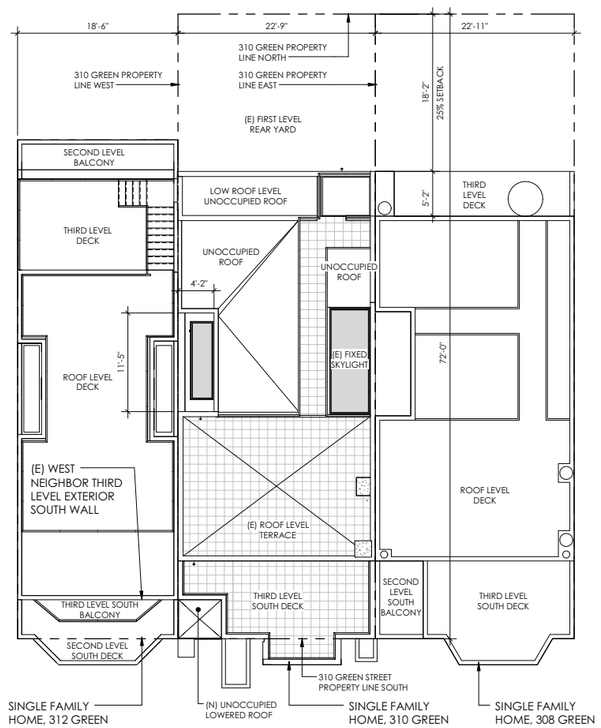


4 PLANNING DIAGRAM - THIRD LEVEL - PROPOSED
1/8" = 1'-0"

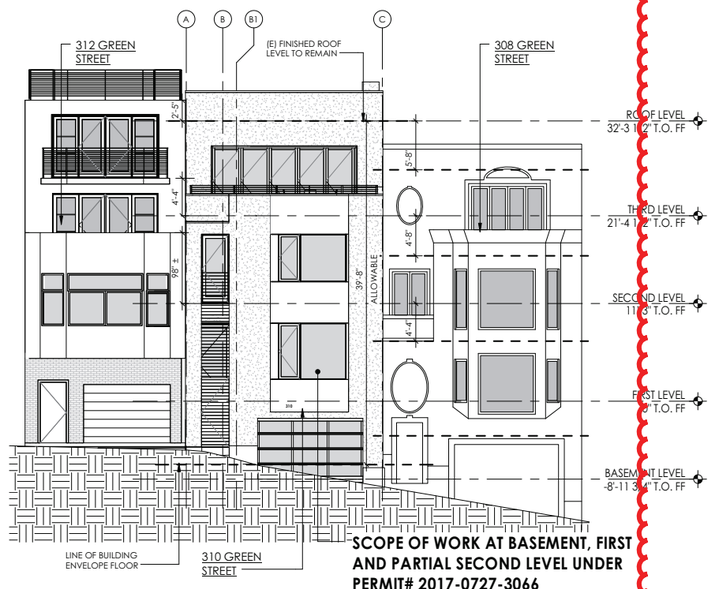


SCOPE OF WORK AT FIRST AND SECOND LEVEL UNDER PERMIT# 2017-0727-3066

2 PLANNING DIAGRAM - ELEVATION - NORTH
1/8" = 1'-0"

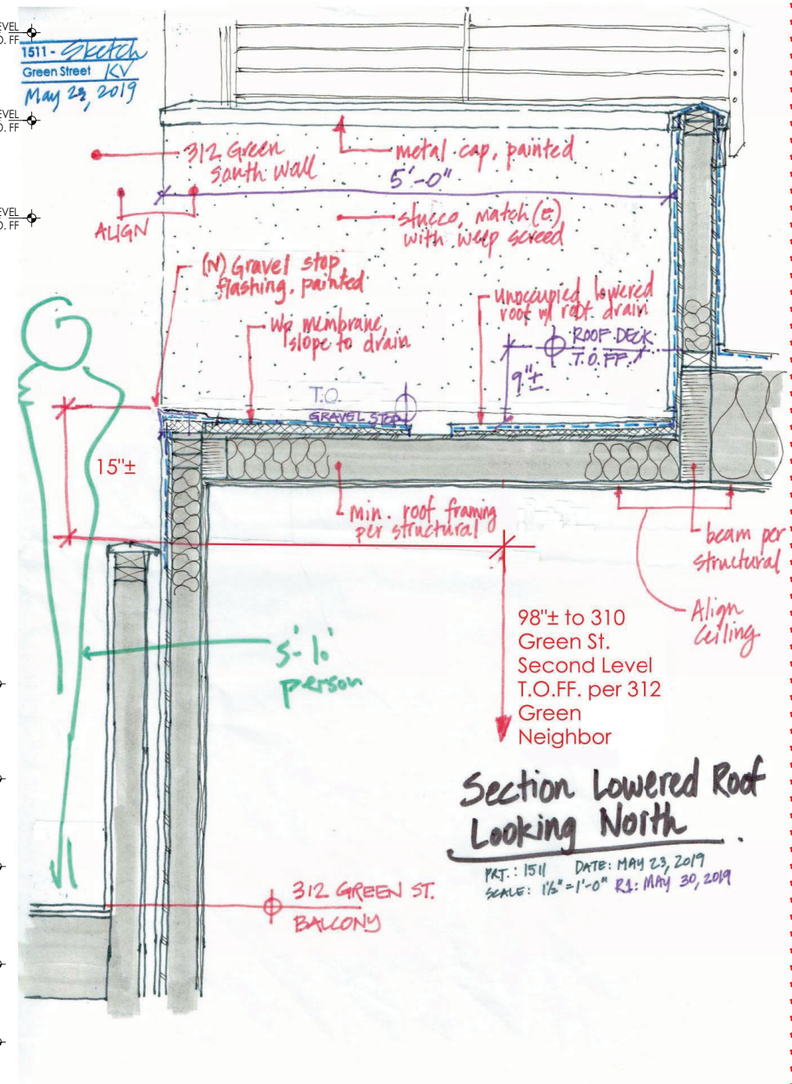


3 PLANNING DIAGRAM - SITE PLAN - PROPOSED - "FOURTH LEVEL"
1/8" = 1'-0"



SCOPE OF WORK AT BASEMENT, FIRST AND PARTIAL SECOND LEVEL UNDER PERMIT# 2017-0727-3066

1 PLANNING DIAGRAM - ELEVATION - FRONT
1/8" = 1'-0"



5 SECTION DETAL - SW BALCONY LOWERED ROOF LOOKING NORTH
1 1/2" = 1'-0"

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Revisions:
2017.10.24 Section 311 Notice - R.1
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2019.06.03 Section 311 Notice - R.5

E-Transmissions:

Drawing Title:
PLANNING
DIAGRAMS

Date:	10/24/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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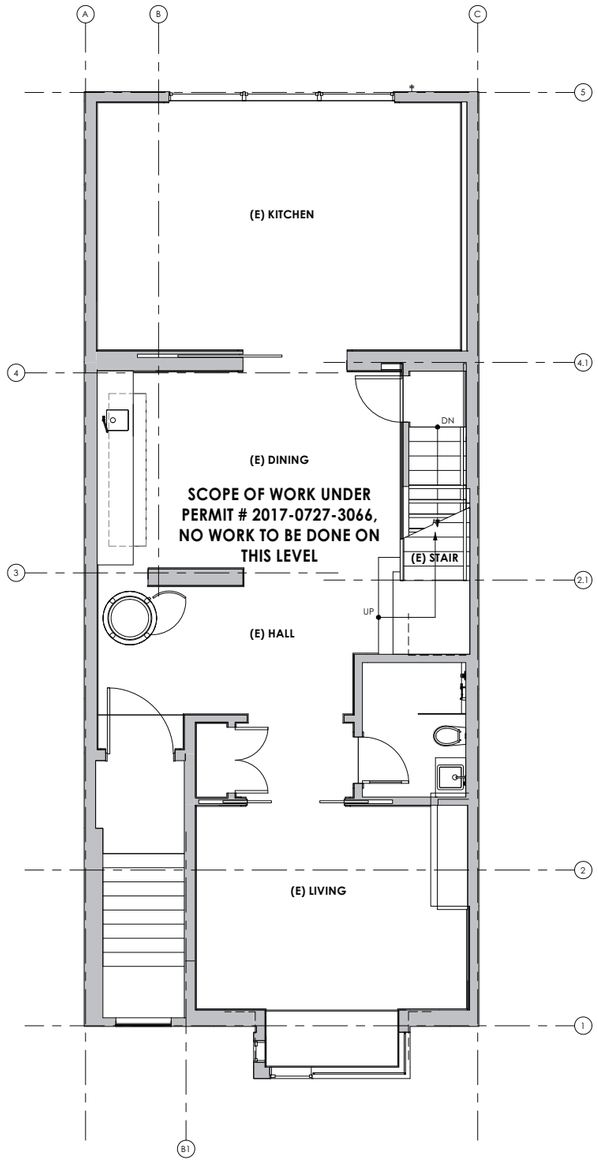
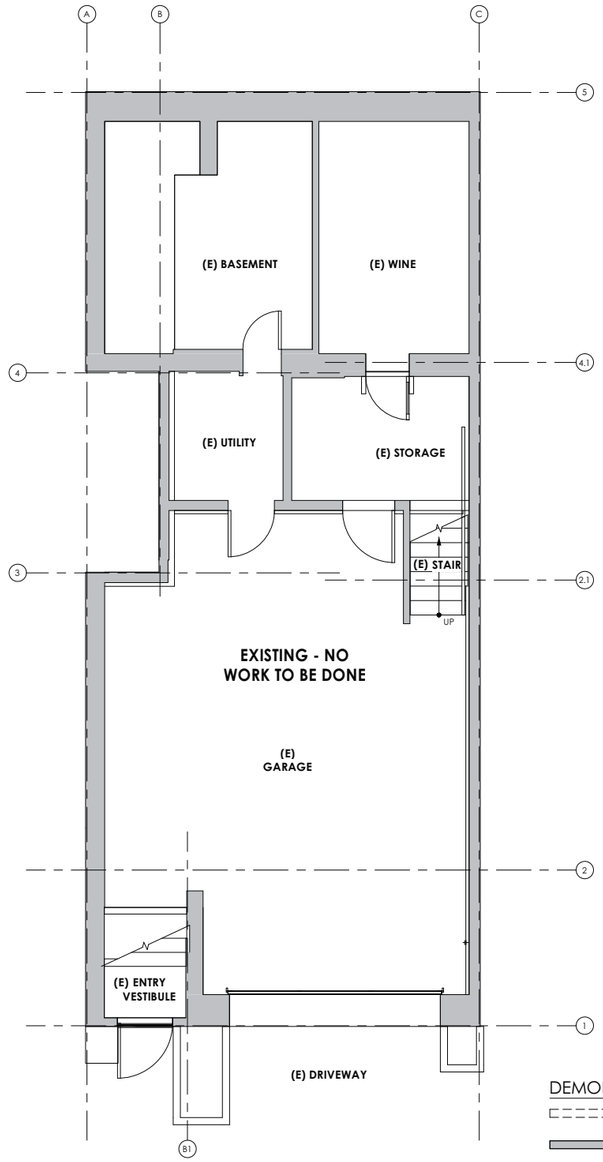
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, DEMOLITION PLAN:

1. TEST FOR HAZARDOUS AND TOXIC MATERIALS BEFORE START OF DEMOLITION. INFORM ARCHITECT AND OWNER IMMEDIATELY IF HAZARDOUS OR TOXIC MATERIALS ARE FOUND.
2. MEET ALL CALIFORNIA AND SAN FRANCISCO REQUIREMENTS PERTINENT TO BUILDING DEMOLITION, ABATEMENT, RECYCLING AND WASTE MANAGEMENT.
3. DO NOT DEMOLISH ANY LOAD-BEARING COMPONENTS OR OTHER STRUCTURAL MEMBERS UNLESS COORDINATED WITH THE STRUCTURAL ENGINEER.
4. STRUCTURAL INTEGRITY IS TO BE MAINTAINED DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. COORDINATE DEMOLITION OF HEADERS AND SOFFITS WITH ARCHITECT IN THE FIELD BEFORE START OF DEMOLITION.
6. DO NOT DEMOLISH PLUMBING, MECHANICAL OR ELECTRICAL UNLESS COORDINATED WITH ARCHITECT, OWNER AND CONSULTANT/SUB-CONTRACTOR RESPONSIBLE FOR THEIR RESPECTIVE SCOPE OF THE BUILDING SYSTEM.
7. EVALUATE (E) FRAMING AND ALL OTHER STRUCTURAL COMPONENTS, TO REMAIN, FOR STRUCTURAL INTEGRITY. REVIEW PENETRATION AND NOTCHES IN (E) FRAMING. DISCUSS AREAS IN QUESTION WITH STRUCTURAL ENGINEER AND ARCHITECT.



2 EXISTING/DEMOLITION PLAN - FIRST LEVEL
1/4" = 1'-0"



1 EXISTING/DEMOLITION PLAN - BASEMENT LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) BUILT-IN TO BE DEMOLISHED
- SCOPE OF WORK BOUNDARY

0' 1' 2' 4' 8'

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Revisions:

2015.09.02	Progress Structural
2015.11.20	Schematic Pricing
2016.07.13	Phase 1 Progress
2016.07.21	Phase 1 Progress Struct.
2016.09.30	Phase A Owner Approval
2016.10.12	Ph.A Owner Approval-R1
2016.11.14	Ph.A Owner Approval-R2
2016.11.17	Ph.A Structural Progress
2016.12.22	Planning Review
2017.03.27	Ph.A Pricing Progress
2017.04.07	Progress Structural
2017.06.13	Owner Progress
2017.07.27	Permit Revision
2018.03.07	Ph. A Owner Approval
2018.03.26	Phase A DD Pricing
2018.05.31	Phase A DD Pricing
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5

E-Transmissions:

Drawing Title:

EXISTING PLANS

Date: 09/02/15

Project No: 1511

Drawn by: KLV, KLT, RZ

Checked by: SME

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8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, DEMOLITION PLAN:

1. TEST FOR HAZARDOUS AND TOXIC MATERIALS BEFORE START OF DEMOLITION. INFORM ARCHITECT AND OWNER IMMEDIATELY IF HAZARDOUS OR TOXIC MATERIALS ARE FOUND.
2. MEET ALL CALIFORNIA AND SAN FRANCISCO REQUIREMENTS PERTINENT TO BUILDING DEMOLITION, ABATEMENT, RECYCLING AND WASTE MANAGEMENT.
3. DO NOT DEMOLISH ANY LOAD-BEARING COMPONENTS OR OTHER STRUCTURAL MEMBERS UNLESS COORDINATED WITH THE STRUCTURAL ENGINEER.
4. STRUCTURAL INTEGRITY IS TO BE MAINTAINED DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. COORDINATE DEMOLITION OF HEADERS AND SOFFITS WITH ARCHITECT IN THE FIELD BEFORE START OF DEMOLITION.
6. DO NOT DEMOLISH PLUMBING, MECHANICAL OR ELECTRICAL UNLESS COORDINATED WITH ARCHITECT, OWNER AND CONSULTANT/SUB-CONTRACTOR RESPONSIBLE FOR THEIR RESPECTIVE SCOPE OF THE BUILDING SYSTEM.
7. EVALUATE (E) FRAMING AND ALL OTHER STRUCTURAL COMPONENTS, TO REMAIN, FOR STRUCTURAL INTEGRITY. REVIEW PENETRATION AND NOTCHES IN (E) FRAMING. DISCUSS AREAS IN QUESTION WITH STRUCTURAL ENGINEER AND ARCHITECT.

DEMOLITION CALCULATIONS:

PER PLANNING CODE 317, "RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:

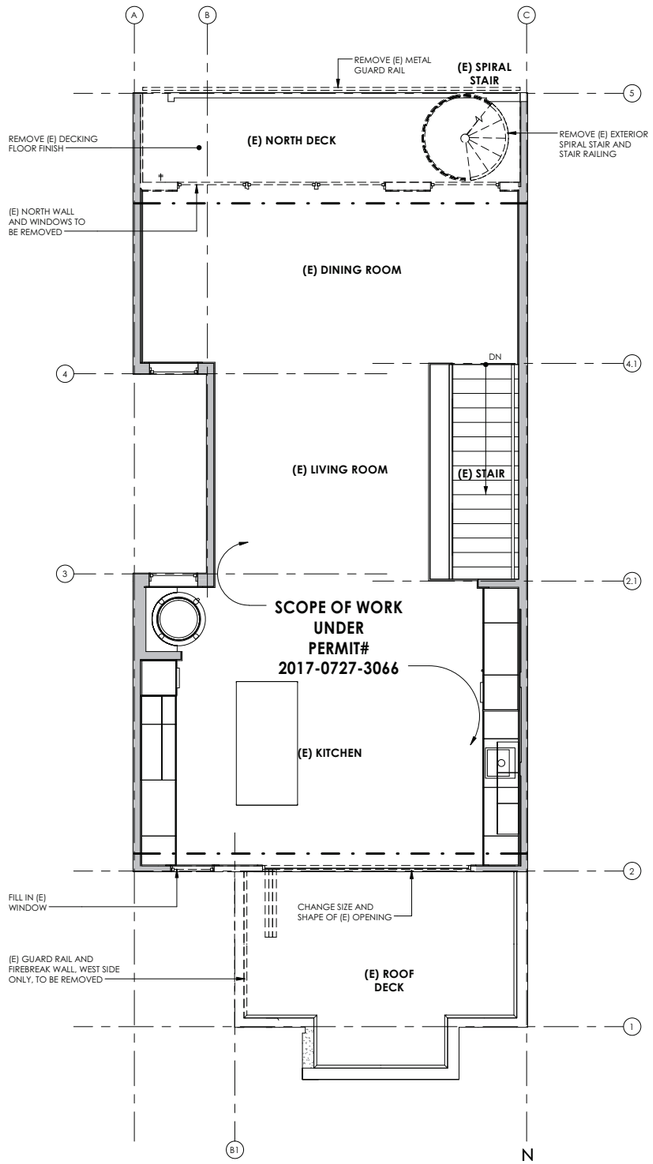
(B) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR

(C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

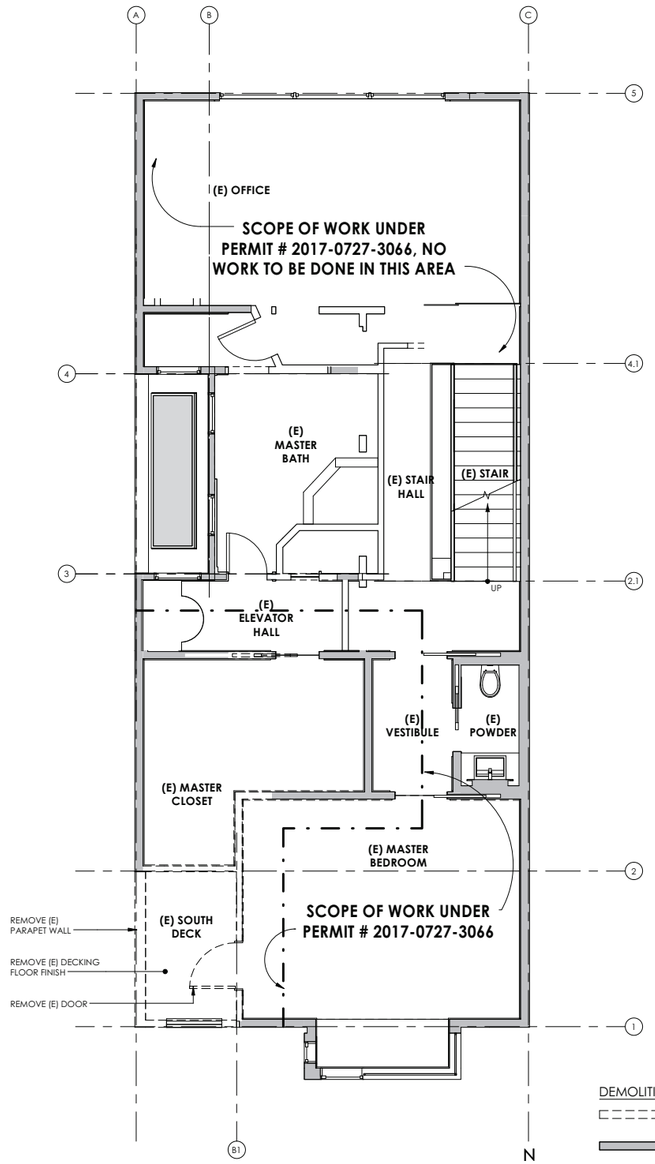
TOTAL SQ. FT. OF REMOVAL OF FRONT AND REAR FACADE:	700 SQ. FT.
TOTAL SQ. FT OF FRONT AND REAR FACADE:	2,000 SQ. FT.

700 SQ. FT. / 2,000 SQ. FT. = .35 x 100 = 35% IS LESS THAN 50%

NO EXTERIOR WALLS IN LINEAL FEET AT THE FOUNDATION LEVEL TO BE REMOVED.



2 EXISTING/DEMOLITION PLAN - THIRD LEVEL
1/4" = 1'-0"



1 EXISTING/DEMOLITION PLAN - SECOND LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) BUILT-IN TO BE DEMOLISHED
- SCOPE OF WORK BOUNDARY

0' 1' 2' 4' 8'

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2019.06.03	Section 311 Notice - R.5

E-Transmissions:

Drawing Title:
EXISTING PLANS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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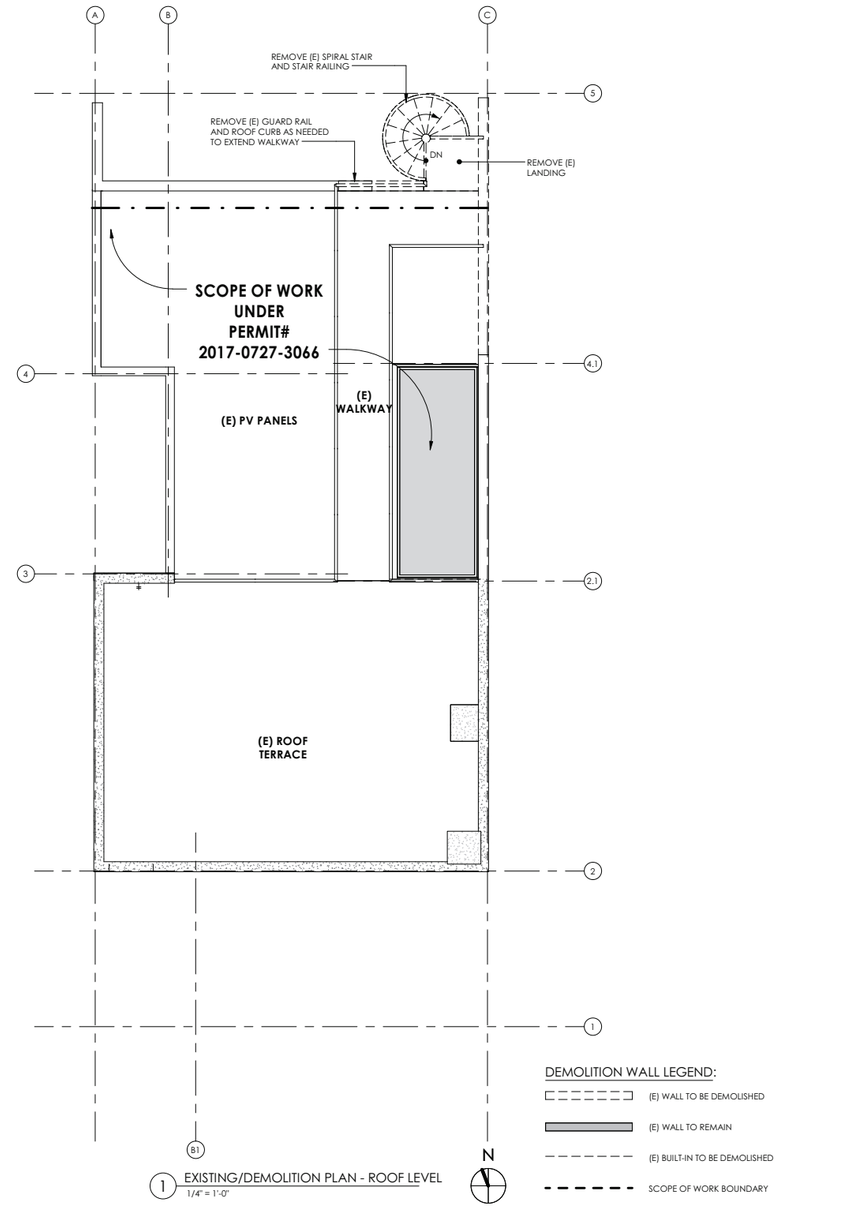

1 EXISTING/DEMOLITION PLAN - ROOF LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

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0' 1' 2' 4' 8'

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E-Transmissions:

Drawing Title:
EXISTING PLANS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet:
A2.02

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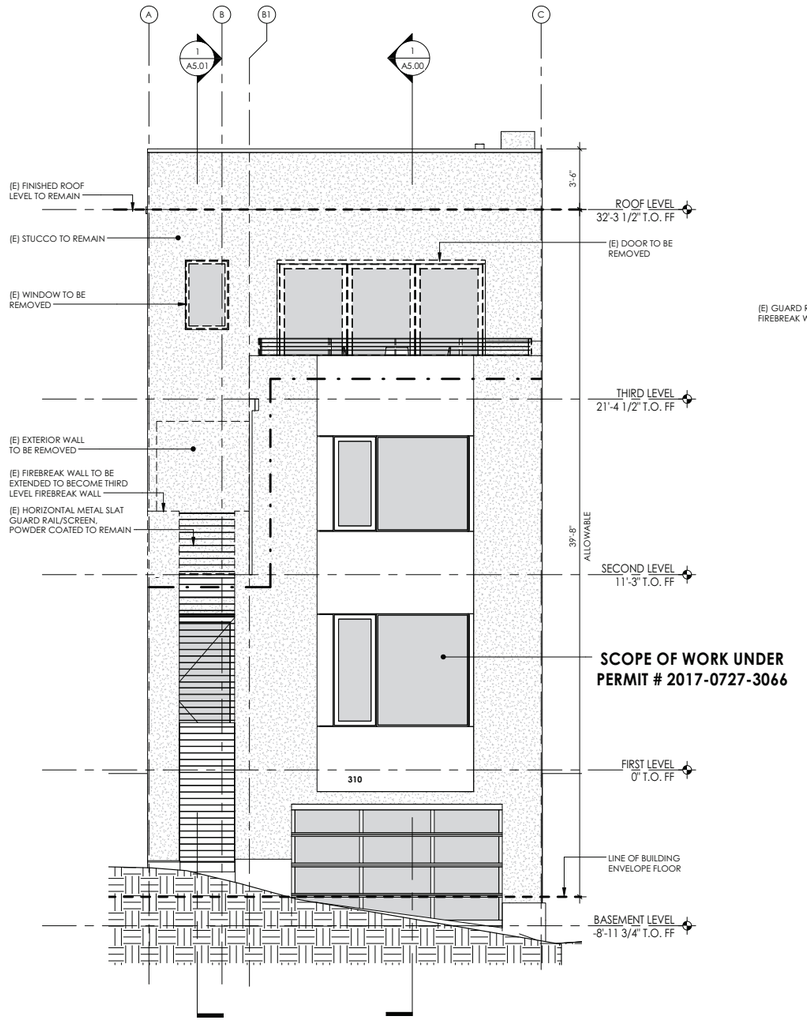
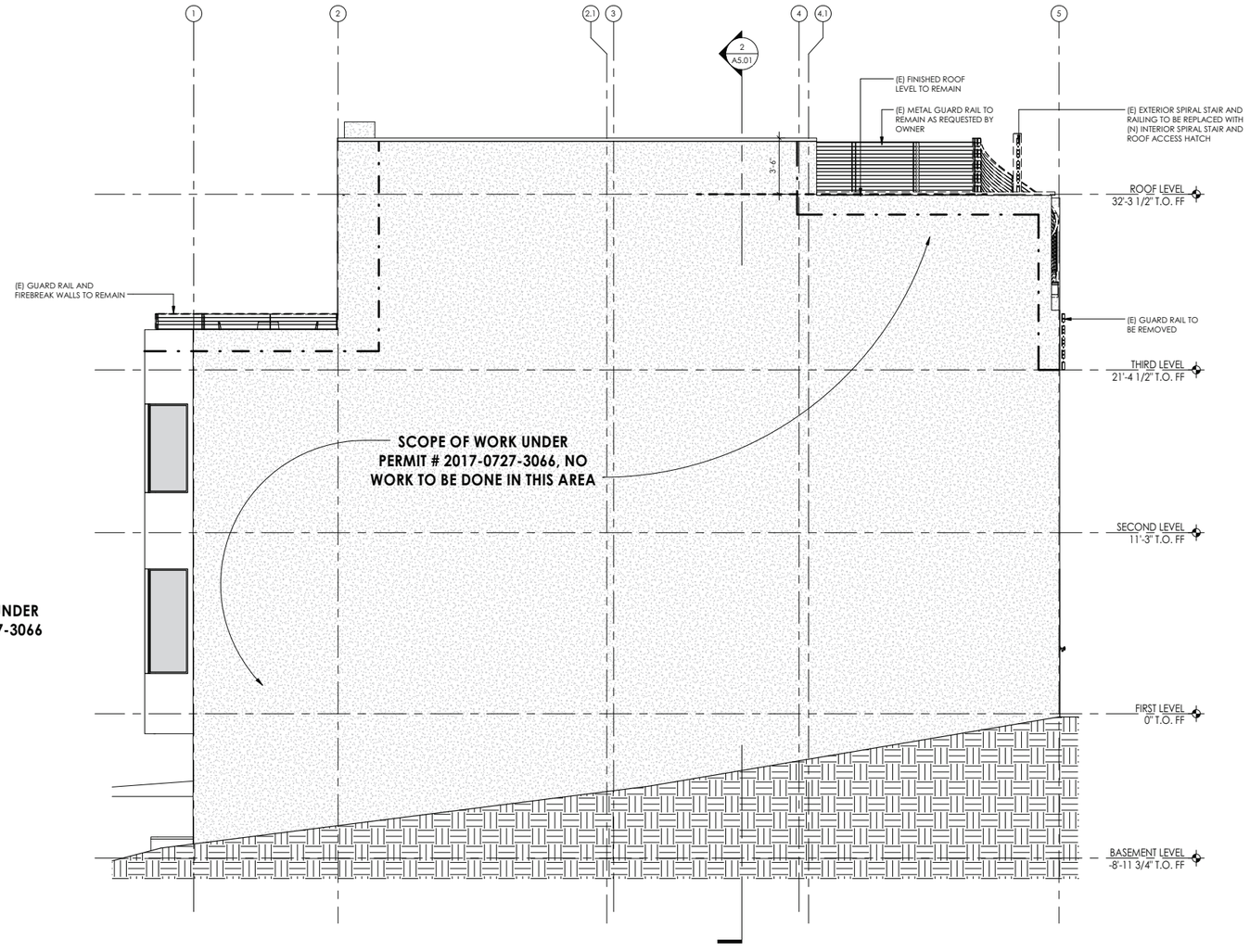


2 ELEVATION - SOUTH WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"



1 ELEVATION - EAST WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"

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E-Transmissions:

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Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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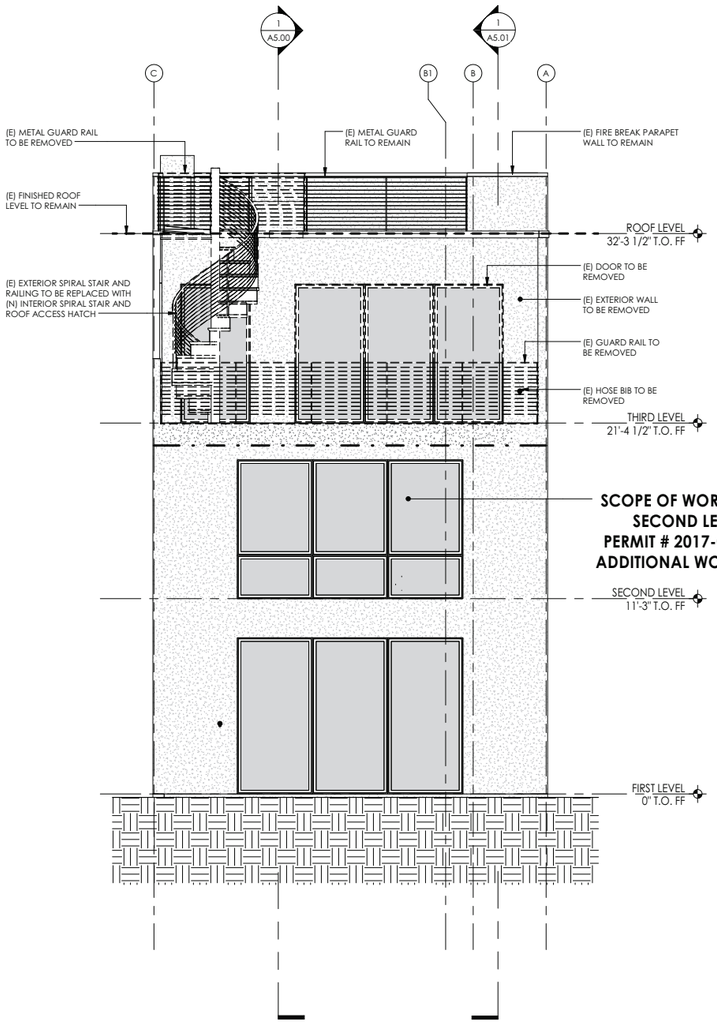
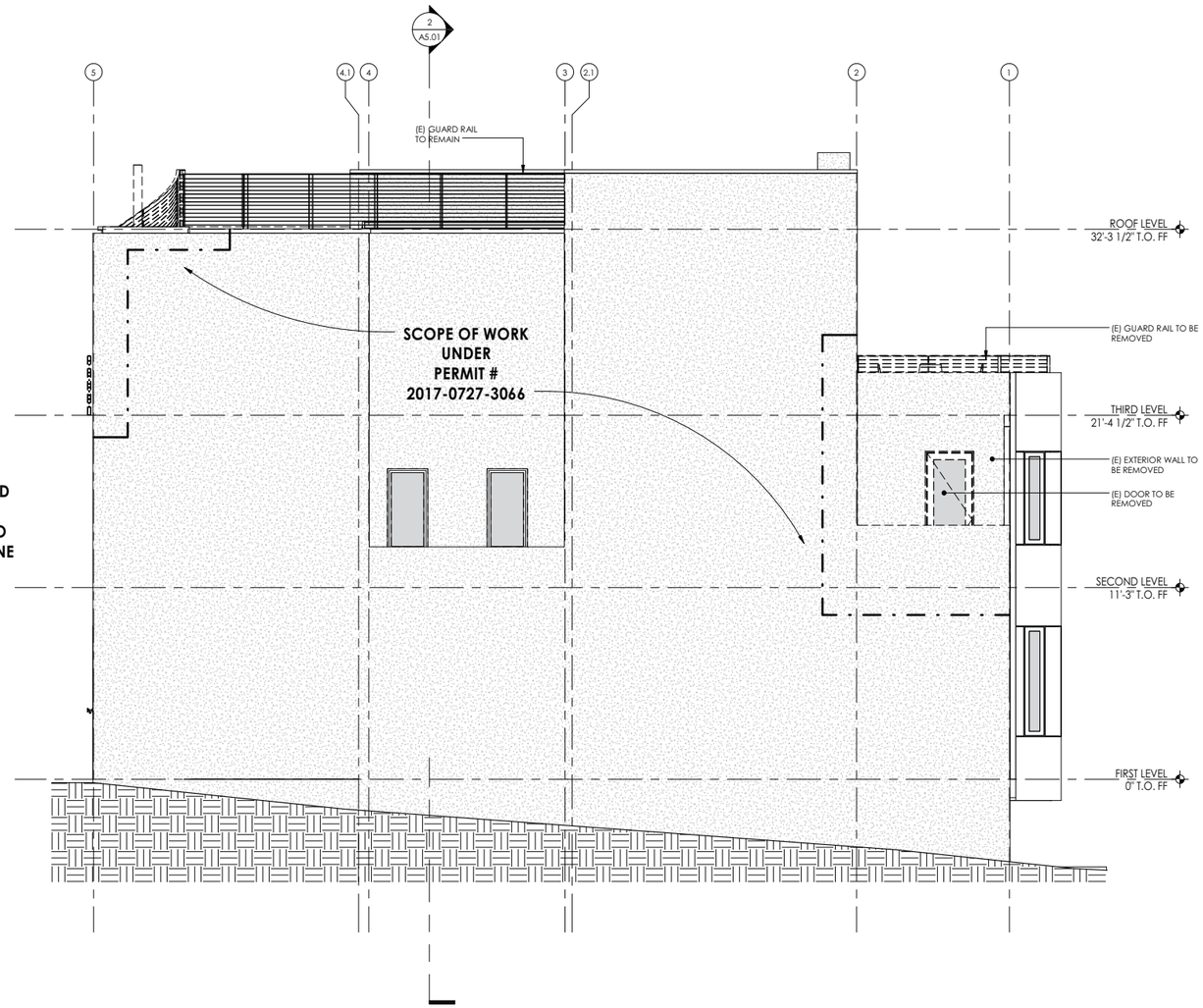


2 ELEVATION - NORTH WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"



1 ELEVATION - WEST WITH DEMO AND MODIFICATION NOTES
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E-Transmissions:

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Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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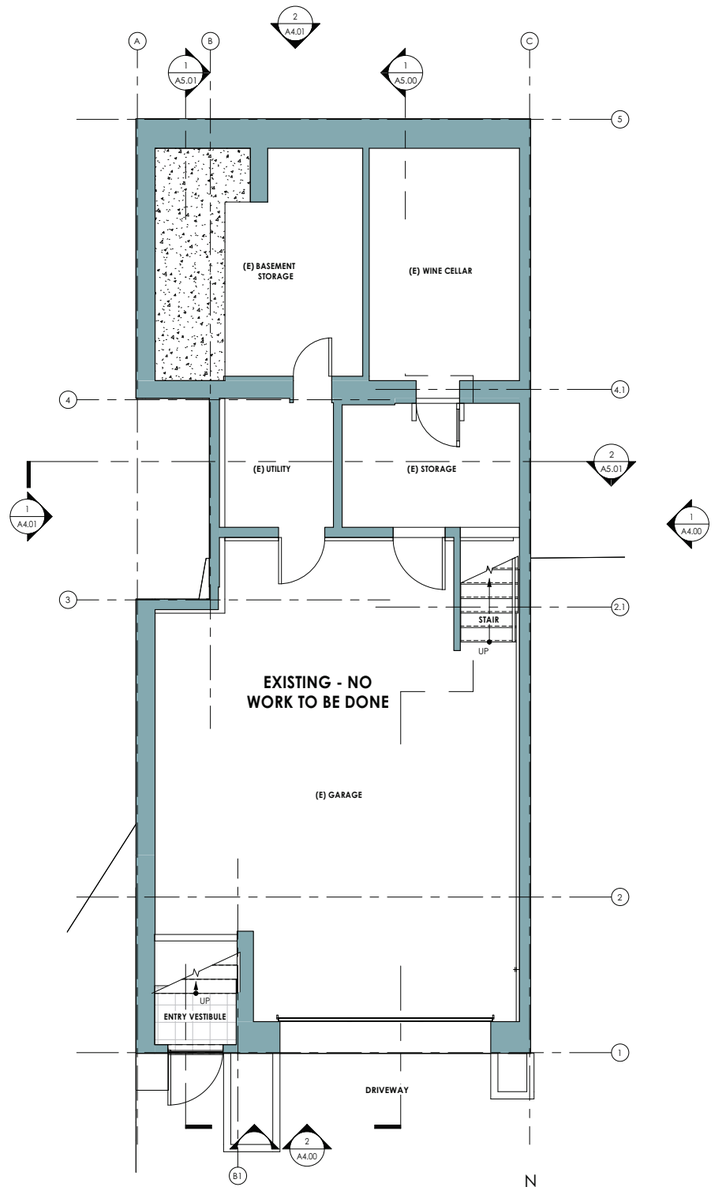
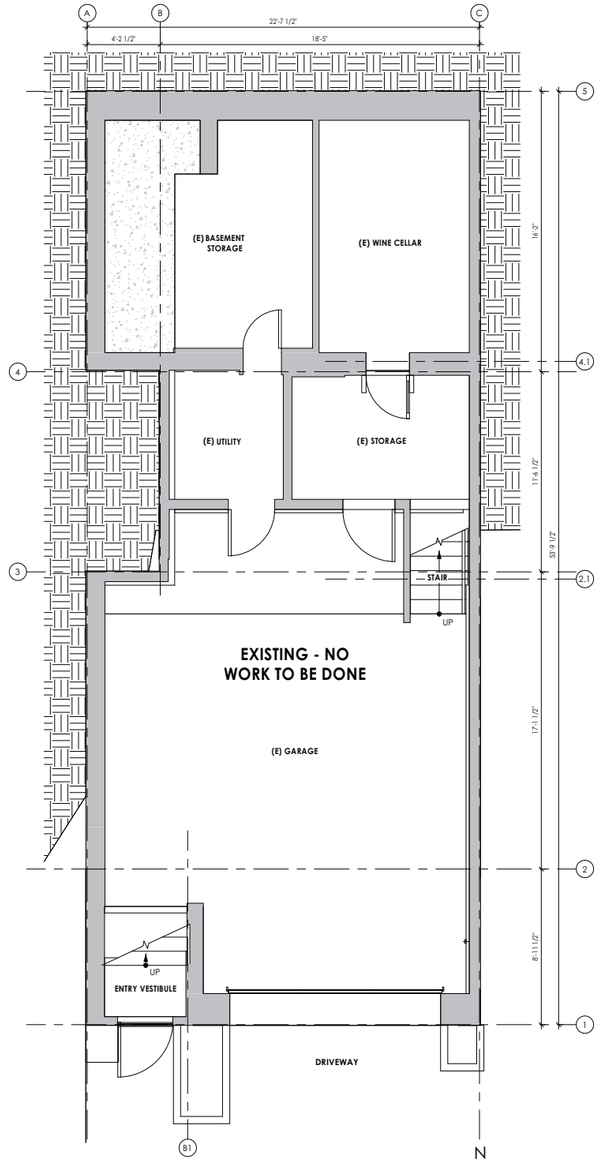
SHEET NOTES, FLOOR PLAN:

1. EXTERIOR WALL DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF EXTERIOR STRUCTURAL PLYWOOD (OVER STUDWALL) OR TO FACE OF CONCRETE WALL.
2. INTERIOR WALL AND PLUMBING DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF STUD, NOT INCLUDING WALL FINISHES.
3. DOORS, WINDOWS, SINKS AND TOILETS ARE DIMENSIONED TO CENTERLINE, U.O.N.
4. DOORS, WINDOWS AND OPENINGS TO BE CENTERED IN FINISHED WALL, U.O.N. SINKS, TOILETS, SHOWER HEADS/CONTROLS AND DRAINS TO BE CENTERED IN FINISHED WALLS, U.O.N.
5. (N) INTERIOR WALLS TO BE 2x4 WOOD STUD, 16" ON CENTER MINIMUM WITH 5/8" GYPSUM BOARD ON BOTH SIDES, U.O.N. REFER TO STRUCTURAL DRAWINGS AND WALL TYPE LEGEND FOR ADDITONAL INFORMATION.
6. FLOOR MATERIAL IN CLOSETS TO MATCH ADJOINING ROOM, U.O.N. EXTEND FLOOR MATERIAL UNDER "FLOATING" CABINETS WHERE OCCUR
7. CHANGE FLOOR MATERIAL UNDER CENTERLINE OF CLOSED DOOR, U.O.N.
8. WINDOW AREA FOR NATURAL LIGHT MUST BE 8% OF FLOOR AREA OR MORE (EXCEPT WHERE LESS IS ALLOWED BY CODE AND/OR FOR ARTIFICIALLY LIGHTED ROOMS).
9. EGRESS NOTE: ONE WINDOW IN EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQFT WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OF THE FINISHED FLOOR.
10. STAIRWAYS SHALL HAVE HEADROOM CLEARANCE OF NO LESS THAN 6'-8" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. MINIMUM HEADROOM CLEARANCE IS REQUIRED FOR THE FULL WIDTH OF THE STAIRWAY AND CONTINUES TO ONE TREAD DEPTH BEYOND THE BOTTOM RISER. SPIRAL STAIRWAYS ARE PERMITTED A 6'-6" HEADROOM.
11. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
12. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
13. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
14. HANDRAILS TO HAVE 1¼"-2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, AT 34"-38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER.
15. HANDRAIL MAY PROJECT 4½" MAX. INTO REQUIRED WIDTH OF STAIR AND SHALL PROVIDE 1½" MIN. SPACE BETWEEN WALL AND HANDRAIL.
16. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
17. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
18. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
19. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
20. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM OF THE GUARDRAIL SHALL BE SIZED SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
21. ATTIC ACCESS: AN OPENING NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IS REQUIRED AT OR ABOVE THE ACCESS OPENING.
22. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
23. PROVIDE INSULATION AT ALL BATHROOM WALLS.
24. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
25. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND DIRECTION OF OVERHEAD FRAMING.
26. REFER TO ARCHITECTURAL FRAMING PLANS FOR WALL FRAMING DIMENSIONS AND DOOR/WINDOW FRAMING LOCATIONS.



2 PROPOSED FLOOR PLAN - BASEMENT LEVEL
1/4" = 1'-0"

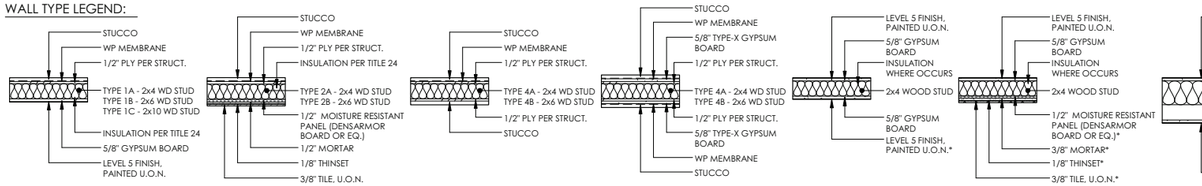


1 PROPOSED FRAMING PLAN - BASEMENT LEVEL
1/4" = 1'-0"

FRAMING WALL LEGEND:

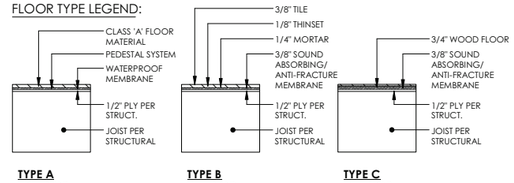
- (N) WALL
- (E) WALL TO REMAIN
- (N) 1 HR FIRE RATED WALL
- NOT IN SCOPE OF WORK

WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
TYPE 2 EXTERIOR WALL
TYPE 4 EXTERIOR WALL
TYPE 10 EXTERIOR WALL
TYPE 5 INTERIOR WALL
TYPE 6 INTERIOR WALL
TYPE 7 INTERIOR WALL

FLOOR TYPE LEGEND:



TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

0' 1' 2' 4' 8'

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Revisions:
2019.03.28 Section 311 Notice - R.3
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E-Transmissions:

Drawing Title:
FLOOR & FRAMING PLANS

Date:	10/11/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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Sheet:
A3.00

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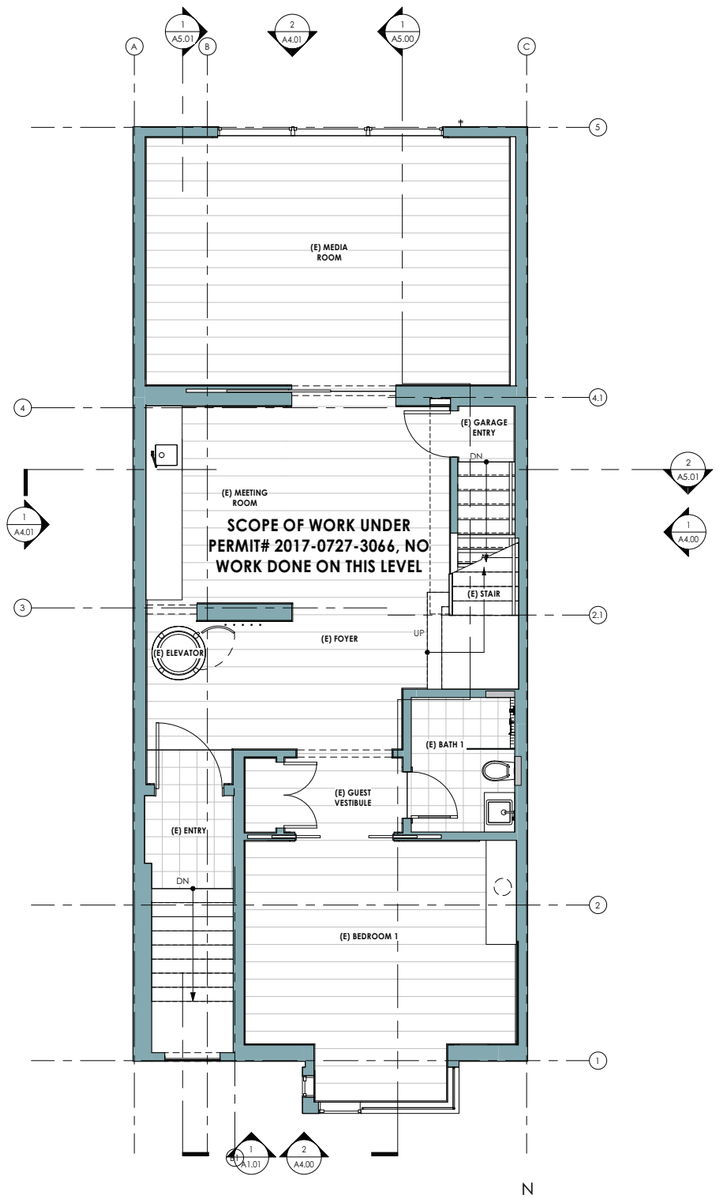
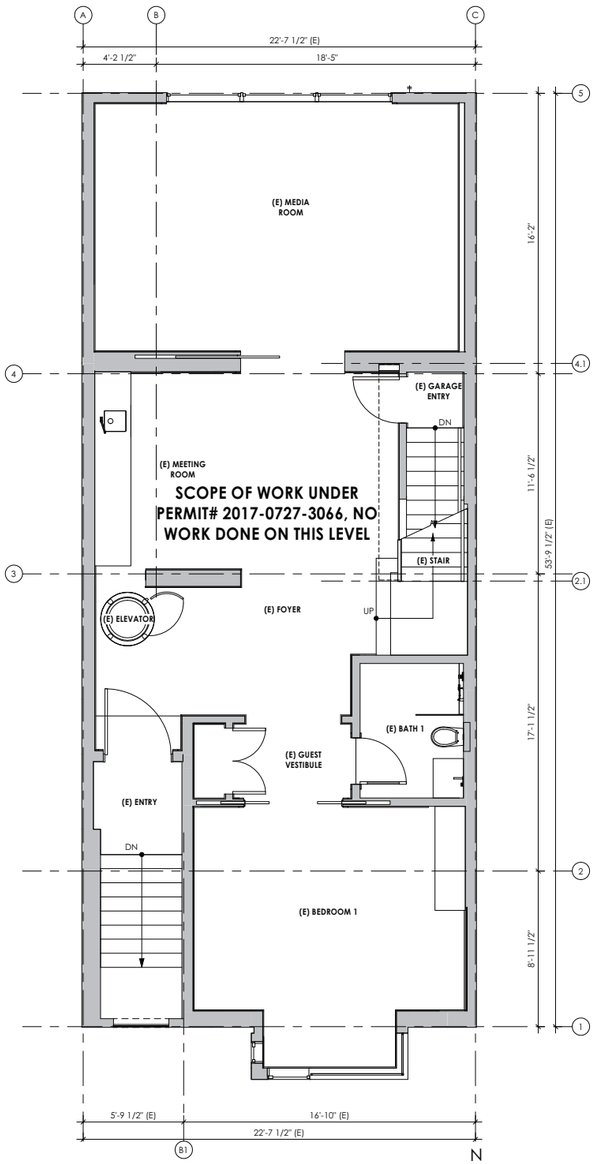


2 PROPOSED FLOOR PLAN - FIRST LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - FIRST LEVEL
1/4" = 1'-0"

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- (E) WALL TO REMAIN
- (N) 1 HR FIRE RATED WALL
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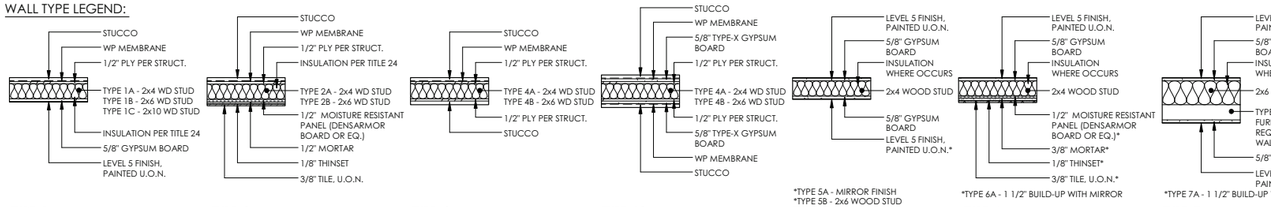
WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
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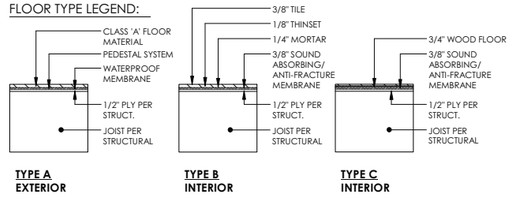

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E-Transmissions:

Drawing Title: FLOOR & FRAMING PLANS

Date: 10/11/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet: A3.01

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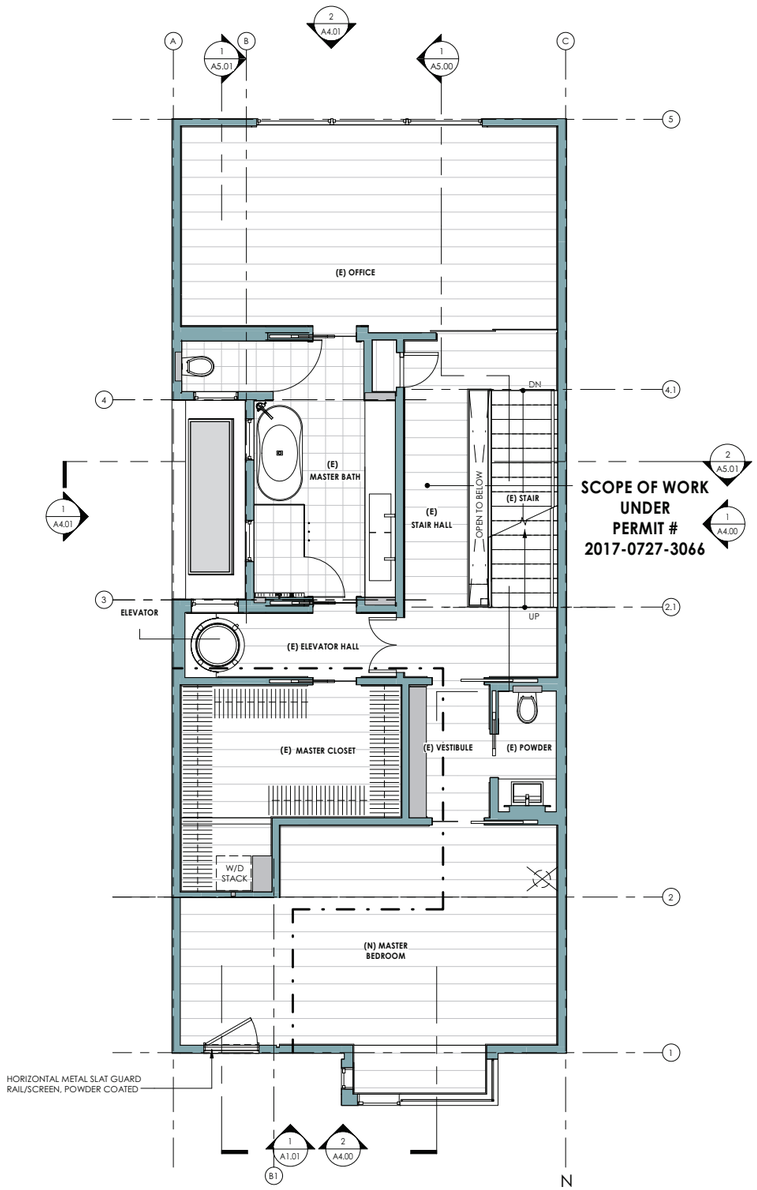
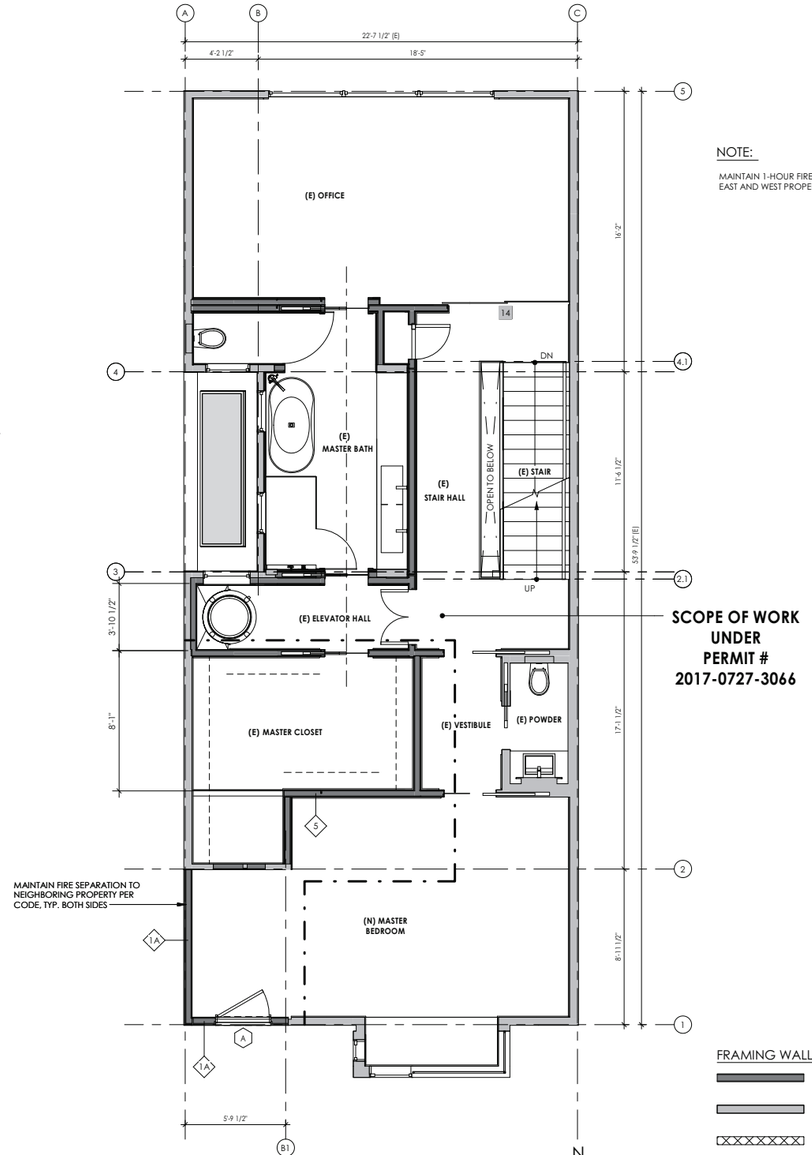


