



# DISCRETIONARY REVIEW ANALYSIS

**HEARING DATE: March 11, 2021**

**Continued from January 21, 2021**  
**Continued from November 19, 2020**

**Record No.:** 2020-002743DRP-02  
**Project Address:** 1555 Oak Street  
**Permit Applications:** 2020.0226.5525 & 2020.0923.4827  
**Zoning:** RM-2 [Residential Mixed, Moderate Density]  
40-X Height and Bulk District  
**Block/Lot:** 1222 / 028A  
**Project Sponsor:** Charles Perry  
Charles Perry Associates  
231 41<sup>st</sup> Avenue  
San Mateo, CA 94403  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve with Conditions

## Project Description

The project proposes the addition of three new ADUs within an existing 4-story 12-unit residential building. No expansion to the existing building envelope is proposed. New painted metal security gate added in front of main entrance and tradesman's entry door. Two garage doors to be removed with recesses and trim retained. Each garage door is to be infilled with stucco and two aluminum-clad wood double-hung windows. The character of interior lobby is to be retained and lobby character-defining features to be removed, conserved, and placed in altered lobby.

## Site Description and Present Use

The site is a 44'-4" wide x 137'-6" lot with an existing 4-story apartment building built in 1925 and is categorized as a 'A' –Historic Resource present.

## Surrounding Properties and Neighborhood

The buildings on this block of Oak Street have a consistent scale to 4-story multi-unit residential buildings fronting the street in with garages at ground level. The height and depth of adjacent buildings create a consistent mid-block open space.

## Building Permit Notification

| Type | Required Period | Notification Dates | DR File Date | DR Hearing Date            | Filing to Hearing Date |
|------|-----------------|--------------------|--------------|----------------------------|------------------------|
| NA   | NA              | NA                 | 8.4.2020     | 1.21.2021<br>From 11.19.20 | 170 days               |

## Hearing Notification

| Type          | Required Period | Required Notice Date | Actual Notice Date | Actual Period |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days         | October 30, 2020     | October 30, 2020   | 20 days       |
| Mailed Notice | 20 days         | October 30, 2020     | October 30, 2020   | 20 days       |
| Online Notice | 20 days         | October 30, 2020     | October 30, 2020   | 20 days       |

## Public Comment

|  | Support | Opposed | No Position |
|--|---------|---------|-------------|
| Adjacent neighbor(s)                                       | 0       | 2       | 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 Requestors

DR requestor #1:

Donald Vertz of 1555 Oak Street, resident of the subject property.

DR requestor #2:

Stephen Tanaka, owner of 1541 Oak Street, the adjacent property to the east of the subject property.

## DR Requestors' Concerns and Proposed Alternatives

DR requestor #1 is concerned that the proposed project:

1. The proposed plan reconfigures and diminishes the garage space allocated such that it is not practicable to access cars and use for parking, and as such constitutes a loss of housing service which would render living here impractical;
2. The inclusion of trash bins in the garage space further reduces the usability of the garage.

**Proposed alternatives:**

1. Relocate the garbage and recycling bins and;
2. Widen the garage to 13'-6" to allow sufficient access to and from parked cars.

See attached *Discretionary Review Application*, dated August 4, 2020.

DR requestor #2 is concerned that the proposed project which involves a separate permit for re-grading and retaining walls to create level open space at the rear adjacent to the ADUs will pose a danger to their property from increased weight, drainage and soil movement.

**Proposed alternatives:**

1. Modify the upper patio area so that it ends approx 6 to 8 feet in from the shared property line and to also move in the concrete stairs, so it is approx 6 to 8 feet from the shared property line.
2. Construct a retaining wall with adequate drainage along the shared property line to ensure that water is not diverted along the property line towards our patio and building at 1541 Oak Street or that soil from our property does not start to divert onto their property.
3. Construct a fence to minimize the chance that one of their residents or guests may possibly fall onto our side of the property and be injured.

See attached *Discretionary Review Application*, dated January 13, 2021.

## Project Sponsor’s Response to DR Application

The design replaces two on-site parallel parking spaces with two tandem parking spaces for Mr. Vertz. Neither of the existing or proposed spaces are wheelchair accessible. The owner is providing an equivalent quantity and quality of service to the tenant in a different configuration. Changes to accommodate an accessible parking spot are not required and design cannot resolve the issue.

See attached Response to Discretionary Review, dated September 10, 2020

## Department Review

While the Department empathizes with the DR requestor’s circumstances, and encourages applicants to work toward accommodation of tenants’ and neighbors’ issues by working to modify projects when feasible, staff does not deem that modifying the interior space to increase parking dimensions to accommodate the functionality of the DR requestor is warranted. The DR requestor’s parking spaces are being replaced in an equivalent manner from the perspective of applicable regulations for this land use decision. The Rent Board may be better able to determine whether this proposal results in the reduction of tenant services and, if so, adjudicate accordingly.

The Commission is tasked with making land use decisions, putting aside the personal situations of both the applicants and neighbors. The legal decision that affirmed the Commission’s right to take DR in “exceptional and extraordinary circumstances” was based on physical land use incompatibilities, not personal circumstances.

Furthermore:

1. Staff inquired of DBI if this building is considered to be covered under CBC Chapter 11-A for accessibility relative to required accessible parking. Stephen Kwok, senior building inspector, determined accessible parking is not required by the Building Code in this case.
2. The removal of two garage doors served by a single wide curb cut would result in the replacement of a SF Public Works standard 10’ wide curb cut.
3. Parking is not required for this zoning district by the Planning Code, but a space 7.5 feet and a length of 17 feet is a dimensional requirement for parking by Section 151.1 of the Planning Code. The dimensions of the proposed parking is 10’-6” wide x 35’-8”. Leaving an approximately 3’ wide path to access the driver’s side of 2 tandem parking spaces.
4. The tandem spaces proposed are not atypical for parking spaces.
5. Lastly, for the record, Planning Department staff is aware of multiple building permits for this property involving mostly interior work to the existing apartments.
6. Regarding the work per building permit application no. 2020.0923.4827 involving steps and an at grade patio, the DR requestor’s issues related to grading, retaining walls and drainage are outside the purview of the Planning Department’s ability to review, regulate and enforce.

The relocation and reconfiguration of the parking spaces conforms to the minimum standard set in the Planning Code and does not constitute an exceptional or extraordinary circumstance from a land use perspective. This project conforms to the Code and supports the Department's goal to maximize housing.

However, there are possible alternative solutions that could involve improved curbside parking access for the building tenant which may include:

- Designating a white / blue zone in front of the building for loading or;
- Widening the proposed curb cut to effectively provide a dedicated curbside parking space for loading. San Francisco Public Works allows a typical curb cut to be 10' wide including transition wings. Additional red zones that are typically 2' wide on either side of the curb cut could be obtained to enable a 15' wide free zone. If a curb cut longer than (10') feet is proposed, the Planning Department must approve non-City Standard curb cuts. A wider red zone may be applied for from SFMTA, and justified in part because of the nature of traffic speed and volume on Oak Street to allow a more accessible transition to the garage. This curb color could also be recinded if deemed undesirable.

Because a potential solution exists that may both serve the tenant's ability to negotiate the entry to their garage and enable loading and unloading outside the garage, staff recommends taking Discretionary Review and approving the permit with the condition that an application with SFMTA for extended colored curb zone(s) on the side(s) of the curb cut be exhausted.

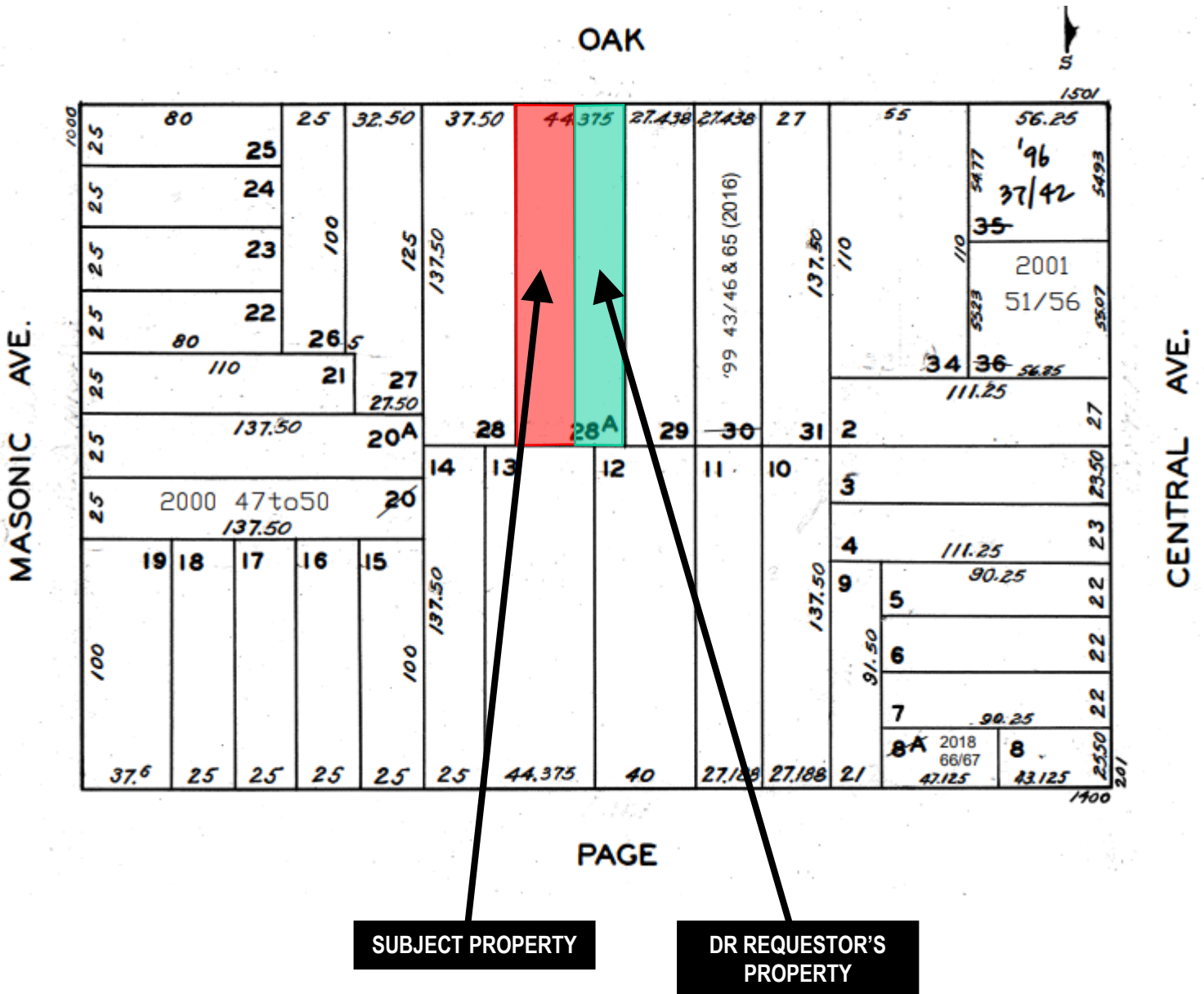
**Recommendation:** Take DR and Approve with Conditions

## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Applications  
Letters  
Response to DR Applications, dated September 10, 2020  
Reduced Plans

# Exhibits

# Parcel Map

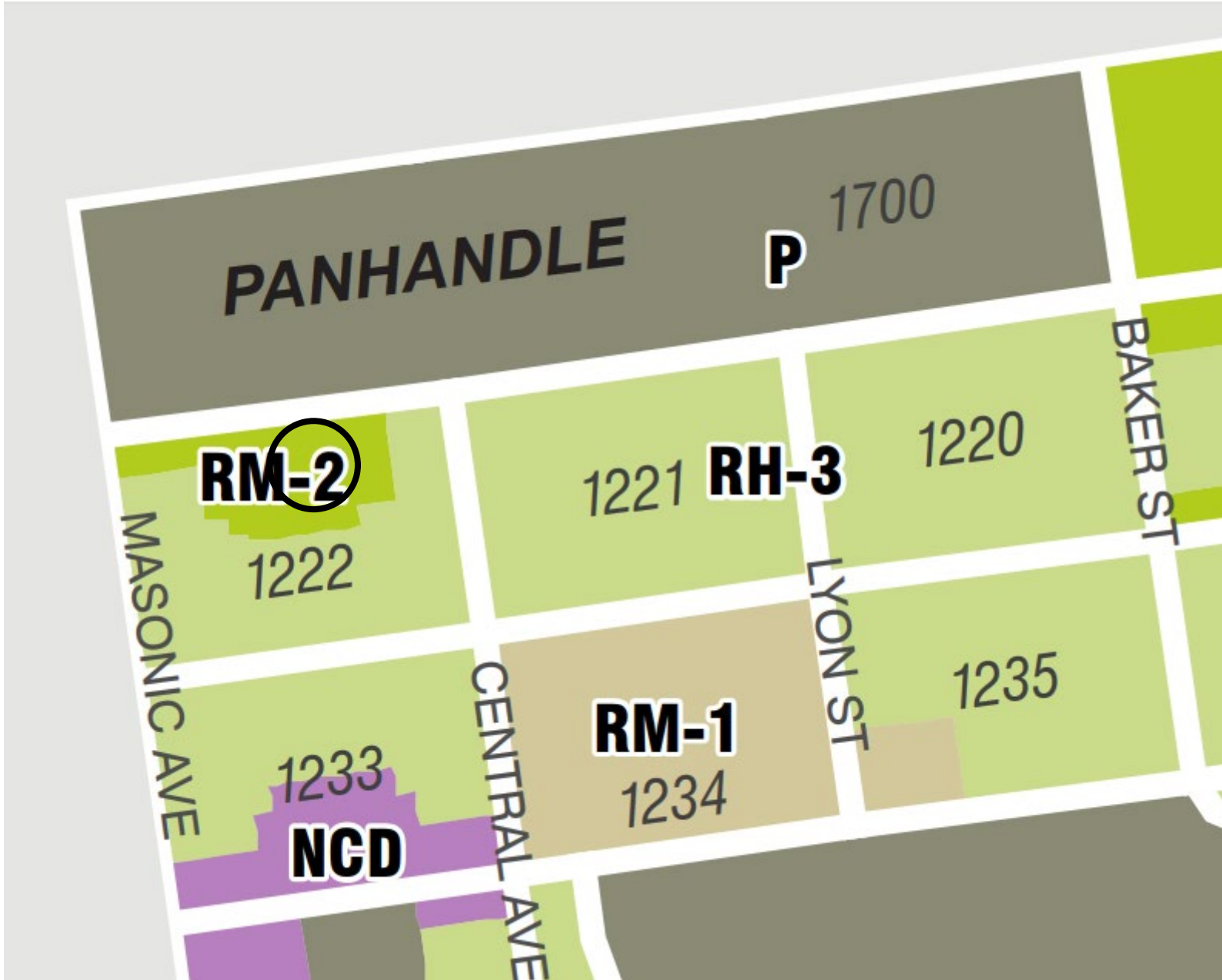


Discretionary Review Hearing  
 Case Number 2020-002743DRP  
 1555 Oak Street





# Zoning Map



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-002743DRP  
1555 Oak Street

# Aerial Photo



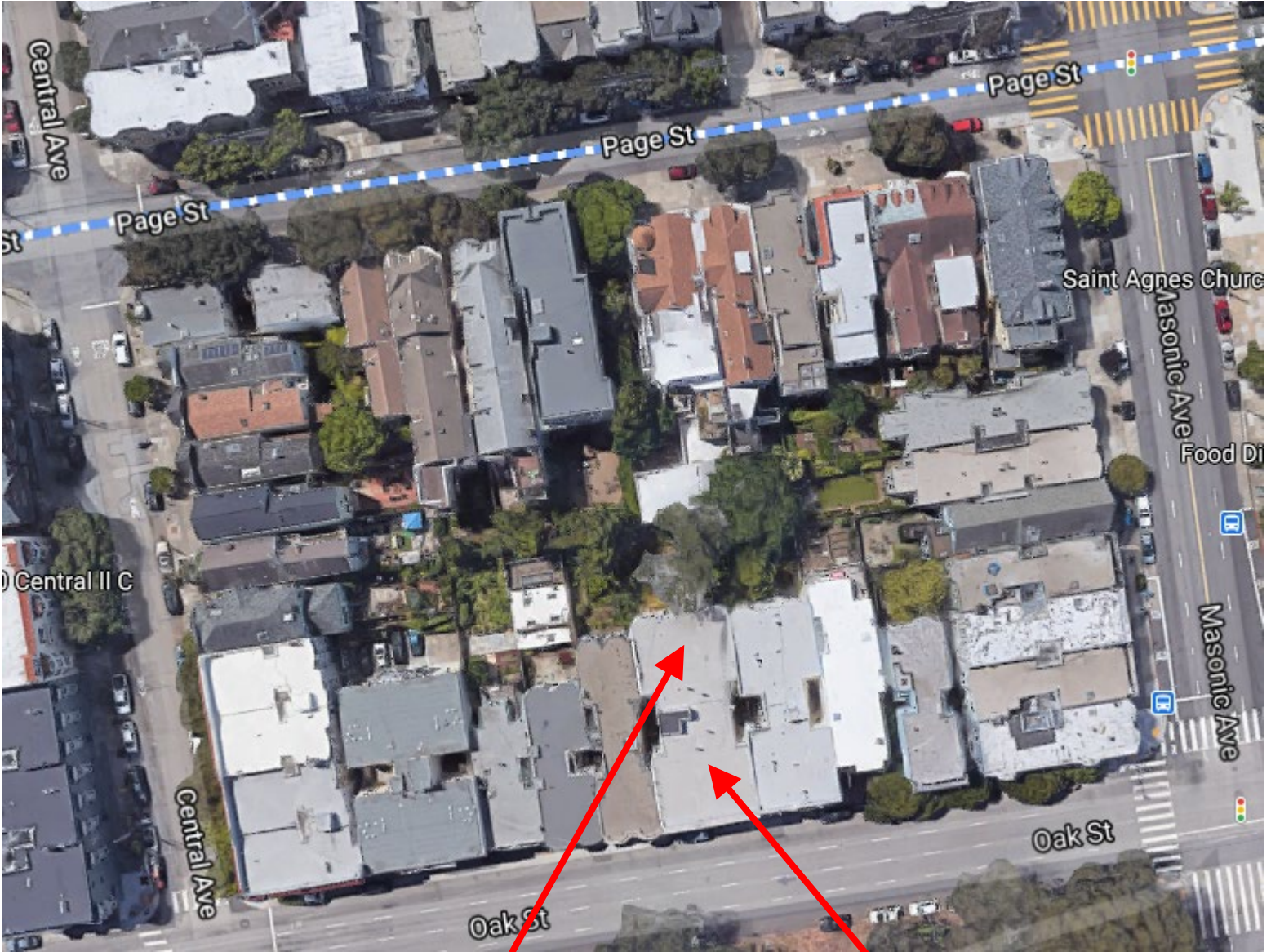
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-002743DRP  
1555 Oak Street

# Aerial Photo



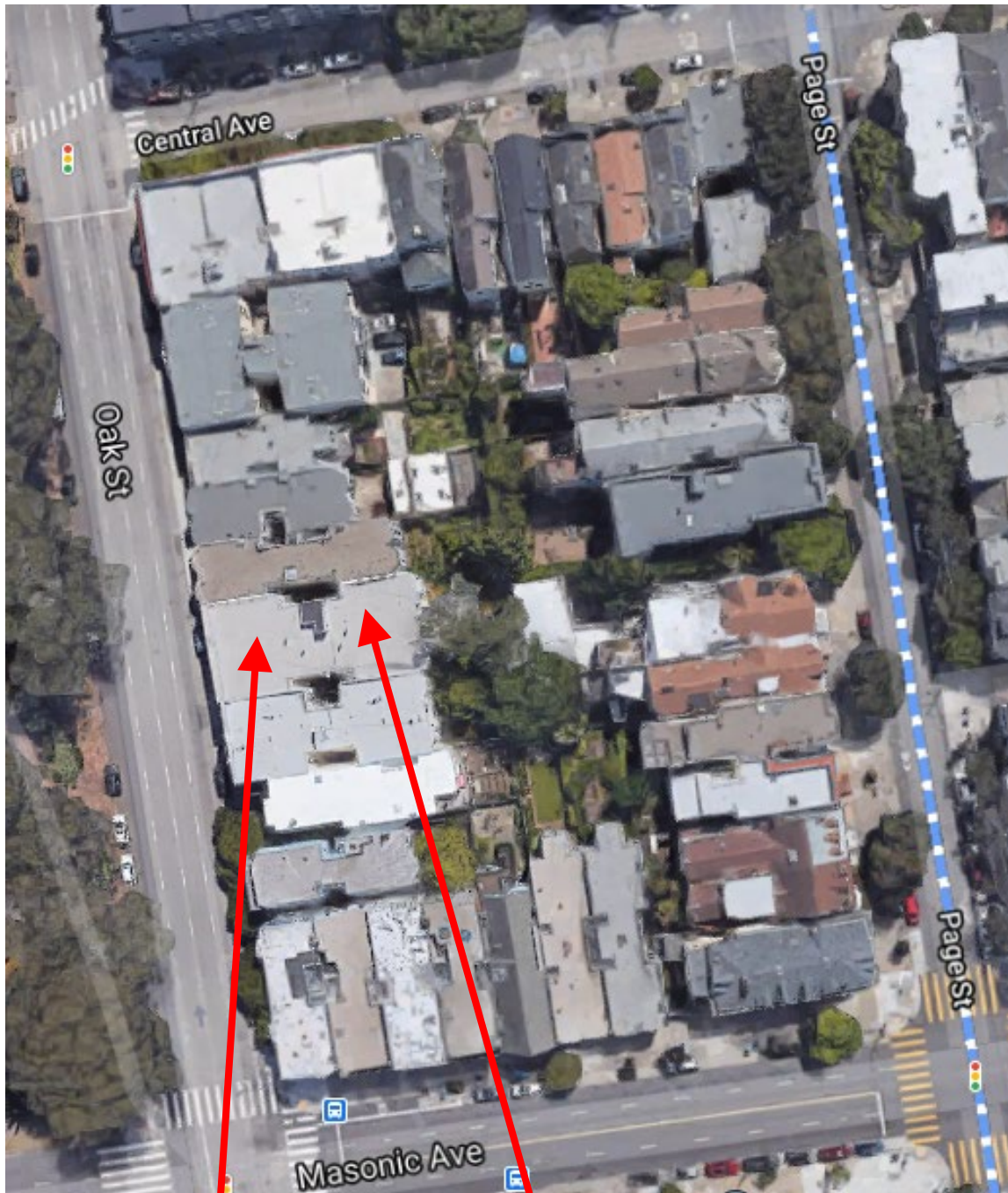
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-002743DRP  
1555 Oak Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2020-002743DRP  
1555 Oak Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-002743DRP  
1555 Oak Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |   |  |
|--|---|--|
| <b>Project Address</b>   |   | <b>Block/Lot(s)</b>                                  |
| 1555 Oak Street  |   | 1222028A   |
| <b>Case No.</b>  |   | <b>Permit No.</b>                                    |
| 2020-002743PRJ   |   | 202002265525   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>  | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <p><b>Project description for Planning Department approval.</b></p> <p>Addition of three new ADUs to an existing 4-story 12-unit residential building. New painted metal security gate added in front of main entrance and tradesman's entry door. Two garage doors to be removed with recession and trim retained. Each garage door to be infilled with stucco and two aluminum-clad wood double-hung windows. Character of interior lobby to be retained; lobby character-defining features to be removed, conserved, and placed in altered lobby.</p> |   |  |

### STEP 1: EXEMPTION CLASS

|  |   |
|--|---|
| <b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b> |   |
| <input checked="" type="checkbox"/>  | <b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.   |
| <input type="checkbox"/>   | <b>Class 3 - New Construction.</b> 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.  |
| <input type="checkbox"/>   | <p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p> |
| <input type="checkbox"/>   | <b>Class ____</b>   |

**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

|   |  |
|---|--|
| <input type="checkbox"/>  | <p><b>Air Quality:</b> 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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>   |
| <input type="checkbox"/>  | <p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?<br/> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p> |
| <input type="checkbox"/>  | <p><b>Transportation:</b> 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?</p>  |
| <input type="checkbox"/>  | <p><b>Archeological Resources:</b> 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, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>  |
| <input type="checkbox"/>  | <p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>  |
| <input type="checkbox"/>  | <p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>   |
| <input type="checkbox"/>  | <p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>   |
| <input type="checkbox"/>  | <p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>  |
| <p><b>Comments and Planner Signature (optional):</b> David Weissglass</p> |  |



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

|  |  |
|--|--|
| <b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map) |  |
| <input checked="" type="checkbox"/>  | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>   | <b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>   | <b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

|  |  |
|--|--|
| <b>Check all that apply to the project.</b>                          |  |
| <input type="checkbox"/>   | 1. <b>Change of use and new construction.</b> Tenant improvements not included.  |
| <input type="checkbox"/>   | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.  |
| <input type="checkbox"/>   | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.   |
| <input type="checkbox"/>   | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.  |
| <input type="checkbox"/>   | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .  |
| <input type="checkbox"/>   | 8. <b>Addition(s)</b> 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. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input type="checkbox"/>   | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input checked="" type="checkbox"/>                                  | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>   | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>   |

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

|   |  |
|---|--|
| <b>Check all that apply to the project.</b> |  |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.           |
| <input checked="" type="checkbox"/>         | 2. <b>Interior alterations to publicly accessible spaces.</b>  |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                  |
| <input checked="" type="checkbox"/>         | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

|  |   |
|--|---|
| <input type="checkbox"/>   | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .   |
| <input type="checkbox"/>   | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):   |
| <input type="checkbox"/>   | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)   |
| <input type="checkbox"/>   | 10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation<br><input type="checkbox"/> Reclassify to Category A<br>a. Per HRER or PTR dated<br><input type="checkbox"/> Reclassify to Category C<br>(attach HRER or PTR)<br>b. Other (specify): |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>  |   |
| <input checked="" type="checkbox"/>  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>   |
| <b>Comments (optional):</b><br>proposal conforms with SOIS (proportions, materials, and dimensions) to convert garage to residential use, and is compatible with existing residential character of building and surrounding neighborhood |   |
| <b>Preservation Planner Signature:</b> Natalia Kwiatkowska   |   |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|   |   |                                       |
|---|---|---------------------------------------|
| <input checked="" type="checkbox"/>   | <b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b> |                                       |
|   | <b>Project Approval Action:</b><br>Building Permit  | <b>Signature:</b><br>David Weissglass |
|   | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | 07/10/2020                            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.<br>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. |   |                                       |

## 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 environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

|                               |
|-------------------------------|
| Modified Project Description: |
|-------------------------------|

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|   |  |
|---|--|
| Compared to the approved project, would the modified project:                                   |  |
| <input type="checkbox"/>  | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/>  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/>  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/>  | 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? |
| <b>If at least one of the above boxes is checked, further environmental review is required.</b> |  |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|  |   |
|--|---|
| <input type="checkbox"/>   | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically 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 be filed within 10 days of posting of this determination. |   |
| <b>Planner Name:</b>   | <b>Date:</b>  |
|  |   |



Attachment B

### Addition of Dwelling Units per Ordinance

No. 162-16 or  No. 95-17 or  No. 162-17 (check one box only)

SCREENING FORM – No fee to file

Section 1 and 3 of the screening form shall be completed by the owner or agent to determine the eligibility for adding dwelling units per Ordinance No. 162-16 based on permits for Mandatory Seismic Retrofitting under SFEB Chapter 4D, or voluntary seismic retrofitting per AB-094, or existing residential building complies with the requirements of Ordinance No. 162-16, No. 95-17 or No. 162-17. Section 2 shall only be completed by the owner.

Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103

BLOCK / LOT NUMBER: 1222 / 028A

ADDRESS: 1555 Oak Street San Francisco, CA 94117

CONTACT (OWNER OR AGENT) : Stockton SF LLC

#### SECTION 1 – ADMINISTRATIVE INFORMATION

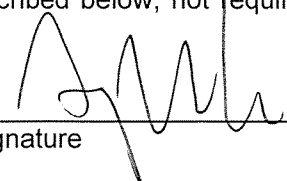
|   |                      |                                  |
|---|----------------------|----------------------------------|
| <u>W. Charles Perry</u>                     | <u>(415)509-2956</u> | <u>charles@wcharlesperry.com</u> |
| Contact Name                                | Contact Telephone    | Contact Email                    |
| <u>231 W. 41st AVE. SAN MATEO, CA 94403</u> |                      |                                  |
| Contact Mailing Address                     |                      |                                  |

#### SECTION 2 - OWNER AFFIDAVIT - HOUSING SERVICES

(Completed by Owner only)

A. Owner(s) acknowledges that pursuant to Rent Ordinance 37.2(r) severance of garage facilities, parking facilities, driveways, storage space, laundry rooms, decks, patios, and gardens on the same lot, or kitchen facilities and lobbies within an SRO from an existing tenancy requires a "just cause". The issuance of a permit does not constitute a just cause. A signature below asserts that the Owner(s) is aware of these legal requirements and is proceeding with filing a permit to convert existing space within their building into an Accessory Dwelling Unit(s), or owner signature asserts that property is not subject to these controls in Rent Ordinance or project does not propose removal of housing services, therefore B & C as described below, not required as part of Screening Form process.

Angus Kwok, Authorized person of Stockton SF LLC  
Printed Name of Owner

  
Signature

25 Feb 2020  
Date

- B. AND Owner must notify affected tenants of the Owner(s) intention to convert aforementioned space(s) to Accessory Dwelling Unit(s):
  - i) Notice to be posted for 15-days in a common area of the building; and
  - ii) Notice to be mailed to all tenants and to property owner.
- C. AND Submit copy of posted/mailed notice, postmarked letter to owner, photograph of posted notice, and copy of mailing list with this Screening Form.

**SECTION 3 – DETERMINATION OF ELIGIBILITY TO ADD DWELLING UNITS**

1. Has mandatory seismic retrofitting been filed under SFEB Chapter 4D, Mandatory Earthquake Retrofit of Wood Frame Buildings? Yes No

If yes, Permit Application Number: 201506169140

2. Has voluntary seismic strengthening been filed under Administrative Bulletin AB-094, Definition and Design Criteria for Voluntary Seismic Upgrade of Soft Story, Type-V (wood frame) Buildings? Yes No

If yes, Permit Application Number: \_\_\_\_\_

3. Does existing residential building comply with Ordinance No. 162-16, No. 95-17 or 162-17 for addition of dwelling units? (Subject to Planning review) Yes No

**Owner / Agent:**

Owner

W. Charles Perry, MS, PE Digitally signed by W. Charles Perry, MS, PE  
Date: 2020.02.17 13:40:15 -08'00'

2-17-20

Agent

Signature

Date

**FOR DBI USE ONLY**

DBI has received the materials submitted and filed under "Addition of dwelling units per Ordinance No. 162-16, No. 95-17 or No. 162-17".

Further discussions on code issues and equivalencies on compliance will be via pre-application meetings or Administrative Bulletin AB-005.

\_\_\_\_\_  
Date received by DBI

**Soft-Story Retrofit and ADU Program Notice to Residential Tenant**

(Soft-Story Retrofit per San Francisco Ordinance No. 66-13, Building Code chapter 34-B & Administrative Bulletin 106/107 & Addition of Dwelling Units Per Ordinance No. 162-16)

Date: 5/13/2020

Property Address: 1556 Oak St., San Francisco CA 94117

Dear Tenants:

Thank you for your patience and cooperation with the ongoing mandatory soft-story seismic retrofit work on the building, required by Chapter 34D of the California Building Code, which will improve the performance of the building during an earthquake, making the building safer for you to live in. As the seismic retrofit work continues, we would like to inform you that we filed a permit to convert areas on the ground floor into new Accessory Dwelling Units.

Please note that many areas used by tenants have been relocated, remodelled or redesigned as part of the mandatory soft-story seismic retrofit. This includes: garage facilities, parking facilities, driveway, storage space, laundry rooms, decks, patios, and gardens on the same lot, or kitchen facilities and lobbies within a single room occupancy (SRO) as listed in the San Francisco Rent Ordinance 37.2(r).

As a reference, please see ground floor plan of project. Thank you for your understanding and cooperation. Please feel free to contact me with any questions or concerns.

Sincerely,

David Alexander  
Printed Name Of Property Owner  
Or Owner Representative

[Signature]  
Signature

5-14-20  
Date

415-668-1202  
Contact Phone Number



REVISION  
No. \_\_\_\_\_  
Date \_\_\_\_\_

W. CHARLES PERRY & ASSOCIATES  
221416 AVENUE  
SAN FRANCISCO, CA 94132  
415-398-9900

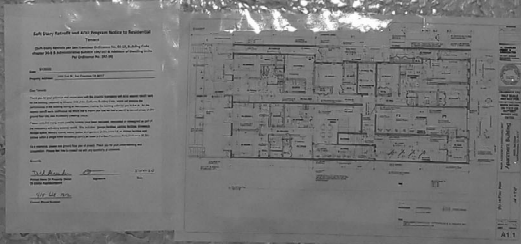
REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 10000

DRAWINGS ARE  
HALF SCALE  
AND NOT FOR  
CONSTRUCTION  
WHEN SHOWN  
ON TEXT OR  
NOT WET  
SIGNED AND  
DATED

NEW ACCESSORY DWELLING UNIT  
Apartment Building  
1556 Oak Street  
San Francisco, CA 94117

(N) 1st Floor Plan  
1/4" = 1'-0"

DATE: 5/13/2020  
DRAWN BY: A.C.  
JOB #: 162020  
A1.1





# DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

## Discretionary Review Requestor's Information

Name: DONALD VERTZ  
 Address: 1555 OAK ST. # 12 SAN FRANCISCO, CA 94117  
 Email Address: DVSFCA@AOL.COM  
 Telephone: 415-626-0526  
 Cell 415-307-3154

## Information on the Owner of the Property Being Developed

Name: STOCKTON SF LLC  
 Company/Organization: TEXWOOD DELAWARE, INC  
 Address: UNIT 205 2/F, 850 7TH AVE NEW YORK, NY 10019  
 Email Address: NORMANTAM@TEXWOODGRP.COM  
 Telephone: 650-638-9446  
 W. CHARLES PERRY, ENGINEER IN CHARGE OF PROJECT

## Property Information and Related Applications

Project Address: 1555 OAK ST. SAN FRANCISCO, CA 94117  
 Block/Lot(s): 1222/028A  
 Building Permit Application No(s): 202002265525

## 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.

PLEASE SEE APPENDIX 1



**DISCRETIONARY REVIEW REQUEST**

In the space below and on separate 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 APPENDIX 1  
AND OTHER SUPPORTING DOCUMENTS

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 APPENDIX 1

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?

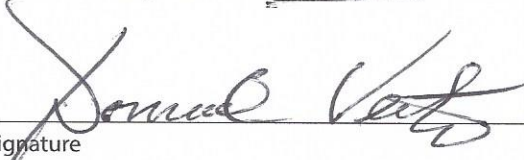
PLEASE SEE APPENDIX 1

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

1555 OAK ST. SAN FRANCISCO, CA 94117

Under penalty of perjury the following declarations are made:

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

  
Signature

DONALD VERTZ  
Name (Printed)

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

415-626-0546  
Phone

DV3FCA @ AOL.COM  
Email

For Department Use Only  
Application received by Planning Department:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

1555 Oak Street  
 San Francisco, CA 94117  
 Permit Application Number: 202002265525

***Changes Made to the Project as Result of Mediation (Actions Prior to a Discretionary Review Request)***

- No changes have made been to the plans as result of mediation with the applicant. The current plans still indicate the trash bins are located in the garage, along with the entry, door landing, and stairway.
  - Mr. Perry (structural engineer) agreed to produce a signed written statement from the owner verifying that the trash bins would not be stored in the garage and that the entry, door landing and stairway in the garage shown on the plans would not be built.
  - At this date, we have not received the signed written letter from the owner with these assurances.
  - We have only received an email from Charles Perry saying that “the owner” agreed to these terms. We are unsure that Mr. Perry is authorized to make such assurances on behalf of the owner. As a result, we are requesting a signed statement from the owner and/or an authorized agent of the owner, or a change to the plans in the SF City Planning application showing the trash bins located in an area other than the garage through discretionary action.
1. *What are the reasons for requesting Discretionary Review? The project meets the standard of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project?*
- Please see Appendix 2 and 3 for a diagram and our letter to David Weissglass of SF City Planning on July 23, 2020 outlining our specific concerns with the current plans.
  - Mr. Perry indicated in an email that him and his team have verified that they can move the trash receptacles to the west light well and meet all operational constraints, but they have not received approval of this because it is currently not reflected in the plans.
  - Without *signed* written assurance from the owner, we are concerned that if Mr. Perry and the owner are not able to get approval to locate the trash bins in the light well, they will relocate them back into the garage. If the plans already approved by the Planning Department, we are concerned that they will do this despite having many other viable options to put the trash in another area.
  - Because we have not received a written and signed assurance from the owner on this matter, we consider this issue to be unresolved.
2. *The Residential Design Guidelines assume impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts.*

1555 Oak Street  
San Francisco, CA 94117  
Permit Application Number: 202002265525

- Receiving an acceptable amount of space to replace our current garage and parking situation is an extremely important issue for us. The space is and will continue to be an integral and significant part of our tenancy. We are both 70+ years with physical limitations. Having access to garage space to easily enter and exit our vehicles close to our home is fundamental to our quality of life and enjoyment of our residence.
  - Locating the trash bins in the garage will render the space entirely useless for the purpose in which we use it now. As our concerns indicate, there would not be an adequate amount of space to safely enter and exit the vehicles parked in the garage.
  - We also believe that the trash area reflected on the plans currently in the garage is an inadequate amount of space for all the residents of 1555 to easily and conveniently dispose of waste. There simply is not enough room in the garage area to locate the volume of number of receptacles adequate for a building of this size with this many units.
  - Because of our age, our physical limitations, as well as the fact that one of us is wheelchair-bound, any loss of the level of housing service due to a smaller amount of usable space in the garage, would effectively end our ability to live at 1555 Oak Street.
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.*
- If, as he states, Mr. Perry and team have verified that they can move the trash receptacles to the light well and meet all operational constraints, the plans should be updated to indicate the trash bins will be located in the west light well in the SF City Planning Application, not during the SFDBI review.

## APPENDIX 2

**From:** dvsfca@aol.com,  
**To:** david.weissglass@sfgov.org, eikando777@gmail.com,  
**Bcc:** etakenvertz@gmail.com,  
**Subject:** Re: 1555 Oak St. 2020-002743PRJ - Trash Receptacle Location Discussion 7-21-20  
**Date:** Thu, Jul 23, 2020 7:38 am

---

Dear Mr. Weissglass,

Hope you're doing well. Thank you for reaching-out regarding Mr. Perry's message. We unfortunately still have serious concerns about the proposed plans. We firmly believe that locating the garbage bins in the garage will make the space unusable, without the acceptable and required amount of clearance to enter and exit any car parked in the garage. This would be the case even with the reduced-sized trash receptacles.

1. The permit design plans indicate a width of 10'6" inside the garage, with reduced trash bins that will be 2' in width, as opposed to the original 3' bins. Using 2' from the 10'6" width of the garage for the bins will leave 8'6" inches to occupy. A standard vehicle width is 6'6", which would result in only 1' on each side to enter and exit the vehicle. This is not only practically unfeasible (especially for someone my age), but is also less than the minimum door clearance requirement of 1'6" stated in the San Francisco City and County Residential Parking Requirements. **SEE APPENDIX 3**
2. Though Mr. Perry states that the space provided to us for our cars will not be reduced, it in fact will be, since we have always had adequate space to enter and exit our cars. In addition, the current plans call for a landing and handrail in the garage that run 3' from the wall into the usable garage space. This would be a permanent protrusion of 3' into the usable space, whether the bin sizes are reduced or not. With the landing protruding 3', it does not look like there is a practical way that trash removal service would be able to squeeze the 2' bins through an opening less than a foot wide between the parked car and landing.
3. Further, we're also concerned with the fundamental premise of reducing the size of the trash bins available to the building. The current sized trash bins (3' in width) are sometimes inadequate to accommodate the needs of the current tenants and units, which results in overflow at times. The proposed construction will be adding three new additional units, plus renovating another seven units to add more bedrooms in each. This will result in a higher number of tenants and a higher volume of trash produced, which would require more waste disposal space, not less. Therefore, we do not think reducing the size of the bins is a suitable solution.

For consideration, I have included two alternative solutions to the placement of the trash bins below. I am happy to speak more about these suggestions with you and/or Mr. Perry.

1. Keep the garbage bins at the west side wall, but provide a shelter to house the bins. Placing a flue at the top of the shelter running all the way up to the roof would allow any smell to exit via that channel.
2. The bins could be moved to the backyard by moving the west garden stairs inward, toward the property, to make a small cove between the stairs and the property line to house the bins. In my opinion, redesigning the retaining wall to put the bins in the backyard is much simpler than modifying the building structure to try and squeeze the bins into the garage.

Thank you again for hearing our concerns. We're certainly open to a dialogue to try and find a solution, but do strongly object to leaving the bins in the garage. We can appreciate the confines in which Mr. Perry is working, but if the plans stay as is, we would be asked to accept less than the minimum required space. Doing so would render the area useless to practically park any cars. I would like to talk to you over the phone, as I feel I would be able to better explain some of my objections/suggestions in conversation. If you would, please give me a call on my cell phone at 415-307-3154 at your convenience.

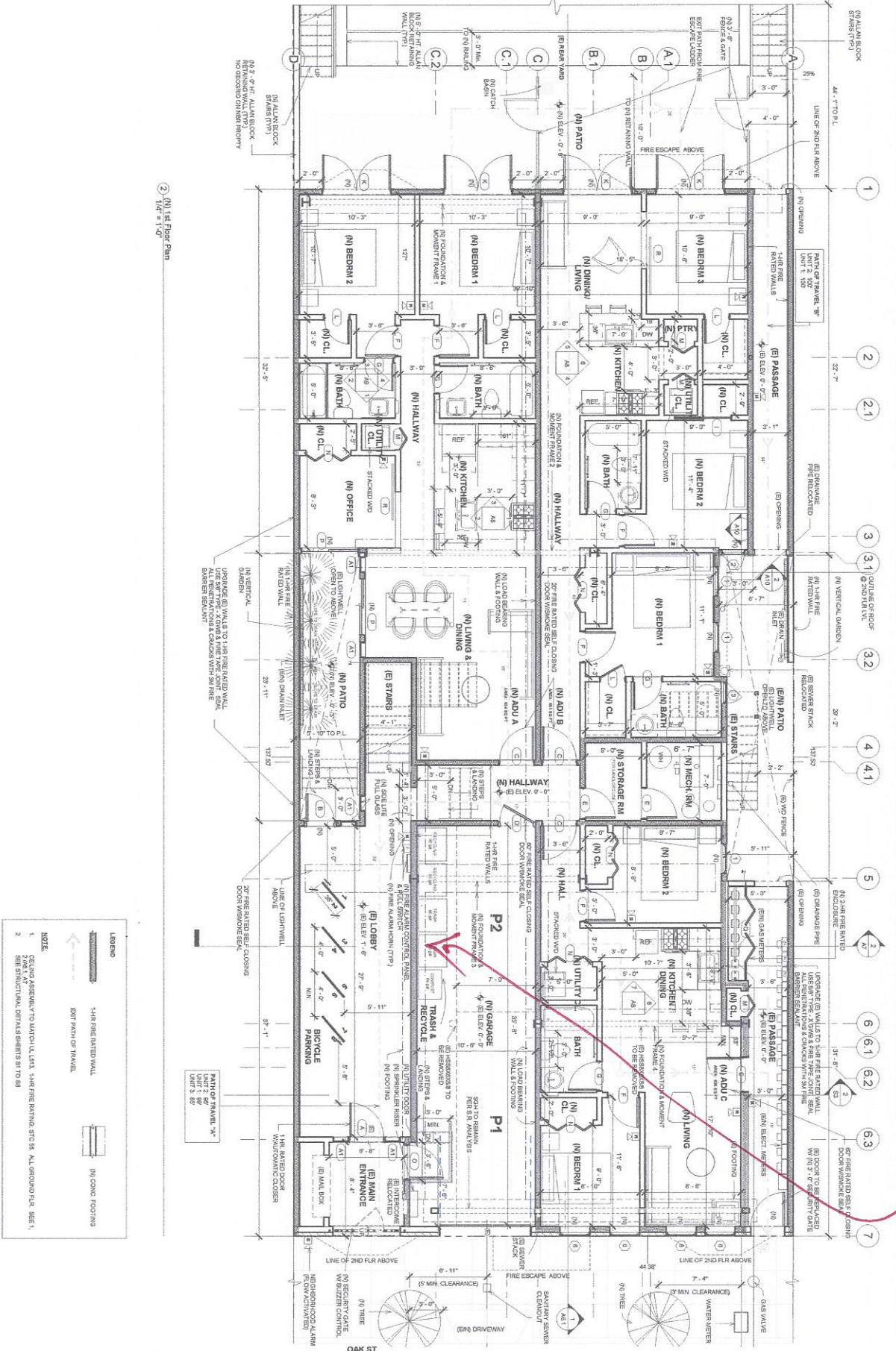
Thank you,

Donald Vertz

6



(N) 1st Floor Plan  
1/4" = 1'-0"



1ST VERSION  
3' TRASH BINS ARE IN PLACE

**LEGEND**

- 1/2" FIRE RATED WALL
- EXIT PATH OF TRAVEL
- (N) CORE FOOTING

**NOTE**

1. FOUNDATION TO MATCH UTA 1/4" FIRE RATED STCS. ALL GROUND FLOOR SEE '1'.
2. SEE STRUCTURAL DETAILS SHEETS ST-1 TO ST-8.

(N) 1st Floor Plan  
1/4" = 1'-0"

**A1.1**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

DRAWINGS ARE  
HALF SCALE  
AND NOT FOR  
CONSTRUCTION  
WHEN SHOWN  
ON 1/4" X 1/4" OR  
NOT MET  
SIGNED AND  
DATED

REVISIONS

| No. | Date |
|-----|------|
|     |      |

REGISTERED PROFESSIONAL ENGINEER  
W. CHARLES PERRY & ASSOCIATES  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650.438.9446







**2EP VERSION**  
**PAT TRADE BINS INSIDE WITH 50 GAL / 2'x2'**  
**PAT NO SUCH SIZE SUPPLIED BY SUNSET RECYCLOGY**  
**PLEASE SEE RECYCLOGY PAT # 51 ZONE - P4 13**



**LEGEND**

- 1/4" FIRE RATED WALL
- EXP PATH OF TRAVEL
- (N) CORN FOOTING

**NOTE**

- SEEING ASSEMBLY TO WATCH UL LISTS 1-HR FIRE RATING STIC, ALL GROUND FLOOR SEE 1
- SEE STRUCTURAL DETAILS SHEETS 91 TO 93

**LOBBY AREA NOTES**

- LOBBY AREA SHALL BE FINISHED WITH POLISHED BROWN ORNAMENTAL TITANIAN GRANITE
- WALL SCENES SHALL BE FINISHED WITH POLISHED BROWN ORNAMENTAL TITANIAN GRANITE
- WALL SCENES SHALL BE FINISHED WITH POLISHED BROWN ORNAMENTAL TITANIAN GRANITE
- WALL SCENES SHALL BE FINISHED WITH POLISHED BROWN ORNAMENTAL TITANIAN GRANITE

(N) 1st Floor Plan  
 1/4" = 1'-0"  
 DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK  
**A1.1**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 1/4" OR NOT WET SIGNED AND DATED**



| NO. | DATE       | REVISIONS |
|-----|------------|-----------|
| 1   | 01/28/2020 |           |
| 2   | 04/04/2020 |           |
| 3   | 06/02/2020 |           |
| 4   | 06/30/2020 |           |
| 5   | 07/14/2020 |           |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MARCO, CA 94043  
 850-488-9448

1555 OAK ST. SAN FRANCISCO, CA 94117

From: eikando777@gmail.com,  
To: dvsfca@aol.com,  
Subject: Photos  
Date: Sun, Aug 2, 2020 3:58 pm

Attachments:

Hi Don. Here are the photos you want



THREE GARAGE  
DOOR OF  
ADU BLDG



ADU  
APPLICATION BLDG

EAST ADJACENT BLDG

1555 OAK ST. SAN FRANCISCO, CA. 94117

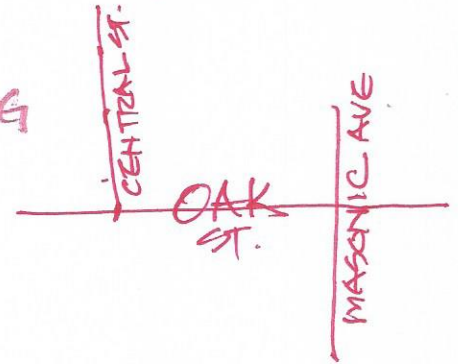


EAST  
ADJACENT BLDG

AUD BLDG

VERY BUSY  
OAK STREET

WEST ADJACENT BLDG



1555 OAK ST. SAN FRANCISCO, CA 94117

From: customerservice@recologysf.com,  
 To: dvsfca@aol.com,  
 Subject: 1555 OAK ST  
 Date: Wed, Jul 22, 2020 3:12 pm

Hi Donald,

Here are the bin sizes you currently have:

1-64g black **- TRASH**  
 2-96g blue bins **- RECYCLE**  
 1-32g green bin **- COMPOST**

the of 32, 64, and 96 gallon carts?

| Cart Size | Length | Width  | Height |
|-----------|--------|--------|--------|
| 16 gallon | 23.75" | 18.50" | 36.50" |
| 32 gallon | 24.50" | 19.00" | 38.25" |
| 64 gallon | 31.50" | 24.00" | 41.50" |
| 96 gallon | 35.00" | 27.25" | 44.50" |

20 gallon (same as a 32 gallon cart, with the lid 2 inches taller to accommodate a special 20 gallon insert)

**\* NO 50 GAL (2'x2') SIZE EXIST**

**ADU-3 UNITS AND EXISTING UNITS RENOVATION  
 WILL INCREASE NUMBER OF TENANTS IN THIS BLDG.  
 BY ALMOST 3 TIMES.**

**INADEQUATE NUMBER OF TRASH BIN WILL CREATE PROBLEM  
 FOR ALL TENANTS.**

Customer Service Representative 75

Recology W&A Samsen Swanger & Golden Gate

# NEW ACCESSORY DWELLING UNIT 1555 OAK STREET

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

Title Sheet  
 1/16" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK  
**T1**

### PROJECT DATA

### SHEET INDEX

### PROJECT TEAM

### VICINITY MAP

|                              |                     |
|------------------------------|---------------------|
| APN #                        | 1222/028A           |
| USE                          | RESIDENTIAL         |
| OCCUP. CLASS                 | R2                  |
| ZONING                       | RM-2                |
| TYPE OF CONSTRUCTION         | V-B NON-SPRINKLERED |
| YEAR BUILT                   | 1925                |
| BUILDING AREA                | 11,280 SQ FT        |
| PARCEL AREA                  | 6,102.25 SQ FT      |
| # OF STORIES OF OCCUPANCY    | 4                   |
| # OF BASEMENTS & CELLARS     | 0                   |
| EXISTING # OF DWELLING UNITS | 12                  |
| PROPOSED # OF DWELLING UNITS | 3                   |

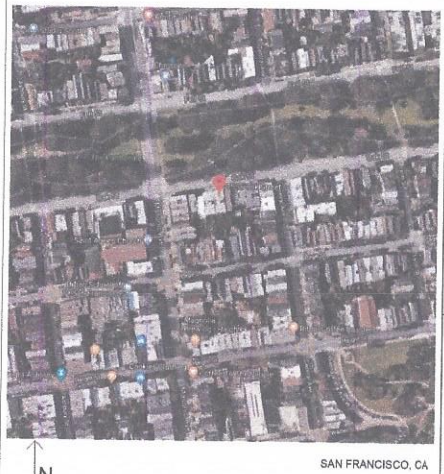
|      |   |       |  |
|------|---|-------|--|
| T1   | Title Sheet                                 | S5    | Structural Details Retrofit            |
| G1   | General Notes                               | S6    | Structural Details Retrofit            |
| G2   | General Notes                               | S7    | Structural Details Retrofit            |
| S1   | Special Inspection Form                     | S8    | Structural Details Retrofit            |
| A0   | (E) Site Plan                               | T24.1 | Title-24 Report                        |
| A0.1 | (N) Site Plan                               | T24.2 | Title-24 Report                        |
| A0.2 | Tree Planting Requirements                  | T24.3 | Title-24 Report - Green Checklist      |
| A1   | (E) 1st Floor Plan                          | T24.4 | Title-24 Energy/Green Inspection Forms |
| A1.1 | (N) 1st Floor Plan                          | GS5   | Green Building                         |
| A1.2 | (N) Reflected First Floor Ceiling Plan      |       |  |
| A2   | (E) 2nd To 4th Floor Plan - Prior Remodel   |       |  |
| A2.1 | (E) 2nd To 4th Floor Plan                   |       |  |
| A3   | (E) & (N) North Elevations                  |       |  |
| A3.1 | (E) & (N) South Elevations                  |       |  |
| A4   | (E) East Elevation                          |       |  |
| A5   | (E) West Elevation                          |       |  |
| A5.1 | (E/N) East & West Elevations                |       |  |
| A6   | (E) Cross Section A - A'                    |       |  |
| A6.1 | (E/N) Cross Section A - A' & Details        |       |  |
| A7   | (E) & (N) Cross Section B - B'              |       |  |
| A8   | (N) Interior Elevations                     |       |  |
| A9   | (N) Interior Elevations                     |       |  |
| A10  | (N) Arch. Schedules & Details               |       |  |
| F1   | (N) 1st Floor Fire Sprinkler Plan           |       |  |
| MEP1 | (N) 1st Floor MEP Plan                      |       |  |
| S1   | (E) Foundation Plan                         |       |  |
| S1.R | Foundation Plan Retrofit                    |       |  |
| S2   | (E) 1st Floor Wall & 2nd Floor Framing Plan |       |  |
| S2.R | 1st Floor Wall & 2nd Floor Framing Retrofit |       |  |
| S3   | (E) & (N) Cross Sections C - C'             |       |  |
| S4   | Structural Details Retrofit                 |       |  |

CIVIL ENGINEER/  
ENGINEER OF RECORD: W. CHARLES PERRY & ASSOCIATES  
 231 W. 41ST AVE.  
 SAN MATEO, CA 94403  
 CONTACT: CHARLES PERRY  
 PHONE: (650) 638-9546  
 CELL: (415) 909-2856  
 E-MAIL: charles@wcharlesperry.com

OWNER: STOCKTON SF LLC  
 650 SEVENTH AVENUE UNIT 205, 2/F  
 NEW YORK NY 10019  
 CONTACT: C/O PROPERTY MANAGER

PROPERTY MANAGER: GAETANI REAL ESTATE  
 4444 GEARY BLVD #100  
 SAN FRANCISCO, CA 94118  
 CONTACT: DAVID ALEXANDER  
 PHONE: (415) 868-1202  
 E-MAIL: david@gatani realestate.com

CONTRACTOR: TBD



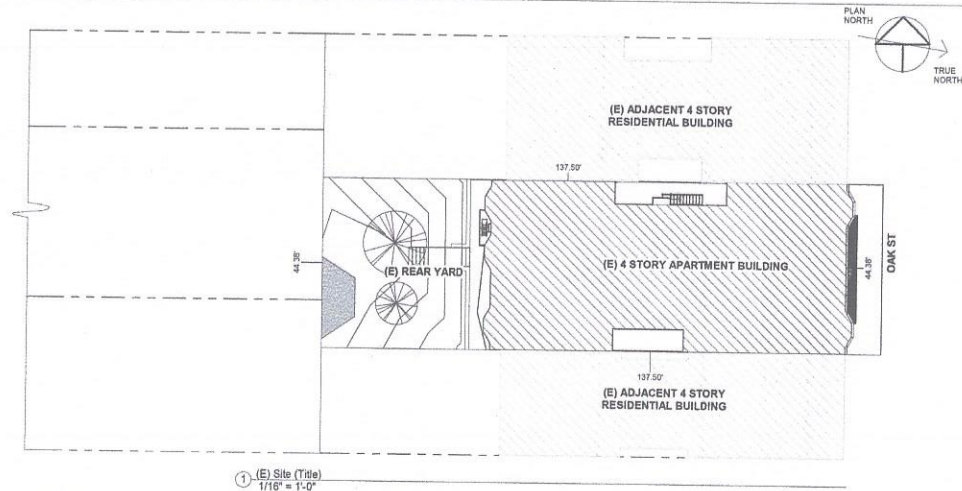
### PROJECT SCOPE

- CONSTRUCT THREE ACCESSORY DWELLING UNIT PER SF ORDINANCE 162-16.
- MANDATORY SOFT-STORY SEISMIC RETROFIT PREVIOUSLY COMPLETED.
- TO REMOVE (E) HSS & REPLACE W/ (N) FOUNDATION & MOMENT FRAME #4 & TO ADD FOOTING FOR (N) LOAD BEARING WALL.
- DESIGN OF AUTOMATIC FIRE ALARM SYSTEM FOR BUILDING WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 72.
- FIRE SPRINKLER SYSTEM DESIGN WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 13.

### CODES USED

- COMPLY WITH ALL CODES INCLUDING:
- 2019 CALIFORNIA STATE BUILDING CODE
  - 2019 SAN FRANCISCO BUILDING CODE
  - SAN FRANCISCO ORDINANCE 86 -13
  - SAN FRANCISCO BUILDING CODE / CHAPTER 34 B
  - SAN FRANCISCO ADMINISTRATIVE BULLETINS 106 & 107
  - 2019 CALIFORNIA STATE PLUMBING CODE
  - 2019 CALIFORNIA STATE MECHANICAL CODE
  - 2019 CALIFORNIA STATE ELECTRICAL CODE
  - CALIFORNIA FIRE CODE, TITLE 24, PG&E REQUIREMENTS AND 2016 CURRENT CITY CODES.

### (E) SITE PLAN



### ABBREVIATIONS

|       |               |      |            |        |                        |
|-------|---------------|------|------------|--------|------------------------|
| A.D.  | ADDITION      | AT   | AREA DRAIN | MAX    | MAXIMUM                |
| ADDN. | ADDN.         | AVT  | AVENUE     | MER.   | MANUFACTURER           |
| AVT   | AVENUE        | BLDG | BUILDING   | MN.    | MINIMUM                |
| BLDG  | BUILDING      | BLKS | BLOCKING   | MTD.   | MOUNTED                |
| BLKS  | BLOCKING      | BM   | BEAM       | MTL    | METAL                  |
| BM    | BEAM          | CB   | CONCRETE   | (N)    | NEW                    |
| CB    | CONCRETE      | CB   | CONCRETE   | (N)    | NOT IN CONTRACT        |
| CAB.  | CABINET       | CB   | CONCRETE   | N.T.S. | NOT TO SCALE           |
| CAS.  | CASING        | CB   | CONCRETE   | O.C.   | ON CENTER              |
| C.C.  | CROSS SECTION | CB   | CONCRETE   | OP.    | OPERATED               |
| CB    | CONCRETE      | CB   | CONCRETE   | OPP.   | OPPOSITE               |
| CB    | CONCRETE      | CB   | CONCRETE   | OPG    | OPENING                |
| CB    | CONCRETE      | CB   | CONCRETE   | PART   | PARTIAL                |
| CB    | CONCRETE      | CB   | CONCRETE   | PLYWD. | PLYWOOD                |
| CB    | CONCRETE      | CB   | CONCRETE   | PT.    | POINT                  |
| CB    | CONCRETE      | CB   | CONCRETE   | P.T.   | PRESSURE TREATED       |
| CB    | CONCRETE      | CB   | CONCRETE   | R.     | RADIUM RISER           |
| CB    | CONCRETE      | CB   | CONCRETE   | R.A.   | RETURN AIR             |
| CB    | CONCRETE      | CB   | CONCRETE   | R.D.   | ROAD                   |
| CB    | CONCRETE      | CB   | CONCRETE   | RENF.  | REINFORCED             |
| CB    | CONCRETE      | CB   | CONCRETE   | REQD.  | REQUIRED               |
| CB    | CONCRETE      | CB   | CONCRETE   | RM     | ROOM                   |
| CB    | CONCRETE      | CB   | CONCRETE   | R.O.   | ROUGH OPENING          |
| CB    | CONCRETE      | CB   | CONCRETE   | S.A.   | SUPPLY AIR             |
| CB    | CONCRETE      | CB   | CONCRETE   | S.B.   | SMOKE ATTENUATION BATT |
| CB    | CONCRETE      | CB   | CONCRETE   | S.D.   | SMOKE DETECTOR         |
| CB    | CONCRETE      | CB   | CONCRETE   | SECT.  | SECTION                |
| CB    | CONCRETE      | CB   | CONCRETE   | SIM    | SIMILAR                |
| CB    | CONCRETE      | CB   | CONCRETE   | SNGL   | SINGLE                 |
| CB    | CONCRETE      | CB   | CONCRETE   | S.D.G. | SLAB ON GRADE          |
| CB    | CONCRETE      | CB   | CONCRETE   | STD.   | STANDARD               |
| CB    | CONCRETE      | CB   | CONCRETE   | T & G  | TONGUE & GROOVE        |
| CB    | CONCRETE      | CB   | CONCRETE   | T.D.   | TRENCH DRAIN           |
| CB    | CONCRETE      | CB   | CONCRETE   | T.D.L. | TRUE DIVIDED LITE      |
| CB    | CONCRETE      | CB   | CONCRETE   | T.O.C. | TOP OF CONCRETE        |
| CB    | CONCRETE      | CB   | CONCRETE   | THK    | THICK                  |
| CB    | CONCRETE      | CB   | CONCRETE   | TR.    | TYPICAL                |
| CB    | CONCRETE      | CB   | CONCRETE   | U      | UNDER                  |
| CB    | CONCRETE      | CB   | CONCRETE   | V.F.   | VERIFY IN FIELD        |
| CB    | CONCRETE      | CB   | CONCRETE   | V.B.   | VAPOR BARRIER          |
| CB    | CONCRETE      | CB   | CONCRETE   | W      | WITH                   |
| CB    | CONCRETE      | CB   | CONCRETE   | W/O    | WITHOUT                |
| CB    | CONCRETE      | CB   | CONCRETE   | WD.    | WOOD                   |
| CB    | CONCRETE      | CB   | CONCRETE   | W.P.   | WATER PROOF            |
| CB    | CONCRETE      | CB   | CONCRETE   | W.W.F. | WELDED WIRE FABRIC     |

\* PAGE 9 A1.1 IN QUESTION

**GYPSUM WALLBOARD:**

1. INSTALL SHEETS WITH LONG SEAMS PARALLEL TO STUDS/JOISTS.
2. ATTACH TO STUDS/JOISTS W/ 1 1/4" DRYWALL SCREWS @ 6" O.C. MAX. COUNTER SINK HEADS. DO NOT TEAR PAPER.
3. TAPE & FLOAT ALL JOINTS.
4. TEXTURE TO MATCH (E) FINISH.
5. ALL WORK SHALL COMPLY WITH USG GYPSUM CONSTRUCTION HANDBOOK.

**DEFERRED SUBMITTAL:**

1. CONTRACTOR DUST CONTROL PLAN.
2. CONSTRUCTION WASTE MANAGEMENT PLAN.
3. DESIGN OF AUTOMATIC FIRE ALARM SYSTEM FOR BUILDING WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 72.
4. FIRE SPRINKLER PLANS. FIRE SPRINKLER CONTRACTOR SHALL DESIGN AND BUILD FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH 2016 NFPA 13. PLANS SHALL BE SUBMITTED TO E.O.R. FOR APPROVAL PRIOR TO SUBMISSION TO SFD&I & SFFD. WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT.
5. FIRE SPRINKLER SYSTEM DESIGN AND FIRE UNDERGROUND SERVICE WILL BE SUBMITTED UNDER SEPARATE PERMIT.
6. HYDRONIC HEATING AND DOMESTIC HOT WATER PLANS. HYDRONIC HEATING AND DOMESTIC HOT WATER SYSTEM DESIGNS SERVICE WILL BE SUBMITTED UNDER SEPARATE PERMIT.

**GENERAL NOTES & REQUIREMENTS:**

1. COMPLY WITH ALL CODES INCLUDING 2018 CALIFORNIA STATE BUILDING CODE, 2018 CALIFORNIA STATE PLUMBING CODE, CALIFORNIA STATE MECHANICAL CODE, CURRENT CITY CODES, TITLE 24, UMC, NEC, UPC, PG&E REQUIREMENTS, 2018 CALIFORNIA STATE ELECTRICAL CODE, AND 2018 SAN FRANCISCO BUILDING CODE.
2. DO NOT SCALE DRAWINGS.
3. PROTECT ADJACENT PROPERTY AND IMPROVEMENTS. REPLACE DAMAGED ADJACENT PROPERTIES/IMPROVEMENTS AS REQUIRED.
4. PROVIDE ALLOWANCES FOR FINISHES, PER OWNER'S SPECIFICATIONS AND APPROVAL (AS REQ'D).
5. NO WORK TO BE CONCEALED UNLESS APPROVED AND SIGNED OFF BY INSPECTOR.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA, CAL-OSHA, AND LOCAL SAFETY REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY & SECURITY FOR ALL PERSONS ON JOB SITE. THIS INCLUDES SUBCONTRACTORS, INDEPENDENT CONTRACTORS, PROFESSIONALS, AND LAY PERSONS.
7. ALL MATERIALS TO COMPLY WITH THE APPLICABLE ICBO/2010 CSBC STANDARDS.
8. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH 200 CSBC STANDARD 25-17 AND PROJECT SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE TO OWNER OR THEIR AGENT A CONSTRUCTION PLAN SHOWING TRAILER, DEBRIS BOX, TOILETS, PARKING, AND MATERIAL STORAGE LOCATION ON SITE, FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
10. CONTRACTOR SHALL CONFORM TO THE CITY GUIDELINES FOR HOURS OF CONSECUTION IN A RESIDENTIAL AREA: MON - FRI 7:00 AM TO 6:00 PM, SAT 9:00 AM TO 5:00 PM, NO WORK ON SUNDAYS/HOLIDAYS
11. CONTRACTOR TO PRESENT ALL WARRANTIES TO PROPERTY OWNERS AT END OF PROJECT.
12. CONTRACTOR TO PROVIDE UNCONDITIONAL LIEN RELEASES FROM ALL SUBCONTRACTORS AND SUPPLIERS PRIOR TO ALL PAYMENTS.
13. CONTRACTOR TO PROVIDE CERTIFICATE OF INSURANCE WITH OWNER AND ENGINEER OF RECORD AS NAMED ADDITIONAL INSURED FOR SELF AND ALL SUBCONTRACTORS.
14. PROVIDE TEMPORARY 6' HIGH SECURITY & PRIVACY FENCE AROUND SITE DURING CONSTRUCTION.
15. JOB SITE SHALL BE BROOM SWEEP, ORGANIZED, AND SECURED AT THE END OF EACH DAY. TOOLS & MATERIALS SHALL BE STORED & SECURED IN THEIR DESIGNATED LOCATIONS WITHIN SECURITY & PRIVACY FENCING. DEBRIS SHALL BE PLACED IN DEBRIS BOZ OR RECYCLED AS REQUIRED BY CITY, COUNTY, STATE, & FEDERAL REGULATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY FOR ALL EMPLOYEES, SUBCONTRACTORS, SUPPLIERS, INDEPENDENT CONTRACTORS, PROFESSIONALS, & PEDESTRIANS ON JOB SITE AT ALL TIMES.

**PRIORITY OF DOCUMENTS:**

1. PRIORITY OF DOCUMENTS:
  - A. SIGNED CHANGE ORDERS AND ADDENDUM PREVAIL OVER...
  - B. CONTRACTS PREVAIL OVER...
  - C. WRITTEN SPECIFICATIONS, INCLUDING STANDARDS PRODUCT INSTALLATION & USE GUIDES, CODES, AND REGULATIONS, WHICH PREVAIL OVER...
  - D. INDUSTRY STANDARDS, CODES, AND GOVERNMENT REGULATIONS.
  - E. DRAWN PLANS.
2. WHEN A CONFLICT OR MULTIPLE REQUIREMENTS OCCUR, THE MOST RESTRICTIVE INTERPRETATION THAT PRODUCES THE HIGHEST QUALITY WORKMANSHIP CONSIDERING ALL REQUIREMENTS SHALL PREVAIL.
3. CODES, STANDARDS, AND REGULATIONS SHALL BE THE MOST RECENT VERSION IN FORCE AT THE TIME OF CONSTRUCTION.
4. ENGINEER OF RECORD SHALL BE THE FINAL ARBITER IN THE INTERPRETATION OF CONTRACT AND CONSTRUCTION DOCUMENTS.

**WARNINGS:**

1. SITE CONDITIONS MIGHT VARY FROM PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WINDOW SIZES, PIPE LOCATIONS, PIPE SIZE, ETC. IN FIELD. CONTRACTOR SHALL CONFIRM DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND INFORM THE ENGINEER OF RECORD OF ALL VARIANCES.

**PROJECT SUBMITTALS & REQUESTS FOR INFORMATIONS:**

1. INFORMATION CONTAINED IN THESE GENERAL NOTES & CONSTRUCTION NOTES MIGHT BE AMENDED BY INFORMATION IN CONTRACTORS SUBMITTALS AND BY ENGINEER OF RECORD'S RESPONSES TO REQUESTS FOR INFORMATION.
2. CONTRACTOR SHALL DIRECT ALL REQUESTS FOR INFORMATION TO ENGINEER OF RECORD.
3. CONTRACTOR SHALL SUBMIT PRODUCT DATA SHEETS AND SPECIFICATIONS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION FOR ALL PRODUCTS USED ON THE PROJECT.
4. CONTRACTOR SHALL PROVIDE BOUND COPIES OF ALL WARRANTIES, MANUALS, & INSTRUCTIONS, ETC. TO E.O.R. AT END OF PROJECT.

**CONCRETE & REINFORCING STEEL:**

1. ALL CONCRETE SHALL BE F'c=3000 PSI MIN. USE 6-SACK MIX OF TYPE IIA CEMENT. MAX W/C RATIO OF 0.5 MAX AGGREGATE SIZE 3/4". CONTRACTOR SHALL PROVIDE MIX DESIGN FROM PLANT TO E.O.R. FOR APPROVAL. CONTRACTOR SHALL MATCH BATCH TICKET TO MIX DESIGN. CONTRACTOR SHALL HIRE TESTING COMPANY TO TAKE 3 SAMPLES & TEST.
2. SANDBLAST OR ROUGHEN & CLEAN EXISTING CONCRETE SURFACES WHEN CASTING NEW CONCRETE AGAINST EXISTING CONCRETE.
3. APPLY WELD-CRETE BONDING AGENT (OR EQUIVALENT) TO EXISTING CONCRETE SURFACES.
4. ALL REINFORCING STEEL SHALL HAVE FY=60 KSI MIN.
5. LEVELING/TOPPING COMPOUNDS SHALL BE QUICKCRETE SAND TOPPING MAX.
6. FLATWORK REPAIRS SHALL BE PERFORMED WITH SHRINKAGE COMPENSATING TYPE 1 CEMENT.
7. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT ACI MANUAL OF STANDARD PRACTICE
8. ALL REINFORCING STEEL WORK SHALL COMPLY WITH THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.

**WARNINGS:**

1. LOCATE (E) UTILITIES PRIOR TO ALL EXCAVATIONS.
2. EXCAVATE TO REQ'D DEPTH & NO FURTHER. DO NOT DISTURB SOIL BENEATH NEW FOOTINGS.
3. DO NOT ALLOW EXCAVATED SOIL TO DRY OR GET WET. ANY CHANGE IN MOISTURE CONTENT OF SUPPORTING SOIL SHALL BE REMEDIED BY SCARIFICATION TO A DEPTH OF 12" AND COMPACTION OF 95% OF OPTIMUM PER ASTM STANDARDS.

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △         | 3/26/2020 |
| △         | 5/4/2020  |
| △         | 6/9/2020  |
| △         | 8/30/2020 |
| △         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



The drawing, as an instrument of service is used and cannot be separated from the engineer and shall not be the property of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT  
 Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

General Notes

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**G1**

## FASTENERS:

1. ALL FASTENERS TO HOT DIPPED GALVANIZED.
2. ALL HOT DIPPED GALVANIZED FASTENERS TO MEET STANDARD ASTM-A153.
3. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH 2010 CSBC STANDARD 25-17 AND PROJECT SPECIFICATIONS.

## FLASHING:

1. ALL FLASHING TO BE HOT DIPPED GALVANIZED 24 GAUGE GSM OR BETTER.
2. HEM ALL CUT EXPOSED EDGES.
3. USE BONDERIZED GSM OR PICKLE GSM PRIOR TO PRIMING.
4. PRIME GSM PRIOR TO INSTALLATION.
5. SEAL ALL LAPPED HORIZONTAL GSM JOINTS WITH MOISTPRO SEALANT.
6. SOLDER ALL CORNERS & EDGE JOISTS.
7. SLOPE ALL Z FLASHING & HEAD FLASHING TO DRAIN.
8. ALL SHEET METAL WORK SHALL CONFORM W/ SMACNA ARCHITECTURAL SHEET METAL MANUAL.

## DECAY RESISTANCE:

1. TREAT ALL CUT ENDS AND SIDES OF PTDF WITH DECAY RESISTANT SURFACE TREATMENT SUCH AS SODIUM OCTOBORATE OR EQUIVALENT PRIOR TO FURTHER PAINTING OR STAINING.

## MINOR DECAY REPAIRS:

1. REMOVE DECAYED WOOD.
  2. SATURATE DAMAGED SURFACE WITH "CPES" AND ALLOW TO CURE PER MANUAL INSTRUCTIONS.
  3. FILL VOID WITH FILLER EPOXY AND ALLOW TO CURE PER MANUFACTURER'S INSTRUCTIONS. COLOR TO MATCH EXISTING WOOD WITH "BROWN EPOXY COLORING AGENT."
  4. SHAPE EPOXY FILLER TO MATCH EXISTING SURFACE.
- NOTE: ALL PRODUCTS AVAILABLE FROM [HTTP://WWW.ROTDCTOR.COM](http://www.rotdoctor.com). EQUIVALENT PRODUCTS MAY BE SUBSTITUTED UPON REVIEW AND APPROVAL BY ENGINEER OF RECORD.

## PAINTING & STAINING:

1. PAINT REPAIRED PORTIONS OF BUILDING. THIS INCLUDES TRIM, FLASHING, DOWN SPOUTS, & DOORS SHALL BE PAINTED OR STAINED AS SPECIFIED BELOW. PAINT TO ARCHITECTURAL LIMITS.
2. PAINT PER PAINTING AND DECORATION CONTRACTORS OF AMERICA HANDBOOK AND PAINT MFG.'S SPECIFICATIONS. SEMI-GLOSS ENAMEL AT KITCHEN AND BATH, FLAT LATEX ELSEWHERE INSIDE AND OUTSIDE. GARAGE AND SHOP SPACES ARE TO BE PAINTED. PAINT ALL FLASHING, GUTTERS, AND LEADERS. PAINT SHALL BE PRIMER & 2 TOP COAT UNLESS OTHERWISE SPECIFIED BY PAINT MANUFACTURER. INTERIOR WOODWORK, TRIM DOORS AND WINDOWS SHALL BE PAINTED WITH SEMI-GLOSS ENAMEL. PAINT GRADE AND COLOR PER OWNER'S SPECIFICATIONS AND APPROVAL. USE DUN EDWARDS OR EQUIVALENT.
3. PRIME.
4. FILL ALL GAPS, CRACKS, VOIDS, & UNEVEN SURFACES WITH ACRYLIC PUTTY/CAULKING.
5. SEAL ALL GAPS AT DOORS, WINDOW, & PENETRATIONS WITH ACRYLIC SEALANT.
6. TOP COAT 2 TIMES. PAINT SHOULD BE SPECIFICALLY FORMULATED FOR INTENDED SURFACE FINISH.
7. ALLOW GUARDRAILS AND POSTS TO SEASON FOR 8 WEEKS.
8. STAIN GUARDRAILS AND POSTS WITH DUNN-EDWARDS SEMI-SOLID EXTERIOR STAIN OR EQUIVALENT. PUT FUNGICIDE IN STAIN PRIOR TO APPLICATION.
9. WHEN PRIMING (N) STUCCO, MASONRY OR CONCRETE, CONTRACTOR SHALL TEST SURFACE PH & VERIFY COMPATIBILITY WITH PRIMER PRIOR TO PAINTING.

## CRIPPLE WALL RETROFITS:

### A. GENERAL

1. ALL EXISTING CONCRETE AND WOOD MATERIAL WHICH WILL BE PART OF THE STRENGTHENING WORK SHALL BE IN SOUND CONDITION AND FREE FROM DEFECTS WHICH WOULD SUBSTANTIALLY REDUCE THE CAPACITY OF THE MATERIAL. ANY SUBSTANDARD MATERIAL SHALL BE REPAIRED OR REPLACED TO MEET MINIMUM BUILDING CODE REQUIREMENTS. NEW FOUNDATIONS SHALL MEET CURRENT BUILDING CODE REQUIREMENTS.

## CRIPPLE WALL RETROFITS:

2. ALL METAL CONNECTORS AND HARDWARE SHALL MEET AN APPROVED STANDARD FOR ITS INTENDED USE AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THESE STANDARDS. ALTERNATE DETAILS MAY BE APPROVED BY THE BUILDING OFFICIAL PROVIDED DETAILED INFORMATION AND CALCULATIONS ARE SUBMITTED AND APPROVED.
3. ALL EXISTING UNDER FLOOR VENTILATION SHALL BE MAINTAINED.
4. DUE TO THE CORROSIVE NATURE OF NEW PRESSURE TREATED WOOD WHICH CAN CAUSE PREMATURE FAILURE OF THE METAL HARDWARE, FASTENERS IN NEW PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED FASTENERS (MEETING ASTM A 153) AND CONNECTORS (ASTM A 653 CLASS G 185 SHEET), OR BETTER.
5. LEGEND:  
(E) = EXISTING CONSTRUCTION; (N) = NEW CONSTRUCTION  
4/S1 = REFER TO DETAIL 4 ON SHEET S1  
NTS = NOT TO SCALE; MIN = MINIMUM  
FFC = FLOOR FRAMING CLIP
6. COVER ALL VENT HOLES WITH SCREEN TO PREVENT INTRUSION BY ANIMALS.
- B. MUDDSILL CONNECTIONS
  1. NEW BOLTS OR UFP 1 0 ANCHORS REQUIRED BY REINFORCEMENT SCHEDULE 4/S1 SHALL BE INSTALLED WITHIN PLYWOOD BRACED PANEL S. SEE DETAIL 2/S2.
  2. WHERE ON EXISTING CONTINUOUS RIM JOIST, END JOIST, OR SOLID BLOCKING BETWEEN JOISTS, DOES NOT EXIST ABOVE AND SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.
  3. ALL NEW MUD SILL BOLTS SHALL HAVE A 3"x3"x1/4" PLATE WASHER INSTALLED BETWEEN THE MUD SILL (OR BLOCKING) AND THE NUT.
  4. NEW BOLTS SHALL BE 1-1/2" INCHES MINIMUM FROM THE EDGES OF THE MUD SILL AND 6" FROM THE ENDS.
  5. EXISTING ANCHOR BOLTS ARE GENERALLY NOT RELIABLE AND SHOULD NOT BE CONSIDERED AS MEETING THE REQUIREMENTS OF THIS PLAN SET.
  6. NEW BOLTS OR ANCHORS WITHIN NEW BRACED PANELS SHALL BE PLACED AS FOLLOWS:
    - A) ONE BOLT OR ANCHOR AT EACH END OF THE BRACED BAY
    - B) ADDITIONAL BOLTS OR ANCHORS AT 32" ON CENTER OR LESS
    - C) ADDITIONAL FOUNDATION BOLTS OR ANCHORS AS REQUIRED BY THE SCHEDULE DETAIL 4/S1.
  7. NEW MUDDSILL PLATES SHALL BE PRESSURE-TREATED DOUGLAS- FIR OR FOUNDATION-GRADE REDWOOD.
  8. NEW STEEL BOLTS SHALL CONFORM TO ASTM A307. ADHESIVE OR EXPANSION TYPE ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. THIRD PARTY SPECIAL INSPECTION IS NOT REQUIRED. EXPANSION BOLTS SHALL NOT BE "ADHESIVE TYPE" ANCHORS IS STRONGLY ENCOURAGED.
  9. PROVIDE NEW MUDDSILL BOLTS OR ANCHORS OUTSIDE OF BRACED PANELS AT 8'-0" ON CENTER OR LESS.
- C. FLOOR TO CRIPPLE WALL/MUDDSILL CONNECTION
  1. SEE "REINFORCEMENT SCHEDULE" 4/S1 AND DETAIL 5/S2 FOR REQUIRED CONNECTION.
  2. INCREASE LENGTH OF NAILS 1/2" WHEN ATTACHING FLOOR FRAMING CLIPS THROUGH PLYWOOD.
  3. IF SPLICES IN DOUBLE TOP PLATES DO NOT HAVE A MINIMUM 48" LAP, PROVIDE A NEW MINIMUM 4' STRAP. SEE DETAIL 6A/S2.
  4. EXISTING SINGLE TOP PLATES SHALL REINFORCED WITH A 18GA X 48" METAL STRAP. SEE DETAIL 6B/S2.
  5. WHERE PLATE STRAPS OCCUR WITHIN A BRACED PANEL, THE STRAP SHALL BE PLACED OVER THE PLYWOOD AND THE PLYWOOD NAILS OMITTED WHERE THE STRAP IS INSTALLED.
- D. PLYWOOD BRACED PANEL INSTALLATION
  1. SEE 4/S1 "REINFORCEMENT SCHEDULE" FOR THE REQUIRED LENGTH OF NEW PLYWOOD PANEL BRACING ALONG EACH WALL LINE. SEE "SAMPLE FOUNDATION PLAN" FOR THE DEFINITION OF A "WALL LINE" AND AN EXAMPLE OF PLYWOOD PANEL LAYOUT.
  2. INSTALL PLYWOOD BRACED PANELS OF EACH END OF EACH WALL LINE AND SPACE ADDITIONAL PANELS, AS NEEDED, ALONG EACH WALL LINE.
  3. PLYWOOD BRACED PANELS CLOSEST TO THE ENDS OF WALL LINES SHALL BE LOCATED AS NEAR TO THE ENDS AS POSSIBLE. PANELS MAY BE LOCATED AWAY FROM THE ENDS OF A WALL LINE WHEN EXISTING OBSTRUCTIONS OR LIMITED CLEARANCE NECESSITATES SUCH RELOCATION.
  4. PLYWOOD BRACED IPANELS SHOULD BE NEARLY EQUAL IN LENGTH AND SHOULD BE NEARLY EQUAL IN SPACING ALONG THE LENGTH OF THE WALL WHERE POSSIBLE.
  5. THE LENGTH OF EACH INDIVIDUAL PANEL MUST BE TWICE THE HEIGHT OF THE CRIPPLE WALL BEING BRACED, BUT NEVER LESS THAN 48 INCHES IN LENGTH.
  6. THE PERIMETER OF OIL NEW PLYWOOD BRACED PANEL SHALL BE NAILED TO EXISTING CRIPPLE WALL STUDS, TOP PLATE(S) AND THE MUDDSILL AT 4" ON CENTER. ATTACH PLYWOOD TO INTERMEDIATE CRIPPLE WALL STUDS AT A MAXIMUM OF 12" ON CENTER.
  7. NAILS SHALL BE 8D COMMON X 2-1/2" LONG WITH A MINIMUM SHANK DIAMETER OF .131 INCHES (.131 X 2-1/2"). .131 X 2-1/2" NAILS MAY BE USED FOR INSTALLATIONS USING NAIL GUNS.
  8. PLYWOOD BRACED PANEL SHALL BE 5-PLY, 15/32" EXTERIOR GRADE CDX S1 (3-PLY 15/32" IS NOT ACCEPTABLE).
  9. MAINTAIN A MINIMUM EDGE DISTANCE 3/8", FROM CENTER OF NAIL TO ANY PLYWOOD EDGE.
  10. DO NOT OVERDRIVE, COUNTERSINK, OR OTHERWISE DAMAGE THE "OUTERMOST PLY" WHEN INSTALLING NAILS.
  11. DO NOT SPACE NAILS CLOSER THAN 3-1/2" IN PLYWOOD BRACED PANELS.
  12. NAILS MUST BE FIRMLY EMBEDDED IN FRAMING BEHIND PLYWOOD WITHOUT CAUSING SPLITTING. SEE DETAIL 4A/S2 FOR DOUBLE STUD AT PLYWOOD JOINTS.

## STUCCO:

1. CONTRACTOR TO PARTIALLY REMOVE STUCCO AND BUILDING PAPER WHERE REQUIRED. WHERE WATER DAMAGED SUBSTRAT IS ENCOUNTERED, CONTRACTOR TO REMOVE SECTION OF BOARD, AND CHECK FOR ADDITIONAL WATER DAMAGE. IF DAMAGED WOOD IS ENCOUNTERED CONTRACTOR TO NOTIFY E.O.R. PRIOR TO REMOVING ADDITIONAL GYPSUM BOARD & STARTING ANY REPAIRS.
2. CONTRACTOR TO INSTALL 2 LAYERS OF 'JUMBO TEX 60' PAPER, LAPPED TO DRAIN. AT ALL (N) AND REPAIRED LOCATIONS.
3. INSTALL GALVANIZED STUCCO LATH, SCREEDS, & EXPANSION JOINTS IN ACCORDANCE W/ASTM C1083-99 AND MFG.'S RECOMMENDATIONS.
4. PROVIDE 7/8" NEW STUCCO WHERE REQ'D. TO MATCH EXISTING FINISH. APPLY STUCCO AS FOLLOWS:
  - A. MIN. 3 COATS PER ASTM C 926-98A & HCMB STUCCO & PLASTER RESOURCE GUIDE
  - B. TEXTURED TO MATCH EXISTING STUCCO
  - C. SCRATCH AND BROWN COATS SHOULD BE WET CURED FOR 7 DAYS MIN. ALLOWED TO HARDEN FOR 14 DAYS PER STUCCO ASSOCIATION RECOMMENDATIONS. BEFORE ANY SUBSEQUENT COATS ARE APPLIED, PATCH ALL CRACKS IN BROWN COAT PRIOR TO APPLYING FINISH COAT. THE FINISH COAT OF STUCCO SHOULD BE ALLOWED TO CURE FOR 28 DAYS PRIOR TO PAINTING.
5. FOR ADDITIONAL CURING GUIDELINES, CONTRACTOR TO FOLLOW NORTHWEST WALL AND CEILING BUREAU GUIDELINE & THE CBC WET CURE 7 DAYS MIN.
6. WHEN JOINING OLD STUCCO TO NEW, BREAK OLD STUCCO TO AN INTACT, UNEVEN EDGE. REMOVE ALL LOOSE OR CRACKED STUCCO. LEAVE 2 INCH MINIMUM WIRE LATH EXPOSED. LAP NEW BUILDING PAPER TO (E) BUILDING PAPER, 2" MIN. ON HORIZONTAL JOINTS & 8" MIN ON VERTICAL JOINTS COAT ALL (E) SURFACES W/ WELDCRETE OR COMPATIBLE BONDING AGENT. APPLY SCRATCH AND BROWN COATS AND LEAVE ROOM FOR (N) FINISH COAT TO MATCH (E) FINISH COAT. BLEND (N) FINISH COAT INTO (E) FINISH COAT, BOND WITH WELDCRETE.
7. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE TO ENGINEER OF RECORD FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

## REPAIR STUCCO:

1. INSTALL NEW WEEP SCREED & COUNTER-FLASHING REGLET WHERE SHOWN & AS SHOWN
2. INSTALL NEW BUILDING PAPER & LATH; TIE OLD LATH TO NEW; LAP OLD LATH WITH NEW
3. INSTALL NEW 3-COAT STUCCO SYSTEM. MATCH EXISTING TEXTURE. BLEND NEW STUCCO TO OLD ACROSS JOINTS.
4. INSTALL NEW COUNTER-FLASHING.
5. PAINT NEW STUCCO & COUNTER-FLASHING TO MATCH EXISTING. BLEND NEW PAINT TO OLD.
6. INSTALL NEW COUNTER-FLASHING.

## SPECIAL INSPECTIONS & STRUCTURAL OBSERVATION:

CONTRACTOR IS RESPONSIBLE FOR HIRING SPECIAL INSPECTORS, COLLECTING REPORTS, AND DISTRIBUTING COPIES OF REPORTS TO E.O.R., OWNER, & CITY OF SAN FRANCISCO.

