



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Appropriateness Executive Summary

HEARING DATE: APRIL 1, 2020

*Record No.:* 2020-000441COA  
*Project Address:* 53 - 57 POTOMAC ST  
*Landmark:* Contributor, Duboce Park Landmark District  
*Zoning:* RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0865/009  
*Project Sponsor:* Frances Schreiber  
353 Vallejo Street  
San Francisco, CA 94133  
*Staff Contact:* Shannon M. Ferguson - 415-575-9074  
Shannon.Ferguson@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROPERTY DESCRIPTION

53 - 57 POTOMAC ST is located on the west side of Potomac Street between Waller Street and Duboce Park (Assessor's Block 0865; Lot 009). The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code.

Built ca. 1905, 53-57 Potomac Street a 4-story, wood frame, multiple-family building containing four flats designed in the Classical Revival style. The rectangular shaped building, clad in flush wood and shiplap siding, is capped by a hipped roof. The primary façade faces east and is two bays wide. The ground story contains a garage in the left bay. In the right bay, brick steps lead to a portico with Ionic columns and an entablature with sculpted frieze dentil cornice, sheltering the entry. The recessed, paneled entry contains three entry doors. Above the entry on the second story is a two-story, semi-circular bay window with paneled jambs and dentil cornice on the second story, and Corinthian colonnettes on the second story. The left bay contains a three-story, semi-circular bay window with paneled jambs and dentil cornices on the first and second stories and Corinthian colonnettes on the third story. The windows have undivided, wood, double hung sash. The primary facade terminates in a parapet with frieze and projecting cornice with dentils that curves to follow the profile of the bays. Side elevations are clad in shiplap siding.

### PROJECT DESCRIPTION

The proposed project is a request for Certificate of Appropriateness to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including construction of a new mezzanine with bathroom at the fourth floor, reconfiguring interior stairs, and remodeling of fourth floor kitchen and bathrooms. Please see photographs and plans for details.

## COMPLIANCE WITH PLANNING CODE

### Planning Code Development Standards.

The proposed dormers are in compliance with *Zoning Administrator Bulletin No. 3: Dormer Windows* and are exempt from public notification. The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

### Applicable Preservation Standards.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The subject building will remain a four flat residential building.
- The existing front façade windows at the fourth floor will repaired rather than replaced.
- The new dormers and skylights are substantially set back from the front façade and will be minimally visible from the street.
- The new patio and windows proposed for infill are located on the north side elevation and will not be visible from the street.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes new dormers, patio and skylight and infill of two windows at north elevation. The new work is set back substantially and will be minimally visible from the street. The window infill will occur on a non-visible side elevation. The Department finds that the historic character of the building and district will be retained and preserved.

## PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public inquiries for general information about the proposed project at the date of this report.

## ISSUES & OTHER CONSIDERATIONS

- The Project is fully code complaint and is supported by Department Staff

## CONDITIONS OF APPROVAL

None

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department recommends APPROVAL of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

## **ATTACHMENTS**

Draft Motion – Certificate of Appropriateness  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E - Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Draft Motion

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 0865 IN A RH-2 RESIDENTIAL- HOUSE, TWO FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 3, 2020, Frances Schreiber (hereinafter "Project Sponsor") filed Application No. 2020-000441COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including a new mezzanine with bathroom at the fourth floor, and remodel of existing kitchen and bathrooms at the subject building located on Lot 009 in Assessor's Block 0865, which is a contributing resource to the Duboce Park Landmark District and locally designated under Article 10, Appendix N of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On April 1, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2020-000441COA.



The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-000441COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby APPROVES the Certificate of Appropriateness, as requested in Application No. 2020-000441COA in conformance with the architectural plans dated March 3, 2020 and labeled Exhibit B based on the following findings:

## FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project is to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade; and interior alterations including a new mezzanine with bathroom at the fourth floor, reconfigure interior stairs, and remodel fourth floor kitchen and bathrooms. Please see photographs and plans for details.
3. **Property Description.** 53 - 57 POTOMAC ST (Assessor's Block 0865; Lot 009) is located on the west side of Potomac Street between Waller Street and Duboce Park. Built ca. 1905, 53-57 Potomac Street is a 4-story, wood frame, multiple-family building containing four flats designed in the Classical Revival style. The rectangular shaped building, clad in flush wood and shiplap siding, is capped by a hipped roof. The primary façade faces east and is two bays wide. The ground story contains a garage in the left bay. In the right bay, brick steps lead to a portico with Ionic columns and an entablature with sculpted frieze dentil cornice, sheltering the entry. The recessed, paneled entry contains three entry doors. Above the entry on the second story is a two-story, semi-circular bay window with paneled jambs and dentil cornice on the second story, and Corinthian colonnettes on the second story. The left bay contains a three-story, semi-circular bay window with paneled jambs and dentil cornices on the first and second stories and Corinthian colonnettes on the third story. The windows have undivided, wood, double hung sash. The primary facade terminates in a parapet with frieze and projecting cornice with dentils that curves to follow the profile of the bays. Side elevations are clad in shiplap siding.

The subject building is a contributor to the Duboce Park Landmark District, locally designated under Article 10, Appendix N of the Planning Code.

4. **Surrounding Properties and Neighborhood.** Duboce Park Landmark District is comprised of 89 residential buildings and the historic stone steps and Serpentine rock retaining walls at the three interior block Park entrances. It is bounded by Scott, Waller, and Steiner streets. Largely

constructed between 1899-1902, the proposed District contains excellent examples of residential buildings designed by master Victorian-era builders, including Fernando Nelson.

5. **Public Outreach and Comments.** The Department has received no public correspondence.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:
  - A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The subject building will remain a four flat residential building. Therefore, the proposed project complies with Standard 1.*

**Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposal construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing window sash at the fourth floor facade. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building. Therefore, the proposed project complies with Standard 2.*

**Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

*Not Applicable*

**Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*Not applicable.*

**Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

*Repair of existing windows at the front façade at the fourth floor will preserve the distinctive features that characterize the property. Therefore, the proposed project complies with Standard 5.*

**Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*Existing windows at the front façade at the fourth floor are deteriorated and will be repaired. Therefore, the proposed project complies with Standard 6.*

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Not applicable.*

**Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

**Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

*The proposed work will not destroy historic materials that characterize the property and will be compatible with the size and scale of the existing architectural features. The new dormers and skylights are substantially set back from the front façade and will be minimally visible from the street. The new patio and windows proposed for infill are located on a side elevation and will not be visible from the street. Therefore, the proposed project complies with Standard 9.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed work will not destroy historic materials or features that characterize the building. If removed in the future, the essential form and integrity of the property and district would be unimpaired. Therefore, the proposed project complies with Standard 10.*

- C. **Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Historic Districts

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

*The project is in conformance with Article 10, and as outlined in Appendix N, as the work shall not adversely affect the Landmark site.*

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

*The project is in conformance with Article 10, and as outlined in Appendix N, as the work is compatible with the Landmark district.*

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**Policy 2.4**

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

**Policy 2.5**

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

**Policy 2.7**

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.*

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed project will not have an impact on neighborhood serving retail uses.*

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed project will strengthen neighborhood character by respecting the character-defining features of the building and historic district in conformance with the Secretary of the Interior's Standards*

- C) The City's supply of affordable housing will be preserved and enhanced:

*The project will not affect the City's affordable housing supply.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed project is located on Potomac Street and will not have a direct impact on the displacement of industrial and service sectors.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*All construction will be executed in compliance with all applicable construction and safety measures.*

- G) That landmark and historic buildings will be preserved:

*The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed project will not impact the access to sunlight or vistas for the parks and open space.*

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the subject property located at Assessor's Block 0865, Lot 009 for proposed work in conformance with the architectural submittal dated March 3, 2020 and labeled Exhibit B on file in the docket for Record No. 2020-000441COA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 1, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 1, 2020

## EXHIBIT A

### AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Alterations to the building located at 53-57 Potomac Street, Block 0865, and Lot 009 pursuant to Planning Code Section(s) 1005 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 3, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-000441COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on April 1, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

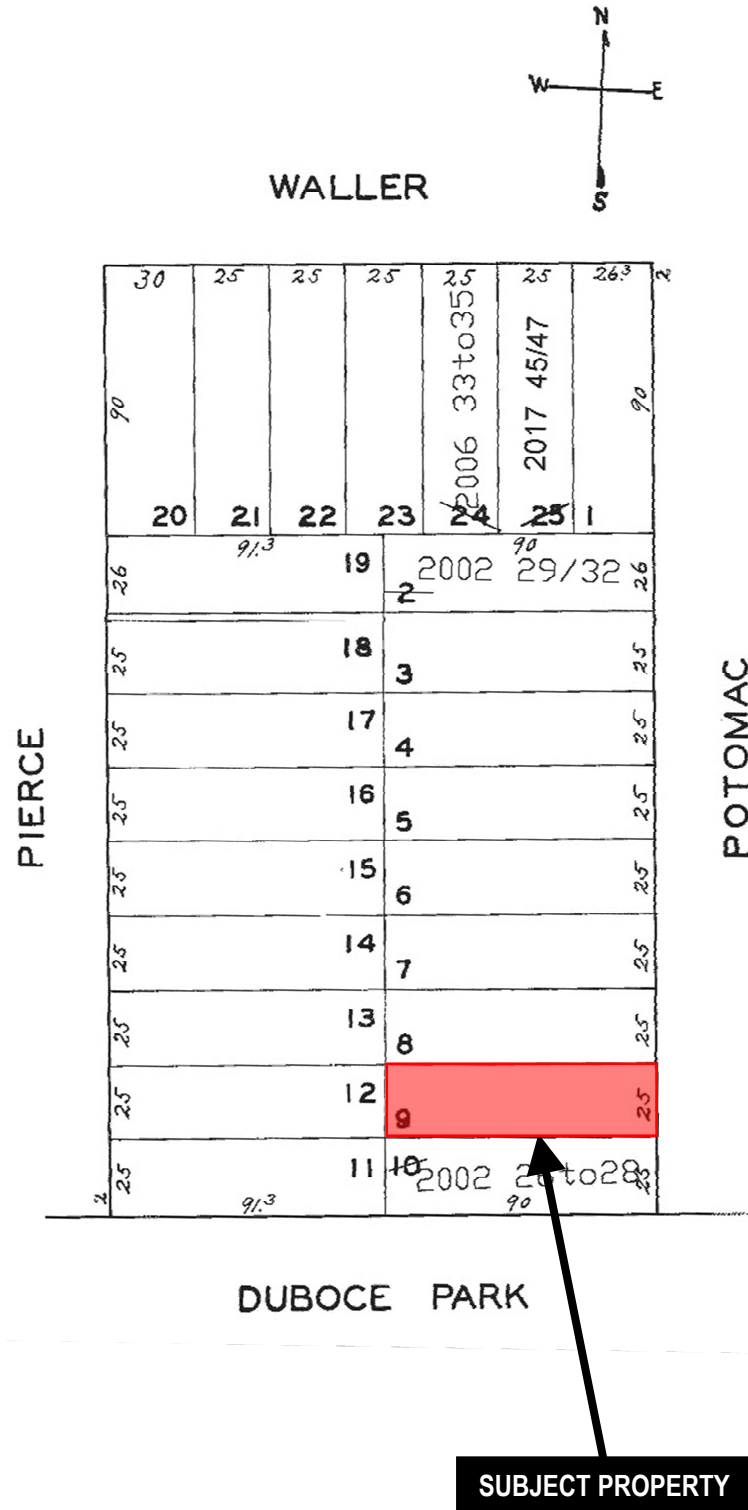
Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### CONDITIONS OF APPROVAL

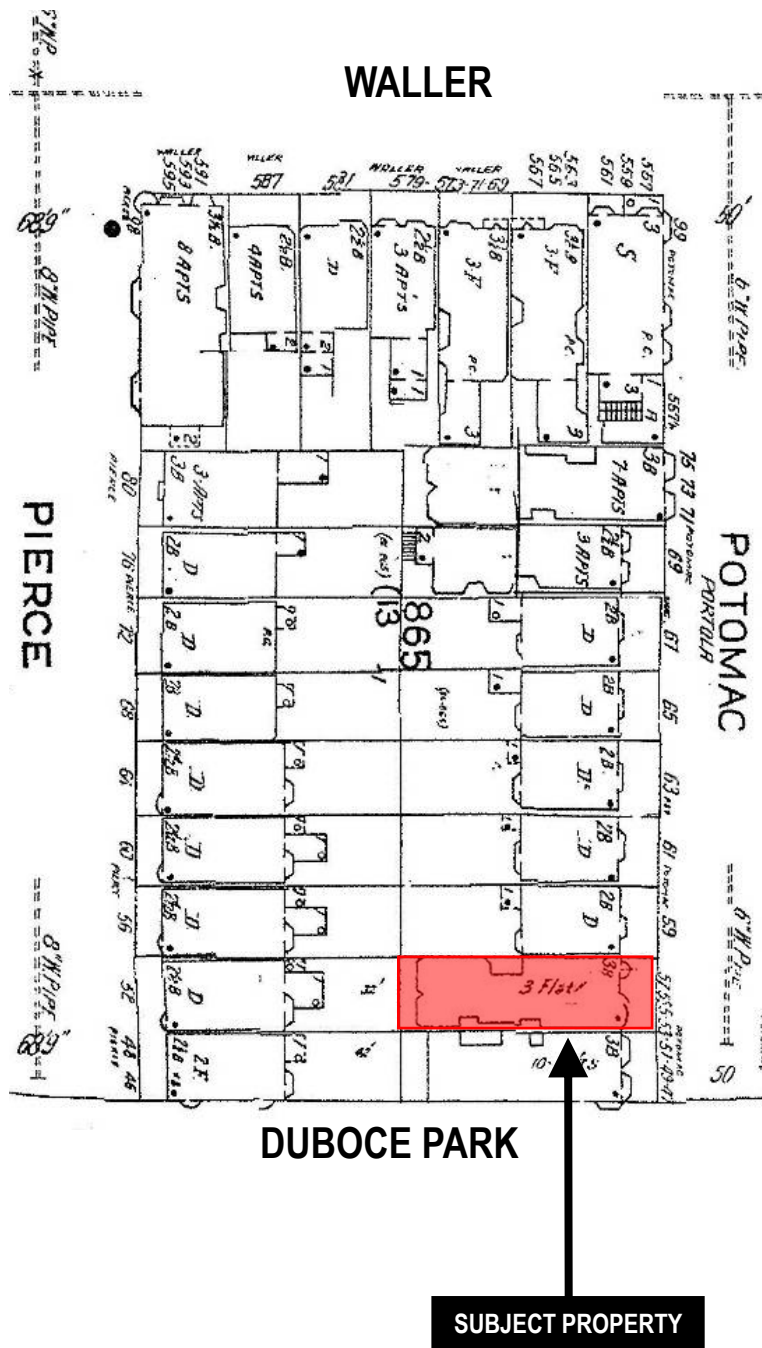
1. None



# Parcel Map



# Sanborn Map\*



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



Certificate of Appropriateness  
Case Number 2020-000441COA  
53-57 Potomac Street  
Duboce Park Historic District

# Aerial Photo

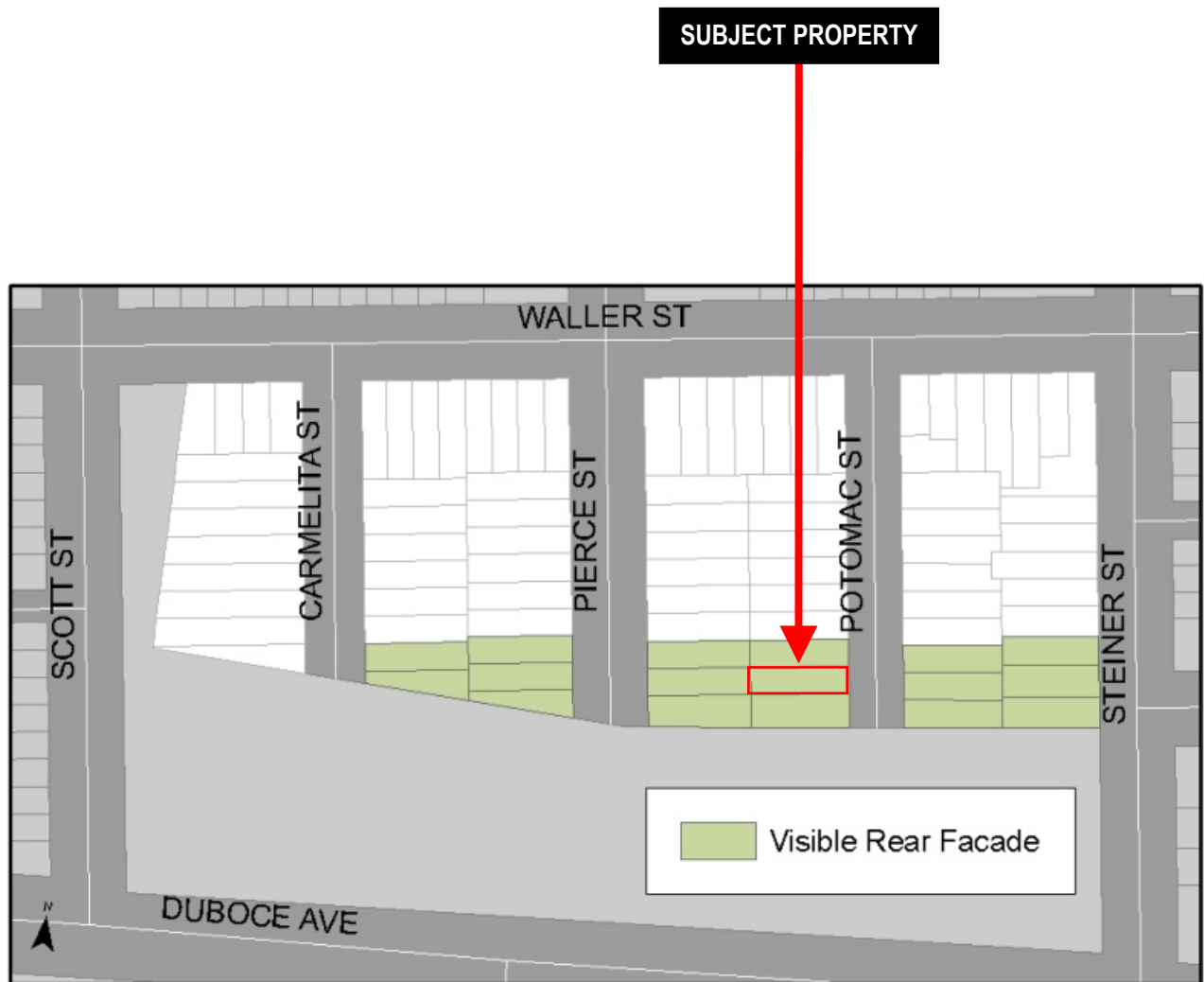


SUBJECT PROPERTY

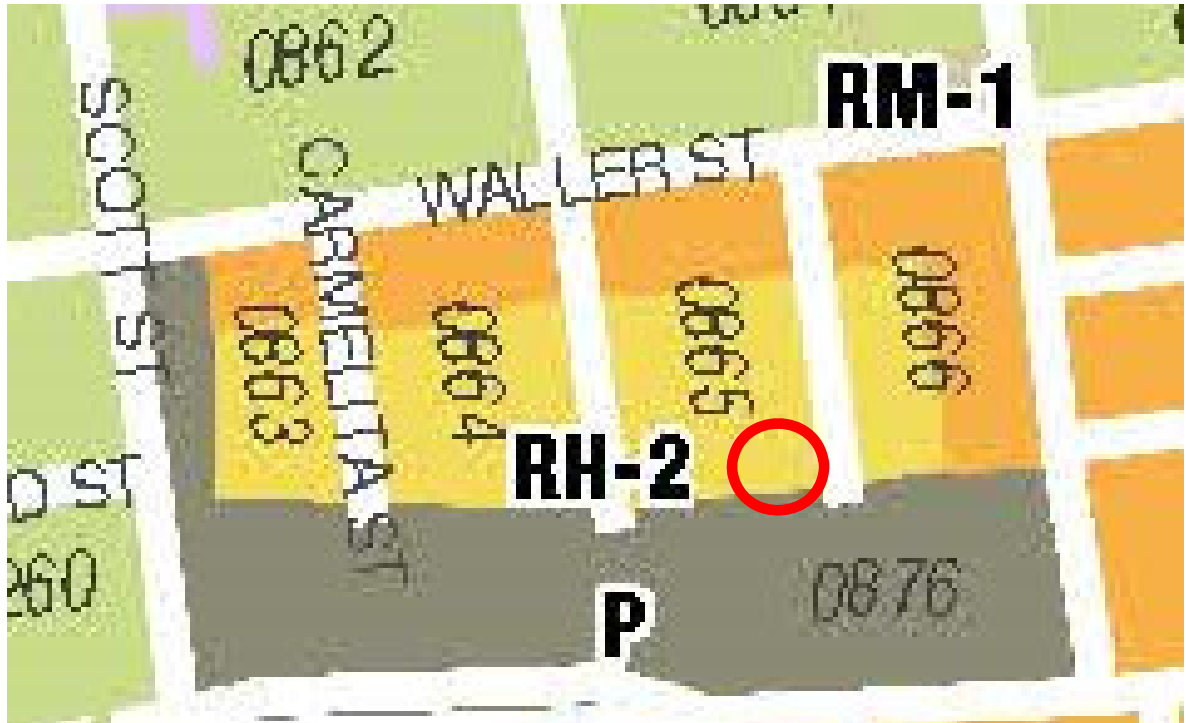


Certificate of Appropriateness  
Case Number 2020-000441COA  
53-57 Potomac Street  
Duboce Park Historic District

# Duboce Park Historic District Map



# Zoning Map





# Site Photo





# 57 POTOMAC REMODEL - PERMIT SET

## SHEET INDEX

Sheet Number	Sheet Name	02/13/20
G0.00	COVER SHEET & SHEET INDEX	1
G0.01	PRE-APP MEETING NOTES	
G0.02	PRE-APP MEETING NOTES	
G0.03	RECORDED NSR	
G0.04	CONTEXT PHOTOS	
G0.10	DORMER WINDOWS COMPLIANCE WITH ZAB 03	
G0.11	MEZZANINE COMPLIANCE WITH CBC 505.2	
G0.12	MEANS OF EGRESS / EXITING PLANS	
G0.13	GREEN BUILDING FORM	
G0.14	TITLE 24 CALCULATIONS	
G0.15	TITLE 24 CALCULATIONS	
G0.16	TITLE 24 CALCULATIONS	
G0.20	BUILDING CODE ANALYSIS	

A1.00	EXISTING & NEW SITE PLAN	1
A2.01	EXISTING FIRST AND SECOND FLOOR PLANS (FOR REFERENCE)	1
A2.02	EXISTING, DEMO & NEW THIRD FLOOR PLANS	1
A2.03	EXISTING, DEMO & NEW FOURTH FLOOR PLANS	1
A2.04	EXISTING, DEMO & NEW ATTIC/MEZZANINE FLOOR PLANS	
A2.05	EXISTING, DEMO & NEW ROOF PLANS	1
A3.01	EXISTING, DEMO & NEW BUILDING ELEVATIONS	1
A3.02	EXISTING, DEMO & NEW BUILDING ELEVATIONS	1
A3.10	EXISTING, DEMO & NEW BUILDING SECTIONS	1
A9.01	WALL, FLOOR & ROOF ASSEMBLIES	1

S000	GENERAL NOTES	
S001	SPECIAL INSPECTION FORM	
S100	ROOF FRAMING	
S101	ATTIC FRAMING	
S102	4th FLOOR FRAMING	
S103	3rd FLOOR FRAMING	
S104	2nd FLOOR FRAMING & FOUND.	
S500	FRAMING DETAILS	
S501	LATERAL & FRAMING DETAILS	
S502	DORMER DETAILS	

## PROJECT TEAM

### PROJECT OWNER

Frances Schreiber Trust  
353 Vallejo St  
San Francisco, CA  
94133  
CONTACTS: Frances Schreiber - Owner  
PHONE: (510) 333-9907  
EMAIL: [fschreiber@kazanlaw.com](mailto:fschreiber@kazanlaw.com)

### PROJECT MANAGEMENT / AUTHORIZED AGENT

Rachael Schreiber Davidoff  
57 Potomac Street  
San Francisco, CA  
94117  
CONTACT: Rachael Schreiber Davidoff  
PHONE: (415) 265-3696  
EMAIL: [rachaeldavidoff@gmail.com](mailto:rachaeldavidoff@gmail.com)

### ARCHITECT

Gary Struthers, AIA  
1624 Chapin Street  
Alameda, CA  
94501  
CONTACT: Gary Struthers  
PHONE: (510) 205-7535  
EMAIL: [garystruthers67@gmail.com](mailto:garystruthers67@gmail.com)

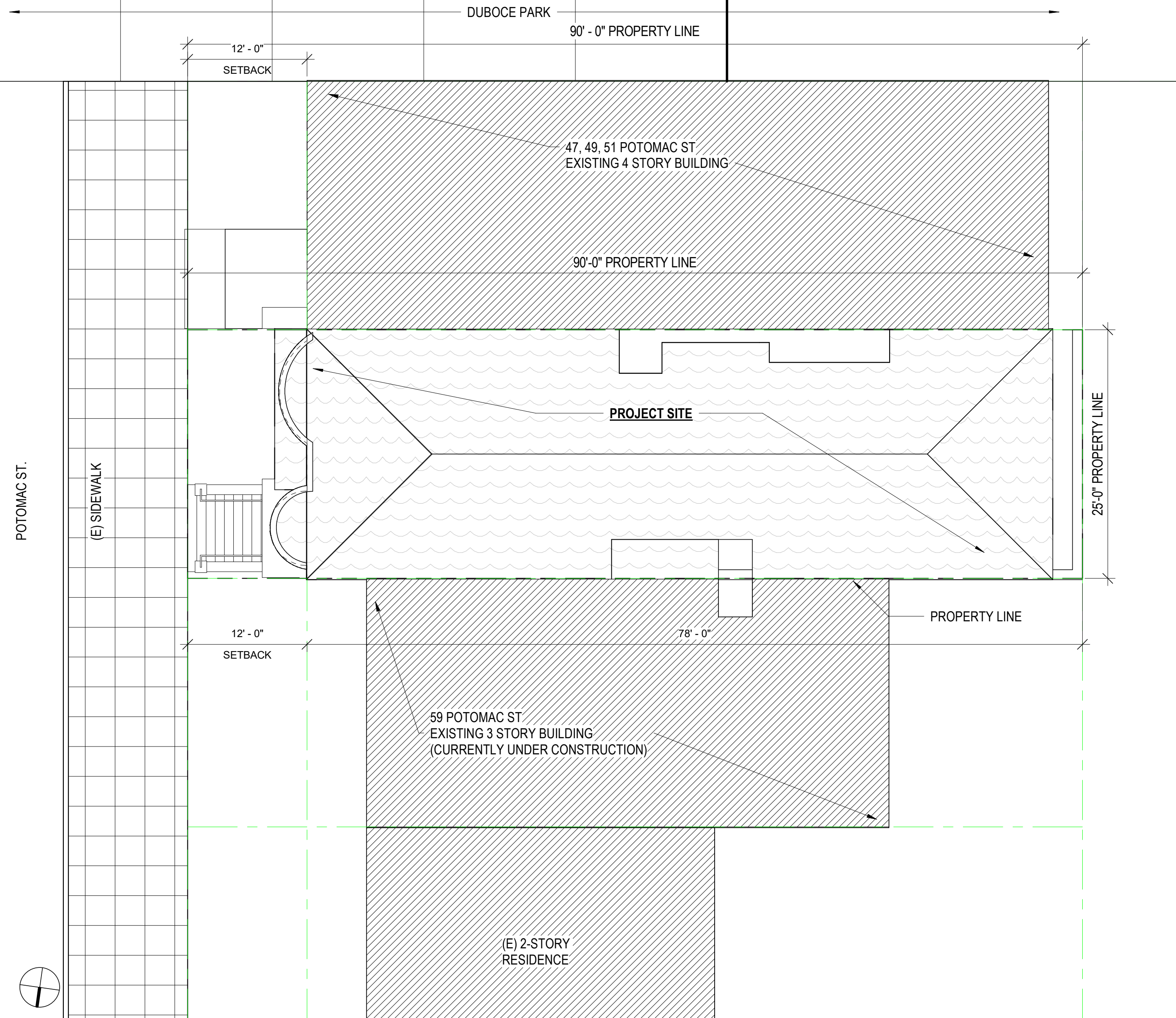
### STRUCTURAL ENGINEER

FRAMEWORK ENGINEERING  
136 Baker Street  
San Francisco, CA  
94117  
CONTACTS: John Voekel, PE  
Dustin Muhn, PE  
PHONE: (415) 604-3876  
EMAIL: [jvoekel@frameworkeng.com](mailto:jvoekel@frameworkeng.com)  
[dmuhn@frameworkeng.com](mailto:dmuhn@frameworkeng.com)

### CONTRACTOR

Maruchek Construction  
2622 Sacramento Street  
Berkeley, CA  
94702  
CONTACT: Matthew Maruchek  
PHONE: (415) 250-2386  
EMAIL: [maruchek@hotmail.com](mailto:maruchek@hotmail.com)  
LICENSE: 955284

## SITE MAP



## VICINITY MAP



## PROJECT DESCRIPTION

This is a privately funded project located on Potomac Street between Waller Street to the north and Duboce Park to the south in San Francisco, California. For code review purposes, the project is comprised of an existing **4-story, Type V-B, wood-framed residential building**

The building is an alteration of the fourth floor apartment with no alterations to the other existing floors except for the addition of sprinklers throughout the building. At the ground floor is an existing residential 1 car garage, an existing waste room, and an existing 1 bedroom apartment. On the second floor is an existing 3 bedroom apartment. On the third floor is an existing 3 bedroom apartment. On the 4th floor is an existing 2 bedroom apartment that is to be altered as follows. The scope of work will be modifications of rooms on the fourth floor as well as the addition of a mezzanine that is in accordance with 2016 CBC section 505.2. Additionally dormers will be added to the roof in accordance with San Francisco Planning Zoning Bulletin No. 3. A portion of the roof will be removed to create a patio deck entirely within the building area of the lot. On the fourth floor scope of work includes a new kitchen, a new half bathroom and laundry room, new office, and new closets. The scope of work on the mezzanine is a play room open to the floor below with new closets, and a bathroom. The scope of work will also include new windows to be replaced in kind. This scope of work does not include any excavation or soil disturbance.

## PROJECT SUMMARY

### PROPERTY INFORMATION

Block/Lot:	0865 /009
Parcel Area	+ / - 2,250 SF (0.051 ACRES)

### ZONING INFORMATION

Zoning:	RH-2
Planning District	District 6 Buena Vista
Zoning Districts	RH-2 - Residential- House, Two Family
Height & Bulk Districts	40-X
Planning Areas	Market and Octavia
Public Realm and Streetscape Plans	Lower Haight Public Realm Plan
Historic Evaluation	Planning Dept. Historic Resource Status: A - Historic Resource Present
National Register Historic Districts	Duboce Park Historic District

### BUILDING CODE

2016 California Building Code and City of San Francisco Amendments; Mechanical, Plumbing, Electrical, Cal Green

NFPA 13 Fire Sprinkler

NFPA 72 Fire Alarm System

### BUILDING INFORMATION

	EXISTING	PROPOSED
CONSTRUCTION TYPE	V-B WOOD FRAME	V-B WOOD FRAME
OCCUPANCY	R-2 RESIDENTIAL & ACCESSORY USES	R-2 RESIDENTIAL & ACCESSORY USES
BUILDING HEIGHT	53' AVG. GRADE TO T/O ROOF RIDGE	53' AVG. GRADE TO T/O ROOF RIDGE
BUILDING AREA	4,800 GSF	4,800 GSF
NUMBER OF STORIES	4 STORIES	4 STORIES WITH MEZZANINE
LOT COVERAGE	87%	87%
NUMBER OF UNITS	4 DWELLING UNITS	4 DWELLING UNITS
LEVEL 1	1 BEDROOM	1 BEDROOM
LEVEL 2	3 BEDROOM	3 BEDROOM
LEVEL 3	3 BEDROOM	3 BEDROOM
LEVEL 4	2 BEDROOM	2 BEDROOM
BUILDING SPRINKLER	FIRE SPRINKLER SYSTEM AT 1ST FLOOR	NFPA 13 SPRINKLERS ALL FLOORS

### RELEVANT PERMITTING INFORMATION

Notice of Special Restrictions (**SEE SHEET G0.03**)

Record No.: 2016-004985CUA  
NSR Doc Uploaded: 8/18/2017  
NSR Doc Name: Recorded NSR - 53 Potomac

Permit 201704285246

Status: COMPLETE Status Date: 9/25/2018  
Combine/merge living space on top floor by removing 2 doors & kitchen & landscaping & permeability in front set bak in conjunction w/ #2016004985 conditional use authorization  
Originally Filed: 4/28/2017

Permit 201905241641

Status: ISSUED Status Date: 5/29/2019  
Voluntary strengthening at ground floor.  
Originally Filed: 5/24/2019

Pre Application Meeting (**SEE SHEETS G0.02, G0.03**)

Issued



GARY  
STRUTHERS, AIA  
ARCHITECT

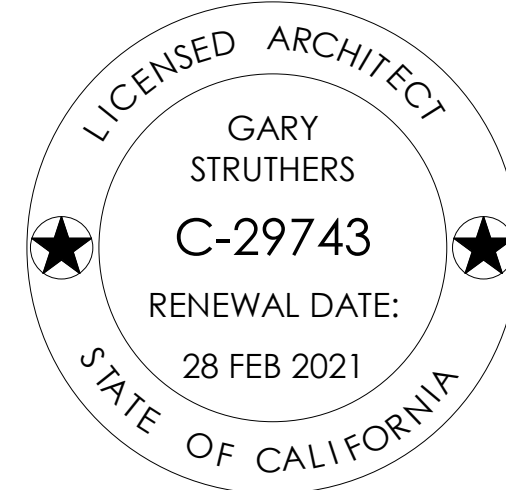
1624 CHAPIN STREET  
ALAMEDA, CA 94501  
510.205.7535  
[garystruthers67@gmail.com](mailto:garystruthers67@gmail.com)

## 57 POTOMAC REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
1	PERMIT COMMENT RESPONSES - HISTORIC PLANNING 03/03/20

Stamp:



Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	As indicated

Title:

COVER SHEET & SHEET INDEX

Sheet

# G0.00



Strauss Architects, Inc.

4 September 2019

Plan Review Supervisor for Pre-application Meeting  
Department of Building Inspection  
1660 Mission Street, Second Floor  
San Francisco, CA 94103

57 POTOMAC STREET  
PRE-APPLICATION PLAN REVIEW CONFERENCE - MINUTES - Revision 1

Dear Mark, Tom,

Thank you for meeting with us. Please find our meeting minutes for the Pre-App meeting held on 5/22/2019 for the proposed project located at 57 Potomac Street.

We would like to meet with DBI Building Review and SFFD.

The proposed project is to renovate the top floor of an existing building.

Thank you,  
Peter

1. Question: According to the previous permit sets, the existing building is classified as Type V-B construction which is not defined in the current code (CBC 2016). We would like to confirm that Type NA is equivalent to Type VB.

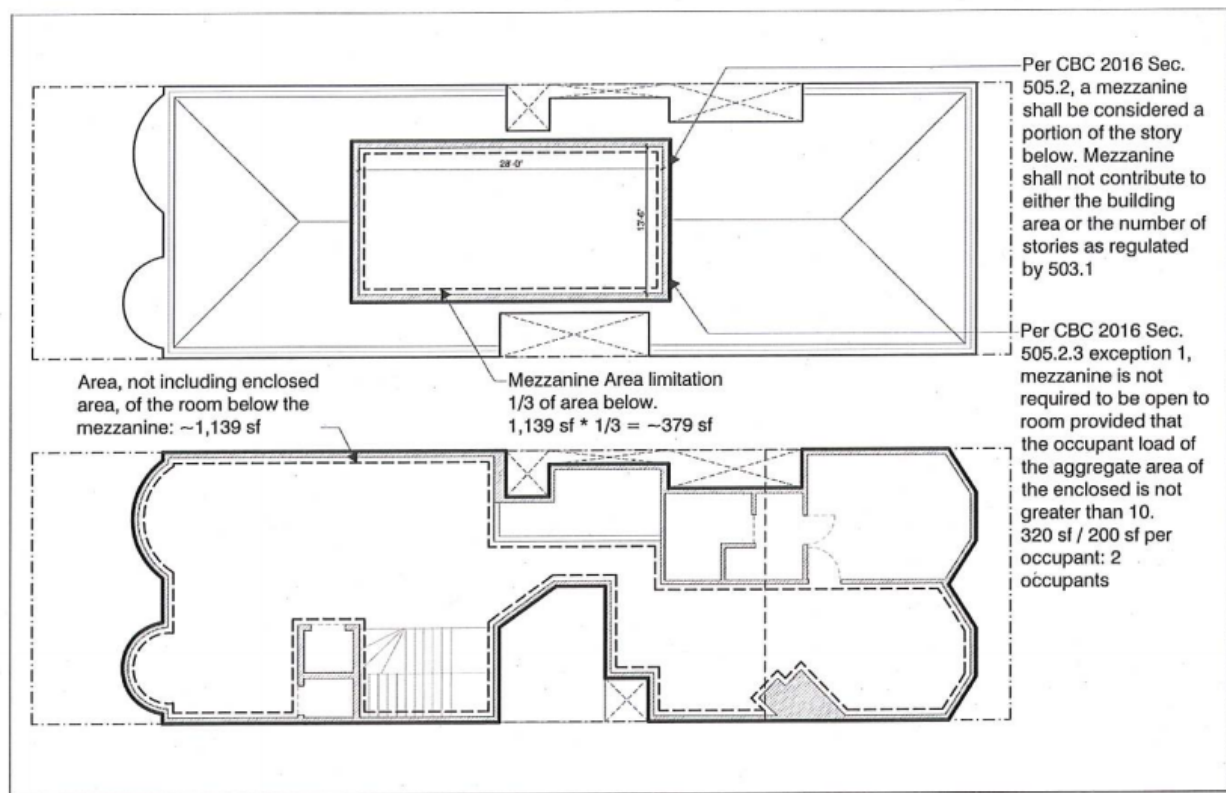
Response:  
It is confirmed that the building is classified as Type VB (The Type NA is irrelevant).