2 PROPOSED FLOOR PLAN - SECOND LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - SECOND LEVEL
1/4" = 1'-0"

NOTE:

MAINTAIN 1-HOUR FIRE SEPARATION AT EAST AND WEST PROPERTY LINE WALLS

FRAMING WALL LEGEND:

- (N) WALL
- (E) WALL TO REMAIN
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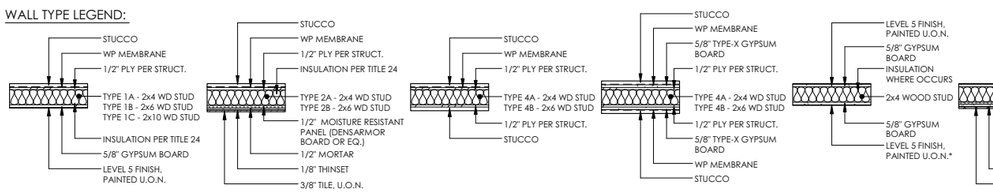
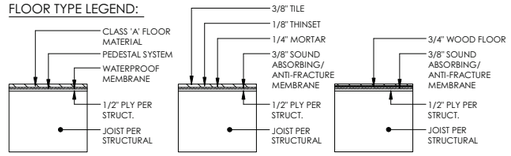
WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
TYPE 2 EXTERIOR WALL
TYPE 4 EXTERIOR WALL
TYPE 10 EXTERIOR WALL
*TYPE 5A - MIRROR FINISH
*TYPE 5B - 2x6 WOOD STUD
TYPE 5 INTERIOR WALL
*TYPE 6A - 1 1/2" BUILD-UP WITH MIRROR
TYPE 6 INTERIOR WALL
*TYPE 7A - 1 1/2" BUILD-UP WITH TILE
TYPE 7 INTERIOR WALL

FLOOR TYPE LEGEND:



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Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5

E-Transmissions:

Drawing Title:
FLOOR & FRAMING PLANS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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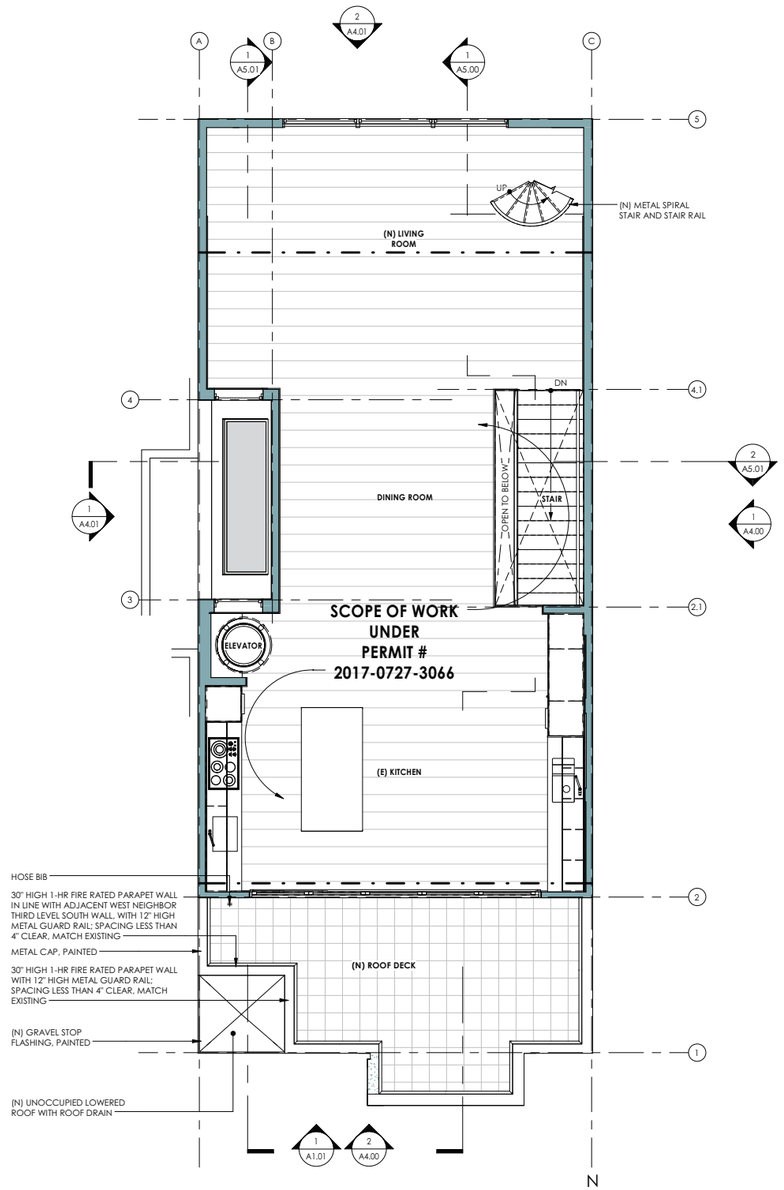
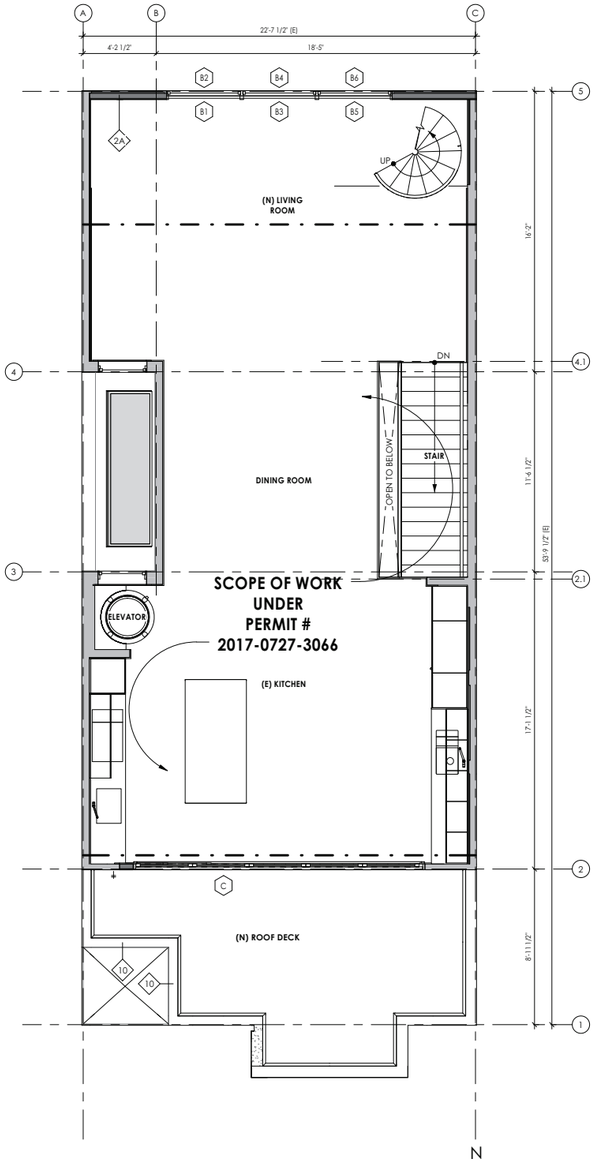
11. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
12. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
13. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
14. HANDRAILS TO HAVE 1¼"-2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, AT 34"-38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER.
15. HANDRAIL MAY PROJECT 4½" MAX. INTO REQUIRED WIDTH OF STAIR AND SHALL PROVIDE 1½" MIN. SPACE BETWEEN WALL AND HANDRAIL.
16. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
17. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
18. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
19. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
20. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM OF THE GUARDRAIL SHALL BE SIZED SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
21. ATTIC ACCESS: AN OPENING NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IS REQUIRED AT OR ABOVE THE ACCESS OPENING.
22. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
23. PROVIDE INSULATION AT ALL BATHROOM WALLS.
24. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
25. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND DIRECTION OF OVERHEAD FRAMING.
26. REFER TO ARCHITECTURAL FRAMING PLANS FOR WALL FRAMING DIMENSIONS AND DOOR/WINDOW FRAMING LOCATIONS.



2 PROPOSED FLOOR PLAN - THIRD LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - THIRD LEVEL
1/4" = 1'-0"

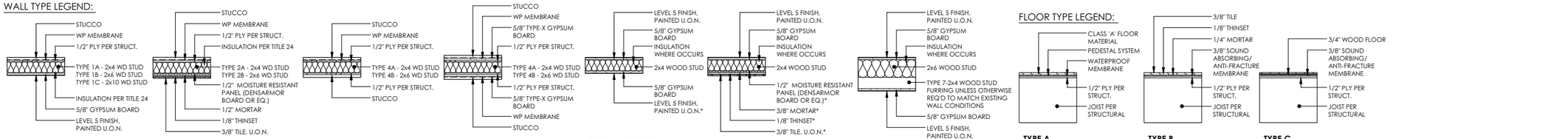
NOTE:

MAINTAIN 1-HOUR FIRE SEPARATION AT EAST AND WEST PROPERTY LINE WALLS

FRAMING WALL LEGEND:

- (N) WALL
- (E) WALL TO REMAIN
- (N) 1 HR FIRE RATED WALL
- NOT IN SCOPE OF WORK

WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
TYPE 2 EXTERIOR WALL
TYPE 4 EXTERIOR WALL
TYPE 10 EXTERIOR WALL
TYPE 5 INTERIOR WALL
TYPE 6 INTERIOR WALL
TYPE 7 INTERIOR WALL

FLOOR TYPE LEGEND:

TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

0' 1' 2' 4' 8'

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E-Transmissions:

Drawing Title: FLOOR & FRAMING PLANS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet: A3.03

SHEET NOTES, GENERAL:

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7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, FLOOR PLAN:

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2. INTERIOR WALL AND PLUMBING DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF STUD, NOT INCLUDING WALL FINISHES.
3. DOORS, WINDOWS, SINKS AND TOILETS ARE DIMENSIONED TO CENTERLINE, U.O.N.
4. DOORS, WINDOWS AND OPENINGS TO BE CENTERED IN FINISHED WALL, U.O.N. SINKS, TOILETS, SHOWER HEADS/CONTROLS AND DRAINS TO BE CENTERED IN FINISHED WALLS, U.O.N.
5. (N) INTERIOR WALLS TO BE 2x4 WOOD STUD, 16" ON CENTER MINIMUM WITH 5/8" GYPSUM BOARD ON BOTH SIDES, U.O.N. REFER TO STRUCTURAL DRAWINGS AND WALL TYPE LEGEND FOR ADDITONAL INFORMATION.
6. FLOOR MATERIAL IN CLOSETS TO MATCH ADJOINING ROOM, U.O.N. EXTEND FLOOR MATERIAL UNDER "FLOATING" CABINETS WHERE OCCUR
7. CHANGE FLOOR MATERIAL UNDER CENTERLINE OF CLOSED DOOR, U.O.N.
8. WINDOW AREA FOR NATURAL LIGHT MUST BE 8% OF FLOOR AREA OR MORE (EXCEPT WHERE LESS IS ALLOWED BY CODE AND/OR FOR ARTIFICIALLY LIGHTED ROOMS).
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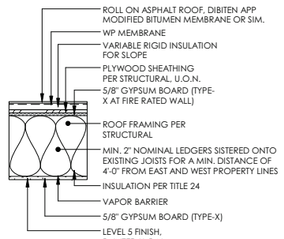
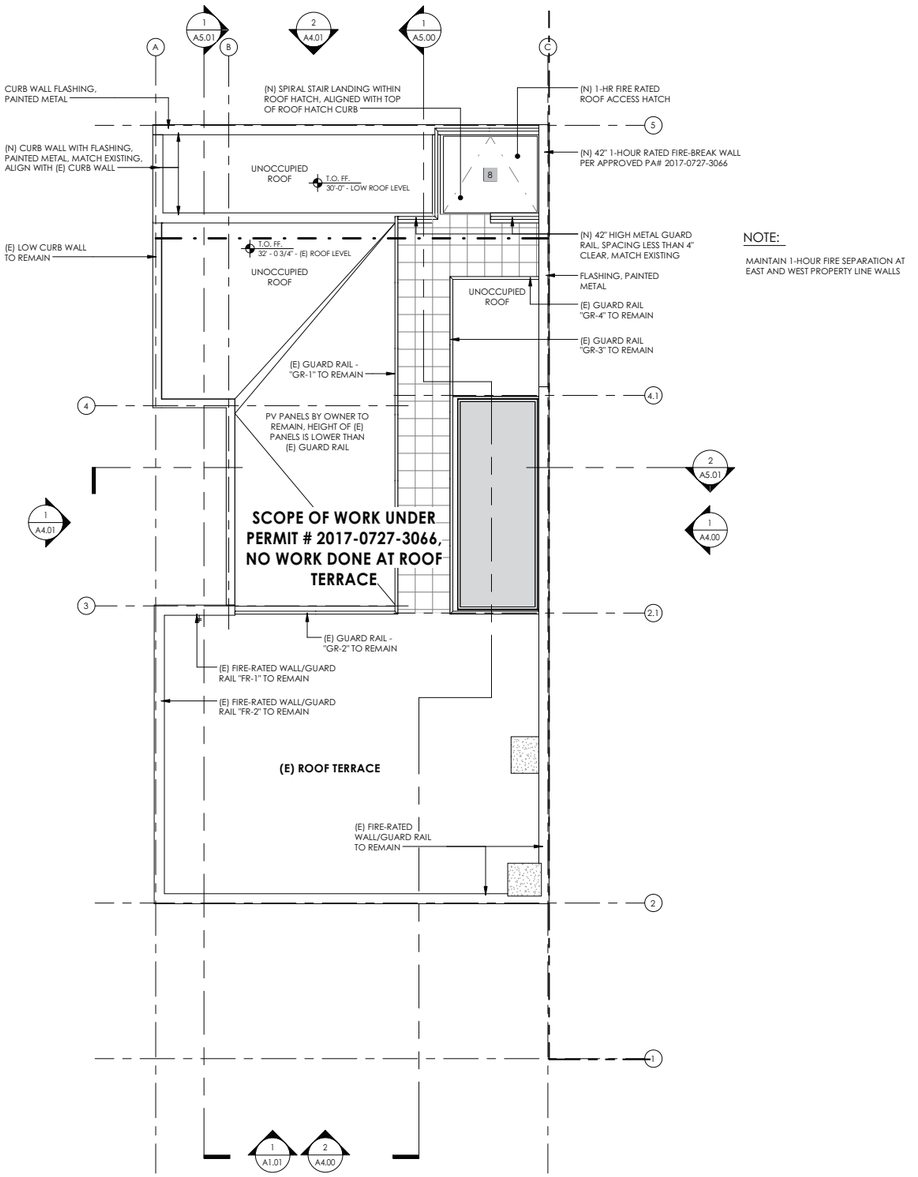
ROOF TYPE LEGEND:



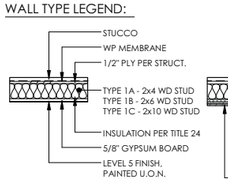
ASPHALT ROOF
ROOF ASSEMBLY TO COMPLY W/ CBC 705.11, EXCEPTION 5.2



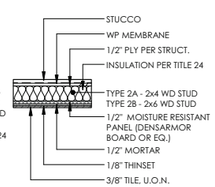
NOTE:
MAINTAIN 1-HOUR FIRE SEPARATION AT EAST AND WEST PROPERTY LINE WALLS

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

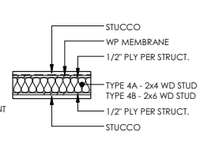
WALL TYPE LEGEND:



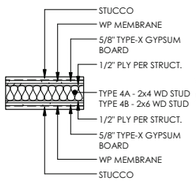
TYPE 1
EXTERIOR WALL



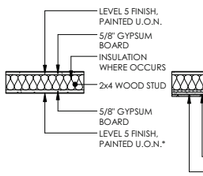
TYPE 2
EXTERIOR WALL



TYPE 4
EXTERIOR WALL

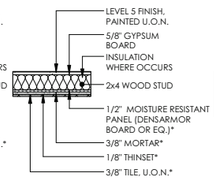


TYPE 10
EXTERIOR WALL



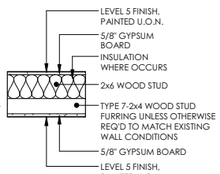
*TYPE 5A - MIRROR FINISH
*TYPE 5B - 2x6 WOOD STUD

TYPE 5
INTERIOR WALL



*TYPE 6A - 1 1/2" BUILD-UP WITH MIRROR

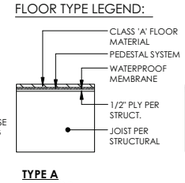
TYPE 6
INTERIOR WALL



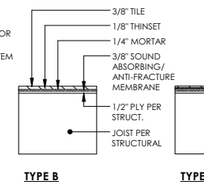
*TYPE 7A - 1 1/2" BUILD-UP WITH TILE

TYPE 7
INTERIOR WALL

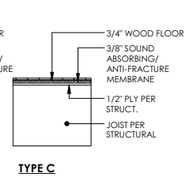
FLOOR TYPE LEGEND:



TYPE A
EXTERIOR



TYPE B
INTERIOR



TYPE C
INTERIOR

0' 1' 2' 4' 8'

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E-Transmissions:

Drawing Title:
ROOF PLAN

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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Sheet:
A3.04

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13. PROVIDE CRAWL SPACE ACCESS AND VENTILATION AS REQUIRED BY CODE.

BIRD-SAFE STANDARDS REQUIREMENTS:

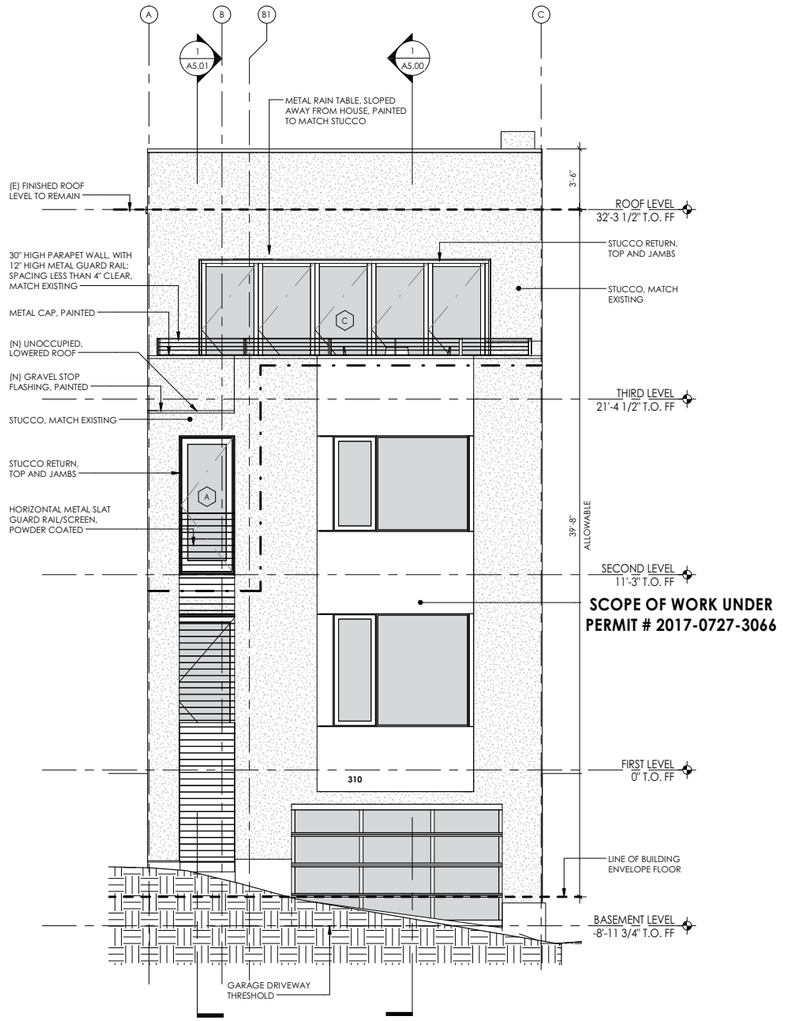
PER DESIGN GUIDE STANDARDS FOR BIRD-SAFE BUILDINGS, PROPERTY IS A LOCATION-RELATED HAZARD: BUILDINGS WITHIN 300 FEET OF AN UBRAN BIRD REFUGE.

BIRD COLLISION ZONE TREATMENT EXEMPT FOR RESIDENTIAL-ZONED BUILDINGS LESS THAN 45 FEET TALL WITH LIMITED GLASS FACADE (LESS THAN 50% GLAZING); BUILDING FEATURE-RELATED TREATMENT STILL REQUIRED

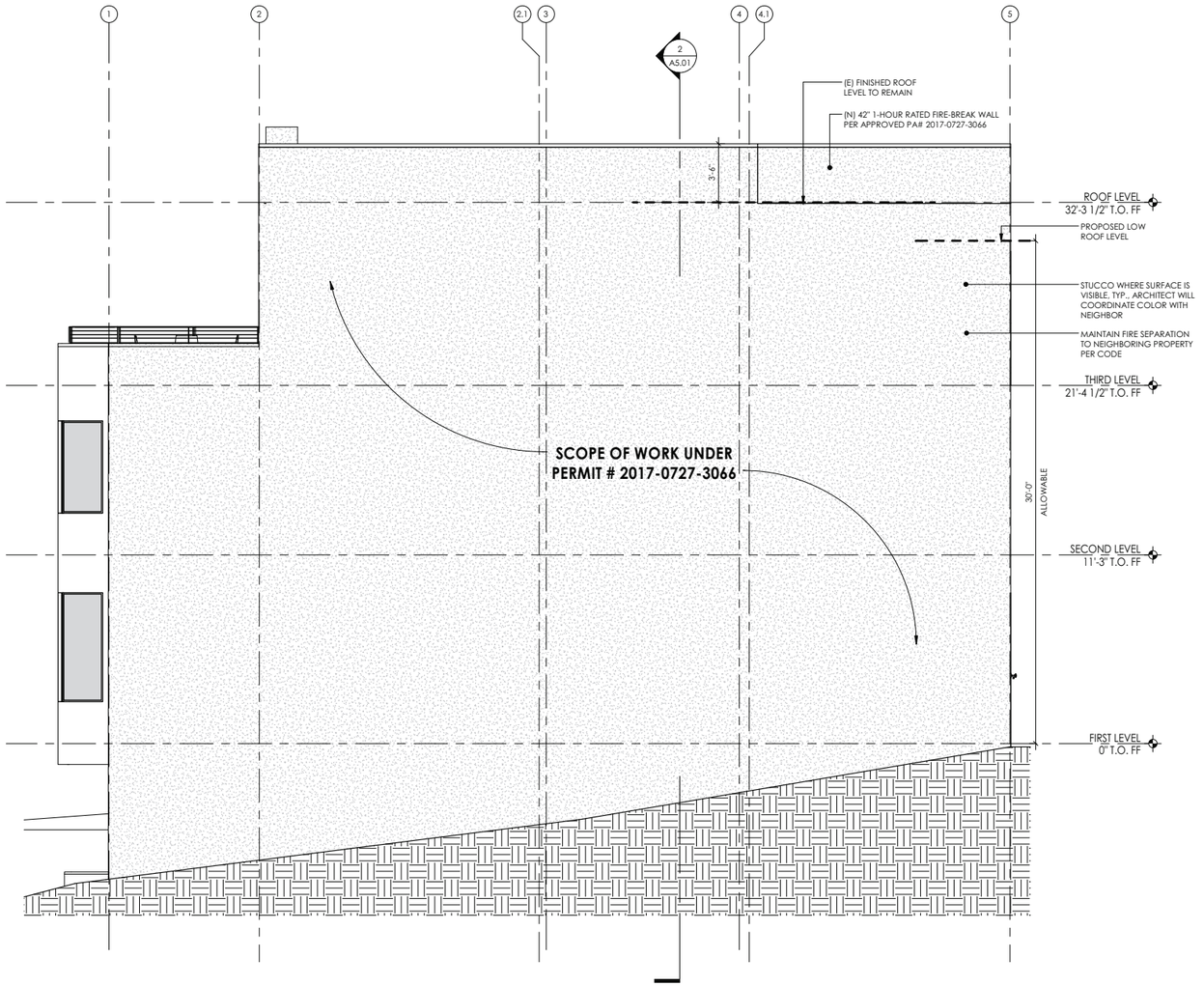
BUILDING IS 39'-8" TALL.
GLASS FACADE AT FRONT & BACK = 580 SQ. FT.
TOTAL FACADE AT FRONT & BACK = 1,458 SQ. FT.
580 SQ. FT./1,458 SQ. FT. = .397 x 100 = 39.7% LESS THAN 50% GLAZING

PER EXCEPTIONS: ZONING ADMINISTRATION WAIVERS, BIRD COLLISION TREATMENT EXEMPT GLAZING.

PER BUILDING FEATURE RELATED REQUIREMENTS, GLAZING 24 SQ. FT. OR LARGER TO HAVE FILM INSTALLED.



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



1 PROPOSED ELEVATION - EAST
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E-Transmissions:

Drawing Title:
ELEVATIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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Sheet:
A4.00

SHEET NOTES, GENERAL:

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5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, ELEVATIONS:

1. EXTERIOR WALL DIMENSIONS ARE FRAMING DIMENSIONS MEASURED TO FACE OF EXTERIOR STRUCTURAL PLYWOOD (OVER STUD WALL) OR TO FACE OF CONCRETE WALL.
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6. COORDINATE EXACT MEANING OF T.O. WINDOW WITH ARCHITECT.
7. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
8. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
9. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
10. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
11. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
12. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
13. PROVIDE CRAWL SPACE ACCESS AND VENTILATION AS REQUIRED BY CODE.

BIRD-SAFE STANDARDS REQUIREMENTS:

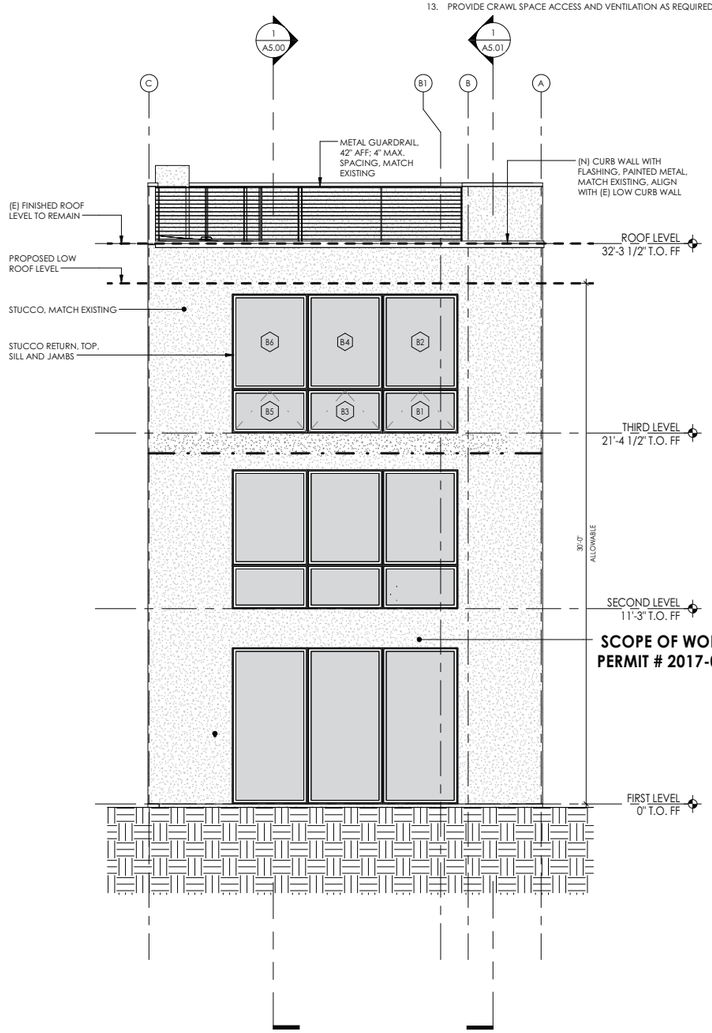
PER DESIGN GUIDE STANDARDS FOR BIRD-SAFE BUILDINGS, PROPERTY IS A LOCATION-RELATED HAZARD: BUILDINGS WITHIN 300 FEET OF AN UBRAN BIRD REFUGE.

BIRD COLLISION ZONE TREATMENT EXEMPT FOR RESIDENTIAL-ZONED BUILDINGS LESS THAN 45 FEET TALL WITH LIMITED GLASS FACADE (LESS THAN 50% GLAZING); BUILDING FEATURE-RELATED TREATMENT STILL REQUIRED

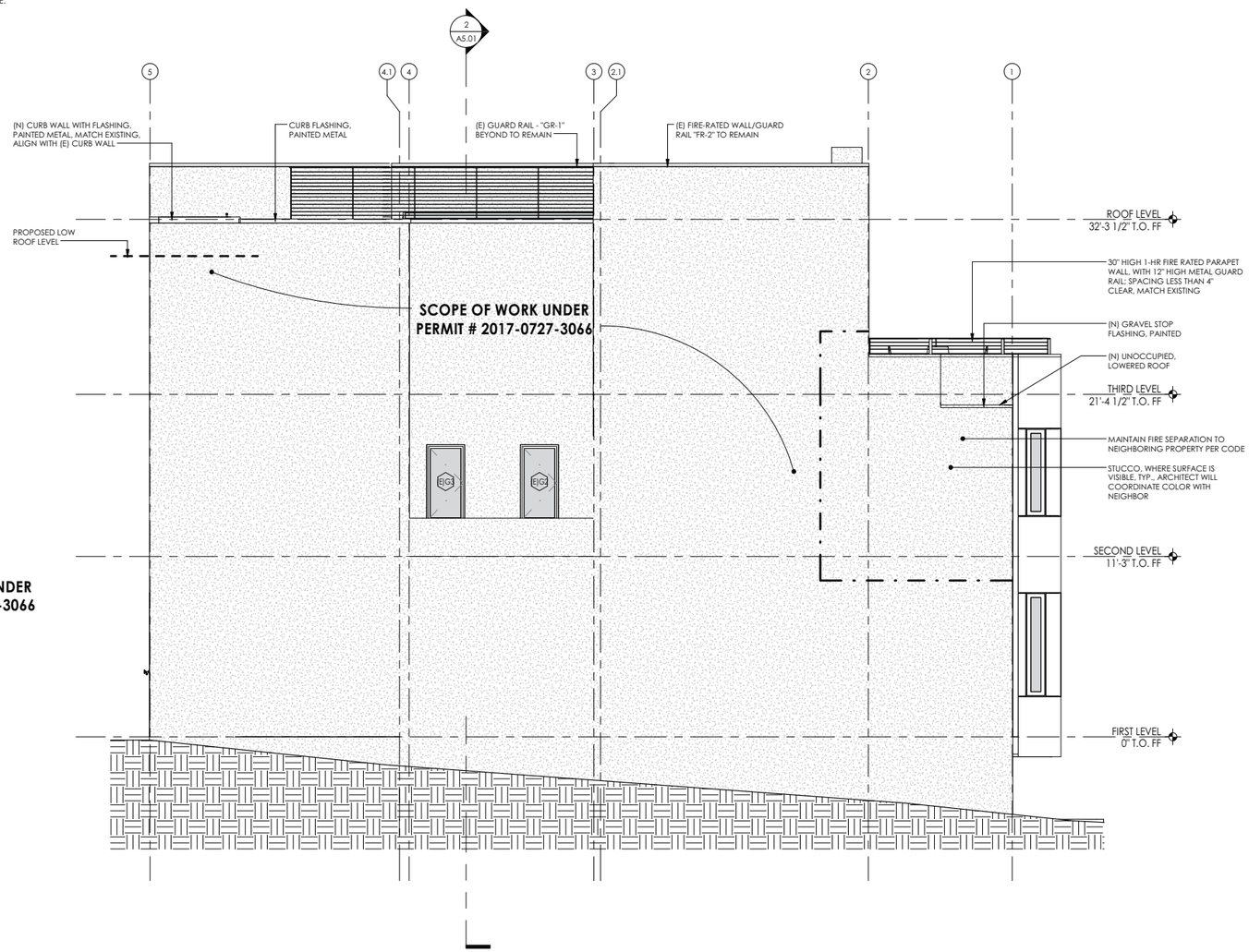
BUILDING IS 39'-8" TALL.
GLASS FACADE AT FRONT & BACK = 580 SQ. FT.
TOTAL FACADE AT FRONT & BACK = 1,458 SQ. FT.
580 SQ. FT./1,458 SQ. FT. = .397 x 100 = 39.7% LESS THAN 50% GLAZING

PER EXCEPTIONS: ZONING ADMINISTRATION WAIVERS, BIRD COLLISION TREATMENT EXEMPT GLAZING.

PER BUILDING FEATURE RELATED REQUIREMENTS, GLAZING 24 SQ. FT. OR LARGER TO HAVE FILM INSTALLED.



2 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"



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

0' 1' 2' 4' 8'

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Green Street

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E-Transmissions:

Drawing Title:
ELEVATIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	AA, SME

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Sheet:
A4.01

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6. STAIRWAYS SHALL HAVE HEADROOM CLEARANCE OF NO LESS THAN 6'-8" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. MINIMUM HEADROOM CLEARANCE IS REQUIRED FOR THE FULL WIDTH OF THE STAIRWAY AND CONTINUES TO ONE TREAD DEPTH BEYOND THE BOTTOM RISER. SPIRAL STAIRWAYS ARE PERMITTED A 6'-6" HEADROOM.
7. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
8. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
9. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
10. HANDRAILS TO HAVE 1¼"-2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, AT 34"-38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATE AT NEWEL POSTS OR RETURN INTO WALLS.
11. HANDRAIL MAY PROJECT 4½" MAX. INTO REQUIRED WIDTH OF STAIR AND SHALL PROVIDE 1½" MIN. SPACE BETWEEN WALL AND HANDRAIL.
12. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
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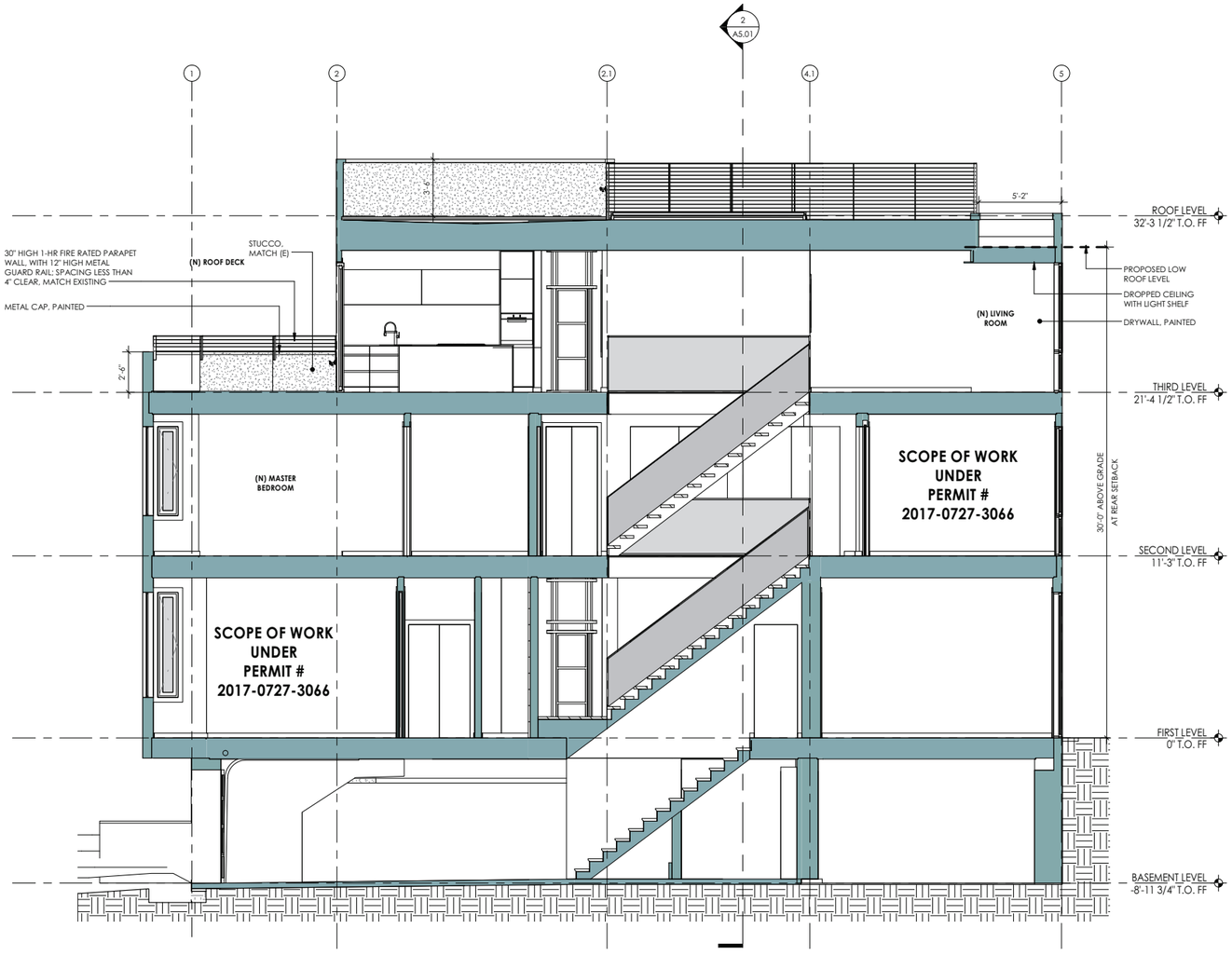
14. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
15. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4 3/8" IN DIAMETER CANNOT PASS THROUGH.
16. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM OF THE GUARDRAIL SHALL BE SIZED SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
17. ATTIC ACCESS: AN OPENING NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IS REQUIRED AT OR ABOVE THE ACCESS OPENING.
18. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.



1 PROPOSED BUILDING SECTION - WEST - THROUGH STAIRS
1/4" = 1'-0"

0' 1' 2' 4' 8'

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E-Transmissions:

Drawing Title:
BUILDING SECTIONS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet:
A5.00

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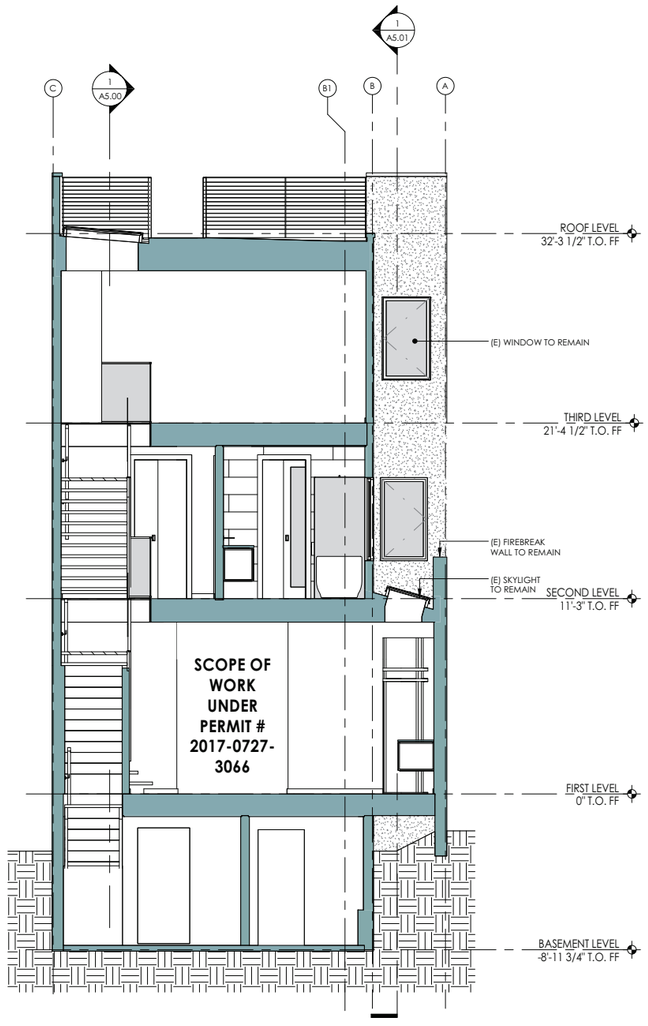
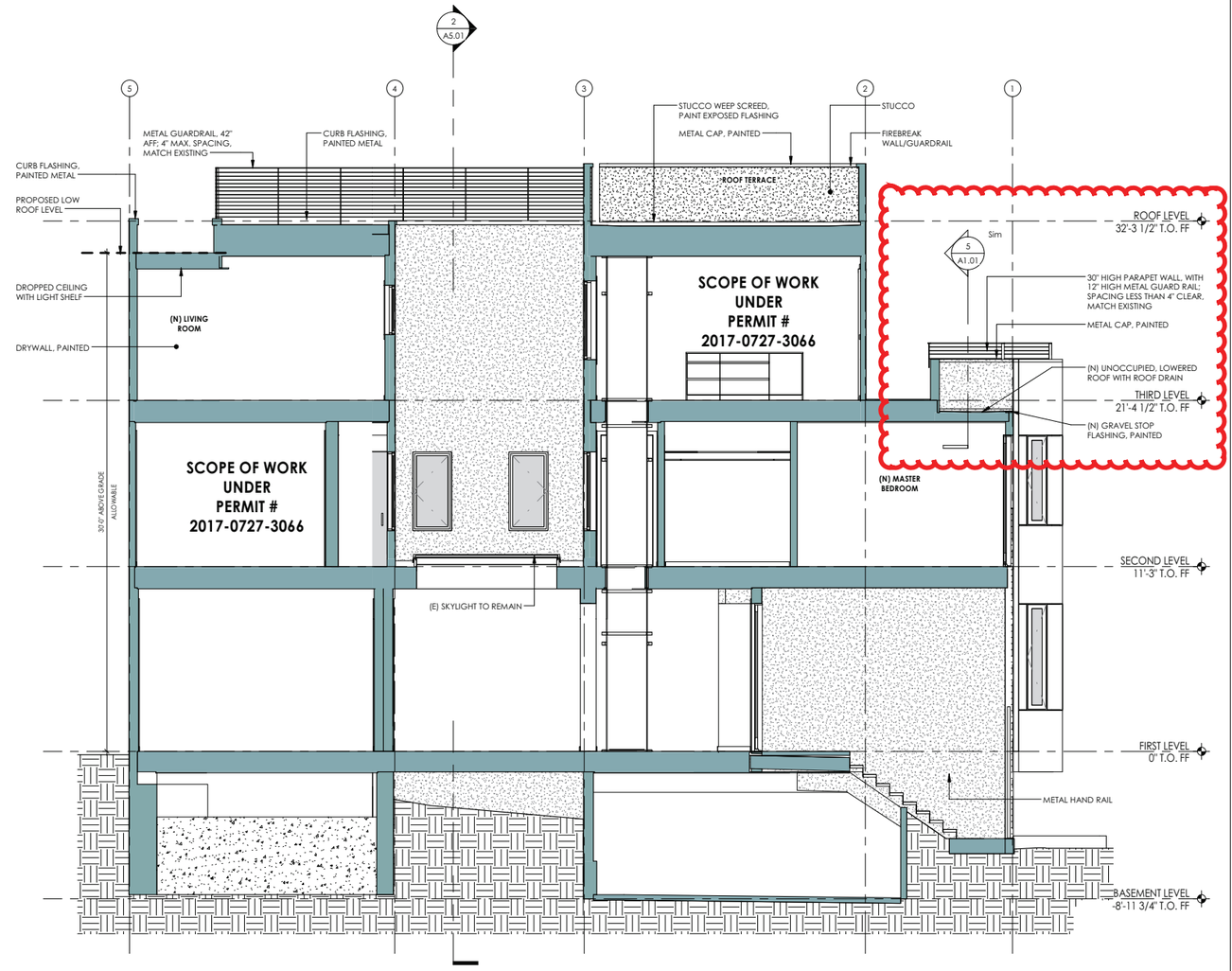
SHEET NOTES, SECTIONS:

1. SEE SHEET A5.00 FOR SHEET NOTES, SECTIONS.



2 PROPOSED BUILDING SECTION - SOUTH
1/4" = 1'-0"



1 PROPOSED BUILDING SECTION - EAST - LOOKING THROUGH LIGHTWELL
1/4" = 1'-0"

0' 1' 2' 4' 8'

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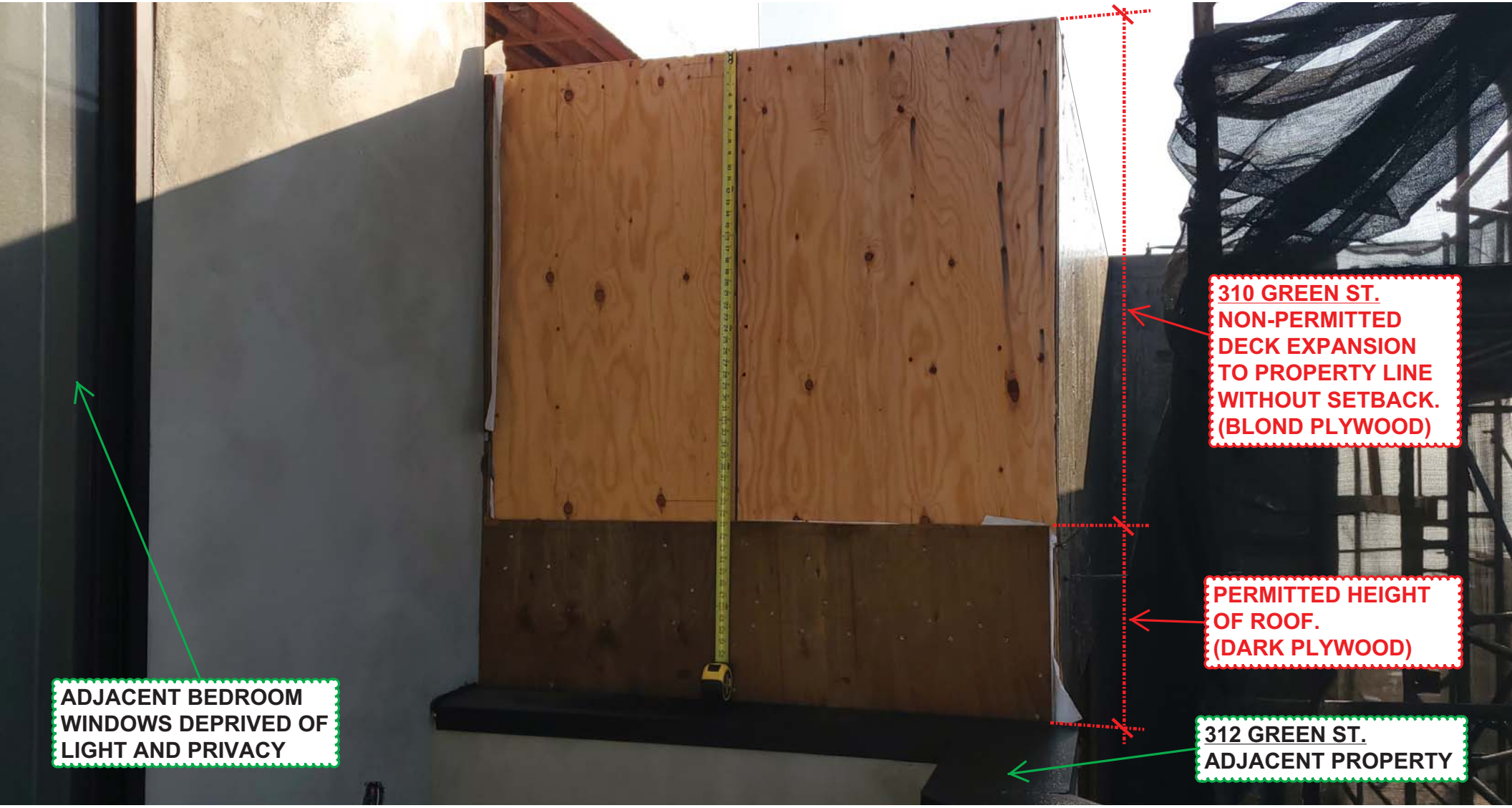
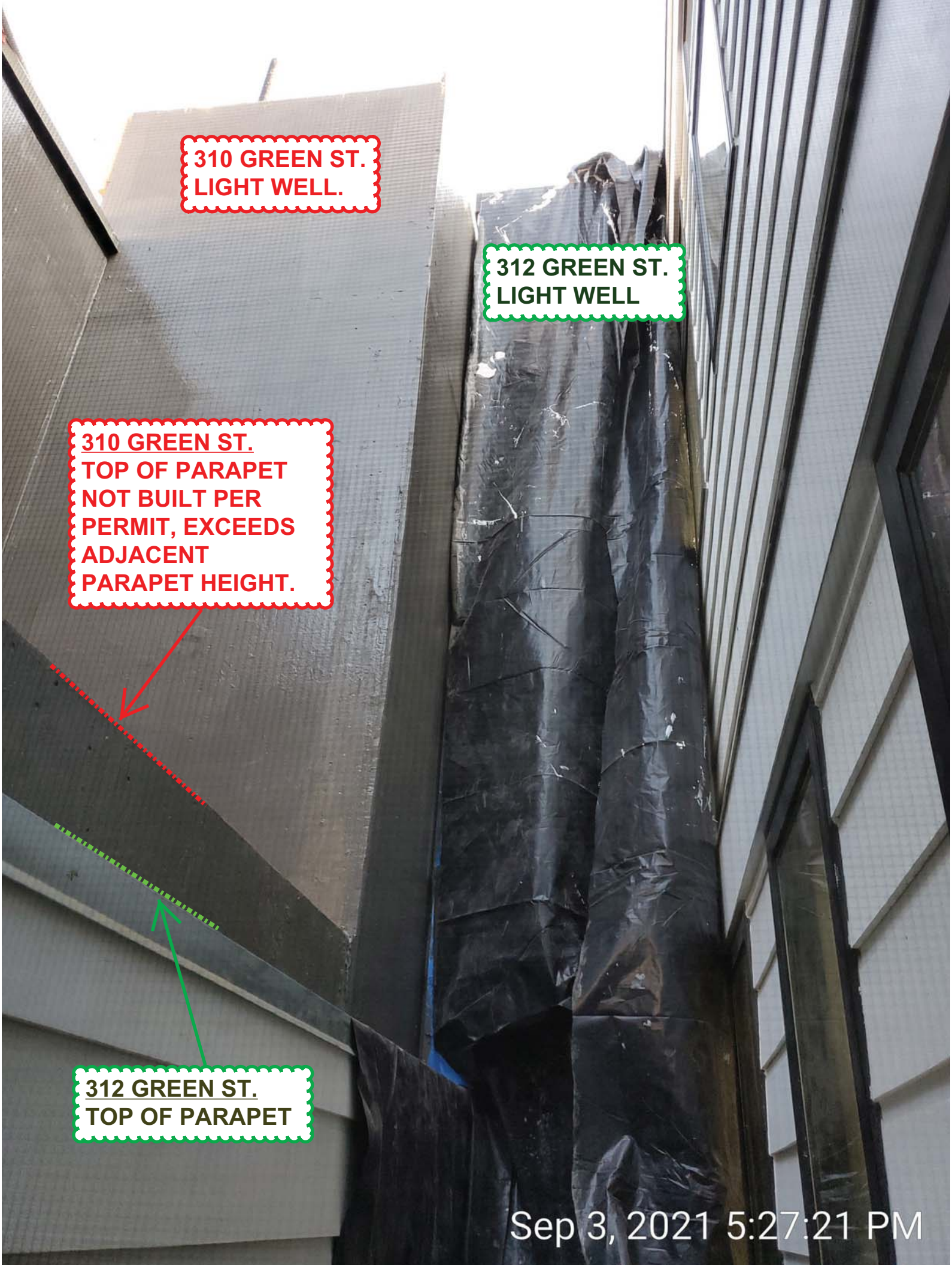


ILLEGAL FRONT DECK EXPANSION (LOOKING EAST FROM 312 GREEN ST. TOWARD SUBJ. PROP. 310 GREEN ST.)


310 GREEN ST.
LIGHT WELL.
312 GREEN ST.
LIGHT WELL
310 GREEN ST.
TOP OF PARAPET
NOT BUILT PER
PERMIT, EXCEEDS
ADJACENT
PARAPET HEIGHT.
312 GREEN ST.
TOP OF PARAPET
Sep 3, 2021 5:27:21 PM

Permit Details Report

Report Date: **11/18/2021 8:07:48 AM**

Application Number: 201812279202
Form Number: 3
Address(es): 0114 / 015 / 0 310 GREEN ST
Description: HORIZONTAL/VERTICAL ADDITION INFILL LIGHTWELL.. REMOVE WINDOWS AT ADDITION REPLACE (E) LIGHTWELL
Cost: $1.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/27/2018	TRIAGE	
12/27/2018	FILING	
12/27/2018	FILED	
4/11/2019	PLANCHECK	
4/11/2019	APPROVED	
4/12/2019	ISSUED	
10/1/2021	EXPIRED	5864150 Stage updated from inspection

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	12/27/18	12/27/18			12/27/18		COUNTER
2	INTAKE	12/27/18	12/27/18			12/27/18	CHAPMAN MARLA	
3	CPB	2/8/19	2/8/19			2/8/19	TORRES SHIRLEY	
4	CP-ZOC	1/9/19	1/9/19			2/11/19	ADINA SEEMA	approved over the counter, infill lightwell at first and second floors. parapet not to extend into neighbor's opening lightwell.
5	CP-NP	2/11/19	2/11/19			2/11/19	ADINA SEEMA	n/a
6	BLDG	2/19/19	2/20/19			2/20/19		2/20/19: OTC request approved
7	BLDG	2/20/19	2/25/19			2/25/19	PANG DAVID	
8	MECH	1/2/19	1/2/19			1/2/19	ORTEGA REYNALDO	Approved, OTC
9	DPW-BSM	2/25/19	2/27/19	2/27/19	4/5/19	4/5/19	DENNIS RASSENDYLL	Approve. PUBLIC WORKS/BSM sign off on Job Card required prior to DBI final. Subject to all conditions of PUBLIC WORKS/BSM: #19MSE-00170 RD 3/8/19 BSM is ready to sign off. Please route the plans and original application to BSM. (REF: 19MSE-00170) RD On Hold. 2/27/2019: ADDENDUM requirement(s) for sign off: Minor Sidewalk Encroachment(planter and warped drive way). Download sidewalk application(s) at http://www.sfpublicworks.org/services/permits/application forms and submit them at 1155 Market, 3rd Floor. Only new trees can be applied ONLINE and UPLOAD plans through http://bsm.sfdpw.org/buftrees2/treeplanting.aspx. Your construction addendum will be ON-HOLD until all necessary permit(s) are approved or the assigned BSM plan checker(s) may recommend sign off to the satellite office via email. Please call BSM main office at (415) 554-5810 or view http://www.sfpublicworks.org/informationalbrochures for permit application information. -SQ
10	SFPUC	2/27/19	4/4/19			4/4/19	TOM BILL	Not Applicable - Not enough changes for charges. Return to OTC applicant 4/4/19.
11	PPC	4/8/19	4/8/19			4/9/19	CHAN EDDIE MAN WAI	4/9/19: to CPB;EC. 4/8/19: to David Pang to stamp sheet S2.3 and complete SFUSD form; am 4/4/19: to BSM; am 3/8/19: ! route to BSM upon return to PPC; am 2/27/19: to PUC; am 2/25/19pm: to BSM. ibb 2/25/19: to Brandon Tan to OTC;EC. 2/21/19: to OTC; mml 2/21/19am: to Ahmad. ibb 2/21/19am: OTC bin. ibb 2/21/19: to Ahmad Larizadeh to OTC;EC. 2/20/19: OTC approved, to OTC bin; am 2/20/19: to supervisor for OTC approval/denial; am 2/19/19: to BLDG; am 2/8/19: to DCP;EC.
								4/12/2019:ISSUED BY NG 4/11/19: 28 PGS. SFUSD NOT REQD. NEED CONTRACTOR'S LETTER OR OWNER BUILDER FORM BEFORE ISSUANCE. SS 04/10/19:

12	CPB	4/9/19	4/11/19			4/12/19		pending approval- needs Seema Adina stamp/signature on back of application if approved. ST 1/09/19: CPB - Please do not issue permit; route to Seema Adina for further review! MC 4/10/19 CPB OK to issue. Seema Adina reviewed and marked as Not Applicable on February 11, 2019. MC

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/1/2021	PM	WS	Web Scheduled	SITE VERIFICATION	1
7/26/2021	AM	WS	Web Scheduled	SITE VERIFICATION	1
7/16/2021	AM	WS	Web Scheduled	INSULATION	1
1 2					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/1/2021	Fergal Clancy	SITE VERIFICATION	EXPIRE
7/26/2021	Fergal Clancy	SITE VERIFICATION	CORRECTION REQUIRED
7/16/2021	Fergal Clancy	INSULATION	OTHER
1 2			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2021

THE OWNER.
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ANCES OF EXISTING

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(N) WALL TO BE

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) FACE OF EXTERIOR
CONCRETE WALL.