1. ANCHOR BOLT INSTALLATION
2. CONCRETE FORMWORK & REBAR PLACEMENT
3. EPOXY SETTING OF REBAR DOWELS
4. CONCRETE PLACEMENT & TESTING. MATCH BATCH TICKETS TO MIX DESIGN.
5. BLOCKING, CLIPPING & STRAPPING.
6. PLYWOOD NAILING.
7. MOMENT FRAME WELDING. WHEN CUSTOM SHOP OR FIELD WELDING FRAMES INSTALLED.
8. MEP / TITLE 24

## INSPECTIONS BY ENGINEER OF RECORD:

ENGINEER OF RECORD SHALL BE RETAINED BY OWNER TO PROVIDE THE REQUIRED STRUCTURAL OBSERVATIONS AND PERIODIC & FINAL REPORTS TO THE CITY OF SAN FRANCISCO DEVELOPMENT & ENVIRONMENTAL SERVICES DEPARTMENT, BUILDING & SAFETY, PER SAN FRANCISCO CITY ORDINANCE NO. 31-2007, SECTION 7-1220.1709

1. AFTER DEMOLITION
  2. AFTER EXCAVATION, FORMWORK, & REBAR PLACEMENT
  3. DURING ANCHOR BOLT & HOLDDOWN INSTALLATION
  4. AFTER BLOCKING, CLIPPING & STRAPPING
  5. AFTER PLYWOOD SHEATHING INSTALLATION
  6. AFTER WALLBOARD INSTALLATION AND TAPING
  7. PUNCH-LIST INSPECTION
  8. FINAL INSPECTION
- A. WHERE NEW FOUNDATION ELEMENTS ARE REQUIRED
    1. AFTER EXCAVATION, FORMWORK & REBAR PLACEMENT
    2. EPOXY SETTING OF REBAR DOWELS
  - B. WHERE FLATWORK IS INSTALLED TO IMPROVE DRAINAGE
    1. AFTER SURFACE PREPARATION & INSTALLATION OF SCREEDS
    2. AFTER PLACEMENT & FINISHING OF (N) FLATWORK
  - C. WHERE COLUMNS & POST BASES ARE REPAIRED
    1. AFTER DEMOLITION OF CONCRETE & DAMAGED PORTIONS OF POST BASES
    2. AFTER WELDING ON (N) POST BASES TO REMNANTS OF (E) POST BASES
    3. AFTER INSTALLATION OF (N) COLUMNS
  - D. WHERE STUCCO IS REPAIRED OR REPLACED
    1. AFTER WATERPROOFING & LATH INSTALLATION
    2. AFTER SCRATCH & BROWN COAT
    3. AFTER FINISH COAT

## REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

## W. CHARLES PERRY & ASSOCIATES

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-639-9546



This drawing is an outgrowth of service to a client and is not to be used for any other project without the written consent of the Engineer.

**DRAWINGS ARE  
HALF SCALE  
AND NOT FOR  
CONSTRUCTION  
WHEN SHOWN  
ON 11X17 OR  
NOT WET  
SIGNED AND  
DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**

1555 Oak Street  
San Francisco, CA 94117

General Notes

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

G2

City and County of San Francisco  
Department of Building Inspection



London N. Breed, 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 1704.6. 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](mailto:dbi_specialinspections@sfgov.org)
4. In person: 3<sup>rd</sup> 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](http://www.sfdbi.org)

Updated 11/01/2018

**SPECIAL INSPECTION AND STRUCTURAL OBSERVATION**  
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 1555 Oak St APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME: Stockton SF LLC OWNER PHONE NO. 415, 868-1202

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 1704.6. 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 Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |   |   |  |
|---|---|--|
| 1 <input type="checkbox"/> Concrete (Placement & sampling)  | 4 <input type="checkbox"/> High-strength bolting                        | 18 <input type="checkbox"/> Bolts installed in existing concrete masonry:  |
| 2 <input type="checkbox"/> Bolts installed in concrete  | 5 <input type="checkbox"/> Structural masonry                           | <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry   |
| 3 <input type="checkbox"/> Special moment:  | 6 <input type="checkbox"/> Reinforced gypsum concrete                   | <input type="checkbox"/> Pull/torque tests   |
| Reading concrete frame  | 7 <input type="checkbox"/> Insulating concrete fill                     | 19 <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms                                       |
| 4 <input type="checkbox"/> Reinforcing steel and prestressing tendons                                 | 8 <input type="checkbox"/> Spray-on Reproducting                        | 20 <input type="checkbox"/> Holdowns   |
| 5 <input type="checkbox"/> Structural welding:  | 9 <input type="checkbox"/> Piling, drilled piers and caissons           | 21 <input type="checkbox"/> Special cases:   |
| A. <b>Periodic Visual Inspection</b>  | 10 <input type="checkbox"/> Shotcrete                                   | <input type="checkbox"/> Shoring   |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller                                    | 11 <input type="checkbox"/> Special grading, excavation                 | <input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property                           |
| <input type="checkbox"/> Shield studs   | 12 <input type="checkbox"/> And filling (Cso, Engineered)               | <input type="checkbox"/> Affecting adjacent property: PA _____   |
| <input type="checkbox"/> Welded studs   | 13 <input type="checkbox"/> Smoke-control system                        | <input type="checkbox"/> Others _____  |
| <input type="checkbox"/> Cold formed studs and joists   | 14 <input type="checkbox"/> Exterior facing                             | 22 <input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21) |
| <input type="checkbox"/> Stair and riling systems   | 15 <input type="checkbox"/> Reinforcing steel                           | 23 <input type="checkbox"/> Others: "As recommended by professional of record"   |
| <input type="checkbox"/> Reinforcing steel  | 16 <input type="checkbox"/> Retrait of unreinforced masonry buildings:  |  |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld)                               | <input type="checkbox"/> Testing of mortar quality and shear tests      |  |
| <input type="checkbox"/> Franking steel; and <input type="checkbox"/> NDT required                    | <input type="checkbox"/> Inspection of reporting operations             |  |
| <input type="checkbox"/> Moment-resisting frames  | <input type="checkbox"/> Installation inspection of new shear bolts     |  |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Pre-installation inspection for embedded bolts |  |
| 24 <input type="checkbox"/> Structural observation per Sec. 1704.6 for the following:                 | <input type="checkbox"/> Pull/torque tests per SFBC Sec 1907C & 1915C   |  |
| <input type="checkbox"/> Concrete construction  | <input type="checkbox"/> Foundations                                    |  |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Masonry construction                           |  |
| 25 <input type="checkbox"/> Certifications required for: <input type="checkbox"/> Civilian components | <input type="checkbox"/> Wood framing                                   |  |
| 26 <input type="checkbox"/> Finetops in high-rise building  | <input type="checkbox"/> Steel framing                                  |  |

Prepared by: W. Charles Perry / Engineer Of Record Phone: 415, 509-2956  
Engineer/Architect of Record

Required information:  
FAX: ( ) Email: charles@wcharlesperry.com

Review by: \_\_\_\_\_ DBI Engineer or Plan Checker Phone: (415) 558-\_\_\_\_\_

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](mailto:dbi_specialinspections@sfgov.org); or FAX (415) 558-6474

Revised 9-23-17

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-438-9546



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

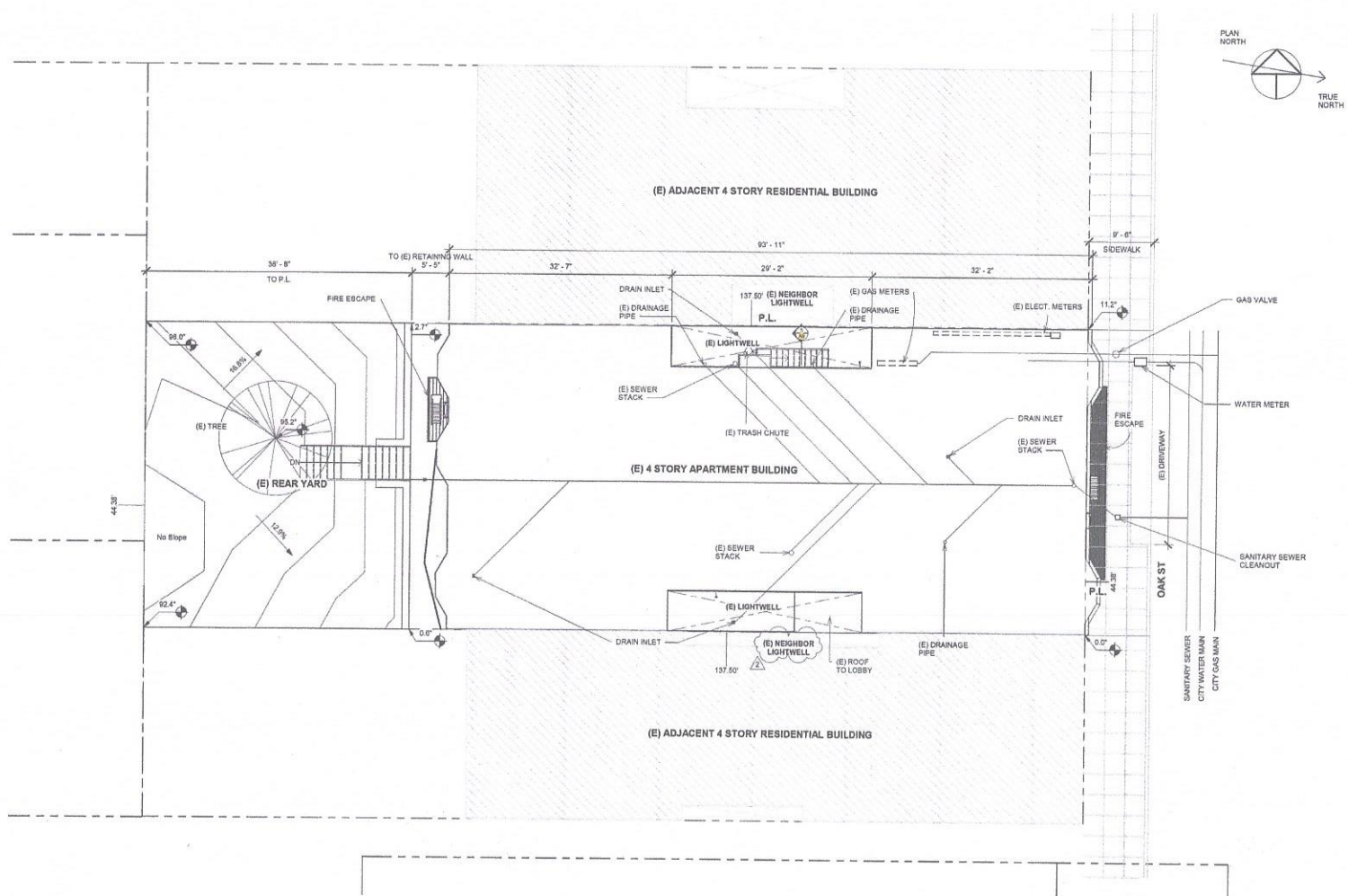
NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Special Inspections

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

SI





1 (E) Site Plan  
1/8" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9548



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

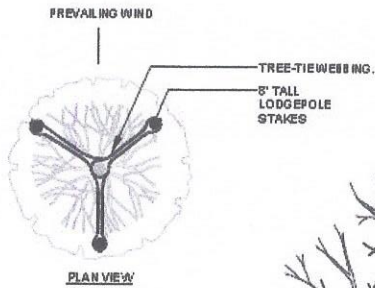
**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) Site Plan  
 1/8" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A0**





STAKE TREE WITH (3) TREATED 2" LODGEPOLE PINE DOWLED TREE STAKES @-6' LENGTH).

TREE-TIE WEBBING. LOOP OF EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.

4" PREMIUM HARDWOOD MULCH DEPTH. MAINTAIN 1/2" SPACING FROM TRUNK (TAPERED TO TRUNK, WITH DEPTH = 1" OVER ROOTBALL)

MULCH TREE FIT TO THE EXTENT OF THE OUTSIDE EDGE OF CIRCULAR BERM. MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.

SIDEWALK

18" ROOTBARRIER PLACED AT EDGE OF SIDEWALK CURB, ETC.; PLACE PRIOR TO PLACEMENT OF NEW SIDEWALK CURB TO PREVENT UNDERMINING. (SEE NOTE 2)

SCARIFY PLANTING HOLE MAXIMIZES EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING CURB.

BASE SOIL MIX. OR AS APPROVED BY METRO.

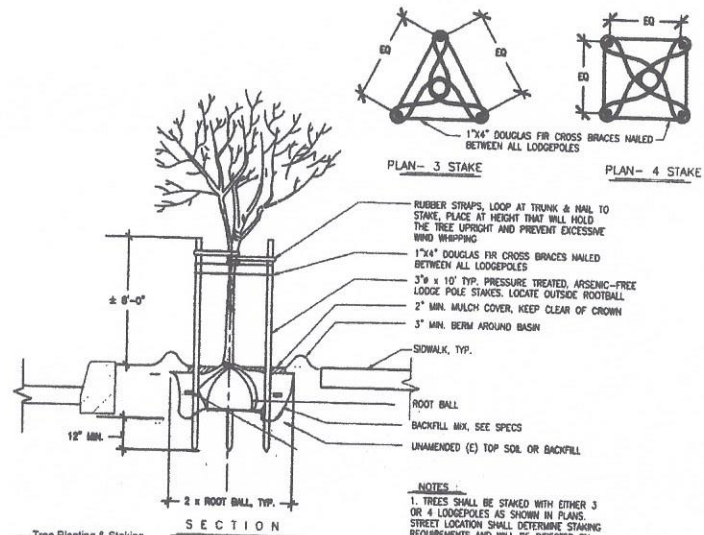
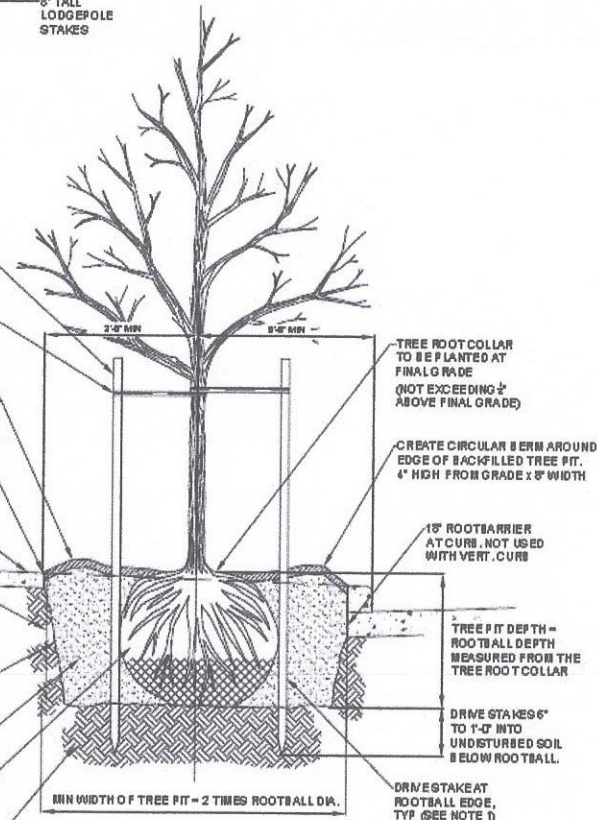
REMOVE ALL WIRE, STRINGS, AND OTHER NON-BURLAP MATERIAL; AND REMOVE A MINIMUM OF 3/4" OF BURLAP FROM TOP OF ROOTBALL.

UNDISTURBED SUBGRADE PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK

**NOTES:**

1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN THREE (3) FEET.

1 Tree Planting & Staking  
Scale: N.T.S.



2 Tree Planting & Staking  
Scale: N.T.S.



Planting Code Sec. 138.1:

Newly Planted Trees must be 24-inch box nursery stock



Do not plant 15-gallon nursery stock

3 Tree - Size Requirements

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 8/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
850-638-9548



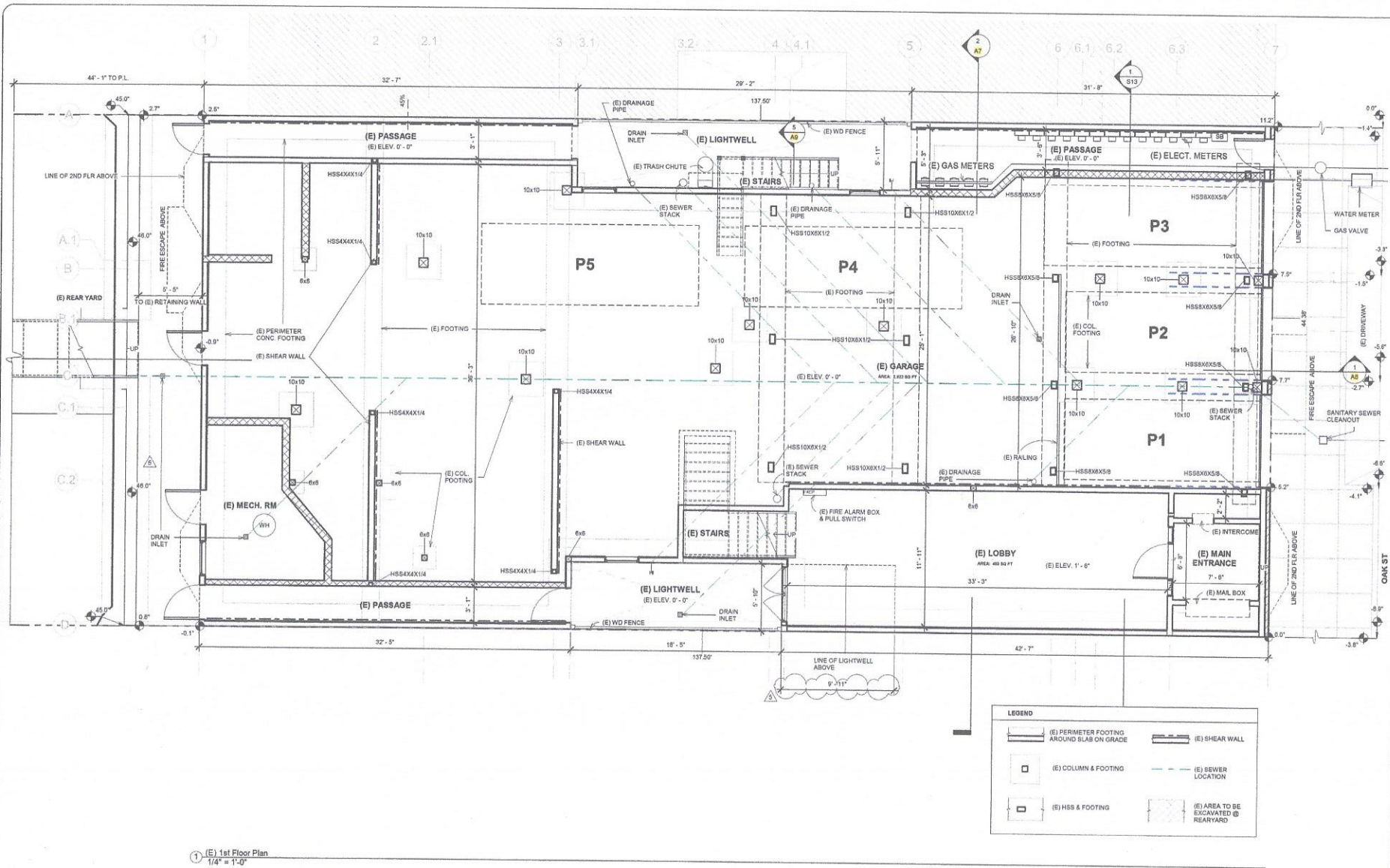
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Tree Planting Requirements

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A0.2**



1 (E) 1st Floor Plan  
1/4" = 1'-0"

| LEGEND |  |
|--------|--|
|        | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |
|        | (E) COLUMN & FOOTING                       |
|        | (E) HSS & FOOTING                          |
|        | (E) SHEAR WALL                             |
|        | (E) SEWER LOCATION                         |
|        | (E) AREA TO BE EXCAVATED @ REAR YARD       |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-8545



THIS DRAWING IS AN INSTRUMENT OF SERVICE TO THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

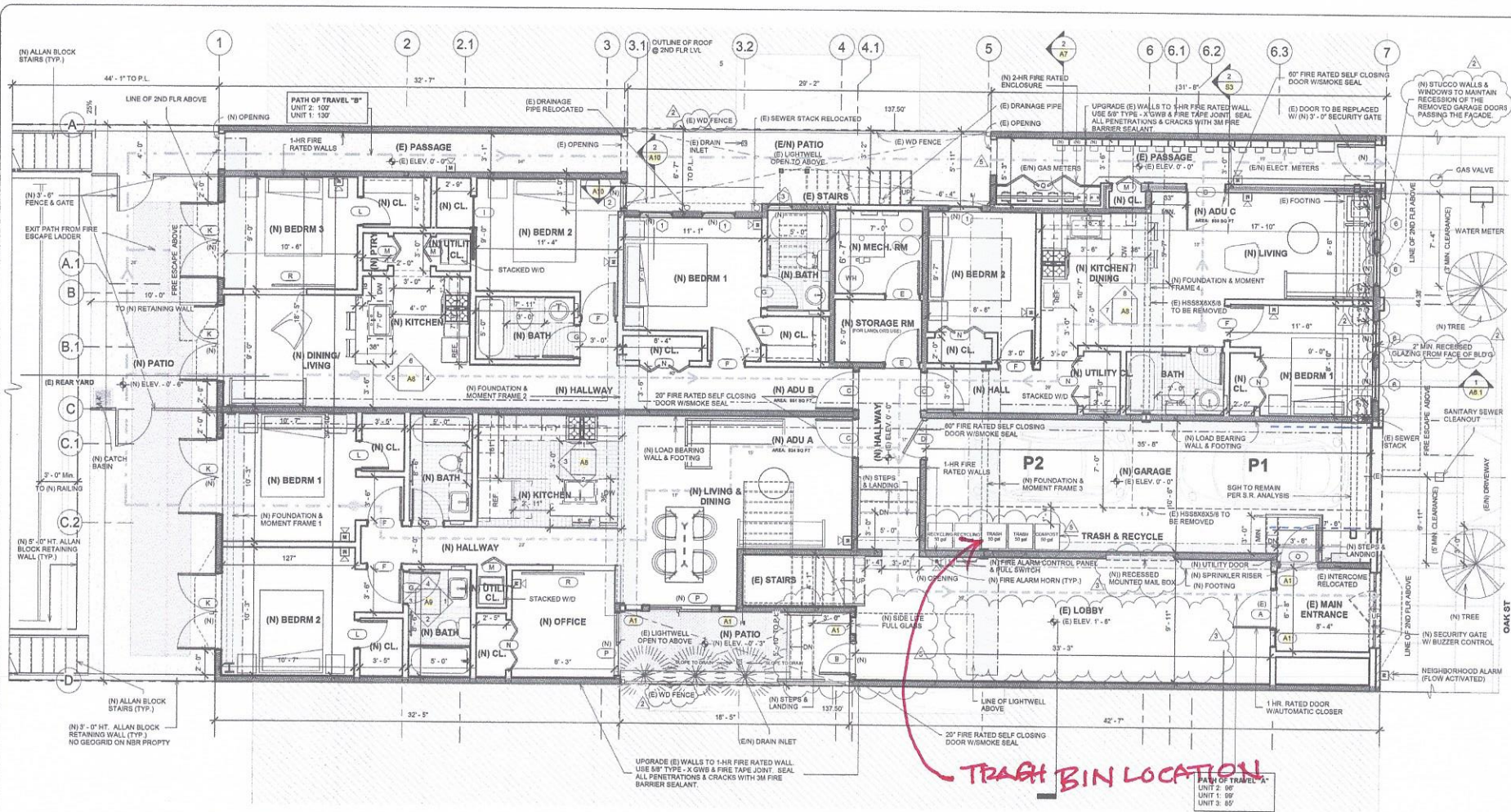
NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E) 1st Floor Plan

1/4" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A1**



2 (N) 1st Floor Plan  
1/4" = 1'-0"



**LEGEND**

- 1-HR FIRE RATED WALL
- EXIT PATH OF TRAVEL
- (N) CONC. FOOTING

**NOTES:**

- CEILING ASSEMBLY TO MATCH UL L513. 1-HR FIRE RATING, STC 65. ALL GROUND FLR. SEE 1, 2 (AB, I, AT)
- SEE STRUCTURAL DETAILS SHEETS S1 TO S8

**LOBBY AREA NOTE:**  
**ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVE, SALVAGE, AND PLACE EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK.
  - A. WALL SCONES
  - B. PLASTER FAUX BEAMS
  - C. PLASTER FAUX PLASTERS
  - D. MATCH WALL TEXTURE

**REVISIONS**

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/30/2020 |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



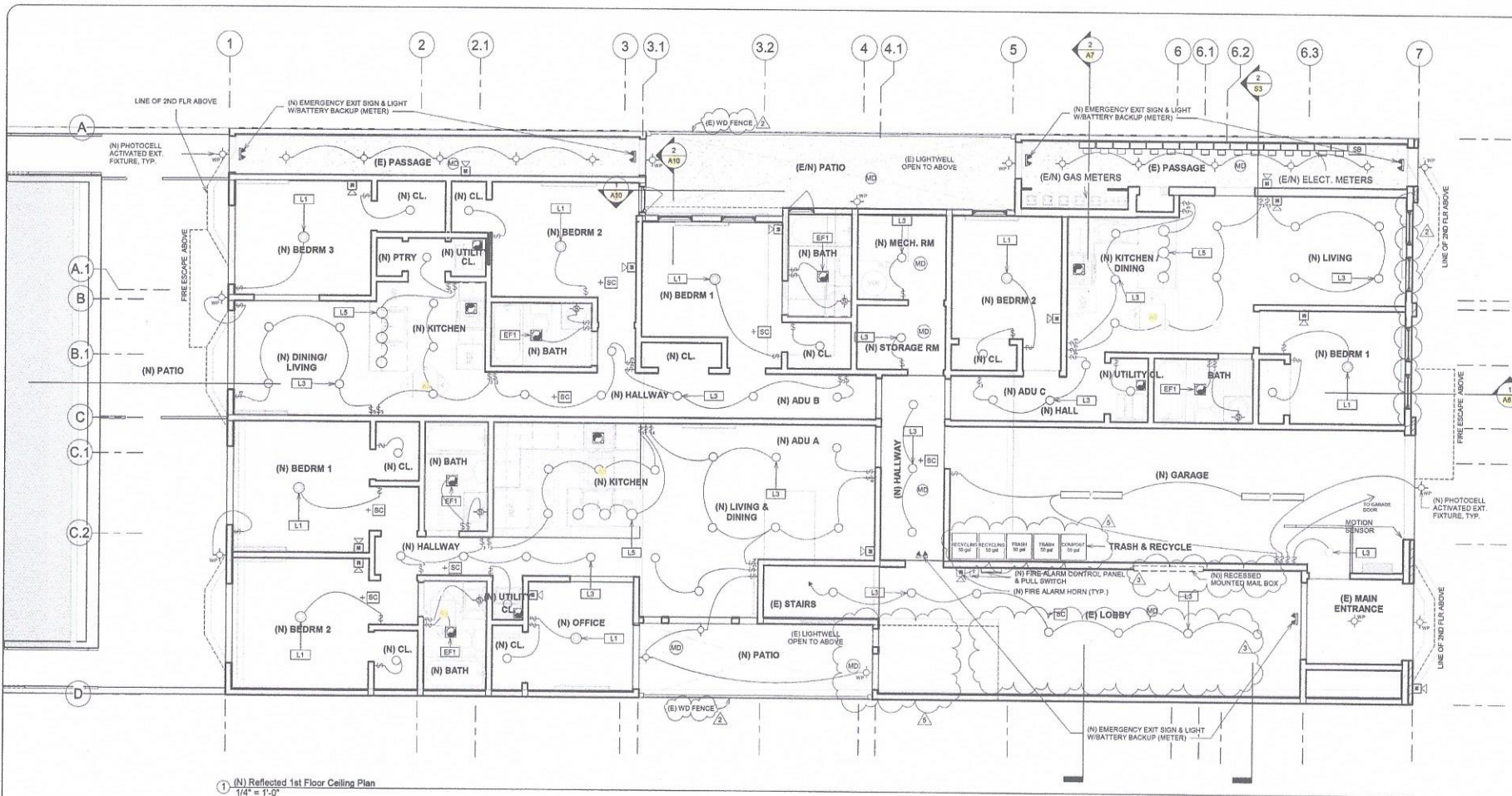
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) 1st Floor Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1.1**



1 (N) Reflected 1st Floor Ceiling Plan  
1/4" = 1'-0"

| LEGEND |                                  |
|--------|----------------------------------|
| S      | SWITCH                           |
| 3-WAY  | 3-WAY                            |
| D      | DIMMER SWITCH                    |
| F      | FLUORESCENT                      |
| U-CF   | UNDER CABINET FLUORESCENT        |
| CLG    | CLG. SURFACE MOUNT               |
| L5     | PENDANT                          |
| L2     | WALL SCENCE                      |
| L3     | RECESSED LED LIGHT               |
| L1     | FLOOD LIGHT                      |
| H-be   | HOSE BIB                         |
| 110    | 110 OUTLET                       |
| GFI    | GFI OUTLET                       |
| ACFI   | ACFI OUTLET                      |
| 220    | 220 PLUG                         |
| WPGFI  | WATERPROOF GFI                   |
| SMOKE  | SMOKE / CARBON MONOXIDE DETECTOR |
| FAH    | FIRE ALARM HORN                  |
| ESL    | EXIT SIGN & LIGHT                |
| J-BOX  | J-BOX                            |
| TEL    | TELEPHONE                        |
| DOB    | DATA OUTLET BOX                  |
| C      | CABLE                            |
| NH     | NETWORK HUB                      |
| NJ     | NETWORK JACK                     |
| SA     | SUPPLY AIR                       |
| RA     | RETURN AIR                       |
| EFAN   | EXHAUST FAN                      |
| FAC    | FANLIGHT/HEAT COMBO              |
| PP     | PATCH PANEL                      |
| MD     | MOTION DETECTOR                  |
| GL     | GAS LINE                         |
| GBV    | GAS BALL VALVE (COPPER/BRONZE)   |
| HWL    | HOT WATER LINE                   |
| CWL    | COLD WATER LINE                  |
| WGV    | WATER GATE VALVE (COPPER/BRONZE) |
| WGV    | WATER GATE VALVE (COPPER/BRONZE) |

**NOTES:**

1. WIRE SMOKE & CO DETECTORS TO UNIT POWER SUPPLY.
2. WIRE SMOKE & CO DETECTORS TO COMMON ALARM WHEN ANY UNIT ACTIVATES.
3. ALL SMOKE & CO DETECTORS TO HAVE BATTERY BACK-UP.
4. THE CALIFORNIA MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB1.
5. ALL BATHROOMS TO FOLLOW DESIGN LAYOUT SPECIFICATIONS PER SHEET AB.

**LOBBY AREA NOTE:**  
**ORNAMENTAL ITEMS**

1. CONTRACTOR SHALL REMOVE, SALVAGED, AND PLACED EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK.
2. WALL SCENCES
3. PLASTER FAUX BEAMS
4. PLASTER FAUX PLASTERS
5. MATCH WALL TEXTURE

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



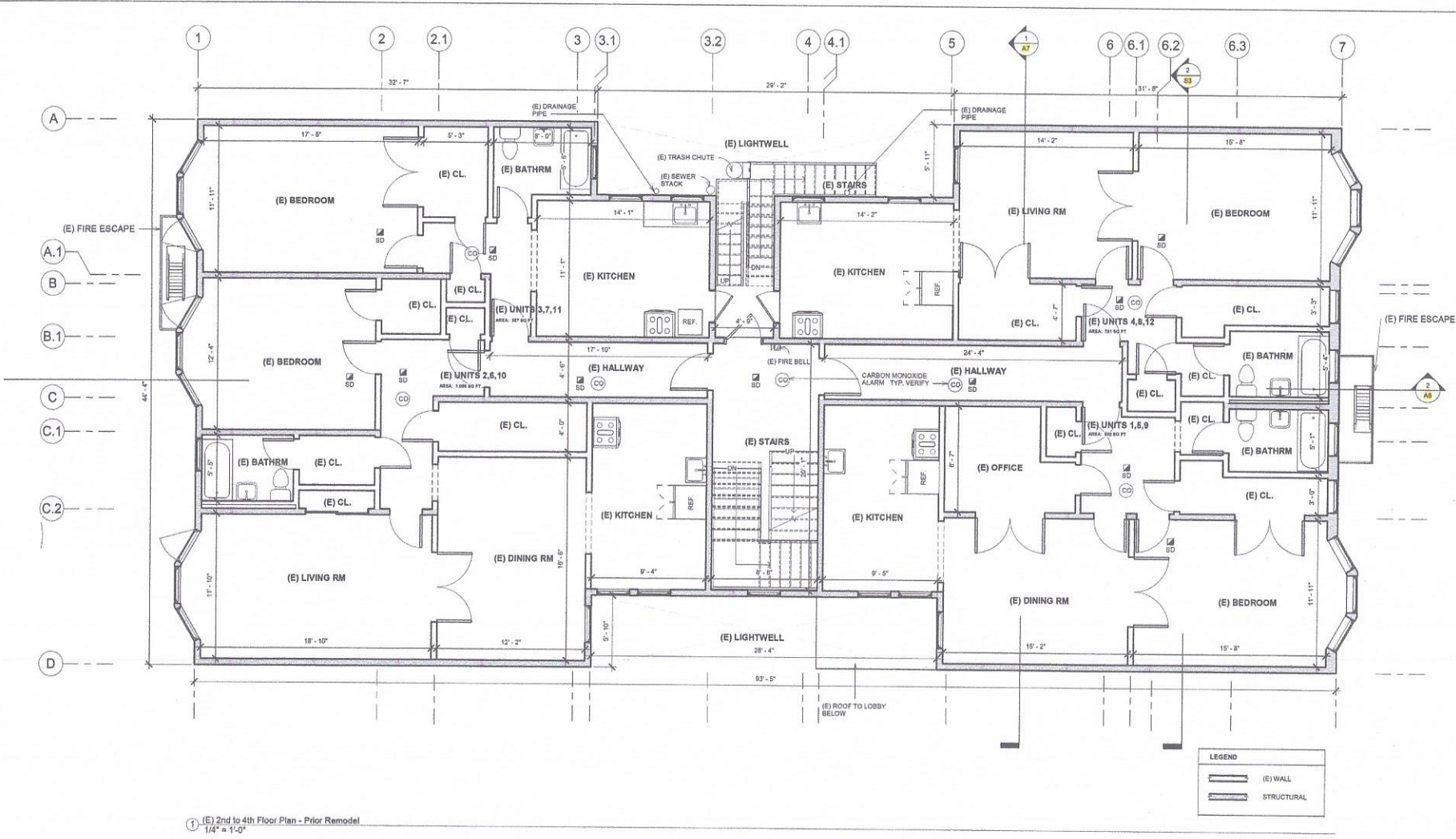
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

**(N) Reflected First Floor Ceiling Plan**  
1/4" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A1.2**



1 (E) 2nd to 4th Floor Plan - Prior Remodel  
 1/4" = 1'-0"

| LEGEND |            |
|--------|------------|
|        | (E) WALL   |
|        | STRUCTURAL |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9548



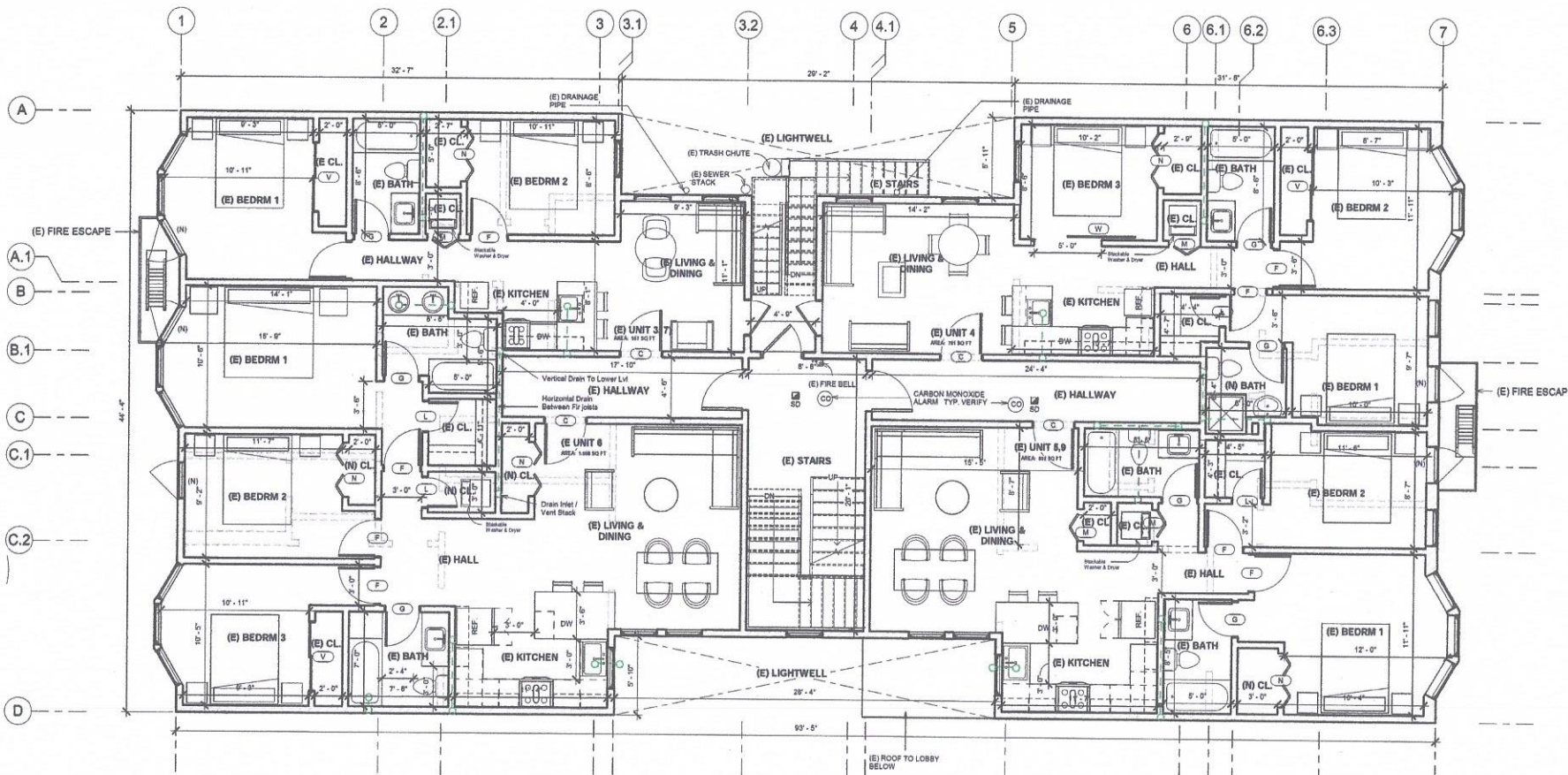
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) 2nd To 4th Floor Plans  
 Prior Remodel  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A2**



1 (E) 2nd to 4th Floor Plan  
1/4" = 1'-0"

| LEGEND |                            |
|--------|----------------------------|
|        | (E) WALL                   |
|        | (E) WALL - (AFTER REMODEL) |
|        | DEMOLISHED                 |
|        | (N) SEWER LOCATION         |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service, is to and shall remain the property of the Engineer and shall not be reproduced, printed or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

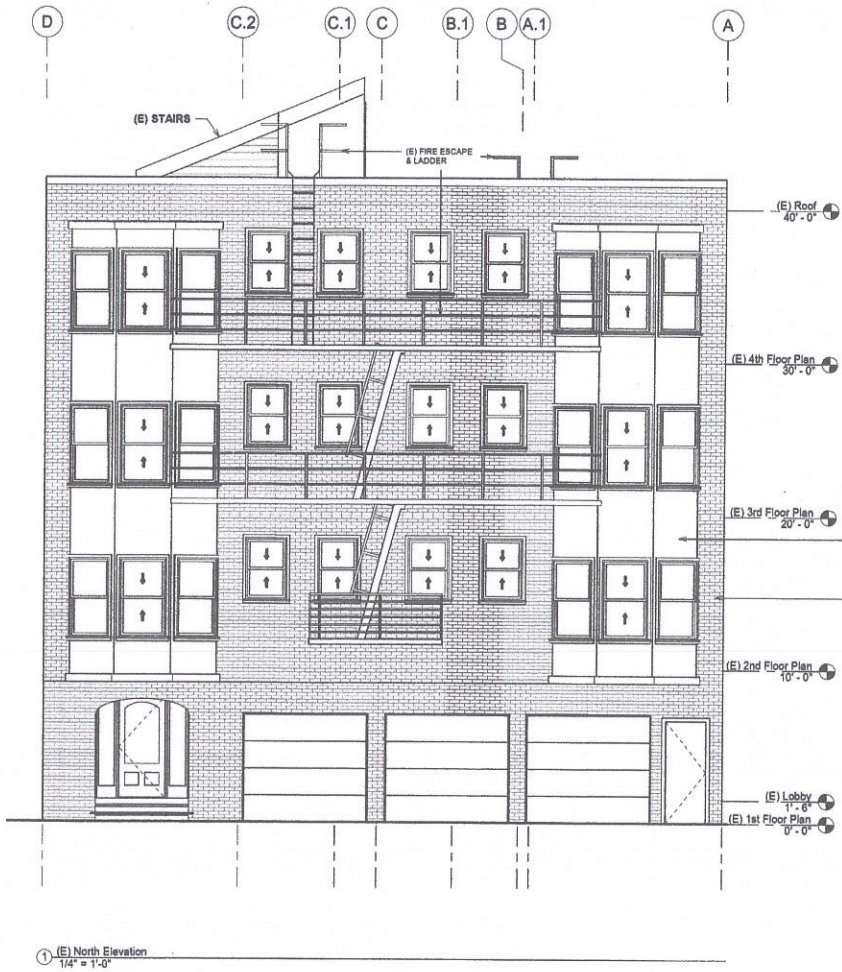
NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) 2nd to 4th Floor Plans  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A2.1**





① (E) North Elevation  
1/4" = 1'-0"



② (E/N) North Elevation  
1/4" = 1'-0"

NOTE:  
1. (N) STUCCO WALLS & WINDOWS TO MAINTAIN RECESSON OF THE REMOVED GARAGE DOORS  
PASSING THE FACADE  
2. SECURITY GATE MATERIAL: PAINTED METAL

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES FERRY & ASSOCIATES**  
231 21ST AVENUE  
SAN MATEO, CA 94403  
650-638-9646



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

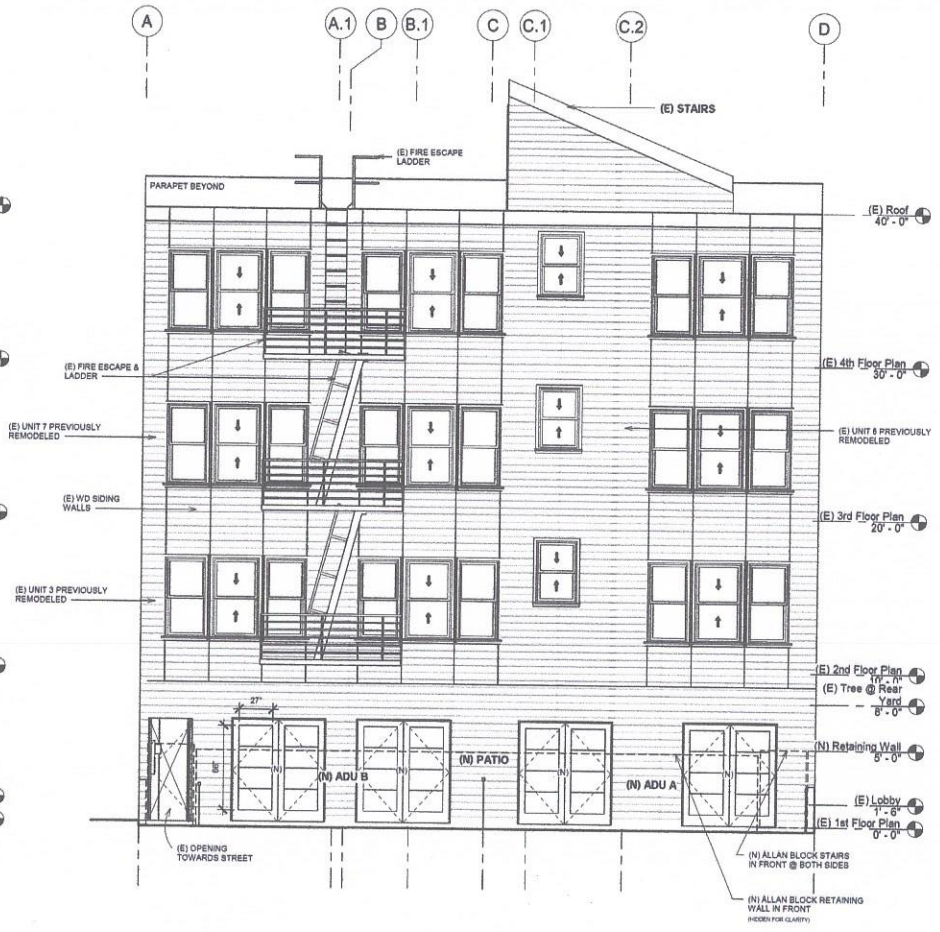
(E) & (N) North Elevations  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A3**



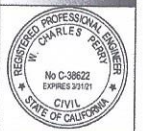
1 (E) South Elevation  
1/4" = 1'-0"



2 (E) South Elevation  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



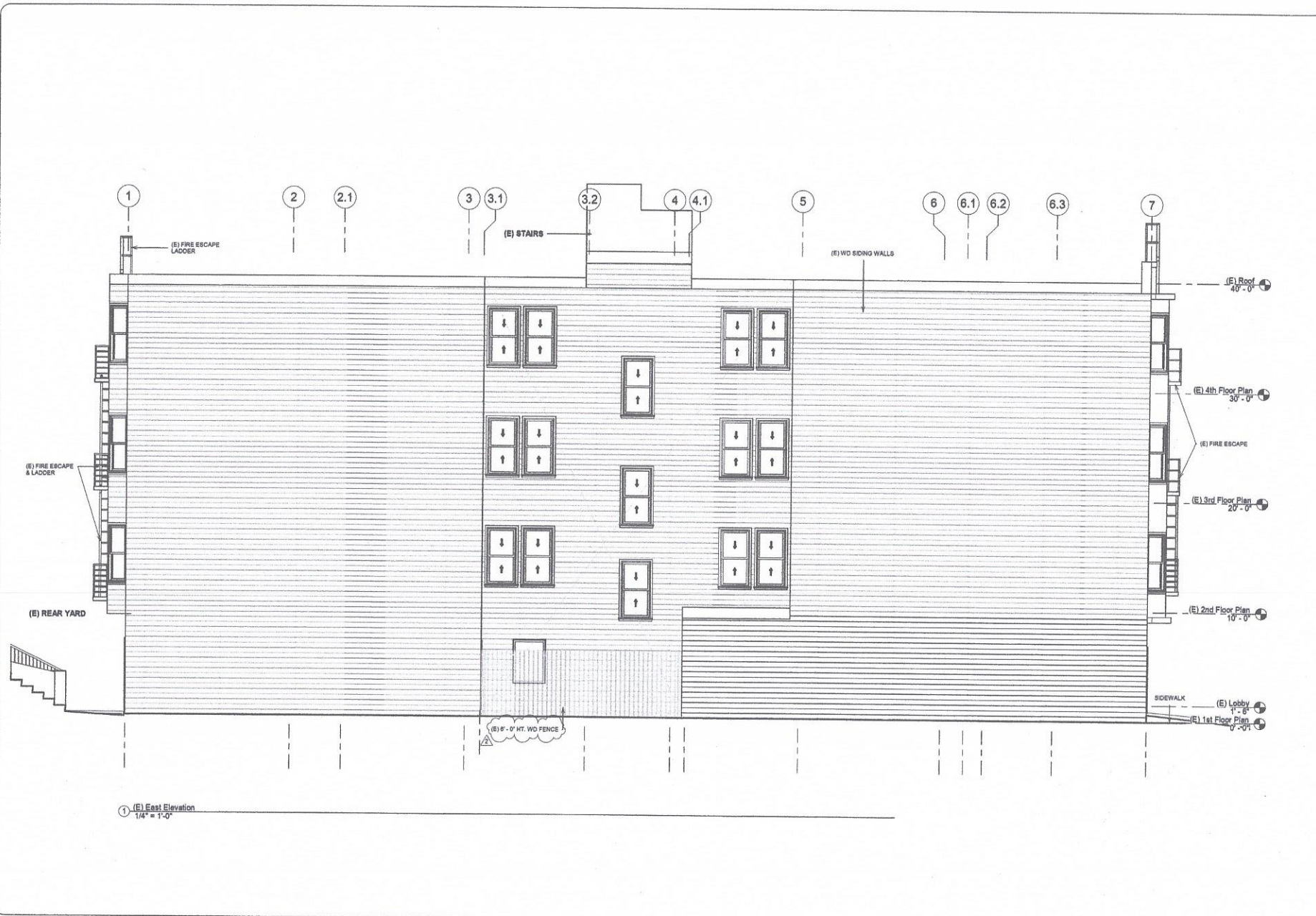
This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be reproduced, published or used in any way without the Engineer's prior approval.  
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) & (N) South Elevations  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A. G.  
 JOB #: 1555OAK

**A3.1**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-438-9846



This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be reproduced, stored in a retrieval system, or used in any way without the approval of the Engineer.

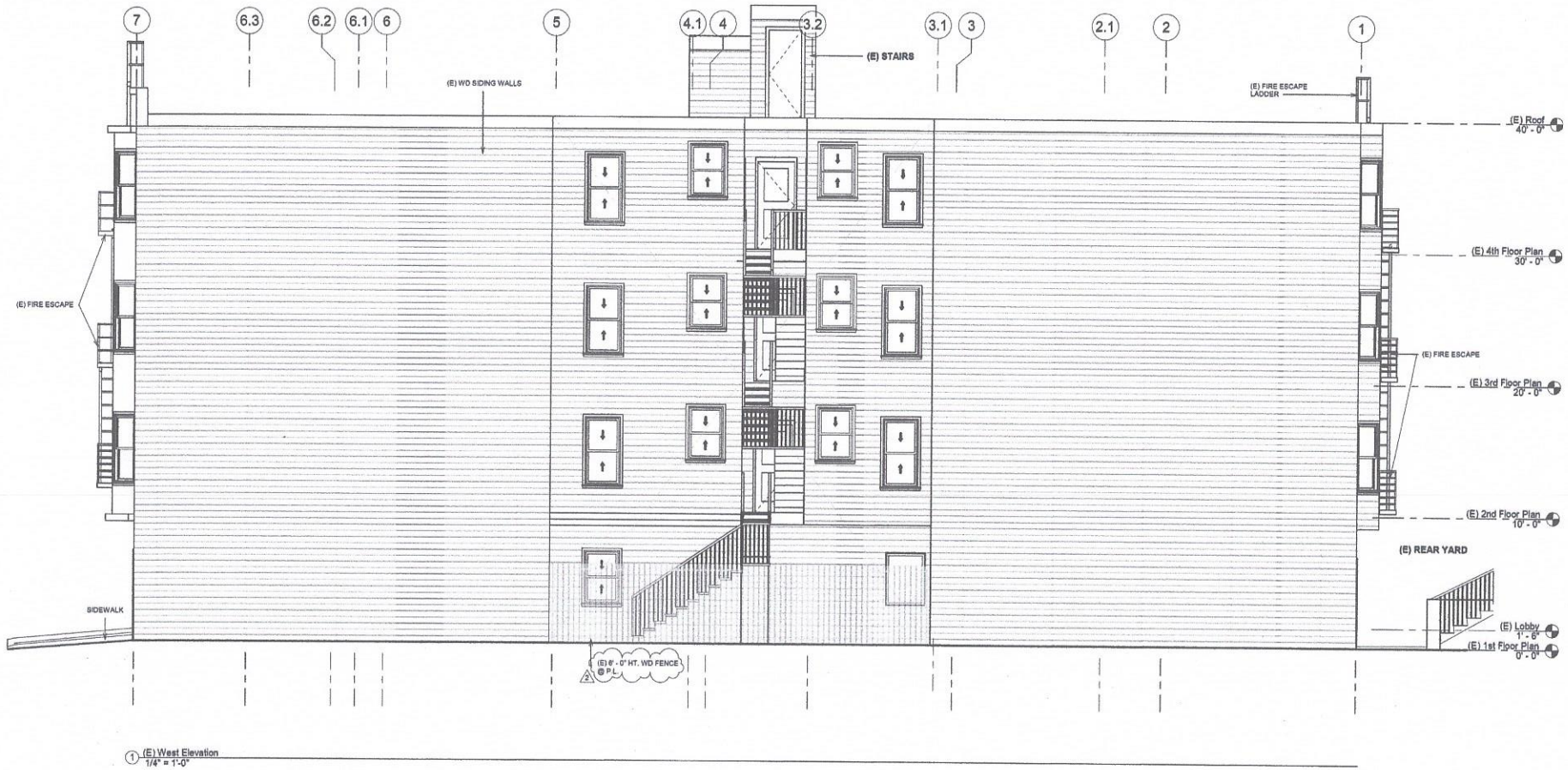
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

**(E) East Elevation**  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A4**



① (E) West Elevation  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △ 1       | 3/28/2020 |
| △ 2       | 5/4/2020  |
| △ 3       | 6/9/2020  |
| △ 4       | 6/30/2020 |
| △ 5       | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-8646



This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be reproduced, published or used in any way without the consent of the Engineer.

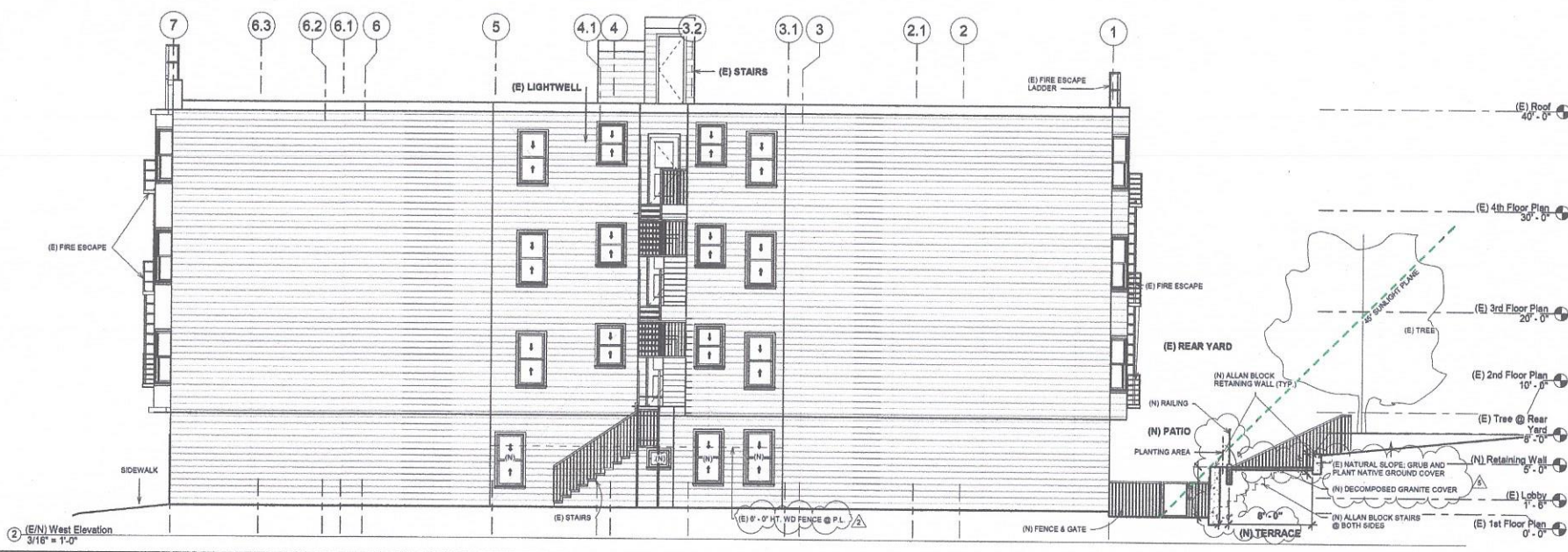
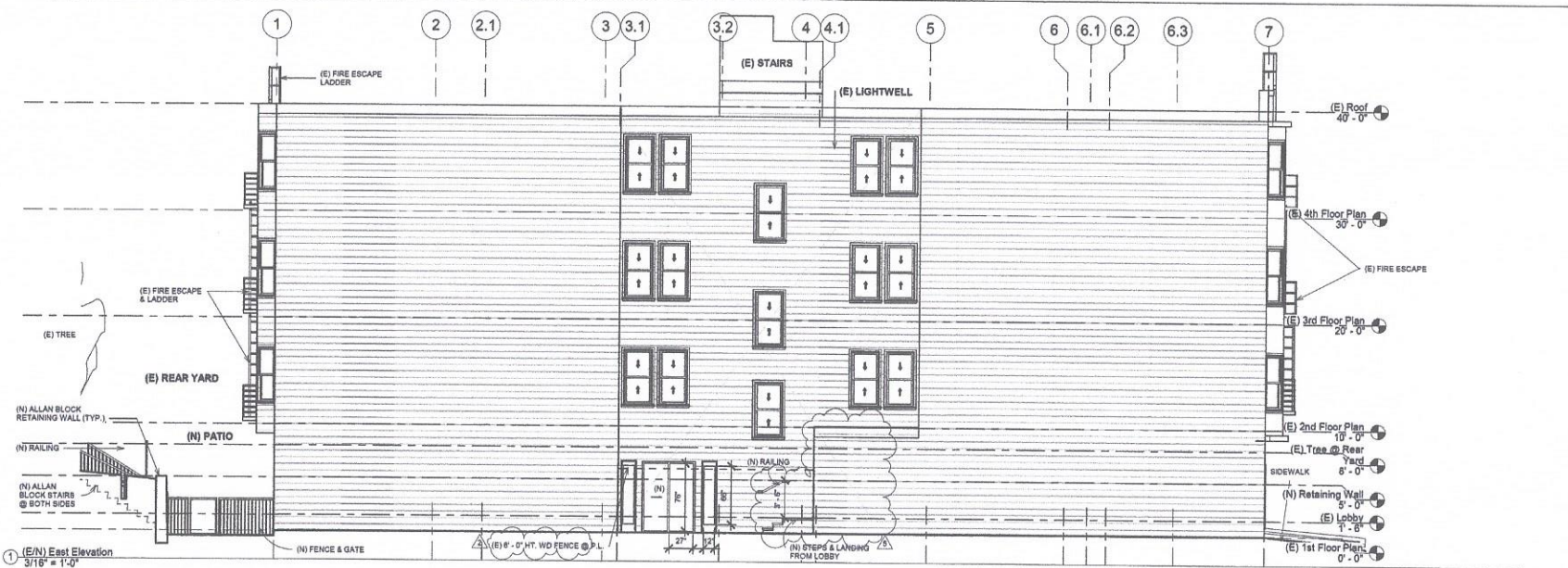
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT  
 Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) West Elevation  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A5**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 8/30/2020 |
| 5         | 1/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-438-9548



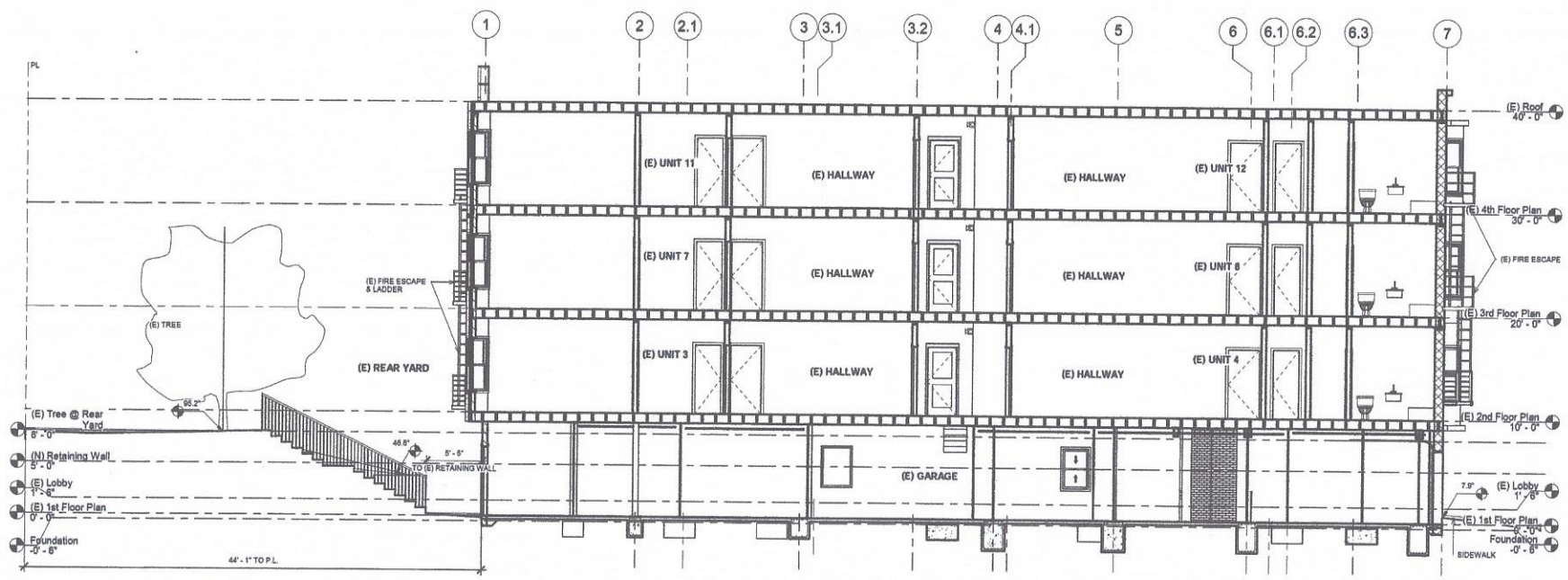
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

**(E/N) East & West Elevations**  
 3/16" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

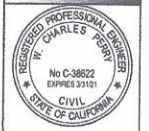
**A5.1**



② (E) Cross Section A - A'  
3/16" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-438-9548



This drawing, as an instrument of service, is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) Cross Section A - A'  
 3/16" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A6**

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



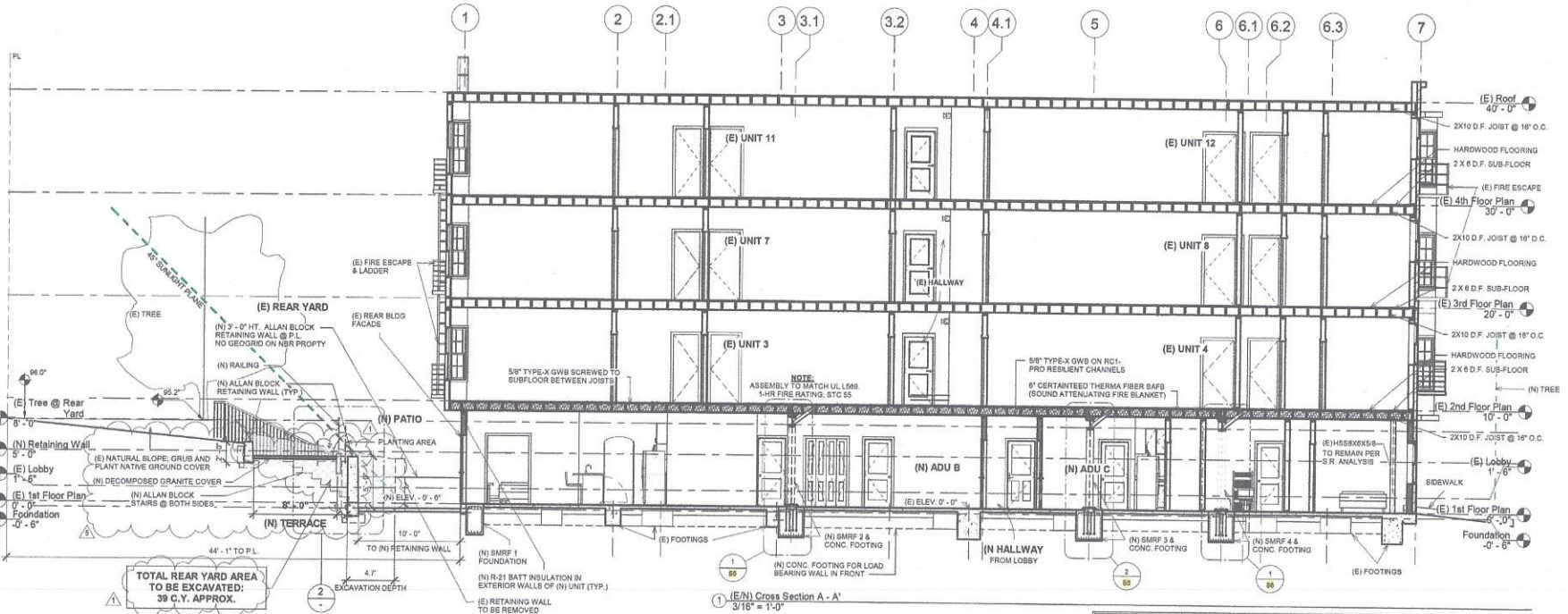
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

**(E/N) Cross Section A - A' & Details**  
 As indicated

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A6.1**



1 (E/N) Cross Section A - A'  
 3/16" = 1'-0"

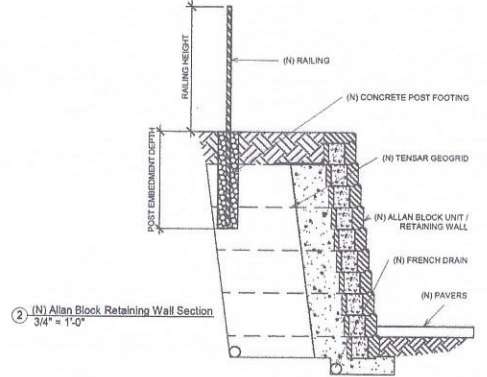
| EXPOSURE TABLE             | (N) ADU A | (N) ADU B | (N) ADU C |
|----------------------------|-----------|-----------|-----------|
| <b>LIVING FLR AREA:</b>    | 245.0     | 164.0     | 175.0     |
| REQUIRED EXPOSURE:         | 19.8      | 13.1      | 14.0      |
| DOOR GLAZING:              | 97.0      | 49.5      | -         |
| WINDOW "6" GLAZING:        | 11.0      | -         | 15.2      |
| <b>BEDROOM 1 FLR AREA:</b> | 137.0     | 140.0     | 98.0      |
| REQUIRED EXPOSURE:         | 10.9      | 11.0      | 7.8       |
| DOOR GLAZING:              | 24.7      | -         | -         |
| WINDOW "1" GLAZING:        | -         | 27.5      | -         |
| WINDOW "6" GLAZING:        | -         | -         | 15.2      |
| <b>BEDROOM 2 FLR AREA:</b> | 137.0     | 119.0     | 100.0     |
| REQUIRED EXPOSURE:         | 10.9      | 9.5       | 8.0       |
| DOOR GLAZING:              | 24.7      | -         | -         |
| WINDOW "2" GLAZING:        | -         | 10.3      | -         |
| WINDOW "1" GLAZING:        | -         | -         | 10.11     |
| <b>BEDROOM 3 FLR AREA:</b> | -         | 90        | 90        |
| REQUIRED EXPOSURE:         | -         | 11.7      | 11.7      |
| DOOR GLAZING:              | -         | 24.7      | 24.7      |

NOTE: SEE WINDOW & DOOR SCHEDULE SHEET A10

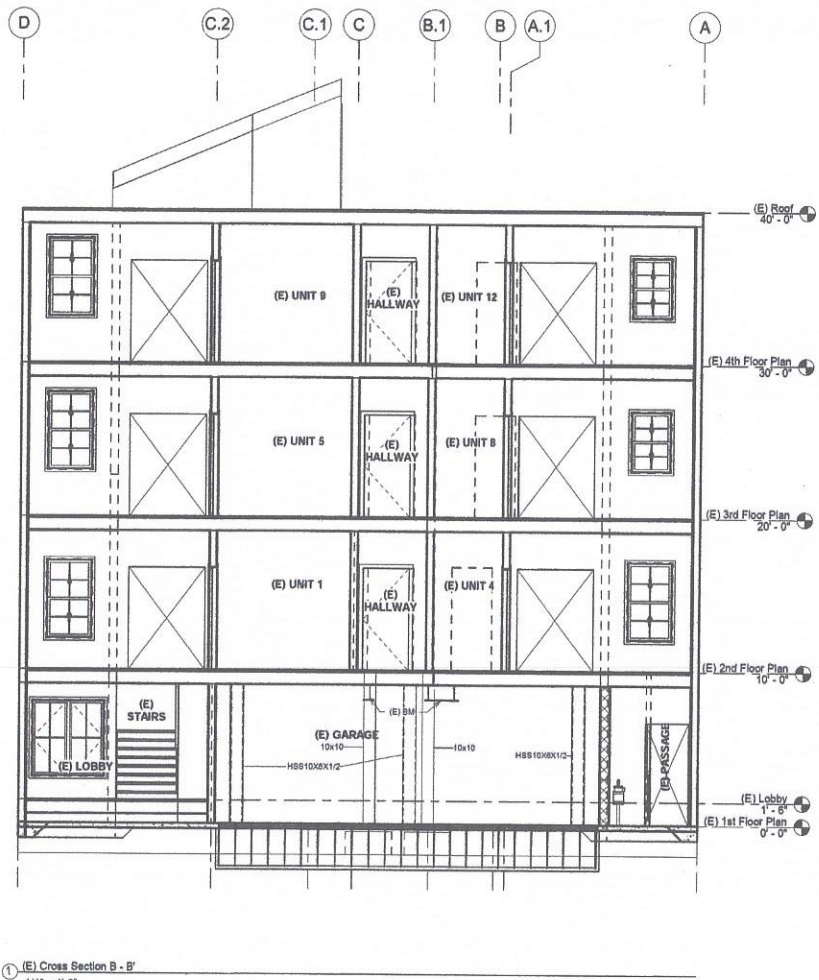
3 Exposure Table & Light & Air Calculations  
 1/4" = 1'-0"

| LIGHT & AIR CALCULATIONS   |           |           |           |
|----------------------------|-----------|-----------|-----------|
|                            | (N) ADU A | (N) ADU B | (N) ADU C |
| <b>LIVING</b>              | 245.0     | 164.0     | 175.0     |
| REQ'D NAT. LIGHT AREA (8%) | 19.8      | 13.1      | 14.0      |
| PROPOSED LIGHT AREA        | 68.0      | 49.5      | 21.32     |
| REQ'D NAT. VENT AREA (4%)  | 9.9       | 6.55      | 7.0       |
| PROPOSED VENT AREA         | 57.0      | 49.5      | 10.88     |
| <b>BEDROOM 1</b>           | 137.0     | 140.0     | 98.0      |
| REQ'D NAT. LIGHT AREA (8%) | 10.96     | 11.0      | 7.8       |
| PROPOSED LIGHT AREA        | 24.7      | 27.5      | 21.32     |
| REQ'D NAT. VENT AREA (4%)  | 5.48      | 5.5       | 4.0       |
| PROPOSED VENT AREA         | 24.7      | 13.3      | 10.88     |
| <b>BEDROOM 2</b>           | 137.0     | 119.0     | 100.0     |
| REQ'D NAT. LIGHT AREA (8%) | 10.9      | 9.5       | 8.0       |
| PROPOSED LIGHT AREA        | 24.7      | 19.3      | 14.0      |
| REQ'D NAT. VENT AREA (4%)  | 5.45      | 4.75      | 4.0       |
| PROPOSED VENT AREA         | 24.7      | 10.3      | 8.6       |
| <b>BEDROOM 3</b>           | -         | 90        | 90        |
| REQ'D NAT. LIGHT AREA (8%) | -         | 11.7      | -         |
| PROPOSED LIGHT AREA        | -         | 24.7      | -         |
| REQ'D NAT. VENT AREA (4%)  | -         | 5.85      | -         |
| PROPOSED VENT AREA         | -         | 24.7      | -         |

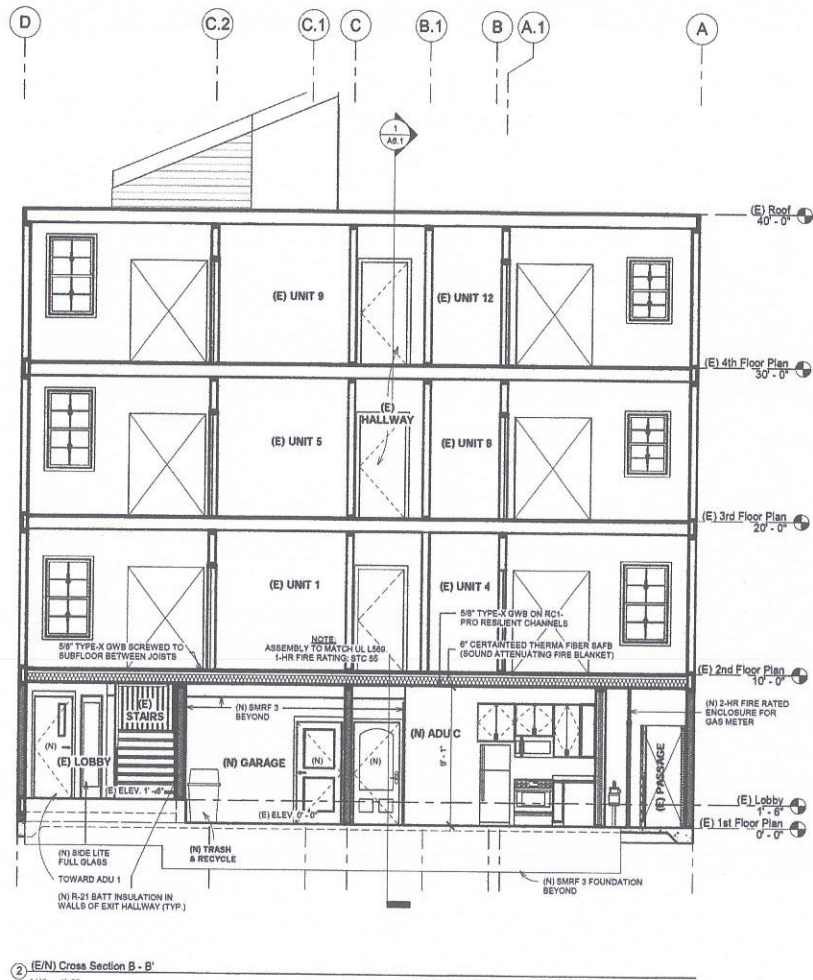
NOTE: LIGHT & AIR: ALL HABITABLE ROOMS SHALL HAVE A MIN. GLAZING AREA OF 8% OF THE FLOOR AREA OF SUCH ROOMS, AND SHALL HAVE A MINIMUM OPENABLE AREA OF 4% OF THE FLOOR AREA OF SUCH ROOMS FOR NATURAL VENTILATION. CGC R205.1



2 (N) Allan Block Retaining Wall Section  
 3/4" = 1'-0"



1 (E) Cross Section B - B'  
1/4" = 1'-0"



2 (E/N) Cross Section B - B'  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9549



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

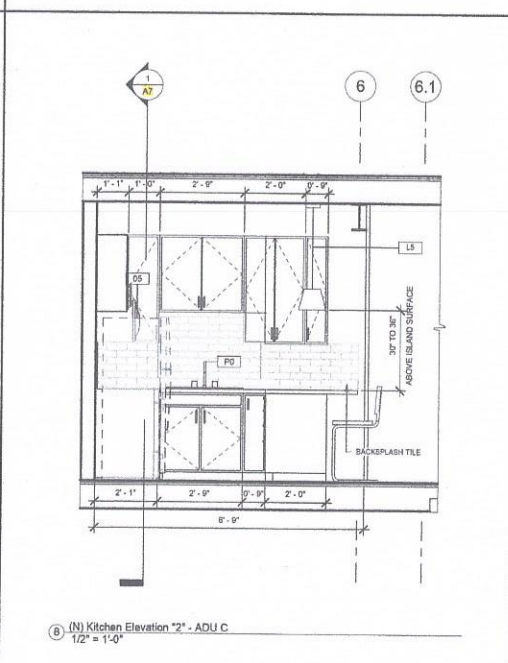
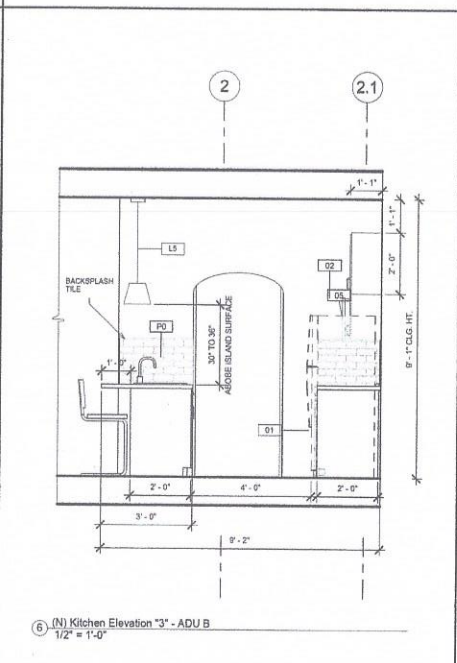
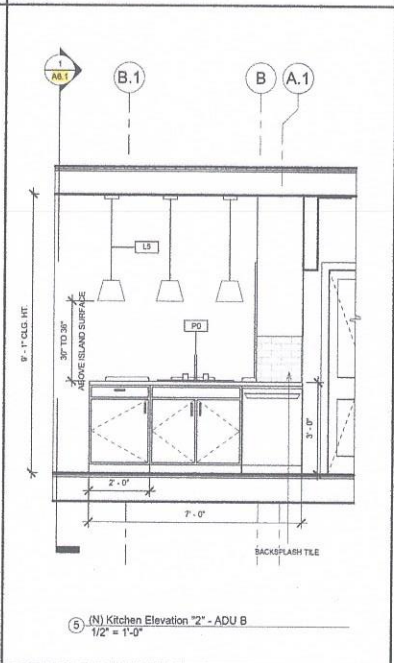
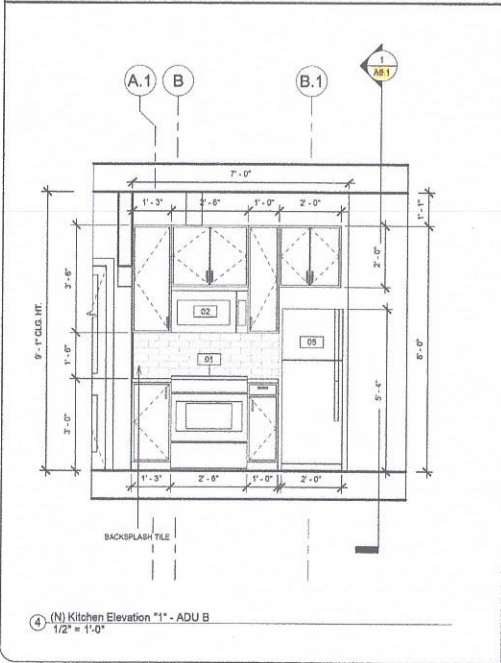
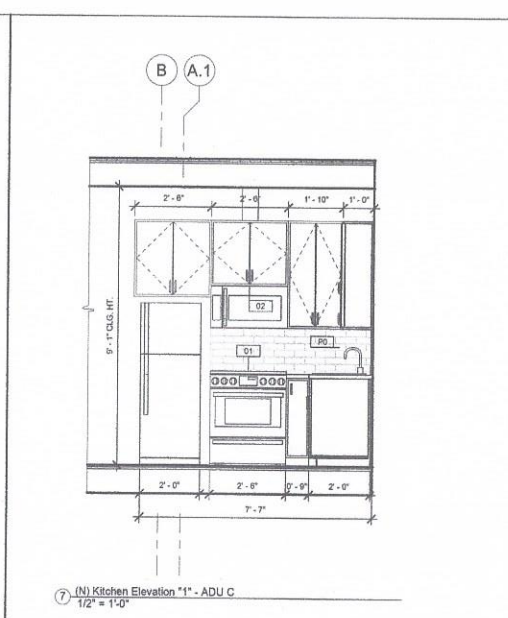
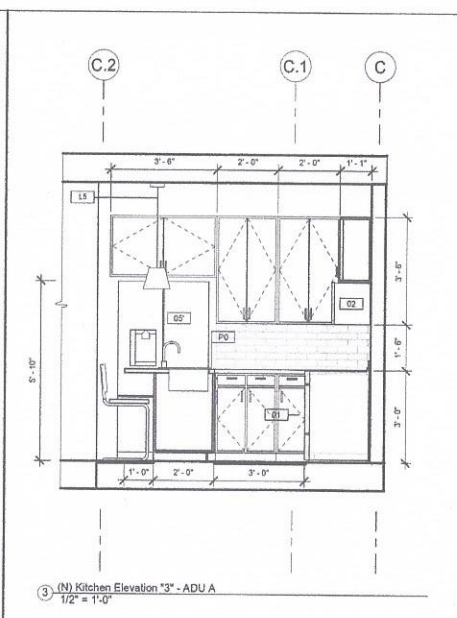
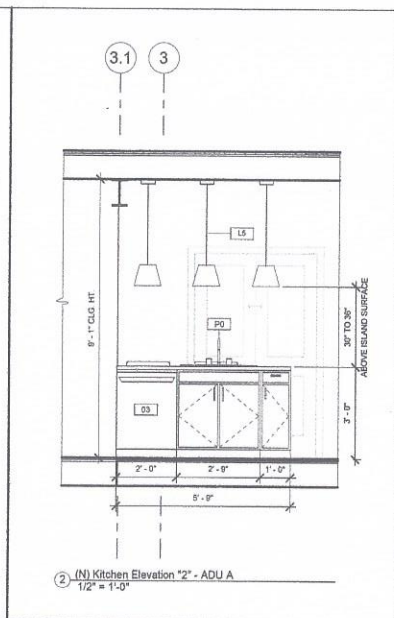
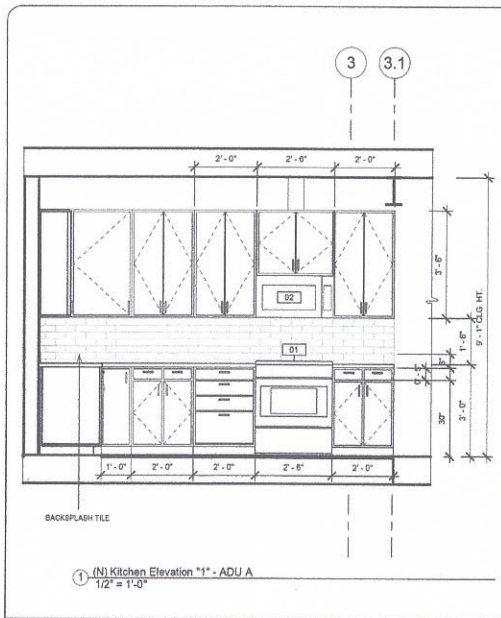
**NEW ACCESSORY DWELLING UNIT Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) & (N) Cross Section B - B'  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A7**





**REVISIONS**

| No.         | Date |
|-------------|------|
| △ 3/26/2020 |      |
| △ 5/4/2020  |      |
| △ 6/9/2020  |      |
| △ 6/30/2020 |      |
| △ 7/14/2020 |      |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546

**REGISTERED PROFESSIONAL ENGINEER**  
W. CHARLES PERRY  
No C-38622  
EXPIRES 3/31/21  
CIVIL  
STATE OF CALIFORNIA

This drawing is an instrument of service to and used under the control of the Engineer and shall not be reproduced, published or used in any way without the consent of the Engineer.

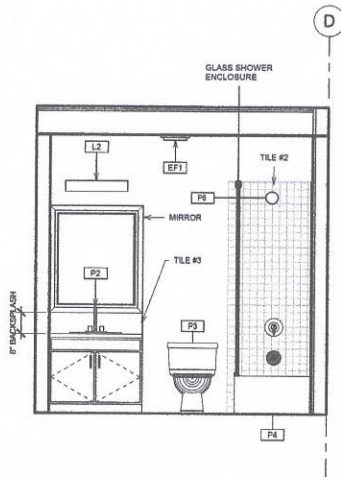
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

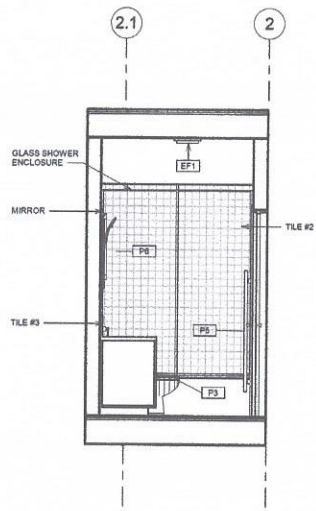
(N) Interior Elevations  
1/2" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A8**

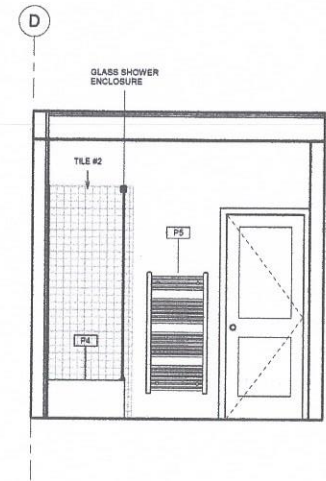


1 Bathroom Elevation "A"  
1/2" = 1'-0"

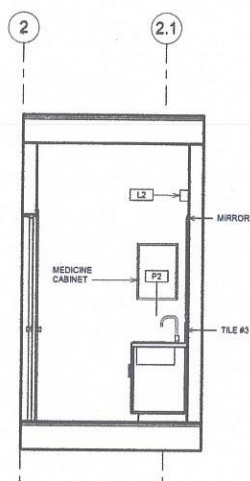


2 Bathroom Elevation "B"  
1/2" = 1'-0"

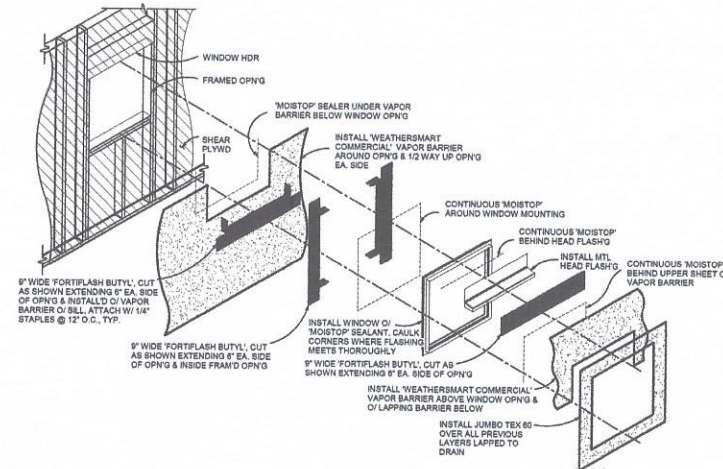
NOTE:  
1. ALL BATHROOMS TO FOLLOW DESIGN LAYOUT & SPECIFICATIONS PER SHEET 1-41.



