



tobylongdesign
 665 THIRD STREET SUITE 400 SAN FRANCISCO, CA 94107
 P: 415.905.9030 F: 415.905.9035 www.tobylongdesign.com

LABY RESIDENCE

SAN FRANCISCO, CA

ISSUE	DATE
SCHEMATIC	2.09.10
50% DESIGN SET	3.05.10
VARIANCE SET	3.23.10
BLDG PERMIT SET	4.23.10
PRICING SET	6.04.10

PHILIP AND NICOLE LABY RESIDENCE
 111 HOFFMAN AVE
 SAN FRANCISCO, CA 94114

1 CONCEPTUAL IMAGE: STREET VIEW

ARCHITECTURAL		STRUCTURAL		PROPERTY INFO	
X A-0.1	PROJECT INFO	X SCS	COVER SHEET	LOCATION	111 HOFFMAN AVE SAN FRANCISCO, CA 94114
X A-0.2	GENERAL NOTES	X SM1	GENERAL NOTES	BLOCK/ PARCEL# :	2802-029/ SOUTHWEST QUADRANT
X A-0.3	GENERAL NOTES	X SN2	GENERAL NOTES	ZONING:	RH-2
X A-0.4	TITLE 24	X S1	FOUNDATION PLAN	SITE DIMENSIONS	25' x 90'
X A-1.1	EXIST. SITE PLAN	X S2	LEV 1 FLOOR FRAMING PLAN	SITE AREA	2,250 SF
X A-1.2	PROPOSED SITE PLAN	X S3	LEV 2 FLOOR FRAMING PLAN	ZONING FEATURES	
X A-2.1	DEMO BASEMENT PLAN	X S4	ROOF FRAMING PLAN	HEIGHT LIMIT	40'-0"
X A-2.2	DEMO LEVEL 1 PLAN	X SD1	FOUNDATION DETAILS	FRONT SETBACK	AVERAGE OF NEIGHBORS
X A-2.3	DEMO LEVEL 2 PLAN	X SD2	GENERAL DETAILS	SIDE SETBACKS	5'-0"
X A-2.4	DEMO ROOF PLAN	X SD3	GENERAL DETAILS	REAR SETBACK	45% OF LOT (40'-6")
X A-2.5	PROPOSED BASEMENT PLAN	X SSW2	SIMPSON DETAILS	BUILDING FEATURES	
X A-2.6	PROPOSED LEVEL 1 PLAN			LEVEL 1	1,048 SF
X A-2.7	PROPOSED LEVEL 2 PLAN			LEVEL 2	1,028 SF
X A-2.8	PROPOSED ROOF PLAN	CIVIL	TOPOGRAPHIC SURVEY	LEVEL 3	914 SF
X A-2.9	BASEMENT RCP			TOTAL	2,990 SF
X A-2.10	LEVEL 1 RCP			PARKING	2 ENCLOSED
X A-2.11	LEVEL 2 RCP				
X A-3.1	BUILDING SECTIONS				
X A-4.1	EXIST. ELEVATIONS				
X A-4.2	EXIST. ELEVATIONS				
X A-4.3	PROPOSED ELEVATIONS				
X A-4.4	PROPOSED ELEVATIONS				
X A-5.1	INTERIOR ELEVATIONS				
X A-5.2	INTERIOR ELEVATIONS				
X A-5.3	INTERIOR ELEVATIONS				
X A-6.1	DETAILS				
X A-6.2	DETAILS				
X A-7.1	SCHEDULES				
X A-7.2	SCHEDULES				

THIS PROJECT CONSISTS OF AN INTERIOR REMODEL, WITH NEW WINDOWS AND DOORS ON REAR FACADE. NEW DECK IS SUBMITTED UNDER SEPERATE PERMIT.

4 PROJECT DESCRIPTION

2007 CALIFORNIA BUILDING CODE 2008 TITLE 24
 2006 IBC/ UMC/ UPC
 2005 NEC

5 CODE REFERENCE

#	WINDOW SCHEDULE REFERENCE	△	REVISION REFERENCE	FLR #	FLOOR / CEILING ASSEMBLY REFERENCE	1 / A6	Elev. No. / Sheet No.	ELEVATION / SECTION REFERENCE
#	DOOR SCHEDULE REFERENCE	ALIGN	ALIGN FINISH SURFACES	⊙	ELEVATION REFERENCE	A / A6	Detail No. / Sheet No.	DETAIL REFERENCE
#	WALL ASSEMBLY REFERENCE	①	KEY NOTE	①	Plan No. / Sheet No.			