Initialed: DBI MGW SFFD TH

1 of 11

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4. Question: We'd like to confirm the following related to Section 505.2 of the 2016 CBC, "Mezzanines":
- The addition of a mezzanine to the 3rd floor would be considered as a portion of level 3 and not as an additional level (Sec. 505.2).
  - The Area of the mezzanine is not to be greater than 1/3 of the area below, not including enclosed portions of rooms below (Sec. 505.2.1).
  - The mezzanine is not required to be open to the room below provided that the occupant load of the aggregate area of the enclosed is not greater than 10 (Sec. 505.2.3 E1).



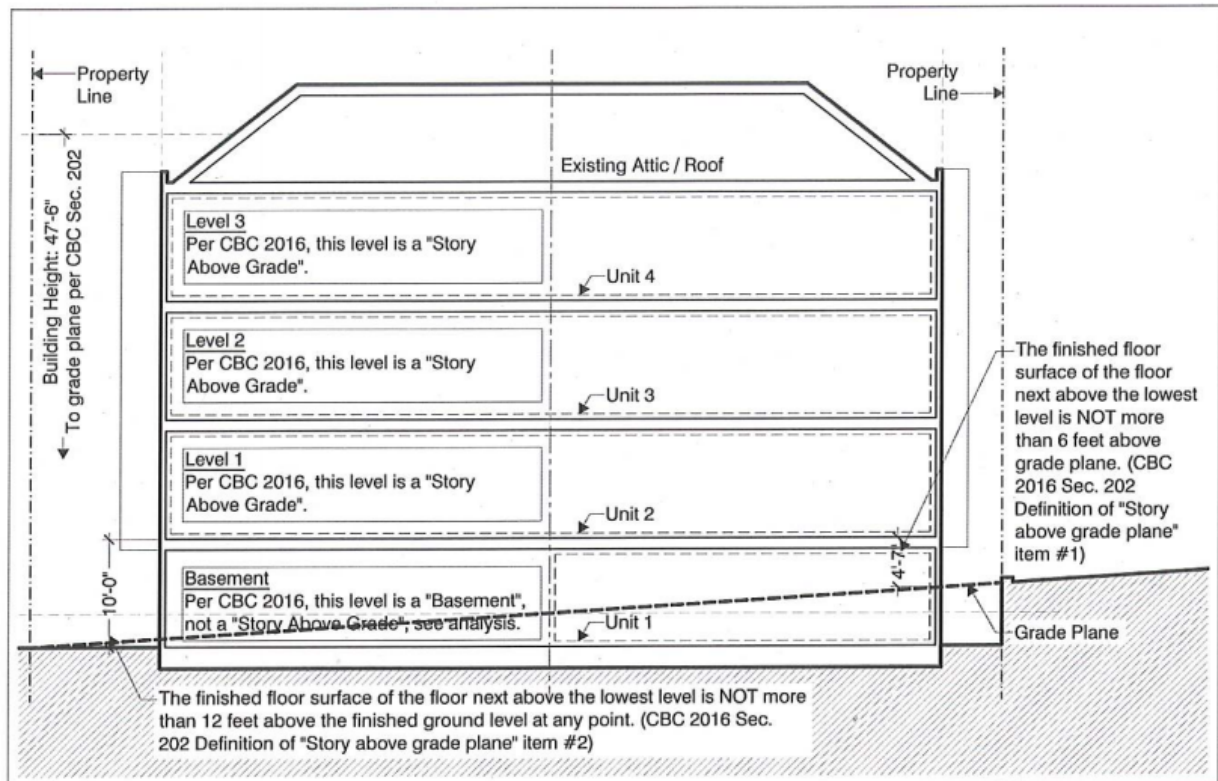
Response:  
A mezzanine is confirmed to be part of the story below (level 4) and would not count as an additional level. It is confirmed that the area of the mezzanine is allowed to be 1/3 of the floor area of the space in which they are located, as shown in the above drawing.  
While the code would allow the mezzanine to be enclosed with a single exit, due to the fact that the building is seeking equivalences to meet the code requirements of Type 5A construction as noted in response #3, an enclosed mezzanine would be required to have two separate exits - an open mezzanine, not for sleeping, would however be allowed to have a single exit to the level below and could have an enclosed portion for a bathroom and closet.

Initialed: DBI MGW SFFD TH

4 of 11

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2. Question: Per Section 202 "Definitions" of the 2016 CBC and shown in the diagram below, we'd like to confirm that the lowest level of the existing building is a "Basement".



Response:

Based on the diagram above the subject building is determined to be 4 stories, not 3. The average height of the floor above the lowest level is more than 6' above the grade plane when the grade plane is averaged between the front and the rear of the property. Unless a further investigation of the existing conditions reveals a grade plane higher than shown on the diagram the building is determined to be 4 stories.

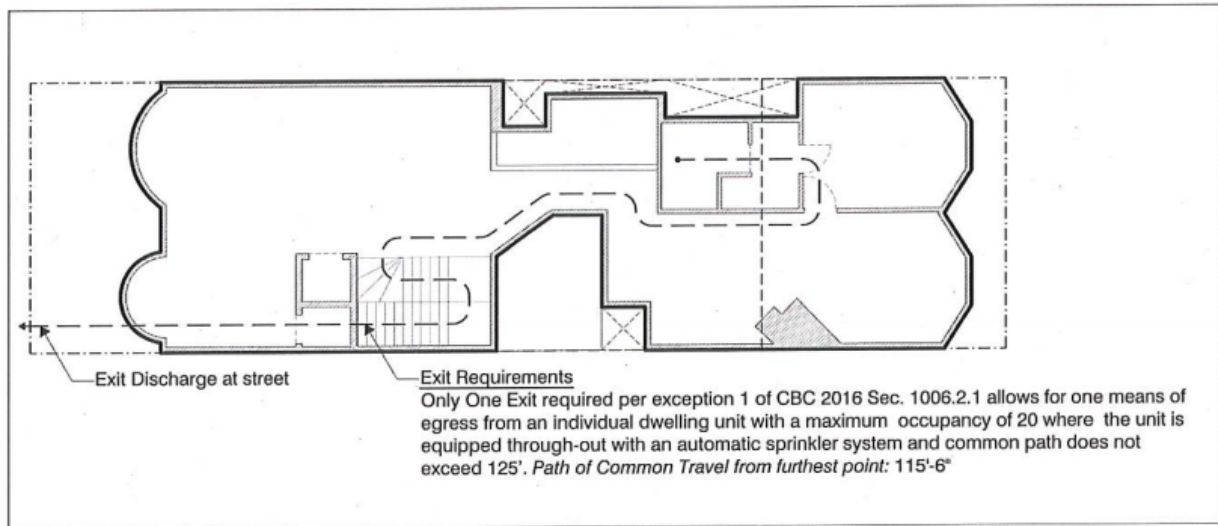
Initialed: DBI MGW SFFD TH

2 of 11

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5. Question: We'd like to confirm that a single exit is acceptable per the 2016 CBC. Please see the following analysis and plan.

Exits based on Occupancy:  
Occupant load: Existing Area ~1,695 / 200 gross ~ 9 occupants (Table 1004.1.2)  
Per section 1006.2.1, exception 1, one exit is required from an individual dwelling unit with a maximum occupancy of 20 where the unit is equipped though-out with an automatic sprinkler system and path of common travel does not exceed 125'.  
Exits based on Number of Stories:  
Per section 1006.3.2, a single exit or access to a single exit shall be permitted from any story where one of the 5 conditions exist. Conditions 1 through 4 do not exist for this project, but condition 5 does apply: (5) Multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both of the following criteria are met.  
(5.1) The dwelling unit complies with Sec. 1006.2.1 as a space with one means of egress.  
(5.2) The exit from the dwelling unit discharges directly to the exterior at the level of exit discharge. (At the top exterior stairs)



Response:

This is not acceptable; a second exit is required. The existing fire exit is acceptable as a second means of egress. Please see the photograph entitled "Attachment B" demonstrating that the ladder extension is able to reach the ground.

Additionally, the two exits are required to be separated by 1/3 the diagonal. The diagonal measures at 76'-5"; 1/3 of the diagonal equals 25'-6". The revised scheme has a stair separation of 38'-4" which is greater than 1/3 of the diagonal. Updated plans are included as "Attachment C".

Initialed: DBI MGW SFFD TH

5 of 11

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3. Question: Per the confirmation of question #2 and the above diagram. The existing building is 3 Stories and 47'-6" in Height. As a Type VB building not equipped throughout with an automatic sprinkler system (NS), the maximum allowable in Stories and Height in Feet is 2 Stories and 40'-0"; which makes the building the existing non-conforming (Per Table 504.3 & 504.4). The proposed project would add a mezzanine to the third floor and sprinkler the third-floor unit through-out; we'd like to confirm this would be acceptable.

Response:  
As the existing building has been determined to be a 4 story, Type VB - it is currently nonconforming to the current building code. The closest construction Type which would make it conforming is a Type VA. In order to meet the requirements of Type VA construction (1 hr bearing and exterior walls and 1 hr floors), the following was discussed:  
- Level 4 and mezzanine to use 1 hr construction as required per the building code and use fire blocking @ 10' intervals both vertical and horizontal.  
- Entire building to be equipped with a sprinkler system, per NFPA-13 (903.3.1.1).  
A completed "Request for Water Flow Information" is included as "Attachment A".

In the event ample water volume/pressure are not available from CCSF Main, the required full system may require the installation of a water tank and pump to be provided.

Initialed: DBI MGW SFFD TH

3 of 11

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Thank you -

Peter Strauss, Rachael & Blake Davidoff and Frances Schreiberg

Accepted By:

Department of Building Inspection:

Mark Walls  
(415) 575-6918  
Mark.Walls@sfgov.com

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

Mark Walls, DBI  
SEP 20 2019

San Francisco Fire Department:

Tom Haney  
(415) 575-6940  
Thomas.Haney@sfgov.com

Date: 21 SEPT 2019



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STRUTHERS, AIA  
ARCHITECT

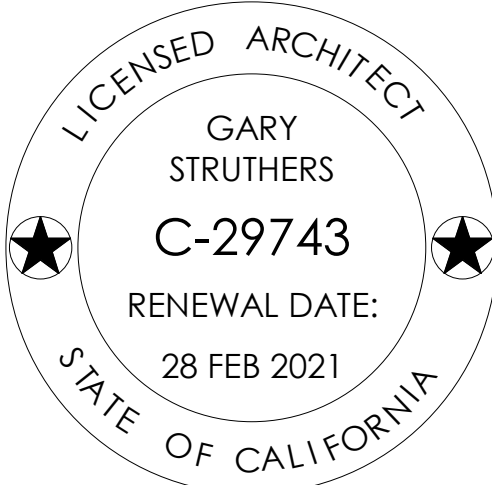
1624 CHAPIN STREET  
ALAMEDA CA 94501  
510.205.7535  
garystruthers67@gmail.com

## 57 POTOMAC REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19

Stamp:



Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	


Title:  
PRE-APP MEETING NOTES

Sheet

# G0.01



Attachment A - Request for Water Flow Information

 SAN FRANCISCO FIRE DEPARTMENT  
BUREAU OF FIRE PREVENTION  
PLAN CHECK DIVISION/WATER FLOW  
1650 MISSION STREET, 4TH FLOOR  
SAN FRANCISCO, CA 94103  
FAX # 415-575-8283  
Email: WaterFlowSF@sf.gov

**REQUEST FOR WATER FLOW INFORMATION**

DATE: 5/23/2019 REQUEST IS FOR: ☐ FIRE FLOW ☒ SPRINKLER DESIGN

CONTACT PERSON: FRANK SCHREIBER ADDRESS: 355 VALLEJO ST SF 94133

PHONE NO. (210) 333 9907 FAX NO. ( )

EMAIL: FSCHREIBER@KAZANALD.COM

OWNER'S NAME: FRANK SCHREIBER TRUST PHONE # (610) 333 9907

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:  
53-55-57 POTOMAC ST.

CROSS STREETS (BOTH ARE REQUIRED):  
DOUBLE PARK, WALLER

SPECIFY STREET FOR POINT OF CONNECTION:

OCCUPANCY (CIRCLE ONE): ☒ RESIDENTIAL ☐ LIVE/WORK ☐ COMMERCIAL ☐ OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES ☒ NO ☐

NUMBER OF STORIES: 4 HEIGHT OF BLDG: 47 FT.

\* SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO "S.F.F.D."  
\* REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$150.00 WILL BE NECESSARY.  
\* WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.  
\* INCOMPLETE FORMS WILL NOT BE PROCESSED.  
\* PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

\*\*\*\*\*Official use only\*\*\*\*\*  
Flow data provided by: SANFORD Date Forwarded: 6/12/19

Flow data: FIELD FLOW TEST STATIC: 45 PSI  
RESIDUAL: 38 PSI per CDD:  
RECORDS ANALYSIS ☒ FLOW: 220 GPM 240 gpm @ 30 psi  
Date Page: 92 4" MAIN on Potomac 450" @ 20

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR: L. K. (415-558-6361) Rev. 03/01/2017

7 of 11

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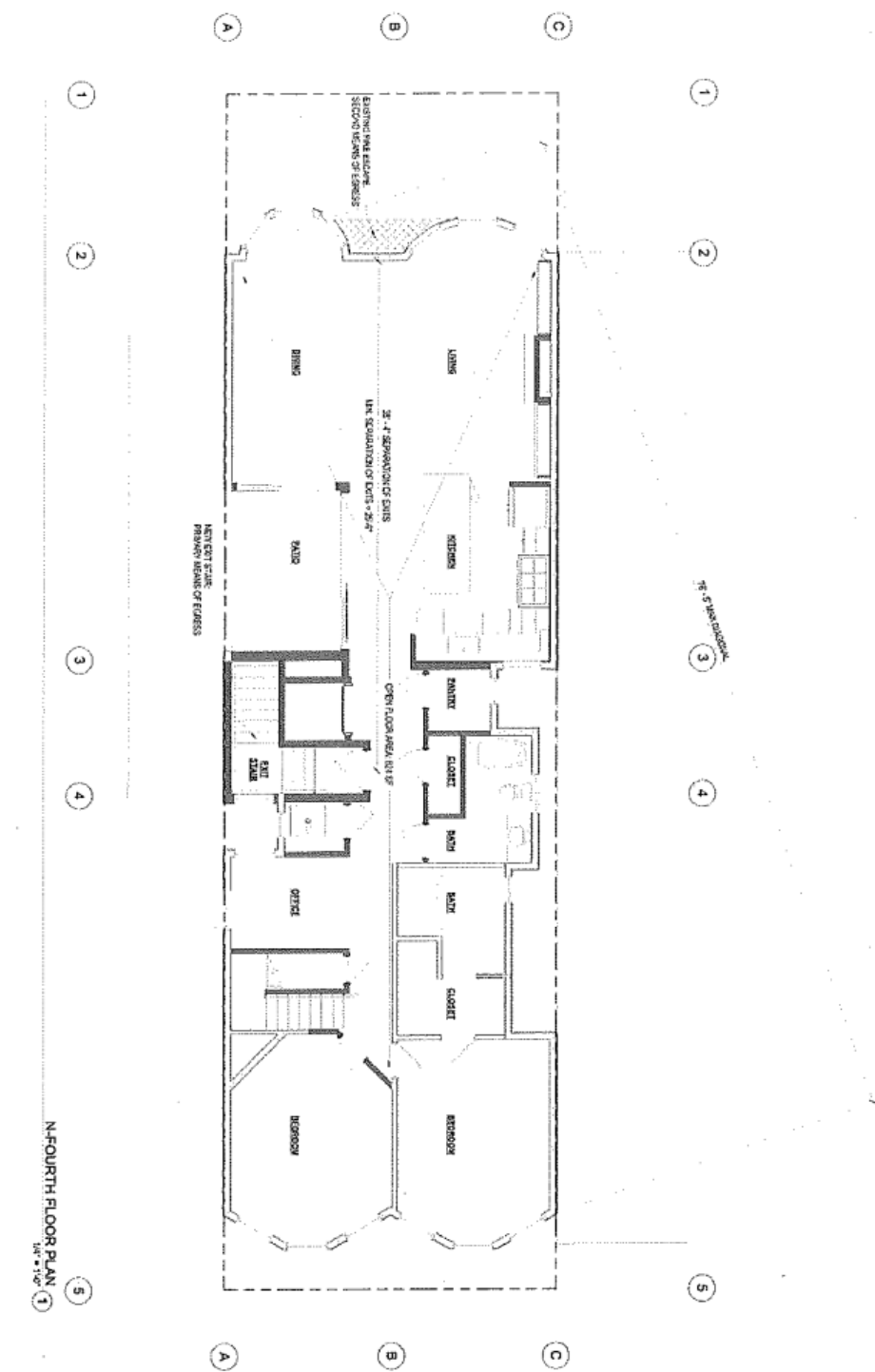
Attachment B - Fire Escape



8 of 11

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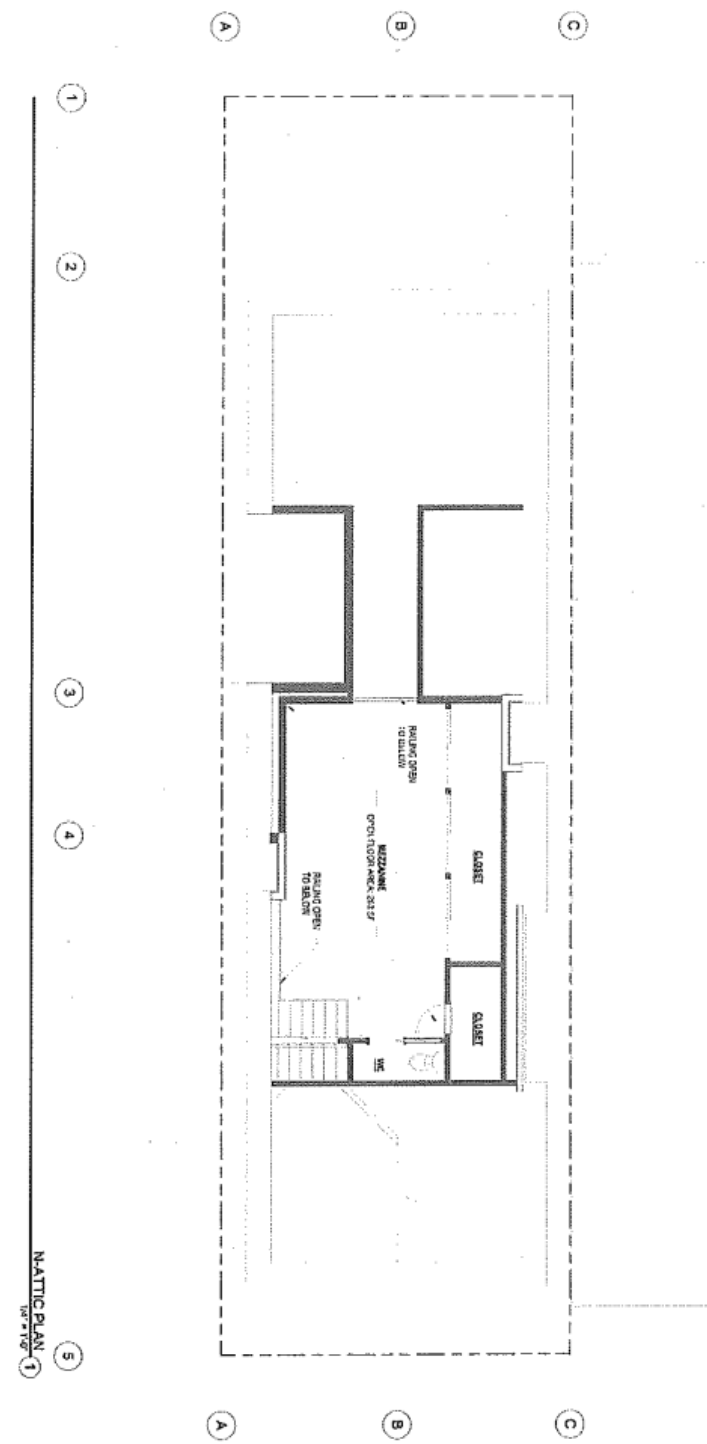
Attachment C - Updated Floor Plans (1 of 3) - Level 4 Plan



9 of 11

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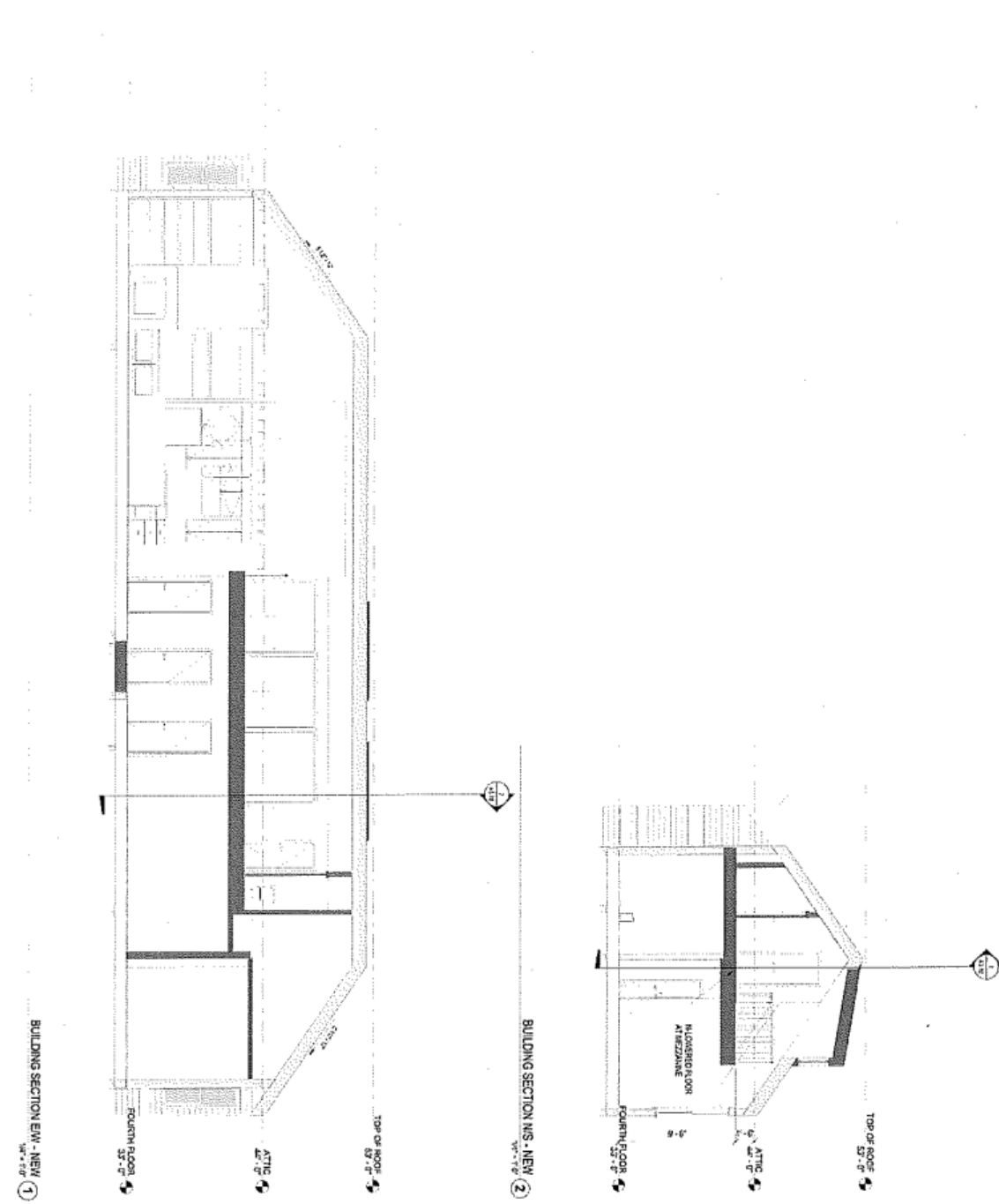
Attachment C - Updated Floor Plans (2 of 3) - Level Mezzanine



10 of 11

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Attachment C - Updated Floor Plans (3 of 3) - Building Sections



11 of 11

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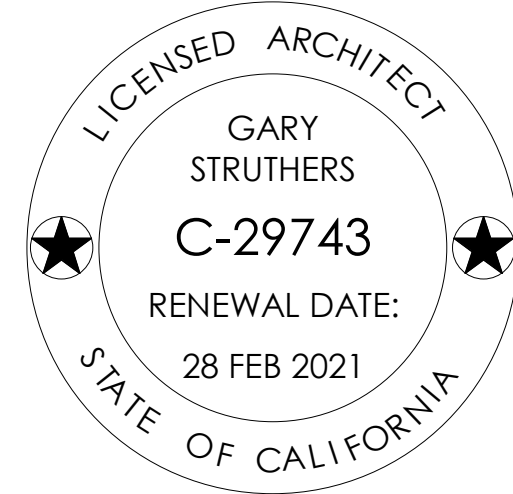
1624 CHAPIN STREET  
ALAMEDA CA 94501  
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garystruthers67@gmail.com

## 57 POTOMAC REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19

Stamp:



Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	

Title:  
PRE-APP MEETING NOTES

Sheet

# G0.02



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Frances C. Schreiber

Address: 353 Vallejo Street

City: San Francisco

State: CA ZIP: 94133

CONFORMED COPY of document recorded  
08/18/2017, 2017K496402  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSessor-RECORDER

(Space Above This Line For Recorder's Use)

I (We) Frances C. Schreiber on behalf of Frances Schreiber Trust, owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described): SEE ALSO ATTACHED EXHIBIT A.

BEING ASSESSOR'S BLOCK: 0865; LOT: 009;

COMMONLY KNOWN AS: 57 POTOMAC STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Conditional Use Authorization No. 2016-004985CUA authorized by the Planning Commission of the City and County of San Francisco on July 13, 2017, as set forth in Planning Commission Motion No. 19960, to allow a residential merger of two units on the top story of the residential building located at [Insert Address, Block, and Lot] pursuant to Planning Code Section(s) 303 and 317 within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The restrictions and conditions of which notice is hereby given are:

AUTHORIZATION

This authorization is for a conditional use to allow a residential merger of two units on the top story of the residential building located at [Insert Address, Block, and Lot] pursuant to Planning Code Section(s) 303 and 317 within the RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 28, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-004985CUA and subject to conditions of approval reviewed and

Page 1 of 4

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Frances C. Schreiber for Frances Schreiber Trust  
(Signature) (Printed Name)

Dated: August 18, 2017 at Oakland California.  
(Month, Day) (City)

(Signature) (Printed Name)

Dated: 20 at California.  
(Month, Day) (City)

(Signature) (Printed Name)

Dated: 20 at California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

Page 4 of 4

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

approved by the Commission on July 13, 2017 under Motion No 19960. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 13, 2017 under Motion No 19960.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19960 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Page 2 of 4

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

On August 18, 2017, before me, Heather M. Ehmke, a Notary Public, personally appeared Frances Schreiber, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Heather Schreiber



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).

DESIGN

2. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).

MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).

OPERATION

4. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. For

Page 3 of 4

EXHIBIT A

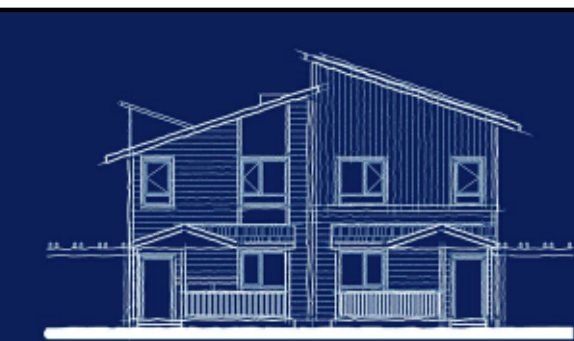
The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Commencing at a point on the Westerly line of Potomac Street (formerly Potrero Street), distant thereon 266 feet Southerly from the point formed by the intersection of the Westerly line of Potomac Street with the Southerly line of Waller Street; running thence Southerly along the Westerly line of Potomac Street 25 feet; thence at a right angle Westerly 90 feet; thence at a right angle Northerly 25 feet; and thence at a right angle Easterly 90 feet to the Westerly line of Potomac Street and the point of commencement.

Being Lot 18, in Block 2, Markon Tract.

Assessor' Lot 009; Block 0865

Page 1 of 1



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ARCHITECT

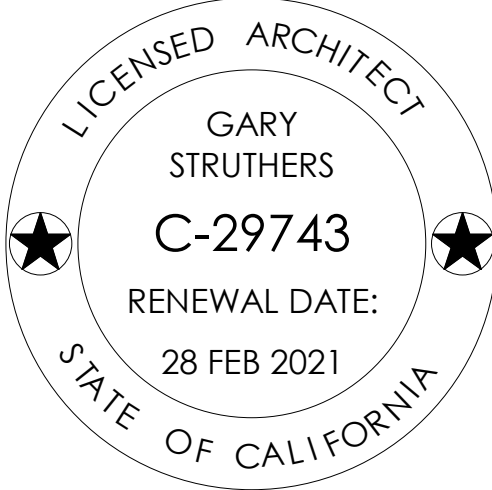
1624 CHAPIN STREET  
ALAMEDA CA 94501  
510.205.7535  
garystruthers67@gmail.com

57 POTOMAC  
REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision Date  
PERMIT SUBMITTAL 12/20/19

Stamp:



Job Number  
Drawn by: RD  
Checked by: GS  
Date: 03/03/20  
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Title:  
RECORDED NSR

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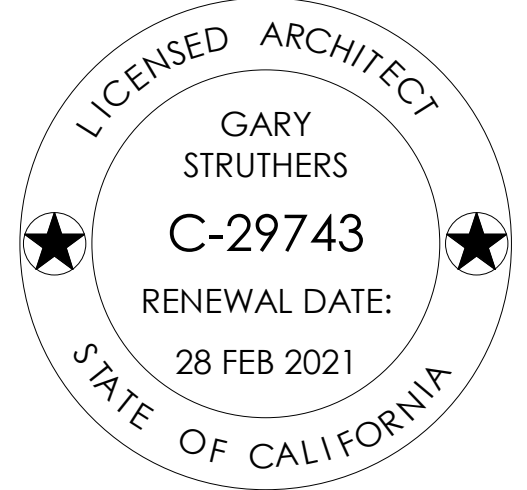
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57 POTOMAC  
REMODEL

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Scale:	

Title:  
CONTEXT PHOTOS

Sheet

G0.04



ZONING ADMINISTRATOR BULLETIN NO. 3 - DORMER WINDOWS

RULING:

THE PLANNING DEPARTMENT HAS ADOPTED AND SHALL IMPLEMENT THE STANDARD FOR DORMER WINDOWS THAT WILL BE EXEMPT FROM PUBLIC NOTIFICATION. THE REQUIRED STANDARDS ARE AS FOLLOWS:

THE SIZE OF A DORMER WINDOW (GABLE OR SHED) IS LIMITED TO 8 BY 8 FEET;

THE DORMER WINDOW SHALL BE SETBACK AT LEAST 3 FEET FROM THE SIDE PROPERTY LINE;

THE DORMER WINDOW SHALL BE SETBACK AT LEAST 10 FEET FROM THE FRONT BUILDING WALL; SEPARATE DORMER WINDOWS SHALL HAVE A MINIMUM EXTERIOR SEPARATION OF 3 FEET BETWEEN EACH OTHER;

THE HEIGHT OF THE DORMER WINDOW CANNOT BE HIGHER THAN THE PEAK ROOF LINE OF THE SUBJECT BUILDING AND SHALL NOT EXCEED 10 FEET OVER THE PERMITTED HEIGHT LIMIT; AND

THE TOTAL ROOF AREA OF ALL DORMER WINDOWS (EXISTING AND PROPOSED) AND OTHER FEATURES EXEMPT FROM THE HEIGHT LIMITS SHALL NOT BE MORE THAN 20 PERCENT OF THE EXISTING HORIZONTAL AREA OF THE ROOF. IF A BUILDING'S ROOF HAS MULTIPLE LEVELS, THEN EACH LEVEL OF ROOF IS CALCULATED SEPARATELY.