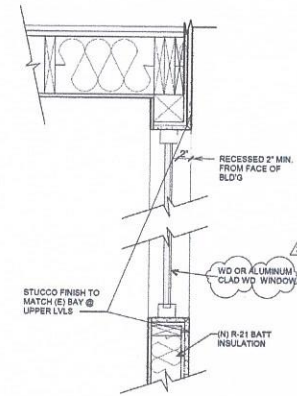
3 Bathroom Elevation "C"  
1/2" = 1'-0"



4 Bathroom Elevation "D"  
1/2" = 1'-0"



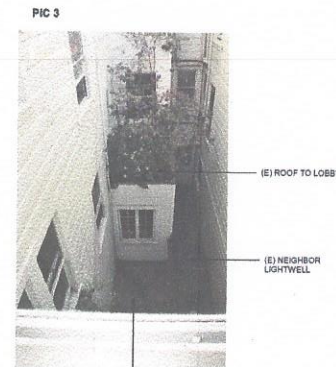
(N) WINDOW FLASHING DETAIL



(N) WINDOW



(E) LIGHTWELL @ WEST SIDE



(E) LIGHTWELL @ EAST SIDE

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
850-438-4644



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(N) Interior Elevations  
1/2" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A9**

| (N) Door Schedule |  |                 |         |         |                    |       |                                      |          |  |
|-------------------|--|-----------------|---------|---------|--------------------|-------|--------------------------------------|----------|--|
| Type Mark         | Family   | Type            | Width   | Height  | Finish             | Count | Comments                             | Function |  |
| A1                | Door-Exterior-Side_Lite-Full Flat Glass-Wood_Clad    | 15' x 80"       | 1' - 3" | 6' - 6" | Fiberglass         | 1     |                                      | Exterior |  |
| B                 | Door-Passage-Single-Vision_Lite                      | 30" x 80"       | 2' - 6" | 6' - 8" | Aluminum Clad Wood | 1     | Weatherstrip, Self Closing Mechanism | Exterior |  |
| C                 | Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad | 36" x 80"       | 3' - 0" | 6' - 8" | Fiberglass         | 4     | Self Closing Mechanism               | Interior |  |
| D                 | Door-Passage-Single-Two_Lite                         | 36" x 80"       | 3' - 0" | 6' - 8" | Fiberglass         | 1     | Self Closing Mechanism               | Interior |  |
| E                 | Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad | 32" x 80"       | 2' - 8" | 6' - 8" | Fiberglass         | 2     | Self Closing Mechanism               | Interior |  |
| F                 | Door-Interior-Single-2_Panel-Wood                    | 30" x 80"       | 2' - 6" | 6' - 8" | Solid - Core Wood  | 6     |                                      | Interior |  |
| G                 | Door-Interior-Single-2_Panel-Wood                    | 30" x 80"       | 2' - 6" | 6' - 8" | Solid - Core Wood  | 5     |                                      | Interior |  |
| I                 | Door-Interior-Single-Pocket-2_Panel-Wood             | 30" x 80"       | 2' - 6" | 6' - 8" | Solid - Core Wood  | 1     |                                      | Interior |  |
| J                 | Door-Interior-Single-Pocket-2_Panel-Wood             | 32" x 80"       | 2' - 8" | 6' - 8" | Solid - Core Wood  | 1     |                                      | Interior |  |
| K                 | Door-Exterior-Double-Full Glass-Wood_Clad            | 72" x 80"       | 6' - 0" | 6' - 8" | Aluminum Clad Wood | 4     | Weatherstrip                         | Exterior |  |
| L                 | Door-Interior-Single-2_Panel-Wood                    | 26" x 80"       | 2' - 2" | 6' - 8" | Solid - Core Wood  | 4     |                                      | Interior |  |
| M                 | Bifold-2 Panel (1)                                   | 0762 x 2032mm 3 | 2' - 4" | 6' - 8" | Solid - Core Wood  | 4     |                                      | Interior |  |
| N                 | Bifold-4 Panel                                       | 72" x 80" 3     | 4' - 0" | 6' - 8" | Solid - Core Wood  | 5     |                                      | Interior |  |
| O                 | Door-Passage-Single-Flush                            | 36" x 80"       | 3' - 0" | 6' - 8" | Fiberglass         | 1     |                                      | Exterior |  |
| P                 | Door-Double-Sliding                                  | 68" x 80" 2     | 6' - 0" | 6' - 8" | Fiberglass         | 2     | Weatherstrip                         | Exterior |  |
| Q                 | Bifold-4 Panel                                       | 72" x 80" 4     | 6' - 0" | 6' - 8" | Galvanized Steel   | 1     | 2-HR Fire Rated                      | Interior |  |
| R                 | Door-Interior-Double-Pocket-2_Panel-Wood             | 60" x 80" 2     | 4' - 0" | 6' - 8" | Solid - Core Wood  | 2     |                                      | Interior |  |

Grand total: 46

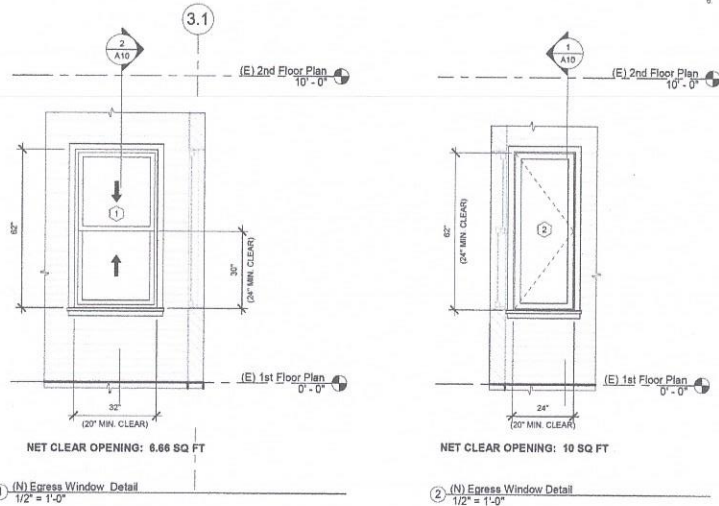
NOTE:  
1. VERIFY ACTUAL FIELD DIMENSIONS PRIOR TO ORDERING.

| (N) Window Schedule |                              |           |         |         |                |       |  |          |  |
|---------------------|------------------------------|-----------|---------|---------|----------------|-------|--|----------|--|
| Type Mark           | Family                       | Type      | Width   | Height  | Manufacturer   | Count | Comments   | Function |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 1                   | Window-Casement-Single_Right | 24" x 62" | 2' - 0" | 5' - 2" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 3                   | Window-Casement-Single_Right | 24" x 20" | 2' - 0" | 1' - 8" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 3                   | Window-Casement-Single_Right | 24" x 20" | 2' - 0" | 1' - 8" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing, Obscured and Tempered Glass |          |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 8                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |          |  |

Grand total: 9

NOTE:  
1. VERIFY ACTUAL FIELD DIMENSIONS PRIOR TO ORDERING.

COMPLY WITH SECTION 9101.1 REQUIREMENTS:  
 1. OPENING - 44" A.F.F.  
 2. 5.7 SQ. FT. CLEAR OPENING  
 3. 24" MIN. HT.  
 4. 20" MIN. WIDTH  
 5. ALL NEW WINDOWS TO HAVE A MIN. U-FACTOR OF 0.32  
 6. ALL WINDOWS & DOORS WITH GLASS TO BE HIGH EFFICIENCY DOUBLE GLAZED, MODEL & MANUFACTURER TBD



| Specialty Equipment Schedule |          |              |   |              |       |       |
|------------------------------|----------|--------------|---|--------------|-------|-------|
| Type Mark                    | Location | Type         | Family  | Manufacturer | Model | Count |
| 01                           | Kitchen  | 30"          | Range-Gas   |              |       | 3     |
| 02                           | Kitchen  | 30"          | Oven-Microwave  |              |       | 3     |
| 03                           | Kitchen  | 24"          | Dishwasher  |              |       | 3     |
| 04                           | Kitchen  | Stacked W/D  | Washer - Dryer_319                                    |              |       | 3     |
| 05                           | Kitchen  | 24" x 25" LH | Refrigerator  |              |       | 2     |
| 05'                          | Kitchen  | 36"          | Refrigerator-French_Door-with_Ice_and_Water_Dispenser |              |       | 1     |

| Plumbing Fixture Schedule |          |                       |              |       |       |  |
|---------------------------|----------|-----------------------|--------------|-------|-------|--|
| Type Mark                 | Location | Family                | Manufacturer | Model | Count |  |
| P0                        | Kitchen  | Sink Kitchen-Single   |              |       | 3     |  |
| P1                        | Bath     | Sink Vanity-Round     |              |       | 3     |  |
| P2                        | Bath     | Sink Vanity-Square    |              |       | 2     |  |
| P3                        | Bath     | Toilet-Domestic-3D    |              |       | 5     |  |
| P4                        | Bath     | Tub-Reclangular-3D    |              |       | 4     |  |
| P5                        | Bath     | Hydronic Towel Heater |              |       | 5     |  |
| P6                        | Bath     | Shower Set            |              |       | 6     |  |

| Interior Finish Schedule |               |                |                |               |             |                                 |
|--------------------------|---------------|----------------|----------------|---------------|-------------|---------------------------------|
| Location                 | Room Name     | Ceiling Finish | Ceiling Height | Floor Finish  | Wall Finish | Comments                        |
| (E)                      | LOBBY         | 1/2" GWB       | 7' - 6"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | HALLWAY       | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (E)                      | MAIN ENTRANCE | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
| (E)                      | PASSAGE       | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
| (E/N)                    | PATIO         | 1/2" GWB       | OPEN           | PAVERS / TILE | 1/2" GWB    |                                 |
| (N)                      | BATH          | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
| (N)                      | BEDRM 1       | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | BEDRM 2       | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | BEDRM 3       | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | CL            | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | DINING        | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | KITCHEN       | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    | TILE FLOOR IN UNIT A (OPTIONAL) |
| (N)                      | LDRY RM       | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
| (N)                      | LIVING        | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | MECH. RM      | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
| (N)                      | PTRY          | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |
| (N)                      | OFFICE        | 1/2" GWB       | 9' - 0"        | HARDWOOD      | 1/2" GWB    |                                 |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



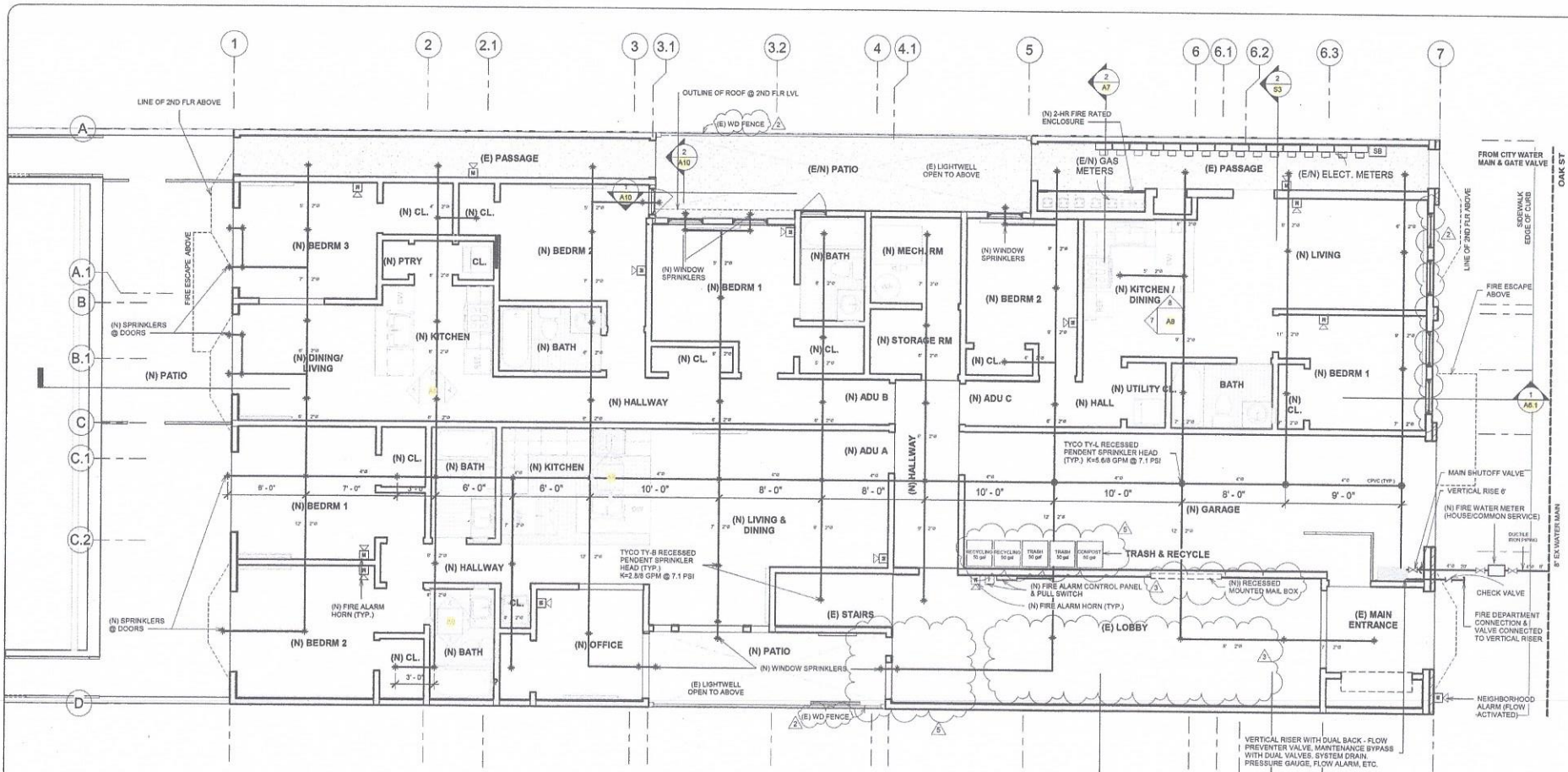
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) Arch. Schedules & Details  
 As indicated

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A10**



1 (N) Fire Sprinkler 1st Floor Plan  
1/4" = 1'-0"

**NOTES:**

1. PLANS FOR BIDDING PURPOSES ONLY.
2. FIRE SPRINKLER CONTRACTOR SHALL PROVIDE PERMIT PLANS & CALCULATIONS AS DEFERRED SUBMITTAL.
3. FIRE SPRINKLER CONTRACTOR SHALL VERIFY ADEQUACY OF WATER PRESSURE & WATER SUPPLY PIPE FROM CITY MAIN TO (E/N) METER.
4. SPRINKLERS REQUIRED UNDER SEPARATE PERMIT - GROUND FLOOR ONLY PER INFORMATION SHEET FS-05 AND IN COMPLIANCE WITH 2016 NFPA 13.
5. WINDOW SPRINKLERS WILL BE REQUIRED FOR OPERABLE 60 MIN WINDOWS THAT WILL OPEN INTO THE EGRESS COURTYARD.

- A. THIS RESIDENTIAL SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2016 NFPA 13.
- B. ONLY LISTED & APPROVED DEVICES SHALL BE INSTALLED IN THIS SYSTEM.
- C. ONLY NEW LISTED RESIDENTIAL SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THIS SPRINKLER SYSTEM.

- D. A MINIMUM OF TWO SPARE FIRE SPRINKLERS OF EACH TYPE, TEMPERATURE RATING AND ORIFICE SIZE, ALONG WITH A SPRINKLER WRENCH, SHALL BE LOCATED IN A SPARE HEAD CABINET AT THE SYSTEM RISER OR OTHER APPROVED LOCATION. IF LESS THAN THREE HEADS OF A PARTICULAR TYPE ARE USED, ONLY ONE SPARE HEAD SHALL BE PROVIDED.
- E. ALL PIPING SHALL BE PROVIDED WITH HANGERS AND SHALL BE SUPPORTED PER CODE AND MANUFACTURER'S SPECIFICATIONS.
- F. ALL PIPING SHALL BE HUNG FROM STRUCTURE MEMBERS.
- G. ALL CPVC PIPING SHALL BE INSTALLED BY PERSONS WHO HAVE BEEN CERTIFIED BY THE MANUFACTURER FOR INSTALLATION OF CPVC PIPING.
- H. ALL PRIMERS AND GLUES SHALL BE LISTED AND APPROVED FOR USE WITH CPVC PIPING IN SYSTEMS USING CPVC PIPE.
- I. UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED BEFORE CONNECTION IS MADE TO SPRINKLER PIPING.
- J. A 5% REDUCTION IN THE AVAILABLE WATER PRESSURE SHALL BE INCLUDED IN ALL CALCULATIONS.
- K. THIS RESIDENTIAL SPRINKLER SYSTEM SHALL BE TESTED AND INSPECTED AT BOTH ROUGH AND FINAL INSPECTION, PRIOR TO OCCUPANCY BEING GRANTED. CALL TWO WORKING DAYS IN ADVANCE TO SCHEDULE ALL INSPECTIONS.
- L. SPRINKLERS REQUIRED UNDER SEPARATE PERMIT - GROUND FLOOR ONLY.
- M. FOR BIDDING PURPOSES ONLY. FIRE SPRINKLER SUBCONTRACTOR SHALL SUBMIT DETAINED PLANS & CALCULATIONS AS A DEFERRED SUBMITTAL.

**LOBBY AREA NOTE:**  
ORNAMENTAL ITEMS  
1 CONTRACTOR SHALL REMOVE, SALVAGE, AND PLACE EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK.  
A WALL SCOFFERS  
B PLASTER FAUX BEAMS  
C PLASTER FAUX PLASTER  
D MATCH WALL TEXTURE

| REVISIONS |      |
|-----------|------|
| No.       | Date |
| 3/26/2020 |      |
| 5/4/2020  |      |
| 8/30/2020 |      |
| 7/14/2020 |      |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



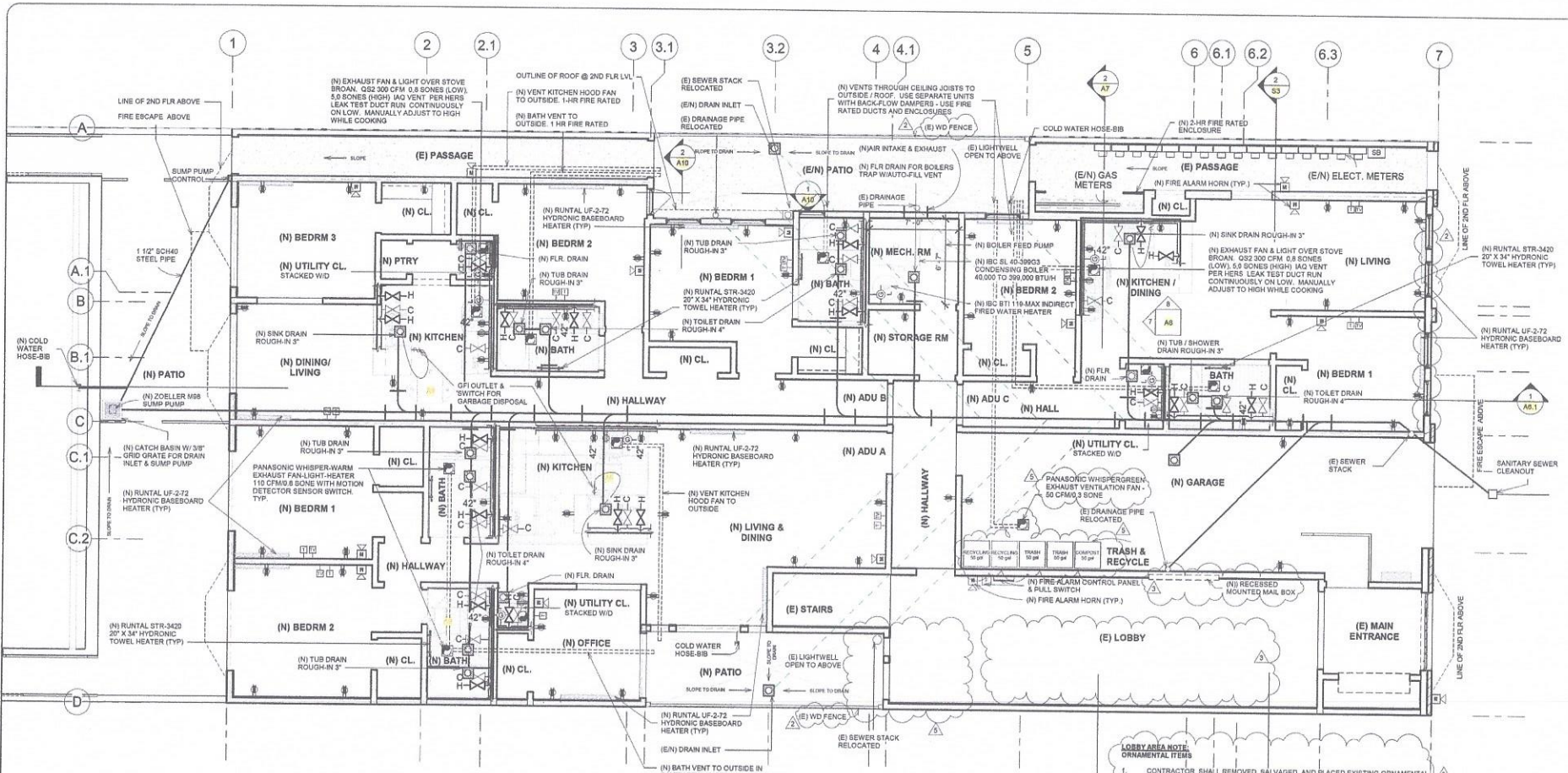
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT**  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

**(N) 1st Floor Fire Sprinkler Plan**  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**F1**



1 (N) MEP 1st Floor Plan  
1/4" = 1'-0"

LEGEND

|                           |                     |                                  |                                |                                  |
|---------------------------|---------------------|----------------------------------|--------------------------------|----------------------------------|
| S                         | SWITCH              | 110 OUTLET                       | CABLE                          | HOT WATER LINE                   |
| 3-WAY                     |                     | GFI OUTLET                       | NETWORK HUB                    | COLD WATER LINE                  |
| D                         | 3-WAY DIMMER SWITCH | ACFI OUTLET                      | NETWORK JACK                   | WATER GATE VALVE (COPPER/BRONZE) |
| F                         | FLUORESCENT         | 220 PLUG                         | SUPPLY AIR                     | WATER GATE VALVE (COPPER/BRONZE) |
| UNDER CABINET FLUORESCENT |                     | WATERPROOF GFI                   | RETURN AIR                     |                                  |
| CLG. SURFACE MOUNT        |                     | SMOKE / CARBON MONOXIDE DETECTOR | EXHAUST FAN                    |                                  |
| PENDANT                   |                     | FIRE ALARM HORN                  | FAN/LIGHT/HEAT COMBO           |                                  |
| WALL BOUNCE               |                     | EXIT SIGN & LIGHT                | PATCH PANEL                    |                                  |
| RECESSED LED LIGHT        |                     | J-BOX                            | MOTION DETECTOR                |                                  |
| FLOOD LIGHT               |                     | TELEPHONE                        | GAS LINE                       |                                  |
| H-100                     | HOSE BIB            | DATA OUTLET BOX                  | GAS BALL VALVE (COPPER/BRONZE) |                                  |

LOBBY AREA NOTE:  
ORNAMENTAL ITEMS  
1. CONTRACTOR SHALL REMOVE, SALVAGE, AND PLACE EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK.  
A. WALL SCORNES  
B. PLASTER FAUX BEAMS  
C. PLASTER FAUX PLASTERS  
D. MATCH WALL TEXTURE

NOTES:

- VENT ALL IAG FANS TO EXTERIOR IN SEALED 4" - 6" GSM DUCTS.
- EXHAUST REGISTERS MUST BE 3" - 6" MIN. FROM NEAREST WINDOW OPENING.
- ALL GAS LINES TO BE 3/4" SUPPLY @ APPLIANCES.
- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFG 802.2.
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7. LIGHTING PER CEC 150.9 (K).
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 17.8.
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFG 803.3.
- CONTRACTOR SHALL VERIFY SEWER ELEVATIONS PRIOR TO START OF CONSTRUCTION.
- THE CALIFORNIA MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB1 PER CMC 808.2.2. DRYER TO BE EQUIPPED WITH APPROVED SAFETY SHUTOFF DEVICE & TO BE INSTALLED AS SPECIFIED FOR A TYPE 2 CLOTHES DRYER IN ACCORDANCE WITH SECTION 504.4.
- MECHANICAL FANS AND ALL OTHER ELECTRIC DEVICES IN GAS METER RM MUST BE EXPLOSION PROOF AND MEET THE REQUIREMENTS OF THE NFPA-70, NATIONAL ELECTRIC CODE FOR CLASS I, DIVISION 1, GROUP D LOCATIONS.
- LOW FRESH AIR INTAKE AND HIGH EXHAUST AIR DUCT MUST BE AT OPPOSITE CORNERS WITHIN GAS METER ROOM TO ENSURE NO RECIRCULATION. BOTTOM OF HIGH EXHAUST AIR LOWER TO BE 6" ABOVE THE FINISH OUTSIDE GRADE AND 12" AWAY FROM WINDOW OR DOOR OPENINGS.

REVISIONS

| No.       | Date |
|-----------|------|
| 3/28/2020 |      |
| 5/4/2020  |      |
| 6/9/2020  |      |
| 6/30/2020 |      |
| 7/14/2020 |      |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



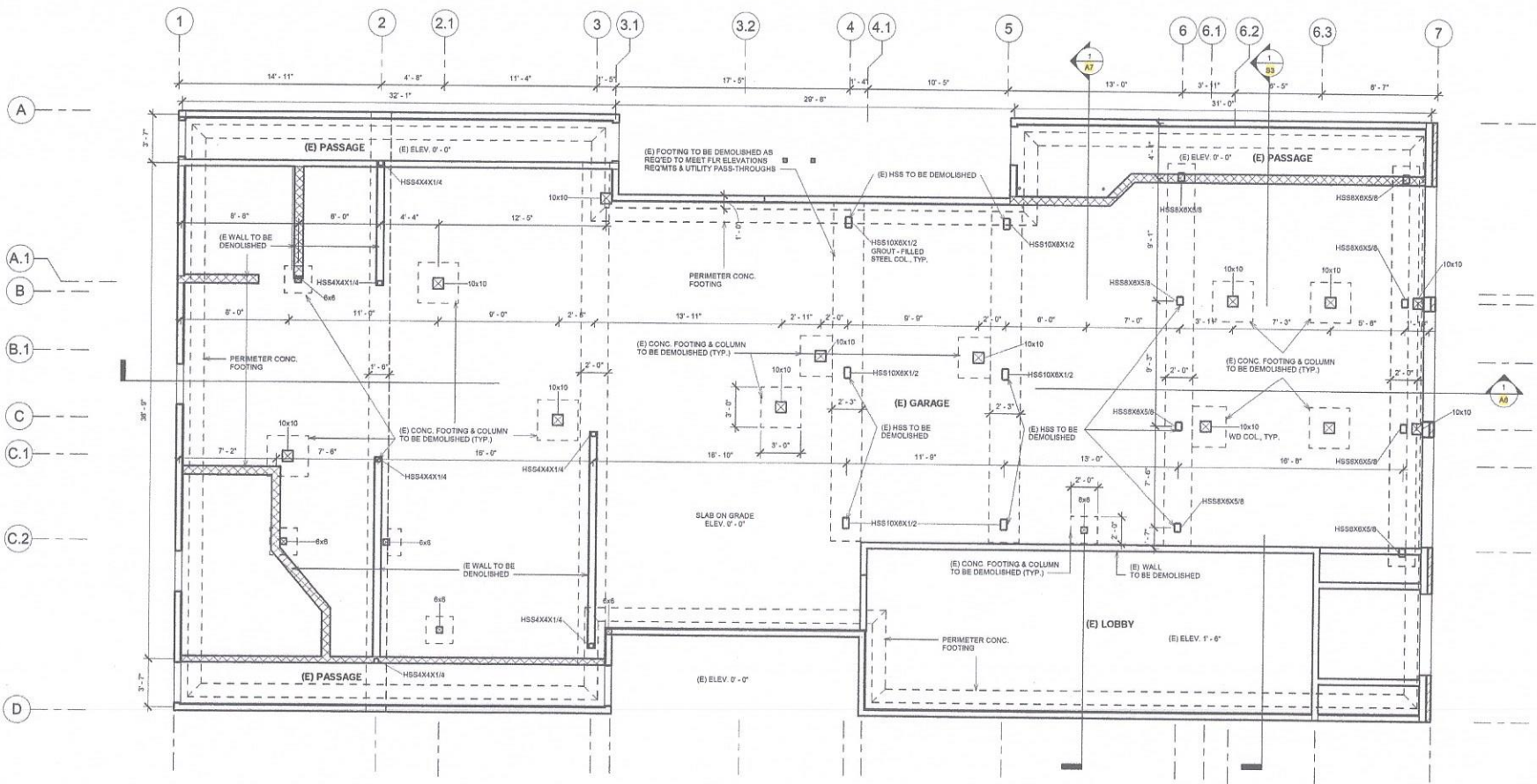
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(N) 1st Floor MEP Plan  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**MEP1**



① (E) Foundation Plan  
1/4" = 1'-0"

| LEGEND |  |
|--------|--|
|        | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |
|        | (E) COLUMN & FOOTING                       |
|        | (E) HSS & FOOTING                          |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △         | 3/26/2020 |
| △         | 5/4/2020  |
| △         | 6/9/2020  |
| △         | 6/30/2020 |
| △         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-839-9546



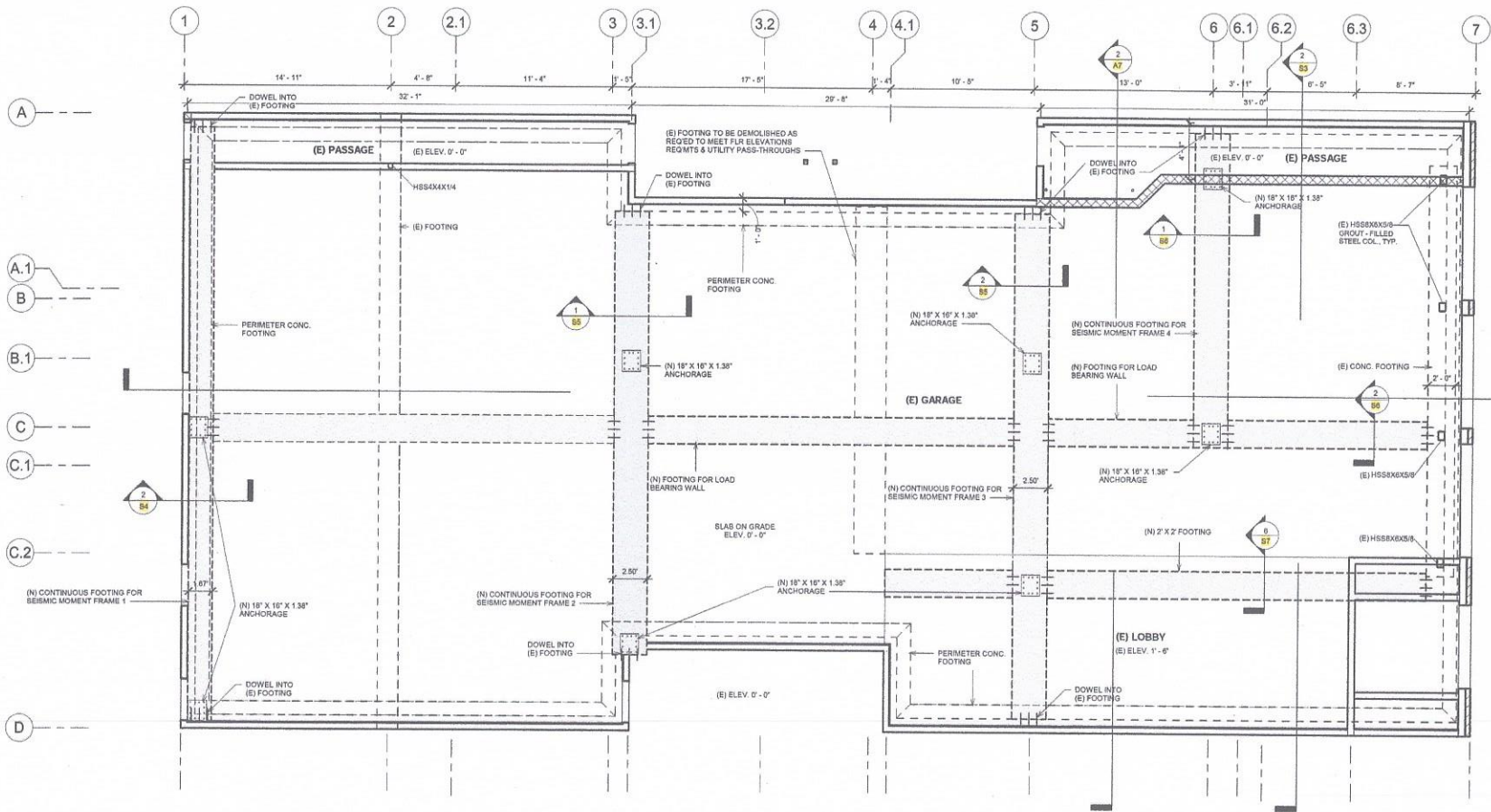
Drawings are HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) Foundation Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

S1



① Foundation Plan Retrofit  
1/4" = 1'-0"

| LEGEND |   |
|--------|---|
|        | (E) PERIMETER FOOTING AROUND SLAB ON GRADE                    |
|        | (E) COLUMN & FOOTING  |
|        | (E) HSS & FOOTING   |
|        | (N) GRADE BM FOOTING FOR SMRF AB PATTERN FOR (N) MOMENT FRAME |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 8/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546

REGISTERED PROFESSIONAL ENGINEER  
 W. CHARLES PERRY  
 No C-38822  
 EXPIRES 12/31/21  
 CIVIL  
 STATE OF CALIFORNIA

This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be reproduced, published or used in whole or in part without the consent of the Engineer.

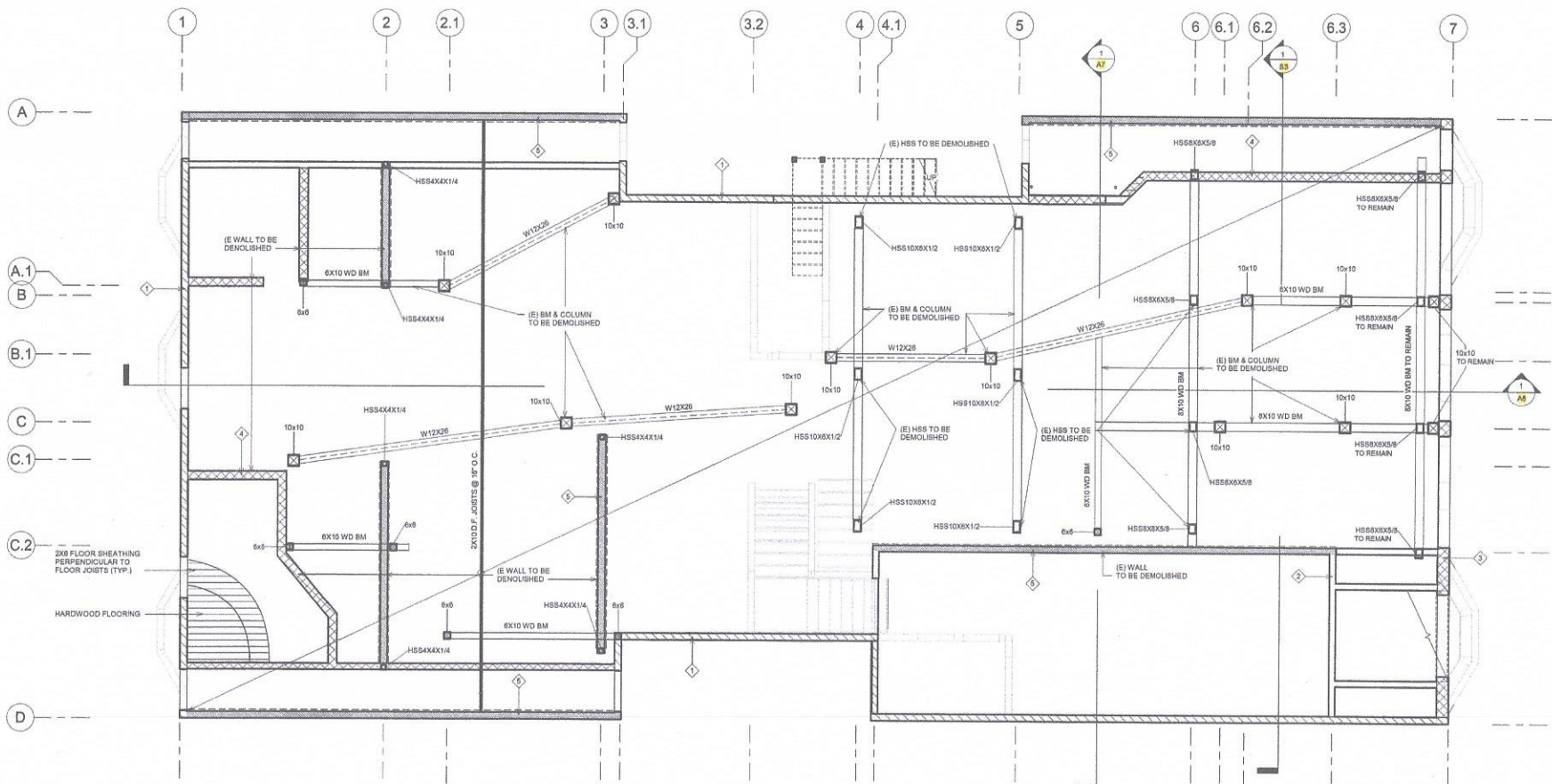
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

Foundation Plan Retrofit  
 1/4" = 1'-0"

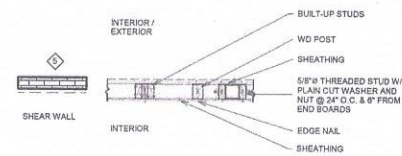
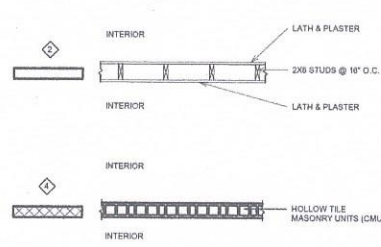
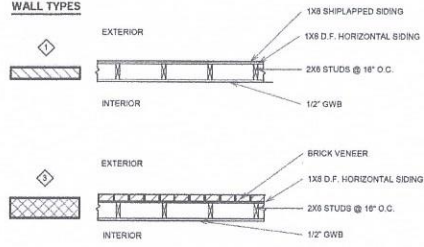
DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S1.R**



1 (E) 1st Floor Wall & 2nd Floor Framing Plan  
1/4" = 1'-0"

**WALL TYPES**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service, is not valid without the personal seal and signature of the Engineer and shall not be reproduced, modified or used in any way without the consent of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NET WET SIGNED AND DATED**

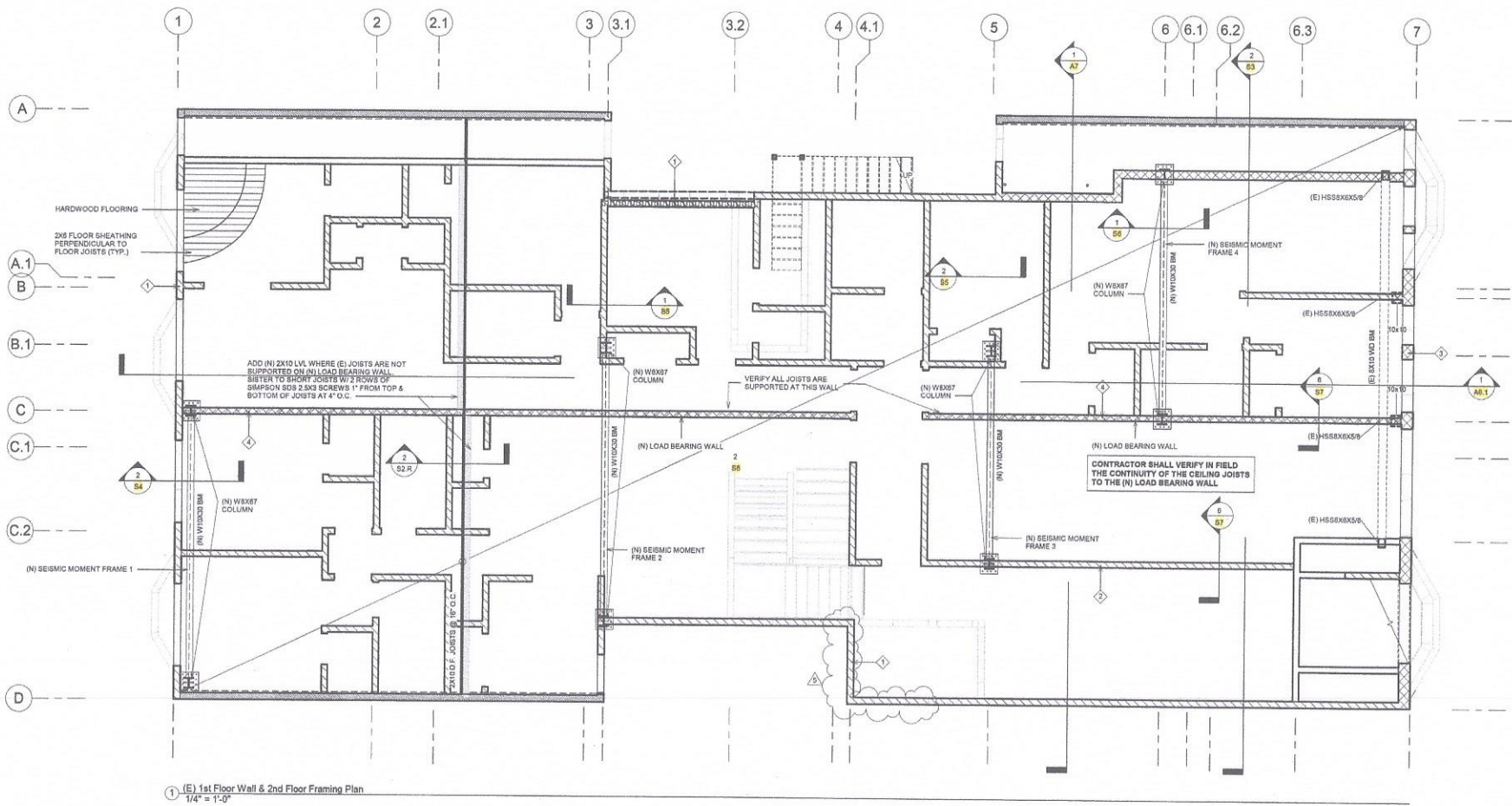
NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

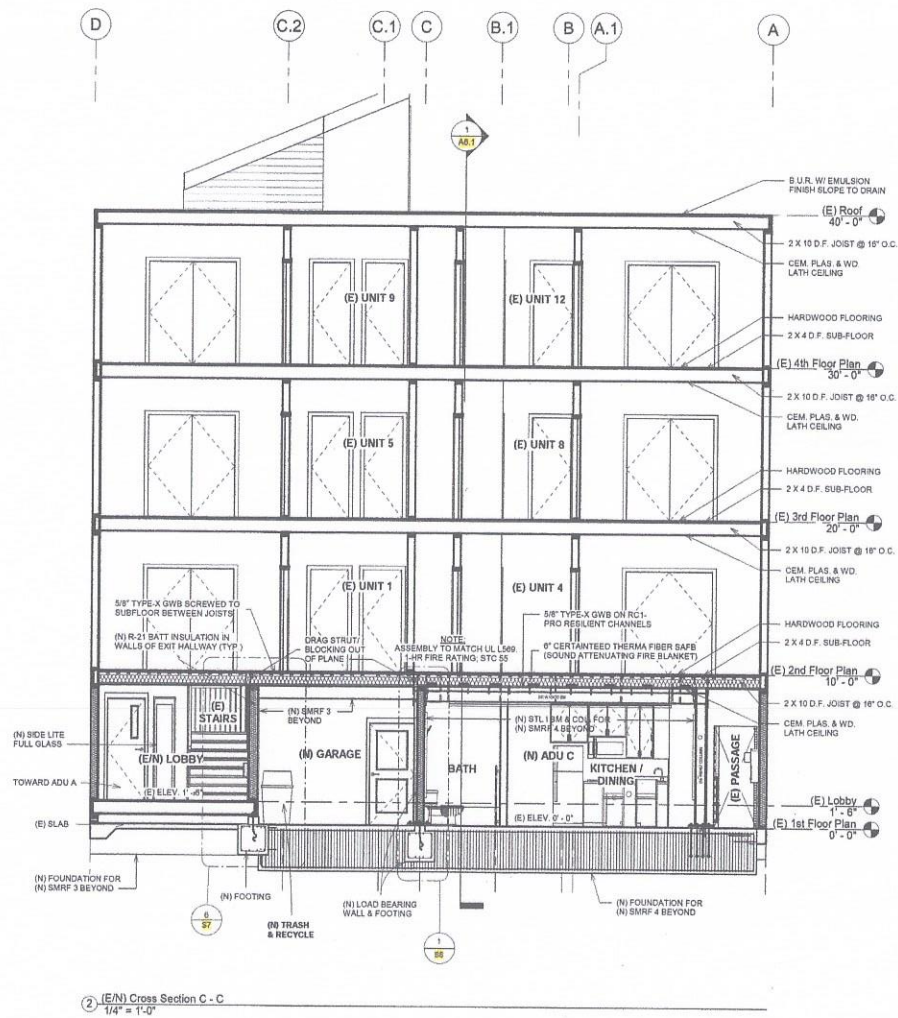
(E) 1st Floor Wall & 2nd Floor Framing Plan  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S2**







| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 3         | 3/26/2020 |
| 4         | 5/4/2020  |
| 5         | 6/9/2020  |
| 6         | 6/30/2020 |
| 7         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



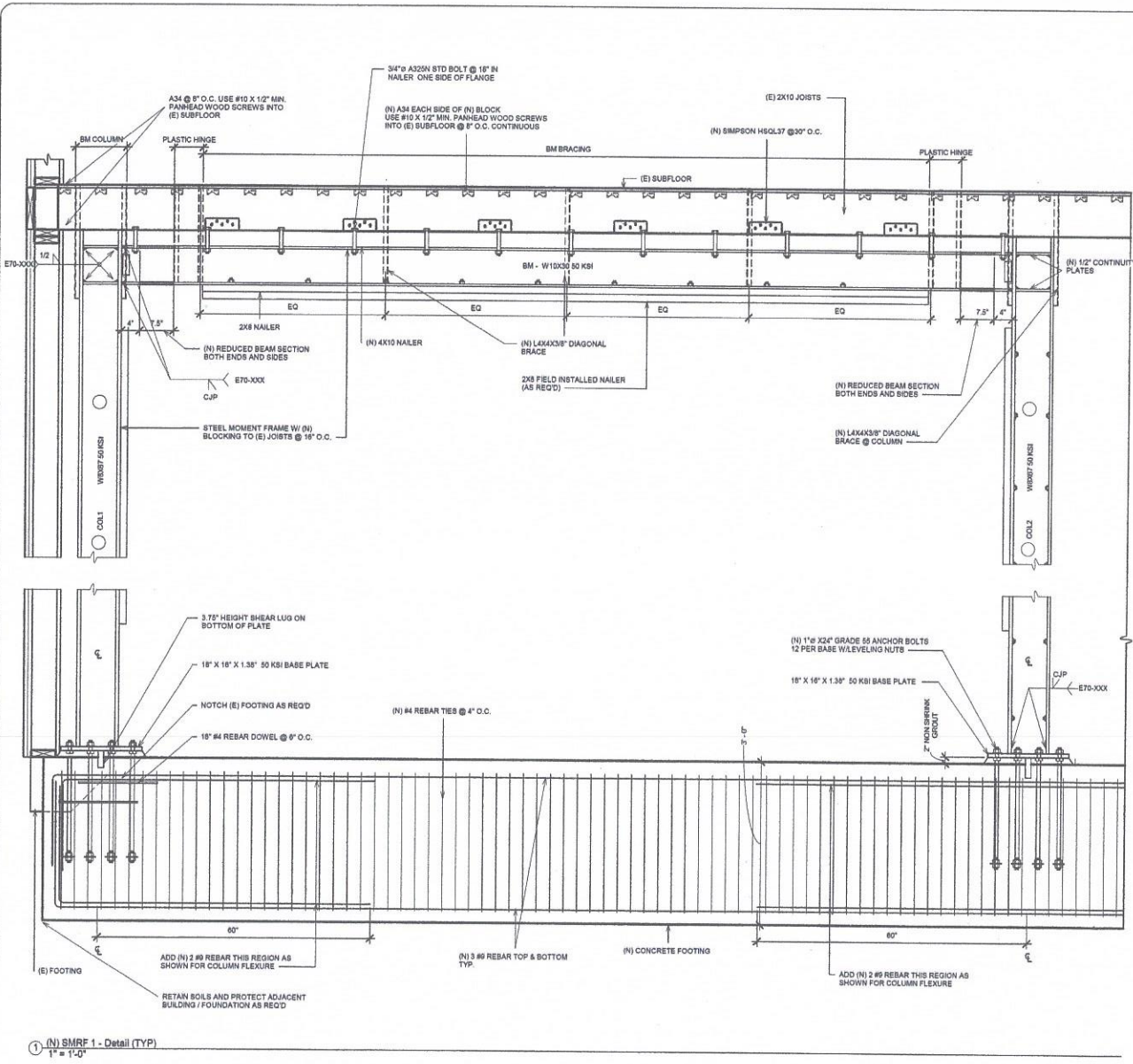
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT  
 Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

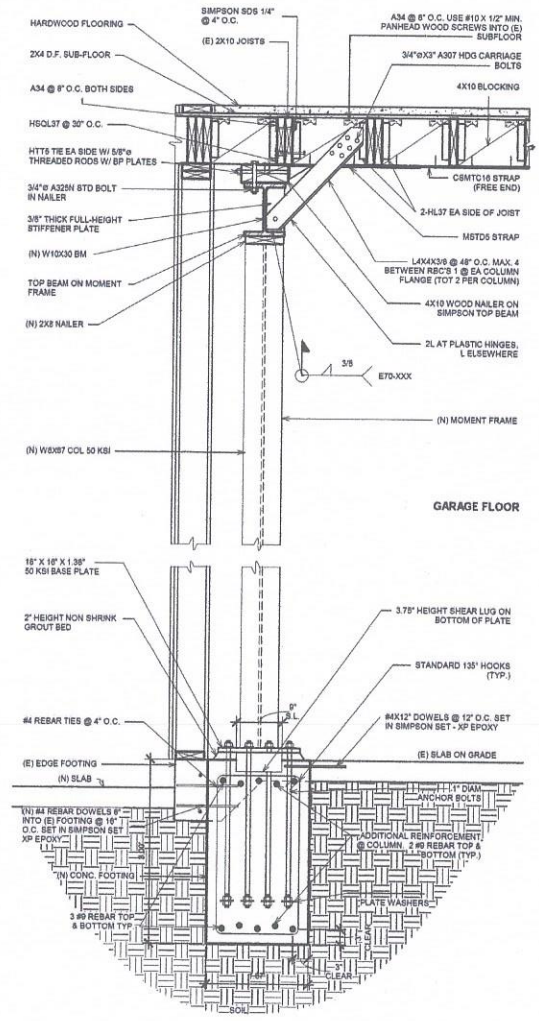
(E) & (N) Cross Sections C - C  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S3**



① (N) SMRF 1 - Detail (TYP)  
1" = 1'-0"



② (N) SMRF 1 - Detail Side (TYP)  
1" = 1'-0"

| No. | Date      |
|-----|-----------|
| △   | 3/26/2020 |
| △   | 5/4/2020  |
| △   | 6/9/2020  |
| △   | 6/30/2020 |
| △   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



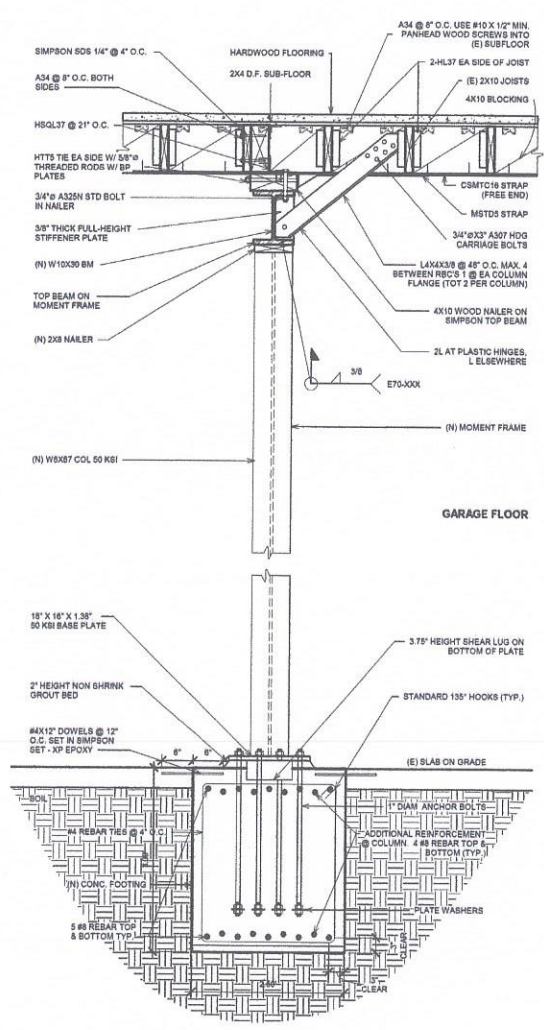
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

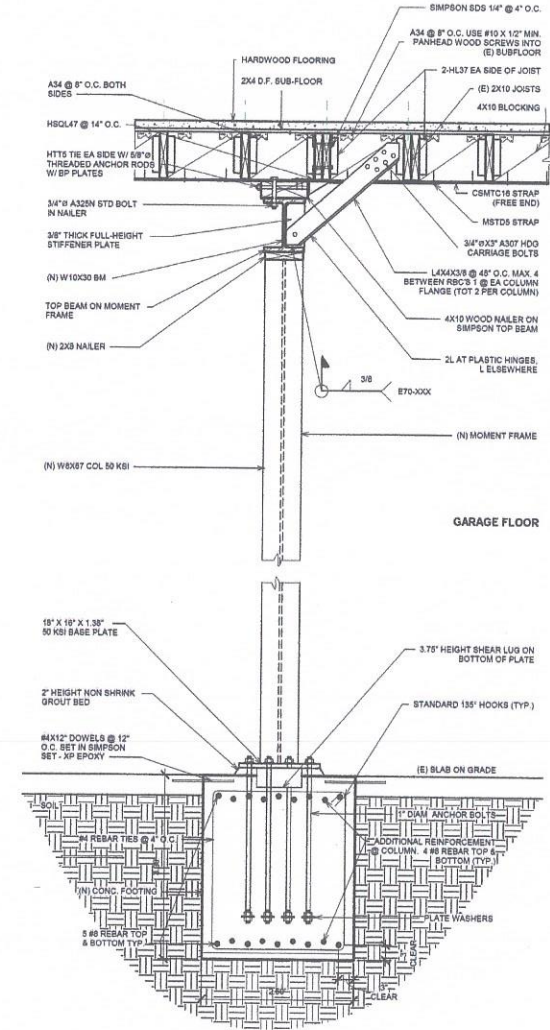
**Structural Details Retrofitted**  
 1" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S4**



① (N) SMRF 2 - Detail Side (TYP)  
1" = 1'-0"



② (N) SMRF 3 - Detail Side (TYP)  
1" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △         | 3/26/2020 |
| △         | 5/4/2020  |
| △         | 6/9/2020  |
| △         | 6/30/2020 |
| △         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



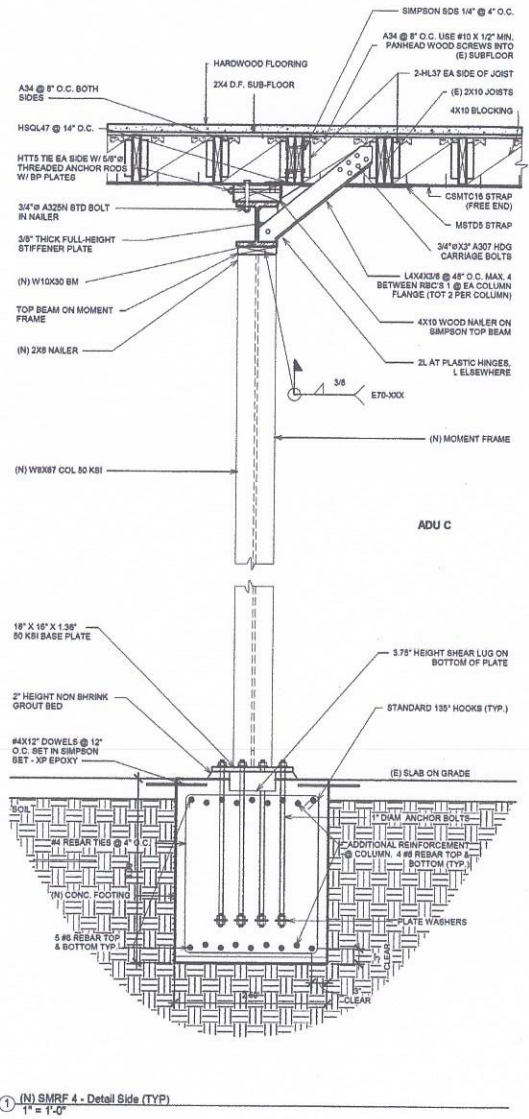
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT  
 Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

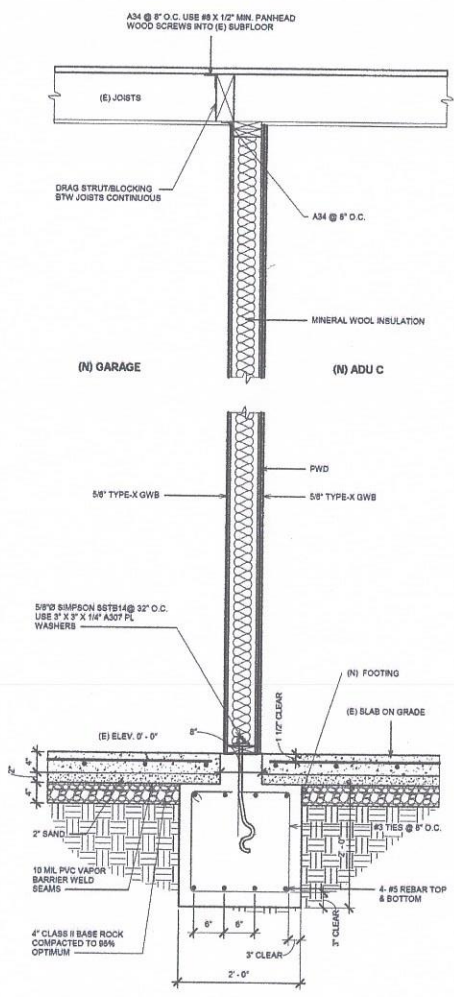
Structural Details  
 Retrofitted  
 1" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S5**



① (N) SMRF 4 - Detail Side (TYP)  
1" = 1'-0"



② Load Bearing Wall & Footing Section  
1" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △ 1       | 3/28/2020 |
| △ 2       | 5/4/2020  |
| △ 3       | 6/9/2020  |
| △ 4       | 6/30/2020 |
| △ 5       | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



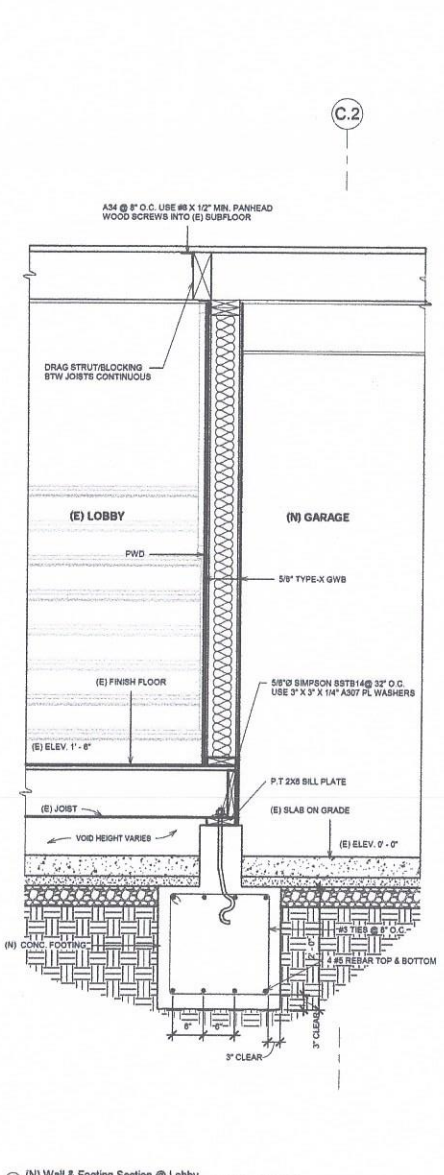
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

Structural Details Retrofitted  
 1" = 1'-0"

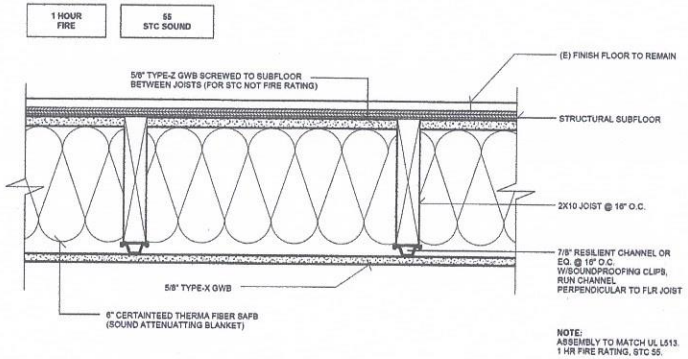
DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S6**



6 (N) Wall & Footing Section @ Lobby  
1" = 1'-0"

C.2



1 Floor-Ceiling Detail Above Ground Lvl1  
3/8" = 1'-0"

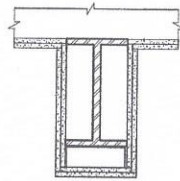
GA FILE No. BM 1137

1 HOUR FIRE

BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1" TYPE S-12 DRYWALL SCREWS 12" O.C. FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1 5/8" TYPE S-12 DRYWALL SCREWS 12" O.C. JOINTS OFFSET FROM BASE LAYER JOINTS.

BEAM CAGE FABRICATED FROM No. 24 GAGE 7/8" X 1 3/8" STEEL ANKLER SCREW ATTACHED TO STEEL JOISTS AT BEAM TOP FLANGE AND NO. 25 GAGE 2 1/2" STEEL RUNNERS HOOKED OVER BEAM LOWER FLANGE AND SUPPORTING 1 5/8" STEEL STUDS 24" O.C. MINIMUM BEAM SIZE W/16". (ONE HOUR UNRESTRAINED BM)

FIRE TEST: UL R1218-153, T-16-75; BASED ON UL R3950-7A-5, 11-12-87; UL DESIGN L524



2 Beam Detail - GW Fireproofing  
1 1/2" = 1'-0"

GA FILE No. CM 1001

1 HOUR FIRE

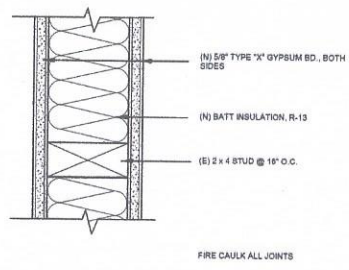
ONE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED WITHOUT HORIZONTAL JOINTS TO 1 5/8" STEEL STUDS LOCATED AT EACH CORNER OF COLUMN WITH 1" TYPE S DRYWALL SCREWS 24" O.C. METAL CORNERBEAD APPLIED TO ALL CORNERS WITH 1" TYPE S DRYWALL SCREWS 12" O.C. IN EACH FLANGE. JOINT COMPOUND 1/16" THICK APPLIED OVER CORNER BEAD.

FIRE TEST: UL NC555, 77NK1747; 6-13-77, UL DESIGN X528

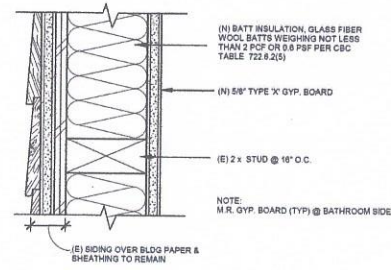


3 Column Detail - GW Fireproofing  
1 1/2" = 1'-0"

FIRE RESISTANT SYSTEM: GA # WP8105



4 Fire Rated Int. Wall  
3/8" = 1'-0"



5 Fire Rated Ext. Wall  
3/8" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| △         | 3/26/2020 |
| △         | 5/4/2020  |
| △         | 6/9/2020  |
| △         | 6/30/2020 |
| △         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing is an instrument of service and shall remain the property of the Engineer and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

**NEW ACCESSORY DWELLING UNIT Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Structural Details  
As indicated

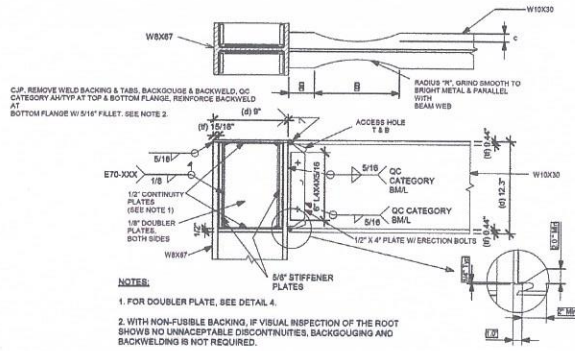
DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

S7

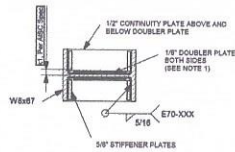
34

REDUCED BEAM SECTION (RBS) DIMENSIONS :

|                              | BEAM   | a     | b     | c     | R     |
|------------------------------|--------|-------|-------|-------|-------|
| SMRF 1, SMRF2, SMRF3 & SMRF4 | W10X30 | 4.00" | 7.50" | 1.00" | 7.53" |



1. REDUCED BEAM SECTION DETAIL  
1" = 1'-0"



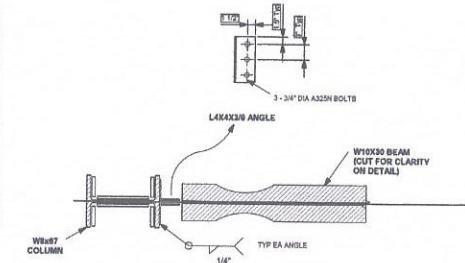
- NOTES:
1. USE 1/8" THICK DOUBLER PLATES EACH SIDE OF COLUMN WEB. USE 4 - 1" DIAMETER PLUG WELDS TO COLUMN WEB ON 8" X 8" GRID.
  2. USE 3/4" CONTINUITY PLATES

2. CONTINUITY AND DOUBLER PLATE DETAIL  
1" = 1'-0"

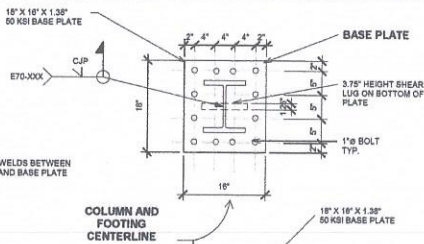
NOTES:

1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGER OF FLANGE THICKNESS (t) OR 1/2" (PLUS 1/2" OR MINUS 1/2" t).
3. 3/4" t TO 3/4" MIN (t-1/4").
4. 3/8" MIN RADIUS.
5. 3" (t-1/2").
6. PREHEAT TO 150° PRIOR TO THERMAL CUTTING. GRIND TO BRIGHT METAL (500 MICRO-IN).

3. SMRF ACCESS HOLE DETAIL  
1" = 1'-0"



4. BOLTED DOUBLE ANGLE CONNECTION DETAIL  
1" = 1'-0"



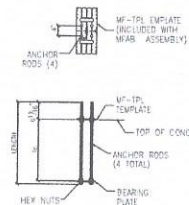
5. STEEL FRAME FOUNDATION DETAIL FOR SMRF 1  
1" = 1'-0"

| MODEL NO.       | ROD SIZE & NUMBER | LENGTH (in) | l <sub>a</sub> (in) | BEARING PLATE (in)     |
|-----------------|-------------------|-------------|---------------------|------------------------|
| ALL SMF COLUMNS | 4 - 3/8"          | 30"         | 24"                 | 1/2" x 6 1/2" x 6 1/2" |

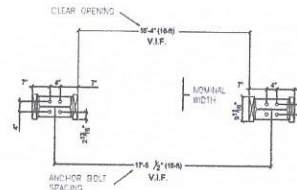
THE MFB ANCHOR ASSEMBLY HAS BEEN ENGINEERED TO PROVIDE A SOLUTION MEETING THE 2009 AND 2012 INTERNATIONAL BUILDING CODE REQUIREMENTS FOR BOTH TENSION AND SHEAR.

INSPECTION IS EACH THE HEAD IS STAMPED WITH A "NO EQUAL" SYMBOL FOR IDENTIFICATION, BOLT LENGTH, BOLT DIAMETER, AND OPTIONAL "HS" FOR HIGH STRENGTH IF SPECIFIED.

MFB ANCHOR ASSEMBLIES REQUIRE ADDITIONAL REINFORCING TO PROVIDE A COMPLETE TENSION AND SHEAR SOLUTION. DESIGNER MUST SPECIFY ADDITIONAL REINFORCING TIES OR HARRING AS REQUIRED FOR SHEAR.



6. MFB ANCHORAGE ASSEMBLY  
1/2" = 1'-0"



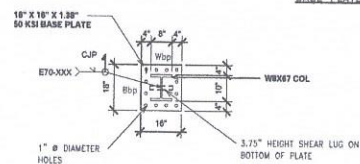
7. ANCHOR BOLT LAYOUT  
1/2" = 1'-0"

| Beam ID | D <sub>b</sub> (in) | W <sub>b</sub> (in) | Beam Top Nailer(s) |
|---------|---------------------|---------------------|--------------------|
| W10X30  | 10.30               | 13.5                | 1 (1" x 4")        |

BEAM DIMENSIONS

| Column ID | D <sub>c</sub> (in) | W <sub>c</sub> (in) | Column Nailer(s) |
|-----------|---------------------|---------------------|------------------|
| W8X8      | 8                   | 16                  | 1 (1" x 4")      |

COLUMN DIMENSIONS



8. BEAM, COLUMN AND BASE PLATE  
1/2" = 1'-0"

NOTES:

1. DESIGNER TO EVALUATE EFFECT OF OVERSIZED HOLES IN BASE PLATE AND PROVIDE PLATE WASHERS WITH STANDARD SIZE HOLE WELDED TO BASE PLATE, WHERE REQUIRED.

REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/28/2020 |
| 2   | 5/4/2020  |
| 3   | 8/9/2020  |
| 4   | 8/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing is an instrument of service to and shall not be reproduced, published or used in any way without the consent of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Structural Details  
Retrofitted  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1655OAK

**S8**

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: 1555 Oak St  
 Calculation Date/Time: 06:40, Mon, Oct 07, 2019  
 Input File Name: 1555 Oak St ID 4487.dbl.rpt

| SI | Project Name                     | SI | SI | SI |
|----|----------------------------------|----|----|----|
| 01 | 1555 Oak St                      | 01 | 02 | 03 |
| 04 | Condition Description            | 04 | 05 | 06 |
| 07 | Site Location                    | 07 | 08 | 09 |
| 10 | City                             | 10 | 11 | 12 |
| 13 | Zip Code                         | 13 | 14 | 15 |
| 16 | Climate Zone                     | 16 | 17 | 18 |
| 19 | Building Type                    | 19 | 20 | 21 |
| 22 | Project Name                     | 22 | 23 | 24 |
| 25 | Number of Building Units         | 25 | 26 | 27 |
| 28 | Total Cond. Floor Area (SF)      | 28 | 29 | 30 |
| 31 | Ball Area (SF)                   | 31 | 32 | 33 |
| 34 | Additional Cond. Floor Area (SF) | 34 | 35 | 36 |
| 37 | Additional Ball Area (SF)        | 37 | 38 | 39 |

**COMPLIANCE RESULTS**  
 01 General Compliance with California Pathway?  
 02 This building is exempt from the requirements of the 2019 Residential Energy Code (REC) as it is a pre-2019 building.  
 03 This building is exempt from the requirements of the 2019 Residential Energy Code (REC) as it is a pre-2019 building.

| SI   | SI | SI   | SI   | SI   |
|------|----|------|------|------|
| 01   | SI | 02   | 03   | 04   |
| 05   | SI | 06   | 07   | 08   |
| 09   | SI | 10   | 11   | 12   |
| 13   | SI | 14   | 15   | 16   |
| 17   | SI | 18   | 19   | 20   |
| 21   | SI | 22   | 23   | 24   |
| 25   | SI | 26   | 27   | 28   |
| 29   | SI | 30   | 31   | 32   |
| 33   | SI | 34   | 35   | 36   |
| 37   | SI | 38   | 39   | 40   |
| 41   | SI | 42   | 43   | 44   |
| 45   | SI | 46   | 47   | 48   |
| 49   | SI | 50   | 51   | 52   |
| 53   | SI | 54   | 55   | 56   |
| 57   | SI | 58   | 59   | 60   |
| 61   | SI | 62   | 63   | 64   |
| 65   | SI | 66   | 67   | 68   |
| 71   | SI | 72   | 73   | 74   |
| 75   | SI | 76   | 77   | 78   |
| 81   | SI | 82   | 83   | 84   |
| 85   | SI | 86   | 87   | 88   |
| 91   | SI | 92   | 93   | 94   |
| 95   | SI | 96   | 97   | 98   |
| 101  | SI | 102  | 103  | 104  |
| 105  | SI | 106  | 107  | 108  |
| 111  | SI | 112  | 113  | 114  |
| 115  | SI | 116  | 117  | 118  |
| 121  | SI | 122  | 123  | 124  |
| 125  | SI | 126  | 127  | 128  |
| 131  | SI | 132  | 133  | 134  |
| 135  | SI | 136  | 137  | 138  |
| 141  | SI | 142  | 143  | 144  |
| 145  | SI | 146  | 147  | 148  |
| 151  | SI | 152  | 153  | 154  |
| 155  | SI | 156  | 157  | 158  |
| 161  | SI | 162  | 163  | 164  |
| 165  | SI | 166  | 167  | 168  |
| 171  | SI | 172  | 173  | 174  |
| 175  | SI | 176  | 177  | 178  |
| 181  | SI | 182  | 183  | 184  |
| 185  | SI | 186  | 187  | 188  |
| 191  | SI | 192  | 193  | 194  |
| 195  | SI | 196  | 197  | 198  |
| 201  | SI | 202  | 203  | 204  |
| 205  | SI | 206  | 207  | 208  |
| 211  | SI | 212  | 213  | 214  |
| 215  | SI | 216  | 217  | 218  |
| 221  | SI | 222  | 223  | 224  |
| 225  | SI | 226  | 227  | 228  |
| 231  | SI | 232  | 233  | 234  |
| 235  | SI | 236  | 237  | 238  |
| 241  | SI | 242  | 243  | 244  |
| 245  | SI | 246  | 247  | 248  |
| 251  | SI | 252  | 253  | 254  |
| 255  | SI | 256  | 257  | 258  |
| 261  | SI | 262  | 263  | 264  |
| 265  | SI | 266  | 267  | 268  |
| 271  | SI | 272  | 273  | 274  |
| 275  | SI | 276  | 277  | 278  |
| 281  | SI | 282  | 283  | 284  |
| 285  | SI | 286  | 287  | 288  |
| 291  | SI | 292  | 293  | 294  |
| 295  | SI | 296  | 297  | 298  |
| 301  | SI | 302  | 303  | 304  |
| 305  | SI | 306  | 307  | 308  |
| 311  | SI | 312  | 313  | 314  |
| 315  | SI | 316  | 317  | 318  |
| 321  | SI | 322  | 323  | 324  |
| 325  | SI | 326  | 327  | 328  |
| 331  | SI | 332  | 333  | 334  |
| 335  | SI | 336  | 337  | 338  |
| 341  | SI | 342  | 343  | 344  |
| 345  | SI | 346  | 347  | 348  |
| 351  | SI | 352  | 353  | 354  |
| 355  | SI | 356  | 357  | 358  |
| 361  | SI | 362  | 363  | 364  |
| 365  | SI | 366  | 367  | 368  |
| 371  | SI | 372  | 373  | 374  |
| 375  | SI | 376  | 377  | 378  |
| 381  | SI | 382  | 383  | 384  |
| 385  | SI | 386  | 387  | 388  |
| 391  | SI | 392  | 393  | 394  |
| 395  | SI | 396  | 397  | 398  |
| 401  | SI | 402  | 403  | 404  |
| 405  | SI | 406  | 407  | 408  |
| 411  | SI | 412  | 413  | 414  |
| 415  | SI | 416  | 417  | 418  |
| 421  | SI | 422  | 423  | 424  |
| 425  | SI | 426  | 427  | 428  |
| 431  | SI | 432  | 433  | 434  |
| 435  | SI | 436  | 437  | 438  |
| 441  | SI | 442  | 443  | 444  |
| 445  | SI | 446  | 447  | 448  |
| 451  | SI | 452  | 453  | 454  |
| 455  | SI | 456  | 457  | 458  |
| 461  | SI | 462  | 463  | 464  |
| 465  | SI | 466  | 467  | 468  |
| 471  | SI | 472  | 473  | 474  |
| 475  | SI | 476  | 477  | 478  |
| 481  | SI | 482  | 483  | 484  |
| 485  | SI | 486  | 487  | 488  |
| 491  | SI | 492  | 493  | 494  |
| 495  | SI | 496  | 497  | 498  |
| 501  | SI | 502  | 503  | 504  |
| 505  | SI | 506  | 507  | 508  |
| 511  | SI | 512  | 513  | 514  |
| 515  | SI | 516  | 517  | 518  |
| 521  | SI | 522  | 523  | 524  |
| 525  | SI | 526  | 527  | 528  |
| 531  | SI | 532  | 533  | 534  |
| 535  | SI | 536  | 537  | 538  |
| 541  | SI | 542  | 543  | 544  |
| 545  | SI | 546  | 547  | 548  |
| 551  | SI | 552  | 553  | 554  |
| 555  | SI | 556  | 557  | 558  |
| 561  | SI | 562  | 563  | 564  |
| 565  | SI | 566  | 567  | 568  |
| 571  | SI | 572  | 573  | 574  |
| 575  | SI | 576  | 577  | 578  |
| 581  | SI | 582  | 583  | 584  |
| 585  | SI | 586  | 587  | 588  |
| 591  | SI | 592  | 593  | 594  |
| 595  | SI | 596  | 597  | 598  |
| 601  | SI | 602  | 603  | 604  |
| 605  | SI | 606  | 607  | 608  |
| 611  | SI | 612  | 613  | 614  |
| 615  | SI | 616  | 617  | 618  |
| 621  | SI | 622  | 623  | 624  |
| 625  | SI | 626  | 627  | 628  |
| 631  | SI | 632  | 633  | 634  |
| 635  | SI | 636  | 637  | 638  |
| 641  | SI | 642  | 643  | 644  |
| 645  | SI | 646  | 647  | 648  |
| 651  | SI | 652  | 653  | 654  |
| 655  | SI | 656  | 657  | 658  |
| 661  | SI | 662  | 663  | 664  |
| 665  | SI | 666  | 667  | 668  |
| 671  | SI | 672  | 673  | 674  |
| 675  | SI | 676  | 677  | 678  |
| 681  | SI | 682  | 683  | 684  |
| 685  | SI | 686  | 687  | 688  |
| 691  | SI | 692  | 693  | 694  |
| 695  | SI | 696  | 697  | 698  |
| 701  | SI | 702  | 703  | 704  |
| 705  | SI | 706  | 707  | 708  |
| 711  | SI | 712  | 713  | 714  |
| 715  | SI | 716  | 717  | 718  |
| 721  | SI | 722  | 723  | 724  |
| 725  | SI | 726  | 727  | 728  |
| 731  | SI | 732  | 733  | 734  |
| 735  | SI | 736  | 737  | 738  |
| 741  | SI | 742  | 743  | 744  |
| 745  | SI | 746  | 747  | 748  |
| 751  | SI | 752  | 753  | 754  |
| 755  | SI | 756  | 757  | 758  |
| 761  | SI | 762  | 763  | 764  |
| 765  | SI | 766  | 767  | 768  |
| 771  | SI | 772  | 773  | 774  |
| 775  | SI | 776  | 777  | 778  |
| 781  | SI | 782  | 783  | 784  |
| 785  | SI | 786  | 787  | 788  |
| 791  | SI | 792  | 793  | 794  |
| 795  | SI | 796  | 797  | 798  |
| 801  | SI | 802  | 803  | 804  |
| 805  | SI | 806  | 807  | 808  |
| 811  | SI | 812  | 813  | 814  |
| 815  | SI | 816  | 817  | 818  |
| 821  | SI | 822  | 823  | 824  |
| 825  | SI | 826  | 827  | 828  |
| 831  | SI | 832  | 833  | 834  |
| 835  | SI | 836  | 837  | 838  |
| 841  | SI | 842  | 843  | 844  |
| 845  | SI | 846  | 847  | 848  |
| 851  | SI | 852  | 853  | 854  |
| 855  | SI | 856  | 857  | 858  |
| 861  | SI | 862  | 863  | 864  |
| 865  | SI | 866  | 867  | 868  |
| 871  | SI | 872  | 873  | 874  |
| 875  | SI | 876  | 877  | 878  |
| 881  | SI | 882  | 883  | 884  |
| 885  | SI | 886  | 887  | 888  |
| 891  | SI | 892  | 893  | 894  |
| 895  | SI | 896  | 897  | 898  |
| 901  | SI | 902  | 903  | 904  |
| 905  | SI | 906  | 907  | 908  |
| 911  | SI | 912  | 913  | 914  |
| 915  | SI | 916  | 917  | 918  |
| 921  | SI | 922  | 923  | 924  |
| 925  | SI | 926  | 927  | 928  |
| 931  | SI | 932  | 933  | 934  |
| 935  | SI | 936  | 937  | 938  |
| 941  | SI | 942  | 943  | 944  |
| 945  | SI | 946  | 947  | 948  |
| 951  | SI | 952  | 953  | 954  |
| 955  | SI | 956  | 957  | 958  |
| 961  | SI | 962  | 963  | 964  |
| 965  | SI | 966  | 967  | 968  |
| 971  | SI | 972  | 973  | 974  |
| 975  | SI | 976  | 977  | 978  |
| 981  | SI | 982  | 983  | 984  |
| 985  | SI | 986  | 987  | 988  |
| 991  | SI | 992  | 993  | 994  |
| 995  | SI | 996  | 997  | 998  |
| 1001 | SI | 1002 | 1003 | 1004 |
| 1005 | SI | 1006 | 1007 | 1008 |

Registration Number: 219-01215884-000-0000000000  
 CA Building Energy Efficiency Standards - 2019 Residential Compliance  
 Report Version: CTR-19-10215-1149  
 HERS Provider: CA CERTS, Inc.  
 Report Generated at: 2019-10-07 08:40:19

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: 1555 Oak St  
 Calculation Date/Time: 06:40, Mon, Oct 07, 2019  
 Input File Name: 1555 Oak St ID 4487.dbl.rpt

| SI | SI | SI | SI | SI | SI | SI | SI | SI | SI |
|----|----|----|----|----|----|----|----|----|----|
| 01 | SI | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
| 10 | SI | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | SI | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | SI | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |
| 37 | SI | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 |
| 46 | SI | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 |
| 55 | SI | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 |
| 64 | SI | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 |
| 73 | SI | 74 | 75 | 76 | 77 |    |    |    |    |





### 2016 Low-Rise Residential Mandatory Measures Summary

Low-rise residential buildings subject to the Energy Standards must comply with applicable mandatory measures regardless of the compliance approach used. Review the applicable measures for information. Supplemental page.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope, Mechanical, Electrical, and Other measures.



### 2016 Low-Rise Residential Mandatory Measures Summary

Low-rise residential buildings subject to the Energy Standards must comply with applicable mandatory measures regardless of the compliance approach used. Review the applicable measures for information. Supplemental page.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope, Mechanical, Electrical, and Other measures.



### 2016 Low-Rise Residential Mandatory Measures Summary

Low-rise residential buildings subject to the Energy Standards must comply with applicable mandatory measures regardless of the compliance approach used. Review the applicable measures for information. Supplemental page.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope, Mechanical, Electrical, and Other measures.



### 2016 Low-Rise Residential Mandatory Measures Summary

Low-rise residential buildings subject to the Energy Standards must comply with applicable mandatory measures regardless of the compliance approach used. Review the applicable measures for information. Supplemental page.

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope, Mechanical, Electrical, and Other measures.

Table with 2 columns: No. and Date. Lists revision dates from 3/28/2020 to 7/14/2020.

W. CHARLES PERRY & ASSOCIATES  
231 21st AVENUE  
SAN MATEO, CA 94403  
650-638-9446



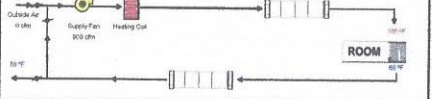
DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED

NEW ACCESSORY DWELLING UNIT  
Apartment Building  
1555 Oak Street  
San Francisco, CA 94117

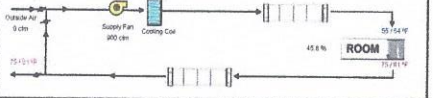
### HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table with columns: SYSTEM LOAD, COOLING PEAK, COIL INTL. PEAK, COIL INTL. PEAK. Includes Heating System, Cooling System, and Air System data.

### HEATING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF HEATING PEAK



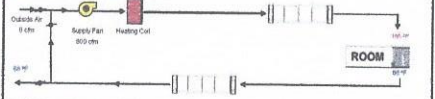
### COOLING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF COOLING PEAK



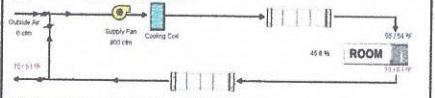
### HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table with columns: SYSTEM LOAD, COOLING PEAK, COIL INTL. PEAK, COIL INTL. PEAK. Includes Heating System, Cooling System, and Air System data.

### HEATING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF HEATING PEAK



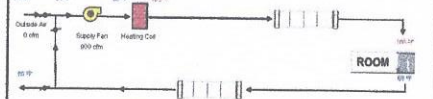
### COOLING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF COOLING PEAK



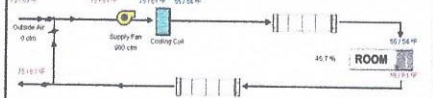
### HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table with columns: SYSTEM LOAD, COOLING PEAK, COIL INTL. PEAK, COIL INTL. PEAK. Includes Heating System, Cooling System, and Air System data.

### HEATING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF HEATING PEAK



### COOLING SYSTEM PITCH/CORRECTIVE AIRFLOW TEMPERATURES AT TIME OF COOLING PEAK



Title-24 Report

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

T24.2

INFORMATION SHEET

MEP-03

- CF2R-MCH-05-E: Ice storage air conditioning units
  - Required whenever installed

**Mechanical - Installation + Verification HERS**

All HERS verified components have installation and verification forms. Installation is denoted CF2R-MCH-XX-H, and verification is denoted CF3R-XX-H, where for each pair of forms XX is the same number. Both the Installation and Verification forms are to be submitted for this equipment, with installation to be filled out by the contractor and verification by the HERS rater.

- CF23R-MCH-20(a-e)-H: Duct leakage diagnostic test
  - Required for any new ducts, unless less than 40 ft is to be added to an existing system in unconditioned space
- CF23R-MCH-21-H: Duct location verification
  - Required to take credit for having majority of ductwork in conditioned spaces
- CF23R-MCH-22-H: Forced air system fan efficacy (fan watt draw)
  - Required for new HVAC systems, except for heating only systems
- CF23R-MCH-23-H: Space conditioning system airflow rate
  - Required for all new space conditioning systems
- CF23R-MCH-25(a-f)-H: Refrigerant charge verification
  - Required for all new evaporatively cooled air conditioners
- CF23R-MCH-26-H: High SEER and EER equipment
  - Required when a High SEER or EER rating is claimed on compliance documentation
  - High is defined as higher than in Table 150.1-A
- CF23R-MCH-27(a-c)-H: Mechanical ventilation
  - Required whenever whole building ventilation is installed
- CF-23R-MCH-28-H: Return duct design and air filter device sizing
  - Required for all new return air ducts and air filters
- CF-23R-MCH-29a-H: supply duct surface area/R-value
  - Required for all new supply ducts
- CF-23R-MCH-29b-H: Buried ducts/deeply buried ducts
  - Required for all buried ducts
- CF-23R-MCH-30-H: central fan ventilation cooling system
  - Required when it is indicated on the compliance documentation that a central fan ventilation cooling system is being used for energy credit

**Plumbing - Installation Non-HERS**

- CF2R-PLB-01-E: Water heating system
  - Required whenever a new water heating system is installed
- CF2R-PLB-02-E: Single dwelling unit hot water system distribution
  - Required whenever a distribution system is installed that serves one single dwelling unit only
- CF2R-PLB-03-E: Multifamily central hot water system distribution
  - Required when a central hot water distribution system is installed that serves multiple units
- CF2R-PLB-04-E: Pool and spa heating systems
  - Required whenever a pool or spa heating system is installed

INFORMATION SHEET

MEP-03

- CF2R-ENV-02-E: Envelope air sealing requirements
  - Required whenever any air sealing has been done as required per the standards
- CF2R-ENV-03-E: Insulation installation
  - Required whenever any insulation has been installed
- CF2R-ENV-04-E: Roofing-radiant barrier
  - Required whenever a radiant barrier has been installed

**Envelope - Installation HERS:**

- CF2R-ENV-20(a-e)-H: Building leakage diagnostic test
  - Required when a credit for reduced leakage is being claimed
- CF2R-ENV-21-H: Quality insulation installation (framing)
  - Required to obtain an energy credit for installing insulation in such a way that common problems are avoided
- CF2R-ENV-22-H: Quality insulation installation (insulation) Ceiling/Roof Deck

**Envelope - Verification**

- CF3R-ENV-20(a-e)-H: Building leakage diagnostic test
  - Required when credit for reduced leakage is being claimed
- CF3R-ENV-21-H: Quality insulation installation (framing)
  - Required to obtain an energy credit for installing insulation in such a way that common problems are avoided
- CF3R-ENV-22-H: Quality insulation installation (insulation) Ceiling/Roof Deck
- CF3R-ENV-22a-H: Existing conditions for residential alterations
  - Required when the altered component's existing condition is provided with third party verification.