DIMENSIONS TO

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8"

LL
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(E) NO
BALC

CLASS "A" RATED ROOF ON
WATERPROOF MEMBRANE

30" HIGH 1-HOUR FIRE RATED PARAPET
WALL, NOT TO BE HIGHER THAN
NEIGHBOR'S LIGHTWELL PARAPET WALL

4

NEIGHBOR'S LIGHTWELL
PROPERTY LINE BLANK
WALL WITH NO WINDOWS

1
A4.01

SKYLIGHT

NEIGHBOR'S LIGHTWELL
AND SKYLIGHT NOT
WITHIN SCOPE OF WORK

3

(E) ELEVATOR
304

PELOSI ZIBLATT LAW GROUP

Sent via Electronic Mail

November 29, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness, Ste 1400
San Francisco, CA 94103

Re: 310 Green Street (Permit No. 2021-06303516)
December 9, 2021 Hearing-Discretionary Review

Dear President Koppel and Commissioners:

On December 9, 2021, the Planning Commission will hear a request for Discretionary Review (DR) on the above referenced building permit. We are writing this letter in support of the property owner of 310 Green Street, Mr. Jack Oswald & Ms. Anneke Seley (Oswald). As the Planning Commission is aware, DR is a uniquely delegated authority that allows the Planning Commission to take a second look at a proposed building permit. The Planning Commission is to use this special power only when there are exceptional and extraordinary circumstances. In this case, the building permit facing the Planning Commission (No. 2021-06303516) concerns a very narrow question: whether the Oswald proposed 3rd story deck condition is exceptional or extraordinary. The answer is unequivocally that there is nothing exceptional nor extraordinary about the proposal and the Planning Commission should not take DR and should approve the permit.

Oswald has now faced a DR request from the same DR requestor (Mr. Kanter) twice and both times the basis of the claims were neither exceptional nor extraordinary circumstances and as a result are an abuse of the DR process. In the past, Oswald has attempted to work out a compromise with Mr. Kanter but recognized that the Mr. Kanter would never be satisfied. Most recently, we attempted to reach out to Mr. Kanter on four (4) separate occasions leading up to the December 9, 2021 hearing and Mr. Kanter has refused to meet.

In the end, despite a lengthy building permit history for 310 Green Street and attempts to reach some sort of understanding with Mr. Kanter, the only question in front of the Planning Commission on December 9, 2021 is whether the proposal under Permit No. 2021-06303516 to extend the 3rd story deck's southwest parapet to the edge of the deck instead of setting it back is tantamount to an exceptional or extraordinary circumstance. The proposal is not and for the reasons outlined in more detail below we respectfully request that the Planning Commission not take DR for the property.

Background

Oswald is completing a substantial remodel of their personal residence located at 310 Green Street in the Telegraph Hill neighborhood, necessitated by the discovery of extensive construction defects. The construction has faced typical delays due to supply chain issues, a contractor who unexpectedly quit,

COVID 19 and design modifications, but has also been further delayed by two DR requests made by Mr. Kanter who owns, but does not occupy, the adjacent property at 312 Green Street. Mr. Kanter initially filed a DR request on May 20, 2019 demanding that the Planning Commission review multiple elements of the Oswald project, despite the fact that the DR request itself noted, and Planning Department staff confirmed, that the work at 310 Green Street was expressly consistent with the City's Design Guidelines and all provisions of the Planning Code. A DR hearing date was set for September 12, 2019. During the summer of 2019, the project architect met with Mr. Kanter to discern if a compromise was possible. Discussion concerning the 3rd story deck condition took place, including Mr. Kanter demanding that Oswald alter the 3rd story deck corner condition (a 23 square foot area) in a manner that was inconsistent with Planning staff preference and the City's Residential Design Guidelines. No agreement in writing or otherwise was formalized between the parties and Mr. Kanter ultimately dropped the DR request in late summer 2019.

On November 25, 2020, Oswald submitted a building permit application addendum to relocate a rear deck stair from exterior to interior, structural upgrades and framing, and also on January 28, 2021 submitted a separate addendum for alterations to the 3rd story deck corner. On March 16, 2021 the building permit addendum was approved (Addendum to Permit No. 2017-1021807). Subsequently, Oswald commenced construction consistent with that permit, including the structural, rear deck work and the re-framing of the 3rd story deck corner. As work progressed under this permit, we believe that Mr. Kanter lodged complaints with both the Planning Department and the Department of Building Inspection (DBI). In response and in the spirit of cooperation and despite the fact that Oswald had full authorization and had relied on the addendum to proceed, on June 30, 2021 Oswald filed for Permit No. 2021-06303516 that only concerns the 3rd Story deck corner condition.[1] The permit was reviewed for several months and on September 1, 2021 Oswald was informed by Planning that the permit would be approved on September 10, 2021. Because Mr. Kanter maintains a Block Book Notification on Oswald's property, Mr. Kanter was notified of the June 2021 permit application in early September 2021 and that Planning approved of the revisions to the 3rd Story deck condition. Mr. Kanter filed a DR request on September 6, 2021. Despite Mr. Kanter's lengthy filing and reference to other building permit numbers implicating construction work completed by Oswald in the past, the only permit subject to the DR request is Permit No. 2021-06303516 and concerns only the 3rd story deck corner condition. All other elements of the Oswald home remodel referenced in the DR filing are not subject to Planning Commission review due to the length of time that has passed since permit approval.

No Exceptional or Extraordinary Circumstance

As noted, despite the lengthy list of permit numbers and allegations raised by Mr. Kanter in the DR request, the only permit and work subject to Mr. Kanter's DR request is the 3rd story deck condition (Permit No. 2021-06303516). As reflected in **Attachment 1** to this letter, the area in question is the southwest corner of the proposed 3rd story deck on the Oswald home. For some inexplicable reason,

[1] It is necessary to reiterate that the addendum approval for Permit No. 2017-1021807 on p. 38 clearly identifies work on the 3rd story deck condition. This permit was approved by DBI and Oswald relied on that permit approval to commence construction. In no way should the application for the June 2021 permit be seen as "retroactive permitting" or "permitting after the fact" as it is unquestioned that the February permit approval authorized work on the 3rd story deck condition

and contrary to the Residential Design Guidelines and the basic principles of aesthetic, Mr. Kanter has demanded that Oswald not construct the parapet on the 3rd story deck to the edge but instead create a "notch" or cut out in the 3rd story deck. This request is inconsistent with the streetscape, unusual in aesthetic and would result in an odd building façade and the creation of "dead space" fronting Green Street. The area in question is approximately 23 square feet and does not represent an exceptional or extraordinary circumstance in the slightest. In fact, adherence to Mr. Kanter's request would actually create an exceptional or extraordinary circumstance in that the 3rd story deck of the Oswald home would not resemble any other residence on Green Street and would appear oddly out of place. Moreover, when originally proposed to Planning Staff in 2019, there was universal support of the Oswald version of the 3rd story deck instead of Mr. Kanter's preferences. Because of the unusual nature of the demand to create a "notch" on the façade of the Oswald home without any logical explanation in support of such a demand, it can only be seen as vindictive and without justification and in the end an abuse of the DR process. Regrettably, this has resulted in a lengthy delay in construction and has created an unnecessary costly process for Oswald, with no justification or explanation.

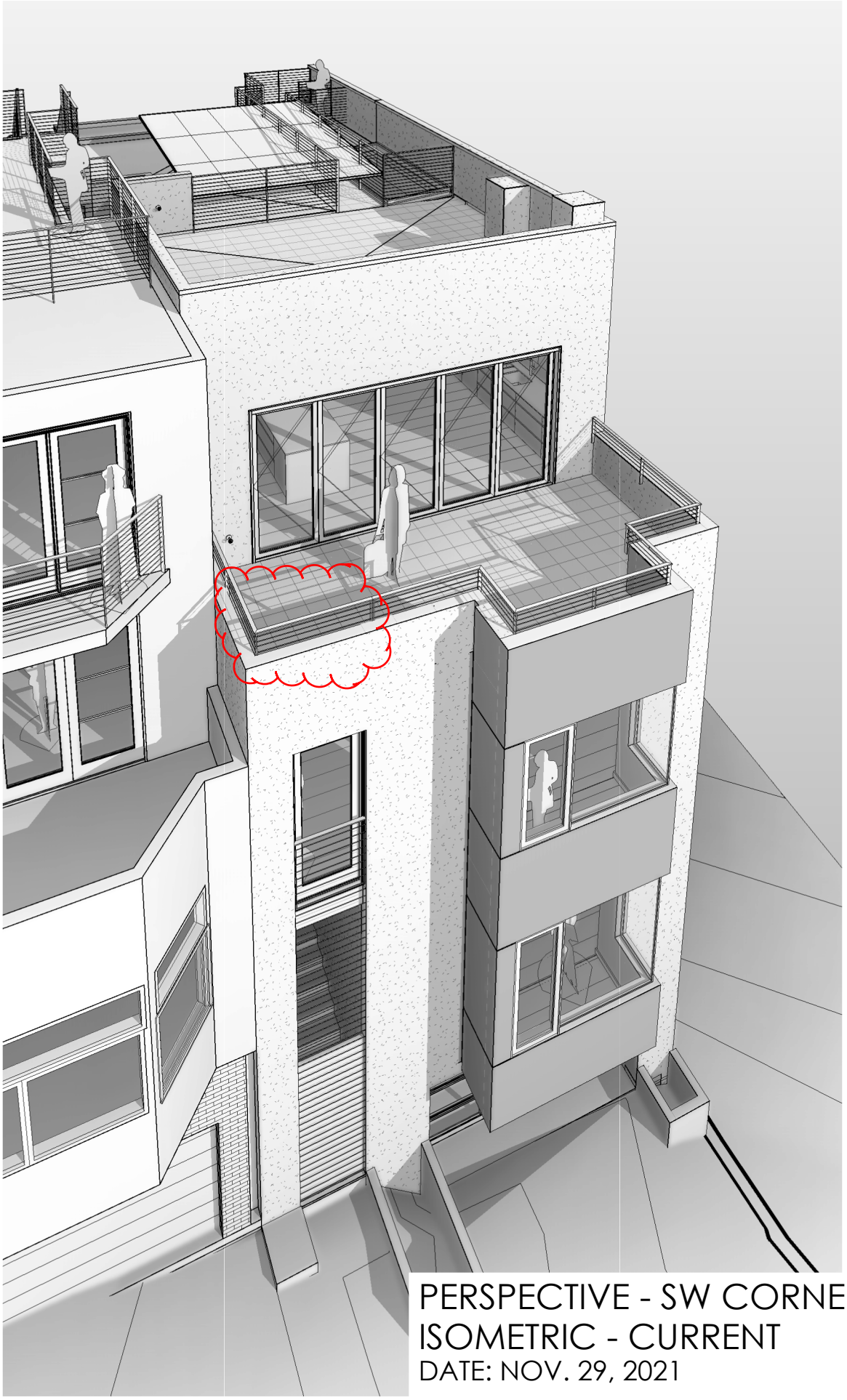
Conclusion

Mr. Kanter's request for Planning Commission intervention on the Oswald permit application for a 23 square foot 3rd story deck condition is unjustified and fails to meet that standard of an extraordinary or exceptional circumstance. There has never been an agreement between Mr. Kanter and Oswald and Mr. Kanter has refused to discuss the matter over the last two months despite four attempts by Oswald. As such, the Planning Commission should not take DR and should approve the permit as proposed and put an end to this ongoing matter so that the 310 Green Street construction project is not subject to additional delays in completion.

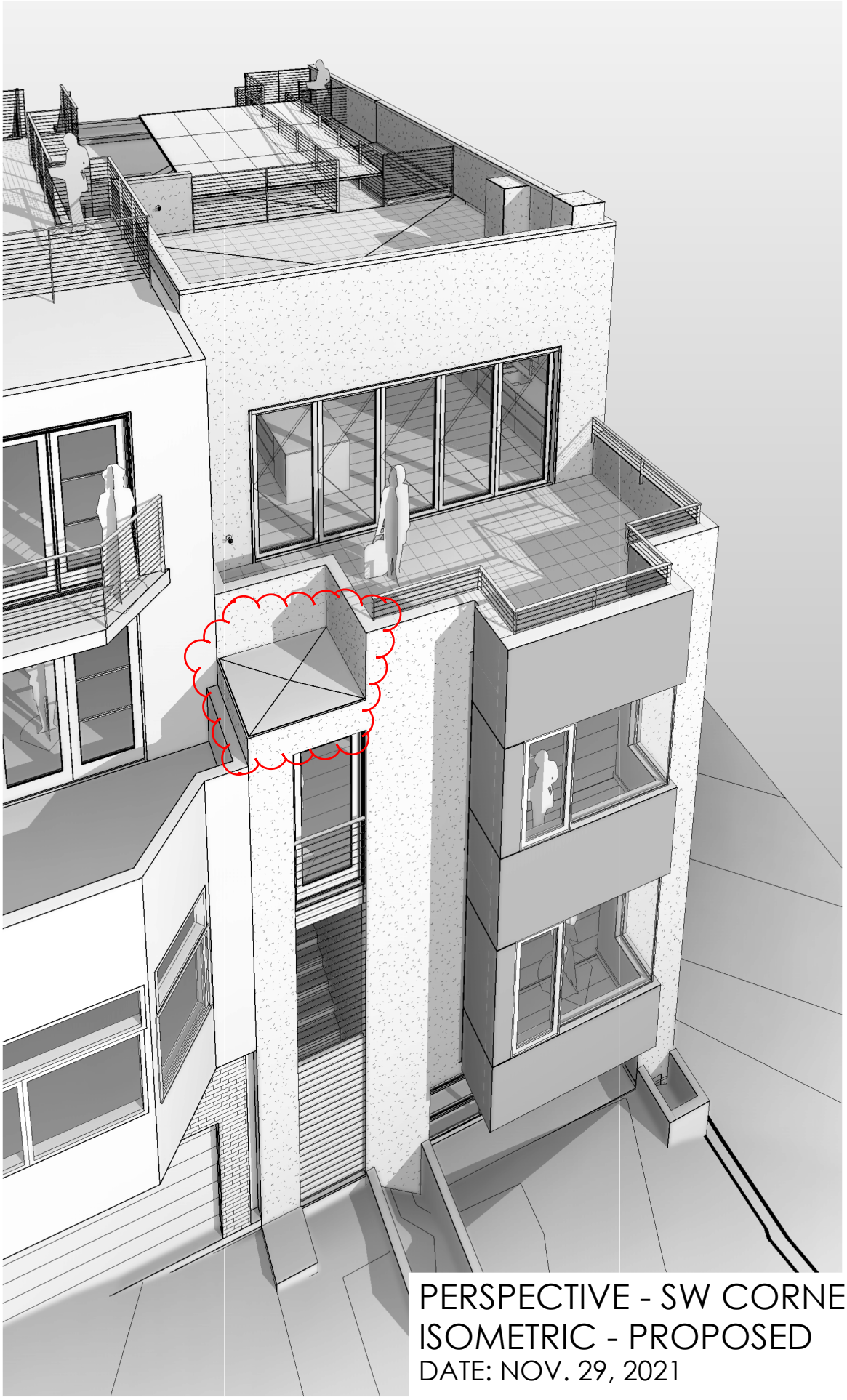
Very truly yours,

Peter F. Ziblatt
Pelosi Ziblatt Law Group

ATTACHMENT 1

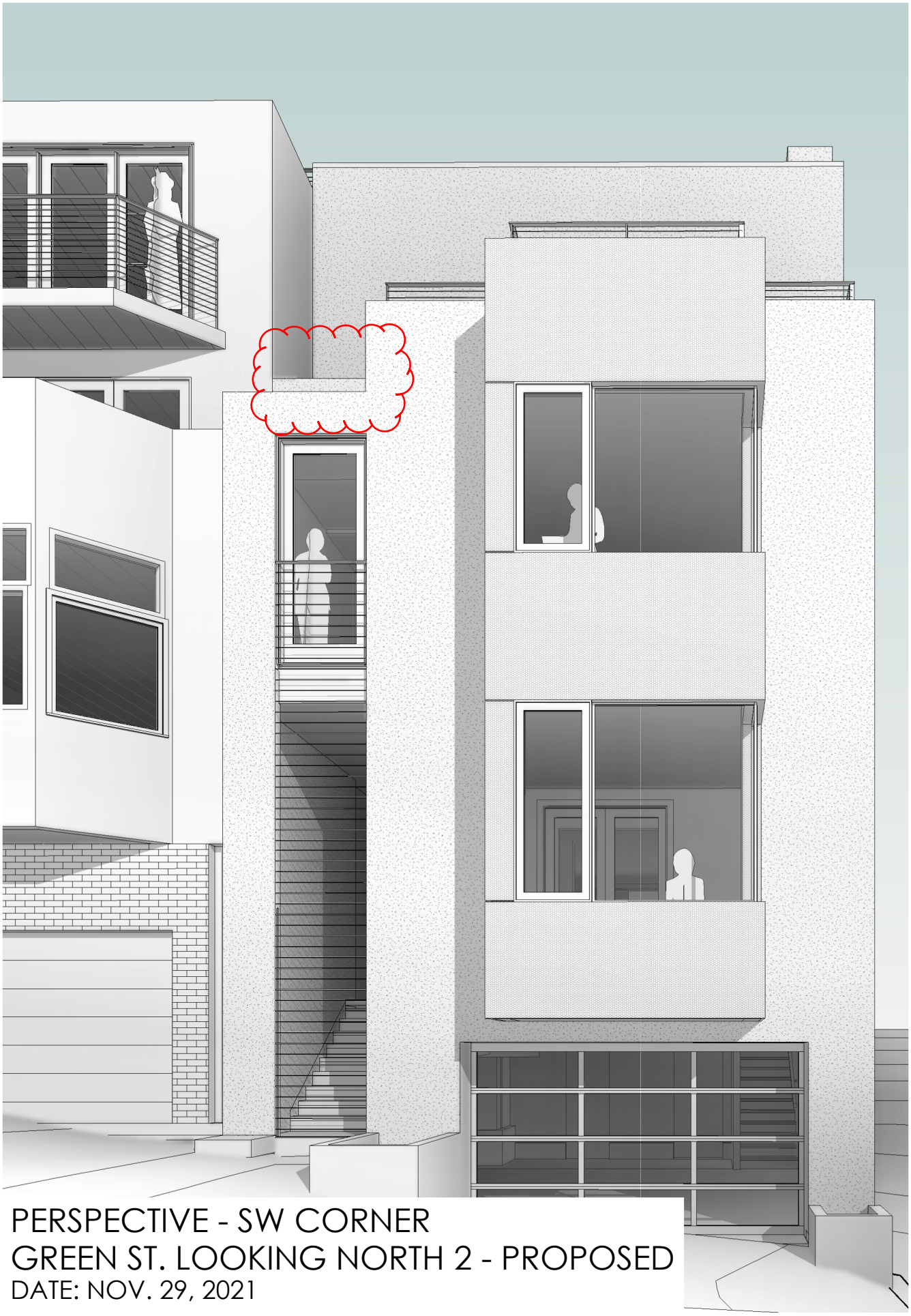


PERSPECTIVE - SW CORNER
ISOMETRIC - CURRENT
DATE: NOV. 29, 2021



PERSPECTIVE - SW CORNER
ISOMETRIC - PROPOSED
DATE: NOV. 29, 2021

PERSPECTIVE - SW CORNER
GREEN ST. LOOKING NORTH 2 - CURRENT
DATE: NOV. 29, 2021



PERSPECTIVE - SW CORNER
GREEN ST. LOOKING NORTH 2 - PROPOSED
DATE: NOV. 29, 2021

project data

Code Information:

2016 CA BUILDING CODE — 2016 CA ELECTRICAL CODE
2016 CA MECHANICAL CODE — 2016 CA PLUMBING CODE
2016 CA FIRE CODE — 2016 CA ENERGY CODE
2016 SAN FRANCISCO CODE AMENDMENTS

Assessor's Parcel #:	**01-0114-015**
Zoning:	RM-1 (Residential - Mixed, Low Density)
Zoning Use District:	Telegraph Hill - North Beach Residential Special Use District
Height/Bulk District:	40-X
Occupancy:	R-3 (Residential)
Construction Type:	TYPE-VB (NOT SPRINKLERED)
No. of Stories:	3, Over Basement
Public Utilities:	SFPUC / SF Water Power Sewer

info and area calculations

Single-Family Residence with Attached Garage

Parcel Area:	**1,655 sqft**
Building Area:	
Residence (Existing):	3,249 sqft
Residence (South Deck Addition):	+ 52 sqft
Residence (North Deck Addition):	+ 120 sqft
Residence (Proposed):	**3,421 sqft**
Attached Garage:	No Change
Building Heights:	
Residence (Existing) =	± 39' - 8"
Residence (Proposed) =	± 39' - 8" **No Change**
Parking Requirements:	
Parking Required = 1 space per dwelling unit	**No Change**
Parking Proposed = 1 dwelling unit = 1 space provided	

*Refer to Planning Sheets A0.01-A0.10 for additional information

symbols legend

MATERIALS: PLAN & SECTION

EARTH, CONCRETE, STONE VENEER, CUT STONE, CONCRETE BLOCK, STEEL (LG. SCALE), PLYWOOD, FINISH WOOD
GYPSUM BOARD (LG. SCALE), ROUGH WOOD/ CONTINUOUS, ROUGH WOOD/ DISCONTINUOUS, SAND, PLASTER, BATTING INSULATION, RIGID INSULATION, WOOD STUD, METAL STUD

MATERIALS: ELEVATION

WOOD SIDING, STONE, CONCRETE, STUCCO, CARPET
WOOD, GLASS, SHINGLES

DRAWING:

PLAN, SECTION, DETAIL SYMBOL — DETAIL NUMBER / SHEET NUMBER (1 / A101)
SECTION SYMBOL — DETAIL NUMBER / SHEET NUMBER / DIRECTION OF VIEW (1 / A101)
ELEVATION SYMBOL — DETAIL NUMBER / SHEET NUMBER / DIRECTION OF VIEW & ANNOTATION (WHERE OCCURS) (N, W, E, S; 1 / A101)
WALL TYPE TAG (1)
WINDOW TYPE TAG (1)
DOOR TAG (101)
SPOT ELEVATION MARKER (EF, T.O.)
REVISION TAG (1)

project team and consultants

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Green Street

RESIDENTIAL REMODEL

310 Green Street
San Francisco, CA 94133

Permit Addendum R1

2021.06.09
SF Planning Department

ARCHITECTURAL SET TO SUPPLEMENT APPROVED STRUCTURAL PERMIT #2020-1125-9659

scope of work

EXTERIOR REMODEL, ADDITION
Single Family Residence:

- **Relocated 30" high parapet wall with 12" high metal guardrail to enclose unoccupied roof at southwest corner on third level deck**
- **No vertical addition of 7 feet or more, no horizontal addition of 10 feet or more and no decks over 10 feet above grade are proposed**
-

sprinklers

No sprinklers required.

vicinity and area map

notifications

NOTIFICATIONS TO ARCHITECT FOR ARCHITECT'S AND OWNER'S WALK-THROUGH.
ARCHITECT WILL PROVIDE WRITTEN OBSERVATION STATEMENT REQ. FOR CONTRACTOR TO PROCEED WITH WORK.

- BEFORE START OF DEMOLITION
- COMPLETION OF DEMOLITION
- COMPLETION OF FOUNDATION EXCAVATION
- COMPLETION OF FOUNDATION REBAR INSTALLATION PRIOR TO POURING CONCRETE
- COMPLETION OF FOUNDATION WORK
- COMPLETION OF FRAMING LAYOUT MARKED ON FLOOR
- COMPLETION OF ROUGH PLUMBING LAYOUT MARKED ON FLOOR, WALL, CEILING
- COMPLETION OF PLUMBING ROUGH VALVE INSTALLATION IN FLOOR, WALL, CEILING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV LAYOUT MARKED ON FLOOR, WALL, CEILING (CEILING CANS, J-BOXES, SPEAKERS, SMOKE DETECTORS, CAMERAS, ETC.)
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV BACK-BOX INSTALLATION (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) PRIOR TO WIRING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) AFTER WIRING
- COMPLETION OF RCP AND SPRINKLER LAYOUT MARKED ON FLOOR (ACCESS PANELS, BEAMS, COFFERS, SOFFITS, SKYLIGHTS, HVAC COMPONENTS, ETC.)
- COMPLETION OF CABINETRY AND CASEWORK LAYOUT WITH PLUMBING MARKED ON FLOOR
- PRIOR TO COVERING ANY FRAMING (BEFORE INSULATION)
- PRIOR TO DRYWALL INSTALLATION
- COMPLETION OF CABINETRY, CASEWORK AND TRIM INSTALL
- PRIOR TO STONE SLAB TEMPLATING INCLUDING PENETRATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, ETC.
- PRIOR TO TILE INSTALLATION TO REVIEW TILE LAYOUT
- PRIOR TO ANY FINAL COLOR COATING OR PAINTING
- COORDINATE WITH ARCHITECT WHICH KIND OF ADDITIONAL NOTIFICATIONS ARE REQUIRED.

work under separate permits

REFERENCE APPROVED **BPA #2017-0921-9225** FOR REVISION TO **PA #2010-0930-1936 -** REMOVAL OF U-SHAPED STAIR AT REAR FROM 3RD LEVEL TO ROOF AND REPLACE WITH SPIRAL STAIR

submittals

NOTIFY ARCHITECT BEFORE ANY SHOP DRAWINGS ARE COMMISSIONED AND/OR STARTED.

PROVIDE SHOP DWGS, SUBMIT PRODUCT SAMPLES, PRODUCT DATA SHEETS AND ORDER LISTS FOR REQUIRED WRITTEN APPROVAL BY ARCHITECT BEFORE FINALIZING ORDERS AND/OR PRODUCTION FOR THE FOLLOWING WORK:

- STRUCTURAL STEEL AND REBAR
- CONCRETE MIX, ENGINEERED CONCRETE AND SPECIALTY STRUCT. ITEMS
- EXTERIOR DOORS, WINDOWS, GARAGE DOORS, GATES INCL. HARDWARE
- SKYLIGHTS AND SUN TUNNELS
- INTERIOR DOORS INCLUDING HARDWARE
- CABINETRY AND BUILT-INS INCLUDING HARDWARE
- ELECTRICAL, LIGHTING, DATA & AV TRIM
- PLUMBING, SPRINKLER COMPONENTS, VISIBLE GAS EQUIPMENT AND HARDWARE
- APPLIANCES
- ALL FIXED FINISHES (FLOORING, TRIM, TILE, PLASTER, WALL FINISHES, ETC.)
- GLASS DOORS, GLASS SHOWER DOORS/SURROUNDS INCLUDING HARDWARE
- COLOR BRUSH-OUTS, WALL COLOR SWATCHES (STAINS, PAINTS, TEXTURES)
- FINISHED AND UNFINISHED SAMPLES OF WOOD VENEERS, VENEERED PLYWOOD, WOOD FLOORING, WOOD PANELING, WOOD BEAMS, TIMBERS AND TRUSSES, DECORATIVE WOODS AND ALL OTHER VISIBLE WOOD ELEMENTS. IF RANGE IN COLORATION, GRAIN, TEXTURE IS EXPECTED PROVIDE SAMPLES SHOWING MAXIMUM ACCEPTABLE DEVIATION IN ADDITION TO TYPICAL SAMPLE.
- COORDINATE WITH ARCHITECT WHICH KIND OF ADD'L SUBMITTAL IS REQ

schedule & cost of work

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR CONSTRUCTION SCHEDULE AND TIMELINE. IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN SCHEDULE AND TIMELINE.

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR COST ESTIMATING AND MAINTAINING PROJECT BUDGET INCLUDING UPDATEING AND CALCULATING "COST OF WORK." IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN PROJECT COST AND/OR "COST OF WORK."

abbreviations

ABV	ABOVE	**CAB**	CABINET	**EL**	ELEVATION	**H.B.**	HOSE BIB	**NOM**	NOMINAL	**REINF**	REINFORCE (D), (ING)	**T.O.STL.**	TOP OF STEEL
AFF	ABOVE FINISHED FLOOR	**CANT**	CANTILEVER	**ELEV**	ELEVATOR	**H.W.H.**	HOT WATER HEATER	**N.C.**	NON-CORROSIVE	**R.C.P.**	REFLECTED CEILING PLAN	**T.O.W.**	TOP OF WALL
A.P.	ACCESS PANEL	**CPT**	CARPET (ED)	**EMER**	EMERGENCY			**N.M.T.**	NOT-METALLIC	**(R)**	REMOVE	**T.B.**	TOWEL BAR
AC.T.	ACOUSTICAL TILE	**CSMT**	CASEMENT	**ENCL**	ENCLOSE (URE)	**INCL.**	INCLUDE (D), (ING)	**N.A.**	NOT APPLICABLE	**REQ**	REQUIRED	**T**	TREAD
ACR.	ACRYLIC PLASTIC	**C.I.P.**	CAST-IN-PLACE	**EQ**	EQUAL	**INFO**	INFORMATION	**N.I.**	NOT INCLUDED	**R.A.R.**	RETURN AIR REGISTER	**TYP.**	TYPICAL
ADD	ADDENDUM	**(C)**	CAULK (ING)	**EQUIP**	EQUIPMENT	**I.D.**	INSIDE DIAMETER	**N.I.C.**	NOT IN CONTRACT	**REV**	REVERSE, REVISION		
ADD'L	ADDITIONAL	**CDR**	CEDAR	**EXH**	EXHAUST	**I.B.O.**	INSTALLED BY OTHERS	**N.T.S.**	NOT TO SALE	**R.H.**	RIGHT HAND	**UC**	UNDERCUT
ADH	ADHESIVE	**CLG**	CEILING	**(E)**	EXISTING	**INSUL**	INSULATE (D), (ION)	**NO.**	NUMBER	**R.O.W.**	RIGHT OF WAY	**UG**	UNDERGROUND
ADJ	ADJACENT	**CEM**	CEMENT	**EXT**	EXTERIOR	**INT**	INTERIOR			**R**	RISER	**U.L.**	UNDERWRITERS LABORATORIES
ADJT	ADJUSTABLE	**CM**	CENTIMETER (S)					**O.C.**	ON CENTER (S)	**RM**	ROOM	**UNF**	UNFINISHED
A/C	AIR CONDITIONING	**C.T.**	CERAMIC TILE	**FAB**	FABRICATE	**JT**	JOINT	**OPG**	OPENING	**R.O.**	ROUGH OPENING	**U.B.C.**	UNIFORM BUILDING CODE
ALT	ALTERNATE	**CIR**	CIRCLE	**F.O.**	FACE OF	**J.F.**	JOINT FILLER	**OPP**	OPPOSITE			**U.M.C.**	UNIFORM MECHANICAL CODE
AL	ALUMINUM	**CIRC**	CIRCUMFERENCE	**F.O.C.**	FACE OF CONCRETE			**OP.H.**	OPPOSITE HAND	**SCN.**	SCREEN	**U.P.C.**	UNIFORM PLUMBING CODE
A.C.I.	AMERICAN CONCRETE INSTITUTE	**CLR**	CLEAR (ANCE)	**F.O.F.**	FACE OF FINISH	**KP**	KICKPLATE	**O.D.**	OUTSIDE DIAMETER	**(S)**	SEALANT	**U.O.N.**	UNLESS OTHERWISE NOTED
AIA	AMERICAN INSTITUTE OF ARCHITECTS	**CLOS**	CLOSET	**F.O.M.**	FACE OF MASONRY	**KIT**	KITCHEN	**O.F.S.W.**	OUTSIDE FACE STUD WALL	**SECT**	SECTION		
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	**COL**	COLUMN	**F.O.S.**	FACE OF STUDS					**SHT**	SHEET	**V.B.**	VAPOR BARRIER
		COMB	COMBINATION	**FN**	FENCE	**LBL**	LABEL	**(P)**	PAINT (ED)	**SIM**	SIMILAR	**VNR**	VENEER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	**COMPT.**	COMPARTMENT	**FIN**	FINISH (ED)	**LAB**	LABORATORY	**PAR**	PARALLEL	**SPKR**	SPEAKER	**V.T.R.**	VENT THROUGH ROOF
		COMP	COMPOSITION (COMPOSITE)	**F.F.**	FINISHED FLOOR	**LAM**	LAMINATE (D)	**P. BD.**	PARTICLE BOARD	**SPEC**	SPECIFICATION (S)	**(V)**	VERIFY
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	**COMPR**	COMPRESS (ED), (ION), (IBLE)	**FP**	FIREPROOF	**LAV**	LAVATORY	**PVMT**	PAVEMENT	**SQFT**	SQUARE FOOT (FEET)	**V.I.F.**	VERIFY IN FIELD
		CONC	CONCRETE	**FIXT**	FIXTURE	**L.H.**	LEFT HAND	**PERF**	PERFORATE (D)	**S.S.**	STAINLESS STEEL	**VERT**	VERTICAL
A.D.A.	AMERICANS WITH DISABILITIES ACT	**C.M.U.**	CONCRETE MASONRY UNIT	**FLG**	FLASHING	**L**	LENGTH	**PLAS**	PLASTIC	**STD**	STANDARD		
ANC	ANCHOR, ANCHORAGE	**CONST**	CONSTRUCTION	**FLR**	FLOOR (ING)	**LWC**	LIGHTWEIGHT CONCRETE	**P. LAM**	PLASTIC LAMINATE	**S.D.**	SMOKE DETECTOR	**W.T.W.**	WALL TO WALL
ANOD	ANODIZED	**C.S.I.**	CONSTRUCTION SPECIFICATIONS INSTITUTE	**FLUOR**	FLUORESCENT	**LF.**	LINEAL FEET	**PL**	PLATE	**STRUCT**	STRUCTURAL	**W.C.**	WATER CLOSET
APPD	APPROVED			**FTG**	FOOTING			**PLY**	PLYWOOD	**SDU**	SECONDARY DWELLING UNIT	**W.P.**	WATERPROOF (ING)
APP	APPROXIMATE	**CONT**	CONTINUOUS OR CONTINUE	**FDN**	FOUNDATION	**MFR**	MANUFACTURE (ER)	**PT**	POINT	**SYM**	SYMMETRY (ICAL)	**WS**	WATERSTOP
ARCH	ARCHITECT (URAL)	**CONTR**	CONTRACT (OR)	**F.I.O.**	FURNISHED AND INSTALLED BY OTHERS	**MAS**	MASONRY	**PV. C.**	POLYVINYL CHLORIDE	**SYN**	SYNTHETIC	**WT**	WEIGHT
		C.F.	CUBIC FOOT			**MATL**	MATERIAL (S)	**POS**	POSITIVE, POSITION	**SYS**	SYSTEM	**W**	WIDTH, WIDE
BSMT	BASEMENT	**C.Y.**	CUBIC YARD	**F.B.O.**	FURNISHED BY OTHERS	**MAX**	MAXIMUM	**LB**	POUND			**W/**	WITH
BM	BEAM			**FUR**	FURRED (ING)	**MECH**	MECHANICAL	**P.C.F.**	POUNDS PER CUBIC FOOT	**TEL**	TELEPHONE	**W/O**	WITHOUT
BRG	BEARING	**DP**	DAMP PROOFING			**MED**	MEDIUM	**P.L.F.**	POUNDS PER LINEAL FOOT	**TV**	TELEVISION	**WD**	WOOD
BEL	BELOW	**DEG**	DEGREE	**GPM**	GALLONS PER MINUTE	**MB**	MEMBRANE	**P.S.F.**	POUNDS PER SQUARE FOOT	**TEMP**	TEMPERED, TEMPERATURE	**W.B.**	WOOD BASE
BET	BETWEEN	**DEM**	DEMOLISH, DEMOLITION	**GALV**	GALVANIZED	**MTL**	METAL	**P.S.I.**	POUNDS PER SQUARE INCH	**THK**	THICK (NESS)	**W.PT.**	WORKING POINT
BVL	BEVELED	**D.R.B.**	DESIGN REVIEW BOARD	**G.S.S.**	GALVANIZED STEEL SHEET	**M**	METER (S)	**PREFAB**	PREFABRICATE (D)	**THR**	THRESHOLD	**W.I.**	WROUGHT IRON
BIT	BITUMINOUS	**DTL**	DETAIL	**GEN**	GENERAL	**MM**	MILLIMETER (S)	**PROP**	PROPOSED	**T.B.D.**	TO BE DETERMINED		
BLK	BLOCK	**DIAG**	DIAGONAL	**G.C.**	GENERAL CONTRACT (OR)	**MWK**	MILLWORK	**P.L.**	PROPERTY LINE	**T.P.**	TOILET PAPER HOLDER		ANGLE
BLKG	BLOCKING	**DIAM**	DIAMETER	**GL**	GLASS, GLAZING	**MIN**	MINIMUM			**TOL**	TOLERANCE		
BD	BOARD	**DIM**	DIMENSION	**GVL**	GRAVEL	**MIR**	MIRROR	**QTY.**	QUANTITY	**T&G**	TONGUE AND GROOVE		CENTER LINE
B.S.	BOTH SIDES	**DW**	DISHWASHER	**GRD**	GROUND	**MISC**	MISCELLANEOUS	**Q.T.**	QUARRY TILE	**T&B**	TOP AND BOTTOM		
BOT	BOTTOM	**DIS**	DISPOSAL	**GYP**	GYPSUM	**MTD**	MOUNTED			**T.O.B.**	TOP OF BEAM		CHANNEL
B.O.	BOTTOM OF	**DIV**	DIVISION			**MOV**	MOVABLE	**RAD**	RADIUS	**T.O.C.**	TOP OF CONCRETE		
B.O.B.	BOTTOM OF BEAM	**DBL**	DOUBLE	**HDW**	HARDWARE			**RCPT**	RECEPTACLE	**T.O.D.**	TOP OF DRAIN		PROPERTY LINE
B.O.B.	BOTTOM OF CONCRETE	**DN**	DOWN	**HWD**	HARDWOOD	**N.E.C.**	NATIONAL ELECTRIC CODE	**RDWD**	REDWOOD	**T.O.F.**	TOP OF FOOTING		
B.O.F.	BOTTOM OF FOOTING	**DWR**	DRAWER	**HDR**	HEADER	**N.F.P.A.**	NATIONAL FIRE PROTECTION ASSOCIATION	**RE:**	REFERENCE, REFER TO:	**T.O.F.F.**	TOP OF FINISHED FLOOR		ROUND / DIAMETER
B.O.S.	BOTTOM OF STEEL OR BOTTOM OF SLAB	**DWG**	DRAWING	**H.V.A.C.**	HEATING / VENTILATING / AIR CONDITIONING			**RFL**	REFLECT (ED), (IVE), (OR)	**T.O.M.**	TOP OF MASONRY		
						(N)	NEW	**REG**	REGISTER	**T.O.P.**	TOP OF PLATE		SQUARE
B.O.W.	BOTTOM OF WALL	**EA.**	EACH	**HT**	HEIGHT	**N.R.C.**	NOISE REDUCTION COEFFICIENT			**T.O.PLY.**	TOP OF PLYWOOD		
B.T.U.	BRITISH THERMAL UNIT	**ELEC**	ELECTRIC (AL)	**HOR.**	HORIZONTAL					**T.O.R.**	TOP OF RIDGE		DEGREE
BLDG	BUILDING	**E.P.**	ELECTRICAL PANELBOARD							**T.O.S.**	TOP OF SLAB		
													NUMBER

index to drawings

ARCHITECTURAL DRAWINGS

A0.00	COVER SHEET
A1.00	SITE PLAN
A3.03	FLOOR & FRAMING PLANS
A4.00	ELEVATIONS
A4.01	ELEVATIONS

general project notes

1. CONSTRUCTION SHALL COMPLY WITH CODES LISTED ON THIS COVER SHEET INCLUDING PERTINENT AMENDMENTS AND UPDATES NOT LISTED ON THIS SHEET. CONSTRUCTION TO COMPLY WITH CURRENT TRADE STANDARDS AND TRADE PROCEDURES.
2. DESIGN IS BASED ON DRAWINGS BY FOG CITY AS BUILTS PROVIDED BY OWNER.
3. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
4. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT AND OWNER OF DISCREPANCIES BETWEEN DRAWINGS AND AS BUILT CONDITIONS.
5. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO ENERGY COMPLIANCE REPORT PER CBSC (TITLE 24) FOR PERTINENT ADDITIONAL INFORMATION AND INSTRUCTIONS. THE WORK IS TO MEET OR EXCEED MINIMUM REQUIREMENTS STATED IN THESE REPORTS OR AS REQUIRED BY CODE AND GUIDELINES.
8. REFER TO PLUMBING, APPLIANCE AND LIGHTING SCHEDULES TO BE ISSUED FOR INFORMATION AND SPECIFICATIONS.
9. CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER-TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.
10. TOILETS SHALL HAVE A MAX. OF 1.28 GALLONS, URINALS 1.0 GALLONS PER FLUSH. SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GPM, BATHROOM FAUCET FLOW SHALL NOT EXCEED 1.5 GPM, AND UTILITY FAUCET FLOW SHALL NOT EXCEED 1.8 GPM.
11. REFER TO INTERIOR FINISH MANUAL UNDER SEPARATE COVER FOR INFORMATION ABOUT INTERIOR FIXED FINISHES, DETAILS, SPECIFICATIONS, AND PAINT AND STAIN COLORS, ETC.
12. WRITTEN DOCUMENTATION SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FROM ARCHITECT.
13. CONTRACTOR AND ITS SUBCONTRACTOR WILL DESIGN AND BUILD ELECTRICAL, MECHANICAL, PLUMBING SYSTEMS AND INTEGRATE THESE SYSTEMS INTO ARCHITECTURAL AND STRUCTURAL ELEMENTS. ARCHITECT WILL REVIEW AND ASSIST WITH COORDINATION. ARCHITECT WILL NOT BEAR LIABILITY FOR ELECTRICAL, MECHANICAL, PLUMBING DESIGN AND PERFORMANCE.
14. THESE DRAWINGS ARE INTENDED FOR USE WITH A NEGOTIATED CONSTRUCTION CONTRACT WITH A GENERAL CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS. CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT SHEETS AS REQUIRED TO ASSIST OWNER AND ARCHITECT IN MAKING MATERIAL SELECTIONS.
15. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
16. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THIS SCOPE OF WORK. ARCHITECT WILL PROVIDE CLARIFICATION IN A TIMELY MANNER.
17. CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
18. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY, CONSTRUCTION MEANS & METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR SCHEDULING THE WORK.
19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DOCUMENTING WORK PROGRESS ON SITE VIA PHOTOGRAPHS, VIDEO, OR OTHER MEANS AT APPROPRIATE INTERVALS. CONTRACTOR SHALL PHOTOGRAPH AND VIDEO RECORD ALL CONDITIONS BEFORE INSTALLATION OF DRYWALL OR OTHER...
20. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY CONDITION, CONFLICT OR SITUATION PREVENTING THE CONTRACTOR FROM EXECUTING THE WORK PER THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK IN QUESTION. ARCHITECT WILL PROVIDE SOLUTIONS IN A TIMELY MANNER.
21. REFER TO PERMIT #2017-07-27-3066 FOR APPROVED SCOPE OF WORK NOT INCLUDED AS PART OF THIS PERMIT.

remodel note

CONTRACTOR TO BE RESPONSIBLE FOR INVESTIGATING AND VERIFYING ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

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2021.06.09	Permit Addendum R1

E-Transmissions:

Drawing Title:
COVER SHEET

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet:
A0.00

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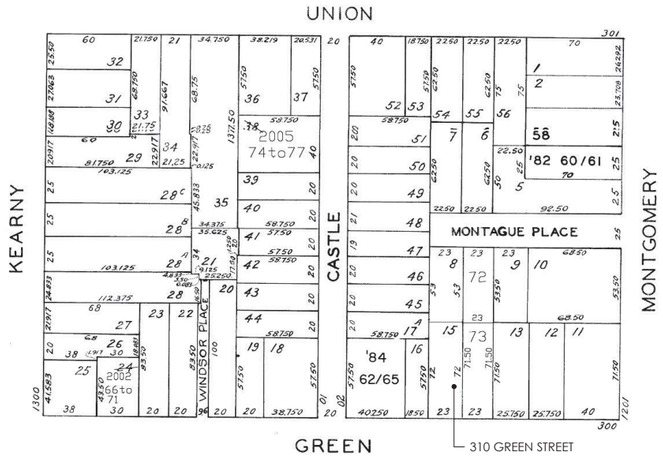
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

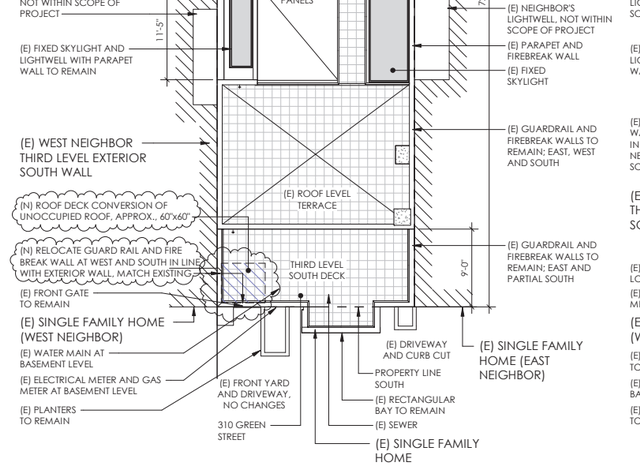
SHEET NOTES, SITE PLAN:

1. INTERIOR FINISHED FLOOR ELEVATIONS (T.O.FF) PER FLOOR PLANS. BUILDING SECTIONS AND ELEVATIONS. SEE FLOOR PLANS FOR FINISH GRADES AT EXTERIOR DOORS.
2. SLOPE GRADE AWAY FROM HOUSE AND PROVIDE POSITIVE SURFACE DRAINAGE DOWN AND AWAY FROM ALL SIDES OF BUILDINGS AND STRUCTURES WHERE POSSIBLE.
3. VERIFY LOW POINT WITH ARCHITECT PRIOR TO FOUNDATION POUR.
4. SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATIONS, RETAINING WALLS, DETAILS AND OTHER PERTINENT INFORMATION.
5. BUILDING OUTLINE SHOWN ON THIS DRAWING FOR REFERENCE ONLY. SEE FLOOR PLANS FOR DIMENSIONS.
6. PROVIDE EXTENSIONS ALL ROOF DOWNSPOUTS TO DISCHARGE BEYOND THE LIMITS OF FOUNDATION BACKFILL WHERE OCCURS.

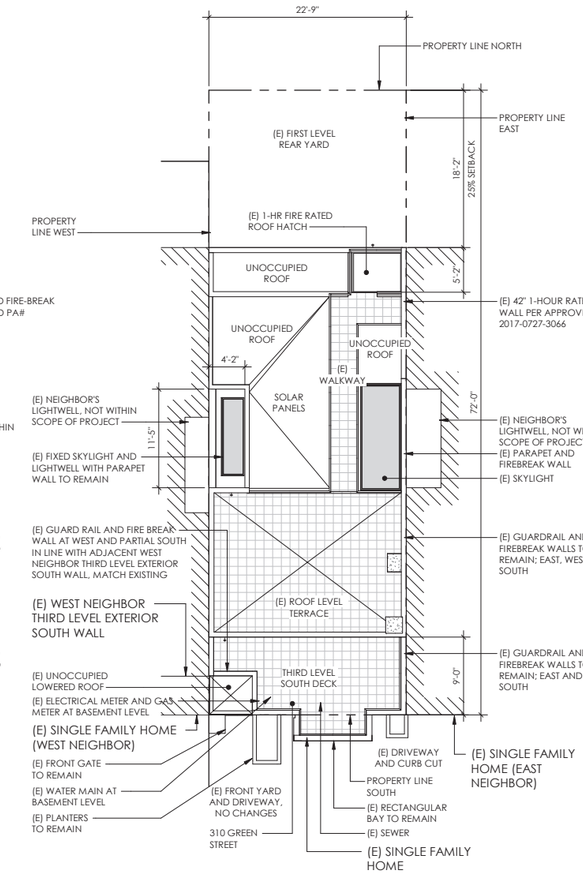
4 PLOT MAP
1"2" = 1'-0"



3 ASSESSOR'S PARCEL INFORMATION
1"2" = 1'-0"



2 SITE PLAN - PROPOSED
1/8" = 1'-0"



1 SITE PLAN - EXISTING - AS CURRENTLY APPROVED
1/8" = 1'-0"

0'1'2' 4' 8'

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E-Transmissions:

Drawing Title: SITE PLAN

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet: A1.00

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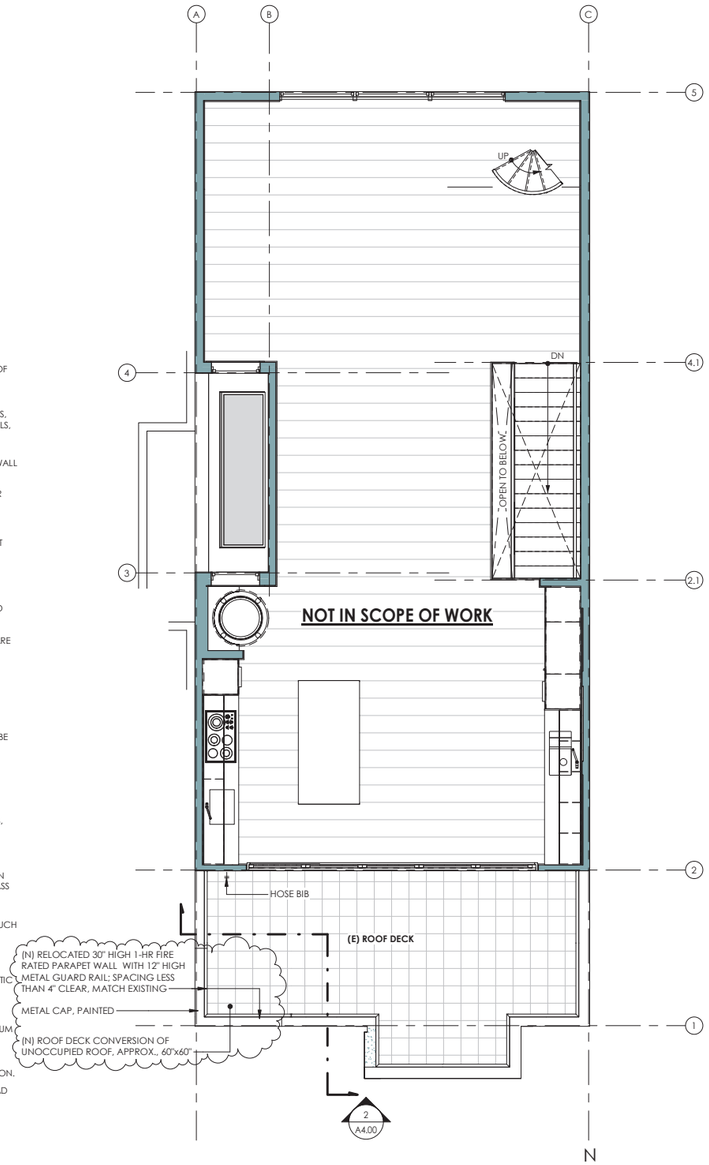
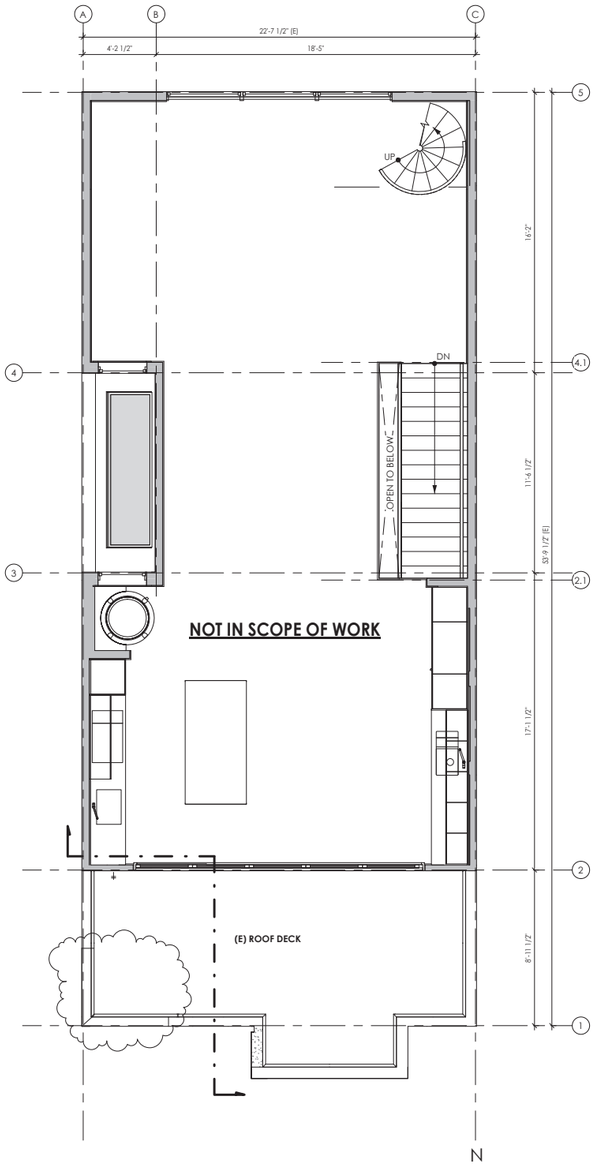
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, FLOOR PLAN:

1. EXTERIOR WALL DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF EXTERIOR STRUCTURAL PLYWOOD (OVER STUDWALL) OR TO FACE OF CONCRETE WALL.
2. INTERIOR WALL AND PLUMBING DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF STUD, NOT INCLUDING WALL FINISHES.
3. DOORS, WINDOWS, SINKS AND TOILETS ARE DIMENSIONED TO CENTERLINE, U.O.N.
4. DOORS, WINDOWS AND OPENINGS TO BE CENTERED IN FINISHED WALL, U.O.N. SINKS, TOILETS, SHOWER HEADS/CONTROLS AND DRAINS TO BE CENTERED IN FINISHED WALLS, U.O.N.
5. (N) INTERIOR WALLS TO BE 2x4 WOOD STUD, 16" ON CENTER MINIMUM WITH 5/8" GYPSUM BOARD ON BOTH SIDES, U.O.N.. REFER TO STRUCTURAL DRAWINGS AND WALL TYPE LEGEND FOR ADDITONAL INFORMATION.
6. FLOOR MATERIAL IN CLOSETS TO MATCH ADJOINING ROOM, U.O.N. EXTEND FLOOR MATERIAL UNDER "FLOATING" CABINETS WHERE OCCUR
7. CHANGE FLOOR MATERIAL UNDER CENTERLINE OF CLOSED DOOR, U.O.N.
8. WINDOW AREA FOR NATURAL LIGHT MUST BE 8% OF FLOOR AREA OR MORE (EXCEPT WHERE LESS IS ALLOWED BY CODE AND/OR FOR ARTIFICIALLY LIGHTED ROOMS).
9. EGRESS NOTE: ONE WINDOW IN EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQFT WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OF THE FINISHED FLOOR.
10. STAIRWAYS SHALL HAVE HEADROOM CLEARANCE OF NO LESS THAN 6'-8" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. MINIMUM HEADROOM CLEARANCE IS REQUIRED FOR THE FULL WIDTH OF THE STAIRWAY AND CONTINUES TO ONE TREAD DEPTH BEYOND THE BOTTOM RISER. SPIRAL STAIRWAYS ARE PERMITTED A 6'-6" HEADROOM.
11. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7⅞" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
12. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
13. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
14. HANDRAILS TO HAVE 1¼"-2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, AT 34"-38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER.
15. HANDRAIL MAY PROJECT 4½" MAX. INTO REQUIRED WIDTH OF STAIR AND SHALL PROVIDE 1½" MIN. SPACE BETWEEN WALL AND HANDRAIL.
16. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
17. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
18. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
19. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
20. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM OF THE GUARDRAIL SHALL BE SIZED SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
21. ATTIC ACCESS: AN OPENING NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IS REQUIRED AT OR ABOVE THE ACCESS OPENING.
22. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
23. PROVIDE INSULATION AT ALL BATHROOM WALLS.
24. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES AND ADDITIONAL INFORMATION.
25. REFER TO STRUCTURAL DRAWINGS FOR SIZE, SPACING AND DIRECTION OF OVERHEAD FRAMING.
26. REFER TO ARCHITECTURAL FRAMING PLANS FOR WALL FRAMING DIMENSIONS AND DOOR/WINDOW FRAMING LOCATIONS.



2 PROPOSED FLOOR PLAN - THIRD LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - THIRD LEVEL
1/4" = 1'-0"

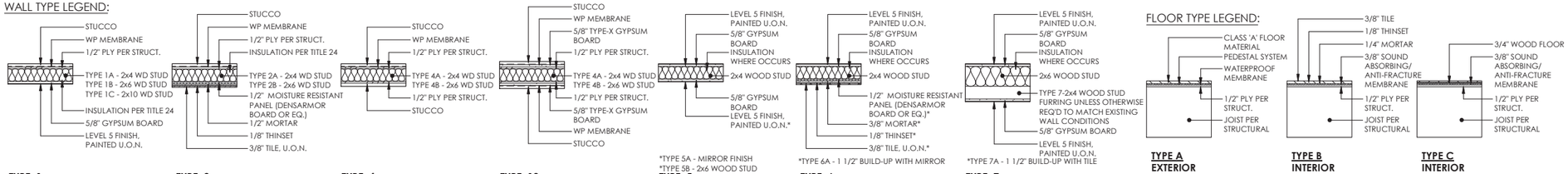
NOTE:

MAINTAIN 1-HOUR FIRE SEPARATION AT EAST AND WEST PROPERTY LINE WALLS

FRAMING WALL LEGEND:

- (N) WALL
- (E) WALL TO REMAIN
- (N) 1 HR FIRE RATED WALL
- NOT IN SCOPE OF WORK

WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
TYPE 2 EXTERIOR WALL
TYPE 4 EXTERIOR WALL
TYPE 10 EXTERIOR WALL
TYPE 5 INTERIOR WALL
TYPE 6 INTERIOR WALL
TYPE 7 INTERIOR WALL

FLOOR TYPE LEGEND:

TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

0' 1' 2' 4' 8'

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E-Transmissions:

Drawing Title:
FLOOR & FRAMING PLANS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: SME

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3. BUILT-IN DIMENSIONS ARE TO OUTSIDE FACE OF FINISHED CABINETRY BASE CABINETY, U.O.N.
4. WINDOW AREA FOR NATURAL LIGHT MUST BE 8% OF FLOOR AREA OR MORE (EXCEPT WHERE LESS IS ALLOWED BY CODE AND/OR FOR ARTIFICIALLY LIGHTED ROOMS).
5. EGRESS NOTE: ONE WINDOW IN EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQFT WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OF THE FINISHED FLOOR.
6. COORDINATE EXACT MEANING OF T.O. WINDOW WITH ARCHITECT.
7. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
8. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
9. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
10. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
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12. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
13. PROVIDE CRAWL SPACE ACCESS AND VENTILATION AS REQUIRED BY CODE.

