



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MARCH 16, 2011

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Filing Date: December 16, 2010
Case No.: **2010.1139A**
Project Address: **1067 TENNESSEE STREET**
Historic Landmark: Dogpatch Historic District
Zoning: RH-3 Zoning District
40-X Height and Bulk District
Block/Lot: 4108/010
Applicant: Reza Khoshnevisan
Sia Consulting Corporation
1256 Howard Street
San Francisco, CA 94103
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

1067 TENNESSEE STREET is located on the east side of Tennessee Street between 20th and 22nd Streets (Assessor's Block 4108, Lot 010). Constructed in 1906, this property is a three-story, single-family Queen Anne residence. The wood-frame building is clad in shiplap wood siding and has wood-sash windows and a prominent entry staircase. The building is capped by front-facing gable roof adorned with decorative molding and sunbursts. The subject property is designated as a contributing resource to the Dogpatch Historic District and is located within the RH-3 (Residential House, Three Family) Zoning District with a 40-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work consists of a seismic upgrade, exterior alterations, and installation of a new skylight. On the primary façade facing Tennessee Street, the proposed work includes cleaning and repainting, as well as replacement of the windows on the second floor. On the rear façade, the proposed work includes installation of new windows, reconfiguration/installation of a new rear entry door and stair, and construction of a new roof deck. The two existing rear staircase will be removed and consolidated into one rear staircase. The proposed interior work will include seismic strengthening of the existing structural walls, interior remodeling/reconfiguration, and enlargement of the existing garage. The proposed project does not involve the expansion of the existing building. Please see photographs and plans for details (see attached).

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work 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.

Article 10 – Appendix L – Dogpatch Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Dogpatch Historic District as described in Appendix L of Article 10 of the Planning Code.

THE SECRETARY OF THE INTERIOR'S STANDARDS

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

The scope of proposed work does not involve removal of historic materials or alteration of features and spaces that characterize the property or historic district. The project will clean and preserve the primary street façade and will not impact the overall form and massing of the property, nor any of its features, which contribute to the surrounding historic district.

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.

As specified on the architectural drawings, the scope of proposed work will undertake the cleaning and repainting of the primary façade using the gentlest means possible.

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

The alterations to the rear facade do not destroy historic materials and features of the building, are differentiated from the old, and are of a design, scale, and materials that is compatible with the building and historic district. These alterations occur on the rear of the property and are not visible from the public right of way.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received public input on the project as of the date of this report (see attached).

ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections) of the existing building and the proposed project, as well as structural drawings of the proposed seismic upgrade. This Certificate of Appropriateness encompasses the primary and rear façade alterations and the installation of the new skylight. As designed, the seismic upgrade and interior remodeling do not require Certificate of Appropriateness approval.

Based on the requirements of Article 10, Appendix L - Dogpatch Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Primary Façade Alterations: The existing façade is covered in a sprayed-on “gunnite-like” substance, which appears to be a textured paint, and currently features metal-sash slider windows on the second floor. The proposed project will clean and repaint the primary façade facing Tennessee Street, and will replace the existing metal-sash windows with wood-sash double-hung windows.

The replacement of the wood-sash windows on the second floor will assist in bolstering the historic integrity of the subject property, and is a compatible alteration that will not affect the character of the surrounding historic district. Wood-sash double-hung windows are commonly found on historic residential properties in the Dogpatch Historic District.

As specified on the architectural drawings, the exterior treatment will remove paint and dirt using the “gentlest means possible,” which has been defined as:

- Use of a low pressure wash;

- Steam clean to soften the dirt & paint to cause the deposits to rise to the surface;
- If needed, use commercial chemical cleaners or paint removers to further loosen the paint & dirt;
- Scrub areas of more persistent grime with a natural bristle (never metal) brush. Wood or plaster scrapers could also be used to remove more difficult paint;
- After complete dirt & paint removal, prime and paint façade, accordingly;
- A heat gun shall not be used in the removal of the paint

This treatment appears to be appropriate. To ensure that the work is completed accordingly, Planning Department Preservation staff will review a sample of this treatment to ensure that the existing paint is being removed using “gentlest means possible.” This treatment will not adversely impact the building’s historic fabric, and will assist in improving the current condition of the property.

Rear Façade Alterations: The proposed project includes alterations to the rear façade that consist of: the removal of all existing rear windows, rear doors, and rear stairs; installation of new windows on all levels; installation of new glazed patio doors on the ground and second floors; installation of one rear staircase; and construction of a roof deck on the third floor. The rear façade is not visible from the public right of way, and does not possess any significant character-defining features (other than the historic massing), which contribute to the Dogpatch Historic District. Therefore, alterations to the windows and doors on this façade and the installation of a new rear staircase will not adversely impact the historic character of the subject property or surrounding historic district. To ensure compatibility with adjacent properties, the proposed project will retain the horizontal rustic wood siding, which is found throughout the historic district. The new windows and doors are styled in a contemporary manner. No exterior additions are planned on the rear façade and the building will retain its characteristic Queen Anne detailing. Overall, the rear façade alterations do not impact the surrounding historic district or the historic status of the subject property.

New Skylight: The proposed project will install one new metal-sash skylight on the south side of the gable roof. The skylight will feature a low profile, a dark-color finish (or a finish to match the existing roof) and will be non-reflective. This skylight will be minimally visible from the public right of way, and will not significantly impact any historic roof features or decorations.

Seismic Upgrade/Interior Remodel: The proposed project includes a seismic upgrade and interior remodel.

The seismic upgrade includes a new concrete foundation and strengthening of the building’s existing wood framing through plywood shear walls. The seismic upgrade will ensure that the existing building meets current building and safety codes, which will likely lead to the building’s longevity during natural disaster. The seismic upgrade will not adversely impact any character-defining features of the subject property or the surrounding historic district.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, a sampling of cleaning and repainting of the exterior street façade shall be reviewed by Planning Department Preservation staff prior to initiation. This sampling should occur in a discrete, minimally-visible location and should test all cleaning solvents and

solutions to be used in removing the existing paint from the exterior façade. Staff shall approve of the proposed treatment if deemed to be the “gentlest means possible.”

Based on the requirements of Article 10 and the *Secretary of Interior’s Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior’s Standards for Rehabilitation* and requirements of Article 10, Appendix L – Dogpatch Historic District.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

ATTACHMENTS

Draft Motion
Photographs
DPR 523A & 523B forms
Architectural Drawings
Public Input (Email Correspondence)

PL: G:\Documents\2010.1139A 1067 Tennessee St\CofA Case Report_1067 Tennessee.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MARCH 16, 2011

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 4108, WITHIN THE RH-3 ZONING DISTRICT, 40-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on December 16, 2010, Reza Khoshnevisan of Sia Consulting Corporation on behalf of Golden Gate Properties, LLC (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to seismically upgrade the existing building, undertake rear façade alterations, clean and repaint the primary façade, and install a new skylight on the roof, at the subject property located on Lot 010 in Assessor's Block 4108.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on March 16, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.1139A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans revised March 3, 2011 and labeled Exhibit A on file in the docket for Case No. 2010.1139A based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, a sampling of cleaning and repainting of the exterior street façade shall be reviewed by Planning Department Preservation staff prior to initiation. This sampling should occur in a discrete, minimally-visible location and should test all cleaning solvents and solutions to be used in removing the existing paint from the exterior façade. Staff shall approve of the proposed treatment if deemed to be the "gentlest means possible."

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. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the district as described in the designation report dated December 4, 2002.

- That proposed rear facade alterations, including replacement of the existing windows, doors and staircases and the construction of a third floor roof deck, will not affect character-defining features of the subject building, and respects the character-defining features of the Dogpatch Historic District.
- That the cleaning and painting of the primary façade facing Tennessee Street is appropriate and will not adversely impact the character-defining features of the subject building and historic district.
- That the window replacement on the primary façade facing Tennessee Street will restore historically-appropriate windows, and will be compatible with the character of the Dogpatch Historic District.
- That the proposal is in conformance with the requirements of Article 10 of the San Francisco Planning Code.
- The proposed project meets all of the relevant Secretary of the Interior's Standards for Rehabilitation, including:

Standard 2.

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

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.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

I. URBAN DESIGN ELEMENT

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

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

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 1067 Tennessee Street, a contributing resource to the Dogpatch Historic District, for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 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 impact existing 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 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 impact or reduce the affordable housing supply, since no affordable housing is present on the project site.

- 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 existing single-family residential use.

- 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 will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and 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.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

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 **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 010 in Assessor's Block 4108 for proposed work in conformance with the architectural plans revised March 3, 2011, labeled Exhibit A on file in the docket for Case No. 2010.1139A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

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 March 16, 2011.

Linda D. Avery
Commission Secretary

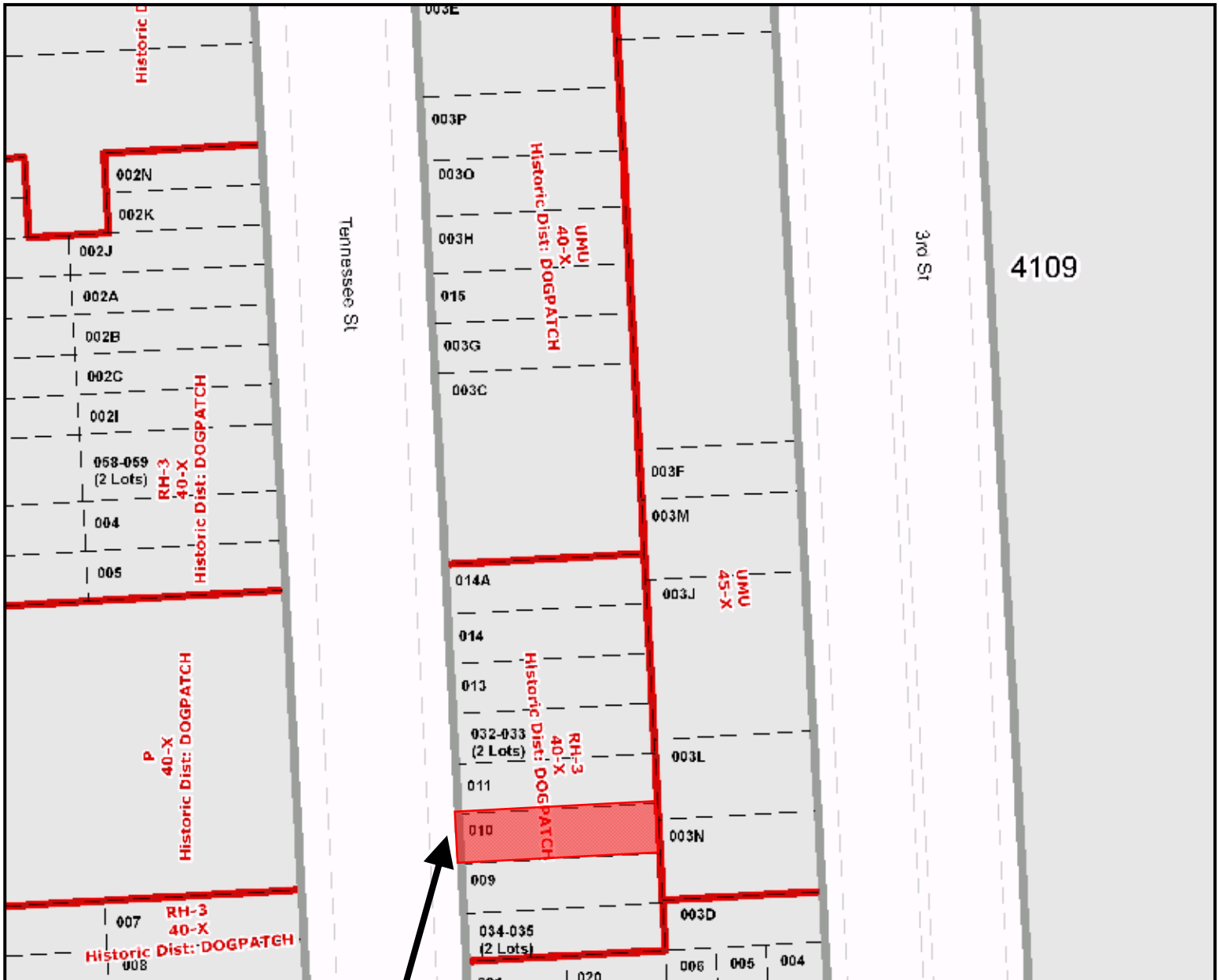
AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2011

Parcel Map

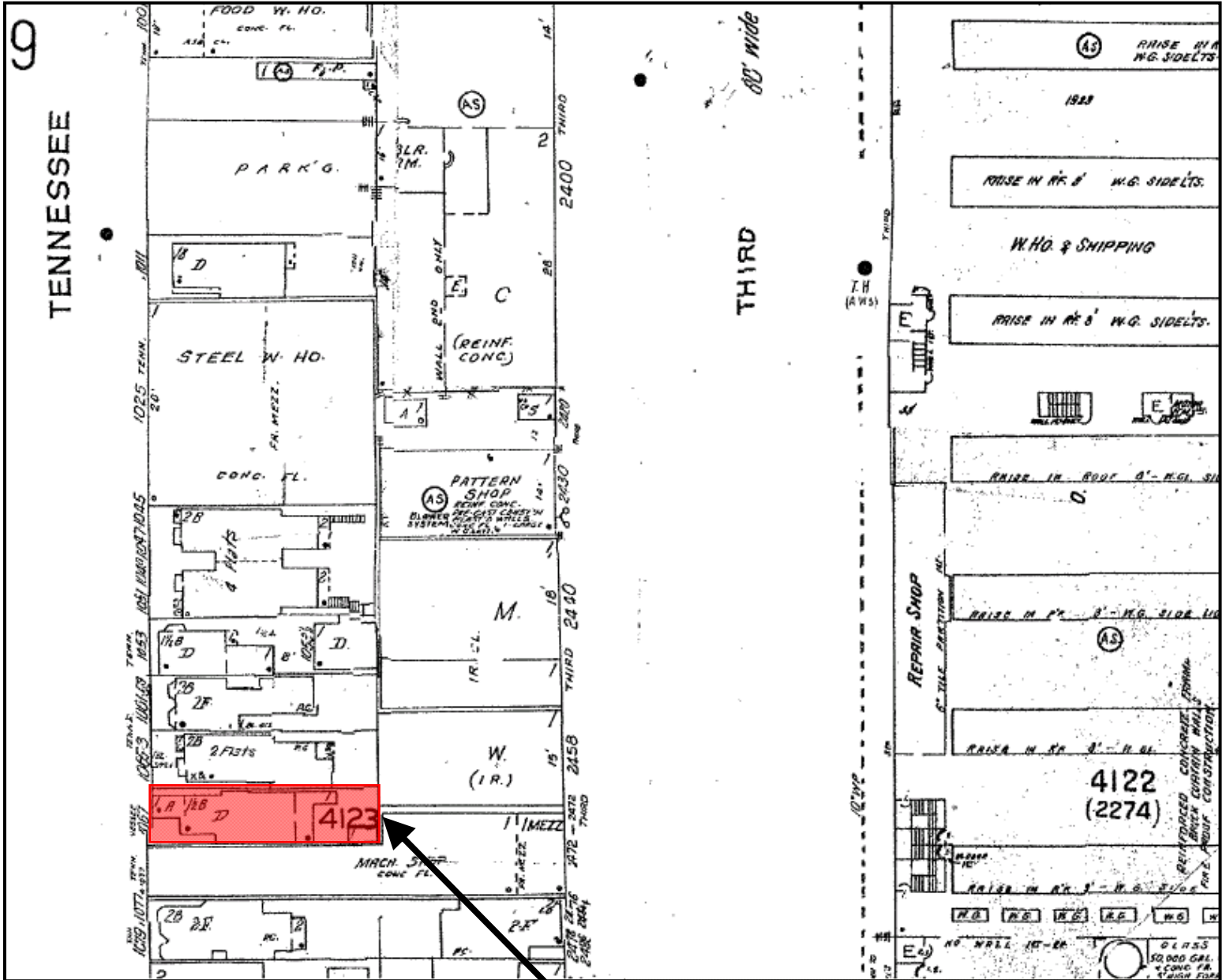


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Sanborn Map*



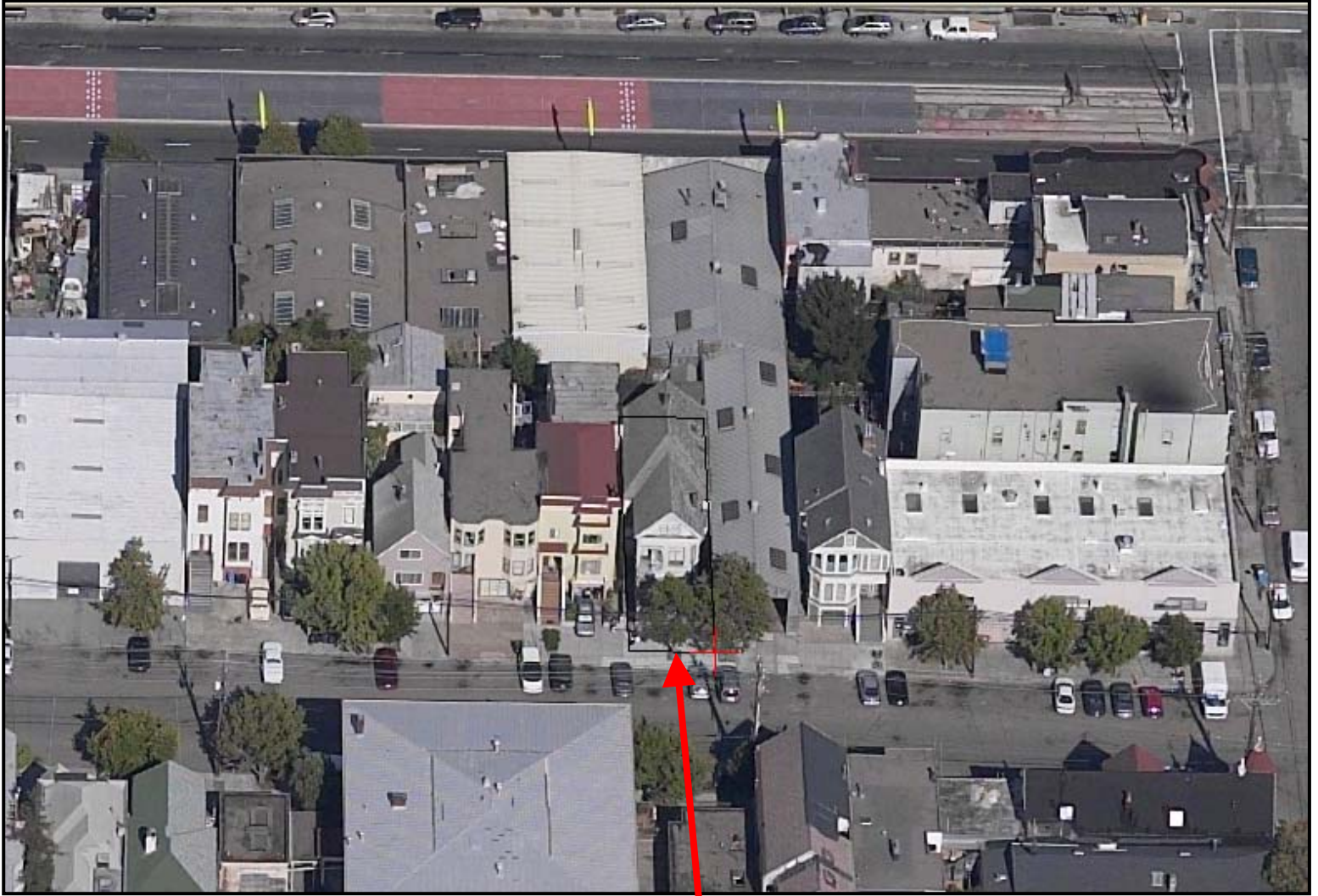
SUBJECT PROPERTY

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



Certificate of Appropriateness Hearing
 Case Number 2010.1139A
 1067 Tennessee Street

Aerial Photo

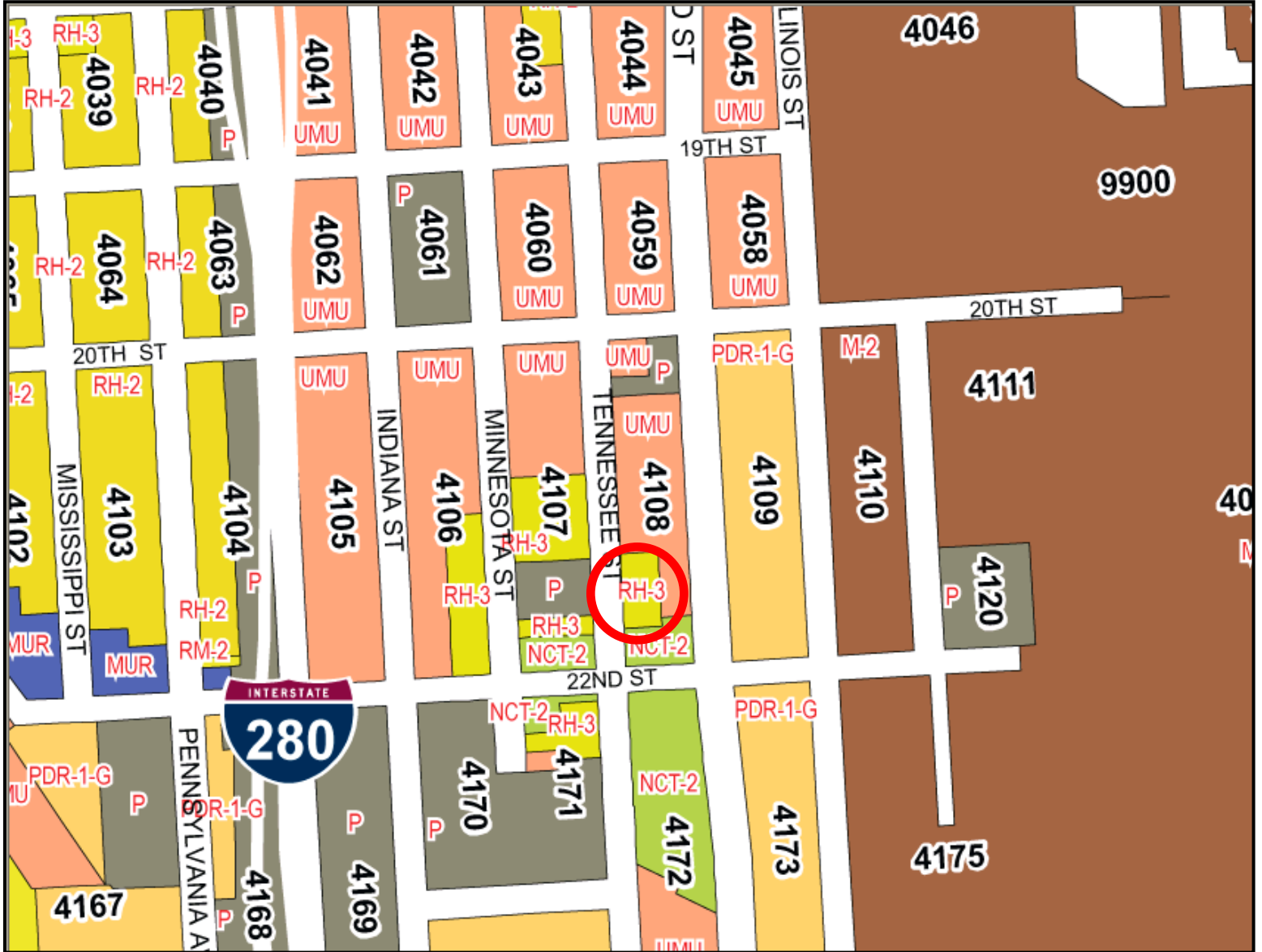


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Zoning Map



Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Site Photo

SUBJECT PROPERTY



1067 Tennessee Street & Adjacent Properties

Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Site Photo



Subject Property

Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Site Photo



Subject Property, Detail of Ground Floor

Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Site Photo



Subject Property, Detail of Rear Facade

Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

Site Photo



Subject Property, Detail of Rear Facade

Certificate of Appropriateness Hearing
Case Number 2010.1139A
1067 Tennessee Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

P1. Resource name(s) or number: 1067 Tennessee

***P2. Location:** *a. County San Francisco

*b. USGS 7.5' Quad San Francisco North, CA Date 1995

*c. Address 1067 Tennessee Street

City San Francisco

Zip 94107

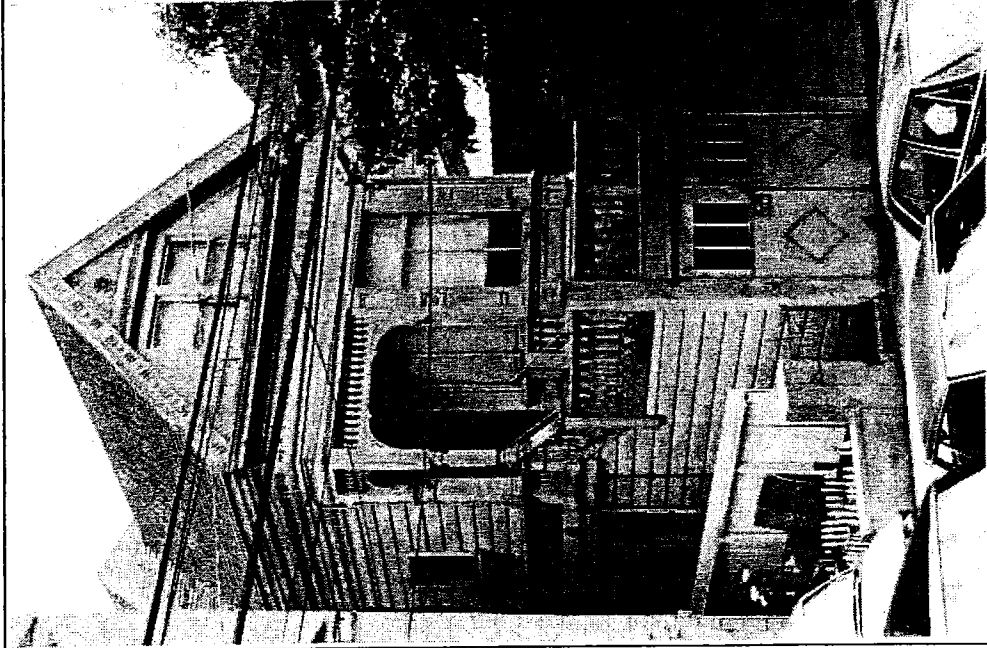
*e. Assessor's Parcel Number 4108/010

***P3a. Description:** 1067 Tennessee is located on the east side of Tennessee Street, between 20th and 22nd Streets. It is a one-and-a-half-story-over-garage, 2,720-square-foot, wood-frame, single-family dwelling designed in the Queen Anne Style. The façade is two bays in width and faces Tennessee Street. At street level the left bay contains a historic garage with two hinged doors. The garage projects forward from the main volume of the house and its roof serves as the landing for the exterior stairs. The landing features a balustrade composed of turned balusters. The right bay is comprised of a flight of stairs, set parallel to the street. The main volume of the dwelling is raised above the garage and set back approximately twenty feet from the street. The left bay contains a recessed entry bay. The entry is sheltered within a porch featuring turned posts, a screen of turned spindles and sunburst-motif brackets. The entry bay contains a historic panel door with a transom window above. The right bay of the main floor is comprised of a three-sided chamfered bay window. The windows are divided from one another by heavily detailed panels embellished with bullseye moldings and plaster foliate ornament. The original wood windows have been replaced with modern aluminum windows. The main floor is capped by a denticulate molding and a freize embellished with bullseye moldings and stylized guttae. Above the main floor is the attic, which is enclosed within the front-facing gable-end roof. Within the center of the gable there is a pair of double-hung wood windows. 1067 Tennessee is in fair condition.

***P3b. Resource Attributes:** HP2: Single-Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo date:

July 1999, view toward east

***P6. Date Constructed/Sources:**

1894: Spring Valley Water Company records; Sanborn maps: 1899, 1913, 1951;

***P7. Owner and Address:**

Emil M. Mercuri
232 Clipper Street
San Francisco, California 94114

***P8. Recorded by:**

Christopher VerPlanck
San Francisco Heritage
2007 Franklin Street
San Francisco, California 94109

***P9. Date Recorded:**

October 30, 2000

***P10. Survey Type:**

Intensive Survey:
National Register

***P11. Report Citation:**

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1067 Tennessee

NRHP Status Code: 5D1

- B1. Historic name: Unknown
- B2. Common name: 1067 Tennessee
- B3. Original Use: Single-family dwelling
- B5. Architectural Style: Queen Anne

B4. Present use: Same

*B6. Construction History: 1067 Tennessee was constructed in 1894 by T. C. Cochrane for Hank Schrader, a book keeper. The garage was added in the 1920s and the window in the 1950s.

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: T. C. Cochrane

*B10. Significance: Theme: Residential Development

Area: Dogpatch

Period of Significance: 1867-1945

Property Type: Single-family dwelling

Applicable Criteria: A & C

1067 Tennessee is significant on the local level under Criteria A and C. It is significant under Criterion A on the basis of its role as a historic workers' dwelling in Dogpatch, San Francisco's most important surviving enclave of industrial workers' housing. 1067 Tennessee was constructed in 1894 for Hans J. Schrader by a contractor named T. J. Cochrane. Schrader, a Danish-born book keeper, lived at 1067 Tennessee with his German-born wife Katrina and their three children. As a book keeper, Schrader was one of the few white-collar residents of Dogpatch. The Schraders lived at 1067 Tennessee until 1921 when they sold the house to Rinaldo and Agata Puccinelli, two Italian immigrants. Rinaldo worked as a laborer at Bethlehem Steel's Potrero Yard. The Puccinellis lived at this address until after the Second World War. 1067 Tennessee has a high level of architectural significance. It is also a contributor to the district under Criterion C, as the best example of a Queen Anne style single-family residence in Dogpatch. It received a rating of "2" in the San Francisco Department of City Planning's 1976 Architectural Quality Survey. 1067 Tennessee retains a high level of integrity and is a contributor to the proposed Dogpatch Historic District.