**Lighting - Installation**

- CF2R-LTG-01-E: Lighting in single family homes
  - Required whenever any lighting that must meet the standards has been installed in single family homes
- CF2R-LTG-02-E: Lighting in multifamily homes
  - Required whenever any lighting that must meet the standards has been installed in multifamily homes

**Solar - Installation**

- CF2R-STH-01-E: Solar water heating system
  - Required whenever a solar water heating system is being installed to comply with the solar ready requirement
  - New constructions only

**Mechanical - Installation Non-HERS**

- CF2R-MCH-01-H: HVAC ducts and fans
  - Required whenever ducts or fans have been installed as part of a new or extended space conditioning system
- CF2R-MCH-02-E: Whole house fan
  - Required whenever a whole house fan has been installed (new constructions only)
- CF2R-MCH-04-E: Evaporative cooler
  - Required whenever an evaporative cooler is installed

INFORMATION SHEET

MEP-03

**Performance**

- CF1R-PRF-01-E: Performance compliance
  - Required for new buildings, additions, and alterations if the performance method of compliance is being used

**Prescriptive**

- CF1R-NCB-01-E: Prescriptive compliance for newly constructed buildings and additions greater than 1000 sf
  - Required for new constructions and additions not less than 1000 sf, when prescriptive method is being used
- CF1R-ADD-01-E: Prescriptive compliance for additions
  - Required for additions that are less than 1000 sf
- CF1R-ALT-01-E: General alterations form
  - Required for alterations
- CF1R-ALT-02-E: Alteration to HVAC system
  - Required whenever existing HVAC system is being extended, or a new HVAC system is being installed
- CF1R-ALT-03-E: HVAC Alteration Climate Zone 1, 3 to 7 and 18
  - Required whenever existing HVAC system is being extended, or a new HVAC system is being installed

**Worksheets for Prescriptive Compliance**

- CF1R-ENV-01-E: EZ Frame worksheet
  - Worksheet for determining the U-Factor/worksheets of framing assemblies
- CF1R-ENV-02-E: Area weighted average calculation worksheet
  - Worksheet for calculating the area weighted average U-Factor for fenestration, walls, roofs, etc.
  - Used when there are multiple levels of insulation or more than one type of window and at least one does not meet the prescriptive compliance requirements on its own
- CF1R-ENV-03-E: Solar Heat Gain Coefficient worksheet
  - Worksheet for calculating the SHGC of a fenestration product in combination with an exterior shading device
  - Must be completed separately for each fenestration and shading device combination
- CF1R-ENV-04-E: Cool roof SRI calculation worksheet
  - Worksheet for calculating the solar reflective index of a cool roof assembly
- CF1R-PLB-01-E: Hydronic heating system worksheet
  - Worksheet for calculating the pipe heat loss in a hydronic heating system
- CF1R-STH-01-E: OG 300 solar water heating worksheet
  - Worksheet for calculating the solar savings fraction with an OG 300 solar water heating system
- CF1R-STH-02-E: OG 100 solar water heating worksheet
  - Same worksheet as above but for OG 100 system

**Certificates of Installation and Verification**

**Envelope - Installation Non-HERS:**

- CF2R-ENV-01-E: Fenestration/built fenestration
  - Required whenever any fenestration has been installed

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 8/9/2020  |
| 4         | 8/30/2020 |
| 5         | 7/14/2022 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-438-9648



This drawing, as an instrument of service, is the property of W. Charles Perry & Associates and shall not be reproduced, published or used in any way without the consent of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT NET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

Title-24 Report - Green Checklist

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**T24.3**

ATTACHMENT R: 2013 TITLE-24 FOR LOW-RISE RESIDENTIAL

| Type  | LOW-RISE RESIDENTIAL  |   |   |
|---|---|---|---|
|   | New Construction & Addition > 3,000 sf  | Addition > 3,000 sf   | Alteration  |
| Applicability                                       | 3 occupied floors   | 3 occupied floors   | 3 occupied floors   |
| Compliance Forms (to be included in Plan Submittal) | CF1R-PRF (Performance)<br>OR<br>CF1A-MCH (Prescriptive)<br>CF1A-ENV<br>CF1A-PLB<br>CF1A-STH<br>CF1R-MA (New Construction) | CF1R-PRF (Performance)<br>OR<br>CF1A-ADD (Prescriptive)<br>CF1A-ENV<br>CF1A-PLB<br>CF1A-STH | CF1R-PRF (Performance)<br>OR<br>CF1A-ALT (Prescriptive)<br>CF1A-ENV<br>CF1A-PLB<br>CF1A-STH |
| Insulation Forms                                    | CF1R-ENV<br>CF1R-LTB<br>CF1R-ADD<br>CF1R-ALT<br>CF1R-PLB<br>CF1R-STH  | CF1R-ENV<br>CF1R-LTB<br>CF1R-ADD<br>CF1R-ALT<br>CF1R-PLB<br>CF1R-STH                        | CF1R-ENV<br>CF1R-LTB<br>CF1R-ADD<br>CF1R-ALT<br>CF1R-PLB<br>CF1R-STH                        |
| Verification Forms                                  | CF1R-ENV<br>CF1R-MCH  | CF1R-ENV<br>CF1R-MCH  | CF1R-ENV<br>CF1R-MCH  |

Note: For complete information of the 2013 Residential Compliance Plan of plans visit the ICC web site [http://www.iccs.org/CF1R/2013/2013-residential\\_compliance\\_plan.html](http://www.iccs.org/CF1R/2013/2013-residential_compliance_plan.html)

IS MEP-03 Attachment R

Form 10/04/17 (2017) 24-000-000-0000

Rev. 01/20/20

38

City and County of San Francisco  
Department of Building Inspection



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

INFORMATION SHEET

NO. M-03  
DATE: January 23, 2020  
SUBJECT: Mechanical (and Electrical & Plumbing)  
TITLE: 2019 Title-24 Energy/Green Forms for Low-rise Residential Buildings  
PURPOSE: The purpose of this Information Sheet is to provide Title-24 Energy Inspection forms for low-rise residential buildings based on the 2019 California Energy Code (CEC) and green building compliance per 2019 San Francisco Green Building Code (SFGBC) and Administrative Bulletin 003 (AB-003).  
REFERENCE: 2019 California Energy Code  
2019 San Francisco Green Building Code  
Administrative Bulletin 003 (AB-003)  
Information Sheet 03-01  
DISCUSSION: The 2019 California Energy Code (CEC) will take effect on January 1, 2020. Additional and updated compliance, installation, and verification forms apply to the new Energy Code. Compliance with AB-003 Attachment E for new construction and major alterations.

2019 California Energy/Green Code Form Requirements for Low-Rise Residential  
Low-Rise Residential Title-24 is comprised of Certificate of Compliance, Certificate of Installation, and Certificate of Verification forms. Complete documentation of the AB-003 is comprised of Attachment E. The Low-Rise Residential Energy/Green Inspection forms are included in the following subsections.  
Effective Date of the Provisions of this Information Sheet  
The provisions of the Title-24 Energy Inspection forms become effective for building permit applications submitted on or after January 1, 2020. The provisions of the AB-003 Attachment E form is required for new construction and major alteration permits that have a final certificate of occupancy after January 1, 2019.  
Note: Refer to 03-01 Attachment H for projects required to exceed energy standards per San Francisco Green Building Code.

Tom C. Hsu, S.E., C.E.O., Director  
Department Head  
Attachment RE: Title-24 Energy/Green Inspection Reqs. Low-Rise Residential (Electrical)  
Attachment RE: Title-24 Energy Inspection Reqs. Low-Rise Residential (Plumbing)  
Attachment RP: Title-24 Energy Inspection Reqs. Low-Rise Residential (Plumbing)  
This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.dbbi.org>

Energy Inspection Services  
1600 Mission Street, San Francisco CA 94103  
Office (415) 558-4132 - FAX (415) 558-6474 - [www.dbbi.org/dbi/website](http://www.dbbi.org/dbi/website) Revised 1/23/2020

City and County of San Francisco  
Department of Building Inspection



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

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance 'Certificate of Installation, Acceptance, and Verification' and green building 'Attachment E' must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information  
1. Telephone: (415) 558-4132  
2. Fax: (415) 558-6474  
3. Email: [dbi\\_energy@sanfrancisco.gov](mailto:dbi_energy@sanfrancisco.gov)  
4. In person: 3rd floor at 1600 Mission St.

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.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://www.energy.ca.gov/resources-and-topics/programs/building-energy-efficiency-and/2019-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFGBC website at <http://sfgbc.org/information-sheets>

Energy Inspection Services  
1600 Mission Street, San Francisco CA 94103  
Office (415) 558-4132 - FAX (415) 558-6474 - [www.dbbi.org/dbi/website](http://www.dbbi.org/dbi/website) Revised 1/23/2020

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET  
JOB ADDRESS: 1555 OAK ST APPLICATION NO. ADDENDUM NO.  
ENGINEER/ARCHITECT NAME: W. CHARLES PERRY / ENGINEER OF RECORD PHONE NO. 415-558-2556

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HER rater.

In accordance with the requirements of the 2019 California Energy Code, 2019 SFGBC and AB-003, the following documentation is required for the building elements in this project:

- 1. Installation
- Electrical: CEC-ACC-105 Non-HERS - Prescriptive Add-on Simple (S04), CEC-ACC-105 Non-HERS - Prescriptive Add-on Simple (S04)
- Envelope: CEC-ENV-201 Non-HERS - Fenestration Installation (S01), CEC-ENV-201 Non-HERS - Fenestration Installation (S01), CEC-ENV-201 Non-HERS - Fenestration Installation (S01), CEC-ENV-201 Non-HERS - Fenestration Installation (S01)
- Solar Ready: CEC-SR-201 Non-HERS - Solar Ready Buildings - New Construction (S01), CEC-SR-201 Non-HERS - Solar Ready Buildings - New Construction (S01)
- Verification: CEC-VER-201 Non-HERS - Verification of Envelope Components for Residential Alternative (S01), CEC-VER-201 Non-HERS - Verification of Envelope Components for Residential Alternative (S01)

Required Information: Prepared by: Engineer/Architect of Record Signature Date: charles@wchartersperry.com

APPROVAL (Based on submitted reports): DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-4132 or [dbi\\_energy@sanfrancisco.gov](mailto:dbi_energy@sanfrancisco.gov) or FAX (415) 558-6474

City and County of San Francisco  
Department of Building Inspection



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

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance 'Certificate of Installation, Acceptance, and Verification' must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information  
1. Telephone: (415) 558-4132  
2. Fax: (415) 558-6474  
3. Email: [dbi\\_energy@sanfrancisco.gov](mailto:dbi_energy@sanfrancisco.gov)  
4. In person: 3rd floor at 1600 Mission St.

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.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://www.energy.ca.gov/resources-and-topics/programs/building-energy-efficiency-and/2019-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFGBC website at <http://sfgbc.org/information-sheets>

Energy Inspection Services  
1600 Mission Street, San Francisco CA 94103  
Office (415) 558-4132 - FAX (415) 558-6474 - [www.dbbi.org/dbi/website](http://www.dbbi.org/dbi/website) Revised 1/23/2020

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (PLUMBING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET  
JOB ADDRESS: 1555 OAK ST APPLICATION NO. ADDENDUM NO.  
ENGINEER/ARCHITECT NAME: W. CHARLES PERRY / ENGINEER OF RECORD PHONE NO. 415-558-2556

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HER rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the plumbing work in this project:

- 1. Installation: CEC-PLB-201 CHWV Non-HERS - Multi-story Central Hot Water System Distribution (S01), CEC-PLB-201 CHWV Non-HERS - Multi-story Central Hot Water System Distribution (S01)
- Water: CEC-W-201 CHWV Non-HERS - Single-Dwelling Hot Water System Distribution (S01), CEC-W-201 CHWV Non-HERS - Single-Dwelling Hot Water System Distribution (S01)
- Verification: CEC-VER-201 CHWV Non-HERS - Verification of Single-Dwelling Hot Water System Distribution (S01), CEC-VER-201 CHWV Non-HERS - Verification of Single-Dwelling Hot Water System Distribution (S01)

Required Information: Prepared by: Engineer/Architect of Record Signature Date: charles@wchartersperry.com

APPROVAL (Based on submitted reports): DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-4132 or [dbi\\_energy@sanfrancisco.gov](mailto:dbi_energy@sanfrancisco.gov) or FAX (415) 558-6474

Table with 2 columns: No., Date. Revisions: 3/26/2020, 5/4/2020, 6/9/2020, 6/30/2020, 7/14/2020

W. CHARLES PERRY & ASSOCIATES  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-438-8546



DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED

NEW ACCESSORY DWELLING UNIT  
Apartment Building  
1555 Oak Street  
San Francisco, CA 94117

Title-24 Energy/Green Inspection Forms

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

T24.4

39

# 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  |
|------------------------------|--|---|--|
| RESIDENTIAL                  | GRADING & PAVING                                 | CALGreen 4.106.3                            | Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.   |
|                              | 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.  |
| 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.  |
|                              | 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.  |
| INDOOR ENVIRONMENTAL QUALITY | AIR FILTRATION (CONSTRUCTION)                    | CALGreen 4.504.1                            | Seal permanent HVAC ducts/equipment stored onsite before installation.   |

adds any amount of conditioned area, volume, or size

if applicable

•  
•  
•  
•  
•

•

•

•

•

•

if applicable

•

•

•

•

if project extends outside envelope

if project extends outside envelope

•

### 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

1555 OAK ST. - NEW ADU's

PROJECT NAME 1222/028A

BLOCK/LOT 1555 OAK ST., SF CA, 94117

ADDRESS R-2 MULTI-FAMILY

PRIMARY OCCUPANCY 11,280 SQ FT

GROSS BUILDING AREA 2,410 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 ensuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)  
May be signed by applicant when <1,000 sq. ft. is added.  
AFFIX STAMP BELOW:



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.

### 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 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 (pm space (hotels) @ 80 psi)                             |
| Metering Faucets                | 20 gallons per cycle  |
| Tank-type water closets         | 1.28 gallons / flush* and EPA WaterSense Certified                    |
| Flushometer valve water closets | 1.28 gallons / flush*   |
| Urinals                         | Wall mount: 0.125 gallons / flush<br>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 SFPDBI.org.

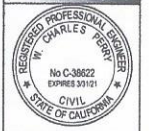
#### NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

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.

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/28/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 8/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-438-9848



**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

Green Building

GS5

## Background

New owners of 1555 Oak Street (Investor group— Stockton LLC) undertaking major construction to eliminate garage area on ground floor and replace with 3 ADUs. Also doing major renovation and remodeling to interior of building. Have filed permits to add one or two more bedrooms to eight of the existing units (currently unoccupied) by decreasing the size of current bedrooms and living/kitchen areas.

Currently only 4 occupied units out of 12 existing units in the building.

Intention is to eventually remodel all units of the building (pursuing permits)— including those currently occupied by remaining tenants. Project has, and will continue to render the entire building a major construction zone for 460 days+ (approx. 1.5 years)

| On-going and Proposed Construction at 1555 Oak Street |           |       |                                       |                           |                     |
|---|-----------|-------|---------------------------------------|---------------------------|---------------------|
| Permit Number   | Unit #    | Floor | Scope of Work                         | Status                    | Date (Issued/Filed) |
| 2019-1120-7760  | 3         | 2     | 1 Br to 2BR relocate kit, 1BA to 2 BA | Issued                    | 6/21/2020           |
| 2019-1120-7761  | 4         | 2     | 1 Br to 3BR relocate kit, 1BA to 2BA  | Filed - Under Review      | 11/20/2019          |
| 2019-1120-7762  | 6         | 3     | 1 Br to 3BR relocate kit, 1BA to 2BA  | Issued                    | 7/19/2020           |
| 2019-1120-7764  | 7         | 4     | 1 Br to 2BR relocate kit/bath         | Issued                    | 7/17/2020           |
| 2019-1120-7765  | 9         | 4     | 1 Br to 2BR relocate kit/bath         | Filed - Under Review      | 11/20/2019          |
| 2020-0903-3429  | 10        | 4     | 1 Br to 3BR relocate kit, 1BA to 2BA  | Filed - Under Review      | 9/3/2020            |
| 2020-1021-7083  | 5         | 2     | 1 Br to 2BR relocate kit, 1BA to 2 BA | Filed - Under Review      | 10/21/2020          |
| 2020-0226-5525  | 3 new ADU | 1     | Add 3 ADU, eliminate garage           | Filed - Under Review (DR) | 2/26/2020           |

## Problem/Concern

Due to ADU construction, tenant will be losing two parking spaces that he has enjoyed the use of for over 44 years as a tenant of the building (Tenant is currently 72 year old). Tenant will have no parking for duration of 1.5 year project.

Proposed replacement parking spots after completion of project are tandem, with extremely reduced space (from his current spots) to enter and exit his vehicle. The dimensions and width of proposed replacement parking spots are such that do not allow any vehicle access from passenger side doors. Any vehicle *must* hug the wall on the passenger side (allowing no access to get in or out) in order to enter/exit and park in the garage. Tenant's fear is that just as he is growing older and will likely give up driving himself for safety reasons, he will lose the ability to enter and exit his vehicles safely as a passenger, if someone else (i.e. a caretaker or health care worker) is driving.

Before filing for Discretionary Review, tenant worked transparently and in good faith to try and come to a solution that would not disrupt the proposed construction of the additional 3 ADUs in the garage, while providing him at least the minimal functional space for his needs.

Tenant offered multiple solutions that would still involve substantial inconvenience for him. For example, a few of the possible solutions offered would have required tenant to exit his vehicle by crawling over the center console of car to be able to safely load/unload his wheelchair-bound wife to and from wheelchair on passenger side. (see Appendix A for detailed timeline of tenant's efforts to come to an agreement). Landlords rejected all proposed solutions.

Throughout the process and subsequent revisions of the plans, owners and plan sponsor demonstrated lack of interest in trying to understand the measurable hardship the new construction would create for tenant.

For example, at one point, tenant requested the relocation of trash receptacles that were shown to be located directly adjacent to his cars on permit plans. Locating the bins in the garage as designed and submitted for permit would have left him with an unrealistic 1' clearance to exit and enter his vehicle on the driver's side.

Revisions to the plans were made. However, tenant discovered that though the plans had been revised to remove the trash bins from the garage, they also called for reducing the width of the entire garage area to avoid an added expense. This left the tenant with no net gain of usable space in the revised plans, even without the trash receptacles in the garage.

There were several instances, like the one above, where plan sponsor/owners told tenant they would make changes to accommodate his concerns, and then, after-the-fact, produced revised plans that did not reflect what was requested by tenant and/or what had been agreed upon. (If necessary, see Appendix A for details).

Tenant requests fair consideration be given to weighing the potential trade-offs of providing him a functional garage, which is integral to his continued use and enjoyment of his residence, and allowing landlords to squeeze in another two bedroom ADU (instead of one bedroom) into current ground floor plan.

Tenant understands the City's need for additional housing, but landlords are already extensively remodeling all interior units in the building to add bedrooms that would accommodate more tenants in the building, as well as the additional ADUs on the ground floor. Tenant requests that Commission consider the possibility of eliminating one bedroom from the adjacent ADU (proposed 2 bedroom) in garage area to provide room for functional garage space. Landlord would still be able to build the three ADUs, with simply one being a one bedroom instead of two bedroom.

## Other Relevant Info

The general disinterest shown to trying to understand the tenant's needs in the garage seems emblematic of a larger pattern of behavior that appears to put profit over the needs, health & safety and wellbeing of current residents. Some examples below.

There has been extensive construction and demolition in the building without required permits in place and without observable health and safety precautions to protect tenants from fire risk and exposure to hazardous material (asbestos and lead) during construction.

Owners' agent may have improperly stated the need for mandatory seismic work (required under 34B of Building Code) to tenants as pretext for garage redesign/ADUs and removal of tenant parking.

Mandatory seismic retrofit (under 34B of Building Code) for 1555 Oak had already been completed by previous owner in 2016. In contrast, newly proposed seismic work appears to be not for complying with mandatory requirements to make the building safer, but instead to remove and relocate load-bearing columns for sole purpose of clearing space in garage floor plan for ADU construction.

By conveying seismic work in the garage was *mandatory*, tenant was led to believe that landlord had requisite authority to require tenant to vacate garage. Rent Board's Ordinance Section 37.2(r) allows landlords to temporarily sever current housing services (e.g. garage parking) "without just cause" only in order to perform mandatory soft-story seismic retrofit work.

Rent Ordinance Section 37.2(r) also requires landlords to have requisite permits in place for mandatory seismic work before taking away tenant housing services (e.g. garage parking spaces). There were no permits in place for such work when residents were instructed to remove their vehicles, though they were led to believe that they were.

Immediately (within one or two days) after garage area was cleared of tenants' vehicles, total demolition of garage was undertaken in a rushed and reckless manner without proper permits in place. Demolition work was completed absent any safety protocols to control residents' exposure to potentially hazardous waste material, even though crew and plan sponsor had assured tenants that they would use plastic sheeting and other controls to limit risks to health and safety. This was not done.

Crew has been issued multiple Notices of Violation by San Francisco Department of Building Inspection (including for unauthorized demolition of garage mentioned above).

- Working outside the scope of permits
- Working in a reckless manner
- Not providing signage or dust mitigation for possible disturbance of hazardous materials
- Not doing required testing and reporting of potentially hazardous waste material/dust.
- Failure to comply with mandatory corrective action required by Notice of Violation, which has put the health and safety of current tenants at risk.

## Soft-Story Retrofit and ADU Program Notice to Residential Tenant

(Soft-Story Retrofit per San Francisco Ordinance No. 66-13, Building Code chapter 34-B & Administrative Bulletin 106/107 & Addition of Dwelling Units Per Ordinance No. 162-16)

Date: 5/13/2020

Property Address: 1555 Oak St., San Francisco CA 94117

Dear Tenants,

Thank you for your patience and cooperation with the ongoing mandatory soft-story seismic retrofit work on the building, required by Chapter 34B of the California Building Code, which will improve the performance of the building during an earthquake, making the building safer for you to live in. As the seismic retrofit work continuous we would like to inform you that we filed a permit to convert areas on the ground floor into new Accessory Dwelling Unit(s)

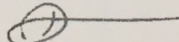
Please note that many areas used by tenants have been relocated, remodeled or redesigned as part of the mandatory soft-story seismic retrofit. This includes: garage facilities, parking facilities, driveways, storage space, laundry rooms, decks, patios, and gardens on the same lot, or kitchen facilities and lobbies within a single room occupancy (SRO) as listed in the San Francisco Rent Ordinance 37.2(r).

As a reference, please see ground floor plan of project. Thank you for your understanding and cooperation. Please feel free to contact me with any questions or concerns.

Sincerely,

David Alexander

Printed Name Of Property Owner  
Or Owner Representative



Signature

5-14-20

Date

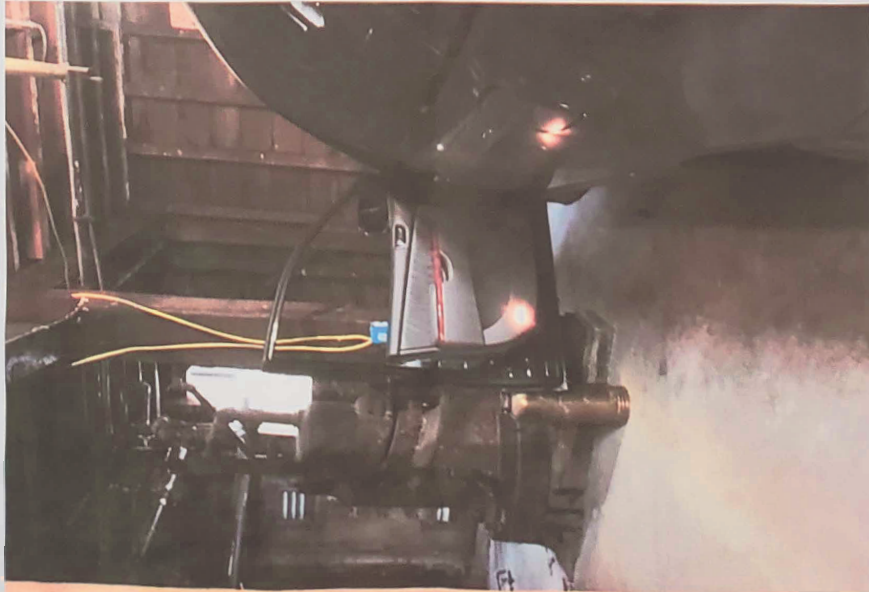
415-668-1202

Contact Phone Number



# Current Garage Parking

20210104\_155129.jpg

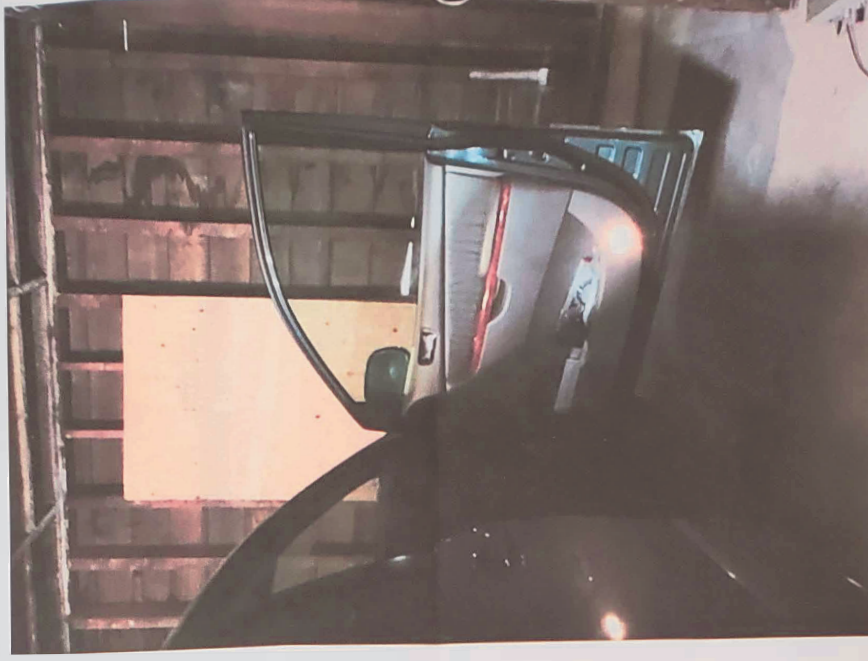


1/2

https://mail.google.com/mail/u/2/#inbox/Cyrc4k4w3yGzZp6thqmmiCOQZkKjKj?project=1&message=ParId03

1/4/2021

20210104\_155227.jpg



https://mail.google.com/mail/u/2/#inbox/Cyrc4k4w3yGzZp6thqmmiCOQZkKjKj?project=1&message=ParId02

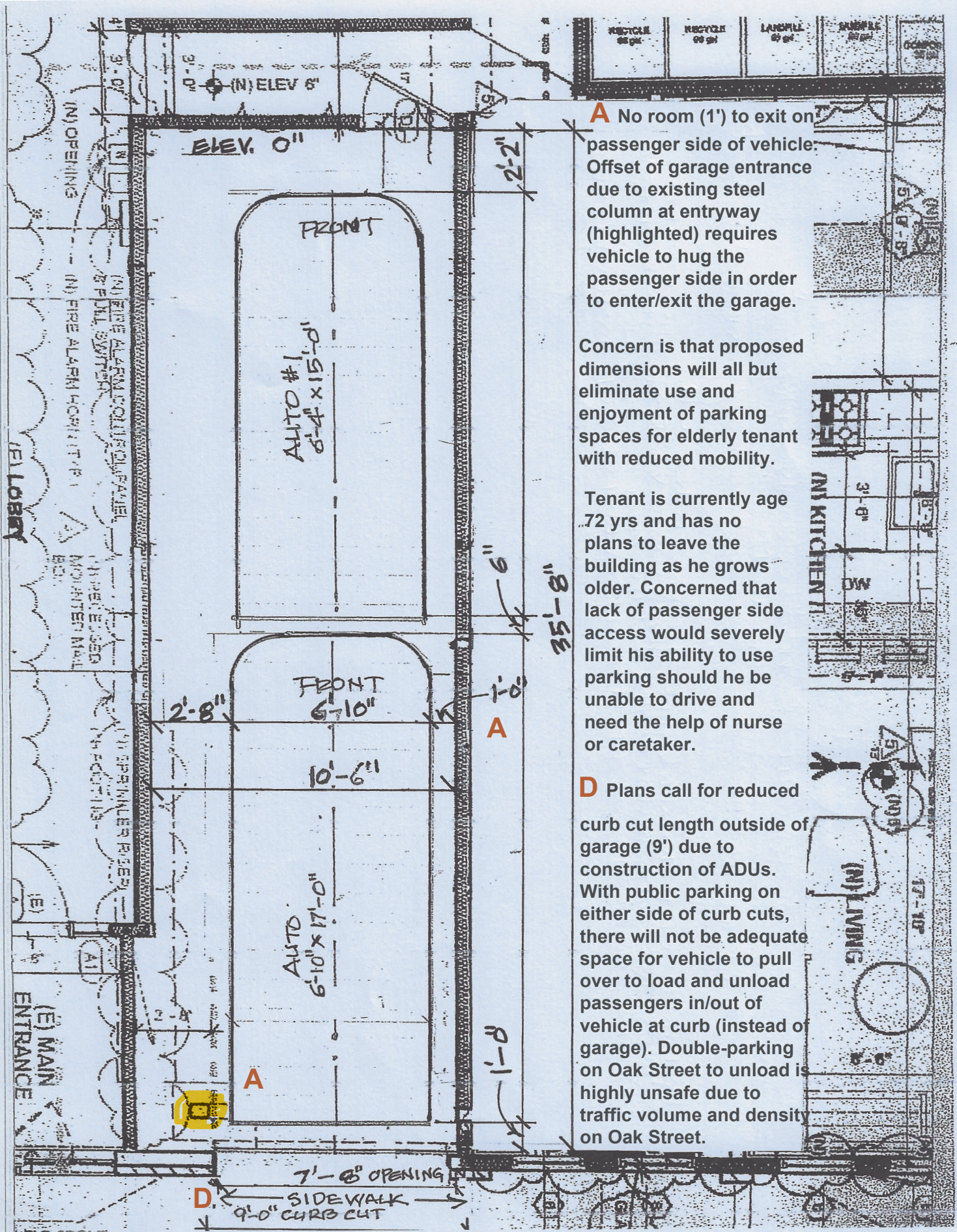
1/4/2021

20210104\_155337.jpg



1. Current parking spaces (two) in garage have been allocated to tenant for the last 44 years of residence at the building
2. Current garage space dimensions allow for adequate clearance on both sides of the vehicle to safely enter and exit vehicle
3. Current parking spots are not tandem (as proposed for new spots)

# Proposed Tandem Garage Parking - Nonfunctional



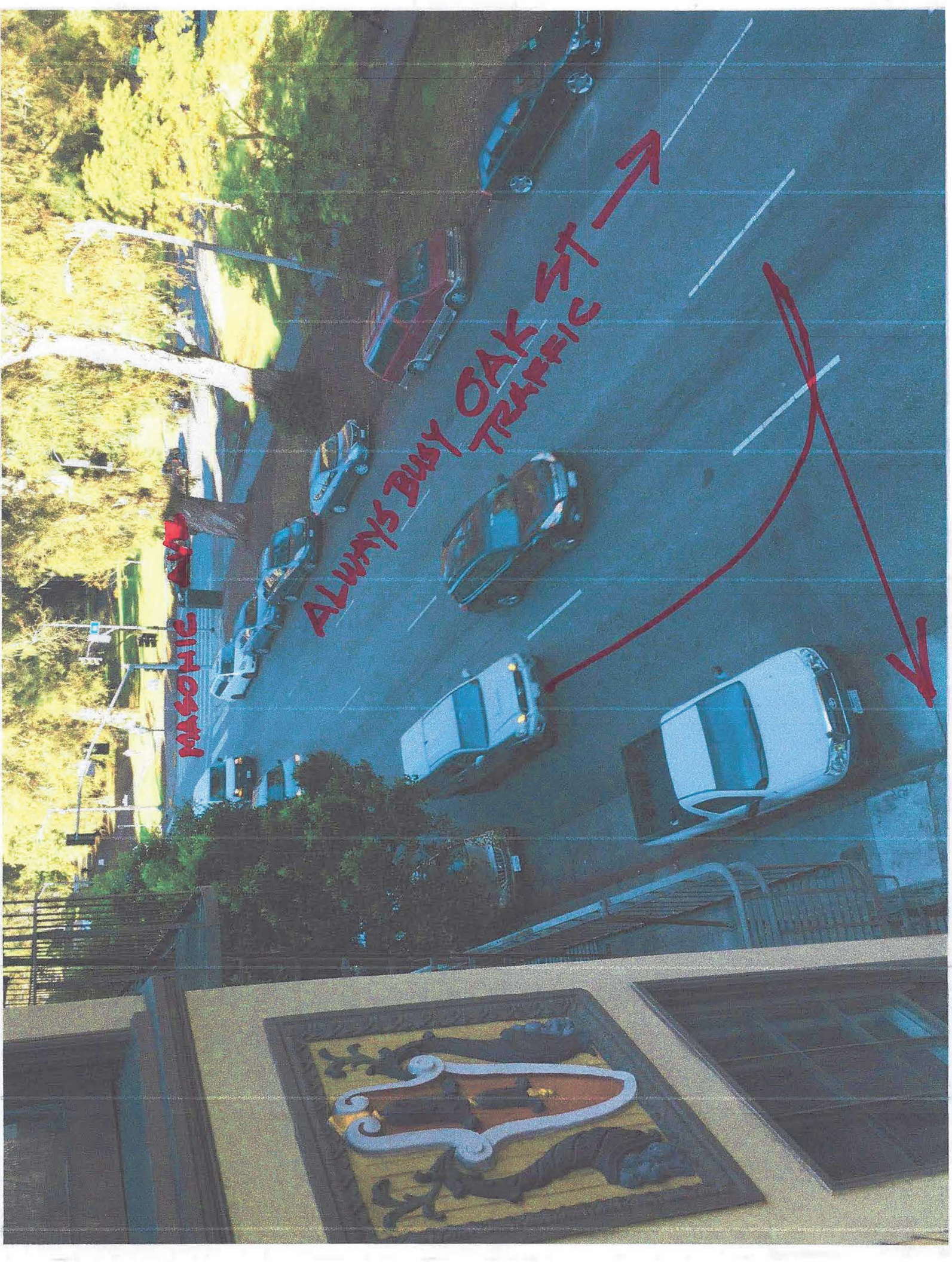
**A** No room (1') to exit on passenger side of vehicle. Offset of garage entrance due to existing steel column at entryway (highlighted) requires vehicle to hug the passenger side in order to enter/exit the garage.

Concern is that proposed dimensions will all but eliminate use and enjoyment of parking spaces for elderly tenant with reduced mobility.

Tenant is currently age 72 yrs and has no plans to leave the building as he grows older. Concerned that lack of passenger side access would severely limit his ability to use parking should he be unable to drive and need the help of nurse or caretaker.

**D** Plans call for reduced curb cut length outside of garage (9') due to construction of ADUs. With public parking on either side of curb cuts, there will not be adequate space for vehicle to pull over to load and unload passengers in/out of vehicle at curb (instead of garage). Double-parking on Oak Street to unload is highly unsafe due to traffic volume and density on Oak Street.





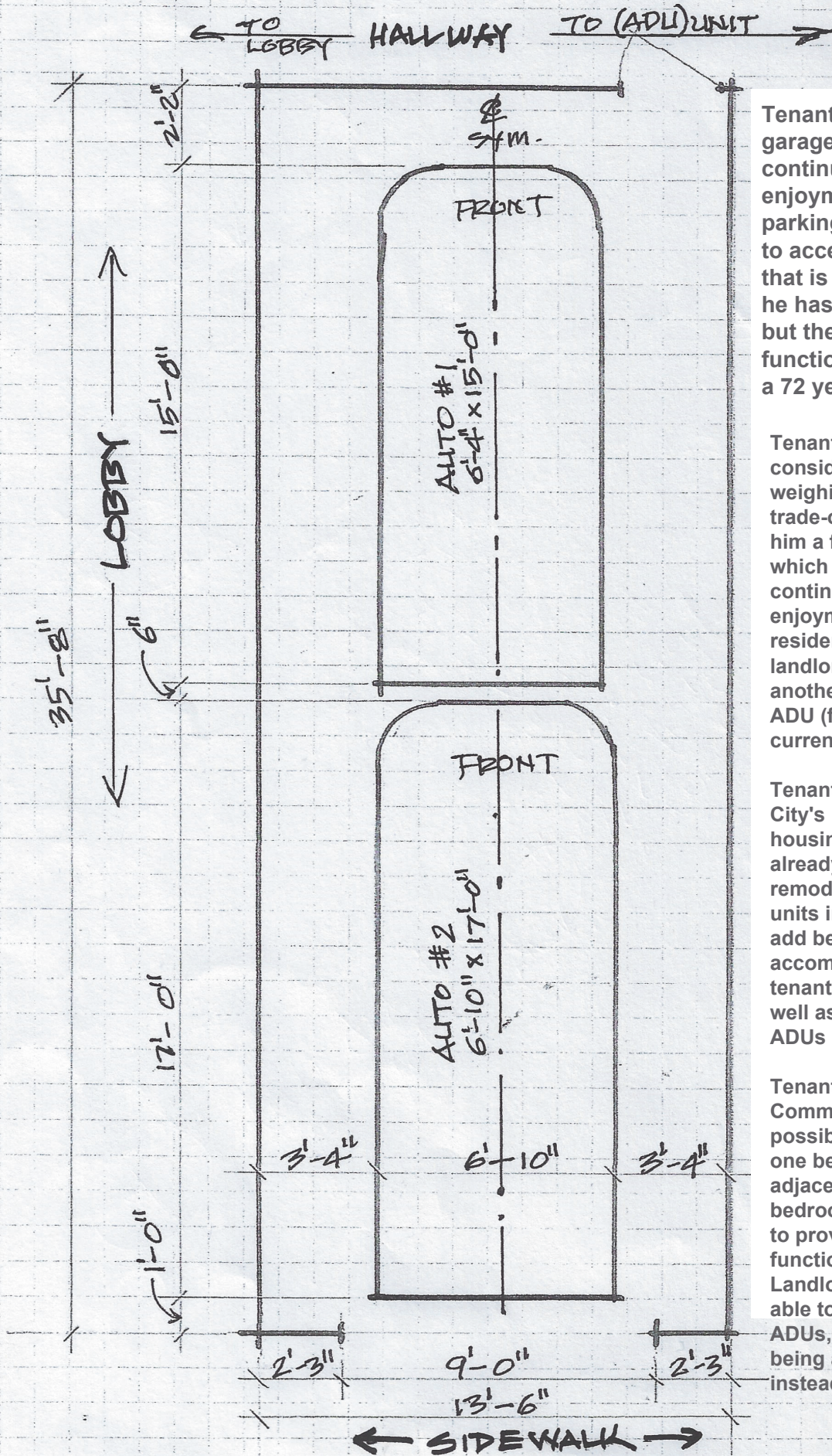
MASONIC

ALWAYS BUSY OAK ST TRAFFIC



NO PARKING  
IN FRONT OF  
BUS STOPS  
EXCEPT FOR  
EMERGENCY  
VEHICLES  
11/15/2018

# Dimensions requested by tenant for functional garage space



Tenant requests pictured garage dimensions for continued use and enjoyment of functional parking. Tenant is willing to accept garage space that is smaller than what he has had for 44 years, but the space needs to be functional to his needs as a 72 year old man.

Tenant requests fair consideration be given to weighing the potential trade-offs of providing him a functional garage, which is integral to his continued use and enjoyment of his residence, and allowing landlords to squeeze in another two bedroom ADU (for a total of 3) into current ground floorplan.

Tenant understands the City's need for additional housing, but landlords are already extensively remodeling all interior units in the building to add bedrooms that would accommodate more tenants in the building, as well as the additional ADUs on the ground floor.

Tenant requests that Commission consider the possibility of eliminating one bedroom from the adjacent ADU (proposed 2 bedroom) in garage area to provide room for functional garage space. Landlord would still be able to build the three ADUs, with simply one being a 1 bedroom instead of 2 bedroom.

**Unpermitted Garage Demolition - Notice of Violation issued by SFDBI**

No health and safety protocols followed for potential hazardous material during demolition or removal of waste material



All plaster, sheetrock and other fire protective materials absent from the stripped down garage for over three months (as shown above). Major fire/health hazard for tenants. With no finishing materials, plaster, drywall, etc., potential hazardous dust is able to circulate freely into interior of building. Meanwhile, construction crew demolished all fire protective walls, plaster in many of the vacant units in upper floors of building, so any potential fire could spread completely undeterred.

**NOTICE OF VIOLATION**  
of the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy.

**DEPARTMENT OF BUILDING INSPECTION**  FIRST NOTICE COMPLAINT NUMBER  
City and County of San Francisco  SECOND NOTICE 202046221  
1690 Mission St. - San Francisco, CA 94103 - 2414  OTHER:

ADDRESS 1555 ORK ST DATE 7/29/20  
OCCUPANCY/USE R-2 BLOCK 1222 LOT 028  
CONST. TYPE V STORIES 4  BASEMENT  
 If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT \_\_\_\_\_ PHONE # \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
PERSON CONTACTED @ SITE \_\_\_\_\_ PHONE # \_\_\_\_\_

**VIOLATION DESCRIPTION:**

WORK WITHOUT PERMIT (SFBC 103A);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 100A.4.7);  
 EXPIRED PERMIT (SFBC 106A.4.4);  CANCELLED PERMIT (SFBC 106A.3.7) PA# \_\_\_\_\_  
 UNSAFE BUILDING (SFBC 102A);  SEE ATTACHMENTS

*A complaint investigation revealed you have exceeded the scope of PDW 2020 0623396. A site inspection confirmed all finish materials have been removed and some partition walls have been demolished at the ground floor garage/storage area. Working in a reckless manner, no signage for disturbance of possible hazardous materials or dust mitigation observed.*

*Monitoring Fee per section 11A, Table 1A*  
BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

**CORRECTIVE ACTION:**  
**SFBC 104A.2.4**

STOP ALL WORK WITHIN 30 DAYS  WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.  
 OBTAIN PERMIT WITHIN 90 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.  
 CORRECT VIOLATIONS WITHIN 90 DAYS.  NO PERMIT REQUIRED.  
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.  
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

*Provide documentation of contents of waste material. If hazardous have certified waste company for removal. Obtain all necessary permits required for work done at ground floor. Separate M.E.V. will be required. P.P. must state to comply with 11D and 2x penalty.*

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation  
 9x Permit Fee (Work w/o Permit after 9/1/00)  2x Permit Fee (Work Exceeding Scope of Permit)  
 Other \_\_\_\_\_  Reinspection Fee \$ \_\_\_\_\_  No penalty (Work w/o permit prior to 9/1/00)

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS 3500.00

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR Carl Wever (Inspector - Print Name)  
OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM  
PHONE # 628-652 3636  
By: Director's Signature Carl Wever DISTRICT # 15  
CO:  DCP  BID  PID  BID  HIS  CBD  PRS  DAD  SFFD  DPH  PS

Building Inspection Division  
3rd Floor, 1690 Mission St. 558-0038  
 Housing Inspection Services  
8th Floor, 1690 Mission St. 558-0220  
 Electrical Inspection Division  
3rd Floor, 1690 Mission St. 558-0030  
 Plumbing Inspection Division  
3rd Floor, 1690 Mission St. 558-0054  
 Code Enforcement Division  
3rd Floor, 1690 Mission St. 558-0204

M 8020 01 (Rev. 02/10)

Cited for...

- Working outside the scope of permits
- Working in a reckless manner
- No signage for disturbance of possible hazardous materials
- No dust mitigation

No corrective action on above Notice of Violation was taken within the 90 day time frame to correct violation. No documentation of contents of potentially hazardous waste material has been provided to this day, as required. Because no corrective action had been pursued, SFDBI issued a Corrective Notice to "Fire rate ceiling and restore all fire protective material/sheetrock in garage to restore separation from neighboring building and units above" roughly 3.5 months after violation occurred.



**Unpermitted work in the backyard** (For which a second Notice of Violation is issued by SFDBI)







## APPENDIX A

### Timeline of Events- Tenant's efforts to try and come to a solution with the owners

1. First version of plans → Called for 10'6" garage width. Had 3' trash bins placed next to tandemly parked cars, which rendered the space useless to enter and exit vehicles. Tenant requests relocation of trash bins.
2. Plan sponsor subsequently relocates trash bins to western lightwell, but SF City Planning rejects changes. Plan sponsor then moves cans back into same garage area, but reduces trash bin size to 2', instead of 3'.
3. Tenant communicates that the garage is still not functional, even with the 2' trash bins. Suggests two alternative solutions that would not require altering the dimensions of the ADUs. 1) CP build a containment shelter and flue to the roof to vent trash smell away from ADU units in the western lightwell OR 2) move the bins to the backyard by moving the west garden stairs inward, toward the property, to make a small cove between the stairs and the property line to house the bins.
4. Plan sponsor alters plans to relocate the garbage cans to the western lightwell with containment shelter and flue. At the same time, also reduces the width of the garage area from 10'6" to 8'6", resulting in no net gain of usable space for tenant, even with the garbage bins out of the garage.
5. Tenant feels his only recourse at this point is to file a DR application (August 4<sup>th</sup>, 2020)
6. For the second time, SF City Planning rejects location of trash bins in the western light well, even with flue system. Directs plan sponsor to locate the bins somewhere else → In response, design team puts the garbage cans back into the garage, even though tenant has repeatedly explained his concerns about the hardship it would create.
6. Direct communication stops with plan sponsor and tenant is told to communicate with plan sponsor only via Gaetani Property Management.
7. Tenant requests a "one-car" solution. Landlords will pay monthly stipend for tenant to store one of his cars nearby, so that only one car needs to be parked in the 1555 Oak Street garage after construction. With one car, tenant can maneuver vehicle to hug driver's side wall of garage because there is more space to pull forward without tandemly parked car. This would allow tenant to unload his wheelchair-bound wife on the passenger side in the garage, but would also require him to climb over the center console, himself, in order to exit the vehicle on the passenger side. Creating access on the passenger side results in no access from driver's side.
8. Landlords reject "one-car" solution.

**9.** After landlord rejects one-car proposal, tenant makes additional efforts to find another solution that won't require the owners to reduce the size of the existing ADUs. His wife's health becomes more fragile and he would like to resolve the issue without having to have a DR hearing. His last attempt to compromise with the owners (see next bullet point) would put substantial hardship on him, but he is eager to end negotiations to focus on caring for his wife (He is her full-time primary caregiver).

**10.** Offers to back his van in from the very busy Oak Street (so that the driver's side would be the one to have to hug the garage wall), so that he is able to unload/load his wife in her wheelchair on the passenger side. He is willing to climb over the center console to exit on the passenger side (with the van backed-in), because there is no room to exit on his side.

In order for this to work, requests that exit door in garage simply be relocated from one side of back wall to the other, because length dimensions of garage would not allow enough room for a wheelchair to pass in front of the first car parked tandemly to get to door where originally located.

Owners seem to agree but when tenant looks at updated plans, the door has not been relocated to where he asked, but instead to somewhere else that won't solve his problem.

**11.** Tenant follows-up with property management company to request that the door be located on the left side of the back wall, as previously agreed upon.

**12.** Gaetani Property Management responds that the owners are not willing to make any more revisions to the plans and that the final version would be a take-it or leave-it.

Permit History for 1555 Oak Street

| Permit Number  | Unit #    | Floor | Status | Date (Issued/Filed) | Scope of Work   | Notes   |
|----------------|-----------|-------|--------|---------------------|---|---|
| PMW20200623396 | Garage    | 1     | Issued | 6/23/2020           | Installation of water heaters and storage tank.   | Used this permit to demo garage completely. Issued a Notice of Violation by SFD BI (NOV #2020-46221) for working outside of scope of permit |
| 2019-1120-7760 | 3         | 2     | Issued | 6/21/2020           | 1 Br to 2BR relocate kit, 1BA to 2 BA   |   |
| 2019-1120-7761 | 4         | 2     | Filed  | Filed 11/20/19      | 1 Br to 3BR relocate kit, 1BA to 2BA  | Under Review  |
| 2019-1120-7762 | 6         | 3     | Issued | 7/19/2020           | 1 Br to 3BR relocate kit, 1BA to 2BA  |   |
| 2019-1120-7764 | 7         | 4     | Issued | 7/17/2020           | 1 Br to 2BR relocate kit/bath   |   |
| 2019-1120-7765 | 9         | 4     | Filed  | Filed 11/20/19      | 1 Br to 2BR relocate kit/bath   | Under Review  |
| 2020-0903-3429 | 10        | 4     | Filed  | Filed 9/3/2020      | 1 Br to 3BR relocate kit, 1BA to 2BA  | Under Review  |
| 2020-1021-7083 | 5         | 2     | Filed  | Filed 10/21/2020    | 1 Br to 2BR relocate kit, 1BA to 2 BA   | Under Review  |
| 2020-0226-5525 | 3 new ADU | 1     | Filed  | Filed 02/26/2020    | Add 3 ADU, eliminate garage   | DR - Under Review   |
| 2020-0818-2007 | Garage    | 1     | Issued | 8/18/2020           | Related to Notice of Violation correction. Issuance of Haz Mat Report required.                       | Issued in relation to NOV #2020-46221   |
| 2020-0923-4827 | Yard      | 1     | Filed  |                     | Related to Notice of Violation correction - yard patio  | Related to NOV #2020-047514 - Working beyond the scope of permit.   |
| 2020-1113-8864 | Garage    | 1     | Issued | 11/13/2020          | Replacement of sheetrock/plaster, finishing materials that was removed without a permit. Fire safety. | Issued due to lack of corrective action taken to resolve NOV #2020-46221 within the 90 day time limit to do so.                             |

## **July 21, 2020**

Work notice posted in lobby.

“Demolition will begin 7/22/20.”

## **July 22, 2020**

Demolition Begins in the Garage under the pretext of the Gotelli permit (PMW2020-0623396), which only covers the installation of 2 tankless water heaters and boiler. See **Appendix A** for photos of demolition.

- Took out all fire protective walls, did not follow protocols for health and safety specially for lead and asbestos (which is highly likely due to the age of the building)

**PMW2020-0623396** States:

REPLACE E BOILER AND DOMESTIC HOT WATER TANK WITH NEW FOR E 12 APTS. REPLACE E BASEBOARD HEATER IN UNIT 3,4,5,6,7,9,10. REPLACE ALL E ASSOCIATED PIPING WITH NEW, LEAVE SUB-UP FOR APT 1,2,11,12 FOR NEW BASE BOARD HEATER DURING FUTURE REMODEL

## **July 29, 2020**

Complaint is filed with SFDBI (2020-46221) for working outside of the scope of approved permits. Notice of Violation is Issued by Carl Weaver of SFDBI.

*See copy of 2020-46221 Notice of Violation – **Appendix B***

“Exceed the scope of permit”

“Working in a reckless manner”

“No signage for disturbance of possible hazardous materials or dust mitigation observed.” (Recology workers exposed to toxic dust without notice).

Ordered to provide documentation of contents of waste material. – Never provided

## **August 1, 2020**

Crew is observed violating stop work order, continuing demolition and hauling away waste material without observed on-site testing of waste material before removal. No abatement lead or asbestos specialist used to haul away contents of garage demolition. No documentation of contents of waste material is provided as directed for corrective action in the July 29<sup>th</sup> Notice of Violation (2020-46221)

## **August 3, 2020**

Another complaint is filed for crew’s violation of stop work order under of Noticed of Violation 2020-46221 (above).

## **August 4, 2020**

Carl Weaver of SFDBI makes another site visit and issues another Notice of Violation (2020-47514) for exceeding scope of permit. Soil grouting in rear yard without permit. See **Appendix C** for photos of unpermitted backyard demolition and construction.

## **August 7, 2020**

David Alexander of Gaetani Real Estate notifies tenants that they will be doing abatement work in all the unoccupied units. Tenants are told all permits are already in place, when they are not.

They intend to rip down all the walls ceilings, demolishing the fire protective plaster, etc. in all the unoccupied units.

## **August 13, 14, 15**

Tenant meeting with Charles Perry and Eric Eisen (abatement specialist – license #870431) on proposed project. When tenants point out that they only have permits to work on units 3 units of the 6 unoccupied units, they walk back their plans. Eric Eisen seems surprised and mentions that he was under the impression that he would be doing all the unoccupied units (which is probably what they had been planning until the tenants pointed out the lack of permits).

Beyond the abatement work in the interior of the units, construction crew makes ceiling to floor cuts (8ft height/ 3ft wide) cuts in hallways adjacent to all 12 units. Contractor (Peter Ho) and engineer (Charles Perry) maintain they are for piping related to the boiler permit for the garage (PMW2020-0623396). Tenants suspect that the cuts are actually doorways to the proposed remodeled units and not within the scope of the permit. Cuts are in the same locations as the proposed doorways for remodeled units (with some permits still not approved). And the cuts are labeled “Door” in the interior construction area.

## **September 29, 2020**

Complaint filed (2020-58301) in regards to wall cuts outside of every unit (work outlined above). Complaint still open. Has not been resolved. Anecdotally, Carl Weaver makes another site visit and has a conversation with Peter Ho (contractor) that seems to convey that he thinks they have worked outside of the scope of the permit again. Still outstanding.

Work in units that have permits continues. Everything is stripped out. Waste debris from the interior of the units is not disposed of in a safe manner.

## **November 10, 2020**

Another complaint is filed with SFBI because contractors have not complied with the Notice of Violation (2020-46221). No corrective action taken to rectify their violation within the 90 period they are given. No submission of test for contents of potential toxic waste material. In addition, all plaster and fire protective safety finished materials have been absent from the stripped down garage for over three months. Major fire/health hazard for tenants. Elderly tenants on first floor (right above garage) have



only the floorboards separating their unit from the garage. Porta-Potty fumes (stored directly under their unit in the garage) and potential hazardous dust continually enters their unit. Meanwhile, construction crew has demolished all fire protective walls, plaster in many of the vacant units in the interior of the building, so any potential fire would spread undeterred through the entire building and throughout the floors.

### **November 13, 2020**

Carl Weaver of SFDBI comes and inspects the garage. Is agitated at the lack of corrective action for July 29<sup>th</sup> Notice of Violation on the part of the crew and issues a **Corrective Notice** to basically put back all of the demolition that they have done. "Fire rate ceiling and restore all fire protective material/sheetrock in garage to restore separation from neighboring building and units above."

- Garage sat stripped of all fire protective walls, sheetrock, ceiling and left for months exposing tenants to risks of hazard dust exposure, and unsafe fire conditions.
- Crew continued to work on other remodeling projects in the interior of the building the entire time, even though they were ordered to complete corrective action in the garage within 90 days.

### **December 9, 2020**

Permit 2020-0924-4911 issued to replace the expired Gotelli permit (PMW2020-0623396) relating to boiler and heating. Permit application misstates that they are replacing baseboard heating units that are EXISTING. There are no existing baseboard heating units anywhere in the building.

Suspicion is that they are again using this permit to proceed with extensive work in other units that are not permitted for remodel. Tenants believe they are working beyond the scope and removing walls, etc. in unpermitted units. They are also not using abatement specialist for removal of material, as they had before on August 13, 14, 15, which is the same kind of 'piping' work they are reportedly doing in all unoccupied units now under this permit.

**Appendix A – Unpermitted Garage Demolition (no health and safety protocols followed)**



Appendix B – Notice of Violation (July 29<sup>th</sup>)

**NOTICE OF VIOLATION**  
of the San Francisco Municipal Code Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

**DEPARTMENT OF BUILDING INSPECTION**  FIRST NOTICE COMPLAINT NUMBER  
City and County of San Francisco  SECOND NOTICE 202046221  
1680 Mission St. - San Francisco, CA 94103 - 2414  OTHER: \_\_\_\_\_

ADDRESS 1555 OAK ST DATE 7/29/20  
OCCUPANCY / USE R-2 BLOCK 1222 LOT 02B-A  
CONST. TYPE I  BASEMENT  
 Check this information as based upon his observations only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT \_\_\_\_\_ PHONE # \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
PERSON CONTACTED @ SITE \_\_\_\_\_ PHONE # \_\_\_\_\_

**VIOLATION DESCRIPTION:**

WORK WITHOUT PERMIT (SFBC 103A);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);  
 EXPIRED PERMIT (SFBC 106A.4.4);  CANCELLED PERMIT (SFBC 106A.3.7) PA# \_\_\_\_\_  
 UNSAFE BUILDING (SFBC 102A);  SEE ATTACHMENTS CODE / SECTION #

*A complaint investigation revealed you have exceeded the scope 106A.4.7 of PPAW 2020 0625 396. A site inspection confirmed all finish materials have been removed and some partition walls have been demolished at the ground floor garage/storage area. Working in a reckless manner, no signage for disturbance of possible hazardous materials or dust mitigation observed.*

*Monitoring Fee per section 11A, Table 1Aa*

**CORRECTIVE ACTION:**

STOP ALL WORK SFBC 104A.2.4  
 FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS  WITH PLANS. A Copy of This Notice Must Accompany the Permit Application.  
 OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.  
 CORRECT VIOLATIONS WITHIN 90 DAYS.  NO PERMIT REQUIRED.  
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED \_\_\_\_\_, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.  
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

*Provide documentation of contents of waste material. IF hazardous hire certified waste company for removal. Obtain all necessary permits required for work done at ground floor. Separate M.C.E.V. will be required. P.P. must state to comply with NOVA and 2X penalty*

INVESTIGATION FEE OR OTHER FEE WILL APPLY. See reverse side for further explanation.  
 9x Permit Fee (Work w/o Permit after 9/1/00)  9x Permit Fee (Work Exceeding Scope of Permit)  
 Other \_\_\_\_\_  Retest/Inspection Fee \$ \_\_\_\_\_  No penalty (Work w/o permit prior to 9/1/00)

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS 3500.00

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR Carl Wever (Inspector - Print Name)  
OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM  
PHONE # 628-652 3636  
By Inspector's Signature: Carl Wever DISTRICT # 18  
CC:  OCP  BID  PID  BID  HIS  CED  PRS  DAD  SFFD  OPH  PS

Building Inspection Division  
4th Floor, 1680 Mission St. 558-6096  
 Housing Inspection Services  
5th Floor, 1680 Mission St. 558-6220  
 Electrical Inspection Division  
3rd Floor, 1680 Mission St. 558-6030  
 Plumbing Inspection Division  
3rd Floor, 1680 Mission St. 558-6054  
 Code Enforcement Division  
3rd Floor, 1680 Mission St. 558-6434

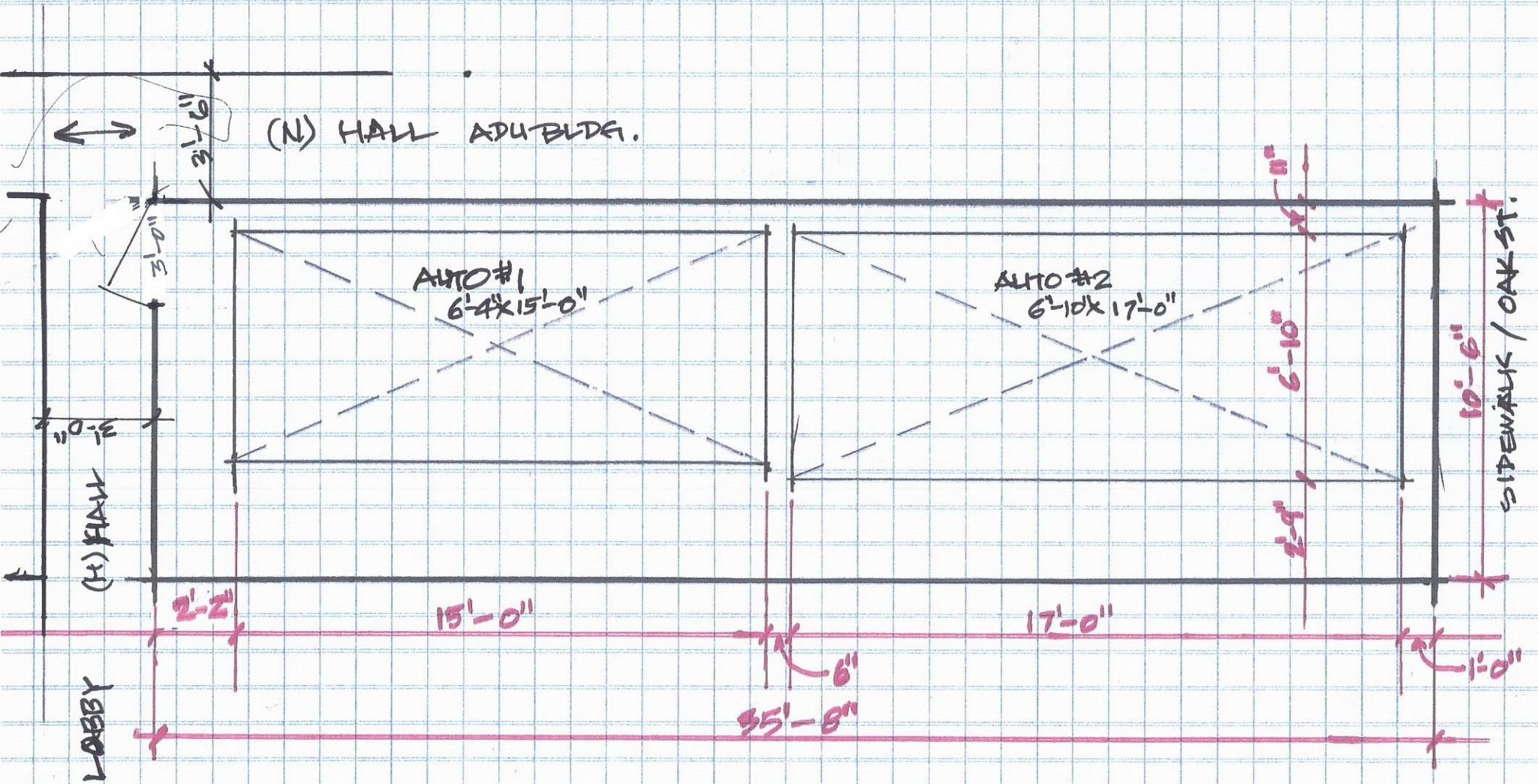
**Appendix C – Unpermitted work in the Backyard (no safety precautions followed)**











1555 OAK ST. GARAGE DIMENSION



# LATEST PLAN CHANGE

## REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service, is and shall remain the property of the Engineer and shall not be reproduced, published, used in any way without the permission of the Engineer.

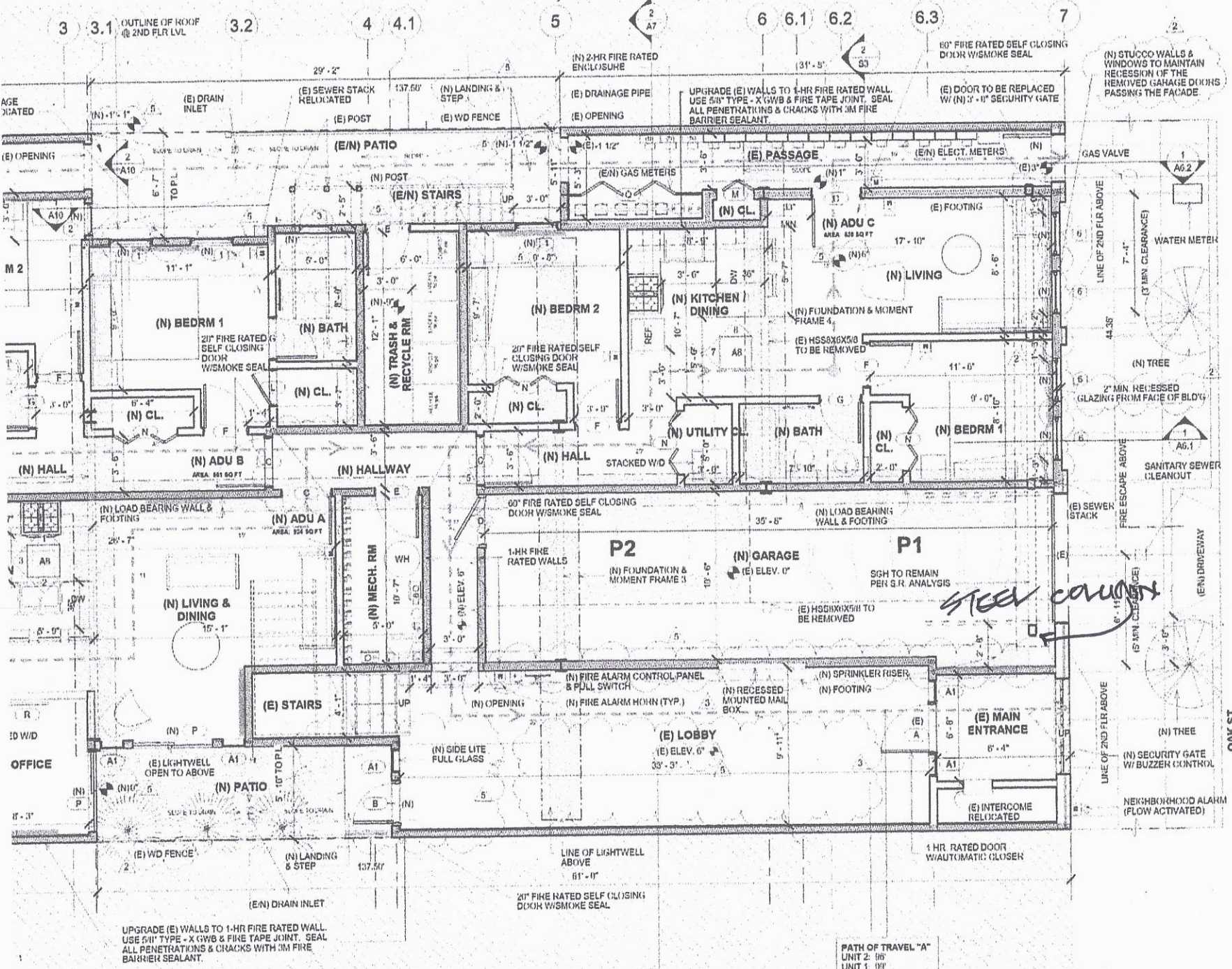
**DRAWINGS ARE  
HALF SCALE  
AND NOT FOR  
CONSTRUCTION  
WHEN SHOWN  
ON 11X17 OR  
NOT WET  
SIGNED AND  
DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**

1555 Oak Street  
San Francisco, CA 94117

Floor Plan

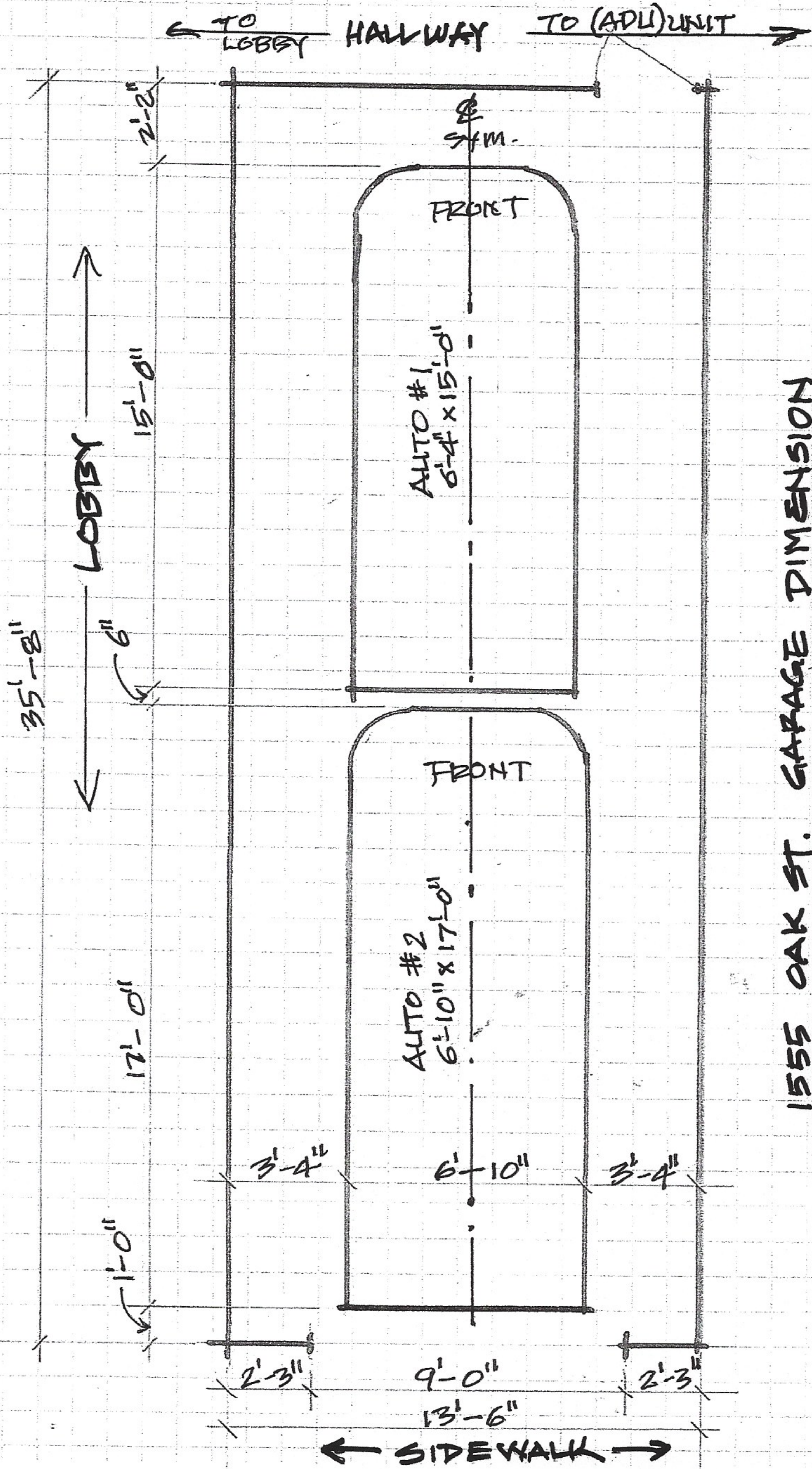
= 1'-0" **2**



UPGRADE (E) WALLS TO 1-HR FIRE RATED WALL. USE 5/8" TYPE - X GWB & FIRE TAPE JOINT. SEAL ALL PENETRATIONS & CRACKS WITH 3M FIRE BARRIER SEALANT.

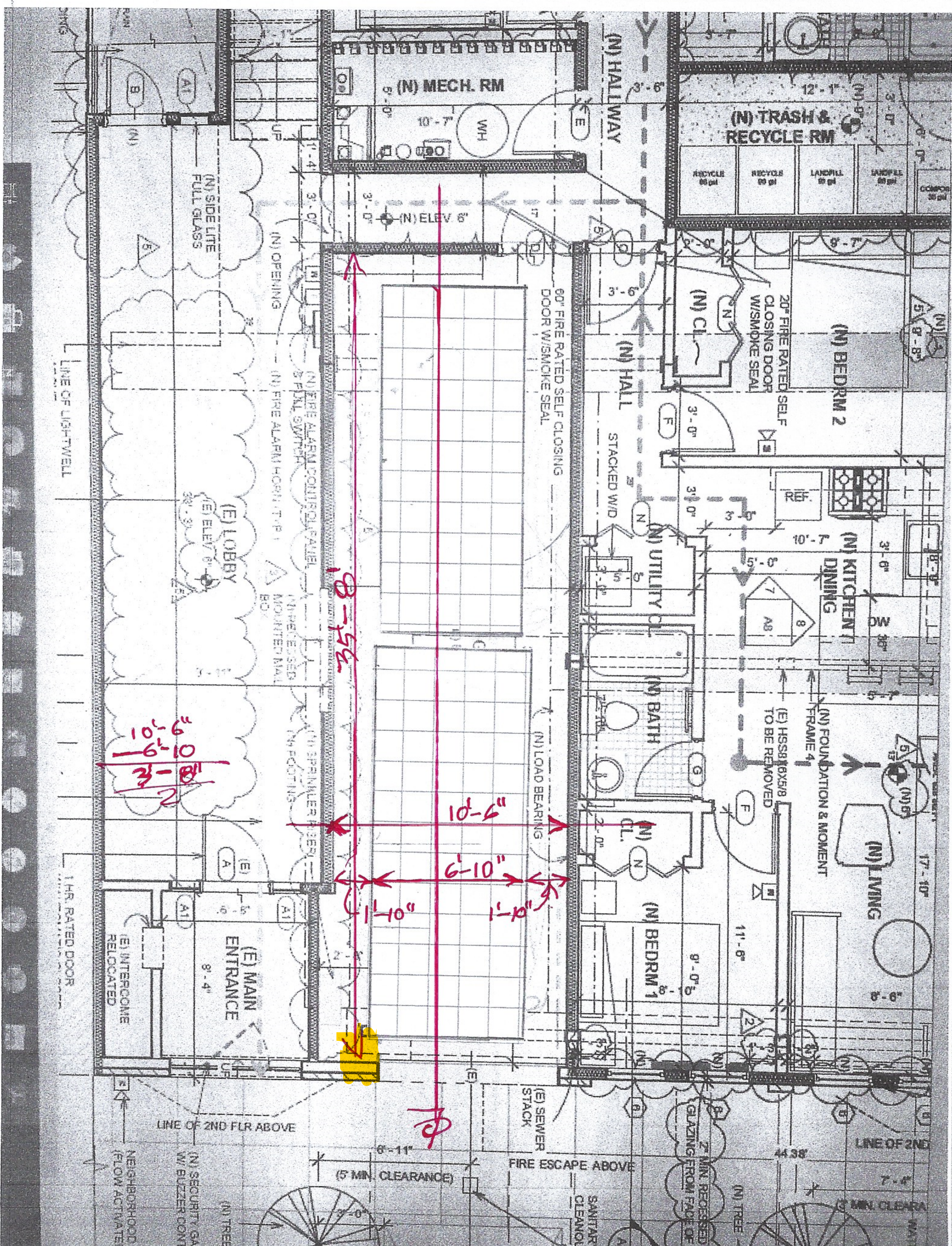
PATH OF TRAVEL "A"  
UNIT 2: 96'  
UNIT 1: 99'  
UNIT 3: 85'





35'-8"  
LOBBY  
6"

1555 OAK ST. GARAGE DIMENSION  
(SPACE NEEDED FOR FUNCTIONAL GARAGE)



$$\begin{array}{r}
 10'-0'' \\
 9'-0'' \\
 \hline
 3'-0'' \\
 2
 \end{array}$$

8-5 1/2

10'-6"

6'-10"

1'-10"

1'-10"

(5 MIN. CLEARANCE)

FIRE ESCAPE ABOVE

7" MIN. RECESSED GLAZING FROM FACE OF B

10" MIN. CLEARANCE

LINE OF LIGHTWELL

1 HR. RATED DOOR

LINE OF 2ND FLR ABOVE

LINE OF 2ND

NEIGHBORHOOD (FLOW ACTIVATED)

(N) SECURITY GAT W/ BUZZER CONTR

(N) TREE

SANITARY CLEANOUT

(N) TREE

10" MIN. CLEARANCE

WATER



## 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](mailto: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](mailto: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.



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name: Stephen Tanaka  
 Address: 4819 Full Moon Dr EL Sobrante, CA 94803  
 Email Address: stanaka100@yahoo.co  
 Telephone: 510-913-7056

### Information on the Owner of the Property Being Developed

Name: Stockton SF LLC  
 Company/Organization: Texwood Delaware Inc.  
 Address: 850 Seventh Ave. Unit 250 2/F New York,  
 Email Address: normantam@texwoodgrp.cc  
 Telephone: 650-638-9546

### Property Information and Related Applications

Project Address: 1555 Oak St. San Francisco, CA 94117  
 Block/Lot(s): 1222/028A  
 Building Permit Application No(s): 202009234827

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION  | YES                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Did you discuss the project with the Planning Department permit review planner?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Did you participate in outside mediation on this case? (including Community Boards)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Changes Made to the Project as a Result of Mediation.<br>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. |                                     |                                     |

I am one of the owners of the property next door to 1555 Oak Street, SF and we have sent numerous emails and made calls to the contractor and the property manager outlining our concerns over the last few months and we have have not gotten a response in regards to the issues and concerns that we have with their proposed ADU construction project, especially the backyard portion of the project.

## DISCRETIONARY REVIEW REQUEST

In the space below and on separate 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.

We believe this project presents a danger to our property in regards to the size, weight and stability of the planned construction of a large concrete upper patio and the concrete stairs that will be built right along our shared property line, especially considering the steep slope in the backyard area. In addition, we do not feel the planned drainage and the lack of a retaining wall will be enough to allow adequate drainage and/or soil movement between the properties especially along our shared property line. Please see Appendix #1 for additional details.

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 above and the additional details in Appendix #1 & #2.

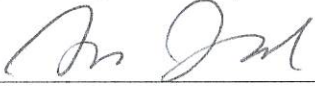
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see Appendix #3.

# 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

Stephen Tanaka

Name (Printed)

Owner

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

510-913-7056

Phone

stanaka100@yahoo

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**San Francisco Planning  
Discretionary Review Request  
1555 Oak Street, San Francisco**

**Appendix #1**

The following are the questions, issues and concerns we have communicated to representatives of W. Charles Perry & Associates (contractor), Mr. Charles Perry and Mr. David Alexander of Gaetani Real Estate (property manager) in regards to the planned ADU project for 1555 Oak Street, San Francisco.

1. We are very concerned with the drainage plans for the construction project to be performed in the backyard (patio, steps, retaining well, etc.) and appreciate if you can please advise how this has been fully addressed to ensure that no additional water will drain towards our property, both during construction and after the project is completed. We understand that it is difficult to determine how much water naturally drains over and under the soil, but since the work in your backyard project is fairly extensive and digs down into the soil, can you please advise as to what studies have been performed and corresponding plans included to ensure that no additional water (both on the surface and under the surface) will drain into our side of the shared property line?
2. We are also concerned as to how stable and secure the various portions of the construction that are to be performed in the backyard (the elevated concrete patio area, the concrete steps along our shared property line and the backyard retaining walls) especially since the size and weight of your construction project is fairly extensive and comes very close to our shared property line. We are especially concerned with the size and weight of the concrete patio and steps. Appreciate if you can please advise as to how this been addressed in the engineering plans or studies to ensure that no damage will occur during construction as well as to the future if there are very heavy rains or winds or if there is an earthquake to the future?
3. In addition, we have concerns that what you are planning to install will in anyway prevent or restrict us from making any future soil removal changes to our backyard area as we are also planning an ADU project and we may also be required to make changes to our backyard retaining wall area to the future or if we may like to make certain changes to our backyard area. We are very concerned that what you are planning may possibly limit what we would like or we may need to perform to the future and we want to ensure that we will not be limited in anyway from doing so. We are especially concerned with the concrete steps along the property line and that we will not be required to help stabilize these steps if we need to remove soil along the property line on our side in order to move back the retaining wall in our backyard area.
4. It is not clear if you are planning to build a railing or fence along the property line as we have concerns that since the use of the upper yard area will be increasing there is an increased chance that residents of your property will possibly fall or trip onto our side of the property line and may possibly be injured which we do not feel we should be responsible for this and hopefully you will take appropriate steps to minimize the chance of this possibly occurring.
5. We also have concerns that the extensive amount of work in your backyard may possibly weaken the stability of the large trees in your backyard and if they could possibly be at a higher risk of falling and possibly causing some damage to our property or injure the residents of our property and has the stability of the tree been thoroughly studied and addressed?
6. As I have communicated to them, we are not experts or experienced in these types of construction matters and hopefully your company, the owners of the property and the City and County of San Francisco representatives have already fully addressed the above concerns as we feel these are fairly common sense and standard issues and concerns and we would much appreciate your sharing any of this information with us.

## **Appendix #2**

In addition, a relative of ours who is a civil engineer reviewed the ADU plans that you sent us and he raised the following questions and/or clarifications on the building plans for 1555 Oak Street, San Francisco, CA:

1. Detail 1, sheet A0.1;
  - a. Revision 5 shows, as a green dashed line, the “perforated pipe in drain rock and filter fabric”. Please identify the diameter of the perforated pipe, and the dimension of the drain rock and filter fabric, and whether it will interfere with the geogrid placement behind the wall. Also, please show in the plan view the perforated pipe in drain rock and filter fabric along the 2’ retaining wall, as indicated in Detail 2 and the overall plan on sheet A6.1. Detail 2 may be a good place to show the extent of the filter fabric and drain rock.
2. Detail 2, sheet A1.1;
  - a. In the rear yard, it is difficult to confirm if the proposed height of the new 2’-6” HT Allan Block retaining wall along the common property line with 1541 Oak Street is of adequate height. Removal of the existing 4’ retaining wall, and excavation into the existing slope, would suggest this common property wall may need to be taller than 4’. Please confirm the height of the existing grade on the adjacent property to confirm, and identify if the proposed work impacts the existing fence on the property line.
  - b. Revision 5 also notes that this wall will not have geogrid on the neighboring property, which would be required per Detail 2, Sheet A6.1. As the Allan Block retaining wall appears to rely upon the geogrid for stability, please explain how this wall will be adequate and stable to protect the adjacent property without the geogrid. It appears a vertical reinforced retaining wall may be required in this location. Also, please confirm the length of this wall along the property line.
3. Detail 2, sheet A6.1;
  - a. Please confirm that the symbol just left of the Allan Block Units represents Well-Graded Granular Wall Rock per the typical Allan Block design.
  - b. What is the purpose of the “French Drain” directly behind the retaining wall? How is this different from the perforated pipe in drain rock and filter fabric located directly left of this pipe, and where would this pipe connect? I believe these two pipes are part of the same required drainage system, and both need to connect to the new drain inlets in the rear yard.

## **Appendix #3**

As noted, we have communicated the above concerns to representatives of 1555 Oak Street a number of times, both verbally and in writing and we respectfully request consideration of the following possible alternatives:

1. Modify the upper patio area so that it ends approx 6 to 8 feet in from the shared property line and to also move in the concrete stairs so it is approx 6 to 8 feet from the shared property line and in this way it reduces the chance of water or soil damage to our patio and building and mainly if there is movement of the upper patio and stairs to the future, it will most likely remain on their side of the property line.
2. If the upper patio and stairs are to remain close to their current locations, for them to construct a retaining wall with adequate drainage along the shared property line to ensure that water is not diverted along the property line towards our patio and building at 1541 Oak Street or that soil from our property does not start to divert onto their property.
3. Since currently there is not a fence along the shared property line and the patio and stairs may possibly be right along this shared property line, for a fence to be constructed to minimize the chance that one of their residents or guests may possibly fall onto our side of the property and be injured.

We believe that our concerns are valid and reasonable and we have attempted to communicate these to the representatives of 1555 Oak Street and we hope that your office can facilitate addressing these concerns.

**From:** [joe Nicholson](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Subject:** Letter of Support for Don Vertz Discretionary Review  
**Date:** Monday, January 11, 2021 9:09:50 AM  
**Attachments:** [Desktop.zip](#)

---

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

I would like to comment on and support Mr. Donald Vertz's case for a usable garage space in our building. He argues that the plan submitted by the builder is impossibly inadequate and that the owners, contractor and property management failed to work with him in good faith to find a solution.

I have not been involved personally with the garage space dispute, but I as a resident of the building have experienced the manner in which the contractor and management have dealt with problems that have arisen.

Our first encounter with the property manager was soon after the building was sold to the present owners. He arrived at our door to tell us of plans for remodeling and options to make everything as convenient as possible. He began by trying to convince us to move out for a brief period, three or four weeks, while they did some necessary work. When we were skeptical, he then escalated to more extensive work which would obviously take much longer to complete. But he had a solution. We could move upstairs to unit 9 where everything would be the same and we would be in a part of the building that wasn't going to be remodeled. My wife pointed out that she had recently developed some leg problems and that she would have a hard time getting up and down the stairs. At this point he shifted to telling us that the plans were ultimately to rip out the entire west wall of our unit and if we did not agree they would move to what he called a "hard eviction".

That experience set the tone for almost all contacts that followed. Communication from him as the representative almost always contains factual errors, misinformation, and bland assurances that everything is or will be really well managed.

As an example, we got a notice from him about removing wallboards in the hallways for piping under a boiler permit, together with interior demolition of units. All of this had to be done under lead and asbestos abatement conditions by a special contractor. But the facts were that they had no permit for more than half the units mentioned in this notice and the hallway wallboard removed doesn't actually line up with pipes. When one of the residents pointed out to the abatement contractor that the permits were incomplete, he looked surprised and the main contractor quickly asserted that only some would be done now and the rest later. In fact he has never been back after doing three permitted units. A notice was also posted by him in the lobby detailing the abatement conditions. It listed our building as having no children resident, when in fact there are two small children here.

The main contractor and engineering company got off to a really bad start when they began work on the building by suddenly demolishing the garage floor of the building in a manner that led to violation notices for reckless disregard for health and safety concerns. These people had assured us that they would do the work using plastic sheeting and controls for pollution, but what they actually did was bring in a crew of young guys and have them smash down the whole garage, walls, ceilings, practically everything in a huge cloud of dust and debris that went everywhere. The attachment with a copy of the first Notice of Violation details this. The smashing took two full days, see attached photos, and was followed by a long series of problems with clean up and compliance that continues to this day. For us, this act led to a long period of dust, odors, dampness and noise coming at our unit from the garage. We had nothing but the hardwood floorboards separating us from the garage. Dust continuously seeped into our rooms and settled on most surfaces. We were constantly wiping it off, but always wondering exactly what the composition of this dust was. With the garage ceiling gone, it was cool and damp which led to some problems with mold developing, requiring washing a lot of places with Lysol. We were also aware that stripping the garage had also taken away the fire retardant wallboard. As a sort of final insult, the contractor decided to bring a porta potty for the worksite and place it inside the garage. He positioned it directly below our living room with a vent stack separated from our floor by about one foot. He kept the garage doors closed most of the time, so we didn't know he was doing this for a while, but we had noticed some odor. I am pretty sure that it's illegal to do that for health code reasons during normal time, but during the coronavirus pandemic it was even worse. When we finally realized the situation and protested, he moved the toilet out onto the street, but not right away. I included a photo of this. Since Mr. Weaver cited them with a NOV, and made them restore the ceiling, it's now quieter, dryer, and odor free, but the building still has dust from all the other work going on here.

So these are the people Mr. Vertz has been dealing with. To me they seem to exhibit a contempt for the tenants and for the rules San Francisco has put in place for the citizens. I hope you will listen sympathetically to Don Vertz and affirm his rights.

Thank you for your consideration of my comments.

Joseph Nicholson

**From:** [Miller, Chaka](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Subject:** Discretionary Review 03/11/21 public comment  
**Date:** Wednesday, March 03, 2021 10:49:17 PM

---

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

2021

March 3,

Re: Discretionary Review 03/11/2021

Attn: D. Winslow, City Attorney Code Enforcement Team, Recology Workers Union Representative

Dear Mr. Winslow and Discretionary Review Board,

I am a 16-year resident at 1555 Oak Street, and I am submitting my public comments relating to the Discretionary Review for a proposed A.D.U. to be built in the present garage area and backyard, scheduled for March 11. I apologize for submitting this comment so close to the hearing, but no notice has been posted at our building and I only discovered the date after speaking with Mr. Donald Vertz last night.

I am concerned that the Discretionary Review Panel may not have considered the changed circumstances at this property relating to the sponsoring party's unlawful release of harmful and toxic substances in the garage area where the proposed A.D.U. is to be located, beginning the last week of July 2020 which resulted in a Notice of Violation, and a second Notice of Violation that was issued days later (first week of August 2020) for working without permits in the backyard.

The previous landlord, Norman Larson, included Prop. 65 disclosures in my lease of tenancy. The warning indicates that harmful substances like asbestos, lead, carcinogens, and other cancer-causing agents are present in the building. The building was erected in 1925, so it meets the legally recognized pre-1978 presumption of the presence of toxic substances in the building materials, paint, etc. This indicates that the current landlord: StocktonSF LLC, Texwood LLC, Norman Tam, Herbert Tam, and some or all of his agents and sponsoring party: Towerreed/Tower-Reed, Gaetani Realty, Charles Perry, and Peter Ho (H. Construction), Frank Chan/Avanti Corp. were aware of the presence of Prop. 65 harmful substances at this property prior to beginning the project. They initiated work on the project (without notice) despite their knowledge of the presence of harmful substances, and while only possessing a permit to move and replace the buildings hot water tank. (Please see Health and Safety Code Div. 20 Ch. 10 Asbestos Notification [25915-25919.7] "Owner of any building constructed prior to 1979 who knows that the building contains asbestos-containing construction materials, shall provide notice to all employees.")

The entire basement was stripped of concrete and plaster finishing materials, and the cinder-block walls that enclosed the garage for nearly 100 years were demolished, causing clouds of dust to cover the east and west light wells, windows, walls, stairs, garbage area, and backyard. Mr. Peter Ho from H. Construction and several hired laborers used crowbars and sledgehammers to demolish the garage walls and ceilings and to topple the chimney containing the vent for the boiler. I have searched the California database for contractor's licenses and have only found a B-1 Contractor's license associated with Peter (Hin Chung) Ho and H. Construction. He does not appear to possess a C-22 Asbestos Removal Contractor license or any of the associated certificates for removal of harmful substances. It is probable that he does not meet any employee exemptions. (Please see Business & Professions Code Div. 3 Ch. 9 Art. 4 §7058.5(a) "no contractor shall engage in asbestos related work" without license...and 7058.7 "hazardous substance certification" required to remove substance other than asbestos.)

Since it appears that the project sponsor hired a contractor to do work that he was not licensed to perform, then it is safe to assume that they did not have Asbestos liability insurance. That means almost the entire unpermitted portion of the project may have been performed without adequate insurance. This is an important fact since approximately 2-3 dozen persons may have been exposed to the substances released by the project sponsor's lead contractor. Persons exposed to the debris created in the garage area include 1555 Oak tenants, tenants in neighboring buildings that share the light wells, day laborers involved in demolition and debris removal, construction workers and sub-contractors, Recology employees, P.G.&E. employees, janitorial staff, and guests. Exposure to asbestos make take several years to manifest in physical symptoms. The failure of the D.B.I. to enforce disclosure rules and to allow the sponsor to avoid a Director's Hearing have increased the likelihood that many of the persons exposed will be difficult or impossible to trace – since we are now in the ninth month since the initial release of these harmful substances.

The A.D.U. project sponsor, Mr. Charles Perry, and the lead contractor H. Construction, failed to take measures to contain the released substances, they did not notify affected parties or post any warnings, and they did not contract for any abatement. (Please see Cal/Osha Title 8 regulations Subchapter 4. Article 4 section §1529).

The N.O.V. issued in July 2020 ordered the violator to test and disclose and any harmful substances present in the debris. The A.D.U. project sponsor and his contractor instead removed the debris in several large trucks over the weekend without testing the materials, despite the issuance of the N.O.V. and Stop All Work order by D.B.I. inspector C. Weaver.

Three weeks (mid-August) after absconding with the garage debris, Gaetani Realty and the sponsor hired Eisen Environmental to remove asbestos and lead materials in seven of the apartment units above the garage area, and to remove large wall panels from the hallways in the north and south wing of the building. Mr. Eisen claimed to be unaware of the N.O.V.'s and unaware that the project sponsor only had permits to work in 3 units, not the 7 units that he was hired to perform his services. Mr. Eisen cut short his services after finishing the three permitted units. It is worth noting that Mr. Eisen refused to allow his workers into the garage area, going so far as to have his workers hand refuse bags with lead and asbestos debris through the second story window above Oak Street to trucks below, in order to avoid any connection to the occurrences in the garage. I suspect that the purpose of the sponsor bringing in Mr. Eisen's firm was to muddy the waters as to the presence of a licensed asbestos removal contractor (who was insured) after-the-fact. (Please see Business & Profession Code Div. 3 Ch. 9 Art. 2 §7028.1 – it is a “misdemeanor -whether licensed or unlicensed- to work with asbestos without certification.”)