BIRD-SAFE STANDARDS REQUIREMENTS:

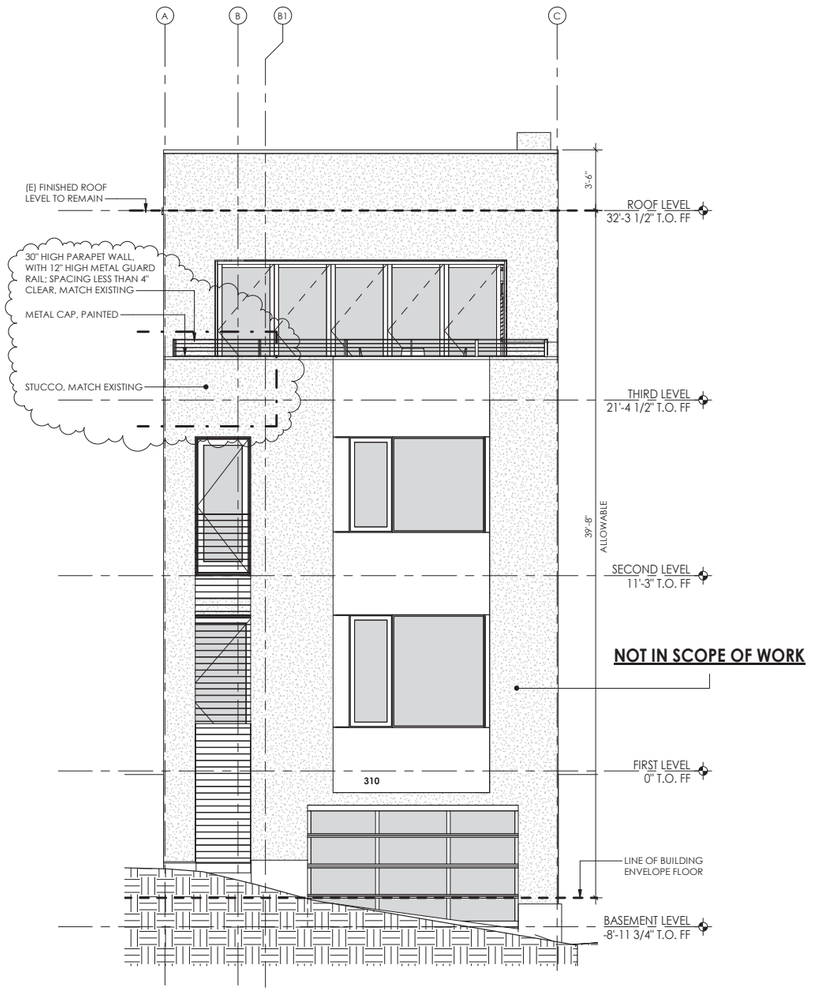
PER DESIGN GUIDE STANDARDS FOR BIRD-SAFE BUILDINGS, PROPERTY IS A LOCATION-RELATED HAZARD: BUILDINGS WITHIN 300 FEET OF AN UBRAN BIRD REFUGE.

BIRD COLLISION ZONE TREATMENT EXEMPT FOR RESIDENTIAL-ZONED BUILDINGS LESS THAN 45 FEET TALL WITH LIMITED GLASS FACADE (LESS THAN 50% GLAZING); BUILDING FEATURE-RELATED TREATMENT STILL REQUIRED

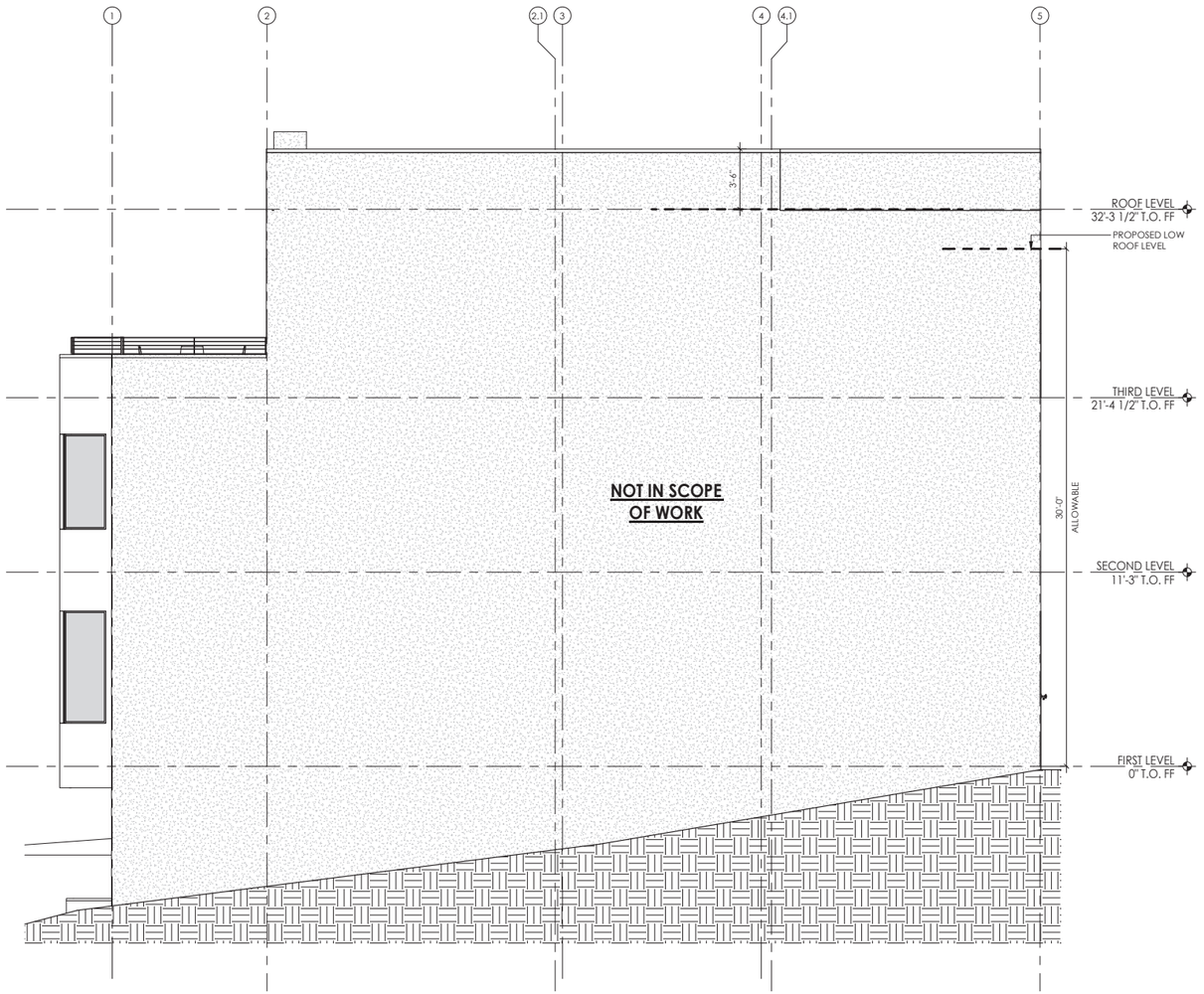
BUILDING IS 39'-8" TALL.
GLASS FACADE AT FRONT & BACK = 580 SQ. FT.
TOTAL FACADE AT FRONT & BACK = 1,458 SQ. FT.
580 SQ. FT./1,458 SQ. FT. = .397 x 100 = 39.7% LESS THAN 50% GLAZING

PER EXCEPTIONS: ZONING ADMINISTRATION WAIVERS, BIRD COLLISION TREATMENT EXEMPT GLAZING.

PER BUILDING FEATURE RELATED REQUIREMENTS, GLAZING 24 SQ. FT. OR LARGER TO HAVE FILM INSTALLED.



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



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

0' 1' 2' 4' 8'

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Green Street

Residence for Jack Oswald & Anneke Seley
APN#: 01-0114-015
310 Green Street
San Francisco, CA 94133

Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
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E-Transmissions:

Drawing Title:
ELEVATIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A4.00

SHEET NOTES, GENERAL:

1. DESIGN IS BASED ON DRAWINGS PROVIDED BY THE OWNER.
2. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
3. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
4. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, ELEVATIONS:

1. EXTERIOR WALL DIMENSIONS ARE FRAMING DIMENSIONS MEASURED TO FACE OF EXTERIOR STRUCTURAL PLYWOOD (OVER STUD WALL) OR TO FACE OF CONCRETE WALL.
2. INTERIOR WALL DIMENSIONS ARE FRAMING DIMENSIONS TO FACE OF STUD, NOT INCLUDING WALL FINISHES.
3. BUILT-IN DIMENSIONS ARE TO OUTSIDE FACE OF FINISHED CABINETRY BASE CABINETY, U.O.N.
4. WINDOW AREA FOR NATURAL LIGHT MUST BE 8% OF FLOOR AREA OR MORE (EXCEPT WHERE LESS IS ALLOWED BY CODE AND/OR FOR ARTIFICIALLY LIGHTED ROOMS).
5. EGRESS NOTE: ONE WINDOW IN EACH SLEEPING ROOM MUST HAVE A NET CLEAR OPENING OF 5.7 SQFT WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OF THE FINISHED FLOOR.
6. COORDINATE EXACT MEANING OF T.O. WINDOW WITH ARCHITECT.
7. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7¾" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
8. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
9. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
10. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
11. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
12. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
13. PROVIDE CRAWL SPACE ACCESS AND VENTILATION AS REQUIRED BY CODE.

BIRD-SAFE STANDARDS REQUIREMENTS:

PER DESIGN GUIDE STANDARDS FOR BIRD-SAFE BUILDINGS, PROPERTY IS A LOCATION-RELATED HAZARD: BUILDINGS WITHIN 300 FEET OF AN UBRAN BIRD REFUGE.

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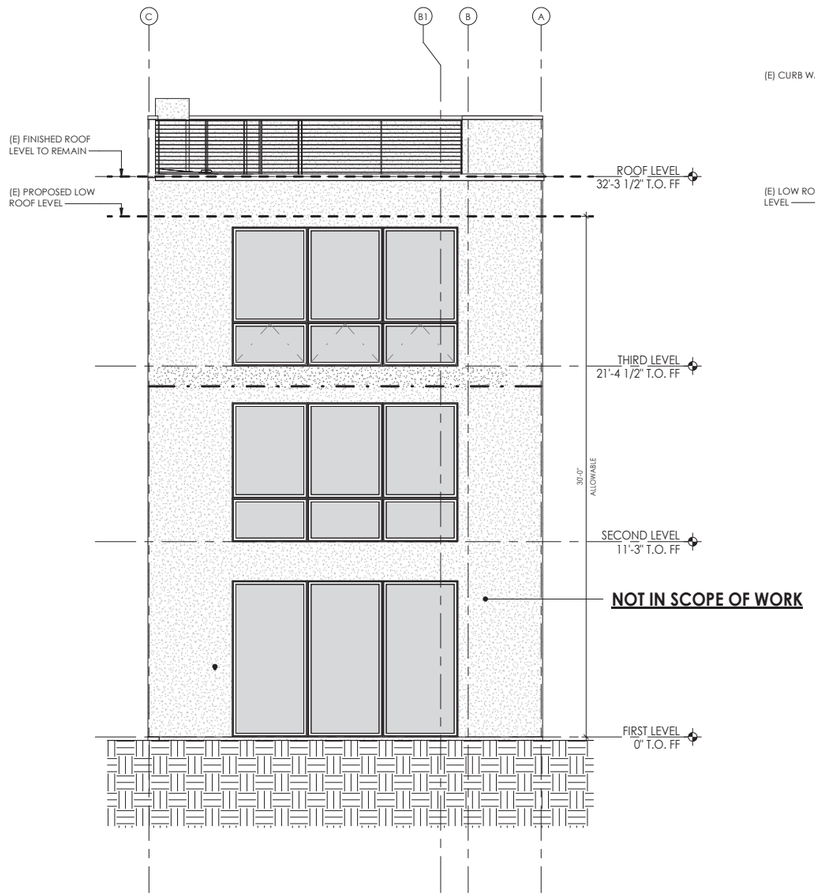
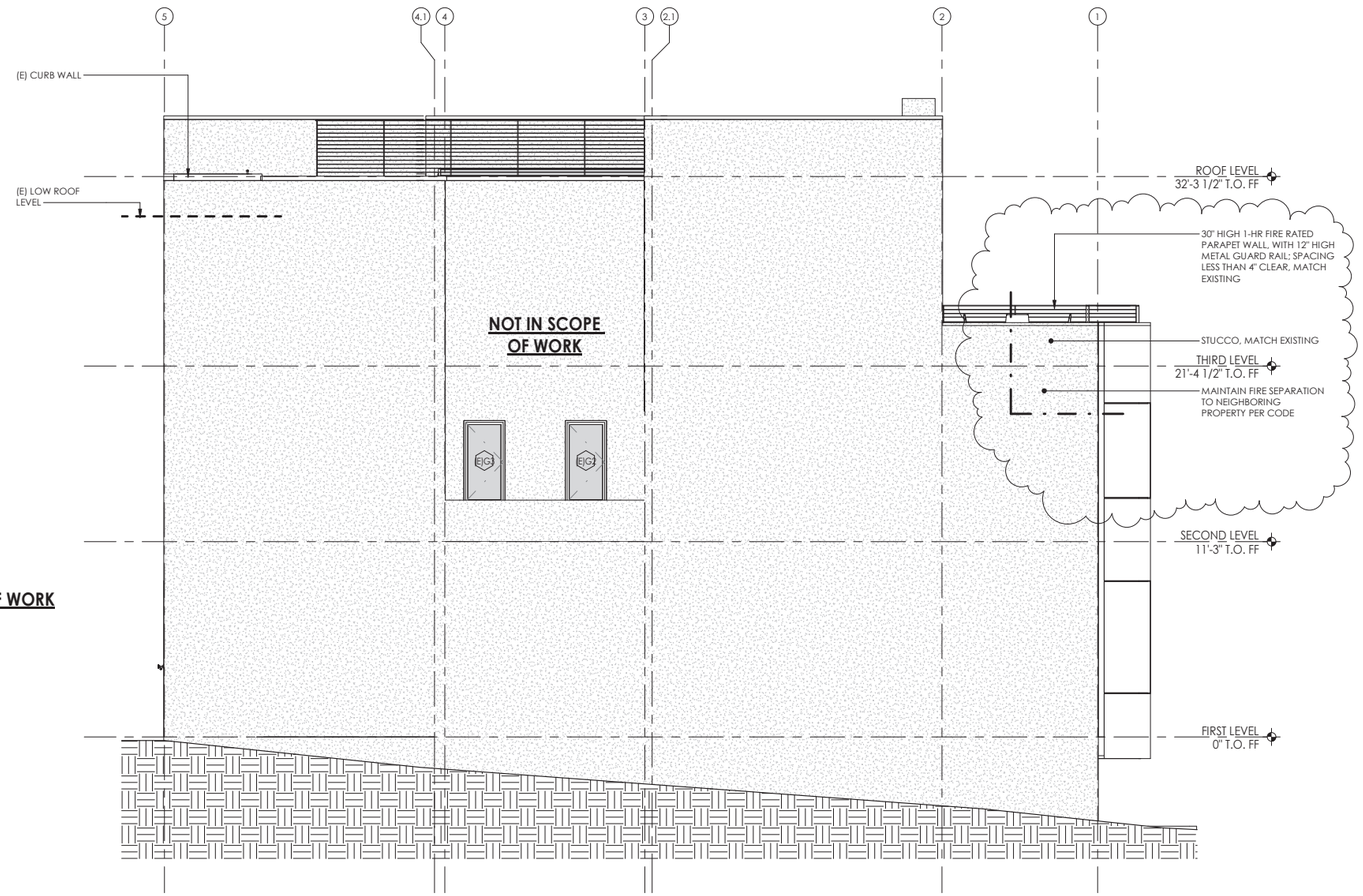


2 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"



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

0' 1' 2' 4' 8'

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Sheet:
A4.01

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 310 GREEN STREET **APPLICATION NO.** 2017-1020-1807 S/ **ADDENDUM NO.** ____

OWNER NAME JACK OSWALD **OWNER PHONE NO.** (415) 272-6200

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☒

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☒

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☒
SHORING	YES ☐	NO ☒
UNDERPINNING	YES ☐	NO ☒
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☒
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☒
OTHERS: ____	YES ☐	NO ☒

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: STEFAN EDER
Engineer/Architect of Record

415.409.6660
Telephone

seder@mosaicarchitects.com
Email

Signature

11/21/2019
Date

LICENSED ARCHITECT
STEFAN EDER
(Architect/Engineer)
Seal/Stamp Required
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

project data

Code Information:

2016 CA BUILDING CODE — 2016 CA ELECTRICAL CODE
2016 CA MECHANICAL CODE — 2016 CA PLUMBING CODE
2016 CA FIRE CODE — 2016 CA ENERGY CODE
2016 SAN FRANCISCO CODE AMENDMENTS

Assessor's Parcel #:	**01-0114-015**
Zoning:	RM-1 (Residential - Mixed, Low Density)
Zoning Use District:	Telegraph Hill - North Beach Residential Special Use District
Height/Bulk District:	40-X
Occupancy:	R-3 (Residential)
Construction Type:	TYPE-VB (NOT SPRINKLERED)
No. of Stories:	3, Over Basement
Public Utilities:	SFPUC / SF Water Power Sewer

info and area calculations

Single-Family Residence with Attached Garage

Parcel Area:	**1,655 sqft**
Building Area:	
Residence (Existing):	3,249 sqft
Residence (South Deck Addition):	+ 52 sqft
Residence (North Deck Addition):	+ 120 sqft
Residence (Proposed):	**3,421 sqft**
Attached Garage:	No Change
Building Heights:	
Residence (Existing) =	± 39' - 8"
Residence (Proposed) =	± 39' - 8" **No Change**
Parking Requirements:	
Parking Required = 1 space per dwelling unit	**No Change**
Parking Proposed = 1 dwelling unit = 1 space provided	

*Refer to Planning Sheets A0.01-A0.10 for additional information

symbols legend

MATERIALS: PLAN & SECTION

EARTH, CONCRETE, STONE VENEER, CUT STONE, CONCRETE BLOCK, STEEL (LG. SCALE), PLYWOOD, FINISH WOOD

DRAWING:

GYPSUM BOARD (LG. SCALE), ROUGH WOOD/ CONTINUOUS, ROUGH WOOD/ DISCONTINUOUS, SAND, PLASTER, BATTING INSULATION, RIGID INSULATION, WOOD STUD, METAL STUD

PLAN, SECTION, DETAIL SYMBOL — DETAIL NUMBER / SHEET NUMBER (e.g. 1 / A101)

SECTION SYMBOL — DETAIL NUMBER / SHEET NUMBER / DIRECTION OF VIEW (e.g. 1 / A101)

ELEVATION SYMBOL — DETAIL NUMBER / SHEET NUMBER / DIRECTION OF VIEW & ANNOTATION (WHERE OCCURS) (e.g. 1 / A101, N, E, S, W)

MATERIALS: ELEVATION

WOOD SIDING, STONE, CONCRETE, STUCCO, CARPET, WOOD, GLASS, SHINGLES

WALL TYPE TAG (e.g. 1)

WINDOW TYPE TAG (e.g. 1)

DOOR TAG (e.g. 101)

SPOT ELEVATION MARKER (e.g. EF 1'-0")

REVISION TAG (e.g. 1)

project team and consultants

Owner:
Jack Oswald & Anneke Seley as Trustees of the Oswald-Seley Revocable Trust
2165 Toyon Drive
Healdsburg, CA. 95448

Contact:
Jack Oswald
Phone: 415.272.6200

E-mail:
jack@oswald.com
aseley@realityworksgroup.com

Architect:
Mosaic Architects & Interiors
Stefan Eder
CA Licensed Architect
1290 Sutter Street, Suite 400
San Francisco, CA 94109

Contact:
Stefan Eder
Phone: 415.409.6660
Fax: 415.449.6624

E-mail:
seder@mosaicarchitects.com

mosaicarchitects.com

Landscape Architect:
T.B.D.

Contractor:
T.B.D.

Structural Engineer:
Holmes Structures
Denny Kwan
Structural Engineer
235 Montgomery St., Suite 1250
San Francisco, CA 94104

Contact:
Denny Kwan, SE, Principal
Danny Polivka, PE

Phone: 415.693.1600
Fax: 415.693.1760

E-mail:
dkwan@holmesstructures.com
dpolivka@holmesstructures.com

holmesstuctures.com

Mechanical Consultant:
T.B.D.

Energy Compliance:
Bay Area Title 24 and GreenPoint Rating
Frank Cuthbert
7408 Potrero Avenue
El Cerrito, CA 94530

Contact:
Frank Cuthbert

Phone: 510.932.5858
Fax: -

E-mail:
title24andgreenpoint@gmail.com

Green Street

RESIDENTIAL REMODEL

310 Green Street
San Francisco, CA 94133

Permit Addendum

2019.11.14 ADDENDUM TO APPROVED SITE PERMIT # 2017-1020-1807-SR3

SF Building Department

scope of work

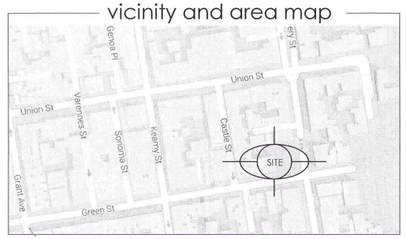
EXTERIOR REMODEL, ADDITION
Single Family Residence:

- **Horizontal additions that add more than 10'-0" to existing building depth at south balcony (enclose southwest balcony on Second level) & north deck (enclose north balcony on Third level)**
- **Reconfigure windows and doors at addition**
- **Replace (E) ext. spiral stair with (N) interior spiral stair with (N) roof access hatch**
- **Adjust plumbing, electrical, mechanical, and interior fixed finishes at addition**
- **(N) Ext. materials, colors and detailing to match (E), (N) windows & doors to match (E)**

sprinklers

No sprinklers required.

vicinity and area map



notifications

NOTIFICATIONS TO ARCHITECT FOR ARCHITECT'S AND OWNER'S WALK-THROUGH.
ARCHITECT WILL PROVIDE WRITTEN OBSERVATION STATEMENT REQ. FOR CONTRACTOR TO PROCEED WITH WORK.

- BEFORE START OF DEMOLITION
- COMPLETION OF DEMOLITION
- COMPLETION OF FOUNDATION EXCAVATION
- COMPLETION OF FOUNDATION REBAR INSTALLATION PRIOR TO POURING CONCRETE
- COMPLETION OF FOUNDATION WORK
- COMPLETION OF FRAMING LAYOUT MARKED ON FLOOR
- COMPLETION OF ROUGH PLUMBING LAYOUT MARKED ON FLOOR, WALL, CEILING
- COMPLETION OF PLUMBING ROUGH VALVE INSTALLATION IN FLOOR, WALL, CEILING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV LAYOUT MARKED ON FLOOR, WALL, CEILING (CEILING CANS, J-BOXES, SPEAKERS, SMOKE DETECTORS, CAMERAS, ETC.)
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV BACK-BOX INSTALLATION (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) PRIOR TO WIRING
- COMPLETION OF ELECTRICAL, LIGHTING, DATA AND AV (OUTLETS, SWITCHES, LIGHTING, KEYPADS, ETC.) AFTER WIRING
- COMPLETION OF RCP AND SPRINKLER LAYOUT MARKED ON FLOOR (ACCESS PANELS, BEAMS, COFFERS, SOFFITS, SKYLIGHTS, HVAC COMPONENTS, ETC.)
- COMPLETION OF CABINETRY AND CASEWORK LAYOUT WITH PLUMBING MARKED ON FLOOR
- PRIOR TO COVERING ANY FRAMING (BEFORE INSULATION)
- PRIOR TO DRYWALL INSTALLATION
- COMPLETION OF CABINETRY, CASEWORK AND TRIM INSTALL
- PRIOR TO STONE SLAB TEMPLATING INCLUDING PENETRATIONS FOR PLUMBING, ELECTRICAL, MECHANICAL, ETC.
- PRIOR TO TILE INSTALLATION TO REVIEW TILE LAYOUT
- PRIOR TO ANY FINAL COLOR COATING OR PAINTING
- COORDINATE WITH ARCHITECT WHICH KIND OF ADDITIONAL NOTIFICATIONS ARE REQUIRED.

work under separate permits

REFERENCE APPROVED **BPA #2017-0921-9225** FOR REVISION TO **PA #2010-0930-1936 -** REMOVAL OF U-SHAPED STAIR AT REAR FROM 3RD LEVEL TO ROOF AND REPLACE WITH SPIRAL STAIR

submittals

NOTIFY ARCHITECT BEFORE ANY SHOP DRAWINGS ARE COMMISSIONED AND/OR STARTED.

PROVIDE SHOP DWGS. SUBMIT PRODUCT SAMPLES, PRODUCT DATA SHEETS AND ORDER LISTS FOR REQUIRED WRITTEN APPROVAL BY ARCHITECT BEFORE FINALIZING ORDERS AND/OR PRODUCTION FOR THE FOLLOWING WORK:

- STRUCTURAL STEEL AND REBAR
- CONCRETE MIX, ENGINEERED CONCRETE AND SPECIALTY STRUCT. ITEMS
- EXTERIOR DOORS, WINDOWS, GARAGE DOORS, GATES INCL. HARDWARE
- SKYLIGHTS AND SUN TUNNELS
- INTERIOR DOORS INCLUDING HARDWARE
- CABINETRY AND BUILT-INS INCLUDING HARDWARE
- ELECTRICAL, LIGHTING, DATA &, AV TRIM
- PLUMBING, SPRINKLER COMPONENTS, VISIBLE GAS EQUIPMENT AND HARDWARE
- APPLIANCES
- ALL FIXED FINISHES (FLOORING, TRIM, TILE, PLASTER, WALL FINISHES, ETC.)
- GLASS DOORS, GLASS SHOWER DOORS/SURROUNDS INCLUDING HARDWARE
- COLOR BRUSH-OUTS, WALL COLOR SWATCHES (STAINS, PAINTS, TEXTURES)
- FINISHED AND UNFINISHED SAMPLES OF WOOD VENEERS, VENEERED PLYWOOD, WOOD FLOORING, WOOD PANELING, WOOD BEAMS, TIMBERS AND TRUSSES, DECORATIVE WOODS AND ALL OTHER VISIBLE WOOD ELEMENTS. IF RANGE IN COLORATION, GRAIN, TEXTURE IS EXPECTED, PROVIDE SAMPLES SHOWING MAXIMUM ACCEPTABLE DEVIATION IN ADDITION TO TYPICAL SAMPLE.
- COORDINATE WITH ARCHITECT WHICH KIND OF ADD'L SUBMITTAL IS REQ.

schedule & cost of work

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR CONSTRUCTION SCHEDULE AND TIMELINE. IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN SCHEDULE AND TIMELINE.

CONTRACTOR OR, IF APPLICABLE, CONSTRUCTION MANAGER (CM) IS SOLELY RESPONSIBLE FOR COST ESTIMATING AND MAINTAINING PROJECT BUDGET INCLUDING UPDATEING AND CALCULATING "COST OF WORK." IT IS FURTHER CONTRACTOR'S OR CM'S RESPONSIBILITY TO COORDINATE WITH AND INFORM THE OWNER OF CHANGES IN PROJECT COST AND/OR "COST OF WORK."

abbreviations

ABV	ABOVE	**CAB**	CABINET	**EL**	ELEVATION	**H.B.**	HOSE BIB	**NOM**	NOMINAL
AFF	ABOVE FINISHED FLOOR	**CANT**	CANTILEVER	**ELEV**	ELEVATOR	**H.W.H.**	HOT WATER HEATER	**N.C.**	NON-CORROSIVE
A.P.	ACCESS PANEL	**CPT**	CARPET (ED)	**EMER**	EMERGENCY			**N.M.T.**	NOT-METALLIC
AC.T.	ACOUSTICAL TILE	**CSMT**	CASEMENT	**ENCL**	ENCLOSE (URE)	**INCL.**	INCLUDE (D), (ING)	**N.A.**	NOT APPLICABLE
ACR.	ACRYLIC PLASTIC	**C.I.P.**	CAST-IN-PLACE	**EQ**	EQUAL	**INFO**	INFORMATION	**N.I.**	NOT INCLUDED
ADD	ADDENDUM	**(C)**	CAULK (ING)	**EQUIP**	EQUIPMENT	**I.D.**	INSIDE DIAMETER	**N.I.C.**	NOT IN CONTRACT
ADD'L	ADDITIONAL	**CDR**	CEDAR	**EXH**	EXHAUST	**I.B.O.**	INSTALLED BY OTHERS	**N.T.S.**	NOT TO SALE
ADH	ADHESIVE	**CLG**	CEILING	**(E)**	EXISTING	**INSUL**	INSULATE (D), (ION)	**NO.**	NUMBER
ADJ	ADJACENT	**CEM**	CEMENT	**EXT**	EXTERIOR	**INT**	INTERIOR		
ADJT	ADJUSTABLE	**CM**	CENTIMETER (S)					**O.C.**	ON CENTER (S)
A/C	AIR CONDITIONING	**C.T.**	CERAMIC TILE	**FAB**	FABRICATE	**JT**	JOINT	**OPG**	OPENING
ALT	ALTERNATE	**CIR**	CIRCLE	**F.O.**	FACE OF	**J.F.**	JOINT FILLER	**OPP**	OPPOSITE
AL	ALUMINUM	**CIRC**	CIRCUMFERENCE	**F.O.C.**	FACE OF CONCRETE			**OP.H.**	OPPOSITE HAND
A.C.I.	AMERICAN CONCRETE INSTITUTE	**CLR**	CLEAR (ANCE)	**F.O.F.**	FACE OF FINISH	**KP**	KICKPLATE	**O.D.**	OUTSIDE DIAMETER
AIA	AMERICAN INSTITUTE OF ARCHITECTS	**CLOS**	CLOSET	**F.O.M.**	FACE OF MASONRY	**KIT**	KITCHEN	**O.F.S.W.**	OUTSIDE FACE STUD WALL
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	**COL**	COLUMN	**F.O.S.**	FACE OF STUDS				
		COMB	COMBINATION	**FN**	FENCE	**LBL**	LABEL	**(P)**	PAINT (ED)
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	**COMPT.**	COMPARTMENT	**FIN**	FINISH (ED)	**LAB**	LABORATORY	**PAR**	PARALLEL
		COMP	COMPOSITION (COMPOSITE)	**F.F.**	FINISHED FLOOR	**LAM**	LAMINATE (D)	**P. BD.**	PARTICLE BOARD
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	**COMPR**	COMPRESS (ED), (ION), (IBLE)	**FP**	FIREPROOF	**LAV**	LAVATORY	**PVMT**	PAVEMENT
		CONC	CONCRETE	**FIXT**	FIXTURE	**LH.**	LEFT HAND	**PERF**	PERFORATE (D)
A.D.A.	AMERICANS WITH DISABILITIES ACT	**C.M.U.**	CONCRETE MASONRY UNIT	**FLG**	FLASHING	**L**	LENGTH	**PLAS**	PLASTIC
ANC	ANCHOR, ANCHORAGE	**CONST**	CONSTRUCTION	**FLR**	FLOOR (ING)	**LWC**	LIGHTWEIGHT CONCRETE	**P. LAM**	PLASTIC LAMINATE
ANOD	ANODIZED	**C.S.I.**	CONSTRUCTION SPECIFICATIONS INSTITUTE	**FLUOR**	FLUORESCENT	**L.F.**	LINEAL FEET	**PL**	PLATE
APPD	APPROVED			**FTG**	FOOTING			**PLY**	PLYWOOD
APP	APPROXIMATE	**CONT**	CONTINUOUS OR CONTINUE	**FDN**	FOUNDATION	**MFR**	MANUFACTURE (ER)	**PT**	POINT
ARCH	ARCHITECT (URAL)	**CONTR**	CONTRACT (OR)	**F.I.O.**	FURNISHED AND INSTALLED BY OTHERS	**MAS**	MASONRY	**PV. C.**	POLYVINYL CHLORIDE
		C.F.	CUBIC FOOT			**MATL**	MATERIAL (S)	**POS**	POSITIVE, POSITION
BSMT	BASEMENT	**C.Y.**	CUBIC YARD	**F.B.O.**	FURNISHED BY OTHERS	**MAX**	MAXIMUM	**LB**	POUND
BM	BEAM			**FUR**	FURRED (ING)	**MECH**	MECHANICAL	**P.C.F.**	POUNDS PER CUBIC FOOT
BRG	BEARING	**DP**	DAMP PROOFING			**MED**	MEDIUM	**P.L.F.**	POUNDS PER LINEAL FOOT
BEL	BELOW	**DEG**	DEGREE	**GPM**	GALLONS PER MINUTE	**MB**	MEMBRANE	**P.S.F.**	POUNDS PER SQUARE FOOT
BET	BETWEEN	**DEM**	DEMOLISH, DEMOLITION	**GALV**	GALVANIZED	**MTL**	METAL	**P.S.I.**	POUNDS PER SQUARE INCH
BVL	BEVELED	**D.R.B.**	DESIGN REVIEW BOARD	**G.S.S.**	GALVANIZED STEEL SHEET	**M**	METER (S)	**PREFAB**	PREFABRICATE (D)
BIT	BITUMINOUS	**DTL**	DETAIL	**GEN**	GENERAL	**MM**	MILLIMETER (S)	**PROP**	PROPOSED
BLK	BLOCK	**DIAG**	DIAGONAL	**G.C.**	GENERAL CONTRACT (OR)	**MWK**	MILLWORK	**P.L.**	PROPERTY LINE
BLKG	BLOCKING	**DIAM**	DIAMETER	**GL**	GLASS, GLAZING	**MIN**	MINIMUM		
BD	BOARD	**DIM**	DIMENSION	**GVL**	GRAVEL	**MIR**	MIRROR	**QTY.**	QUANTITY
B.S.	BOTH SIDES	**DW**	DISHWASHER	**GRD**	GROUND	**MISC**	MISCELLANEOUS	**Q.T.**	QUARRY TILE
BOT	BOTTOM	**DIS**	DISPOSAL	**GYP**	GYPSUM	**MTD**	MOUNTED		
B.O.	BOTTOM OF	**DIV**	DIVISION			**MOV**	MOVABLE	**RAD**	RADIUS
B.O.B.	BOTTOM OF BEAM	**DBL**	DOUBLE	**HDW**	HARDWARE			**RCPT**	RECEPTACLE
B.O.C.	BOTTOM OF CONCRETE	**DN**	DOWN	**HWD**	HARDWOOD	**N.E.C.**	NATIONAL ELECTRIC CODE	**RDWD**	REDWOOD
B.O.F.	BOTTOM OF FOOTING	**DWR**	DRAWER	**HDR**	HEADER	**N.F.P.A.**	NATIONAL FIRE PROTECTION ASSOCIATION	**RE:**	REFERENCE; REFER TO;
B.O.S.	BOTTOM OF STEEL OR BOTTOM OF SLAB	**DWG**	DRAWING	**H.V.A.C.**	HEATING / VENTILATING / AIR CONDITIONING	**(N)**	NEW	**RFL**	REFLECT (ED), (IVE), (OR)
						N.R.C.	NOISE REDUCTION COEFFICIENT	**REG**	REGISTER
B.O.W.	BOTTOM OF WALL	**EA.**	EACH	**HT**	HEIGHT				
B.T.U.	BRITISH THERMAL UNIT	**ELEC**	ELECTRIC (AL)	**HOR.**	HORIZONTAL				
BLDG	BUILDING	**E.P.**	ELECTRICAL PANELBOARD						

REINF	REINFORCE (D), (ING)	**T.O.STL**	TOP OF STEEL
R.C.P.	REFLECTED CEILING PLAN	**T.O.W.**	TOP OF WALL
(R)	REMOVE	**T.B.**	TOWEL BAR
REQ	REQUIRED	**T**	TREAD
R.A.R.	RETURN AIR REGISTER	**TYP.**	TYPICAL
REV	REVERSE, REVISION		
R.H.	RIGHT HAND	**UC**	UNDERCUT
R.O.W.	RIGHT OF WAY	**UG**	UNDERGROUND
R	RISER	**U.L.**	UNDERWRITERS LABORATORIES
RM	ROOM	**UNF**	UNFINISHED
R.O.	ROUGH OPENING	**U.B.C.**	UNIFORM BUILDING CODE
		U.M.C.	UNIFORM MECHANICAL CODE
SCN.	SCREEN	**U.P.C.**	UNIFORM PLUMBING CODE
(S)	SEALANT	**U.O.N.**	UNLESS OTHERWISE NOTED
SECT	SECTION		
SHT	SHEET	**V.B.**	VAPOR BARRIER
SIM	SIMILAR	**VNR**	VENEER
SPKR	SPEAKER	**V.T.R.**	VENT THROUGH ROOF
SPEC	SPECIFICATION (S)	**(V)**	VERIFY
SQFT	SQUARE FOOT (FEET)	**V.I.F.**	VERIFY IN FIELD
S.S.	STAINLESS STEEL	**VERT**	VERTICAL
STD	STANDARD		
S.D.	SMOKE DETECTOR	**W.T.W.**	WALL TO WALL
STRUCT	STRUCTURAL	**W.C.**	WATER CLOSET
SDU	SECONDARY DWELLING UNIT	**W.P.**	WATERPROOF (ING)
SYM	SYMMETRY (ICAL)	**WS**	WATERSTOP
SYN	SYNTHETIC	**WT**	WEIGHT
SYS	SYSTEM	**W**	WIDTH, WIDE
		W/	WITH
TEL	TELEPHONE	**W/O**	WITHOUT
TV	TELEVISION	**WD**	WOOD
TEMP	TEMPERED, TEMPERATURE	**W.B.**	WOOD BASE
THK	THICK (NESS)	**W.P.T.**	WORKING POINT
THR	THRESHOLD	**W.I.**	WROUGHT IRON
T.B.D.	TO BE DETERMINED		
T.P.	TOILET PAPER HOLDER		ANGLE
TOL	TOLERANCE		CENTER LINE
T&G	TONGUE AND GROOVE		CHANNEL
T&B	TOP AND BOTTOM		PROPERTY LINE
T.O.B.	TOP OF BEAM		ROUND / DIAMETER
T.O.C.	TOP OF CONCRETE		SQUARE
T.O.D.	TOP OF DRAIN		DEGREE
T.O.F.	TOP OF FOOTING		NUMBER
T.O.F.F.	TOP OF FINISHED FLOOR		
T.O.M.	TOP OF MASONRY		
T.O.P.	TOP OF PLATE		
T.O.PLY.	TOP OF PLYWOOD		
T.O.R.	TOP OF RIDGE		
T.O.S.	TOP OF SLAB		

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SUBMITTAL SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 554-7149 TO SCHEDULE

SUBJECT TO ALL CONDITIONS OF SFPW/BSM:
Minor Encroachment Permit: 14MSE-00170
Street Improvement Permit:
Inspection Conformity:
Special Sidewalk Permit:
Others:

APPROVED
Dept. of Building Insp. - San Francisco -
By: Rassendyll Dennis, SFPW/BSM MAR 17 2021
Patrick O'Riordan, Interim Director, Dept. of Building Inspection
Janley Chan, DBI MAR 05 2021

LICENSED ARCHITECT STEFAN EDER C-33689 Reg. 3/31/21 STATE OF CALIFORNIA

RFPIM 12/9/19 Bill Tom

general project notes

1. CONSTRUCTION SHALL COMPLY WITH CODES LISTED ON THIS COVER SHEET INCLUDING PERTINENT AMENDMENTS AND UPDATES NOT LISTED ON THIS SHEET. CONSTRUCTION TO COMPLY WITH CURRENT TRADE STANDARDS AND TRADE PROCEDURES.
2. DESIGN IS BASED ON DRAWINGS BY FOG CITY AS BUILTS PROVIDED BY OWNER.
3. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
4. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT AND OWNER OF DISCREPANCIES BETWEEN DRAWINGS AND AS BUILT CONDITIONS.
5. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO ENERGY COMPLIANCE REPORT PER CBSC (TITLE 24) FOR PERTINENT ADDITIONAL INFORMATION AND INSTRUCTIONS. THE WORK IS TO MEET OR EXCEED MINIMUM REQUIREMENTS STATED IN THESE REPORTS OR AS REQUIRED BY CODE AND GUIDELINES.
8. REFER TO PLUMBING, APPLIANCE AND LIGHTING SCHEDULES TO BE ISSUED FOR INFORMATION AND SPECIFICATIONS.
9. CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER-TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.
10. TOILETS SHALL HAVE A MAX. OF 1.28 GALLONS, URINALS 1.0 GALLONS PER FLUSH. SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GPM, BATHROOM FAUCET FLOW SHALL NOT EXCEED 1.5 GPM, AND UTILITY FAUCET FLOW SHALL NOT EXCEED 1.8 GPM.
11. REFER TO INTERIOR FINISH MANUAL UNDER SEPARATE COVER FOR INFORMATION ABOUT INTERIOR FIXED FINISHES, DETAILS, SPECIFICATIONS, AND PAINT AND STAIN COLORS, ETC.
12. WRITTEN DOCUMENTATION SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FROM ARCHITECT.
13. CONTRACTOR AND ITS SUBCONTRACTOR WILL DESIGN AND BUILD ELECTRICAL, MECHANICAL, PLUMBING SYSTEMS AND INTEGRATE THESE SYSTEMS INTO ARCHITECTURAL AND STRUCTURAL ELEMENTS. ARCHITECT WILL REVIEW AND ASSIST WITH COORDINATION. ARCHITECT WILL NOT BEAR LIABILITY FOR ELECTRICAL, MECHANICAL, PLUMBING DESIGN AND PERFORMANCE.
14. THESE DRAWINGS ARE INTENDED FOR USE WITH A NEGOTIATED CONSTRUCTION CONTRACT WITH A GENERAL CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS. CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT SHEETS AS REQUIRED TO ASSIST OWNER AND ARCHITECT IN MAKING MATERIAL SELECTIONS.
15. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
16. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THIS SCOPE OF WORK. ARCHITECT WILL PROVIDE CLARIFICATION IN A TIMELY MANNER.
17. CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
18. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY, CONSTRUCTION MEANS & METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR SCHEDULING THE WORK.
19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DOCUMENTING WORK PROGRESS ON SITE VIA PHOTOGRAPHS, VIDEO, OR OTHER MEANS AT APPROPRIATE INTERVALS. CONTRACTOR SHALL PHOTOGRAPH AND VIDEO RECORD ALL CONDITIONS BEFORE INSTALLATION OF DRYWALL OR OTHER...
20. CONTRACTOR TO INFORM THE ARCHITECT IN WRITING OF ANY CONDITION, CONFLICT OR SITUATION PREVENTING THE CONTRACTOR FROM EXECUTING THE WORK PER THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK IN QUESTION. ARCHITECT WILL PROVIDE SOLUTIONS IN A TIMELY MANNER.
21. REFER TO PERMIT #2017-07-27-3066 FOR APPROVED SCOPE OF WORK NOT INCLUDED AS PART OF THIS PERMIT.

David Jones, DBI NOV 21 2019

remodel note

CONTRACTOR TO BE RESPONSIBLE FOR INVESTIGATING AND VERIFYING ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

Jeff Lai, DBI NOV 20 2019

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Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2017.10.24	Section 311 Notice - R.1
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5
2019.06.21	Ph. B Consultant Prog.
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

E-Transmissions:

Drawing Title:
COVER SHEET

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: AA, SME

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Sheet:
A0.00

2017.1020.1807 SR1

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than $400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

Notes:

1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf
2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1.

Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.

Notes:

1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devises in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13.01. Website: http://www.dot.ca.gov/trafficops/policy/html.
2. See vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: https://opr.ca.gov/docs/ZEV_Guidebook.pdf.
4. The Governor's Interagency Working Group on Zero-Emission Vehicles, 2016, "2016 ZEV Action Plan, An Updated Roadmap toward 1.5 Million Zero-Emission Vehicles on California Roadways by 2025." https://www.gov.ca.gov/docs/2016_ZEV_Action_Plan.pdf.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets In Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. After December 1, 2015, new residential developments with an aggregate landscape area equal to or great than 500 square feet shall comply with one of the following options:

1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or
2. Projects with aggregate landscape areas less that 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: https://www.water.ca.gov/wateruseefficiency/landscapeordinance/
2. A water budget calculator is available at:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance Instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERNI DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
STEFAN EDER
C-33689
Exp. 3.31.21
STATE OF CALIFORNIA

ADDENDUM RECEIVED
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF-

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS. THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Drawn by: KLV
Checked by: SME

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Sheet:
A0.03

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Notes: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indication they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trifcloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
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 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. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

ADDENDUM RECEIVED
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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APN#: 01-0114-015
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San Francisco, CA 94133

Revisions:
2019.11.14 Permit Addendum

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:

Drawing Title:
CALGREEN CHECK LIST 2

Date: 11/14/19
Project No: 1511
Drawn by: KLV
Checked by: SME
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Sheet:
A0.04

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS: adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush
	Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

RECEIVED
NOV 22 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING ACCEPTED

Jeff Lai, DBI
NOV 22 2019

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

GREEN STREET
PROJECT NAME

0114/015
BLOCK/LOT

310 GREEN STREET
ADDRESS

R-3 (Residential)
PRIMARY OCCUPANCY

3,249 sq. ft.
GROSS BUILDING AREA

+172 sq. ft.
INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

STEFAN EDER 11/21/2019
LICENSED PROFESSIONAL *(sign & date)*
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

APPROVED
Dept. of Building Insp.
San Francisco
MAR 17 2021
LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA
ARCHITECT
BUILDING INSPECTION

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: *Green Building Compliance Professional of Record will verify compliance.*

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

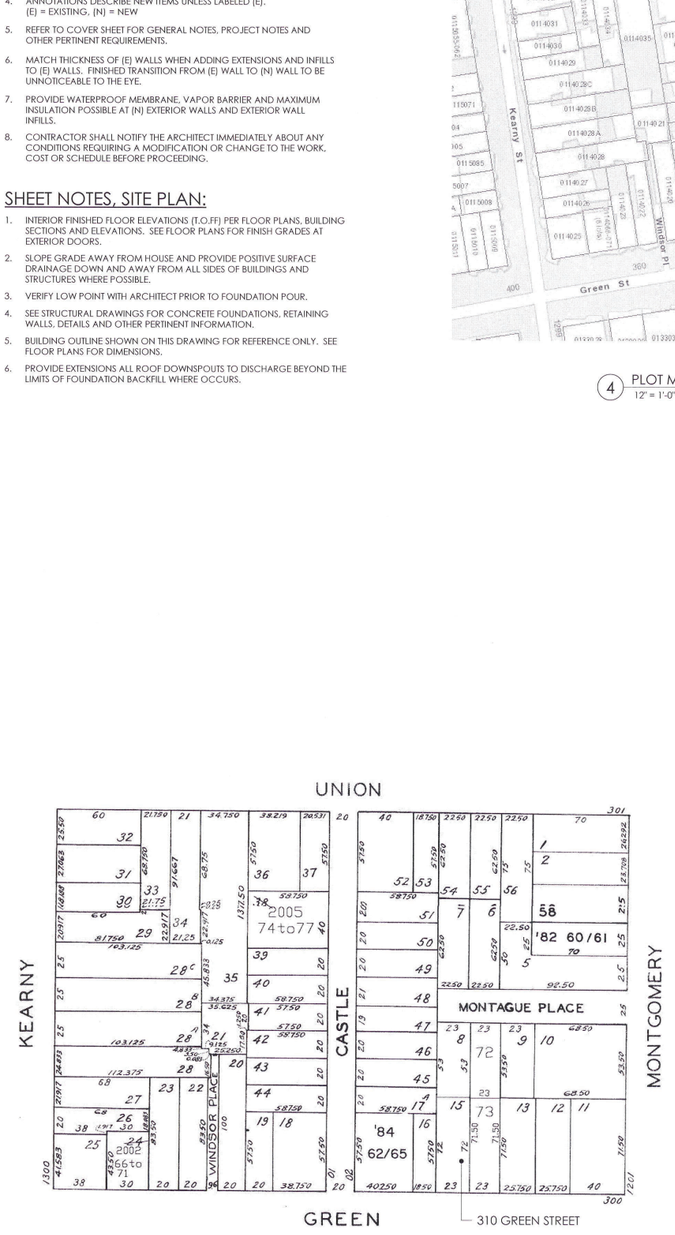
SHEET NOTES, GENERAL:

1. DESIGN IS BASED ON DRAWINGS PROVIDED BY THE OWNER.
2. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
3. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
4. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK. COST OR SCHEDULE BEFORE PROCEEDING.

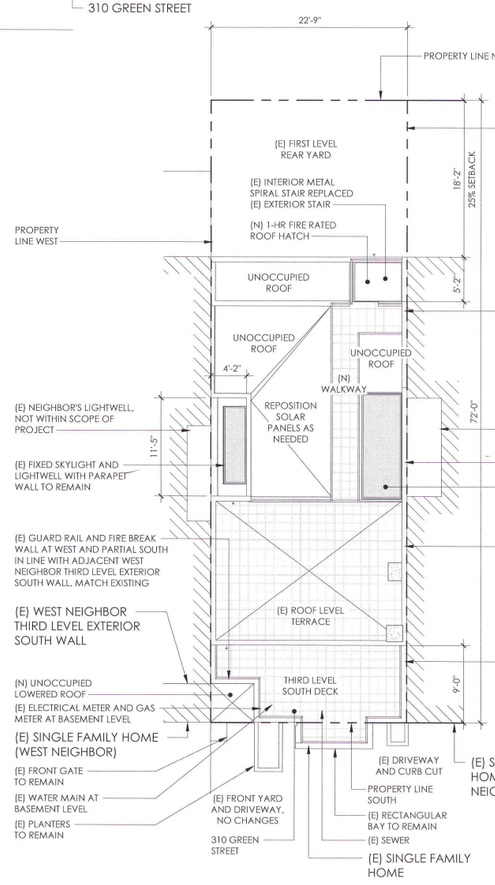
SHEET NOTES, SITE PLAN:

1. INTERIOR FINISHED FLOOR ELEVATIONS (T.O.FF) PER FLOOR PLANS, BUILDING SECTIONS AND ELEVATIONS. SEE FLOOR PLANS FOR FINISH GRADES AT EXTERIOR DOORS.
2. SLOPE GRADE AWAY FROM HOUSE AND PROVIDE POSITIVE SURFACE DRAINAGE DOWN AND AWAY FROM ALL SIDES OF BUILDINGS AND STRUCTURES WHERE POSSIBLE.
3. VERIFY LOW POINT WITH ARCHITECT PRIOR TO FOUNDATION POUR.
4. SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATIONS, RETAINING WALLS, DETAILS AND OTHER PERTINENT INFORMATION.
5. BUILDING OUTLINE SHOWN ON THIS DRAWING FOR REFERENCE ONLY. SEE FLOOR PLANS FOR DIMENSIONS.
6. PROVIDE EXTENSIONS ALL ROOF DOWNSPOUTS TO DISCHARGE BEYOND THE LIMITS OF FOUNDATION BACKFILL WHERE OCCURS.