GARY  
STRUTHERS, AIA  
ARCHITECT

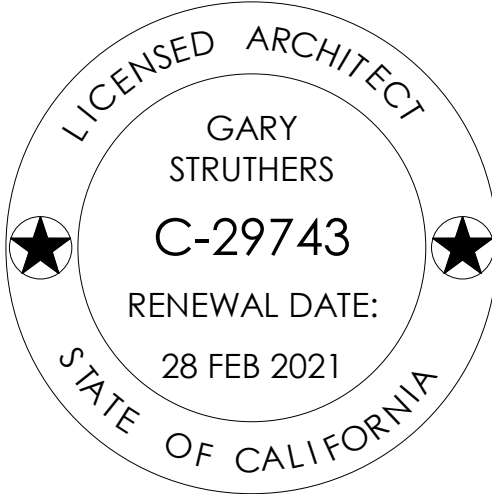
1624 CHAPIN STREET  
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57 POTOMAC  
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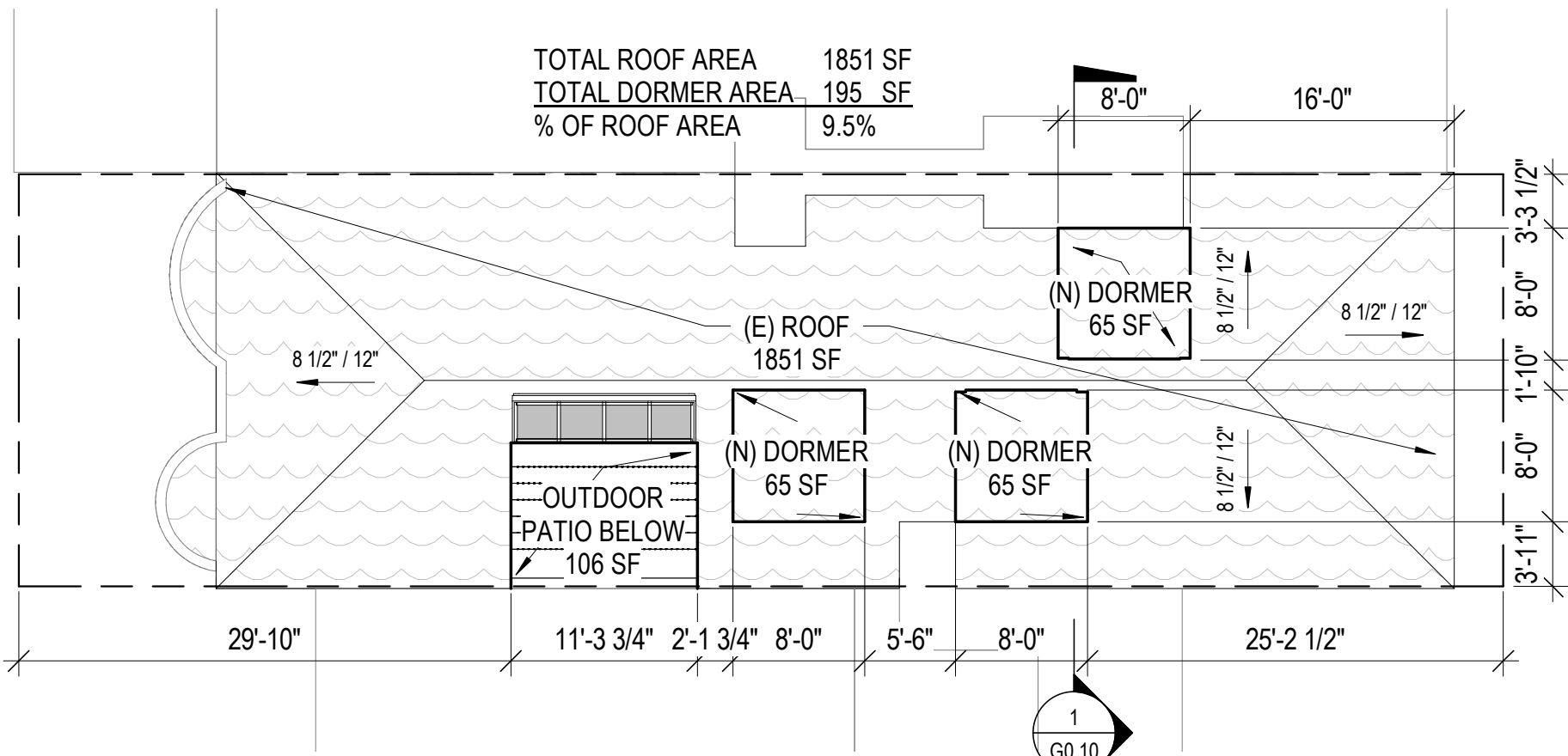
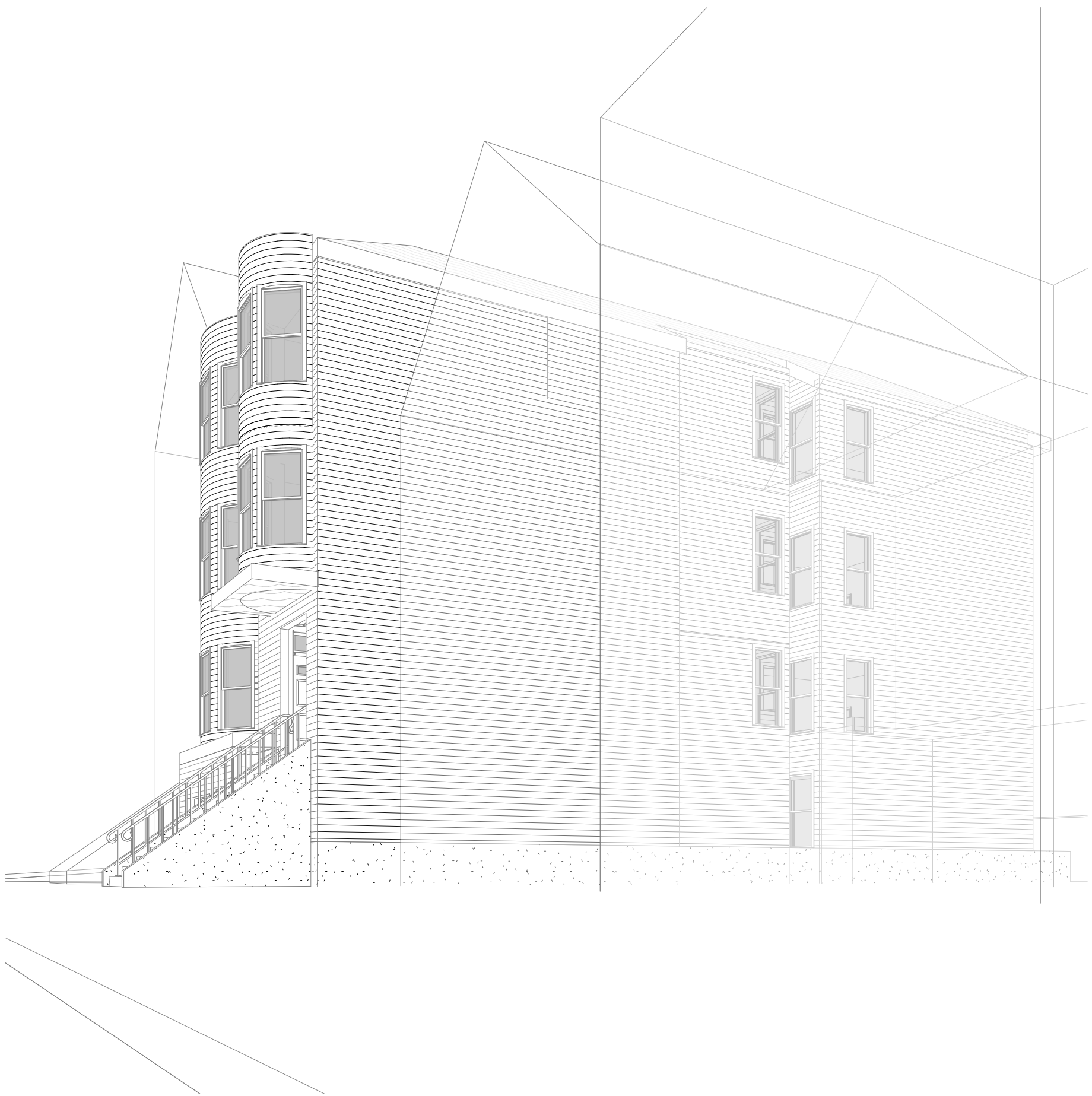
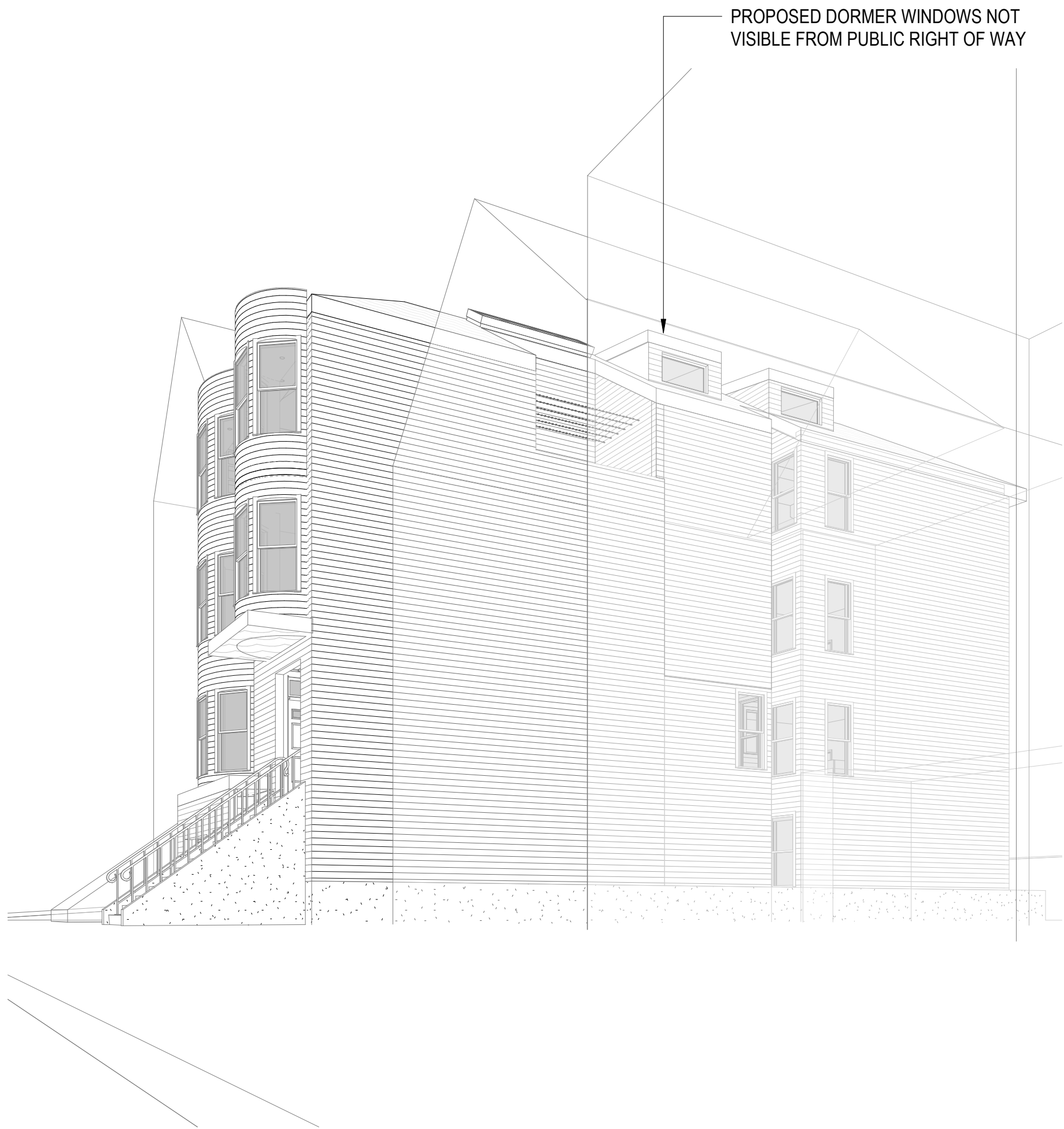


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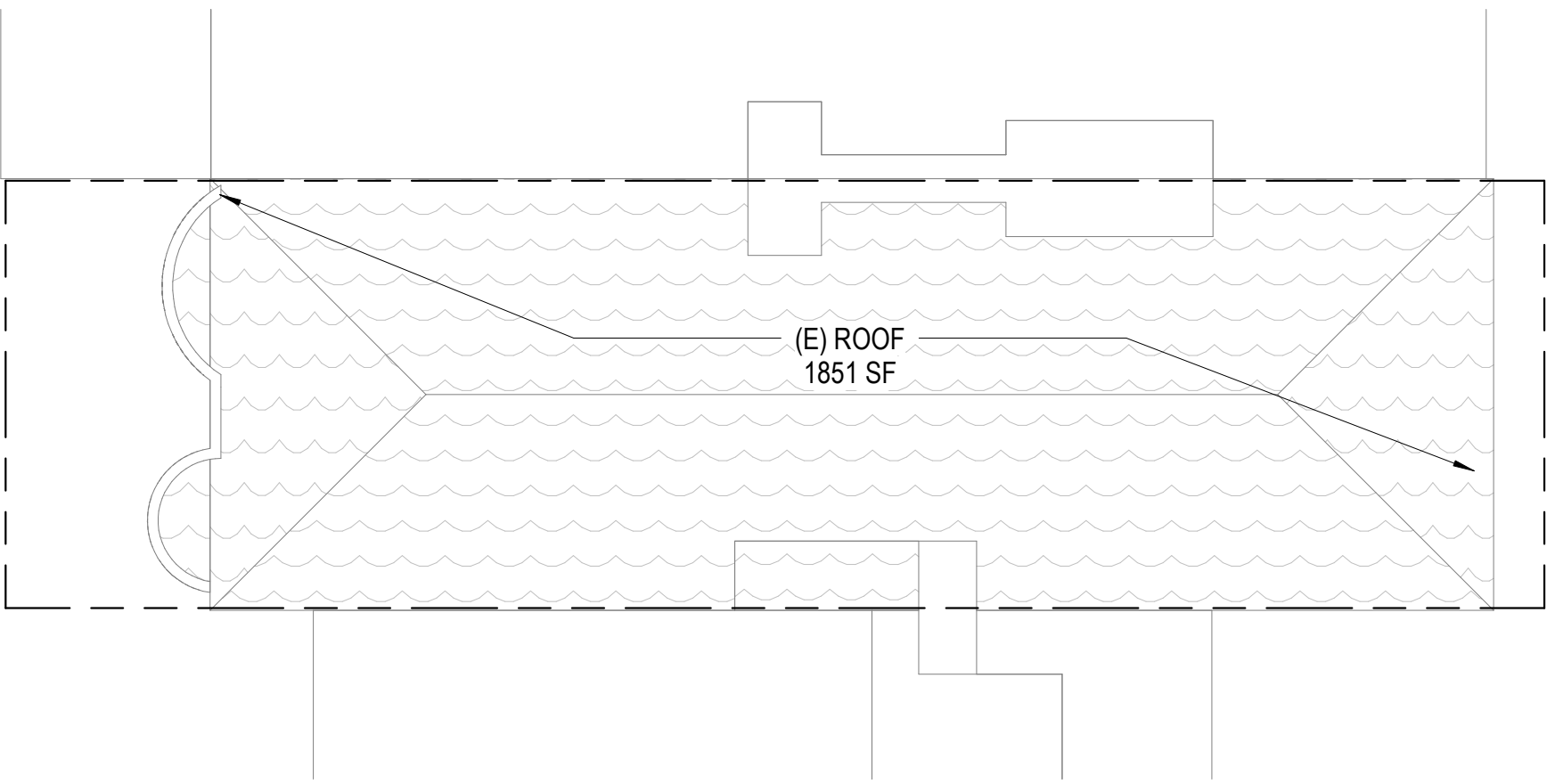
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DORMER WINDOWS  
COMPLIANCE WITH ZAB 03

Sheet

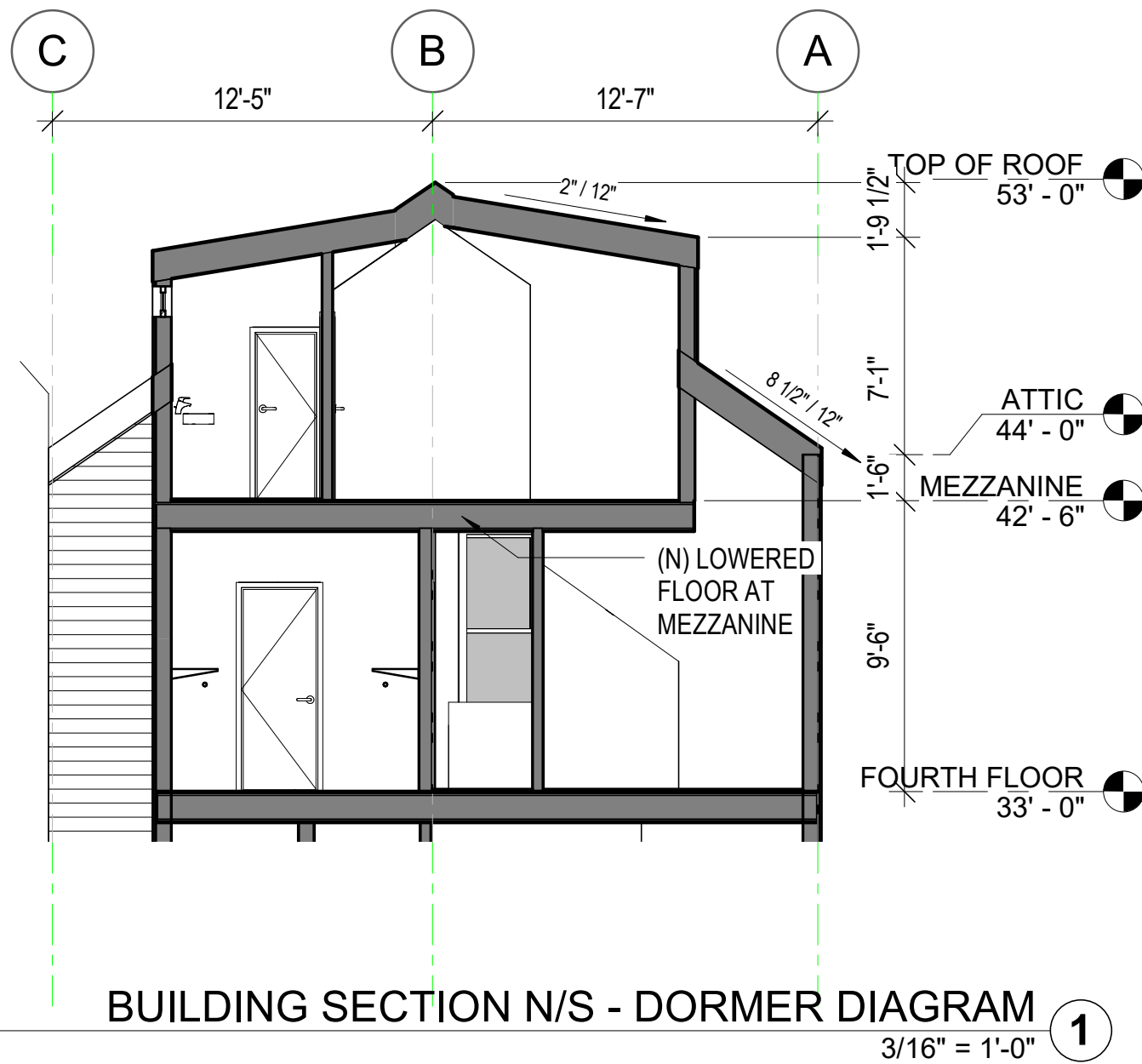
G0.10



(N) ROOF PLAN - DORMER DIAGRAM 3  
1" = 10'-0"

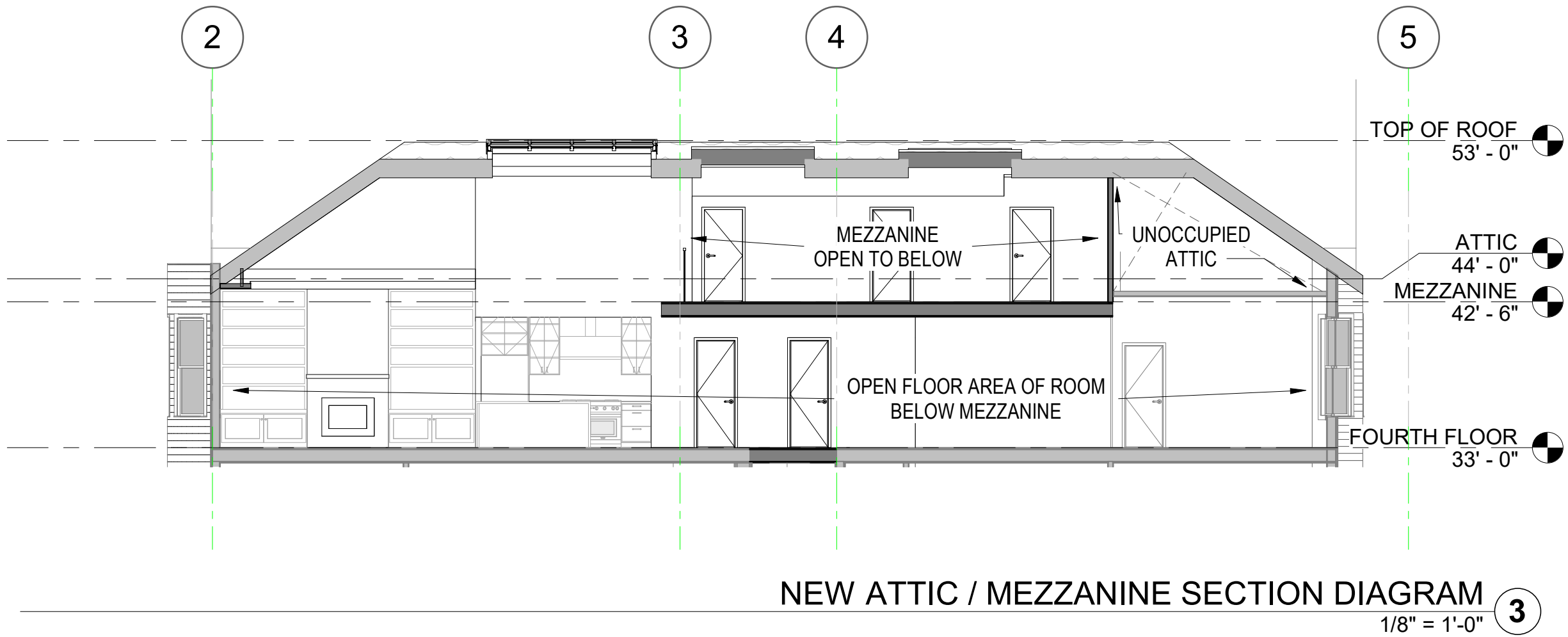


(E) ROOF PLAN - DORMER DIAGRAM 2  
1" = 10'-0"



BUILDING SECTION N/S - DORMER DIAGRAM 1  
3/16" = 1'-0"



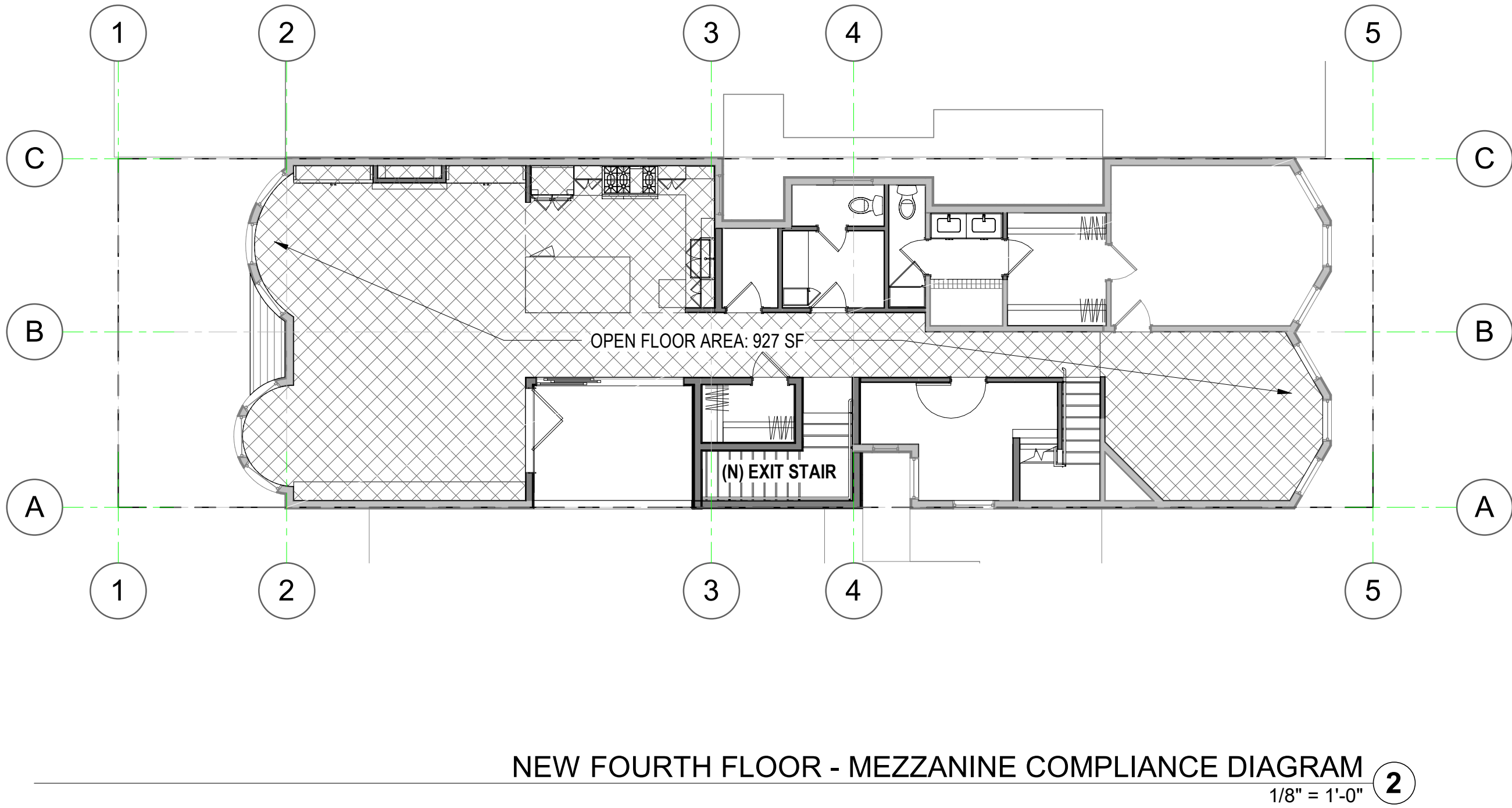
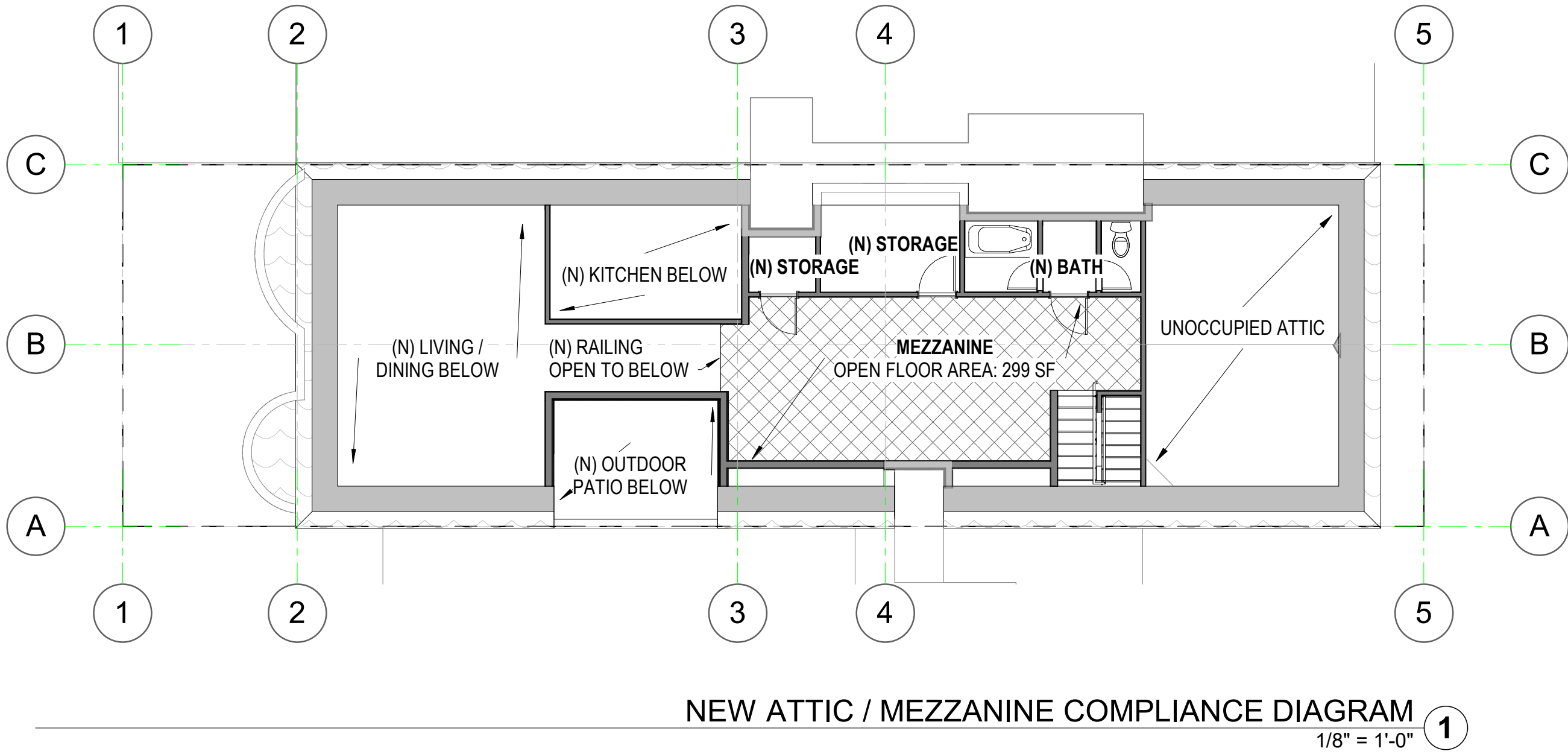


**CBC 2019**  
**SECTION 505.2: MEZZANINES**

**SECTION 505.2: MEZZANINES**  
A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet

**SECTION 505.2.1: AREA LIMITATION**  
The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

TOTAL OPEN FLOOR AREA	927 SF
TOTAL MEZZANINE AREA	299 SF
% OF MEZZANINE	32%



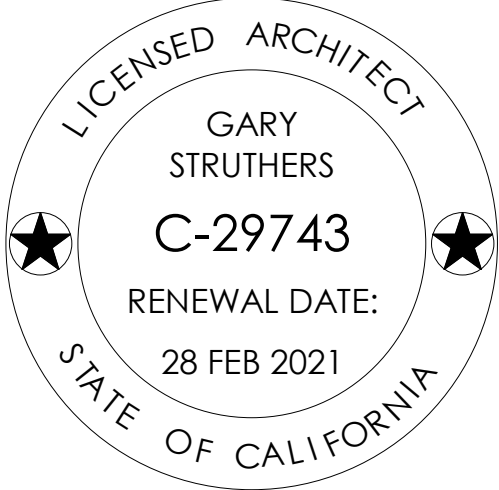
  
**GARY STRUTHERS, AIA**  
ARCHITECT  
1624 CHAPIN STREET  
ALAMEDA, CA 94501  
510.205.7535  
garystruthers67@gmail.com

**57 POTOMAC  
REMODEL**

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19

Stamp:

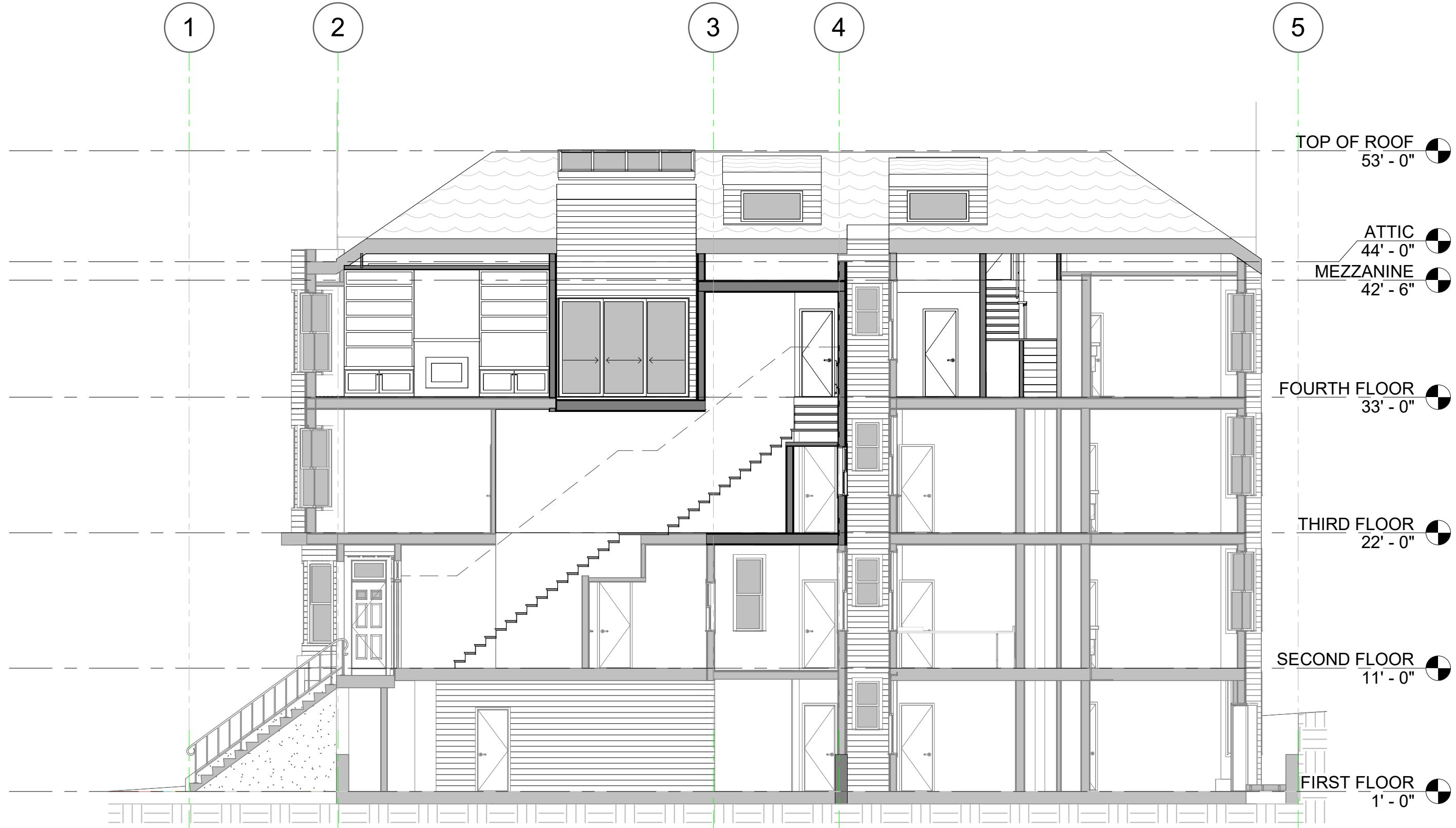


Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	1/8" = 1'-0"

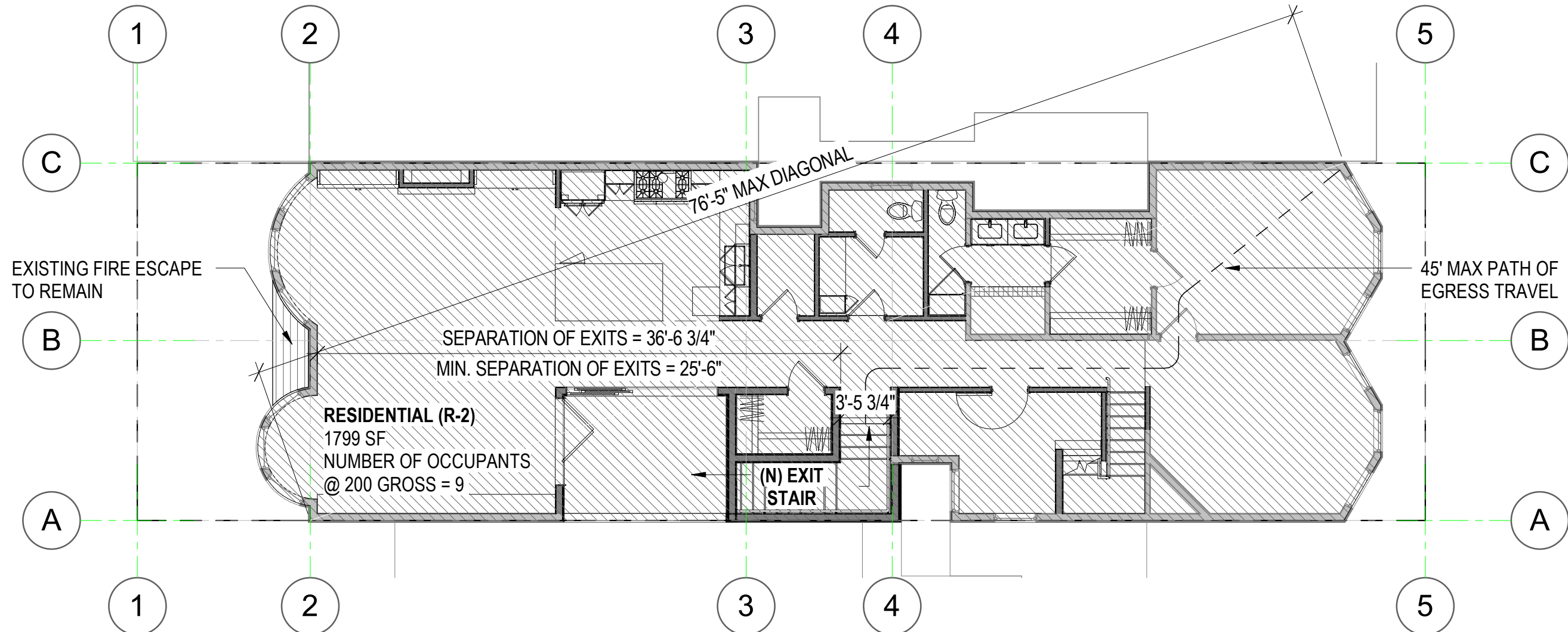
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**MEZZANINE COMPLIANCE WITH  
CBC 505.2**

Sheet

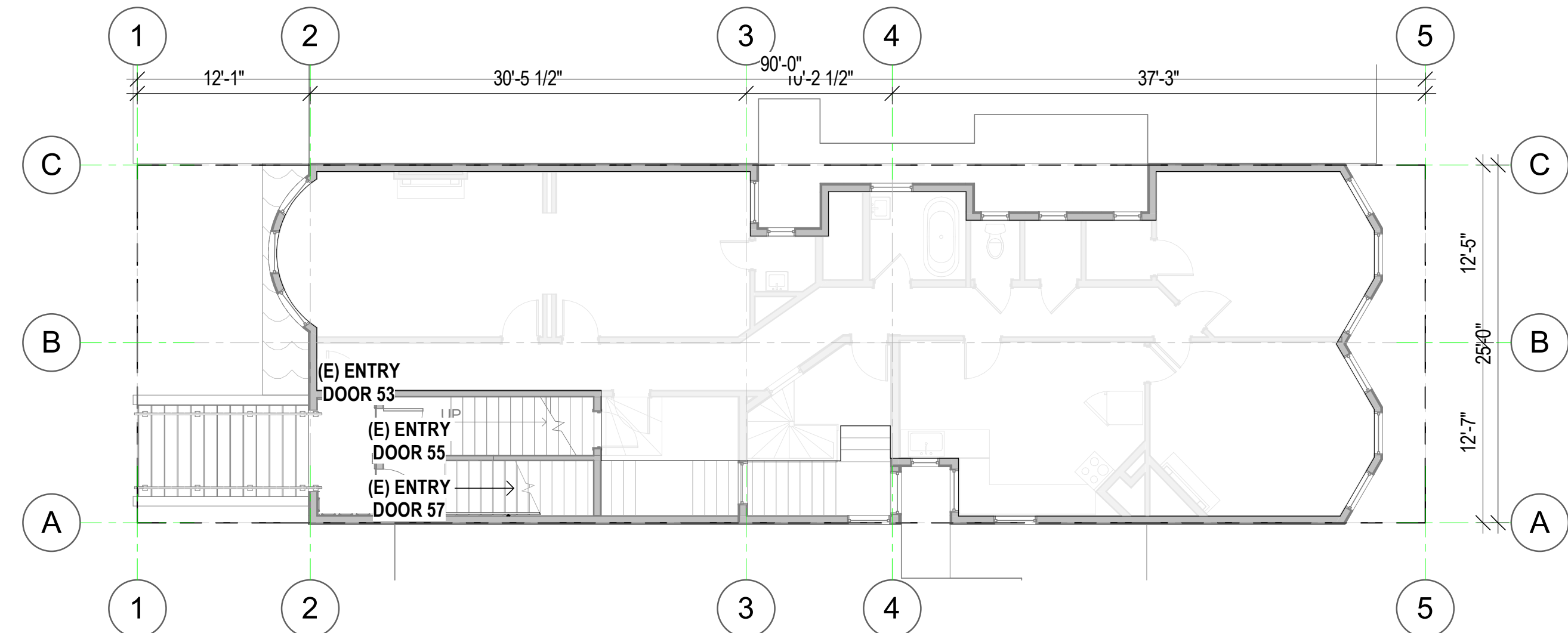
**G0.11**



MEANS OF EGRESS SECTION DIAGRAM  
1/8" = 1'-0"