The Discretionary Review panel should deny the project sponsor approval for the A.D.U. project at 1555 Oak St. at least until the City Attorney Code Enforcement Team, District Attorney, California Contractors State License Board, Cal/Osha, and other relevant agencies have had an opportunity to investigate these occurrences. Furthermore, the sponsoring party should at least be required to give notice to all exposed persons and perform abatement in the hazard areas prior to being given another chance to avail themselves of the city A.D.U. ordinance. The General Plan does not call for additional housing for the sake of enriching the uber-wealthy like Mr. Tam at the expense of senior citizens and U.S. Armed Forces veterans like Donald Vertz, it mandates development that protects the Public Health and Safety and promotes Environmental Justice. In this case, the Discretionary Review Board is called to support the latter causes.

Sincerely,

Chaka Miller – resident at 1555 Oak St.



# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

## Project Sponsor

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

|  | EXISTING | PROPOSED |
|--|----------|----------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) |          |          |
| Occupied Stories (all levels with habitable rooms)   |          |          |
| Basement Levels (may include garage or windowless storage rooms)                           |          |          |
| Parking Spaces (Off-Street)  |          |          |
| Bedrooms   |          |          |
| Height   |          |          |
| Building Depth   |          |          |
| Rental Value (monthly)   |          |          |
| Property Value   |          |          |

I attest that the above information is true to the best of my knowledge.

|                      |  |
|----------------------|--|
| <b>Signature:</b>    | <b>Date:</b>   |
| <b>Printed Name:</b> | <input type="checkbox"/> Property Owner<br><input type="checkbox"/> Authorized Agent |

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



**charles@wcharlesperry.com**

---

**From:** Weissglass, David (CPC) <david.weissglass@sfgov.org>  
**Sent:** Thursday, September 3, 2020 1:47 PM  
**To:** andrea wcharlesperry.com  
**Cc:** charles wcharlesperry.com; Lourdes Hui; benw@towereed.com; treeschun@towereed.com; kkyeung@towereed.com; normantam@texwoodgrp.com; Winslow, David (CPC)  
**Subject:** RE: 1555 Oak St. - Updated ADU Plans & Request to Withdraw DR 8-26-2020

Hello all, David Winslow (copied here) and I just spoke to Mr. Vertz (who I have temporarily withdrawn from this email chain) on the phone. He let us know that his wife is disabled and in a wheelchair, which is why he has larger requirements for the garage and size.

However, he did propose a solution. Currently, he has 2 garage spaces reserved for himself in the garage, and it's our understanding that the two new spaces that will remain after the proposal is complete. He said he would be happy if the following occurred:

- 1) The garage remain the same size as it is currently proposed but is only determined to be a one-car garage for his larger van that is needed to help his wife. He would be adequately compensated for the other garage space that he "loses." In this scenario.
- 2) The door from the garage into the 3' hallway swing in the other direction, towards the garage, rather than out towards the hallway. I'm not a DBI code expert by any means but if that hallway is required for egress the door would likely need to swing towards the garage or be relocated anyway. If that cannot be accommodated, then perhaps we can work on getting a door from the garage directly into the lobby, so long as the door is appropriately designed as this is a Category A building.

That would be about it! We have tentatively scheduled this for the **October 15<sup>th</sup>** Planning Commission hearing, but we would of course like to sort this out without the necessity for a hearing. For what it's worth, from our experience the Commissioners tend to be sympathetic towards tenants' issues in ADU cases, particularly when there is the issue of providing for a disabled tenant.

Let me know your initial thoughts, and then we can circle back with Mr. Vertz. Thank you!

**David Weissglass, Planner**  
**Flex Team, Current Planning Division**

San Francisco Planning

**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

**Direct:** 628.652.7307 | [sfplanning.org](http://sfplanning.org)

[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** andrea wcharlesperry.com <andrea@wcharlesperry.com>  
**Sent:** Wednesday, August 26, 2020 1:33 PM  
**To:** dvsfca@aol.com  
**Cc:** Weissglass, David (CPC) <david.weissglass@sfgov.org>; charles wcharlesperry.com <charles@wcharlesperry.com>; Lourdes Hui <projects@wcharlesperry.com>; benw@towereed.com; treeschun@towereed.com; kkyeung@towereed.com; normantam@texwoodgrp.com  
**Subject:** 1555 Oak St. - Updated ADU Plans & Request to Withdraw DR 8-26-2020

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

Hi Mr. Vertz,

Please see enclosed the latest set of plans for 1555 Oak ADU project with changes made to accommodate your requests. The changes have been noted as #5 dated 7/14/2020

We received approval by SF Planning to move forward with the enclosed plans, so we are requesting that you please withdraw your request to the SF Planning Commission for a design review since the changes are now exactly as you requested. Please confirm that this is acceptable and that you will withdraw this request so we may proceed?

Thank you very much for your attention to this matter and feel free to contact us if you have any further questions.

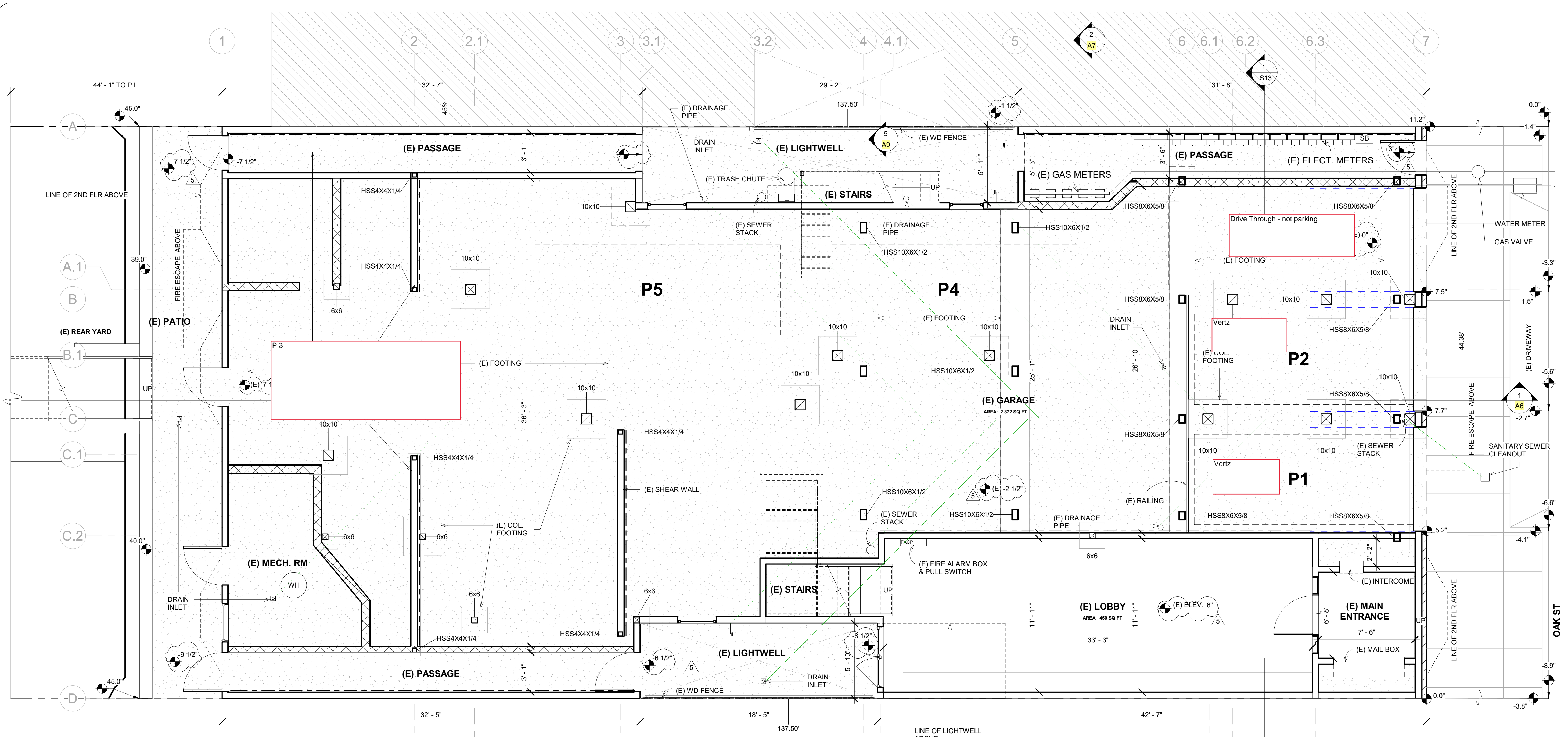
Andrea Gomez

CAD Drafter/Designer

W. Charles Perry & Associates - Architectural Engineering & Construction Management

Cell: (408)722-6114

E-mail: [andrea@wcharlesperry.com](mailto:andrea@wcharlesperry.com)



**LEGEND**

|  |  |  |                                     |
|--|--|--|-------------------------------------|
|  | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |  | (E) SHEAR WALL                      |
|  | (E) COLUMN & FOOTING                       |  | (E) SEWER LOCATION                  |
|  | (E) HSS & FOOTING                          |  | (E) AREA TO BE EXCAVATED @ REARYARD |

1 (E) 1st Floor Plan  
1/4" = 1'-0"

**REVISIONS**

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

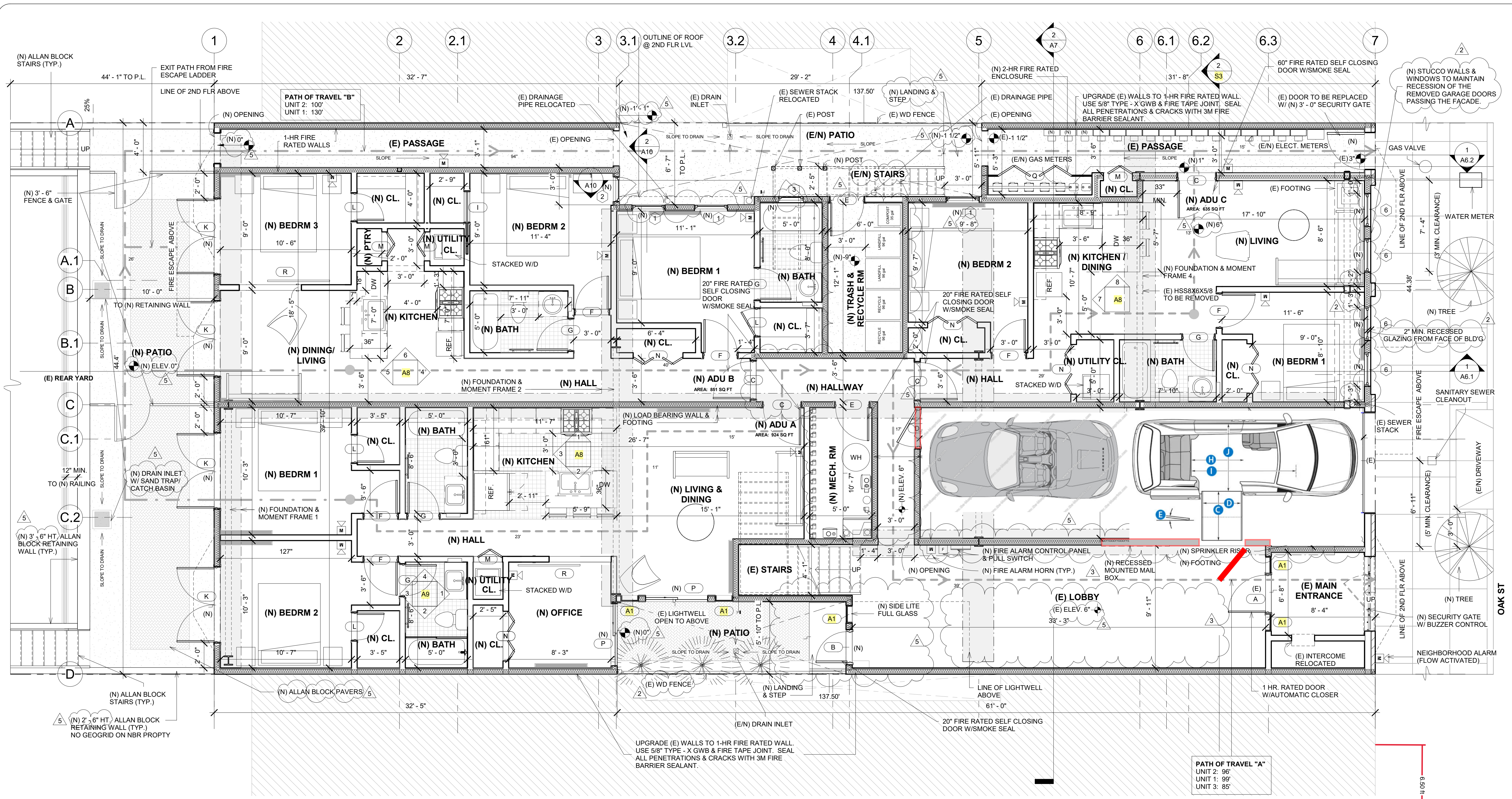
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) 1st Floor Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1**

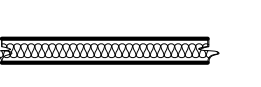

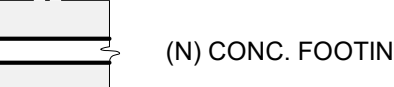


② (N) 1st Floor Plan  
1/4" = 1'-0"

**LOBBY AREA  
ORNAMENTAL ITEMS**



**LEGEND**

 1-HR FIRE RATED WALL  
 EXIT PATH OF TRAVEL  
 (N) CONC. FOOTING

**NOTES:**

- CEILING ASSEMBLY TO MATCH UL L513. 1-HR FIRE RATING; STC 55. ALL GROUND FLR. SEE 1, 2/A6.1, A7
- SEE STRUCTURAL DETAILS SHEETS S1 TO S8

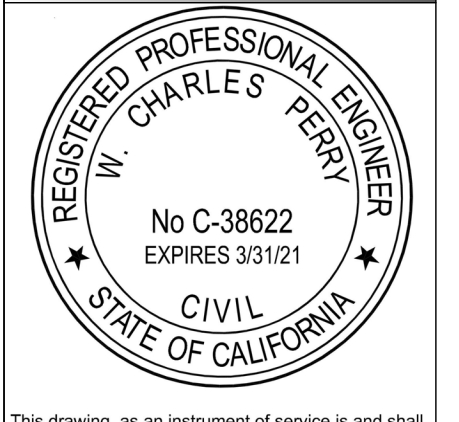
**LOBBY AREA NOTE:  
ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVE, SALVAGED, AND PLACED EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK:
  - A. WALL SCONCES
  - B. PLASTER FAUX BEAMS
  - C. PLASTER FAUX PILASTERS
  - D. MATCH WALL TEXTURE

**REVISIONS**

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



**DRAWINGS ARE  
 HALF SCALE  
 AND NOT FOR  
 CONSTRUCTION  
 WHEN SHOWN  
 ON 11X17 OR  
 NOT WET  
 SIGNED AND  
 DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

**(N) 1st Floor Plan**

1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1.1**



# RESPONSE TO DISCRETIONARY REVIEW

---

## Project Information

---

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

---

## Project Sponsor

---

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

---

## Required Questions

---

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)  
\_\_\_\_\_  
\_\_\_\_\_

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.  
\_\_\_\_\_  
\_\_\_\_\_

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.  
\_\_\_\_\_  
\_\_\_\_\_

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

|  | EXISTING | PROPOSED |
|--|----------|----------|
| Dwelling Units (only one kitchen per unit - additional kitchens count as additional units) |          |          |
| Occupied Stories (all levels with habitable rooms)   |          |          |
| Basement Levels (may include garage or windowless storage rooms)                           |          |          |
| Parking Spaces (Off-Street)  |          |          |
| Bedrooms   |          |          |
| Height   |          |          |
| Building Depth   |          |          |
| Rental Value (monthly)   |          |          |
| Property Value   |          |          |

I attest that the above information is true to the best of my knowledge.

|                      |  |
|----------------------|--|
| <b>Signature:</b>    | <b>Date:</b>   |
| <b>Printed Name:</b> | <input type="checkbox"/> Property Owner<br><input type="checkbox"/> Authorized Agent |

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*

# NEW ACCESSORY DWELLING UNIT 1555 OAK STREET

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Title Sheet  
1/16" = 1'-0"  
DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK  
**T1**

## PROJECT DATA

|  |                     |
|--|---------------------|
| APN #                                  | 1222/028A           |
| USE                                    | RESIDENTIAL         |
| OCCUP. CLASS                           | R2                  |
| ZONING                                 | RM-2                |
| TYPE OF CONSTRUCTION                   | V-B NON-SPRINKLERED |
| YEAR BUILT                             | 1925                |
| BUILDING AREA                          | 11,280 SQ FT        |
| PARCEL AREA                            | 6,102.25 SQ FT      |
| # OF STORIES OF OCCUPANCY              | 4                   |
| # OF BASEMENTS & CELLARS               | 0                   |
| <b>EXISTING</b><br># OF DWELLING UNITS | 12                  |
| <b>PROPOSED</b><br># OF DWELLING UNITS | 3                   |

## SHEET INDEX

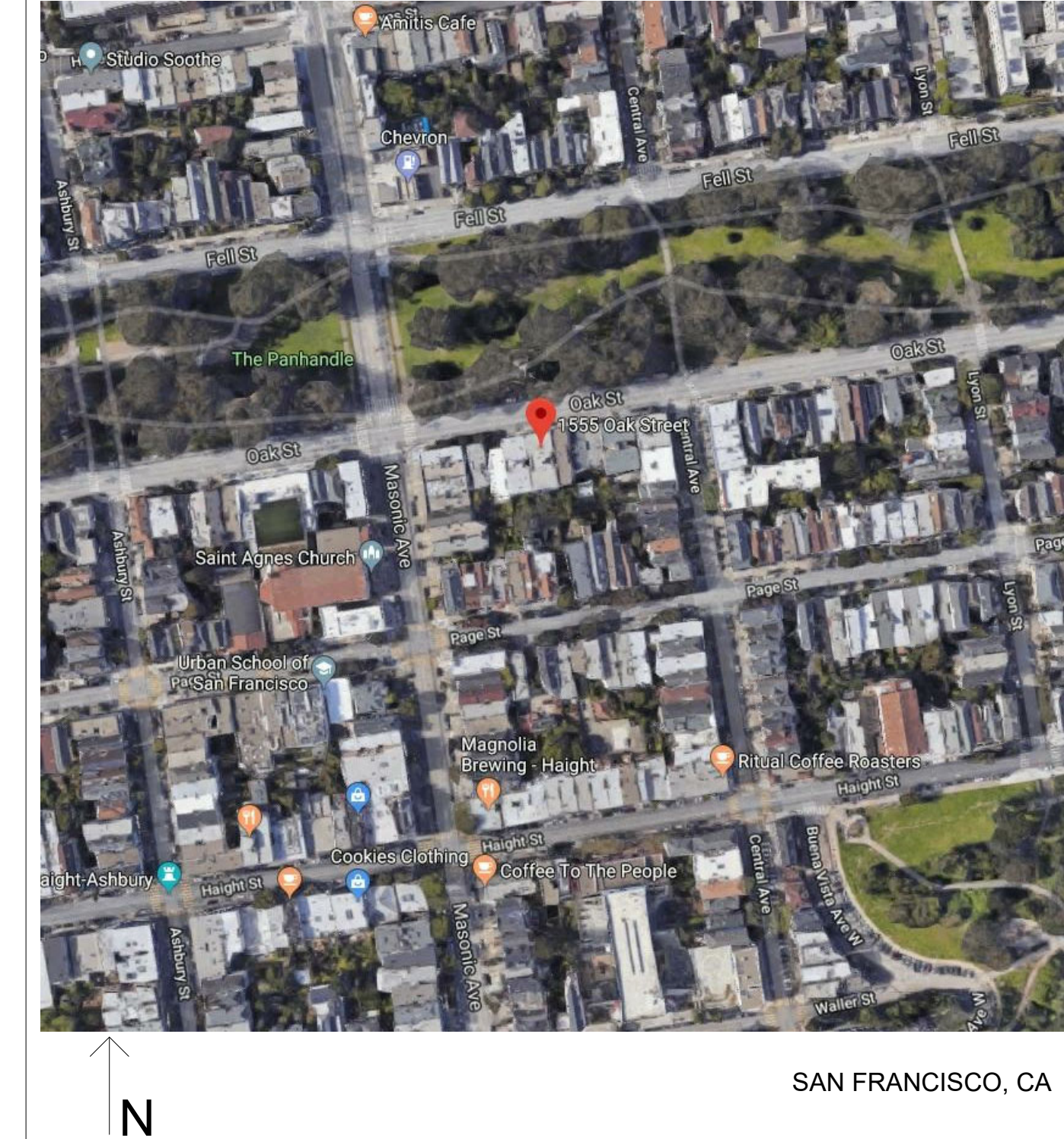
|      |  |       |  |
|------|--|-------|--|
| T1   | Title Sheet                                    | S4    | Structural Details Retrofitted         |
| G1   | General Notes                                  | S5    | Structural Details Retrofitted         |
| G2   | General Notes                                  | S6    | Structural Details Retrofitted         |
| S1   | Special Inspection Form                        | S7    | Structural Details Retrofitted         |
| A0   | (E) Site Plan                                  | S8    | Structural Details Retrofitted         |
| A0.1 | (N) Site Plan                                  | T24.1 | Title-24 Report                        |
| A0.2 | Tree Planting Requirements                     | T24.2 | Title-24 Report                        |
| A1   | (E) 1st Floor Plan                             | T24.3 | Title-24 Report - Green Checklist      |
| A1.1 | (N) 1st Floor Plan                             | T24.4 | Title-24 Energy/Green Inspection Forms |
| A1.2 | (N) Reflected First Floor Ceiling Plan         | GS5   | Green Building                         |
| A2   | (E) 2nd To 4th Floor Plan - Prior Remodel      |       |  |
| A2.1 | (E) 2nd To 4th Floor Plan                      |       |  |
| A3   | (E) & (N) North Elevations                     |       |  |
| A3.1 | (E) & (N) South Elevations                     |       |  |
| A4   | (E) East Elevation                             |       |  |
| A5   | (E) West Elevation                             |       |  |
| A5.1 | (E/N) East & West Elevations                   |       |  |
| A6   | (E) Cross Section A - A'                       |       |  |
| A6.1 | (E/N) Cross Section A - A' & Details           |       |  |
| A6.2 | (N) Section D - D'                             |       |  |
| A7   | (E) & (N) Cross Section B - B'                 |       |  |
| A8   | (N) Interior Elevations                        |       |  |
| A9   | (N) Interior Elevations                        |       |  |
| A10  | (N) Arch. Schedules & Details                  |       |  |
| F1   | (N) 1st Floor Fire Sprinkler Plan              |       |  |
| MEP1 | (N) 1st Floor MEP Plan                         |       |  |
| S1   | (E) Foundation Plan                            |       |  |
| S1.R | Foundation Plan Retrofitted                    |       |  |
| S2   | (E) 1st Floor Wall & 2nd Floor Framing Plan    |       |  |
| S2.R | 1st Floor Wall & 2nd Floor Framing Retrofitted |       |  |
| S3   | (E) & (N) Cross Sections C - C'                |       |  |

Total Sheets: 41

## PROJECT TEAM

|  |  |
|--|--|
| CIVIL ENGINEER/<br>ENGINEER OF RECORD: | W. CHARLES PERRY & ASSOCIATES<br>231 W. 41st AVE.<br>SAN MATEO, CA 94403<br>CONTACT: CHARLES PERRY<br>PHONE: (650) 638-9546<br>CELL: (415) 509-2956<br>E-MAIL: charles@wcharlesperry.com |
| OWNER:                                 | STOCKTON SF LLC<br>850 SEVENTH AVENUE UNIT 205, 2/F<br>NEW YORK NY 10019<br>CONTACT: C/O PROPERTY MANAGER  |
| PROPERTY MANAGER:                      | GAETANI REAL ESTATE<br>4444 GEARY BLVD #100<br>SAN FRANCISCO, CA 94118<br>CONTACT: DAVID ALEXANDER<br>PHONE: (415) 668-1202<br>E-MAIL: david@gaetanirealestate.com                       |
| CONTRACTOR:                            | TBD  |

## VICINITY MAP



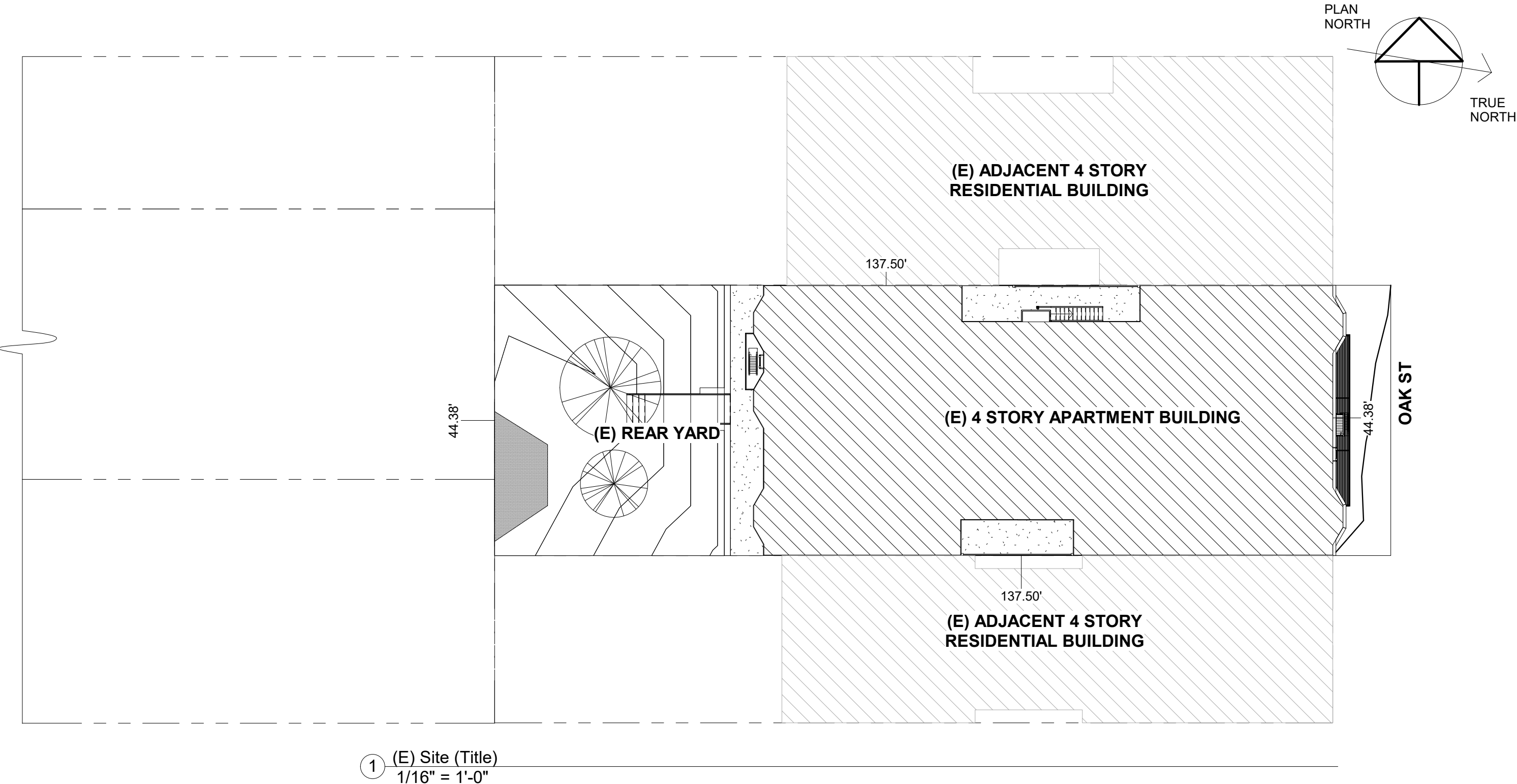
## PROJECT SCOPE

- CONSTRUCT THREE ACCESSORY DWELLING UNIT PER SF ORDINANCE 162-16.
- MANDATORY SOFT-STORY SEISMIC RETROFIT PREVIOUSLY COMPLETED.
- TO REMOVE (E) HSS & REPLACE W/ (N) FOUNDATION & MOMENT FRAME #4 & TO ADD FOOTING FOR (N) LOAD BEARING WALL.
- DESIGN OF AUTOMATIC FIRE ALARM SYSTEM FOR BUILDING WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 72.
- FIRE SPRINKLER SYSTEM DESIGN WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 13.

## CODES USED

- COMPLY WITH ALL CODES INCLUDING:
- 2019 CALIFORNIA STATE BUILDING CODE
  - 2019 SAN FRANCISCO BUILDING CODE
  - SAN FRANCISCO ORDINANCE 66 -13
  - SAN FRANCISCO BUILDING CODE / CHAPTER 34 B
  - SAN FRANCISCO ADMINISTRATIVE BULLETINS 106 & 107
  - 2019 CALIFORNIA STATE PLUMBING CODE
  - 2019 CALIFORNIA STATE MECHANICAL CODE
  - 2019 CALIFORNIA STATE ELECTRICAL CODE
  - CALIFORNIA FIRE CODE, TITLE 24, PG&E REQUIREMENTS AND 2016 CURRENT CITY CODES.

## (E) SITE PLAN



## ABBREVIATIONS

|          |                        |          |                         |
|----------|------------------------|----------|-------------------------|
| @        | AT                     | MAX.     | MAXIMUM                 |
| A.D.     | AREA DRAIN             | MFR.     | MANUFACTURER            |
| ADD'N.   | ADDITION               | MIN.     | MINIMUM                 |
| AVE.     | AVENUE                 | MTD.     | MOUNTED                 |
| BLDG.    | BUILDING               | MTL.     | METAL                   |
| BD'S     | BOARDS                 | (N)      | (N)                     |
| BLK'S    | BLOCKING               | N.I.C.   | NOT IN CONTRACT         |
| BM.      | BEAM                   | N.T.S.   | NOT TO SCALE            |
| CONC.    | CONCRETE               | O/C O.C. | ON CENTER               |
| CAB.     | CABINET                | O/       | OVER                    |
| C.J.     | CEILING JOIST          | O.H.     | OVER HEAD, OVER HANG    |
| CLG.     | CEILING                | OP.      | OPERATED                |
| CLOS.    | CLOSET                 | OPP.     | OPPOSITE                |
| CONC.    | CONCRETE               | OP'G     | OPENING                 |
| DN.      | DOWN                   | PART.    | PARTIAL                 |
| DBL.     | DOUBLE                 | PLYWD.   | PLYWOOD                 |
| D.S.     | DOWN SPOUT             | PT.      | POINT                   |
| DIA.     | DIAMETER               | P.T.     | PRESSURE TREATED        |
| D.J.     | DECK JOIST             | R.       | RADIUS, RISER           |
| (E)      | EXISTING               | R.A.     | RETURN AIR              |
| ELEC.    | ELECTRIC               | R.D.     | ROAD                    |
| EXT.     | EXTERIOR               | REINF.   | REINFORCED              |
| EA.      | EACH                   | REQ'D    | REQUIRED                |
| FBG.     | FIBERGLASS             | RM.      | ROOM                    |
| FDN.     | FOUNDATION             | R.O.     | ROUGH OPENING           |
| F.H.     | FULL HEIGHT            | S.A.     | SUPPLY AIR              |
| FIXT.    | FIXTURE                | S.A.B.   | SOUND ATTENUATION BATTS |
| F.J.     | FLOOR JOIST            | S.D.     | SMOKE DETECTOR          |
| FLU.     | FLOOR                  | SEOT.    | SECTION                 |
| FLUOR.   | FLUORESCENT            | SIM.     | SIMILAR                 |
| FR.      | FROM                   | SINGL.   | SINGLE                  |
| FT.      | FEET                   | S.O.G.   | SLAB ON GRADE           |
| FT'G     | FOOTING                | STD.     | STANDARD                |
| FURN.    | FURNACE                | T & G    | TONGUE & GROOVE         |
| FA.      | FLOOR                  | T.D.     | TRENCH DRAIN            |
| GALV.    | GALVANIZED             | T.D.L.   | TRUE DIVIDED LITE       |
| GFI      | GROUD FAULT INTERRUPT  | T.O.C.   | TOP OF CONCRETE         |
| GLB      | GLUE LAMINATED BEAM    | THK.     | THICK                   |
| G.S.M.   | GALVANIZED SHEET METAL | TR.      | TREAD                   |
| GYP. BD. | GYPSUM BOARD           | TYP.     | TYPICAL                 |
| HD.      | HEAD                   | U/       | UNDER                   |
| HDR.     | HEADER                 | V.I.F.   | VERIFY IN FIELD         |
| HNGR.    | HANGER                 | V.B.     | VAPOR BARRIER           |
| HWY.     | HIGHWAY                | W/       | WITH                    |
| IN.      | INCH                   | W/O      | WITHOUT                 |
| INCAND.  | INCANDESCENT           | WD.      | WOOD                    |
| INC.     | INCLUDE                | W.P.     | WATER PROOF             |
| INSUL.   | INSULATION             | W.W.F.   | WELDED WIRE FABRIC      |
| LNDRY.   | LAUNDRY                |          |                         |
| LT.      | LIGHT                  |          |                         |

1 (E) Site (Title)  
1/16" = 1'-0"

## GYPSUM WALLBOARD:

1. INSTALL SHEETS WITH LONG SEAMS PARALLEL TO STUDS/JOISTS.
2. ATTACH TO STUDS/JOISTS W/ 1 1/4" DRYWALL SCREWS @ 6" O.C. MAX. COUNTER SINK HEADS. DO NOT TEAR PAPER.
3. TAPE & FLOAT ALL JOINTS.
4. TEXTURE TO MATCH (E) FINISH.
5. ALL WORK SHALL COMPLY WITH USG GYPSUM CONSTRUCTION HANDBOOK.

## DEFERRED SUBMITTAL:

1. SHORING PLANS. CONTRACTOR IS RESPONSIBLE FOR DESIGN & CONSTRUCTION OF SHORING. SUBMIT SHORING PLANS TO E.O.R. FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR DUST CONTROL PLAN.
3. CONSTRUCTION WASTE MANAGEMENT PLAN.
4. DESIGN OF AUTOMATIC FIRE ALARM SYSTEM FOR BUILDING WILL BE SUBMITTED UNDER A SEPARATE PERMIT IN COMPLIANCE WITH 2016 NFPA 72.
5. FIRE SPRINKLER PLANS. FIRE SPRINKLER CONTRACTOR SHALL DESIGN AND BUILD FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH 2016 NFPA 13. PLANS SHALL BE SUBMITTED TO E.O.R. FOR APPROVAL PRIOR TO SUBMISSION TO SFDPI & SFFD. WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT.
6. FIRE SPRINKLER SYSTEM DESIGN AND FIRE UNDERGROUND SERVICE WILL BE SUBMITTED UNDER SEPARATE PERMIT.
7. HYDRONIC HEATING PLANS. HYDRONIC HEATING SYSTEM DESIGN SERVICE WILL BE SUBMITTED UNDER SEPARATE PERMIT.

## GENERAL NOTES & REQUIREMENTS:

1. COMPLY WITH ALL CODES INCLUDING 2016 CALIFORNIA STATE BUILDING CODE, 2016 CALIFORNIA STATE PLUMBING CODE, CALIFORNIA STATE MECHANICAL CODE, CURRENT CITY CODES, TITLE 24, UMC, NEC, UPC, PG&E REQUIREMENTS, 2016 CALIFORNIA STATE ELECTRICAL CODE, AND 2016 SAN FRANCISCO BUILDING CODE.
2. DO NOT SCALE DRAWINGS.
3. PROTECT ADJACENT PROPERTY AND IMPROVEMENTS. REPLACE DAMAGED ADJACENT PROPERTIES/IMPROVEMENTS AS REQUIRED.
4. PROVIDE ALLOWANCES FOR FINISHES, PER OWNER'S SPECIFICATIONS AND APPROVAL (AS REQ'D).
5. NO WORK TO BE CONCEALED UNLESS APPROVED AND SIGNED OFF BY INSPECTOR.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA, CAL-OSHA, AND LOCAL SAFETY REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY & SECURITY FOR ALL PERSONS ON JOB SITE. THIS INCLUDES SUBCONTRACTORS, INDEPENDENT CONTRACTORS, PROFESSIONALS, AND LAY PERSONS.
7. ALL MATERIALS TO COMPLY WITH THE APPLICABLE ICBO/2010 CSBC STANDARDS.
8. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH 200 CSBC STANDARD 25-17 AND PROJECT SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE TO OWNER OR THEIR AGENT A CONSTRUCTION PLAN SHOWING TRAILER, DEBRIS BOX, TOILETS, PARKING, AND MATERIAL STORAGE LOCATION ON SITE, FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
10. CONTRACTOR SHALL CONFORM TO THE CITY GUIDELINES FOR HOURS OF CONSECUTION IN A RESIDENTIAL AREA: MON - FRI 7:00 AM TO 6:00 PM, SAT 9:00 AM TO 5:00 PM, NO WORK ON SUNDAYS/HOLIDAYS
11. CONTRACTOR TO PRESENT ALL WARRANTIES TO PROPERTY OWNERS AT END OF PROJECT.
12. CONTRACTOR TO PROVIDE UNCONDITIONAL LIEN RELEASES FROM ALL SUBCONTRACTORS AND SUPPLIERS PRIOR TO ALL PAYMENTS.
13. CONTRACTOR TO PROVIDE CERTIFICATE OF INSURANCE WITH OWNER AND ENGINEER OF RECORD AS NAMED ADDITIONAL INSURED FOR SELF AND ALL SUBCONTRACTORS.
14. PROVIDE TEMPORARY 6' HIGH SECURITY & PRIVACY FENCE AROUND SITE DURING CONSTRUCTION.
15. JOB SITE SHALL BE BROOM SWEEPED, ORGANIZED, AND SECURED AT THE END OF EACH DAY. TOOLS & MATERIALS SHALL BE STORED & SECURED IN THEIR DESIGNATED LOCATIONS WITHIN SECURITY & PRIVACY FENCING. DEBRIS SHALL BE PLACED IN DEBRIS BOZ OR RECYCLED AS REQUIRED BY CITY, COUNTY, STATE, & FEDERAL REGULATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY FOR ALL EMPLOYEES, SUBCONTRACTORS, SUPPLIERS, INDEPENDENT CONTRACTORS, PROFESSIONALS, & PEDESTRIANS ON JOB SITE AT ALL TIMES.
17. CONTRACTOR SHALL MAINTAIN EGRESS AT ALL TIMES DURING CONSTRUCTION.
18. CONTRACTOR SHALL REPAIR OR REPLACE ALL FIRE RATED CONSTRUCTION IN WORK AREA.
19. CONTRACTOR SHALL REPAIR OR REPLACE ALL FIRE RATED PENETRATIONS IN WORK AREA.

## RETROFIT PROCEDURE:

1. TEST WALLS THAT WILL BE RETROFITTED FOR THE PRESENCE OF LEAD & ASBESTOS BY C.I.H.
2. DEMOLISH INDICATED WALL SURFACES FOLLOWING ABATEMENT PROCEDURES SPECIFIED BY C.I.H.
3. DISPOSE OF MATERIALS FOLLOWING PROCEDURES SPECIFIED BY C.I.H.
4. INSTALL NEW FOUNDATION ELEMENTS WHERE SPECIFIED.
5. INSTALL SHEAR PLYWOOD ON CRIPPLE WALLS WHERE INDICATED & VENTILATE PER DETAILS.
6. INSTALL SHEAR PLYWOOD & HOLDOWNS ON GROUND LEVEL WALLS WHERE INDICATED.
7. INSTALL STEEL SHEAR PANEL.
8. STEEL MOMENT FRAMES WHERE INDICATED
9. REPAIR WATERPROOFING & STUCCO. MATCH (E) FINISH.
10. INSTALL 5/8" TYPE-X GWB ON INTERIOR WALL SURFACES WHERE INDICATED. FIRE TAPE. FLOAT & TEXTURE TO MATCH (E) SURFACES.
11. PAINT TO MATCH (E) COLORS.

## PRIORITY OF DOCUMENTS:

1. PRIORITY OF DOCUMENTS:
  - A. SIGNED CHANGE ORDERS AND ADDENDUM PREVAIL OVER...
  - B. CONTRACTS PREVAIL OVER...
  - C. WRITTEN SPECIFICATIONS, INCLUDING STANDARDS PRODUCT INSTALLATION & USE GUIDES, CODES, AND REGULATIONS, WHICH PREVAIL OVER...
  - D. INDUSTRY STANDARDS, CODES, AND GOVERNMENT REGULATIONS.
  - E. DRAWN PLANS.
2. WHEN A CONFLICT OR MULTIPLE REQUIREMENTS OCCUR, THE MOST RESTRICTIVE INTERPRETATION THAT PRODUCES THE HIGHEST QUALITY WORKMANSHIP CONSIDERING ALL REQUIREMENTS SHALL PREVAIL.
3. CODES, STANDARDS, AND REGULATIONS SHALL BE THE MOST RECENT VERSION IN FORCE AT THE TIME OF CONSTRUCTION.
4. ENGINEER OF RECORD SHALL BE THE FINAL ARBITER IN THE INTERPRETATION OF CONTRACT AND CONSTRUCTION DOCUMENTS.

## WARNINGS:

1. SITE CONDITIONS MIGHT VARY FROM PLANS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WINDOW SIZES, PIPE LOCATIONS, PIPE SIZE, ETC. IN FIELD. CONTRACTOR SHALL CONFIRM DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND INFORM THE ENGINEER OF RECORD OF ALL VARIANCES.
2. OWNER SHOULD SEAL ALL JOINTS, CRACKS & PENETRATIONS IN WALL ANNUALLY PRIOR TO RAINY SEASON.

## PROJECT SUBMITTALS & REQUESTS FOR INFORMATIONS:

1. INFORMATION CONTAINED IN THESE GENERAL NOTES & CONSTRUCTION NOTES MIGHT BE AMENDED BY INFORMATION IN CONTRACTORS SUBMITTALS AND BY ENGINEER OF RECORD'S RESPONSES TO REQUESTS FOR INFORMATION.
2. CONTRACTOR SHALL DIRECT ALL REQUESTS FOR INFORMATION TO ENGINEER OF RECORD.
3. CONTRACTOR SHALL SUBMIT PRODUCT DATA SHEETS AND SPECIFICATIONS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION FOR ALL PRODUCTS USED ON THE PROJECT.
4. CONTRACTOR SHALL PROVIDE BOUND COPIES OF ALL WARRANTIES, MANUALS, & INSTRUCTIONS, ETC. TO E.O.R. AT END OF PROJECT.

## CONCRETE & REINFORCING STEEL:

1. ALL CONCRETE SHALL BE F'C=3000 PSI MIN. USE 6-SACK MIX OF TYPE IIA CEMENT. MAX W/C RATIO OF 0.5 MAX AGGREGATE SIZE 3/4". CONTRACTOR SHALL PROVIDE MIX DESIGN FROM PLANT TO E.O.R. FOR APPROVAL. CONTRACTOR SHALL MATCH BATCH TICKET TO MIX DESIGN. CONTRACTOR SHALL HIRE TESTING COMPANY TO TAKE 3 SAMPLES & TEST.
2. SANDBLAST OR ROUGHEN & CLEAN EXISTING CONCRETE SURFACES WHEN CASTING NEW CONCRETE AGAINST EXISTING CONCRETE.
3. APPLY WELD-CRETE BONDING AGENT (OR EQUIVALENT) TO EXISTING CONCRETE SURFACES.
4. ALL REINFORCING STEEL SHALL HAVE FY=60 KSI MIN.
5. LEVELING/TOPPING COMPOUNDS SHALL BE QUICKCRETE SAND TOPPING MAX.
6. FLATWORK REPAIRS SHALL BE PERFORMED WITH SHRINKAGE COMPENSATING TYPE 1 CEMENT.
7. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT ACI MANUAL OF STANDARD PRACTICE
8. ALL REINFORCING STEEL WORK SHALL COMPLY WITH THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.

## WARNINGS:

1. LOCATE (E) UTILITIES PRIOR TO ALL EXCAVATIONS.
2. EXCAVATE TO REQ'D DEPTH & NO FURTHER. DO NOT DISTURB SOIL BENEATH NEW FOOTINGS.
3. DO NOT ALLOW EXCAVATED SOIL TO DRY OR GET WET. ANY CHANGE IN MOISTURE CONTENT OF SUPPORTING SOIL SHALL BE REMEDIED BY SCARIFICATION TO A DEPTH OF 12" AND COMPACTION OF 95% OF OPTIMUM PER ASTM STANDARDS.

### REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

### **W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE  
HALF SCALE  
AND NOT FOR  
CONSTRUCTION  
WHEN SHOWN  
ON 11X17 OR  
NOT WET  
SIGNED AND  
DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

General Notes

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

**G1**



## FASTENERS:

1. ALL FASTENERS TO HOT DIPPED GALVANIZED.
2. ALL HOT DIPPED GALVANIZED FASTENERS TO MEET STANDARD ASTM-A153.
3. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH 2010 CSBC STANDARD 25-17 AND PROJECT SPECIFICATIONS.

## FLASHING:

1. ALL FLASHING TO BE HOT DIPPED GALVANIZED 24 GAUGE GSM OR BETTER.
2. HEM ALL CUT EXPOSED EDGES.
3. USE BONDERIZED GSM OR PICKLE GSM PRIOR TO PRIMING.
4. PRIME GSM PRIOR TO INSTALLATION.
5. SEAL ALL LAPPED HORIZONTAL GSM JOINTS WITH MOISTOP SEALANT.
6. SOLDER ALL CORNERS & EDGE JOISTS.
7. SLOPE ALL Z FLASHING & HEAD FLASHING TO DRAIN.
8. ALL SHEET METAL WORK SHALL CONFORM W/ SMACNA ARCHITECTURAL SHEET METAL MANUAL.

## DECAY RESISTANCE:

1. TREAT ALL CUT ENDS AND SIDES OF PTFD WITH DECAY RESISTANT SURFACE TREATMENT SUCH AS SODIUM OCTOBORATE OR EQUIVALENT PRIOR TO FURTHER PAINTING OR STAINING.

## MINOR DECAY REPAIRS:

1. REMOVE DECAYED WOOD.
2. SATURATE DAMAGED SURFACE WITH "CPES" AND ALLOW TO CURE PER MANUAL INSTRUCTIONS.
3. FILL VOID WITH FILLER EPOXY AND ALLOW TO CURE PER MANUFACTURERS INSTRUCTIONS. COLOR TO MATCH EXISTING WOOD WITH "BROWN EPOXY COLORING AGENT."
4. SHAPE EPOXY FILLER TO MATCH EXISTING SURFACE.

NOTE: ALL PRODUCTS AVAILABLE FROM HTTP://WWW.ROTDCTOR.COM.  
EQUIVALENT PRODUCTS MAY BE SUBSTITUTED UPON REVIEW AND APPROVAL  
BY ENGINEER OF RECORD.

## PAINTING & STAINING:

1. PAINT REPAIRED PORTIONS OF BUILDING. THIS INCLUDES TRIM, FLASHING, DOWN SPOUTS, & DOORS SHALL BE PAINTED OR STAINED AS SPECIFIED BELOW. PAINT TO ARCHITECTURAL LIMITS.
2. PAINT PER PAINTING AND DECORATION CONTRACTORS OF AMERICA HANDBOOK, AND PAINT MFG.'S SPECIFICATIONS. SEMI-GLOSS ENAMEL AT KITCHEN AND BATH, FLAT LATEX ELSEWHERE INSIDE AND OUTSIDE. GARAGE AND SHOP SPACES ARE TO BE PAINTED. PAINT ALL FLASHING, GUTTERS, AND LEADERS. PAINT SHALL BE PRIMER & 2 TOP COAT UNLESS OTHERWISE SPECIFIED BY PAINT MANUFACTURER. INTERIOR WOODWORK, TRIM DOORS AND WINDOWS SHALL BE PAINTED WITH SEMI-GLOSS ENAMEL. PAINT GRADE AND COLOR PER OWNER'S SPECIFICATIONS AND APPROVAL. USE DUN EDWARDS OR EQUIVALENT.
3. PRIME.
4. FILL ALL GAPS, CRACKS, VOIDS, & UNEVEN SURFACES WITH ACRYLIC PUTTY/CAULKING.
5. SEAL ALL GAPS AT DOORS, WINDOW, & PENETRATIONS WITH ACRYLIC SEALANT.
6. TOP COAT 2 TIMES. PAINT SHOULD BE SPECIFICALLY FORMULATED FOR INTENDED SURFACE FINISH.
7. ALLOW GUARDRAILS AND POSTS TO SEASON FOR 8 WEEKS.
8. STAIN GUARDRAILS AND POSTS WITH DUNN-EDWARDS SEMI-SOLID EXTERIOR STAIN OR EQUIVALENT. PUT FUNGICIDE IN STAIN PRIOR TO APPLICATION.
9. WHEN PRIMING (N) STUCCO, MASONRY OR CONCRETE, CONTRACTOR SHALL TEST SURFACE PH & VERIFY COMPATIBILITY WITH PRIMER PRIOR TO PAINTING.

## CRIPPLE WALL RETROFITS:

### **A. GENERAL**

1. ALL EXISTING CONCRETE AND WOOD MATERIAL WHICH WILL BE PORT OF THE STRENGTHENING WORK SHALL BE IN SOUND CONDITION AND FREE FROM DEFECTS WHICH WOULD SUBSTANTIALLY REDUCE THE CAPACITY OF THE MATERIAL. ANY SUBSTANDARD MATERIAL SHALL BE REPAIRED OR REPLACED TO MEET MINIMUM BUILDING CODE REQUIREMENTS. NEW FOUNDATIONS SHALL MEET CURRENT BUILDING CODE REQUIREMENTS.

## CRIPPLE WALL RETROFITS:

2. ALL METAL CONNECTORS AND HARDWARE SHALL MEET ON APPROVED STANDARD FOR ITS INTENDED USE AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THESE STANDARDS. ALTERNATE DETAILS MAY BE APPROVED BY THE BUILDING OFFICIAL PROVIDED DETAILED INFORMATION AND CALCULATIONS ARE SUBMITTED AND APPROVED.
3. ALL EXISTING UNDER FLOOR VENTILATION SHALL BE MAINTAINED.
4. DUE TO THE CORROSIVE NATURE OF NEW PRESSURE TREATED WOOD WHICH CON CAUSE PREMATURE FAILURE OF THE METAL HARDWARE, FASTENERS IN NEW PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED FASTENERS {MEETING ASTM A 153} AND CONNECTORS (ASTM A 653 CLASS G185 SHEET), OR BETTER.
5. LEGEND:  
(E) = EXISTING CONSTRUCTION; (N) = NEW CONSTRUCTION  
4/S1 = REFER TO DETAIL 4 ON SHEET S1  
NTS = NOT TO SCALE ; MIN = MINIMUM  
FFC = FLOOR FRAMING CLIP
6. COVER ALL VENT HOLES WITH SCREEN TO PREVENT INTRUSION BY ANIMALS.

### **B. MUDSILL CONNECTIONS**

1. NEW BOLTS OR UFP 1 0 ANCHORS REQUIRED BY REINFORCEMENT SCHEDULE 4/S1 SHALL BE INSTALLED WITHIN PLYWOOD BRACED PANEL S. SEE DETAIL 2/S2.
2. WHERE ON EXISTING CONTINUOUS RIM JOIST, END JOIST, OR SOLID BLOCKING BETWEEN JOISTS, DOES NOT EXIST ABOVE THE PERIMETER CRIPPLE WALL OR MUD SILL, NEW BLOCKING AND/OR SUPPLEMENTAL CONNECTIONS SHALL BE PROVIDED OND SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.
3. ALL NEW MUD SILL BOLTS SHALL HAVE A 3"x3"x1/4" PLATE WASHER INSTALLED BETWEEN THE MUD SILL (OR BLOCKING) AND THE NUT.
4. NEW BOLTS SHALL BE 1-1/2" INCHES MINIMUM FROM THE EDGES OF THE MUD SILL AND 6" FROM THE ENDS .
5. EXISTING ANCHOR BOLTS ARE GENERALLY NOT RELIABLE AND SHOULD NOT BE CONSIDERED AS MEETING THE REQUIREMENTS OF THIS PLAN SET.
6. NEW BOLTS OR ANCHORS WITHIN NEW BRACED PANELS SHALL BE PLACED AS FOLLOWS:  
A) ONE BOLT OR ANCHOR AT EACH END OF THE BRACED BAY  
B) ADDITIONAL BOLTS OR ANCHORS AT 32" ON CENTER OR LESS.  
C) ADDITIONAL FOUNDATION BOLTS OR ANCHORS AS REQUIRED BY THE SCHEDULE DETAIL 4/S1.

7. NEW MUDSILL PLATES SHALL BE PRESSURE-TREATED DOUGLAS- FIR OR FOUNDATION-GRADE REDWOOD.

8. NEW STEEL BOLTS SHALL CONFORM TO ASTM A307. ADHESIVE OR EXPANSION TYPE ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. THIRD PARTY SPECIAL INSPECTION IS NOT REQUIRED. EXPANSION BOLTS SHALL NOT BE USED WHEN THE INSTALLATION CAUSES CRACKING OF THE FOUNDATION WALL AT THE LOCATION OF THE BOLT. THE USE OF "ADHESIVE TYPE" ANCHORS IS STRONGLY ENCOURAGED.

9. PROVIDE NEW MUDSILL BOLTS OR ANCHORS OUTSIDE OF BRACED PANELS AT 6'-0" ON CENTER OR LESS.

### **C. FLOOR TO CRIPPLE WALL/MUDSILL CONNECTION**

1. SEE "REINFORCEMENT SCHEDULE" 4/S1 OND DETAIL 5/S2 FOR REQUIRED CONNECTION.
2. INCREASE LENGTH OF NAILS 1/2" WHEN ATTACHING FLOOR FRAMING CLIPS THROUGH PLYWOOD.
3. IF SPLICES IN DOUBLE TOP PLATES DO NOT HAVE A MINIMUM 48" LAP, PROVIDE A NEW MINIMUM 4' STRAP. SEE DETAIL 6A/S2.
4. EXISTING SINGLE TOP PLATES SHALL REINFORCED WITH A 16GA X 48" METAL STRAP. SEE DETAIL 6B/S2.

5. WHERE PLATE STRAPS OCCUR WITHIN A BRACED PANEL, THE STROP SHALL BE PLACED OVER THE PLYWOOD AND THE PLYWOOD NAILS OMITTED WHERE THE STRAP IN INSTALLED.

### **D. PLYWOOD BRACED PANEL INSTALLATION**

1. SEE 4/S1 "REI11FORCEMENT SCHEDULE" FOR THE REQUIRED LENGTH OF NEW PLYWOOD PANEL BRACING ALONG EACH WALL LINE. SEE "SAMPLE FOUNDCTION PLAN" FOR THE DEFINITION OF A "WALL LINE" AND AN EXAMPLE OF PLYWOOD PANEL LAYOUT.
2. INSTALL PLYWOOD BRACED PANELS OF EACH END OF EACH WALL LINE AND SPACE ADDITIONAL PANELS, AS NEEDED, ALONG EACH WALL LINE.
3. PLYWOOD BRACED PANELS CLOSEST TO THE ENDS OF WALL LINES SHALL BE LOCATED AS NEAR TO THE ENDS OS POSSIBLE. PANELS MAY BE LOCATED AWAY FROM THE ENDS OF A WALL LINE WHEN EXISTING OBSTRUCTIONS OR LIMITED CLEARANCE NECESSITATES SUCH RELOCATION.
4. PLYWOOD BRACED !PANELS SHOULD BE NEARLY EQUAL IN LENGTH AND SHOULD BE NEARLY EQUAL IN SPACING ALONG THE LENGTH OF THE WALL WHERE POSSIBLE.
5. THE LENGTH OF EACH INDIVIDUAL PANEL MUST BE TWICE THE HEIGHT OF THE CRIPPLE WALL BEING BRACED, BUT NEVER LESS THAN 48 INCHES IN LENGTH.
6. THE PERIMETER OF OIL NEW PLYWOOD BRACED PANEL SHALL BE NAILED TO EXISTING CRIPPLE WALL STUDS, TOP PLATE(S) AND THE MUDSILL AT 4" ON CENTER. ATTACH PLYWOOD TO INTERMEDIATE CRIPPLE WALL STUDS AT A MAXIMUM OF 12" ON CENTER.
7. NAILS SHALL BE 8D COMMON X 2-1/2" LONG WITH A MINIMUM SHANK DIAMETER OF .131 INCHES (.131 X 2-1/2"). .131 X 2-1/8" NAILS MAY BE USED FOR INSTALLATIONS USING NAIL GUNS.
8. PLYWOOD BRACED PANEL SHALL BE 5-PLY, 15/32" EXTERIOR GRADE CDX S1 (3-PLY 15/32" IS NOT ACCEPTABLE).
9. MAINTAIN A MINIMUM EDGE DISTANCE 3/8", FROM CENTER OF NAIL TO ANY PLYWOOD EDGE.
10. DO NOT OVERDRIVE, COUNTERSINK, OR OTHERWISE DAMAGE THE "OUTERMOST PLY" WHEN INSTALLING NAILS.
11. DO NOT SPACE NAILS CLOSER THAN 3-1/2" IN PLYWOOD BRACED PANELS.
12. NAILS MUST BE FIRMLY EMBEDDED IN FRAMING BEHIND PLYWOOD WITHOUT CAUSING SPLITTING. SEE DETAIL 4A/S2 FOR DOUBLE STUD AT PLYWOOD JOINTS.

## STUCCO:

1. CONTRACTOR TO PARTIALLY REMOVE STUCCO AND BUILDING PAPER WHERE REQUIRED. WHERE WATER DAMAGED SUBSTRAIT IS ENCOUNTERED, CONTRACTOR TO REMOVE SECTION OF BOARD, AND CHECK FOR ADDITIONAL WATER DAMAGE. IF DAMAGED WOOD IS ENCOUNTERED CONTRACTOR TO NOTIFY E.O.R. PRIOR TO REMOVING ADDITIONAL GYPSUM BOARD & STARTING ANY REPAIRS.
2. CONTRACTOR TO INSTALL 2 LAYERS OF 'JUMBO TEX 60' PAPER, LAPPED TO DRAIN, AT ALL (N) AND REPAIRED LOCATIONS.
3. INSTALL GALVANIZED STUCCO LATH, SCREEDS, & EXPANSION JOINTS IN ACCORDANCE W/ASTM C1063-99 AND MFG.'S RECOMMENDATIONS.
4. PROVIDE 7/8" NEW STUCCO WHERE REQ'D. TO MATCH EXISTING FINISH. APPLY STUCCO AS FOLLOWS:  
  
A. MIN. 3 COATS PER ASTM C 926-98A & HCMB STUCCO & PLASTER RESOURCE GUIDE  
  
B. TEXTURED TO MATCH EXISTING STUCCO  
  
C. SCRATCH AND BROWN COATS SHOULD BE WET CURED FOR 7 DAYS MIN. ALLOWED TO HARDEN FOR 14 DAYS PER STUCCO ASSOCIATION RECOMMENDATIONS. BEFORE ANY SUBSEQUENT COATS ARE APPLIED. PATCH ALL CRACKS IN BROWN COAT PRIOR TO APPLYING FINISH COAT. THE FINISH COAT OF STUCCO SHOULD BE ALLOWED TO CURE FOR 28 DAYS PRIOR TO PAINTING.
5. FOR ADDITIONAL CURING GUIDELINES, CONTRACTOR TO FOLLOW NORTHWEST WALL AND CEILING BUREAU GUIDELINE & THE CBC WET CURE 7 DAYS MIN.
6. WHEN JOINING OLD STUCCO TO NEW, BREAK OLD STUCCO TO AN INTACT, UNEVEN EDGE. REMOVE ALL LOOSE OR CRACKED STUCCO. LEAVE 2 INCH MINIMUM WIRE LATH EXPOSED. LAP NEW BUILDING PAPER TO (E) BUILDING PAPER, 2" MIN. ON HORIZONTAL JOINTS & 6" MIN ON VERTICAL JOINTS COAT ALL (E) SURFACES W/ WELDCRETE OR COMPATIBLE BONDING AGENT. APPLY SCRATCH AND BROWN COATS AND LEAVE ROOM FOR (N) FINISH COAT TO MATCH (E) FINISH COAT. BLEND (N) FINISH COAT INTO (E) FINISH COAT, BOND WITH WELDCRETE.
7. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE TO ENGINEER OF RECORD FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

## REPAIR STUCCO:

1. INSTALL NEW WEEP SCREED & COUNTER-FLASHING REGLET WHERE SHOWN & AS SHOWN
2. INSTALL NEW BUILDING PAPER & LATH; TIE OLD LATH TO NEW; LAP OLD LATH WITH NEW
3. INSTALL NEW 3-COAT STUCCO SYSTEM. MATCH EXISTING TEXTURE. BLEND NEW STUCCO TO OLD ACROSS JOINTS.
4. INSTALL NEW COUNTER-FLASHING.
5. PAINT NEW STUCCO & COUNTER-FLASHING TO MATCH EXISTING. BLEND NEW PAINT TO OLD.
6. INSTALL NEW COUNTER-FLASHING.

## SPECIAL INSPECTIONS & STRUCTURAL OBSERVATION:

CONTRACTOR IS RESPONSIBLE FOR HIRING SPECIAL INSPECTORS. COLLECTING REPORTS, AND DISTRIBUTING COPIES OF REPORTS TO E.O.R., OWNER, & CITY OF SAN FRANCISCO.

1. ANCHOR BOLT INSTALLATION
2. CONCRETE FORMWORK & REBAR PLACEMENT
3. EPOXY SETTING OF REBAR DOWELS
4. CONCRETE PLACEMENT & TESTING. MATCH BATCH TICKETS TO MIX DESIGN.
5. BLOCKING, CLIPPING & STRAPPING.
6. PLYWOOD NAILING.
7. MOMENT FRAME WELDING. WHEN CUSTOM SHOP OR FEILD WELDING FRAMES INSTALLED.
8. MEP / TITLE 24

## INSPECTIONS BY ENGINEER OF RECORD:

ENGINEER OF RECORD SHALL BE RETAINED BY OWNER TO PROVIDE THE REQUIRED STRUCTURAL OBSERVATIONS AND PERIODIC & FINAL REPORTS TO THE CITY OF SAN FRANCISCO DEVELOPMENT & ENVIRONMENTAL SERVICES DEPARTMENT, BUILDING & SAFETY, PER SAN FRANCISCO CITY ORDINANCE NO. 31-2007, SECTION 7-1220.1709

1. AFTER DEMOLITION
  2. AFTER EXCAVATION, FORMWORK, & REBAR PLACEMENT
  3. DURING ANCHOR BOLT & HOLDOWN INSTALLATION
  4. AFTER BLOCKING, CLIPPING & STRAPPING
  5. AFTER PLYWOOD SHEATHING INSTALLATION
  6. AFTER WALLBOARD INSTALLATION AND TAPING
  7. PUNCH-LIST INSPECTION
  8. FINAL INSPECTION
- A. WHERE NEW FOUNDATION ELEMENTS ARE REQUIRED
1. AFTER EXCAVATION, FORMWORK & REBAR PLACEMENT
  2. EPOXY SETTING OF REBAR DOWELS
- B. WHERE FLATWORK IS INSTALLED TO IMPROVE DRAINAGE
1. AFTER SURFACE PREPARATION & INSTALLATION OF SCREEDS
  2. AFTER PLACEMENT & FINISHING OF (N) FLATWORK
- C. WHERE COLUMNS & POST BASES ARE REPAIRED
1. AFTER DEMOLITION OF CONCRETE & DAMAGED PORTIONS OF POST BASES
  2. AFTER WELDING ON (N) POST BASES TO REMNANTS OF (E) POST BASES
  3. AFTER INSTALLATION OF (N) COLUMNS
- D. WHERE STUCCO IS REPAIRED OR REPLACED
1. AFTER WATERPROOFING & LATH INSTALLATION
  2. AFTER SCRATCH & BROWN COAT
  3. AFTER FINISH COAT

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

### **W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

General Notes

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

G2

City and County of San Francisco  
Department of Building Inspection



London N. Breed, 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 1704.6. **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](mailto:dbi.specialinspections@sfgov.org)
4. In person: 3<sup>rd</sup> 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](http://www.sfdbi.org)

Updated 11/01/2018

### SPECIAL INSPECTION AND STRUCTURAL OBSERVATION A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 1555 Oak St APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_

OWNER NAME Stockton SF LLC OWNER PHONE NO. (415) 668-1202

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 1704.6. 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 Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |   |   |   |
|---|---|---|
| 1. <input checked="" type="checkbox"/> Concrete (Placement & sampling)                | 6. <input type="checkbox"/> High-strength bolting                       | 18. <b>Bolts Installed in existing concrete masonry:</b>  |
| 2. <input checked="" type="checkbox"/> Bolts installed in concrete                    | 7. <input type="checkbox"/> Structural masonry                          | <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry   |
| 3. <input type="checkbox"/> Special moment-resisting concrete frame                   | 8. <input type="checkbox"/> Reinforced gypsum concrete                  | <input type="checkbox"/> Pull/torque tests  |
| 4. <input type="checkbox"/> Resisting concrete frame                                  | 9. <input type="checkbox"/> Insulating concrete fill                    | 19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms                                       |
| 5. <b>Structural welding:</b>   | 10. <input type="checkbox"/> Sprayed-on fireproofing                    | 20. <input type="checkbox"/> Holdowns   |
| <b>A. Periodic visual inspection</b>  | 11. <input type="checkbox"/> Piling, drilled piers and caissons         | 21. <b>Special cases:</b>   |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller                    | 12. <input type="checkbox"/> Shotcrete                                  | <input type="checkbox"/> Shoring  |
| <input type="checkbox"/> Steel deck   | 13. <input type="checkbox"/> Special grading, excavation                | <input type="checkbox"/> Underpinning: <input type="checkbox"/> Not affecting adjacent property                           |
| <input type="checkbox"/> Welded studs   | <input type="checkbox"/> And filling (Geo. Engineered)                  | <input type="checkbox"/> Affecting adjacent property: PA _____  |
| <input type="checkbox"/> Cold formed studs and joists                                 | 14. <input type="checkbox"/> Smoke-control system                       | <input type="checkbox"/> Others _____   |
| <input type="checkbox"/> Stair and railing systems                                    | 15. <input type="checkbox"/> Demolition                                 | 22. <input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21) |
| <input type="checkbox"/> Reinforcing steel  | 16. <input type="checkbox"/> Exterior Facing                            | 23. <input type="checkbox"/> Others: "As recommended by professional of record" _____                                     |
| <b>B. Continuous visual inspection and NDT (Section 1704)</b>                         | 17. <b>Retrofit of unreinforced masonry buildings:</b>                  |   |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld)               | <input type="checkbox"/> Testing of mortar quality and shear tests      |   |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Inspection of repointing operations            |   |
| <input type="checkbox"/> Moment-resisting frames                                      | <input type="checkbox"/> Installation inspection of new shear bolts     |   |
| <input type="checkbox"/> Others _____   | <input type="checkbox"/> Pre-installation inspection for embedded bolts |   |
| 24. <b>Structural observation per Sec. 1704.6 for the following:</b>                  | <input type="checkbox"/> Pull/torque tests per SFBC Sec.1607C & 1615C   |   |
| <input type="checkbox"/> Concrete construction  | <input type="checkbox"/> Foundations                                    |   |
| <input type="checkbox"/> Masonry construction   | <input type="checkbox"/> Steel framing                                  |   |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Wood framing                                   |   |
| 25. Certification is required for: <input type="checkbox"/> Glu-Lam components        |   |   |
| 26. Firestops in high-rise building   |   |   |

Prepared by: W. Charles Perry / Engineer Of Record Phone: (415) 509-2956

Engineer/Architect of Record

Required information:  
FAX: ( \_\_\_\_\_ ) Email: charles@wcharlesperry.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](mailto:dbi.specialinspections@sfgov.org); or FAX (415) 558-6474

Revised 9-22-17

#### REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Special Inspections

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

SI



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

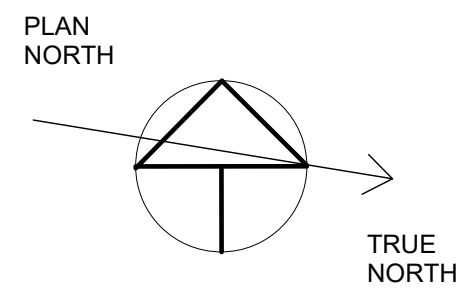
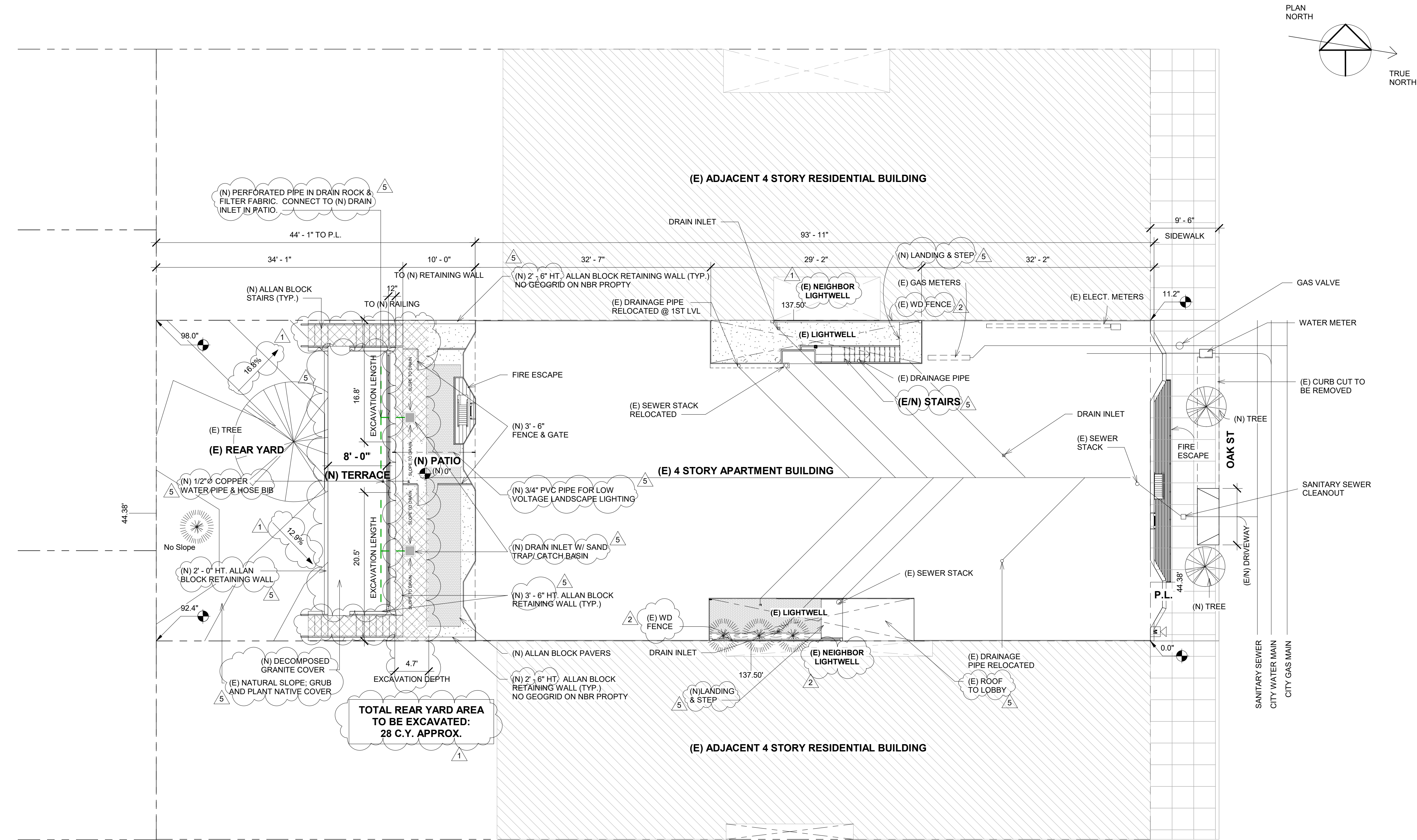
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(N) Site Plan  
1/8" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A0.1**



1 (N) Site Plan  
1/8" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

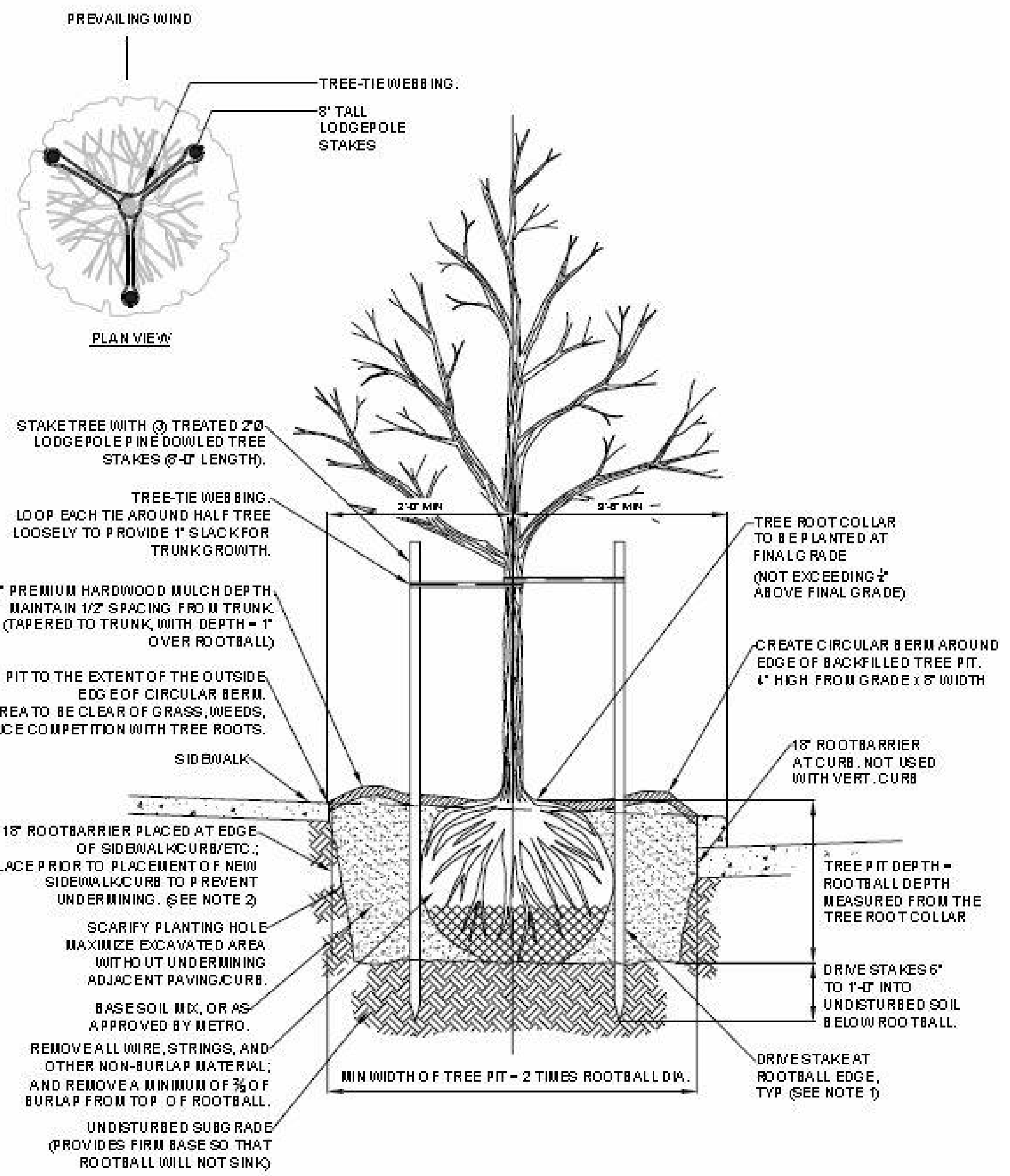
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

Tree Planting Requirements

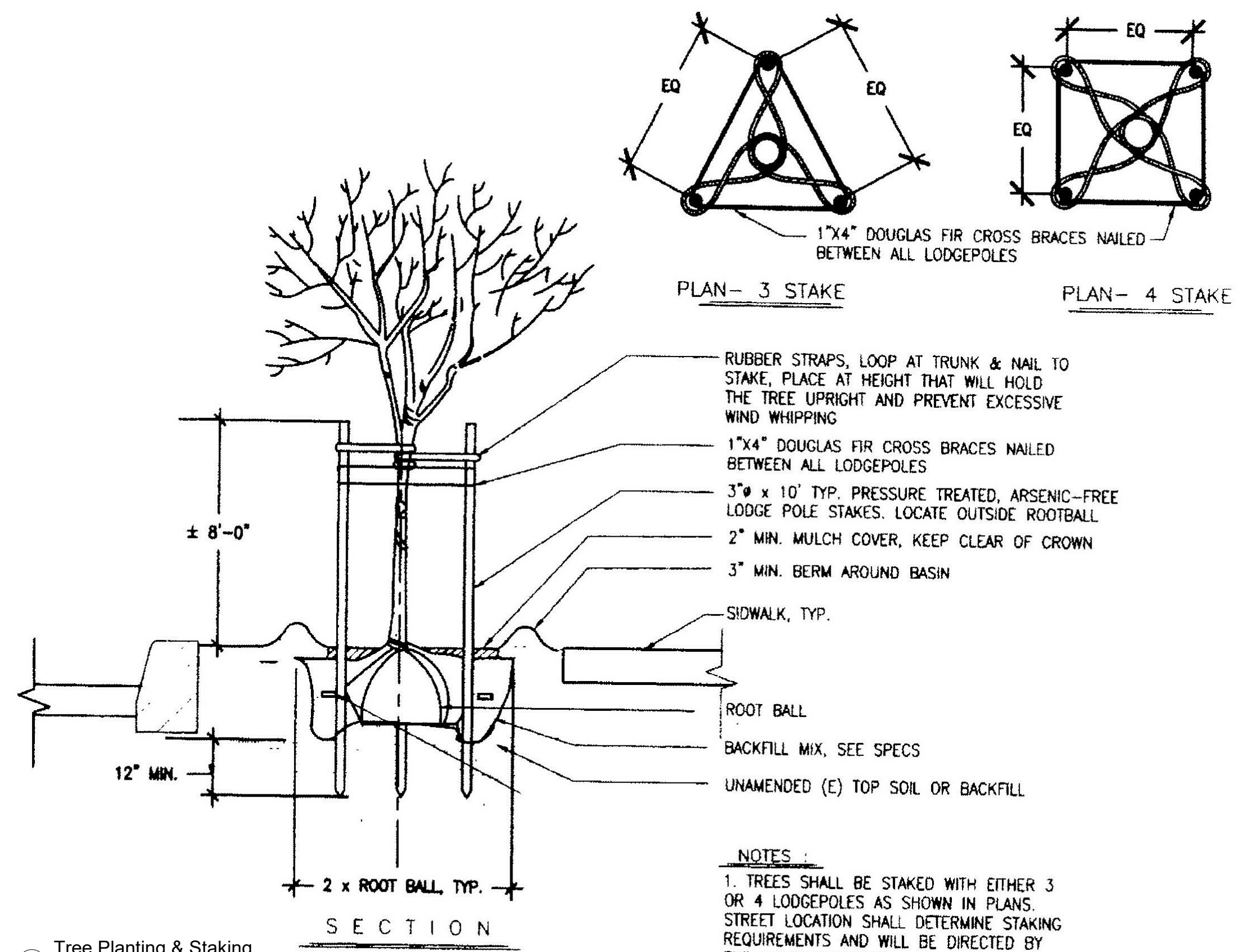
DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A0.2**



- NOTES:**
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
  2. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN THREE (3) FEET.

1 Tree Planting & Staking  
 Scale: N.T.S.



2 Tree Planting & Staking  
 Scale: N.T.S.

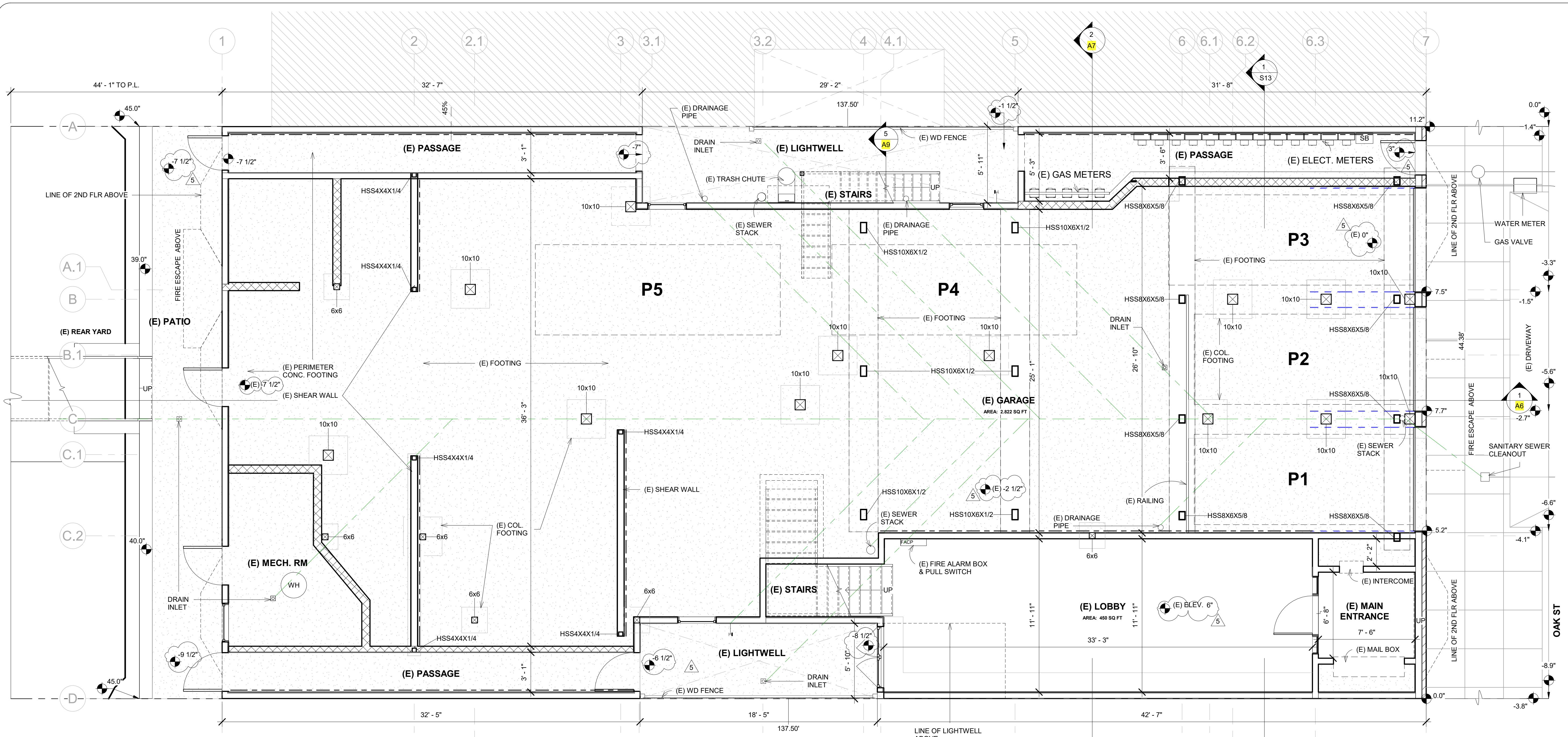


**Planning Code Sec. 138.1:**  
 Newly Planted Trees must be 24-inch box nursery stock



Do not plant 15-gallon nursery stock

3 Tree - Size Requirements



**LEGEND**

|  |  |  |                                     |
|--|--|--|-------------------------------------|
|  | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |  | (E) SHEAR WALL                      |
|  | (E) COLUMN & FOOTING                       |  | (E) SEWER LOCATION                  |
|  | (E) HSS & FOOTING                          |  | (E) AREA TO BE EXCAVATED @ REARYARD |

1 (E) 1st Floor Plan  
1/4" = 1'-0"

**REVISIONS**

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

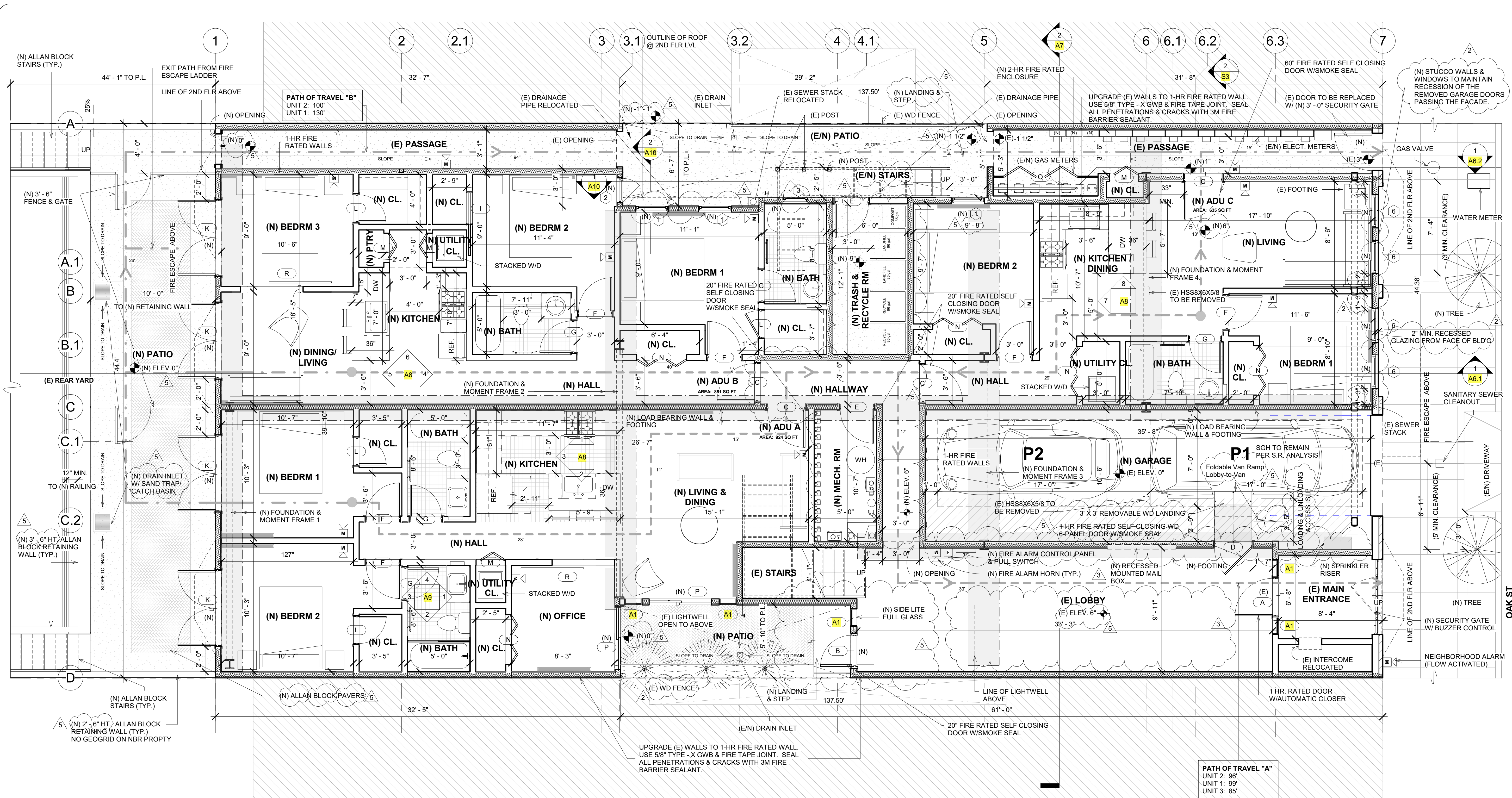
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) 1st Floor Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1**



② (N) 1st Floor Plan  
1/4" = 1'-0"

LOBBY AREA  
ORNAMENTAL ITEMS



**LEGEND**

1-HR FIRE RATED WALL  
 EXIT PATH OF TRAVEL  
 (N) CONC. FOOTING

**NOTES:**

- CEILING ASSEMBLY TO MATCH UL L513. 1-HR FIRE RATING; STC 55. ALL GROUND FLR. SEE 1, 2/A6.1, A7
- SEE STRUCTURAL DETAILS SHEETS S1 TO S8

**LOBBY AREA NOTE:  
ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVE, SALVAGED, AND PLACED EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK:
  - A. WALL SCONCES
  - B. PLASTER FAUX BEAMS
  - C. PLASTER FAUX PILASTERS
  - D. MATCH WALL TEXTURE

**REVISIONS**

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) 1st Floor Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1.1**

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineer and shall not be reproduced, published or used in any way without the permission of the Engineer.