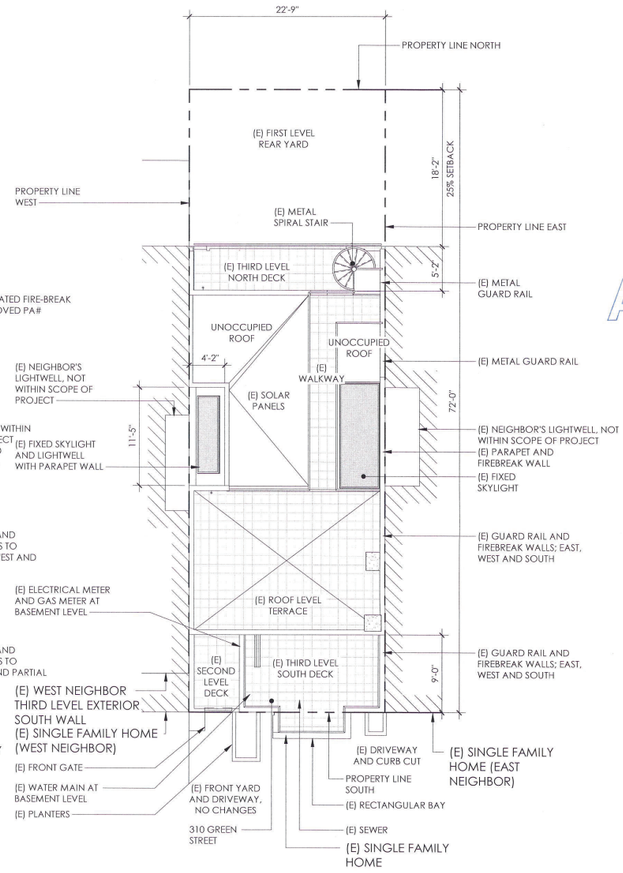
4 PLOT MAP
12" = 1'-0"



3 ASSESSOR'S PARCEL INFORMATION
12" = 1'-0"



2 SITE PLAN - PROPOSED
1/8" = 1'-0"



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

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM
FOR CONSTRUCTION OF

David Jones, DBI
NOV 21 2019

0' 1'2' 4' 8'

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Green Street

Residence for Jack Oswald & Anneke Seley
APN#: 01-0114-015
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San Francisco, CA 94133

Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5
2019.06.21	Ph. B Consultant Prog.
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions:

Drawing Title: SITE PLAN

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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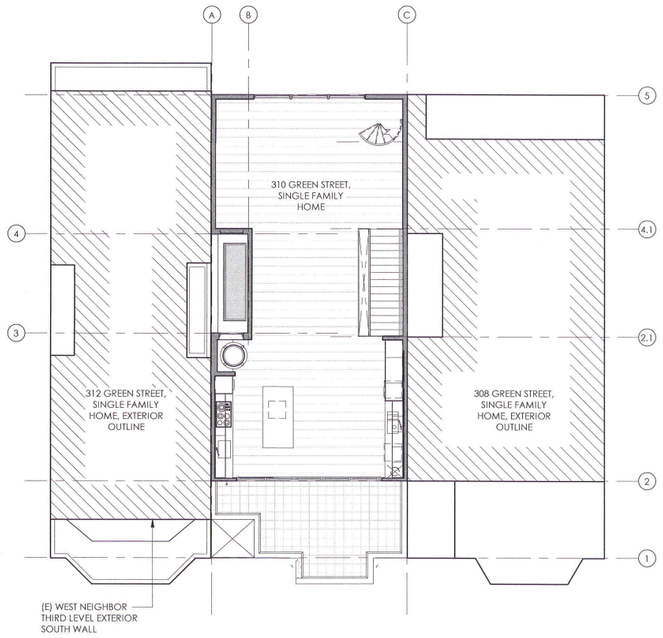
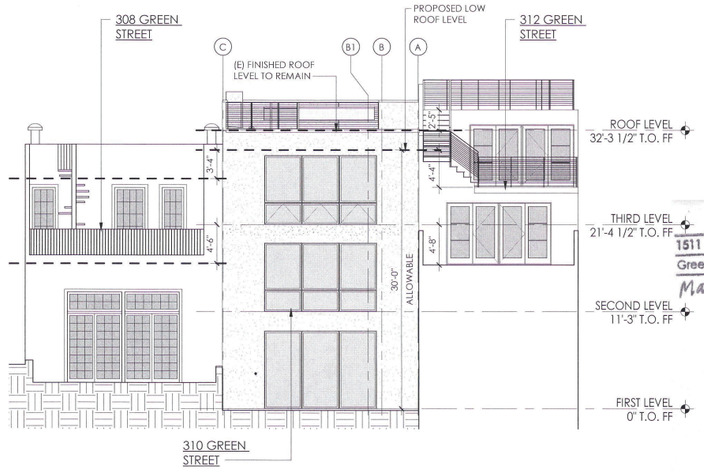
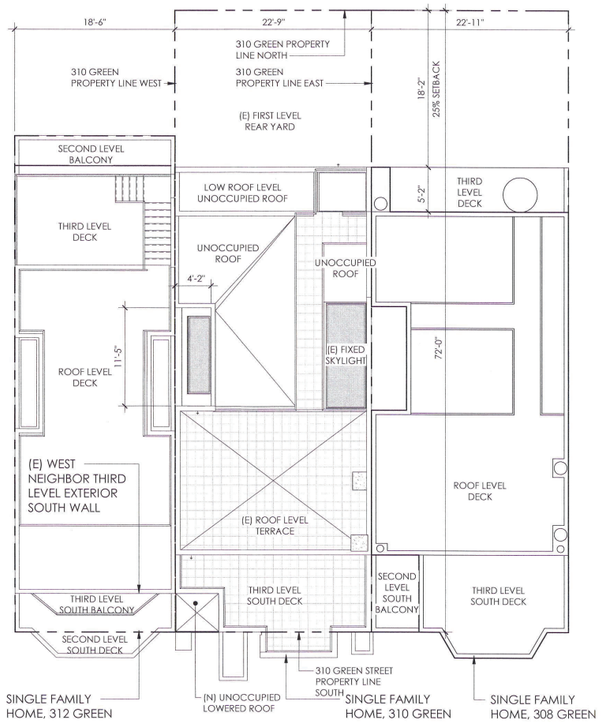
Sheet: A1.00



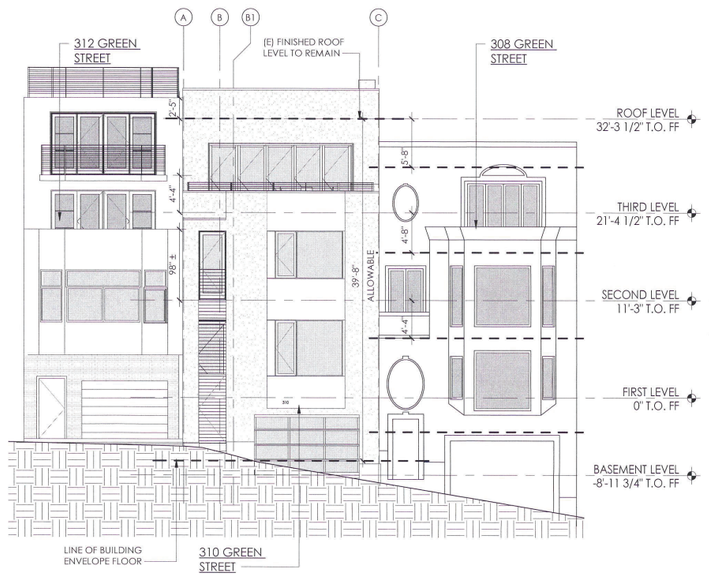
4 PLANNING DIAGRAM - THIRD LEVEL - PROPOSED
1/8" = 1'-0"



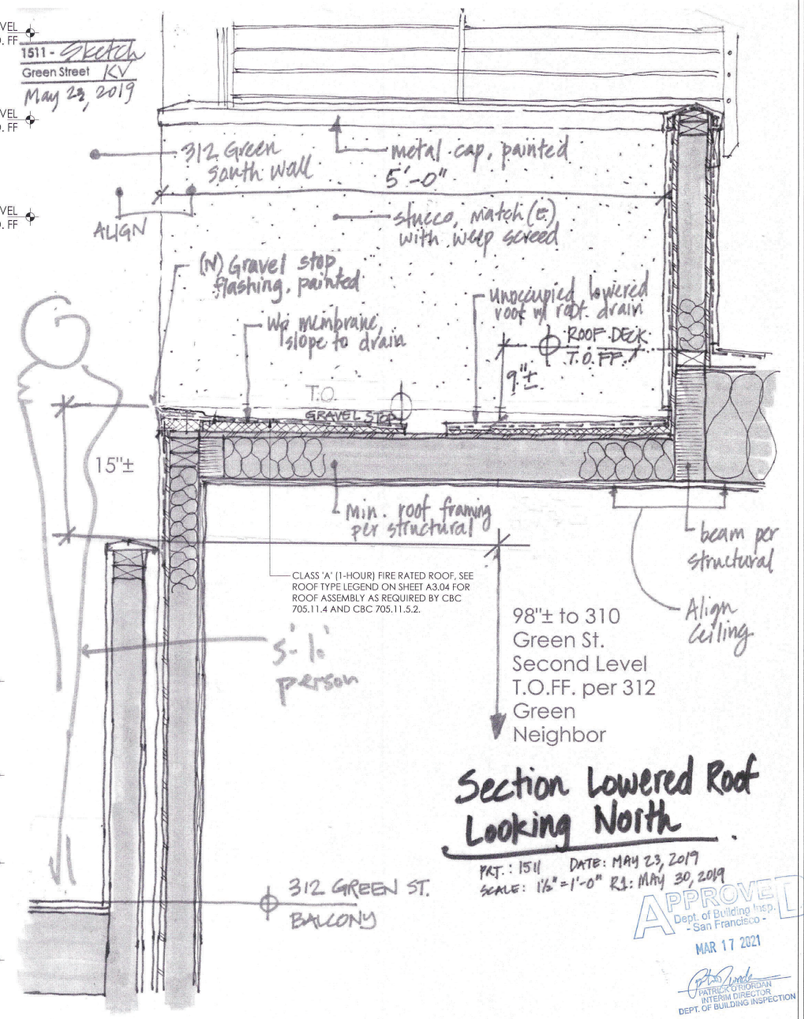
2 PLANNING DIAGRAM - ELEVATION - NORTH
1/8" = 1'-0"



3 PLANNING DIAGRAM - SITE PLAN - PROPOSED - "FOURTH LEVEL"
1/8" = 1'-0"



1 PLANNING DIAGRAM - ELEVATION - FRONT
1/8" = 1'-0"



5 SECTION DETAL - SW BALCONY LOWERED ROOF LOOKING NORTH
1 1/2" = 1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

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Revisions:
2017.10.24 Section 311 Notice - R.1
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2019.03.28 Section 311 Notice - R.3
2019.05.20 Section 311 Notice - R.4
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LICENSED ARCHITECT STEFAN EDLER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

~~ADDENDUM #~~
E-Transmissions:
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

Drawing Title:
PLANNING DIAGRAMS

Date:	10/24/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A1.01

SHEET NOTES, GENERAL:

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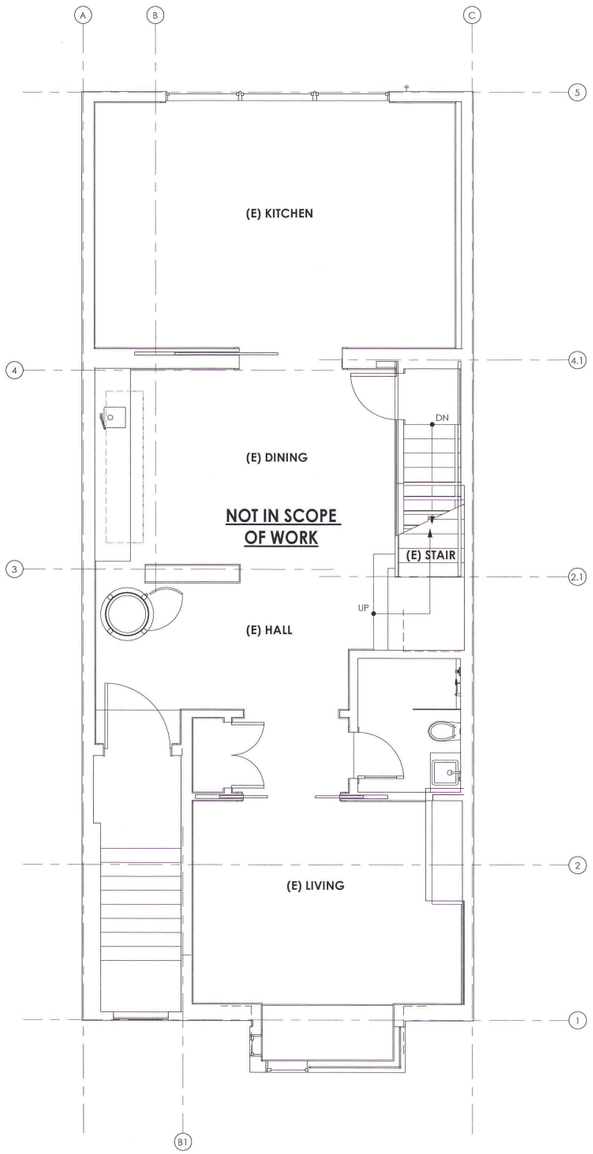
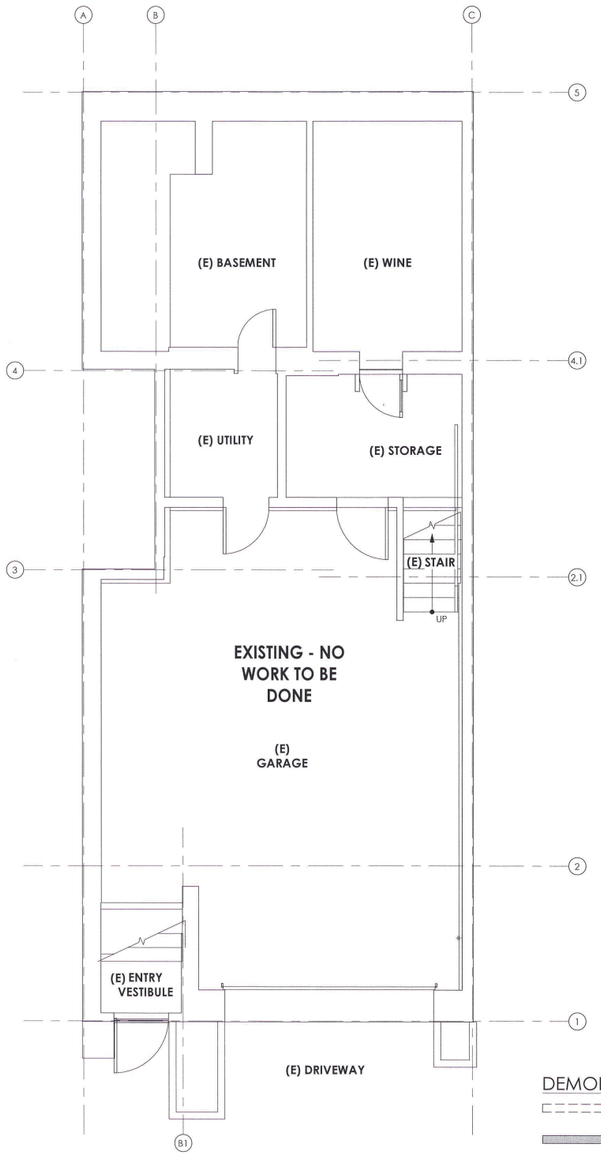
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, DEMOLITION PLAN:

1. TEST FOR HAZARDOUS AND TOXIC MATERIALS BEFORE START OF DEMOLITION. INFORM ARCHITECT AND OWNER IMMEDIATELY IF HAZARDOUS OR TOXIC MATERIALS ARE FOUND.
2. MEET ALL CALIFORNIA AND SAN FRANCISCO REQUIREMENTS PERTINENT TO BUILDING DEMOLITION, ABATEMENT, RECYCLING AND WASTE MANAGEMENT.
3. DO NOT DEMOLISH ANY LOAD-BEARING COMPONENTS OR OTHER STRUCTURAL MEMBERS UNLESS COORDINATED WITH THE STRUCTURAL ENGINEER.
4. STRUCTURAL INTEGRITY IS TO BE MAINTAINED DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. COORDINATE DEMOLITION OF HEADERS AND SOFFITS WITH ARCHITECT IN THE FIELD BEFORE START OF DEMOLITION.
6. DO NOT DEMOLISH PLUMBING, MECHANICAL OR ELECTRICAL UNLESS COORDINATED WITH ARCHITECT, OWNER AND CONSULTANT/SUB-CONTRACTOR RESPONSIBLE FOR THEIR RESPECTIVE SCOPE OF THE BUILDING SYSTEM.
7. EVALUATE (E) FRAMING AND ALL OTHER STRUCTURAL COMPONENTS, TO REMAIN, FOR STRUCTURAL INTEGRITY. REVIEW PENETRATION AND NOTCHES IN (E) FRAMING. DISCUSS AREAS IN QUESTION WITH STRUCTURAL ENGINEER AND ARCHITECT.



2 EXISTING/DEMOLITION PLAN - FIRST LEVEL
1/4" = 1'-0"



1 EXISTING/DEMOLITION PLAN - BASEMENT LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) BUILT-IN TO BE DEMOLISHED
- SCOPE OF WORK BOUNDARY

0' 1' 2' 4' 8'

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. - San Francisco - MAR 17 2021
PATRICK O'RIORDAN INTERIM DIRECTOR DEPT. OF BUILDING INSPECTION
David Jones, DBI
NOV 21 2019

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San Francisco, CA 94133

Revisions:

2016.07.13	Phase 1 Progress
2016.07.21	Phase 1 Progress Struct.
2016.09.30	Phase A Owner Approval
2016.10.12	Ph.A Owner Approval-R1
2016.11.14	Ph.A Owner Approval-R2
2016.11.17	Ph.A Structural Progress
2016.12.22	Planning Review
2017.03.27	Ph.A Pricing Progress
2017.04.07	Progress Structural
2017.06.13	Owner Progress
2017.07.27	Permit Revision
2018.03.07	Ph. A Owner Approval
2018.03.26	Phase A DD Pricing
2018.05.31	Phase A DD Pricing
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5
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2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

E-Transmissions:
ADDENDUM #1
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF

Drawing Title:
EXISTING PLANS

Date: 09/02/15
Project No: 1511
Drawn by: KLV, KLT, RZ
Checked by: SME

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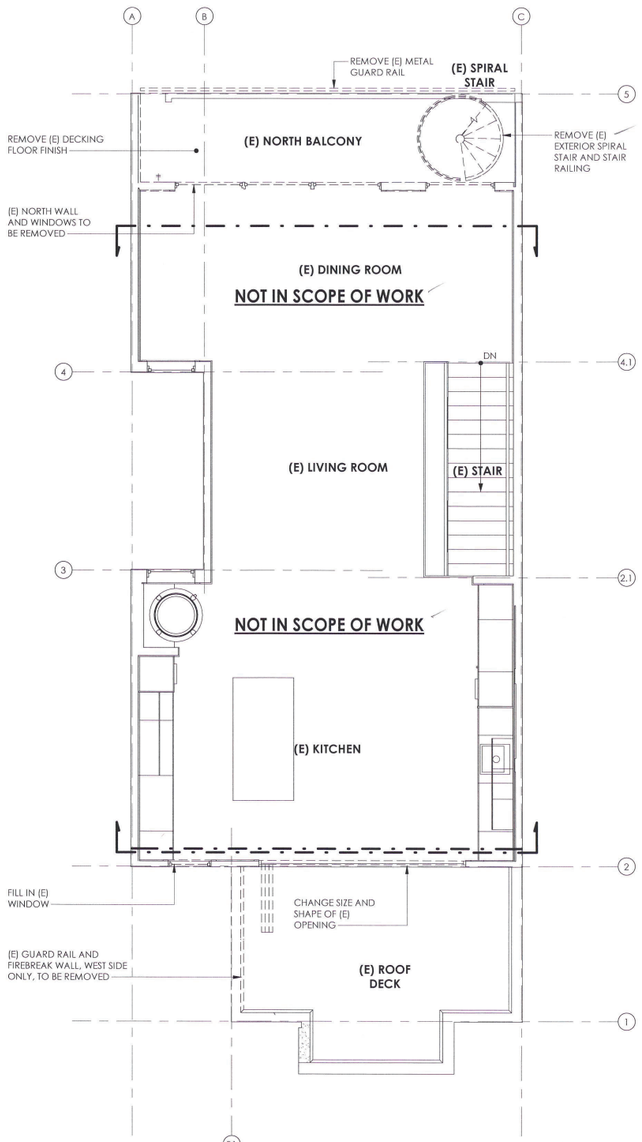
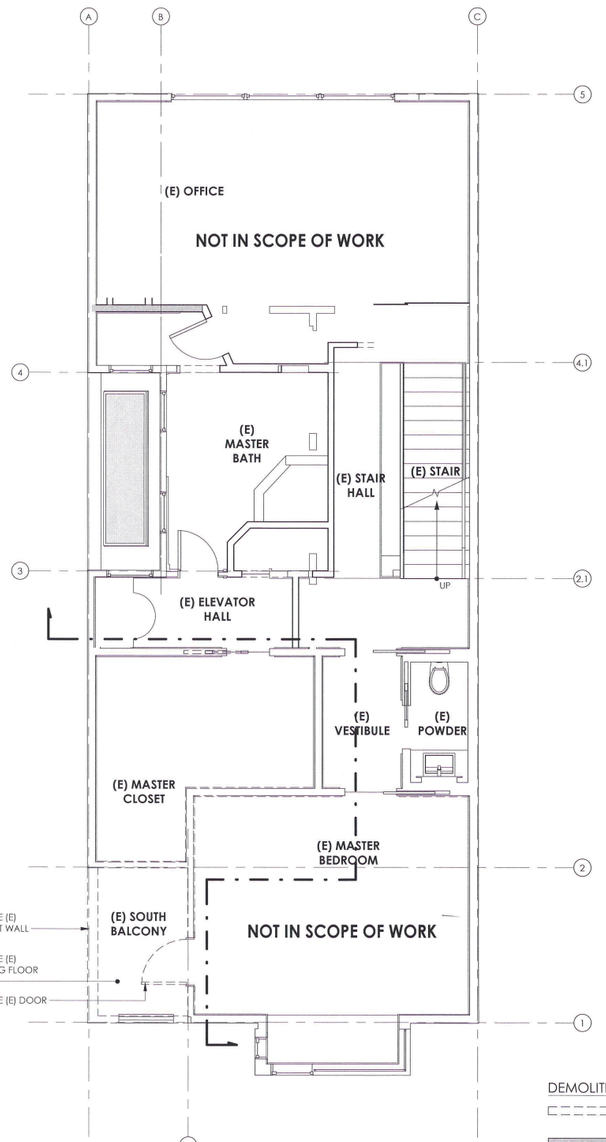
(C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

TOTAL SQ. FT. OF REMOVAL OF FRONT AND REAR FACADE: 700 SQ. FT.
TOTAL SQ. FT OF FRONT AND REAR FACADE: 2,000 SQ. FT.
700 SQ. FT. / 2,000 SQ. FT. = .35 x 100 = 35% IS LESS THAN 50%

NO EXTERIOR WALLS IN LINEAL FEET AT THE FOUNDATION LEVEL TO BE REMOVED.



2 EXISTING/DEMOLITION PLAN - THIRD LEVEL
1/4" = 1'-0"



1 EXISTING/DEMOLITION PLAN - SECOND LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) BUILT-IN TO BE DEMOLISHED
- SCOPE OF WORK BOUNDARY

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICIA H. HERBERT
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

0' 1' 2' 4' 8'

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Revisions:

2017.10.12	Ph. B Owner Approval
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LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM
FOR CONSTRUCTION

Drawing Title:
EXISTING PLANS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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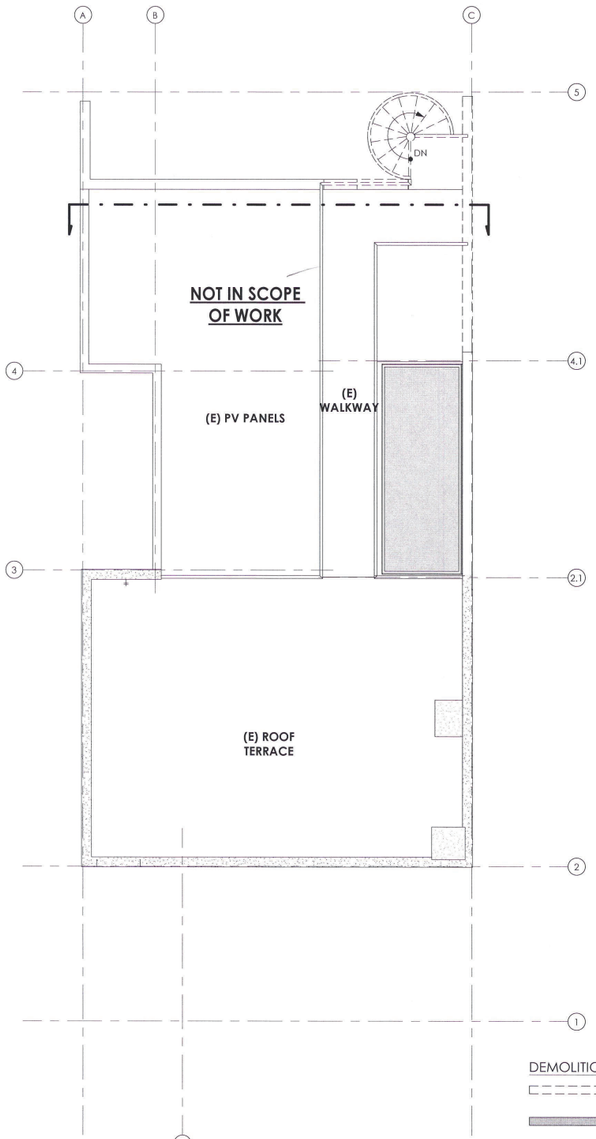

1 EXISTING/DEMOLITION PLAN - ROOF LEVEL
1/4" = 1'-0"

DEMOLITION WALL LEGEND:

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) BUILT-IN TO BE DEMOLISHED
- SCOPE OF WORK BOUNDARY

N

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

0' 1' 2' 4' 8'

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San Francisco, CA 94133

Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
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2019.06.03	Section 311 Notice - R.5
2019.06.21	Ph. B Consultant Prog
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM
~~FOR CONSTRUCTION~~ OF

Drawing Title:
EXISTING PLANS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: SME

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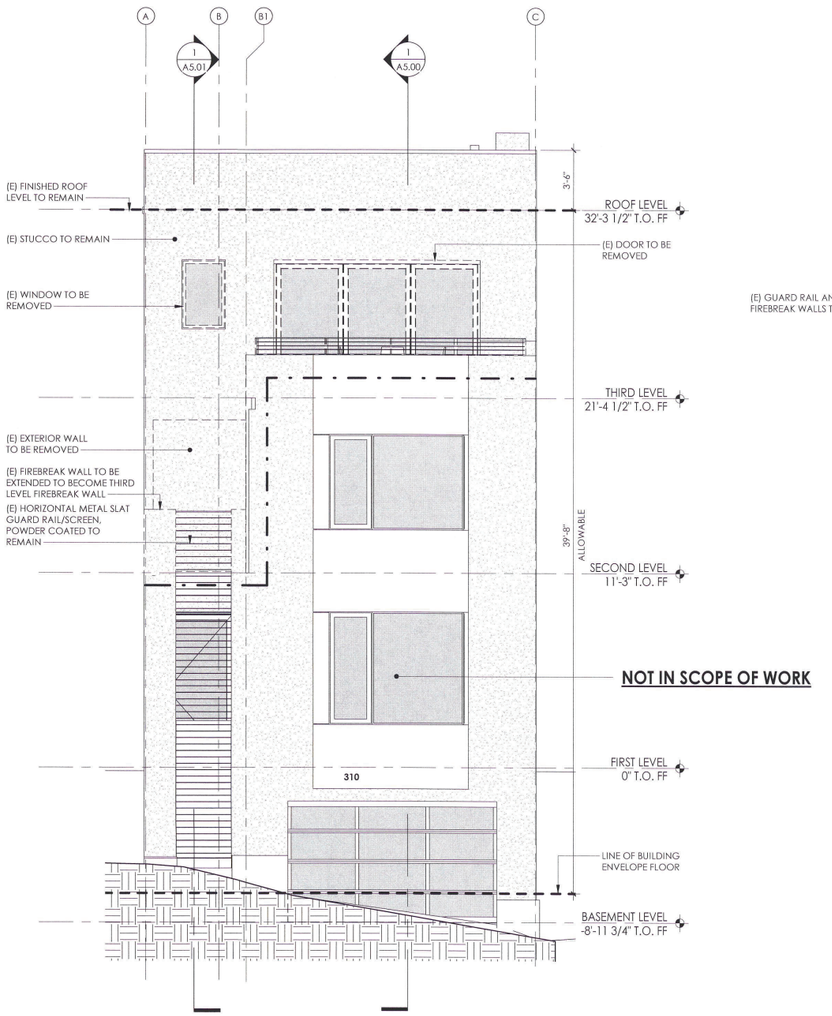
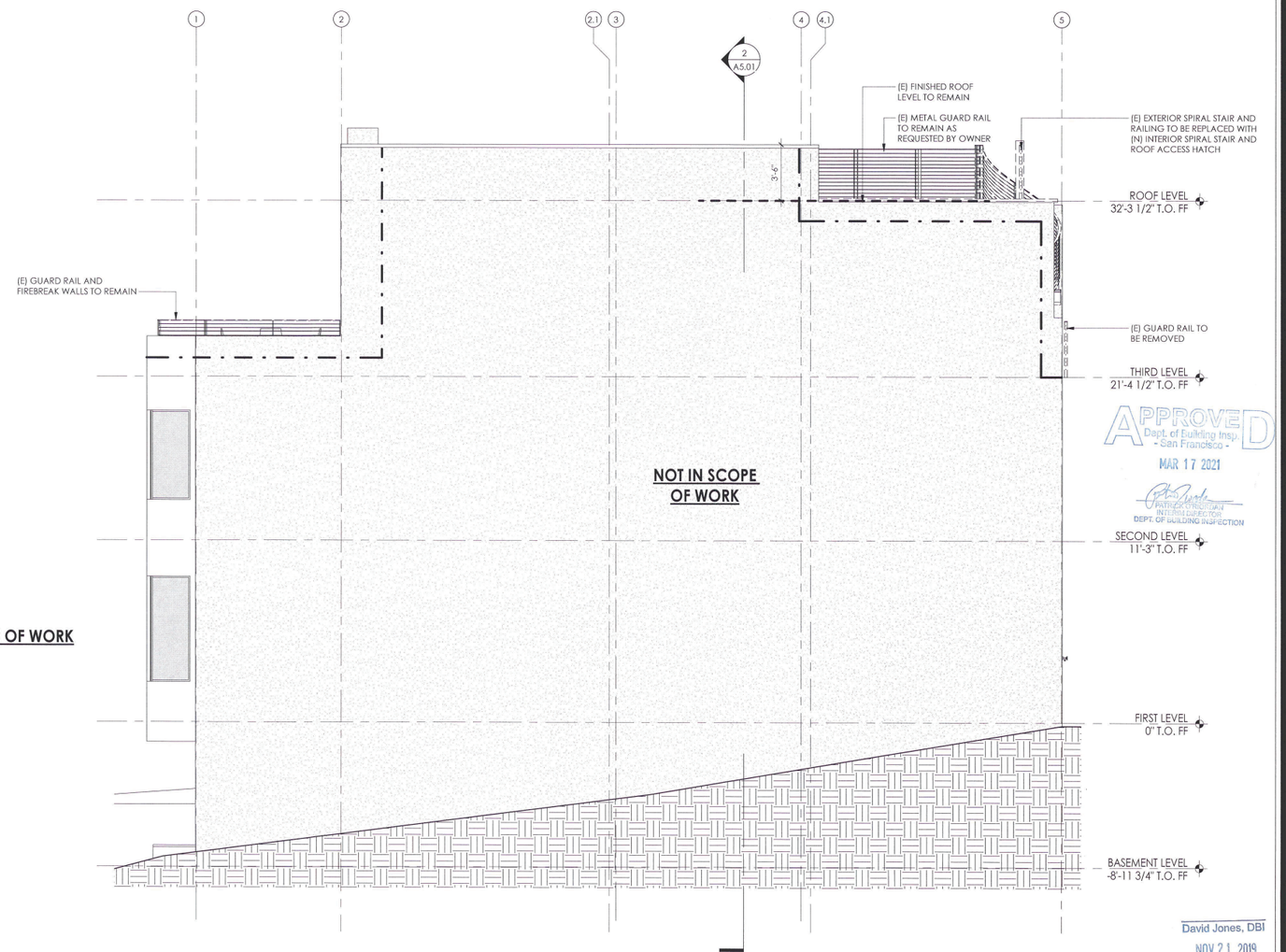


2 ELEVATION - SOUTH WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"



1 ELEVATION - EAST WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"

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- San Francisco -
MAR 17 2021
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DEPT. OF BUILDING INSPECTION

David Jones, DBI
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E-Transmissions:
ADDENDUM #
NOV 15 2019

FOR PERMIT ADDENDUM FOR CONSTRUCTION OF:

Drawing Title:
EXISTING ELEVATIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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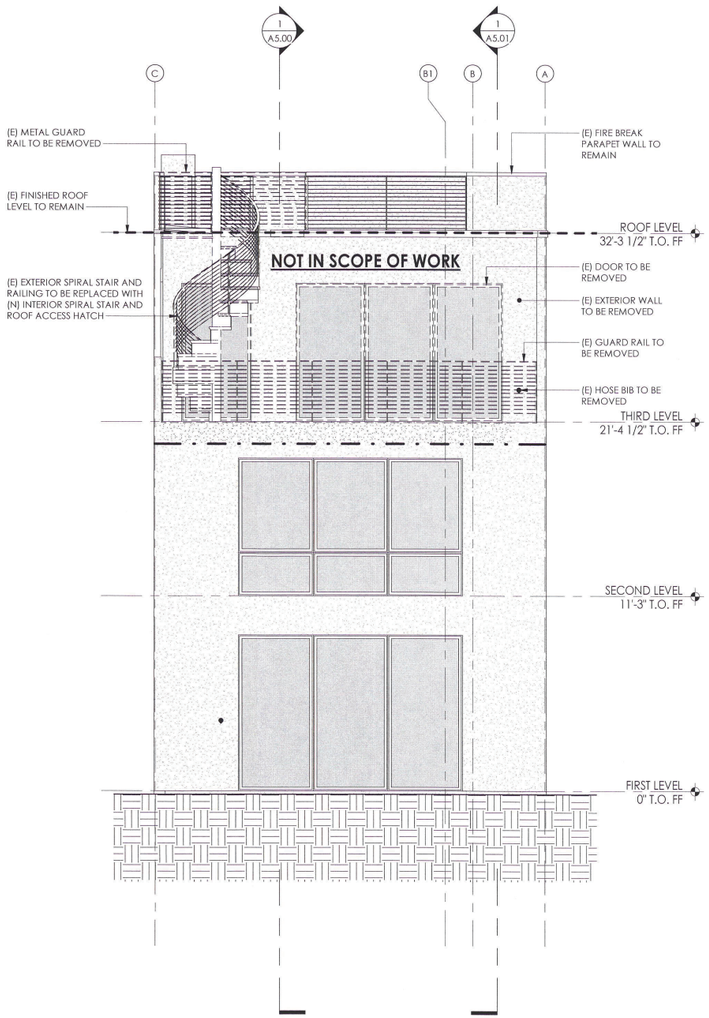
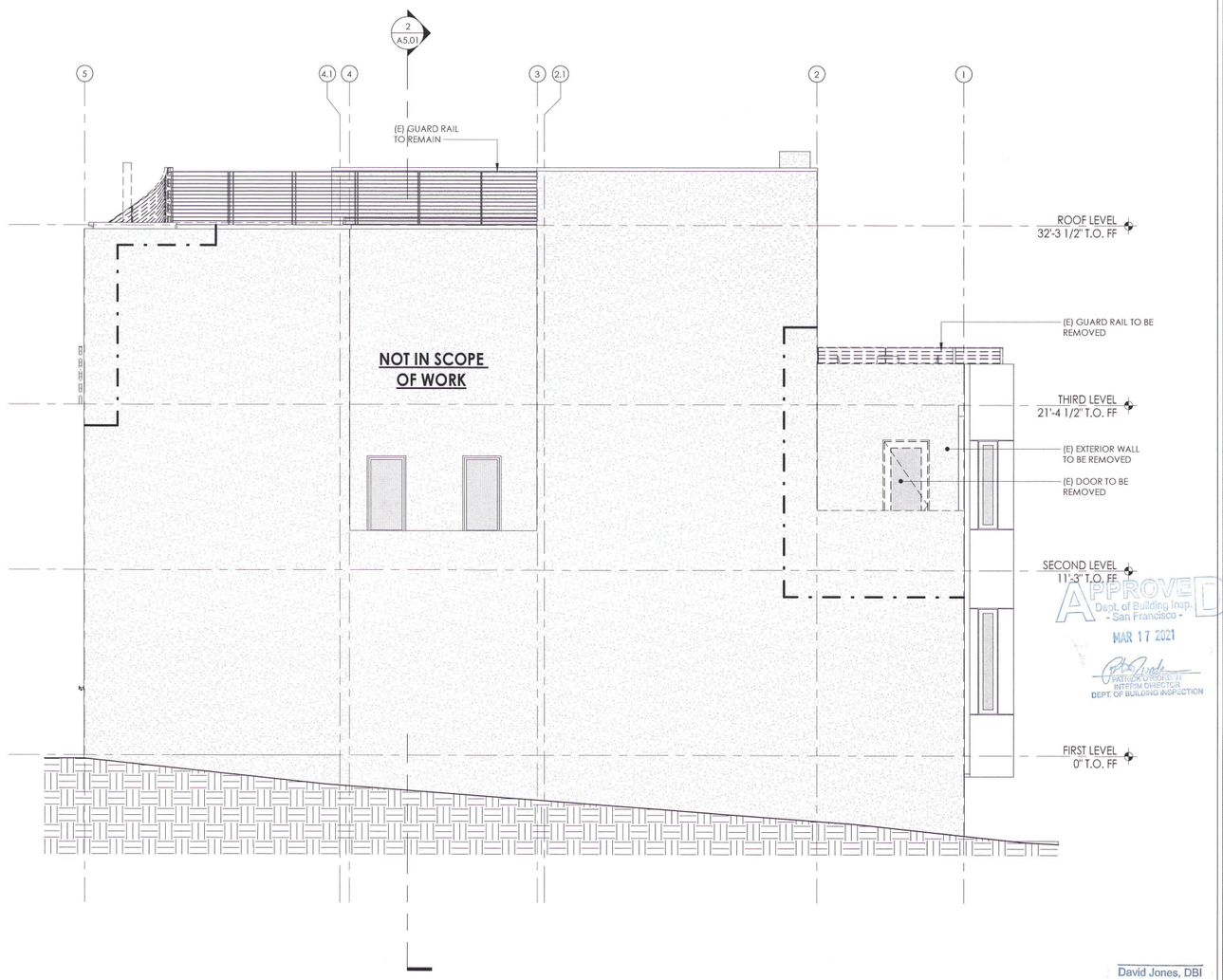


2 ELEVATION - NORTH WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"



1 ELEVATION - WEST WITH DEMO AND MODIFICATION NOTES
1/4" = 1'-0"

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Green Street

Residence for Jack Oswald & Anneke Seley
APN#: 01-0114-015
310 Green Street
San Francisco, CA 94133

Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
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LICENSED ARCHITECT
STEFAN EDER
C-33689
Exp. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019

Drawing Title:
EXISTING ELEVATIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A2.41

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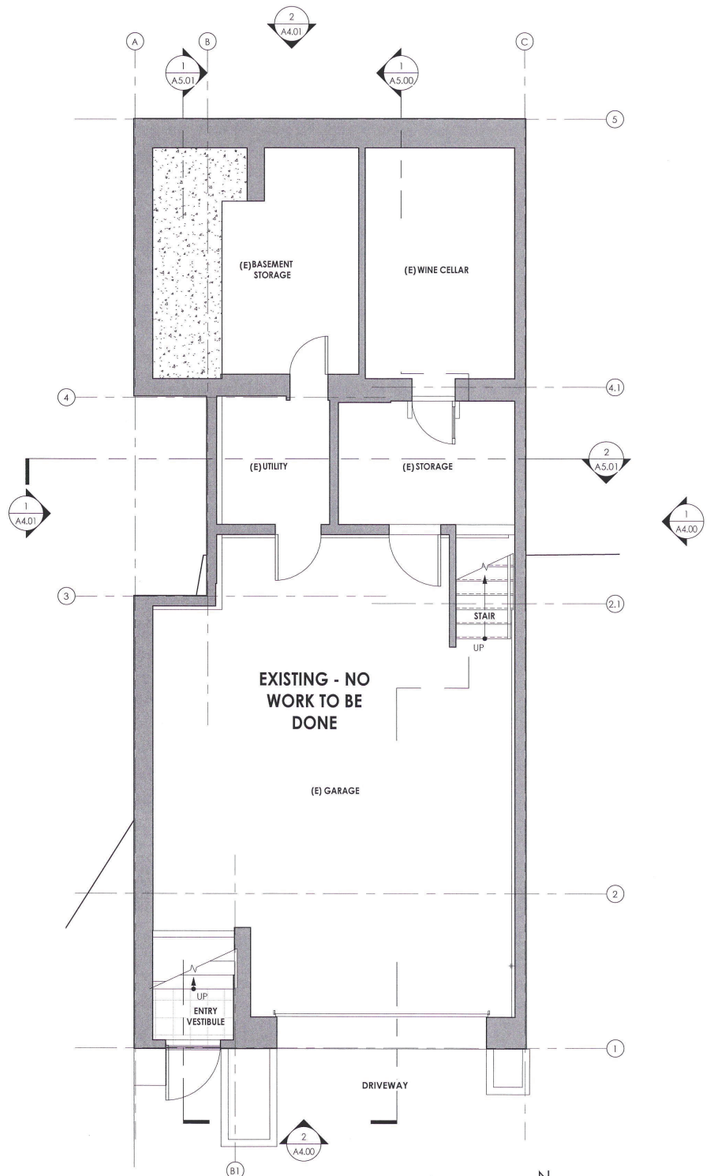
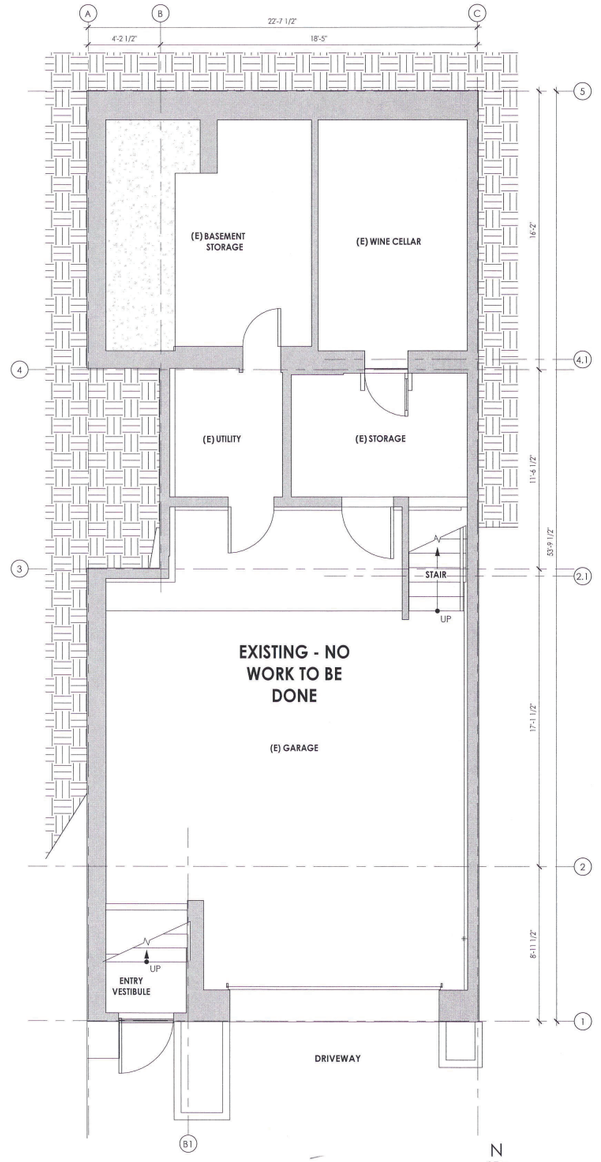


2 PROPOSED FLOOR PLAN - BASEMENT LEVEL
1/4" = 1'-0"



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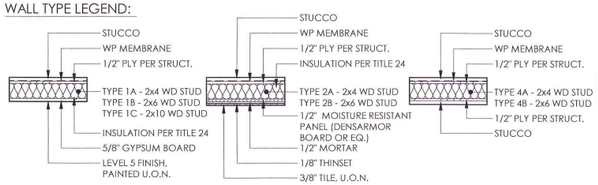

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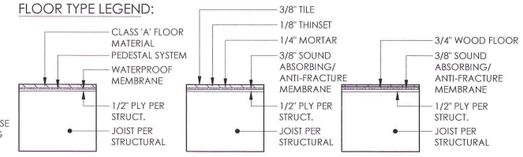

TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
NOV 22 2019

0' 1' 2' 4' 8'

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architecture, planning, green consulting interior design

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APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM OR CONSTRUCTION OF:

Drawing Title:
FLOOR & FRAMING PLANS

Date:	10/11/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A3.00

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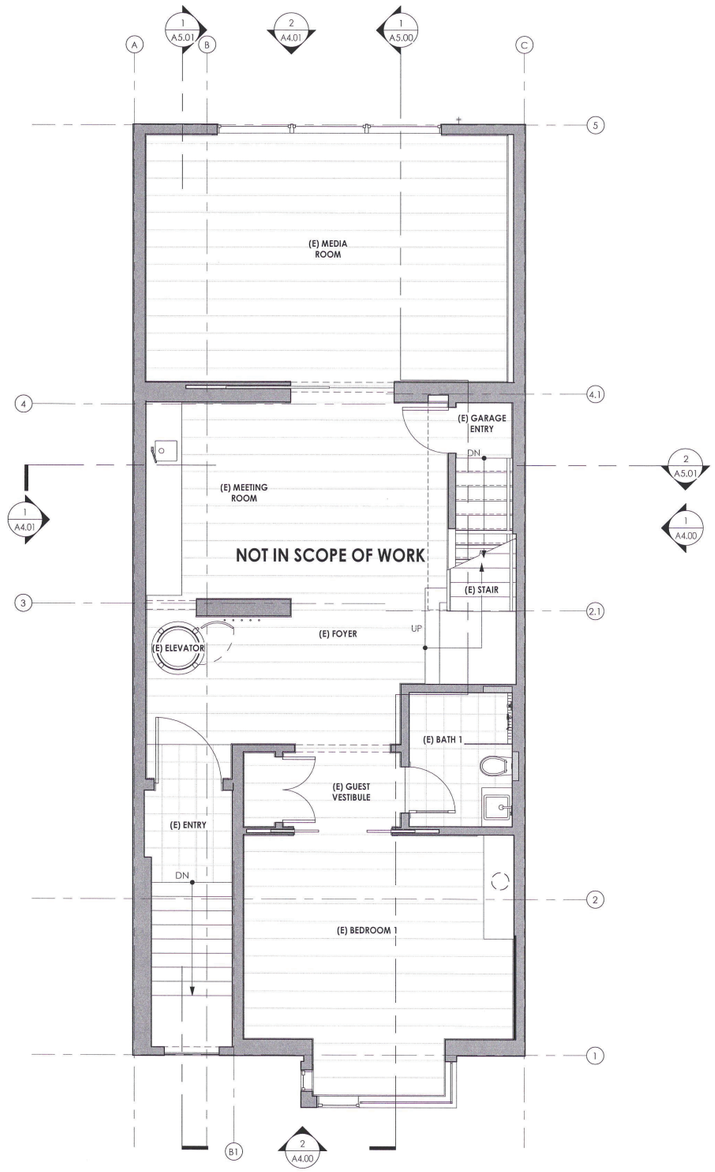

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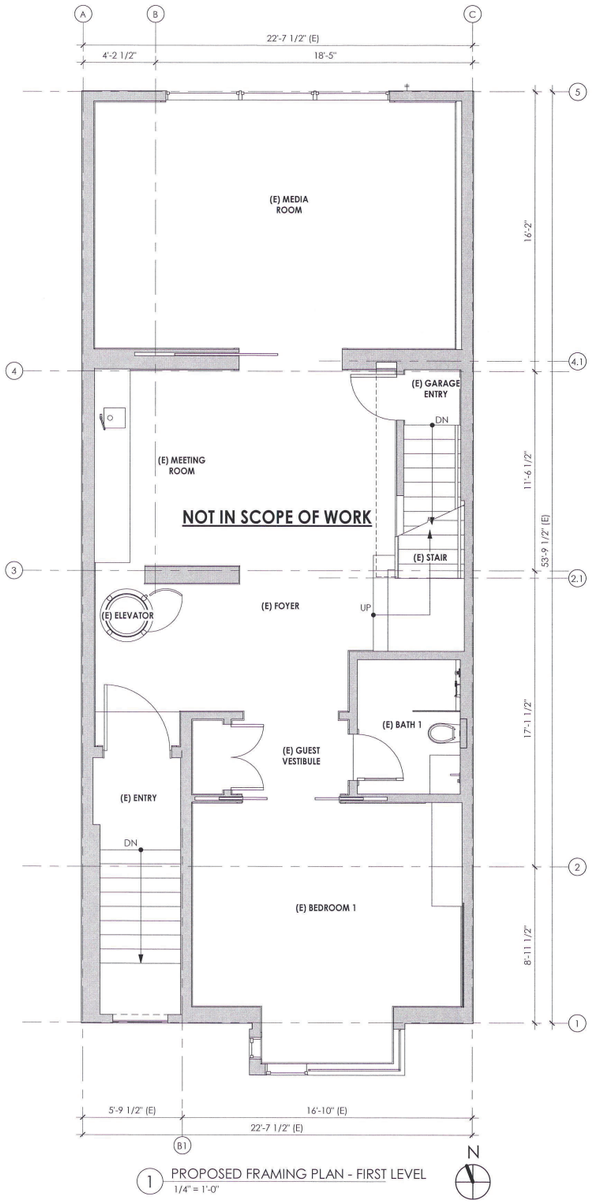

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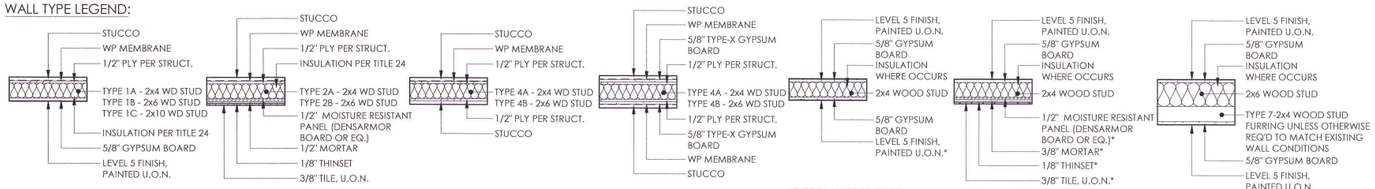

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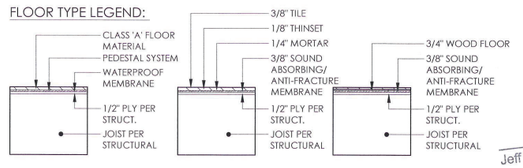

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0' 1' 2' 4' 8'

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mosaic architects

architecture, planning, green consulting interior design

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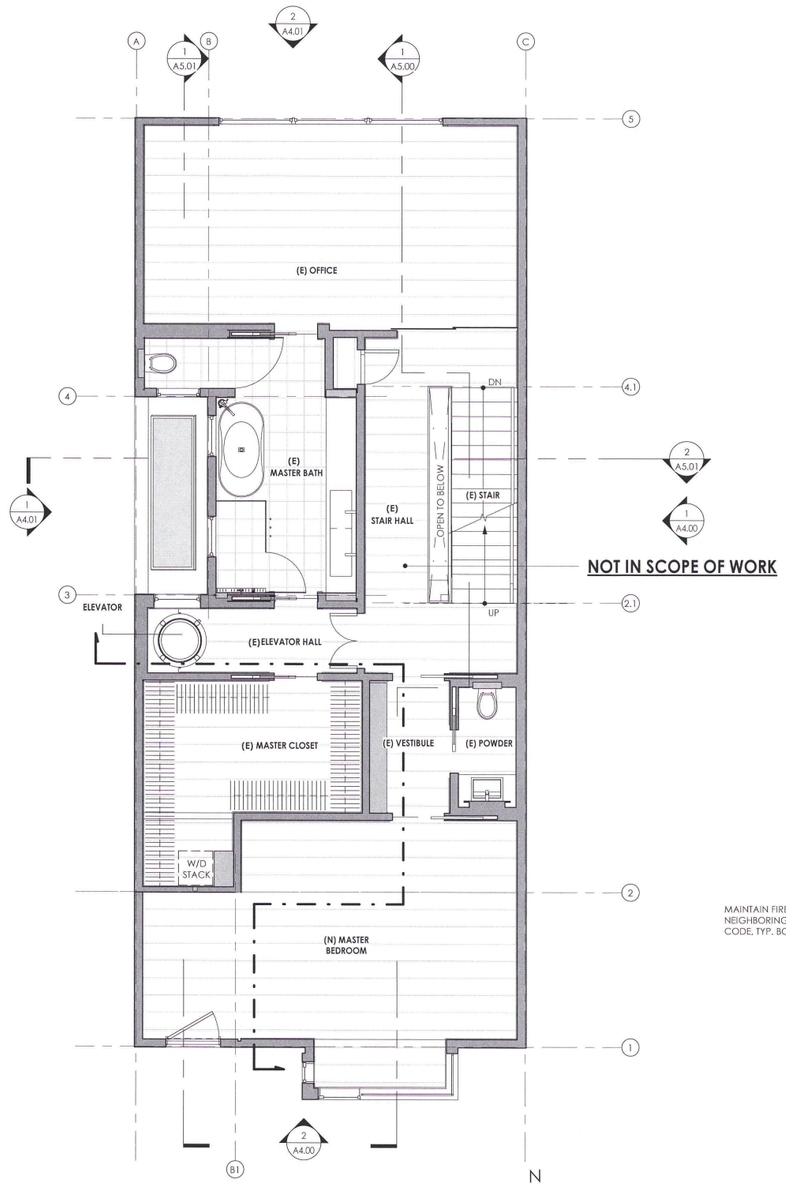
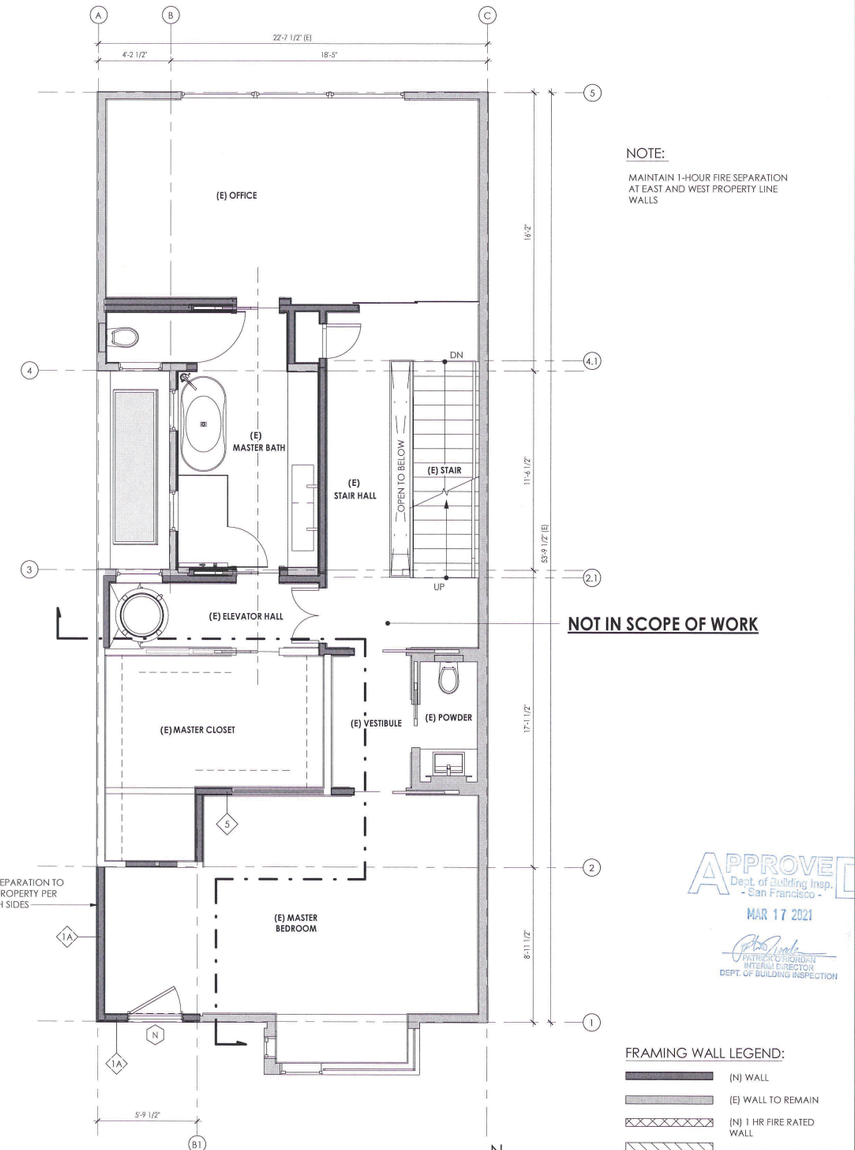


2 PROPOSED FLOOR PLAN - SECOND LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - SECOND LEVEL
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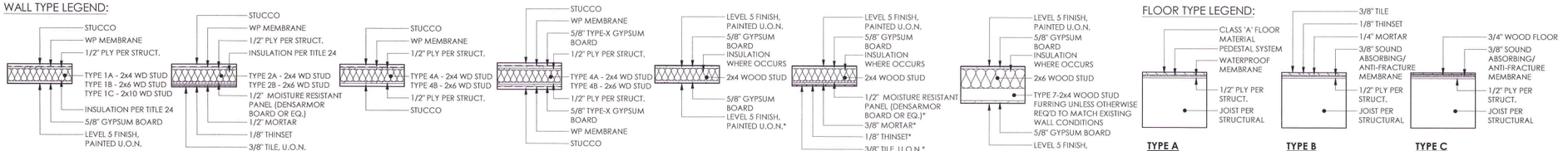
NOTE:

MAINTAIN 1-HOUR FIRE SEPARATION AT EAST AND WEST PROPERTY LINE WALLS

FRAMING WALL LEGEND:

- (N) WALL
- (E) WALL TO REMAIN
- (N) 1 HR FIRE RATED WALL
- NOT IN SCOPE OF WORK

WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
TYPE 2 EXTERIOR WALL
TYPE 4 EXTERIOR WALL
TYPE 10 EXTERIOR WALL
TYPE 5 INTERIOR WALL
TYPE 6 INTERIOR WALL
TYPE 7 INTERIOR WALL

FLOOR TYPE LEGEND:

TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
NOV 22 2019

0' 1' 2' 4' 8'

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mosaic architects

architecture, planning, green consulting interior design

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Green Street

Residence for Jack Oswald & Anneke Seley
APN#: 01-0114-015
310 Green Street
San Francisco, CA 94133

Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
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2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

E-Transmissions:
ADDENDUM #
NOV 15 2019

~~SITE PERMIT ADDENDUM FOR CONSTRUCTION OF~~

Drawing Title:
FLOOR & FRAMING PLANS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A3.02

SHEET NOTES, GENERAL:

1. DESIGN IS BASED ON DRAWINGS PROVIDED BY THE OWNER.
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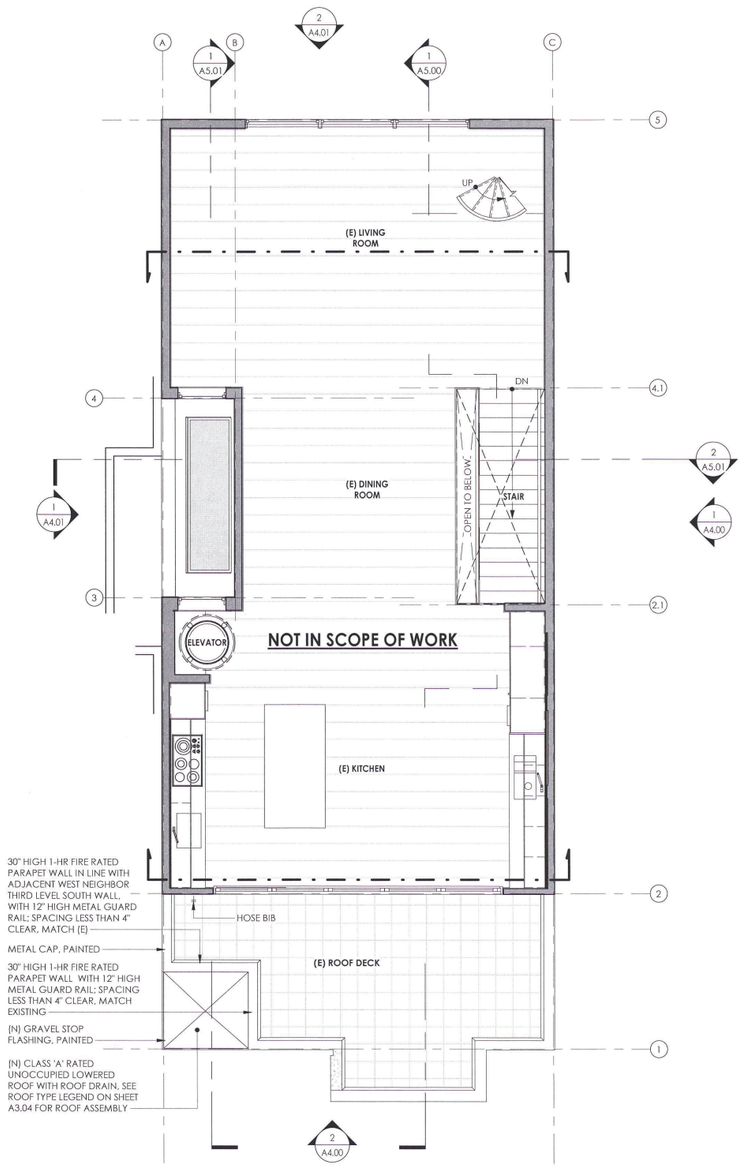
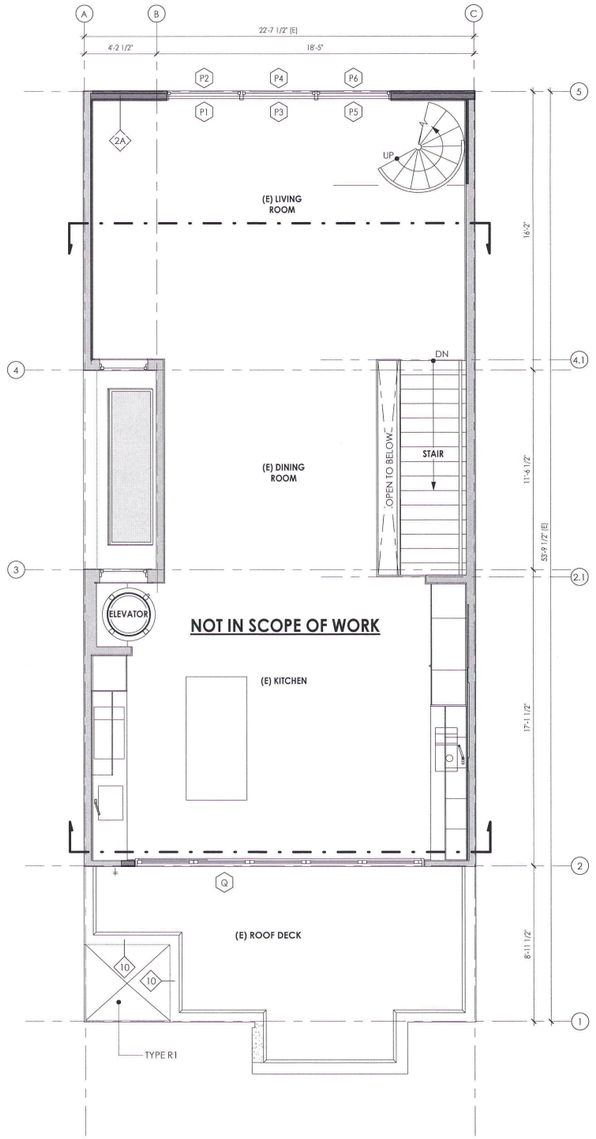