OWNER	ARCHITECT	STRUCTURAL	TITLE 24
PHILIP AND NICOLE LABY 163 GRANDVIEW AVE. SAN FRANCISCO, CA 94114 T. 805.729.0495 F. CONTACT: PHILIP LABY E: PHEITH@COMCAST.ET	TOBY LONG DESIGN 665 THIRD STREET STE. 400 SAN FRANCISCO, CA 94107 T. 415.905.9030 F. 415.905.9035 CONTACT: JUSTIN CIPRIANI E: JUSTIN@TOBYLONGDESIGN.COM	INNOVATIVE STRUCTURAL ENGINEERING 29970 TECHNOLOGY DRIVE, STE 214 MURRIETA, CA 92563 T. 951.600.0032 F. 951.600.0036 CONTACT: THOMAS COLLES E. THOMAS@INNOVATIVESTRUCTURALENG	MONTEREY ENERGY GROUP 227 FOREST AVE PACIFIC GROVE, CA T. 831.372.8328 F. 831/372.4613 CONACT: DAVID KNIGHT E. DAVE@MEG4.COM
GEOTECH	SURVEY	SITE	GENERAL CONTRACTOR
NA	NA	111 HOFFMAN AVE SAN FRANCISCO, CA 94114	TBD

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3 SITE AND BUILDING INFORMATION

6 SYMBOLS

7 CONTACT INFO

INFO

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CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD CF-1R Page 1
 Project Title..... LABY RESIDENCE Date..04/19/10 09:34:15
 Project Address..... 111 HOFFMAN AVE. *****
 SAN FRANCISCO, CA 94114 *v8.0*
 Documentation Author... DAVID KNIGHT ***** Building Permit #
 Monterey Energy Group Plan Check / Date
 227 Forest Ave., Suite 5
 Pacific Grove, CA 93950
 831-372-8328 Field Check/ Date
 Climate Zone..... 03
 Compliance Method..... MICROPASS v8.0 for 2008 CEC Standards (r11)
 MICROPASS v8.0 File-LABY Wth-CT203S08 Program-FORM CF-1R
 User#-MP0113 User-Monterey Energy Group Run-R-30R R-19W R-OSE R-19F

MICROPASS ENERGY USE SUMMARY

Energy Use (kTDV/sf-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	22.94	25.56	-2.62	-11.4%
Space Cooling	7.16	1.92	5.24	73.2%
Ventilation Fans	0.66	0.66	0.00	0.0%
Water Heating	15.61	15.61	0.00	0.0%
Total	46.37	43.75	2.62	5.7%

*** Building complies with Computer Performance ***

GENERAL INFORMATION
 HERS Verification..... Not Required
 Conditioned Floor Area..... 2562.2 sf
 Building Type..... Single Family Detached
 Construction Type..... New
 Natural Gas at Site..... Yes
 Building Front Orientation..... Front Facing 270 deg (W)
 Number of Dwelling Units... 1
 Number of Building Stories... 3
 Weather Data Type..... FullYear
 Floor Construction Type.... Slab On Grade
 Number of Building Zones... 1
 Conditioned Volume..... 25622 cf
 Slab-On-Grade Area..... 600 sf
 Glazing Percentage..... 21.3 % of floor area
 Average Glazing U-factor... 0.4 Btu/hr-sf-F
 Average Glazing SHGC..... 0.35
 Average Ceiling Height..... 10 ft

HVAC SIZING HVAC Page 1
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GENERAL INFORMATION
 Floor Area..... 2562.2 sf
 Volume..... 25622 cf
 Front Orientation..... Front Facing 270 deg (W)
 Sizing Location..... SAN FRANCISCO CO
 Latitude..... 37.8 degrees
 Winter Outside Design..... 38 F
 Winter Inside Design..... 70 F
 Summer Outside Design..... 77 F
 Summer Inside Design..... 75 F
 Summer Range..... 14 F
 Interior Shading Used..... Yes
 Exterior Shading Used..... Yes
 Overhang Shading Used..... Yes
 Latent Load Fraction..... 0.11

HEATING AND COOLING LOAD SUMMARY

Description	Heating (Btu/hr)	Cooling (Btu/hr)
Opaque Conduction and Solar	16195	5783
Glazing Conduction and Solar	7009	16650
Infiltration	8190	199
Internal Gain	n/a	2520
Ducts	6180	4304
Sensible Load	37575	29456
Latent Load	n/a	3293
Minimum Total Load	37575	32749

Note: The loads shown are only one of the criteria affecting the selection of HVAC equipment. Other relevant design factors such as air flow requirements, outside air, outdoor design temperatures, coil sizing, availability of equipment, oversizing safety margin, etc., must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting the HVAC equipment.

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BUILDING ZONE INFORMATION

Zone Type	Floor Area (sf)	Volume (cf)	# of Units	# of People	Cond. Ionized	Thermo-Stat	Vent Height (ft)	Vent Area (sf)	Verified Leakage or Housewrap
Residence	2562	25622	1.00	4.0	Yes	Setback	8.0	Standard	No

ATTIC AND ROOF DETAILS

Roof Type	Roof Mass (lb/sqft)	Roof Rise	Roof Slope	Emissivity	Frame Depth (in.)	R-Value	R-Value	Solar Appendix JMA	Location/Reference
Asphalt	Light	5:12	0.08	0.85	3.5	24	0.00	0.00	1/300 0.00

OPAQUE SURFACES

Surface	Frame Type	Area (sf)	U-factor	Cavity R-val	Sheath R-val	Act Gains	Appendix JMA	Location/Reference
1 Wall	Wood	533	0.074	19	0	270	90	Yes 4.3.1 A5
2 Wall	Wood	1314	0.074	19	0	90	90	Yes 4.3.1 A5
3 Wall	Wood	371	0.074	19	0	90	90	Yes 4.3.1 A5
4 Wall	Wood	1410	0.074	19	0	180	90	Yes 4.3.1 A5
5 Attic	Wood	1058	0.032	30	0	n/a	0	Yes 4.2.1 A4
6 Door	Other	24	0.500	0	0	90	90	Yes 4.5.1 A4
7 FloorExt	Wood	458	0.048	19	0	n/a	0	No 4.4.2 A4