MEANS OF EGRESS DIAGRAM - FOURTH FLOOR PLAN  
1/8" = 1'-0"



MEANS OF EGRESS DIAGRAM - EXIT DISCHARGE LEVEL  
1/8" = 1'-0"

MEANS OF EGRESS

OCCUPANT LOAD REQUIREMENTS		
OCCUPANCY	MAX OCCUPANT LOAD	MAX TRAVEL DISTANCE WITH SPRINKLER
R-2	10	125

PROJECT FLOOR AREA  
1799 @ 200 GROSS = 9 OCCUPANTS

PROJECT EXIT SEPARATION  
76'-5" = MAX DIAGONAL DISTANCE  
25'-6" = MIN SEPARATION OF EXITS (76'-5" \* 1/3)  
36'-6" = PROVIDED EXIT SEPARATION

EGRESS STAIRWAY WIDTH AND CAPACITY  
36" = MIN STAIR WIDTH (FOR STAIRS SERVING OCCUPANT LOAD <50)  
42" = PROVIDED STAIR WIDTH



GARY  
STRUTHERS, AIA  
ARCHITECT

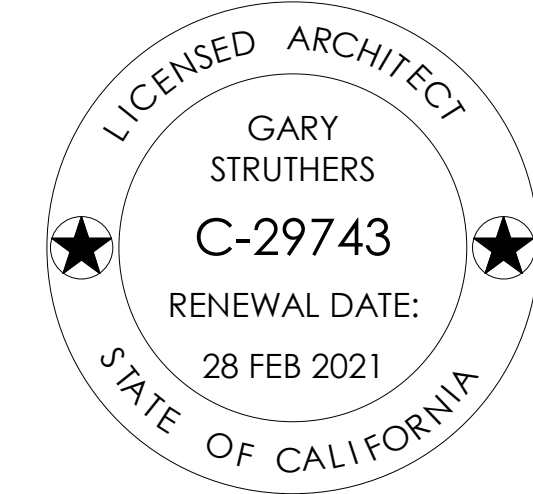
1624 CHAPIN STREET  
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57 POTOMAC  
REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
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Stamp:



Job Number	
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Date:	03/03/20
Scale:	1/8" = 1'-0"


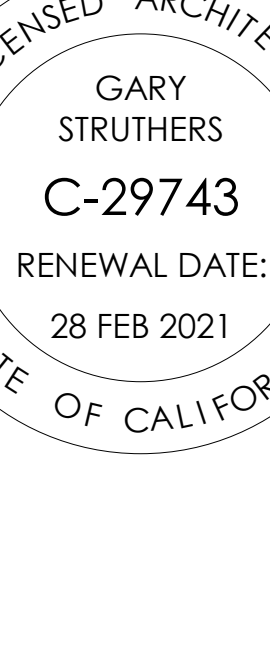
Title:  
MEANS OF EGRESS / EXITING  
PLANS

Sheet

G0.12



## Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

	
<b>GARY STRUTHERS, AIA</b> ARCHITECT	
1624 CHAPIN STREET ALAMEDA CA 94501 510.205.7535 garystruthers67@gmail.com	
<b>57 POTOMAC REMODEL</b>	
57 POTOMAC ST. SAN FRANCISCO, CA 94117	
Revision	Date
PERMIT SUBMITTAL	12/20/19
Stamp:	
	
Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	
Title:	
<b>GREEN BUILDING FORM</b>	
Sheet	
<b>G0.13</b>	



Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 1 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

A. PROJECT GENERAL INFORMATION			
1. Project Location (city)	San Francisco	8. Standards Version	Compliance2016
2. CA Zip Code	94117	9. Compliance Software (version)	EnergyPro 7.2
3. Climate Zone	3	10. Weather File	SAN-FRANCISCO-INTL_724940_CZ010.epw
4. Total Conditioned Floor Area in Scope	2,099 ft²	11. Building Orientation (deg)	(E) 90 deg
5. Total Unconditioned Floor Area	0 ft²	12. Permitted Scope of Work	NewEnvelopeAndMechanical
6. Total # of Stories (Habitable Above Grade)	4	13. Building Type(s)	High-Rise Residential
7. Total # of dwelling units	1	14. Gas Type	NaturaGas

B. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft²-yr)					§ 140.1
BUILDING COMPLIES					
1. Energy Component	2. Standard Design (TDV)	3. Proposed Design (TDV)	4. Compliance Margin (TDV)	5. Percent Better than Standard	
Space Heating	13.85	15.63	-1.78	-12.9%	
Space Cooling	6.40	19.03	-12.63	-197.3%	
Indoor Fans	13.83	2.57	11.26	81.4%	
Heat Rejection	0.68	--	0.68	--	
Pumps & Misc.	3.01	--	3.01	--	
Domestic Hot Water	7.36	7.24	0.12	1.6%	
Indoor Lighting	--	--	--	--	
COMPLIANCE TOTAL	45.13	44.47	0.66	1.5%	
Receptacle	34.85	34.85	0.0	0.0%	
Process	--	--	--	--	
Other Utg	33.82	33.82	0.0	0.0%	
Process Motors	--	--	--	--	
TOTAL	113.80	113.14	0.7	0.6%	

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 4 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY			
The following building components are only eligible for prescriptive compliance. Indicate which are relevant to the project.		The following building components may have mandatory requirements per Part 6. Indicate which are relevant to the project.	
Yes	NA	Prescriptive Requirement	Compliance Forms
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting (Indoor Unconditioned) §140.6	NRCC-LTI-01 / 02 / 03 / 04 / 05-E
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting (Outdoor) §140.7	NRCC-LTO-01 / 02 / 03-E
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting (Sign) §140.8	NRCC-LTS-01-E
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Thermal Water Heating §140.5	NRCC-STH-01-E

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 7 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) –			
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify). See Tables G. and H. in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.			
Building Component	Compliance Forms (required for submittal)	Pass	Fail
Covered Process	<input type="checkbox"/> NRCI-PRC-01-E Covered Processes	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-01-F Compressed Air Systems	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-02-F Kitchen Exhaust	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-03-F Garage Exhaust	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-04-F Refrigerated Warehouse- Evaporator Fan Motor Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-05-F Refrigerated Warehouse- Evaporative Condenser Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-06-F Refrigerated Warehouse- Air Cooled Condenser Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-07-F Refrigerated Warehouse- Variable Speed Compressor	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-PRC-08-F Electrical Resistance Underslab Heating System	<input type="checkbox"/>	<input type="checkbox"/>

I. ENVELOPE GENERAL INFORMATION (See NRCC-PRF-ENV-DETAILS for more information)					Confirmed	
1. Total Conditioned Floor Area	2,099 ft²	5. Number of Floors Above Grade	4		Ind	RHS
2. Total Unconditioned Floor Area	0 ft²	6. Number of Floors Below Grade	0			
3. Addition Conditioned Floor Area	0 ft²					
4. Addition Unconditioned Floor Area	0 ft²					
7. Opaque Surfaces & Orientation	8. Total Gross Surface Area	9. Total Fenestration Area	10. Window to Wall Ratio			
North Wall	1,066 ft²	160 ft²	15.9%	<input type="checkbox"/>	<input type="checkbox"/>	
East Wall	377 ft²	80 ft²	21.2%	<input type="checkbox"/>	<input type="checkbox"/>	
South Wall	883 ft²	77 ft²	08.7%	<input type="checkbox"/>	<input type="checkbox"/>	
West Wall	344 ft²	128 ft²	37.3%	<input type="checkbox"/>	<input type="checkbox"/>	
Total	2,670 ft²	454 ft²	17.0%	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	1,800 ft²	0 ft²	00.0%	<input type="checkbox"/>	<input type="checkbox"/>	

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 2 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

C. PRIORITY PLAN CHECK/ INSPECTION ITEMS (in order of highest to lowest TDV energy savings)	
1st Indoor Fans: Check envelope and mechanical	<div>Compliance Margin By Energy Component (from Table B column 4)</div>
2nd Pumps & Misc.: Check mechanical	
3rd Heat Rejection: Check envelope and mechanical	
4th Domestic Hot Water: Check mechanical	
5th Indoor Lighting: Check lighting	
6th Space Heating: Check envelope and mechanical	
7th Space Cooling: Check envelope and mechanical	

D. EXCEPTIONAL CONDITIONS	
This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptive) before occupying.	
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.	
This project includes Domestic Hot Water in the analysis. Please verify that Domestic Hot Water is included in the design for the permitted scope of work.	
The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.	
E. HERS VERIFICATION	
This Section Does Not Apply	
F. ADDITIONAL REMARKS	
None Provided	

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 5 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
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H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) –			
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify). See Tables G. and H. in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.			
Building Component	Compliance Forms (required for submittal)	Pass	Fail
Envelope	<input checked="" type="checkbox"/> NRCI-ENV-01-E - For all buildings	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> NRCA-ENV-02-F- NFRC label verification for fenestration	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> NRCI-MCH-01-E - For all buildings with Mechanical Systems	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-02-A- Outdoor Air	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> NRCA-MCH-03-A – Constant Volume Single Zone HVAC	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical	<input type="checkbox"/> NRCA-MCH-04-H- Air Distribution Duct Leakage	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-05-A- Air Economizer Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-06-A- Demand Control Ventilation	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-07-A – Supply Fan Variable Flow Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-08-A- Valve Leakage Test	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-09-A – Supply Water Temp Reset Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-10-A- Hydronic System Variable Flow Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-11-A – Auto Demand Shed Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-12-A- Packaged Direct Expansion Units	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-13-A- Air Handling Units and Zone Terminal Units	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-14-A- Distributed Energy Storage	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-15-A – Thermal Energy Storage	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-16-A- Supply Air Temp Reset Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-17-A – Condensate Water Temp Reset Controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-MCH-18-A- Energy Management Controls Systems	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCV-MCH-04-H- Duct Leakage Test	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 8 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

J. FENESTRATION ASSEMBLY SUMMARY										§ 110.6	Confirmed	
1. Fenestration Assembly Name / Tag or I.D.	2. Fenestration Type / Product Type / Frame Type	3. Certification Method¹	4. Assembly Method	5. Area ft²	6. Overall U-factor	7. Overall SHGC	8. Overall VT	9. Solar Heat Gain Coefficient²	Pass	Fail	Pass	Fail
Double Non Metal Clear Low-E	Vertical Fenestration Operable/Window N/A	NFRC Rated	Manufactured	454	0.34	0.34	0.50	N	<input type="checkbox"/>	<input type="checkbox"/>		
¹ Newly installed fenestration shall have a certified NFRC label Certificate or use the CEC default tables found in Table 110.6.A and Table 110.6.B. Center of Glass (COG) values are for the glass only, determined by the manufacturers, and are shown for ease of verification. See built fenestration values are calculated per Nonresidential Appendix N and are used in the analysis.										Taking compliance credit for fenestration shading devices? (If "Yes", see NRCC-PRF-ENV-DETAILS for more information)		
										No		

K. OPAQUE SURFACE ASSEMBLY SUMMARY								§ 120.7 / § 140.3	Confirmed	
1. Surface Name	2. Surface Type	3. Area (ft²)	4. Framing Type	5. Cavity R-Value	6. Continuous R-Value	7. U-Factor / F-Factor / C-Factor	8. Solar Heat Gain Coefficient³	Pass	Fail	Pass
R-19 Floor No Crawlspace6	Exterior/Floor	1800	Wood	19	NA	U-Factor: 0.049	N	<input type="checkbox"/>	<input type="checkbox"/>	
R-19 Wall8	Exterior/Wall	2670	Wood	19	NA	U-Factor: 0.072	N	<input type="checkbox"/>	<input type="checkbox"/>	
R-30 Roof Attic25	Roof	1620	Wood	30	NA	U-Factor: 0.038	N	<input type="checkbox"/>	<input type="checkbox"/>	
R-30 Roof Cathedral32	Roof	180	Wood	30	NA	U-Factor: 0.034	N	<input type="checkbox"/>	<input type="checkbox"/>	
R-19 Wall81	Interior/Wall	400	Wood	19	NA	U-Factor: 0.069	N	<input type="checkbox"/>	<input type="checkbox"/>	
R-0 Floor No Crawlspace37	Interior/Floor	299	Wood	0	NA	U-Factor: 0.205	N	<input type="checkbox"/>	<input type="checkbox"/>	

L. ROOFING PRODUCT SUMMARY							§ 140.3	Confirmed	
1. Product Type	2. Product Density (lb/ft³)	3. Aged Solar Reflectance	4. Thermal Emittance	5. SRI	6. Cool Roof Credit	7. Roofing Product Description	Pass	Fail	Pass
R-30 Roof Attic25	5.813	0.08	0.75	NA	No	NA	<input type="checkbox"/>	<input type="checkbox"/>	
R-30 Roof Cathedral32	5.813	0.08	0.75	NA	No	NA	<input type="checkbox"/>	<input type="checkbox"/>	

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance      Report Version: NRCC-PRF-01-E-06262019-5583      Report Generated at: 2019-12-17 11:38:03

Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 3 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	DavidoffRachaelSchreibergResidenceHR.cibd16x

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY			
Identify which building components use the performance or prescriptive path for compliance. "NA"= not in project			
For components that utilize the performance path, indicate the sheet number that includes mandatory notes on plans.			
Building Component	Compliance Path	Compliance Forms (required for submittal)	Location of Mandatory Notes on Plans
Envelope	<input checked="" type="checkbox"/> Performance	NRCC-PRF-ENV-DETAILS (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-ENV-01 / 02 / 03 / 04 / 05 / 06-E	
	<input type="checkbox"/> NA		
Mechanical	<input checked="" type="checkbox"/> Performance	NRCC-PRF-MCH-DETAILS (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-MCH-01 / 02 / 03 / 04 / 05 / 06 / 07-E	
	<input type="checkbox"/> NA		
Domestic Hot Water	<input checked="" type="checkbox"/> Performance	NRCC-PRF-PLB-DETAILS (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-PLB-01-E	
	<input type="checkbox"/> NA		
Lighting (Indoor Conditioned)	<input type="checkbox"/> Performance	NRCC-PRF-LTI-DETAILS (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-LTI-01 / 02 / 03 / 04 / 05-E	
	<input checked="" type="checkbox"/> NA		
Covered Process: Commercial Kitchens	<input type="checkbox"/> Performance	S2 (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-PRC-01 / 03-E	
	<input checked="" type="checkbox"/> NA		
Covered Process: Computer Rooms	<input type="checkbox"/> Performance	S3 (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-PRC-01 / 04-E	
	<input checked="" type="checkbox"/> NA		
Covered Process: Laboratory Exhaust	<input type="checkbox"/> Performance	S4 (section of the NRCC-PRF-01-E)	
	<input type="checkbox"/> Prescriptive	NRCC-PRC-01 / 09-E	
	<input checked="" type="checkbox"/> NA		

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Project Name:	Nonresidential Building	NRCC-PRF-01-E	Page 6 of 18
Project Address:	57 Potomac Street San Francisco 94117	Calculation Date/Time:	11:37, Tue, Dec 17, 2019
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H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) –			
Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify). See Tables G. and H. in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.			
Building Component	Compliance Forms (required for submittal)	Pass	Fail
Plumbing	<input checked="" type="checkbox"/> NRCI-PLB-01-E - For all buildings with Plumbing Systems	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-PLB-02-E - required on central systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> NRCI-PLB-03-E - Single dwelling unit systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-PLB-21-E - HERS verified central systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-PLB-22-E - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCV-PLB-21-H - HERS verified central systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-STH-01-E - Any solar water heating	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTI-01-E - For all buildings	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTI-02-E - Lighting control system, or for an Energy Management Control System (EMCS)	<input type="checkbox"/>	<input type="checkbox"/>
Indoor Lighting	<input type="checkbox"/> NRCI-LTI-03-E - Line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTI-04-E - Two interlocked systems serving an auditorium, a convention center, a conference room, or a theater	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTI-05-E - Lighting Control Credit Power Adjustment Factor (PAF)	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTI-06-E - Additional wattage installed in a video conferencing studio	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCA-LTI-02-A - Occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> NRCA-LTI-03-A - Automatic daylighting controls	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Lighting	<input type="checkbox"/> NRCA-LTI-04-A - Demand responsive lighting controls	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTO-01-E - Outdoor Lighting	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTO-02-E - EMCS Lighting Control System	<input type="checkbox"/>	<input type="checkbox"/>
Sign Lighting	<input type="checkbox"/> NRCI-LTO-02-A - Outdoor Lighting Control	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> NRCI-LTS-01-E - Sign Lighting	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/> NRCI-ELC-01-E - Electrical Power Distribution	<input type="checkbox"/>	<input type="checkbox"/>
Photovoltaic	<input type="checkbox"/> NRCI-SPV-01-E Photovoltaic Systems	<input type="checkbox"/>	<input type="checkbox"/>



Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 10 of 18															
Project Address:		57 Potomac Street San Francisco 94117		Calculation Date/Time:		11:37, Tue, Dec 17, 2019															
Compliance Scope:		NewEnvelopeAndMechanical		Input File Name:		DavidoffRachaeSchreibergResidenceHR.cibd16x															
N. ECONOMIZER & FAN SYSTEMS SUMMARY <sup>1</sup>										Confirmed											
1.		2.		3.		4.		5.		Pass	Fail										
Equip Name		Outside Air		Supply Fan		Return Fan		Economizer Type (if present)													
CFM		CFM		HP		BHP		TSP (Inch WC)		Control		CFM		HP		BHP		TSP (Inch WC)		Control	
HVAC System		0		775		0.500		0.500		2.05		Constant Volume		NA		NA		NA		NA	
Mechanical ventilation calculations and exhaust fans are included in the NRCC-PRF-MCH-DETAILS section																					
D. EQUIPMENT CONTROLS										\$ 120.2		Confirmed									
1.		2.		3.		4.		5.		Pass	Fail										
Equip Name		Equip Type		Controls		Controls		Controls													
4th Floor2		Exhaust		NA		NA		NA													
P. SYSTEM DISTRIBUTION SUMMARY										\$ 120.4/ \$ 140.40)		Confirmed									
1.		2.		3.		4.		5.		6.		Pass	Fail								
Equip Name		Equip Type		Duct Leakage and Sealing Required per 140.40)		Duct Leakage will be verified per NA1 and NA2		Ducts Insulation R-Value		Location											
HVAC System		Furnace		No		No		NA		Unconditioned		N									
Status: N - New, E - Existing																					
Does the Project include Zonal Systems? (If "Yes", see NRCC-PRF-MCH-DETAILS for system information)										Yes											
Does the Project include a Solar Hot Water System? (If "Yes", see NRCC-PRF-MCH-DETAILS for system information)										No											
Multifamily or Hotel/ Motel Occupancy? (If "Yes", see NRCC-PRF-MCH-DETAILS for DHW system information)										Yes											
Q. INDOOR CONDITIONED LIGHTING GENERAL INFO (see NRCC-PRF-LTI-DETAILS for more info)																					
This Section Does Not Apply																					

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-06262019-5583 Report Generated at: 2019-12-17 11:38:03

Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 13 of 18					
Project Address:		57 Potomac Street San Francisco 94117		Calculation Date/Time:		11:37, Tue, Dec 17, 2019					
Compliance Scope:		NewEnvelopeAndMechanical		Input File Name:		DavidoffRachaeSchreibergResidenceHR.cibd16x					
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT										\$ 10-103	
I certify that this Certificate of Compliance documentation is accurate and complete.											
Documentation Author Name:		Mario Bertacco		Signature:		Mario Bertacco					
Company:		NRG Compliance, LP		Address:		P.O. Box 3777		Signature Date:		12/17/2019	
City/State/Zip:		Santa Rosa CA 95402		CEA Identification (if applicable):							
Phone:		707-237-6957									
RESPONSIBLE PERSON'S DECLARATION STATEMENT											
I certify the following under penalty of perjury, under the laws of the State of California:											
1		I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the State of California as a civil engineer, mechanical engineer, electrical engineer, or I am a licensed architect.									
2		I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.									
3		I affirm that I am eligible under Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1.									
Responsible Envelope Designer Name:		Gary Struthers		Signature:							
Company:		Gary Struthers AIA		Date Signed:							
Address:		1624 Chapin Street		Declaration Statement Type:							
City/State/Zip:		Alameda CA 94501		Title:				License #:			
Phone:		415-265-3696									
Responsible Lighting Designer Name:				Signature:		NOT IN SCOPE					
Company:				Date Signed:							
Address:				Declaration Statement Type:							
City/State/Zip:				Title:				License #:			
Phone:											
Responsible Mechanical Designer Name:		- specify -		Signature:							
Company:				Date Signed:							
Address:				Declaration Statement Type:							
City/State/Zip:				Title:				License #:			
Phone:											

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-06262019-5583 Report Generated at: 2019-12-17 11:38:03

Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 16 of 18															
Project Address:		57 Potomac Street San Francisco 94117		Calculation Date/Time:		11:37, Tue, Dec 17, 2019															
Compliance Scope:		NewEnvelopeAndMechanical		Input File Name:		DavidoffRachaeSchreibergResidenceHR.cibd16x															
D. DHW EQUIPMENT SUMMARY – (Adapted from NRCC-PLB-01)										\$ 110.3		Confirmed									
1.		2.		3.		4.		5.		6.		7.		8.		9.		10.		11.	
DHW Name		Heater Element Type		Tank Type		Qty		Tank Vol (gal)		Rated Input (kBtu/h)		Efficiency		Standby Loss Fraction		Heat Pump Type		Tank Location or Ambient Condition			
On Demand Gas Water Heater1		Gas		Instantaneous		1		0.10		199		UEF: 0.820		NA		NA		NA		Unconditioned	
E. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS										\$ 110.3		Confirmed									
1.		2.		3.		4.		5.		6.		7.		8.		9.		10.		Pass	Fail
System Name		Number of Dwelling Units Served by System		System Type		Number of Water Heaters / System		Multi-Family Distribution Type		Solar Fraction (%)		Recirculating Pump Eff		BHP		Number of Recirculation Loops		Recirculation Loop Insulation Thickness			
MFO-On Demand Gas Water Heater1		1		Standard		1		NA		0.00		NA		NA		NA		NA		NA	
F. SOLAR HOT WATER HEATING SUMMARY (Adapted from NRCC-STH-01)																					
This Section Does Not Apply																					

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-06262019-5583 Report Generated at: 2019-12-17 11:38:03

Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 11 of 18							
Project Address:		57 Potomac Street San Francisco 94117		Calculation Date/Time:		11:37, Tue, Dec 17, 2019							
Compliance Scope:		NewEnvelopeAndMechanical		Input File Name:		DavidoffRachaeSchreibergResidenceHR.cibd16x							
R. INDOOR CONDITIONED LIGHTING SCHEDULE (Adapted from NRCC-LTI-01-E) <sup>1</sup>										\$ 130.0			
This Section Does Not Apply													
If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.													
S1. COVERED PROCESS SUMMARY – ENCLOSED PARKING GARAGES										\$ 140.9			
This Section Does Not Apply													
S2. COVERED PROCESS SUMMARY – COMMERCIAL KITCHENS										\$ 140.9			
This Section Does Not Apply													
S3. COVERED PROCESS SUMMARY – COMPUTER ROOMS										\$ 140.9			
This Section Does Not Apply													
S4. COVERED PROCESS SUMMARY – LABORATORY EXHAUSTS										\$ 140.9			
This Section Does Not Apply													
T. UNMET LOAD HOURS													
This Section Does Not Apply													
U. ENERGY USE SUMMARY													
Energy Component		Standard Design Site (MWh)		Proposed Design Site (MWh)		Margin (MWh)		Standard Design Site (MBtu)		Proposed Design Site (MBtu)		Margin (MBtu)	
Space Heating		0.0		--		--		18.3		20.7		-2.4	
Space Cooling		0.2		0.6		-0.4		--		--		--	
Indoor Fans		1.2		0.3		0.9		--		--		--	
Heat Rejection		0.0		--		--		--		--		--	
Pumps & Misc.		0.2		--		--		--		--		--	
Domestic Hot Water		--		--		--		10.7		10.5		0.2	
Indoor Lighting		--		--		--		--		--		--	
COMPLIANCE TOTAL		1.6		0.9		0.7		29.0		31.2		-2.2	
Receptacle		3.4		3.4		0.0		1.5		1.5		0.0	

CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-06262019-5583 Report Generated at: 2019-12-17 11:38:03

Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 14 of 18					
Project Address:		57 Potomac Street San Francisco 94117		Calculation Date/Time:		11:37, Tue, Dec 17, 2019					
Compliance Scope:		NewEnvelopeAndMechanical		Input File Name:		DavidoffRachaeSchreibergResidenceHR.cibd16x					
NRCC-PRF-ENV-DETAILS -SECTION START-											
A. OPAQUE SURFACE ASSEMBLY DETAILS										Confirmed	
1.		2.		3.		4.		5.		Pass	Fail
Surface Name		Surface Type		Description of Assembly Layers		Notes		Notes			
R-19 Floor No Crawlspace6		ExteriorFloor		Wood framed floor, 16in. OC, 5.5in., R-19 Plywood - 1/2 in. Carpet - 3/4 in.							
R-19 Wall8		ExteriorWall		Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 5.5in., R-19 Gypsum Board - 1/2 in.							
R-30 Roof Attic25		Roof		Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 24in. OC, 3.5in., R-30 Gypsum Board - 1/2 in.							
R-30 Roof Cathedral32		Roof		Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 11.25in., R-30 Gypsum Board - 1/2 in.							
R-19 Wall81		InteriorWall		Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 5.5in., R-19 Gypsum Board - 1/2 in.							
R-0 Floor No Crawlspace37		InteriorFloor		Wood framed floor, 16in. OC, 11.25in., R-0 Plywood - 1/2 in. Carpet - 3/4 in.							
B. OVERHANG DETAILS (Adapted from NRCC-ENV-02-E)											
This Section Does Not Apply											


CA Building Energy Efficiency Standards- 2016 Nonresidential Compliance Report Version: NRCC-PRF-01-E-06262019-5583 Report Generated at: 2019-12-17 11:38:03

Project Name:		Nonresidential Building		NRCC-PRF-01-E		Page 17 of 18																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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G. MECHANICAL HVAC ACCEPTANCE TESTS & FORMS (Adapted from 2016-NRCC-MCH-01-E)										\$ RA4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Declaration of Required Acceptance Certificates (NRCA) – Acceptance Certificates that may be submitted. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Test Description		MCH-G2A		MCH-G3A		MCH-G4A		MCH-G5A		MCH-G6A		MCH-G7A		MCH-G8A		MCH-G9A		MCH-G10A		MCH-G11A		MCH-G12A		MCH-G13A		MCH-G14A		MCH-G15A		MCH-G16A		MCH-G17A		MCH-G18A		MCH-G19A		MCH-G20A		MCH-G21A		MCH-G22A		MCH-G23A		MCH-G24A		MCH-G25A		MCH-G26A		MCH-G27A		MCH-G28A		MCH-G29A		MCH-G30A		MCH-G31A		MCH-G32A		MCH-G33A		MCH-G34A		MCH-G35A		MCH-G36A		MCH-G37A		MCH-G38A		MCH-G39A		MCH-G40A		MCH-G41A		MCH-G42A		MCH-G43A		MCH-G44A		MCH-G45A		MCH-G46A		MCH-G47A		MCH-G48A		MCH-G49A		MCH-G50A		MCH-G51A		MCH-G52A		MCH-G53A		MCH-G54A		MCH-G55A		MCH-G56A		MCH-G57A		MCH-G58A		MCH-G59A		MCH-G60A		MCH-G61A		MCH-G62A		MCH-G63A		MCH-G64A		MCH-G65A		MCH-G66A		MCH-G67A		MCH-G68A		MCH-G69A		MCH-G70A		MCH-G71A		MCH-G72A		MCH-G73A		MCH-G74A		MCH-G75A		MCH-G76A		MCH-G77A		MCH-G78A		MCH-G79A		MCH-G80A		MCH-G81A		MCH-G82A		MCH-G83A		MCH-G84A		MCH-G85A		MCH-G86A		MCH-G87A		MCH-G88A		MCH-G89A		MCH-G90A		MCH-G91A		MCH-G92A		MCH-G93A		MCH-G94A		MCH-G95A		MCH-G96A		MCH-G97A		MCH-G98A		MCH-G99A		MCH-G100A		MCH-G101A		MCH-G102A		MCH-G103A		MCH-G104A		MCH-G105A		MCH-G106A		MCH-G107A		MCH-G108A		MCH-G109A		MCH-G110A		MCH-G111A		MCH-G112A		MCH-G113A		MCH-G114A		MCH-G115A		MCH-G116A		MCH-G117A		MCH-G118A		MCH-G119A		MCH-G120A		MCH-G121A		MCH-G122A		MCH-G123A		MCH-G124A		MCH-G125A		MCH-G126A		MCH-G127A		MCH-G128A		MCH-G129A		MCH-G130A		MCH-G131A		MCH-G132A		MCH-G133A		MCH-G134A		MCH-G135A		MCH-G136A		MCH-G137A		MCH-G138A		MCH-G139A		MCH-G140A		MCH-G141A		MCH-G142A		MCH-G143A		MCH-G144A		MCH-G145A		MCH-G146A		MCH-G147A		MCH-G148A		MCH-G149A		MCH-G150A		MCH-G151A		MCH-G152A		MCH-G153A		MCH-G154A		MCH-G155A		MCH-G156A		MCH-G157A		MCH-G158A		MCH-G159A		MCH-G160A		MCH-G161A		MCH-G162A		MCH-G163A		MCH-G164A		MCH-G165A		MCH-G166A		MCH-G167A		MCH-G168A		MCH-G169A		MCH-G170A		MCH-G171A		MCH-G172A		MCH-G173A		MCH-G174A		MCH-G175A		MCH-G176A		MCH-G177A		MCH-G178A		MCH-G179A		MCH-G180A		MCH-G181A		MCH-G182A		MCH-G183A		MCH-G184A		MCH-G185A		MCH-G186A		MCH-G187A		MCH-G188A		MCH-G189A		MCH-G190A		MCH-G191A		MCH-G192A		MCH-G193A		MCH-G194A		MCH-G195A		MCH-G196A		MCH-G197A		MCH-G198A		MCH-G199A		MCH-G200A		MCH-G201A		MCH-G202A		MCH-G203A		MCH-G204A		MCH-G205A		MCH-G206A		MCH-G207A		MCH-G208A		MCH-G209A		MCH-G210A		MCH-G211A		MCH-G212A		MCH-G213A		MCH-G214A		MCH-G215A		MCH-G216A		MCH-G217A		MCH-G218A		MCH-G219A		MCH-G220A		MCH-G221A		MCH-G222A		MCH-G223A		MCH-G224A		MCH-G225A		MCH-G226A		MCH-G227A		MCH-G228A		MCH-G229A		MCH-G230A		MCH-G231A		MCH-G232A		MCH-G233A		MCH-G234A		MCH-G235A		MCH-G236A		MCH-G237A		MCH-G238A		MCH-G239A		MCH-G240A		MCH-G241A		MCH-G242A		MCH-G243A		MCH-G244A		MCH-G245A		MCH-G246A		MCH-G247A		MCH-G248A		MCH-G249A		MCH-G250A		MCH-G251A		MCH-G252A		MCH-G253A		MCH-G254A		MCH-G255A		MCH-G256A		MCH-G257A		MCH-G258A		MCH-G259A		MCH-G260A		MCH-G261A		MCH-G262A		MCH-G263A		MCH-G264A		MCH-G265A		MCH-G266A		MCH-G267A		MCH-G268A		MCH-G269A		MCH-G270A		MCH-G271A		MCH-G272A		MCH-G273A		MCH-G274A		MCH-G275A		MCH-G276A		MCH-G277A		MCH-G278A		MCH-G279A		MCH-G280A		MCH-G281A		MCH-G282A		MCH-G283A		MCH-G284A		MCH-G285A		MCH-G286A		MCH-G287A		MCH-G288A		MCH-G289A		MCH-G290A		MCH-G291A		MCH-G292A		MCH-G293A		MCH-G294A		MCH-G295A		MCH-G296A		MCH-G297A		MCH-G298A		MCH-G299A		MCH-G300A		MCH-G301A		MCH-G302A		MCH-G303A		MCH-G304A		MCH-G305A		M	



ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL		ENV-MM
Project Name Davidoff, Rachael & Schreiber Residence (HR)		Date 12/17/2019
DESCRIPTION		
Building Envelope Measures:		
§110.8(a):	Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.	
§110.8(c):	All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of Title 24, Part 2.	
§110.8(g):	Heated slab floors shall be insulated according to the requirements in Table 110.8-A.	
§110.7(a):	All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.	
§110.6(a):	Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft. <sup>2</sup> of window area, 0.3 cfm/ft. <sup>2</sup> of door area for residential doors, 0.3 cfm/ft. <sup>2</sup> of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft. <sup>2</sup> for nonresidential double doors (swinging).	
§110.6(a):	Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.	
§110.6(a) :	Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.	
§110.6(b):	Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).	
§120.7(a):	The opaque portions of the roof/ceiling that separates conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-Factor requirements as follows:	
	<b>Metal Building-</b> The weighted average U-factor of the roof assembly shall not exceed 0.098. <b>Wood Framed and Others-</b> The weighted average U-factor of the roof assembly shall not exceed 0.075.	
§120.7(b):	The opaque portions of walls that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-factor as follows:	
	<b>Metal Building-</b> The weighted average U-factor of the wall assembly shall not exceed 0.113. <b>Metal Framed-</b> The weighted average U-factor of the wall assembly shall not exceed 0.151. <b>Light Mass Walls-</b> A 6 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.440. <b>Heavy Mass Walls-</b> An 8 inch or greater Hollow Core Concrete Masonry Unit shall have a U-factor not to exceed 0.690. <b>Wood Framed and Others-</b> The weighted average U-factor of the wall assembly shall not exceed 0.110. <b>Spandrel Panels and Opaque Curtain Wall-</b> The weighted average U-factor of the spandrel panels and opaque curtain wall assembly shall not exceed 0.280. <b>Demising Walls-</b> The opaque portions of framed demising walls shall meet the requirements of Item A or B below: A. Wood framed walls shall be insulated to meet a U-factor not greater than 0.099. B. Metal Framed walls shall be insulated to meet a U-factor not greater than 0.151.	
§120.7(c):	The opaque portions of floors and soffits that separate conditioned spaces from unconditioned spaces or ambient air shall meet the applicable U-Factor requirements as follows:	
	<b>Raised Mass Floors-</b> Shall have a minimum of 3 inches of lightweight concrete over a metal deck or the weighted average U-factor of the floor assembly shall not exceed 0.269. <b>Other Floors-</b> The weighted average U-factor of the floor assembly shall not exceed 0.071.	