2 PROPOSED FLOOR PLAN - THIRD LEVEL
1/4" = 1'-0"



1 PROPOSED FRAMING PLAN - THIRD LEVEL
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NOTE:

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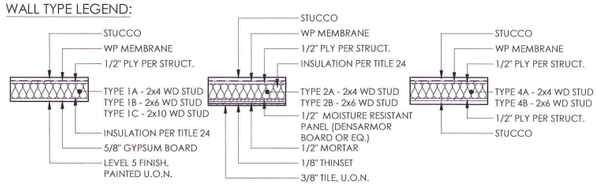
APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
CHIEF, CODE ENFORCEMENT & OTHER DIVISIONS
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

WALL TYPE LEGEND:



TYPE 1 EXTERIOR WALL
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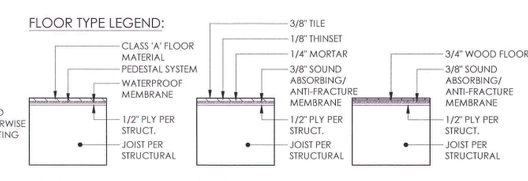
FLOOR TYPE LEGEND:



TYPE A EXTERIOR
TYPE B INTERIOR
TYPE C INTERIOR

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
NOV 22 2019

0' 1' 2' 4' 8'

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E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

Drawing Title: FLOOR & FRAMING PLANS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet: A3.03

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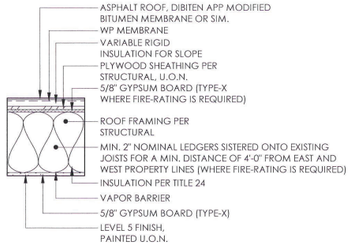
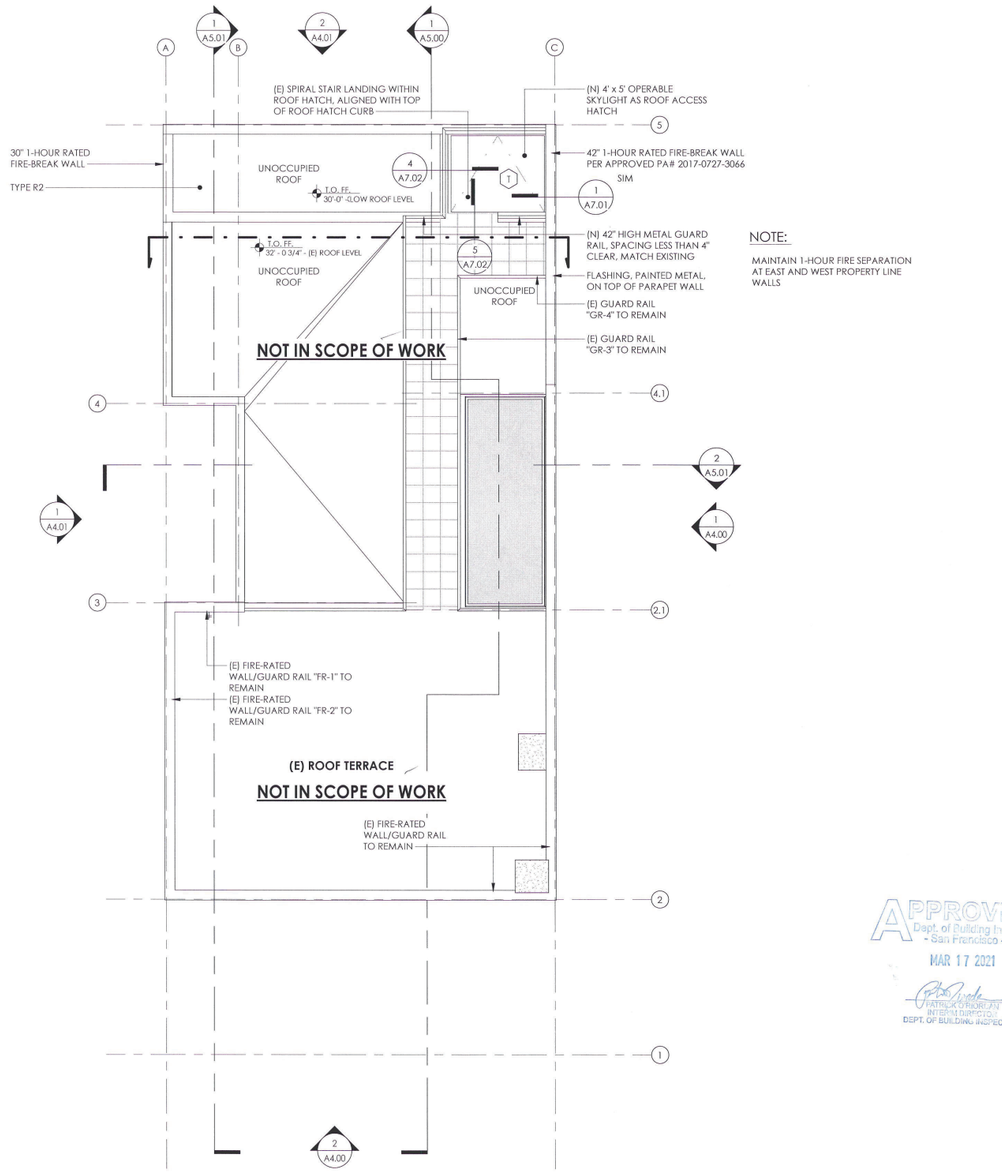
ROOF TYPE LEGEND:



ASPHALT ROOF
ROOF ASSEMBLY TO COMPLY W/ CBC 705.11, EXCEPTION 5.2

TYPE R1: FIRE-RATED (WITH TYPE-X GYPSUM BOARD AND LEDGERS)
TYPE R2: TYPICAL



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1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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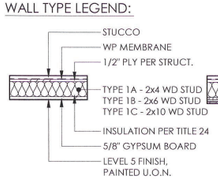
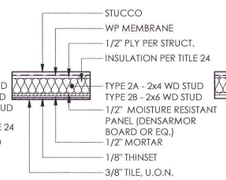
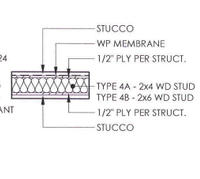


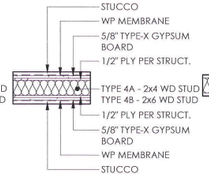
TYPE 1
EXTERIOR WALL



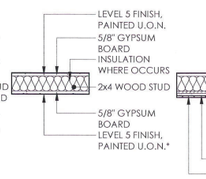
TYPE 2
EXTERIOR WALL



TYPE 4
EXTERIOR WALL

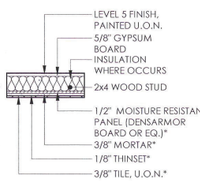


TYPE 10
EXTERIOR WALL



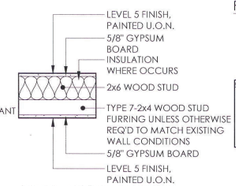
*TYPE 5A - MIRROR FINISH
*TYPE 5B - 2x6 WOOD STUD

TYPE 5
INTERIOR WALL



*TYPE 6A - 1 1/2" BUILD-UP WITH MIRROR

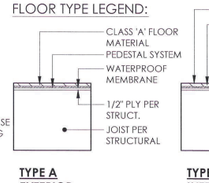
TYPE 6
INTERIOR WALL



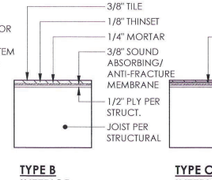
*TYPE 7A - 1 1/2" BUILD-UP WITH TILE

TYPE 7
INTERIOR WALL

FLOOR TYPE LEGEND:



TYPE A
EXTERIOR



TYPE B
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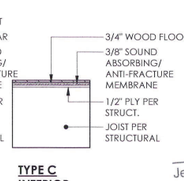

TYPE C
INTERIOR

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

Jeff Lai, DBI
NOV 22 2019

David Jones, DBI
NOV 21 2019

0' 1' 2' 4' 8'

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Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5
2019.06.21	Ph. B Consultant Prog.
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM
FOR CONSTRUCTION SET

Drawing Title:
ROOF PLAN

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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Sheet:
A3.04

SHEET NOTES, GENERAL:

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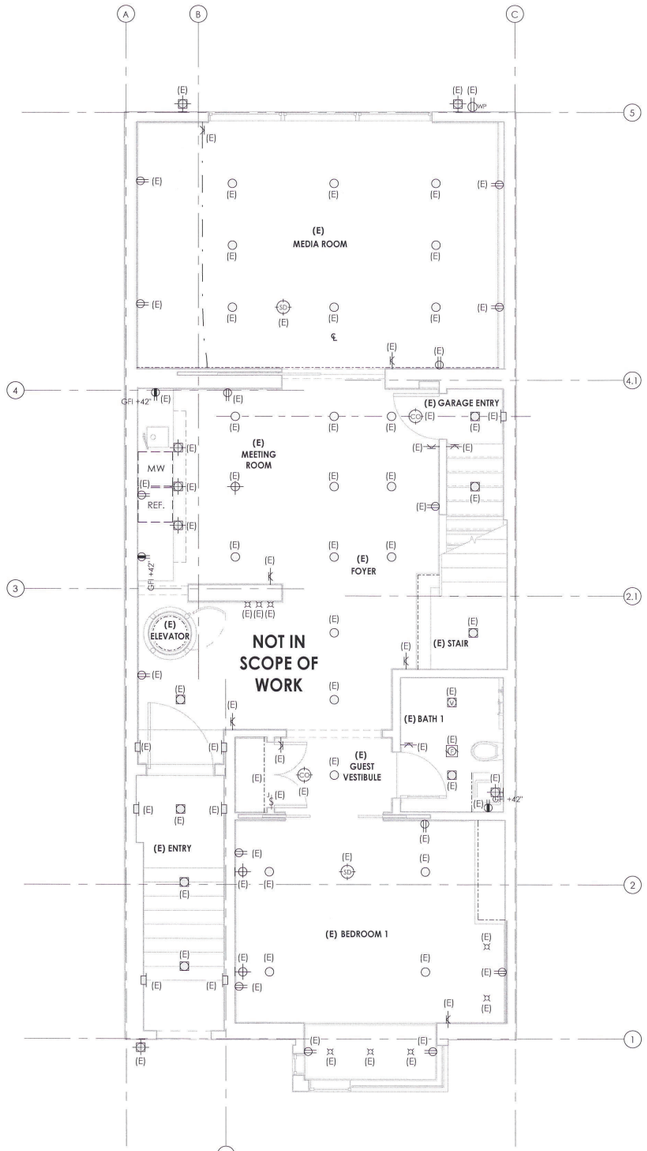
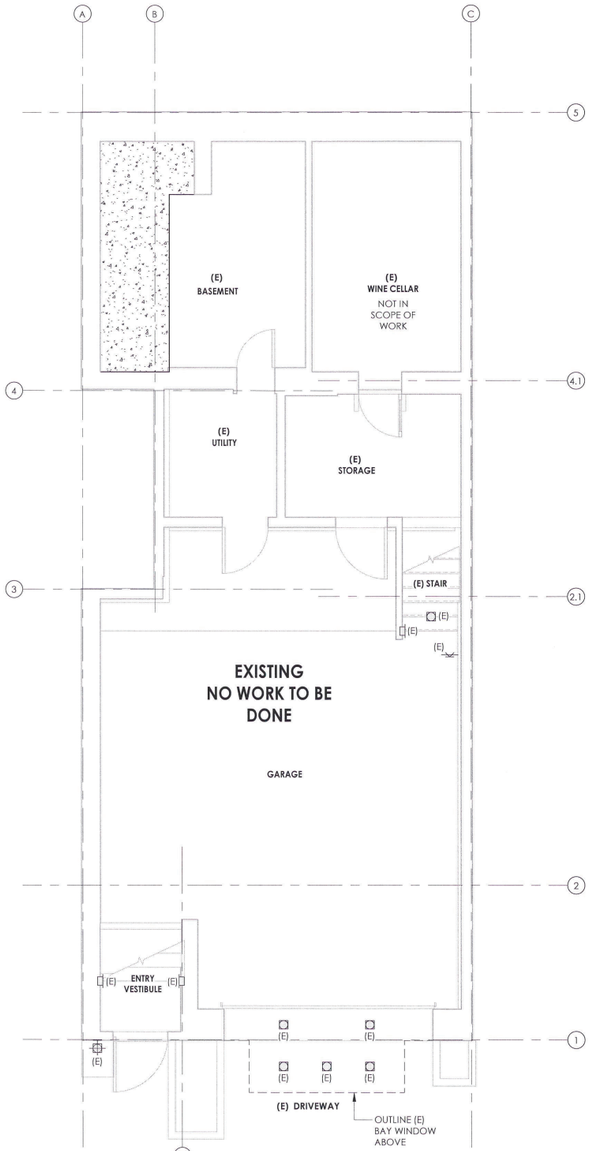
1. SEE SHEET A3.22 FOR ELECTRICAL SYMBOLS LEGEND.



2 ELECTRICAL & LIGHTING PLAN - FIRST LEVEL
1/4" = 1'-0"



1 ELECTRICAL & LIGHTING PLAN - BASEMENT LEVEL
1/4" = 1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PERMITTED WORK AT INTERIM DIRECTOR DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
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0' 1' 2' 4' 8'

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LICENSED ARCHITECT STEFAN ODER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF

Drawing Title:
ELECTRICAL & LIGHTING PLAN

Date:	09/20/19
Project No:	1511
Drawn by:	RW
Checked by:	KV, SE

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A3.20

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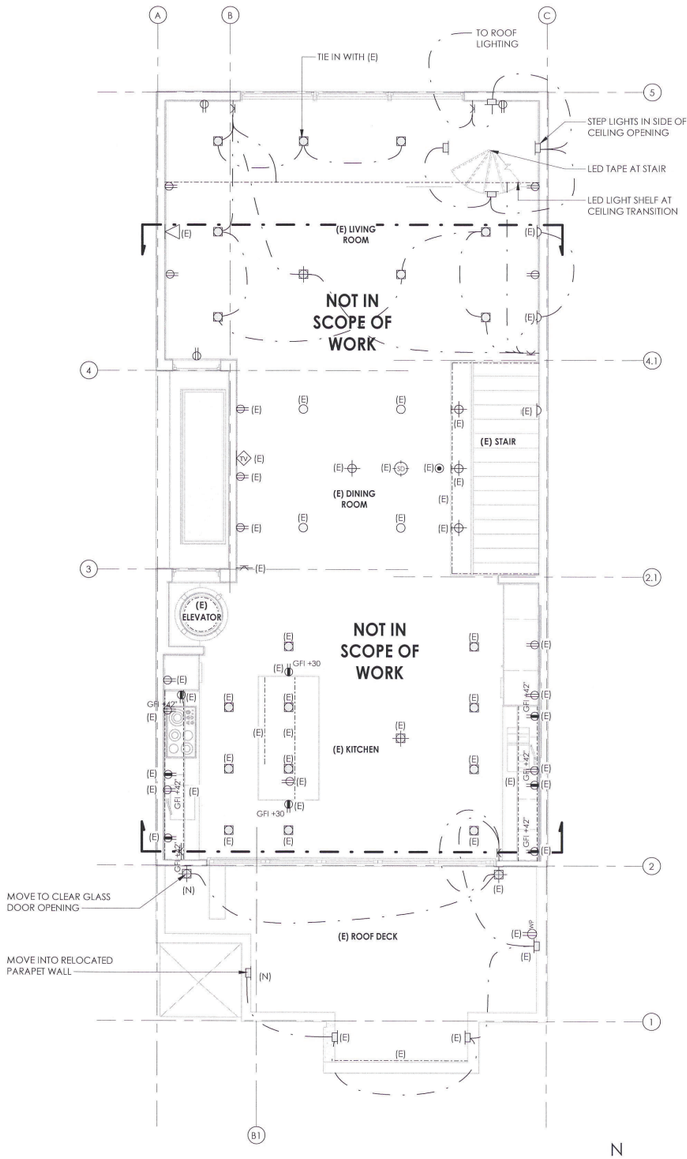
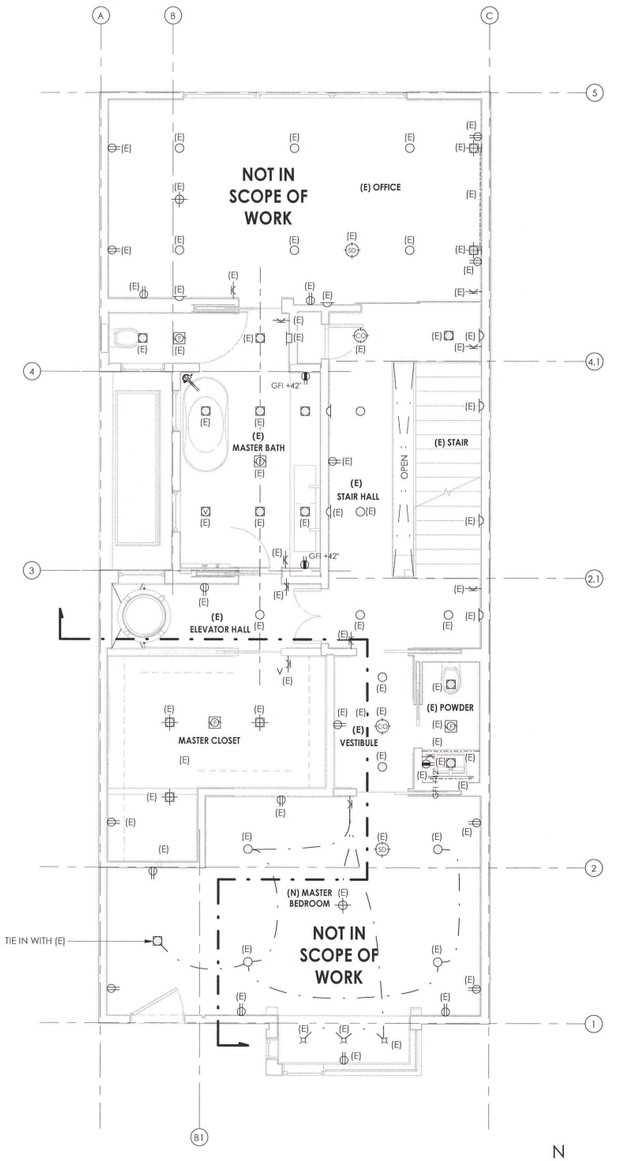


2 ELECTRICAL & LIGHTING PLAN - THIRD LEVEL
1/4" = 1'-0"



1 ELECTRICAL & LIGHTING PLAN - SECOND LEVEL
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NOV 22 2019

David Jones, DBI
NOV 21 2019

0' 1' 2' 4' 8'

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APPROVED Dept. of Building Insp. - San Francisco - MAR 17 2021
PREFERRED OPTION ARCHITECTURE DEPT. OF BUILDING INSPECTION

E-Transmissions:
ADDENDUM #
NOV 15 2019

THE PERMIT ADDENDUM NOT FOR CONSTRUCTION OF:

Drawing title:
ELECTRICAL & LIGHTING PLAN

Date:	09/20/19
Project No:	1511
Drawn by:	RW
Checked by:	KV, SE

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A3.21

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17. PROVIDE DEDICATED 20-AMP CIRCUIT TO LAUNDRY ROOM APPLIANCES, ONE PER APPLIANCE.
18. PROVIDE TWO DEDICATED 20-AMP BRANCH CIRCUITS FOR SMALL APPLIANCE OUTLETS IN KITCHEN AT WALL AND COUNTER SPACE.
19. DIMMABLE LED LIGHT FIXTURES TO HAVE DIMMABLE DRIVER AND DIMMABLE TRANSFORMER. ENSURE THAT DIMMERS ARE COMPLIANT WITH SPECIFIED LED FIXTURES.
20. RECEPTACLES ACCESSIBLE FROM GRADE ARE REQUIRED AT FRONT AND REAR OF DWELLING AT MAXIMUM OF 6 1/2 FEET ABOVE GRADE, AS REQUIRED BY CEC ARTICLE 210.52(E)(1).
21. ALL NEW/ADDITIONAL 125-VOLT, SINGLE PHASE, 15- AND 20- AMP RECEPTACLES OUTLETS AT KITCHEN COUNTER SURFACES, BATHROOMS, GARAGES, AND ACCESSORY BUILDINGS, WET BARS (WITHIN 6 FEET), LAUNDRY ROOMS WITH A SINK, UNFINISHED BASEMENT AREAS, OUTDOORS, CRAWL SPACES, MECHANICAL AND STORAGE ROOMS LOCATED AT OR BELOW GROUND LEVEL TO BE GFCI PROTECTED PER CEC 210.8(A).
22. ALL NEW/ADDITIONAL 125- VOLT, 15- AND 20- AMP CONVENIENCE RECEPTACLE OUTLETS ARE TO BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET, INCLUDING ANY WALL 2 FEET OR MORE IN WIDTH PER CEC 210.52 (A).

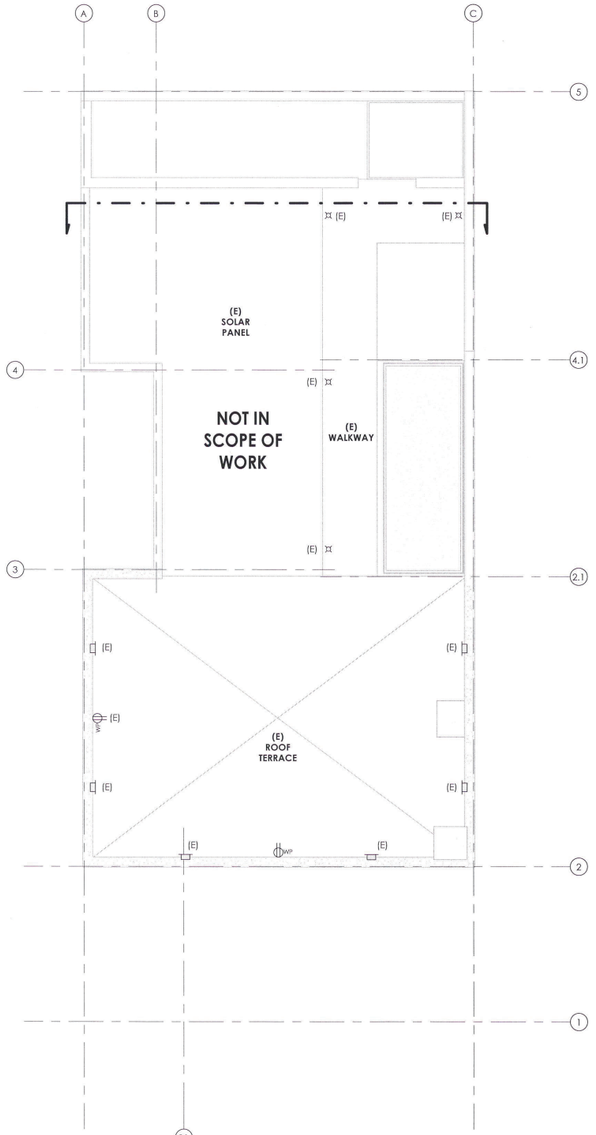
SHEET NOTES, HOME CONTROL SYSTEM:

1. PROVIDE LIGHTING INTEGRATION SYSTEM (LUTRON HOMEWORKS OR SIMILAR)
2. HOME SECURITY TO BE COORDINATED WITH OWNER AND ARCHITECT.
3. PROVIDE CENTRALIZED WHOLE HOUSE SURGE PROTECTION.
4. LIGHTING SYSTEM TO HAVE "GOOD NIGHT SCENE" WHERE EVERYTHING CAN BE TURNED OFF FROM MASTER BEDROOM - NO "ON" TOGGLE BUTTON.
5. LIGHTING SYSTEM TO HAVE "ALL ON" AND "ALL OFF" BUTTON AT ALL ENTRY DOORS.
6. LIGHTING SYSTEM TO HAVE "PANIC" BUTTON IN MASTER BEDROOM.
7. NO FULL LOAD PROGRAMMING. 95% MAX. LOADS ALLOWED, U.O.N.
8. CLOSET LIGHTS TO TURN OFF AUTOMATICALLY AFTER 30 MINUTES.

1. SEE SHEET A3.22 FOR ELECTRICAL SYMBOLS LEGEND.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
T	THERMOSTAT - MOUNTED AT 60" AFF VERTICALLY, U.O.N.
	CEILING RECESSED LUMINAIRE, HIGH EFFICACY (LED OR SIM)
	CEILING RECESSED LUMINAIRE, DIRECTIONAL, HIGH EFFICACY (LED OR SIM)
	CEILING RECESSED LUMINAIRE, ADJUSTABLE DIRECTION, HIGH EFFICACY (LED OR SIM)
	CEILING MOUNTED LUMINAIRE, HIGH EFFICACY (LED OR SIM)
	VAPOR PROOF CEILING RECESSED LUMINAIRE, HIGH EFFICACY (LED OR SIM)
	WALL MOUNTED LUMINAIRE, HIGH EFFICACY (LED OR SIM)
	FLOOR RECESSED UP-LIGHT, HIGH EFFICACY (LED OR SIM)
	FLOOR RECESSED LUMINAIRE, HIGH EFFICACY, PINHOLE
	UNDERCABINET LIGHTING, HIGH EFFICACY (LED OR SIM)
	LED LIGHT TAPE, HIGH EFFICACY, U.O.N.
	GROUND FAULT CIRCUIT INTERRUPTING OUTLET STRIP " PLUG MOLD"
	STEP LIGHT AT 12" AFF, U.O.N., HIGH EFFICACY (LED OR SIM)
	STEP LIGHT AT 12" AFF, U.O.N. INCANDESCENT
	CEILING RECESSED LUMINAIRE, INCANDESCENT
	CEILING RECESSED LUMINAIRE, DIRECTIONAL, INCANDESCENT
	CEILING RECESSED LUMINAIRE, ADJUSTABLE DIRECTION, INCANDESCENT
	CEILING MOUNTED LUMINAIRE, INCANDESCENT
	WALL MOUNTED LUMINAIRE, INCANDESCENT
	CEILING RECESSED LUMINAIRE, INCANDESCENT, PINHOLE
	CEILING RECESSED EXHAUST FAN
	SPEAKER
	RECEPTACLE, DUPLEX - MOUNTED AT 12" A.F.F. VERTICALLY, U.O.N.
	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE, DUPLEX - MOUNTED AT 12" AFF VERTICALLY, U.O.N.
AC	RECEPTACLE MOUNTED ABOVE COUNTER
WP	WATERPROOF RECEPTACLE RATED FOR OUTDOOR USE - AT 12" AFF VERTICALLY, U.O.N.
	RECEPTACLE LOWER HALF (OR BOTH) SWITCHED - MOUNTED 12" AFF VERTICALLY U.O.N.
	FLUSH FLOOR RECEPTACLE
J	JUNCTION BOX CEILING MOUNTED / JUNCTION BOX WALL MOUNTED
K	DIMMER SWITCH OR KEYPAD SWITCH - MOUNTED AT 48" A.F.F. TO CENTER OF BACK-PLATE, U.O.N.
ND	SWITCH NON DIMMABLE -MOUNTED AT 48" AFF TO CENTER OF BACK PLATE, U.O.N.
J	JAMB SWITCH (MAGNETIC PROXIMITY SWITCH) - NON DIMMABLE
M	SWITCH WITH MANUAL "ON", AUTOMATIC "OFF" OCCUPANT MOTION SENSOR, NO MANUAL OVERRIDE- MOUNTED AT 48" A.F.F. TO CENTER OF BACK-PLATE, U.O.N.
T	TIMER SWITCH - MOUNTED AT 48" A.F.F. TO CENTER OF BACK-PLATE, U.O.N.
H	HUMIDISTAT SWITCH - MOUNTED AT 48" A.F.F. TO CENTER OF BACK-PLATE, U.O.N.
3	3-WAY SWITCH - MOUNTED AT 48" A.F.F. TO CENTER OF BACK-PLATE, U.O.N.
TV	TV OUTLET - MOUNTED AT 12" AFF VERTICALLY, U.O.N.
	TELEPHONE / COMPUTER/ DATA OUTLET - MOUNTED AT 12"AFF VERTICALLY, U.O.N.
SD / CO	SMOKE DETECTOR/ ALARM: CEILING MOUNTED / WALL MOUNTED, 8" BELOW CEILING U.O.N.
	COMBO SMOKE - CARBON MONOXIDE DETECTOR/ ALARM, CEILING MOUNTED U.O.N.
CO	COMBO SMOKE - CARBON MONOXIDE DETECTOR/ ALARM, WALL MOUNTED 8" BELOW CEILING U.O.N.
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	CEILING FAN



1 ELECTRICAL & LIGHTING PLAN - ROOF LEVEL
1/4" = 1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
NOV 22 2019

0' 1' 2' 4' 8'

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Revisions:
2019.11.14 Permit Addendum

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM #
NOV 15 2019
FOR CONSTRUCTION

Drawing Title:
ELECTRICAL & LIGHTING PLAN

Date:	09/20/19
Project No:	1511
Drawn by:	RW
Checked by:	KV, SE

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Sheet:
A3.22

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9. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
10. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
11. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
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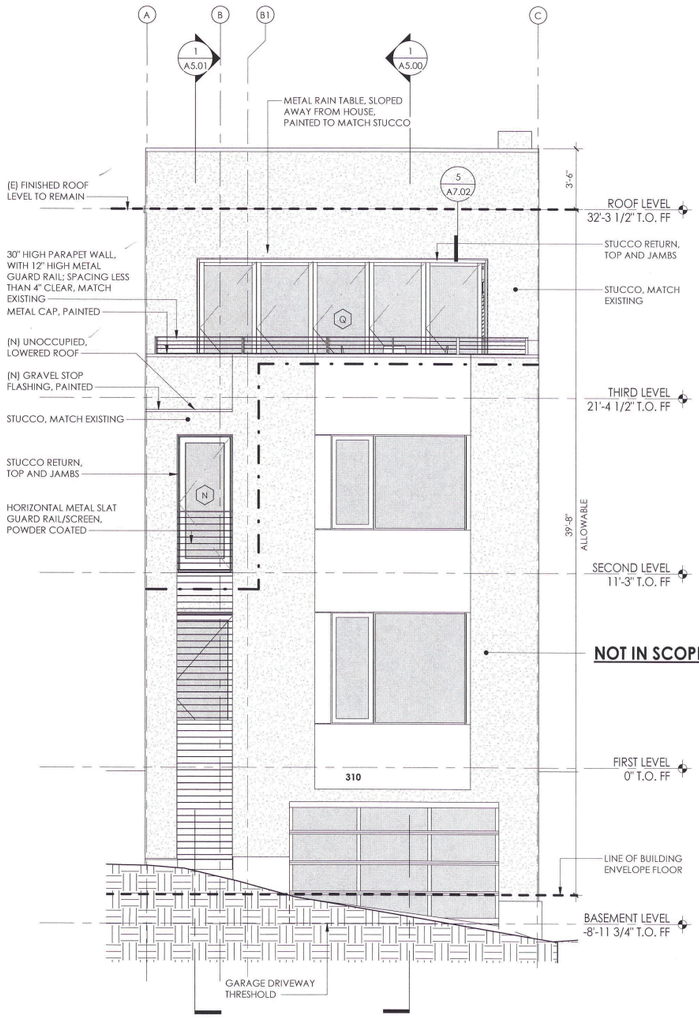
BIRD COLLISION ZONE TREATMENT EXEMPT FOR RESIDENTIAL-ZONED BUILDINGS LESS THAN 45 FEET TALL WITH LIMITED GLASS FACADE (LESS THAN 50% GLAZING); BUILDING FEATURE-RELATED TREATMENT STILL REQUIRED

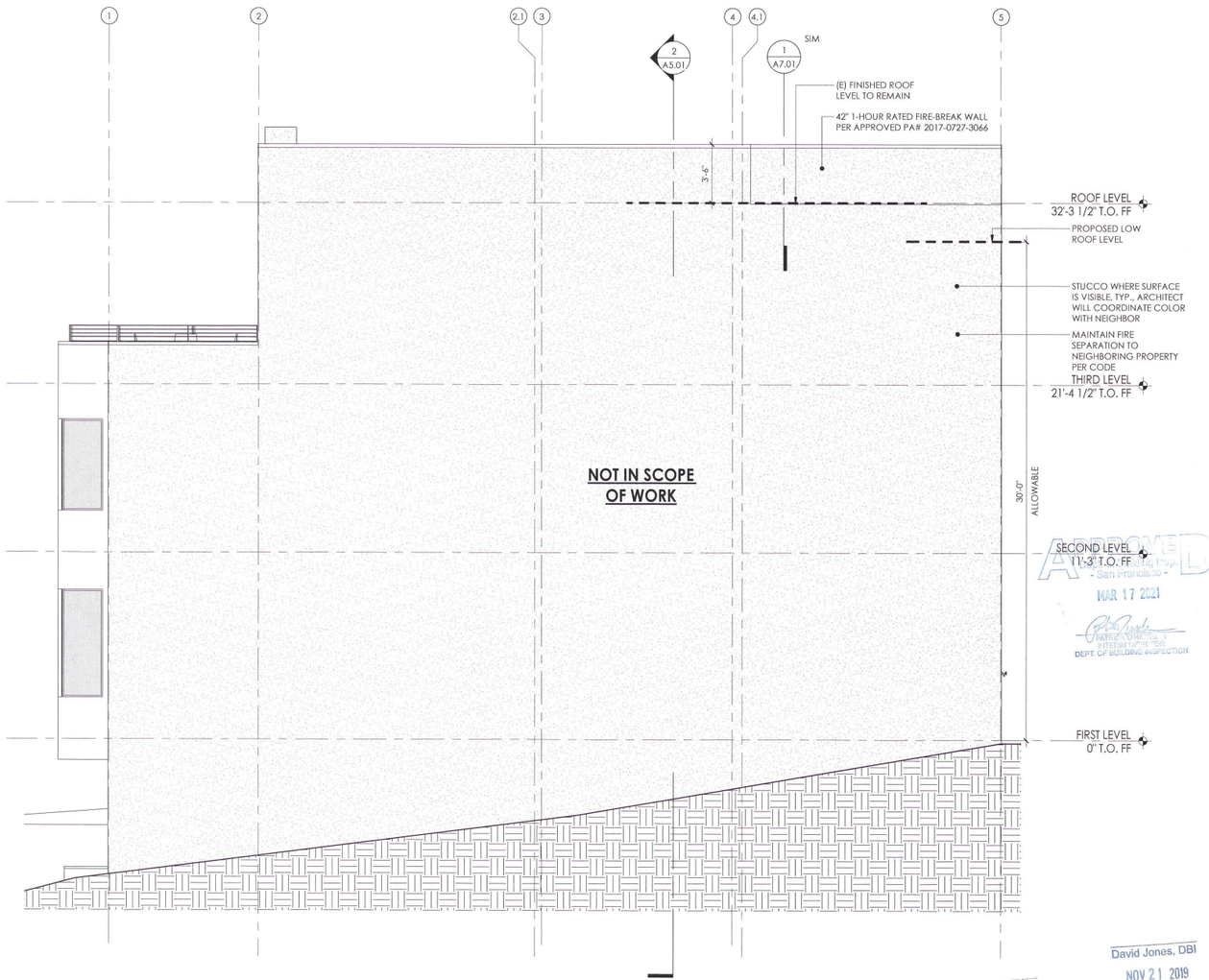
BUILDING IS 39'-8" TALL.
GLASS FACADE AT FRONT & BACK = 580 SQ. FT.
TOTAL FACADE AT FRONT & BACK = 1,458 SQ. FT.
580 SQ. FT./1,458 SQ. FT. = .397 x 100 = 39.7% LESS THAN 50% GLAZING

PER EXCEPTIONS: ZONING ADMINISTRATION WAIVERS, BIRD COLLISION TREATMENT EXEMPT GLAZING.

PER BUILDING FEATURE RELATED REQUIREMENTS, GLAZING 24 SQ. FT. OR LARGER TO HAVE FILM INSTALLED.



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



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

APPROVED
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM CHIEF
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

Jeff Lai, DBI
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0' 1' 2' 4' 8'

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2019.05.20	Section 311 Notice - R.4
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LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions

ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

Drawing Title:
ELEVATIONS

Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: SME

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Sheet:
A4.00

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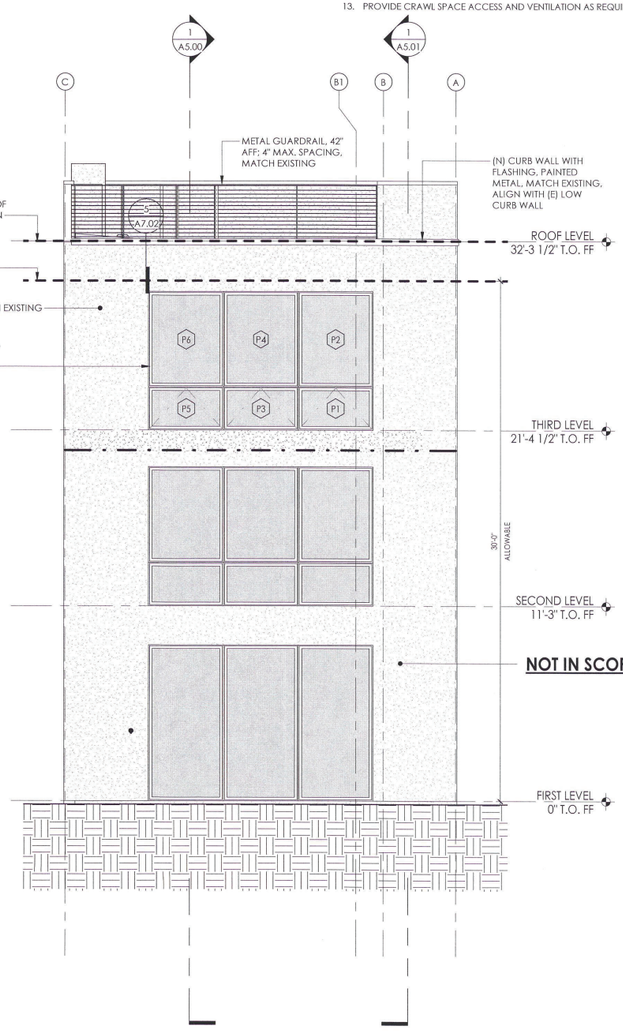
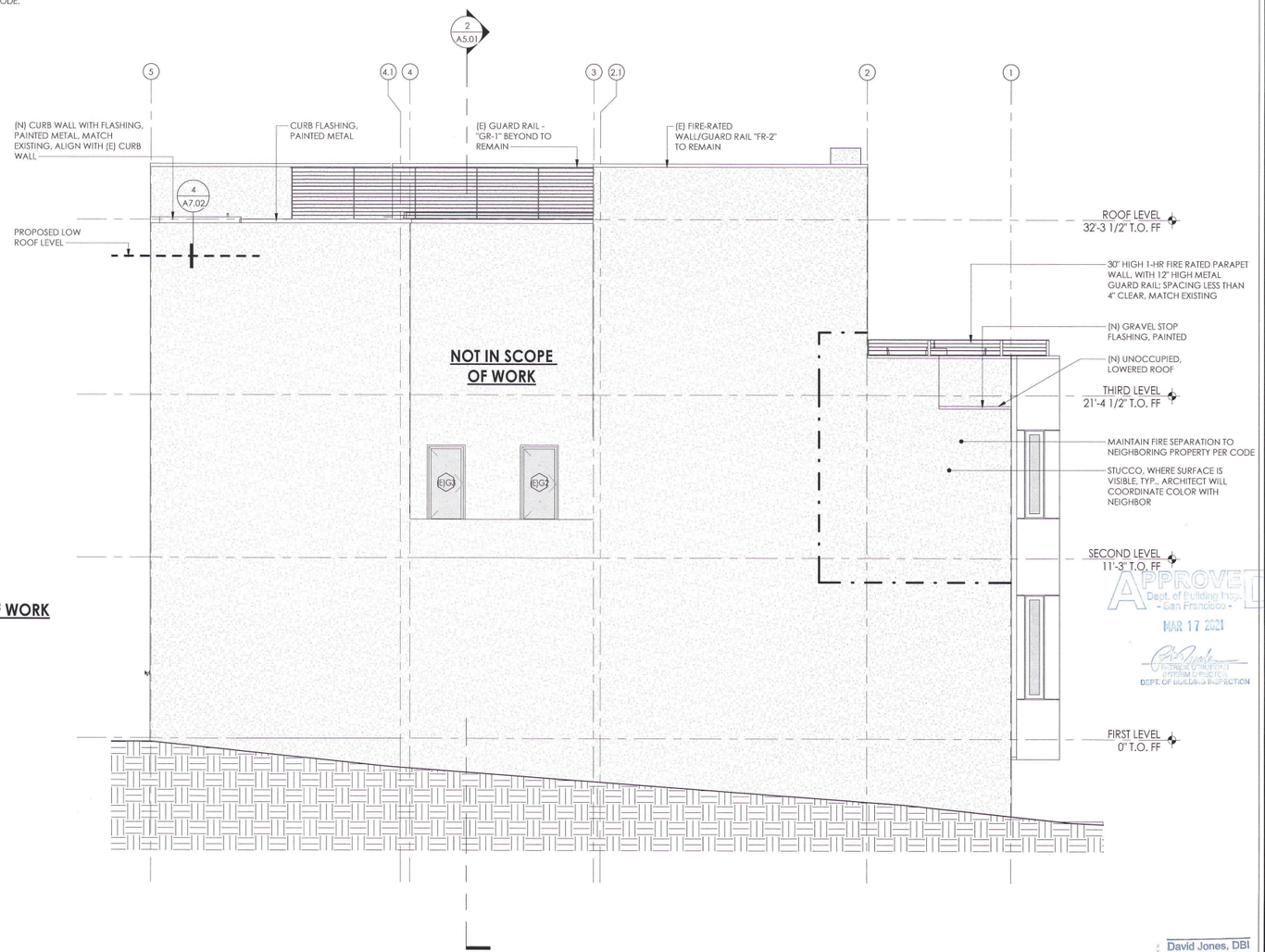


2 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"



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

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
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NOV 15 2019
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FOR CONSTRUCTION OF:

Drawing Title:
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Date: 10/12/17
Project No: 1511
Drawn by: KLV
Checked by: SME

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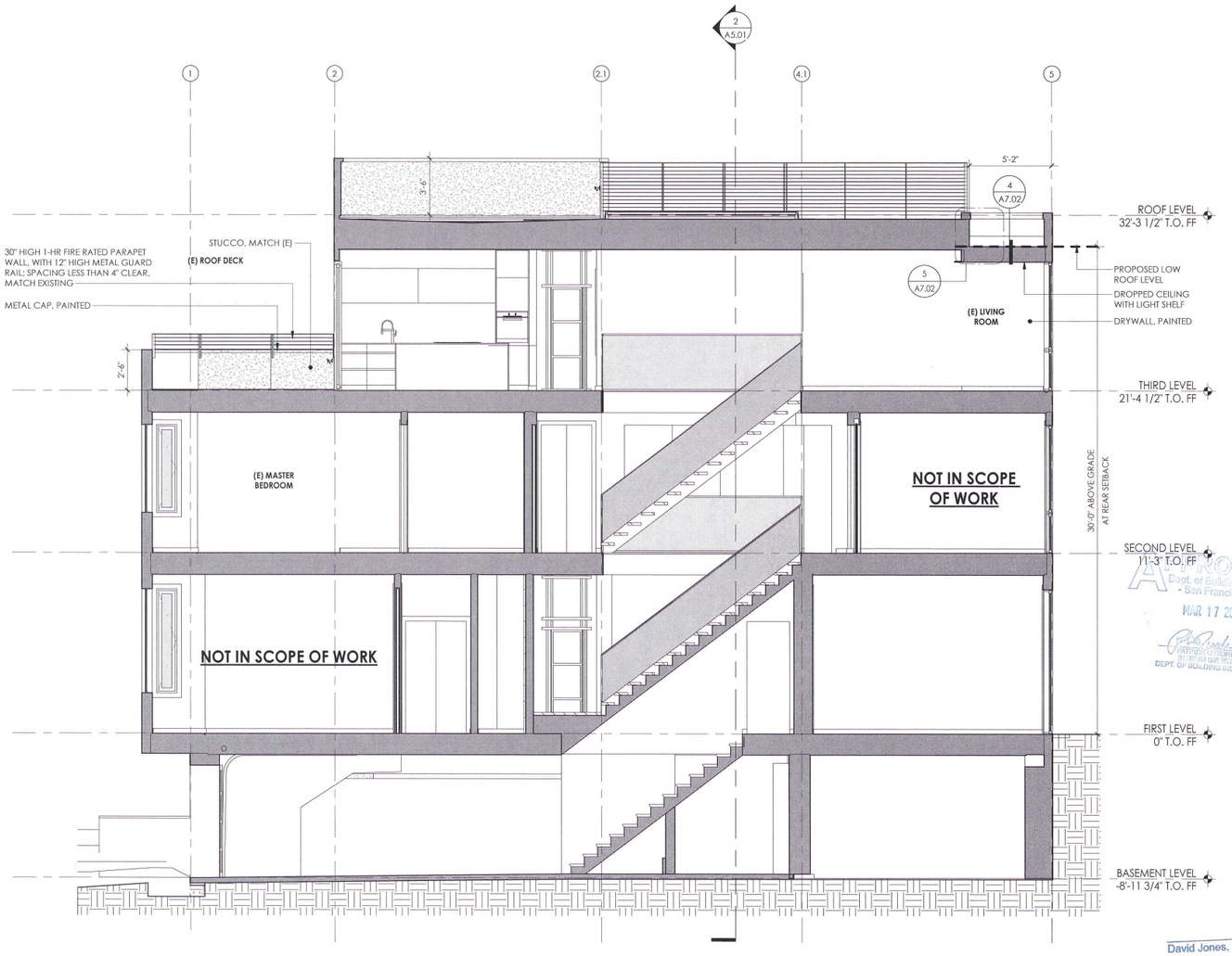
6. STAIRWAYS SHALL HAVE HEADROOM CLEARANCE OF NO LESS THAN 6'-8" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. MINIMUM HEADROOM CLEARANCE IS REQUIRED FOR THE FULL WIDTH OF THE STAIRWAY AND CONTINUES TO ONE TREAD DEPTH BEYOND THE BOTTOM RISER. SPIRAL STAIRWAYS ARE PERMITTED A 6'-6" HEADROOM.
7. THE RISER HEIGHT OF STEPS IN A STAIRWAY SHALL NOT BE LESS THAN 4" OR GREATER THAN 7½" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
8. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
9. A FLOOR OR LANDING IS REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY. BOTH LANDING WIDTH AND DEPTH MEASURED IN DIRECTION OF TRAVEL SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY BUT NEED NOT EXCEED 48".
10. HANDRAILS TO HAVE 1¼"-2" GRASPABLE CROSS SECTION, NO SHARP CORNERS, AT 34"-38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATE AT NEWEL POSTS OR RETURN INTO WALLS.
11. HANDRAIL MAY PROJECT 4½" MAX. INTO REQUIRED WIDTH OF STAIR AND SHALL PROVIDE 1½" MIN. SPACE BETWEEN WALL AND HANDRAIL.
12. GUARDRAILS ARE REQUIRED AT THE OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
13. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
14. GUARDRAILS ON OPEN SIDES OF STAIRWAYS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4⅜" IN DIAMETER CANNOT PASS THROUGH.
15. GUARDRAILS ON WALKING SURFACES, LANDINGS, DECKS AND SIMILAR PLATFORMS SHALL HAVE VERTICAL OR HORIZONTAL RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A SPHERE 4 3/8" IN DIAMETER CANNOT PASS THROUGH.
16. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM OF THE GUARDRAIL SHALL BE SIZED SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
17. ATTIC ACCESS: AN OPENING NOT LESS THAN 20"x30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MIN. CLEAR HEADROOM IS REQUIRED AT OR ABOVE THE ACCESS OPENING.
18. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.



1 PROPOSED BUILDING SECTION - WEST - THROUGH STAIRS
1/4" = 1'-0"

0' 1' 2' 4' 8'

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Dept. of Building Inspection
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

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Green Street

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APN#: 01-0114-015
310 Green Street
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Revisions:

2017.10.12	Ph. B Owner Approval
2017.10.17	Section 311 Notice
2018.09.21	Section 311 Notice - R.2
2019.03.28	Section 311 Notice - R.3
2019.05.20	Section 311 Notice - R.4
2019.06.03	Section 311 Notice - R.5
2019.06.21	Ph. B Consultant Prog.
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

E-Transmissions:
ADDENDUM # 1
NOV 15 2019

~~SITE PERMIT ADDENDUM~~
~~FOR CONSTRUCTION OF:~~

Drawing title:
BUILDING SECTIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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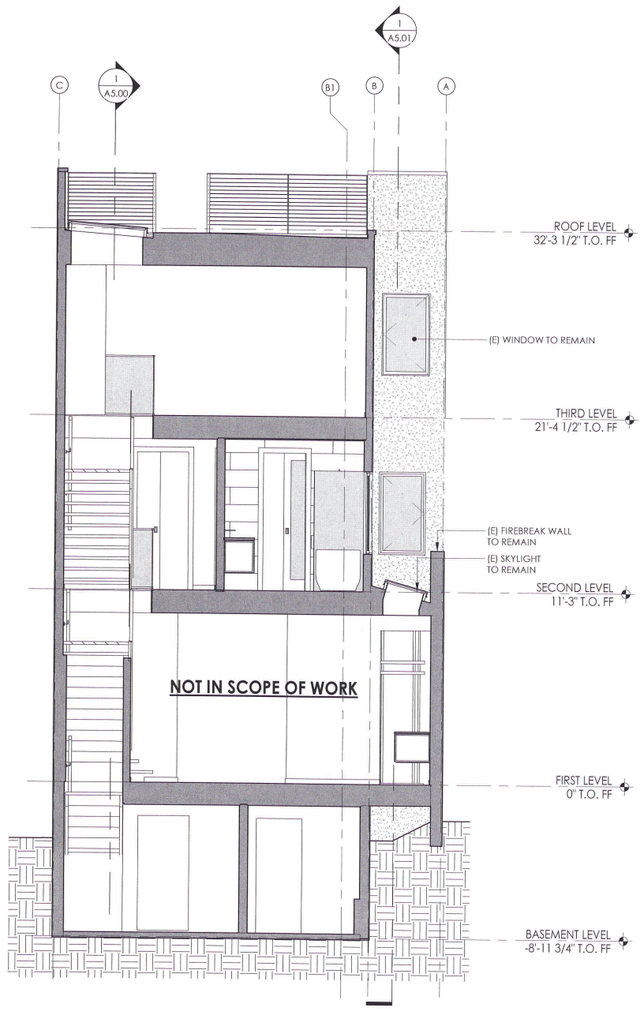
Sheet:
A5.00

SHEET NOTES, GENERAL:

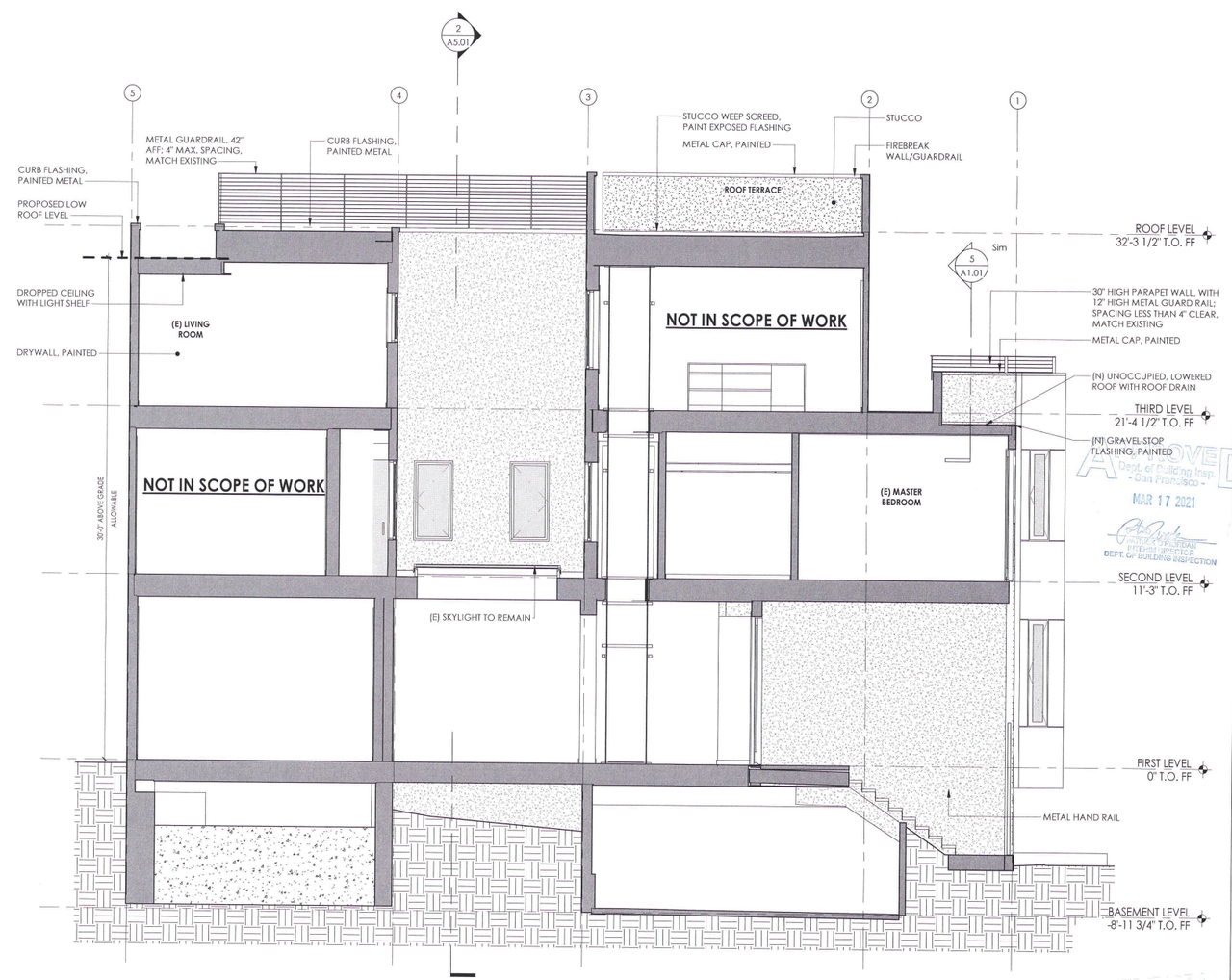
1. DESIGN IS BASED ON DRAWINGS PROVIDED BY THE OWNER.
2. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
3. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
4. ANNOTATIONS DESCRIBE NEW ITEMS UNLESS LABELED (E). (E) = EXISTING, (N) = NEW
5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, SECTIONS:

1. SEE SHEET A5.00 FOR SHEET NOTES, SECTIONS.



2 PROPOSED BUILDING SECTION - SOUTH
1/4" = 1'-0"



1 PROPOSED BUILDING SECTION - EAST - LOOKING THROUGH LIGHTWELL
1/4" = 1'-0"

0" 1' 2' 4' 8'

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Revisions:

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2019.11.14	Permit Addendum

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:

ADDENDUM #
NOV 15 2019

Drawing Title:

BUILDING SECTIONS

Date:	10/12/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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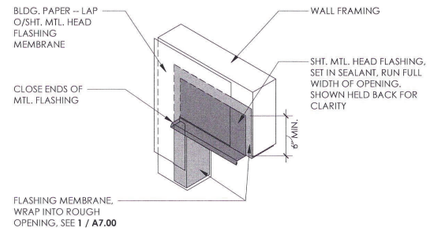
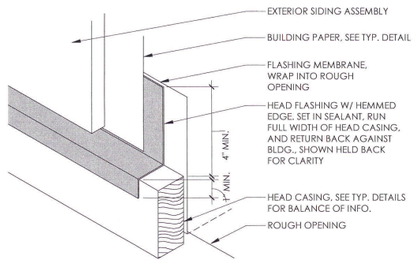
Sheet:

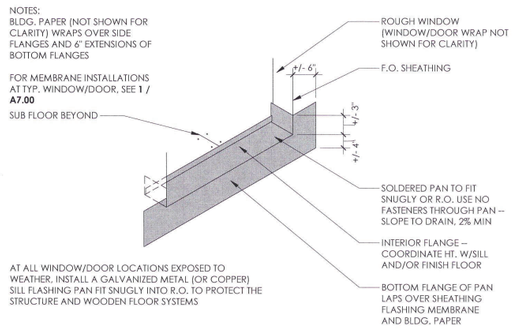
A5.01



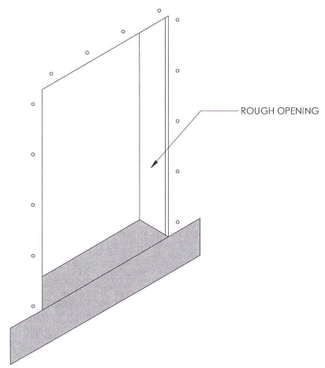
4 DETAIL - WINDOW/DOOR HEAD FLASHING, TYP.
1" = 1'-0"