PERIMETER LOSSES

Surface	Length (ft)	F2 Factor	Insul R-val	Solar Gains	JMA	Location/Reference
8 SlabEdge	27	0.730	R-0/0in	No	4.4.7 A1	Exposed edge
9 SlabEdge	107	0.730	R-0/0in	No	4.4.7 A1	Covered edge

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HVAC SIZING

System Type	Total Heating Load (Btu/hr)	Sensible Cooling Load (Btu/hr)	Design Cooling Capacity (Btu/hr)	Verified Maximum Capacity (Btu/hr)
Furnace	37575	n/a	n/a	n/a
ACSplit	n/a	29456	32749	n/a

Sizing Location..... SAN FRANCISCO CO
 Winter Outside Design..... 38 F
 Winter Inside Design..... 70 F
 Summer Outside Design..... 77 F
 Summer Inside Design..... 75 F
 Summer Range..... 14 F

DUCT SYSTEMS

System Type	Duct Location	Duct R-value	Verified Leakage Area	Verified Surface Area	Verified Buried Ducts
Furnace	Attic	R-6	No	No	No
ACSplit	Attic	R-6	No	No	No

FAN SYSTEMS

System Type	Flow (cfm)	Power (W/cfm)
Standard	55.62	.25

WATER HEATING SYSTEMS

Tank Type	Heater Type	Distribution Type	Number in System	Energy Factor	Tank Size (gal)	External Insulation R-value
1 Storage	Gas	Standard	1	0.575	50	R-n/a

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FENESTRATION SURFACES

Orientation	Area (sf)	U-factor	SHGC	Azm	Tilt	Exterior Shade Type	Location/Comments
1 Wind Front (W)	27.0	0.400	0.350	270	90	Standard	FGLASS1/Vinyl/Wood Opera
2 Wind Front (W)	64.5	0.400	0.350	270	90	Standard	FGLASS2/Vinyl/Wood Opera
3 Wind Front (W)	40.5	0.400	0.350	270	90	Standard	FGLASS3/Vinyl/Wood Opera
4 Wind Left (N)	24.0	0.400	0.350	0	90	Standard	LGLASS1/Vinyl/Wood Opera
5 Wind Left (N)	72.0	0.400	0.350	0	90	Standard	LGLASS2/Vinyl/Wood Opera
6 Wind Back (E)	72.0	0.400	0.350	90	90	Standard	BGLASS1/Vinyl/Wood Opera
7 Wind Back (E)	95.0	0.400	0.350	90	90	Standard	BGLASS2/Vinyl/Wood Opera
8 Wind Back (E)	71.3	0.400	0.350	90	90	Standard	BGLASS3/Vinyl/Wood Opera
9 Wind Back (E)	56.0	0.400	0.350	90	90	Standard	BGLASS4/Vinyl/Wood Opera
10 Skyl Horz	10.0	0.450	0.350	0	0	None	LSKY/Vinyl/Wood Skylight
11 Skyl Horz	12.5	0.450	0.350	180	0	None	RSKY/Vinyl/Wood Skylight

OVERHANGS

Surface	Area (sf)	Width	Height	Depth	Left Extension	Right Extension
1 Window	27.0	n/a	4.5	1.2	1.2	n/a
2 Window	64.5	n/a	5.4	2.8	1.2	n/a
3 Window	40.5	n/a	4.5	1.2	1.2	n/a
4 Window	24.0	n/a	8.0	15.5	2.0	n/a
6 Window	72.0	n/a	8.0	15.5	20.0	n/a

SLAB SURFACES

Slab Type	Area (sf)
Standard Slab	600

HVAC SYSTEMS

System Type	Minimum Efficiency	Verified EER	Verified Refrig or CID	Verified Adequate Airflow	Verified Fan Draw	Verified Maximum Cooling Capacity
Furnace	0.800 AFUE	n/a	n/a	n/a	n/a	n/a
ACSplit	13.00 SEER	No	No	No	No	No

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REMARKS

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title-24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility.

DESIGNER or OWNER: TOBY LONG, TOBY LONG DESIGN, 655 3RD ST. SUITE 400, SAN FRANCISCO, CA. 94107, Phone: (415) 905-9030, License: C-28161

DOCUMENTATION AUTHOR: DAVID KNIGHT, Monterey Energy Group, 227 Forest Ave., Suite 5, Pacific Grove, CA 93950, Phone: 831-372-8328

Signed: [Signature] 4/22/10 (date)

Signed: David W. Knight 4/19/10 (date)