B11. Additional Resource Attributes: HP2: Single-Family Property

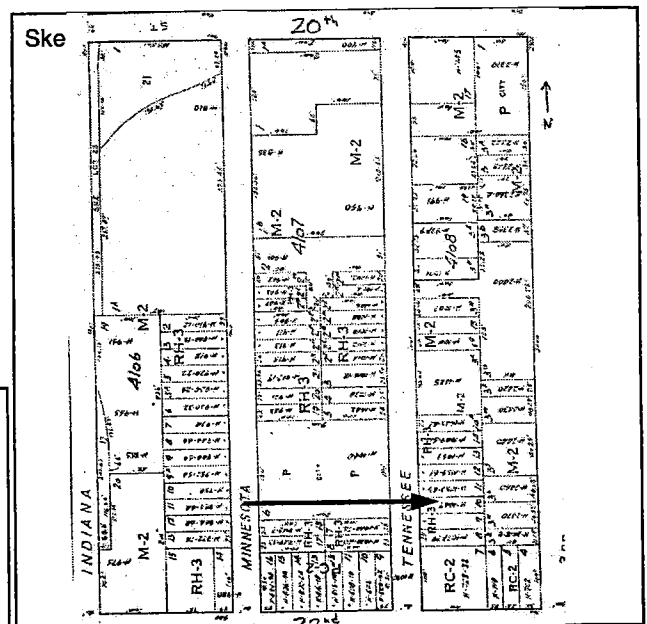
*B12. References: San Francisco City Directories; United States Census: 1900, 1910 and 1920; San Francisco Block Books: 1906, 1923, 1930 and 1947; Spring Valley Water Company records for 1067 Tennessee; Sanborn Fire Insurance maps: 1887, 1899, 1913, 1928, 1948, 1951

B13. Remarks: Zoning: RH3; Threats: None apparent

*B14. Evaluator: Christopher VerPlanck: San Francisco Heritage

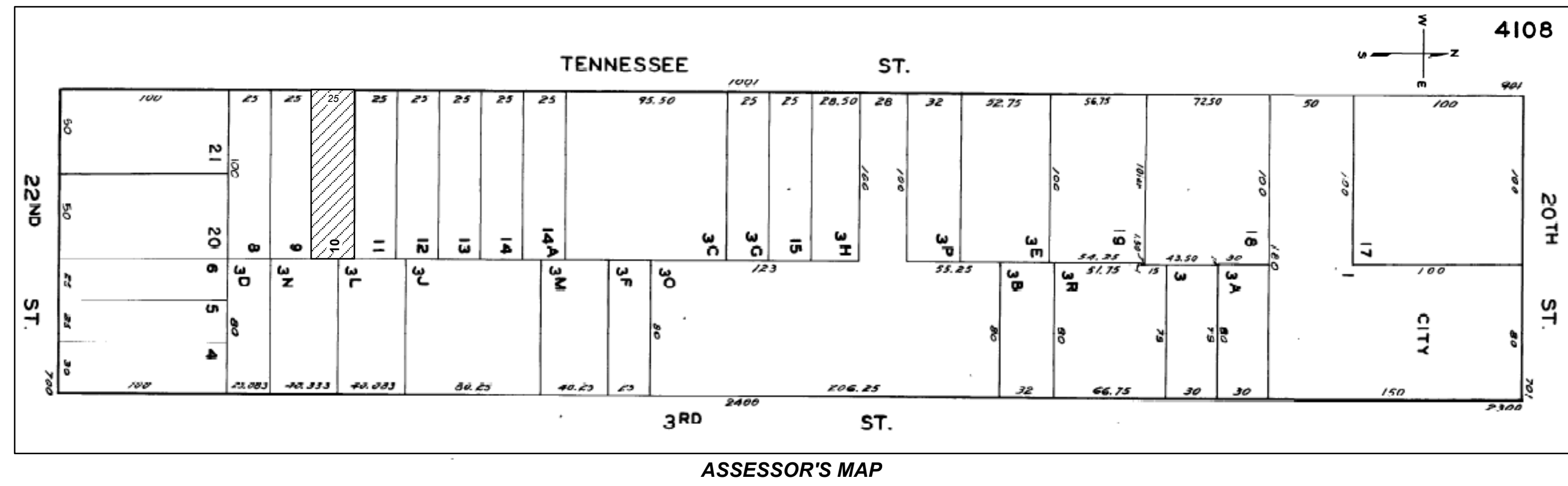
*Date of Evaluation: October 30, 2000

(This space reserved for official comments.)



SCOPE OF WORK:

1. PROPOSED INTERIOR REMODELING
 2. FOUNDATION REPLACEMENT
 3. SEISMIC UPGRADE
 4. FLOOR PLAN MODIFICATION INCLUDING ENLARGEMENT OF THE GARAGE
- (ALL WORKS TO BE PERFORMED WITHIN EXISTING BOUNDARY OF BUILDING.)
 @ 1067 TENNESSEE ST., SAN FRANCISCO, CA



PROJECT NAME
1067 TENNESSEE ST.
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 922.0200
 FAX: (415) 922.0203
 WEBSITE: WWW.SIACONSULT.COM

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

ABBREVIATION

| | | | |
|--------|----------------------|--------|------------------------|
| & | AND | F.D. | FLOOR DRAIN |
| @ | A T | FDN | FOUNDATION |
| A.B. | ANCHOR BOLT | FL | FLOOR |
| ABV | ABOVE | FLUOR | FLUORESCENT |
| A.F.F. | ABOVE FINISHED FLOOR | F.O.F. | FACE OF FINISH |
| ALT | ALTERNATE | FURR | FURRING |
| ALUM | ALUMINUM | G.B. | GRAB BAR |
| APPROX | APPROXIMATE | GND | GROUND |
| ASPH | ASPHALT | GRP | GROUP |
| BD | BOARD | G YP | GYPSPUM |
| BLDG | BUILDING | H.C. | HANDICAPPED |
| BLKG | BLOCKING | HR | HOUR |
| BOT | BOTTOM | MAX | MAXIMUM |
| CLG | CEILING | MIN. | MINIMUM |
| CLO | CLOSET | (N) | NEW |
| CLR | COUNTER | N.T.S. | NOT TO SCALE |
| CNTR | CLEAR | O.C. | ON CENTER |
| CONC | CONCRETE | OFF | OFFICE |
| CORR | CORRIDOR | P.L. | PROPERTY LINE |
| CTR | CENTER | PLYWD | PLYWOOD |
| DBL | DOUBLE | RDWD | REDWOOD |
| DET | DETAIL | REQD | REQUIRED |
| D.F. | DRINKING FOUNTAIN | SF | SQUARE FOOT |
| DIA | DIAMETER | STD | STANDARD |
| DN | DOWN | STRUCT | STRUCTURAL |
| DR | DOOR | SQ | SQUARE |
| DWR | DRAWING | TC | TOP OF CURB |
| (E) | EXISTING | TYP | TYPICAL |
| EA | EACH | U.N.O | UNLESS NOTED OTHERWISE |
| EL | ELEVATION | V.I.F. | VERIFY IN FIELD |
| ELEC | ELECTRICAL | W.H. | WATER HEATER |
| EQ | EQUAL | W/ | WITH |
| EXT. | EXTERIOR | WD | WOOD |

PROJECT DATA

| | |
|--|--|
| LOT AREA: | 2,500 S.F. |
| (E) GARAGE FLOOR AREA: | 135 ± S.F. |
| (E) FIRST FLOOR AREA: | 1,210 ± S.F. |
| (E) SECOND FLOOR AREA: | 1,412 ± S.F. |
| (E) THIRD FLOOR AREA: | 919 ± S.F. |
| (E) TOTAL BLDG. FLR. AREA (INCL. GARAGE): | 3,676 ± S.F. |
| (N) GARAGE FLOOR AREA: | 739 ± S.F. |
| (N) FIRST FLOOR AREA: | 795 ± S.F. |
| (N) SECOND FLOOR AREA: | 1,338 ± S.F. |
| (N) THRD FLOOR AREA: | 933 ± S.F. |
| (N) TOTAL BLDG FLR. AREA (INCL. GARAGE): | 3,805 ± S.F. |
| (E) # OF COVERED PARKING: | 1 |
| (N) # OF COVERED PARKING: | 2 |
| # OF UNITS: | 1 UNIT (NO CHANGE) |
| # OF STORIES: | 3 (NO CHANGE) |
| BUILDING HEIGHT: | (NO CHANGE) |
| BLOCK & LOT: | 4108-010 |
| ZONING DISTRICT: | RH-3 |
| OCCUPANCY GROUP: | R-3 |
| TYPE OF CONSTRUCTION: | V-B |
| APPLICABLE CODES: | 2007 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS |

SHEET TITLE

COVER SHEET

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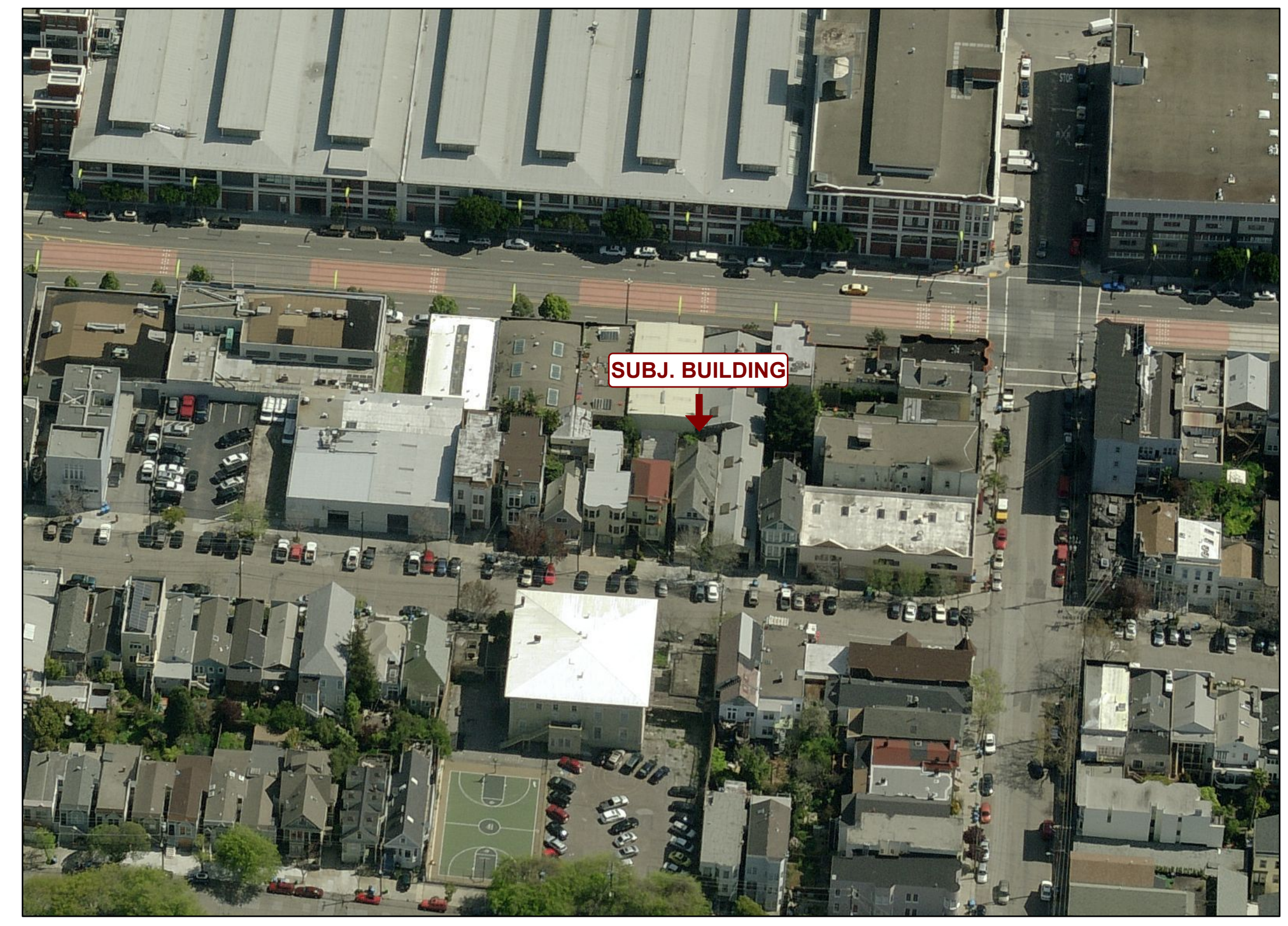
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| REVISED DATE | 03/03/2011 |
| JOB NO. | 09-1403 |

SHEET NO.
A-0.0

AERIAL PHOTO



APPENDIX:

- A 0.0 COVER SHEET**
- A 1.0 (E) & (N) SITE/ ROOF PLAN**
- A 2.0 (E) & (N) FIRST FLOOR PLANS**
- A 2.1 (E) & (N) SECOND FLOOR PLANS**
- A 2.2 (E) & (N) THIRD FLOOR PLANS, & DOOR / WINDOW SCHEDULES**
- A 3.0 (E) & (N) FRONT & REAR ELEVATIONS**
- A 3.1 (E) & (N) LEFT ELEVATIONS**
- A 3.2 (E) & (N) RIGHT ELEVATIONS**
- A 4.0 SECTIONS A-A, & DETAILS**
- S-1 STRUCTURAL NOTES**
- S-2 FOUNDATION PLAN & DETAILS**
- S-3 FRAMING PLANS (1)**
- S-4 FRAMING PLAN & DETAIL**
- S-5 SHEARWALL PLANS & DETAILS**
- S-6 GENERAL DETAILS**
- S-7 STEEL CONNECTION DETAILS**
- T-1 TITLE 24 (1)**
- T-2 TITLE 24 (2)**

ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS.
 PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.
 (A) GARAGE
 (B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.
 (C) WITHIN 6' OF SINK OR BASIN
 (D) EXTERIOR (WATERPROOF)

RECEPTACLE OUTLETS AT THE FOLLOWING LOCATIONS.
 (A) 12' O.C. MAX. AND WITHIN 6' OF THE END OF WALLS.
 (B) ANY WALL SPACE 2' OR MORE FEET WIDE.
 (C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12'. SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

PROVIDE ARC-FAULT INTERRUPTED OUTLETS IN BEDROOMS.
 NEW SMOKE DETECTORS TO BE INNER CONNECTED SO IF ONE DETECTOR ACTIVATES ALL UNITS SOUND ALARM.

ENERGY NOTES:

MIN. 50% OF KITCHEN LIGHTING WATTAGE SHALL BE FLUORESCENT. INCANDESCENT LIGHTING SHALL BE CONTROLLED BY A SEPARATE SWITCH (CNC 150(K) 2).

PROVIDE FLUORESCENT FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGES, OR PROVIDE A MANUAL ON / OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY) (CNC 150 (K) 3).

PROVIDE FLUORESCENT FIXTURES FOR ALL ROOMS, INCLUDING CLOSETS 70 SQ. FT. OR MORE (OTHER THAN KITCHEN, BATHROOM, LAUNDRY, UTILITY ROOM AND GARAGES), OR PROVIDE OCCUPANCY SENSORS OR DIMMERS (CNC 150 (K) 4).

ALL RECESSED LIGHTING FIXTURES INSULATED IN INSULATED CEILINGS SHALL BE INSULATION COVER (I.C.) AND AT (AIR TIGHT) RATED (CNC 150(K) 5).

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

(A) CLOSABLE METAL OR GLASS DOORS.
 (B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE. EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
 (C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL.. EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

PLUMBING AND MECHANICAL NOTES:

AIR DUCTS SHALL BE NO.26 GA. GALVANIZED SHEET METAL OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS. MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH.

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION, (CPC 415.5)

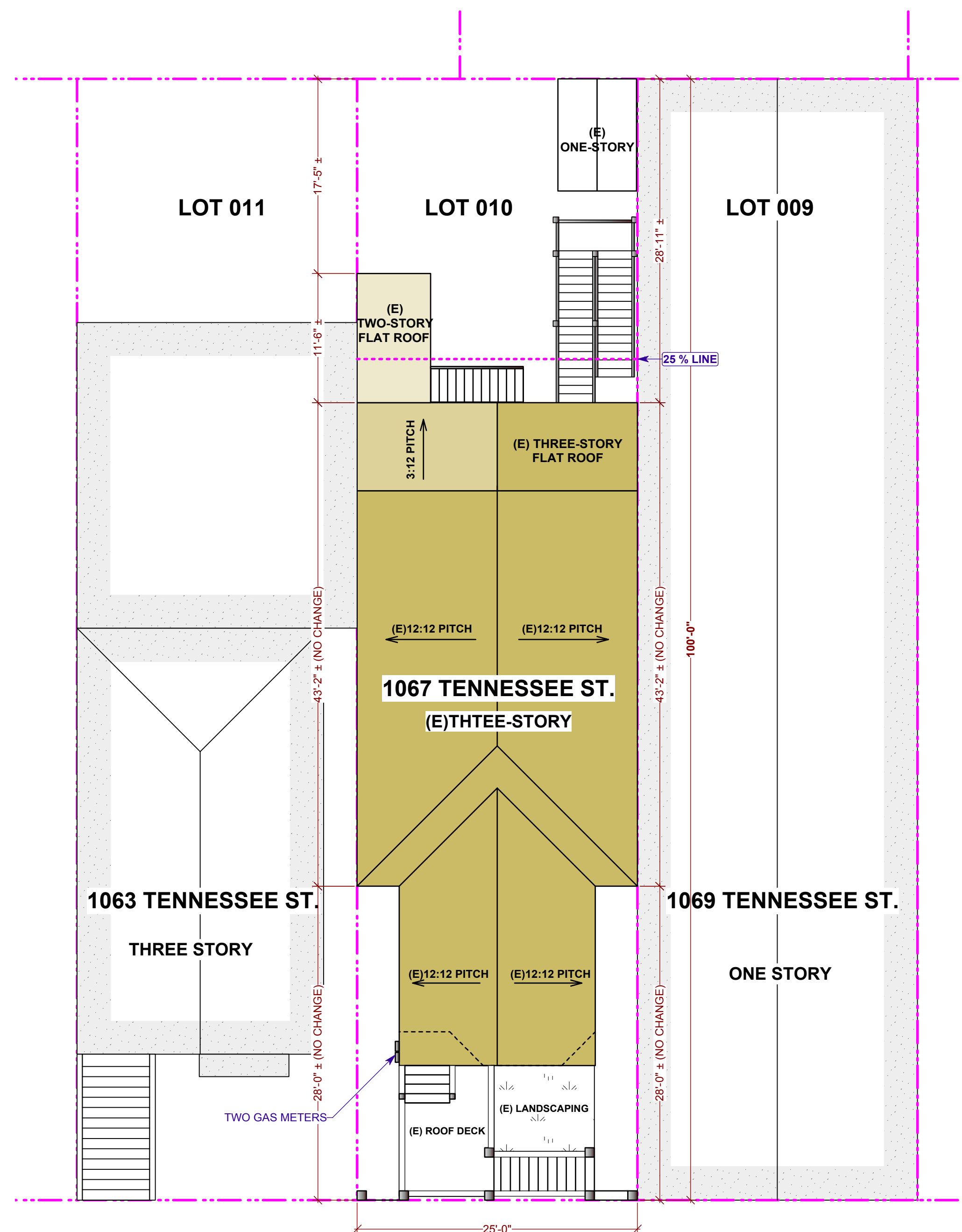
DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET

MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET (CBC 1210.3)



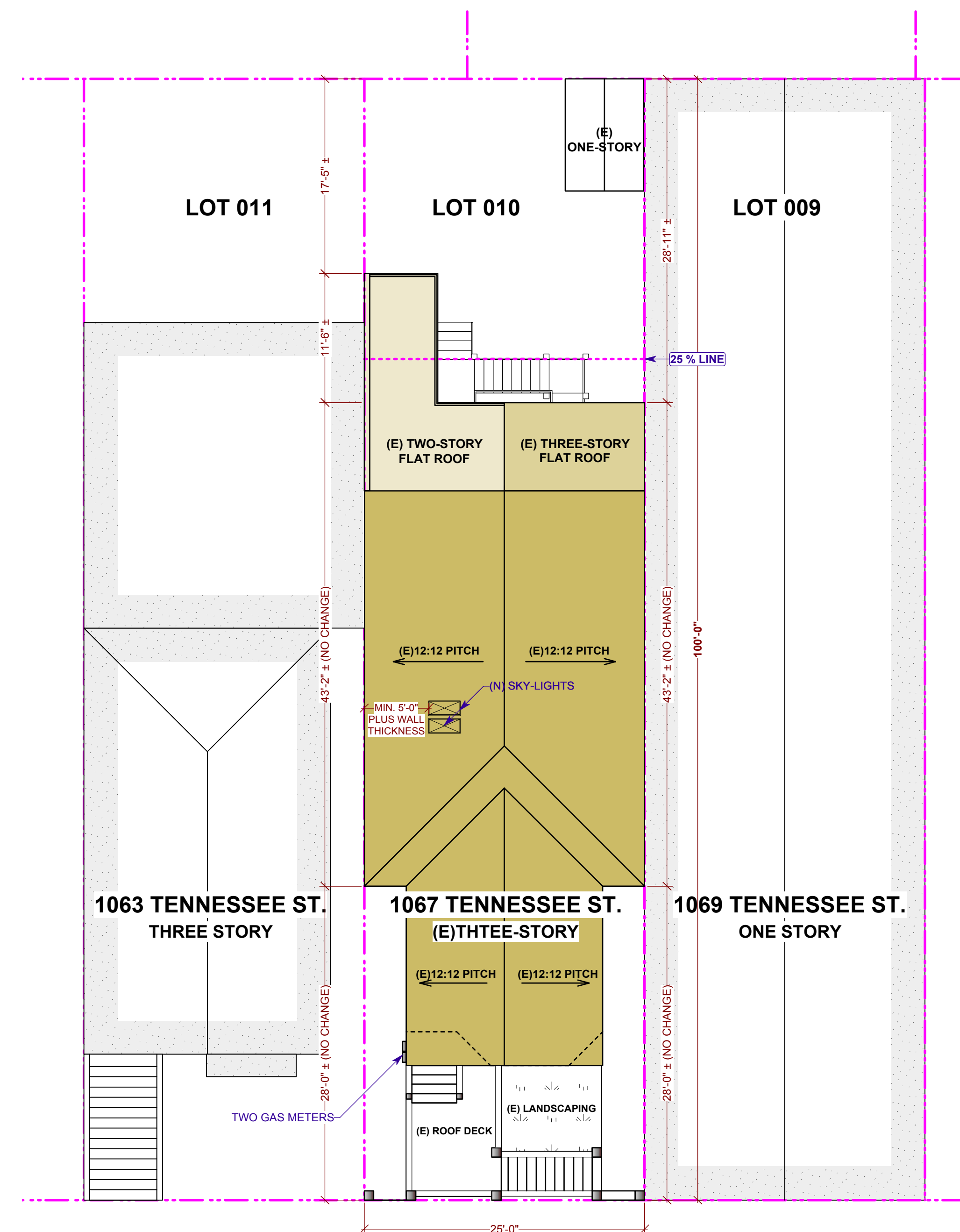
(E) 15' SIDEWALK

(E) SITE / ROOF PLAN

1/8" = 1'-0"

BLOCK & LOT: 4108-010

PROPERTY LINE:
 OUTLINE OF NEIGHBORS:



(E) 15' SIDEWALK

(N) SITE / ROOF PLAN

1/8" = 1'-0"

BLOCK & LOT: 4108-010

PROPERTY LINE:
 OUTLINE OF NEIGHBORS:



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SHEET TITLE

**(E) & (N)
 STIE / ROOF PLANS**

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**(E) & (N)
 FIRST FLOOR PLANS**

| DEMOLITION JUSTIFICATION | |
|---|----------------------------|
| EXISTING INTERIOR WALL AREA CALCULATIONS | |
| TOTAL EXISTING WALLS | INTERIOR WALLS LENG. (FT.) |
| FIRST FLOOR | 78 |
| SECOND FLOOR | 171 |
| THIRD FLOOR | 185 |
| TOTAL | 434 |
| EXISTING WALLS TO BE REMOVED | |
| FIRST FLOOR | 62 |
| SECOND FLOOR | 135 |
| THIRD FLOOR | 123 |
| TOTAL | 320 |
| EXISTING WALLS TO BE REMAINED | |
| FIRST FLOOR | 16 |
| SECOND FLOOR | 36 |
| THIRD FLOOR | 62 |
| TOTAL | 114 |
| BUILDING ENVELOPE (EXTERIOR WALLS) | |
| TOTAL EXISTING INTERIOR WALLS LENG. (FT.) | 434 |
| REQD 25% OF EXISTING WALLS TO REMAIN (FT.) | 108.5 |
| PROPOSED INTERIOR WALLS TO REMAIN (FT.) | 114 |
| TOTAL EXISTING WALL TO REMAIN (FT.) | 114 > 25% |

BEDROOM NOTES:
 RESCUE WINDOW: EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT., MIN. CLEAR WIDTH OF 20"; MIN. CLEAR HEIGHT OF 24"; AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"

- NOTES:**
- SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
 - ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
 - VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LING, EXCEPT A PUBLIC WAY.

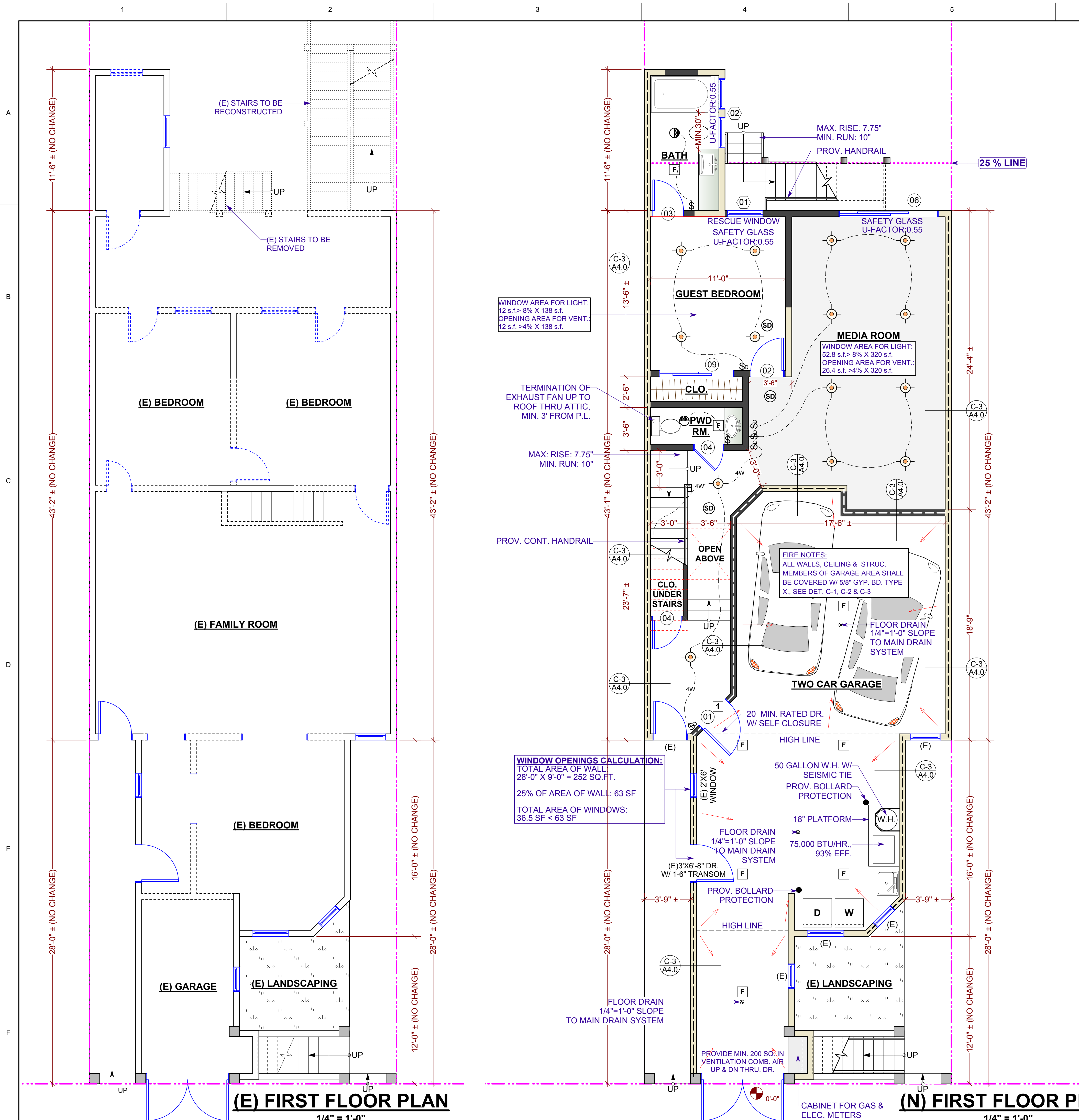
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| | RECESSED LIGHT |
| | LIGHTING FIXTURE |
| | WALL-MOUNT LIGHTING FIXTURE |
| | SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S) |
| | FLUORESCENT LIGHT AS PER SECTION |
| | PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS |
| | SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP |
| | 20 MIN. FIRE RATED W/ SELF CLOSURE & SMOKE GASKET |
| | PROPERTY LINE |
| | (E) WALL TO BE REMOVED |
| | (E) WALL TO MAIN |
| | (E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED, SEE DETAIL C-3/A4.0 |
| | (N) WALL TO BE CONSTRUCTED |
| | (N) WALL TO BE 1-HR FIRE RATED, SEE DETAIL C-3/A4.0 |

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WINDOW AREA FOR LIGHT:
 12 s.f. > 8% X 138 s.f.
 OPENING AREA FOR VENT:
 12 s.f. > 4% X 138 s.f.

WINDOW AREA FOR LIGHT:
 52.8 s.f. > 8% X 320 s.f.
 OPENING AREA FOR VENT:
 26.4 s.f. > 4% X 320 s.f.