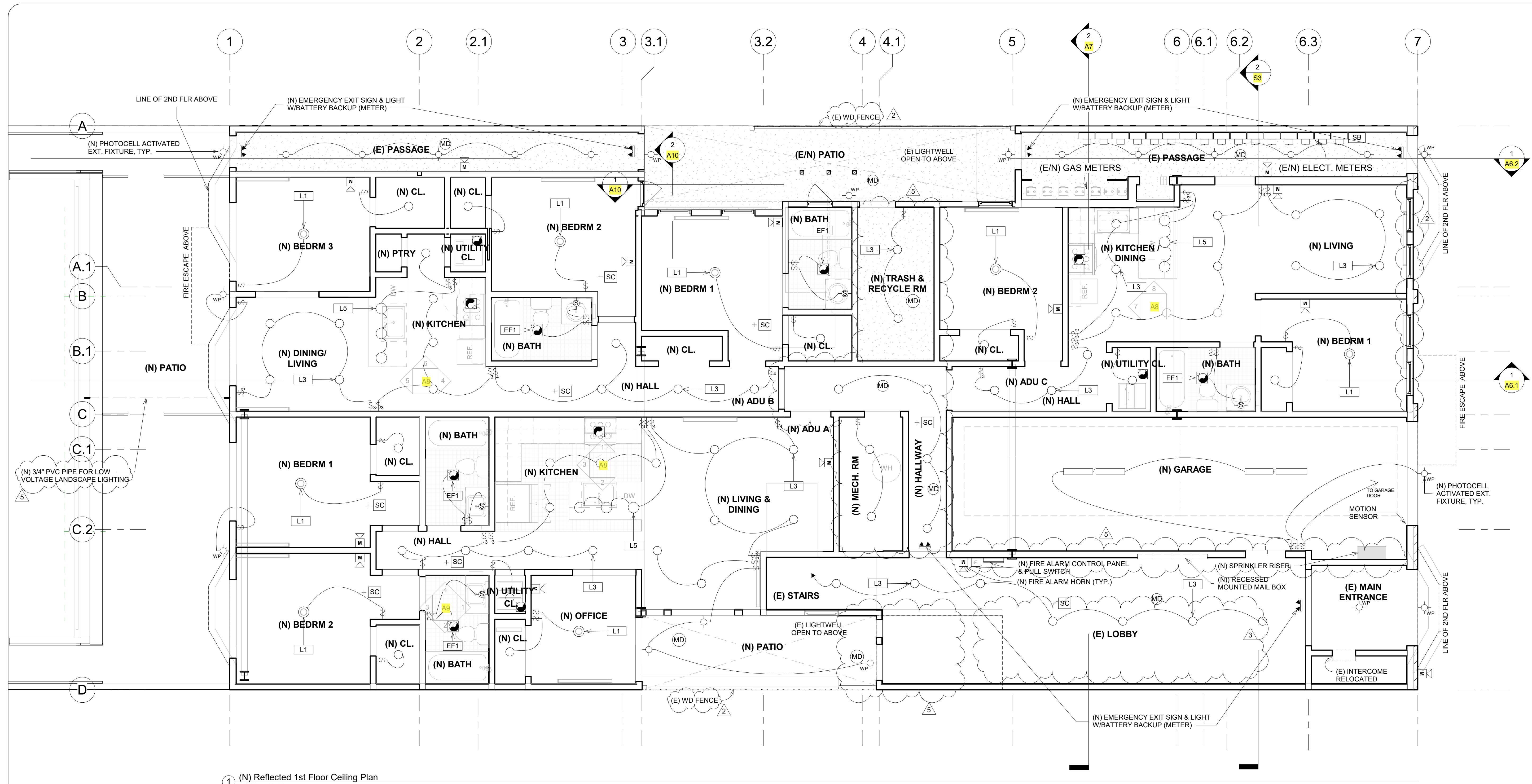
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) Reflected First Floor Ceiling Plan  
 Ceiling Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A1.2**



1 (N) Reflected 1st Floor Ceiling Plan  
 1/4" = 1'-0"

| LEGEND |                           |                |                                  |
|--------|---------------------------|----------------|----------------------------------|
| S      | SWITCH                    | 110 OUTLET     | CABLE                            |
| S      | 3-WAY                     | GFI OUTLET     | NETWORK HUB                      |
| D      | DIMMER SWITCH             | ACFI OUTLET    | NETWORK JACK                     |
| F      | FLUORESCENT               | 220 PLUG       | SUPPLY AIR                       |
| —      | UNDER CABINET FLUORESCENT | WATERPROOF GFI | RETURN AIR                       |
| L1     | CLG. SURFACE MOUNT        | +SC            | SMOKE / CARBON MONOXIDE DETECTOR |
| L5     | PENDANT                   | M              | FIRE ALARM HORN                  |
| L2     | WALL SCONCE               | —              | EXIT SIGN & LIGHT                |
| L3     | RECESSED LED LIGHT        | —              | J-BOX                            |
| —      | FLOOD LIGHT               | —              | TELEPHONE                        |
| —      | HOSE BIB                  | —              | DATA OUTLET BOX                  |
|        |                           | —              | 110 OUTLET                       |
|        |                           | —              | GFI OUTLET                       |
|        |                           | —              | ACFI OUTLET                      |
|        |                           | —              | 220 PLUG                         |
|        |                           | —              | WATERPROOF GFI                   |
|        |                           | —              | SMOKE / CARBON MONOXIDE DETECTOR |
|        |                           | —              | FIRE ALARM HORN                  |
|        |                           | —              | EXIT SIGN & LIGHT                |
|        |                           | —              | J-BOX                            |
|        |                           | —              | TELEPHONE                        |
|        |                           | —              | DATA OUTLET BOX                  |
|        |                           | —              | CABLE                            |
|        |                           | —              | NETWORK HUB                      |
|        |                           | —              | NETWORK JACK                     |
|        |                           | —              | SUPPLY AIR                       |
|        |                           | —              | RETURN AIR                       |
|        |                           | —              | EXHAUST FAN                      |
|        |                           | —              | FAN/LIGHT/HEAT COMBO             |
|        |                           | —              | PATCH PANEL                      |
|        |                           | —              | MOTION DETECTOR                  |
|        |                           | —              | GAS LINE                         |
|        |                           | —              | GAS BALL VALVE (COPPER/BRONZE)   |
|        |                           | —              | HOT WATER LINE                   |
|        |                           | —              | COLD WATER LINE                  |
|        |                           | —              | WATER GATE VALVE (COPPER/BRONZE) |
|        |                           | —              | WATER GATE VALVE (COPPER/BRONZE) |

**NOTES:**

- WIRE SMOKE & CO DETECTORS TO UNIT POWER SUPPLY.
- WIRE SMOKE & CO DETECTORS TO COMMON ALARM WHEN ANY UNIT ACTIVATES.
- ALL SMOKE & CO DETECTORS TO HAVE BATTERY BACK-UP.
- THE CALGREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1
- ALL BATHROOMS TO FOLLOW DESIGN LAYOUT SPECIFICATIONS PER SHEET A9.

**LOBBY AREA NOTE: ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVED, SALVAGED, AND PLACED EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK:
  - A. WALL SCONCES
  - B. PLASTER FAUX BEAMS
  - C. PLASTER FAUX PILASTERS
  - D. MATCH WALL TEXTURE



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1/1       | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



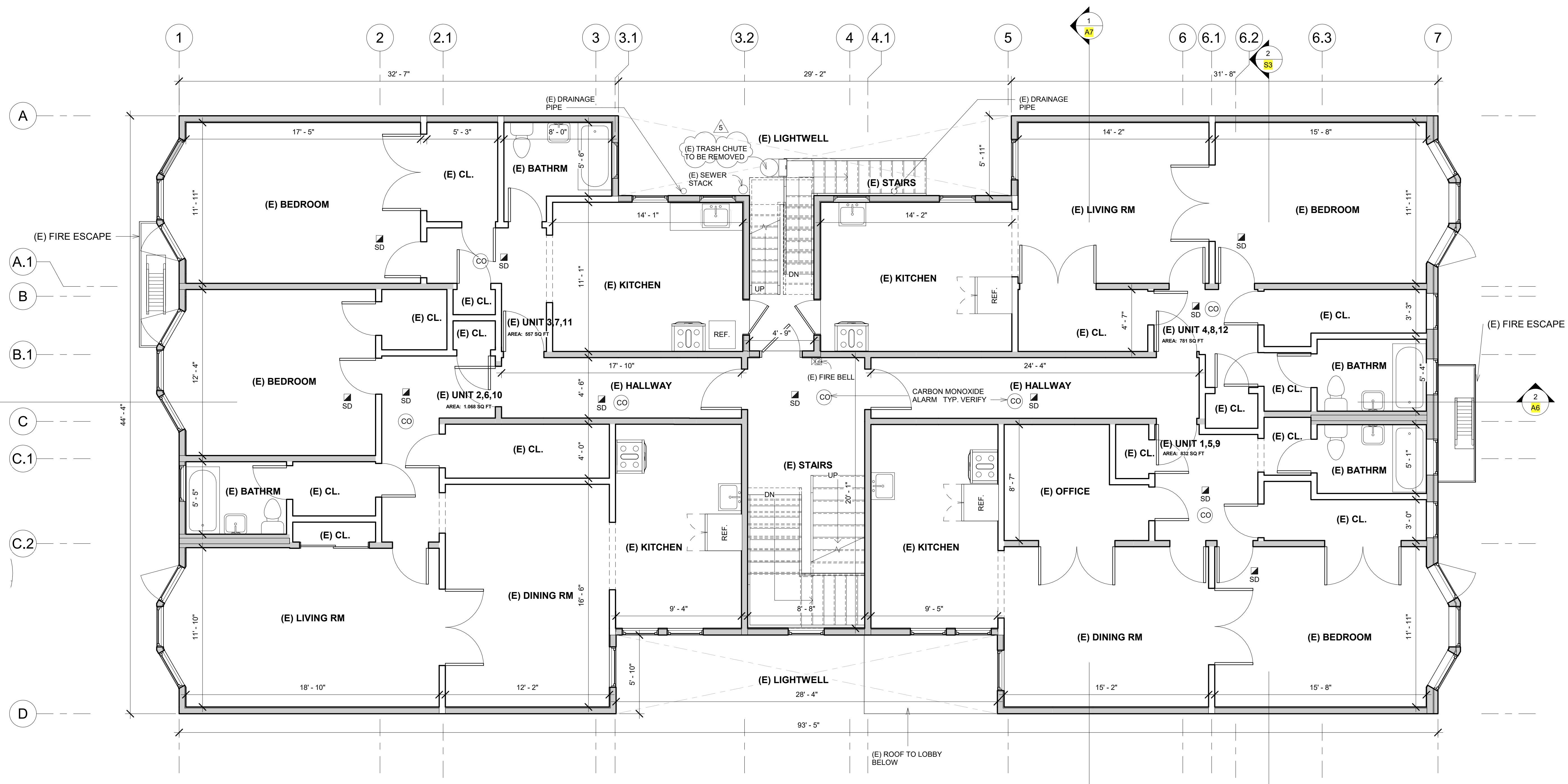
This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

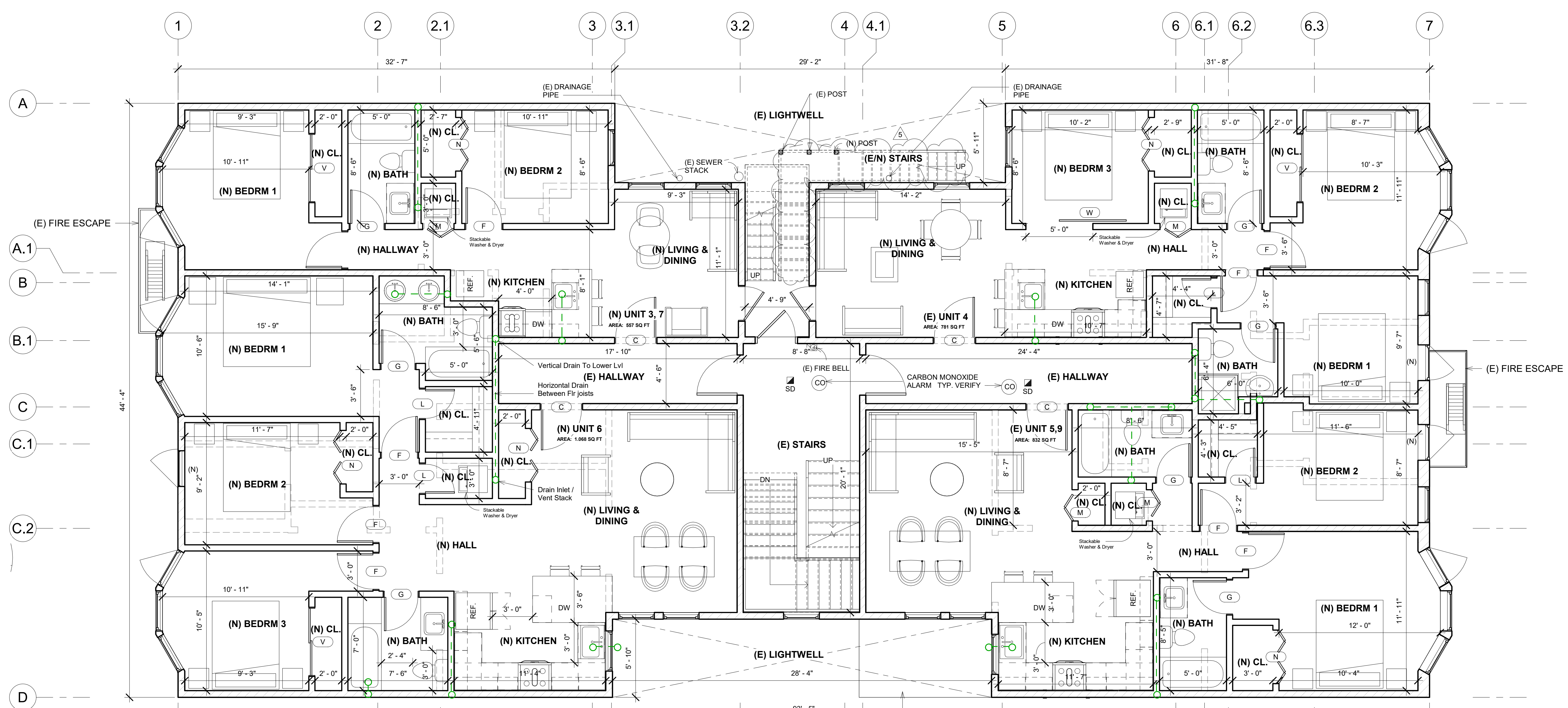
(E) 2nd To 4th Floor Plans  
 DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A2**



| LEGEND |            |
|--------|------------|
|        | (E) WALL   |
|        | STRUCTURAL |

1 (E) 2nd to 4th Floor Plan  
 1/4" = 1'-0"



| LEGEND |                    |
|--------|--------------------|
|        | (E) WALL           |
|        | (N) WALL           |
|        | DEMOLISHED         |
|        | (N) SEWER LOCATION |

1 (N) 2nd to 4th Floor Plan - OPT 2  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1/1       | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) 2nd To 4th Floor Plans  
 DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A2.1**  
 1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

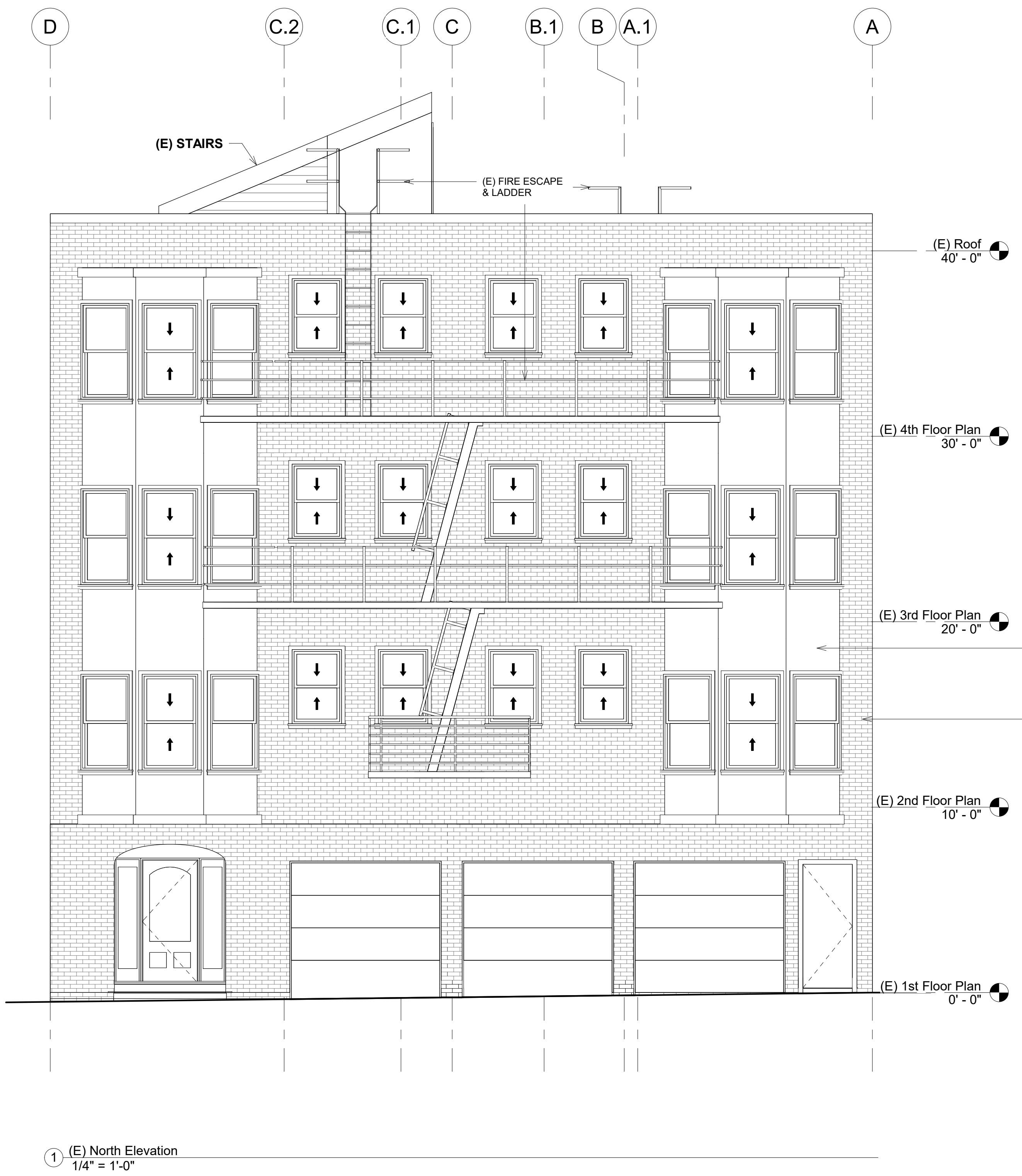
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

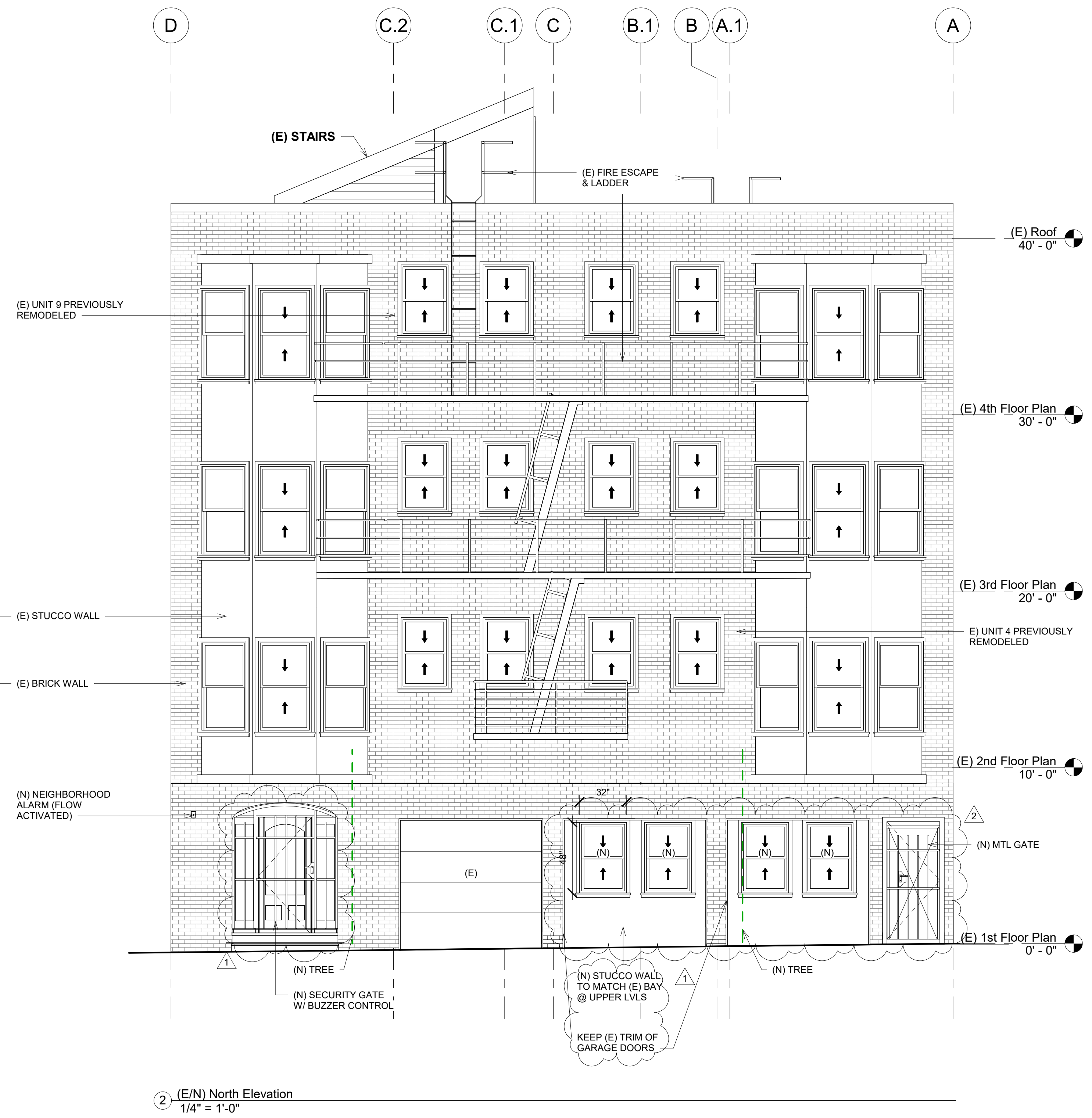
(E) & (N) North Elevations  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A3**



1 (E) North Elevation  
1/4" = 1'-0"



2 (E/N) North Elevation  
1/4" = 1'-0"

**NOTE:**  
1. (N) STUCCO WALLS & WINDOWS TO MAINTAIN RECESSON OF THE REMOVED GARAGE DOORS PASSING THE FACADE.  
2. SECURITY GATE MATERIAL: PAINTED METAL.

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) & (N) South Elevations  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A3.1**



1 (E) South Elevation  
 1/4" = 1'-0"



2 (E/N) South Elevation  
 1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

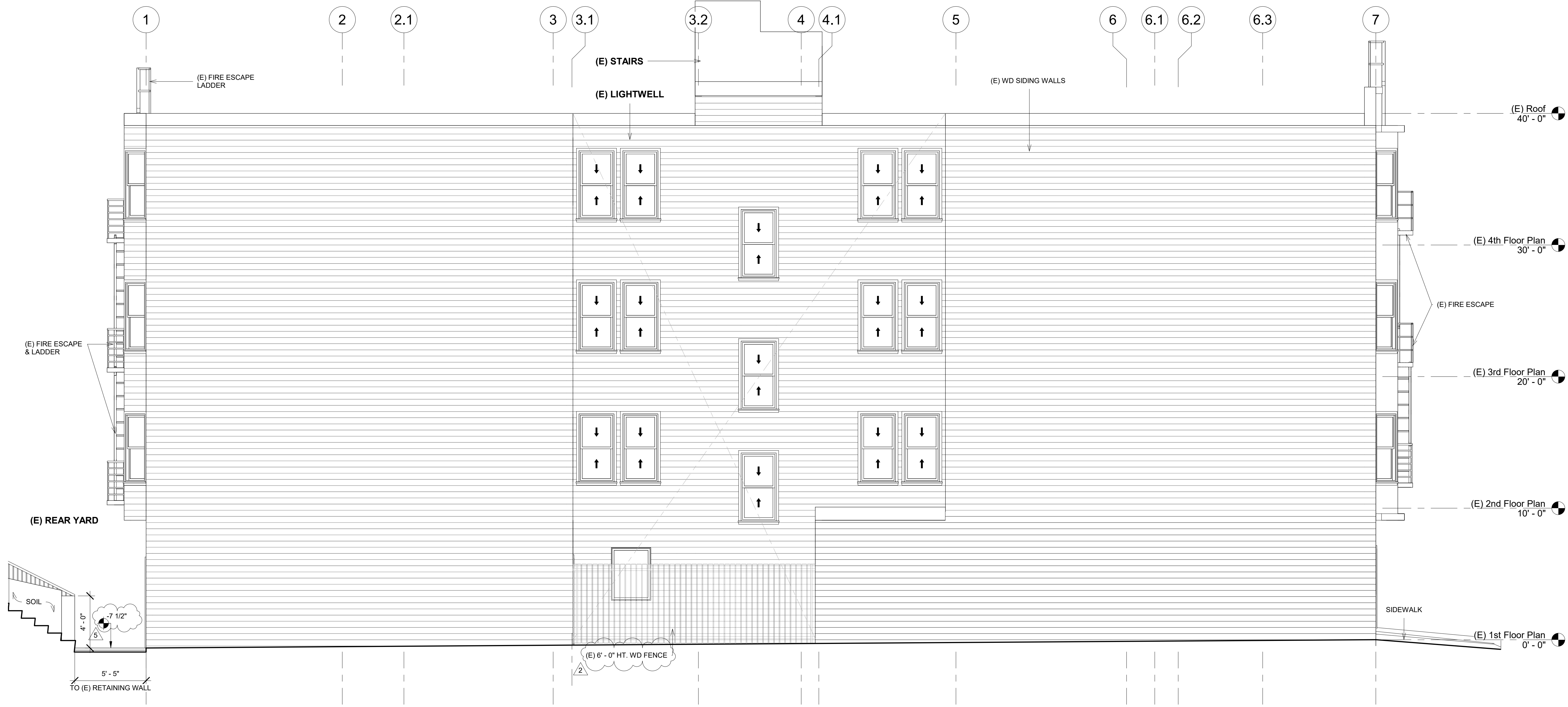
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E) East Elevation  
1/4" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A4**



1 (E) East Elevation  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

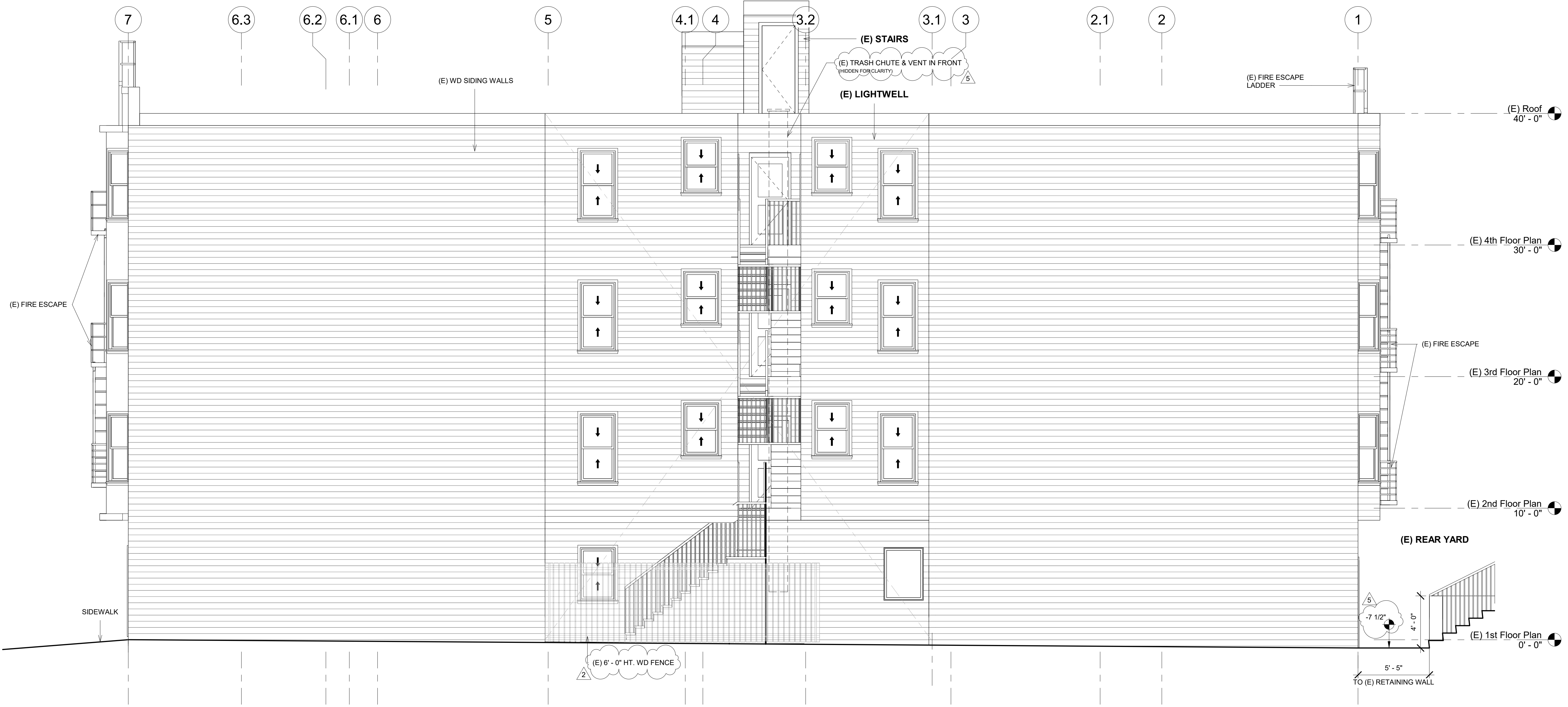
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E) West Elevation  
1/4" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A5**



1 (E) West Elevation  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

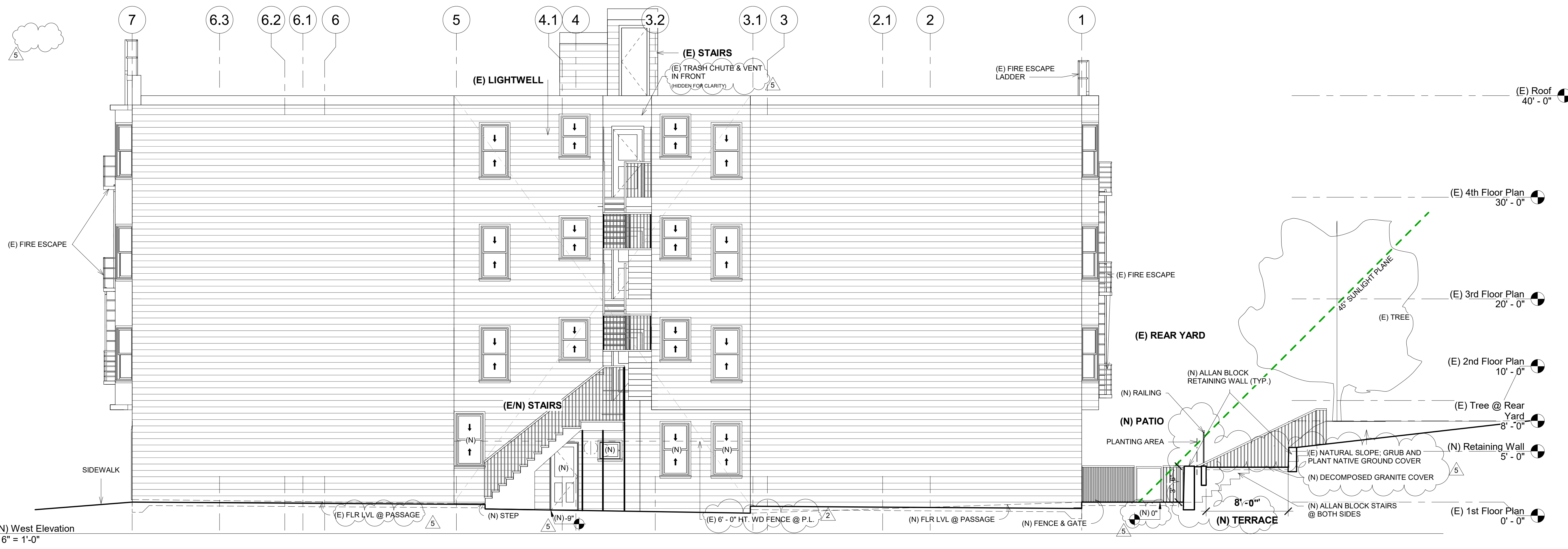
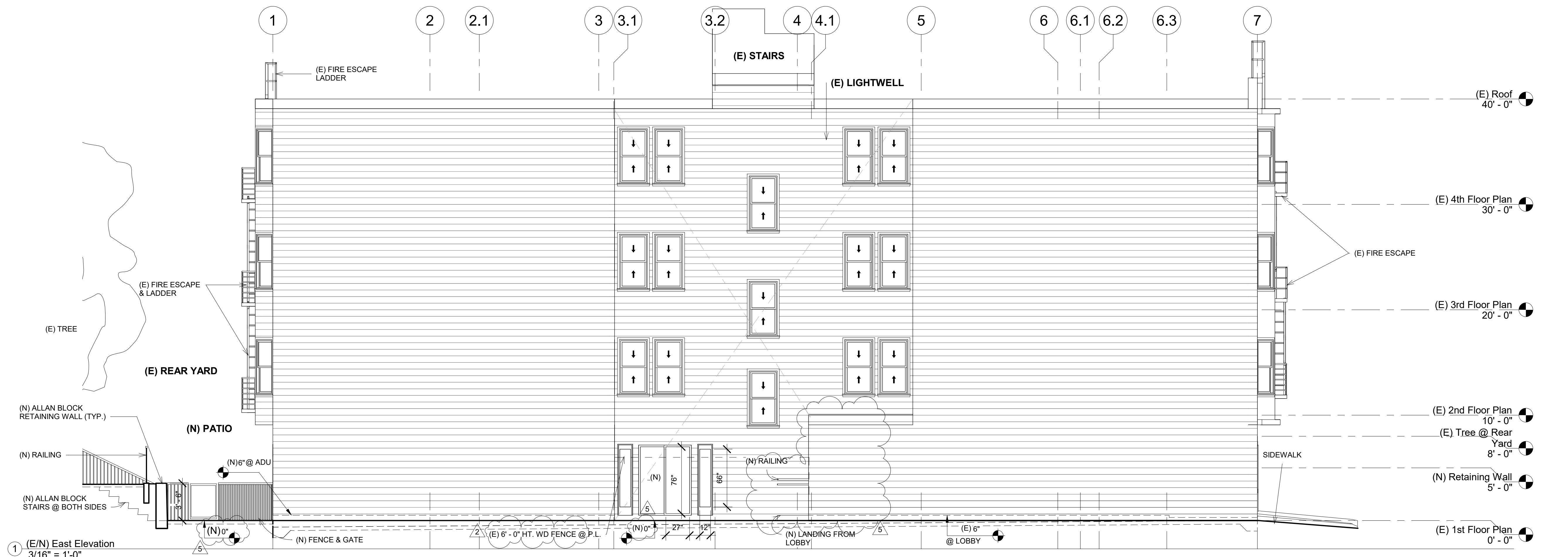
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E/N) East & West Elevations  
3/16" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A5.1**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

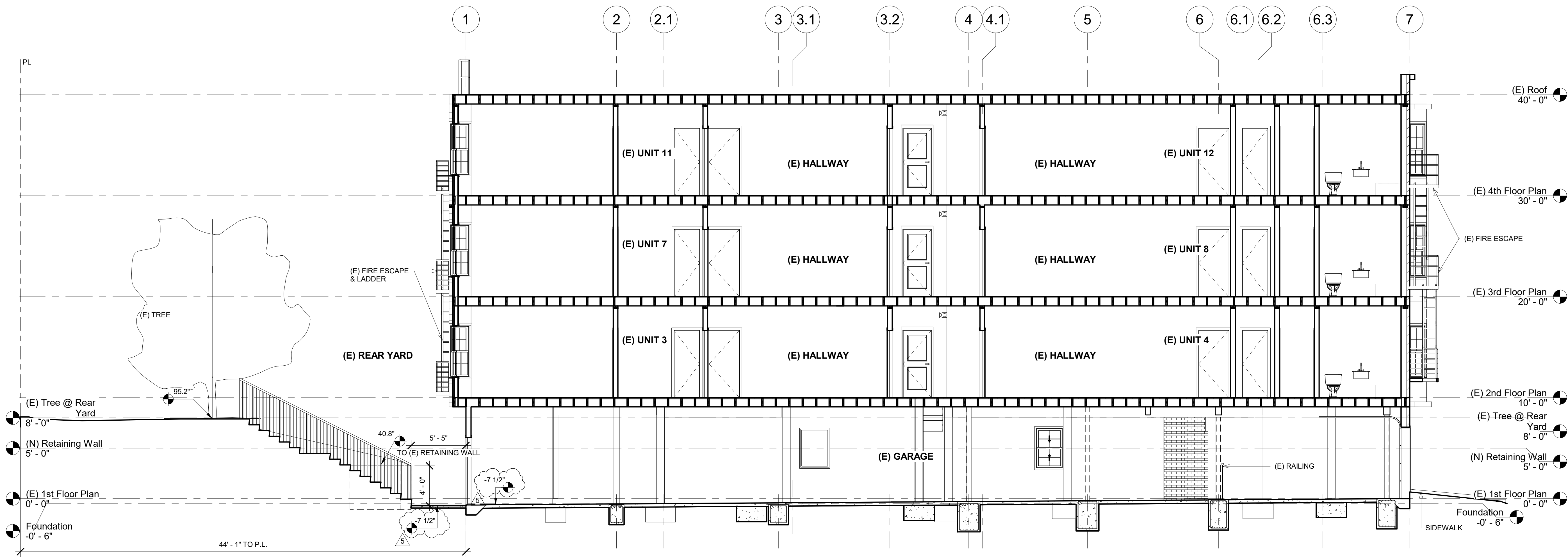
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) Cross Section A - A'  
 3/16" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A6**



1 (E) Cross Section A - A'  
 3/16" = 1'-0"



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

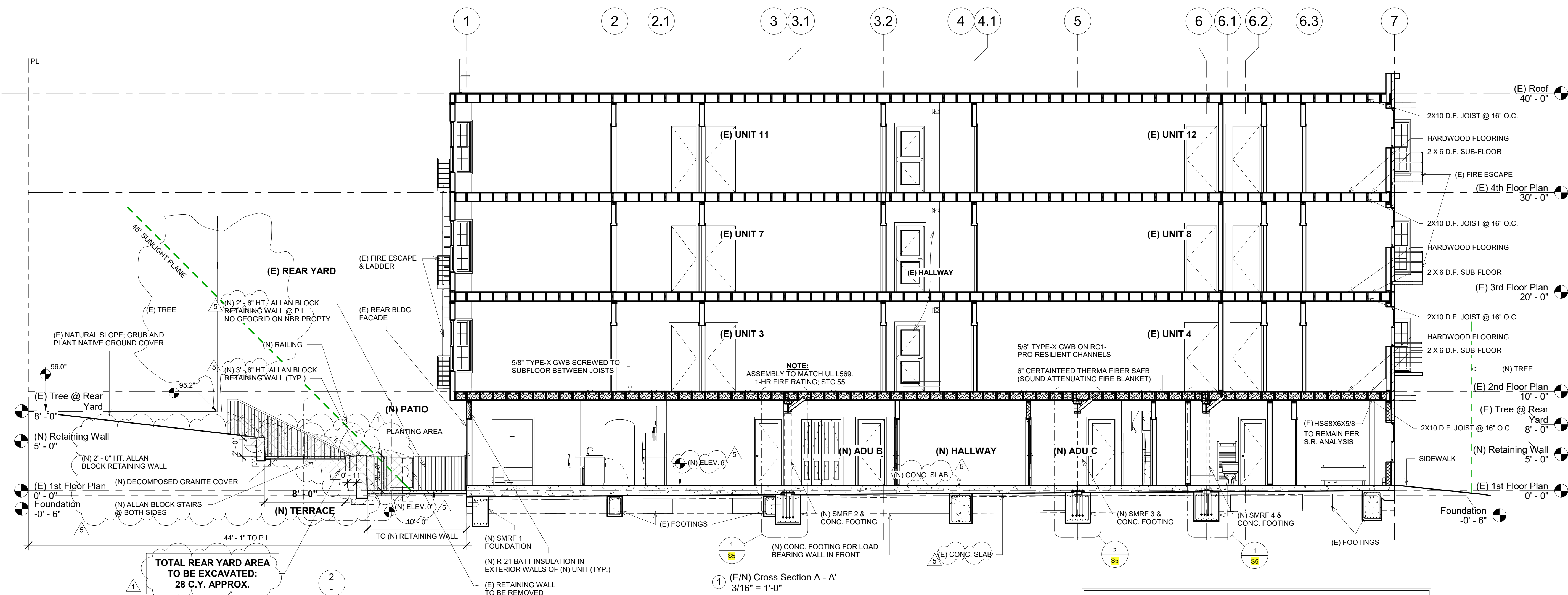
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E/N) Cross Section A - A' & Details  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**A6.1**



TOTAL REAR YARD AREA TO BE EXCAVATED: 28 C.Y. APPROX.

**EXPOSURE TABLE**

|                            | (N) ADU A | (N) ADU B | (N) ADU C |       |
|----------------------------|-----------|-----------|-----------|-------|
| <b>LIVING FLR AREA:</b>    | 221.0     | 164.0     | 175.0     | SQ FT |
| REQUIRED EXPOSURE:         | 17.6      | 13.1      | 14.0      | SQ FT |
| DOOR GLAZING:              | 57.0      | 49.5      |           | SQ FT |
| DOOR SIDE LITE GLAZING:    | 11.0      |           |           | SQ FT |
| WINDOW "6" GLAZING:        |           |           | 15.2      | SQ FT |
| <b>BEDROOM 1 FLR AREA:</b> | 137.0     | 140.0     | 98.0      | SQ FT |
| REQUIRED EXPOSURE:         | 10.9      | 11.0      | 7.8       | SQ FT |
| DOOR GLAZING:              | 24.7      |           |           | SQ FT |
| WINDOW "1" GLAZING:        |           | 27.5      |           | SQ FT |
| WINDOW "6" GLAZING:        |           |           | 15.2      | SQ FT |
| <b>BEDROOM 2 FLR AREA:</b> | 137.0     | 119.0     | 125.0     | SQ FT |
| REQUIRED EXPOSURE:         | 10.9      | 9.5       | 10.0      | SQ FT |
| DOOR GLAZING:              | 24.7      |           |           | SQ FT |
| WINDOW "2" GLAZING:        |           | 10.3      |           | SQ FT |
| WINDOW "1" GLAZING:        |           |           | 10.11     | SQ FT |
| <b>BEDROOM 3 FLR AREA:</b> |           | 96        |           | SQ FT |
| REQUIRED EXPOSURE:         |           | 11.7      |           | SQ FT |
| DOOR GLAZING:              |           | 24.7      |           | SQ FT |

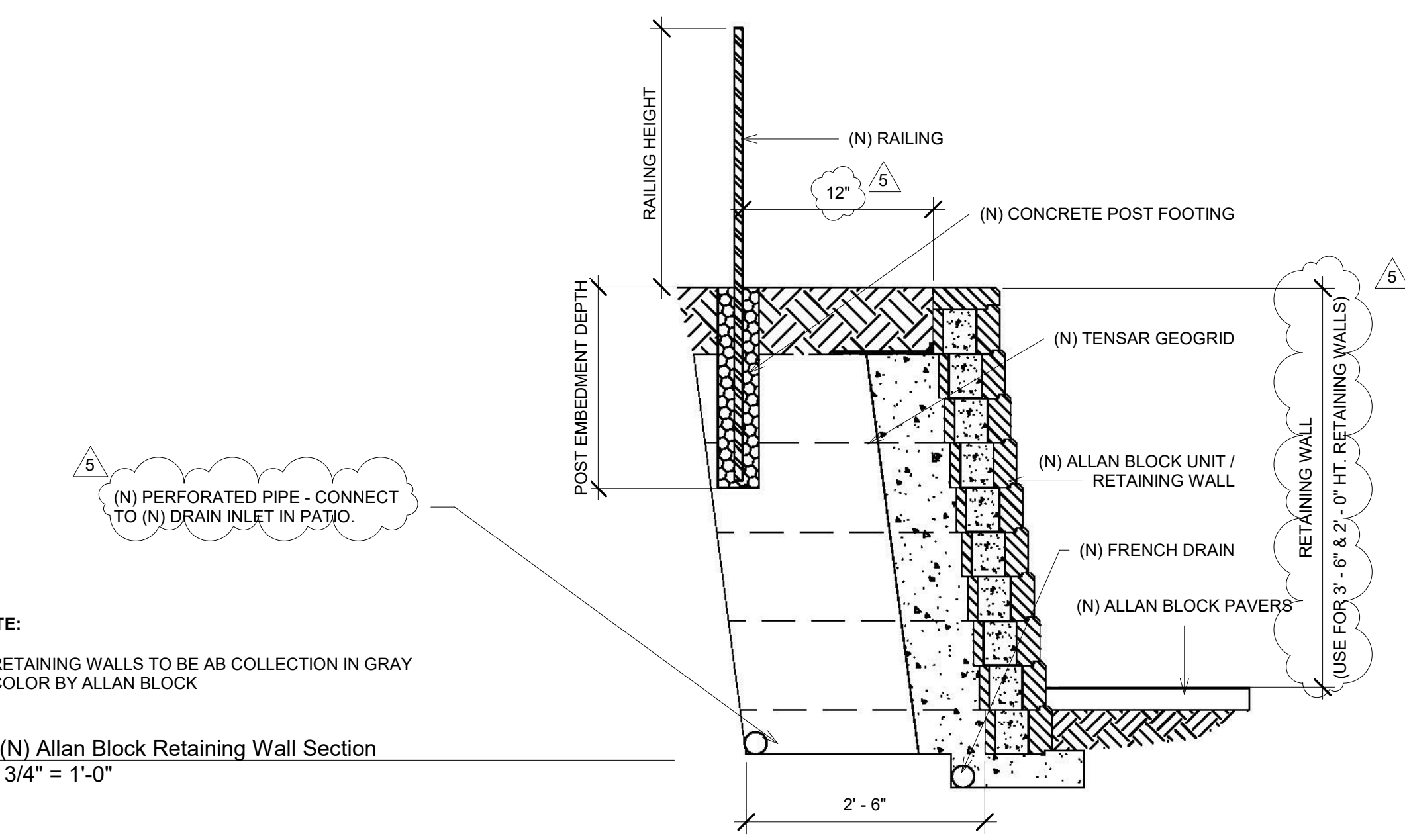
NOTE: SEE WINDOW & DOOR SCHEDULE SHEET A10

3 Exposure Table & Light & Air Calculations 1/4" = 1'-0"

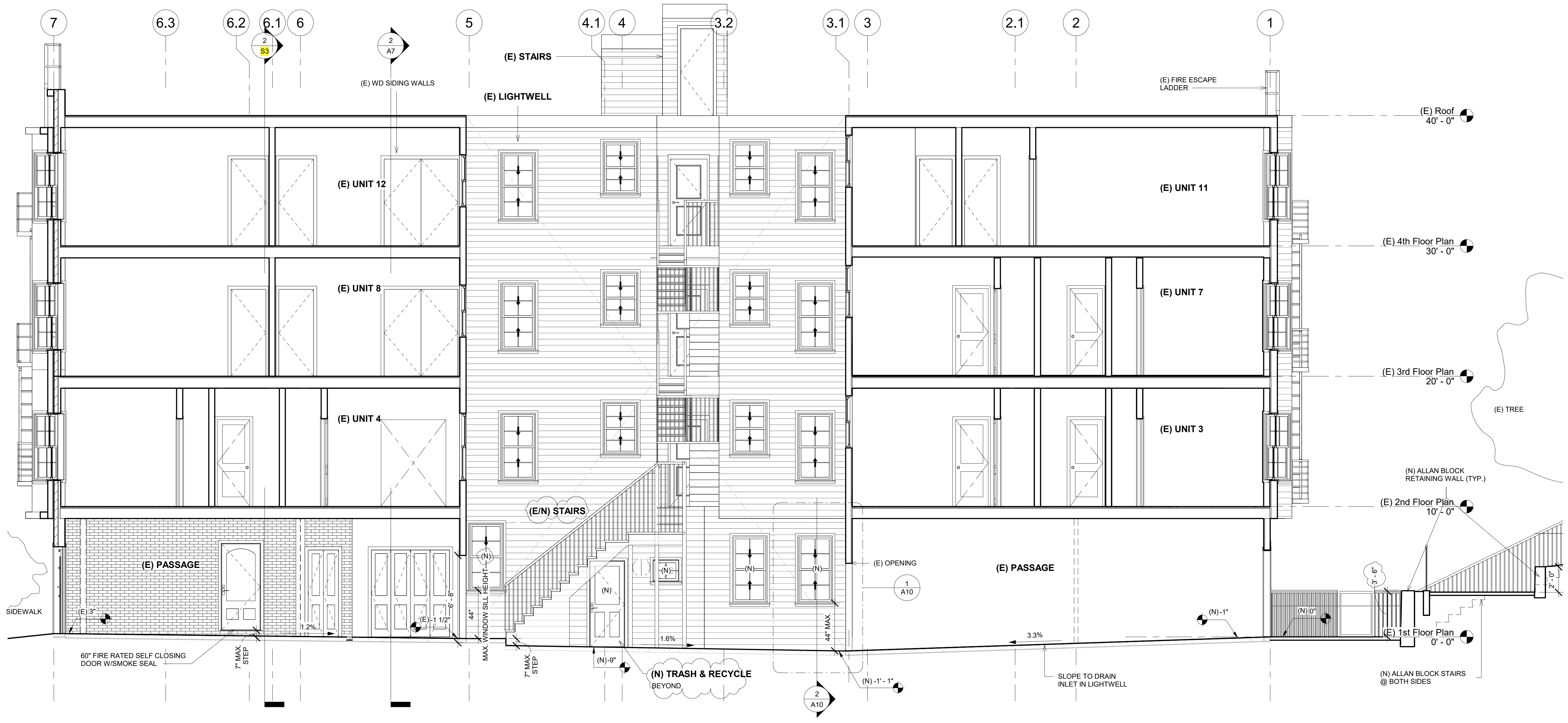
**LIGHT & AIR CALCULATIONS**

|                            | (N) ADU A | (N) ADU B | (N) ADU C |      |
|----------------------------|-----------|-----------|-----------|------|
| <b>LIVING</b>              | 221.0     | 164.0     | 175.0     | S.F. |
| REQ'D NAT. LIGHT AREA (8%) | 17.6      | 13.1      | 14.0      | S.F. |
| PROPOSED LIGHT AREA        | 57.0      | 49.5      | 21.32     | S.F. |
| REQ'D NAT. VENT AREA (4%)  | 8.8       | 6.5       | 7.0       | S.F. |
| PROPOSED VENT AREA         | 57.0      | 49.5      | 10.66     | S.F. |
| <b>BEDROOM 1</b>           | 137.0     | 140.0     | 98.0      | S.F. |
| REQ'D NAT. LIGHT AREA (8%) | 10.96     | 11.0      | 7.8       | S.F. |
| PROPOSED LIGHT AREA        | 24.7      | 27.5      | 21.32     | S.F. |
| REQ'D NAT. VENT AREA (4%)  | 5.5       | 5.6       | 4.0       | S.F. |
| PROPOSED VENT AREA         | 24.7      | 13.3      | 10.66     | S.F. |
| <b>BEDROOM 2</b>           | 137.0     | 119.0     | 125.0     | S.F. |
| REQ'D NAT. LIGHT AREA (8%) | 10.9      | 9.5       | 10.0      | S.F. |
| PROPOSED LIGHT AREA        | 24.7      | 10.3      | 14.0      | S.F. |
| REQ'D NAT. VENT AREA (4%)  | 5.5       | 4.7       | 5.0       | S.F. |
| PROPOSED VENT AREA         | 24.7      | 10.3      | 6.6       | S.F. |
| <b>BEDROOM 3</b>           | -         | 96.0      | -         | S.F. |
| REQ'D NAT. LIGHT AREA (8%) | -         | 11.7      | -         | S.F. |
| PROPOSED LIGHT AREA        | -         | 24.7      | -         | S.F. |
| REQ'D NAT. VENT AREA (4%)  | -         | 5.8       | -         | S.F. |
| PROPOSED VENT AREA         | -         | 24.7      | -         | S.F. |

**LIGHT & AIR NOTES:**  
LIGHT & AIR: ALL HABITABLE ROOMS SHALL HAVE A MIN. GLAZING AREA OF 8% OF THE FLOOR AREA OF SUCH ROOMS, AND SHALL HAVE A MINIMUM OPENABLE AREA OF 4% OF THE FLOOR AREA OF SUCH ROOMS FOR NATURAL VENTILATION. CRC R303.1



NOTE:  
1. RETAINING WALLS TO BE AB COLLECTION IN GRAY COLOR BY ALLAN BLOCK



1 (N) Section D - D'  
1/4" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) Section D - D'  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A6.2**

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

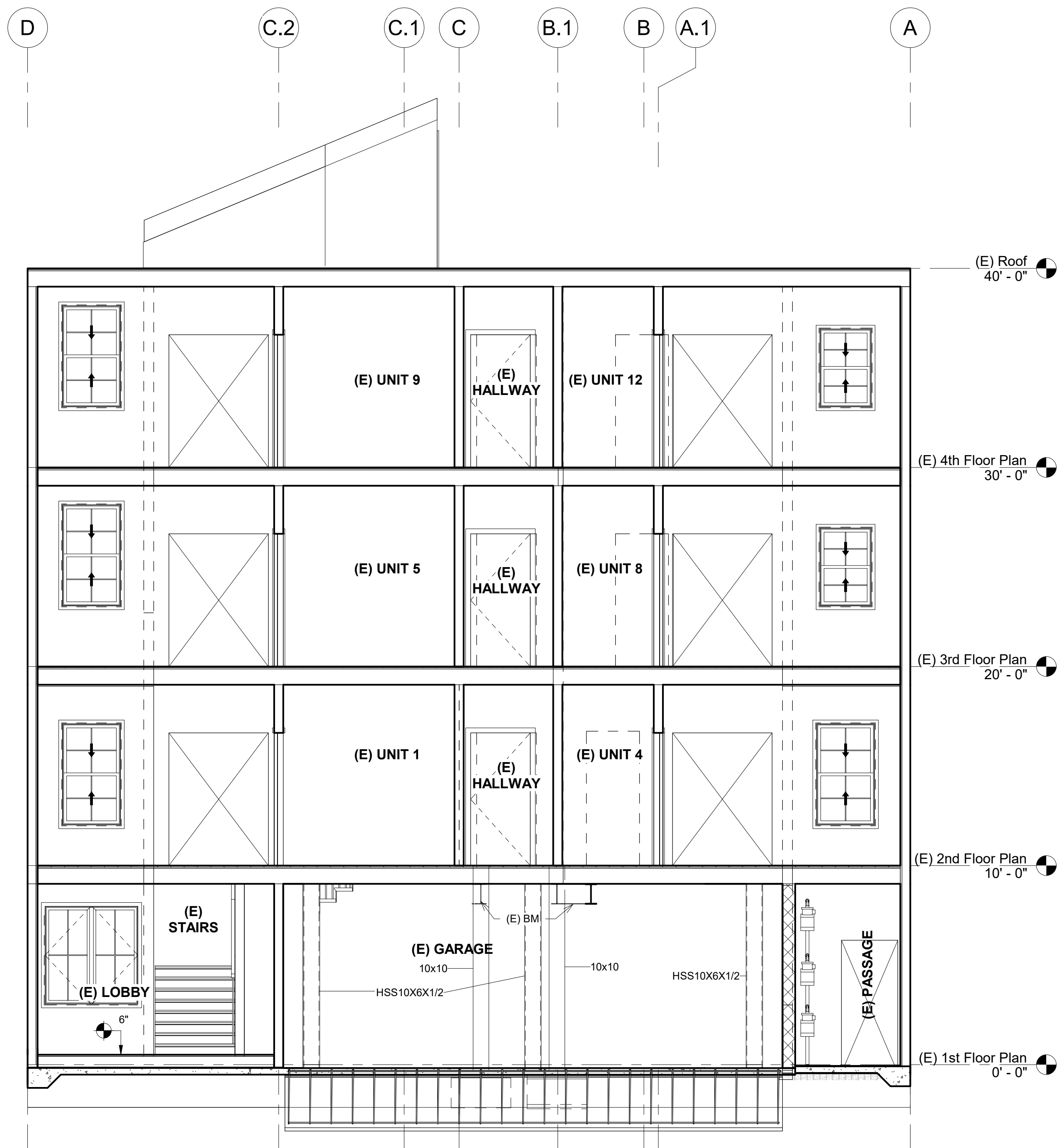
NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(E) & (N) Cross Section B - B'  
B'

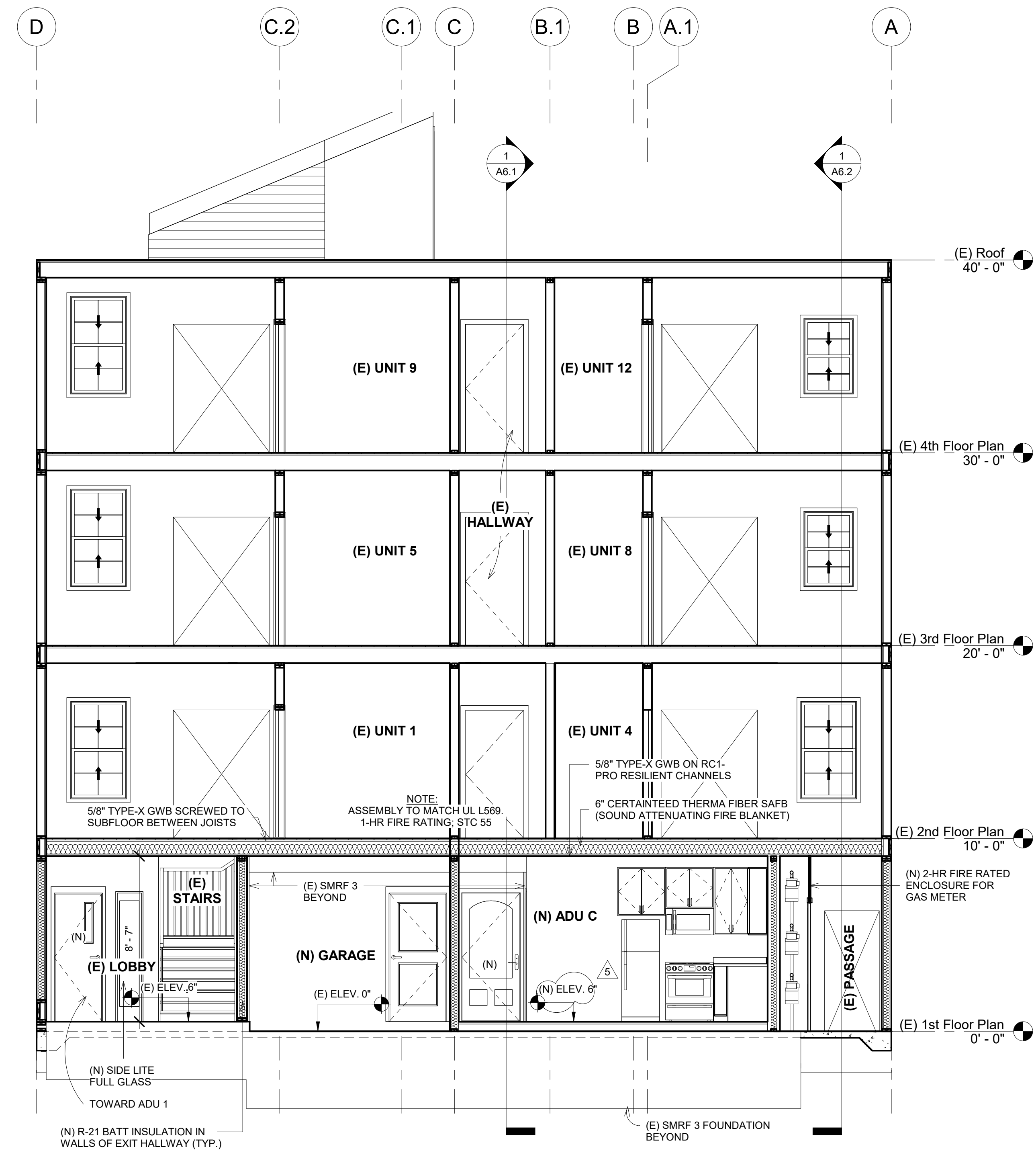
1/4" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

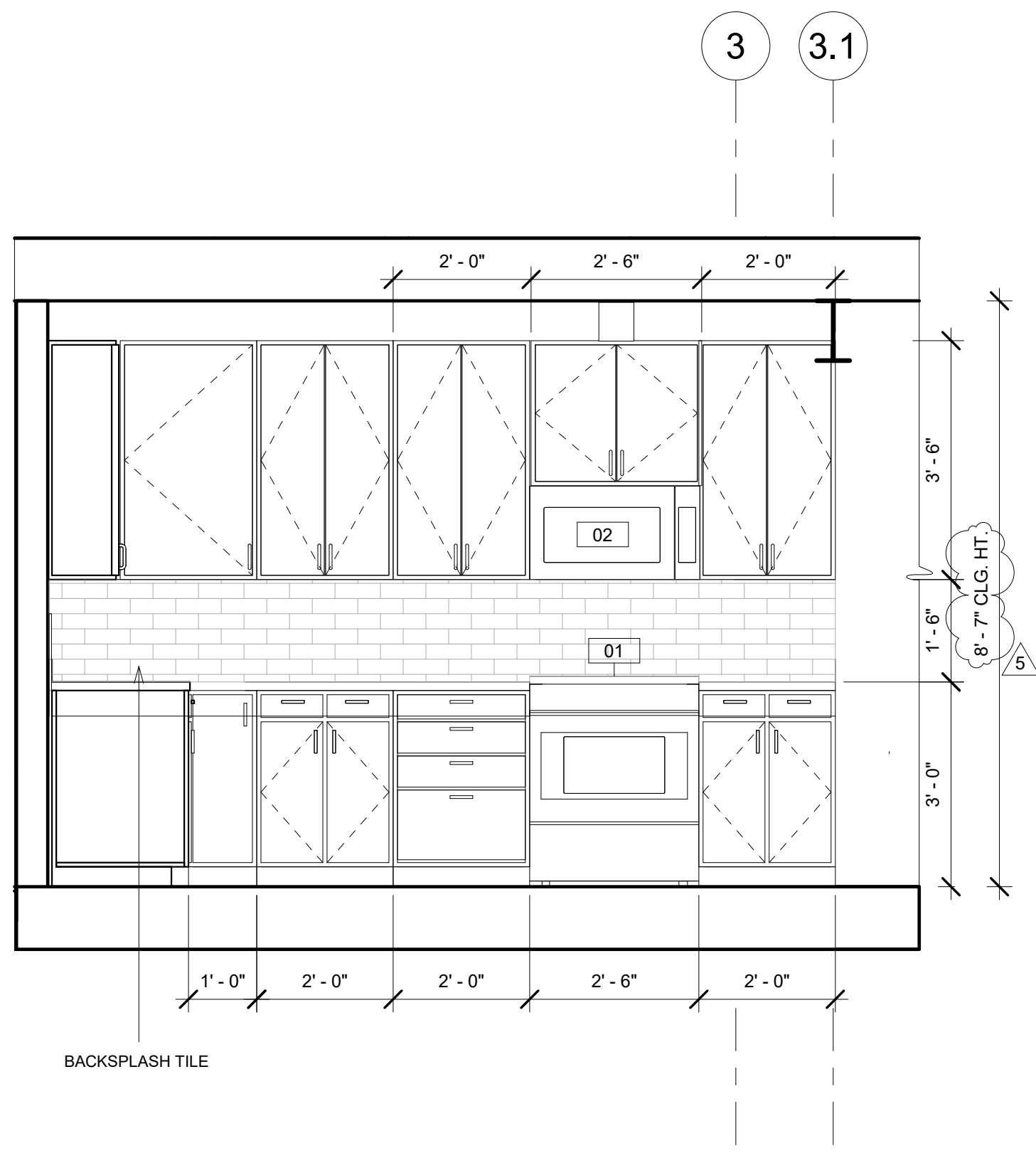
**A7**



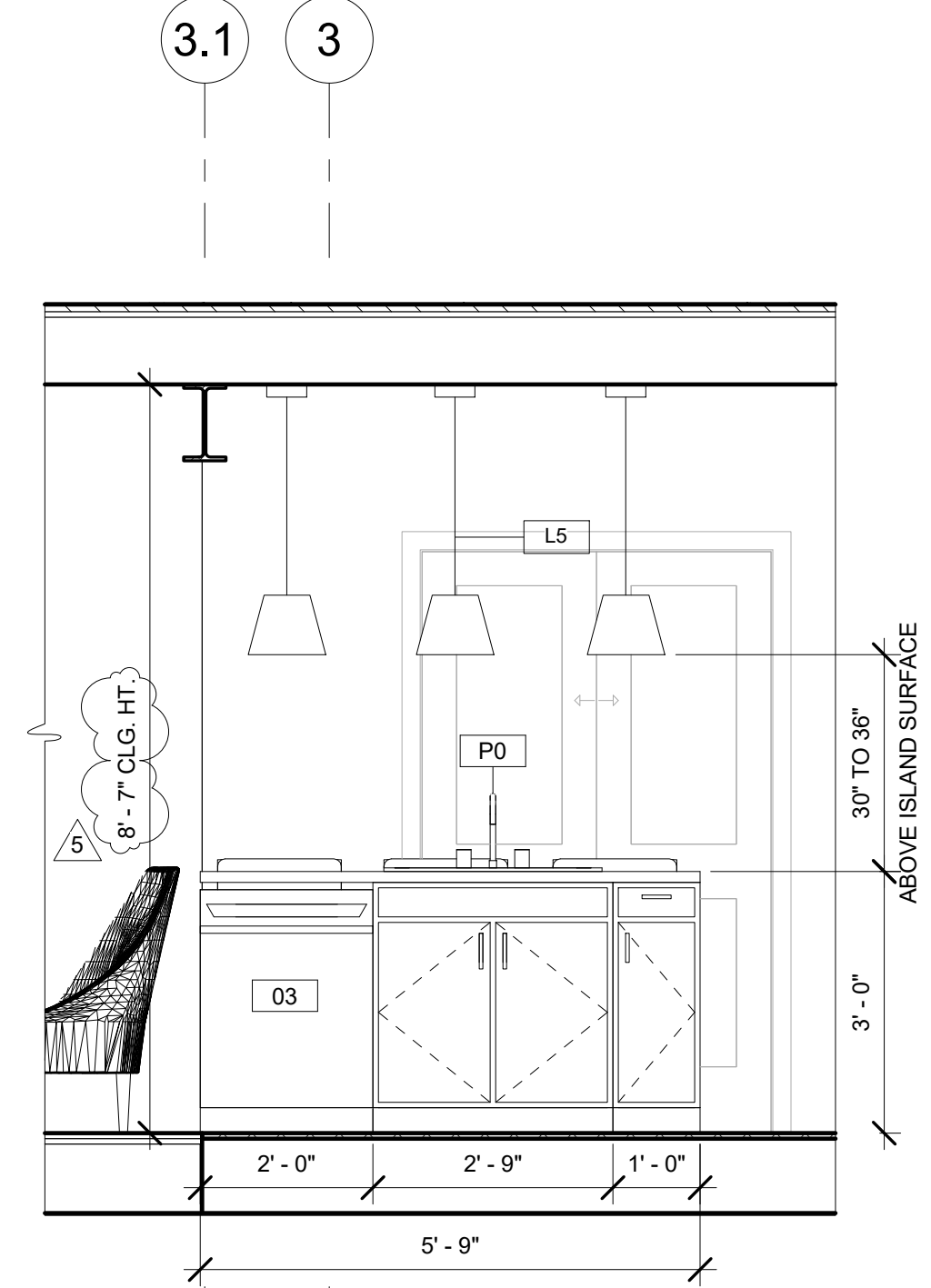
① (E) Cross Section B - B'  
1/4" = 1'-0"



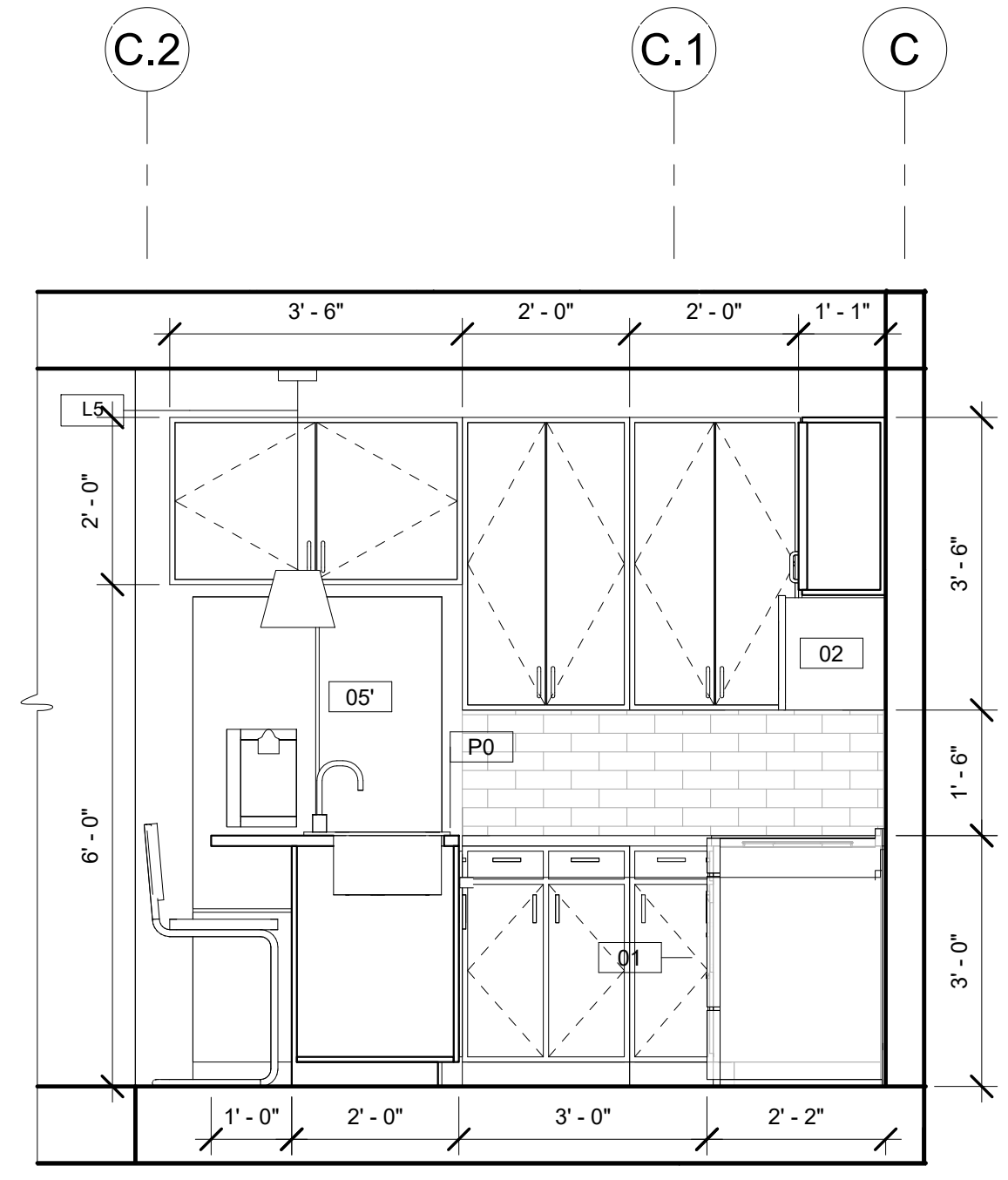
② (E/N) Cross Section B - B'  
1/4" = 1'-0"



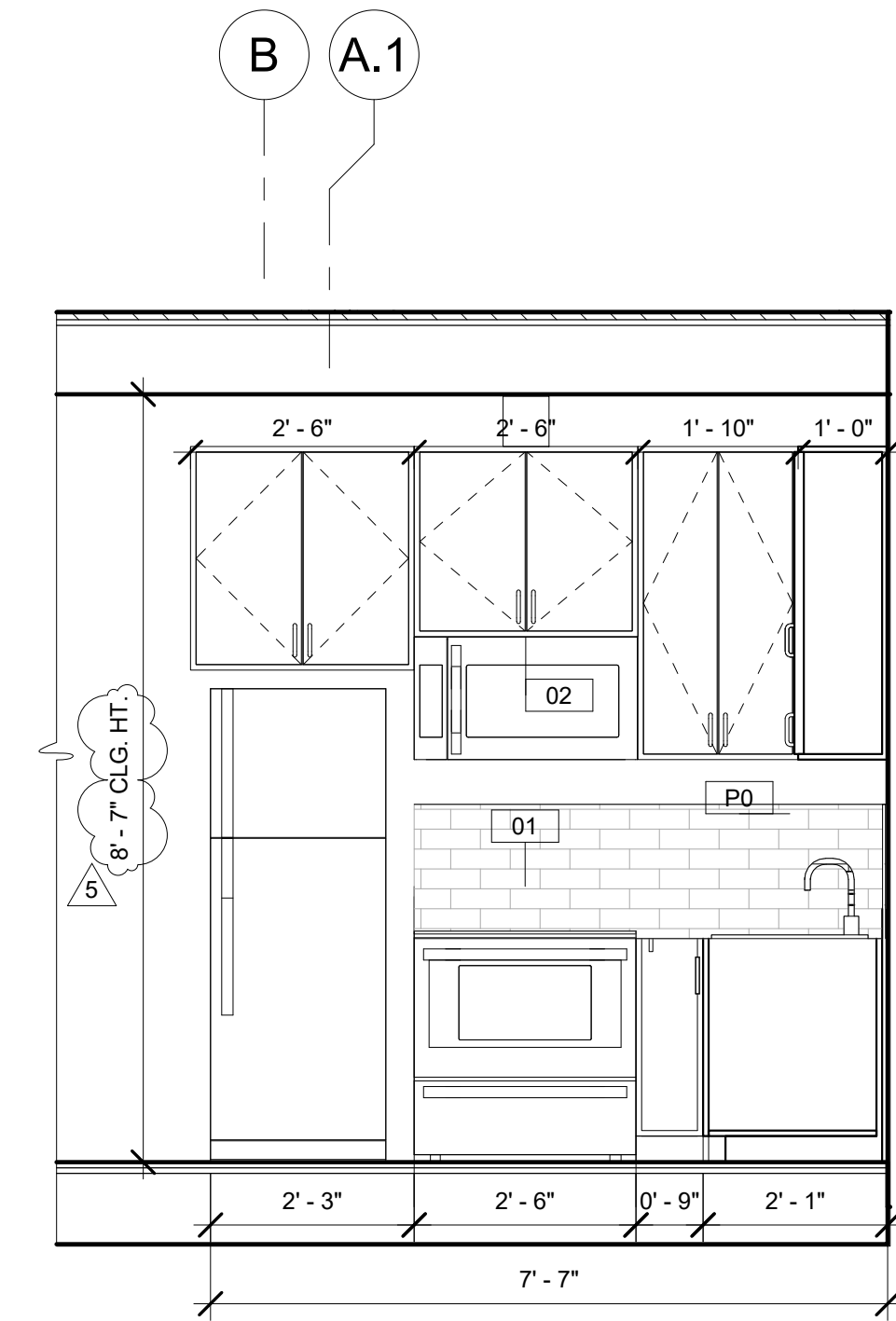
1 (N) Kitchen Elevation "1" - ADU A  
1/2" = 1'-0"



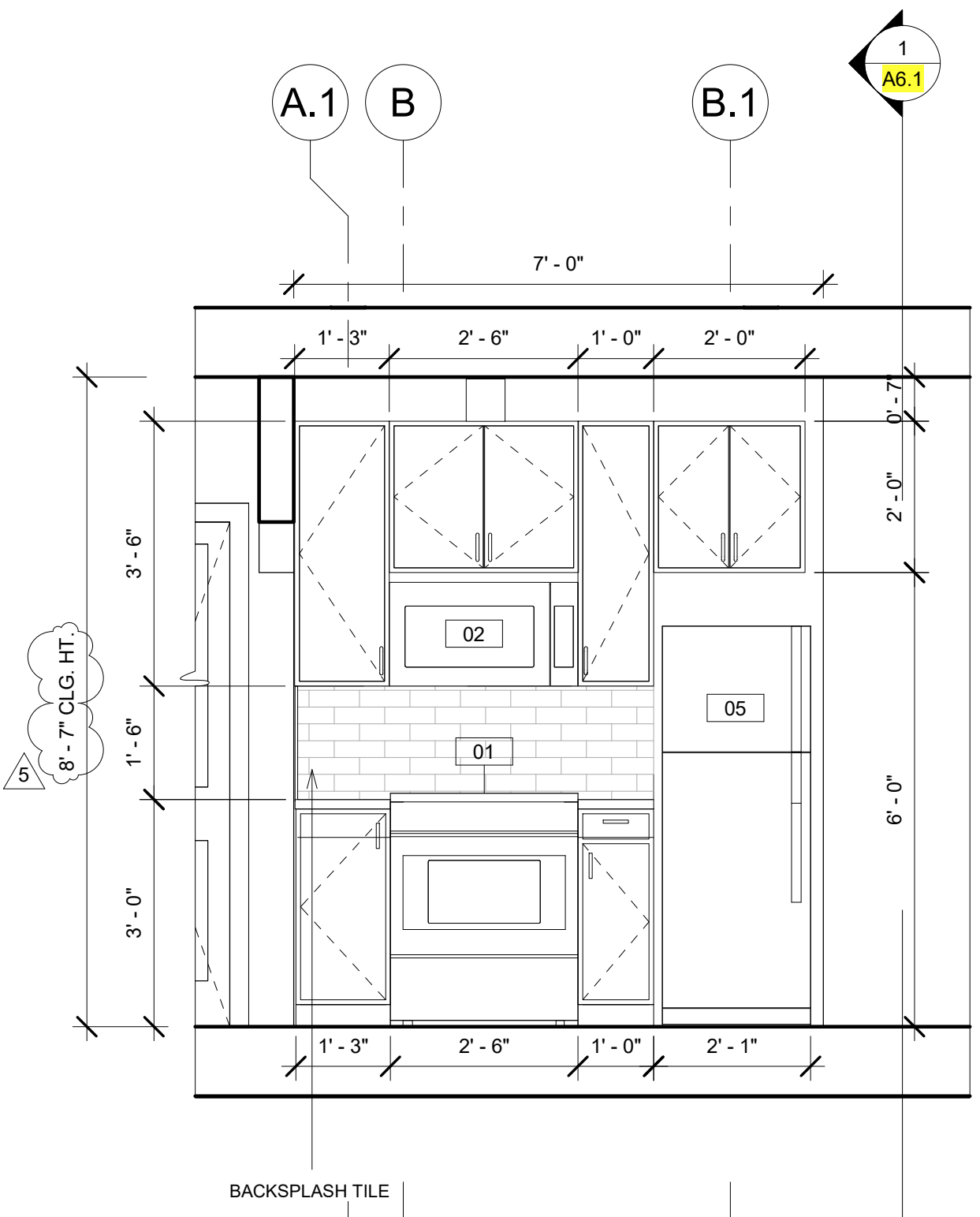
2 (N) Kitchen Elevation "2" - ADU A  
1/2" = 1'-0"



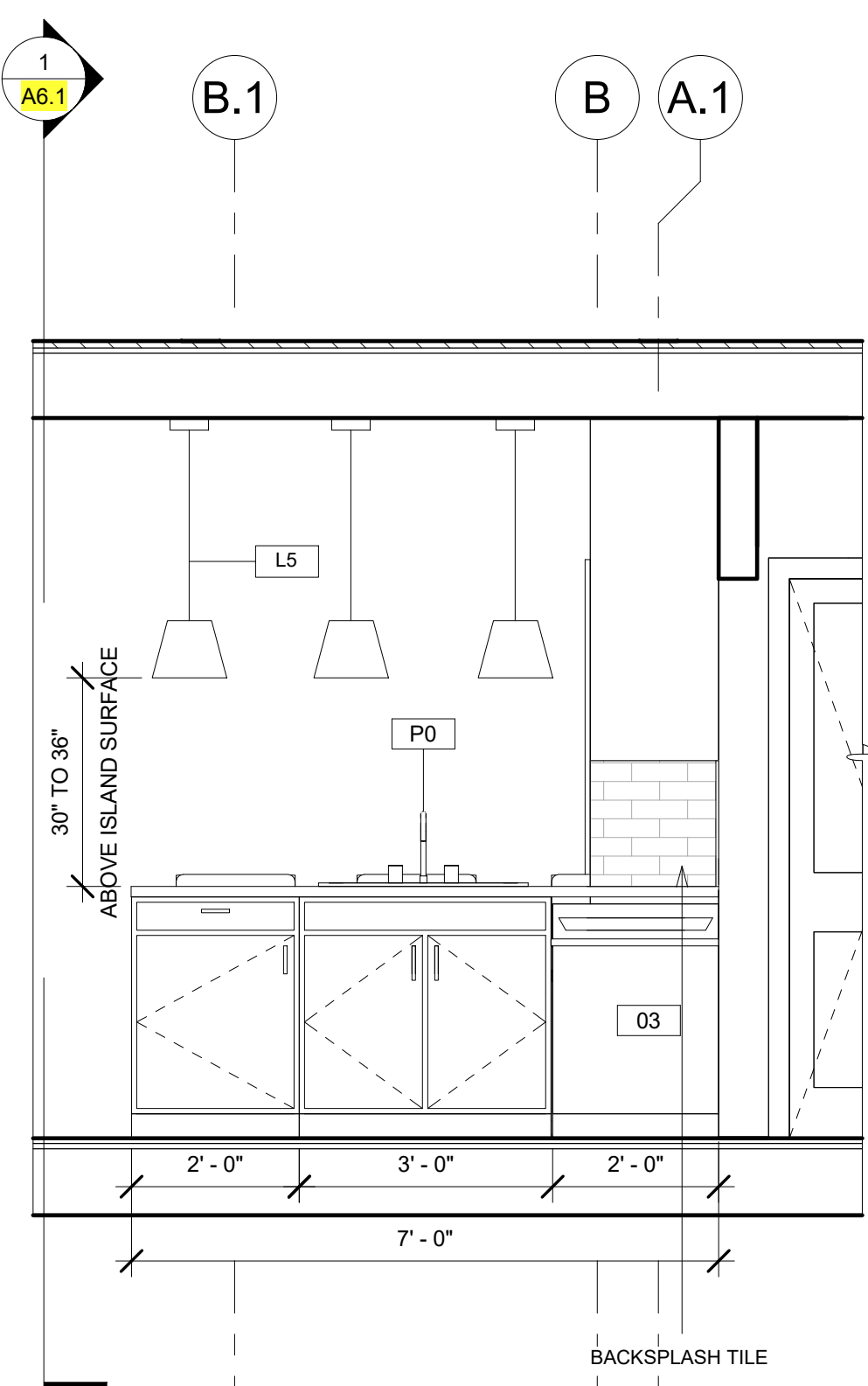
3 (N) Kitchen Elevation "3" - ADU A  
1/2" = 1'-0"



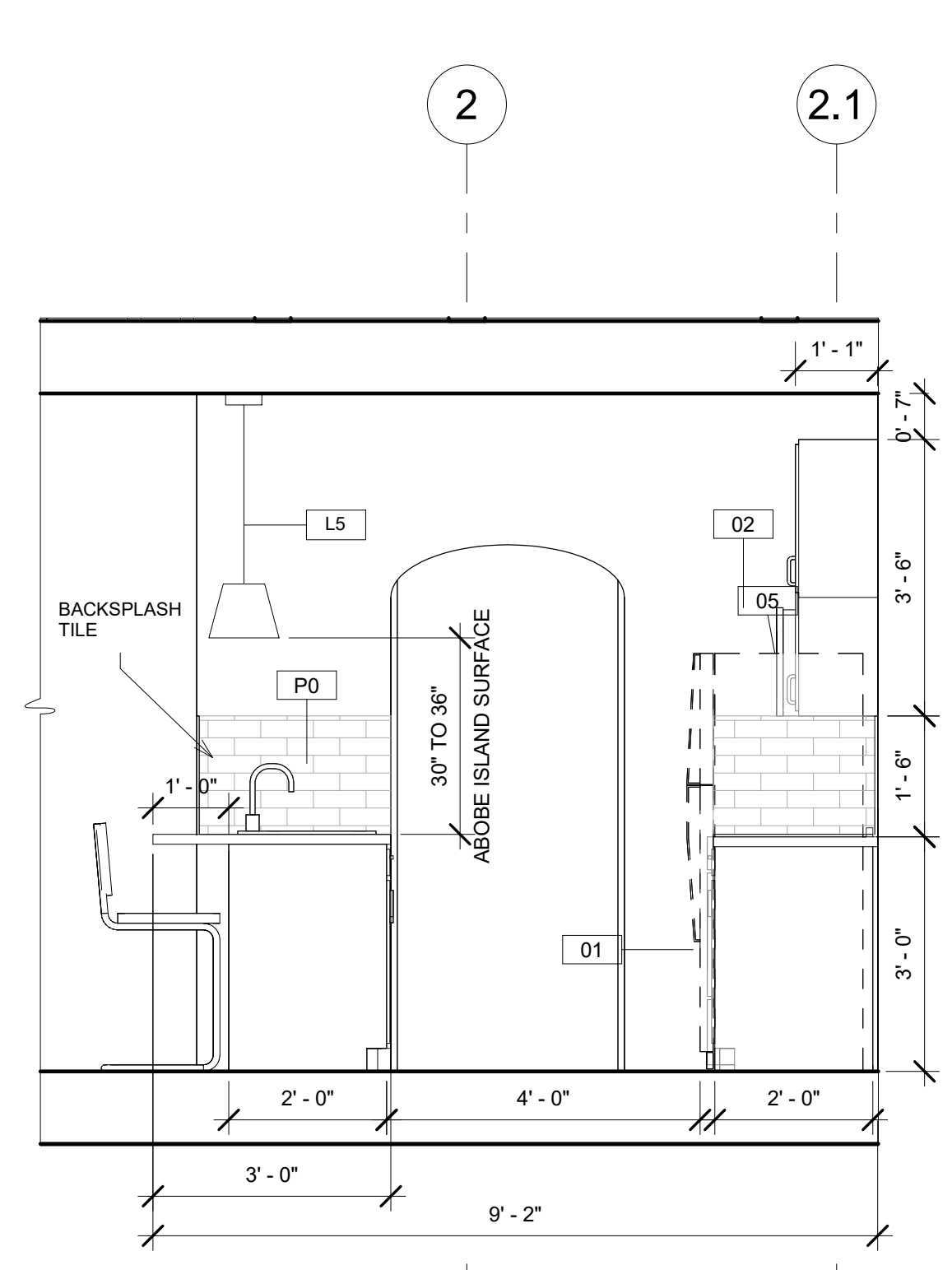
7 (N) Kitchen Elevation "1" - ADU C  
1/2" = 1'-0"



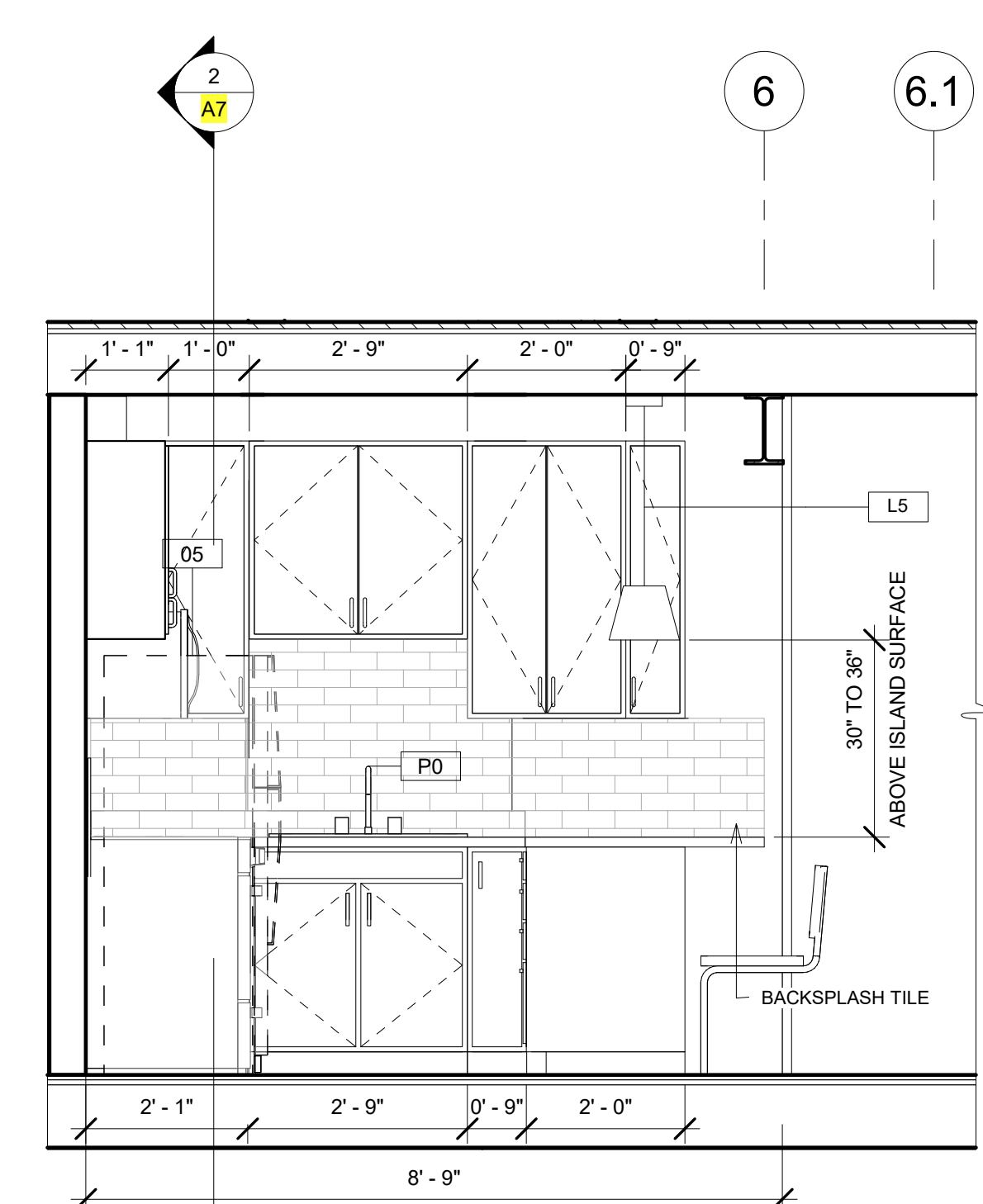
4 (N) Kitchen Elevation "1" - ADU B  
1/2" = 1'-0"