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY											
Project Name Davidoff, Rachael & Schreiber Residence (HR)					Date 12/17/2019						
System Name HVAC System					Floor Area 2,099						
ENGINEERING CHECKS		SYSTEM LOAD									
Number of Systems		1		<div>Total Room Loads</div> <div>Return Vented Lighting</div> <div>Return Air Ducts</div> <div>Return Fan</div> <div>Ventilation</div> <div>Supply Fan</div> <div>Supply Air Ducts</div> <div>TOTAL SYSTEM LOAD</div>							
Heating System		<div>COIL COOLING PEAK</div> <div>CFM</div> <div>Sensible</div> <div>Latent</div>					<div>COIL HTG. PEAK</div> <div>CFM</div> <div>Sensible</div>				
Output per System		45,600					1,422	28,132	1,627	345	17,128
Total Output (Btuh)		45,600									856
Output (Btuh/sqft)		21.7						0			
Cooling System											
Output per System		0		315	1,944	-702	315	12,230			
Total Output (Btuh)		0						0			
Total Output (Tons)		0.0						856			
Total Output (Btuh/sqft)		0.0									
Total Output (sqft/Ton)		0.0						31,071			
Air System				HVAC EQUIPMENT SELECTION							
CFM per System		775		Central Heating System		0	0	45,600			
Airflow (cfm)		775									
Airflow (cfm/sqft)		0.37									
Airflow (cfm/Ton)		0.0									
Outside Air (%)		40.6%		Total Adjusted System Output (Adjusted for Peak Design conditions)		0	0	45,600			
Outside Air (cfm/sqft)		0.15									
Note: values above given at ARI conditions				TIME OF SYSTEM PEAK		Jul 4 PM		Jan 1 AM			
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)											
<div>31 °F</div> <div>52 °F</div> <div>52 °F</div> <div>115 °F</div> <div>Outside Air</div> <div>315 cfm</div> <div>Supply Fan</div> <div>775 cfm</div> <div>Heating Coil</div> <div>ROOM</div> <div>114 °F</div> <div>68 °F</div>											
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)											
<div>82 / 64 °F</div> <div>79 / 63 °F</div> <div>79 / 62 °F</div> <div>55 / 53 °F</div> <div>Outside Air</div> <div>315 cfm</div> <div>Supply Fan</div> <div>775 cfm</div> <div>Cooling Coil</div> <div>ROOM</div> <div>57 / 54 °F</div> <div>75 / 62 °F</div> <div>46.9%</div>											



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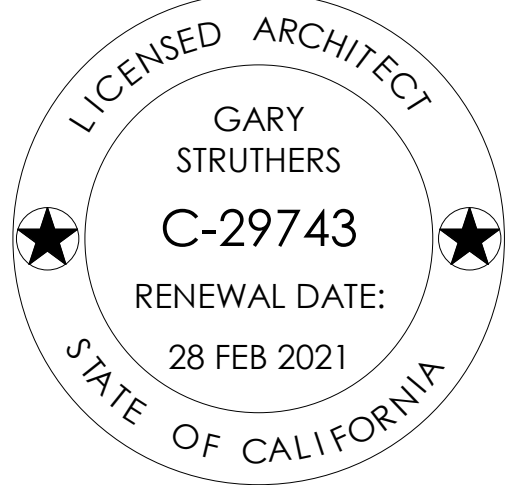
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Checked by:GS

Date:03/03/20

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G0.16



PROJECT SUMMARY

This is a privately funded project located on Potomac Street between Waller Street to the north and Duboce Park to the south in San Francisco, California. For code review purposes, the project is comprised of an existing **4-story, Type V-B, wood-framed residential building**

4-stories    **R-2 (Residential)**

The following is a summary of the primary codes related to the project. Code references are provided in paraphrased form.

Applicable Codes:

2016 California Building Code "CBC" (HCD, Building, Mechanical, Electrical, Plumbing, Fire, Energy and Green Building Codes)

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

CBC 310: RESIDENTIAL GROUP R-2

Residential occupancies containing more than two dwelling units where the occupants are primarily permanent in nature

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420.5: AUTOMATIC SPRINKLER SYSTEMS

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

SECTION 420.6: FIRE ALARM SYSTEMS AND SMOKE ALARMS

Fire alarm systems and smoke alarms shall be provided in Group R-2 occupancies in accordance with Section 907.2.9.

SECTION 420.7: CONSTRUCTION WASTE MANAGEMENT

Recycle and/or salvage for reuse 65% min. of non-hazardous construction/ demolition waste in accordance with CALGreen, Ch. 4, Div. 4.4.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

(See **Sheet G0.21** for "Building Height & Area" diagrams & **Sheet G0.22** for "Fire Separation Distance & Opening Protection" diagrams)

TABLES 504.3, 504.4 AND 506.2: ALLOWABLE BUILDING HEIGHTS AND AREAS

R-2, Type VB, Sprinklered S13:

Max allowable building height = 3 stories above grade plane

NOTE: EXISTING BUILDING NOT CONFORMING HEIGHT - SEE PRE APP MEETING MINUTES

Max allowable floor area = 7,000 SF per floor.

S13 = equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.

For Group R-2 buildings of Type VB construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, See **Sheet G0.21** for building area calculations.

SECTION 505.2: MEZZANINES

A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet

SECTION 505.2.1: AREA LIMITATION

The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

CHAPTER 6 - TYPE OF CONSTRUCTION

TABLE 601: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

	TYPE VB
Primary structural frame	0 HR
Bearing walls (exterior & interior)	0 HR
Nonbearing exterior walls and partitions	Table 602
Nonbearing interior walls and partitions	0 HR
Floor construction	0 HR
Roof construction	0 HR

TABLE 602: FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

TYPE VB IN R2 OCCUPANCY

Fire separation distance less than 5' = 1 hour

SECTION 602.5 TYPE V

Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 704.2 & 3: PROTECTION OF COLUMN AND PRIMARY STRUCTURAL FRAME

All structural members within Type VB construction that support more than 2 floors (or one floor and one roof) must be provided one hour individual encasement protection. Other than columns, individual encasement is not required if structural member is located within a rated stud wall that meets the required fire-resistance rating. In this project, the rating must meet the one hour bearing wall rating (704.10 Exterior Structural Members).

SECTION 704.10: EXTERIOR STRUCTURAL MEMBERS

Load-bearing structural members located within the exterior walls or on the outside of a building or structure shall be provided with the highest fire-resistance rating as required by Table 601

SECTION 705.2 PROJECTIONS

Corices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406.

SECTION 705.5: FIRE-RESISTANCE RATINGS

Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls shall be rated for exposure to fire from both sides.

TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS

3' to less than 5', Unprotected, Sprinklered (15% Allowable Area)
5' to less than 10', Unprotected, Sprinklered (25% Allowable Area)
10' to less than 15', Unprotected, Sprinklered (45% Allowable Area)
15' to less than 20', Unprotected, Sprinklered (75% Allowable Area)
20' to less than 30', Unprotected, Sprinklered (No Limit)
30' or greater, Unprotected, Sprinklered (No Limit)

SECTION 707.3.1: SHAFT ENCLOSURES

The fire-resistance rating of the fire barrier separating building areas from a shaft shall comply with Section 713.4.

SECTION 707.3.2: INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION

The fire-resistance rating of the fire barrier separating building areas from an interior exit stairway or ramp shall comply with Section 1023.1.

SECTION 708: FIRE PARTITIONS

Fire partitions (i.e. corridor walls and walls separating dwelling units) shall have a fire-resistance rating of not less than 1 hour per Section 708.3.

SECTION 708.4: CONTINUITY

Fire partitions extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached. In combustible construction where the fire partitions are not required to be continuous to the sheathing, deck or slab, the space between the ceiling and the sheathing, deck or slab above shall be fireblocked or draftstopped in accordance with Sections 718.2 and 718.3 at the partition line. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported.

SECTION 711.2 - 711.2.2: HORIZONTAL ASSEMBLIES

Assemblies shall be of materials permitted by the building type of construction and shall be continuous without vertical openings, except as permitted by Section 711 and 712.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS

Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.

EXCEPTION: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2hour fire-resistance-rated construction in a building of Type IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

SECTION 712.1.1: SHAFT ENCLOSURES

Vertical openings contained entirely within a shaft enclosure complying with Section 713 shall be permitted

SECTION 712.1.4: PENETRATIONS

Penetrations, concealed and unconcealed, shall be permitted where protected in accordance with Section 714.

SECTION 712.1.2: INDIVIDUAL DWELLING UNIT

Unconcealed vertical openings totally within an individual residential dwelling unit and connecting four stories or less shall be permitted.

SECTION 716.1 GENERAL

Opening protectives required by other sections of this code shall comply with the provisions of this section.

TABLE 716.5: OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

<u>Enclosures for shafts, interior exit stairways</u>
Wall rating = 2 hr, Fire door rating = 1 1/2 hr, Door Vision Panel = 100 sq.in.
<u>Enclosures for shafts, exit access stairways, interior exit stairways and exit passageway</u>
Wall rating = 1 hr, Fire door rating = 1 hr, Door Vision Panel = 100 sq.in.
<u>Other fire partitions</u>
Wall rating = 1 hr, Fire door rating = 3/4 hr, Door Vision Panel = max. size tested
Wall rating = 1/2 hr, Fire door rating = 1/3 hr, Door Vision Panel = max. size tested
<u>Exterior walls</u>
Wall rating = 2 hr, Fire door rating = 1 1/2 hr, Door Vision Panel = 100 sq.in.
Wall rating = 1 hr, Fire door rating = 1/3 hr, Door Vision Panel = max. size tested
<u>Smoke barriers</u>
Wall rating = 1 hr, Fire door rating = 1/3 hr, Door Vision Panel = max. size tested

SECTION 717.1 GENERAL

The provisions in Section 714 govern the protection of duct penetrations and air transfer openings in assemblies required to be protected and duct penetrations in nonfire-resistance-rated floor assemblies.

SECTION 718.1: GENERAL

Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with Section 718

SECTION 720.1 GENERAL

Insulating materials, including facings such as vapor retarders and vapor-permeable membranes, similar coverings and all layers of single and multilayer reflective foil insulations, shall comply with the requirements of Section 720.

SECTION 722.1 GENERAL.

Section 722 contains procedures by which the fire resistance of specific materials or combinations of materials is established by calculations

CHAPTER 8 - INTERIOR FINISHES

TABLE 803.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY R-2, SPRINKLERED

Interior exit stairways, interior exit ramps and exit passageways = Class C  
Corridors and enclosure for exit access stairways = Class C  
Rooms and enclosed spaces = Class C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903.2.8 GROUP R

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area

SECTION 903.3.1.1: NFPA 13 SPRINKLER SYSTEMS

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in Chapter 35 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2.

SECTION 903.3.5 WATER SUPPLIES

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the Health and Safety Code Section 13114.7. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.

903.3.5.1 DOMESTIC SERVICES.

Where the domestic service provides the water supply for the automatic sprinkler system, the supply shall be in accordance with this section.

903.3.5.2 RESIDENTIAL COMBINATION SERVICES

A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

903.3.7 FIRE DEPARTMENT CONNECTIONS

Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912.

903.3.9 FLOOR CONTROL VALVES

Floor control valves and watflow detection assemblies shall be installed at each floor where any of the following occur:

2. Buildings that are four or more stories in height

903.4 SPRINKLER SYSTEM SUPERVISION AND ALARMS

Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and watflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

EXCEPTIONS:

3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.

TABLE 906.1: PORTABLE FIRE EXTINGUISHERS

- Portable fire extinguishers shall be installed in all of the following locations:
- In Group A, B, E, F, H, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S occupancies. EXCEPTION: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A-10-B-C.
  - Within 30 feet (9144 mm) of commercial cooking equipment.
  - In areas where flammable or combustible liquids are stored, used or dispensed.
  - On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1 of the California Fire Code.
  - Where required by the California Fire Code sections indicated in Table 906.1.
  - Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

SECTION 915: CARBON MONOXIDE DETECTION

Carbon monoxide protection shall be provided in dwelling units with Fuel-burning appliances (all units have gas ranges) per Section 915.1.2, and with attached private garages (at townhouses) per Section 915.1.5.

CHAPTER 10 - MEANS OF EGRESS

(See G0.12 "Means of Egress / Exiting Plans" for diagrams)

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
Residential 200 gross

SECTION 1005.3.1: STAIRWAYS

The minimum width of the egress stairway shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch per occupant (per floor).

SECTION 1005.3.2: OTHER EGRESS COMPONENTS

The minimum width of the egress component shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per occupant (per floor).

SECTION 1005.4 CONTINUITY

The minimum width or required capacity of the means of egress required from any story of a building shall not be reduced along the path of egress travel until arrival at the public way.

SECTION 1005.7.1: DOOR ENCROACHMENT

Doors in any position shall not reduce the required width (44" minimum) by more than one-half. When fully opened, the door shall not reduce the required width by more than 7". Note: The typical corridor on this project is 62" wide clr, allowing a 36" door to project into the corridor without reducing the required width of 44" by more than one-half when at 90 degrees to its closed position.

SECTION 1006.2.1 EXCEPTION 1

In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet

SECTION 1006.3 EGRESS FROM STORIES OR OCCUPIED ROOFS

The means of egress system serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load in accordance with Section 1006. The path of egress travel to an exit shall not pass through more than one adjacent story. Each story above the second story of a building shall have not less than one interior or exterior exit stairway, or interior or exterior exit ramp.

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD

Each story and occupied roof shall have the minimum number of exits, or access to exits, as specified in Table 1006.3.1

TABLE 1006.3.2(1&2): ACCESS TO ONE EXIT - MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE

Occupancy Group R w/Sprinkler system: 150'-0" / 10 Max. occupant load of space  
Occupancy Group M w/Sprinkler system: 75'-0" / 49 Max. occupant load of space  
Occupancy Group S w/Sprinkler system: 100'-0" / 29 Max. occupant load of space

SECTION 1007.1.1: TWO EXITS OR EXIT ACCESS DOORWAYS

Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required, they shall be placed a distance apart equal to not less than 1/2 the length of the maximum overall diagonal dimension of the building or area to be served.

Exception 1. In 1-hour fire-resistance rated corridors, the required exit separation shall be measured along the shortest direct line of travel within the corridor.

Exception 2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the separation distance shall not be less than 1/3 of the length of the maximum overall diagonal dimension of the area served.

SECTION 1010.1.2.1: DOOR SWING

Exit doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons.

SECTION 1010.1.6: LANDINGS AT DOORS

Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce the required dimension by more than 7 inches. Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches.

1010.1.1 SIZE OF DOORS

The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear width of 32 inches measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad).

Where door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32 inches (813 mm). The maximum width of a swinging door leaf shall be 48 inches nominal.

Exception 1: The minimum and maximum width shall not apply to door openings that are not part of the required means of egress in Group R-2 and R-3 occupancies.

SECTION 1011.2: WIDTH AND CAPACITY

The width of stairs shall not be less than 44" except that stairs serving an occupant load of less than 50 shall have width of not less than 36". Handrails may project into the required width of stairs by a maximum of 4.5" at each handrail (Section 1014.8). A clear width of 48" between handrails is not required in a building equipped throughout with an automatic fire sprinkler system (Section 1009.3 Exception 2).

SECTION 1011.5: STAIR TREADS AND RISERS

Stair riser heights shall be 7" maximum (4" minimum) and stair tread depths shall be a minimum of 11" except stairways inside individual dwelling units (in Group R-2 occupancies), stair riser heights shall be 7.75" maximum and stair tread depths shall be 10 inches minimum (Section 1011.5.2, Exception 3). Stair tread depth and riser height shall be uniform to a tolerance not to exceed 0.375" in any flight of stairs (Section 1011.5.4).

SECTION 1011.7.3: ENCLOSURES UNDER INTERIOR STAIRWAYS

Walls and soffits within enclosed usable spaces under enclosed stairways shall be protected by 1-hr fire resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Access shall not be directly from within the stair enclosure. Spaces under stairways serving and contained within a single residential dwelling unit shall be permitted to be protected on the enclosed side with 1/2" gypsum board.

SECTION 1011.8: VERTICAL RISE

A flight of stairs shall not have a vertical rise of greater than 12 feet between floor levels or landings.

SECTION 1011.11: HANDRAILS

Stairways shall have handrails on each side except those within a dwelling unit, which may have a handrail on only one side (Exception 1).

SECTION 1011.12: STAIRWAY TO ROOF

For buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than 4 units vertical in 12 units horizontal. A penthouse shall be provided except that in buildings without an occupied roof, access to the roof shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder.

SECTION 1015: GUARDS

Guards shall be located along all open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Guards shall not be less than 42" high, measured vertically above the adjacent walking surfaces (Section 1015.3). Open guards shall be such that a 4" sphere cannot pass through (Section 1015.4). The triangular opening at the bottom sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6" in diameter. Guards within a dwelling unit may have a height between 34" minimum to 38" maximum (Section 1015.3 Exception 2).

SECTION 1015.8: WINDOW SILLS

Where the opening of the sill portion of an operable window in a Group R-2 occupancy is located more than 72" above the finished grade below, the window sill height shall be not less than 36" above the finished floor of the room. Operable windows below the 36" sill height shall not permit openings that allow passage of a 4 inch diameter sphere.

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE

Occupancy Group R w/Sprinkler system: 250'-0"

SECTION 1023: INTERIOR EXIT STAIRWAYS AND RAMPS

Interior exit stairways and ramps shall be enclosed with fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but not to exceed 2 hours. Interior exit stairways and ramps shall be enclosed and lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1024.

SECTION 1030: EMERGENCY ESCAPE AND RESCUE

In Group R-2 occupancies, basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Exception 2. Emergency escape and rescue openings are not required from sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court, or exterior exit balcony that opens to a public way.

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1203.4 AND 1205.2: NATURAL VENTILATION AND LIGHT

All occupied spaces shall be naturally ventilated with windows, doors, or louvers. The minimum operable area is 4% of the floor area being ventilated (Section 1203.4.1). An opening can be used to ventilate an adjoining space if the opening to the adjoining room is unobstructed and has an area of not less than 8% of the floor area of the interior room or space but not less than 25 square feet. Every space intended for human occupancy shall be provided with natural or artificial light. The minimum net glazed area for natural light is 8% of the floor area being served (Section 1205.2.) An opening can be used to provide natural light to an adjoining space if ½ the area of the common wall to the adjoining room is unobstructed and provides an opening of not less than 10% of the floor area of the interior room or 25 square feet, whichever is greater.

SECTION 1207.2: INTERDOWELLING NOISE CONTROL

Walls and floor-ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall have a sound-transmission class (STC) of not less than 50 (45 if field-tested) for airborne noise when tested in accordance with ASTM E 90. Floor/ceiling assemblies shall have an impact insulation class IIC rating of not less than 50 (45 if field-tested) when tested according to ASTM E 492 for structure-borne noise.

SECTION 1208: INTERIOR SPACE DIMENSIONS

Habitable spaces, other than a kitchen, shall not be less than 7 feet in any plan dimension (Section 1208.1). Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (Section 1208.2.) If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

CHAPTER 15 - ROOF

Table 1505.1: Minimum Roof Covering Classification for Types of Construction The minimum roof classification required for Type VA construction is Class B. Class B roof assemblies are those that are effective against moderate fire-test exposure. Class A roof materials provided at occupied roof areas.



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PERMIT SUBMITTAL	12/20/19

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GARY  
STRUTHERS, AIA  
ARCHITECT

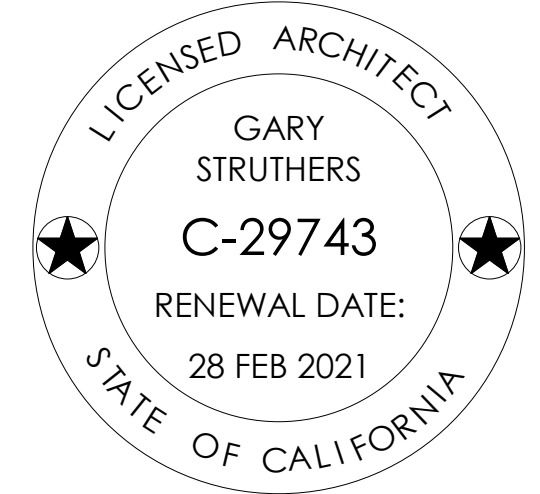
1624 CHAPIN STREET  
ALAMEDA CA 94501  
510.205.7535  
garystruthers67@gmail.com

57 POTOMAC  
REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
1 PERMIT COMMENT RESPONSES - HISTORIC PLANNING	03/03/20

Stamp:

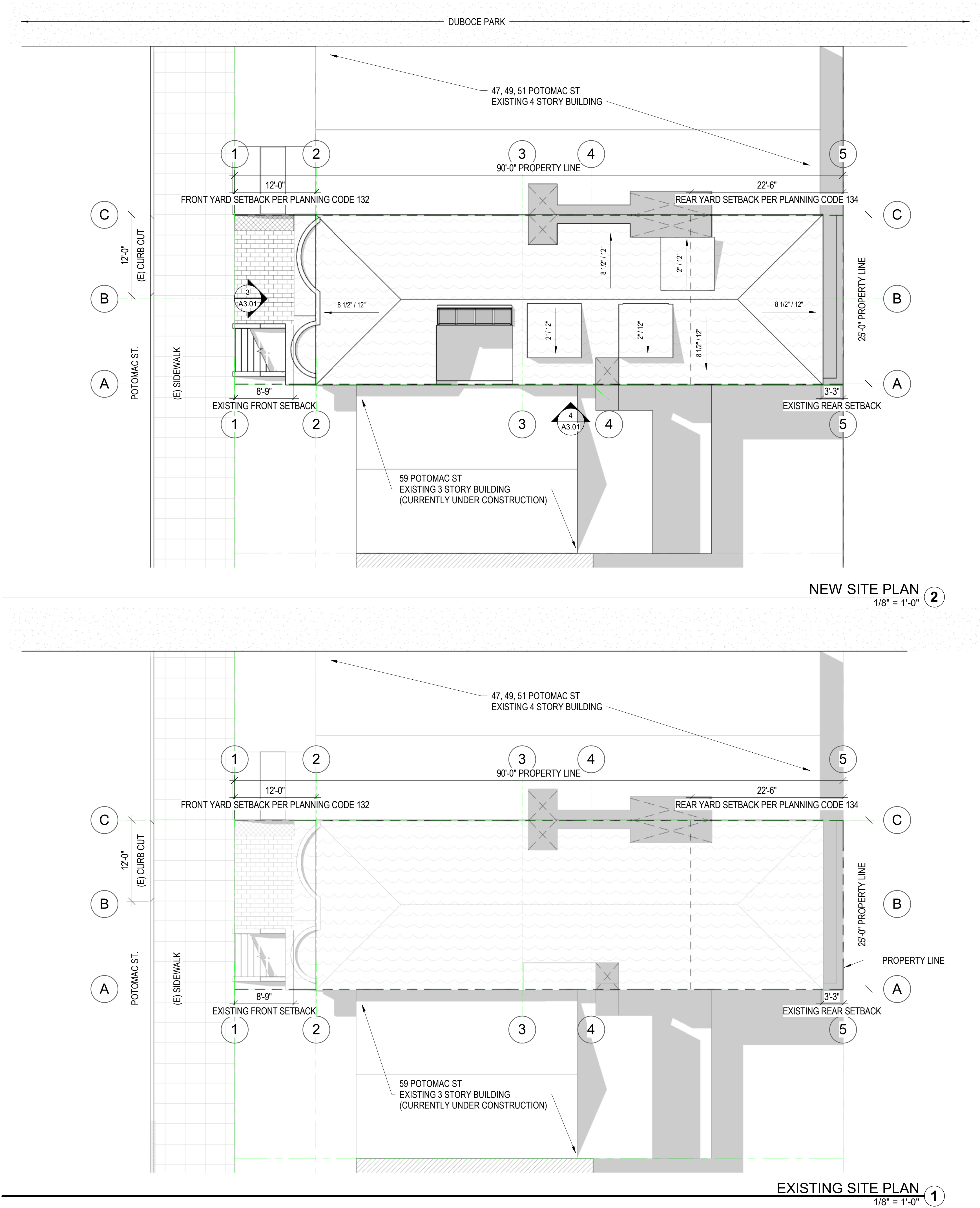


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Drawn by:	RD
Checked by:	GS
Date:	03/03/20
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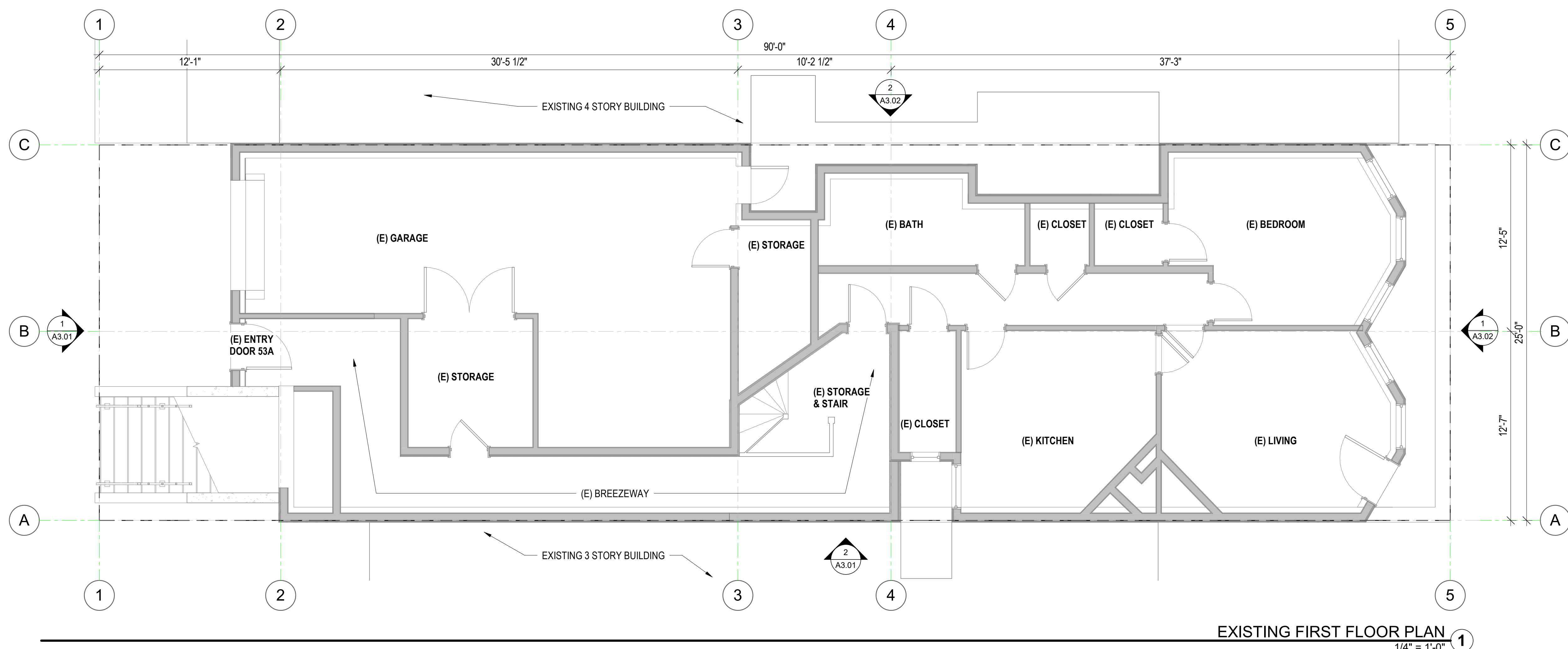
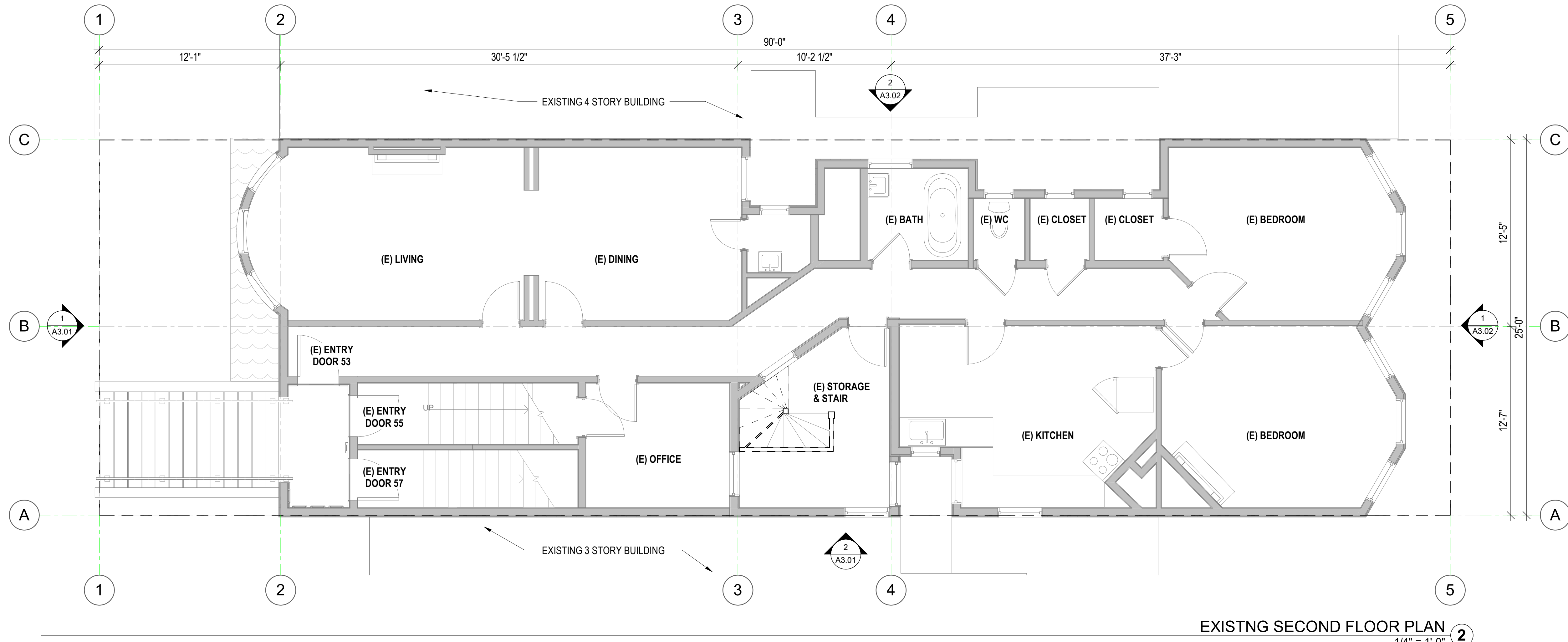
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EXISTING & NEW SITE PLAN

Sheet

A1.00







PLAN LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

- DOOR DEMOLISHED
- DOOR NEW

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF POST (F.O.P.), OR CENTERLINE OF PARTY WALLS (C.L.), TYPICAL, UNLESS OTHERWISE NOTED (U.O.N.). VERIFY ALL DIMENSIONS.
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GARY STRUTHERS, AIA ARCHITECT

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94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
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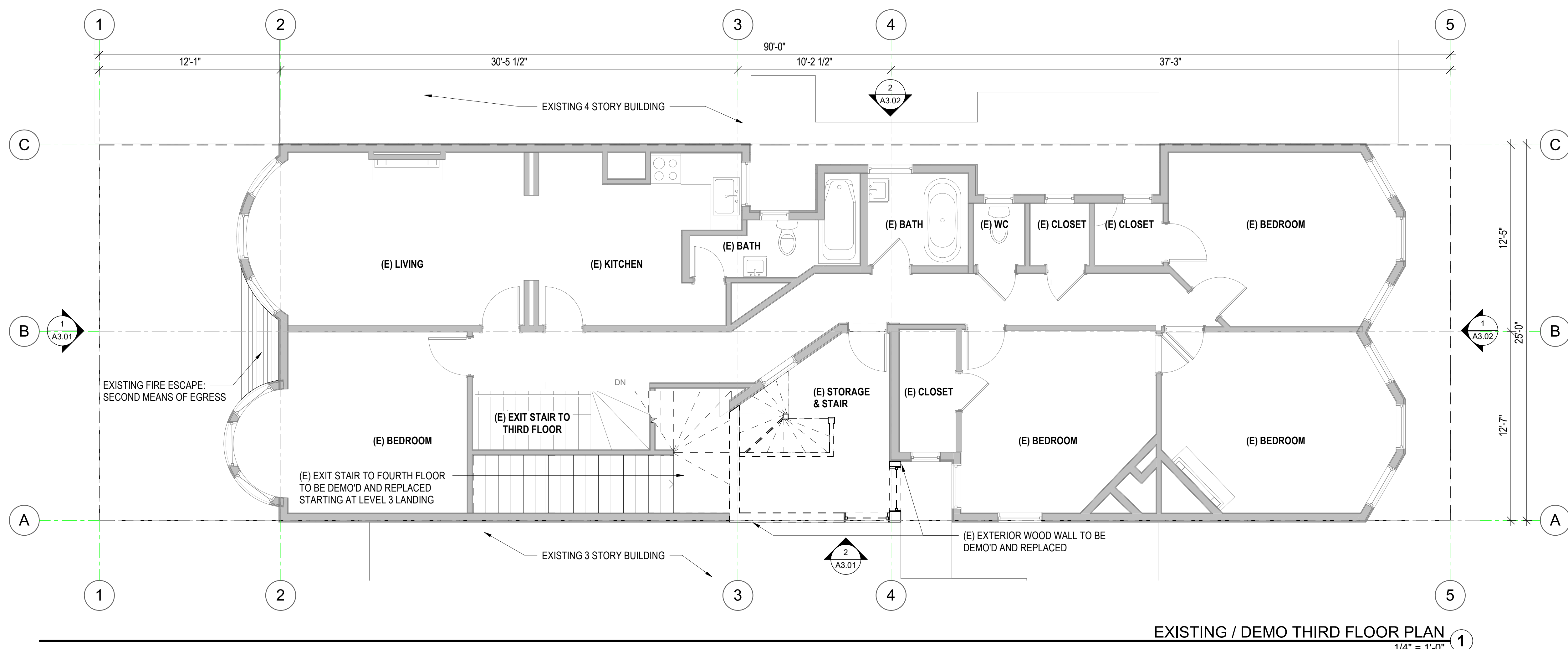
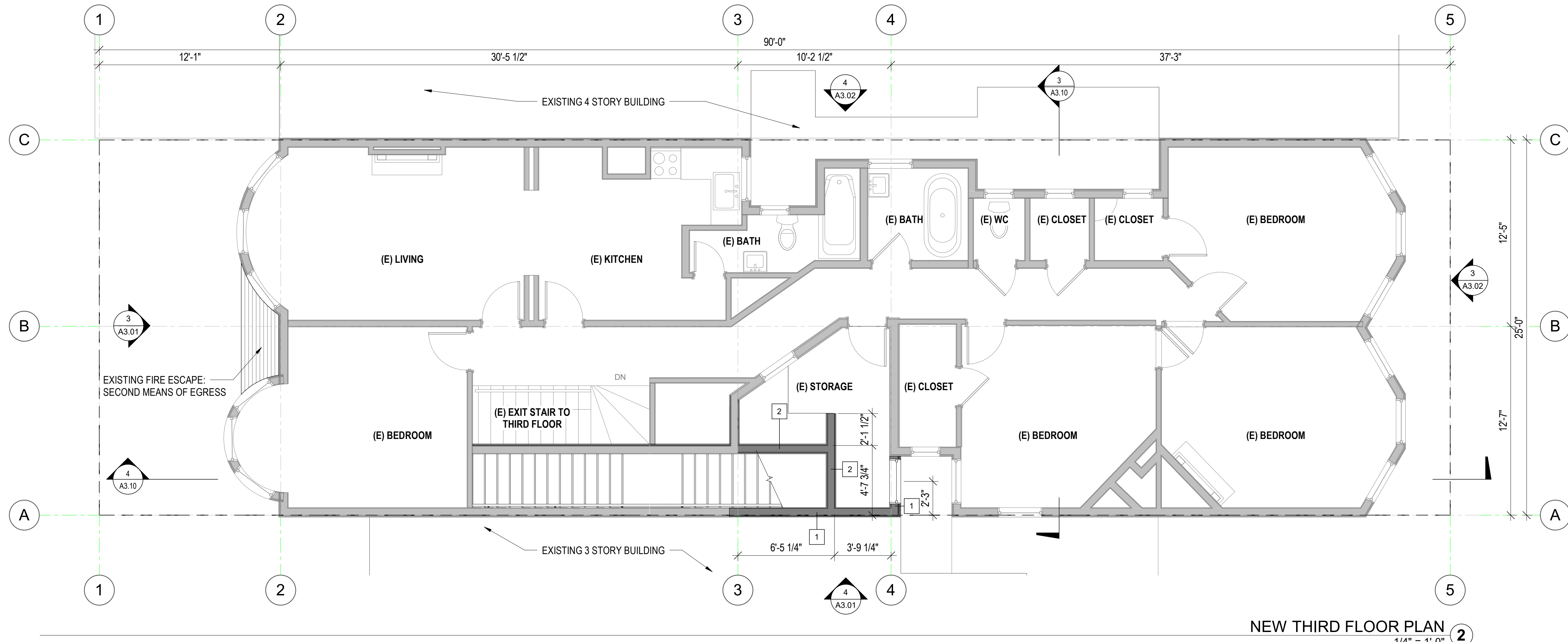
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GARY STRUTHERS  
C-29743  
RENEWAL DATE:  
28 FEB 2021  
STATE OF CALIFORNIA

Job Number	RD
Drawn by:	GS
Checked by:	GS
Date:	03/03/20
Scale:	As indicated

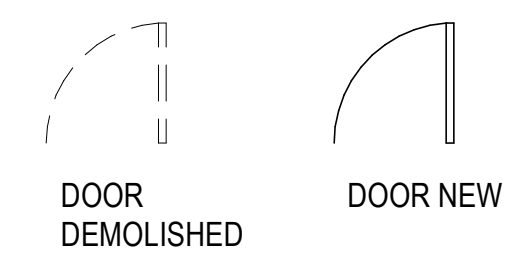
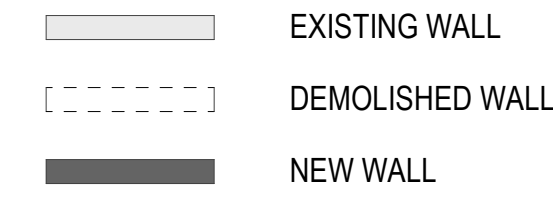
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EXISTING FIRST AND SECOND FLOOR PLANS (FOR REFERENCE)