WINDOW OPENINGS CALCULATION:
 TOTAL AREA OF WALL:
 28'-0" X 9'-0" = 252 SQ.FT.
 25% OF AREA OF WALL: 63 SF
 TOTAL AREA OF WINDOWS:
 36.5 SF < 63 SF

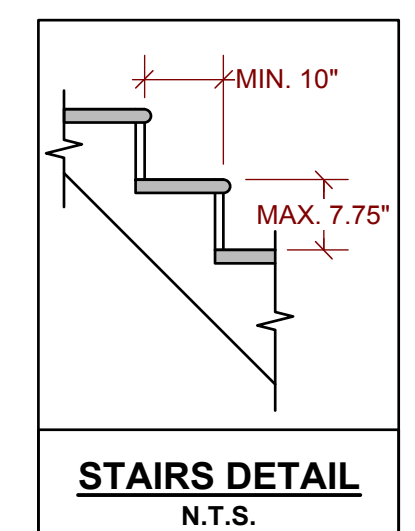
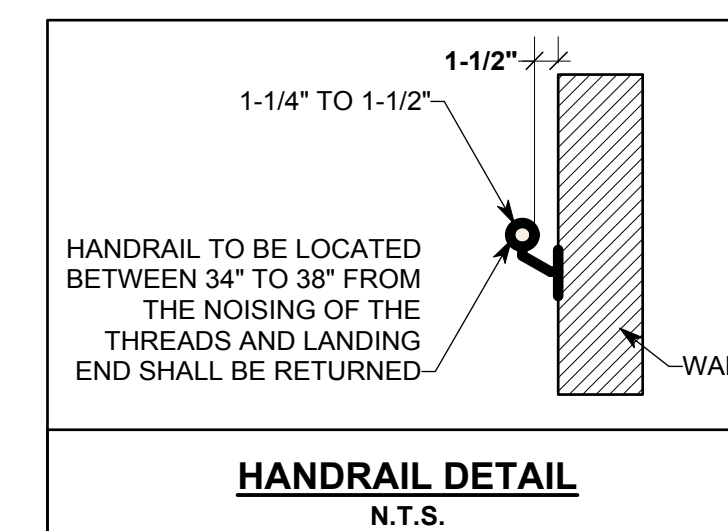
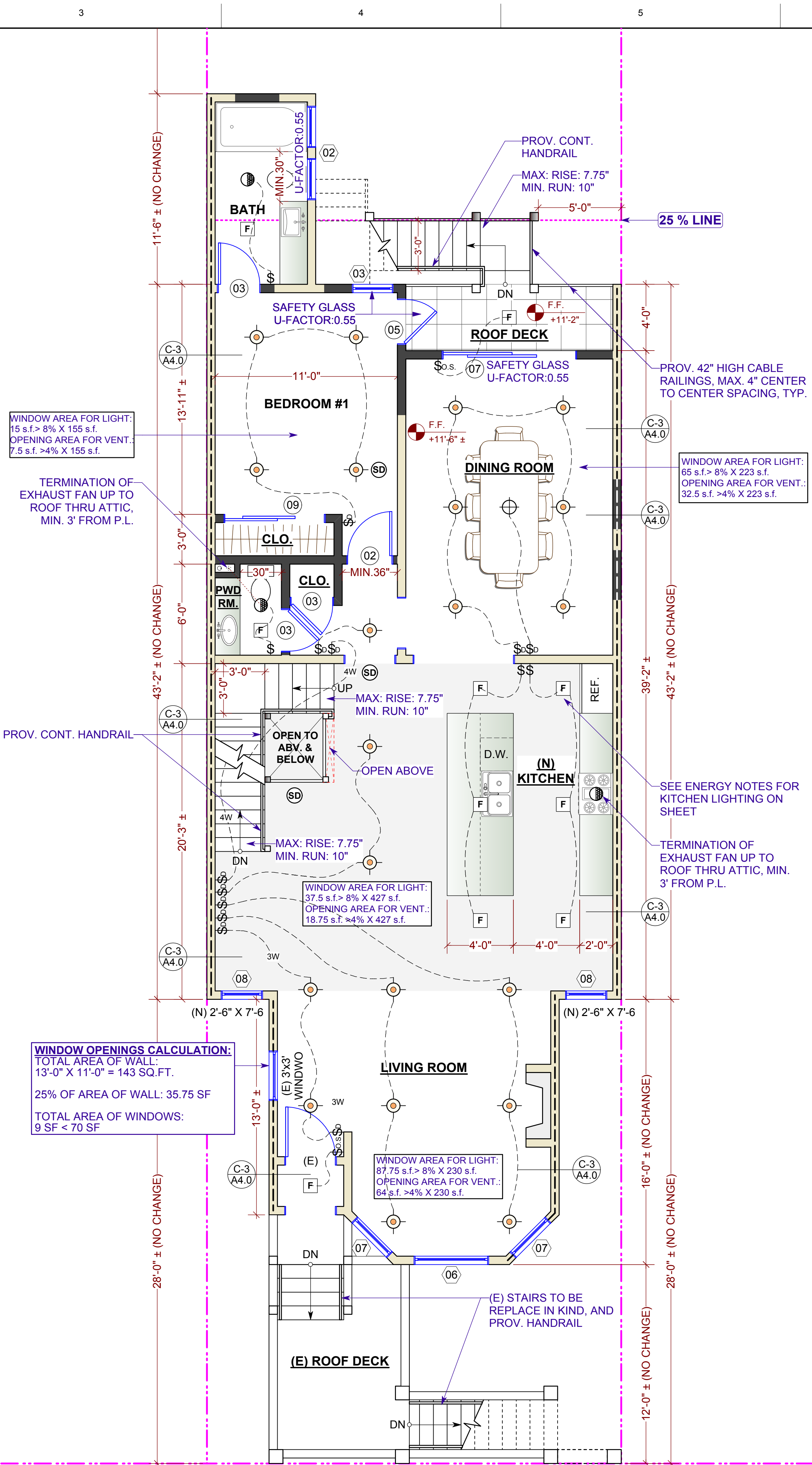
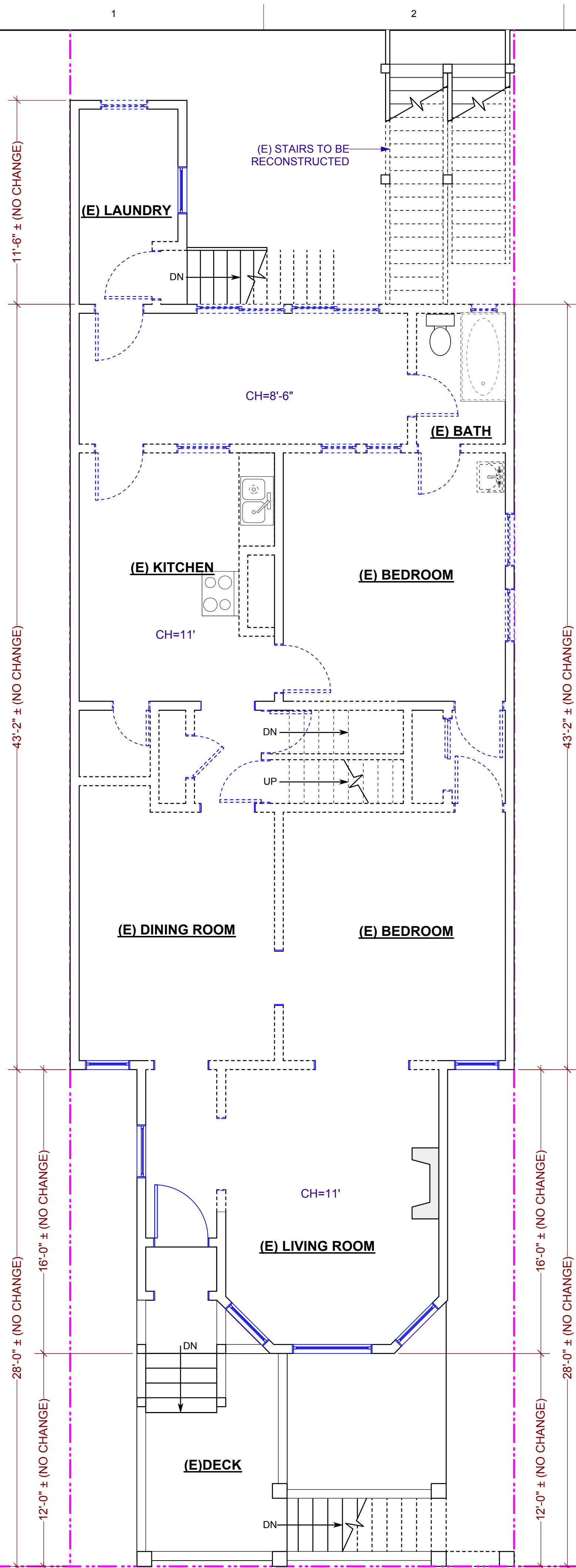
FIRE NOTES:
 ALL WALLS, CEILING & STRUC.
 MEMBERS OF GARAGE AREA SHALL
 BE COVERED W/ 5/8" GYP. BD. TYPE
 X, SEE DET. C-1, C-2 & C-3



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**(E) & (N)
 SECOND FLOOR PLANS**



BEDROOM NOTES:
 RESCUE WINDOW: EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT., MIN. CLEAR WIDTH OF 20"; MIN. CLEAR HEIGHT OF 24"; AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"

- NOTES:**
- SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
 - ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
 - VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE, EXCEPT A PUBLIC WAY.

| | |
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| | RECESSED LIGHT |
| | LIGHTING FIXTURE |
| | WALL-MOUNT LIGHTING FIXTURE |
| | SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S) |
| | FLUORESCENT LIGHT AS PER SECTION |
| | PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS |
| | SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP |
| | 20 MIN. FIRE RATED W/ SELF CLOSURE & SMOKE GASKET |
| | PROPERTY LINE |
| | (E) WALL TO BE REMOVED |
| | (E) WALL TO MAIN |
| | (E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED, SEE DETAIL C-3/A4.0 |
| | (N) WALL TO BE CONSTRUCTED |
| | (N) WALL TO BE 1-HR FIRE RATED, SEE DETAIL C-3/A4.0 |

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**(E) & (N)
 THIRD FLOOR PLANS,
 DOOR / WINDOW
 SCHEDULES**

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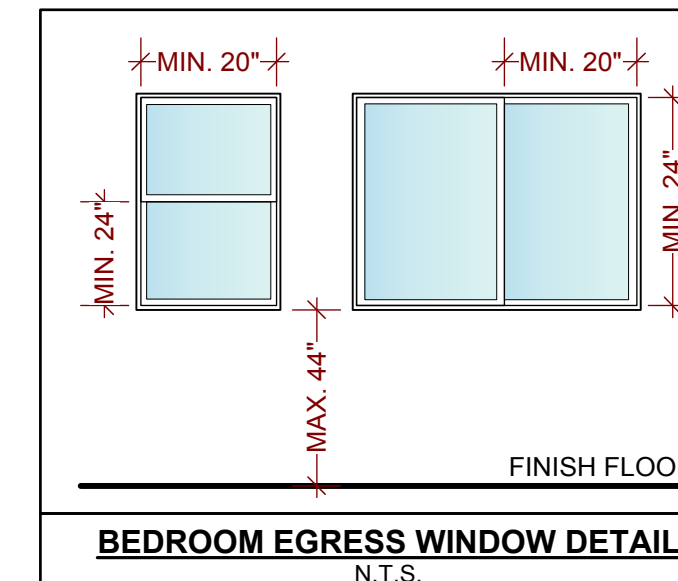
| DOOR SCHEDULE | | | | | |
|---------------|---------------|----------|--------------|------------|---|
| KEY # | SIZE | MATERIAL | GLAZING | FIRE RATED | NOTES |
| 1 | 3'-0" X 6'-8" | - | - | 20 MIN. | SWING SIMPLE SOLID CORE DOOR W/ SELF CLOSURE |
| 2 | 2'-8" X 6'-8" | - | - | - | SWING SIMPLE HOLLOW CORE DOOR |
| 3 | 2'-6" X 6'-8" | - | - | - | SWING SIMPLE HOLLOW CORE DOOR |
| 4 | 2'-4" X 6'-8" | - | - | - | SWING SIMPLE HOLLOW CORE DOOR |
| 5 | 2'-8" X 6'-8" | VINYL | SAFETY GLASS | - | SWING SIMPLE DOOR W/ FULL-LIGHT (DBL. GLAZED) |
| 6 | 8'-0" X 6'-8" | VINYL | SAFETY GLASS | - | SLIDING PATIO DOOR (DBL. GLAZED) |
| 7 | 8'-0" X 6'-8" | VINYL | SAFETY GLASS | - | SLIDING PATIO DOOR W/ 1'-6" TRANSOM (DBL. GLAZED) |
| 8 | 6'-0" X 6'-8" | VINYL | SAFETY GLASS | - | SLIDING PATIO DOOR (DBL. GLAZED) |
| 9 | 6'-0" X 6'-8" | - | - | - | CLOSET SLIDER |
| 10 | 4'-0" X 6'-8" | - | - | - | CLOSET SLIDER |

NOTES:
 NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION

| WINDOW SCHEDULE | | | | | |
|-----------------|---------------|----------------|--------------|---------------------------------------|-----------------------------------|
| KEY # | SIZE | FRAME MATERIAL | GLAZING | CONFIGURATION | NOTES |
| 1 | 3'-0" X 4'-6" | VINYL | SAFETY GLASS | DBL. GLAZED SINGLE HUNG WINDOW | ALL THE WINDOWS U-FACTOR: 0.55 |
| 2 | 2'-6" X 4'-0" | VINYL | - | DBL. GLAZED SINGLE HUNG WINDOW | |
| 3 | 2'-6" X 6'-0" | VINYL | SAFETY GLASS | DBL. GLAZED SINGLE HUNG WINDOW | |
| 4 | 6'-0" X 4'-0" | VINYL | - | DBL. GLAZED HORIZONTAL SLIDING WINDOW | |
| 5 | 2'-0" X 4'-0" | METAL | - | DBL. GLAZED SKY LIGHT | |
| 6 | 4'-6" X 7'-6" | WOOD | - | DBL. GLAZED PICTURE WINDOW | |
| 7 | 3'-0" X 7'-6" | WOOD | - | DBL. GLAZED DOUBLE HUNG WINDOW | |
| 8 | 2'-6" X 7'-6" | WOOD | - | DBL. GLAZED DOUBLE HUNG WINDOW | |

NOTES:
 NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION

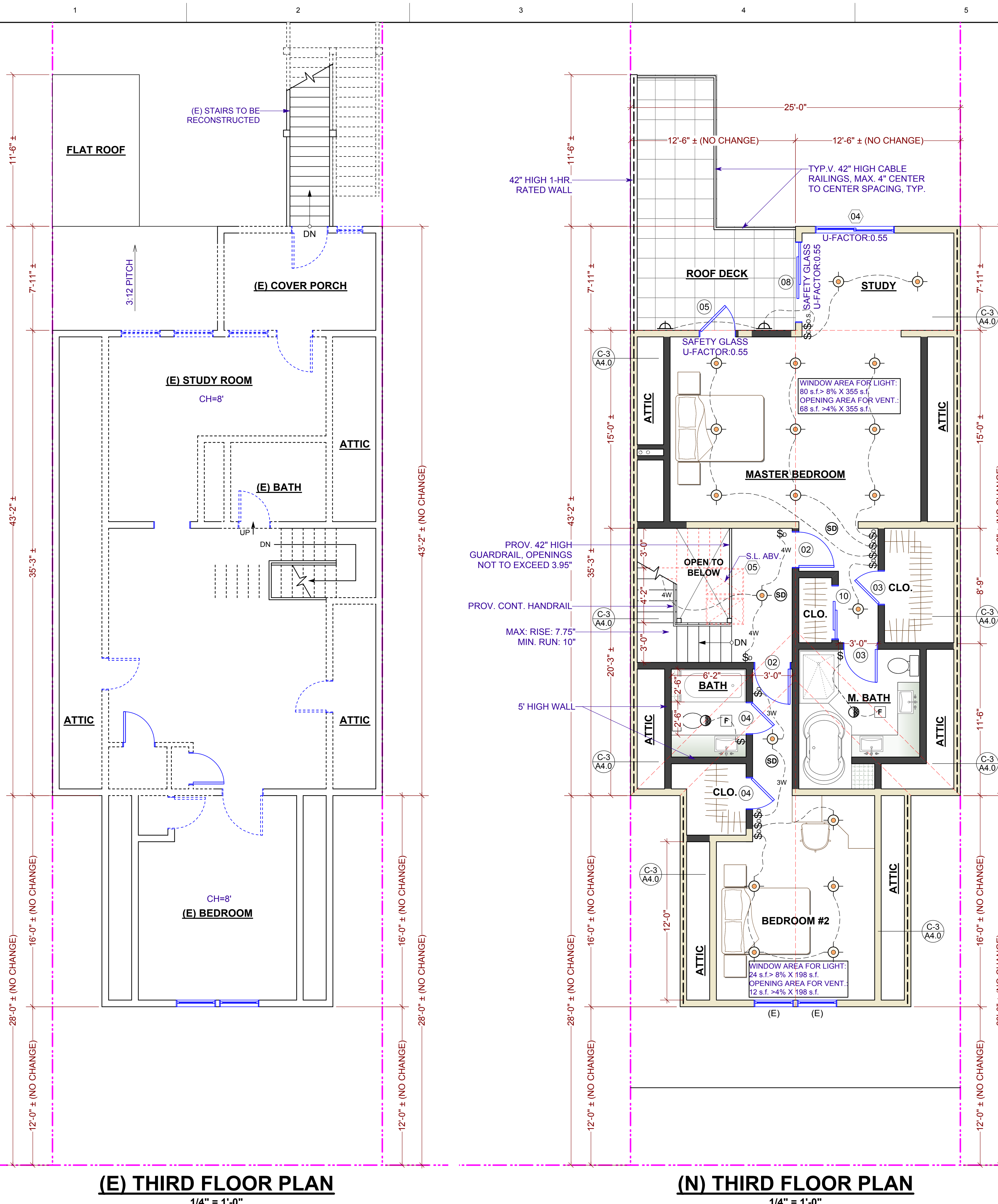
NOTE:
 WINDOW & DOOR SIZES SHALL BE VERIFIED IN FIELD PRIOR TO PURCHASE.



BEDROOM NOTES:
 RESCUE WINDOW: EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT., MIN. CLEAR WIDTH OF 20"; MIN. CLEAR HEIGHT OF 24"; AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"

- NOTES:**
- SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
 - ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
 - VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE, EXCEPT A PUBLIC WAY.

| | |
|--|---|
| | RECESSED LIGHT |
| | LIGHTING FIXTURE |
| | WALL-MOUNT LIGHTING FIXTURE |
| | SWITCH W/ DIMMER OR CERTIFIED OCCUPANT SENSOR(S) |
| | FLUORESCENT LIGHT AS PER SECTION |
| | PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS |
| | SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP |
| | 20 MIN. FIRE RATED W/ SELF CLOSURE & SMOKE GASKET |
| | PROPERTY LINE |
| | (E) WALL TO BE REMOVED |
| | (E) WALL TO MAIN |
| | (E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED, SEE DETAIL C-3/A4.0 |
| | (N) WALL TO BE CONSTRUCTED |
| | (N) WALL TO BE 1-HR FIRE RATED, SEE DETAIL C-3/A4.0 |





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 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 922.0200
 FAX: (415) 922.0203
 WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**(E) & (N)
 FRONT & REAR
 ELEVATIONS**

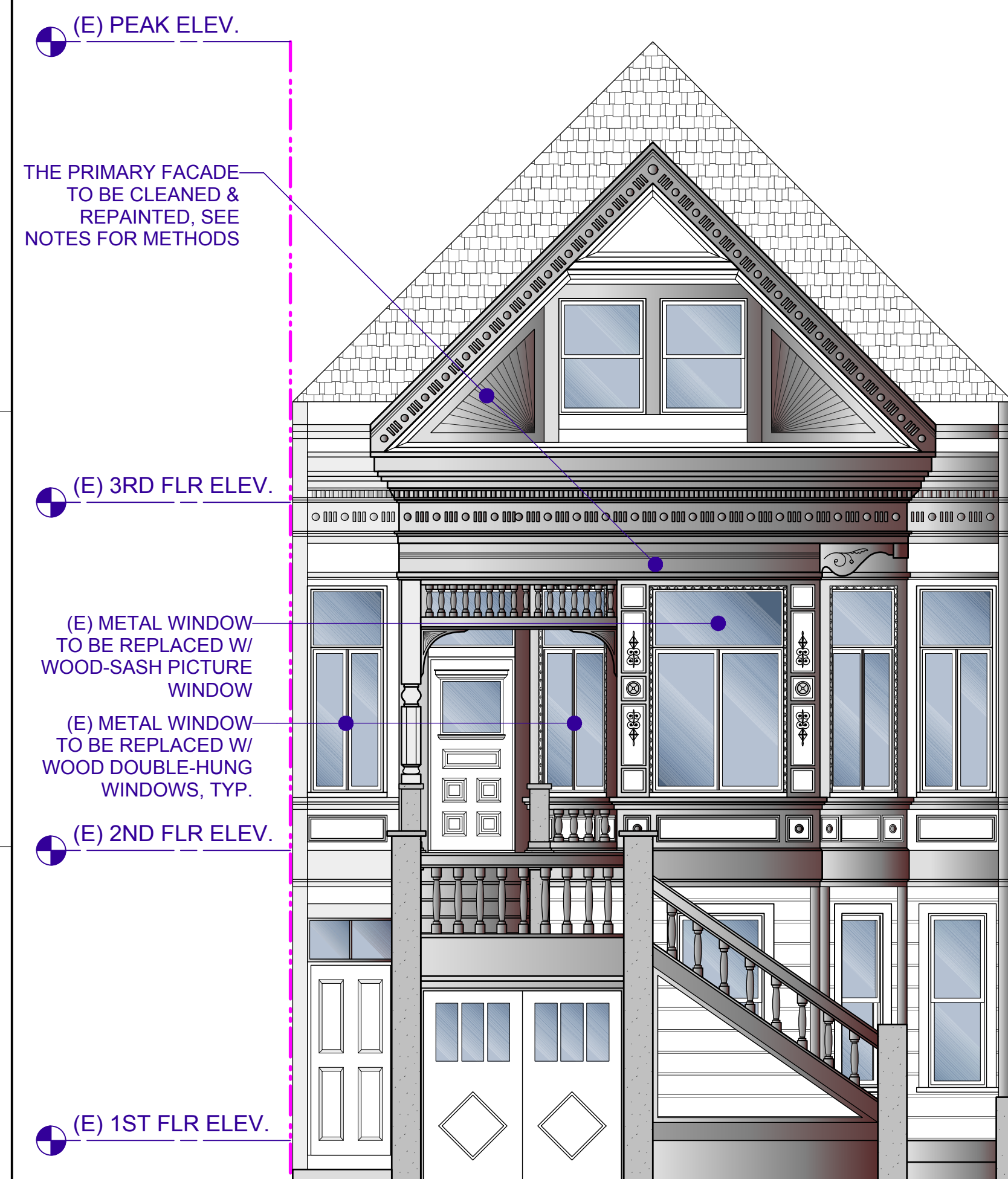
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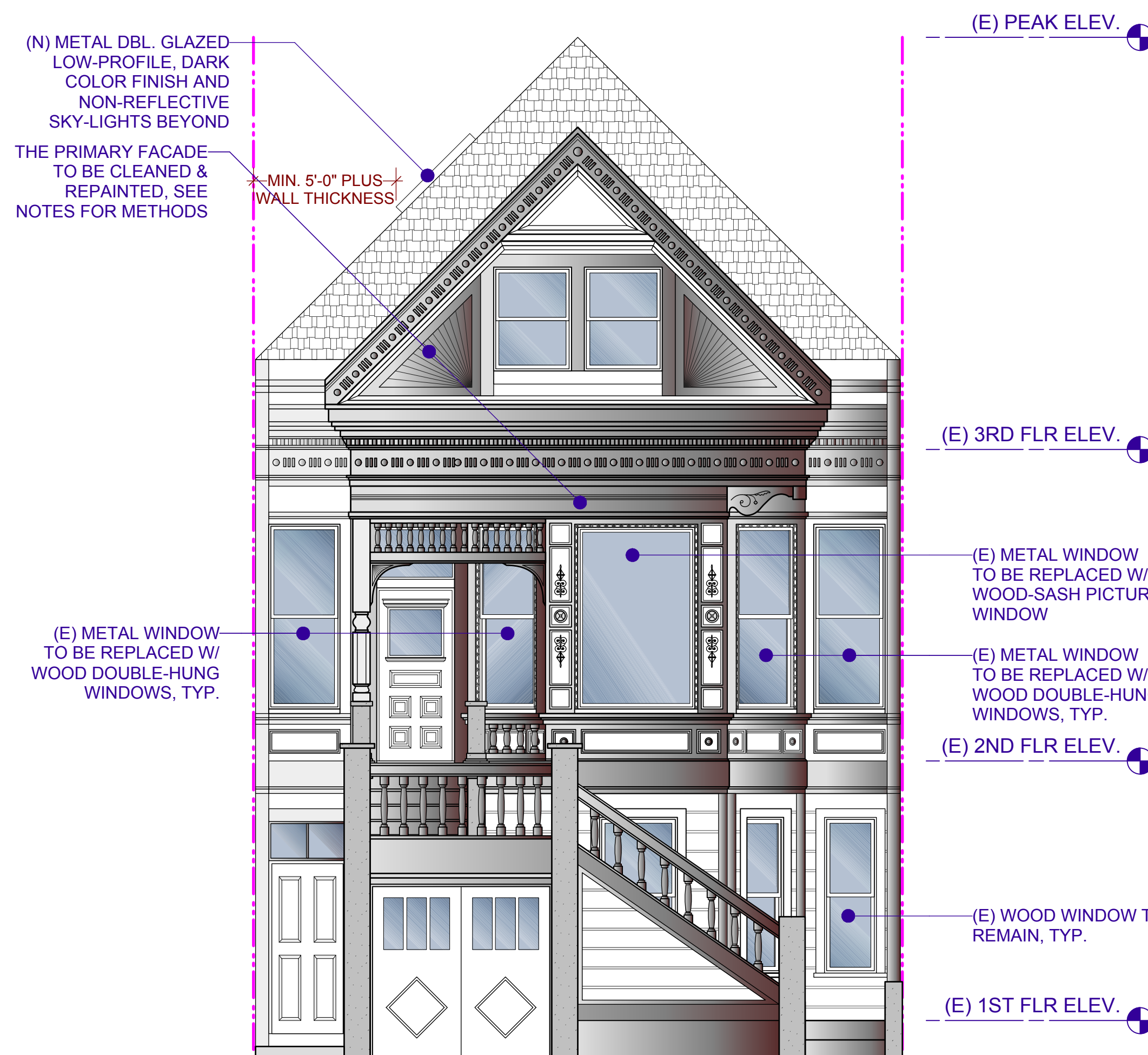
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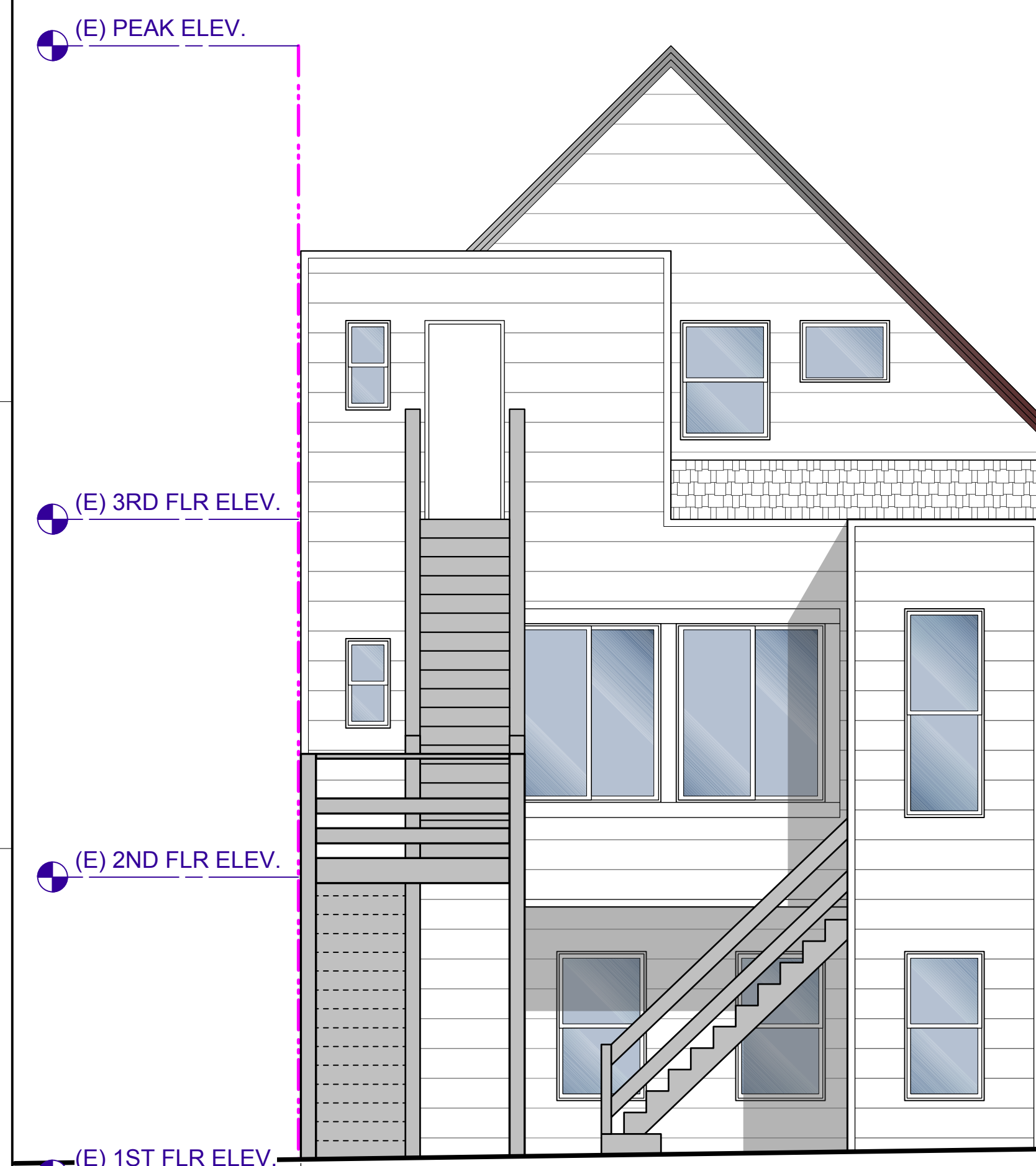
A-3.0



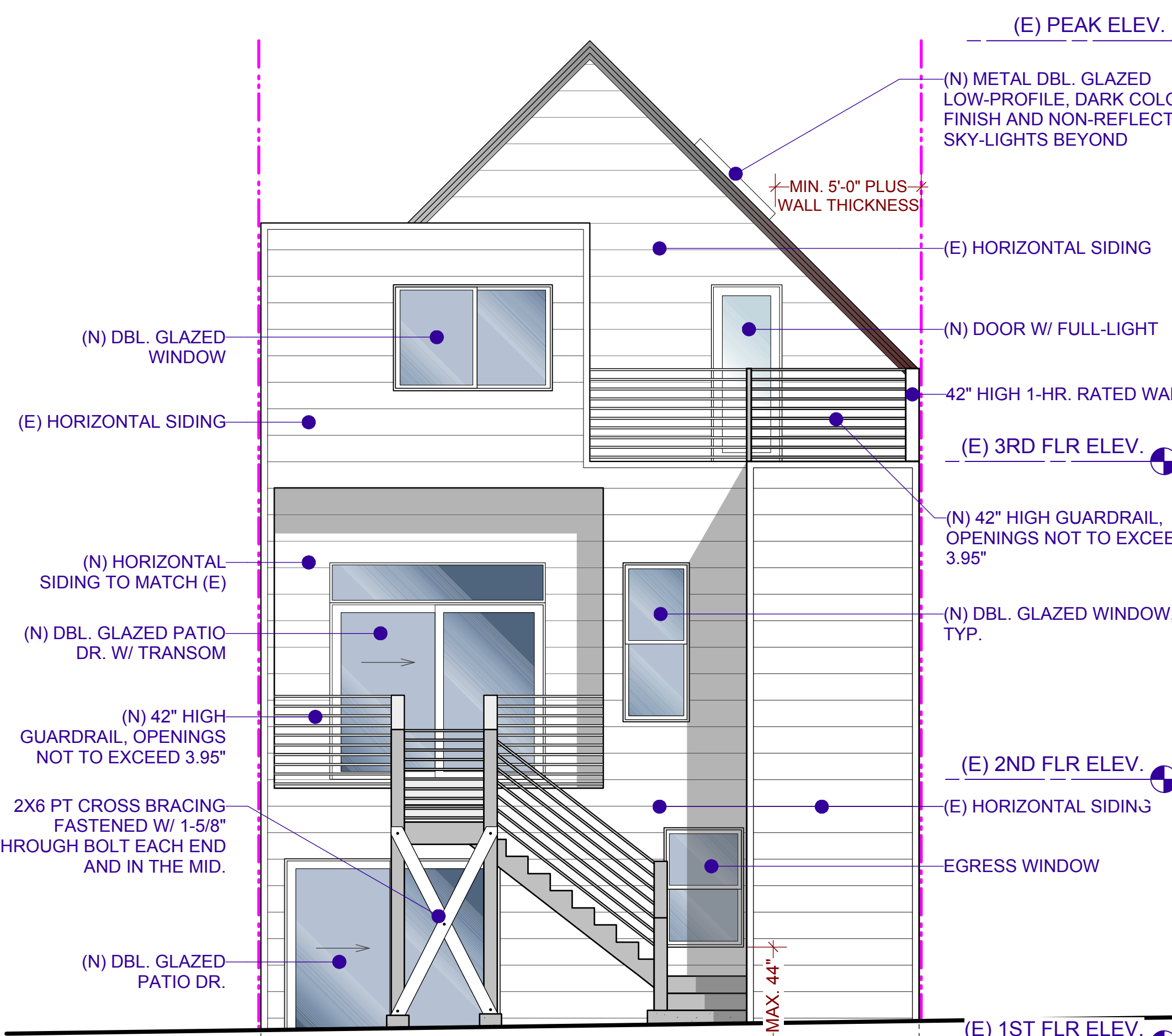
(E) FRONT ELEVATION
 1/4" = 1'-0"



(N) FRONT ELEVATION
 1/4" = 1'-0"



(E) REAR ELEVATION
 1/4" = 1'-0"



(N) REAR ELEVATION
 1/4" = 1'-0"

METHODS FOR REMOVAL OF DIRT & PAINT:

PAINT AND DIRT TO BE REMOVED FROM THE BUILDING USING THE "GENTLEST MEANS POSSIBLE". GENTLEST MEANS POSSIBLE CAN BE ACHIEVED BY:

USE A LOW PRESSURE WASH

STEAM CLEAN TO SOFTEN THE DIRT & PAINT TO CAUSE THE DEPOSITS TO RISE TO THE SURFACE

IF NEEDED USE COMMERCIAL CHEMICAL CLEANERS OR PAINT REMOVERS TO FURTHER LOOSEN THE PAINT & DIRT

SCRUB AREAS OF MORE PERSISTENT GRIME WITH A NATURAL BRISTLE (NEVER METAL) BRUSH. WOOD OR PLASTIC SCRAPERS COULD ALSO BE USED TO REMOVE MORE DIFFICULT PAINT.

AFTER COMPLETE DIRT & PAINT REMOVAL, PRIME & PAINT FACADE ACCORDINGLY

A HEAT GUN SHALL NOT BE USED IN THE REMOVAL OF THE PAINT.