ENFORCEMENT AGENCY: _____



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TITLE 24

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SITE PLAN

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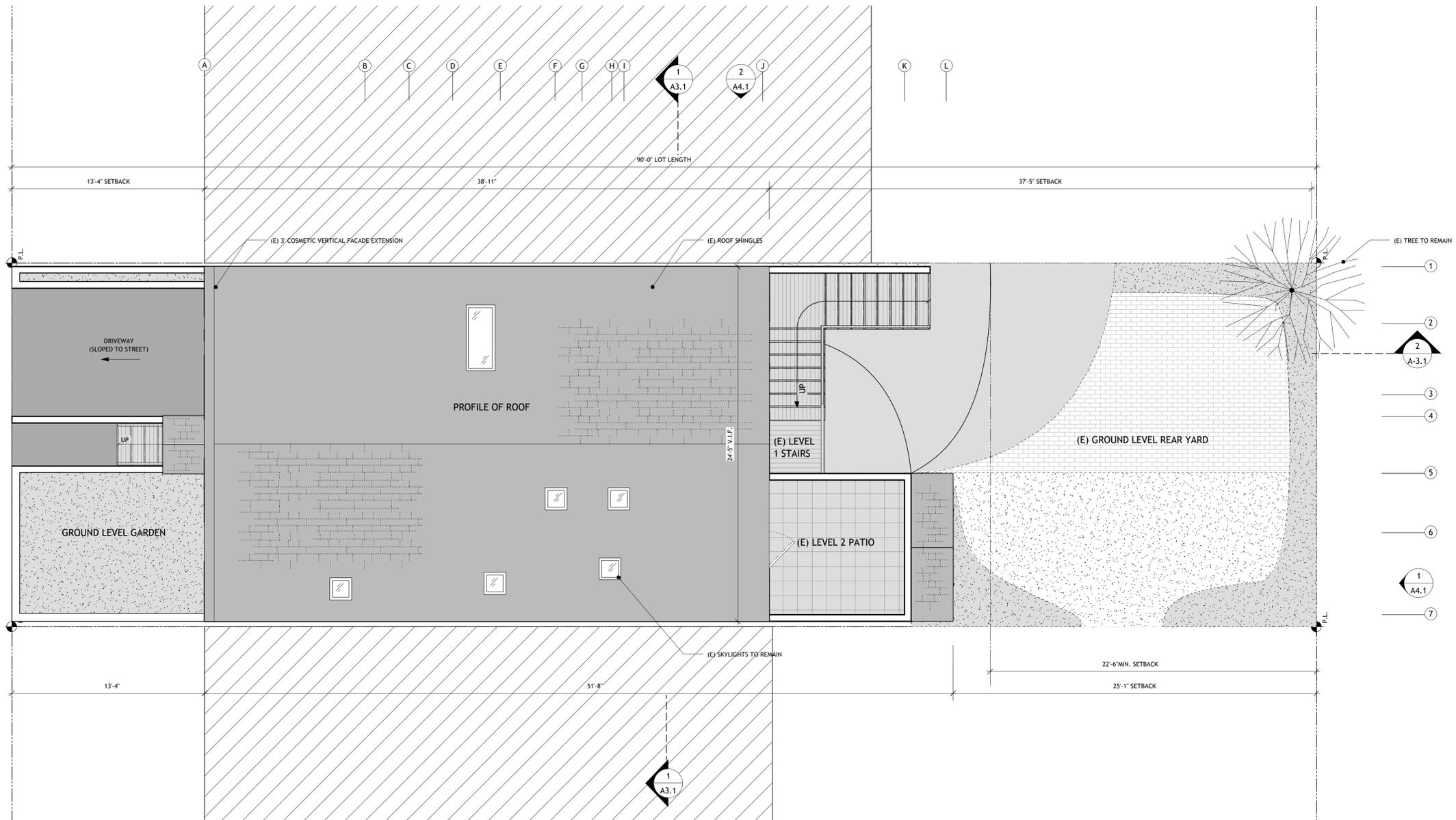
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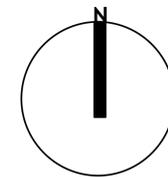
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HOFFMAN AVE.

25'-0" LOT LENGTH

NOTES
1. PROTECT ALL EXISTING SURFACES TO REMAIN. PROVIDE MASONITE OR EQ. COVERINGS ON ALL FLOORS NOT BEING REMOVED THROUGHOUT THE CONSTRUCTION PROCESS.
2. PATCH AND REPAIR FLOORS AND WALLS AS REQUIRED FROM DEMO.



WALL TYPE LEGEND	
	DEMO WALL
	(E) 2 X 4 FRAMING
	(E) 2 X 6 FRAMING
	(N) 2 X 4 FRAMING
	8" CIP WALL OR CMU, S.S.D.
	(N) 2" X 6" PLUMBING WALL