Sheet  
**A2.01**





PLAN LEGEND



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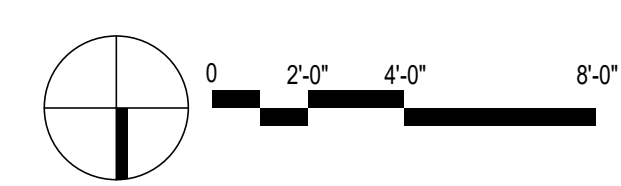
LICENSED ARCHITECT  
GARY STRUTHERS  
C-29743  
RENEWAL DATE:  
28 FEB 2021  
STATE OF CALIFORNIA

Job Number	RD
Drawn by:	GS
Checked by:	
Date:	03/03/20
Scale:	As indicated

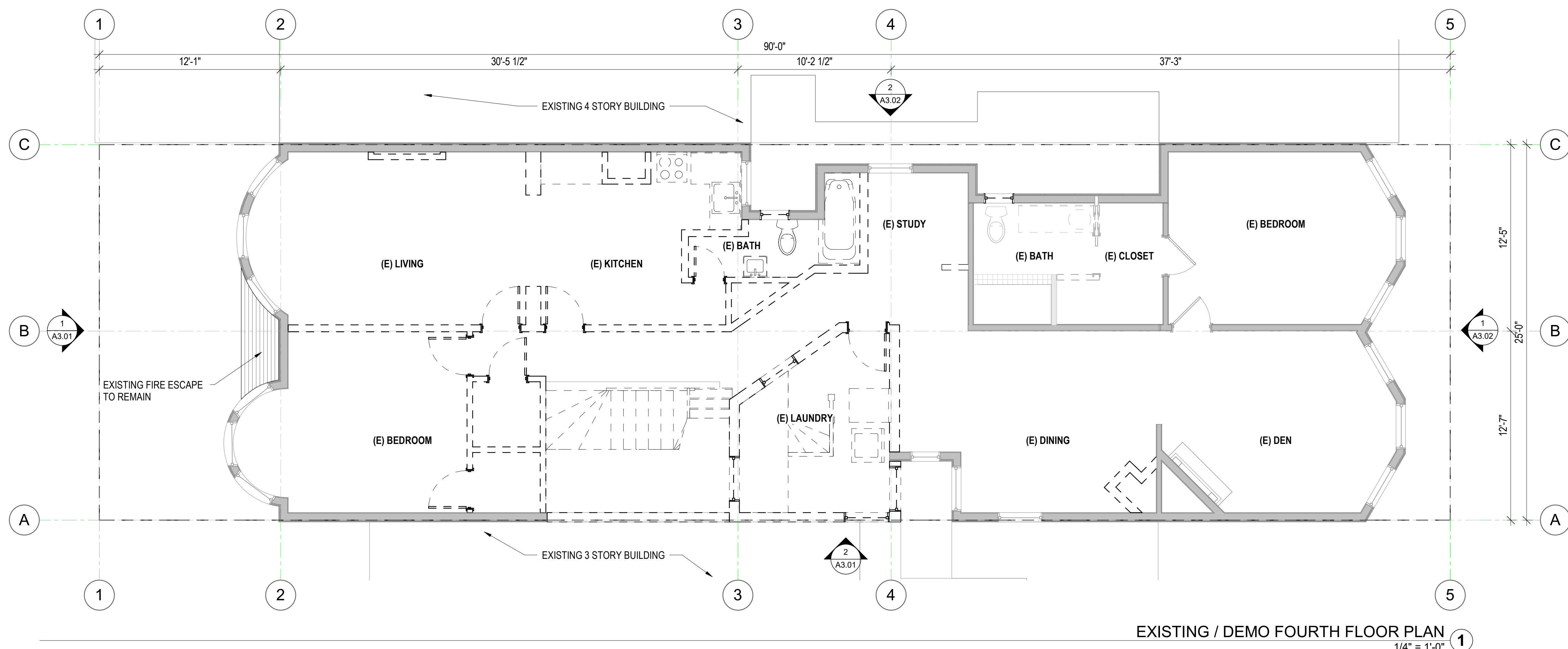
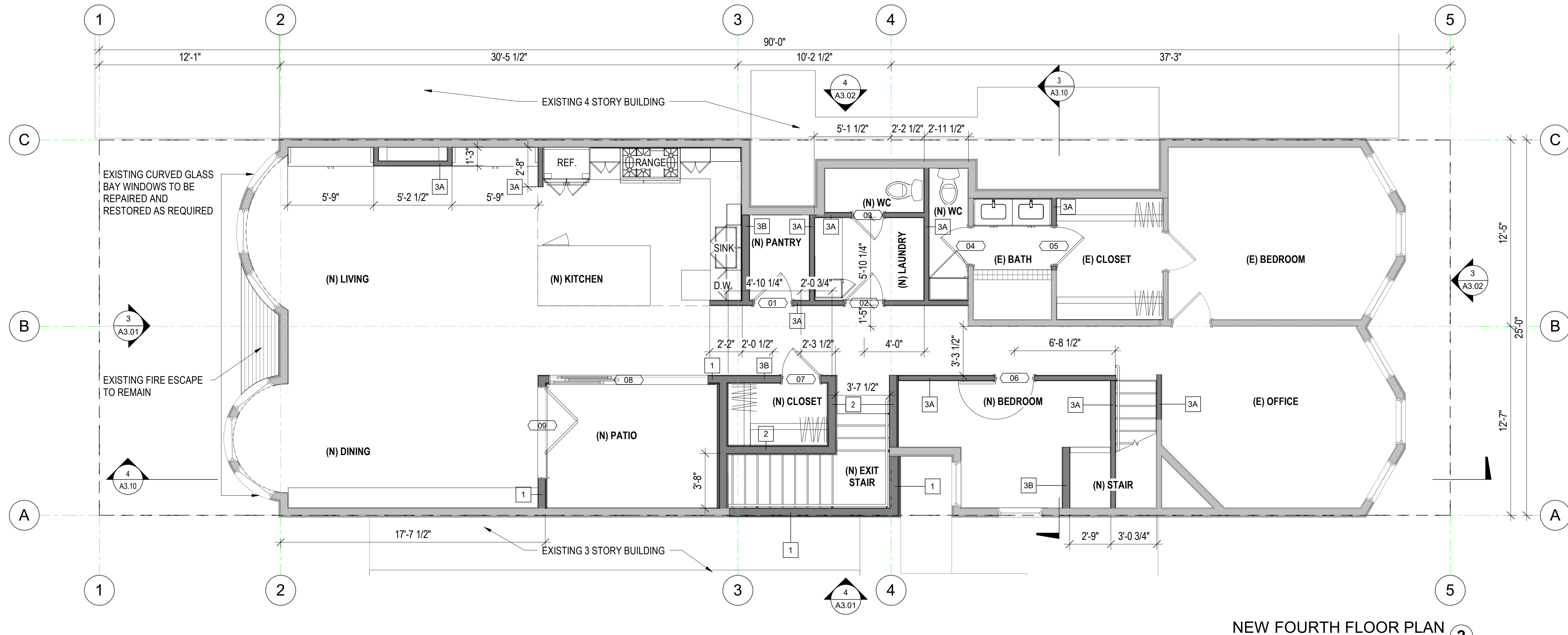
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EXISTING, DEMO & NEW THIRD FLOOR PLANS

Sheet

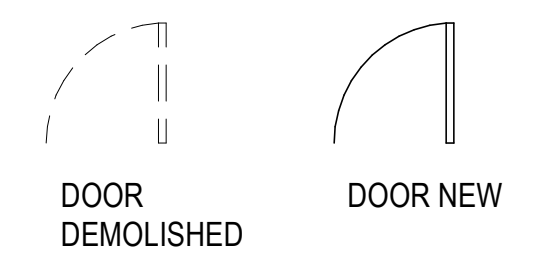
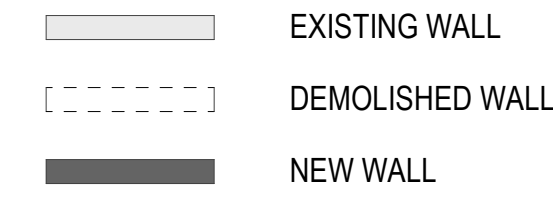
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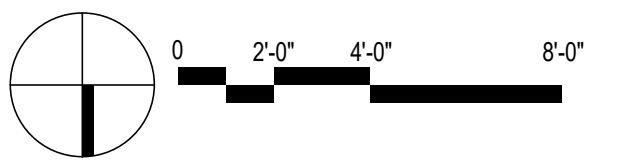


PLAN LEGEND



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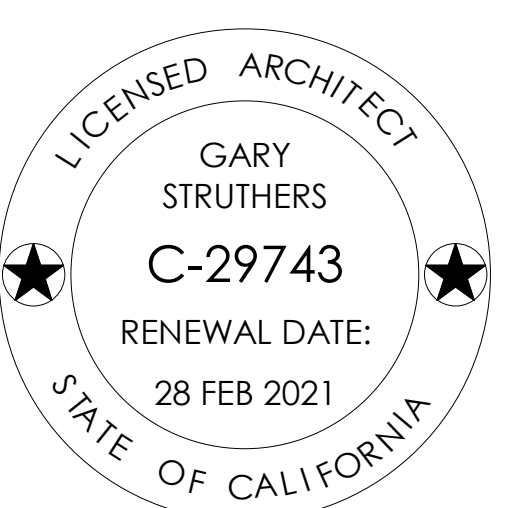
1624 CHAPIN STREET  
ALAMEDA, CA 94501  
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57 POTOMAC  
REMODEL

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SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
1 PERMIT COMMENT RESPONSES - HISTORIC PLANNING	03/03/20

Stamp:

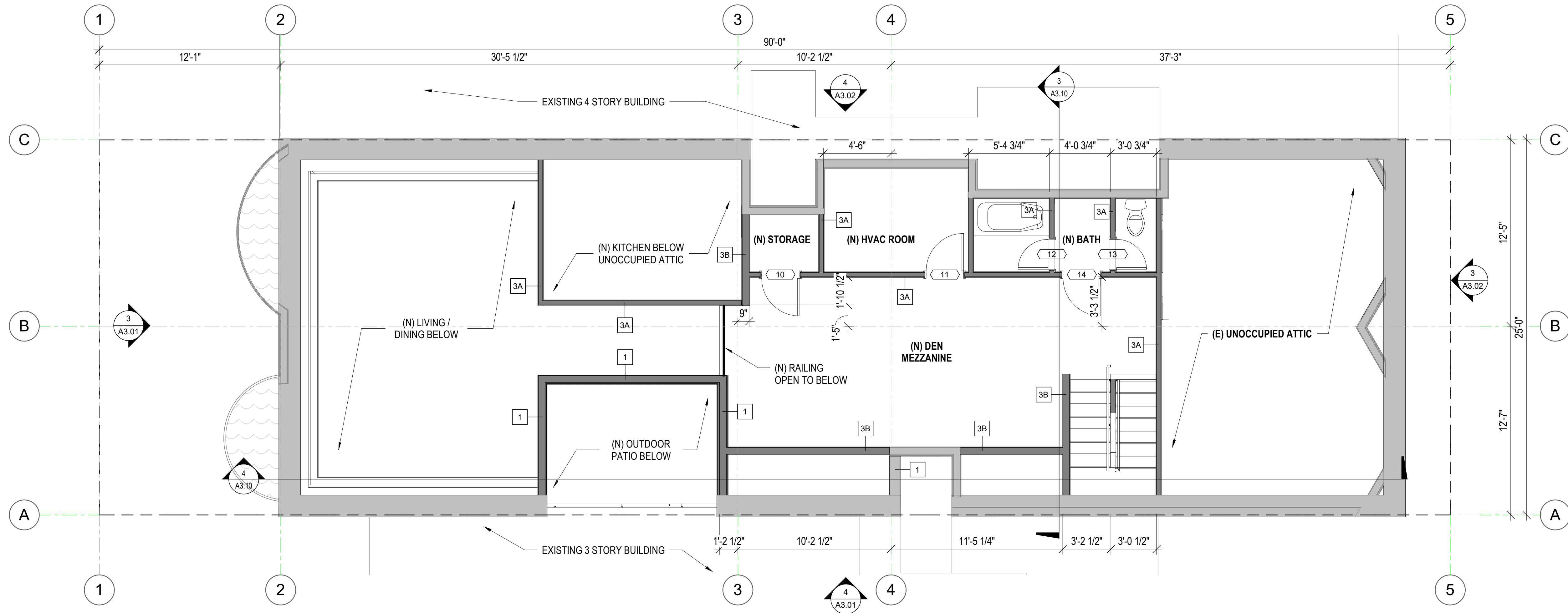


Job Number	
Drawn by:	RD
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Date:	03/03/20
Scale:	As indicated

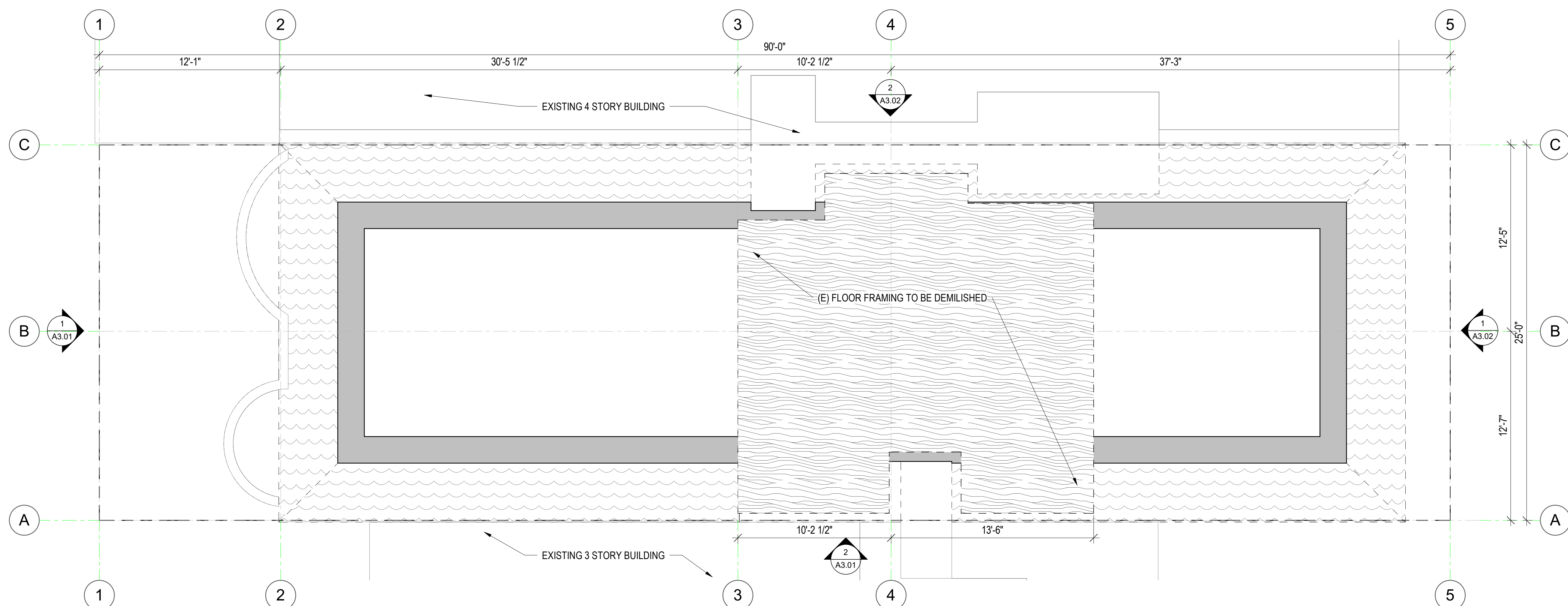
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**EXISTING, DEMO & NEW  
FOURTH FLOOR PLANS**

Sheet  
**A2.03**



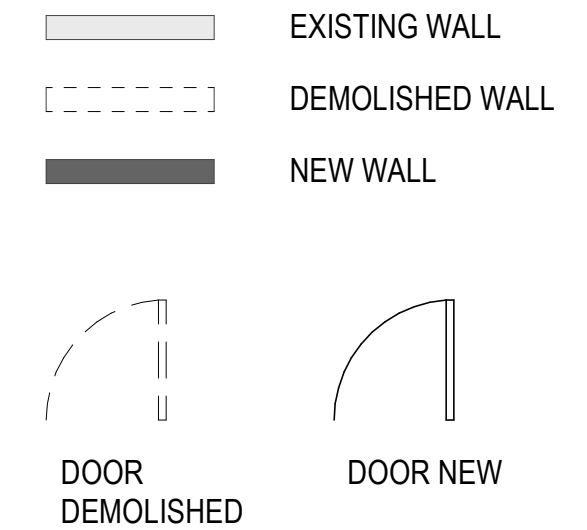


NEW ATTIC / MEZZANINE PLAN  
1/4" = 1'-0" 2



EXISTING / DEMO ATTIC PLAN  
1/4" = 1'-0" 1

PLAN LEGEND



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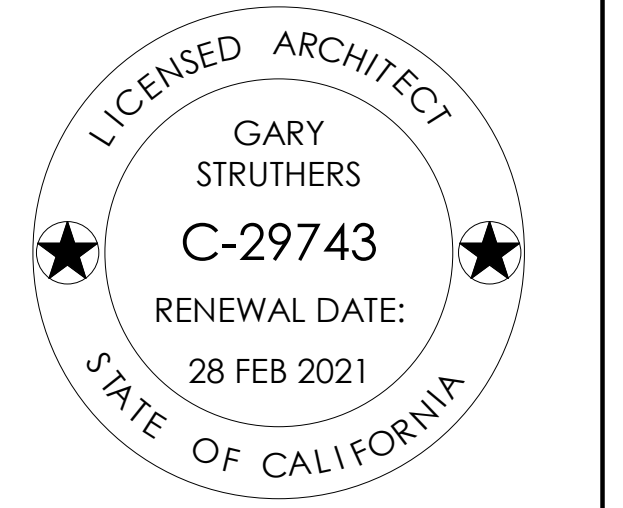
  
GARY STRUTHERS, AIA  
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1624 CHAPIN STREET  
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510.205.7535  
garystruthers67@gmail.com

57 POTOMAC  
REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

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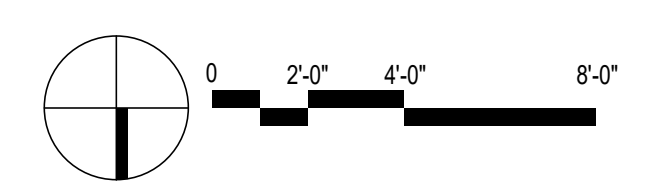
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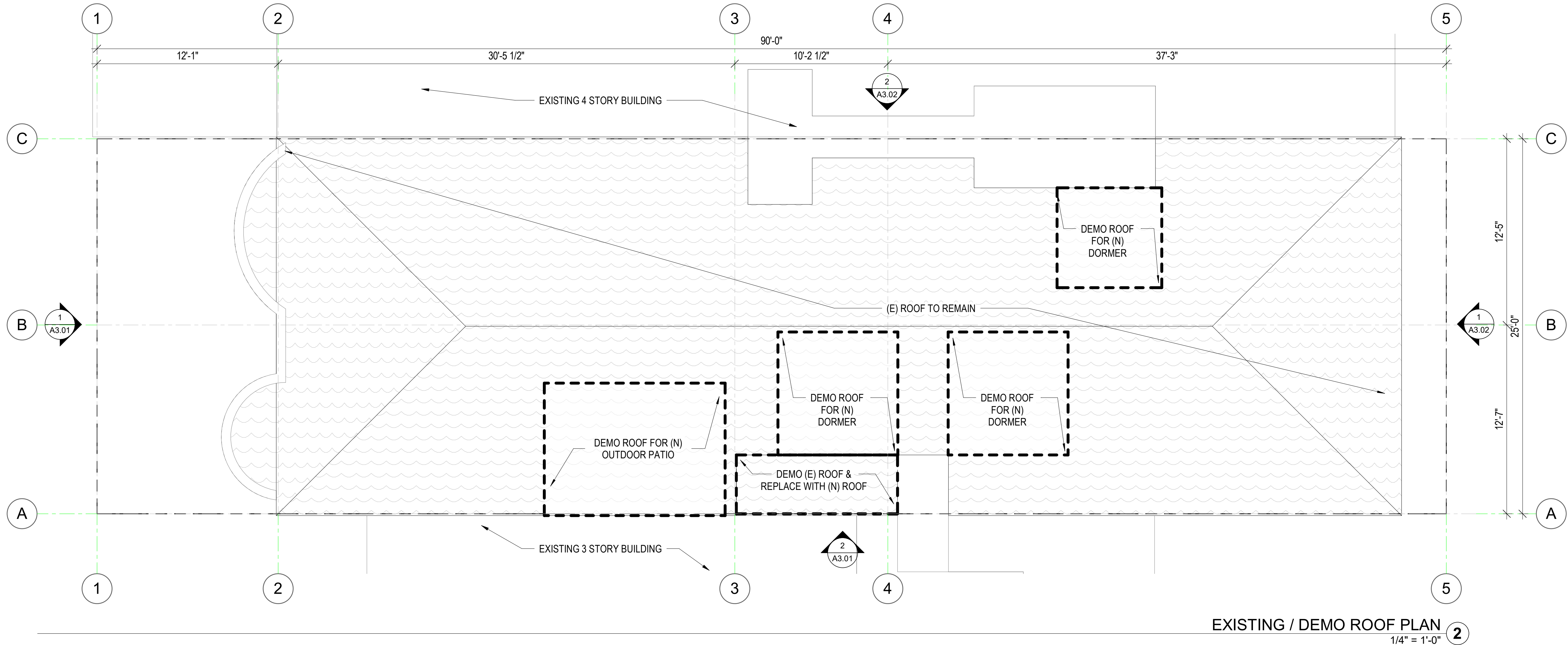
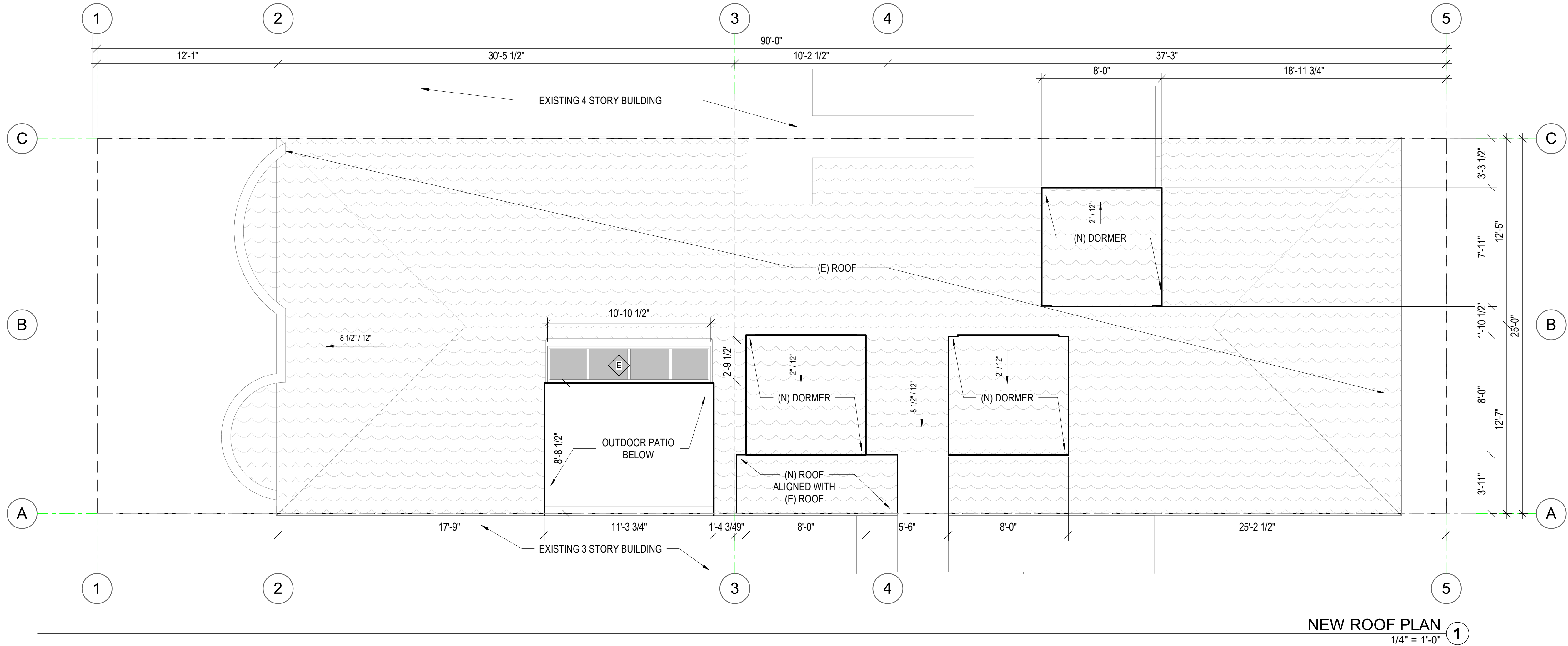
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Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	As indicated

Title:  
EXISTING, DEMO & NEW  
ATTIC/MEZZANINE FLOOR  
PLANS

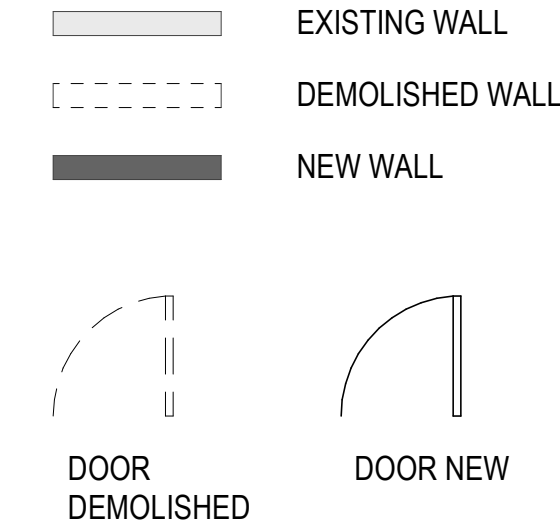
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**A2.04**







PLAN LEGEND



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**GARY STRUTHERS, AIA ARCHITECT**

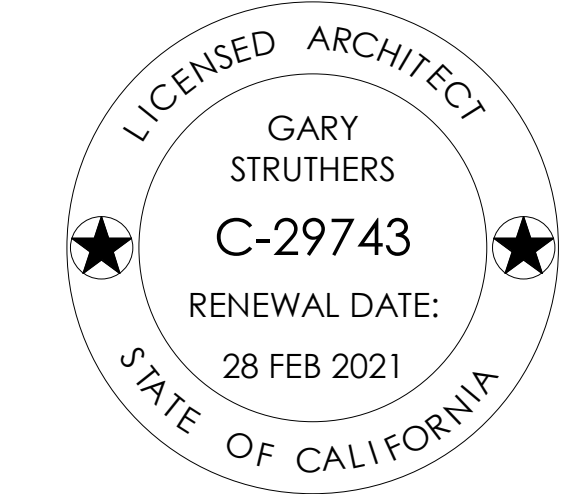
1624 CHAPIN STREET  
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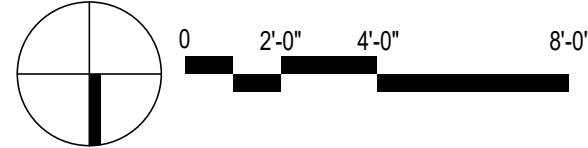


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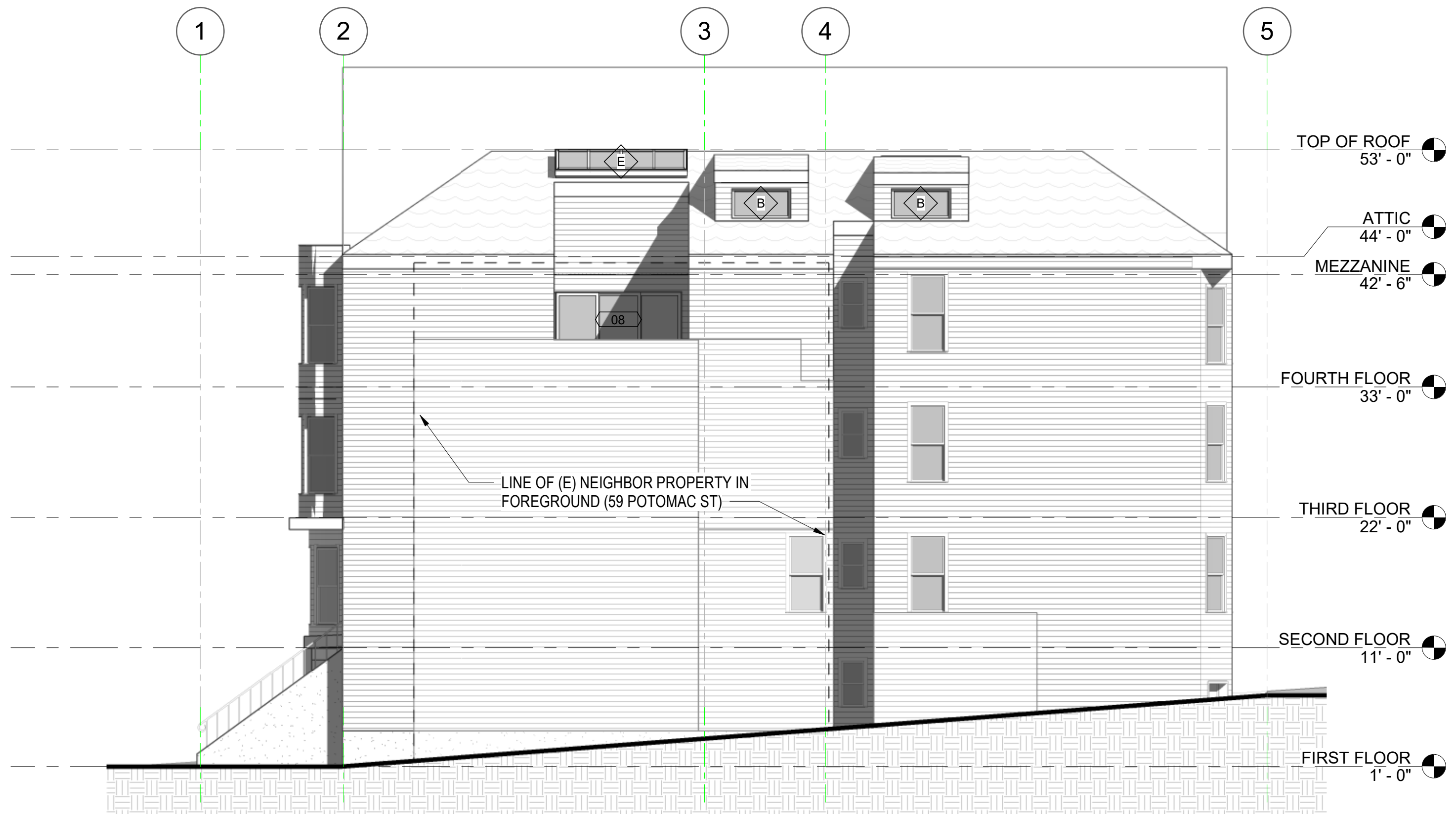
Title:  
**EXISTING, DEMO & NEW ROOF PLANS**

Sheet

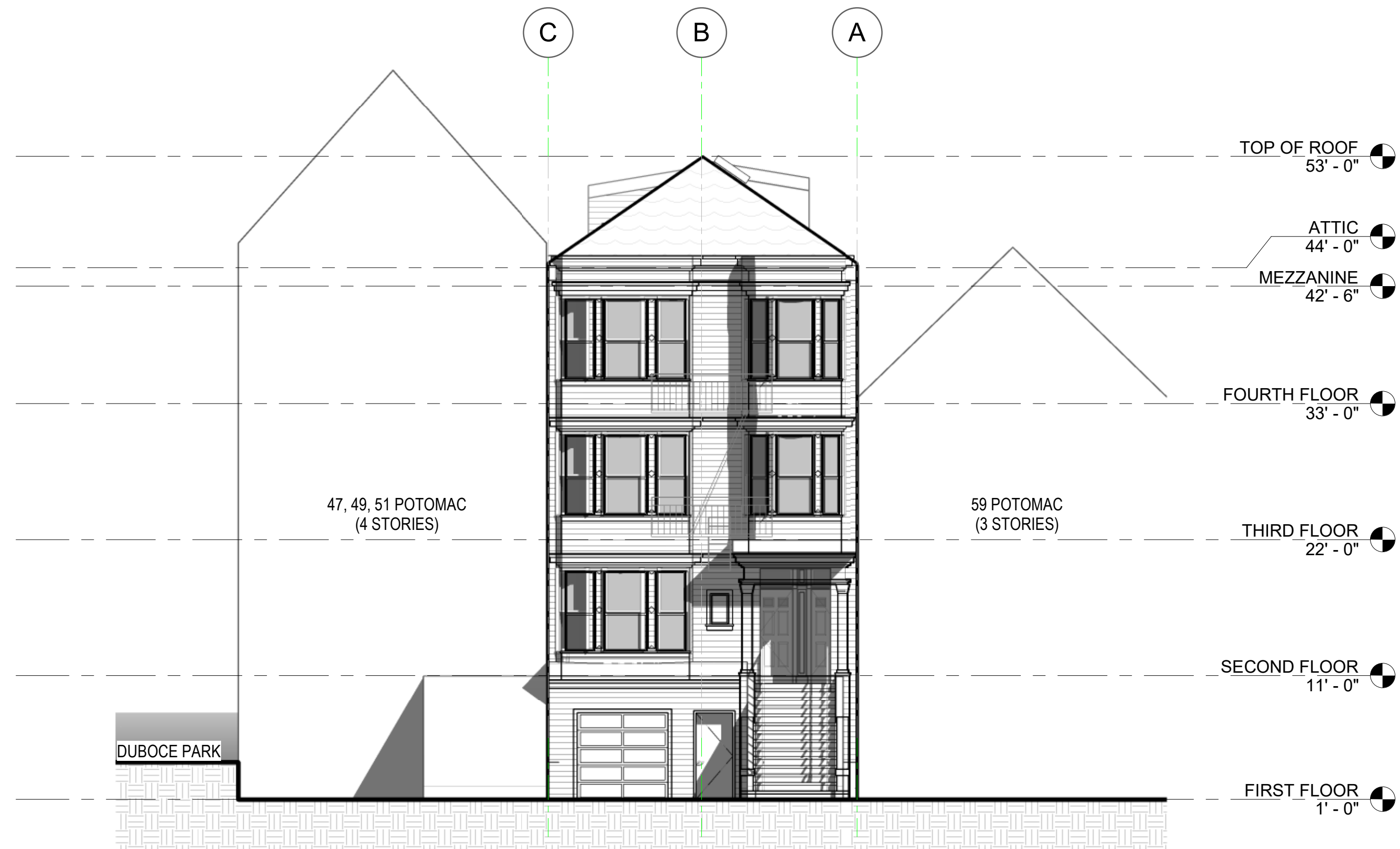
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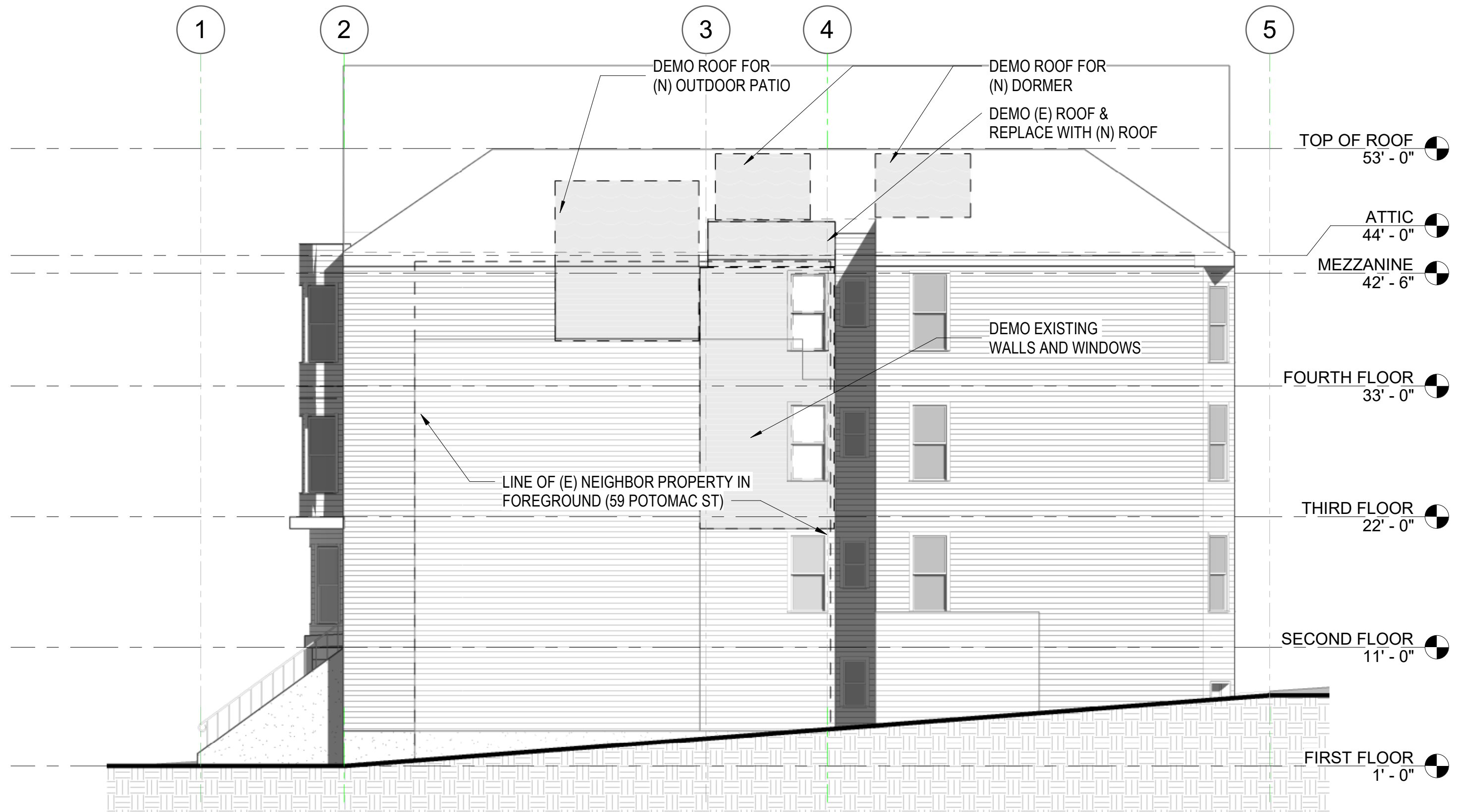