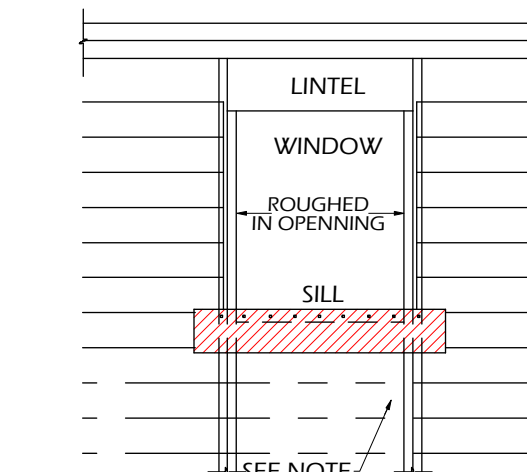
DOOR/WINDOW FLASHING NOTES:

SECTION 1707(B), UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

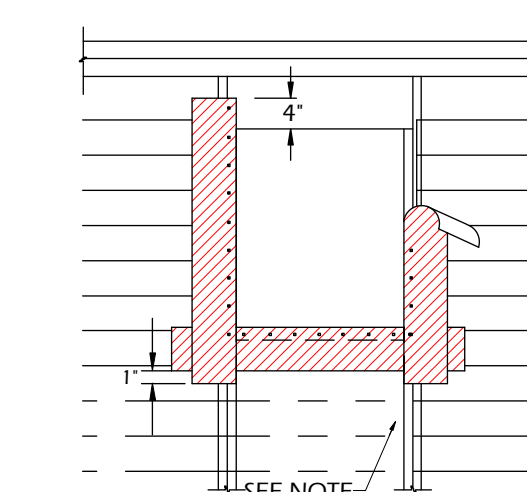
-FOR FLASHING MATERIAL USE 15LB. ASPHALT SATURATED FELT, SELF HEALING BITUMINE MEMBRANE, OR DUPONT FLEXWRAP

-FOR MOISTURE BARRIER USE TYVEK OR EQUIVALENT HOUSEWRAP

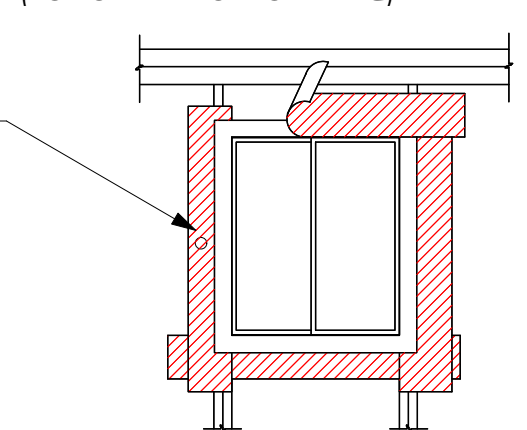
-CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.



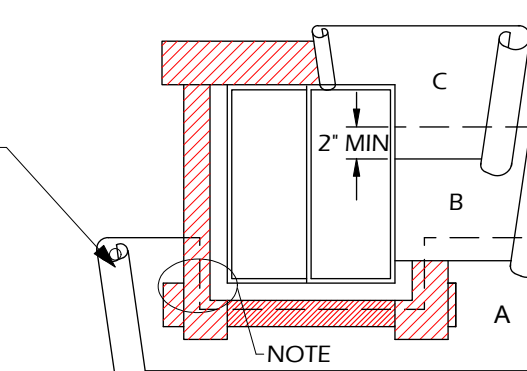
ATTACH A FULL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" SIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).



APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW. THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS A STRIP OF BITUMINOUS MEMBRANE AT LEAST 9" WIDE.



STARTING AT THE BOTTOM OF THE WALL (SILL PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C ETC.) OVER JAMB AND HEAD FLANGES IN SINGLE-BOARD FASHION.

DOOR/WINDOW WATER PROOFING / INSTALLATION DETAILS



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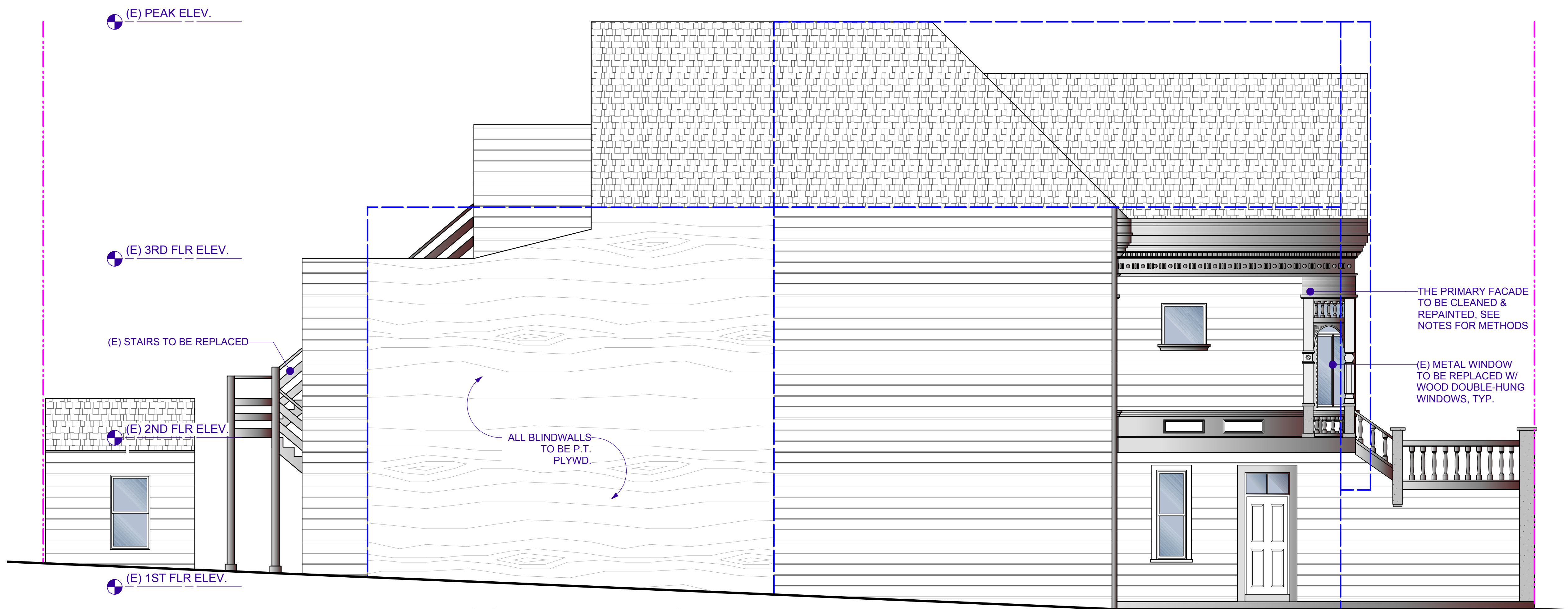
**(E) & (N)
 LEFT ELEVATIONS**

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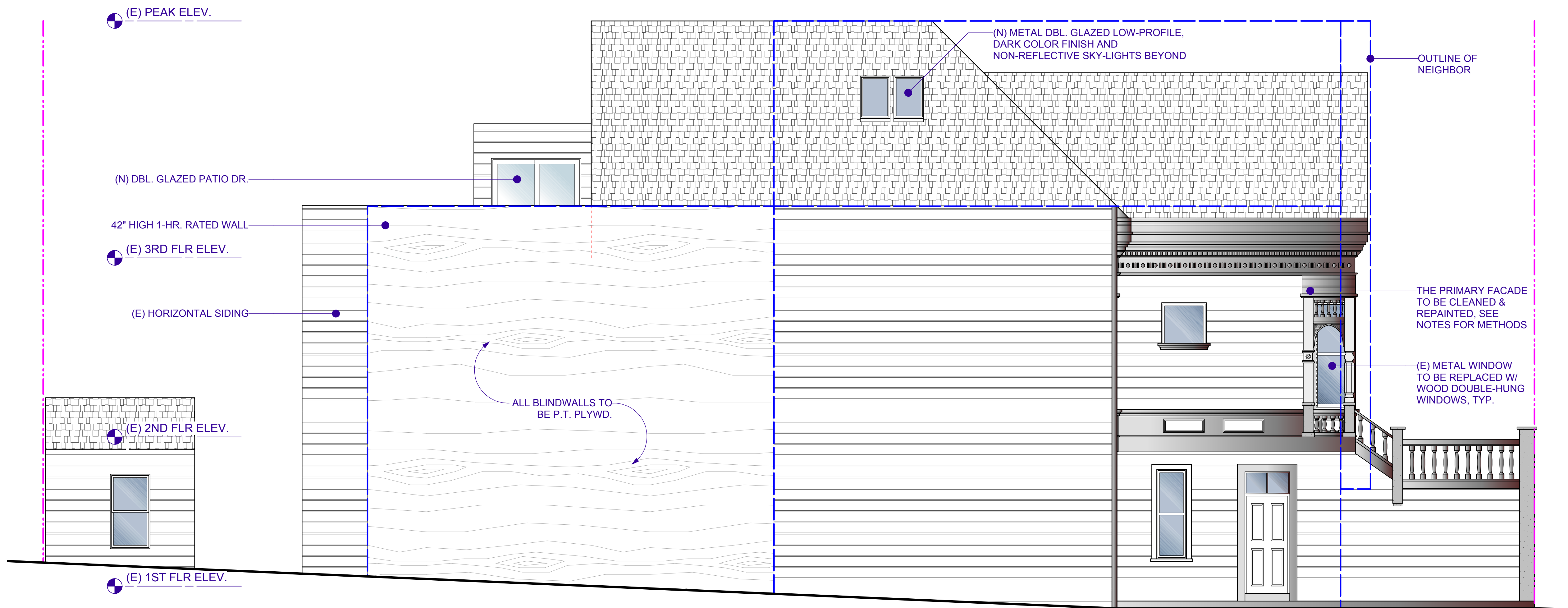
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(E) LEFT ELEVATION

1/4" = 1'-0"



(N) LEFT ELEVATION

1/4" = 1'-0"



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**(E) & (N)
 RIGHT ELEVATIONS**

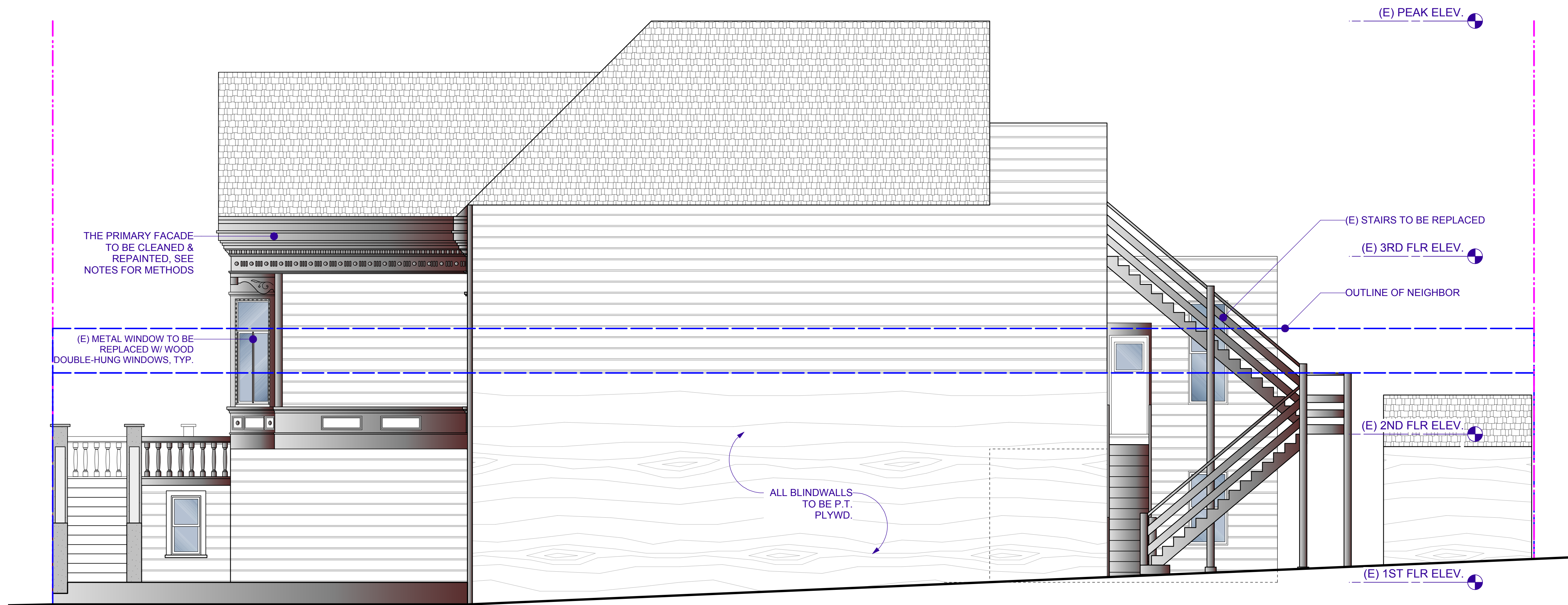
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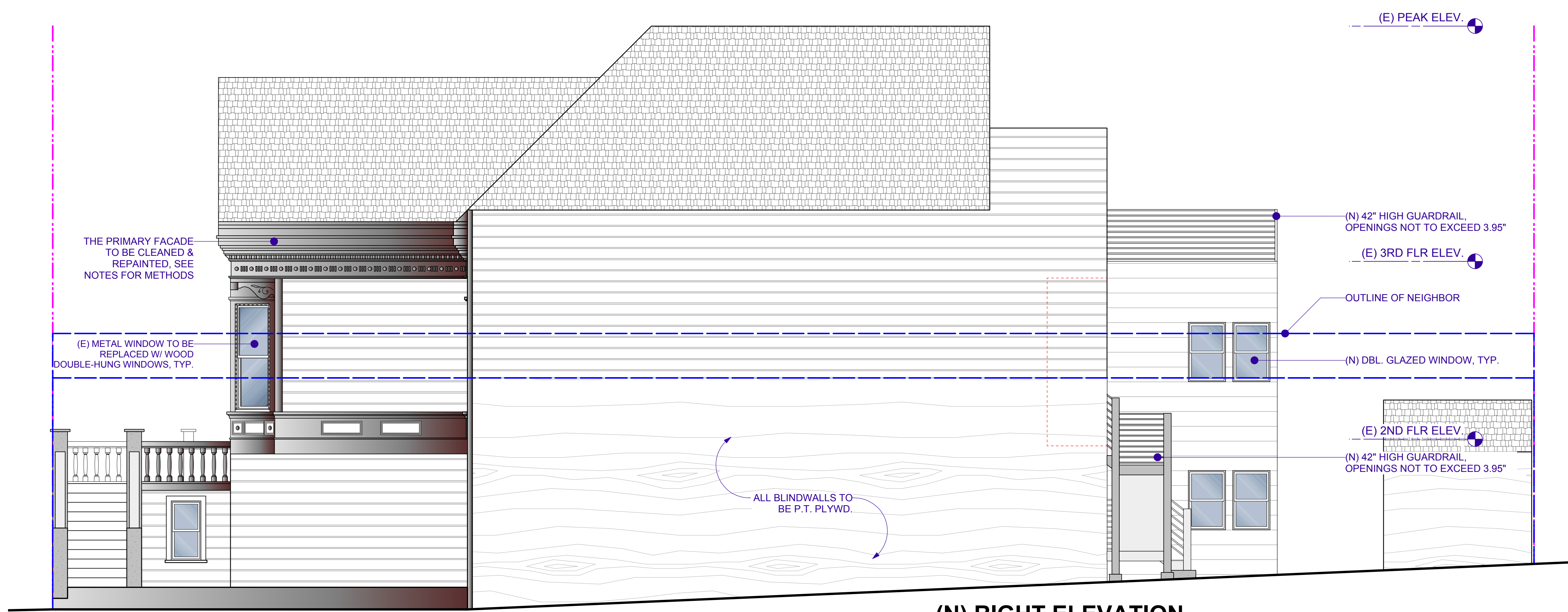
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A-3.2



(E) RIGHT ELEVATION
 1/4" = 1'-0"



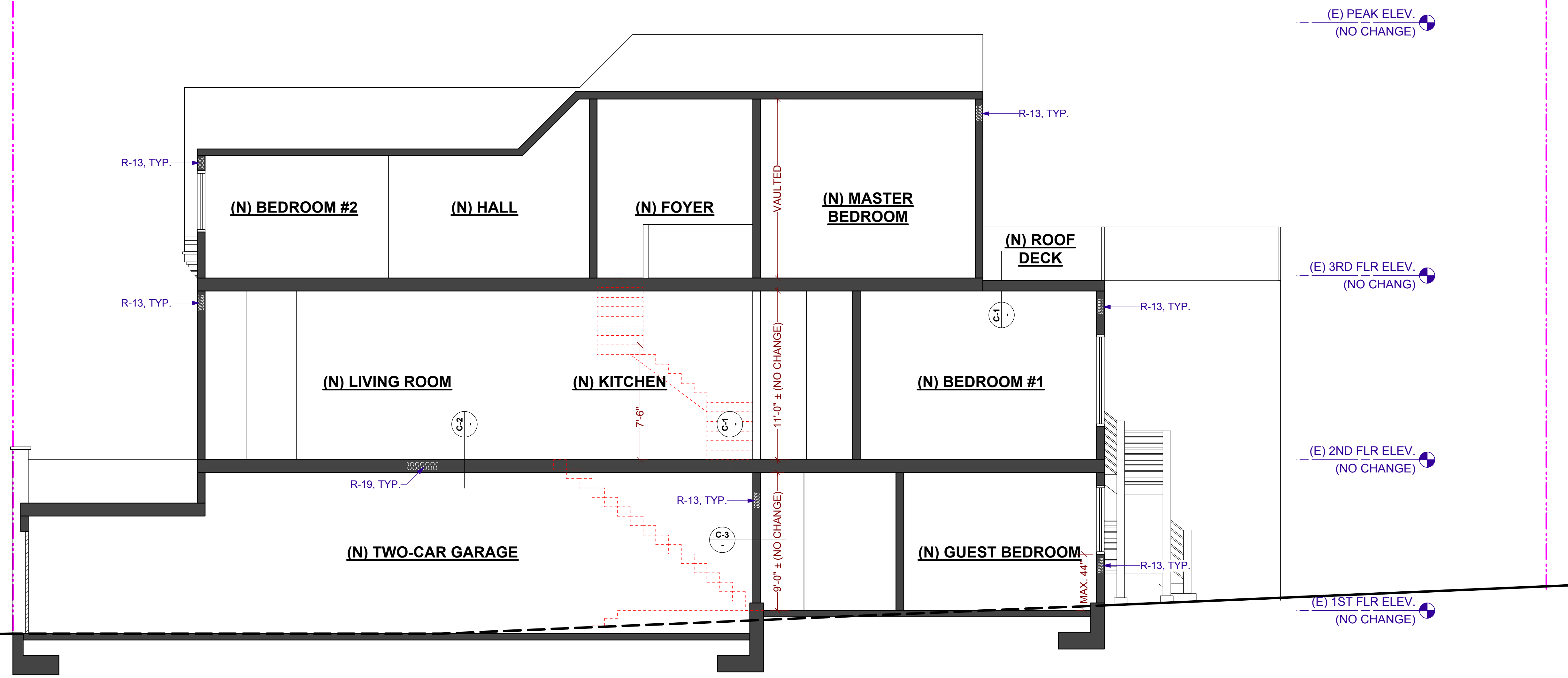
(N) RIGHT ELEVATION
 1/4" = 1'-0"

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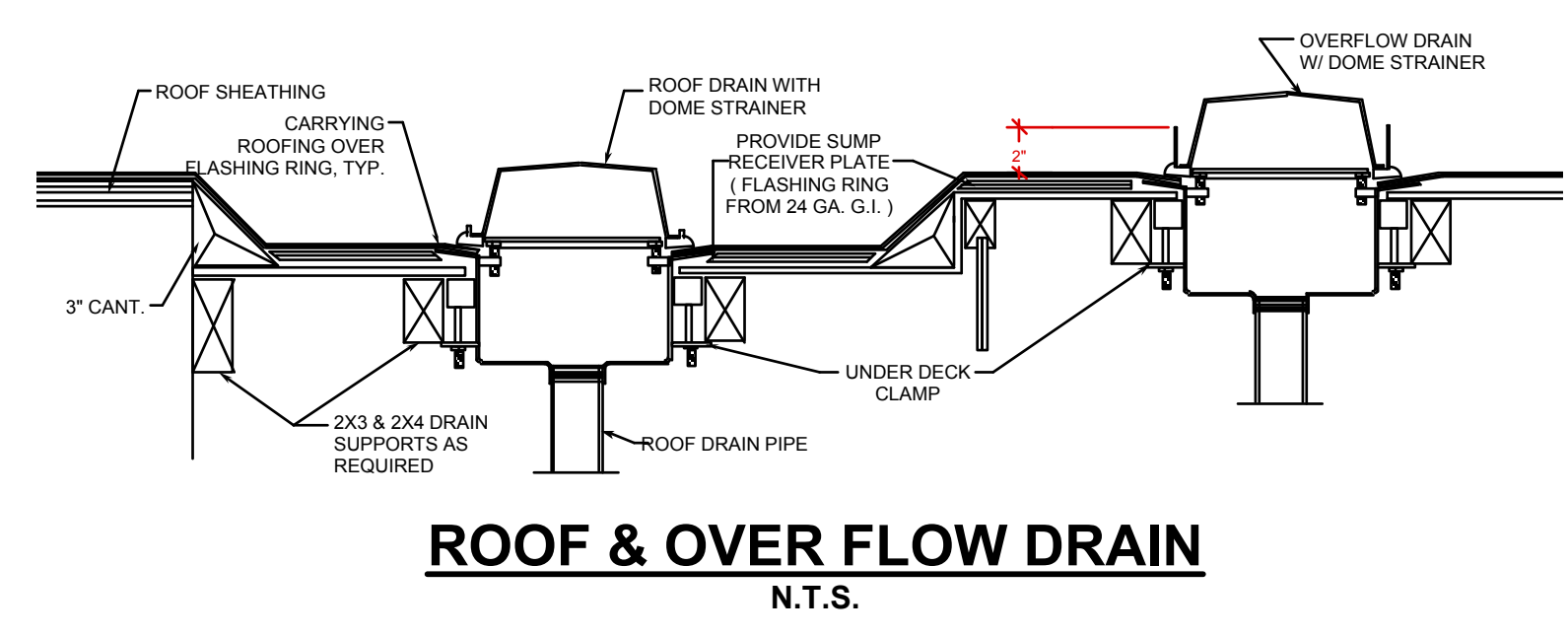
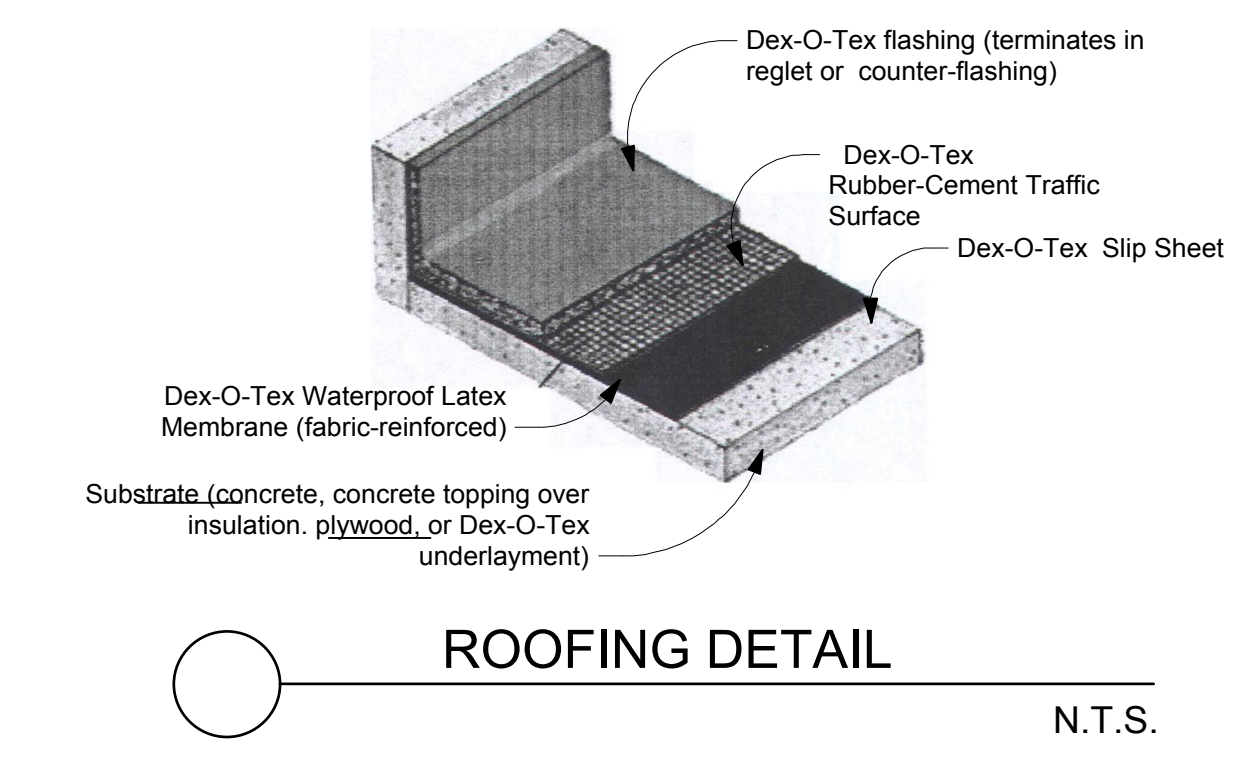
SHEET TITLE

(N) SECTION A-A



(N) SECTION A-A
 1/4" = 1'-0"

Crossfield Products Corp.



ROOF & OVER FLOW DRAIN
 N.T.S.

ROOFING DETAIL

N.T.S.

C-1 TJI: FLOOR-CEILING / ROOF -CEILING ONE-HOUR DETAIL

Resilient channels directly applied to joists or trusses @ 16 inches o.c. supporting both layers of gypsum board necessary to achieve sound ratings*

- 48/24 tongue-and-groove span rated sheathing (Exposure 1), nailed and glued to the TJI joists with construction adhesive conforming to ASTM D3498.
- Two layers of 5/8-inch-thick Type X gypsum board.
- TJI Joist.
- Optional minimum 3-1/2 inch thick glass fiber insulation or glass fiber insulation rated R-30 or less, with resilient channels (not shown).

| Sound Test Data* | | |
|--|--------------|--|
| W/O Gypsum Concrete | STC = 50 | |
| Pad & Carpet | IIC = 60 | |
| Tarkett Acoustiflor | IIC = 51 (1) | |
| Cushioned vinyl | IIC = 45 (2) | |
| W/Gypsum Concrete | STC = 58 | |
| Pad & Carpet | IIC = 54 | |
| Tarkett Acoustiflor | IIC = 54 (1) | |
| Armstrong Vios/Armstrong Cambray sheet vinyl | IIC = 50 (1) | |

(1) Requires two layers of 5/8-inch thick Type X gypsum board with minimum 3-1/2 inch thick glass fiber insulation or glass fiber insulation rated R-30 or less.
 (2) Applicable only in jurisdictions using the IRC, NBC or SBC.

C-2 (E) FLOOR-CEILING SYSTEM TO BE UPGRADED, WOOD-FRAMED

SYSTEM DESCRIPTION
 GA FILE NO. FC.5120

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, two per joists. Wood joists supporting 5/8" interior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3-12" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.
 Sound tested with carpet and pad and with insulation stapled to joists.

SKETCH AND DESIGN DATA
 1 HOUR FIRE 50 TO 54 STC SOUND

Approx. Weight: 2 psf
 Fire Test: FM FC-181, 8-31-72
 SOUND TEST: G&H OC-3MT, 10-13-71 (73 C & P)
 IIC & Test: G&H OC-3MT, 10-13-71

C-3 WALLS & PARTITIONS, WOOD-FRAMED

SYSTEM DESCRIPTION
 GA FILE NO. WP 3242

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type S drywall screws. One Layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.
 OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/16" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)

SKETCH AND DESIGN DATA
 1 HOUR FIRE 50 TO 54 STC SOUND

Thickness: 5 3/8"
 Approx. Weight: 7psf
 Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305
 SOUND TEST: NRCC TL93-103, 3-98 NRCC TL93-118, 3-98

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A-4.0

PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) CF-1R

Project Name: _____ Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/9/2010

Project Address: 1067 Tennessee Street San Francisco California Energy Climate Zone CA Climate Zone 03 Total Cond. Floor Area 3,070 Addition 193 # of Stories 3

FIELD INSPECTION ENERGY CHECKLIST
 Yes No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.
 Yes No Special Features -- If Yes, see Part 2 of 5 of this form for details.

| INSULATION Construction Type | Cavity | Area (ft ²) | Special Features (see Part 2 of 5) | Status |
|---------------------------------|--------|-------------------------|------------------------------------|----------|
| Slab Unheated Slab-on-Grade | None | 606 | Perim = 209' | Existing |
| Wall Wood Framed | R-13 | 4,191 | | Existing |
| Door Opaque Door | None | 60 | | Existing |
| Slab Unheated Slab-on-Grade | None | 193 | Perim = 64' | New |
| Wall Wood Framed | R-13 | 245 | | New |
| Roof Wood Framed Rafter | Filled | 224 | | New |
| Floor Wood Framed w/Crawl Space | R-19 | 2,271 | | Existing |
| Roof Wood Framed Rafter | Filled | 1,678 | | Existing |

| FENESTRATION Orientation | Area (ft ²) | U-Factor | SHGC | Overhang | Sidelines | Exterior Shades | Status |
|--------------------------|-------------------------|----------|------|----------|-----------|-----------------|----------|
| Front (W) | 69.0 | 0.550 | 0.67 | none | none | Bug Screen | Existing |
| Left (N) | 84.0 | 0.550 | 0.67 | none | none | Bug Screen | Existing |
| Right (S) | 69.0 | 0.550 | 0.67 | none | none | Bug Screen | New |
| Right (S) | 8.0 | 0.550 | 0.67 | none | none | Bug Screen | Existing |
| Rear (E) | 188.0 | 0.550 | 0.67 | none | none | Bug Screen | New |
| Skylight | 12.0 | 0.550 | 0.67 | none | none | None | New |
| Left (N) | 40.0 | 0.550 | 0.67 | none | none | Bug Screen | New |

HVAC SYSTEMS

| Qty. | Heating | Min. Eff | Cooling | Min. Eff | Thermostat | Status |
|------|-----------------|----------|------------------------|-----------|------------|--------|
| 1 | Central Furnace | 93% AFUE | Packaged Air Condition | 14.0 SEER | Setback | New |

HVAC DISTRIBUTION

| Location | Heating | Cooling | Duct Location | Duct R-Value | Status |
|-------------|---------|---------|----------------------------|--------------|---------|
| HVAC System | Ducted | Ducted | Attic, Ceiling Ins, vented | 8.0 | Altered |

WATER HEATING

| Qty. | Type | Gallons | Min. Eff | Distribution | Status |
|------|-----------|---------|----------|--------------------|--------|
| 1 | Small Gas | 50 | 0.58 | No Pipe Insulation | New |

EnergyPro 5.1 by EnergySoft User Number: 5396 RunCode: 2010-07-09T10:44:1 ID: 09-1403 Page 3 of 12

PERFORMANCE CERTIFICATE: Residential (Part 2 of 5) CF-1R

Project Name: _____ Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/9/2010

SPECIAL FEATURES INSPECTION CHECKLIST
The enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

HERS REQUIRED VERIFICATION
Items in this section require field testing and/or verification by a certified HERS Rater. The inspector must receive a completed CF-4R form for each of the measures listed below for final to be given.