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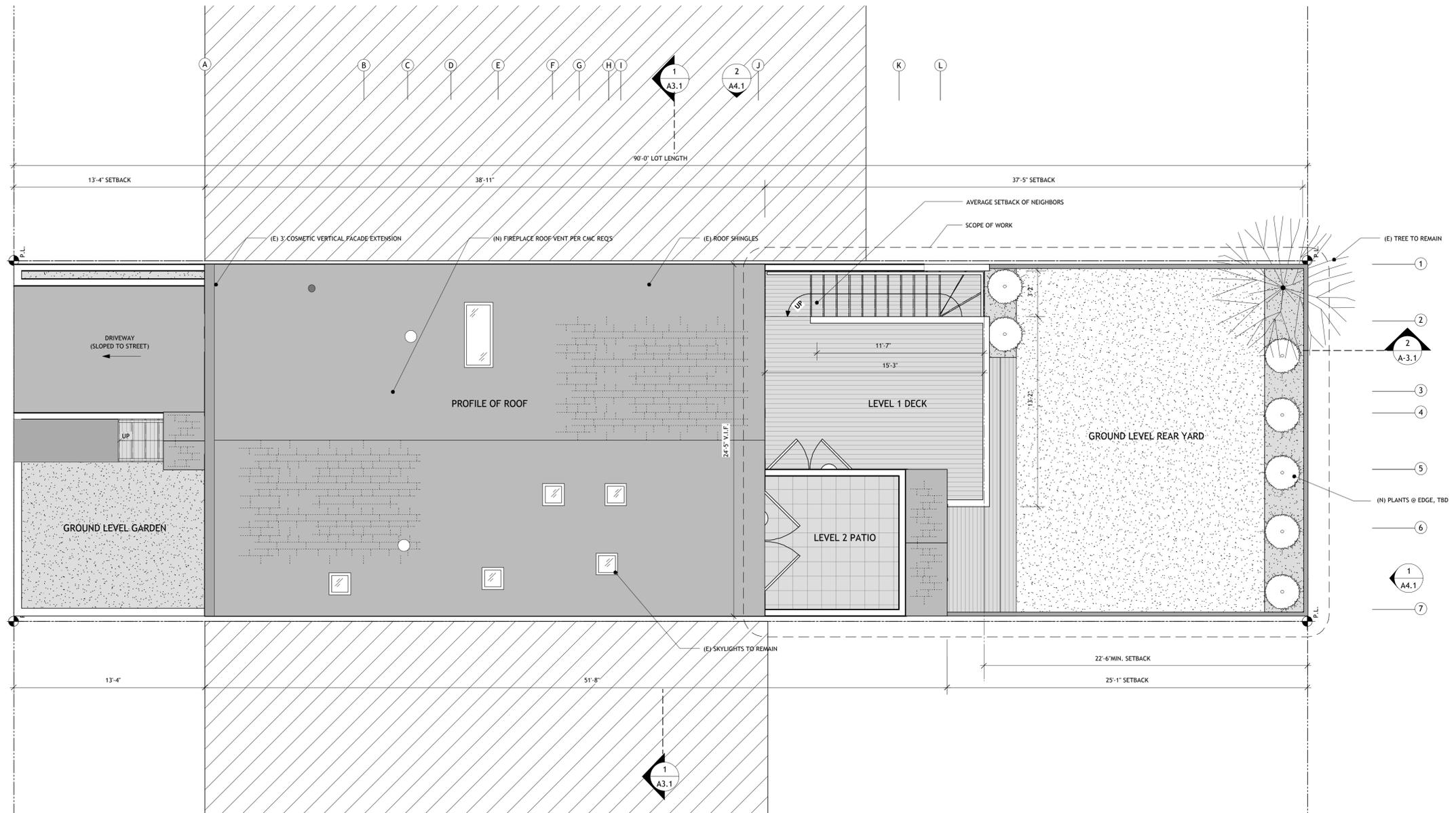
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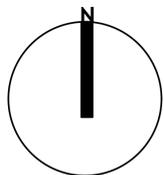
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	(E) 2 X 6 FRAMING