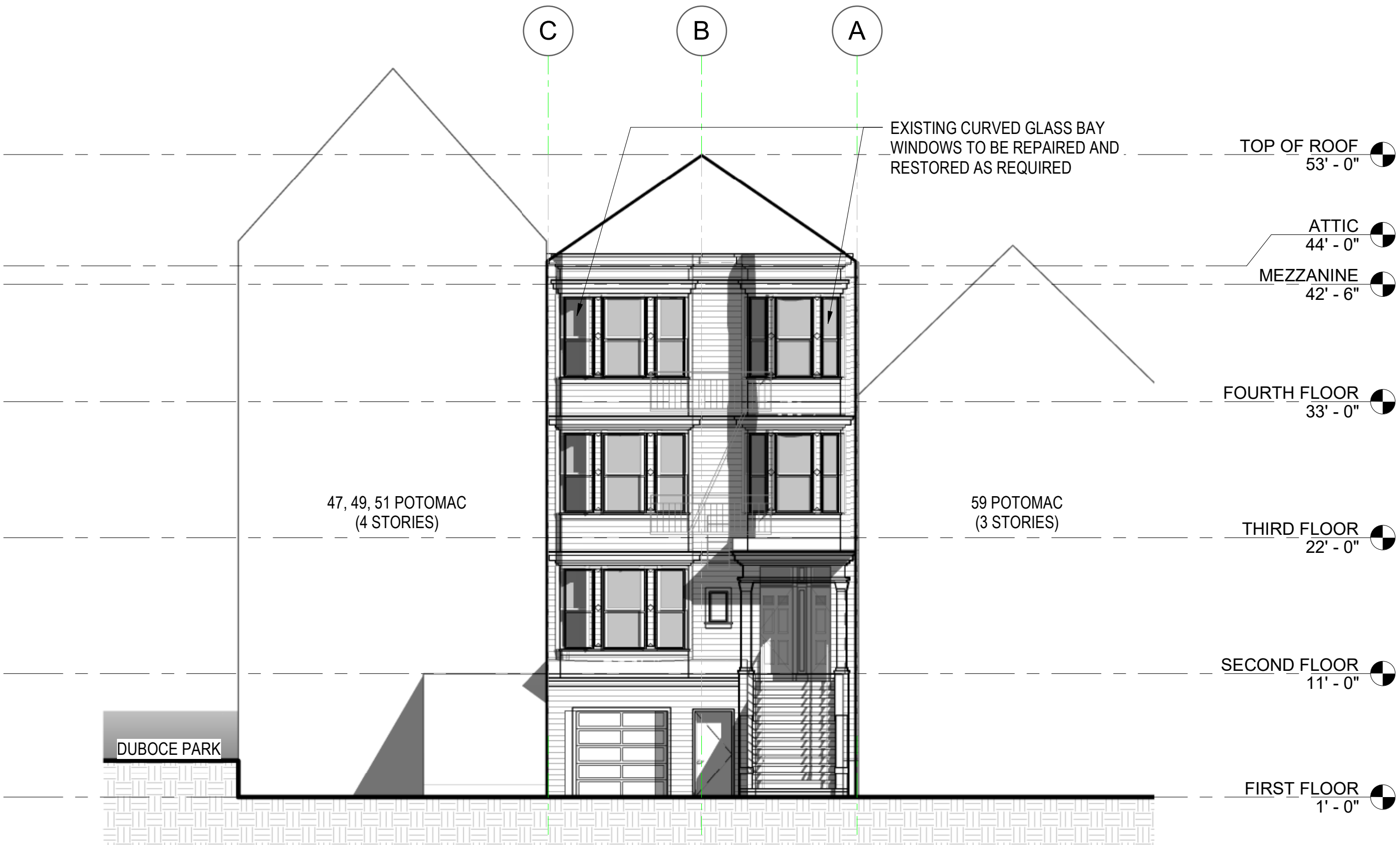
NEW NORTH ELEVATION  
1/8" = 1'-0" 4



NEW EAST ELEVATION  
1/8" = 1'-0" 3



EXISTING / DEMO NORTH ELEVATION  
1/8" = 1'-0" 2



EXISTING / DEMO EAST ELEVATION  
1/8" = 1'-0" 1



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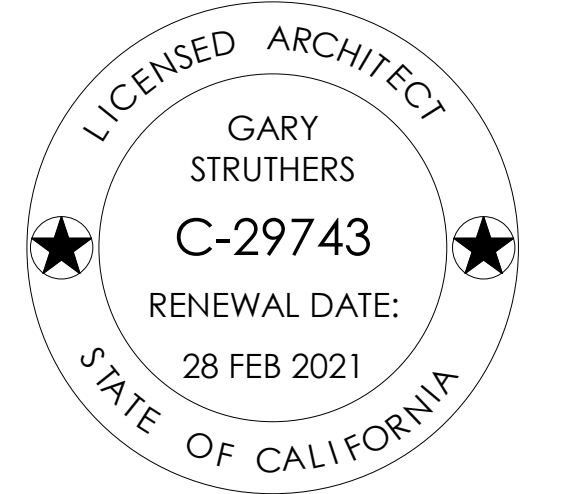
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Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	1/8" = 1'-0"

Title:  
**EXISTING, DEMO & NEW  
BUILDING ELEVATIONS**

Sheet

# A3.01





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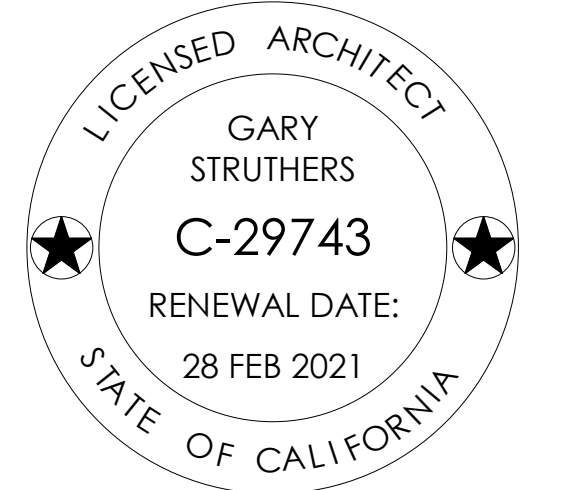
1624 CHAPIN STREET  
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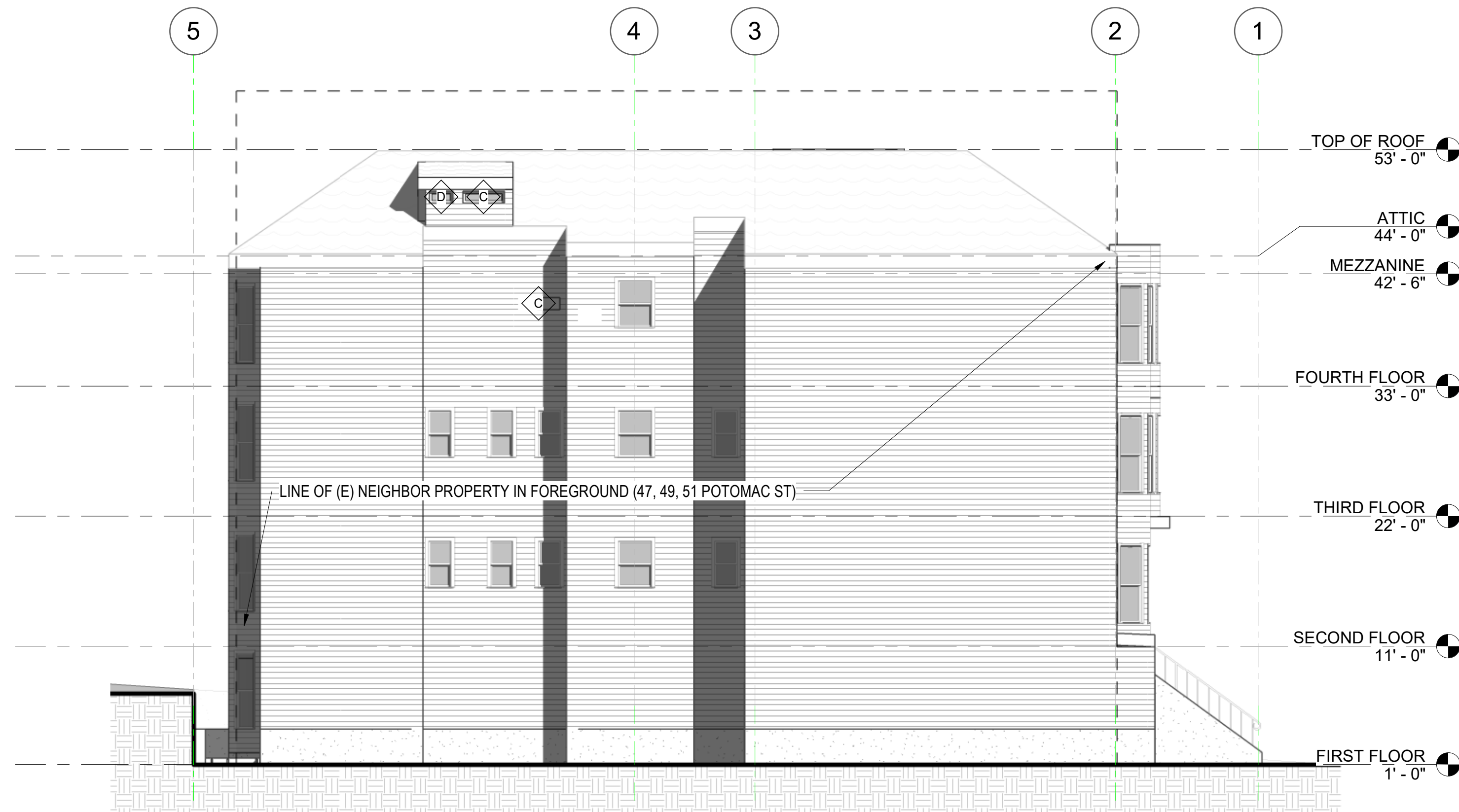


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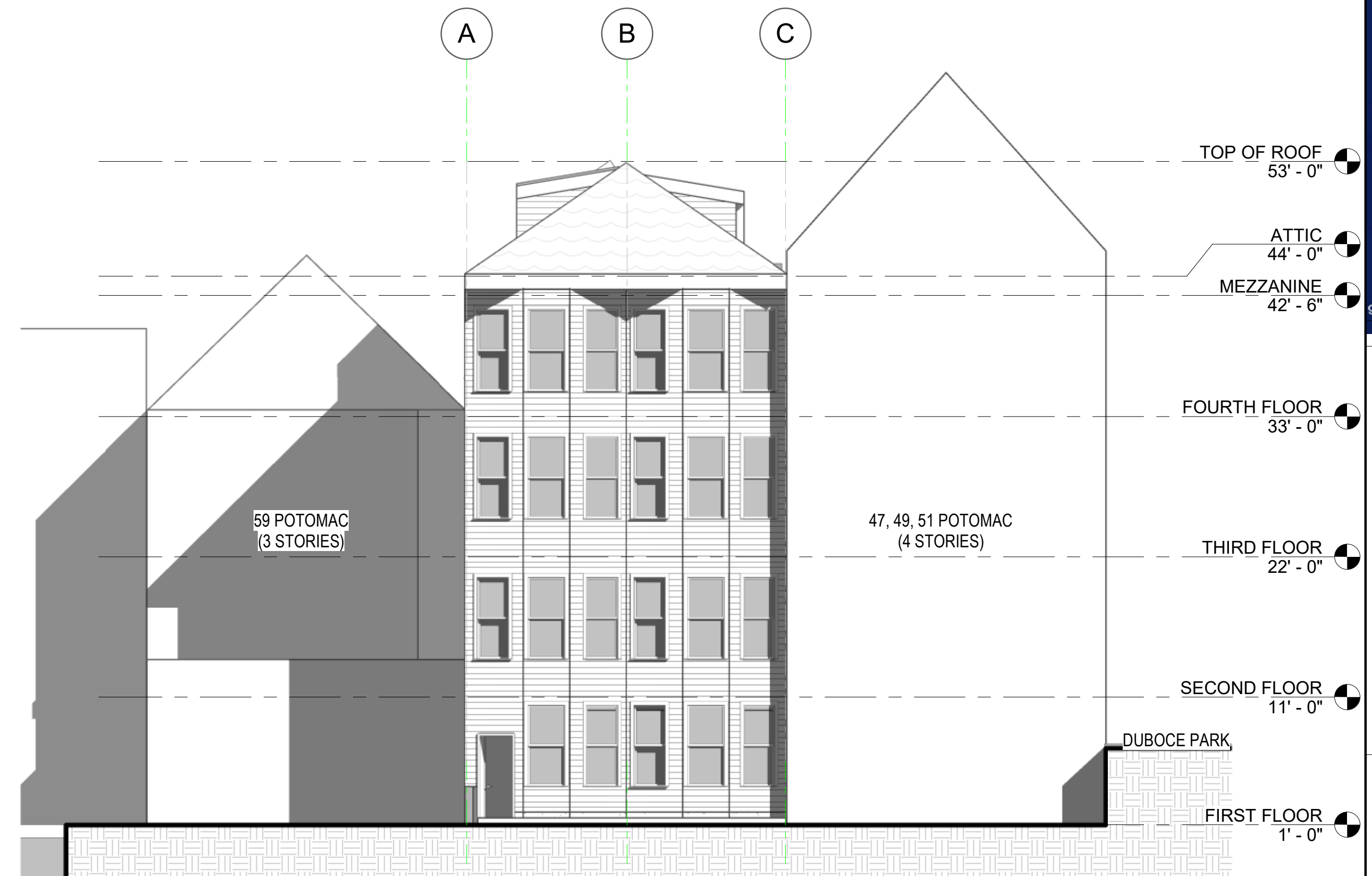
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**EXISTING, DEMO & NEW  
BUILDING ELEVATIONS**

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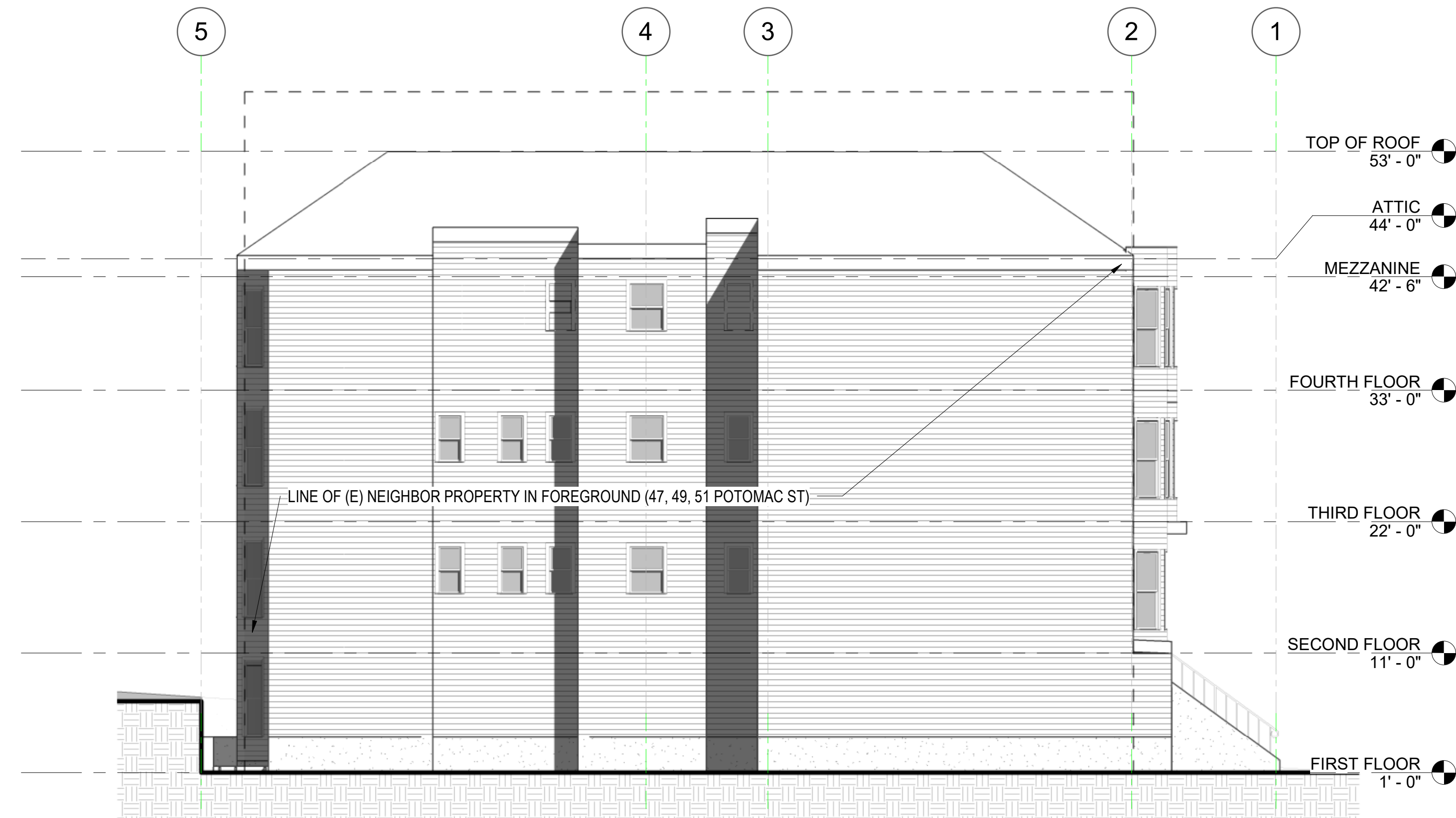
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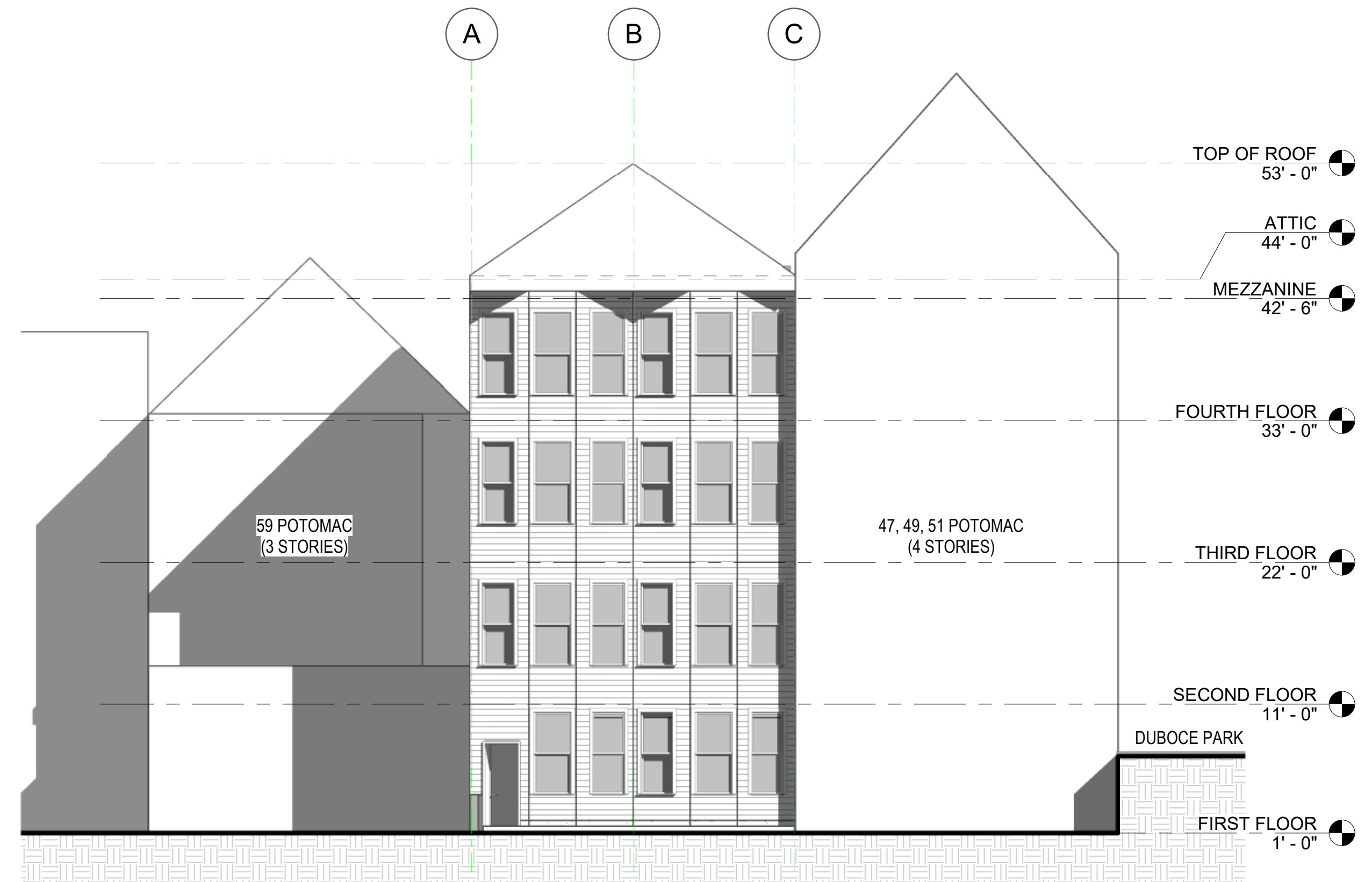
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1/8" = 1'-0" ④



NEW WEST ELEVATION  
1/8" = 1'-0" ③



EXISTING / DEMO SOUTH ELEVATION  
1/8" = 1'-0" ②



EXISTING / DEMO WEST ELEVATION  
1/8" = 1'-0" ①



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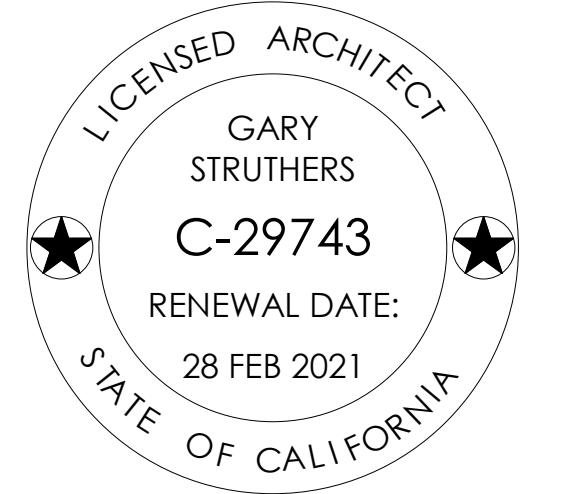
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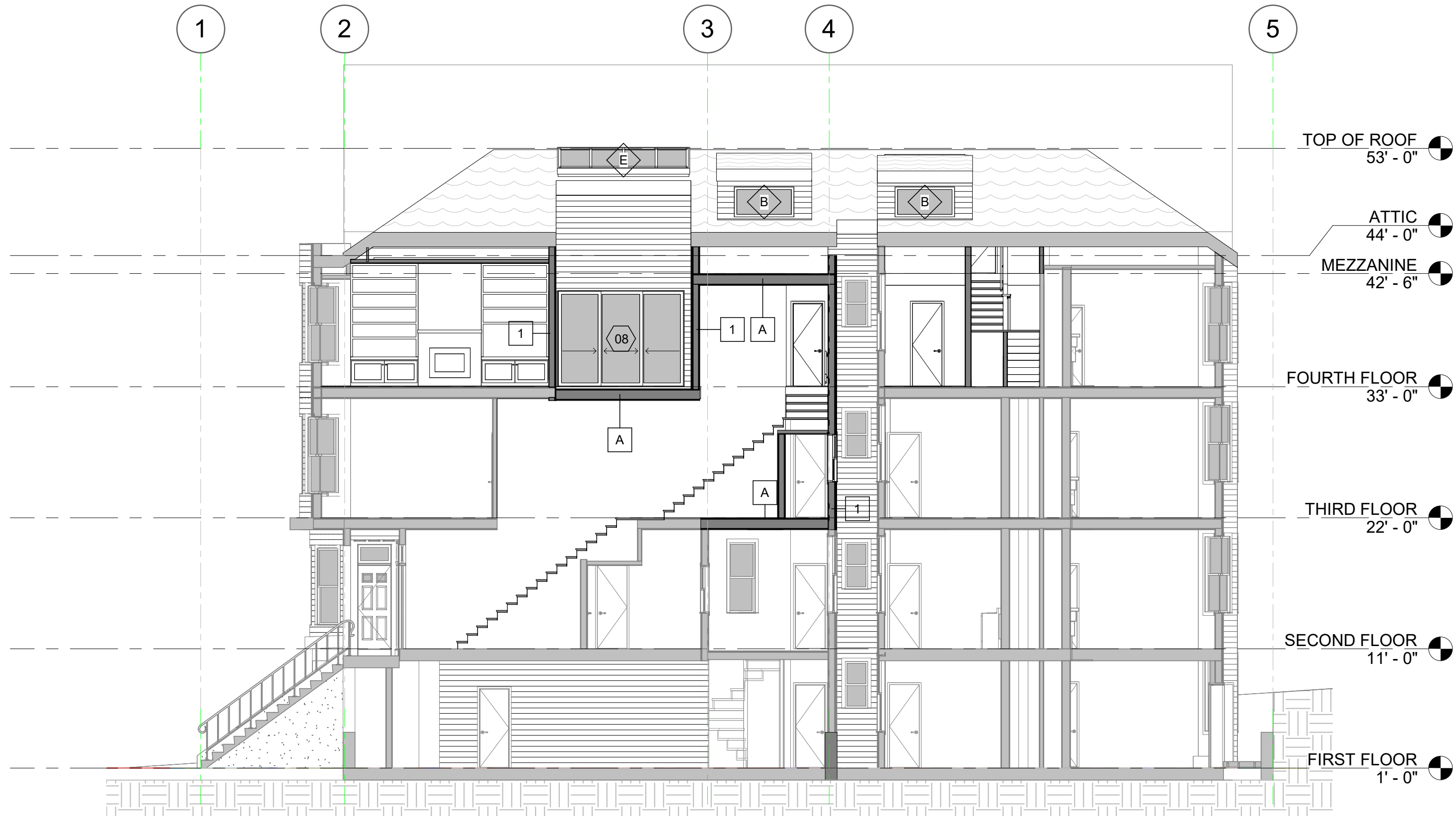


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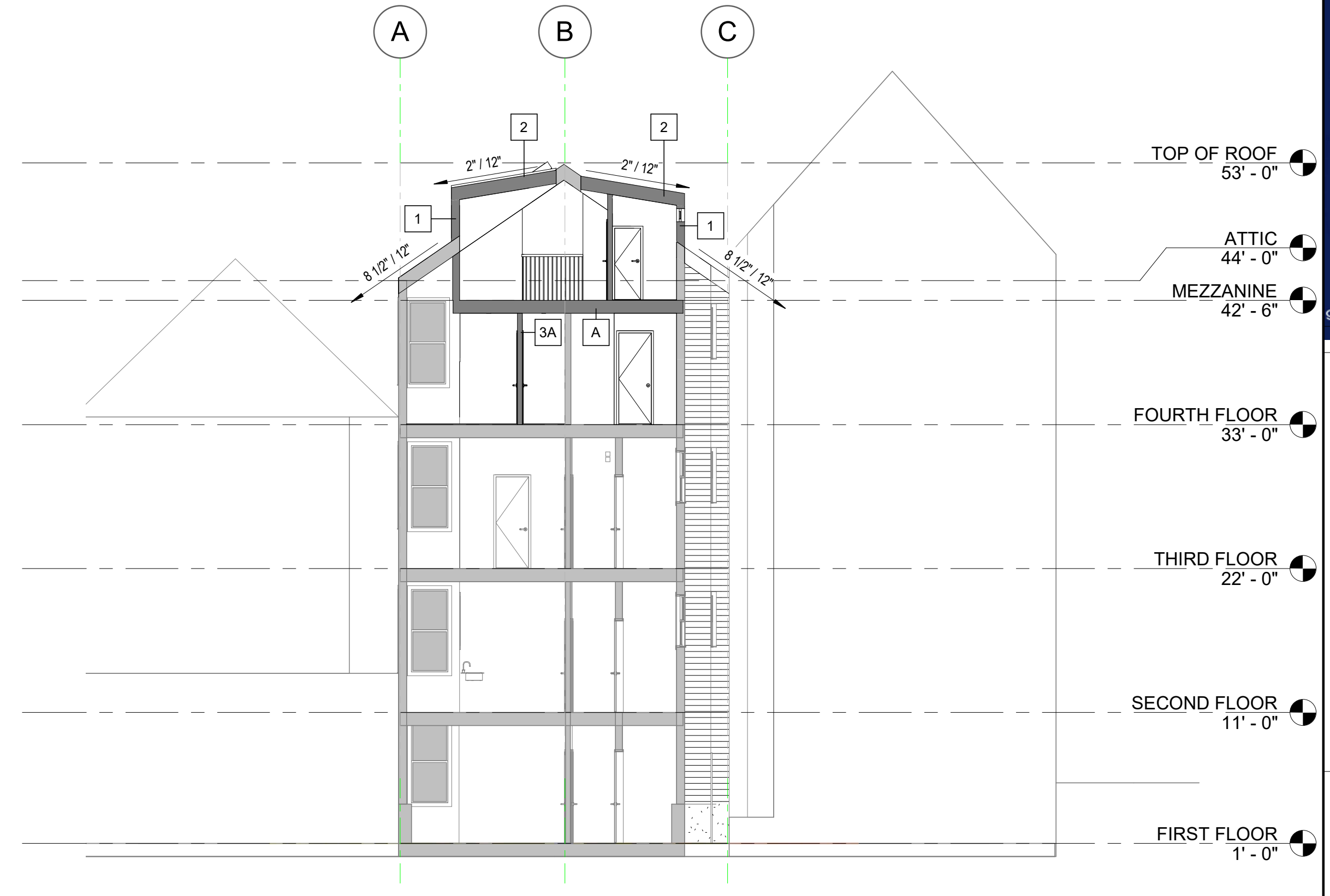
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**EXISTING, DEMO & NEW  
BUILDING SECTIONS**

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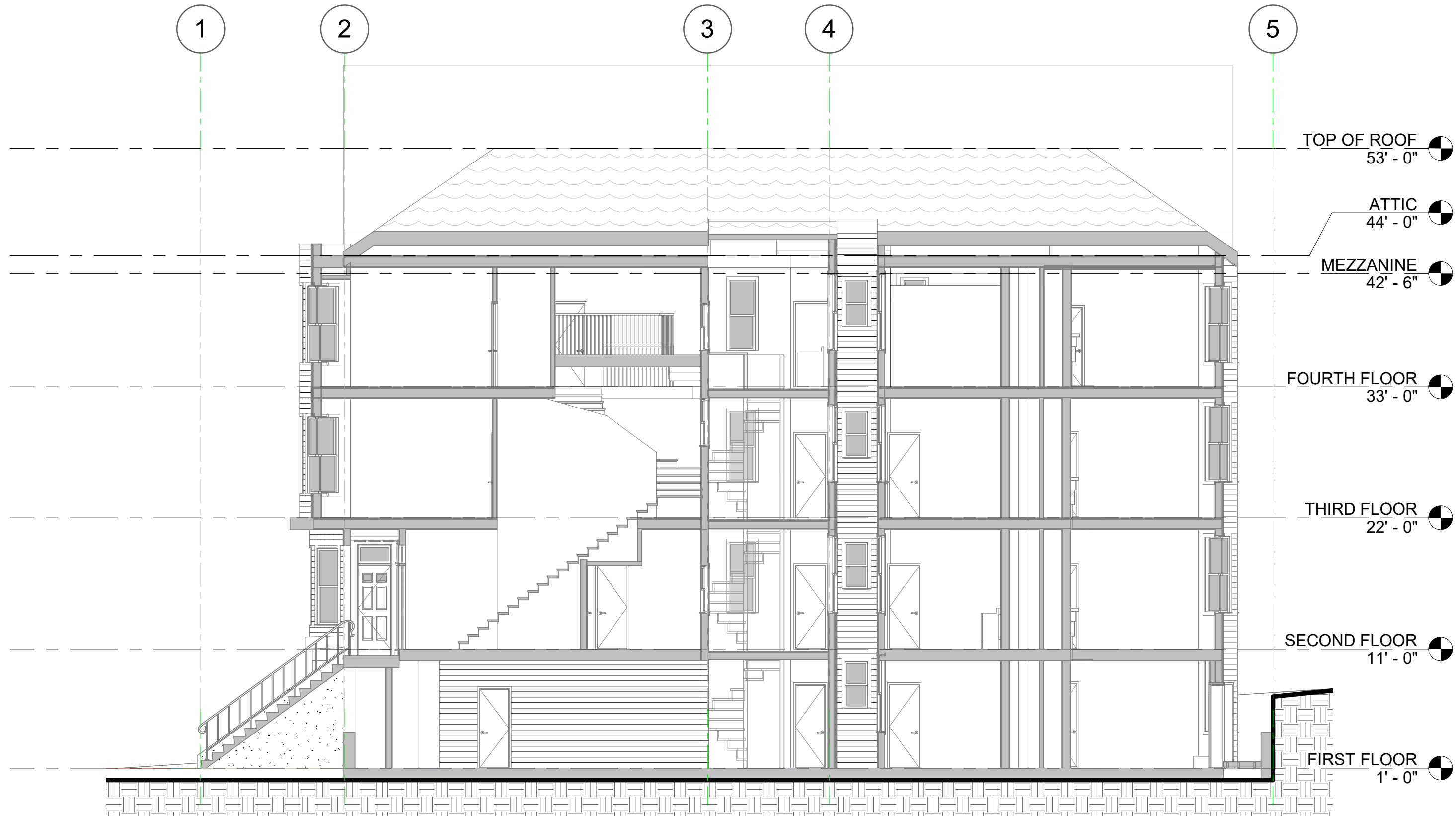
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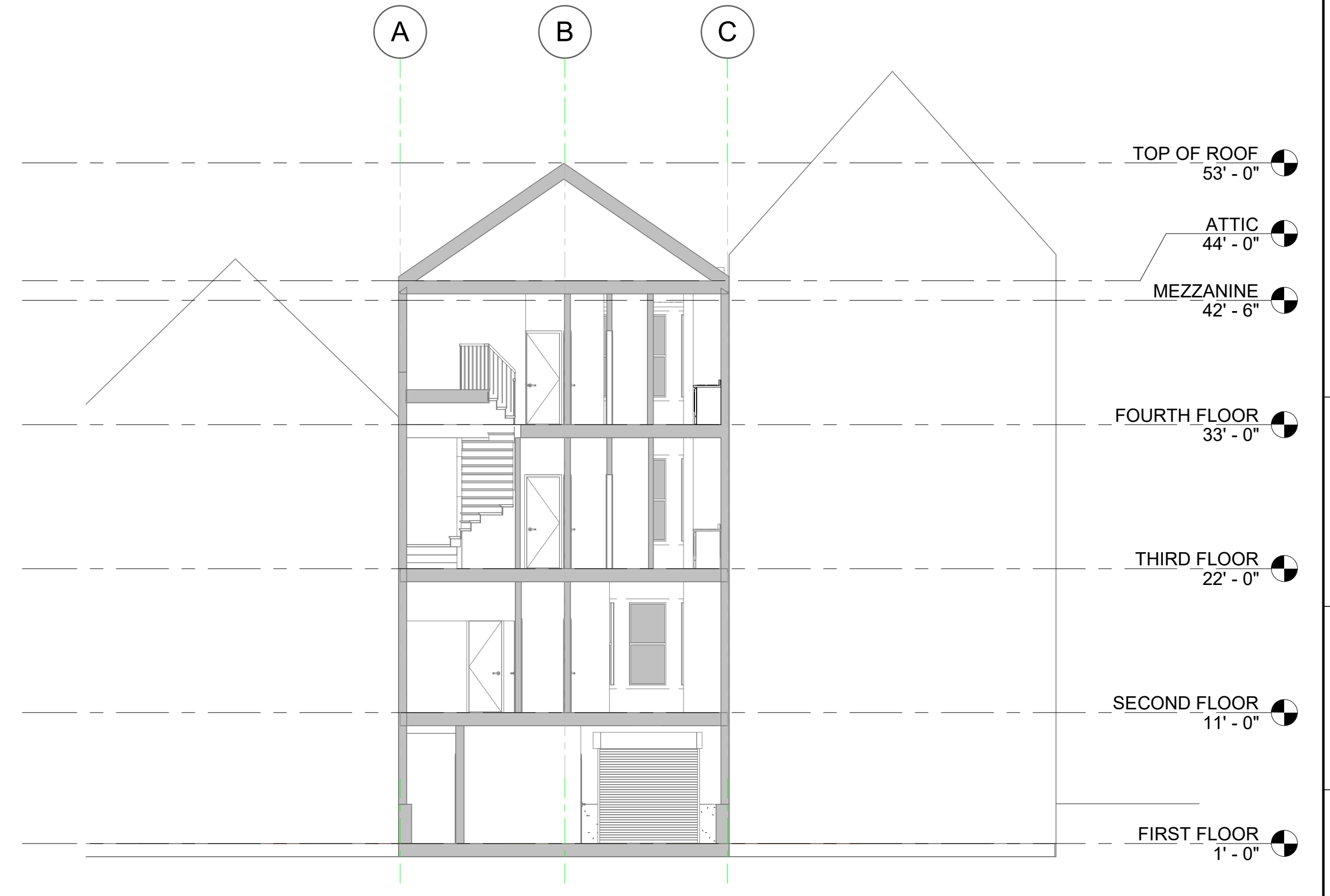
(N) BUILDING SECTION E/W  
1/8" = 1'-0" ④