EnergyPro 5.1 by EnergySoft User Number: 5396 RunCode: 2010-07-09T10:44:1 ID: 09-1403 Page 4 of 12

PERFORMANCE CERTIFICATE: Residential (Part 3 of 5) CF-1R

Project Name: _____ Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/9/2010

ANNUAL ENERGY USE SUMMARY

| | Standard | Proposed | Margin |
|--------------------------------------|--------------|--------------|--------------|
| TDV (kBtu/ft ² -yr) | | | |
| Space Heating | 38.41 | 35.52 | 2.90 |
| Space Cooling | 6.00 | 3.33 | 2.67 |
| Fans | 6.70 | 6.49 | 0.21 |
| Domestic Hot Water | 13.03 | 13.08 | -0.05 |
| Pumps | 0.00 | 0.00 | 0.00 |
| Totals | 64.13 | 58.41 | 5.73 |
| Percent Better Than Standard: | | | 8.9 % |

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

| Building Front Orientation: | (W) 270 deg | Ext. Walls/Roof (W) | Wall Area | Fenestration Area |
|--------------------------------|-------------|---------------------|-------------------------|-------------------|
| Number of Dwelling Units: | 1.00 | | 389 | 69 |
| Fuel Available at Site: | Natural Gas | | 2,000 | 124 |
| Raised Floor Area: | 2,271 | (E) | 737 | 188 |
| Slab on Grade Area: | 799 | (S) | 1,848 | 77 |
| Average Ceiling Height: | 9.6 | Roof | 1,914 | 12 |
| Fenestration Average U-Factor: | 0.55 | | TOTAL: | 470 |
| Average SHGC: | 0.67 | | Fenestration/CFA Ratio: | 15.3 % |

REMARKS

STATEMENT OF COMPLIANCE
This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 the Administrative Regulations and Part 6 the Efficiency Standards of the California Code of Regulations.

The documentation author hereby certifies that the documentation is accurate and complete.

Documentation Author
Company: _____ Address: 1256 Howard St. Name: Renee Lu Date: 7/9/2010
City/State/Zip: San Francisco, CA 94103 Phone: 415-922-0200 Signed: _____

The individual with overall design responsibility hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application, and recognizes that compliance using duct design, duct sealing, verification of refrigerant charge, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS rater.

Designer or Owner (per Business & Professions Code)
Company: SIA Consulting Corp. Address: 1256 Howard Street Name: Siavash Tahbazof Date: _____
City/State/Zip: San Francisco, CA 94103 Phone: 415-922-0200 Signed: _____ License # _____

EnergyPro 5.1 by EnergySoft User Number: 5396 RunCode: 2010-07-09T10:44:1 ID: 09-1403 Page 5 of 12

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R

Project Name: _____ Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/9/2010

OPAQUE SURFACE DETAILS

| Surface Type | Area | U-Factor | Cavity | Insulation | Exterior | Interior | Frame | Azm | Tilt | Status | Joint Appendix 4 | Location/Comments |
|--------------|-------|----------|--------|------------|----------|----------|-------|-----|------|----------|------------------|--------------------|
| Slab | 606 | 0.730 | None | | | | | 0 | 180 | Existing | 4.4.7-A1 | 1st Floor-Existing |
| Wall | 160 | 0.102 | R-13 | | | | | 270 | 90 | Existing | 4.3.1-A3 | 1st Floor-Existing |
| Door | 20 | 0.500 | None | | | | | 270 | 90 | Existing | 4.5.1-A4 | 1st Floor-Existing |
| Wall | 711 | 0.102 | R-13 | | | | | 0 | 90 | Existing | 4.3.1-A3 | 1st Floor-Existing |
| Door | 20 | 0.500 | None | | | | | 0 | 90 | Existing | 4.5.1-A4 | 1st Floor-Existing |
| Wall | 59 | 0.102 | R-13 | | | | | 90 | 90 | Existing | 4.3.1-A3 | 1st Floor-Existing |
| Wall | 715 | 0.102 | R-13 | | | | | 180 | 90 | Existing | 4.3.1-A3 | 1st Floor-Existing |
| Slab | 193 | 0.730 | None | | | | | 0 | 180 | New | 4.4.7-A1 | 1st Floor-Addition |
| Wall | 101 | 0.102 | R-13 | | | | | 90 | 90 | New | 4.3.1-A3 | 1st Floor-Addition |
| Roof | 50 | 0.052 | Filled | | | | | 0 | 0 | New | 4.2.2-A21 | 1st Floor-Addition |
| Floor | 1,338 | 0.037 | R-19 | | | | | 0 | 180 | Existing | 4.4.1-A4 | 2nd Floor |
| Wall | 192 | 0.102 | R-13 | | | | | 0 | 90 | Existing | 4.3.1-A3 | 2nd Floor |
| Door | 20 | 0.500 | None | | | | | 0 | 90 | Existing | 4.5.1-A4 | 2nd Floor |
| Wall | 768 | 0.102 | R-13 | | | | | 0 | 90 | Existing | 4.3.1-A3 | 2nd Floor |
| Wall | 117 | 0.102 | R-13 | | | | | 90 | 90 | Existing | 4.3.1-A3 | 2nd Floor |
| Wall | 78 | 0.102 | R-13 | | | | | 90 | 90 | New | 4.3.1-A3 | 2nd Floor |

FENESTRATION SURFACE DETAILS

| ID | Type | Area | U-Factor | SHGC | Azm | Status | Glazing Type | Location/Comments |
|----|----------|------|----------|---------|------|---------|--------------|--|
| 1 | Window | 45.0 | 0.550 | Default | 0.67 | Default | 270 | Existing Double Non Metal Clear 1st Floor-Existing |
| 2 | Window | 12.0 | 0.550 | Default | 0.67 | Default | 0 | Existing Double Non Metal Clear 1st Floor-Existing |
| 3 | Window | 20.0 | 0.550 | Default | 0.67 | Default | 180 | New Double Non Metal Clear 1st Floor-Existing |
| 4 | Window | 45.0 | 0.550 | Default | 0.67 | Default | 180 | Existing Double Non Metal Clear 1st Floor-Existing |
| 5 | Window | 66.0 | 0.550 | Default | 0.67 | Default | 90 | New Double Non Metal Clear 1st Floor-Addition |
| 6 | Window | 63.0 | 0.550 | Default | 0.67 | Default | 0 | Existing Double Non Metal Clear 2nd Floor |
| 7 | Window | 9.0 | 0.550 | Default | 0.67 | Default | 0 | Existing Double Non Metal Clear 2nd Floor |
| 8 | Window | 15.0 | 0.550 | Default | 0.67 | Default | 90 | New Double Non Metal Clear 2nd Floor |
| 9 | Window | 65.0 | 0.550 | Default | 0.67 | Default | 90 | New Double Non Metal Clear 2nd Floor |
| 10 | Window | 37.0 | 0.550 | Default | 0.67 | Default | 180 | New Double Non Metal Clear 2nd Floor |
| 11 | Skylight | 12.0 | 0.550 | Default | 0.67 | Default | 0 | New Double Non Metal Clear 3rd Floor |
| 12 | Window | 24.0 | 0.550 | Default | 0.67 | Default | 270 | Existing Double Non Metal Clear 3rd Floor |
| 13 | Window | 40.0 | 0.550 | Default | 0.67 | Default | 0 | New Double Non Metal Clear 3rd Floor |
| 14 | Window | 42.0 | 0.550 | Default | 0.67 | Default | 90 | New Double Non Metal Clear 3rd Floor |
| 15 | Window | 12.0 | 0.550 | Default | 0.67 | Default | 180 | New Double Non Metal Clear 3rd Floor |


(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value
(2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

EXTERIOR SHADING DETAILS

| ID | Exterior Shade Type | SHGC | Window Hgt | Window Wd | Overhang Len | Overhang Hgt | Left Fin Dist | Left Fin Len | Right Fin Dist | Right Fin Len |
|----|---------------------|------|------------|-----------|--------------|--------------|---------------|--------------|----------------|---------------|
| 1 | Bug Screen | 0.76 | | | | | | | | |
| 2 | Bug Screen | 0.76 | | | | | | | | |
| 3 | Bug Screen | 0.76 | | | | | | | | |
| 4 | Bug Screen | 0.76 | | | | | | | | |
| 5 | Bug Screen | 0.76 | | | | | | | | |
| 6 | Bug Screen | 0.76 | | | | | | | | |
| 7 | Bug Screen | 0.76 | | | | | | | | |
| 8 | Bug Screen | 0.76 | | | | | | | | |
| 9 | Bug Screen | 0.76 | | | | | | | | |
| 10 | Bug Screen | 0.76 | | | | | | | | |
| 11 | None | 1.00 | | | | | | | | |
| 12 | Bug Screen | 0.76 | | | | | | | | |
| 13 | Bug Screen | 0.76 | | | | | | | | |
| 14 | Bug Screen | 0.76 | | | | | | | | |
| 15 | Bug Screen | 0.76 | | | | | | | | |

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PROJECT NAME
**1067 TENNESSEE ST.
SAN FRANCISCO, CA**



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SHEET TITLE
TITLE 24 (1)

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| ISSUES / REVISIONS | NO. | DATE | DESCRIPTION |
|--------------------|-----|------|-------------|
| DRAWN | | | R.L. |
| CHECKED | | | R.K. |
| DATE | | | 05/18/2009 |
| REVISED DATE | | | 03/03/2011 |
| JOB NO. | | | 09-1403 |
| SHEET NO. | | | T-1 |

| CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R | | | | | | | | | | | | | |
|---|---------------------|----------|----------|------------|----------|----------------|--------------|-------------------|----------|------------------|-------------------|----------|--|
| Project Name | | | | | | | | | | | | Date | |
| | | | | | | | | | | | | 7/9/2010 | |
| OPAQUE SURFACE DETAILS | | | | | | | | | | | | | |
| Surface Type | Area | U-Factor | Cavity | Insulation | Frame | Interior Frame | Azm | Tilt | Status | Joint Appendix 4 | Location/Comments | | |
| Wall | 740 | 0.102 | R-13 | | | | 180 | 90 | Existing | 4.3.1-A3 | 2nd Floor | | |
| Roof | 174 | 0.052 | Filled | | | | 0 | 0 | New | 4.2.2-A21 | 2nd Floor | | |
| Floor | 1,678 | 0.052 | Failed | | | | 0 | 0 | Existing | 4.2.2-A21 | 3rd Floor | | |
| Floor | 933 | 0.037 | R-19 | | | | 180 | Existing | 4.4.1-A4 | | | | |
| Wall | 120 | 0.102 | R-13 | | | | 270 | 90 | Existing | 4.3.1-A3 | 3rd Floor | | |
| Wall | 165 | 0.102 | R-13 | | | | 0 | 90 | Existing | 4.3.1-A3 | 3rd Floor | | |
| Wall | 195 | 0.102 | R-13 | | | | 90 | 90 | Existing | 4.3.1-A3 | 3rd Floor | | |
| Wall | 250 | 0.102 | R-13 | | | | 180 | 90 | Existing | 4.3.1-A3 | 3rd Floor | | |
| Wall | 66 | 0.102 | R-13 | | | | 180 | 90 | New | 4.3.1-A3 | 3rd Floor | | |
| FENESTRATION SURFACE DETAILS | | | | | | | | | | | | | |
| ID | Type | Area | U-Factor | SHGC | Azm | Status | Glazing Type | Location/Comments | | | | | |
| | | | | | | | | | | | | | |
| <small>(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value (2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value</small> | | | | | | | | | | | | | |
| EXTERIOR SHADING DETAILS | | | | | | | | | | | | | |
| ID | Exterior Shade Type | SHGC | Window | Overhang | Left Fin | Right Fin | | | | | | | |
| | | | | | | | | | | | | | |
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| MANDATORY MEASURES SUMMARY: Residential (Page 2 of 3) MF-1R | |
|--|--|
| <p>§150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.</p> <p>§150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.</p> <p>§150(m)2: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.</p> <p>§150(m)2: Exhaust fan systems have back draft or automatic dampers.</p> <p>§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.</p> <p>§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.</p> <p>§150(m)10: Flexible ducts cannot have porous inner cores.</p> <p>§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.</p> <p>Pool and Spa Heating Systems and Equipment Measures:</p> <p>§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.</p> <p>§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.</p> <p>§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.</p> <p>§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.</p> <p>§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).</p> <p>Residential Lighting Measures:</p> <p>§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.</p> <p>§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).</p> <p>§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.</p> <p>§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.</p> <p>§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).</p> <p>§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.</p> <p>§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaires in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.</p> <p>§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.</p> | |
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| CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 5) CF-1R | | | | | | | | | | | | | | |
|---|--------------------|-----------------|----------------------------|------------------------------|--------------------------------|---------------------|-----------------------|--------------------------|-------------|-------------|---------------|---------------|--|--|
| Project Name | | | | | | | | | | | | Date | | |
| | | | | | | | | | | | | 7/9/2010 | | |
| BUILDING ZONE INFORMATION | | | | | | | | | | | | | | |
| System Name | Zone Name | New | Existing | Altered | Removed | Volume | Year Built | | | | | | | |
| HVAC System | 1st Floor-Existing | | 606 | | | 5,454 | 1906 | | | | | | | |
| | 1st Floor Addition | 193 | | | | 1,737 | | | | | | | | |
| | 2nd Floor | | 1,338 | | | 14,718 | 1906 | | | | | | | |
| | 3rd Floor | | 933 | | | 7,464 | 1906 | | | | | | | |
| Totals | | | | | | | | | 193 | 2,877 | 0 | 0 | | |
| HVAC SYSTEMS | | | | | | | | | | | | | | |
| System Name | Qty. | Heating Type | Min. Eff. | Cooling Type | Min. Eff. | Thermostat Type | Status | | | | | | | |
| HVAC System | 1 | Central Furnace | 93% AFUE | Packaged Air Conditioner | 14.0 SEER | Setback | New | | | | | | | |
| HVAC DISTRIBUTION | | | | | | | | | | | | | | |
| System Name | Heating | Cooling | Duct Location | Duct R-Value | Ducts Tested? | Status | | | | | | | | |
| HVAC System | Ducted | Ducted | Attic, Ceiling Ins, vented | 8.0 | <input type="checkbox"/> | Altered | | | | | | | | |
| WATER HEATING SYSTEMS | | | | | | | | | | | | | | |
| System Name | Qty. | Type | Distribution | Rated Input (Btu/h) | Tank Cap. (gal) | Energy Factor or RE | Standby Loss or Pilot | Ext. Tank Insul. R-Value | Status | | | | | |
| Standard Gas 50 gal or Less | 1 | Small Gas | No Pipe Insulation | 4,000 | 50 | 0.58 | n/a | n/a | New | | | | | |
| MULTI-FAMILY WATER HEATING DETAILS | | | | | HYDRONIC HEATING SYSTEM PIPING | | | | | | | | | |
| Control | Qty. | HP | Eff. | Hot Water Piping Length (ft) | Plenum | Outside | Buried | Add 1/2" Insulation | System Name | Pipe Length | Pipe Diameter | Insul. Thick. | | |
| | | | <input type="checkbox"/> | | | | | <input type="checkbox"/> | | | | | | |
| | | | <input type="checkbox"/> | | | | | <input type="checkbox"/> | | | | | | |
| | | | <input type="checkbox"/> | | | | | <input type="checkbox"/> | | | | | | |
| | | | <input type="checkbox"/> | | | | | <input type="checkbox"/> | | | | | | |
| EnergyPro 5.1 by EnergySoft User Number: 5396 RunCode: 2010-07-09T10:44:12 ID: 09-1403 Page 8 of 12 | | | | | | | | | | | | | | |

| MANDATORY MEASURES SUMMARY: Residential (Page 3 of 3) MF-1R | |
|--|--|
| <p>§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.</p> <p>EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.</p> <p>EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.</p> <p>§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119. EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.</p> <p>§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/laboratory; and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.</p> <p>§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy. EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocell not having an override or bypass switch that disables the photocell; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on EXCEPTION 2: Outdoor luminaires used to comply with Exception 1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours. EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.</p> <p>§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).</p> <p>§150(k)15: Lighting for parking lots and carports with a total of 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146.</p> <p>§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires. EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.</p> | |
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| MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R | |
|--|--|
| <p>NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.</p> <p>Building Envelope Measures:</p> <p>§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.</p> <p>§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).</p> <p>§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.</p> <p>§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.</p> <p>§118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.</p> <p>*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.</p> <p>§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.</p> <p>*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.</p> <p>*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.</p> <p>§150(e): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.</p> <p>§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.</p> <p>§150(i): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.</p> <p>Fireplaces, Decorative Gas Appliances and Gas Log Measures:</p> <p>§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.</p> <p>§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.</p> <p>§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.</p> <p>Space Conditioning, Water Heating and Plumbing System Measures:</p> <p>§110: §113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.</p> <p>§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.</p> <p>§115: Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.</p> <p>§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.</p> <p>§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).</p> <p>§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.</p> <p>§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.</p> <p>§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.</p> <p>§150(j)2: Cooling system piping (suction, chilled water, or brine lines), and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.</p> <p>§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.</p> <p>§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.</p> <p>§150(j)3B: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.</p> <p>§150(i)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.</p> | |
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| HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY | | | | | | |
|---|-------|--|----------|----------------|------------|----------|
| Project Name | | | | | Date | |
| System Name | | | | | Floor Area | |
| HVAC System | | | | | 3,070 | |
| ENGINEERING CHECKS | | SYSTEM LOAD | | | | |
| Number of Systems | | COIL COOLING PEAK | | COIL HTG. PEAK | | |
| Heating System | | CFM | Sensible | Latent | CFM | Sensible |
| Output per System | | 2,441 | 45,570 | 2,289 | 603 | 44,845 |
| Total Output (Btu/h) | | Return Vented Lighting | | | | |
| Output (Btu/h/sqft) | | Return Air Ducts | | | | 2,320 |
| Cooling System | | Return Fan | | | | 0 |
| Output per System | | Ventilation | | | | 0 |
| Total Output (Btu/h) | | Supply Fan | | | | -744 |
| Total Output (Tons) | | Supply Air Ducts | | | | 2,320 |
| Total Output (Btu/h/sqft) | | TOTAL SYSTEM LOAD | | | | |
| Total Output (sqft/Ton) | | 50,392 | 2,289 | | | |
| Air System | | HVAC EQUIPMENT SELECTION | | | | |
| CFM per System | 800 | Bryant Heating & Cooling Systems 350AAV060080* | | | | |
| Airflow (cfm) | 800 | 21,036 | 4,430 | 75,000 | | |
| Airflow (cfm/sqft) | 0.26 | | | | | |
| Airflow (cfm/Ton) | 385.5 | | | | | |
| Outside Air (%) | 0.0 | Total Adjusted System Output | | | | |
| Outside Air (cfm/sqft) | 0.00 | 21,036 4,430 | | | | |
| NOTE: values above given at ARI conditions | | TIME OF SYSTEM PEAK | | Aug 3 PM | Jan 1 AM | |
| HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak) | | | | | | |
| <p>38 °F Outside Air 0 cfm Heating Coil Supply Fan 800 cfm ROOM 139 °F 70 °F</p> | | | | | | |
| COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak) | | | | | | |
| <p>79 / 63 °F Outside Air 0 cfm Cooling Coil Supply Fan 800 cfm ROOM 61 / 57 °F 78 / 63 °F 44.0 %</p> | | | | | | |
| EnergyPro 5.1 by EnergySoft User Number: 5396 RunCode: 2010-07-09T10:44:12 ID: 09-1403 Page 12 of 12 | | | | | | |

PROJECT NAME

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SHEET TITLE

TITLE 24 (2)

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| DRAWN | | R.L. |
| CHECKED | | R.K. |
| DATE | 05/18/2009 | |
| REVISED DATE | 03/03/2011 | |
| JOB NO. | 09-1403 | |
| SHEET NO. | <h1>T-2</h1> | |

APPLICABLE CODE: 2001 CBC

PROJECT NAME

1067 TENNESSEE ST.
SAN FRANCISCO, CA

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK...
2. THE CONTRACTOR SHALL RESOLVE CONFLICTS ON THE PLANS WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION...
3. UNLESS OTHERWISE SHOWN OR NOTED ELSEWHERE ON THE PLANS, TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB...

LUMBER SCHEDULE:

17. IN ACCORDANCE WITH THE STANDARD GRADING RULES FOR WESTERN LUMBER BY THE WESTERN WOOD PRODUCTS ASSOCIATION:

Table with 3 columns: MEMBERS, SPECIES, GRADE. Lists lumber specifications for posts, studs, joists, sills, beams, and stringers.

- 18. WHEN MANUFACTURED WOOD PRODUCTS ARE USED, ALL THE MIN. AND MAX. NAILING MUST BE APPLIED PER MNR'S BE PROVIDED BY THE MNR'S...

STRUCTURAL STEEL:

- 1. STRUCTURAL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS...
2. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED SHALL CONFORM WITH THE FOLLOWING:
ROLLED SHAPES AND PLATES ASTM A36
PIPES ASTM A53, GRADE B
TUBES ASTM A500, GRADE B

REINFORCED STEEL (CONCRETE & MASONRY)

- 1. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 FOR #5 & HIGHER & GRADE 40 FOR #4 & LOWER...
2. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185.
3. LAP AT BAR SPLICES SHALL BE 48x BAR DIAMETER IN MASONRY OR 2'-0" MIN.
LAP OR WIRE WELDED FABRIC SHALL NOT BE LESS THAN 8"...

TABLE 1 - SPLICE LENGTHS SCHEDULE

Table with columns: DESCRIPTION, BAR SIZE, TENSION SPLICE. Includes a diagram of a lap splice with length L.

L = SPLICE LENGTH
NOTE: ALL SPLICES ARE TO BE TENSION SPLICES UNLESS OTHERWISE NOTED.
1. A TOP BAR IS A BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW IT.

REINFORCED CONCRETE:

1. CONCRETE MIN. 28 DAY COMPRESSIVE STRENGTH IN 28 DAYS SHALL BE AS FOLLOWS: (SEE PLAN FOR SPECIAL INSPECTION REQUIREMENTS)

Table with columns: FOUNDATIONS SLAB ON GRADE, COLUMNS AND WALLS, ELEVATED SLABS AND BEAMS. Lists concrete strength requirements.

- 2. ALL REINFORCING STEEL ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
3. REFER TO DETAILS ON ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MOLDS, ORNAMENTS, GROOVES, CLIPS, GROUNDS, ETC. TO BE CAST IN CONCRETE.
4. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLABS UNLESS SPECIFICALLY DETAILED. SLEEVE ALL PLUMBING OPENINGS IN WALLS AND SLABS WITH NON-CORROSIIVE SLEEVES...

TABLE 23A-II-B-1 NAILING SCHEDULE

Table with columns: CONNECTION, NAILING. Lists nailing requirements for various connections like joist to sill, bridging, double studs, etc.

- 1. Common or box nails may be used except where otherwise stated.
2. Nails spaced at 6 inches (152 mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more.
3. Common or deformed shank.
4. Common.
5. Deformed shank.
6. Corrosion-resistant siding or casing nails conforming to the requirement of Section 2325.1...

FOUNDATION NOTES

MAX. DESIGN SOIL PRESSURE: 1000 PSF

CONTINUOUS FOOTINGS: 1000 PSF

PAD FOOTINGS: 1000 PSF

BOTTOM OF ALL FOOTINGS TO BE A MIN. OF 18" BELOW THE LOWEST ADJACENT FINISH GRADE IN UNDISTURBED, PROPERLY COMPACTED, FILL OR FIRM COMPETENT BEDROCK.
THE FOOTING EXCAVATION SHALL BE FREE FROM LOOSE MATERIAL AND STANDING WATER BEFORE ANY FOOTING CONCRETE IS PLACED...

NOTES:

TESTING OF ANCHOR BOLTS:
1. COMBINATION SHEAR AND TENSION ANCHOR BOLTS EMBEDDED IN UNREINFORCED MASONRY SHALL BE TESTED IN ACCORDANCE WITH BUILDING DEPARTMENT IN REQUIREMENTS USING A TORQUE WRENCH CALIBRATED TO THE FOLLOWING MIN. TORQUES:
1/2"Ø BOLTS - 40 FOOT POUNDS
5/8"Ø BOLTS - 50 FOOT POUNDS
3/4"Ø BOLTS - 60 FOOT POUNDS

EPoxy GROUTED BOLTS:

1. HIT OR HIT (C-100 FOR CONCRETE OR C-20 FOR MASONRY) ADHESIVE RESIN (I.C.B.O. #4815) OR HITLITIVA ADHESIVE. (I.C.B.O. #4016 OR OTHER I.C.B.O. APPROVED EPOXY ADHESIVE SUCH AS SIMPSON SET EPOXY SHALL BE USED TO GROUT ANCHORS WITHIN EXISTING CONCRETE OR MASONRY. CONTRACTOR TO SUBMIT RE-I.C.B.O. REPORT TO ENGINEER.

2. A307 STEEL SHALL BE USED AS THREADED ROD MATERIAL FOR ANCHOR BOLTS.

3. PROVIDE MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS UNDER HEADS OR NUTS OF ALL BOLTS AND BEARINGS ON WOOD AND HEAVY CUT WASHERS FOR BOLTS BEARING ON STEEL.

4. INSTALLATION OF GROUTED ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS / SPECIFICATIONS. THE BOLTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS. ALL HOLES IN EXISTING CONCRETE SHALL BE BORED WITH ROTARY DRILLS ONLY AND THOROUGHLY CLEANED. THE BOLT SHALL BE OF THE PROPER DIAMETER AND DEPTH PRIOR TO THE INSTALLATION OF THE BOLT.

5. CONSTRUCTION OBSERVATION OF INSTALLATION OF THE EPOXY GROUTED BOLTS IS REQUIRED. THE ENGINEER SHALL OBSERVE THE INSTALLATION OF THE BOLTS FOR CONFORMANCE OF THE MANUFACTURER'S INSTRUCTIONS / SPECIFICATIONS AND THE STRUCTURAL PLANS. SPECIAL INSPECTION OF EPOXY GROUTING IS ALSO REQUIRED.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, SIZE AND LOCATION OF ALL BOLTS, INCLUDING THE DEPTH, DIAMETER AND CLEANLINESS OF THE HOLES AND MIXING EPOXY.



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STRUCTURAL NOTES

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Table with columns: NO., DATE, DESCRIPTION. Contains one row with 'DRAWN' and 'R.L.'.

CHECKED R.K.

DATE 05/18/09

REVISED DATE 7/19/10

JOB NO. 09-1403

SHEET NO. S-1



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FOUNDATION PLAN & DETAILS

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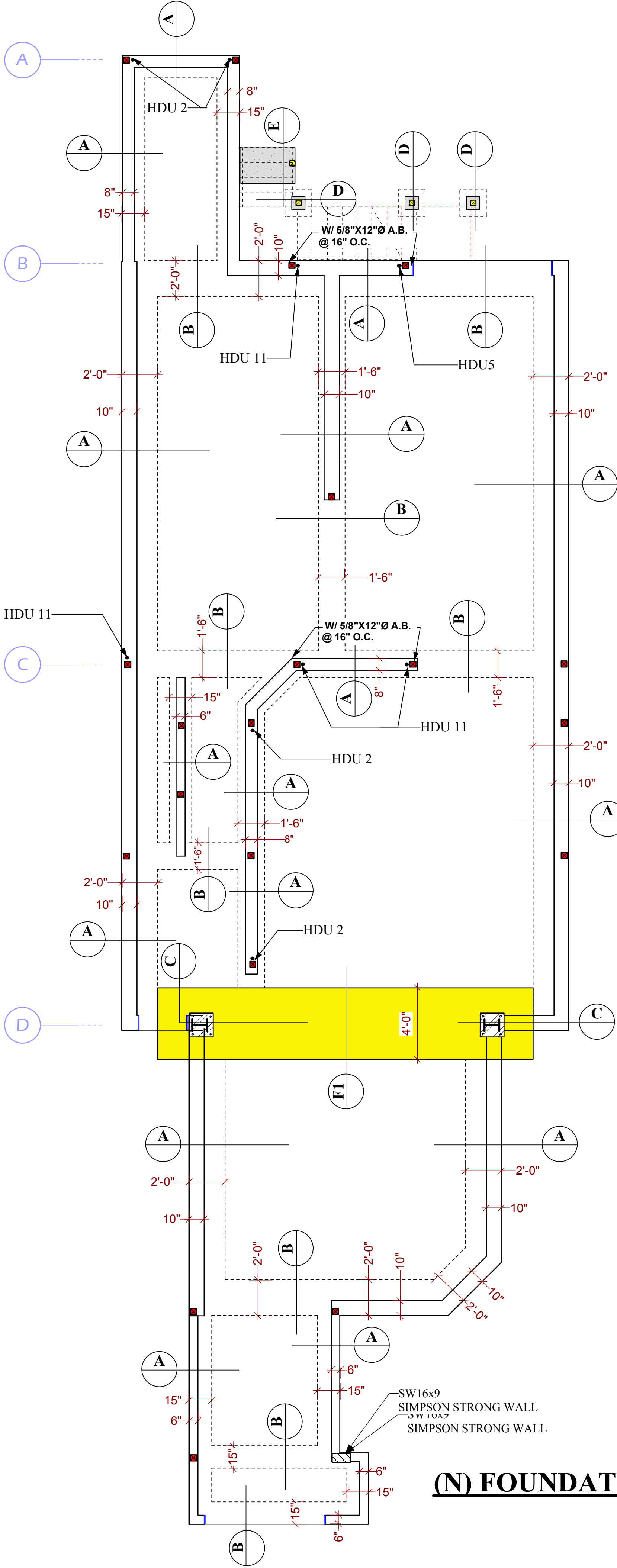
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DATE 05/18/09