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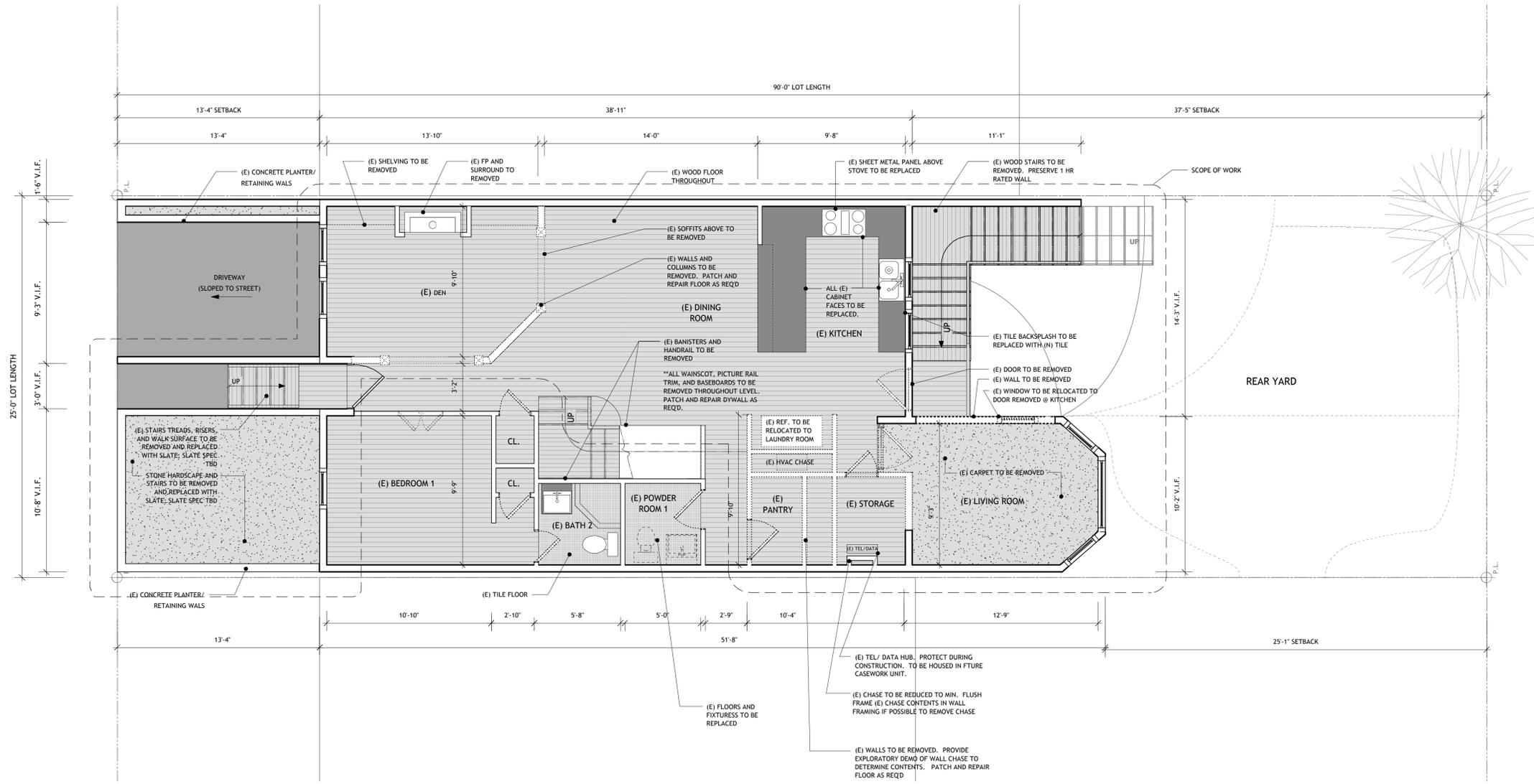
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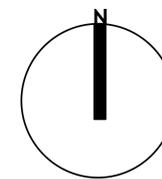
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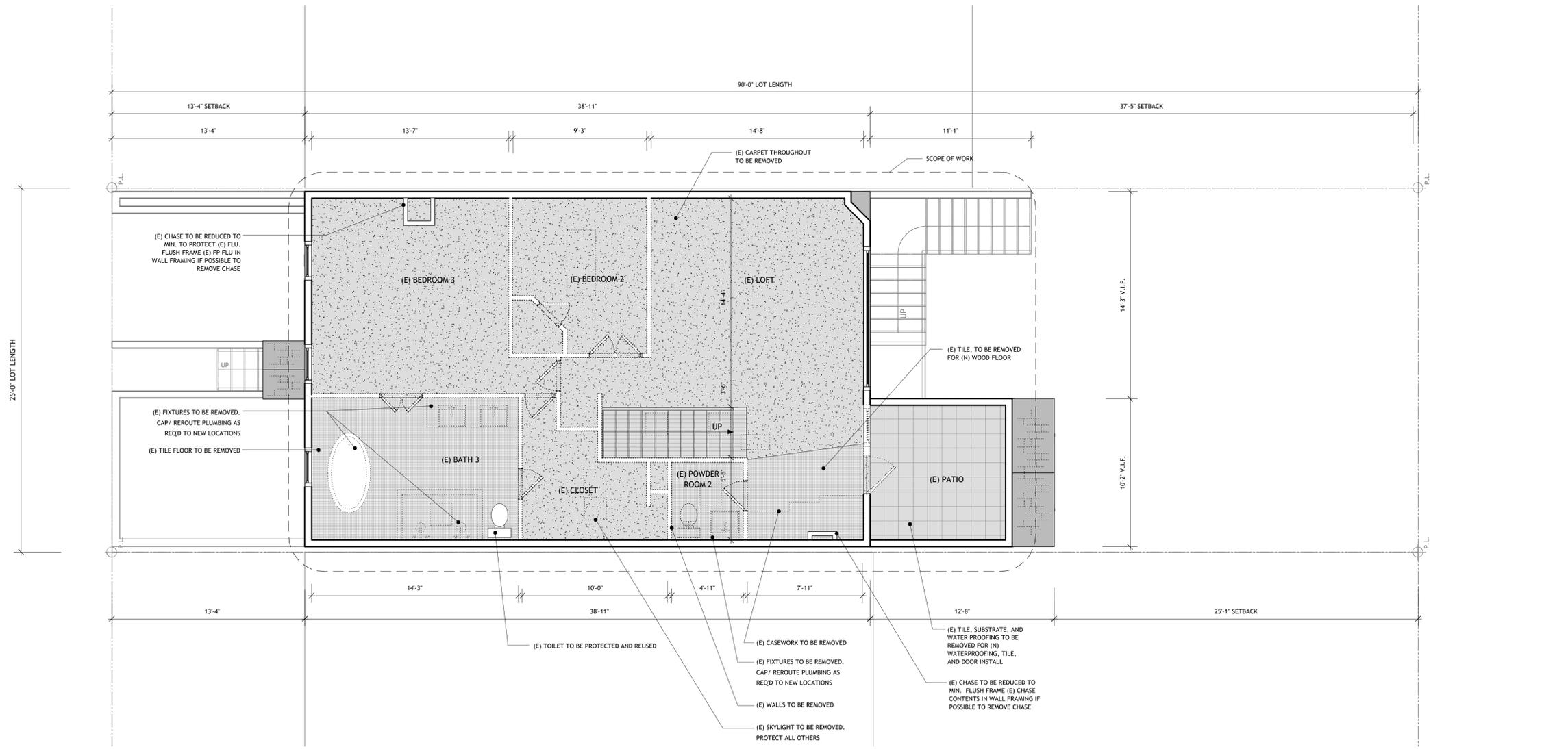
DEMO PLANS