5 (N) Kitchen Elevation "2" - ADU B  
1/2" = 1'-0"



6 (N) Kitchen Elevation "3" - ADU B  
1/2" = 1'-0"



8 (N) Kitchen Elevation "2" - ADU C  
1/2" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) Interior Elevations  
 1/2" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A8**

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

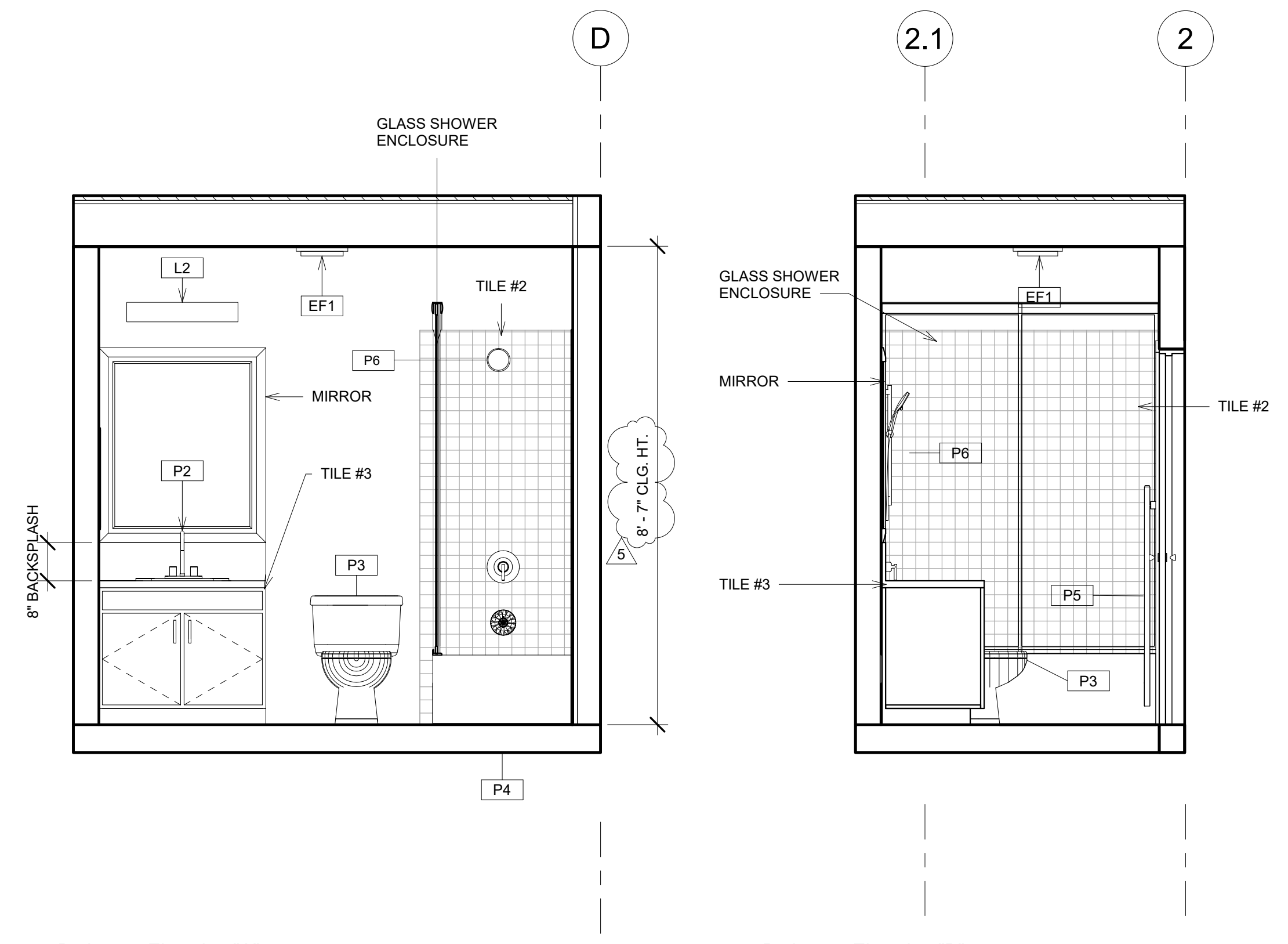
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

(N) Interior Elevations  
1/2" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

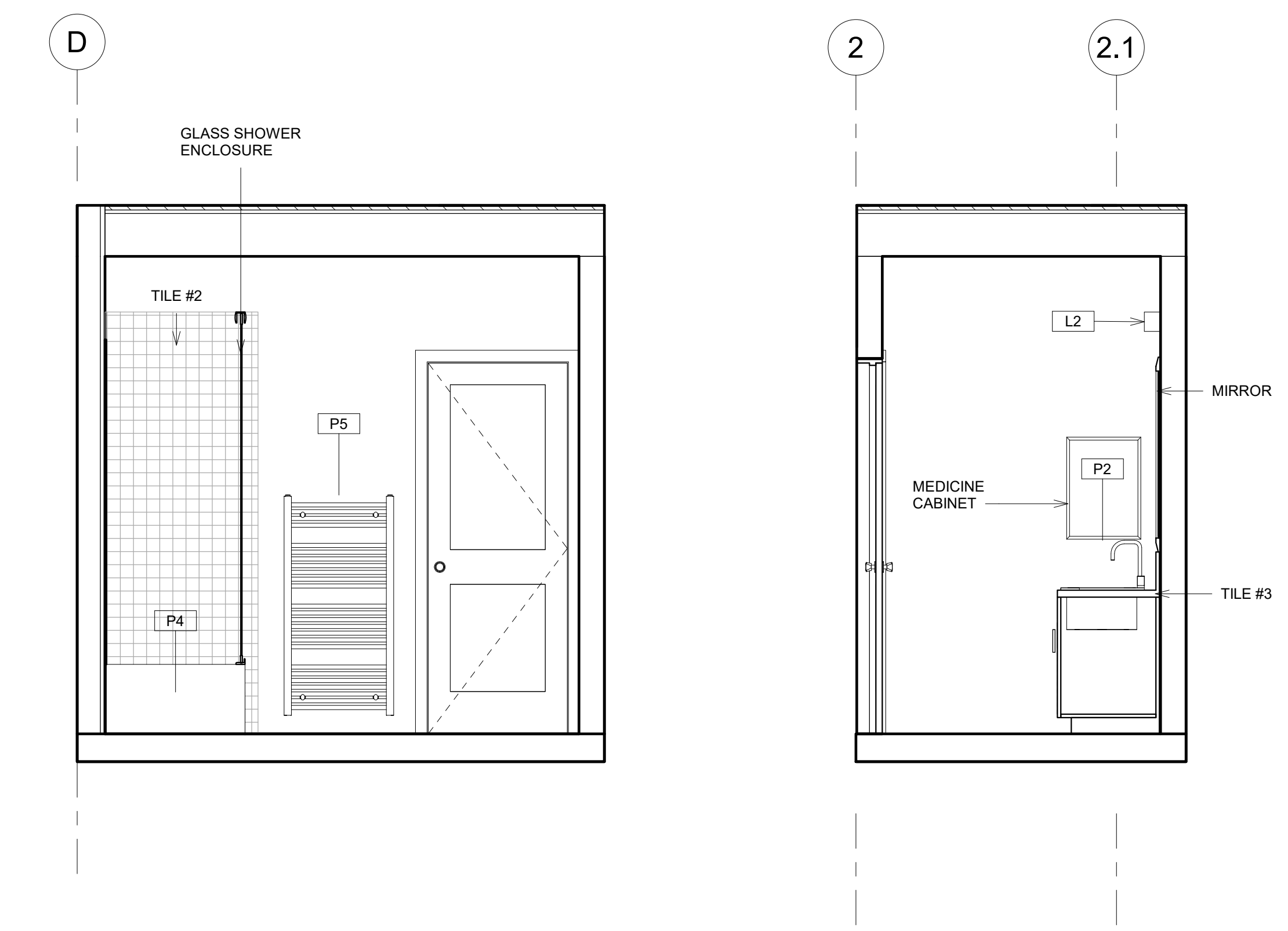
**A9**



1 Bathroom Elevation "A"  
1/2" = 1'-0"

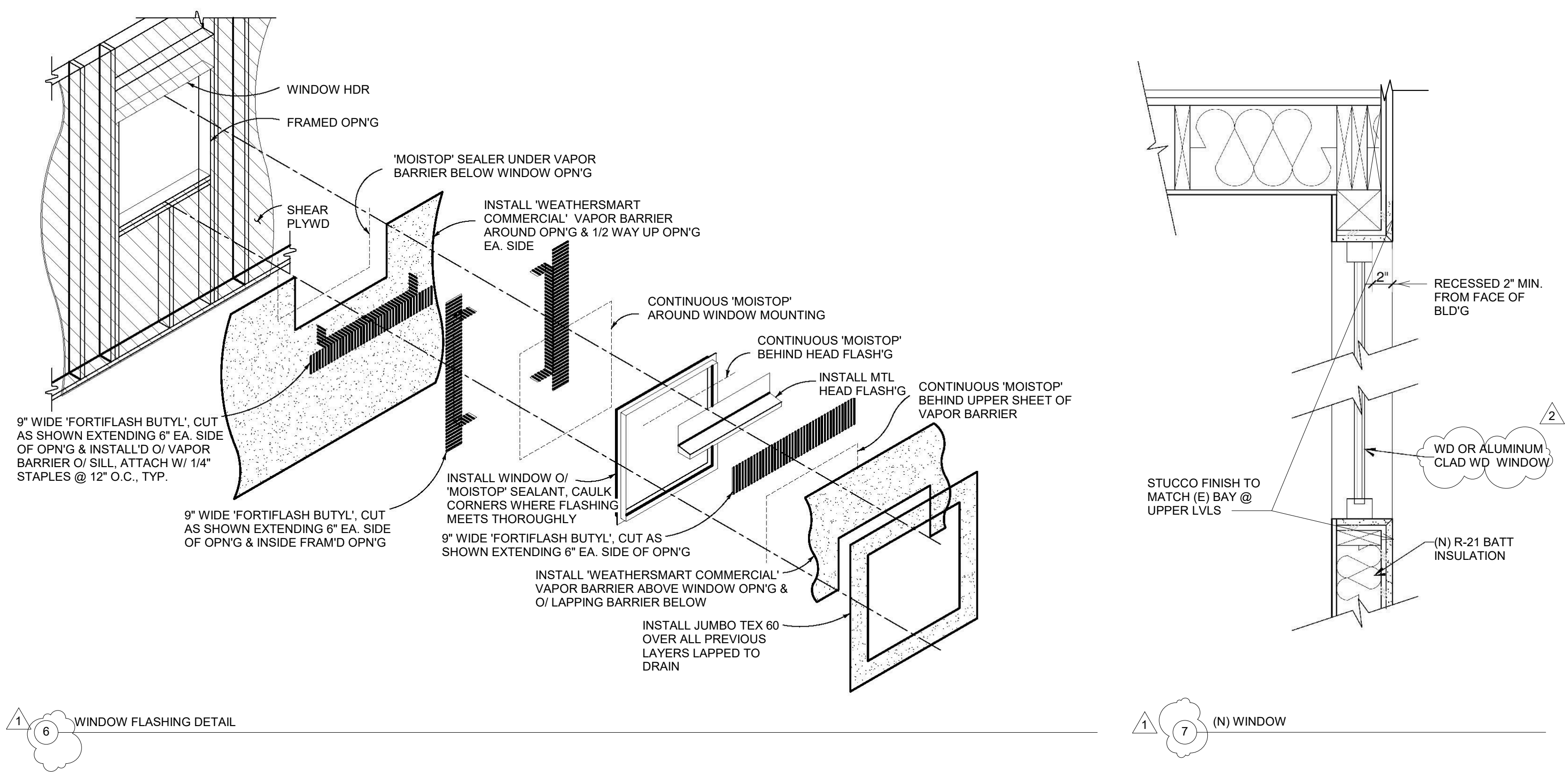
2 Bathroom Elevation "B"  
1/2" = 1'-0"

NOTE:  
1. ALL BATHROOMS TO FOLLOW DESIGN LAYOUT SPECIFICATIONS PER SHEET 1 - 4 / -



3 Bathroom Elevation "C"  
1/2" = 1'-0"

4 Bathroom Elevation "D"  
1/2" = 1'-0"



6 WINDOW FLASHING DETAIL

7 (N) WINDOW



5 (E) LIGHTWELL @ WEST SIDE  
1/2" = 1'-0"

8 (E) LIGHTWELL @ EAST SIDE

| (N) Door Schedule |  |                 |         |         |                    |       |  |          |
|-------------------|--|-----------------|---------|---------|--------------------|-------|--|----------|
| Type Mark         | Family   | Type            | Width   | Height  | Finish             | Count | Comments                                 | Function |
| A1                | Door-Exterior-Side_Lite-Full Flat Glass-Wood_Clad    | 15" x 80"       | 1' - 3" | 6' - 8" | Fiberglass         | 1     |  | Exterior |
| B                 | Door-Passage-Single-Vision_Lite                      | 30" x 80"       | 2' - 6" | 6' - 8" | Aluminum Clad Wood | 1     |  | Exterior |
| C                 | Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad | 36" x 80"       | 3' - 0" | 6' - 8" | Solid - Core Wood  | 2     | Self Closing Mechanism                   | Interior |
| D                 | Door-Interior-Single-6_Panel-Wood                    | 36" x 80"       | 3' - 0" | 6' - 8" | Solid - Core Wood  | 1     | Self Closing Mechanism & 1 HR Fire Rated | Interior |
| E                 | Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad | 32" x 80"       | 2' - 8" | 6' - 8" | Fiberglass         | 2     | Self Closing Mechanism                   | Interior |
| F                 | Door-Interior-Single-6_Panel-Wood                    | 32" x 80"       | 2' - 8" | 6' - 8" | Solid - Core Wood  | 6     |  | Interior |
| G                 | Door-Interior-Single-6_Panel-Wood                    | 30" x 80"       | 2' - 6" | 6' - 8" | Solid - Core Wood  | 5     |  | Interior |
| I                 | Door-Interior-Single-Pocket-6_Panel-Wood             | 30" x 80"       | 2' - 6" | 6' - 8" | Solid - Core Wood  | 1     |  | Interior |
| J                 | Door-Interior-Single-Pocket-6_Panel-Wood             | 32" x 80"       | 2' - 8" | 6' - 8" | Solid - Core Wood  | 1     |  | Interior |
| K                 | Door-Exterior-Double-Full Glass-Wood_Clad            | 72" x 80"       | 6' - 0" | 6' - 8" | Aluminum Clad Wood | 4     | Weatherstrip                             | Exterior |
| L                 | Door-Interior-Single-6_Panel-Wood                    | 26" x 80"       | 2' - 2" | 6' - 8" | Solid - Core Wood  | 4     |  | Interior |
| M                 | Bifold-6 Panel (1)                                   | 0762 x 2032mm 3 | 2' - 4" | 6' - 8" | Solid - Core Wood  | 4     |  | Interior |
| N                 | Bifold-6 Panel                                       | 72" x 80" 3     | 4' - 0" | 6' - 8" | Solid - Core Wood  | 5     |  | Interior |
| P                 | Door-Double-Sliding                                  | 68" x 80" 2     | 5' - 0" | 6' - 8" | Fiberglass         | 2     | Weatherstrip                             | Exterior |
| Q                 | Bifold-6 Panel                                       | 72" x 80" 4     | 6' - 0" | 6' - 8" | Galvanized Steel   | 1     | 2-HR Fire Rated                          | Interior |
| R                 | Door-Interior-Double-Pocket-6_Panel-Wood             | 60" x 80" 2     | 4' - 0" | 6' - 8" | Solid - Core Wood  | 2     |  | Interior |

Grand total: 43

**NOTE:**

1. VERIFY ACTUAL FIELD DIMENSIONS PRIOR TO ORDERING.

| (N) Window Schedule |                              |           |         |         |                        |       |  |  |
|---------------------|------------------------------|-----------|---------|---------|------------------------|-------|--|--|
| Type Mark           | Family                       | Type      | Width   | Height  | Manufacturer           | Count | Comments   |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 1                   | Window-Double-Hung           | 32" x 62" | 2' - 8" | 5' - 2" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 2                   | Window-Casement-Single_Right | 24" x 62" | 2' - 0" | 5' - 2" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 3                   | Window-Casement-Single_Left  | 24" x 20" | 2' - 0" | 1' - 8" | Milgard - Ultra Series | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing, Obscured and Tempered Glass |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |
| 6                   | Window-Double-Hung           | 32" x 48" | 2' - 8" | 4' - 0" | Marvin Windows         | 1     | Aluminum Clad Wood Finish, Oil - Based Paint, Insulating Dual Glazing                              |  |

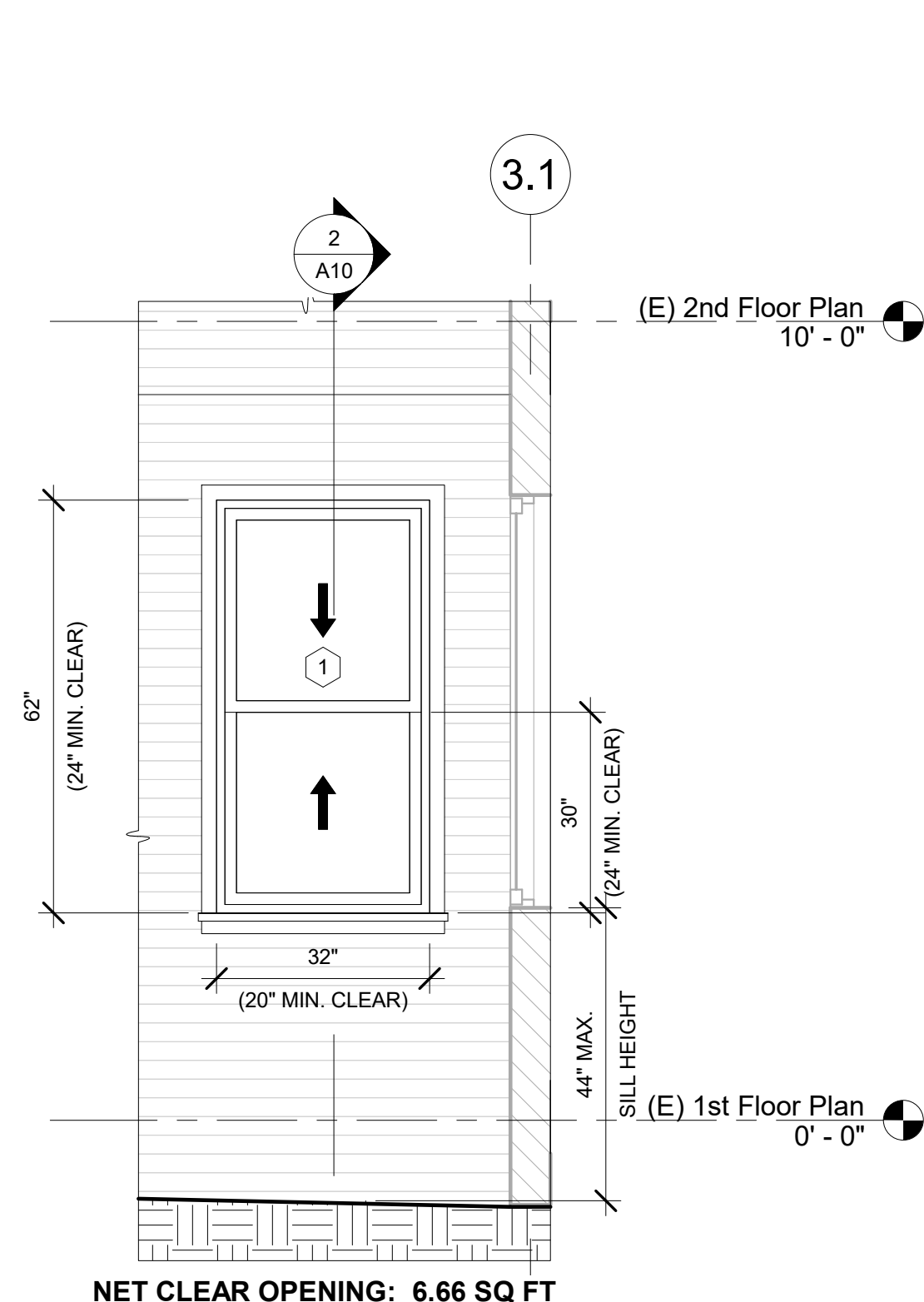
Grand total: 9

**NOTE:**

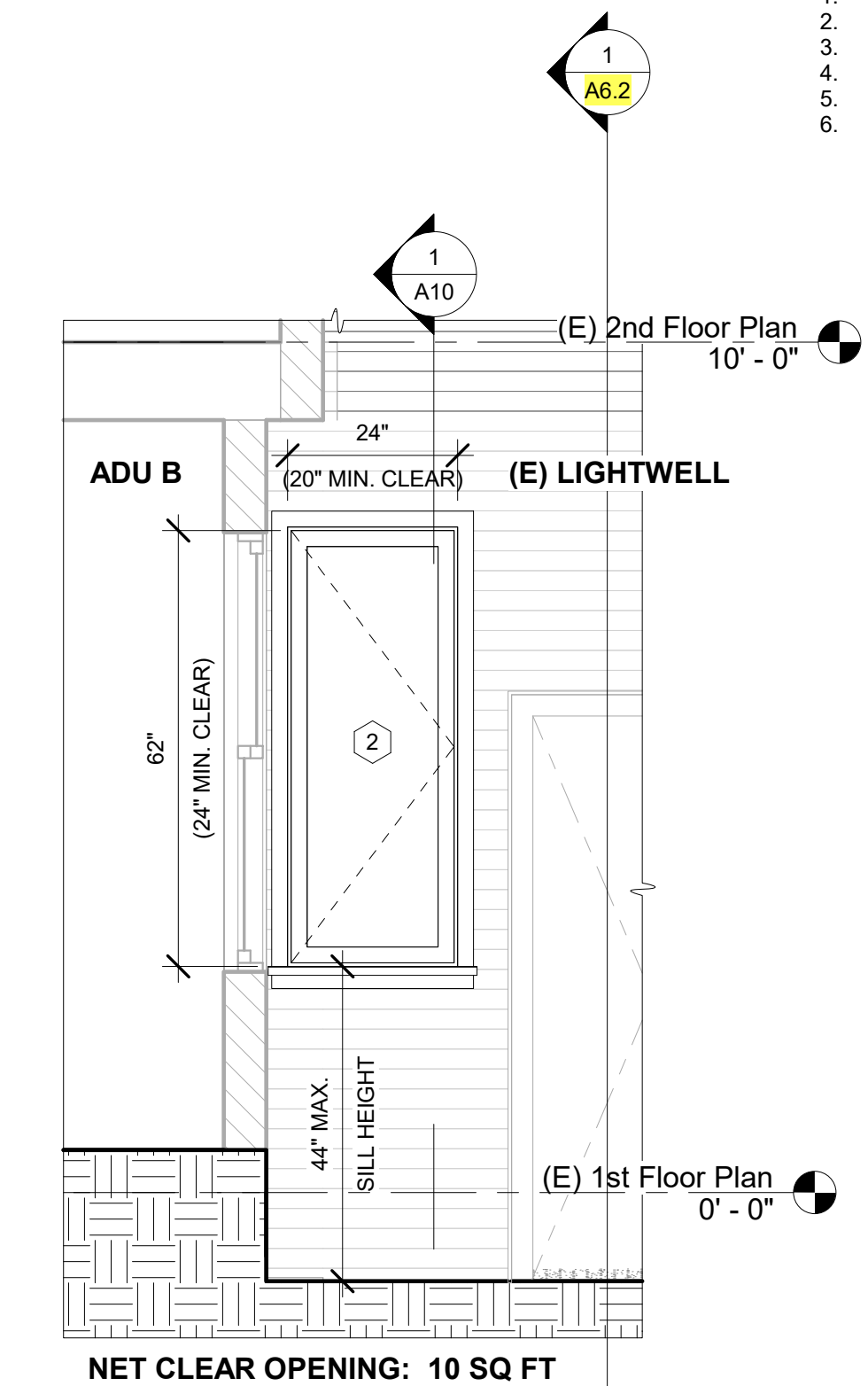
1. VERIFY ACTUAL FIELD DIMENSIONS PRIOR TO ORDERING.

**COMPLY WITH SECTION R310.1 REQ'MTS:**

1. OPENING <44" A.F.F.
2. 5.7 SQ. FT. CLEAR OP'NG
3. 24" MIN. HT.
4. 20" MIN. WIDTH
5. ALL NEW WINDOWS TO HAVE A MX U-FACTOR OF 0.32
6. ALL WINDOWS & DOORS WITH GLASS TO BE HIGH EFFICIENCY DOUBLE GLAZED, MODEL & MANUFACTURER TBD



1 (N) Egress Window Detail  
1/2" = 1'-0"



2 (N) Egress Window Detail  
1/2" = 1'-0"

| Specialty Equipment Schedule |          |              |   |              |       |       |
|------------------------------|----------|--------------|---|--------------|-------|-------|
| Type Mark                    | Location | Type         | Family  | Manufacturer | Model | Count |
| 01                           | Kitchen  | 30"          | Range-Gas   |              |       | 3     |
| 02                           | Kitchen  | 30"          | Oven-Microwave  |              |       | 3     |
| 03                           | Kitchen  | 24"          | Dishwasher  |              |       | 3     |
| 04                           | Kitchen  | Stacked W/D  | Washer - Dryer_319                                    |              |       | 3     |
| 05                           | Kitchen  | 24" x 25" LH | Refrigerator  |              |       | 2     |
| 05'                          | Kitchen  | 36"          | Refrigerator-French_Door-with_Ice_and_Water_Dispenser |              |       | 1     |

| Plumbing Fixture Schedule |          |                       |              |       |       |  |
|---------------------------|----------|-----------------------|--------------|-------|-------|--|
| Type Mark                 | Location | Family                | Manufacturer | Model | Count |  |
| P0                        | Kitchen  | Sink Kitchen-Single   |              |       | 3     |  |
| P1                        | Bath     | Sink Vanity-Round     |              |       | 3     |  |
| P2                        | Bath     | Sink Vanity-Square    |              |       | 2     |  |
| P3                        | Bath     | Toilet-Domestic-3D    |              |       | 5     |  |
| P4                        | Bath     | Tub-Rectangular-3D    |              |       | 5     |  |
| P5                        | Bath     | Hydronic Towel Heater |              |       | 5     |  |
| P6                        | Bath     | Shower Set            |              |       | 5     |  |

| Interior Finish Schedule |                     |                |                |               |             |                                 |
|--------------------------|---------------------|----------------|----------------|---------------|-------------|---------------------------------|
| Location                 | Room Name           | Ceiling Finish | Ceiling Height | Floor Finish  | Wall Finish | Comments                        |
|                          | (E) LOBBY           | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) HALLWAY         | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (E) MAIN ENTRANCE   | 1/2" GWB       | 9' - 0"        | TILE          | 1/2" GWB    |                                 |
|                          | (E) PASSAGE         | 1/2" GWB       | 9' - 0"        | CONCRETE/TILE | 1/2" GWB    |                                 |
|                          | (E) STAIRS          | 1/2" GWB       | 8' - 7"        | TILE          | 1/2" GWB    |                                 |
|                          | (N) BATH            | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) BEDRM 1         | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) BEDRM 2         | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) BEDRM 3         | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) CL.             | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) LIVING          | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) KITCHEN         | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    | TILE FLOOR IN UNIT A (OPTIONAL) |
|                          | (N) UTILITY CL.     | 1/2" GWB       | 8' - 7"        | TILE          | 1/2" GWB    |                                 |
|                          | (N) OFFICE          | 1/2" GWB       | 8' - 7"        | HARDWOOD      | 1/2" GWB    |                                 |
|                          | (N) GARAGE          | 1/2" GWB       | 8' - 7"        | CONCRETE      | 1/2" GWB    |                                 |
|                          | (N) MECHANICAL RM   | 1/2" GWB       | 8' - 7"        | TILE          | 1/2" GWB    |                                 |
|                          | (N) TRASH & RECYCLE | 1/2" GWB       | 8' - 7"        | CONCRETE      | 1/2" GWB    |                                 |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) Arch. Schedules & Details  
 As indicated

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**A10**

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

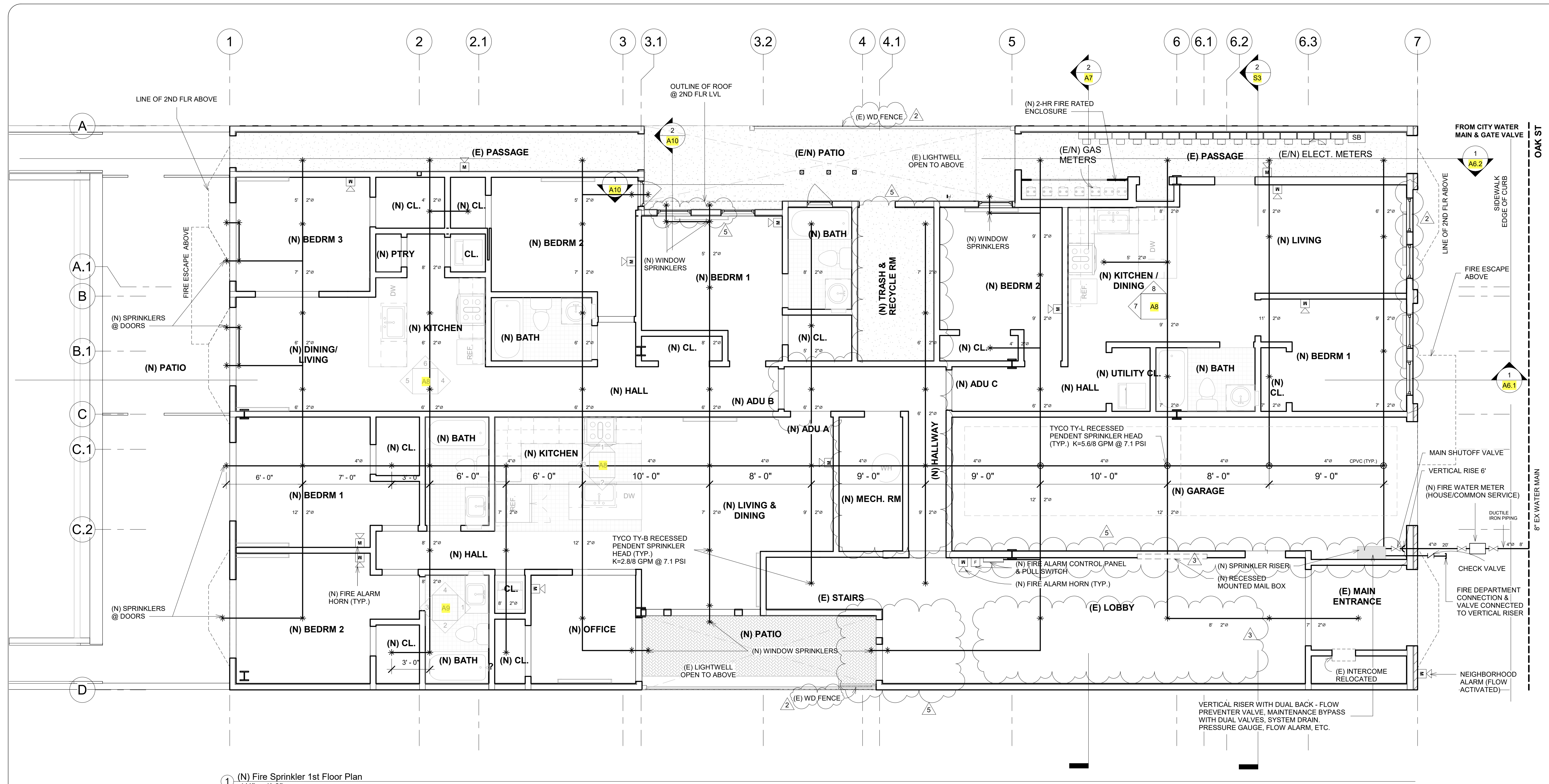
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

**(N) 1st Floor Fire Sprinkler Plan**  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**F1**



1 (N) Fire Sprinkler 1st Floor Plan  
1/4" = 1'-0"

**NOTES:**

- PLANS FOR BIDDING PURPOSES ONLY.
  - FIRE SPRINKLER CONTRACTOR SHALL PROVIDE PERMIT PLANS & CALCULATIONS AS DEFERRED SUBMITTAL.
  - FIRE SPRINKLER CONTRACTOR SHALL VERIFY ADEQUACY OF WATER PRESSURE & WATER SUPPLY PIPE FROM CITY MAIN TO (E/N) METER.
  - SPRINKLERS REQUIRED UNDER SEPARATE PERMIT - GROUND FLOOR ONLY PER INFORMATION SHEET FS-05 AND IN COMPLIANCE WITH 2016 NFPA 13.
  - WINDOW SPRINKLERS WILL BE REQUIRED FOR OPERABLE 60 MIN WINDOWS THAT WILL OPEN INTO THE EGRESS COURTYARD.
- A. THIS RESIDENTIAL SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2016 NFPA 13.  
B. ONLY LISTED & APPROVED DEVICES SHALL BE INSTALLED IN THIS SYSTEM.  
C. ONLY NEW LISTED RESIDENTIAL SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THIS SPRINKLER SYSTEM.

- D. A MINIMUM OF TWO SPARE FIRE SPRINKLERS OF EACH TYPE, TEMPERATURE RATING AND ORIFICE SIZE, ALONG WITH A SPRINKLER WRENCH, SHALL BE LOCATED IN A SPARE HEAD CABINET AT THE SYSTEM RISER OR OTHER APPROVED LOCATION. IF LESS THAN THREE HEADS OF A PARTICULAR TYPE ARE USED, ONLY ONE SPARE HEAD SHALL BE PROVIDED.
- E. ALL PIPING SHALL BE PROVIDED WITH HANGERS AND SHALL BE SUPPORTED PER CODE AND MANUFACTURER'S SPECIFICATIONS.
- F. ALL PIPING SHALL BE HUNG FROM STRUCTURE MEMBERS.
- G. ALL CPVC PIPING SHALL BE INSTALLED BY PERSONS WHO HAVE BEEN CERTIFIED BY THE MANUFACTURER FOR INSTALLATION OF CPVC PIPING.
- H. AL PRIMERS AND GLUES SHALL BE LISTED AND APPROVED FOR USE WITH CPVC PIPING IN SYSTEMS USING CPVC PIPE.
- I. UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED BEFORE CONNECTION IS MADE TO SPRINKLER PIPING.
- J. A 5% REDUCTION IN THE AVAILABLE WATER PRESSURE SHALL BE INCLUDED IN ALL CALCULATIONS.
- K. THIS RESIDENTIAL SPRINKLER SYSTEM SHALL BE TESTED AND INSPECTED AT BOTH ROUGH AND FINAL INSPECTION, PRIOR TO OCCUPANCY BEING GRANTED. CALL TWO WORKING DAYS IN ADVANCE TO SCHEDULE ALL INSPECTIONS.
- L. SPRINKLERS REQUIRED UNDER SEPARATE PERMIT - GROUND FLOOR ONLY.
- M. FOR BIDDING PURPOSES ONLY. FIRE SPRINKLER SUBCONTRACTOR SHALL SUBMIT DETAINED PLANS & CALCULATIONS AS A DEFERRED SUBMITTAL.

**LOBBY AREA NOTE: ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVE, SALVAGED, AND PLACED EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK:
  - WALL SCONES
  - PLASTER FAUX BEAMS
  - PLASTER FAUX PILASTERS
  - MATCH WALL TEXTURE

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineer and shall not be reproduced, published or used in any way without the permission of the Engineer.

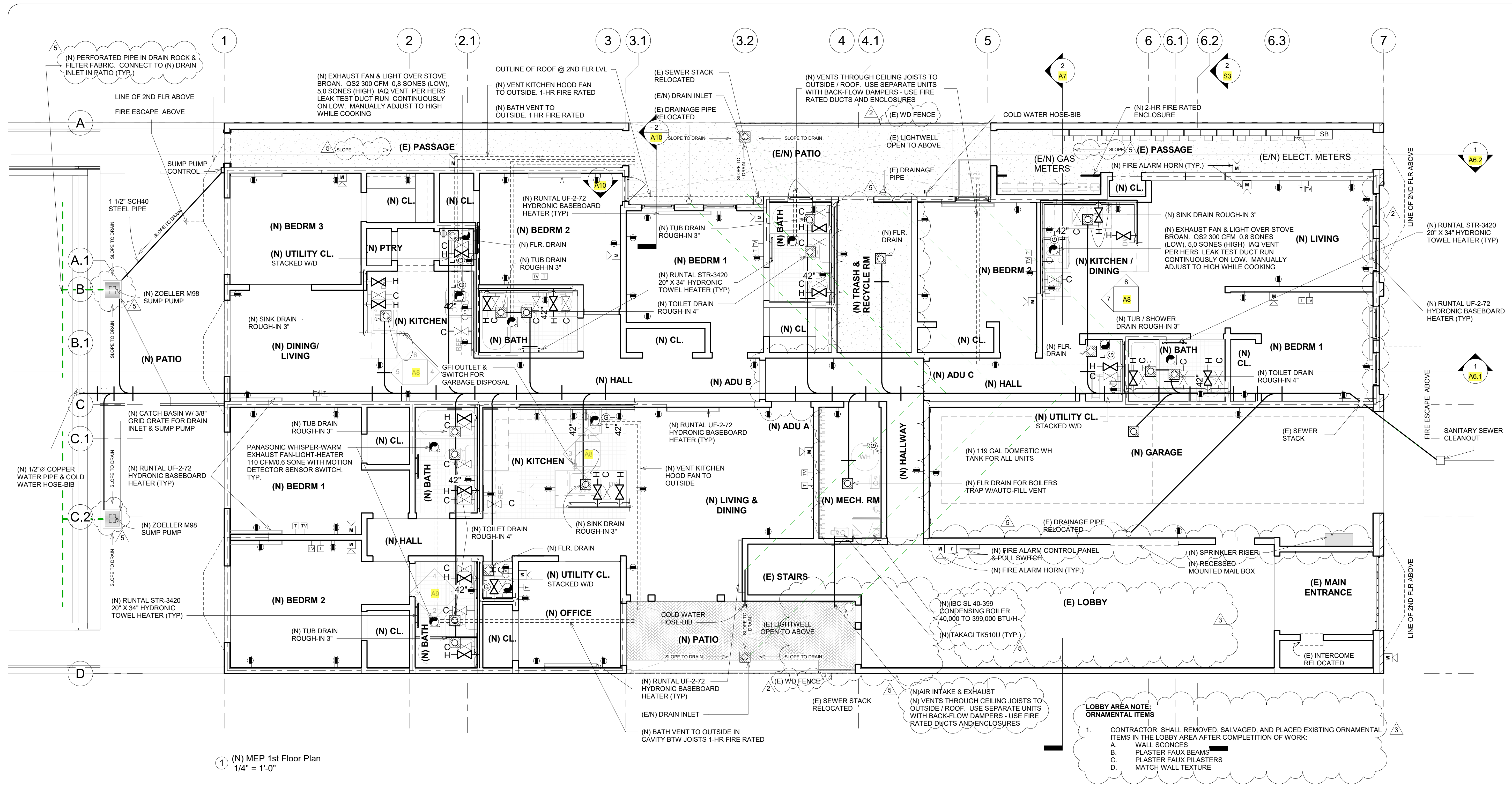
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(N) 1st Floor MEP Plan  
 As indicated

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**MEP1**



| LEGEND |                           |                                  |                                  |
|--------|---------------------------|----------------------------------|----------------------------------|
| S      | SWITCH                    | 110 OUTLET                       | CABLE                            |
| S-3    | 3-WAY                     | GFI OUTLET                       | NETWORK HUB                      |
| D      | DIMMER SWITCH             | ACFI OUTLET                      | NETWORK JACK                     |
| F      | FLUORESCENT               | 220 PLUG                         | SUPPLY AIR                       |
| —      | UNDER CABINET FLUORESCENT | WATERPROOF GFI                   | RETURN AIR                       |
| ○      | CLG. SURFACE MOUNT        | SMOKE / CARBON MONOXIDE DETECTOR | EXHAUST FAN                      |
| ○      | PENDANT                   | FIRE ALARM HORN                  | FAN/LIGHT/HEAT COMBO             |
| ○      | WALL SCONCE               | EXIT SIGN & LIGHT                | PATCH PANEL                      |
| □      | RECESSED LED LIGHT        | J-BOX                            | MOTION DETECTOR                  |
| ⬇      | FLOOD LIGHT               | TELEPHONE                        | GAS LINE                         |
| -HB    | HOSE BIB                  | DATA OUTLET BOX                  | GAS BALL VALVE (COPPER/BRONZE)   |
| —      |                           |                                  | HOT WATER LINE                   |
| —      |                           |                                  | COLD WATER LINE                  |
| —      |                           |                                  | WATER GATE VALVE (COPPER/BRONZE) |
| —      |                           |                                  | WATER GATE VALVE (COPPER/BRONZE) |

**LOBBY AREA NOTE: ORNAMENTAL ITEMS**

- CONTRACTOR SHALL REMOVE, SALVAGE, AND PLACE EXISTING ORNAMENTAL ITEMS IN THE LOBBY AREA AFTER COMPLETION OF WORK.
- WALL SCONCES
- PLASTER FAUX BEAMS
- PLASTER FAUX PILASTERS
- MATCH WALL TEXTURE

- NOTES:**
- VENT ALL IAQ FANS TO EXTERIOR IN SEALED 4" - 6" GSM DUCTS.
  - EXHAUST REGISTERS MUST BE 3" - 0" MIN. FROM NEAREST WINDOW OPENING.
  - ALL GAS LINES TO BE 3/4" SUPPLY @ APPLIANCES
  - GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
  - COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
  - LIGHTING PER CEC 150.0 (K).
  - MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
  - PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.3.
  - CONTRACTOR SHALL VERIFY SEWER ELEVATIONS PRIOR TO START OF CONSTRUCTION.
  - THE CALGREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.I
  - PER CMC 908.2.2. DRYER TO BE EQUIPPED W/APPROVED SAFETY SHUTOFF DEVICE & TO BE INSTALLED AS SPECIFIED FOR A TYPE 2 CLOTHES DRYER IN ACCORDANCE WITH SECTION 504.4
  - MECHANICAL FANS AND ALL OTHER ELECTRIC DEVICES IN GAS METER RM MUST BE EXPLOSION PROOF AND MEET THE REQUIREMENTS OF THE NFPA-70: NATIONAL ELECTRIC CODE FOR CLASS I, DIVISION 1, GROUP D LOCATIONS.
  - LOW FRESH AIR INTAKE AND HIGH EXHAUST AIR DUCT MUST BE AT OPPOSITE CORNERS WITHIN GAS METER ROOM TO ENSURE NO RECIRCULATION. BOTTOM OF HIGH-EXHAUST AIR LOUVER TO BE 6' ABOVE THE FINISH OUTSIDE GRADE AND 10' AWAY FROM WINDOW OR DOOR OPENINGS.



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



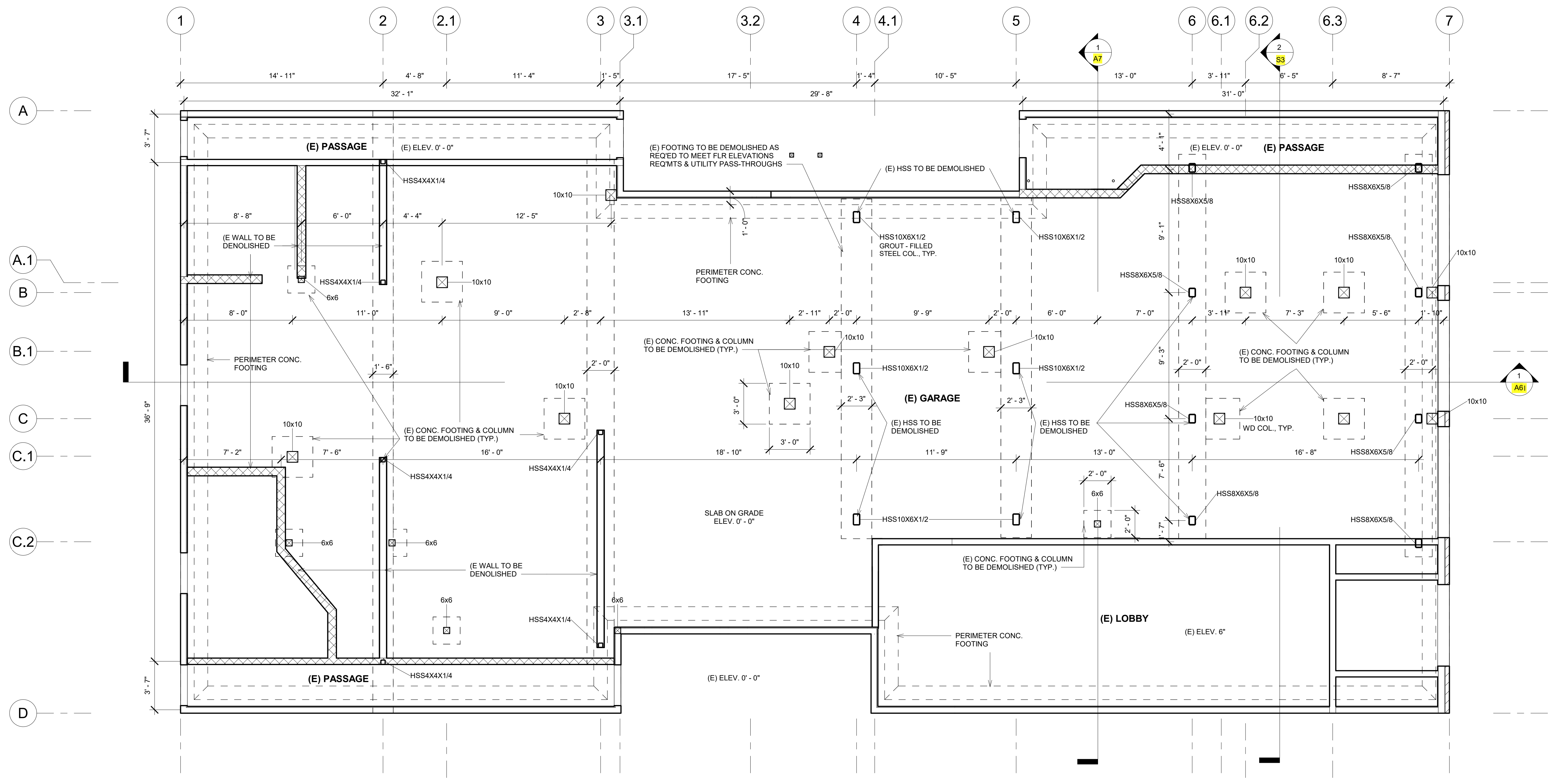
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

(E) Foundation Plan  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S1**



1 (E) Foundation Plan  
 1/4" = 1'-0"

| LEGEND |  |
|--------|--|
|        | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |
|        | (E) COLUMN & FOOTING                       |
|        | (E) HSS & FOOTING                          |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

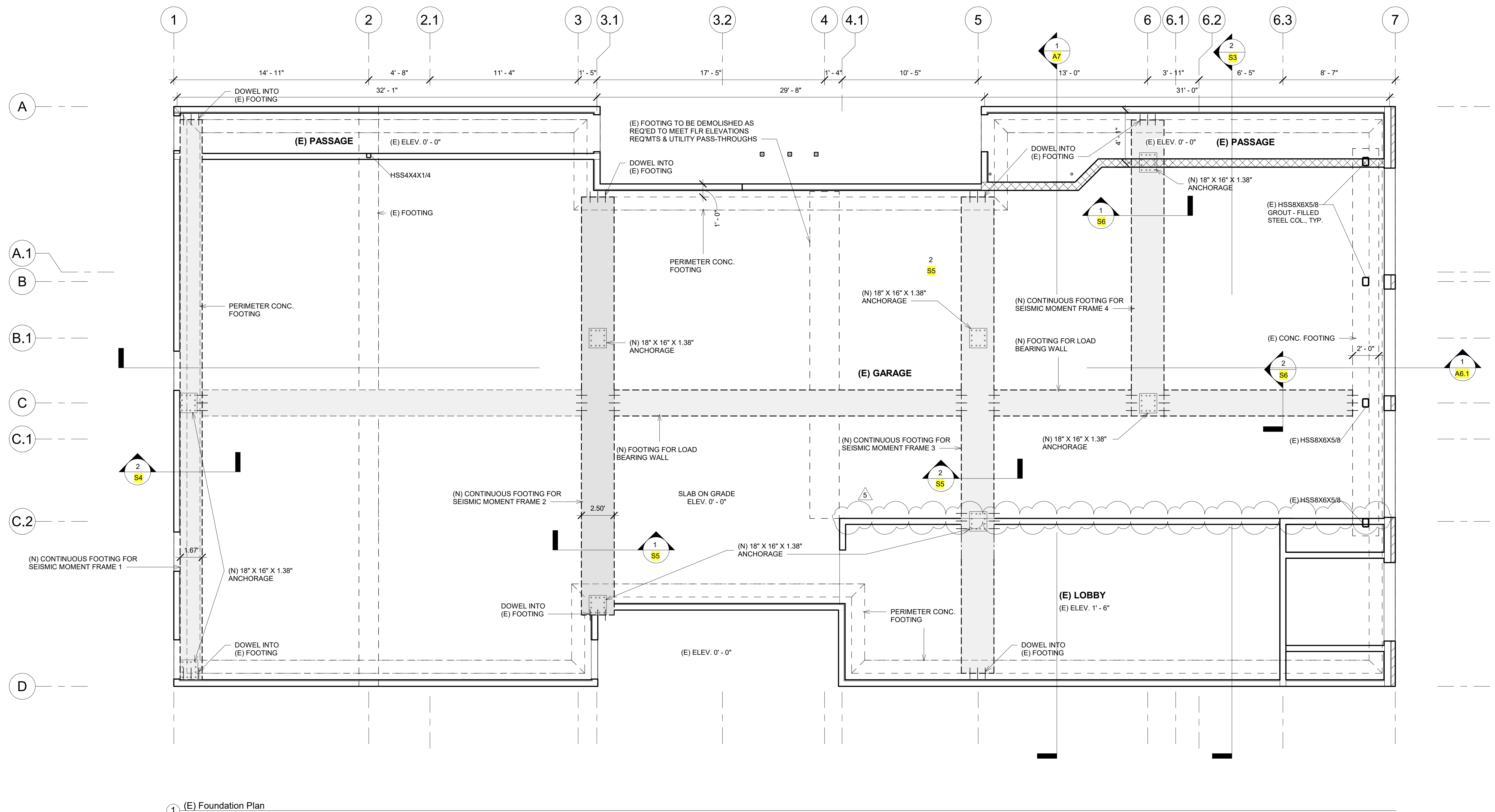
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Foundation Plan Retrofitted

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S1.R**



1 (E) Foundation Plan  
1/4" = 1'-0"

| LEGEND |  |
|--------|--|
|        | (E) PERIMETER FOOTING AROUND SLAB ON GRADE |
|        | (E) COLUMN & FOOTING                       |
|        | (E) HSS & FOOTING                          |
|        | (N) GRADE BM FOOTING FOR SMRF              |
|        | A/B PATTERN FOR (N) MOMENT FRAME           |

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

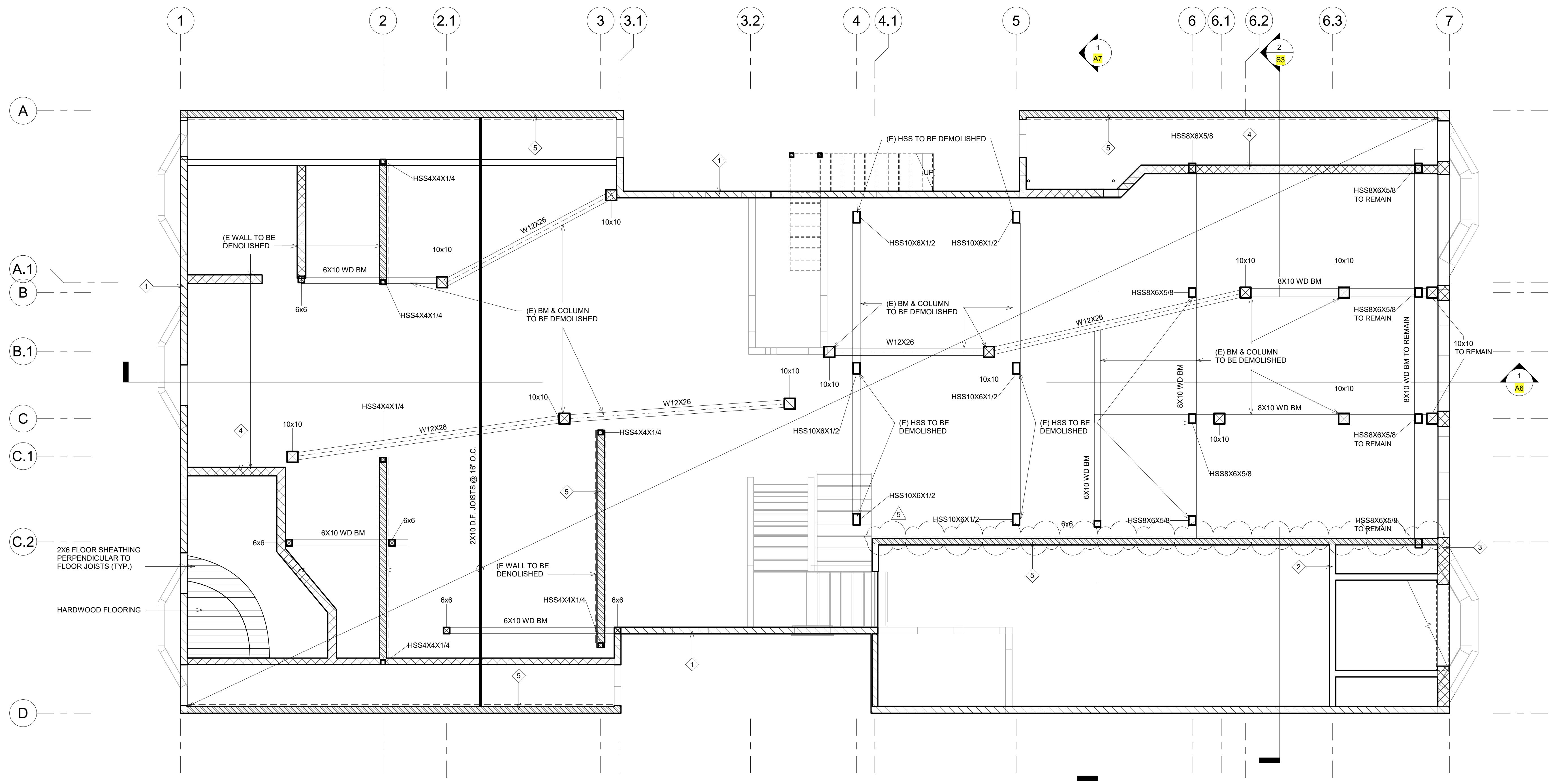
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

**(E) 1st Floor Wall & 2nd Floor Framing Plan**  
As indicated

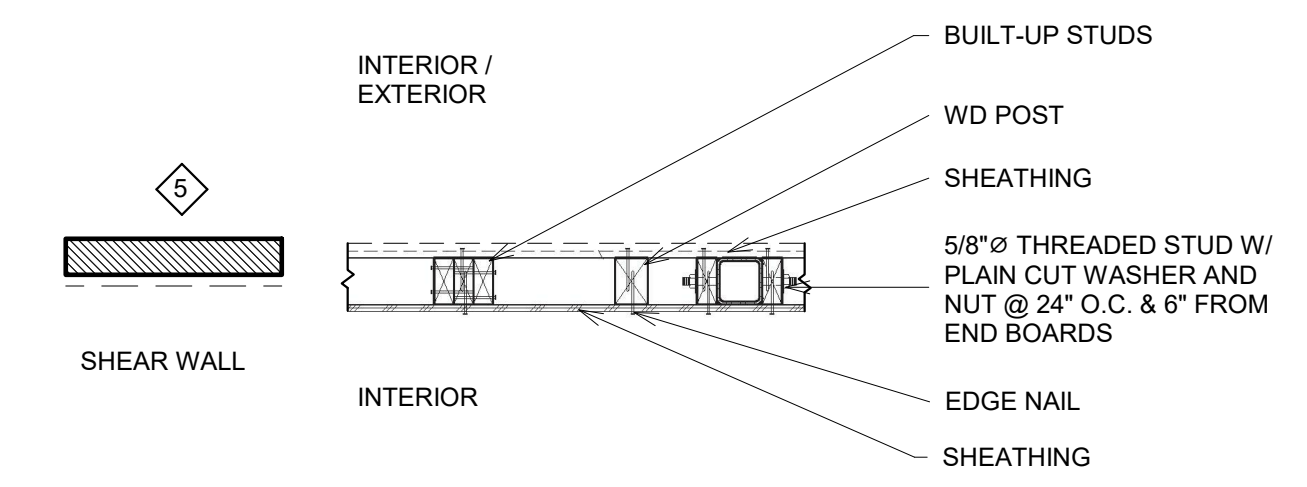
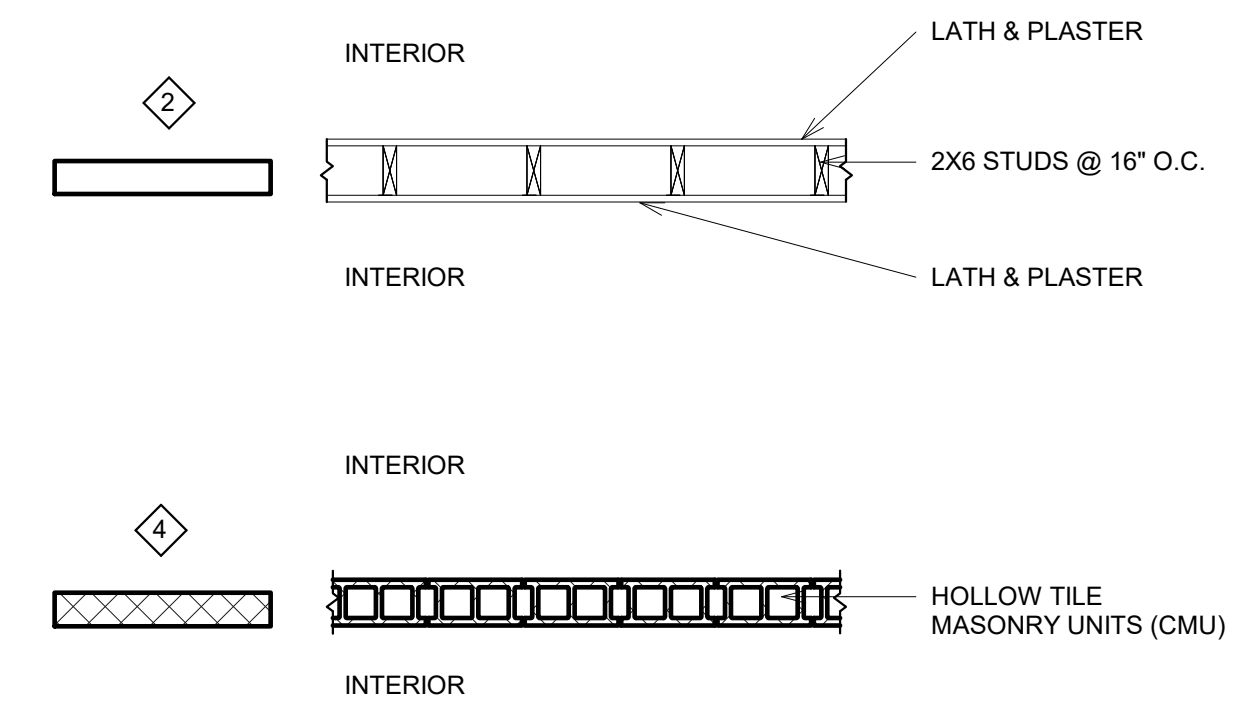
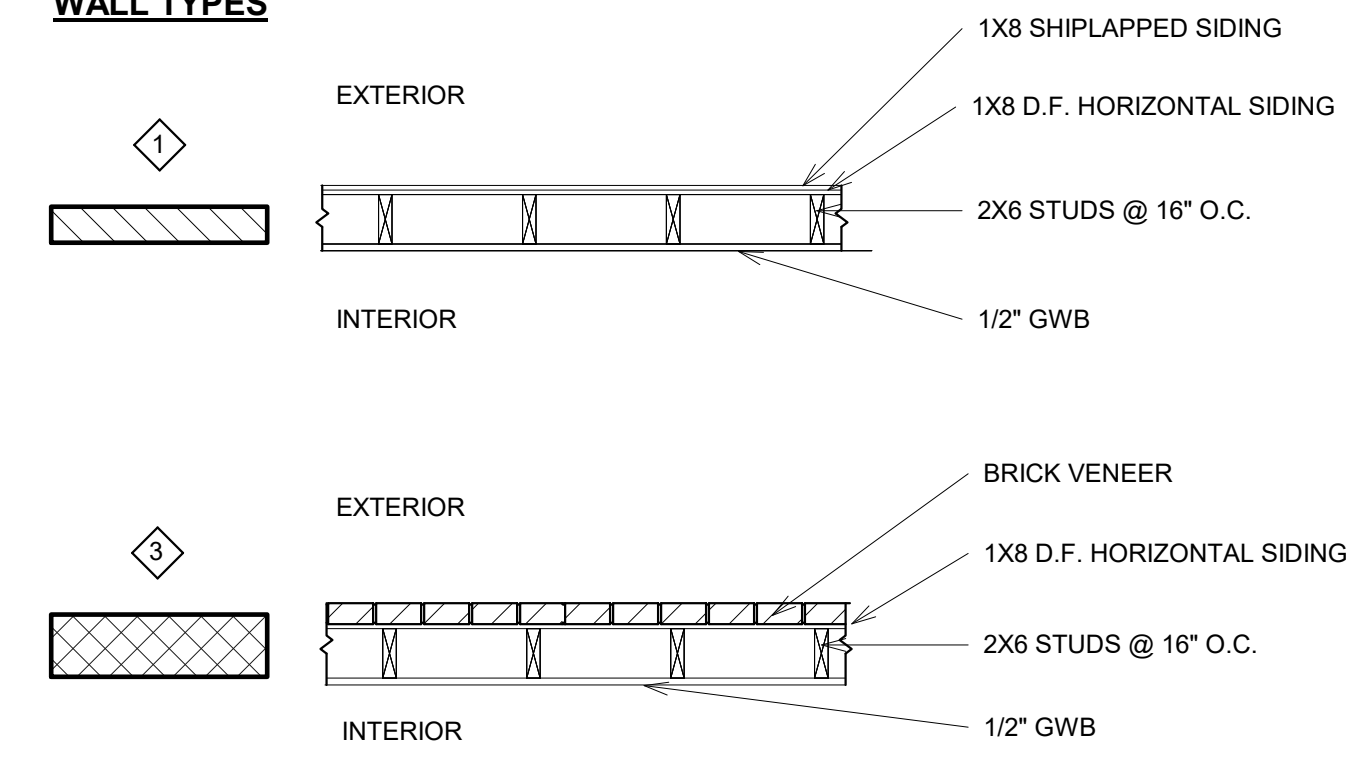
DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S2**



1 (E) 1st Floor Wall & 2nd Floor Framing Plan  
1/4" = 1'-0"

**WALL TYPES**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

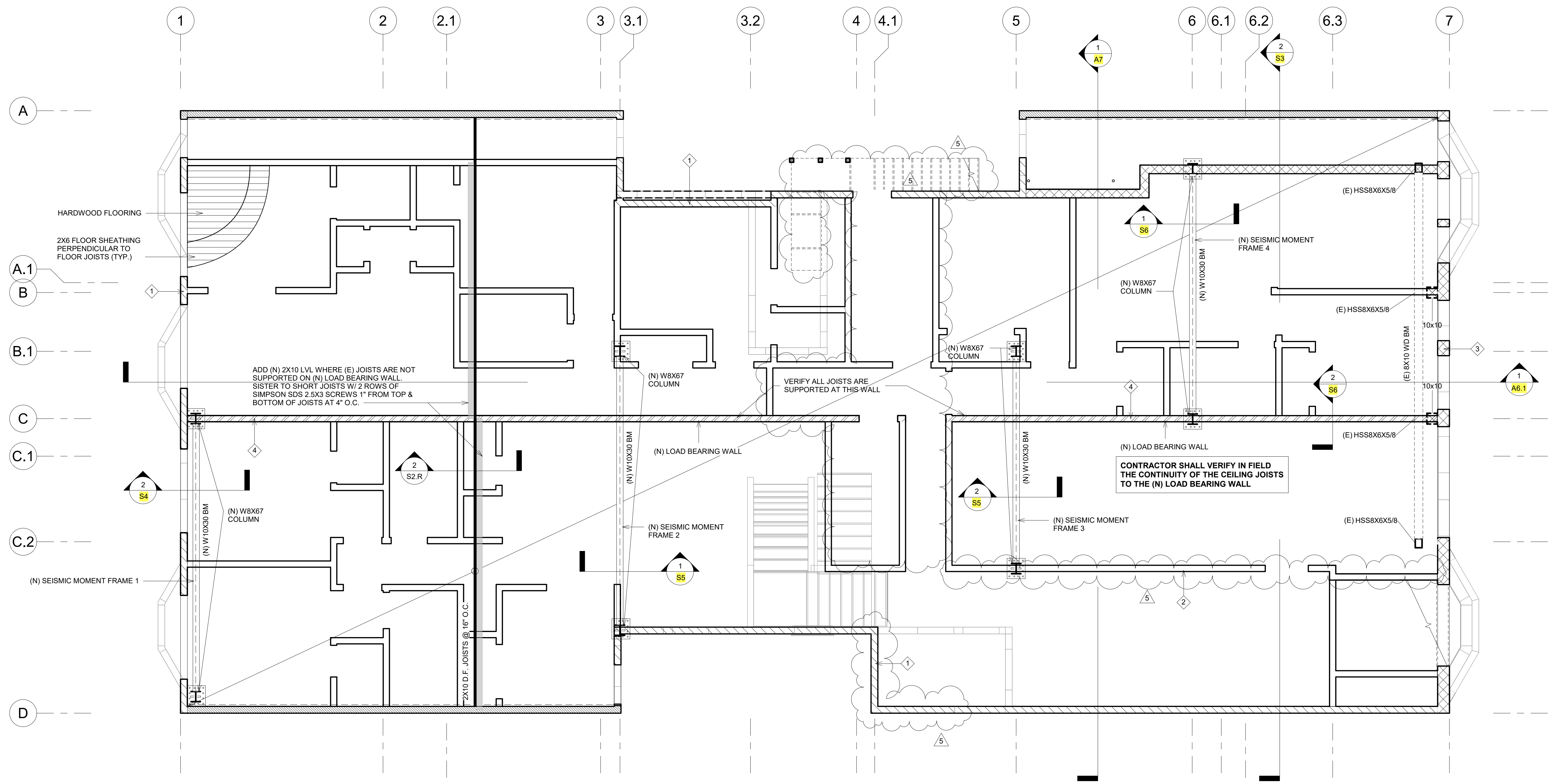
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

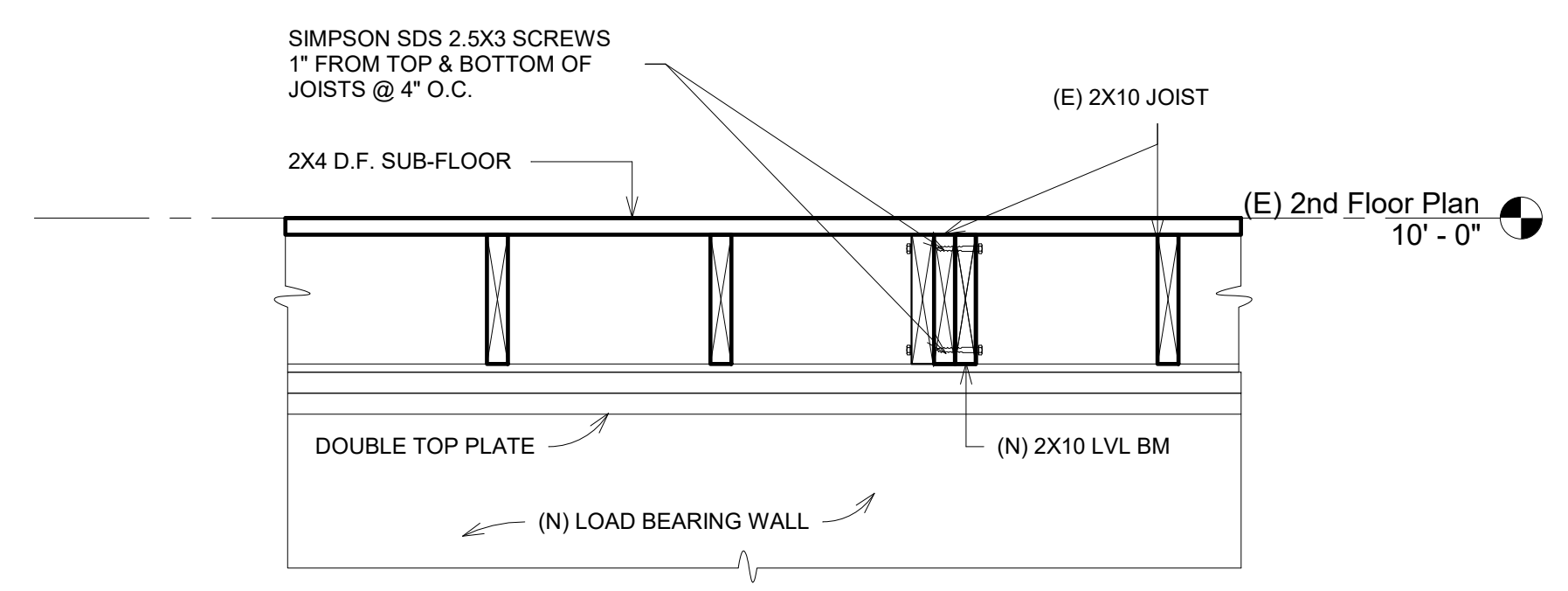
1st Floor Wall & 2nd Floor Framing Retrofitted  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S2.R**

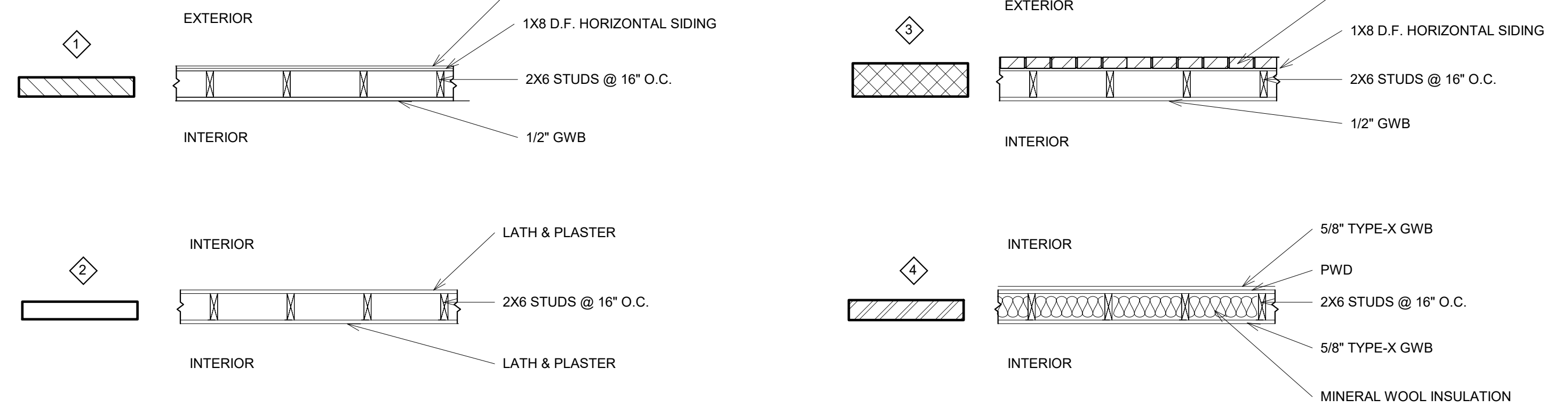


1 (E) 1st Floor Wall & 2nd Floor Framing Plan  
1/4" = 1'-0"



2 Section Detail - Sistered Joist  
1" = 1'-0"

**WALL TYPES**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

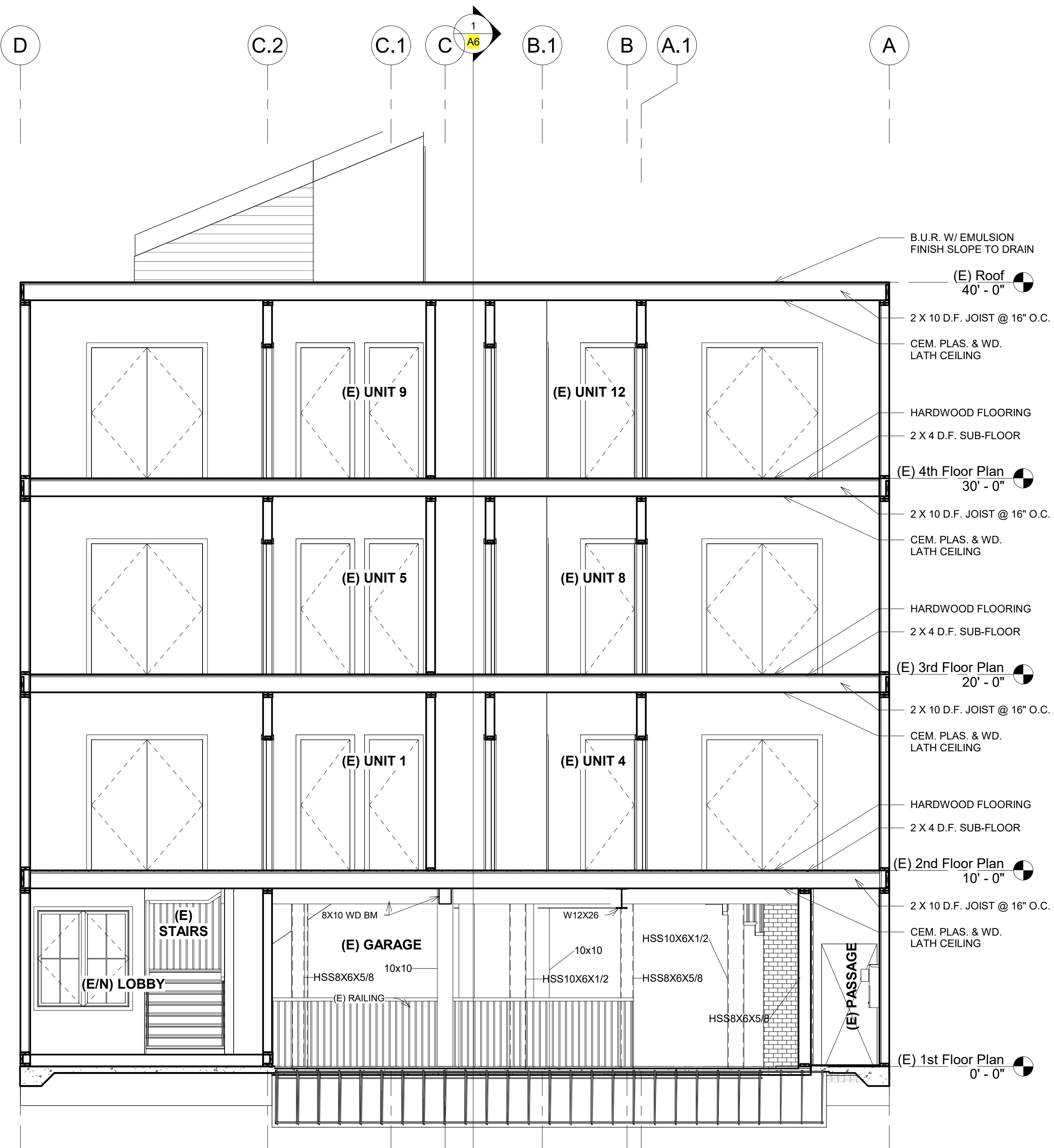
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

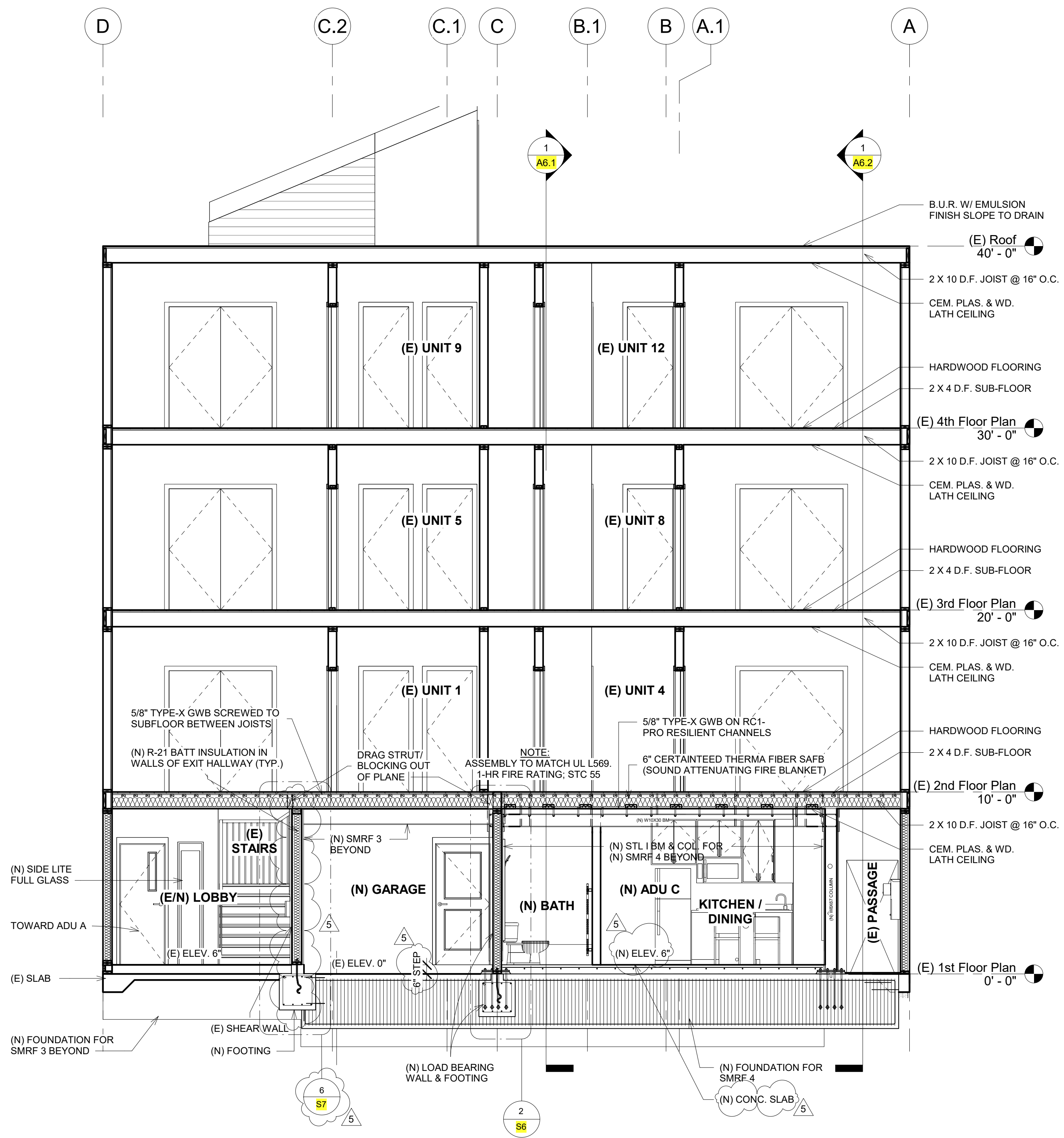
(E) & (N) Cross Sections C - C'  
 - C'  
 1/4" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

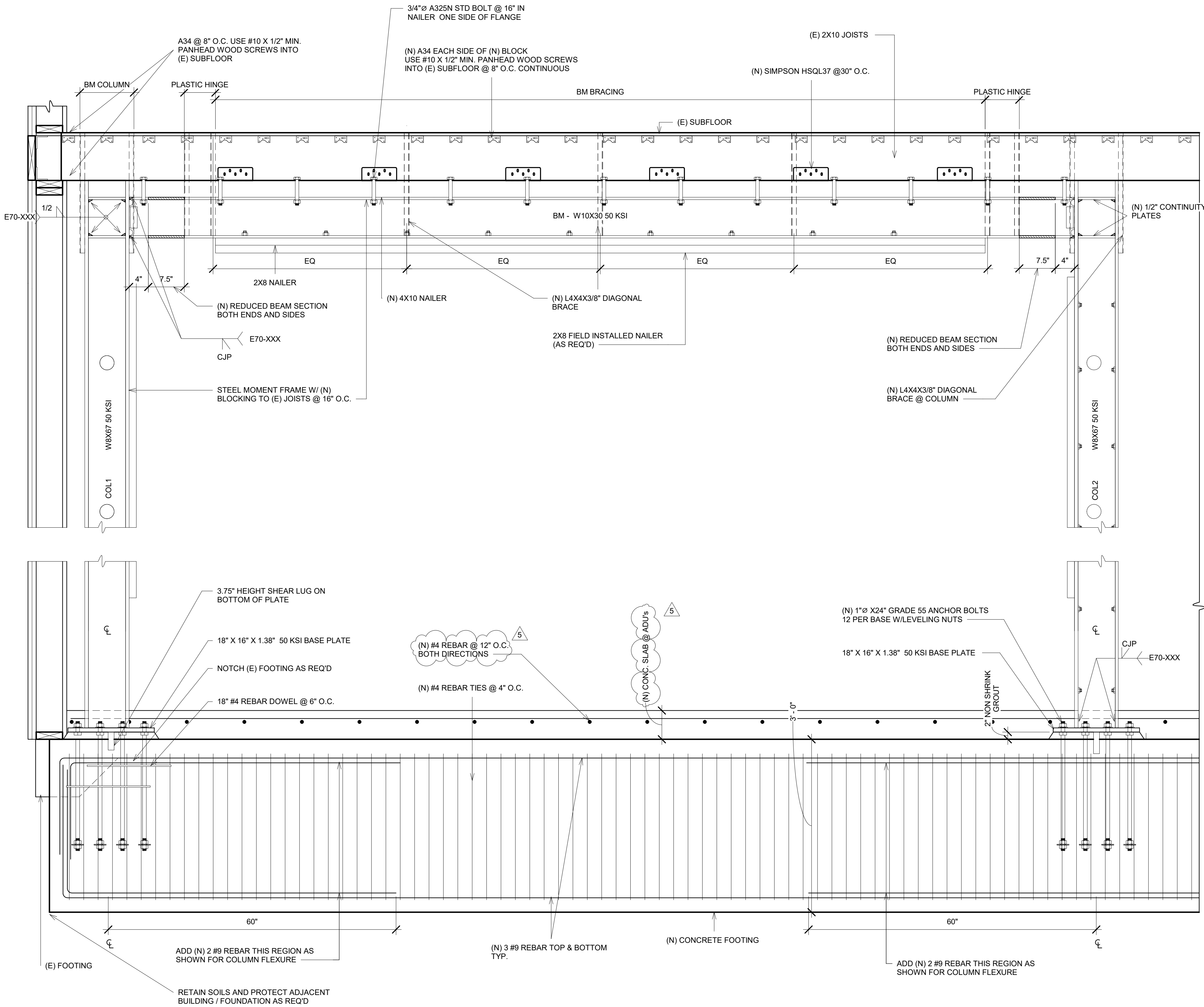
**S3**



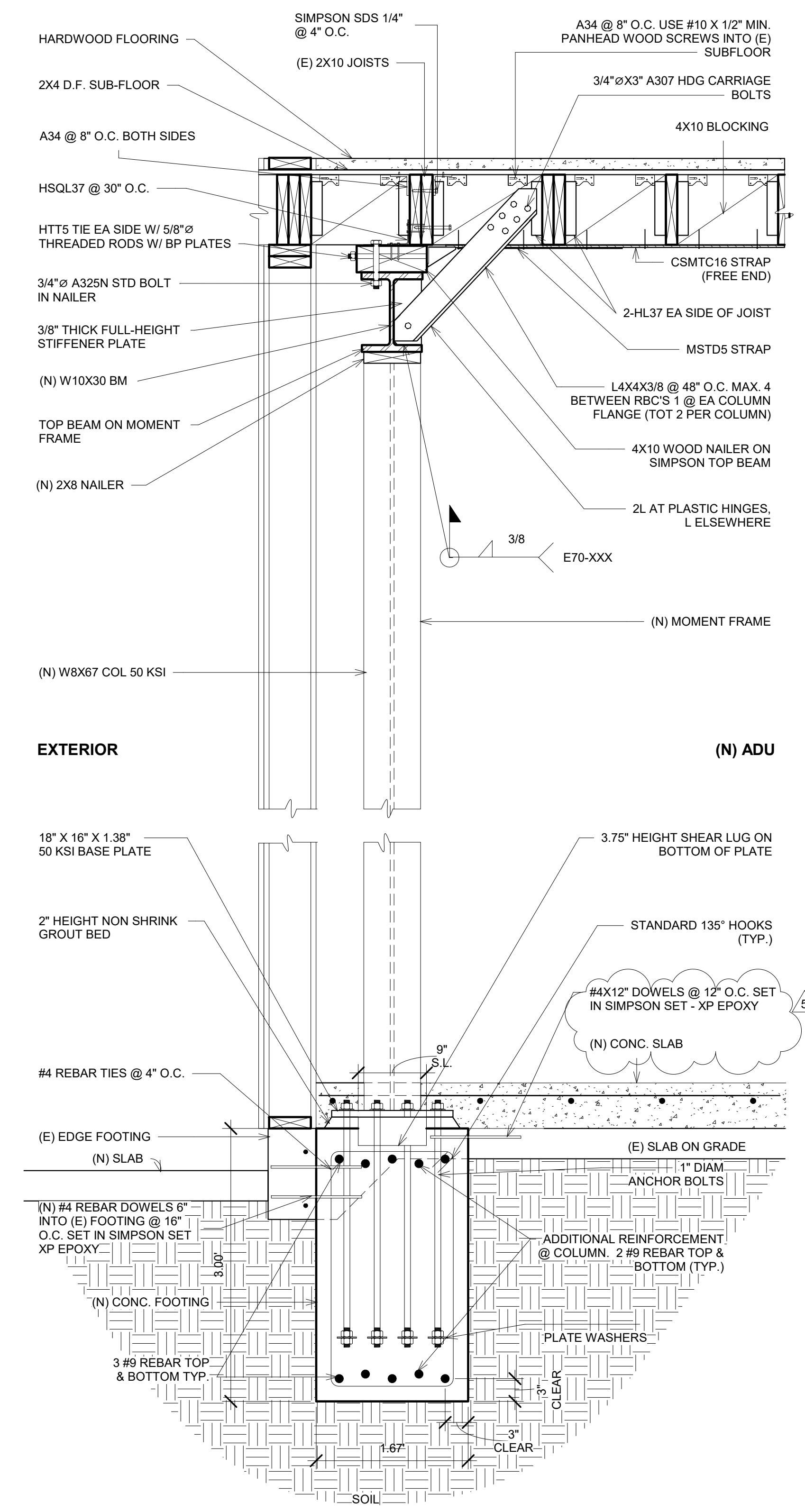
1 (E) Cross Section C - C  
 1/4" = 1'-0"



2 (E/N) Cross Section C - C'  
 1/4" = 1'-0"



1 (N) SMRF 1 - Detail (TYP)  
1" = 1'-0"



2 (N) SMRF 1 - Detail Side (TYP)  
1" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
 231 41ST AVENUE  
 SAN MATEO, CA 94403  
 650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