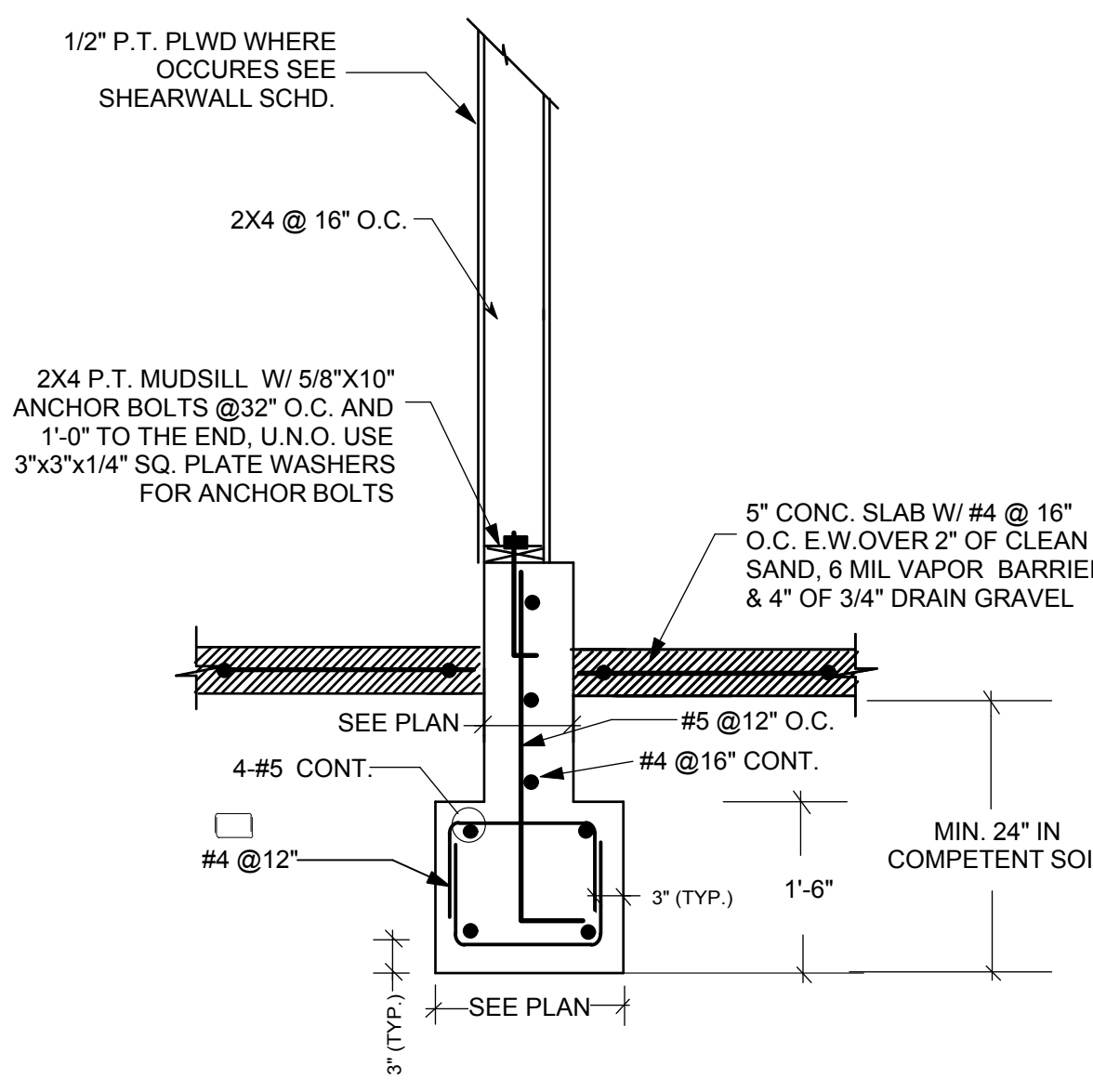
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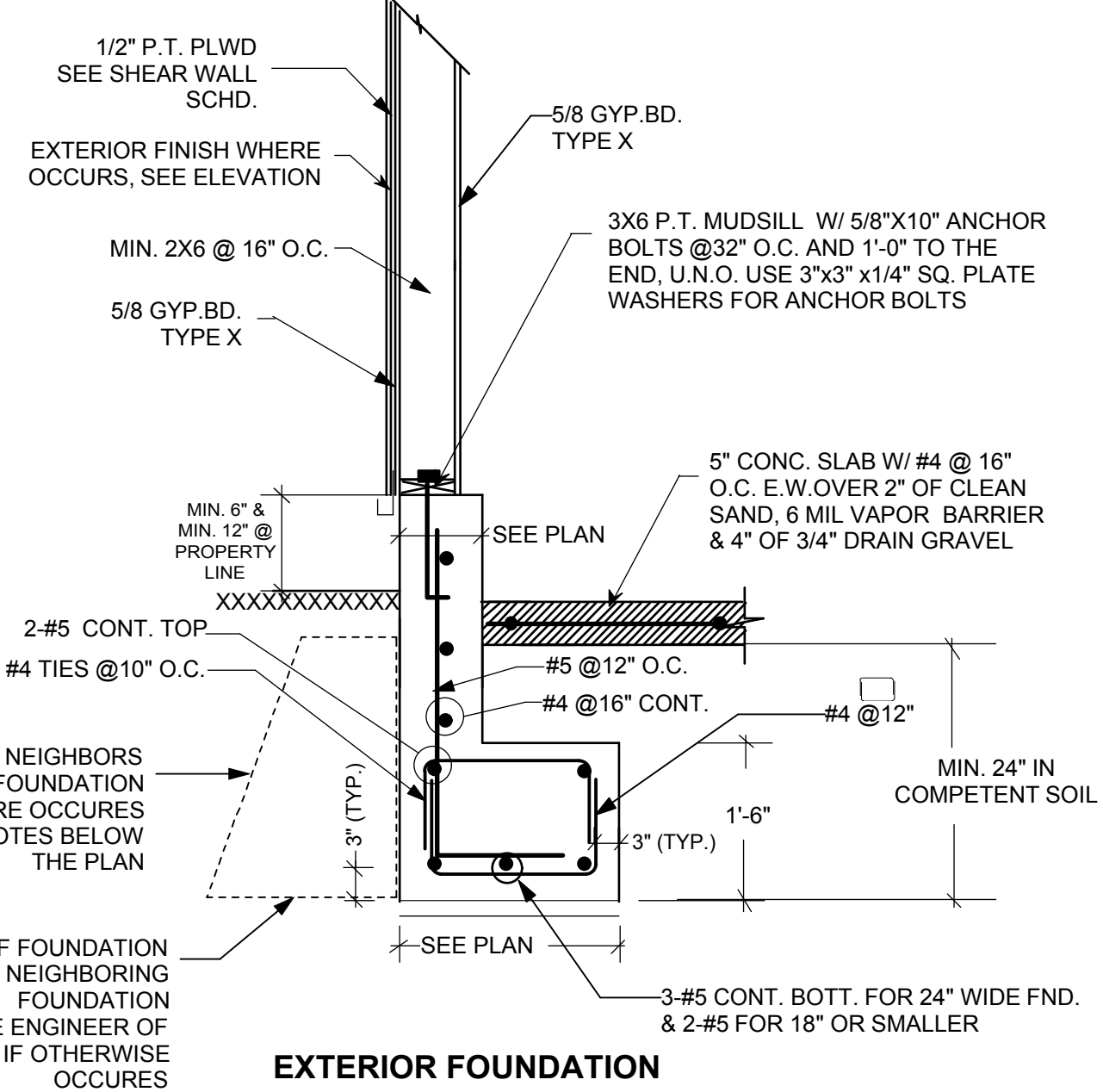
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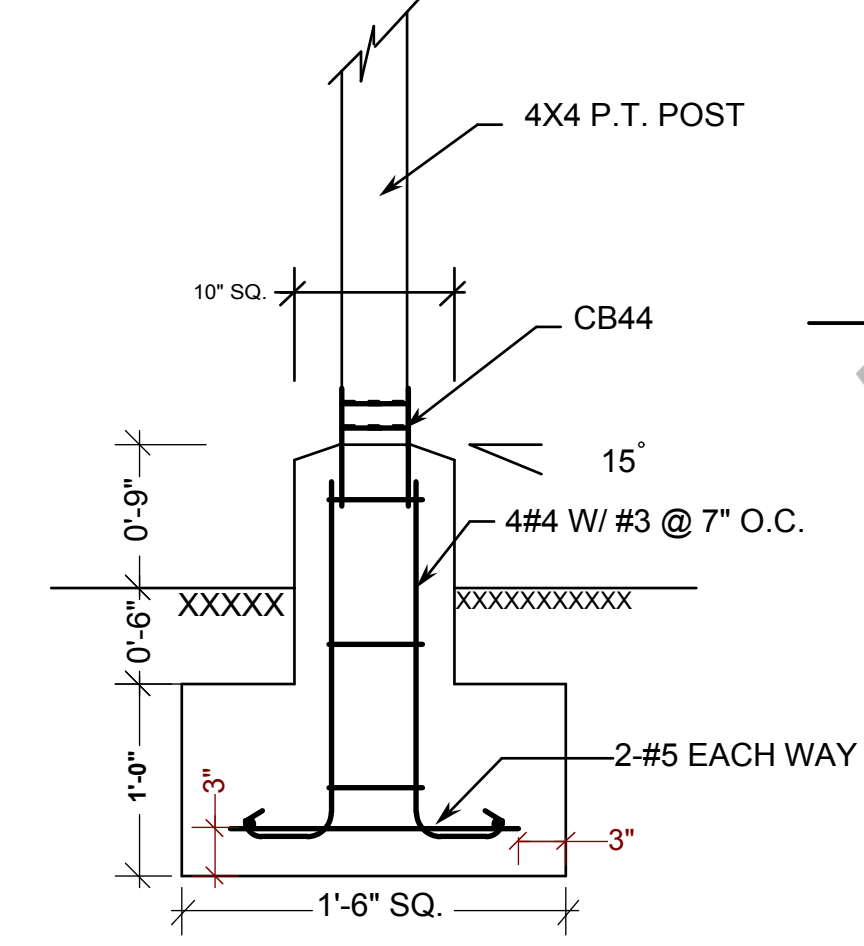
(N) FOUNDATION PLAN
 1/4":1'-0"



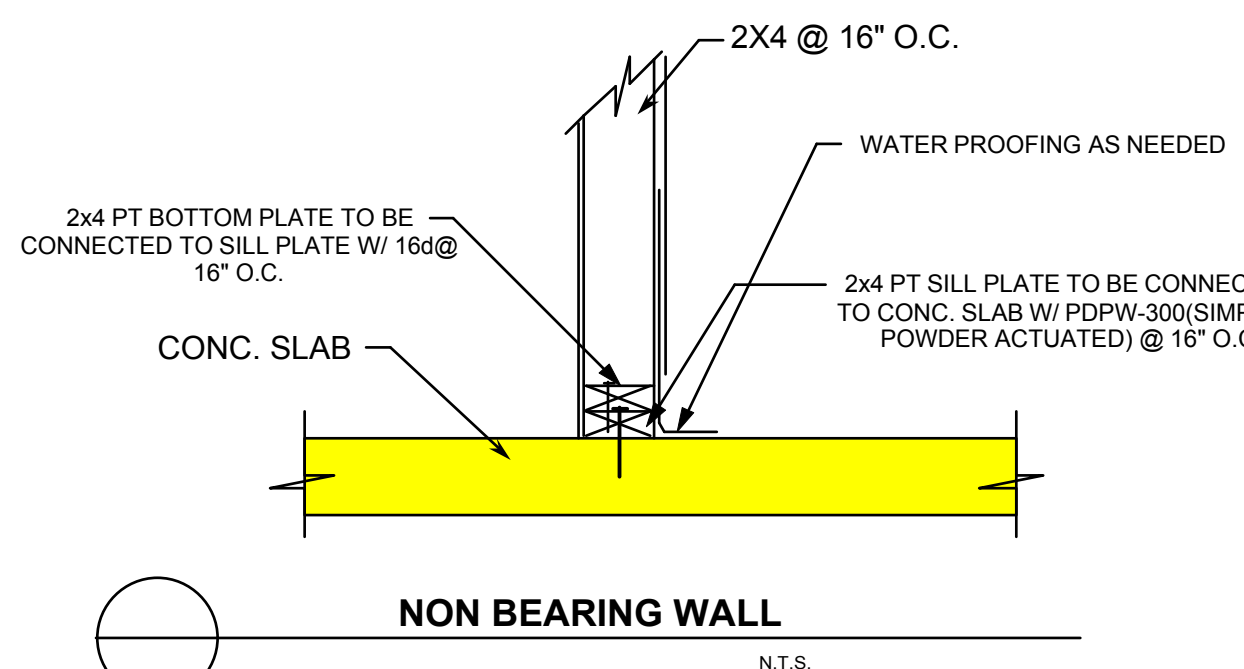
FOUNDATION DETAILS
 N.T.S.



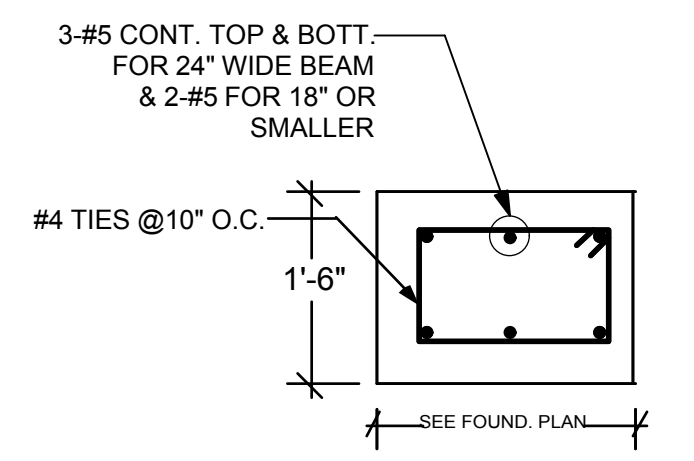
EXTERIOR FOUNDATION
 N.T.S.



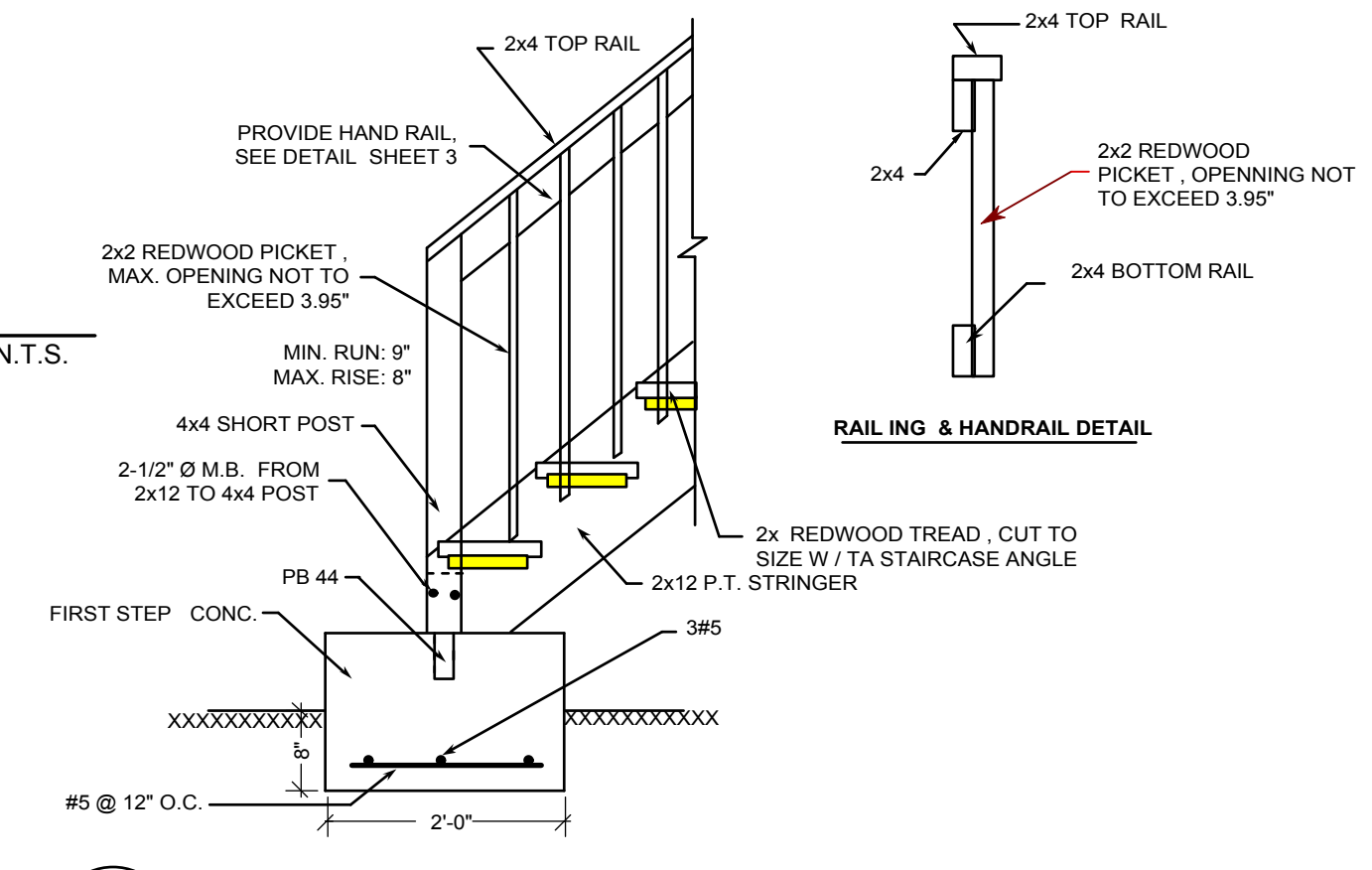
FOOTING DETAIL
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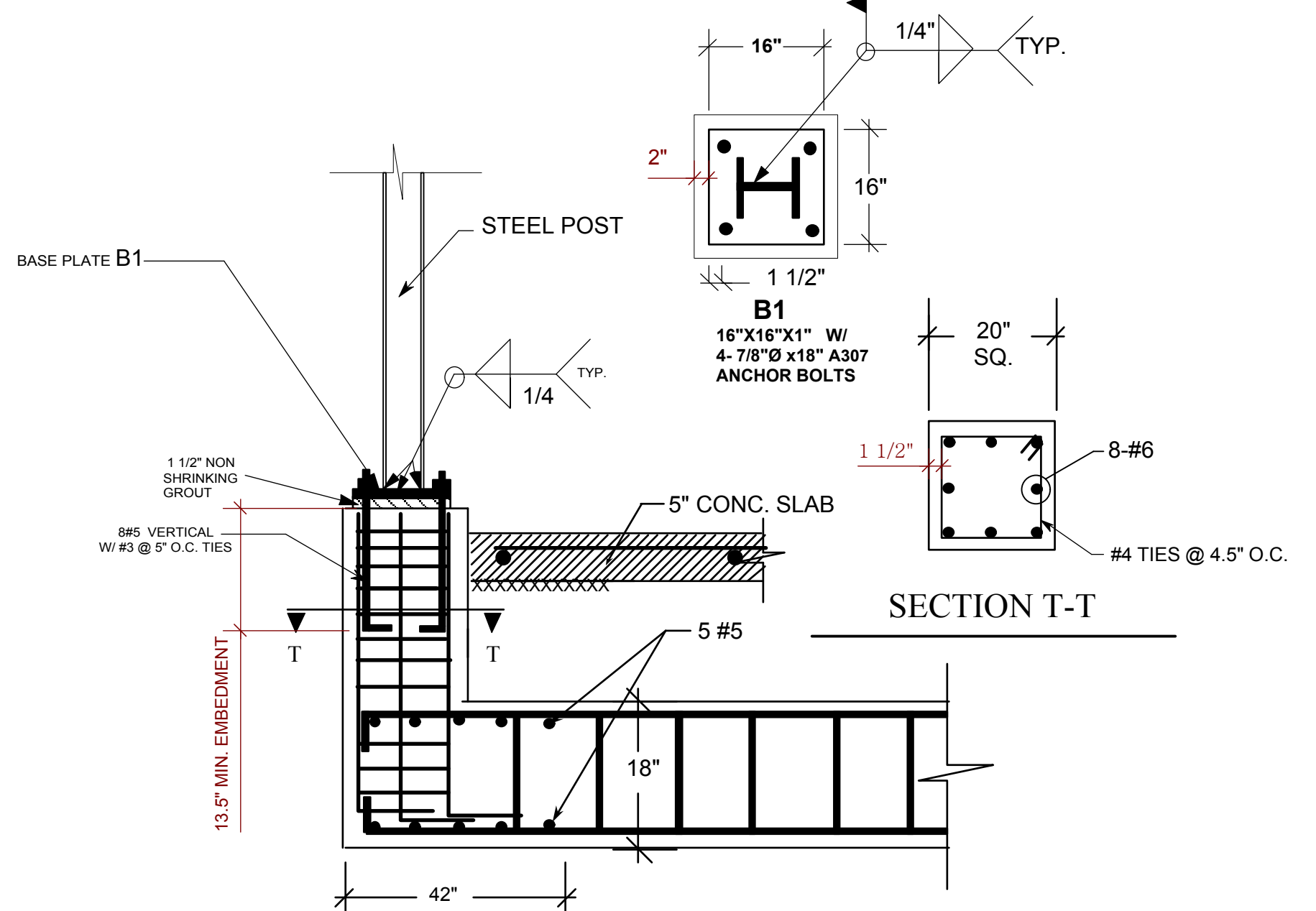
NON BEARING WALL
 N.T.S.



TIE BEAM DETAIL
 N.T.S.



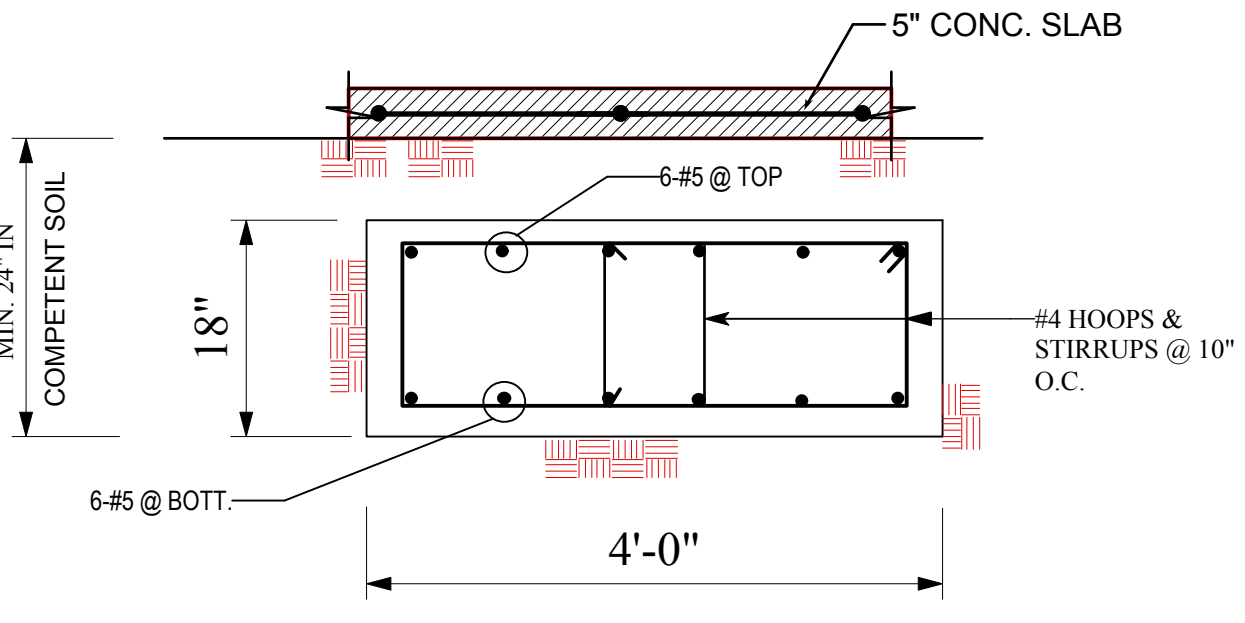
DETAIL & SECTION
 N.T.S.



STEEL POST & FOUNDATION DETAIL
 N.T.S.

PROVIDE SPECIAL INSPECTION FOR ALL STRUCTURAL WELDING
 PROVIDE 1 HR. FIRE RESISTIVE FURRING FOR STRUCTURAL STEEL BEAMS & COLUMNS
 TWO LAYERS OF 5/8" GYP. BD. TYPE (X) AROUND STEEL BEAM & COLUMNS

12" SCARIFY & RECOMPACT UNDER ANY CONC. WORK
 5/8" x 10" ANCHOR BOLTS @ 32" O.C. AND 1'-0" TO THE END, U.N.O.
 HOLDDOWNS & ANCHOR BOLTS HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION, FOR LOCATION OF HOLDDOWNS LOOK AT SHEAR WALL PLANS & SPECIFY WITH ARCHITECTURAL



GRADE BEAM DETAIL
 N.T.S.

* EXPLORATORY PIT TO BE CONSTRUCTED FOR ENGINEER'S INSPECTION TO VERIFY THE LOCATION OF ADJACENT FOUNDATION & AT THAT TIME A DETERMINATION WILL BE MADE OF WHETHER IF UNDERPINNINGS OF ADJACENT OR AN ALTERNATIVE METHOD OF CONSTRUCTION IS NECESSARY.
 ** WORK FOR UNDERPINNING OF ADJACENT PROPERTY IF NECESSARY WILL BE DONE UNDER SEPARATE PERMIT.



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FRAMING PLANS (1)

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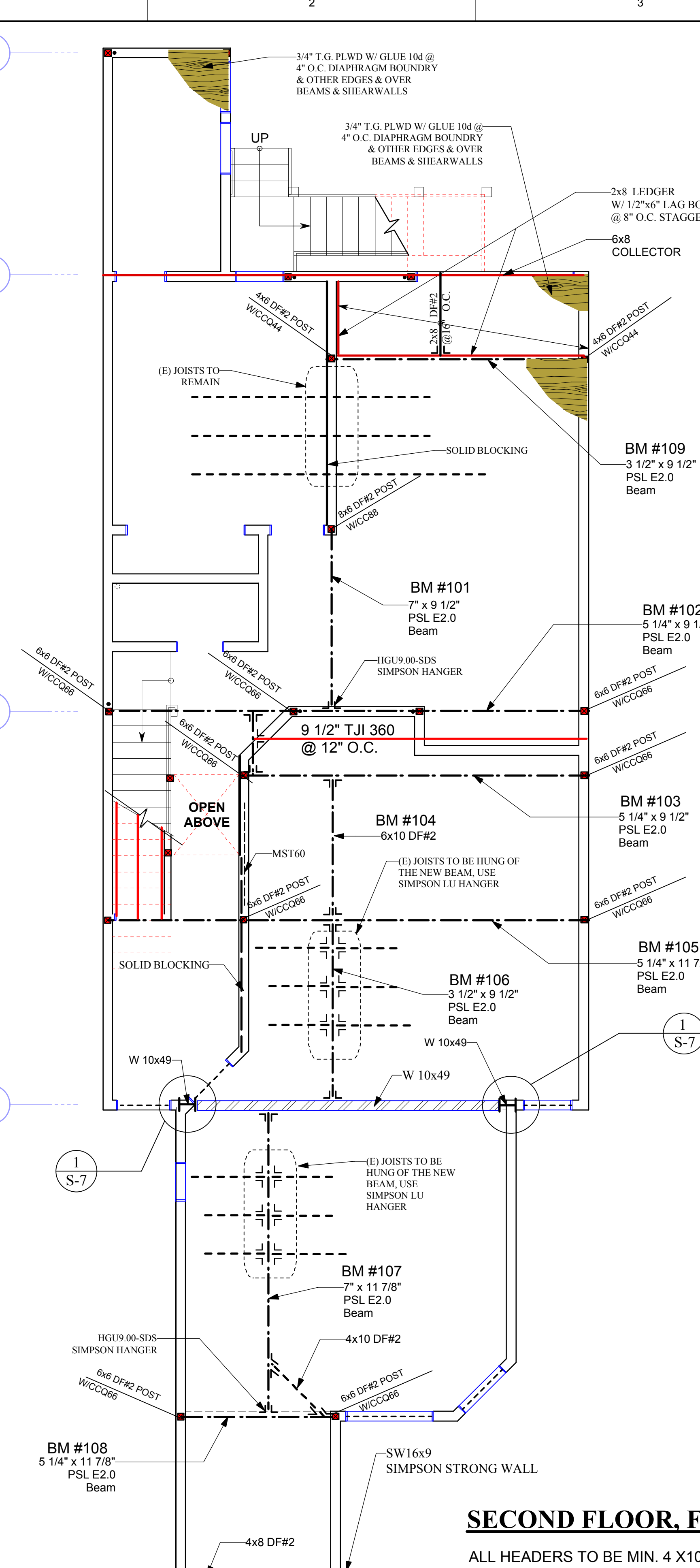
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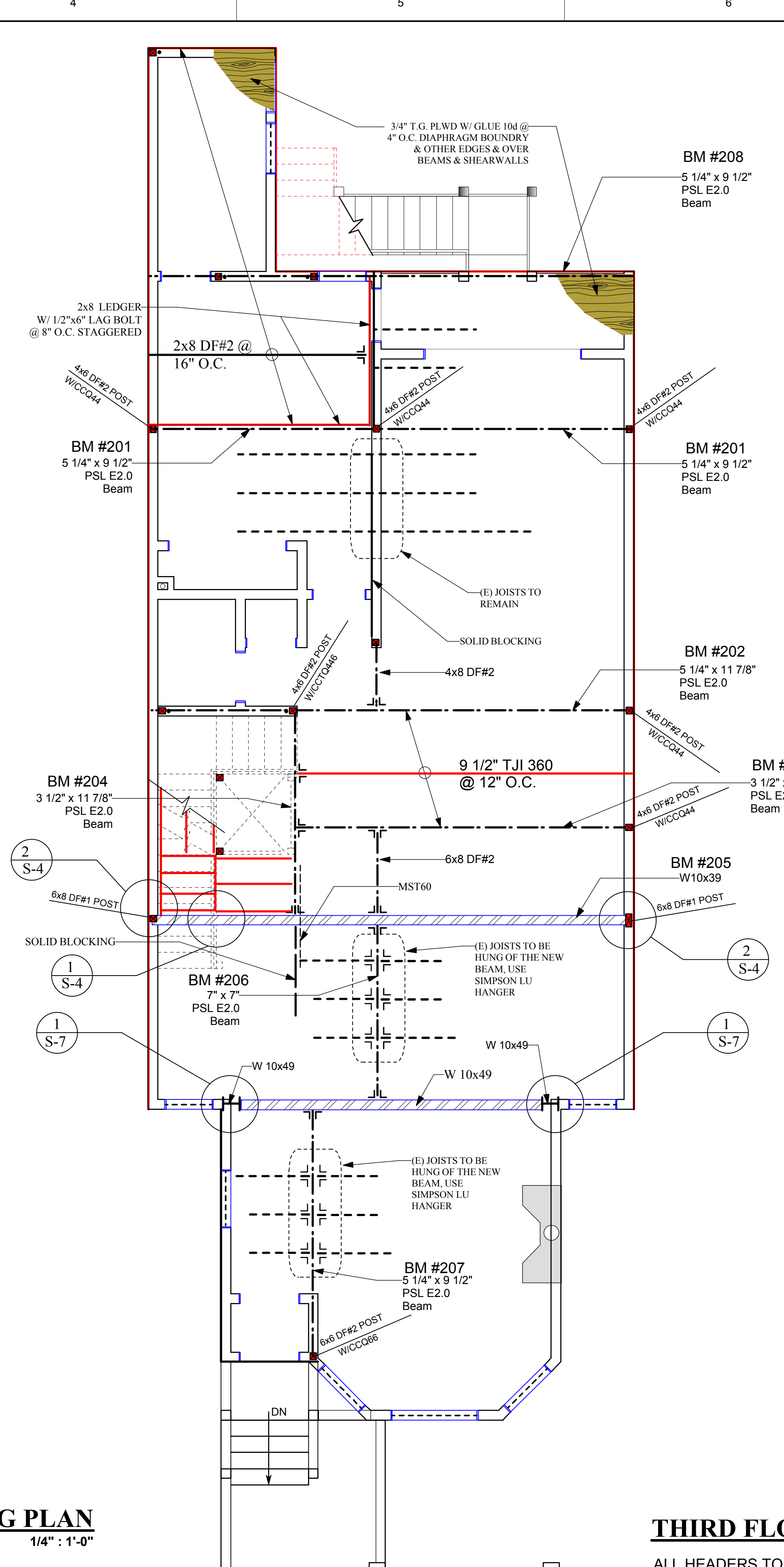
JOB NO. 09-1403

SHEET NO. **S-3**



SECOND FLOOR, FLOOR FRAMING PLAN
1/4" = 1'-0"

- ALL HEADERS TO BE MIN. 4 X10 OR 6 X8 U.N.O.
ALL BEARING WALLS UNDER TO BE MIN. 2X6 OR 3X4 DF#2 @16" O.C.
- NOTES:
-DIAPHRAGM EDGE NAILING OVER ALL COLLECTORS & SOLID BLOCKING & STEEL BEAMS
-SOLID BLOCKING OVER ALL BEARING WALLS & BEAMS
-DBL. JOIST & SOLID BLOCKING UNDER ALL UPPER WALLS
-ALL BEAMS SHALL BE SUPPORTED BY MIN. 4X, 6X, OR MULTIPLE 2X POSTS TO FOUND



THIRD FLOOR, FLOOR FRAMING PLAN
1/4" = 1'-0"

- ALL HEADERS TO BE MIN. 4 X10 OR 6 X8 U.N.O.
ALL BEARING WALLS UNDER TO BE MIN. 2X4 DF#2 @16" O.C.
- NOTES:
-DIAPHRAGM EDGE NAILING OVER ALL COLLECTORS & SOLID BLOCKING & STEEL BEAMS
-SOLID BLOCKING OVER ALL BEARING WALLS & BEAMS
-DBL. JOIST & SOLID BLOCKING UNDER ALL UPPER WALLS
-ALL BEAMS SHALL BE SUPPORTED BY MIN. 4X, 6X, OR MULTIPLE 2X POSTS TO FOUND



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FRAMING PLAN (2)

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DRAWN R.L.