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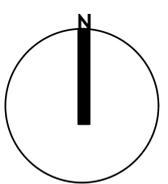
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NOTES

1. PROTECT ALL EXISTING SURFACES TO REMAIN. PROVIDE MASONITE OR EQ. COVERINGS ON ALL FLOORS NOT BEING REMOVED THROUGHOUT THE CONSTRUCTION PROCESS.
2. PATCH AND REPAIR FLOORS AND WALLS AS REQUIRED FROM DEMO.



WALL TYPE LEGEND

	DEMO WALL
	(E) 2 X 4 FRAMING
	(E) 2 X 6 FRAMING
	(N) 2 X 4 FRAMING
	8" CIP WALL OR CMU, S.S.D.
	(N) 2" X 6" PLUMBING WALL



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ISSUE	DATE
SCHEMATIC	2.09.10
50% DESIGN SET	3.05.10
VARIANCE SET	3.23.10
BLDG PERMIT SET	4.23.10
PRICING SET	6.04.10

PHILIP AND NICOLE LABY RESIDENCE
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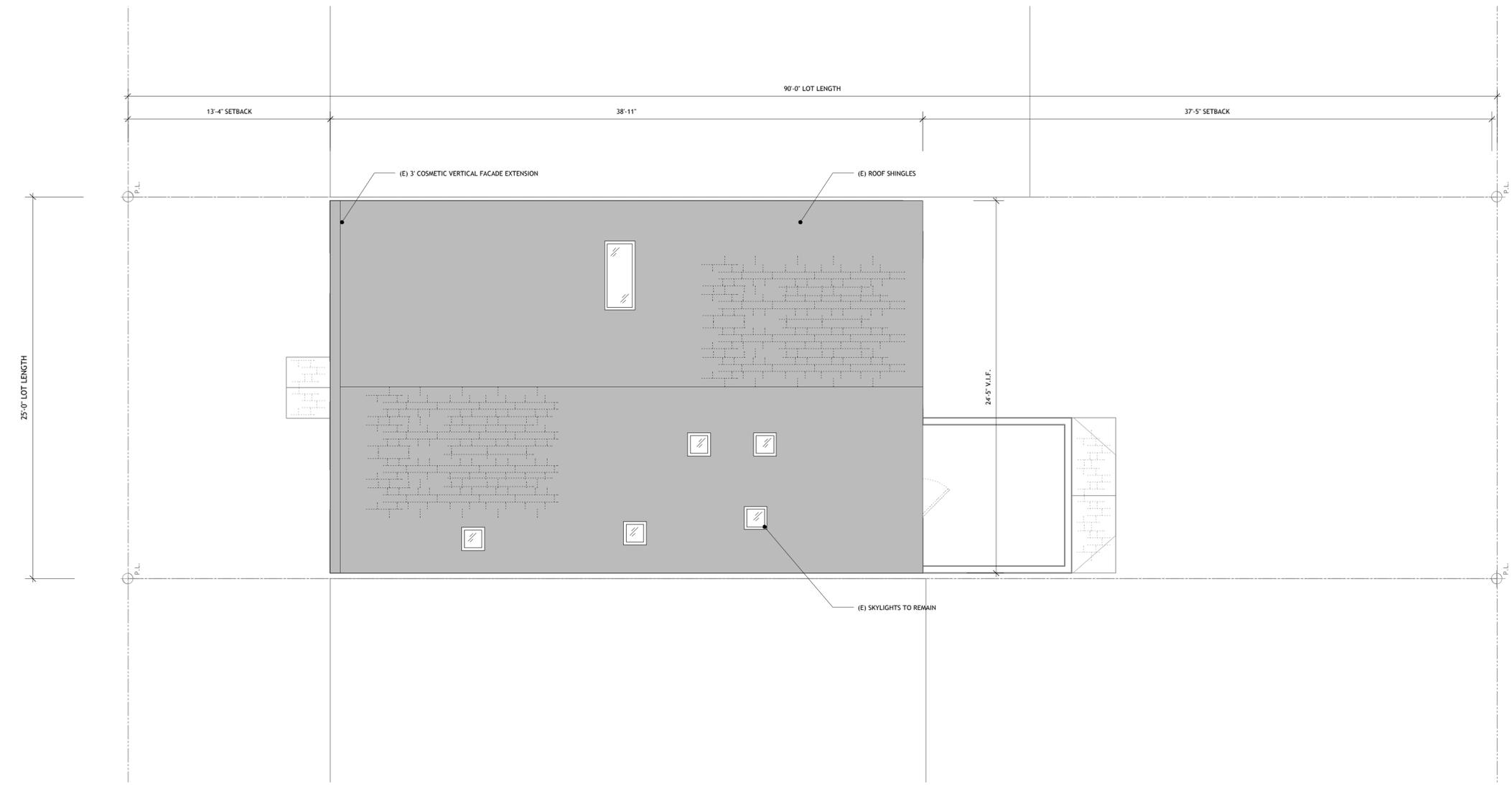
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scale
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sheet
A 2.4