3 DETAIL - WINDOW/DOOR HEAD FLASHING & TRIM, TYP.
1" = 1'-0"

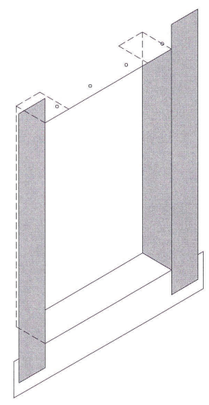


2 DETAIL - WINDOW/DOOR PAN FLASHING, TYP.
1" = 1'-0"

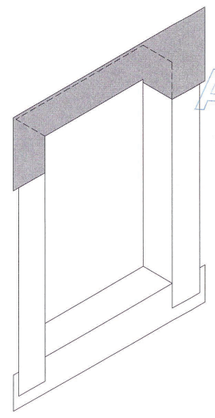


1. ADHERE FLASHING MEMBRANE TO SILL & FOLD 6" DOWN. EXTEND 8"-10" TO EACH SIDE. DO NOT ATTACH LOWER EDGE. (IT WILL LAP BLDG. PAPER)
2. INSTALL WINDOW/DOOR FLASHING PAN (NOT SHOWN FOR CLARITY), SEE 2 / A 7.00

1 DETAIL - WINDOW/DOOR WRAP, TYP.
1" = 1'-0"



3. ADHERE FLASHING MEMBRANE TO JAMBS OF ROUGH OPENING AND FOLD MIN. 6" OVER SHEATHING, 6" ABOVE ROUGH OPENING, AND 6" BELOW ROUGH OPENING. LAP OVER BOTTOM AND SIDE FLANGES OF FLASHING PAN. (BLDG. PAPER TO LAP OVER FLASHING MEMBRANE)



4. ADHERE FLASHING MEMBRANE TO HEAD AND FOLD MIN 6" UP OVER SHEATHING, EXTENDING MIN. 6" TO EACH SIDE. EXTEND 6" BELOW TOP OF ROUGH OPENING. LAP OVER JAMB FLASHING MEMBRANE.
5. INSTALL WINDOW/DOOR AND ADDITIONAL FLASHING AS NEEDED

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INFERNA DARGOTON
DEPT. OF BUILDING INSPECTION

David Jones, DBI
NOV 21 2019

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Revisions:

2017.06.13	Owner Progress
2017.07.27	Permit Revision
2018.03.07	Ph. A Owner Approval
2018.03.26	Phase A DD Pricing
2018.05.31	Phase A DD Pricing
2019.11.14	Permit Addendum

LICENSED ARCHITECT
STEFAN EDER
C-33689
Ren. 3.31.21
STATE OF CALIFORNIA

E-Transmissions:

ADDENDUM #1
NOV 15 2019

SET PERMIT ADDENDUM
FOR CONSTRUCTION OF:

Drawing Title
EXTERIOR DETAILS

Date:	06/20/2017
Project No:	1511
Drawn by:	JG, KLV
Checked by:	SME

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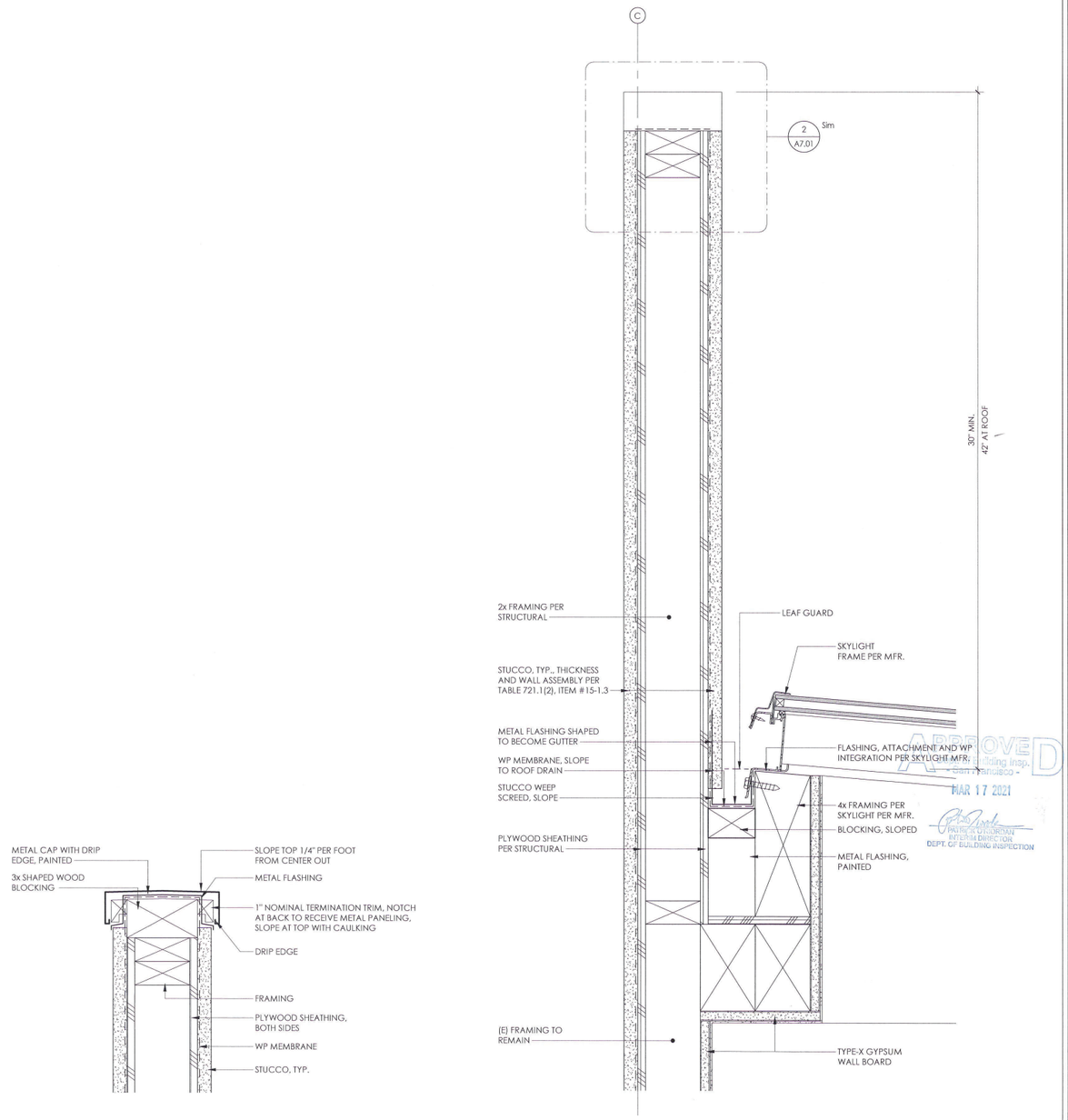
A7.00



1 DETAIL - SKYLIGHT SECTION AT TOP
3" = 1'-0"

2 DETAIL - METAL FLASHING AT STUCCO PARAPET
3" = 1'-0"

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Revisions:

2015.09.02	Progress Structural
2017.06.13	Owner Progress
2017.06.21	Structural Progress
2017.07.27	Permit Revision
2018.03.07	Ph. A Owner Approval
2018.03.26	Phase A DD Pricing
2018.05.31	Phase A DD Pricing
2019.09.16	Site Permit Revisions
2019.11.14	Permit Addendum

LICENSED ARCHITECT
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Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

E-Transmissions:

ADDENDUM #
NOV 15 2019

SITE PERMIT ADDENDUM
FOR CONSTRUCTION

Drawing title:

BUILDING DETAILS

Date:	06/20/2017
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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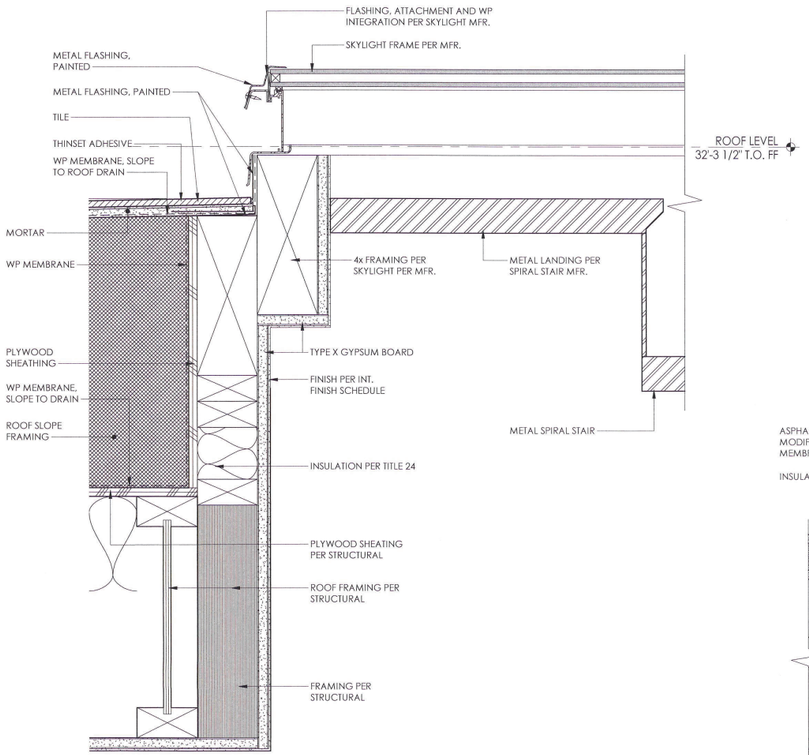
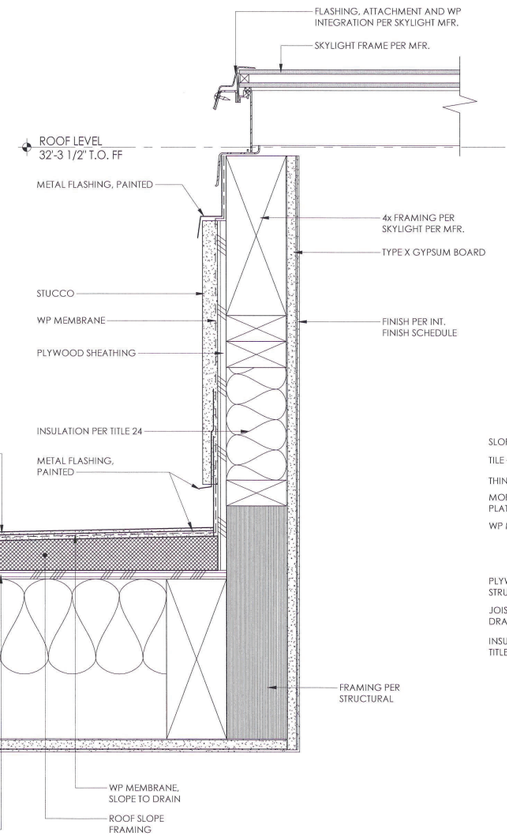
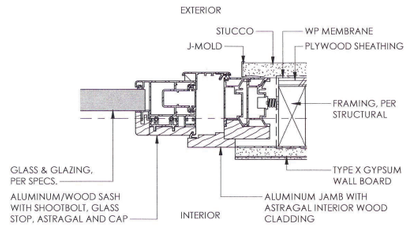


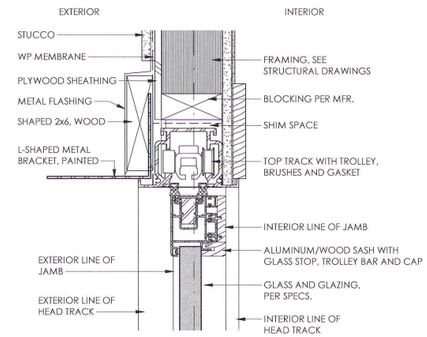
5 DETAIL - ROOF HATCH AT STAIR
3" = 1'-0"



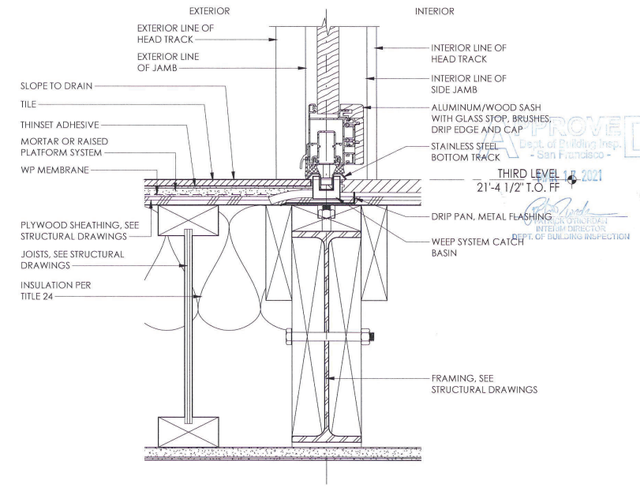
4 DETAIL - ROOF HATCH AT TOP
3" = 1'-0"



3 DETAIL - FOLDING DOOR JAMB, TYPICAL
3" = 1'-0"



2 DETAIL - FOLDING DOOR HEADER
3" = 1'-0"



1 DETAIL - FOLDING DOOR THRESHOLD
3" = 1'-0"

David Jones, DBI
NOV 21 2019

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2018.03.26	Phase A DD Pricing
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2019.11.14	Permit Addendum

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 331.21 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. - San Francisco - NOV 21 2021 INTERIM DIRECTOR DEPT. OF BUILDING INSPECTION

E-Transmissions:
ADDENDUM # NOV 15 2019

IF PERMIT ADDENDUM IS NOT CHECKED, THESE DRAWINGS ARE NOT FOR CONSTRUCTION

Drawing Title:
BUILDING DETAILS

Date:	06/21/17
Project No:	1511
Drawn by:	KLV
Checked by:	SME

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A7.02

SHEET NOTES, GENERAL:

1. DESIGN IS BASED ON DRAWINGS PROVIDED BY THE OWNER.
2. THE ARCHITECT DOES NOT WARRANT NOR IS HE RESPONSIBLE FOR COMPLIANCE WITH CODE AND LOCAL ORDINANCES OF EXISTING STRUCTURES NOT WITHIN THE SCOPE OF WORK.
3. VERIFY ALL CRITICAL DIMENSIONS WITH ARCHITECT BEFORE WORK IS COMMENCED. IMMEDIATELY INFORM ARCHITECT OF DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
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5. REFER TO COVER SHEET FOR GENERAL NOTES, PROJECT NOTES AND OTHER PERTINENT REQUIREMENTS.
6. MATCH THICKNESS OF (E) WALLS WHEN ADDING EXTENSIONS AND INFILLS TO (E) WALLS. FINISHED TRANSITION FROM (E) WALL TO (N) WALL TO BE UNNOTICEABLE TO THE EYE.
7. PROVIDE WATERPROOF MEMBRANE, VAPOR BARRIER AND MAXIMUM INSULATION POSSIBLE AT (N) EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE TO THE WORK, COST OR SCHEDULE BEFORE PROCEEDING.

SHEET NOTES, WINDOW SCHEDULE:

1. COORDINATE EXACT MEANING OF T.O. WINDOW WITH ARCHITECT.
2. MEASURE AND FIELD VERIFY SITE CONDITIONS AND ALL CRITICAL DIMENSIONS BEFORE WORK IS COMMENCED.
3. WINDOW SUPPLIER TO PROVIDE SHOP DRAWINGS AND PRODUCT INFORMATION FOR ARCHITECT'S APPROVAL.
4. WINDOW SIZES GIVEN ARE NOMINAL. APPROXIMATE WINDOW UNIT SIZES AND DO NOT INCLUDE ROUGH OPENING.
5. WINDOW, GLASS DOOR, SLIDING GLASS DOOR, AND FRENCH DOOR MFR IS TO BE DETERMINED.
6. METAL WINDOWS AND DOORS TO BE FACTORY FINISHED.
7. WINDOW, GLASS DOOR, SLIDING GLASS DOOR TO BE WOOD WITH METAL CLADDING AT EXTERIOR, UNLESS LABELED "METAL" ON WINDOW SCHEDULE.
8. WINDOWS AND EXTERIOR GLASS DOORS TO HAVE STAINED INTERIOR WITH WOOD CASING, U.O.N.
9. WINDOWS AND EXTERIOR GLASS DOORS TO HAVE INTEGRATED STUCCO RETURN AT EXTERIOR, U.O.N.
10. HARDWARE TO BE SELECTED.
11. GLAZING IN WINDOWS AND GLASS DOORS TO HAVE UV PROTECTION COATING U.O.N. MINIMAL COLOR DISTORTION ALLOWED. PROVIDE GLASS SAMPLE FOR ARCHITECTS AND OWNER'S APPROVAL.
12. REFER TO TITLE 24 ENERGY COMPLIANCE REQUIREMENTS FOR ADDITIONAL INFORMATION.
13. TOP OF WINDOWS, ADJACENT DOORS AND SIDELIGHTS TO ALIGN, U.O.N. MUNTINS WITHIN A WINDOW ASSEMBLY TO ALIGN, U.O.N. TOP OF WINDOW AND MUNTINS IN CORNER LOCATIONS AND WITHIN A WALL TO ALIGN., U.O.N.
14. REFER TO ELEVATIONS FOR WINDOW CONFIGURATIONS AND T.O. WINDOWS.
15. EXTERIOR GLASS DOORS TO BE WEATHER STRIPPED.
16. REFER TO ELEVATIONS, INTERIOR ELEVATIONS AND FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS AND DETAILS.
17. GLAZING IN DOORS, SLIDING DOORS (INCLUDING FIXED PANELS) AND DOOR SIDELIGHTS TO BE FULLY TEMPERED.
18. GLAZING IN WINDOWS ADJACENT TO AND WITHIN 24" OF EITHER EDGE OF A DOOR IN CLOSED POSITION AND WITHIN 60" ABOVE WALKING SURFACE TO BE FULLY TEMPERED (THIS IS NOT REQUIRED FOR WINDOWS IN WALLS PERPENDICULAR TO THE PLANE OF DOOR, WHERE WINDOWS ARE SEPARATED FROM THE DOOR BY AN INTERVENING WALL OR PERMANENT BARRIER OR WHERE DOOR LEADS TO A CLOSET OR STORAGE AREA 3' DEEP OR LESS).
19. GLAZING IN SKYLIGHTS TO BE FULLY TEMPERED.
20. GLAZING IN SHOWER, BATHTUB, HOT TUB, SAUNA, STEAM ROOM AND WHIRLPOOL ADJACENT WALL OPENINGS WHERE THE BOTTOM GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE SHALL BE FULLY TEMPERED.
21. WINDOWS AND GLASS DOORS WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 18" AFF, INDIVIDUAL PANE IS GREATER THAN 9 SQFT, TOP EDGE IS GREATER THAN 36" AFF, AND THERE IS ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING TO BE FULLY TEMPERED.
22. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE AND THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE TO BE FULLY TEMPERED.
23. REFER TO INSTALLATION INSTRUCTIONS BY WINDOW/SLIDING GLASS DOOR, SUN TUNNEL AND SKYLIGHT MFRS. FOR INSTALLATION REQUIREMENTS.
24. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD TO BE FULLY TEMPERED.
25. REFER TO STRUCTURAL DRAWINGS FOR WINDOW HEADERS AND INTERMEDIATE SUPPORTS.
26. DELIVERY, INSTALLATION, MAINTENANCE AND WARRANTEE TO BE COORDINATED WITH CONTRACTOR. NO INSTALLATION OR MAINTENANCE PROCEDURES ALLOWED THAT WOULD DIMINISH OR VOID MANUFACTURER'S WARRANTY UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.
27. ALL INSTALLATIONS TO CONFORM TO LOCAL, STATE AND FEDERAL REGULATIONS AND CODES GOVERNING THE SITE AND THE PROJECT.
28. INFORMATION PROVIDED IN THIS SCHEDULE SUPERSEDES INFORMATION GIVEN ON INTERIOR ELEVATIONS. INFORM MOSAIC ARCHITECTS IMMEDIATELY OF DISCREPANCIES. MOSAIC ARCHITECTS WILL PROVIDE IMMEDIATE CLARIFICATION.
29. MEET SAN FRANCISCO BIRD REFUGE GLAZING REQUIREMENTS.

WINDOW SCHEDULE

	LEVEL	LOCATION	SIZE WIDTH	SIZE HEIGHT	TYPE	FINISH/COLOR	MATERIAL	EGRESS	NOTES
N	SECOND LEVEL	(E) MASTER BEDROOM	3'-2 1/4"	8'-0"	GLASS DOOR			YES	WITH SCREEN
P1	THIRD LEVEL	(E) LIVING ROOM	4'-4"	2'-6"	AWNING				PART OF 6 PANEL SYSTEM, "C", WITH SCREEN
P2	THIRD LEVEL	(E) LIVING ROOM	4'-4"	5'-6"	FIXED PANEL				PART OF 6 PANEL SYSTEM, "C"
P3	THIRD LEVEL	(E) LIVING ROOM	4'-4"	2'-6"	AWNING				PART OF 6 PANEL SYSTEM, "C", WITH SCREEN
P4	THIRD LEVEL	(E) LIVING ROOM	4'-4"	5'-6"	FIXED PANEL				PART OF 6 PANEL SYSTEM, "C"
P5	THIRD LEVEL	(E) LIVING ROOM	4'-4"	2'-6"	AWNING				PART OF 6 PANEL SYSTEM, "C", WITH SCREEN
P6	THIRD LEVEL	(E) LIVING ROOM	4'-4"	5'-6"	FIXED PANEL				PART OF 6 PANEL SYSTEM, "C"
Q	THIRD LEVEL	(E) KITCHEN	16'-9"	8'-0"	FOLDING DOOR				PIVOT AND SLIDING DOORS, EDGE PIVOTS, WITH CUSTOM SCREENS, MFR. PER OWNER
T	ROOF LEVEL	DINING ROOM	4'-0"	5'-0"	OPERABLE SKYLIGHT		METAL	YES	OPERABLE ROOF HATCH, AUTOMATED WITH REMOTE

APPROVED
Dept. of Building Insp. - San Francisco -
MAR 17 2021
DEPARTMENT OF BUILDING INSPECTION
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT STEFAN EDER C-33689 Ren. 3.31.21 STATE OF CALIFORNIA

David Jones, DBI
NOV 21 2019

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Revisions:

2015.09.02	Progress Structural
2015.11.20	Schematic Pricing
2016.07.21	Phase 1 Progress Struct.
2016.09.30	Phase A Owner Approval
2016.10.12	Ph.A Owner Approval-R1
2016.11.14	Ph.A Owner Approval-R2
2016.11.17	Ph.A Structural Progress
2017.03.27	Ph.A Pricing Progress
2017.04.07	Progress Structural
2017.06.13	Owner Progress
2017.07.27	Permit Revision
2018.03.07	Ph. A Owner Approval
2018.03.26	Phase A DD Pricing
2018.05.31	Phase A DD Pricing
2019.06.21	Ph. B Consultant Prog.
2019.11.14	Permit Addendum

E-Transmissions:
ADDENDUM #
NOV 15 2019

FOR CONSTRUCTION

Drawing Title:
WINDOW SCHEDULE AND DETAILS

Date: 09/02/15

Project No: 1511

Drawn by: KLT, RZ, KLV

Checked by: SME

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Sheet:
A8.00

GENERAL STRUCTURAL NOTES

SCOPE OF WORK: HORIZONTAL ADDITION AT BALCONY INFILL

GOVERNING CODE:

THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SAN FRANCISCO AMENDMENTS.

LIMITATIONS:

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

1. GENERAL

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE ENGINEER FOR CLARIFICATION.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

D. DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

E. ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING, BUT NOT LIMITED TO:
a) SAFETY OF THE PERSONS AND PROPERTY,
b) MEANS AND METHODS OF CONSTRUCTION,
c) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,
d) ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. SUBMITTALS

A. SUBMIT (1) HARDCOPY OR ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. MULTIPLE COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ANY ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SUBSTITUTION REQUESTS SHALL DEMONSTRATE THE REQUESTED SUBSTITUTION'S ABILITY TO MEET OR EXCEED THE REQUIREMENTS OF THE ORIGINALLY SPECIFIED ITEM. THE REQUEST SHALL ALSO INCLUDE A ROUGH COST SAVINGS ESTIMATE TO THE OWNER, REFERENCES TO DETAILS WHERE SUBSTITUTION IS PROPOSED TO BE APPLIED, AND ALL SUPPORTING DOCUMENTATION REQUIRED FOR THE ITEM BY THIS SECTION OF THE NOTES.

C. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE FOLLOWING ITEMS:

NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE REJECTED FOR COMPLETE REVISION.

1) STRUCTURAL AND MISCELLANEOUS STEEL

a. MILL CERTIFICATIONS FOR ALL STEEL AND ALL FASTENERS.
b. SHOP DRAWINGS INCLUDING AT A MINIMUM ASTM MATERIAL DESIGNATIONS, MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS, AND DIMENSIONS.
c. WELD PROCEDURE SPECIFICATIONS FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING FILLER METAL.
d. MANUFACTURERS PRODUCT DATA FOR PRIMER AND FINISH PAINT, INCLUDING COLOR CHARTS.

3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION. JURISDICTION SPECIFIC SPECIAL INSPECTION FORM SHALL SUPPLEMENT SPECIAL INSPECTION REQUIREMENTS NOTED IN THIS SECTION.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT, QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.

C. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER IMMEDIATELY OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE FROM THE SPECIAL INSPECTION REPORTS.

D. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.

E. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.

F. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1) ALL STRUCTURAL WELDING INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

a. PERIODIC VISUAL INSPECTION OF THE FOLLOWING ITEMS:

1 SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16".
2 WELDED STUDS WHEN USED FOR THE STRUCTURAL DIAPHRAGM OR COMPOSITE CONNECTIONS.

2) HIGH STRENGTH BOLTING.

3) STRUCTURAL WOOD

a. PERIODIC SPECIAL INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

4) POST INSTALLED ANCHORS. WHERE ANCHORS ARE LOADED IN SUSTAINED TENSION, INSPECTION SHALL BE CONTINUOUS. REFER TO THE DRAWINGS FOR LOCATIONS.

a) CONCRETE
1 EPOXY REBAR AND THREADED RODS
2 MECHANICAL ANCHORS

4. STRUCTURAL OBSERVATIONS

A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.

B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS, WHERE APPLICABLE. OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE/OWNER.

C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:

1) STRUCTURAL STEEL FRAMING
2) LATERAL FORCE RESISTING ELEMENTS
3) WOOD FRAMING

ADDITIONAL ENGINEER INVOLVEMENT MAY BE DESIRED. ANY AGREEMENT TO THAT EFFECT SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO TIME OF OBSERVATION AND PROVIDE ACCESS FOR THE OBSERVATIONS.

E. AN OWNER'S REPRESENTATIVE MAY BE DESIGNATED, BY THE OWNER'S SPECIFIC AUTHORIZATION PRIOR TO THE START OF CONSTRUCTION, WHO WILL HAVE THE AUTHORITY TO REQUEST ADDITIONAL ENGINEER INVOLVEMENT OUTSIDE OF THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.

5. DESIGN BASIS

A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

B. DESIGN LIVE LOADS (PSF): ROOF 20;FLOOR 40

C. EARTHQUAKE DESIGN DATA

1) SEISMIC IMPORTANCE FACTOR, I: 1.0
2) RISK CATEGORY: II
3) MAPPED SPECTRAL RESPONSE ACCELERATIONS

i. Ss = 1.50 g
ii. S1 = 0.60 g

4) SITE CLASS: D
5) SPECTRAL RESPONSE COEFFICIENTS:

i. SDS = 1.00 g
ii. SD1 = 0.60 g

6) SEISMIC DESIGN CATEGORY: D
7) RESPONSE MODIFICATION FACTOR, R: 6.5
8) SEISMIC RESPONSE COEFFICIENT, Cs (AT STRENGTH LEVEL):0.15

6. PATCHING OF CONCRETE

A. ALL INSERT HOLES, SHE-BOLTS, ETC., AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND SACKED TO A UNIFORM FINISH. ALL HOLES THROUGH TO THE OUTSIDE OF THE BUILDING MUST BE MADE WATERTIGHT.

B. MATERIALS AND METHODS USED FOR PATCHING OF CONCRETE IN THE EVENT OF SPALLING, HONEYCOMBING, LARGE CRACKS, ETC., SHALL BE BY MASTER BUILDERS, SIKA, OR EQUIVALENT. FINAL FINISHED APPEARANCE SUBJECT TO APPROVAL. SUBSTITUTES WILL BE CONSIDERED UPON SUBMITTAL OF MANUFACTURER'S TESTING REPORT.

7. FRAMING LUMBER

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

B. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.

C. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

D. ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

F. ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

8. ENGINEERED WOOD PRODUCTS (EWP)

A. ALL ENGINEERED WOOD PRODUCTS (EWP) SUPPLIED ON THIS PROJECT SHALL BE SUPPLIED BY ONE MANUFACTURER.

B. ALL MICROLLAM LVL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

C. ALL PARALLAM PSL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2900 PSI, Fv = 290 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

D. ALL TJI PREFABRICATED WOOD I-JOISTS SHALL BE FABRICATED BY TRUS JOIST.

9. PLYWOOD (PW) OR ORIENTED STRAND BOARD (OSB)

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD OR TYPE 2-M-W FOR ORIENTED STRAND BOARD, UNLESS OTHERWISE NOTED.

B. WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

C. PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

D. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.

E. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8 INCH EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES.

F. PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

G. PANELS SHALL HAVE THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED.

1) 1/2 INCH NOMINAL SHALL BE 15/32 INCH ACTUAL THICKNESS WITH 32/16 SPAN RATING.

2) 3/4 INCH NOMINAL SHALL BE 23/32 INCH ACTUAL THICKNESS WITH 48/24 SPAN RATING.

10. ROUGH CARPENTRY

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.9.1 OF THE 2016 CALIFORNIA BUILDING CODE. 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL NAIL LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

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MAR 05 2021

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NOV 21 2019

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STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM #	
	NOV 15 2019	
	SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

GENERAL NOTES

S0.1

11/13/2019 3:58:21 PM
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I. ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

J. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAY PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS OR APPROVED EQUIVALENT INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. USP LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ENGINEER MAY APPROVE OF OTHER SUBSTITUTIONS UPON THE FOLLOWING: 1) WRITTEN REQUEST FOR OTHER BRANDS, 2) SUBMISSION OF MANUFACTURER'S TESTING REPORTS, 3) REFERENCES TO PERTINENT DETAILS WHERE SUBSTITUTIONS ARE TO BE APPLIED.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x4 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

11. PRESSURE TREATMENT

A. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. C-2 WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION ABOVE THE GROUND. ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER.

B. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

C. WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:

1) WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.

2) WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.

3) WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LIST ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.

4) AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.

5) CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.

6) AS AN ALTERNATIVE, FOR THE SITUATION WHEN THE BASE OF A HOLDOWN IS IN CONTACT WITH A PRESSURE TREATED SILL PLATE THE CONTRACTOR CAN PROVIDE A PRESSURE TREATMENT BARRIER BETWEEN THE BASE OF THE HOLDOWN AND THE SILL PLATE.

12. STRUCTURAL STEEL

A. STRUCTURAL STEEL SHALL CONFORM TO FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED:

1) PLATES AND BARS, INCLUDING DOUBLER PLATES, CONTINUITY PLATES, BASE PLATES, GUSSET PLATES, AND SHEAR TABS: ASTM A572 GRADE 50.

2) WIDE FLANGES (W): ASTM A992 (Fy = 50 KSI).

3) MISCELLANEOUS (M), AMERICAN STANDARD (S), CHANNEL (C), MISCELLANEOUS CHANNEL (MC), AND ANGLES (L): ASTM A36 (Fy = 36 KSI).

4) RECTANGULAR HSS (HSS): ASTM A500 GRADE B (Fy = 46 KSI).

5) ROUND HSS (HSS): ASTM A500 GRADE B (Fy = 42 KSI).

B. STRUCTURAL FASTENERS INCLUDING BOLTS, THREADED RODS, AND ANCHOR RODS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, UNLESS OTHERWISE NOTED.

1) ERECTION, GROUTED, AND TIMBER CONNECTION BOLTS: ASTM A307 GRADE A.

2) HIGH STRENGTH BOLTS: ASTM A325; WHERE TWIST-OFF TYPE BOLTS ARE SPECIFIED, PROVIDE ASTM F1852.

3) THREADED RODS: ASTM A36.

4) HIGH STRENGTH THREADED RODS: ASTM A193 GRADE B7.

5) STEEL HEADED STUD ANCHORS: ASTM A108.

6) ANCHOR RODS AND ANCHOR BOLTS: ASTM F1554 WITH WELDABILITY SUPPLEMENT S1 GRADE 55.

C. ALL BOLTS FOR EXTERIOR USE SHALL BE ZINC-COATED BY THE BOLT MANUFACTURER BY EITHER THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A153, CLASS C OR THE MECHANICAL DEPOSIT PROCESS IN ACCORDANCE WITH ASTM B695, CLASS 50.

D. ALL STRUCTURAL STEEL MEMBERS EXPOSED TO WEATHER OR CALLED OUT AS HOT DIP GALVANIZED (HDG) ON PLAN OR STRUCTURAL STEEL MEMBERS LOCATED IN EXTERIOR ENVIRONMENTS SHALL BE HDG IN ACCORDANCE WITH ASTM A 123. ANY MEMBER THAT HAS HAD ITS HDG COATING DAMAGED OR REMOVED DURING TRANSPORT OR ERECTION SHALL HAVE ITS COATING REPAIRED USING ZRC GALVILITE REPAIR COMPOUND OR EQUAL. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

E. PAINT STEEL (EXCEPT GALVANIZED STEEL AND PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF PRIMER STANDARD TNEMEC P10-99 OR EQUIVALENT SUBJECT TO ENGINEER'S APPROVAL. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF THE MANUFACTURER'S SPECIFICATIONS.

F. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AISC 'SPECIFICATIONS' FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

G. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE A.N.S.I./A.W.S. D1.1 STRUCTURAL WELDING CODE. USE E70XX ELECTRODES.

H. LOCATE AND INSTALL ALL ANCHOR BOLTS, EPOXY ANCHORS, AND MECHANICAL ANCHORS BEFORE FABRICATING STEEL CONNECTION ELEMENTS.

13. EPOXY GROUTING OF DOWELS AND ANCHOR BOLTS

A. INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.

B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.

1) MINIMUM AGE OF CONCRETE: 21 DAYS

2) CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT

3) MOISTURE CONDITION OF CONCRETE: DRY

C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE, CMU, OR BRICK.

D. IN CONCRETE, HOLES MAY BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE. HOLE SIZE SHALL BE 1/8" IN DIAMETER LARGER THAN ROD OR BAR SIZE. IMMEDIATELY BEFORE APPLYING EPOXY GROUT, HOLES SHALL BE REAMED WITH A CIRCULAR WIRE BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL-FREE COMPRESSED AIR.

E. EPOXY GROUT FOR DOWNWARD HOLES MAY BE EITHER NON-SAG OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE, NORMAL SET. LIQUID EPOXY SHALL BE POURED OR INJECTED SLOWLY AS PER MANUFACTURER'S INSTRUCTION INTO THE HOLE TO AVOID TRAPPED AIR. NON-SAG EPOXY SHALL BE INJECTED WITH A CAULK GUN WITH AN EXTENSION NOZZLE FITTED TO REACH THE END OF THE HOLE. IN BOTH TYPES THE HOLE SHOULD BE FILLED APPROXIMATELY HALF FULL.

F. BAR OR ROD SHALL BE SLOWLY INSERTED AND TURNED A MINIMUM OF ONE ROTATION. DO NOT PULL UP AND DOWN ON DOWEL WHEN INSTALLING. REMOVE ANY EPOXY GROUT AROUND HOLE BEFORE IT HAS SET.

G. FOR CONCRETE EPOXY SHALL BE SIMPSON SET-XP/HILTI HIT-HY 200. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF PRODUCT EVALUATION REPORT IN ACCORDANCE WITH ACI 355.4.

1) WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

2) IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.

3) LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.

14. FINISHES - FOR WORK ON EXISTING BUILDINGS

A. REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE INSTALLATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

15. SIMPSON STRONG-WALL WOOD SHEARWALLS:

A. STRONG-WALL WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC. "HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.

B. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

C. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.

D. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

E. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.

F. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS . THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.

G. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.

H. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

I. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

APPROVED
MAR 17 2021
DEPT. OF BUILDING INSPECTION

Janey Chan, DBI
MAR 05 2021

David Jones, DBI
NOV 21 2019

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWOK
No. S007
EXP 08/30/21
STRUCTURAL
STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM # 1	
	NOV 15 2019	
	SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

GENERAL NOTES

S0.2

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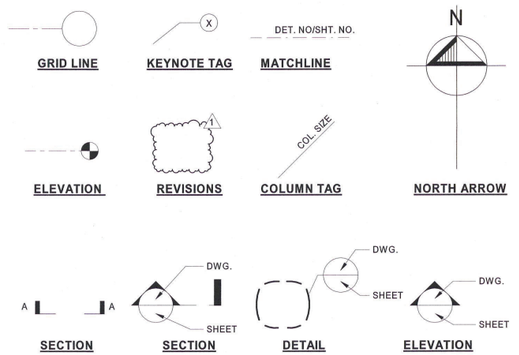

3 S0.3 **GENERAL SYMBOLS**

1/4" = 1'-0"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.specialinspections@sfgov.org**
4. **In person: 3rd floor at 1660 Mission Street**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfdbi.org

Revised 8-09-16

7 S0.3 **SPECIAL INSPECTION FORM**

N.T.S.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 310 GREEN STREET APPLICATION NO.# ADDENDUM NO.#

OWNER NAME JACK OSWALD & ANNEKE SELEY OWNER PHONE NO. (415)

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Sec. 1701; 1703; 1704; 1705, Special Inspection and/or testing is required for the following work:

1. ☐ Concrete (Placement & sampling
2. ☐ Bolts installed in concrete
3. ☐ Special moment-Resisting concrete frame
4. ☐ Reinforcing steel and prestressing tendons
5. **Structural welding:**
   - **A. Periodic visual inspection**
   - ☒ Single pass fillet welds 5/16" or smaller
   - ☐ Steel deck
   - ☒ Welded studs
   - ☐ Cold formed studs and joists
   - ☐ Stair and railing systems
   - ☐ Reinforcing steel
   - **B. Continuous visual inspection and NDT** (Section 1704)
   - ☐ All other welding (NDT exception: Fillet weld)
   - ☐ Reinforcing steel; and [ ] NDT required
   - ☐ Moment-resisting frames
   - ☐ Others:
6. ☒ High-strength bolting
7. ☐ Structural masonry
8. ☐ Reinforced gypsum concrete
9. ☐ Insulating concrete fill
10. ☐ Sprayed-on fireproofing
11. ☐ Piling, drilled piers and caissons
12. ☐ Shotcrete
13. ☐ Special grading, excavation
    ☐ And filling (Geo. Engineered)
14. ☐ Smoke-control system
15. ☐ Demolition
16. ☐ Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    - ☐ Testing of mortar quality and shear tests
    - ☐ Inspection of repointing operations
    - ☐ Installation inspection of new shear bolts
    - ☐ Pre-installation inspection for embedded bolts
    - ☐ Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete masonry:**
    - ☒ Concrete ☐ Masonry
    - ☒ Pull/torque tests
19. ☒ Shear walls and floor systems used as shear diaphragms
20. ☒ Holdowns
21. **Special cases:**
    - ☐ Shoring
    - ☐ Underpinning: ☐ Not affecting adjacent property
    - ☐ Affecting adjacent property: PA
    - ☐ Others
22. ☐ Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21)
23. ☐ Others: "As recommended by professional of record"

24. **Structural observation per Sec. 1704.5 for the following:** ☐ Foundations ☒ Steel framing ☐ Concrete construction ☐ Masonry construction ☒ Wood framing ☐ Other:

25. Certification is required for: ☐ Glu-lam components

Prepared by: HOLMES STRUCTURES Phone: (415) 693 - 1600
Engineer/Architect of Record

Required information: FAX: (415) 693 - 1760 Email: DENNY.KWAN@HOLMESSTRUCTURES.COM

Review by: Phone: (415) 558-
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org ; or FAX (415) 558-6474

Revised 8-09-16

(A)	ABOVE	
A.B.	ANCHOR BOLT	
ADD'L	ADDITIONAL	
ADJ.	ADJACENT	
A.F.F.	ARCHITECTURAL FINISHED FLOOR	
APPROX.	APPROXIMATE	
ARCH.	ARCHITECT	
A.T.R.	ALL THREAD ROD	
(B)	BELOW	
BLDG.	BUILDING	
BLKG.	BLOCKING	
BM.	BEAM	
B.N.	BOUNDARY NAILING	
B.O.	BOTTOM OF	
BOT.	BOTTOM	
BTWN.	BETWEEN	
℄	CENTERLINE	
C.F.	CUBIC FEET	
C.I.P.	CAST IN PLACE	
C.J.	CONSTRUCTION JOINT	
CLR.	CLEAR	
CMU	CONCRETE MASONRY UNIT	
CNTR.	CENTER	
COL.	COLUMN	
CNTRSNK.	COUNTER SUNK	
COLL.	COLLECTOR	
COMP.	COMPACTED	
CONC.	CONCRETE	
COND.	CONDITION	
CONN.	CONNECTION	
CONT.	CONTINUOUS	
DBL.	DOUBLE	
DET.	DETAIL	
DIA. Ø	DIAMETER	
DIAPH.	DIAPHRAGM	
DIM.	DIMENSION	
DN.	DOWN	
DWG.	DRAWING	
(E)	EXISTING	
EA.	EACH	
E/E	EACH END	
E/F	EACH FACE	
EL.	ELEVATION	
EMB.	EMBEDMENT	
E.N.	EDGE NAILING	
EQ.	EQUAL	
EQUIV.	EQUIVALENT	
E/S	EACH SIDE	
E/W	EACH WAY	
EXT.	EXTERIOR	
FDN.	FOUNDATION	
FIN.	FINISH	
FLR.	FLOOR	
F.N.	FIELD NAILING	
F.S.	FAR SIDE	
FT.	FEET	
FTG.	FOOTING	
GA.	GAUGE	
GALV.	GALVANIZED	
G.L.	GRID LINE	
GLB	GLUED LAMINATED BEAM	
HD	HOLDOWN	
H.D.G.	HOT DIP GALVANIZED	
HDR.	HEADER	
HORIZ.	HORIZONTAL	
HT.	HEIGHT	
HSS	HOLLOW STRUCTURAL STEEL	
I.D.	INSIDE DIAMETER	
IN.	INCH	
INT.	INTERIOR	
LB	POUND	
LONG.	LONGITUDINAL	
LLV	LONG LEG VERTICAL	
LV.	LEVEL	
L.S.	LAG SCREW	
LVL	LAMINATED VENEER LUMBER	
L.W.	LIGHT WEIGHT	
MAX.	MAXIMUM	
M.B.	MACHINE BOLT	
MECH.	MECHANICAL	
MIN.	MINIMUM	
MISC.	MISCELLANEOUS	
ML.	MICROLLAM	
MTL.	METAL	
(N)	NEW	
N.I.C.	NOT IN CONTRACT	
N.S.	NEAR SIDE	
N.T.S	NOT TO SCALE	
N.W.	NORMAL WEIGHT	
O.C.	ON CENTER	
O.D.	OUTSIDE DIAMETER	
OPNG.	OPENING	
OPP.	OPPOSITE	
PAR.	PARALLEL	
PERP.	PERPENDICULAR	
PL	PLATE	
PSL	PARALLEL STRAND LUMBER	
PLYWD.	PLYWOOD	
P.T.	PRESSURE TREATED	
P/T	POST TENSIONED	
REF.	REFERENCE	
R.C.	RELATIVE COMPACTION	
REINF.	REINFORCING	
REQ'D	REQUIRED	
REV.	REVISION	
S.A.D.	SEE ARCHITECTURAL DRAWINGS	
S.C.D.	SEE CIVIL DRAWINGS	
S.L.D.	SEE LANDSCAPE DRAWINGS	
S.M.D	SEE MECHANICAL DRAWINGS	
SCH.	SCHEDULE	
SHT.	SHEET	
SHTG.	SHEATHING	
SIMP.	SIMPSON	
SIM.	SIMILAR	
S.O.G.	SLAB ON GRADE	
SPEC.	SPECIFICATIONS	
SQ.	SQUARE	
STAG.	STAGGERED	
STD.	STANDARD	
STIFF.	STIFFENER	
STL.	STEEL	
S.W.	SHEAR WALL	
SYM.	SYMMETRIC	
T&B	TOP AND BOTTOM	
T&G	TONGUE AND GROOVE	
THK.	THICK	
THR'D.	THREADED	
THRU	THROUGH	
T.O.	TOP OF	
T.O.C	TOP OF CONCRETE	
T.O.S.	TOP OF SLAB/STEEL	
TRNSV.	TRANSVERSE	
TS	TUBE STEEL	
TYP.	TYPICAL	
U.O.N	UNLESS OTHERWISE NOTED	
VERT.	VERTICAL	
V.I.F.	VERIFY IN FIELD	
V.W.A.	VERIFY WITH ARCHITECT	
W/	WITH	
WD.	WOOD	
W/O	WITHOUT	
W.P.	WORKING POINT	
WT.	WEIGHT	

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
PUBLIC INFORMATION
DEPT. OF BUILDING INSPECTION

Janey Chan, DBI
MAR 05 2021

David Jones, DBI
NOV 21 2019

1 S0.3 **ABBREVIATIONS**

N.T.S.

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. 3087
EXP. 06/30/21
STRUCTURAL
STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM #1	
	NOV 15 2019	
	SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

ABBREVIATIONS, GENERAL SYMBOLS & SPECIAL INSPECTION FORM

S0.3

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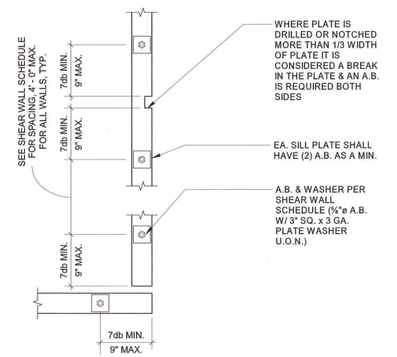
MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U[3]	JB OR HUTF[3]
DBL. 2x ROOF RAFTER	HU[3]	HUTF[3]
TJI ROOF RAFTER	IUS OR HU[3]	ITS OR LBV[3]
LVL ROOF RAFTER	HU[3]	LBV[3]
2x FLOOR JOIST	LUS OR U	LB OR JB
TJI FLOOR JOIST (SPAN < 18'-0")	IUS	ITS
TJI FLOOR JOIST (SPAN ≥ 18'-0")	MIU OR HU	LBV OR BA
LVL OR DBL. LVL FLOOR JOIST	HU	LBV
4x OR 6x BEAM	HU	BA
GLULAM OR PSL BEAM	HUCQ	HB

NOTES:

1. ALL HANGERS BY SIMPSON OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, FILL ALL HOLES U.O.N.
2. USE LARGEST HANGER ALLOWED FOR FRAMING MEMBER.
3. HANGER MAY BE SLOPED UP TO 45°

9 S1.1 TYPICAL HANGER SCHEDULE

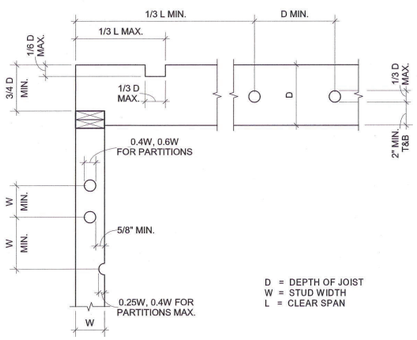
N.T.S.



NOTES:
1. db REFERS TO A.B. DIA.
2. SILL PLATES IN CONTACT W/ CONCRETE SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD.
3. IF 7db MIN./12" MAX. DIM. W/ HD THEN MEASURE FROM CENTERLINE HD A.B.
4. SILL BOLTS SHALL BE 5/8" Ø L-BOLTS W/ 7" EMB. INTO FTG. (BELOW SLAB WHERE OCCURS) @ 4'-0" MAX. SPACING

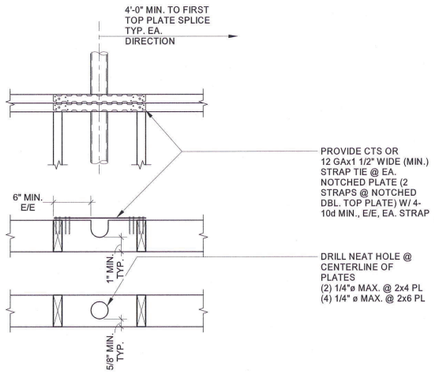
8 S1.1 TYP. SILL BOLTING LAYOUT

1" = 1'-0"



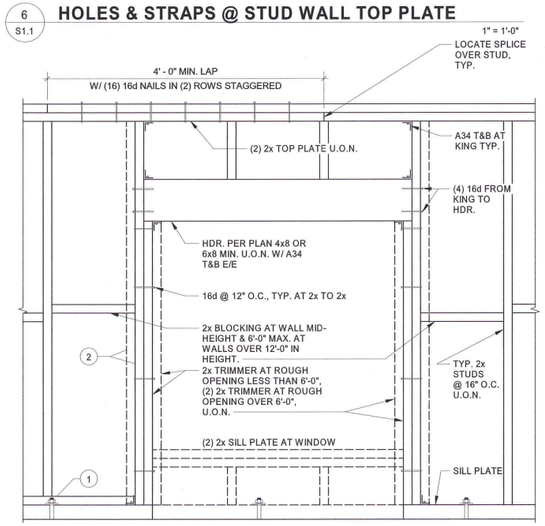
7 S1.1 HOLES & NOTCHES IN STUDS & JOIST

N.T.S.



NOTE:
FLOOR JOISTS LOCATED UNDER PLUMBING WALL SHALL BE DOUBLED (U.O.N.) & SPACED TO GIVE PROPER CLEARANCE FOR PIPING

6 S1.1 HOLES & STRAPS @ STUD WALL TOP PLATE

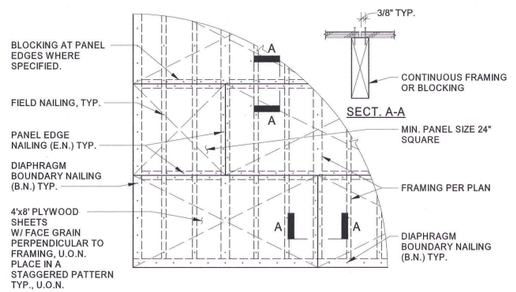


1 WHERE STUD OCCURS OVER ANY PART OF A.B. NUT OR WASHER PROVIDE 2x SCAB PLATE W/ (4) 10d NAILS TO SILL PLATE. DRILL 1 1/2" DIA. HOLE FOR A.B.

2 (1) 2x KING STUD FOR ROUGH OPENING LESS THAN 3'-0" WIDE AT INTERIOR WALLS, (2) 2x KING STUDS FOR ROUGH OPENING OVER 3'-0" WIDE AND AT EXTERIOR WALLS, U.O.N.

5 S1.1 TYPICAL FRAMING @ DOOR & WINDOW OPNG.

N.T.S.



4 S1.1 TYP. DIAPHRAGM

N.T.S.

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2010 CBC TABLE 2308.10.4.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20.1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21.1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22.WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23.BUILT-UP CORNER STUDS	16d @ 24" O.C.
24.BUILT-UP GIRDER & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP. SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25.2" PLANKS, FACE NAIL	16d @ EACH BEARING
26.COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27.JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28.ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29.JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30.LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31.WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32.PANEL SIDING (TO FRAMING)	8d
33.FIBERBOARD SHEATHING	8d
34.INTERIOR PANELING	6d

1 S1.1 NAILING SCHEDULE

N.T.S.

APPROVED
Dept. of Building Ins.
San Francisco
MAR 17 2021
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION

Janey Chan, DBI
MAR 05 2021

■ STRUCTURAL ENGINEER

Holmes
Holmes Structures
235 Montgomery St, STE 1250
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holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER DENNY KWEE No. EXPIRES 06/30/21 STRUCTURAL STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM 1	NOV 15 2019
	SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

TYPICAL WOOD DETAILS

S1.1

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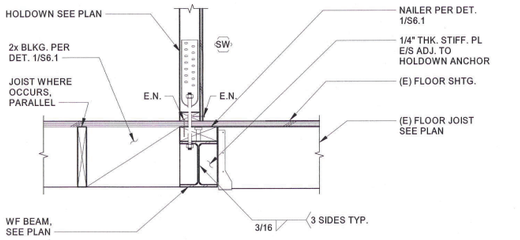
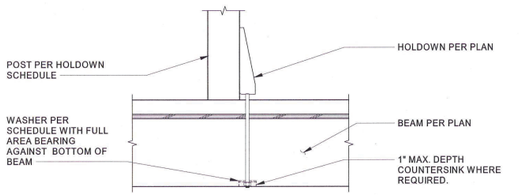


9 S1.2 **HOLDOWN TO STL. BEAM**

1" = 1'-0"

HOLDOWN	WASHER SIZE (4x BM.)	WASHER SIZE (6x BM.)
HDU2	3x3x1/4"	5x5x1/4"
HDU5	3x4x3/8"	5x5x3/8"
HDU8	3x5x1/2"	5x5x3/8"

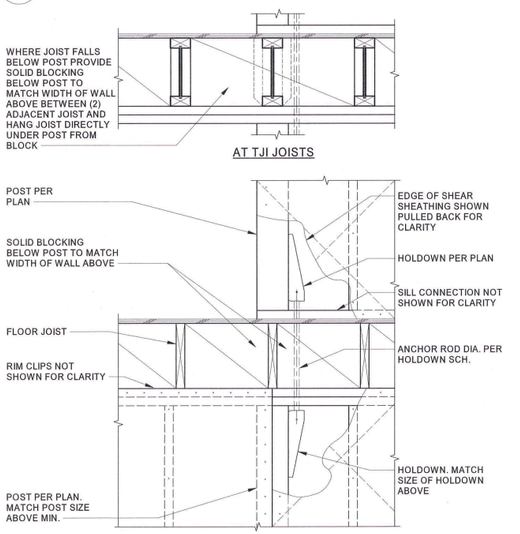


NOTES:

1. WASHER FOR 4x BEAM MAY BE USED AT 6x BEAM

8 S1.2 **HOLDOWN TO WOOD BEAM**

1" = 1'-0"

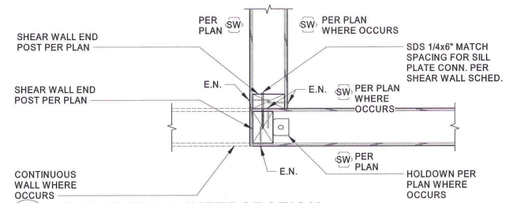


NOTE:

1. CONDITION SHOWN IS FOR JOIST PERPENDICULAR TO WALL, FOR JOIST PARALLEL TO WALL CONDITION PROVIDE SQUASH BLOCK TO MATCH SIZE OF POST ABOVE.

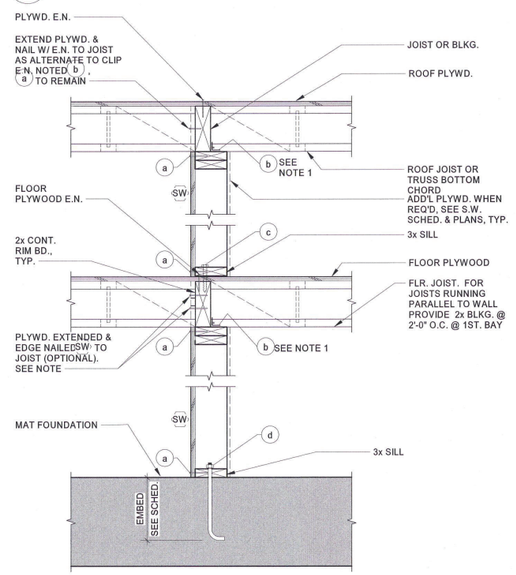
7 S1.2 **HOLDOWN BETWEEN FLOORS**

1" = 1'-0"



6 S1.2 **SHEAR WALL INTERSECTION**

1" = 1'-0"

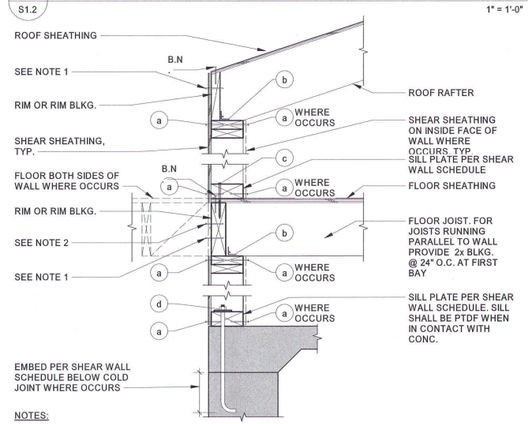


NOTE:
1.THIS CONN. MAY BE OMITTED @ FLR. (NOT @ ROOF) IF JOISTS ARE PARALLEL TO WALL & PLYWD. IS EXTENDED UP & EDGE NAILED,TO JOISTS. DOES NOT APPLY TO WALLS W/ PLYWD. ON BOTH SIDES.

2.CONNECTIONS INDICATED W/ LETTERS ARE DEFINED IN S.W. SCHED.

5 S1.2 **TYPICAL INTERIOR SHEAR WALL**

1" = 1'-0"

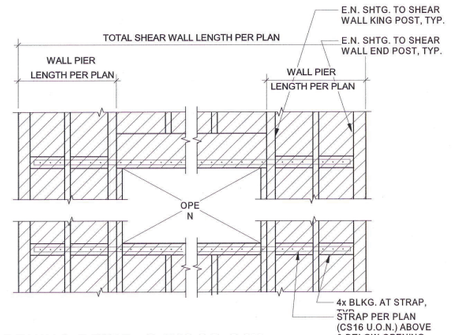


NOTES:

1. WHERE SHEAR SHEATHING IS EXTENDED ABOVE TOP PLATE AND E.N. IS PROVIDED TO RIM, RIM CLIPS NOTED "b" MAY BE OMITTED. RIM MUST BE 3x MIN. DOES NOT APPLY WHEN SHEAR SHEATHING OCCURS ON BOTH SIDES OF WALL. EDGE NAILING SHALL ALWAYS BE APPLIED TO TOP PLATE.
2. WHERE SHEAR SHEATHING IS EXTENDED BELOW SILL PLATE AND E.N. IS PROVIDED TO RIM, SILL PLATE CONNECTION NOTED "c" MAY BE OMITTED. RIM MUST BE 3x MIN. DOES NOT APPLY WHEN SHEAR SHEATHING OCCURS ON BOTH SIDES OF WALL. EDGE NAILING SHALL ALWAYS BE APPLIED TO SILL PLATE.
3. CONNECTIONS INDICATED WITH LETTERS ARE DEFINED IN SHEAR WALLS SCHEDULE.