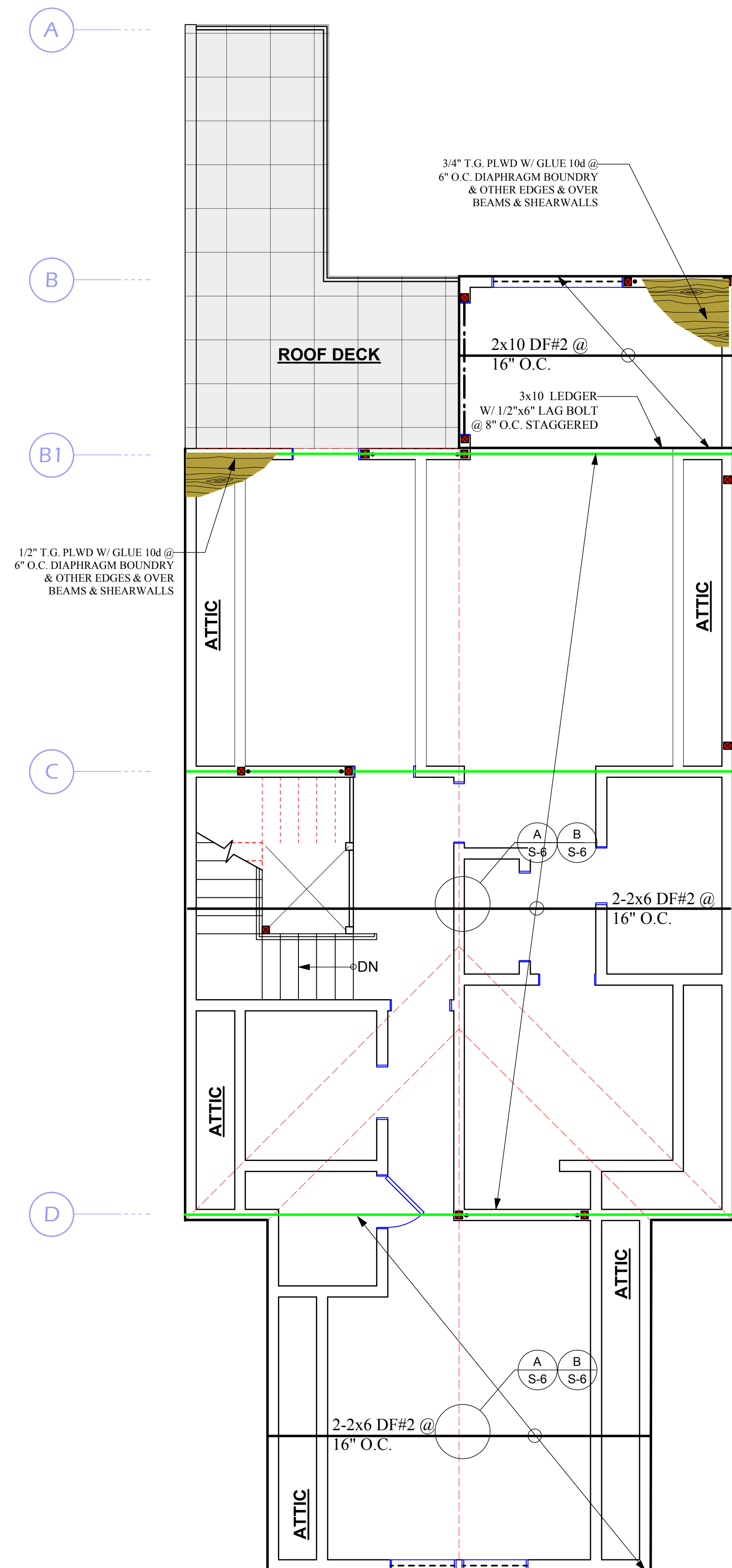
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JOB NO. 09-1403

SHEET NO. **S-4**

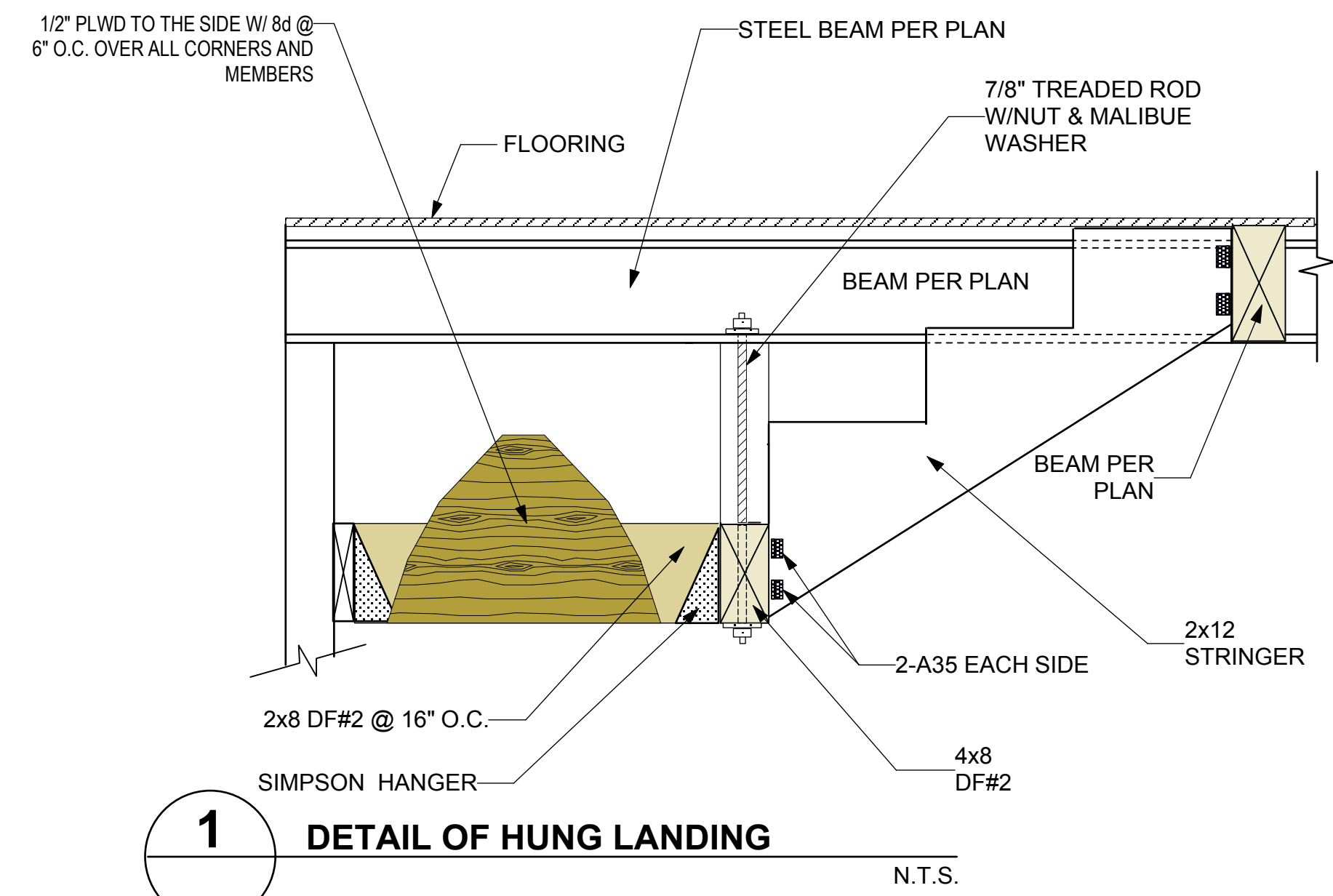


ROOF, FLOOR FRAMING PLAN

1/4" = 1'-0"

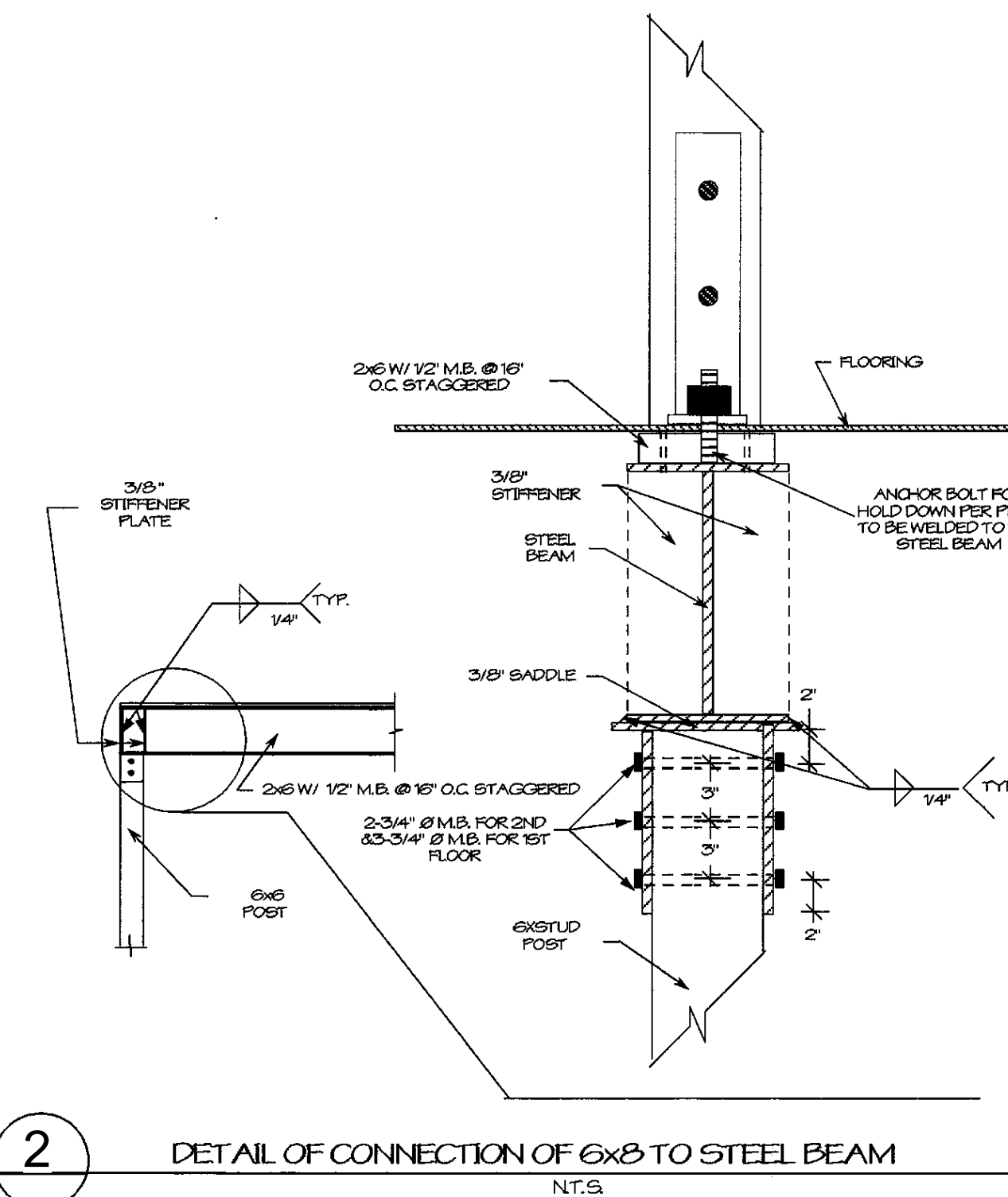
ALL HEADERS TO BE MIN. 4 X10 OR 6 X8 U.N.O.
 ALL BEARING WALLS UNDER TO BE MIN. 2X4 DF#2 @16" O.C.

NOTES:
 -DIAPHRAGM EDGE NAILING OVER ALL COLLECTORS & SOLID BLOCKING & STEEL BEAMS
 -SOLID BLOCKING OVER ALL BEARING WALLS & BEAMS
 -DBL. JOIST & SOLID BLOCKING UNDER ALL UPPER WALLS
 -ALL BEAMS SHALL BE SUPPORTED BY MIN. 4X, 6X, OR MULTIPLE 2X POSTS TO FOUND



1 **DETAIL OF HUNG LANDING**

N.T.S.



2 **DETAIL OF CONNECTION OF 6x8 TO STEEL BEAM**

N.T.S.



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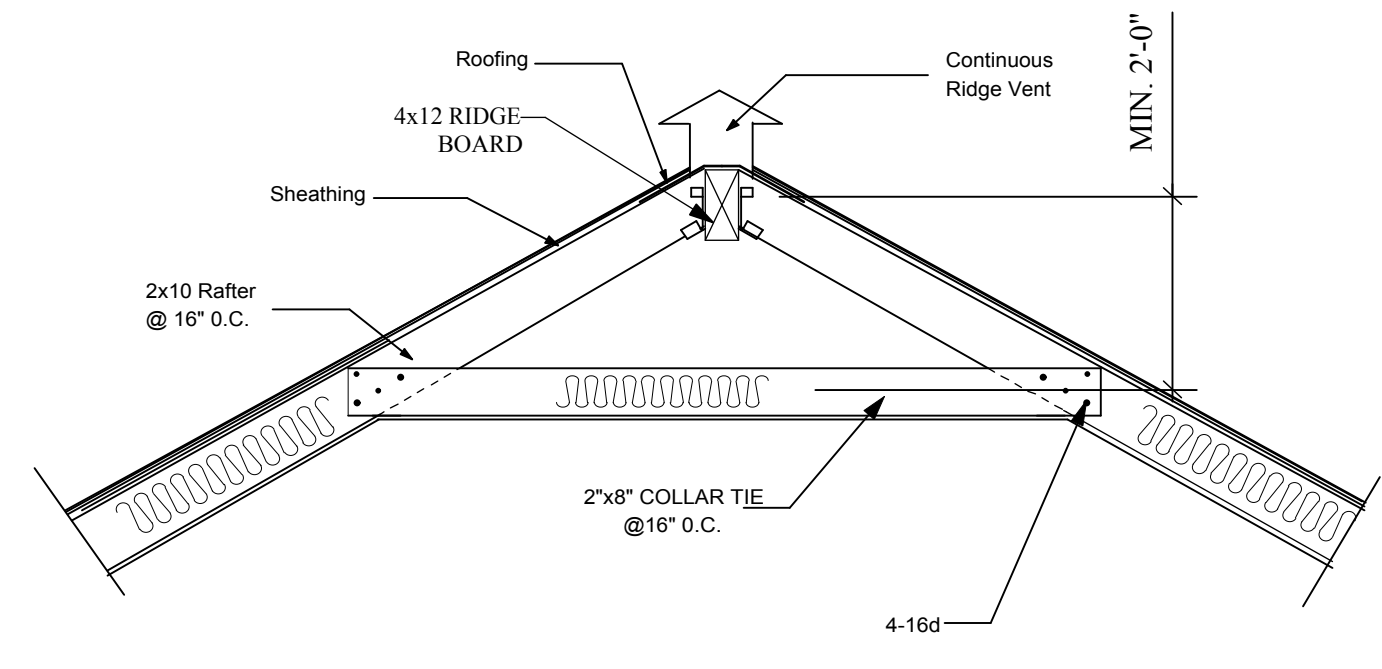
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GENERAL DETAILS

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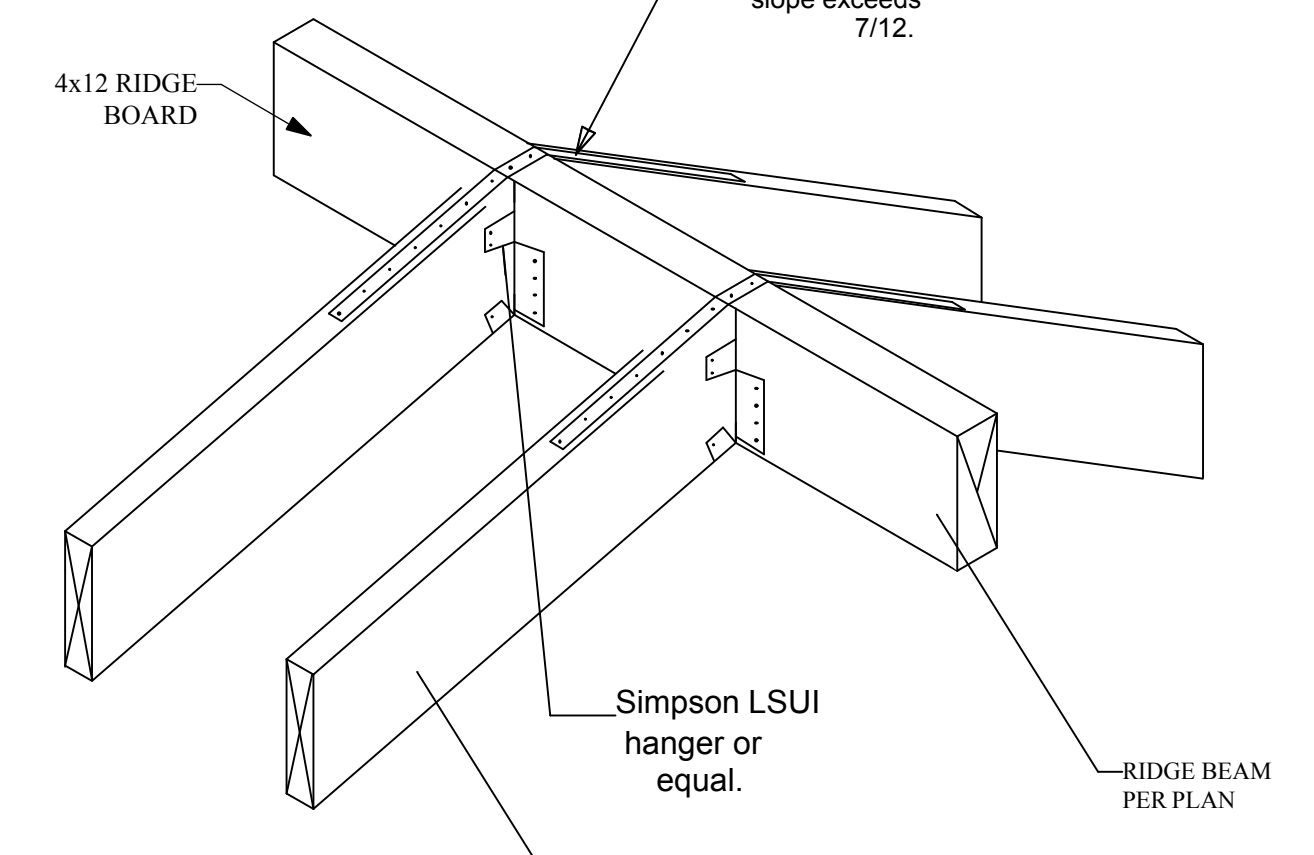
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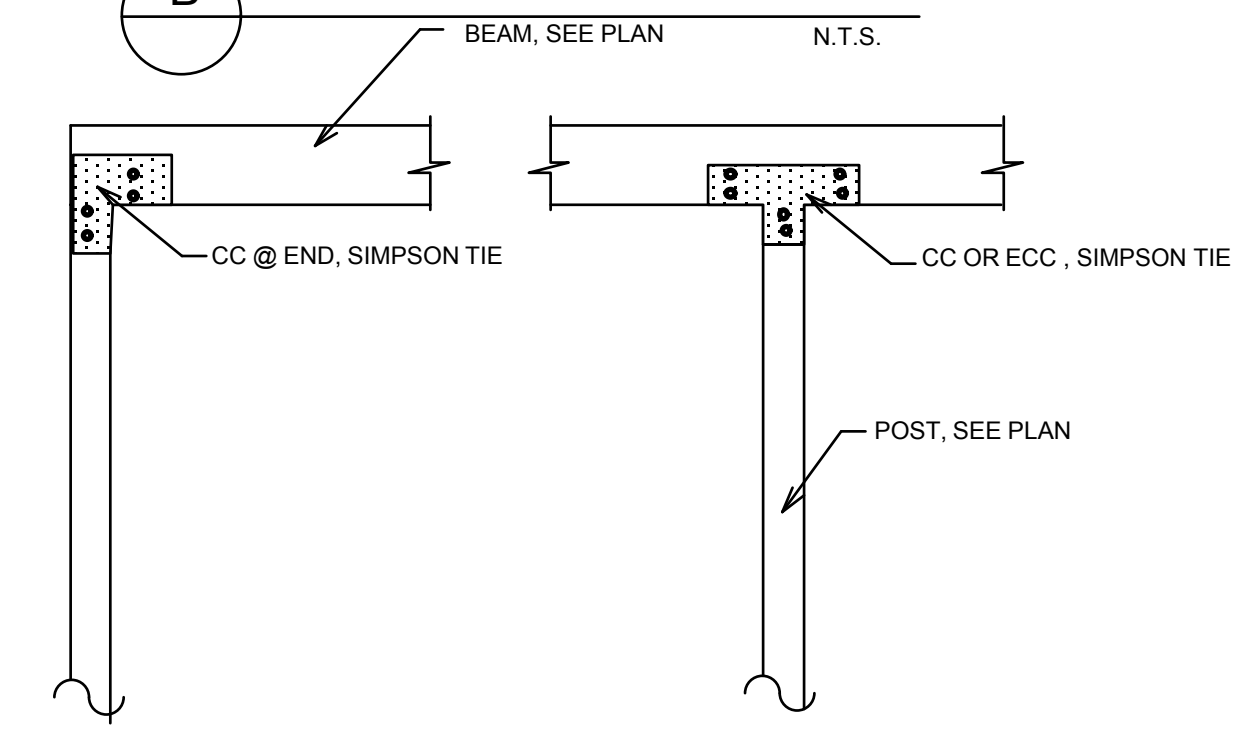


A COLLAR TIE
 N.T.S.

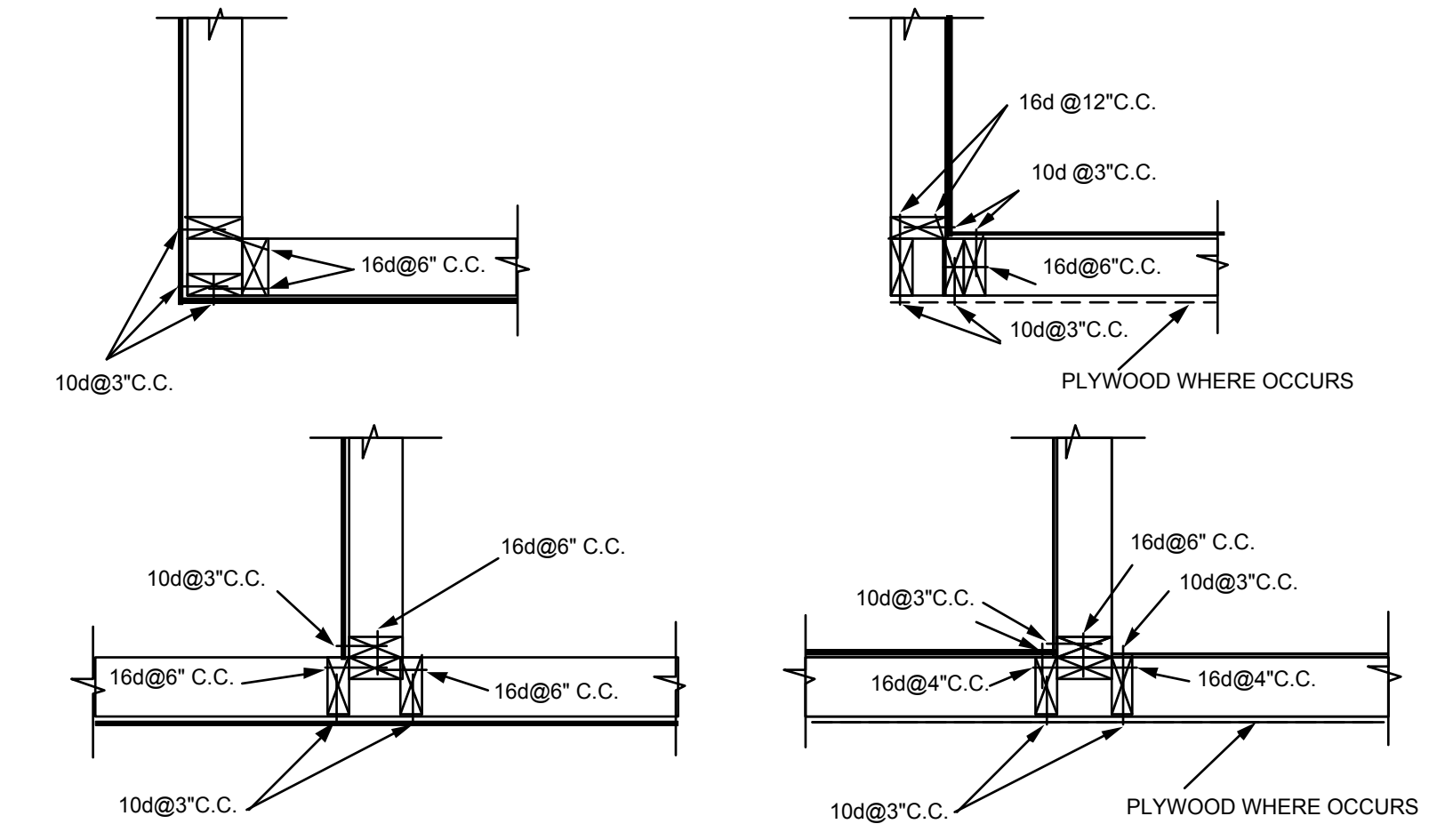
Requires Simpson MST11 3/8 strap with 10-10d where slope exceeds 7/12.



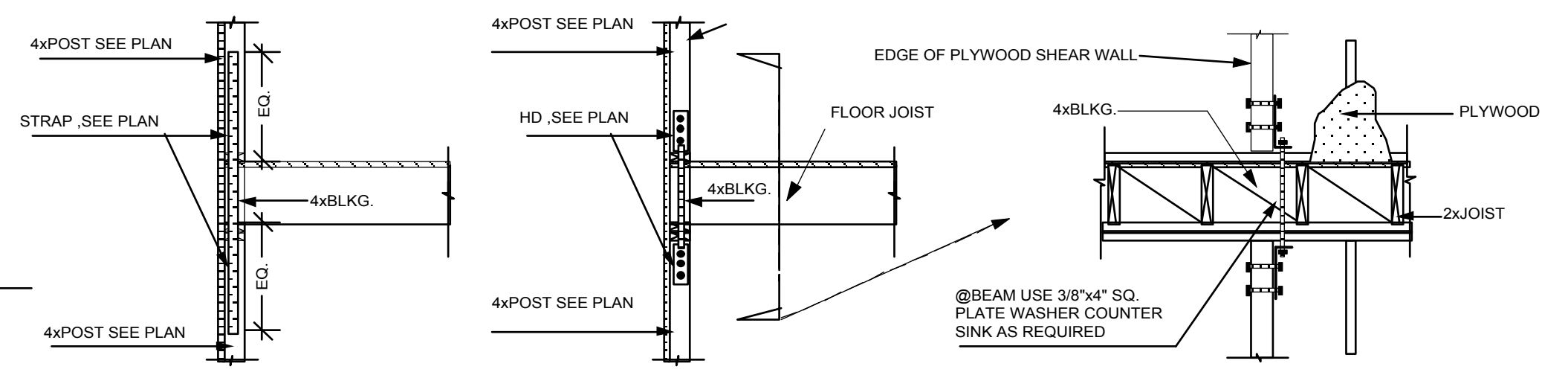
B BEAM, SEE PLAN
 N.T.S.



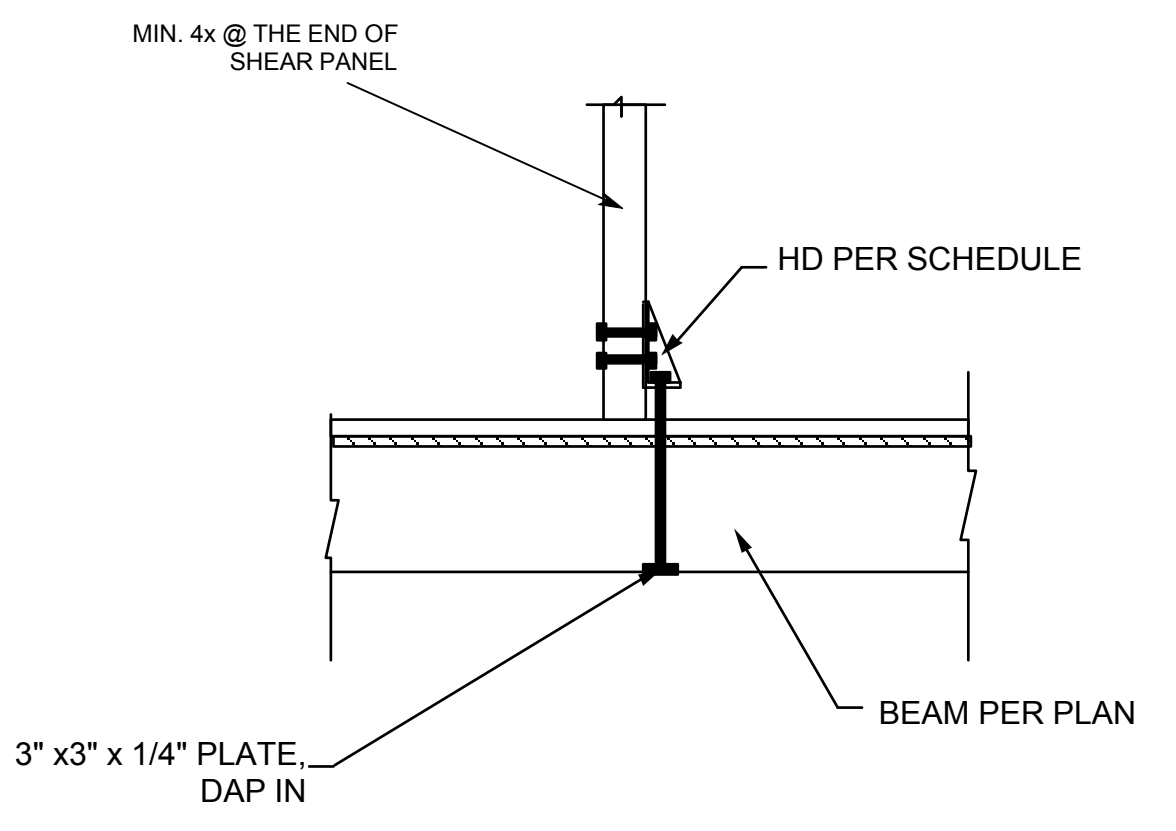
C CHORD EXTENSION DETAIL AT THE JOG
 N.T.S.