(N) BUILDING SECTION N/S  
1/8" = 1'-0" ③

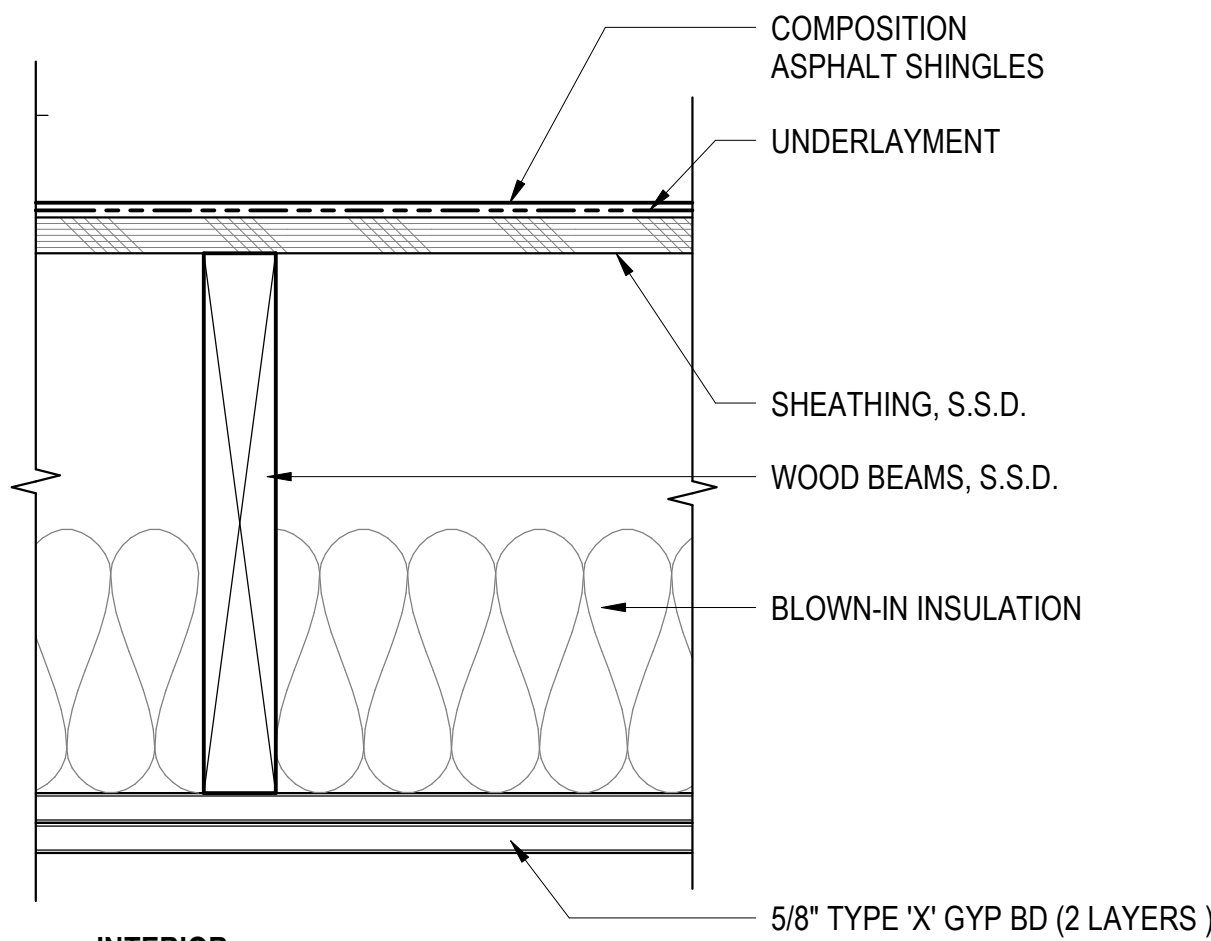


(E) BUILDING SECTION E/W  
1/8" = 1'-0" ②



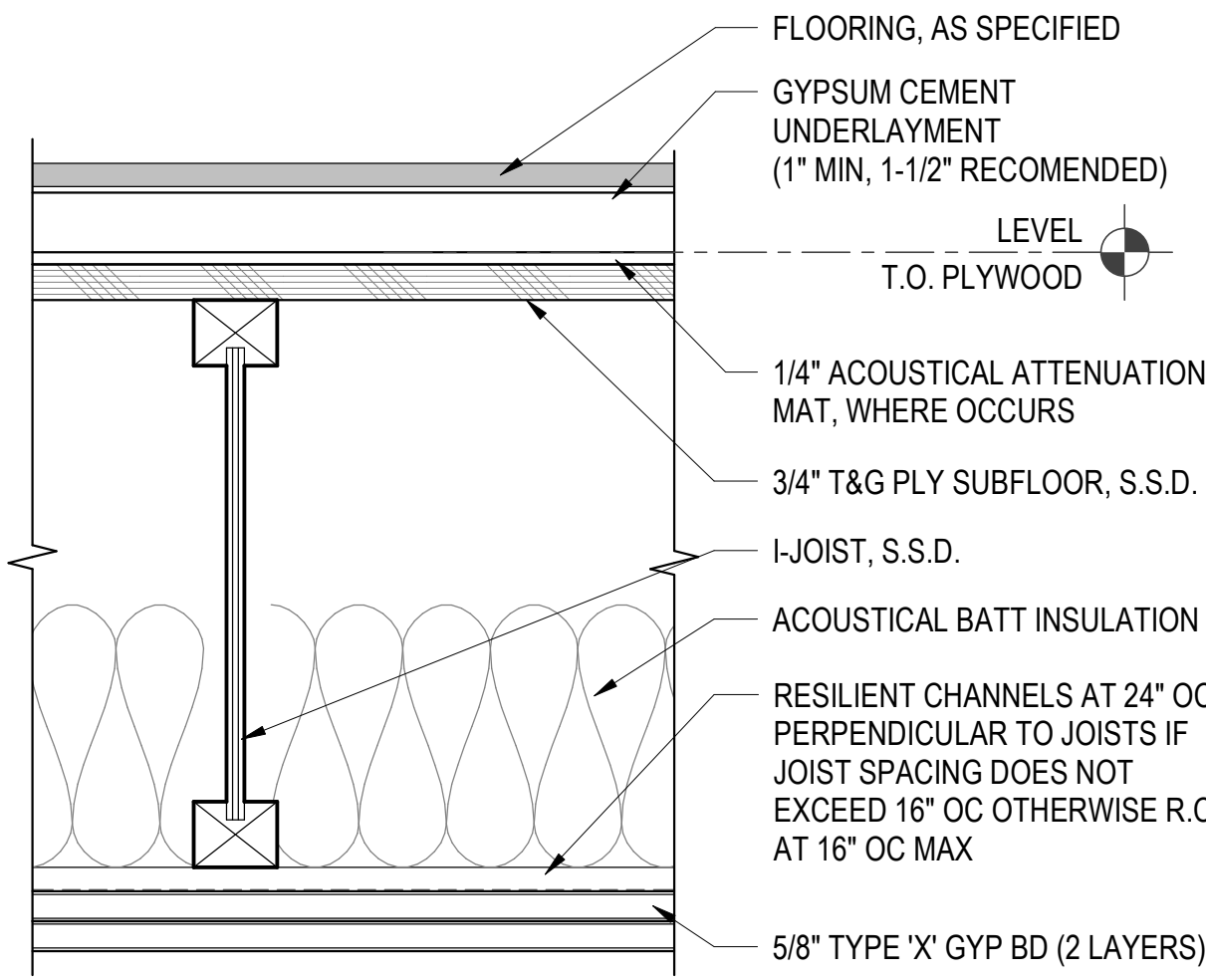
(E) BUILDING SECTION N/S  
1/8" = 1'-0" ①





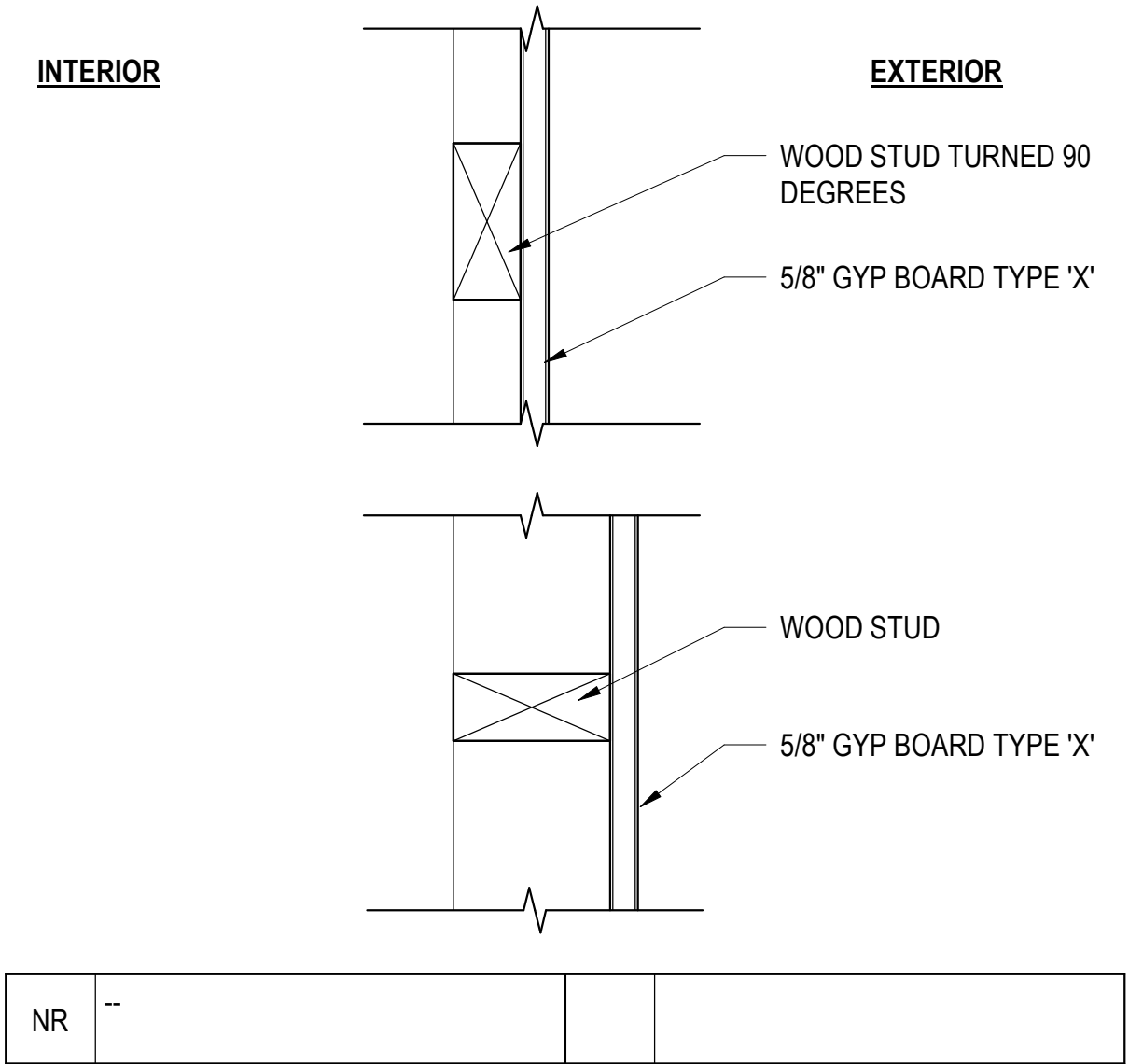
1 HR	GA (21ST ED.) #FC 214	-	-	
FR				

ROOF / CEILING WOOD  
3" = 1'-0" **B**



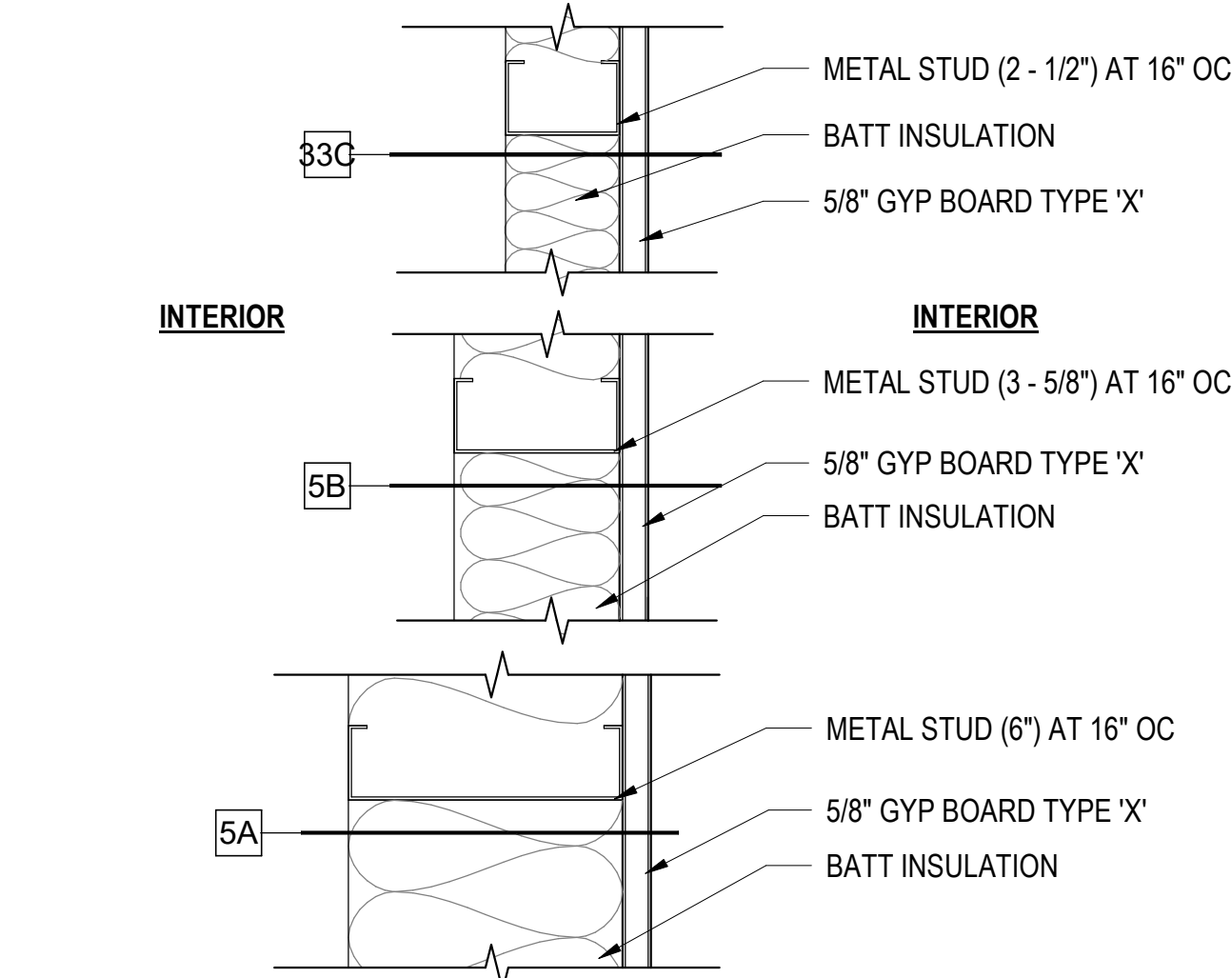
1 HR	GA (21ST ED.) #FC 5241	STC	IIC	
FR		>55	>55	

1 HR FLOOR  
3" = 1'-0" **A**



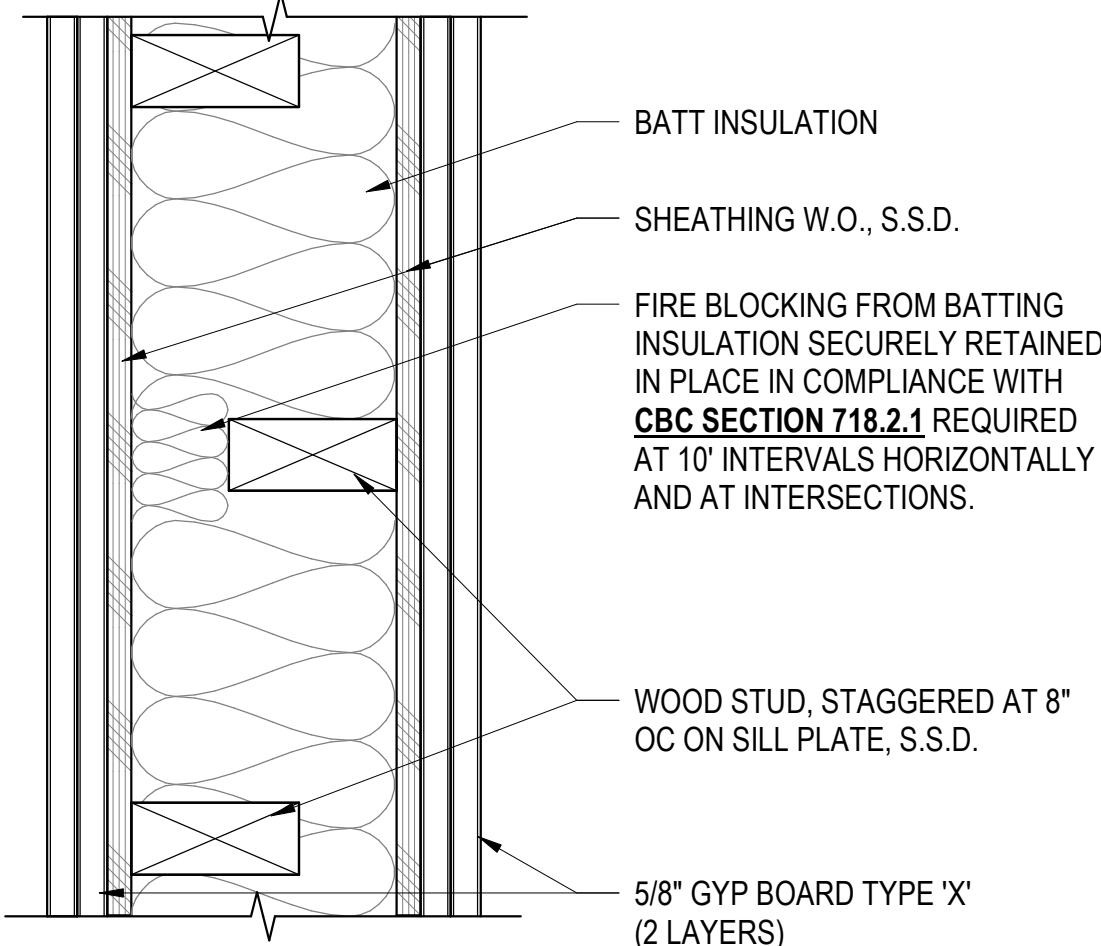
NR	-			
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INT WOOD STUD FURRING WALL  
3" = 1'-0" **6**



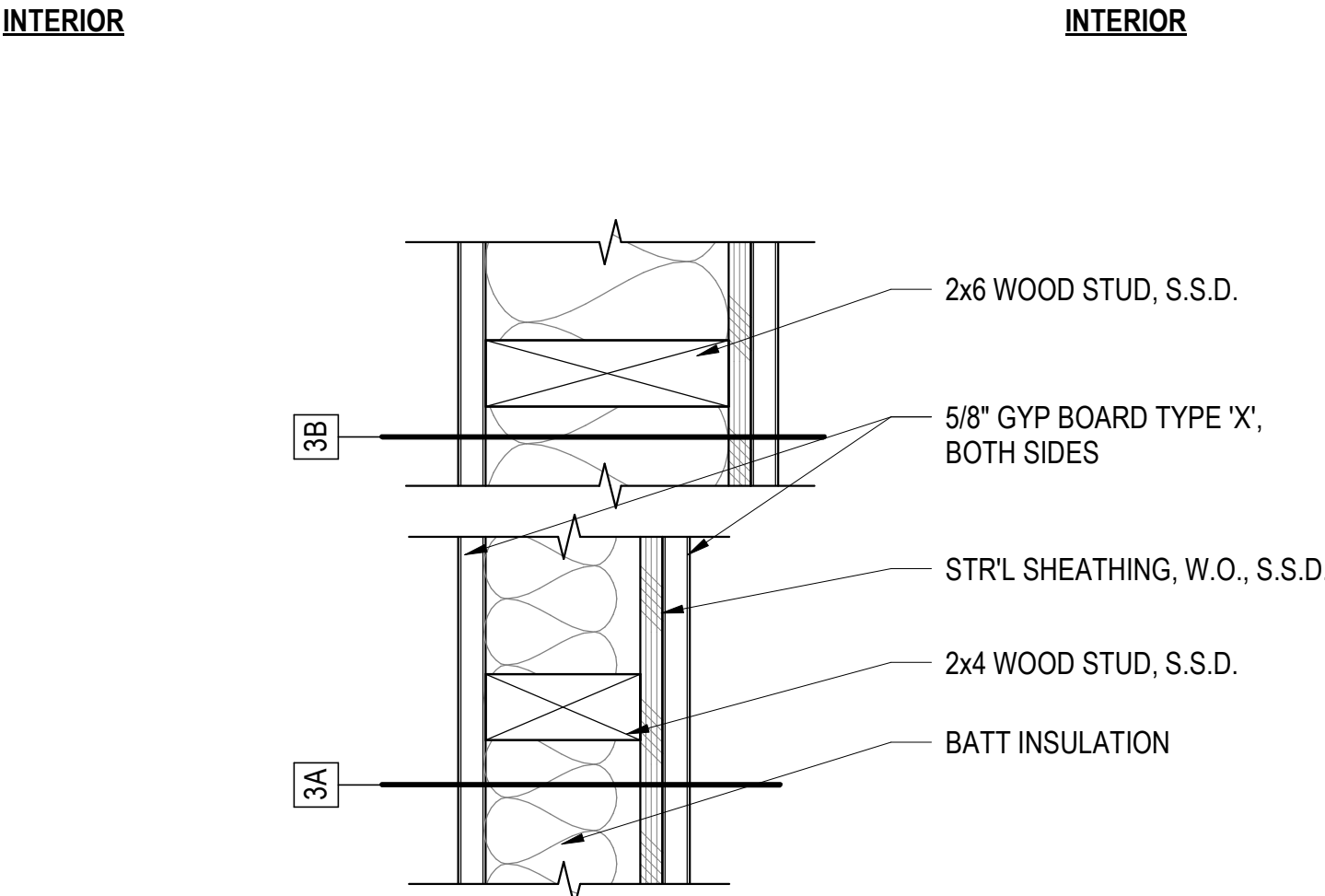
NR				
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INT MTL STUD FURRING WALL  
3" = 1'-0" **5**



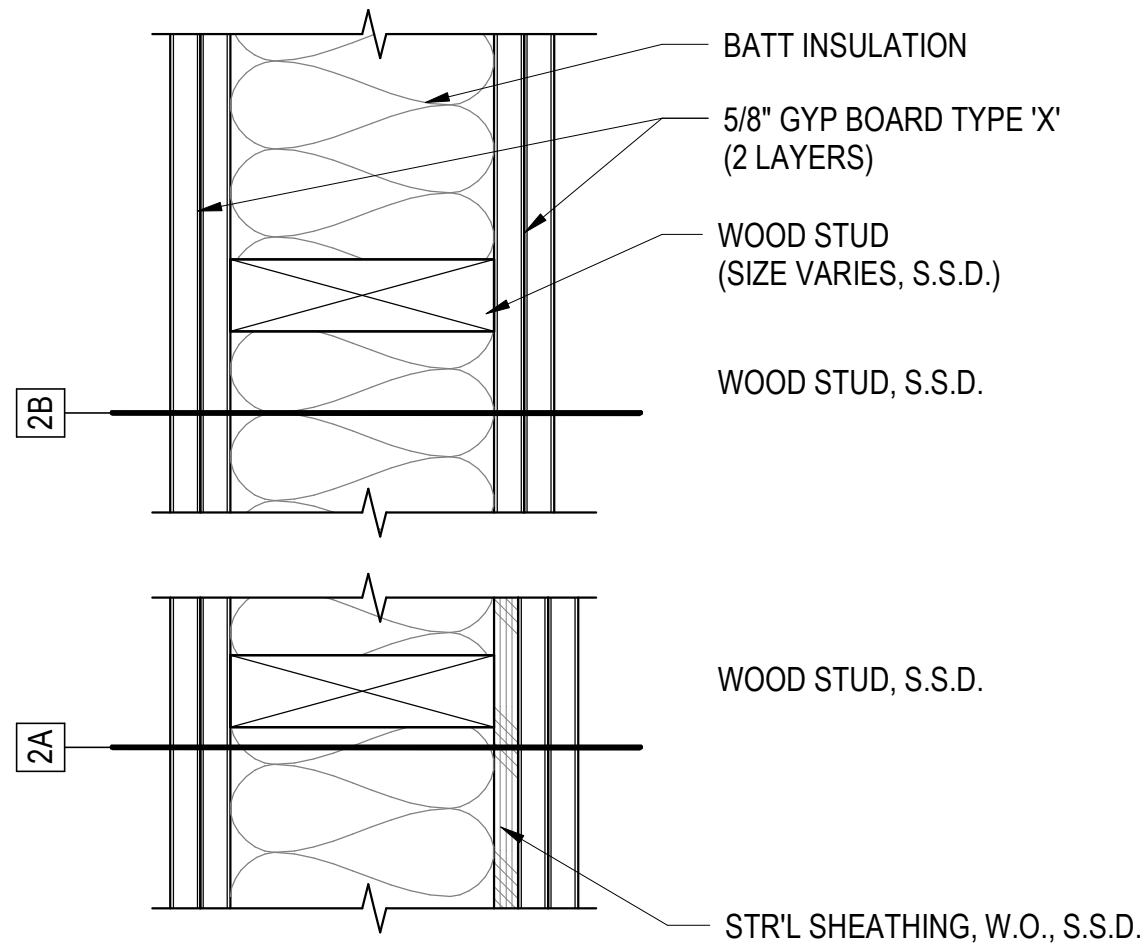
2 HR	GA (21ST ED.) #WP 3910	STC		
FR		50-54		

2 HR WOOD STAGGERED STUD WALL  
3" = 1'-0" **4**



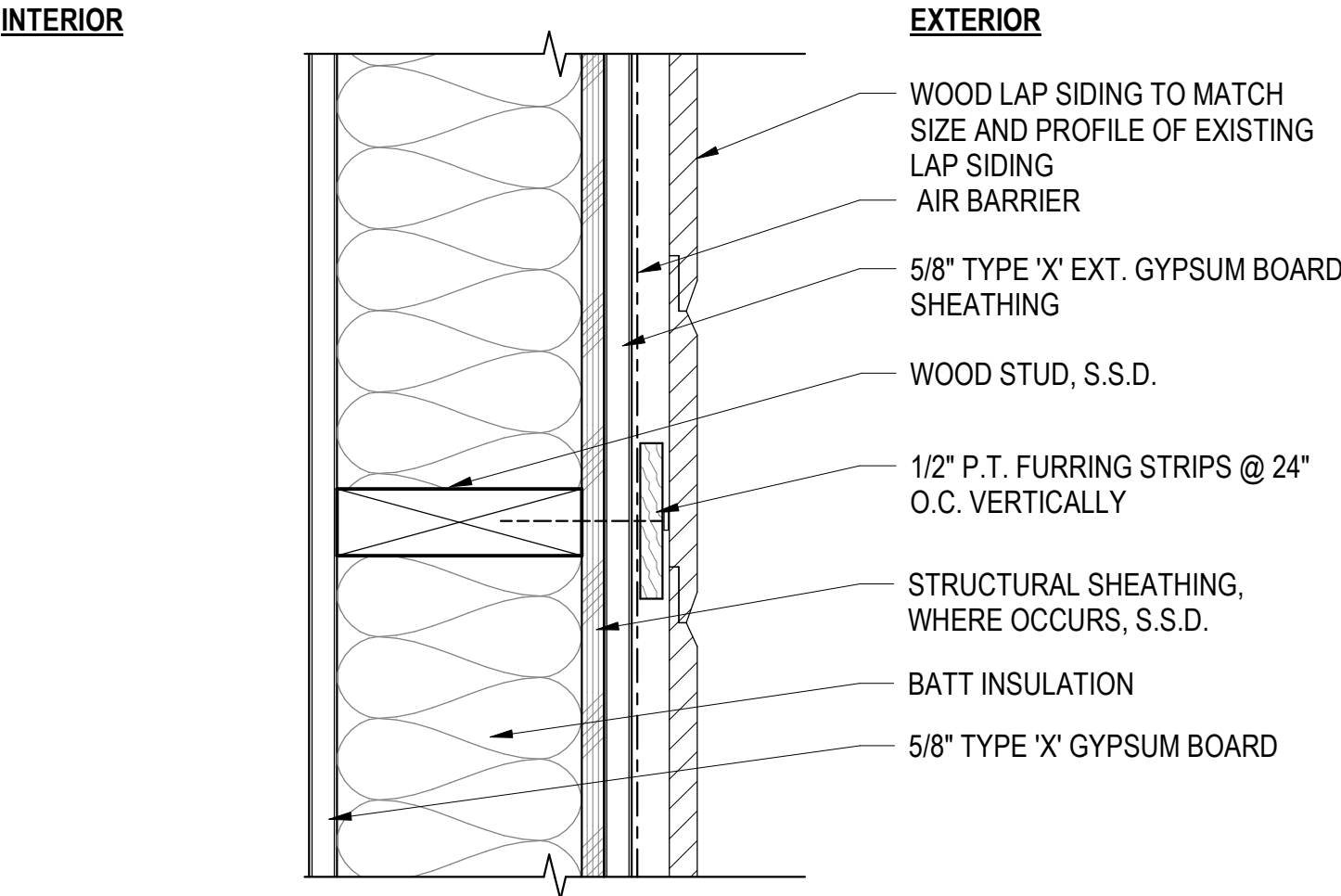
1 HR	GA (21ST ED.) #WP 3510	STC	NGC 2404, 10-14-70	
FR		35-39		

1 HR INT WOOD STUD WALL  
3" = 1'-0" **3**



2 HR	GA (21ST ED.) WP 4230	STC		
FR		35-39		

2 HR INT WOOD STUD PARTITION  
3" = 1'-0" **2**



1 HR	GA (21ST ED.) #WP 8105	-		
FR	UL U356			

1 HR EXT WOOD STUD - WOOD LAP SIDING  
3" = 1'-0" **1**



GARY  
STRUTHERS, AIA  
ARCHITECT

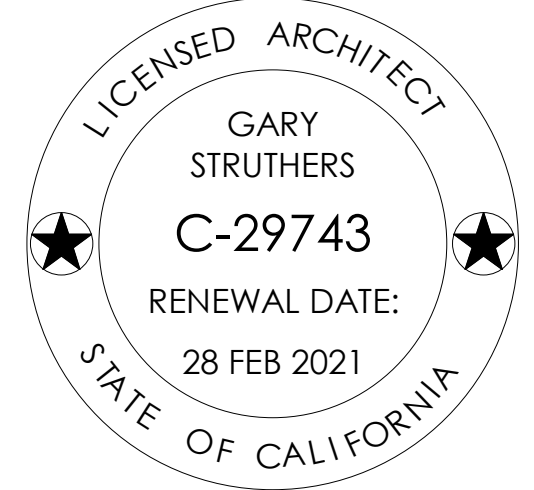
1624 CHAPIN STREET  
ALAMEDA CA 94501  
510.205.7535  
garystruthers67@gmail.com

## 57 POTOMAC REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
1 PERMIT COMMENT RESPONSES - HISTORIC PLANNING	03/03/20

Stamp:



Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	3" = 1'-0"

Title:  
**WALL, FLOOR & ROOF  
ASSEMBLIES**

Sheet

# A9.01

DOOR SCHEDULE.

MARK	DIMENSIONS			LEAF				FRAME			DETAILS			HARDWARE	FIRE RATING	COMMENTS
	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	HEAD	SILL	JAMB	HARDWARE GROUP		
FOURTH FLOOR																
01	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
02	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
03	2' - 0"	7' - 0"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD					--	
04	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
05	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
06	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
07	2' - 6"	7' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
08	10' - 6"	8' - 0"	0' - 1 3/4"													
09	6' - 0"	8' - 0"	0' - 1 3/4"													
MEZZANINE																
10	2' - 6"	6' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
11	2' - 6"	6' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	
12	2' - 0"	5' - 6"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD					--	
13	2' - 0"	5' - 6"	0' - 1 3/8"	F	HC	PTD	1	1	WD	PTD					--	
14	2' - 6"	6' - 0"	0' - 1 3/8"	F	SC	PTD	1	1	WD	PTD					--	

14

WINDOW SCHEDULE					
Comments	Type Mark	Width	Height	Sill Height	Material
SINGLE HUNG	A	3' - 0"	4' - 0"	3' - 0"	WD
AWNING	B	5' - 0"	2' - 6"	4' - 9"	WD
AWNING	B	5' - 0"	2' - 6"	4' - 9"	WD
AWNING	C	3' - 6"	1' - 0"	6' - 0"	WD
AWNING	C	3' - 6"	1' - 0"	6' - 6"	WD
AWNING	D	2' - 0"	1' - 0"	4' - 6"	WD
AWNING	D	2' - 0"	1' - 0"	5' - 6"	WD
SKYLIGHT	E	3' - 0"	9' - 9"	-	ALUM



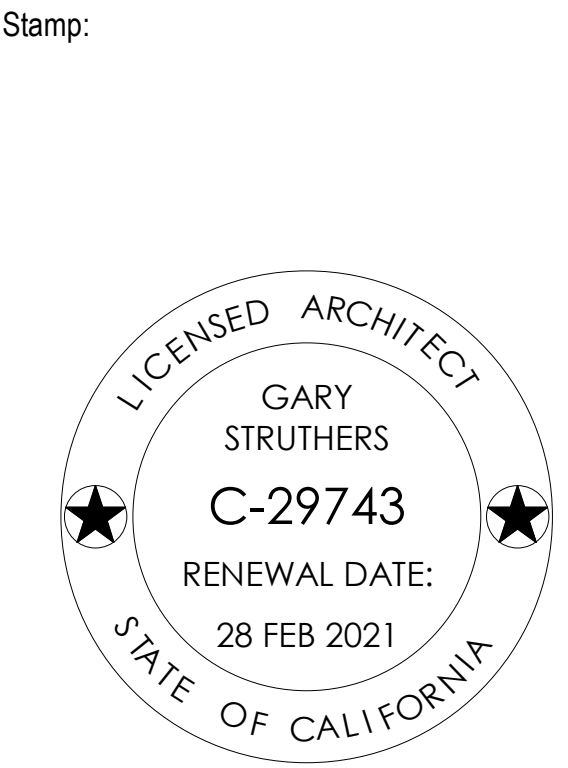
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57 POTOMAC  
REMODEL

57 POTOMAC ST.  
SAN FRANCISCO, CA  
94117

Revision	Date
PERMIT SUBMITTAL	12/20/19
1	PERMIT COMMENT RESPONSES - HISTORIC PLANNING
	03/03/20



Job Number	
Drawn by:	RD
Checked by:	GS
Date:	03/03/20
Scale:	

Title:  
DOOR & WINDOW SCHEDULE

Sheet

A9.10