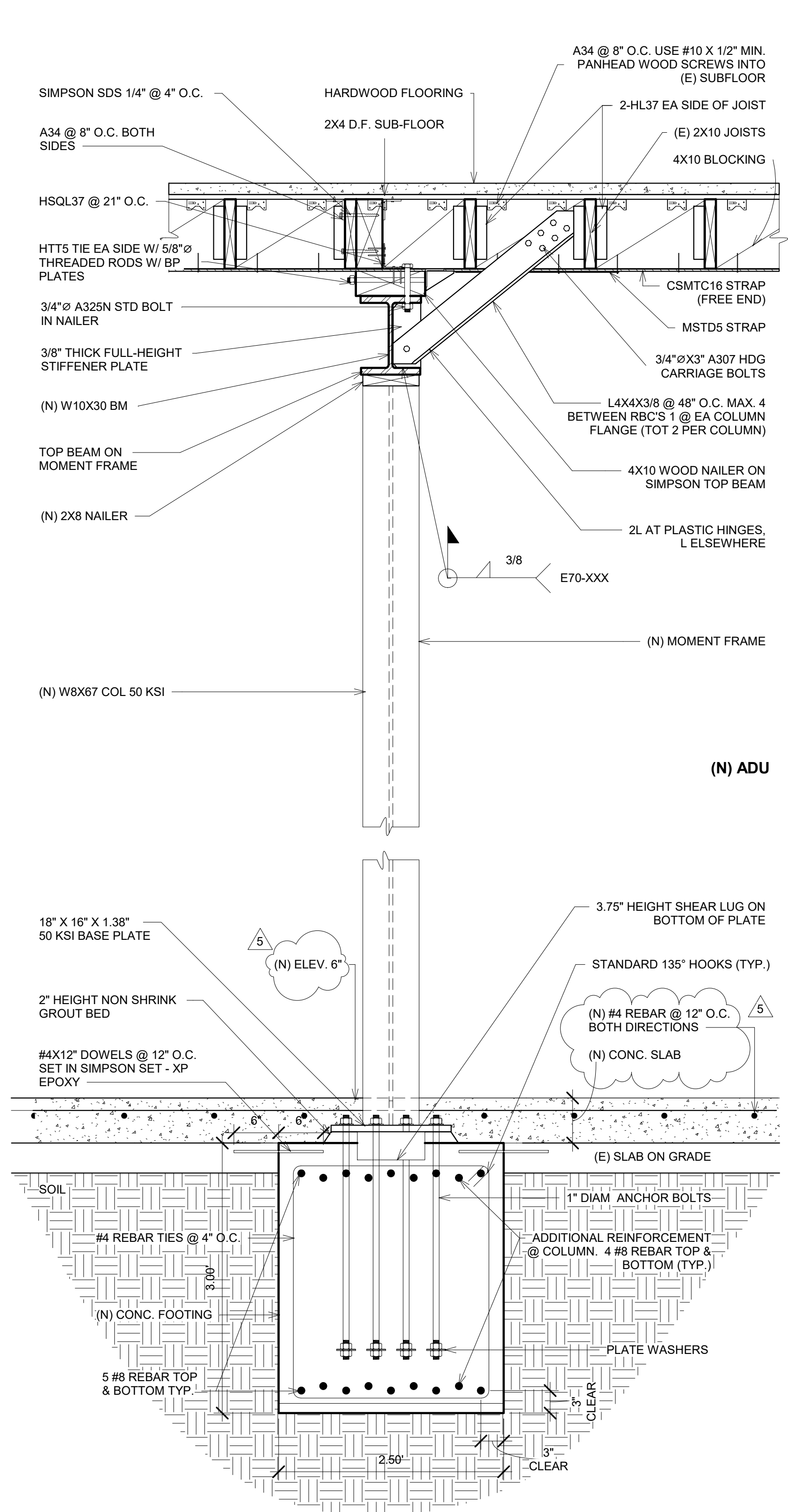
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
 1555 Oak Street  
 San Francisco, CA 94117

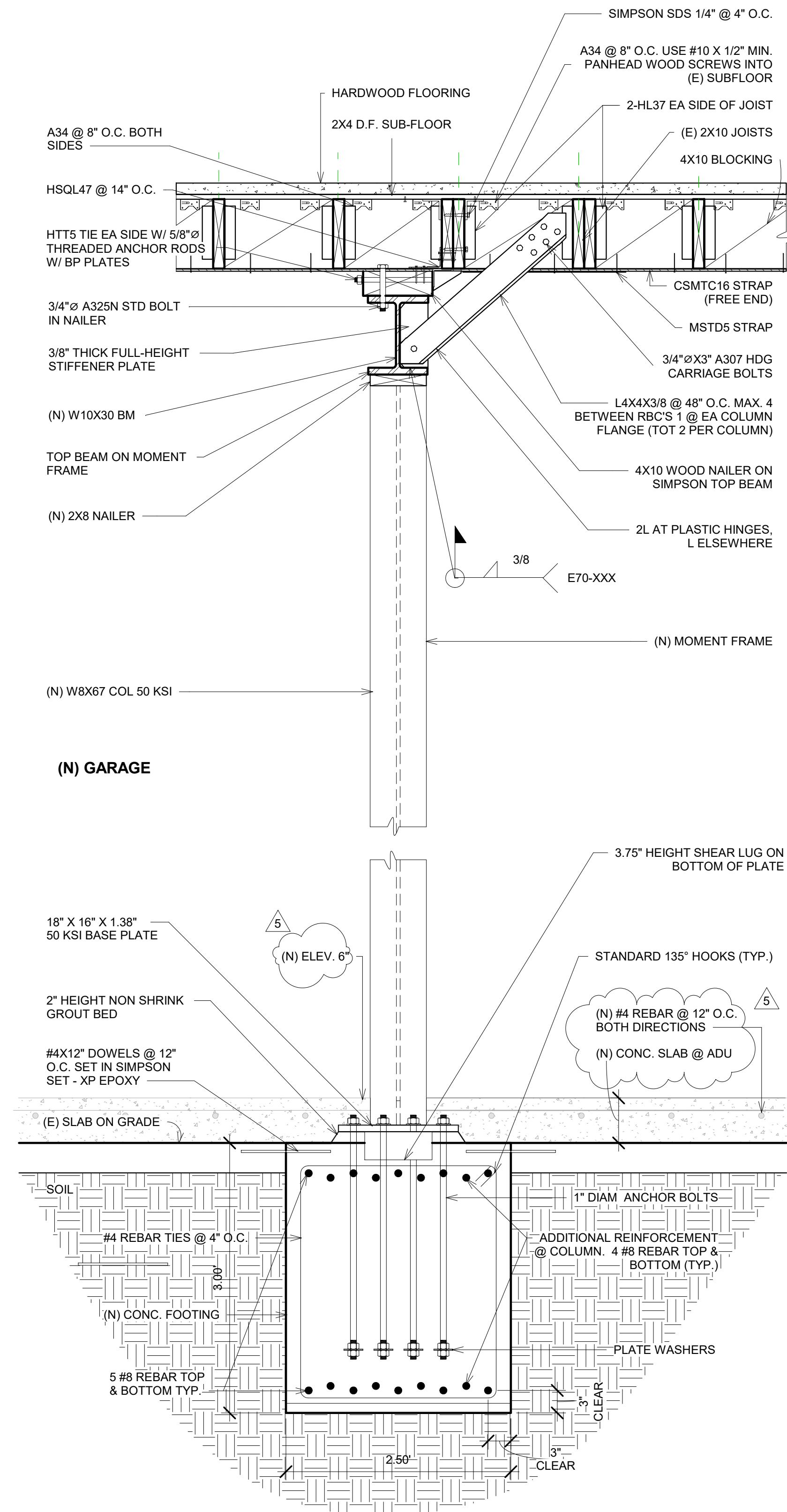
Structural Details  
 Retrofitted  
 1" = 1'-0"

DATE: 01/28/2020  
 DRAWN BY: A.G.  
 JOB #: 1555OAK

**S4**



① (N) SMRF 2 - Detail Side (TYP)  
1" = 1'-0"



② (N) SMRF 3 - Detail Side (TYP)  
1" = 1'-0"

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

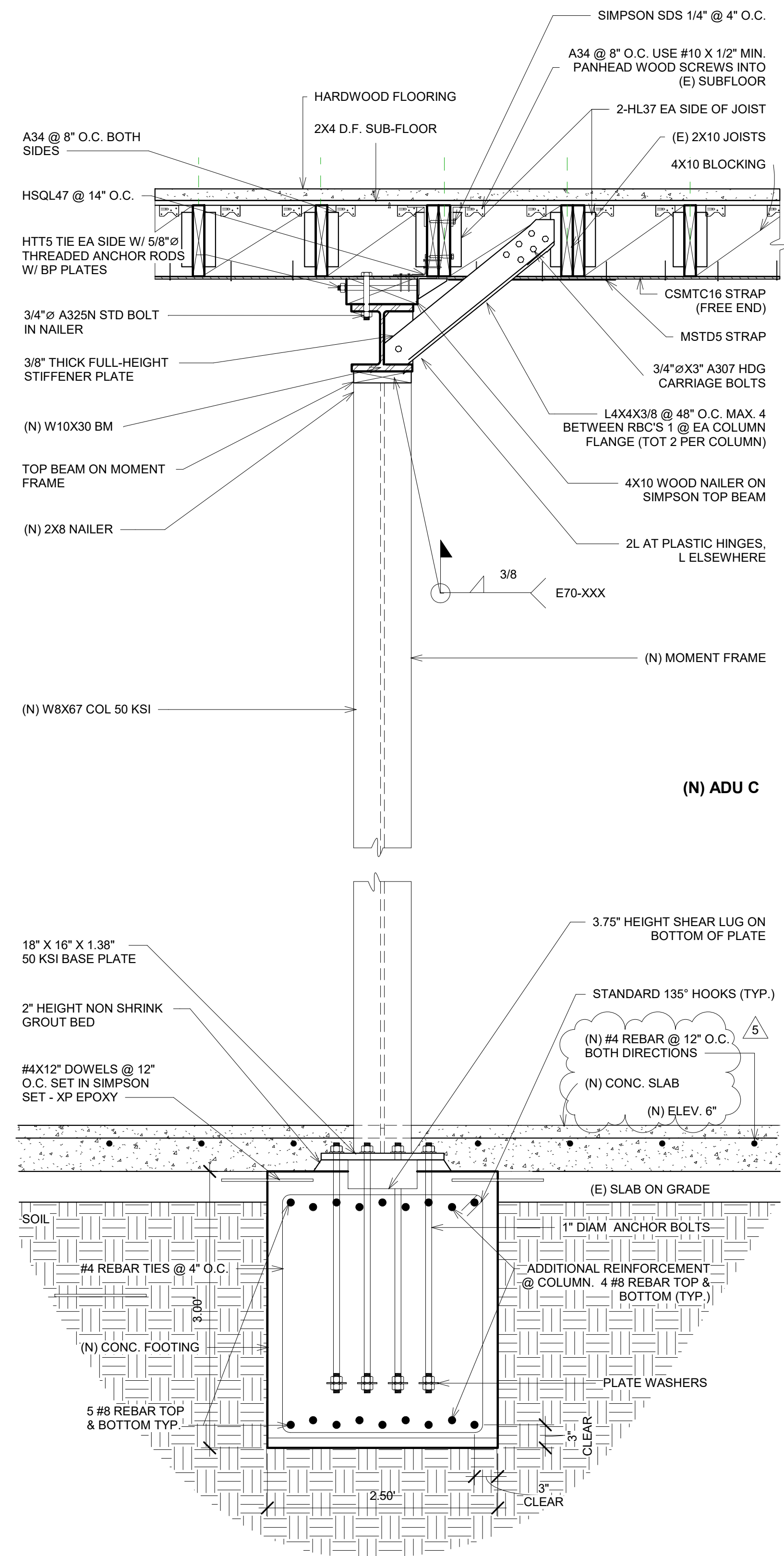
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

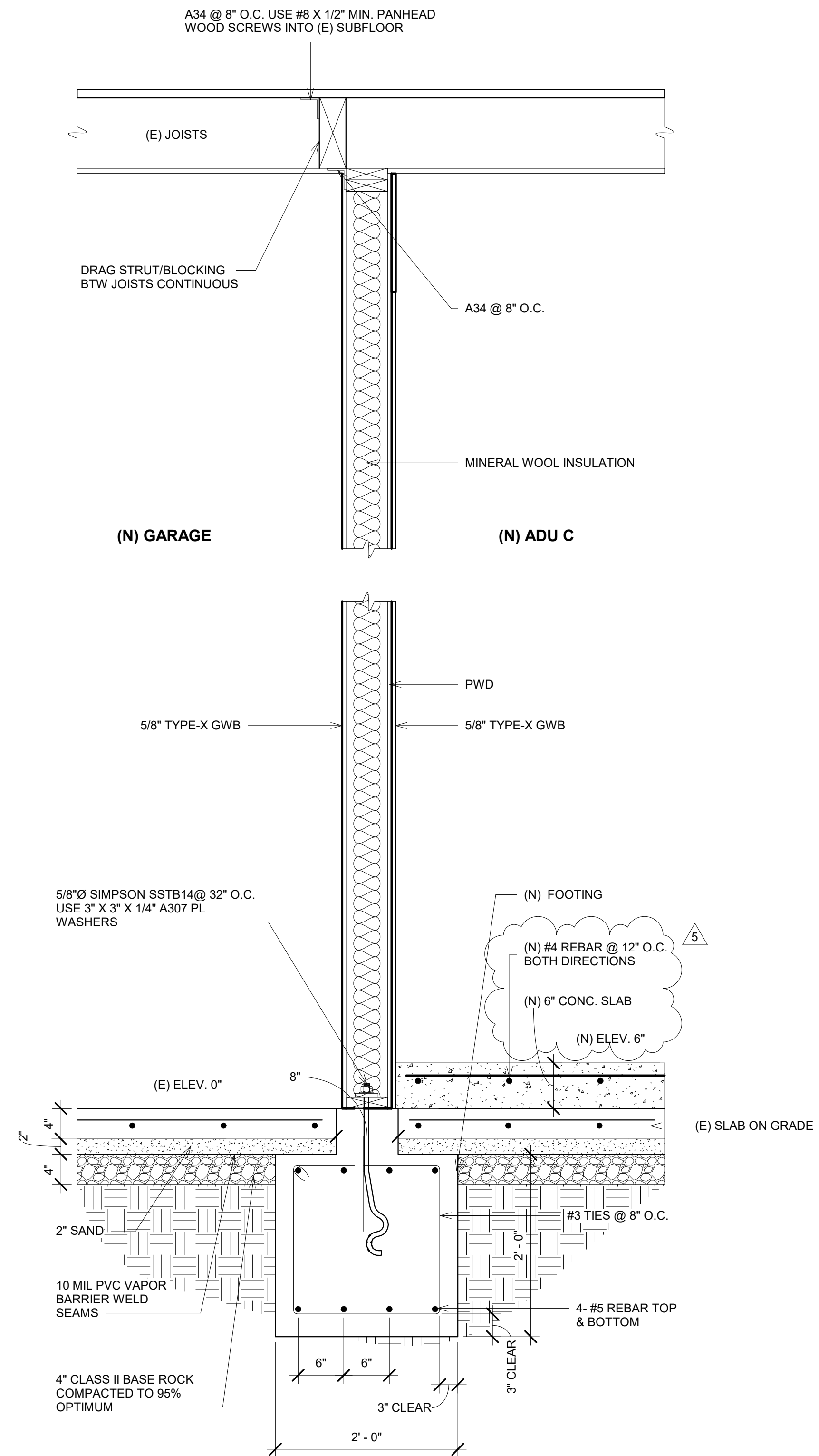
Structural Details  
Retrofitted  
1" = 1'-0"

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S5**



① (N) SMRF 4 - Detail Side (TYP)  
1" = 1'-0"



② Load Bearing Wall & Footing Section  
1" = 1'-0"

REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**

1555 Oak Street  
San Francisco, CA 94117

Structural Details Retrofitted

1" = 1'-0"

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

**S6**



| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

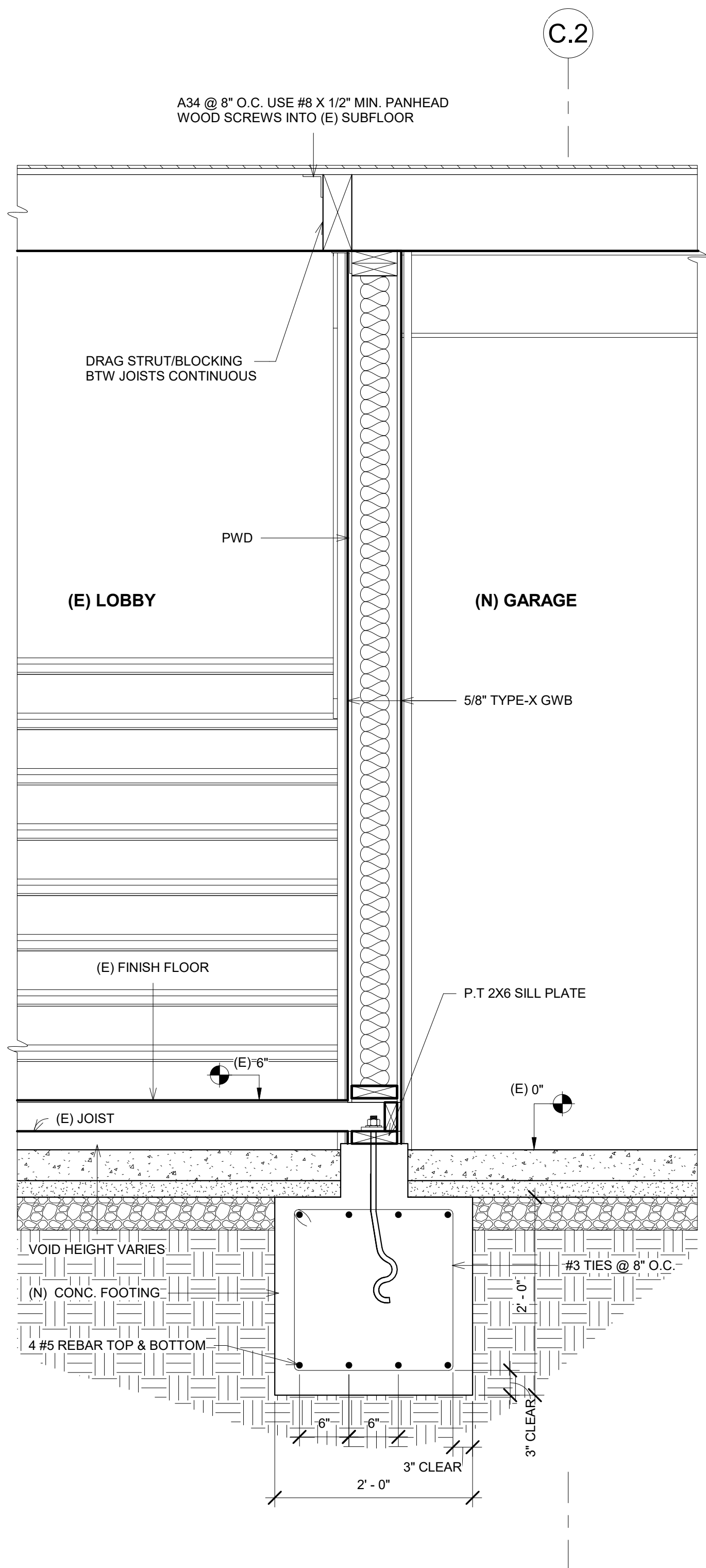
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

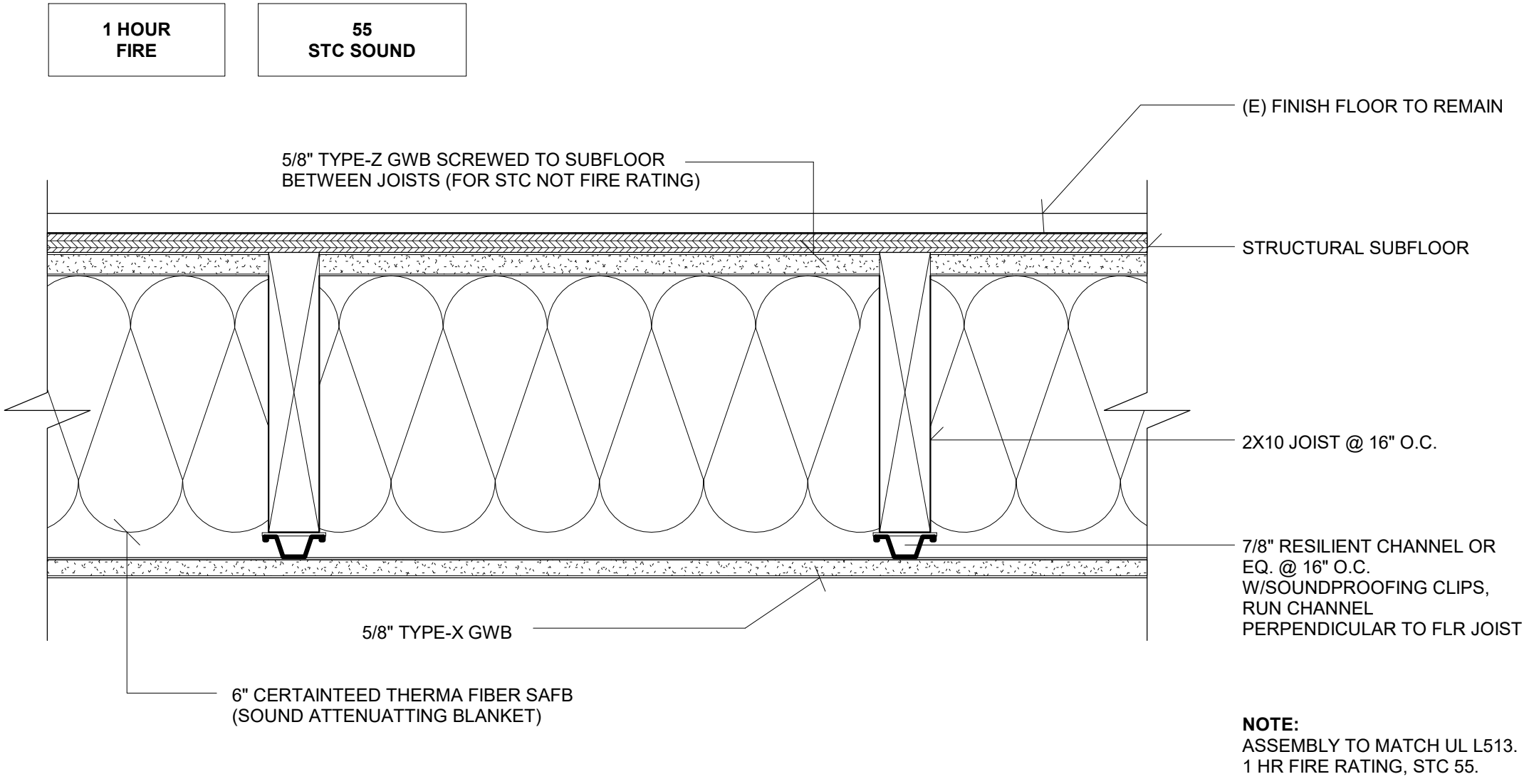
Structural Details  
Retrofitted  
As indicated

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**S7**



6 (E/N) Cross Section C - C - Callout 2  
1" = 1'-0"



1 Floor-Ceiling Detail Above Ground Lvl1  
3/8" = 1'-0"

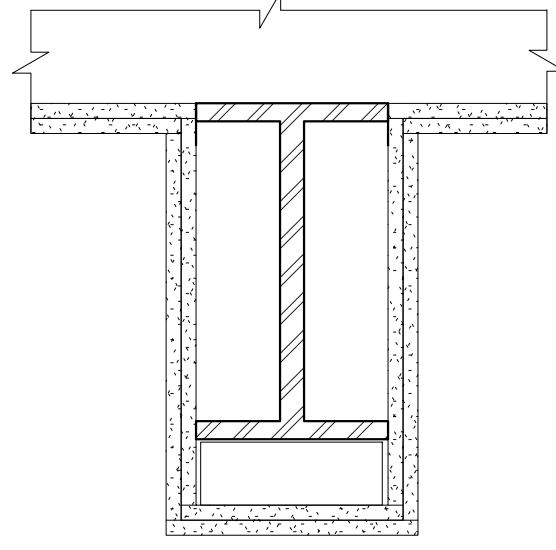
GA FILE No. BM 1137

1 HOUR FIRE

**BASE LAYER** 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1" TYPE S-12 DRYWALL SCREWS 12" O.C. **FACE LAYER** 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1 5/8" TYPE S-12 DRYWALL SCREWS 12" O.C. JOINTS OFFSET FROM BASE LAYER JOINTS.

BEAM CAGE FABRICATED FROM No. 24 CAGE 7/8" X 1 3/8" STEEL ANGLES SCREW ATTACHED TO STEEL JOISTS AT BEAM TOP FLANGE AND No. 25 GAGE 2 1/2" STEEL RUNNERS HOOKED OVER BEAM LOWER FLANGE AND SUPPORTING 1 5/8" STEEL STUDS 24" O.C. MINIMUM BEAM SIZE W8X15. (ONE HOUR UNRESTRAINED BM)

FIRE TEST: UL R1219-133, 7-16-75;  
BASED ON UL R3660-7 & -8,  
11-12-87;  
UL DESIGN L524



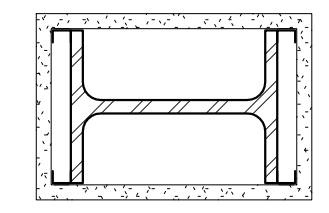
2 Beam Detail - GW Fireproofing1  
1 1/2" = 1'-0"

GA FILE No. CM 1001

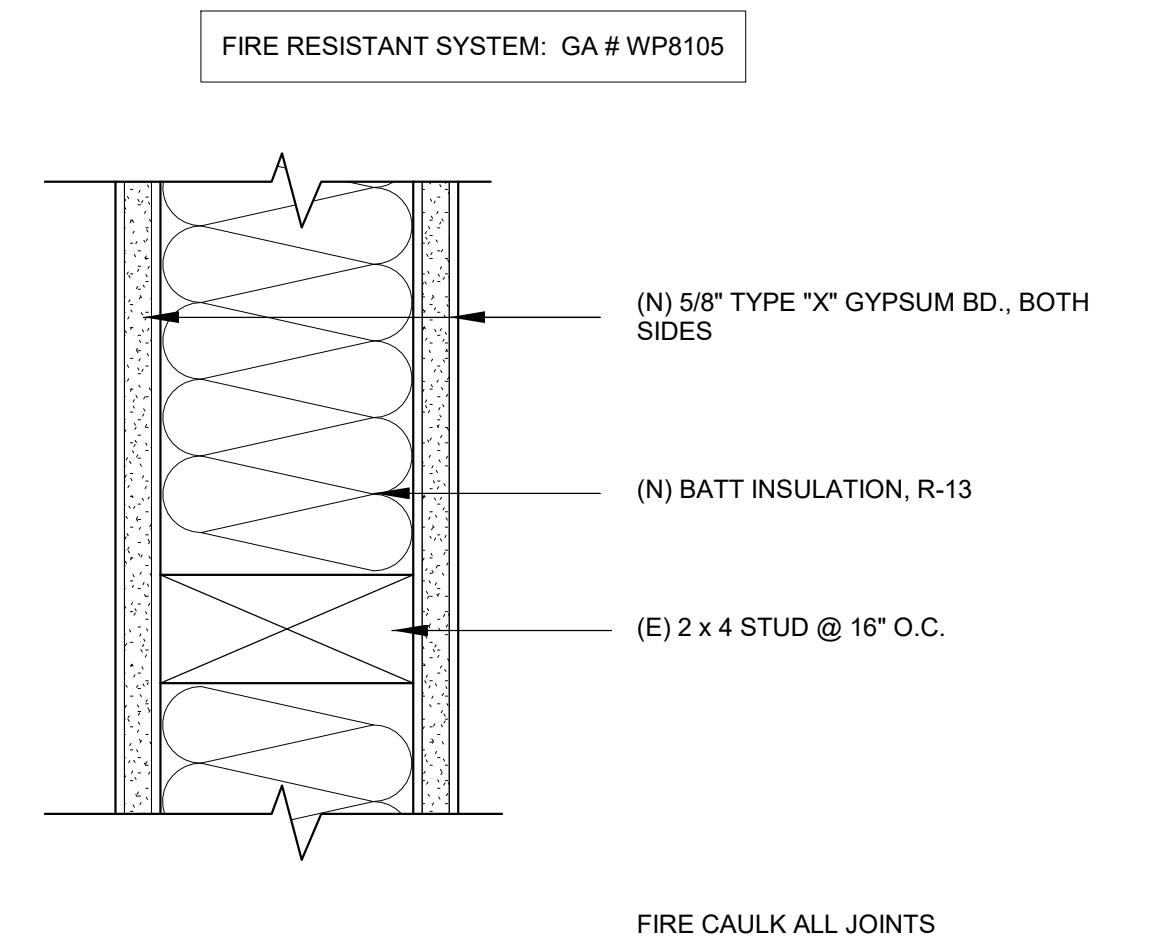
1 HOUR FIRE

ONE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED WITHOUT HORIZONTAL JOINTS TO 1 5/8" STEEL STUDS LOCATED AT EACH CORNER OF COLUMN WITH 1" TYPE S DRYWALL SCREWS 24" O.C. METAL CORNERBEAD APPLIED TO ALL CORNERS WITH 1" TYPE S DRYWALL SCREWS 12" O.C. IN EACH FLANGE. JOINT COMPOUND 1/16" THICK APPLIED OVER CORNER BEAD.

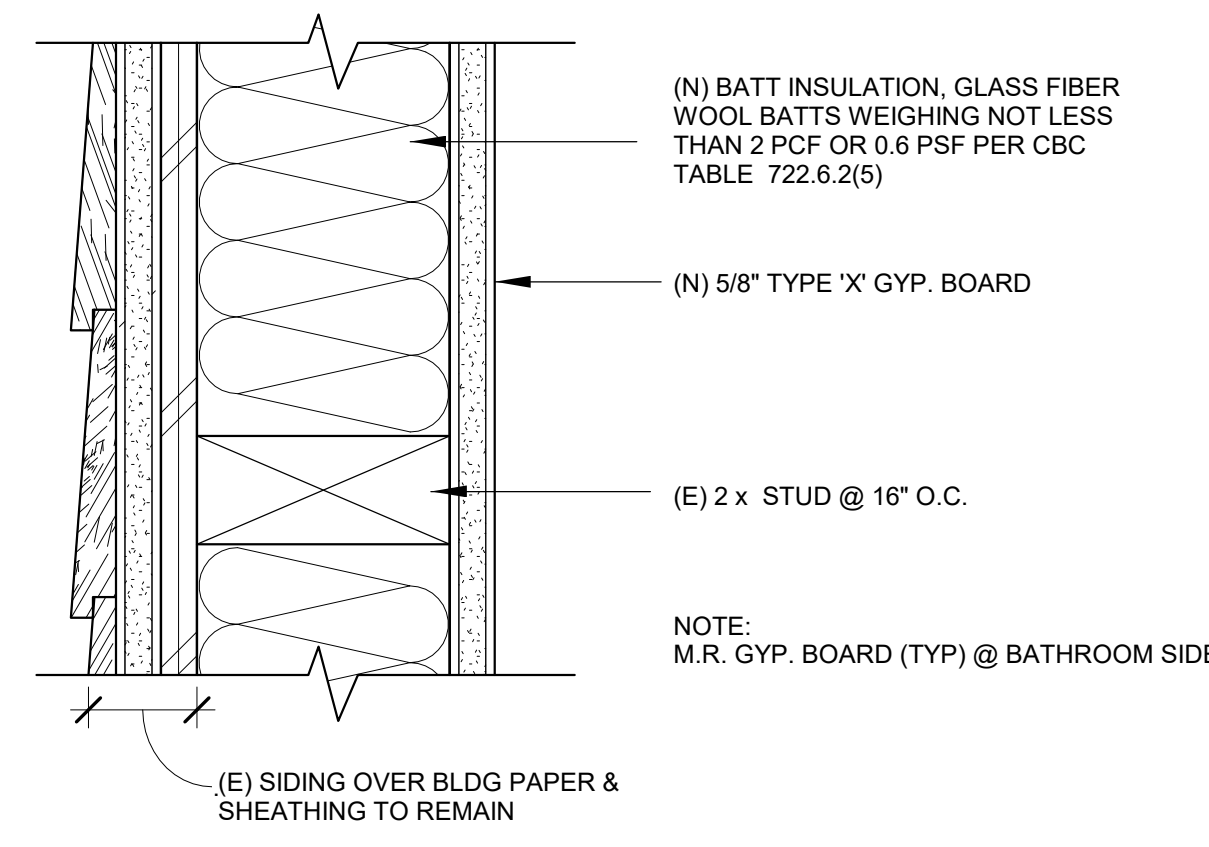
FIRE TEST: UL NC505, 77NK1747;  
6-13-77, UL DESIGN X528



3 Column Detail - GW Fireproofing1  
1 1/2" = 1'-0"



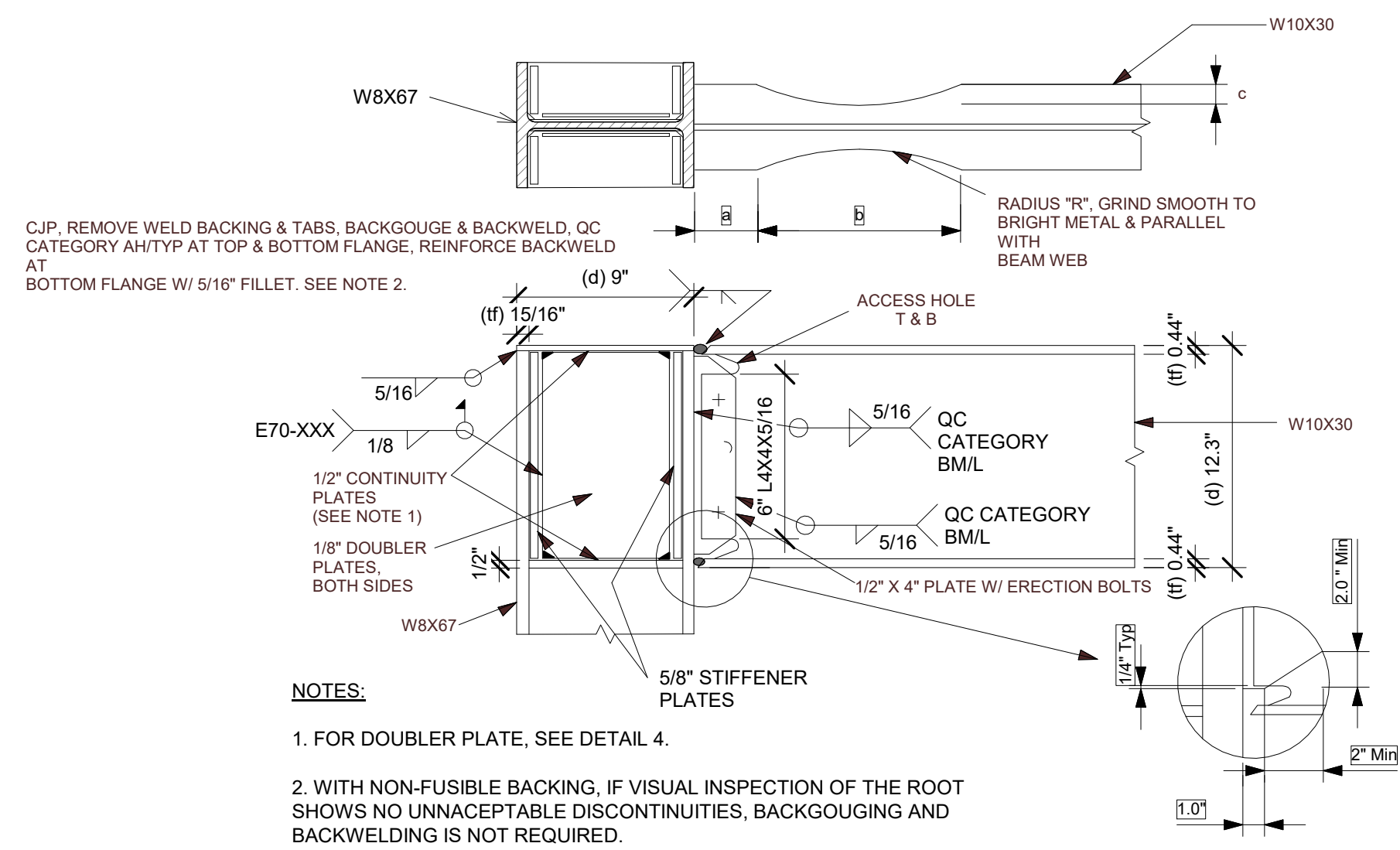
4 Fire Rated Int. Wall1  
3/8" = 1'-0"



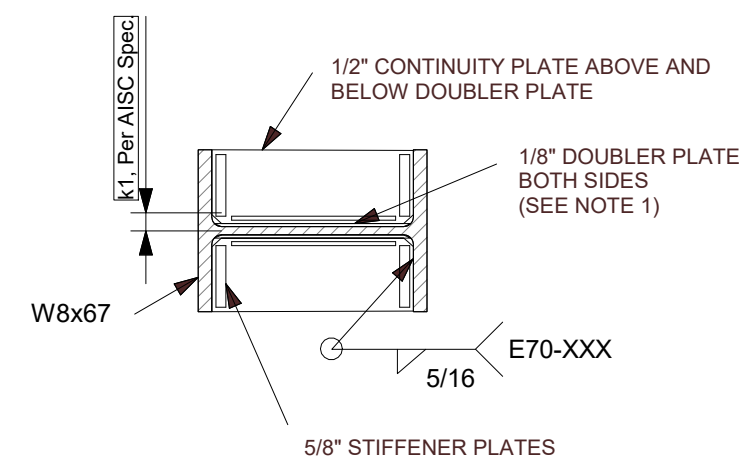
5 Fire Rated Ext. Wall1  
3/8" = 1'-0"

REDUCED BEAM SECTION (RBS) DIMENSIONS :

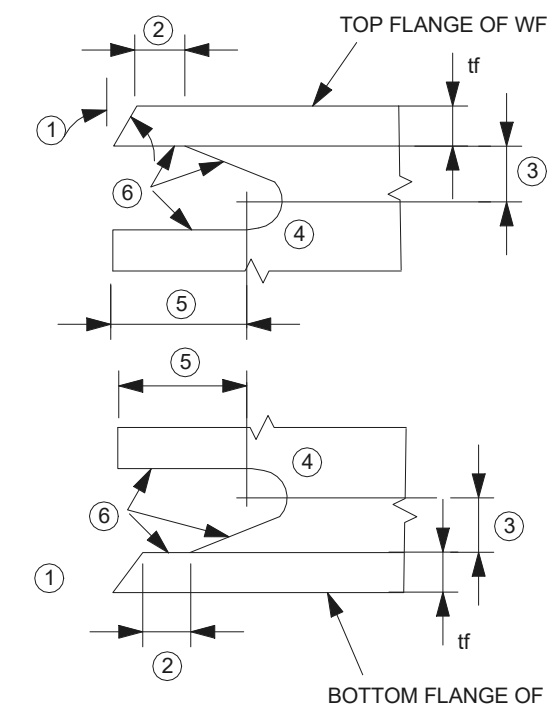
|                              | BEAM   | a     | b     | c     | R     |
|------------------------------|--------|-------|-------|-------|-------|
| SMRF 1, SMRF2, SMRF3 & SMRF4 | W10X30 | 4.00" | 7.50" | 1.00" | 7.53" |



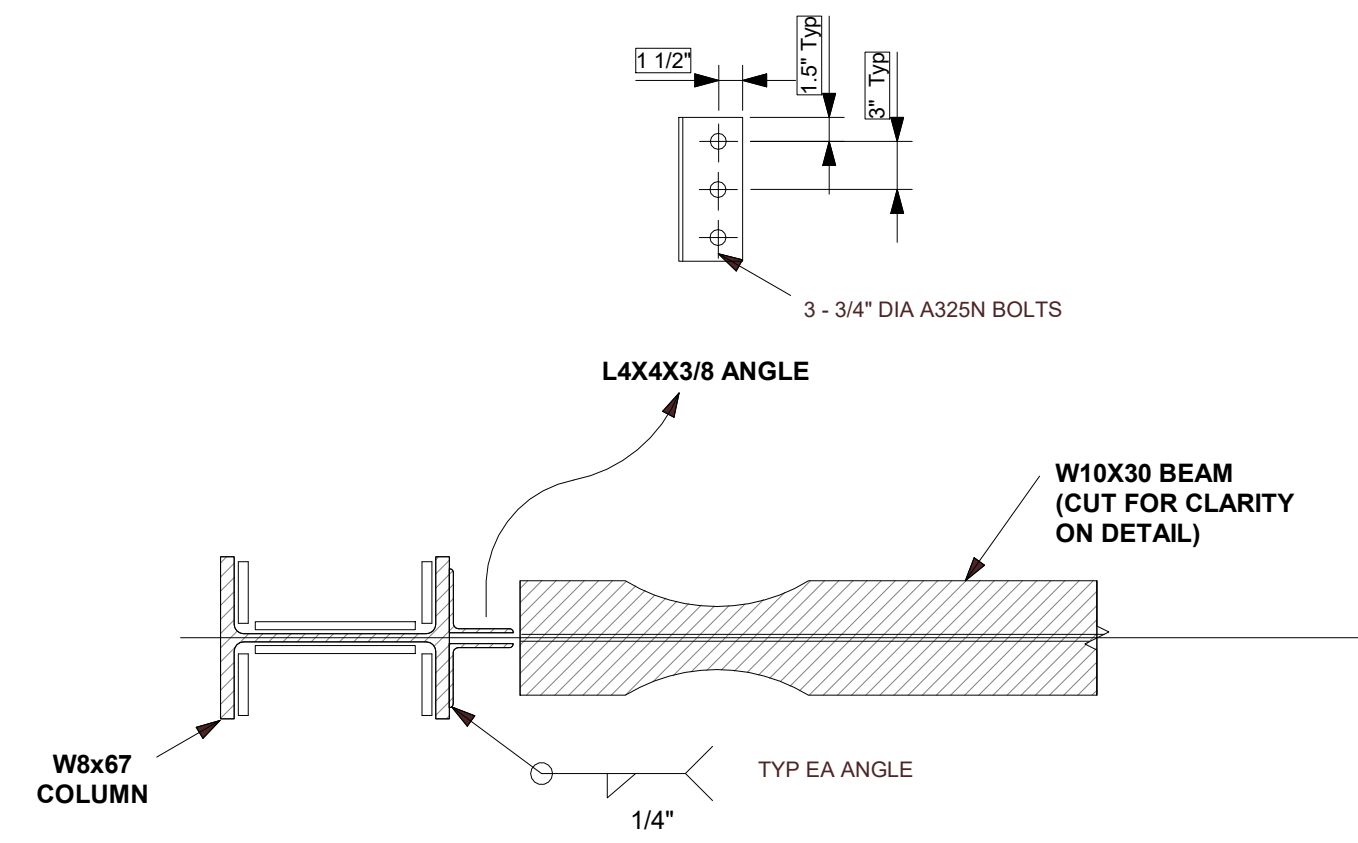
① REDUCED BEAM SECTION DETAIL  
1" = 1'-0"



② CONTINUITY AND DOUBLER PLATE DETAIL  
1" = 1'-0"



③ SMRF ACCESS HOLE DETAIL  
1" = 1'-0"



④ BOLTED DOUBLE ANGLE CONNECTION DETAIL  
1" = 1'-0"

REVISIONS

| No. | Date      |
|-----|-----------|
| 1   | 3/26/2020 |
| 2   | 5/4/2020  |
| 3   | 6/9/2020  |
| 4   | 6/30/2020 |
| 5   | 7/14/2020 |

W. CHARLES PERRY & ASSOCIATES

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

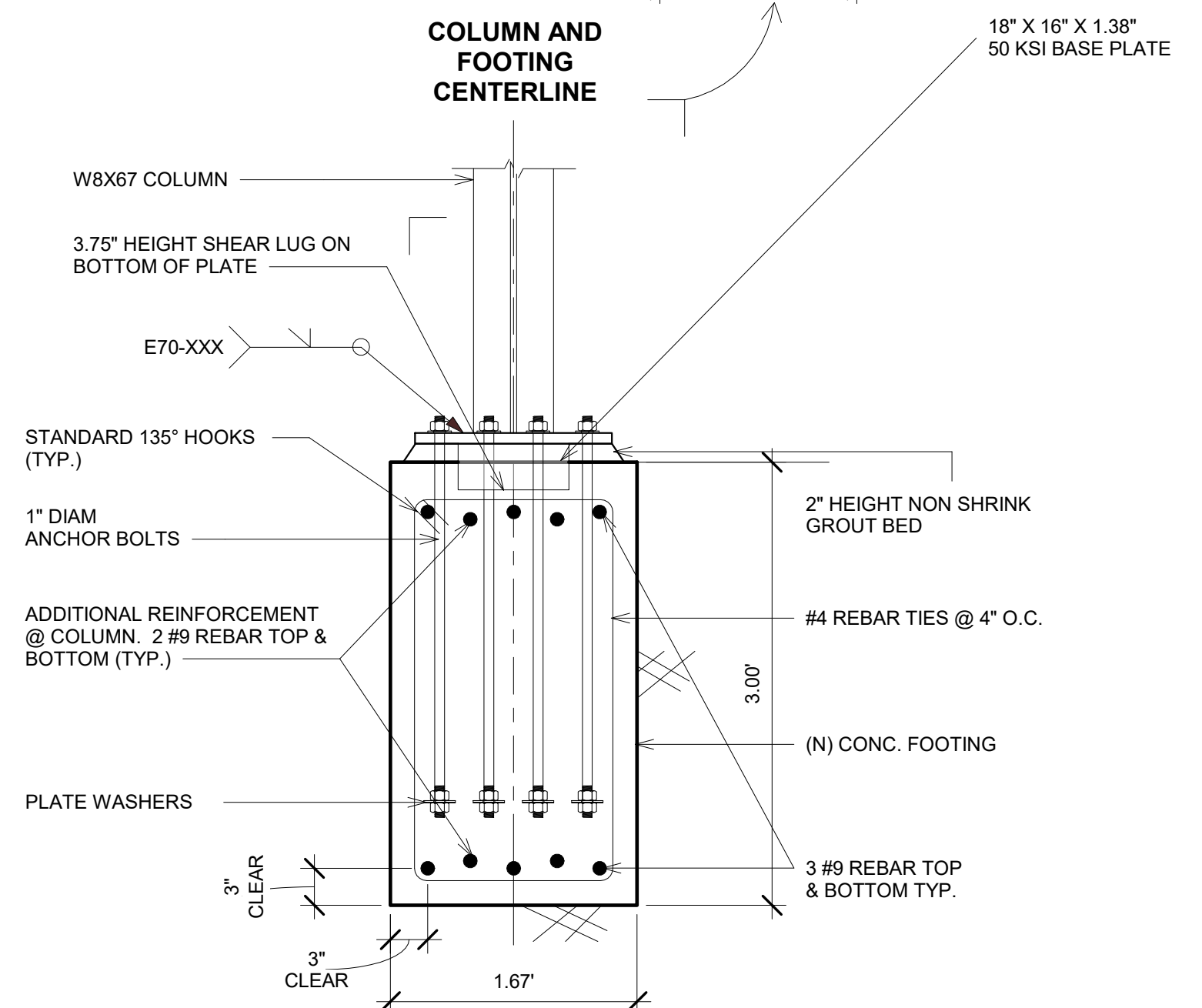
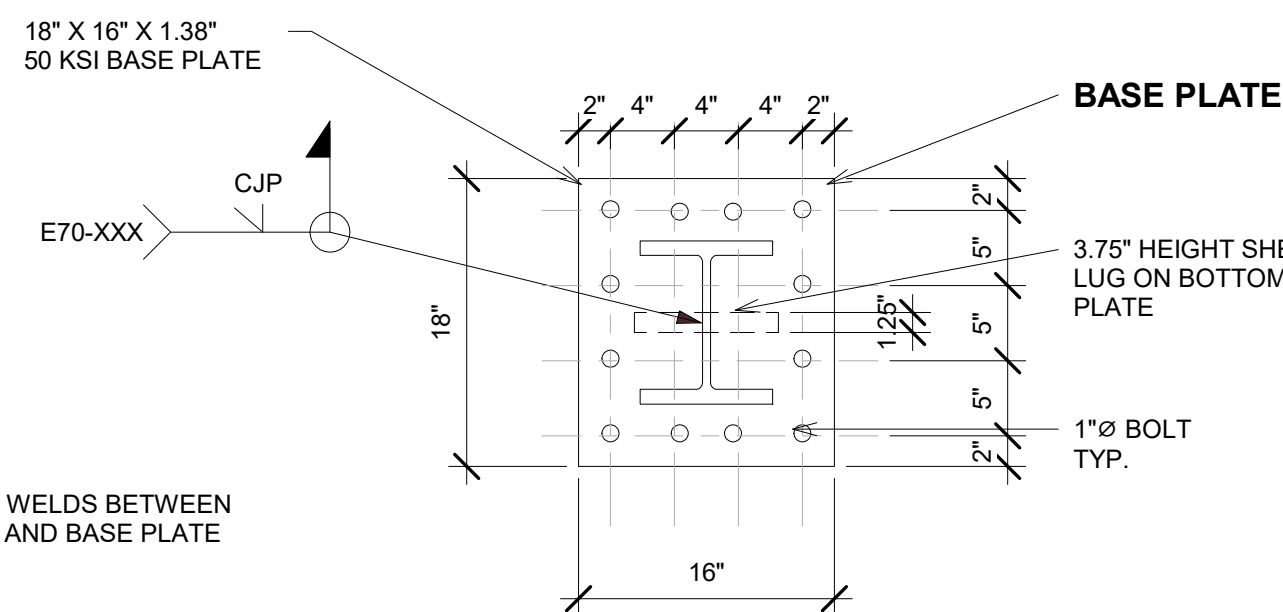
**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Structural Details  
Retrofitted  
As indicated

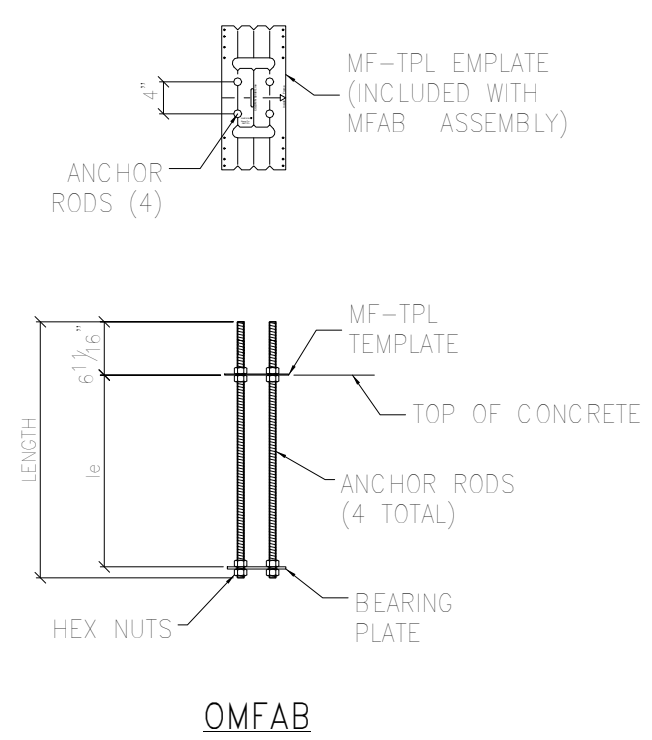
DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

S8

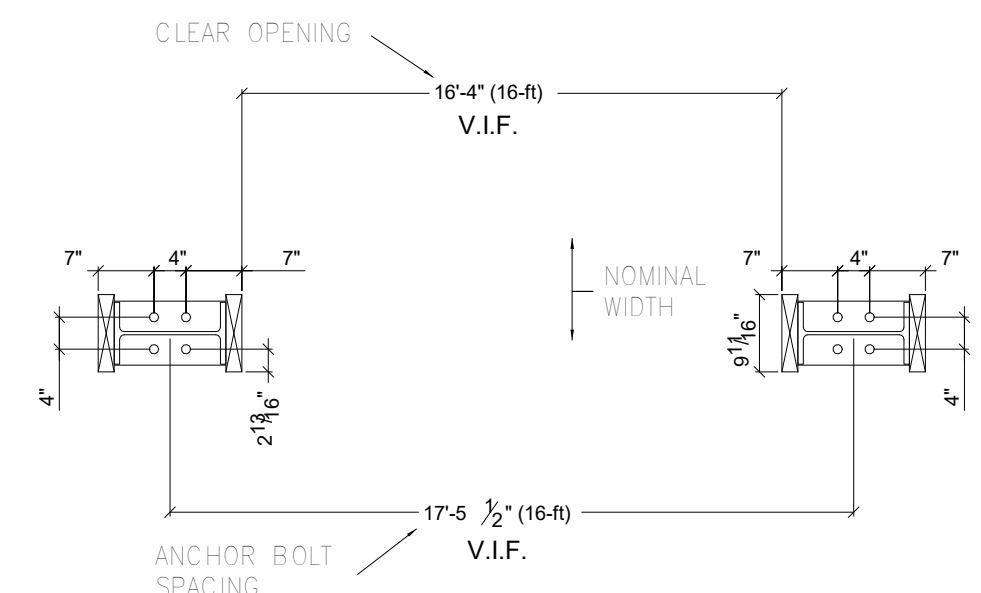


| MODEL NO.       | ROD SIZE & NUMBER | LENGTH (in) | l <sub>e</sub> (in) | BEARING PLATE (in)     |
|-----------------|-------------------|-------------|---------------------|------------------------|
| ALL SMF COLUMNS |                   |             |                     |                        |
| MFAB-30-HS6-KT  | 4 - 3/8"          | 30          | 24                  | 3/8" x 6 3/8" x 6 3/8" |

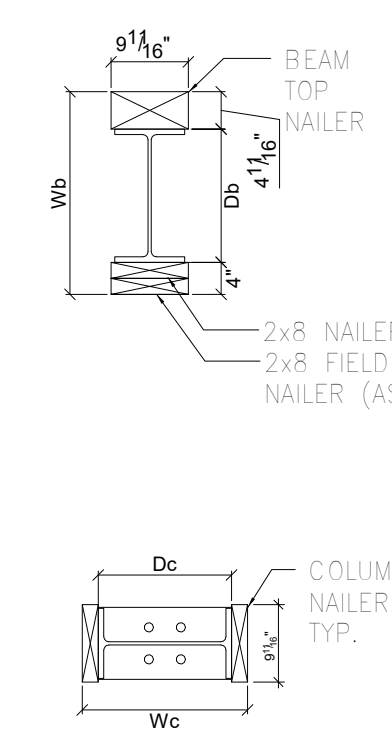
THE MFAB ANCHOR ASSEMBLIES HAVE BEEN ENGINEERED TO PROVIDE A SOLUTION MEETING THE 2009 AND 2012 INTERNATIONAL BUILDING CODE REQUIREMENTS FOR BOTH TENSION AND SHEAR. INSPECTION IS EASY; THE HEAD IS STAMPED WITH A "NO EQUAL" SYMBOL FOR IDENTIFICATION, BOLT LENGTH, BOLT DIAMETER, AND OPTIONAL "HS" FOR HIGH STRENGTH IF SPECIFIED. MFAB ANCHOR ASSEMBLIES REQUIRE ADDITIONAL REINFORCING TO PROVIDE A COMPLETE TENSION AND SHEAR SOLUTION. DESIGNER MUST SPECIFY ADDITIONAL REINFORCING TIES OR HAIRPINS AS REQUIRED FOR SHEAR.



⑥ MFAB ANCHORAGE ASSEMBLIES  
1/2" = 1'-0"



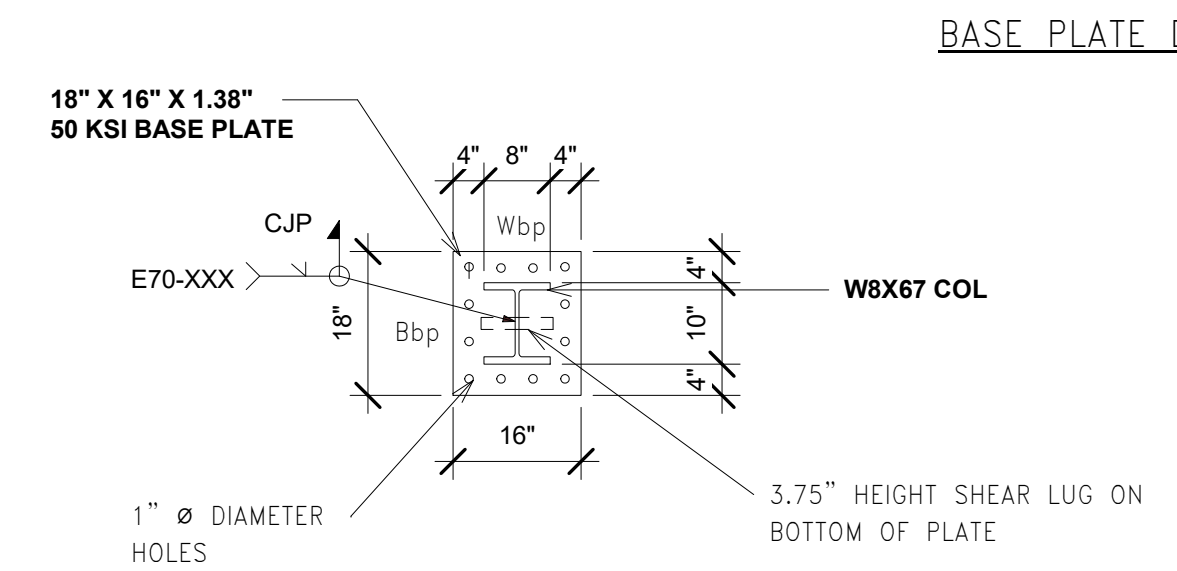
⑦ ANCHOR BOLT LAYOUT  
1/2" = 1'-0"



| Beam ID | Db (in) | Wb (in) | Beam Top Nailer(s) |
|---------|---------|---------|--------------------|
| W10x30  | 10.50   | 15 1/2  | (1) 4x8            |
|         |         |         |                    |
|         |         |         |                    |

| COLUMN ID | Dc (in) | Wc (in) | Column Nailer(s)   |
|-----------|---------|---------|--------------------|
| W8x67     | 9       | 16      | (1) 4x8<br>(1) 2x8 |
|           |         |         |                    |
|           |         |         |                    |



⑧ BEAM, COLUMN AND BASE PLATE  
1/2" = 1'-0"





### 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)*

Table with columns for measure ID and description. Includes sections for Building Envelope Measures (Air Leakage, Labeling, Field Fabricated exterior doors and fenestrations, etc.), Space Conditioning, Water Heating, and Plumbing System Measures.



### 2016 Low-Rise Residential Mandatory Measures Summary

Table with columns for measure ID and description. Includes sections for Clearances, Storage Tank Insulation, Water piping and cooling system line insulation, Insulation Protection, Radiant Barrier, Ceiling and Rafter/Roof Insulation, Loose-fill insulation, Above Grade Wall Insulation, Raised-floor insulation, Slab Edge Insulation, Vapor Retarder, Vapor Retarder, Vapor Damper, Pilot Light, Fireplaces, Decorative Gas Appliances, and Gas Log Measures.



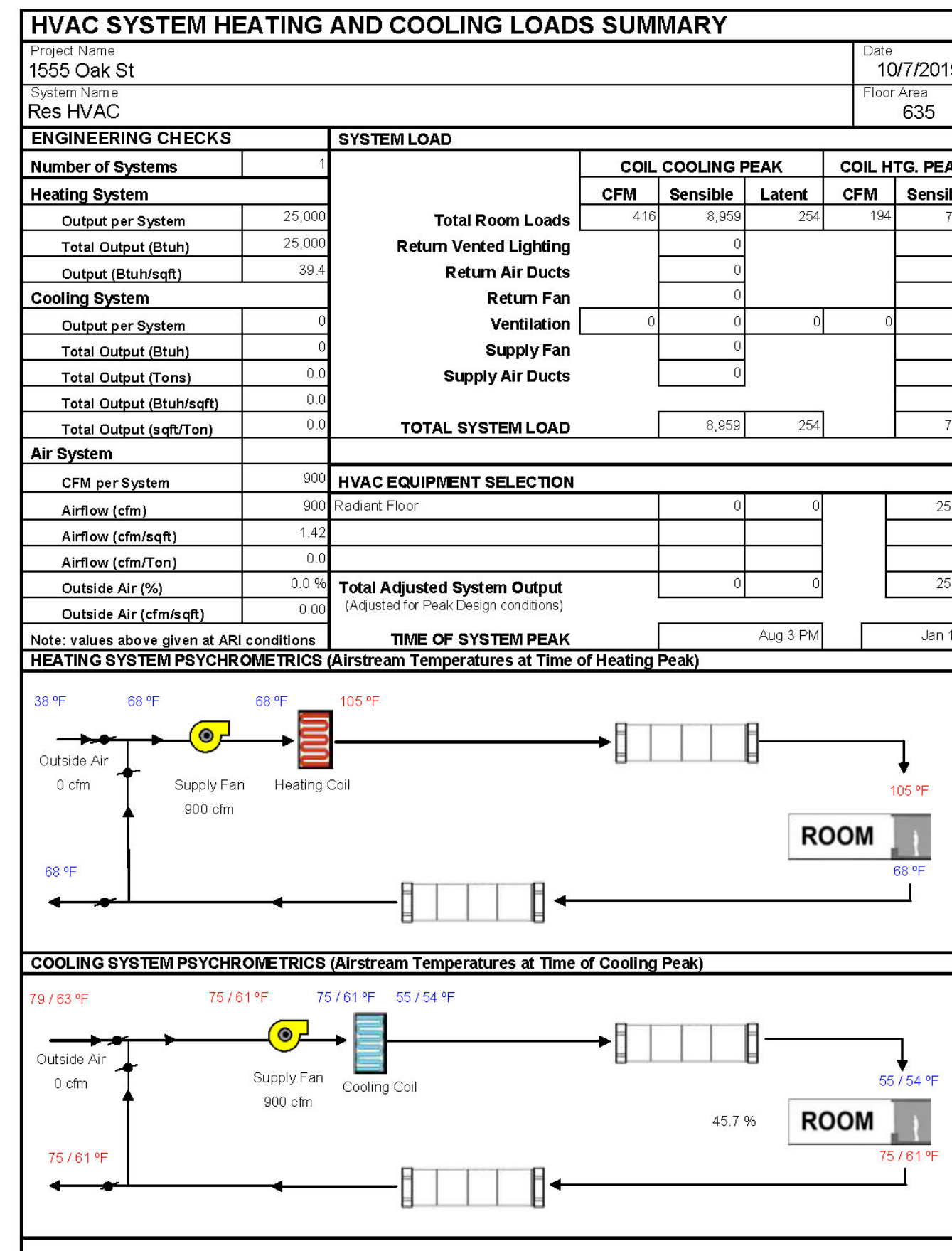
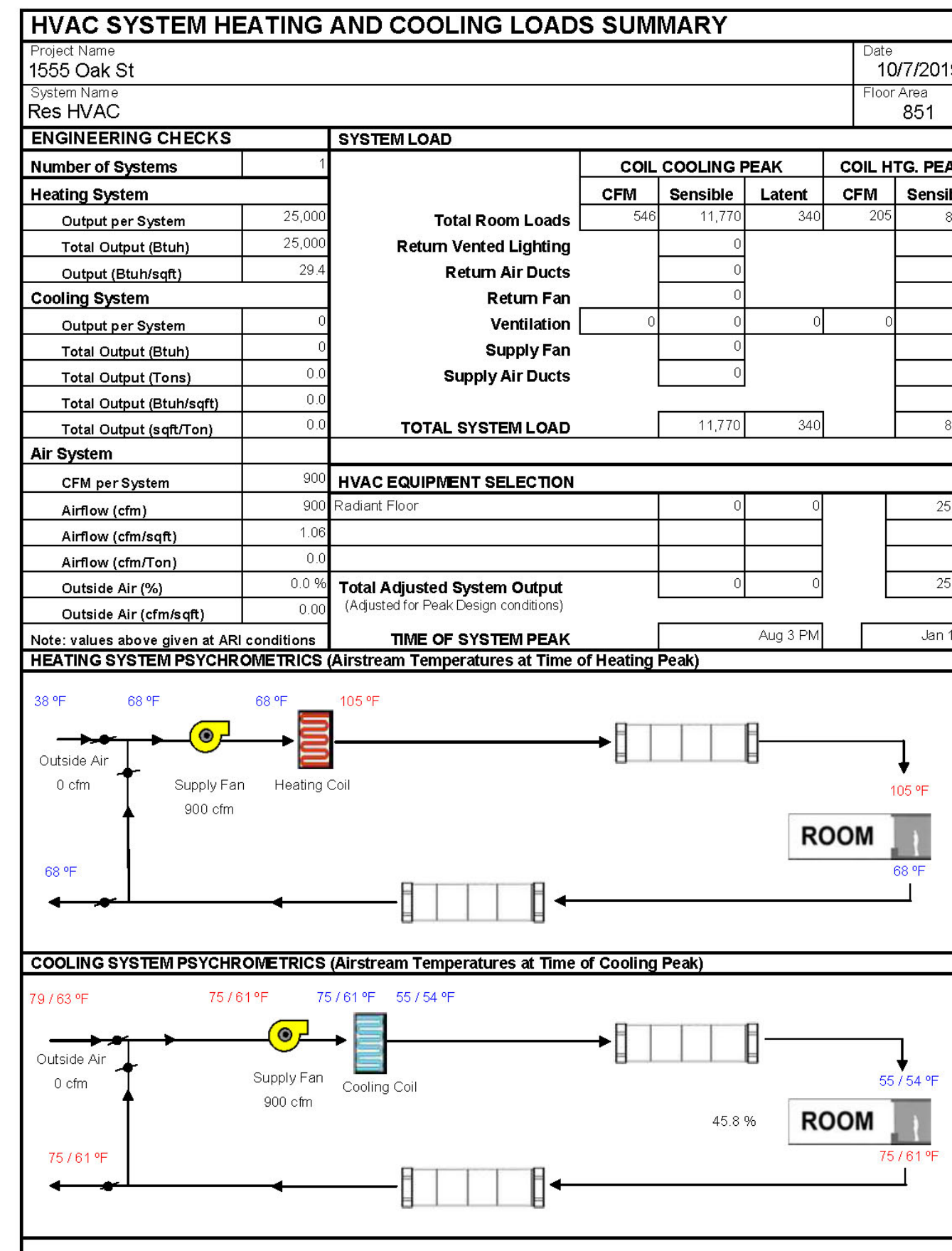
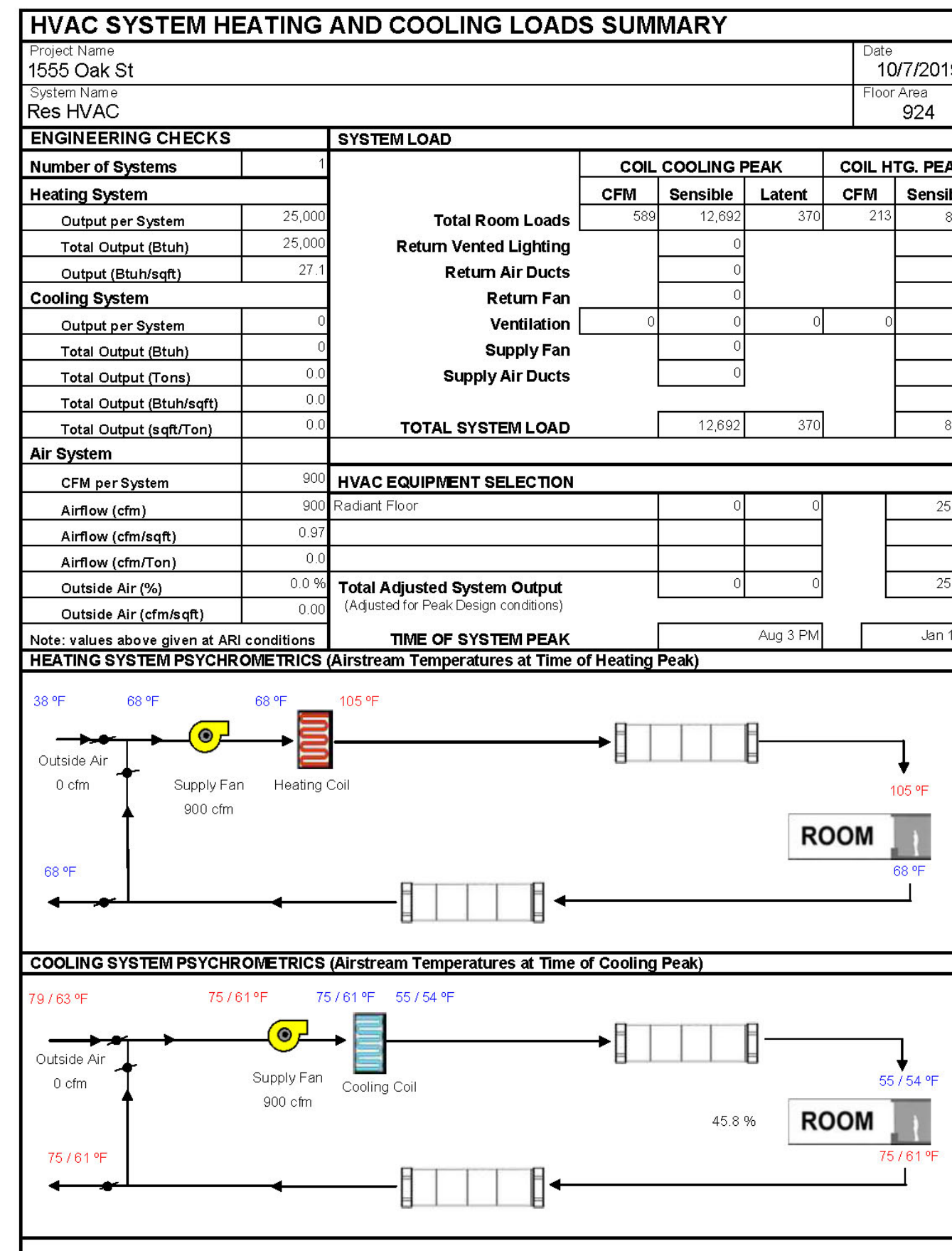
### 2016 Low-Rise Residential Mandatory Measures Summary

Table with columns for measure ID and description. Includes sections for Duct System Sizing and Air Filter Grille Sizing, Ventilation for Indoor Air Quality, Field Verification and Diagnostic Testing, Pool and Spa Systems and Equipment Measures, Lighting Measures, and Enclosed Luminaire.



### 2016 Low-Rise Residential Mandatory Measures Summary

Table with columns for measure ID and description. Includes sections for Interior Switches and Controls, Interior Switches and Controls, Residential Outdoor Lighting, Interior Common Areas of Low-Rise Multi-Family Residential Buildings, and Solar Ready Buildings.



REVISIONS table with columns for No., Date, and description of changes.

W. CHARLES PERRY & ASSOCIATES  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Title-24 Report

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**T24.2**

- CF2R-MCH-05-E: Ice storage air conditioning units
  - Required whenever installed

**Mechanical – Installation + Verification HERS**

All HERS verified components have installation and verification forms. Installation is denoted CF2R-MCH-XX-H, and verification is denoted CF3R-XX-H, where for each pair of forms XX is the same number. Both the Installation and Verification forms are to be submitted for this equipment, with installation to be filled out by the contractor and verification by the HERS rater.

- CF2/3R-MCH-20(a-e)-H: Duct leakage diagnostic test
  - Required for any new ducts, **unless** less than 40 ft is to be added to an existing system in unconditioned space
- CF2/3R-MCH-21-H: Duct location verification
  - Required to take credit for having majority of ductwork in conditioned space
- CF2/3R-MCH-22-H: Forced air system fan efficacy (fan watt draw)
  - Required for new HVAC systems, except for heating only systems
- CF2/3R-MCH-23-H: Space conditioning system airflow rate
  - Required for all new space conditioning systems
- CF2/3R-MCH-25(a-f)-H: Refrigerant charge verification
  - Required for all new evaporatively cooled air conditioners
- CF2/3R-MCH-26-H: High SEER and EER equipment
  - Required when a high SEER or EER rating is claimed on compliance documentation
  - High is defined as higher than in Table 150.1-A
- CF2/3R-MCH-27(a-c)-H: Mechanical ventilation
  - Required whenever whole building ventilation is installed
- CF-2/3R-MCH-28-H: Return duct design and air filter device sizing
  - Required for all new return air ducts and air filters
- CF-2/3R-MCH-29a-H: supply duct surface area/R-value
  - Required for all new supply ducts
- CF-2/3R-MCH-29b-H: Buried ducts/deeply buried ducts
  - Required for all buried ducts
- CF-2/3R-MCH-30-H: central fan ventilation cooling system
  - Required when it is indicated on the compliance documentation that a central fan ventilation cooling system is being used for energy credit

**Plumbing – Installation Non-HERS**

- CF2R-PLB-01-E: Water heating system
  - Required whenever a new water heating system is installed
- CF2R-PLB-02-E: Single dwelling unit hot water system distribution
  - Required whenever a distribution system is installed that serves one single dwelling unit only
- CF2R-PLB-03-E: Multifamily central hot water system distribution
  - Required when a central hot water distribution system is installed that serves multiple units
- CF2R-PLB-04-E: Pool and spa heating systems
  - Required whenever a pool or spa heating system is installed

- CF2R-ENV-02-E: Envelope air sealing requirements
  - Required whenever any air sealing has been done as required per the standards
- CF2R-ENV-03-E: Insulation installation
  - Required whenever any insulation has been installed
- CF2R-ENV-04-E: Roofing-radiant barrier
  - Required whenever a radiant barrier has been installed

**Envelope – Installation HERS:**

- CF2R-ENV-20(a-e)-H: Building leakage diagnostic test
  - Required when a credit for reduced leakage is being claimed
- CF2R-ENV-21-H: Quality insulation installation (framing)
  - Required to obtain an energy credit for installing insulation in such a way that common problems are avoided
- CF2R-ENV-22-H: Quality insulation installation (insulation) Ceiling/Roof Deck

**Envelope – Verification**

- CF3R-ENV-20(a-e)-H: Building leakage diagnostic test
  - Required when credit for reduced leakage is being claimed
- CF3R-ENV-21-H: Quality insulation installation (framing)
  - Required to obtain an energy credit for installing insulation in such a way that common problems are avoided
- CF3R-ENV-22-H: Quality insulation installation (insulation) Ceiling/Roof Deck
- CF3R-EXC-20-H: Existing conditions for residential alterations
  - Required when the altered component's existing condition is provided with third party verification.

**Lighting – Installation**

- CF2R-LTG-01-E: Lighting in single family homes
  - Required whenever any lighting that must meet the standards has been installed in single family homes
- CF2R-LTG-02-E: Lighting in multifamily homes
  - Required whenever any lighting that must meet the standards has been installed in multifamily homes

**Solar – Installation**

- CF2R-STH-01-E: Solar water heating system
  - Required whenever a solar water heating system is being installed to comply with the solar ready requirement
  - New constructions only

**Mechanical – Installation Non-HERS**

- CF2R-MCH-01-H: HVAC ducts and fans
  - Required whenever ducts or fans have been installed as part of a new or extended space conditioning system
- CF2R-MCH-02-E: Whole house fan
  - Required whenever a whole house fan has been installed (new constructions only)
- CF2R-MCH-04-E: Evaporative cooler
  - Required whenever an evaporative cooler is installed

**Performance**

- CF1R-PRF-01-E: Performance compliance
  - Required for new buildings, additions, and alterations if the performance method of compliance is being used

**Prescriptive**

- CF1R-NCB-01-E: Prescriptive compliance for newly constructed buildings and additions greater than 1000 sf
  - Required for new constructions and additions not less than 1000 sf, when prescriptive method is being used
- CF1R-ADD-01-E: Prescriptive compliance for additions
  - Required for additions that are less than 1000 sf
- CF1R-ALT-01-E: General alterations form
  - Required for alterations
- CF1R-ALT-02-E: Alteration to HVAC system
  - Required whenever existing HVAC system is being extended, or a new HVAC system is being installed
- CF1R-ALT-03-E: HVAC Alteration Climate Zone 1, 3 to 7 and 16
  - Required whenever existing HVAC system is being extended, or a new HVAC system is being installed

**Worksheets for Prescriptive Compliance**

- CF1R-ENV-01-E: EZ Frame worksheet
  - Worksheet for determining the U-Factor/worksheet of framing assemblies
- CF1R-ENV-02-E: Area weighted average calculation worksheet
  - Worksheet for calculating the area weighted average U-Factor for fenestration, walls, roofs, etc.
  - Used when there are multiple levels of insulation or more than one type of window and at least one does not meet the prescriptive compliance requirements on its own
- CF1R-ENV-03-E: Solar Heat Gain Coefficient worksheet
  - Worksheet for calculating the SHGC of a fenestration product in combination with an exterior shading device
  - Must be completed separately for each fenestration and shading device combination
- CF1R-ENV-04-E: Cool roof SRI calculation worksheet
  - Worksheet for calculating the solar reflective index of a cool roof assembly
- CF1R-PLB-01-E: Hydronic heating system worksheet
  - Worksheet for calculating the pipe heat loss in a hydronic heating system
- CF1R-STH-01-E: OG 300 solar water heating worksheet
  - Worksheet for calculating the solar savings fraction with an OG 300 solar water heating system
- CF1R-STH-02-E: OG 100 solar water heating worksheet
  - Same worksheet as above but for OG 100 system

**Certificates of Installation and Verification**

**Envelope – Installation Non-HERS:**

- CF2R-ENV-01-E: Fenestration/site-built fenestration
  - Required whenever any fenestration has been installed

ATTACHMENT R: 2013 TITLE-24 FOR LOW-RISE RESIDENTIAL

IS MEP-03  
Attachment R

| Type  | LOW-RISE RESIDENTIAL  |  |  |
|---|---|--|--|
|   | New Construction & Addition ≥ 1,000 sf  | Addition < 1,000 sf  | Alteration   |
| Applicability                                       | ≤ 3 occupied floors   | ≤ 3 occupied floors  | ≤ 3 occupied floors  |
| Compliance Forms (To be included in Plan Submittal) | CF1R-PRF (Performance)<br>OR:<br>CF1R-NCB (Prescriptive)<br>CF1R-ENV<br>CF1R-PLB<br>CF1R-STH<br>CF1R-SRA (New Construction) | CF1R-PRF (Performance)<br>OR:<br>CF1R-ADD (Prescriptive)<br>CF1R-ENV<br>CF1R-PLB<br>CF1R-STH | CF1R-PRF (Performance)<br>OR:<br>CF1R-ALT (Prescriptive)<br>CF1R-ENV<br>CF1R-PLB<br>CF1R-STH |
| Installation Forms                                  | CF2R-ENV<br>CF2R-LTG<br>CF2R-MCH<br>CF2R-PLB<br>CF2R-STH  | CF2R-ENV<br>CF2R-LTG<br>CF2R-MCH<br>CF2R-PLB<br>CF2R-STH                                     | CF2R-ENV<br>CF2R-LTG<br>CF2R-MCH<br>CF2R-PLB<br>CF2R-STH                                     |
| Verification Forms                                  | CF3R-ENV<br>CF3R-MCH  | CF3R-ENV<br>CF3R-MCH   | CF3R-ENV<br>CF3R-MCH   |

Note:  
1. For complete information of the 2013 Residential Compliance Manual please visit the CEC website [http://energy.ca.gov/2013standards/residential\\_manual.html](http://energy.ca.gov/2013standards/residential_manual.html)

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**

231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Title-24 Report - Green Checklist

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

**T24.3**



INFORMATION SHEET

NO. M-03  
DATE : January 23, 2020  
SUBJECT : Mechanical (and Electrical & Plumbing)  
TITLE : 2019 Title-24 Energy/Green Forms for Low-rise Residential Buildings

PURPOSE : The purpose of this Information Sheet is to provide Title-24 energy inspection forms for low-rise residential buildings based on the 2019 California Energy Code (CEC) and green building compliance per 2019 San Francisco Green Building Code (SFGBC) and Administrative Bulletin 093 (AB-093).

REFERENCE : 2019 California Energy Code  
2019 San Francisco Green Building Code  
Administrative Bulletin 093 (AB-093)  
Information Sheet GB-01

DISCUSSION : The 2019 California Energy Code (CEC) will take effect on January 1, 2020. Additional and updated compliance, installation, and verification forms apply to the new Energy Code. Compliance with AB-093 Attachment E for new construction and major alterations.

2019 California Energy/Green Code Form Requirements for Low-Rise Residential

Low-Rise Residential Title-24 is comprised of Certificate of Compliance, Certificate of Installation, and Certificate of Verification forms. Compliance documentation of the AB-093 is comprised of Attachment E. The Low-Rise Residential Energy/Green Inspection forms are included in the following attachments.

Effective Date of the Provisions of this Information Sheet

The provisions of the Title-24 energy inspection forms become effective for building permit applications submitted on or after January 1, 2020. The provisions of the AB-093 Attachment E form is required for new construction and major alteration permits that have a final certificate of occupancy after January 1, 2019.

Note: Refer to GB-01, Attachment H for projects required to exceed energy standards per San Francisco Green Building Code.

Tom C. Hui, S.E., C.B.O., Director Date  
Department of Building Inspection

Attachment RB: Title-24 Energy/Green Inspection Reqs Low-Rise Residential (Building)  
Attachment RE: Title-24 Energy Inspection Reqs Low-Rise Residential (Electrical)  
Attachment RP: Title-24 Energy Inspection Reqs Low-Rise Residential (Plumbing)

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>

Energy Inspection Services  
1660 Mission Street - San Francisco CA 94103  
Office (415) 558-6132 - FAX (415) 558-6474 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi) (website) Revised 1/23/2020

Attachment RE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)  
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
ENGINEER/ARCHITECT NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the electrical elements in this project.

- 1. Installation
Electrical
CFR-LTG-01-E Lighting - Single Family Dwellings (E1)
CFR-LTG-02-E Lighting - Multi-Family Dwellings (E2)
Solar
CFR-PVB-01-E Photovoltaic Systems (E18)
CFR-PVB-02-E Battery Storage Systems (E19)

Required information:
Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_
Engineer/Architect of Record Signature

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Review by: \_\_\_\_\_ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org); or FAX (415) 558-6474

Revised 1/23/2020



Attachment RB

NOTICE
TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION
REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org)
4. In person: 3rd floor at 1660 Mission St.

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.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi) (website) Revised 1/23/2020



Attachment RP

NOTICE
TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION
REQUIREMENTS (PLUMBING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org)
4. In person: 3rd floor at 1660 Mission St.

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.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi) (website) Revised 1/23/2020

Attachment RB

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_
ENGINEER/ARCHITECT NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per Administrative Bulletin 093 (AB-093).

In accordance with the requirements of the 2019 California Energy Code, 2019 SFGBC and AB-093, the following documentation is required for the building elements in this project.

- 1. Installation
Addition and Alteration
CFR-ADD-02-E Non HERS - Prescriptive Additions Simple (B63)
CFR-ALT-05-E Non HERS - Prescriptive Alterations Simple (B64)
Envelope
CFR-ENV-01-E Non HERS - Fenestration Installation (B1)
CFR-ENV-03-E Non HERS - Insulation Installation (B3)
CFR-ENV-04-E Non HERS - Roofing/Radiant Barrier (B4)
CFR-ENV-20-H HERS - Building Envelope Air Leakage Test (B56)
CFR-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (B54)
CFR-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (B65)
Solar Ready
CFR-SRA-01-E - Solar Ready Buildings - New Constructions (B69)
CFR-SRA-02-E - Minimum Solar Zone Area Worksheet - New Constructions (B69)

- 2. Verification
Existing Conditions
CFR-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (V647)
Envelope
CFR-ENV-20-H HERS - Building Envelope Air Leakage Test (V648)
CFR-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (V654)
CFR-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (V657)
Mechanical
CFR-MCH-01-E Non HERS - Space Conditioning Systems (B67)
CFR-MCH-02-E Non HERS - Whole house fan (B13)
CFR-MCH-20-H HERS - Duct Leakage (B69)
CFR-MCH-21-H HERS - Duct Location (B16)
CFR-MCH-22-H HERS - Space Conditioning System Fan Efficacy (B69)
CFR-MCH-23-H HERS - Space Conditioning System Airflow Rate (B60)
CFR-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (B61)
CFR-MCH-25-H HERS - Refrigerant Charge Verification (B62)
CFR-MCH-25-E Non HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (B62)
CFR-MCH-26-H HERS - Ventilated EER or SEER (B27)
CFR-MCH-27-H HERS - IAQ (B63)
CFR-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150 I-B or C (B31)
CFR-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (B32)
CFR-MCH-30-E HERS - Ventilation Cooling Compliance Credit (B65)
CFR-MCH-31-H HERS - Whole house fan (B66)
CFR-MCH-32-H HERS - Local Mechanical Exhaust (B67)

- 3. Green Building (For New Construction and Major Alterations)
Green Building Attachment E (GBC1)
CFR-MCH-30-H HERS - Ventilation Cooling Compliance Credit (V660)
CFR-MCH-31-H HERS - Whole house fan (V666)
CFR-MCH-32-H HERS - Local Mechanical Exhaust (V669)

Required information:
Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_
Engineer/Architect of Record Signature

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Review by: \_\_\_\_\_ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org); or FAX (415) 558-6474

Revised 1/23/2020

Attachment RP

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (PLUMBING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_
ENGINEER/ARCHITECT NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the plumbing work in this project.

- 1. Installation
Plumbing
CFR-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (P6)
CFR-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (P5)
CFR-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (P7)
CFR-PLB-21-H DHW-HERS - HERS Multifamily Central Hot Water System Distribution (P9)
CFR-PLB-22-H DHW-HERS - HERS Single Dwelling Unit Hot Water System Distribution (P8)
Solar
CFR-STH-01-E Solar Water Heating System (P1)
Mechanical
CFR-MCH-04-E Non HERS - Evaporative coolers (P2)
2. Verification
CFR-PLB-21-H DHW-HERS - HERS Multifamily Central Hot Water System Distribution (VP2)
CFR-PLB-22-H DHW-HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)

Required information:
Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_
Engineer/Architect of Record Signature

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Review by: \_\_\_\_\_ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org); or FAX (415) 558-6474

Revised 1/23/2020



Attachment RE

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION
REQUIREMENTS (ELECTRICAL)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: [dbi\\_energyinspections@sfgov.org](mailto:dbi_energyinspections@sfgov.org)
4. In person: 3rd floor at 1660 Mission St.

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.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - [www.sfgov.org/dbi](http://www.sfgov.org/dbi) (website) Revised 1/23/2020

Table with 2 columns: No., Date. Revisions: 1/ 3/26/2020, 2/ 5/4/2020, 3/ 6/9/2020, 4/ 6/30/2020, 5/ 7/14/2020

W. CHARLES PERRY & ASSOCIATES

231 41ST AVENUE
SAN MATEO, CA 94403
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED

NEW ACCESSORY DWELLING UNIT
Apartment Building
1555 Oak Street
San Francisco, CA 94117

Title-24 Energy/Green Inspection Forms

DATE: 01/28/2020

DRAWN BY: A.G.

JOB #: 1555OAK

T24.4

# 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:

- Fill out the project information in the Verification box at the right.
- Submittal must be a minimum of 11" x 17".
- 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 |
|------------------------------|--|---|--|---|
| 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.   | •   |

adds any amount of conditioned area, volume, or size

if applicable

•

•

•

•

•

•

•

if applicable

•

•

•

•

if project extends outside envelope

if project extends outside envelope

•

## 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

1555 OAK ST. - NEW ADU's

PROJECT NAME  
1222 / 028A

BLOCK/LOT  
1555 OAK ST., SF CA, 94117

ADDRESS  
R-2 MULTIFAMILY

PRIMARY OCCUPANCY  
11,280 SQ FT

GROSS BUILDING AREA  
2,410 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.*

LICENSED PROFESSIONAL (sign & date)  
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



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.

## 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 <sup>2</sup>  | 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 <sup>1</sup> and EPA WaterSense Certified        |
| Flushometer valve water closets                                 | 1.28 gallons / flush <sup>1</sup>                                     |
| Urinals   | Wall mount: 0.125 gallons / flush<br>Floor mount: 0.5 gallons / flush |

NOTES:

- 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)
- 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.

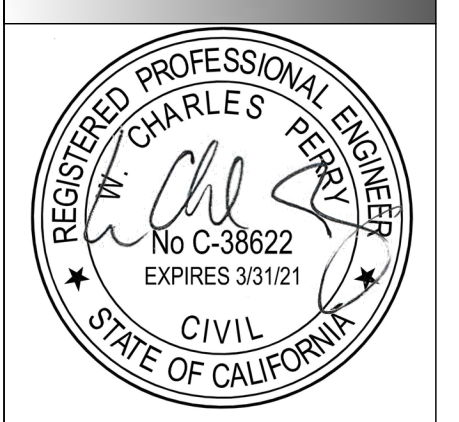
NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- 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.

| REVISIONS |           |
|-----------|-----------|
| No.       | Date      |
| 1         | 3/26/2020 |
| 2         | 5/4/2020  |
| 3         | 6/9/2020  |
| 4         | 6/30/2020 |
| 5         | 7/14/2020 |

**W. CHARLES PERRY & ASSOCIATES**  
231 41ST AVENUE  
SAN MATEO, CA 94403  
650-638-9546



This drawing, as an instrument of service is and shall remain the property of the Engineers and shall not be reproduced, published or used in any way without the permission of the Engineer.

**DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED**

NEW ACCESSORY DWELLING UNIT  
**Apartment Building**  
1555 Oak Street  
San Francisco, CA 94117

Green Building

DATE: 01/28/2020  
DRAWN BY: A.G.  
JOB #: 1555OAK

**GS5**