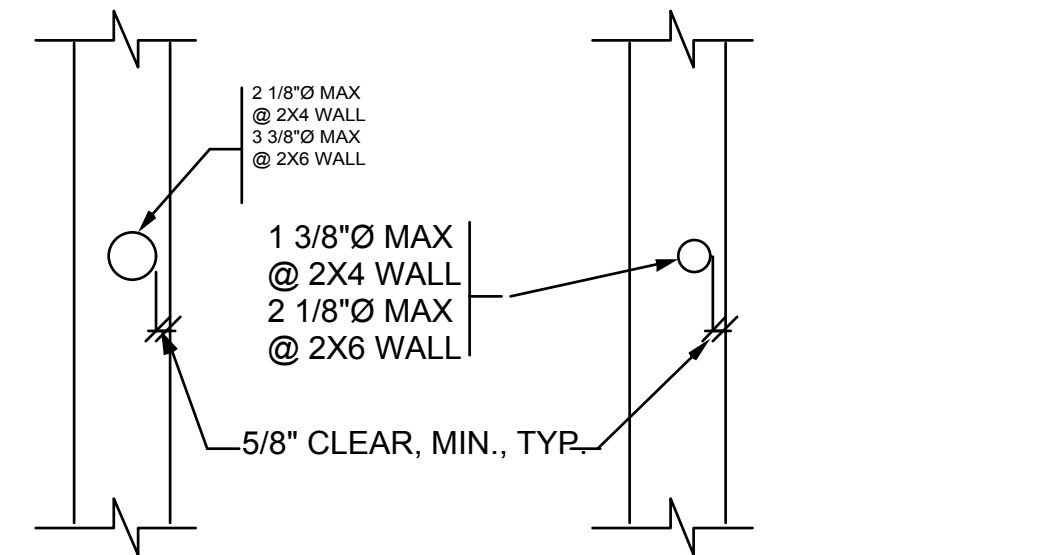
TYP. PLYWOOD SHEARWALL INTERSECTION DETAIL



TYP. TIE DOWN DETAIL BETWEEN FLOORS

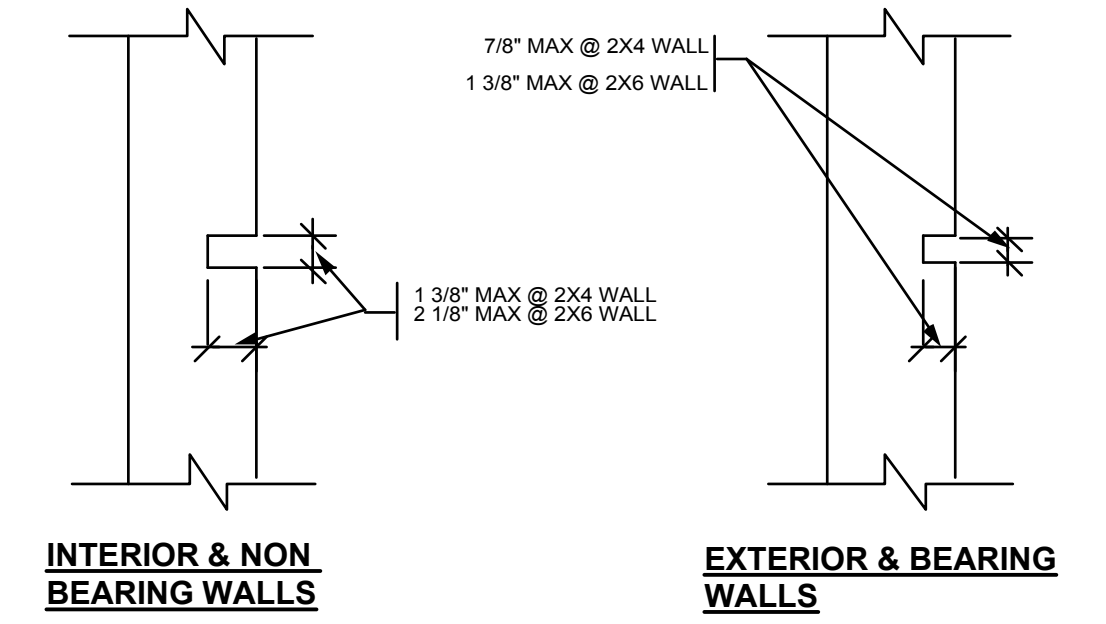


TYP. INSTALLATION OF HOLD DOWNS & STRAP WHERE BEAM OCCURS



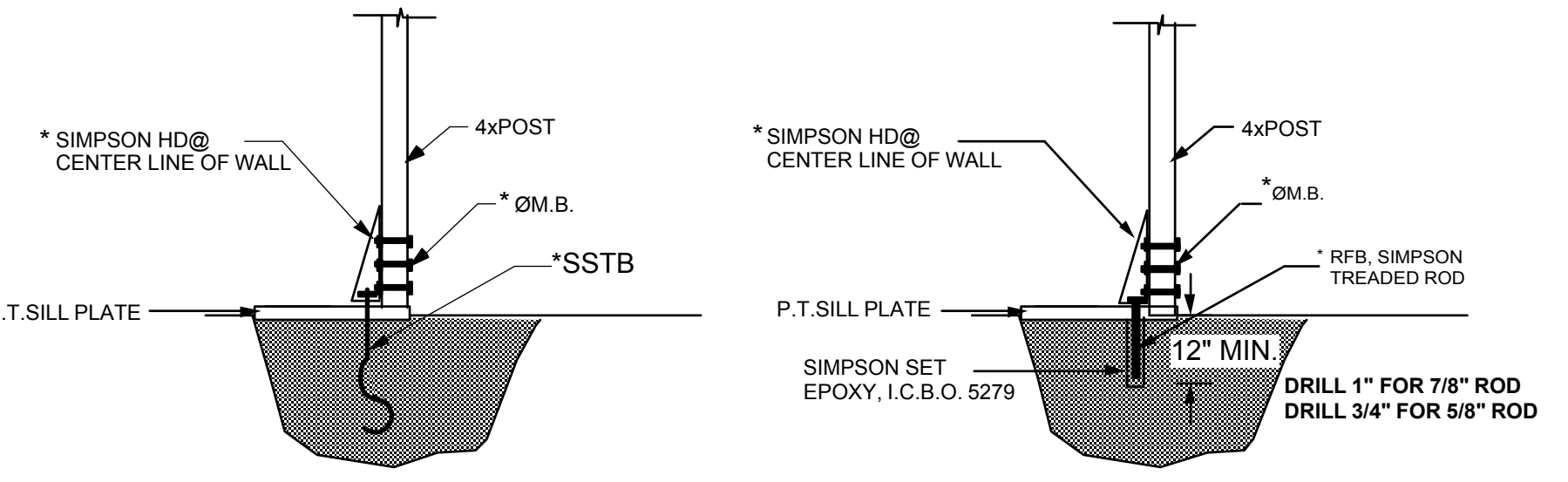
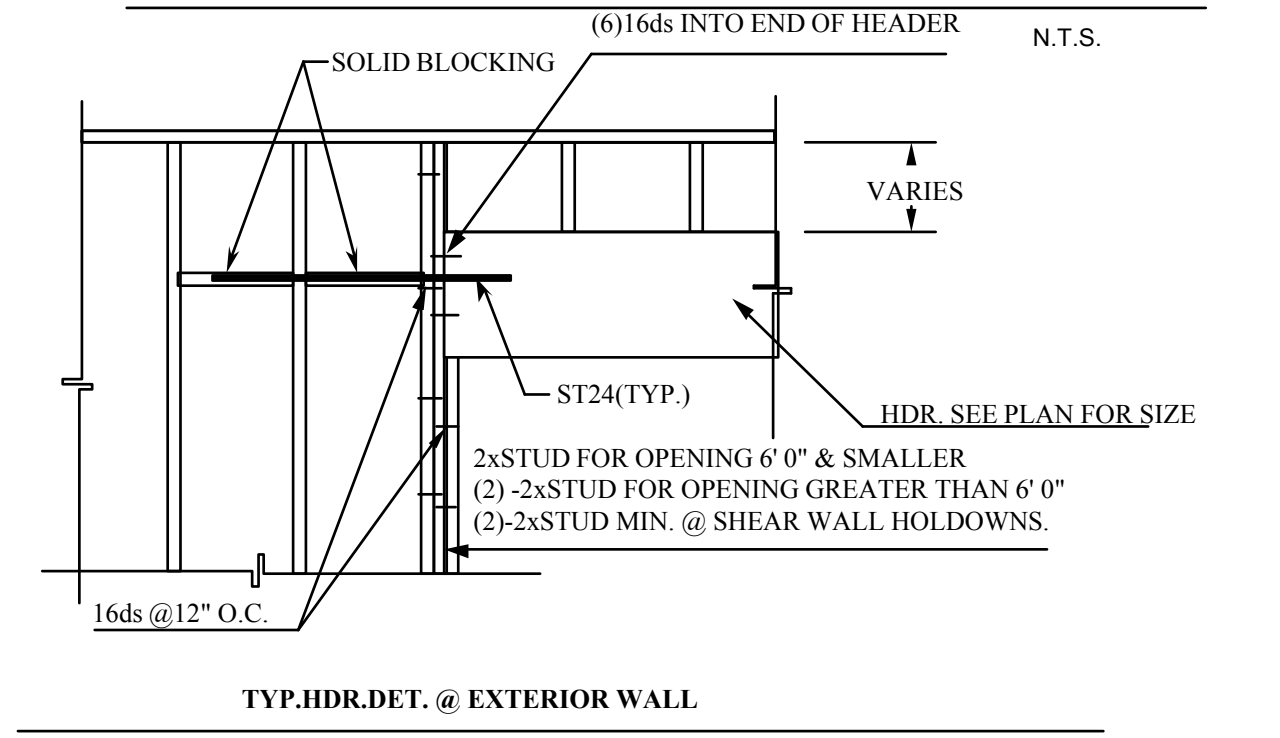
OPTION:
 1/2 (WIDTH) BORED HOLES ARE PERMITTED IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED.

NON BEARING WALLS
BEARING WALLS
 ALLOWABLE BORED HOLES IN STUD WALLS
 N.T.S.

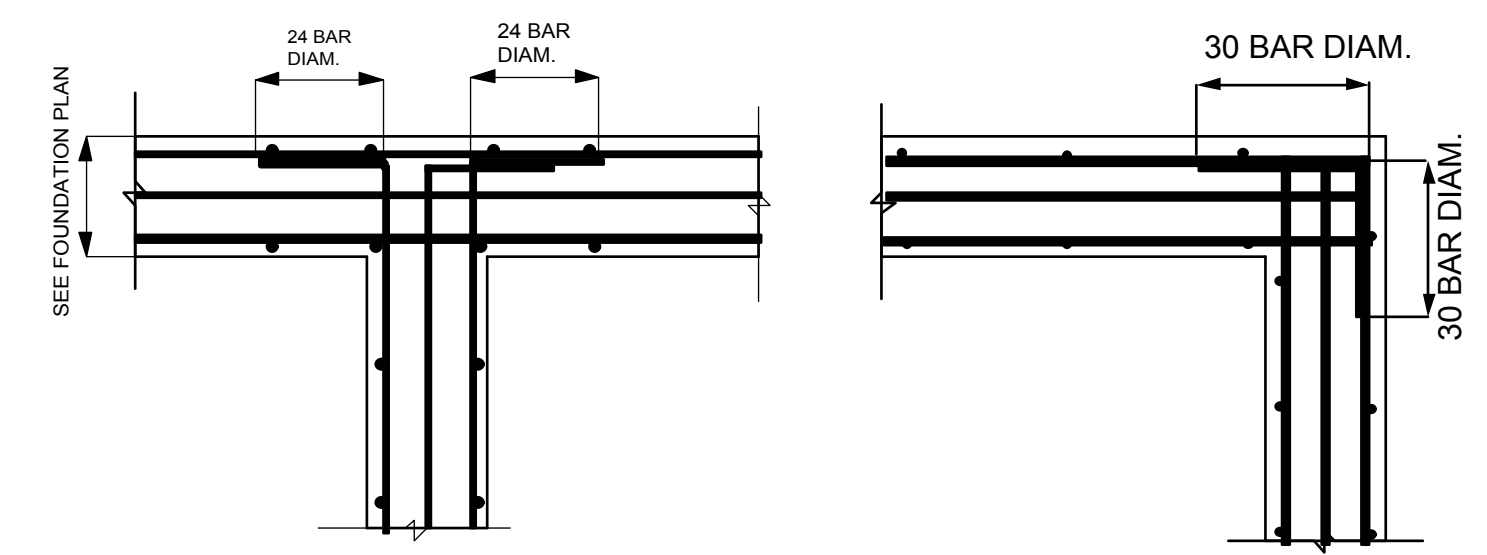


INTERIOR & NON BEARING WALLS
EXTERIOR & BEARING WALLS
 ALLOWABLE CUTTING & NOTCHING IN STUD WALLS
 N.T.S.

TYPICAL POSITIVE BEAM TO POST CONNECTION



TYP. HOLDOWN DETAIL AT CONC. FOUNDATION



TYP. GRADE BEAM INTERSECTION

STRUCTURAL STEEL:

STRUCTURAL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. (LATEST ADDITION AND SUPPLEMENT)

ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED SHALL CONFORM WITH THE FOLLOWING:

| | |
|------------------------|--------------------|
| ROLLED SHAPES & PLATES | ASTM A36 |
| PIPES | ASTM A53, GRADE B |
| TUBES | ASTM A500, GRADE B |

MACHINE BOLTS SHALL BE ASTM A307.

THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR ARCHITECT'S REVIEW BEFORE FABRICATION.

BOLT HOLES IN STEEL SHALL BE 1/16" LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.

ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE OR MASONRY OR ARE ENCASED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.

ALL WELDS SHALL BE IN CONFORMITY WITH THE LATEST EDITION OF THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1) OF THE AMERICAN WELDING SOCIETY. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED.

FILLER METAL FOR WELDING SHALL CONFORM WITH AWS D1.1, TABLE 4.1.1. ELECTRODES SHALL BE OF THE LOW HYDROGEN TYPE AND SHALL BE AS RECOMMENDED BY THEIR MANUFACTURER FOR THE POSITION AND CONDITION OF USE. ALL ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF E70XX

PERMISSIBLE WELDING PROCESSED ARE:

| | |
|-------------|------------------|
| SHOP WELDS | SMAW, SAW & FCAW |
| FIELD WELDS | SMAW & FCAW |

PROCESSES THAT ARE NOT PERMITTED ARE GMAW, ELECTROSLAG AND ELECTROGAS. ALL EXPOSES STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.

BASE PLATES SHALL BE BEDDED ON DRY PACK OR NON-SHRINK GROUT OF 1 INCH MINIMUM THICKNESS UNLESS OTHERWISE SHOWN.

FABRICATION AND ERECTION OF BEAMS SHALL BE WITH THE MILL CAMBER UP.

WHEN STRESSES ARE NOT GIVEN OR DETAILS NOT SHOWN, CONNECTIONS FOR MEMBERS CARRYING DIRECT STRESS SHALL DEVELOP THE STRENGTH OF THE MEMBERS.

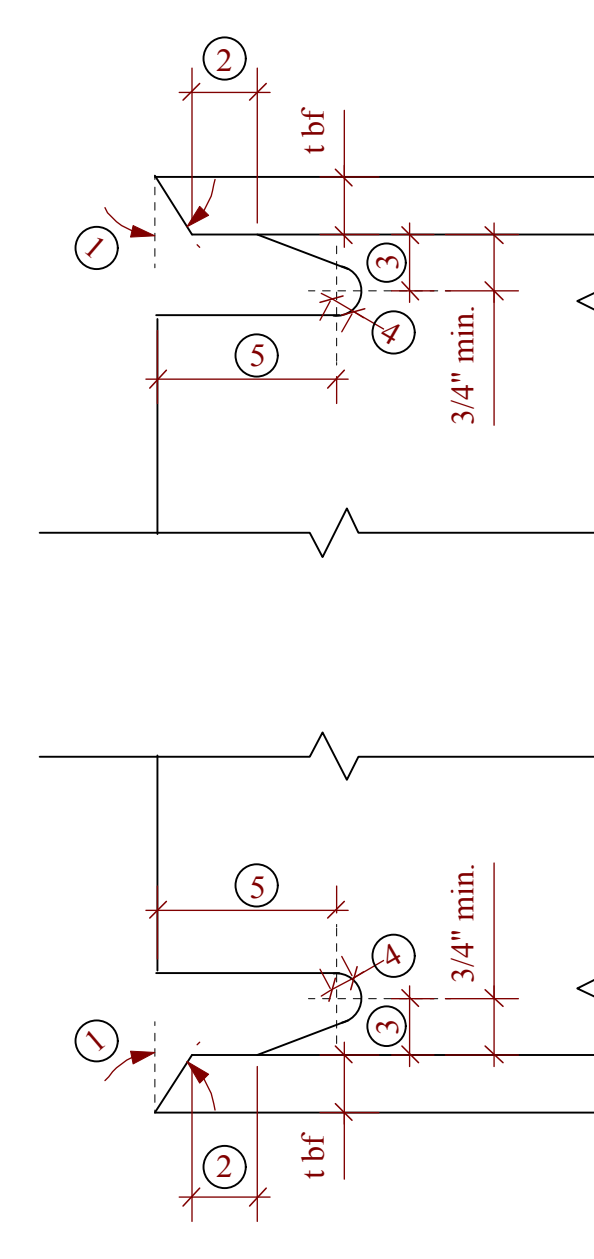
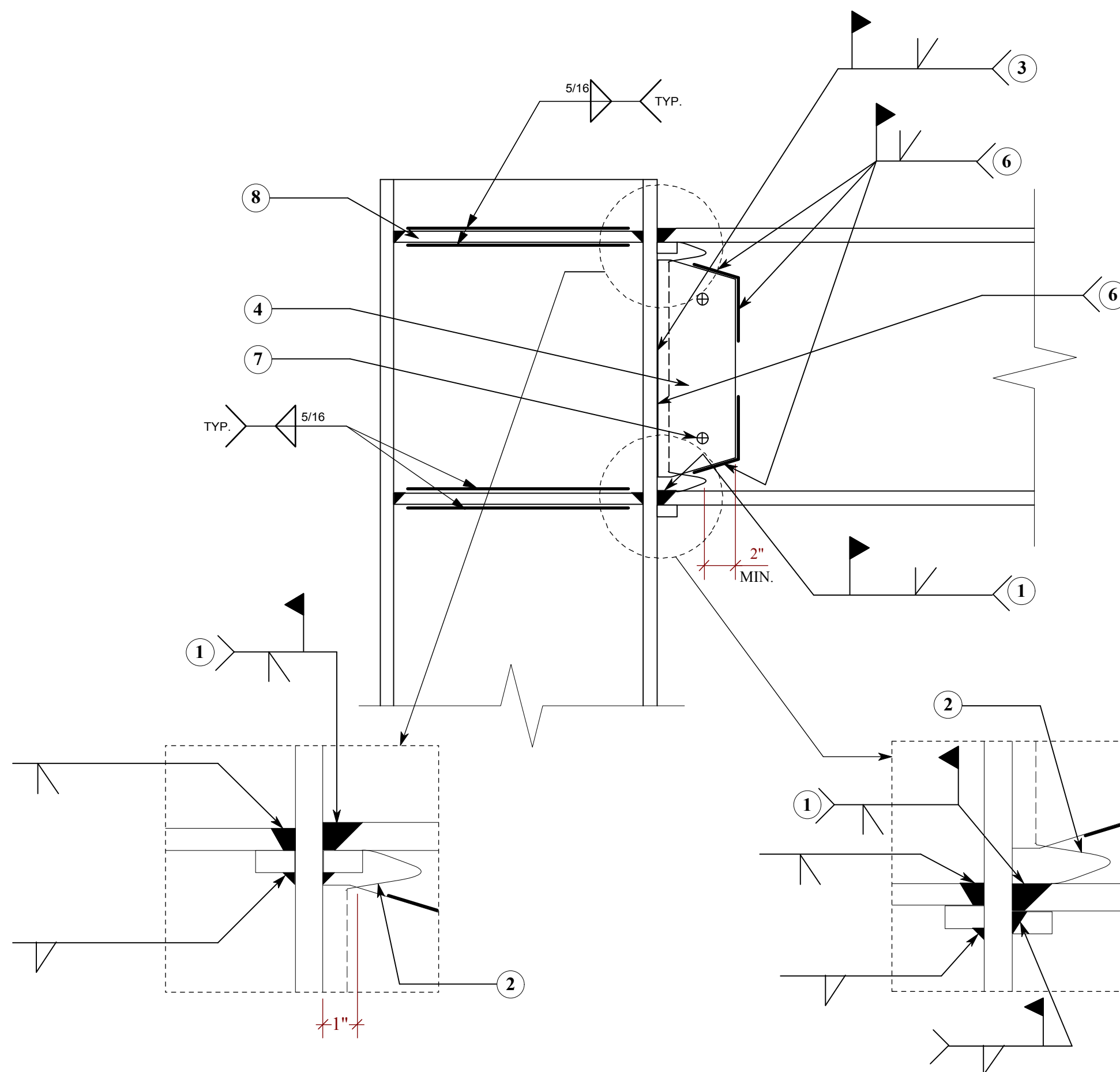
A.I.S.C. STANDARD BEAM CONNECTIONS OR WELDED CONNECTIONS OF EQUAL STRENGTH SHALL BE USED FOR ALL BEAM CONNECTIONS NOT SHOWN. DEVELOP 5/8 OF THE UNIFORM LOAD CARRYING OF THE BEAM.

SPECIAL INSPECTION REQUIRED FOR ALL FIELD WELDS AND FULL PENETRATION WELDS PER UNIFORM BUILDING CODE SECTION 1701.3.

ALL A325N & A325 SC BOLTS MUST BE INSTALLED UNDER CONTINUOUS SPECIAL INSPECTION. NUT MUST BE COMPATIBLE HUGH STRENGTH PER, AISC, W/ ADEQUATE HIGH STRENGTH WASHERS AT THE NUT & BOLT HEAD. PRETENSION BOLTS PER AISC LATEST EDITION RECOMMENDATION.

NONE SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT LEAST 28 DAYS OF 7000 PSI PER ASTM C109. NONE SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE THE PLACEMENT OF NONE-SHRINK GROUT WITHOUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.

PROVIDE 1 HR. FIRE RESISTIVE FURRING FOR STRUCTURAL STEEL BEAMS & COLUMNS. TWO LAYERS OF 5/8" GYP. BD. TYPE (X) AROUND STEEL BEAM & COLUMNS.



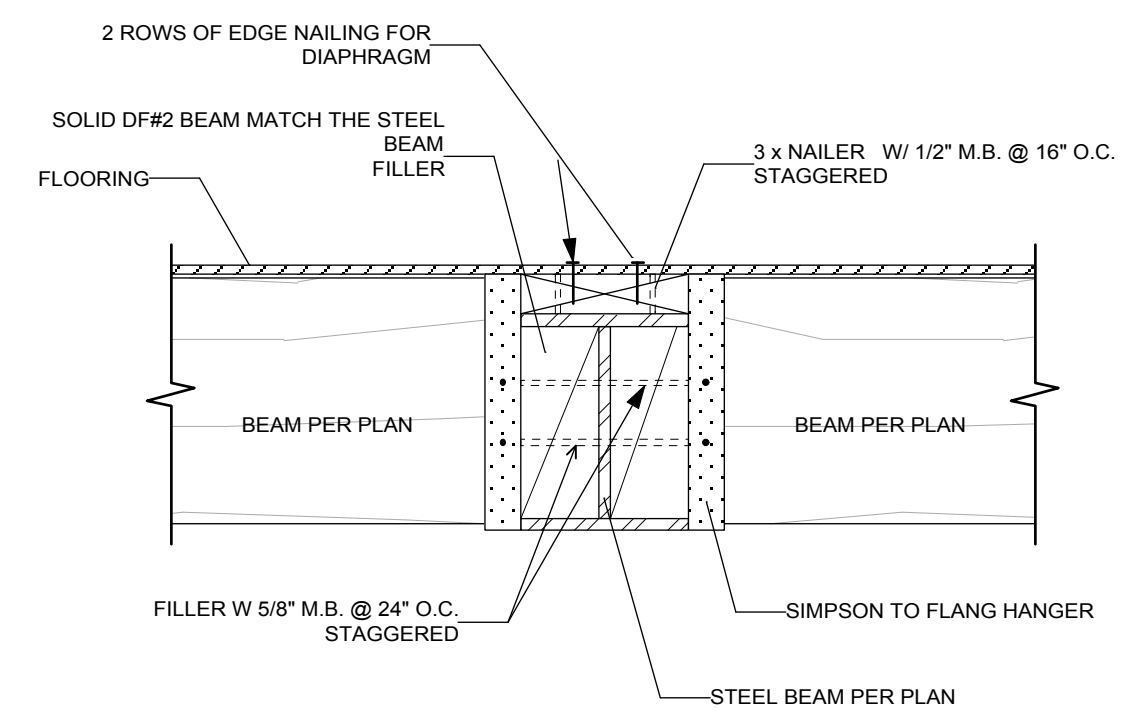
NOTES:

- ① BEVEL AS REQUIRED BY AWS D1.1 FOR CJP GROOVE WELD AT TOP AND BOTTOM FLANGES.
- ② 1/2"
- ③ 3/4"
- ④ MIN. 3/8"
- ⑤ 2"

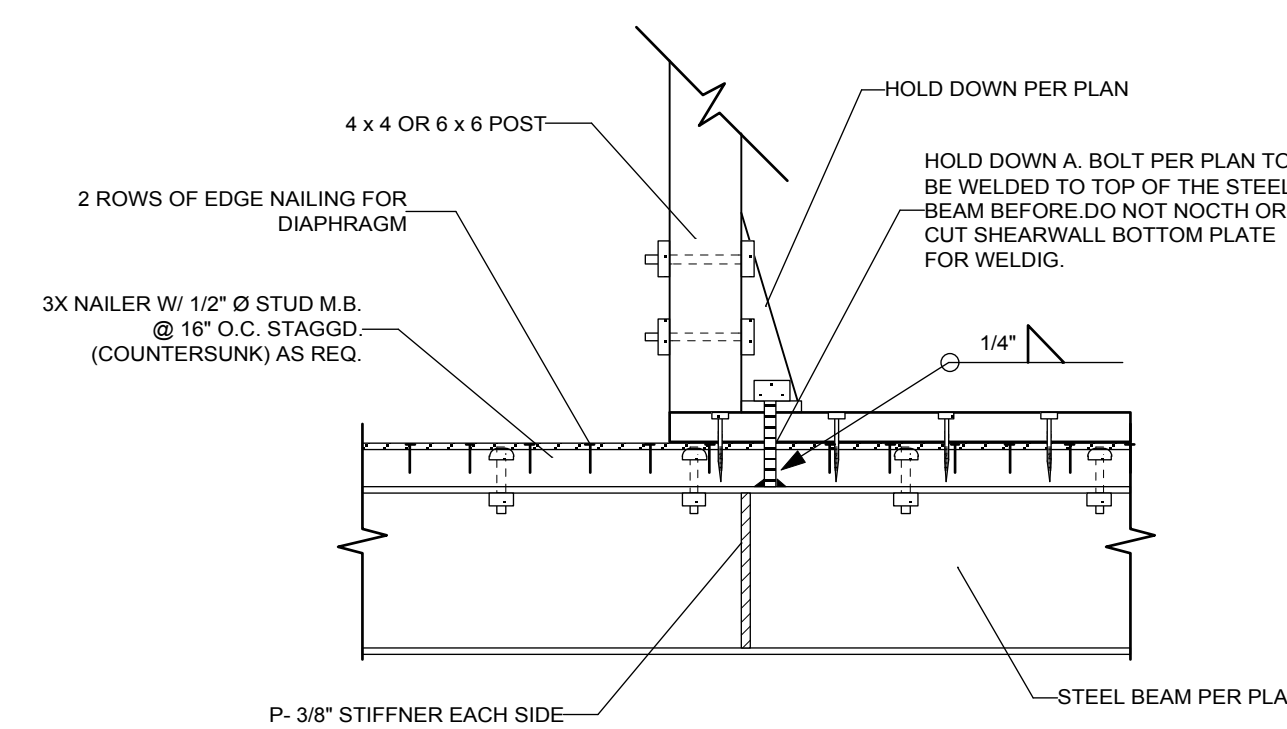
NOTES:

1. CJP GROOVE WELD AT TOP AND BOTTOM FLANGES. AT TOP FLANGE, EITHER (1) REMOVE WELD BACKING, BACKHOUSE, AND ADD 5/16" MINIMUM FILLET WELD, OR (2) LEAVE BACKING IN PLACE AND ADD 5/16" FILLET UNDER BACKING. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKHOUSE, AND ADD 5/16" MINIMUM FILLET WELD. WELD: QC/QA CATEGORY AH/T.
2. WELD ACCESS HOLE (SEE DETAIL 4)
3. CJP GROOVE WELD FULL LENGTH OF WEB BETWEEN WELD ACCESS HOLES. PROVIDE NON-FUSIBLE WELD TABS. REMOVE WELD TABS AFTER WELDING AND GRIND END OF WELD SMOOTH AT WELD ACCESS HOLE. WELD: QC/QA CATEGORY BH/T.
4. THICKNESS OF SHEAR TAB PLATE IS 3/8". SHEAR TAB LENGTH SHALL BE SO AS TO ALLOW 1/8" OVERLAP WITH THE WELD ACCESS HOLE AT TOP AND BOTTOM, AND THE WIDTH SHALL EXTEND 2" MINIMUM BACK ALONG THE BEAM, BEYOND THE END OF THE WELD ACCESS HOLE.
5. FULL-DEPTH PARTIAL PENETRATION FROM FAR SIDE. WELD: QC/QA CATEGORY BMT.
6. FILLET WELD SHEAR TAB TO BEAM WEB. WELD SIZE SHALL BE 5/16". WELD SHALL EXTEND OVER THE TOP AND BOTTOM ONE-THIRD OF THE SHEAR TAB HEIGHT AND ACROSS THE TOP AND BOTTOM. WELD: QC/QA CATEGORY BL/L.
7. ERECTION BOLTS: 2 7/8" dia. A325-N.
8. 5/8" CONTINUITY PLATES.

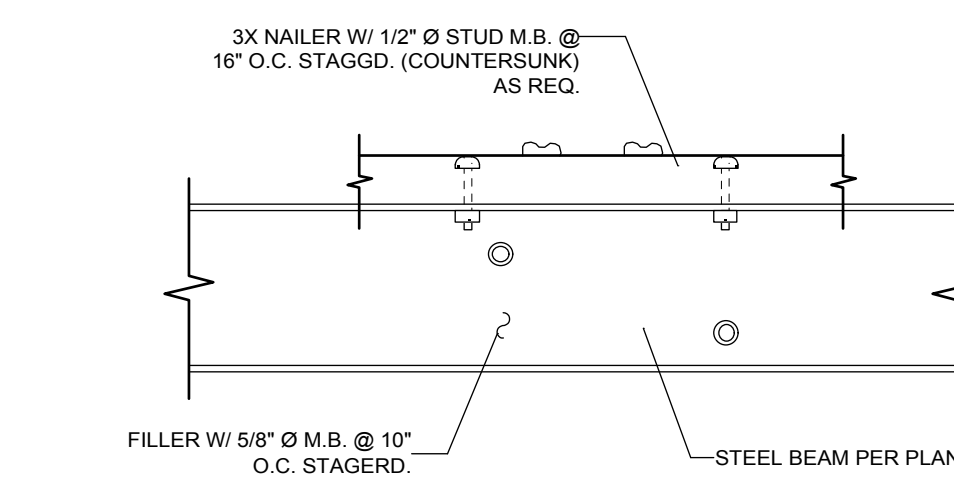
1 WELDED UNREINFORCED FLANGE-WELDED WEB (WUF-W) CONNECTION N.T.S.



2 DETAIL OF BEAM CONNECTION N.T.S.



3 DETAIL OF CONNECTION OF HOLD DOWN & STEEL BEAM N.T.S.



5 TYP. CONNECTION FOR NAILER N.T.S.

DETAILS FOR STEEL CONNECTIONS



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SHEET TITLE

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DRAWN R.L.

CHECKED R.K.

DATE 05/18/09

REVISED DATE 7/19/10

JOB NO. 09-1403

SHEET NO. **S-7**



Re: 820 22nd St. and 1067 Tenn
Janet Carpinelli
to:
Richard.Sucre
03/01/2011 12:28 PM
[Show Details](#)

History: This message has been replied to.

Rich

I would like to see a copy of the latest plans. Is this still a single family home? I would like to see sidewalk greening added. If these are the same owners as of the property at 1011 Tenn., they poured concrete sidewalks over a holiday weekend, and butchered the tree roots of the street tree causing the City Urban Forester to tell them they have to remove and replace the tree, which they have yet to do.

Also if you go by the 1067 Tenn. property you will see it is quite derelict looking and not secure as I copied you on a note to Reza. Despite getting a COA or permit, they should have to immediately secure and improve the look of the building. Reza has told me that he is familiar with sidewalk greening and has done projects with it. Please encourage him and the owners to add that to their plan.

Your help in that would be appreciated.

Thank you,

Janet Carpinelli
282-5516

President
Dogpatch Neighborhood Association
1459 18th St., No. 227
San Francisco, CA 94107
www.mydogpatch.org

On Mar 1, 2011, at 12:19 PM, Richard.Sucre@sfgov.org wrote:

Hi Janet,

For 820 22nd Street, I have yet to hear from the property owner.

For 1067 Tennessee, Reza submitted revised drawings and I am tentatively scheduling the C of A Hearing for March 16 pending additional information on the treatment of the exterior facade.

Let me know if you have any questions.

Thanks,

Rich

--

Richard Sucre
Preservation Technical Specialist/Planner

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
v: 415.575.9108 f: 415.558.6409

richard.sucre@sfgov.org

From: Janet Carpinelli <jc@jcarpinelli.com>
To: Sucre Rich <Richard.Sucre@sfgov.org>
Date: 03/01/2011 12:16 PM
Subject: 820 22nd St. and 1067 Tenn

Hi Rich

What is the update on these properties?

Thank you,

Janet Carpinelli
282-5516

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