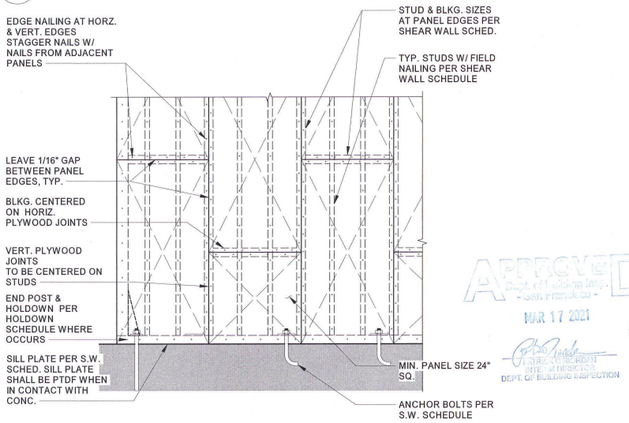
4 S1.2 **TYPICAL EXTERIOR SHEAR WALL**

1" = 1'-0"



3 S1.2 **OPENING REINF. @ WOOD S.W.**

1" = 1'-0"



2 S1.2 **TYPICAL PLYWD. SHEAR WALL ELEV.**

N.T.S.

MARK	EDGE NAILING (E.N.) SEE NOTE 2 (a)	CAPACITY (PLF) (b)	RIM CONN. SPACING (SIMP. A35, LTP4 OR LS50)	SILL PL CONN. SPACING (SIMP. SDWS 0.220 x 6) SEE NOTE 5 (c)	FDN. ANCHOR SPACING. SEE NOTE 4 (d)
6	10d @ 6" O.C.	310	24" O.C.	16" O.C.	48" O.C.
4	10d @ 4" O.C.	460	16" O.C.	12" O.C.	48" O.C.
3	10d @ 3" O.C.	600	12" O.C.	8" O.C.	32" O.C.
2	10d @ 2" O.C.	770	8" O.C.	8" O.C.	24" O.C.
6 6	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
4 4	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.
3 3	10d @ 3" O.C. B/S	1200	6" O.C.	4" O.C.	16" O.C.
2 2	10d @ 2" O.C. B/S	1540	4" O.C.	4" O.C.	12" O.C.

NOTES:

1. USE ½" CDX PLYWD
2. E.N. ACROSS ALL PANEL EDGES, FIELD NAILING IS 12" O.C. ALL NAILS ARE COMMON WIRE NAILS, MAY USE 10d SHORTS (2 1/8" MIN. LENGTH) W/ FULL HEADS.
3. ALL MEMBERS RECEIVING E.N. INCLUDING SILL PLATE SHALL BE 3x AS A MIN. NAILING SHALL BE STAGGERED. EXCEPTION: WHERE PLYWOOD IS APPLIED TO ONLY ONE SIDE OF WALL AND NAIL SPACING IS 6" O.C. MEMBERS RECEIVING EDGE NAILING CAN BE 2x.
4. ALL FDN. ANCHOR BOLTS ARE ⅝"ø L-BOLTS W/ A 2" HOOK OR ALL THREAD ROD WITH A NUT, WASHER AND NUT ON THE EMBEDDED END. WHEN SHEAR WALLS ARE LOCATED ON (E) CONCRETE ⅝"ø ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7", A MIN. EDGE DISTANCE OF 1¾" AND SHALL HAVE A 3" SQ. x 3 GA. PLATE WASHER AT THE SILL. CONTRACTOR MAY USE BP⅝-3 OR BPS⅝-3 SIMPSON WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. WHERE WALL IS GREATER THAN 2x4 AND SHEATHING OCCURS ON BOTH SIDES, ANCHOR BOLTS SHALL BE STAGGERED. A.B. & WASHER SHALL BE HOT DIPPED GALVANIZED.
5. SILL CONNECTION IS FOR WOOD TO WOOD CONNECTION ONLY, TYP. BTWN. FLOORS. WHERE SPACING IS CLOSER THAN 8" O.C. RIM OR RIM BLOCKING SHALL BE 3½" MIN WIDTH AND FASTENERS SHALL BE STAGGERED. SDS 1/4 x 6 MAY BE USED IN LIEU OF SDWS 0.220 x 6 AT CONTRACTOR'S DISCRETION.

1 S1.2 **SHEAR WALL SCHEDULE**

N.T.S.

APPROVED
SAN FRANCISCO
MAR 17 2021
CHIEF OF BUREAU
DEPT. OF BUILDING INSPECTION

Janey Chan, DBI
MAR 05 2021

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■ STRUCTURAL ENGINEER

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REGISTERED PROFESSIONAL ENGINEER DENNY KWOK No. S-6307 12/30/21 STRUCTURAL STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

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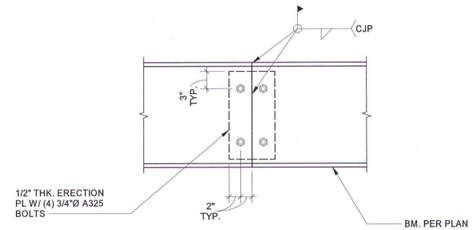
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

TYPICAL SHEAR WALL DETAILS

S1.2



5 S1.3 **TYPICAL BOLTED CONNECTION SCHEDULE**

1" = 1'-0"

SECTION	MIDSPAN (L)
W8x10 - W8x21	8 FT
W10x12 - W10x33	10 FT
W12x14 - W12x50	12 FT

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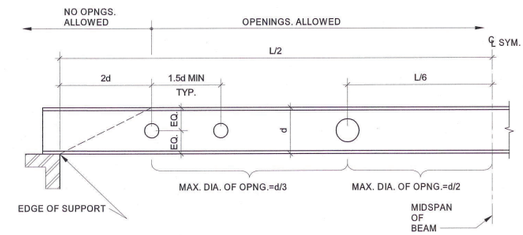
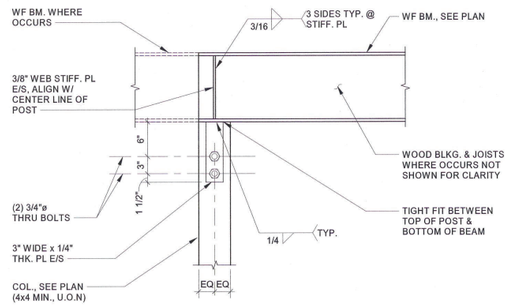
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

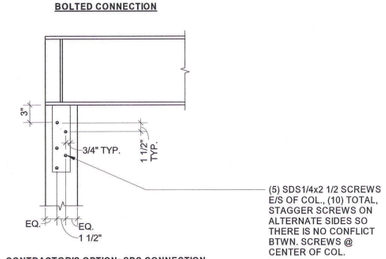


2 S1.3 **STEEL BEAM WEB OPENING**

N.T.S.



BOLTED CONNECTION



CONTRACTOR'S OPTION: SDS CONNECTION

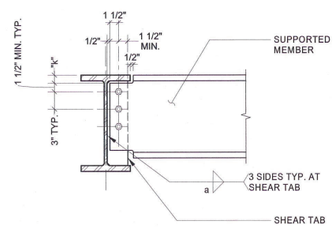
SEE BOLTED CONNECTION FOR INFORMATION NOT SHOWN

4 S1.3 **WF BM. TO WOOD COL. CONN.**

1" = 1'-0"

Janey Chan, DBI
MAR 05 2021

NOMINAL SIZE OF SUPPORTED MEMBER	# OF 3/4"ø A325 BOLTS (U.O.N.)	FILLET WELD SIZE, "a" (IN.)	SHEAR TAB MIN. THICK(U.O.N.)
W8, W10, C8, C10	2	3/16	3/8
W12, W14, C12	3	3/16	3/8



1 S1.3 **TYPICAL BOLTED CONNECTION SCHEDULE**

1" = 1'-0"

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DENNY KWAN
No. 5387
Exp. 6/30/21
STRUCTURAL
STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

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■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

TYPICAL STEEL DETAILS

■

S1.3

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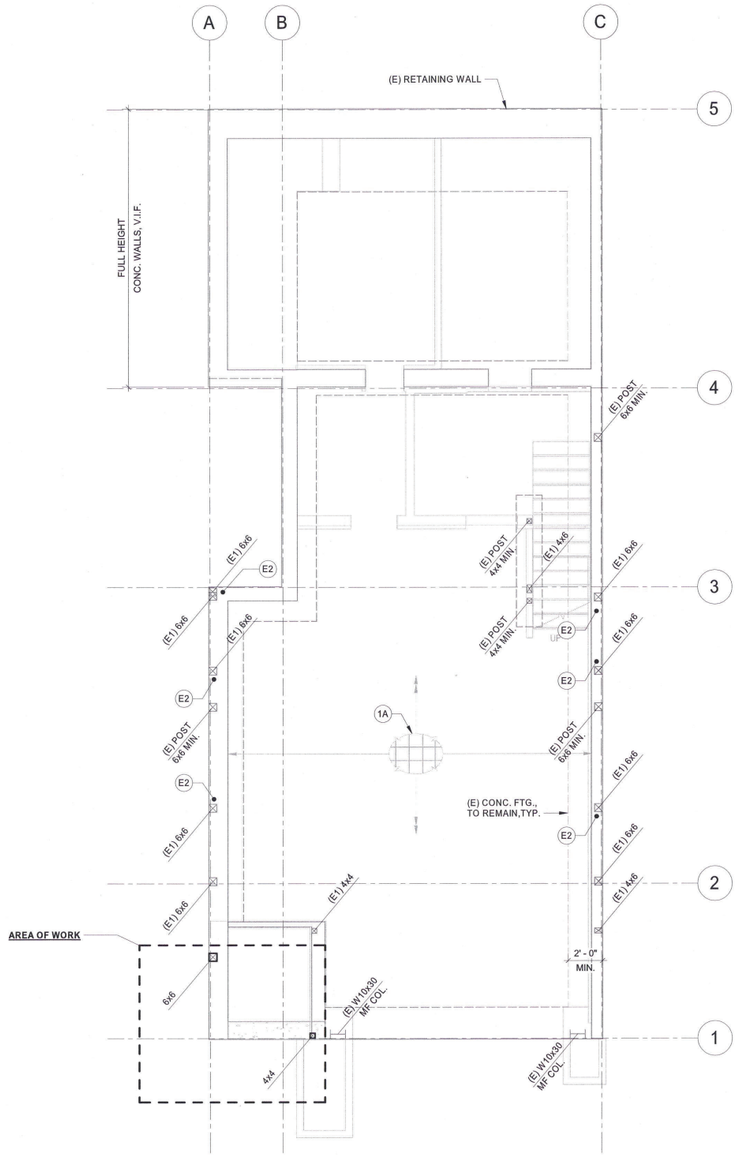

1 S2.0 **BASEMENT FLOOR PLAN**

1/4" = 1'-0"

KEY NOTES:

1. STRUCTURAL FLOOR
   - 1A. (E) CONCRETE S.O.G. TO REMAIN
   - 1B. (E) PLYWOOD SHEATHING W/ 6" O.C. E.N. TO REMAIN
   - 1C. (E1) BLOCKED (W/ 3x4 FLAT MEMBERS) DIAPHRAGM W/ 10d NAILS @ 4" O.C. ALL EDGES
   - 1D. 3/4" PLYWD. SHTG. W/ 10d NAILS @ 4" O.C. (B.N. & E.N.) & @ 12" O.C. F.N., BLOCKED W/ 3x4 FLAT MEMBERS PER 4 / S1.1
2. HOLDOWN AT END OF SHEAR WALL (A). HOLDOWN POST MUST CONTINUE DOWN TO FOUNDATION UNLESS DETAILED OTHERWISE. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE SHEET S1.2 AND DETAIL 6 / S6.1
   - 2A. SIMPSON HDU2 W/ MIN. 4x4 POST
   - 2B. SIMPSON HDU5 W/ MIN. 4x4 POST
   - 2C. SIMPSON HDU8 W/ MIN. 4x6 POST
   - 2D. SIMPSON HDU11 W/ MIN. 4X6 POST
3. STEEL BEAM MAY BE FABRICATED IN (2) SECTIONS AND SPLICED TOGETHER W/ A FULL-PEN WELD IN FIELD TO FACILITATE INSTALLATION, SEE DETAIL 5 / S1.3
4. (E1) OFFSET SHEAR WALLS BOTH ATTACHED TO STEEL BEAM BELOW
5. (E1) (2) 1 3/4 LVL AT EA. DIAGONAL EDGE, HANG W/ LSSU SKEWABLE HANGERS
6. 6A. (E1) CS16 STRAP OVER PSL & BLKG.
   - 6B. (E1) CS16 STRAP OVER BLKG.
   - 6C. (E1) CS16 STRAP W/ 3'-0" MIN. END LENGTH, E/S
7. SPIRAL STAIRCASE WEIGHS 1000 LBS. MAX.
8. (E1) E.N. ALONG LENGTH OF PSL/COLLECTOR
9. (E1) POST CONT. FROM 3RD FLR. TO T.O. WALL
10. (N) OR (E1) SIMP. ECCQ/CCQ/ECCLQ POST CAP
11. (E1) POST SITTING ON FLANGE OF STEEL BEAM

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

LEGEND:

- STUD WALL
- (E) CONC. WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL (B)
- SW / X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH.1 / S1.2 MIN. LENGTH
- (E1) WSWXXXX — (E1) SIMPSON STRONG WALL WOOD SHEAR WALL (WSW) SHEAR BRACES, SEE PREVIOUS PERMIT SUBMITTAL FOR INFO.
- C1 — WD. COLUMN
- C1 — WD. COLUMN (B)
- C1 — HSS COLUMN
- HSS COLUMN (B)
- C1 — WF COLUMN
- WF COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET.5 / S1.1
- SIZE @ XX"O.C. — JOIST SPAN
- E — (E1) SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- (E) CONC. FOOTING OR GRADE BEAM
- MOMENT CONNECTION
- E / X'-XX" — (E1) SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.2 MIN. LENGTH

Janey Chan, DBI
MAR 05 2021

SHEET NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING FRAMING IN THE FIELD AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, AS REQUIRED
3. "(E)" DENOTES (E) FRAMING, "(E1)" DENOTES (N) FRAMING FROM PREVIOUS PHASE A PERMIT SUBMITTAL (BPA # 2017-0727-3066)

■ STRUCTURAL ENGINEER

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■ STAMP

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BASEMENT FLOOR PLAN

S2.0

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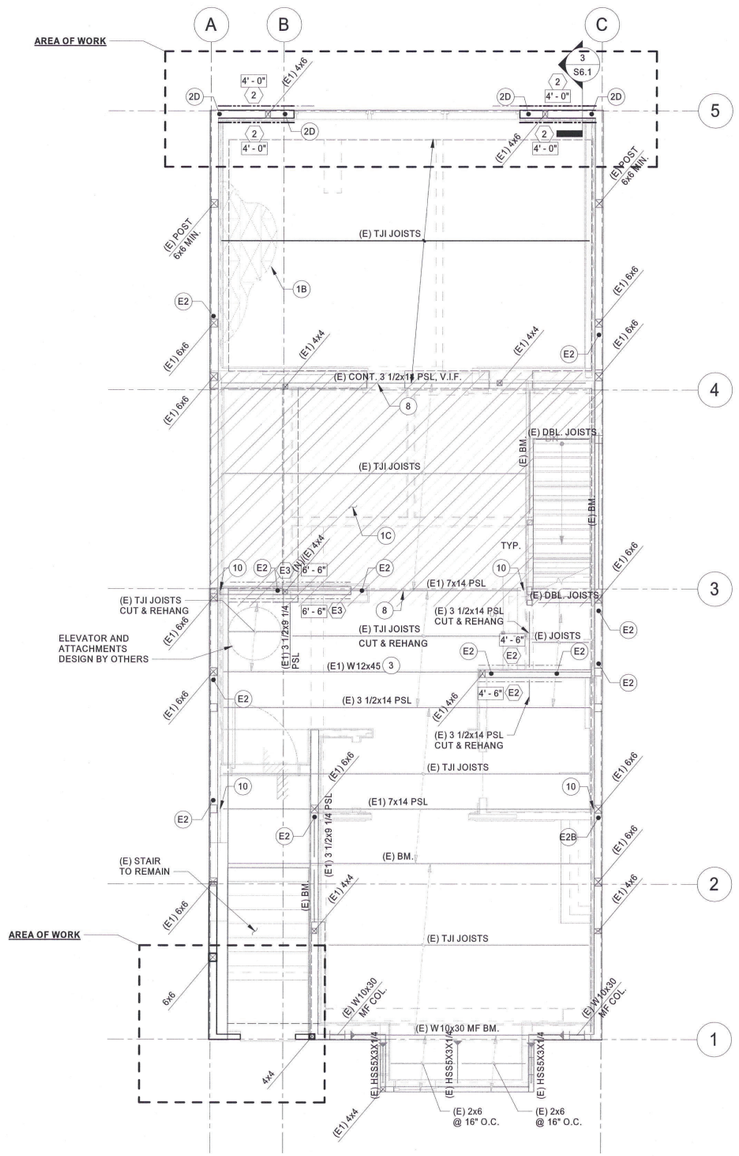

1 S2.1 **FIRST FLOOR FRAMING PLAN**

1/4" = 1'-0"

KEY NOTES:

1. STRUCTURAL FLOOR
   - 1A. (E) CONCRETE S.O.G. TO REMAIN
   - 1B. (E) PLYWOOD SHEATHING W/ 6" O.C. E.N. TO REMAIN
   - 1C. (E1) BLOCKED (W/ 3x4 FLAT MEMBERS) DIAPHRAGM W/ 10d NAILS @ 4" O.C. ALL EDGES
   - 1D. 3/4" PLYWD. SHTG. W/ 10d NAILS @ 4" O.C. (B.N. & E.N.) & @ 12" O.C. F.N., BLOCKED W/ 3x4 FLAT MEMBERS PER 4 / S1.1
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   - 2C. SIMPSON HDU8 W/ MIN. 4x6 POST
   - 2D. SIMPSON HDU11 W/ MIN. 4X6 POST
3. STEEL BEAM MAY BE FABRICATED IN (2) SECTIONS AND SPLICED TOGETHER W/ A FULL-PEN WELD IN FIELD TO FACILITATE INSTALLATION, SEE DETAIL 5 / S1.3
4. (E1) OFFSET SHEAR WALLS BOTH ATTACHED TO STEEL BEAM BELOW
5. (E1) (2) 1 3/4 LVL AT EA. DIAGONAL EDGE, HANG W/ LSSU SKEWABLE HANGERS
6A. (E1) CS16 STRAP OVER PSL & BLKG.
6B. (E1) CS16 STRAP OVER BLKG.
6C. (E1) CS16 STRAP W/ 3'-0" MIN. END LENGTH, E/S
7. SPIRAL STAIRCASE WEIGHS 1000 LBS. MAX.
8. (E1) E.N. ALONG LENGTH OF PSL/COLLECTOR
9. (E1) POST CONT. FROM 3RD FLR. TO T.O. WALL
10. (N) OR (E1) SIMP. ECCQ/CCQ/ECCLQ POST CAP
11. (E1) POST SITTING ON FLANGE OF STEEL BEAM

APPROVED
MAR 05 2021
Chris Gordon
BUILDING INSPECTOR
DEPT. OF BUILDING INSPECTION

LEGEND:

- STUD WALL
- (E) CONC. WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL (B)
- SW X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH.1 / S1.2 MIN. LENGTH
- (E1) WSWXXXX — (E1) SIMPSON STRONG WALL WOOD SHEAR WALL (WSW) SHEAR BRACES, SEE PREVIOUS PERMIT SUBMITTAL FOR INFO.
- C1 — WD. COLUMN
- C1 — WD. COLUMN (B)
- C1 — HSS COLUMN
- C1 — HSS COLUMN (B)
- WF COLUMN
- WF COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET.5 / S1.1
- SIZE @ XX"O.C. — JOIST SPAN
- E — (E1) SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- (E) CONC. FOOTING OR GRADE BEAM
- MOMENT CONNECTION
- E X'-XX" — (E1) SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.2 MIN. LENGTH

Janey Chan, DBI
MAR 05 2021

SHEET NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING FRAMING IN THE FIELD AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, AS REQUIRED
3. "(E)" DENOTES (E) FRAMING, "(E1)" DENOTES (N) FRAMING FROM PREVIOUS PHASE A PERMIT SUBMITTAL (BPA # 2017-0727-3066)

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER DENNY K. MOONEY No. S-6007 EXP. 08/31/21 STRUCTURAL STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

310 GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019

ADDENDUM #1
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

FIRST FLOOR FRAMING PLAN

S2.1

11/13/2019 3:58:39 PM
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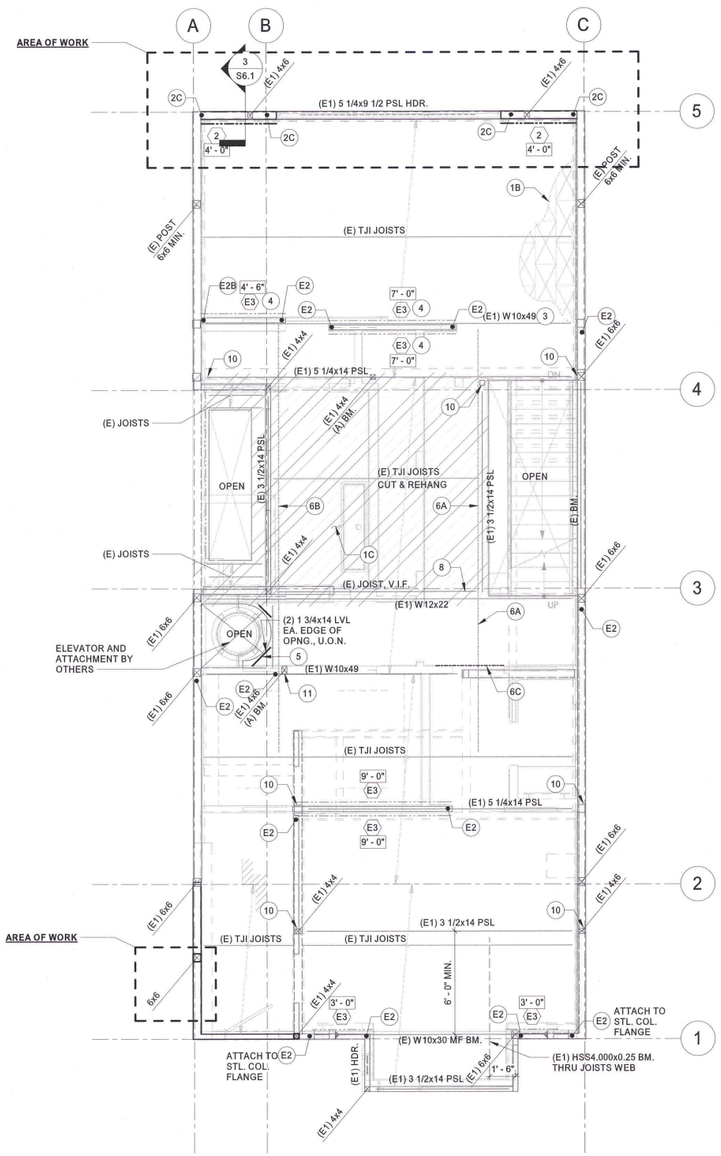

1 S2.2 **SECOND FLOOR FRAMING PLAN**

1/4" = 1'-0"

KEY NOTES:

1. STRUCTURAL FLOOR
   - 1A. (E) CONCRETE S.O.G. TO REMAIN
   - 1B. (E) PLYWOOD SHEATHING W/ 6" O.C. E.N. TO REMAIN
   - 1C. (E1) BLOCKED (W/ 3x4 FLAT MEMBERS) DIAPHRAGM W/ 10d NAILS @ 4" O.C. ALL EDGES
   - 1D. 3/4" PLYWD. SHTG. W/ 10d NAILS @ 4" O.C. (B.N. & E.N.) & @ 12" O.C. F.N., BLOCKED W/ 3x4 FLAT MEMBERS PER 4 / S1.1
2. HOLDOWN AT END OF SHEAR WALL (A). HOLDOWN POST MUST CONTINUE DOWN TO FOUNDATION UNLESS DETAILED OTHERWISE. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE SHEET S1.2 AND DETAIL 6 / S6.1
   - 2A. SIMPSON HDU2 W/ MIN. 4x4 POST
   - 2B. SIMPSON HDU5 W/ MIN. 4x4 POST
   - 2C. SIMPSON HDU8 W/ MIN. 4x6 POST
   - 2D. SIMPSON HDU11 W/ MIN. 4X6 POST
3. STEEL BEAM MAY BE FABRICATED IN (2) SECTIONS AND SPLICED TOGETHER W/ A FULL-PEN WELD IN FIELD TO FACILITATE INSTALLATION, SEE DETAIL 5 / S1.3
4. (E1) OFFSET SHEAR WALLS BOTH ATTACHED TO STEEL BEAM BELOW
5. (E1) (2) 1 3/4 LVL AT EA. DIAGONAL EDGE, HANG W/ LSSU SKEWABLE HANGERS
6A. (E1) CS16 STRAP OVER PSL & BLKG.
6B. (E1) CS16 STRAP OVER BLKG.
6C. (E1) CS16 STRAP W/ 3'-0" MIN. END LENGTH, E/S
7. SPIRAL STAIRCASE WEIGHS 1000 LBS. MAX.
8. (E1) E.N. ALONG LENGTH OF PSL/COLLECTOR
9. (E1) POST CONT. FROM 3RD FLR. TO T.O. WALL
10. (N) OR (E1) SIMP. ECCQ/CCQ/ECCLQ POST CAP
11. (E1) POST SITTING ON FLANGE OF STEEL BEAM

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
DIRECTOR OF BUILDING INSPECTION

LEGEND:

- STUD WALL
- (E) CONC. WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL (B)
- SW X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH.1 / S1.2 MIN. LENGTH
- (E1) WSWXXXX — (E1) SIMPSON STRONG WALL WOOD SHEAR WALL (WSW) SHEAR BRACES, SEE PREVIOUS PERMIT SUBMITTAL FOR INFO.
- C1 — WD. COLUMN
- C1 — WD. COLUMN (B)
- C1 — HSS COLUMN
- HSS COLUMN (B)
- C1 — WF COLUMN
- WF COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET.5 / S1.1
- SIZE @ XX"O.C. — JOIST SPAN
- E — (E1) SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- (E) CONC. FOOTING OR GRADE BEAM
- MOMENT CONNECTION
- E X'-XX" — (E1) SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.2 MIN. LENGTH

Janey Chan, DBI
MAR 05 2021

SHEET NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING FRAMING IN THE FIELD AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, AS REQUIRED
3. "(E)" DENOTES (E) FRAMING, "(E1)" DENOTES (N) FRAMING FROM PREVIOUS PHASE A PERMIT SUBMITTAL (BPA # 2017-0727-3066)

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
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415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWOK
No. S-6787
EXP. 12/30/21
STRUCTURAL
STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM #	
	NOV 15 2019	
	SITE PERMIT ADDENDUM FOR CONSTRUCTION	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

SECOND FLOOR FRAMING PLAN

■

S2.2

11/13/2019 3:58:44 PM
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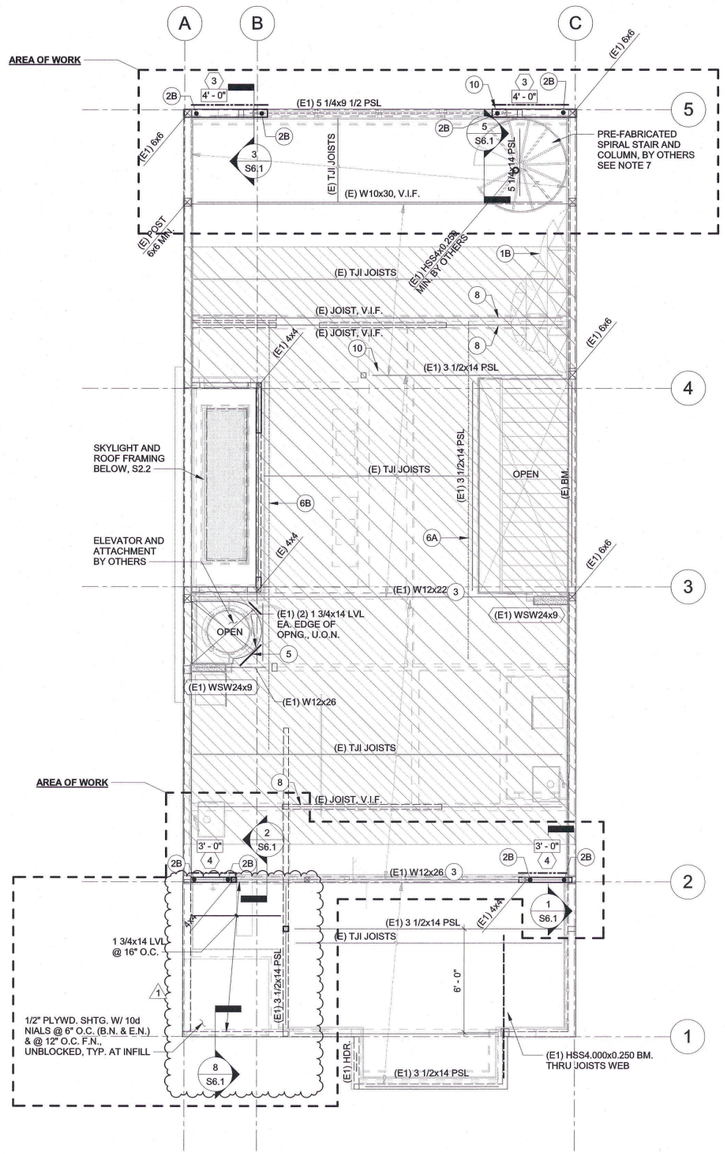

1 S2.3 **THIRD FLOOR FRAMING PLAN**

1/4" = 1'-0"

KEY NOTES:

1. STRUCTURAL FLOOR
   - 1A. (E) CONCRETE S.O.G. TO REMAIN
   - 1B. (E) PLYWOOD SHEATHING W/ 6" O.C. E.N. TO REMAIN
   - 1C. (E1) BLOCKED (W/ 3x4 FLAT MEMBERS) DIAPHRAGM W/ 10d NAILS @ 4" O.C. ALL EDGES
   - 1D. 3/4" PLYWD. SHTG. W/ 10d NAILS @ 4" O.C. (B.N. & E.N.) & @ 12" O.C. F.N., BLOCKED W/ 3x4 FLAT MEMBERS PER 4 / S1.1
2. HOLDOWN AT END OF SHEAR WALL (A). HOLDOWN POST MUST CONTINUE DOWN TO FOUNDATION UNLESS DETAILED OTHERWISE. HOLDOWN POST TO RECEIVE EDGE NAILING. SEE SHEET S1.2 AND DETAIL 6 / S6.1
   - 2A. SIMPSON HDU2 W/ MIN. 4x4 POST
   - 2B. SIMPSON HDU5 W/ MIN. 4x4 POST
   - 2C. SIMPSON HDU8 W/ MIN. 4x6 POST
   - 2D. SIMPSON HDU11 W/ MIN. 4X6 POST
3. STEEL BEAM MAY BE FABRICATED IN (2) SECTIONS AND SPLICED TOGETHER W/ A FULL-PEN WELD IN FIELD TO FACILITATE INSTALLATION, SEE DETAIL 5 / S1.3
4. (E1) OFFSET SHEAR WALLS BOTH ATTACHED TO STEEL BEAM BELOW
5. (E1) (2) 1 3/4 LVL AT EA. DIAGONAL EDGE, HANG W/ LSSU SKEWABLE HANGERS
6. 6A. (E1) CS16 STRAP OVER PSL & BLKG.
   - 6B. (E1) CS16 STRAP OVER BLKG.
   - 6C. (E1) CS16 STRAP W/ 3'-0" MIN. END LENGTH, E/S
7. SPIRAL STAIRCASE WEIGHS 1000 LBS. MAX.
8. (E1) E.N. ALONG LENGTH OF PSL/COLLECTOR
9. (E1) POST CONT. FROM 3RD FLR. TO T.O. WALL
10. (N) OR (E1) SIMP. ECCQ/CCQ/ECCLQ POST CAP
11. (E1) POST SITTING ON FLANGE OF STEEL BEAM

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
Chief of Department
Inter-Ad. Codes
DEPT. OF BUILDING INSPECTION

LEGEND:

- STUD WALL
- (E) CONC. WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL (B)
- SW X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH.1 / S1.2 MIN. LENGTH
- (E1) WSWXXXX — (E1) SIMPSON STRONG WALL WOOD SHEAR WALL (WSW) SHEAR BRACES, SEE PREVIOUS PERMIT SUBMITTAL FOR INFO.
- C1 — WD. COLUMN
- C1 — WD. COLUMN (B)
- C1 — HSS COLUMN
- C1 — HSS COLUMN (B)
- C1 — WF COLUMN
- WF COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET.5 / S1.1
- SIZE @ XX"O.C. — JOIST SPAN
- E — (E1) SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- (E) CONC. FOOTING OR GRADE BEAM
- MOMENT CONNECTION
- E X'-XX" — (E1) SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.2 MIN. LENGTH

RECEIVED
MAR 05 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD NEEDED FOR IMAGING ACCEPTED FOR IMAGING

Janey Chan, DBI
MAR 05 2021

SHEET NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING FRAMING IN THE FIELD AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, AS REQUIRED
3. "(E)" DENOTES (E) FRAMING, "(E1)" DENOTES (N) FRAMING FROM PREVIOUS PHASE A PERMIT SUBMITTAL (BPA # 2017-0727-3066)

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. 24887
EXP. 06/30/21
STRUCTURAL
STATE OF CALIFORNIA

01/20/2021
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
1	B2 PERMIT UPDATE	01/20/2021

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

THIRD FLOOR FRAMING PLAN

■

S2.3

2017-1020-1807

1/18/2021 3:55:01 PM
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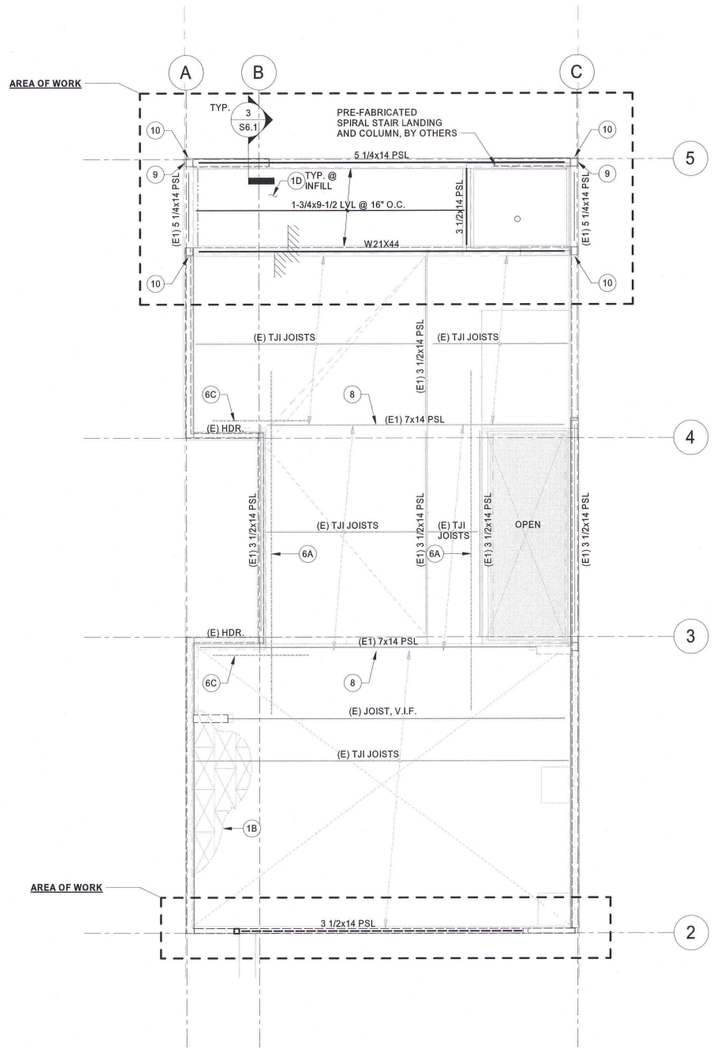

1 S2.4 **ROOF FRAMING PLAN**

1/4" = 1'-0"

KEY NOTES:

1. STRUCTURAL FLOOR
   - 1A. (E) CONCRETE S.O.G. TO REMAIN
   - 1B. (E) PLYWOOD SHEATHING W/ 6" O.C. E.N. TO REMAIN
   - 1C. (E1) BLOCKED (W/ 3x4 FLAT MEMBERS) DIAPHRAGM W/ 10d NAILS @ 4" O.C. ALL EDGES
   - 1D. 3/4" PLYWD. SHTG. W/ 10d NAILS @ 4" O.C. (B.N. & E.N.) & @ 12" O.C. F.N., BLOCKED W/ 3x4 FLAT MEMBERS PER 4 / S1.1
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   - 2A. SIMPSON HDU2 W/ MIN. 4x4 POST
   - 2B. SIMPSON HDU5 W/ MIN. 4x4 POST
   - 2C. SIMPSON HDU8 W/ MIN. 4x6 POST
   - 2D. SIMPSON HDU11 W/ MIN. 4X6 POST
3. STEEL BEAM MAY BE FABRICATED IN (2) SECTIONS AND SPLICED TOGETHER W/ A FULL-PEN WELD IN FIELD TO FACILITATE INSTALLATION, SEE DETAIL 5 / S1.3
4. (E1) OFFSET SHEAR WALLS BOTH ATTACHED TO STEEL BEAM BELOW
5. (E1) (2) 1 3/4 LVL AT EA. DIAGONAL EDGE, HANG W/ LSSU SKEWABLE HANGERS
6A. (E1) CS16 STRAP OVER PSL & BLKG.
6B. (E1) CS16 STRAP OVER BLKG.
6C. (E1) CS16 STRAP W/ 3'-0" MIN. END LENGTH, E/S
7. SPIRAL STAIRCASE WEIGHS 1000 LBS. MAX.
8. (E1) E.N. ALONG LENGTH OF PSL/COLLECTOR
9. (E1) POST CONT. FROM 3RD FLR. TO T.O. WALL
10. (N) OR (E1) SIMP. ECCQ/CCQ/ECCLQ POST CAP
11. (E1) POST SITTING ON FLANGE OF STEEL BEAM

LEGEND:

- STUD WALL
- (E) CONC. WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL (B)
- SW X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH.1 / S1.2 MIN. LENGTH
- (E1) WSWXXXX — (E1) SIMPSON STRONG WALL WOOD SHEAR WALL (WSW) SHEAR BRACES, SEE PREVIOUS PERMIT SUBMITTAL FOR INFO.
- C1 — WD. COLUMN
- C1 — WD. COLUMN (B)
- C1 — HSS COLUMN
- HSS COLUMN (B)
- C1 — WF COLUMN
- WF COLUMN (B)
- WD. OR STL. BEAM
- HEADER, SEE DET.5 / S1.1
- SIZE @ XX"O.C. — JOIST SPAN
- E — (E1) SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- X — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- (E) CONC. FOOTING OR GRADE BEAM
- MOMENT CONNECTION
- E X'-XX" — (E1) SHEAR WALL SHTG. S.W. MARK, SEE SCH. 1 / S1.2 MIN. LENGTH

APPROVED Dept. of Building Inspection San Francisco MAR 17 2021 DEPT. OF BUILDING INSPECTION

Janey Chan, DBI MAR 05 2021

SHEET NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING FRAMING IN THE FIELD AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, AS REQUIRED
3. "(E)" DENOTES (E) FRAMING, "(E1)" DENOTES (N) FRAMING FROM PREVIOUS PHASE A PERMIT SUBMITTAL (BPA # 2017-0727-3066)

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
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415 693 1600
holmesstructures.com

■ STAMP

REGISTERED PROFESSIONAL ENGINEER DENNY KWOK No. S6287 12/31/21 STRUCTURAL STATE OF CALIFORNIA

11/13/2019
DATE SIGNED

■ PROJECT NAME / LOCATION

310 GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
	ADDENDUM #	
	NOV 15 2019	
	SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:	

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

ROOF FRAMING PLAN

S2.4

11/13/2019 2:58:48 PM
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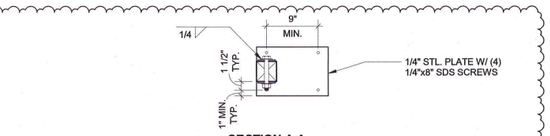

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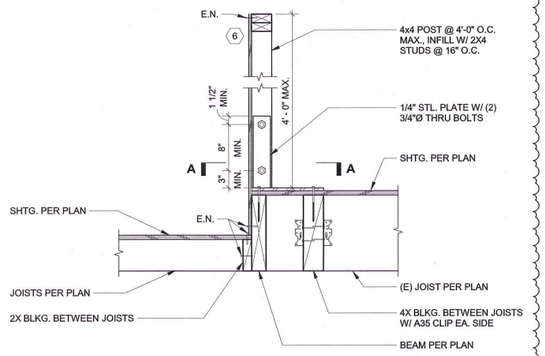
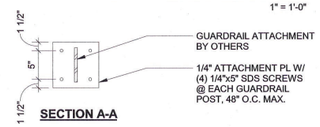


9 S6.1 GUARDRAIL DETAIL AT 3RD FLOOR DECK

1" = 1'-0"



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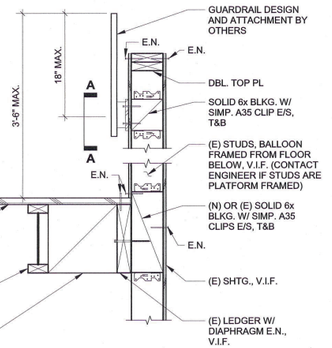
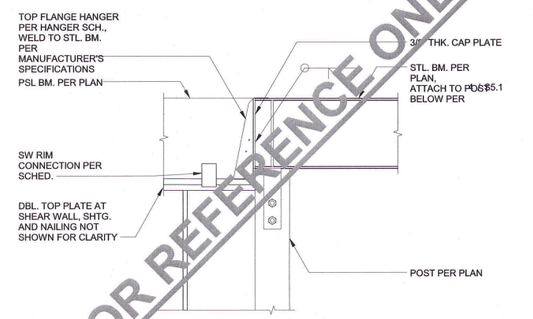


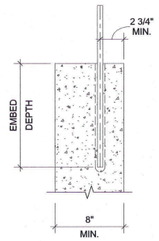
8 S6.1 (E) PARAPET W/ ADDED GUARDRAIL

1" = 1'-0"



7 S6.1 WF AND WOOD BEAM AT POST FOR REFERENCE

1" = 1'-0"



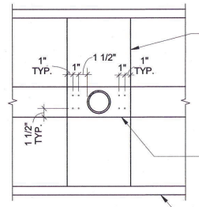
ANCHOR DIA. (IN.)	MIN. EMBED (IN.)	PULL TEST VALUE (LBS.)
5/8"	9"	8800
7/8"	12"	14000
1"	13"	20000

NOTE:

USE GRADE 36 F1554 ALL THREAD ROD AT ALL HOLDOWN LOCATIONS THAT WILL BE PULL TESTED

6 S6.1 PULL TESTS FOR HOLDOWN ANCHORS

1 1/2" = 1'-0"



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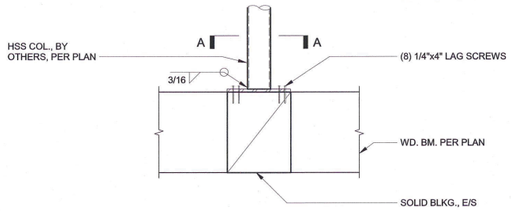
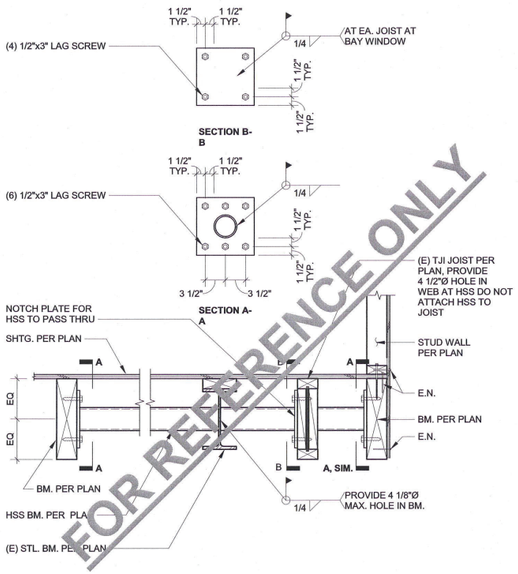


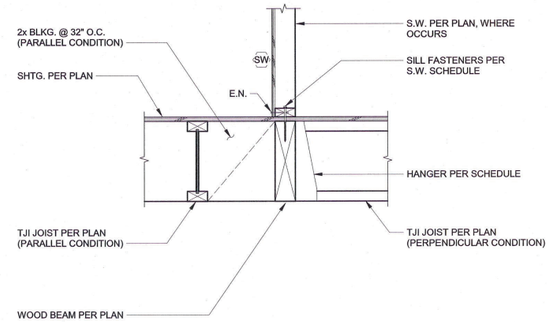
5 S6.1 HSS TO PSL BEAM

1" = 1'-0"



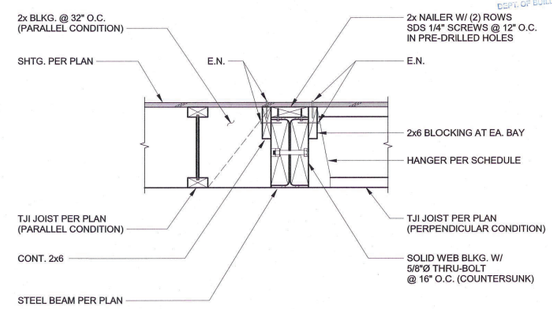
4 S6.1 SECTION AT CANTILEVERED HSS FOR REFERENCE

1" = 1'-0"



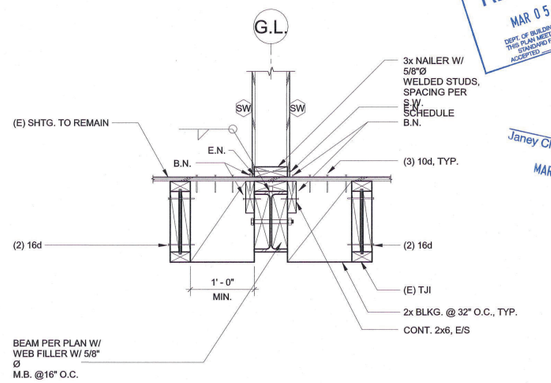
3 S6.1 FRAMING AT PSL BEAMS

1" = 1'-0"



2 S6.1 JOIST TO STEEL BEAM

1" = 1'-0"



1 S6.1 SHEAR WALL AT STEEL BEAM

1" = 1'-0"

FOR REFERENCE ONLY
FOR REFERENCE ONLY

APPROVED
Dept. of Building Insp.
- San Francisco -
MAR 17 2021
PATRICK O'RIORDAN
DISTRICT INSPECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
MAR 05 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR PERMIT ACCEPTED

Janey Chan, DBI
MAR 05 2021

■ STRUCTURAL ENGINEER

Holmes

Holmes Structures
235 Montgomery St, STE 1250
San Francisco, CA 94104 USA
415 693 1600
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■ STAMP

REGISTERED PROFESSIONAL ENGINEER SIDNEY KWAN No. S4867 EXP. 06/30/21 STRUCTURAL STATE OF CALIFORNIA

01/20/2021
DATE SIGNED

■ PROJECT NAME / LOCATION

GREEN STREET
San Francisco, CA 94133

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	B2 PERMIT SET	11/13/2019
1	B2 PERMIT UPDATE	01/20/2021

■ SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
■ S.E.R.	DP/GM
■ DESIGN	DP/GM
■ DRAWN	JB
■ PROJECT No.	16246.10

■ DRAWING TITLE

DETAILS

S6.1

2017 - 1020 - 1807

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Storage	1	50	0.575 EF	<= 75 kBtu/hr	0	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition
FAU1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Existing	No

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CntrlFurnace	1	80 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	NoCooling	1	n/a	n/a	n/a	n/a	n/a

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in a garage	Existing (not specified)	4.2	Garage	Garage	None	Existing + New	No	n/a

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	0	0.25	Default	0	Not Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Frank Cuthbert	Documentation Author Signature:
Company: Bay Area Energy Compliance	Signature Date: 10/2/2019
Address: 7408 Potrero Ave.	CEA/HERS Certification Identification (If applicable):
City/State/Zip: El Cerrito, Ca. 94530	Phone: 510/932-5858

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Stefan Eder	Responsible Designer Signature:
Company: Mosaic Architects	Date Signed: 11.15.2019
Address: 1290 Sutter Street, Suite 400	License: C-33689
City/State/Zip: San Francisco, Ca. 94109	Phone: 415/409-6660

Rear: To Remain 3	Existing Third Level	R-21 Wall	20	Back	234	141	90	n/a	Existing	No
Right: To Remain 2	Existing Third Level	R-21 Wall	110	Right	234	0	90	n/a	Existing	No
Floor to 2nd level2	Existing Third Level>>Existing Second Level	R-0 Floor No Crawlspace			56			n/a	Existing	No
Floor to 2nd level	Existing Third Level>>Existing Second Level	R-0 Floor No Crawlspace			800			n/a	New	n/a
Left	Third Level Addition	R-21 Wall	290	Left	79	0	90	Extension	New	n/a
Rear	Third Level Addition	R-21 Wall	20	Back	224	103.8	90	none	New	n/a
Right	Third Level Addition	R-21 Wall	110	Right	79	0	90	Extension	New	n/a
Floor to 2nd level 2	Third Level Addition>>Existing Second Level	R-0 Floor No Crawlspace			120			n/a	New	n/a
GarageWallFront	__Garage__	Garage Ext Wall	200	Front	175	0	90	n/a	Existing	No
GarageWallLeft	__Garage__	Garage Ext Wall	290	Left	417	0	90	n/a	Existing	No
GarageWallRear	__Garage__	Garage Ext Wall	20	Back	100	0	90	n/a	Existing	No
GarageWallRear2	__Garage__	Garage Ext Wall	20	Back	75	0	90	n/a	Existing	No
GarageWallRight	__Garage__	Garage Ext Wall	110	Right	417	0	90	n/a	Existing	No

OPAQUE SURFACES -- Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Type	Orientation	Area (ft^2)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition
Existing Roof	Existing Second Level	R-30 Roof No Attic	- specify -	296	0	0	0.1	0.85	No	Existing	No
Existing Roof 2	Existing Third Level	R-30 Roof No Attic	- specify -	896	0	0	0.1	0.85	No	Existing	No
Roof	Third Level Addition	R-30 Roof No Attic	- specify -	60	20	0	0.1	0.85	No	New	n/a
Roof1	Third Level Addition	R-30 Roof No Attic	- specify -	30	0	0	0.1	0.85	No	New	n/a
Roof2	Third Level Addition	R-30 Roof No Attic	- specify -	30	0	0	0.1	0.85	No	New	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Window	Front: To Remain (Front-200)	----	----	1	51.0	0.40	0.53	Insect Screen (default)	Existing	No
Glass Dr.	Front 2: To Remain (Front-200)	----	----	1	36.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 2	Left2: (Left-290)	----	----	1	8.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 3	Rear: To Remain (Back-20)	----	----	1	117.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 4	Right2 (Right-110)	----	----	1	16.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 5	Front: To Remain 2 (Front-200)	----	----	1	29.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 6	Left: To Remain (Left-290)	----	----	1	22.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 7	Rear: To Remain 2 (Back-20)	----	----	1	117.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 8	Right2 2 (Right-110)	----	----	1	13.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 9	Front (Front-200)	----	----	1	25.3	0.40	0.53	Insect Screen (default)	New	n/a
Window 10	Front: To Remain 3 (Front-200)	----	----	1	134.0	0.40	0.53	Insect Screen (default)	New	n/a
Window 11	Rear: To Remain 3 (Back-20)	----	----	1	141.0	0.40	0.53	Insect Screen (default)	Existing	No
Window 12	Rear (Back-20)	----	----	1	103.8	0.40	0.53	Insect Screen (default)	New	n/a
Skylight	Roof (- specify --0)	----	----	1	20.0	0.39	0.26	None	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.069	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-21 / 2x6* • *Exterior Finish: 3 Coat Stucco*
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12* • *Ceiling Below Finish: Gypsum Board*
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R 30	0.036	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-30 / 2x12* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Other Side Finish: Gypsum Board*

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	0	Existing	No

GENERAL INFORMATION

01	Project Name	RESIDENCE ADDITION PHASE B			
02	Calculation Description	Title 24 Analysis			
03	Project Location	310 Green Street			
04	City	San Francisco	05	Standards Version	Compliance 2017
06	Zip Code	94133	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ3	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	200
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	3421	15	Number of Zones	5
16	Slab Area (ft^2)	0	17	Number of Stories	3
18	Addition Cond. Floor Area (ft^2)	172	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	0	21	Glazing Percentage (%)	24.4%

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	20.42	19.29	1.13	5.5%
Space Cooling	0.83	1.79	-0.96	-115.7%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	8.05	8.05	0.00	0.0%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	29.30	29.13	0.17	0.6%

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
- **New ductwork added is less than 40 ft. in length**
- **Non-standard duct location (any location other than attic)**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- --None--

Cooling System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
RESIDENCE ADDITION PHASE B	3421	1	2	5	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing First Level	Conditioned	FAU1	1154	9.75	DHW Sys 1	n/a
Existing Second Level	Conditioned	FAU1	1199	8.75	DHW Sys 1	n/a
Second Level Addition	Conditioned	FAU1	52	8.75	DHW Sys 1	n/a
Existing Third Level	Conditioned	FAU1	896	8.9	DHW Sys 1	n/a
Third Level Addition	Conditioned	FAU1	120	8.9	DHW Sys 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)	Wall Exception	Status	Verified Existing Condition
Front: To Remain	Existing First Level	R-21 Wall	200	Front	169	51	90	n/a	Existing	No
Front 2: To Remain	Existing First Level	R-21 Wall	200	Front	51	36	90	n/a	Existing	No
Left1: To Remain	Existing First Level	R-21 Wall	290	Left	524	0	90	n/a	Existing	No
Left2:	Existing First Level	R-21 Wall	290	Left	29	8	90	n/a	Existing	No
Left3	Existing First Level	R-21 Wall	110	Right	29	0	90	n/a	Existing	No
Rear: To Remain	Existing First Level	R-21 Wall	20	Back	220	117	90	n/a	Existing	No
Right: To Remain	Existing First Level	R-21 Wall	110	Right	524	0	90	n/a	Existing	No
Right2	Existing First Level	R-21 Wall	110	Right	29	16	90	n/a	Existing	No
Floor over basement	Existing First Level>>__Garage__	R-0 Floor No Crawlspace			1154			n/a	Existing	No
Front: To Remain 2	Existing Second Level	R-21 Wall	200	Front	175	29	90	n/a	Existing	No
Left: To Remain	Existing Second Level	R-21 Wall	290	Left	308	22	90	n/a	Existing	No
Rear: To Remain 2	Existing Second Level	R-21 Wall	20	Back	234	117	90	n/a	Existing	No
Right1: To Remain	Existing Second Level	R-21 Wall	110	Right	470	0	90	n/a	Existing	No
Right2 2	Existing Second Level	R-21 Wall	110	Right	26	13	90	n/a	Existing	No
Floor over 1st level	Existing Second Level>>Existing First Level	R-0 Floor No Crawlspace			1199			n/a	Existing	No
Front	Second Level Addition	R-21 Wall	200	Front	39	25.3	90	none	New	n/a
Front1	Second Level Addition	R-21 Wall	200	Front	20	0	90	Extension	New	n/a
Left1	Second Level Addition	R-21 Wall	290	Left	32	0	90	Extension	New	n/a
Left2	Second Level Addition	R-21 Wall	290	Left	30	0	90	Extension	New	n/a
Left3 2	Second Level Addition	R-21 Wall	290	Left	15	0	90	Extension	New	n/a
Left4	Second Level Addition	R-21 Wall	290	Left	15	0	90	Extension	New	n/a
Wall to existing	Second Level Addition>>Existing Second Level	R-0 Wall			151	0		n/a	New	n/a
Floor over 1st level 2	Second Level Addition>>Existing First Level	R-0 Floor No Crawlspace			52			n/a	New	n/a
Front: To Remain 3	Existing Third Level	R-21 Wall	200	Front	234	134	90	n/a	Existing	No
Left: To Remain 2	Existing Third Level	R-21 Wall	290	Left	392	0	90	n/a	Existing	No

REVISIONS

BAY AREA ENERGY COMPLIANCE
7408 POTRERO AVE. EL CERRITO, CA. 94530
510/932-5858
title24andgreenpoint@gmail.com

TITLE-24 ENERGY COMPLIANCE

RESIDENCE REMODEL
310 GREEN STREET
SAN FRANCISCO

DATE: 11/15/2019

DRAWN BY:

SHEET NO.

T24.1

ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

APPROVED
Dept. of Building Insp.
NOV 17 2019
HERS Provider:
DEPT. OF BUILDING INSPECTION

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.*
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional inlets and time switches for pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2..
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

2016 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unventilated attics with air permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

MAR 17 2021

CHIEF BUILDING INSPECTOR
DEPT. OF BUILDING INSPECTION

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.*
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.*
§ 150.0(h)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water piping and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.*
§ 150.0(n)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.*
§ 150.0(m)7:	**Backdraft Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

REVISION

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TITLE-24 ENERGY COMPLIANCE

ADDENDUM #
NOV 15 2019
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF:

RESIDENCE REMODEL
310 GREEN STREET
SAN FRANCISCO

DATE: 11/15/2019
DRAWN BY:
SHEET NO.
T24.2