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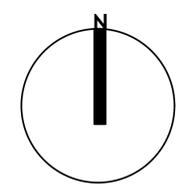


NOTES

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WALL TYPE LEGEND

- DEMO WALL
- (E) 2 X 4 FRAMING
- (E) 2 X 6 FRAMING
- (N) 2 X 4 FRAMING
- 8" CIP WALL OR CMU, S.S.D.
- (N) 2" X 6" PLUMBING WALL





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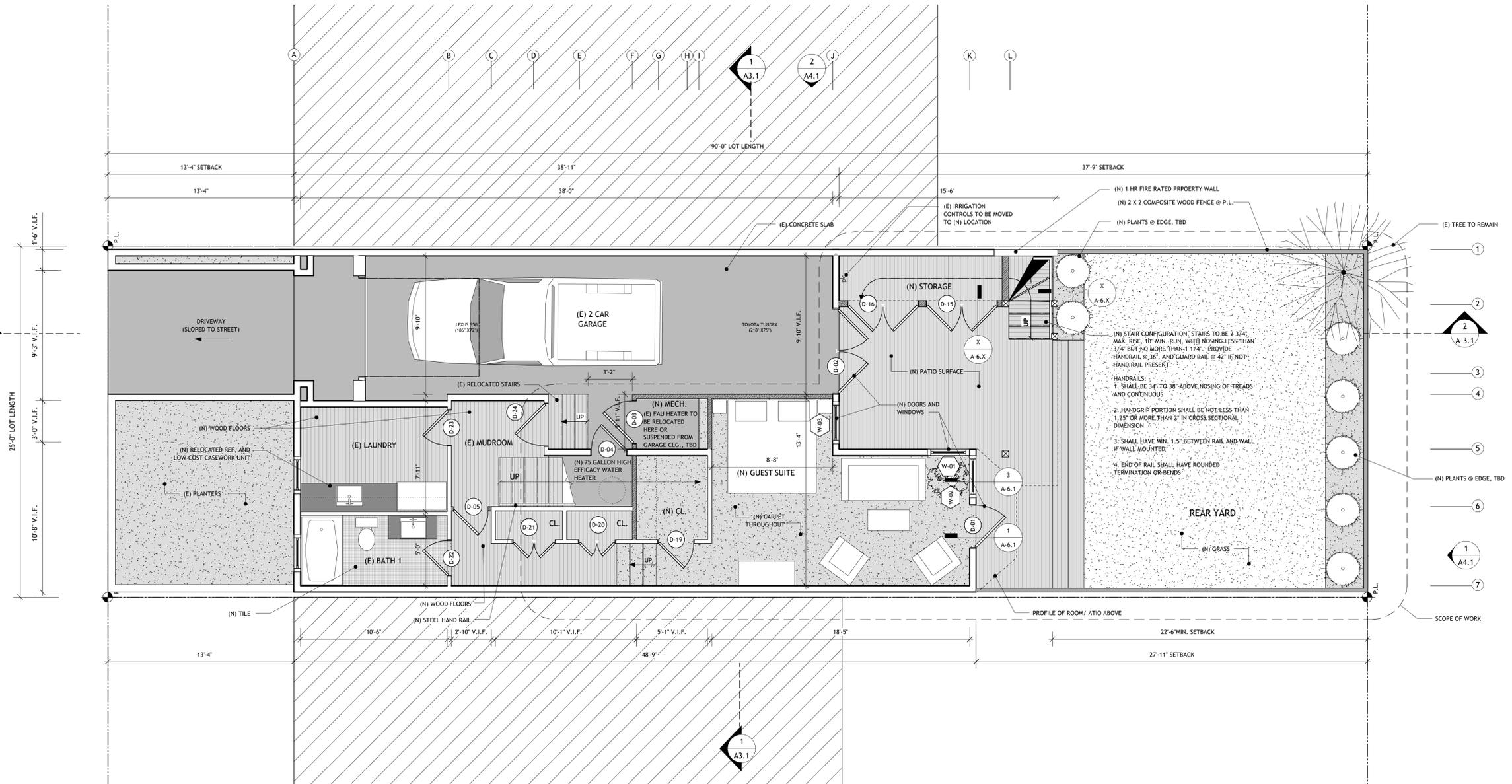
PROPOSED PLANS

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scale
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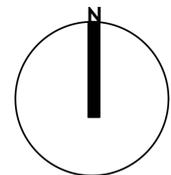
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NOTES

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WALL TYPE LEGEND

	DEMO WALL
	(E) 2 X 4 FRAMING
	(E) 2 X 6 FRAMING
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PROPOSED PLANS

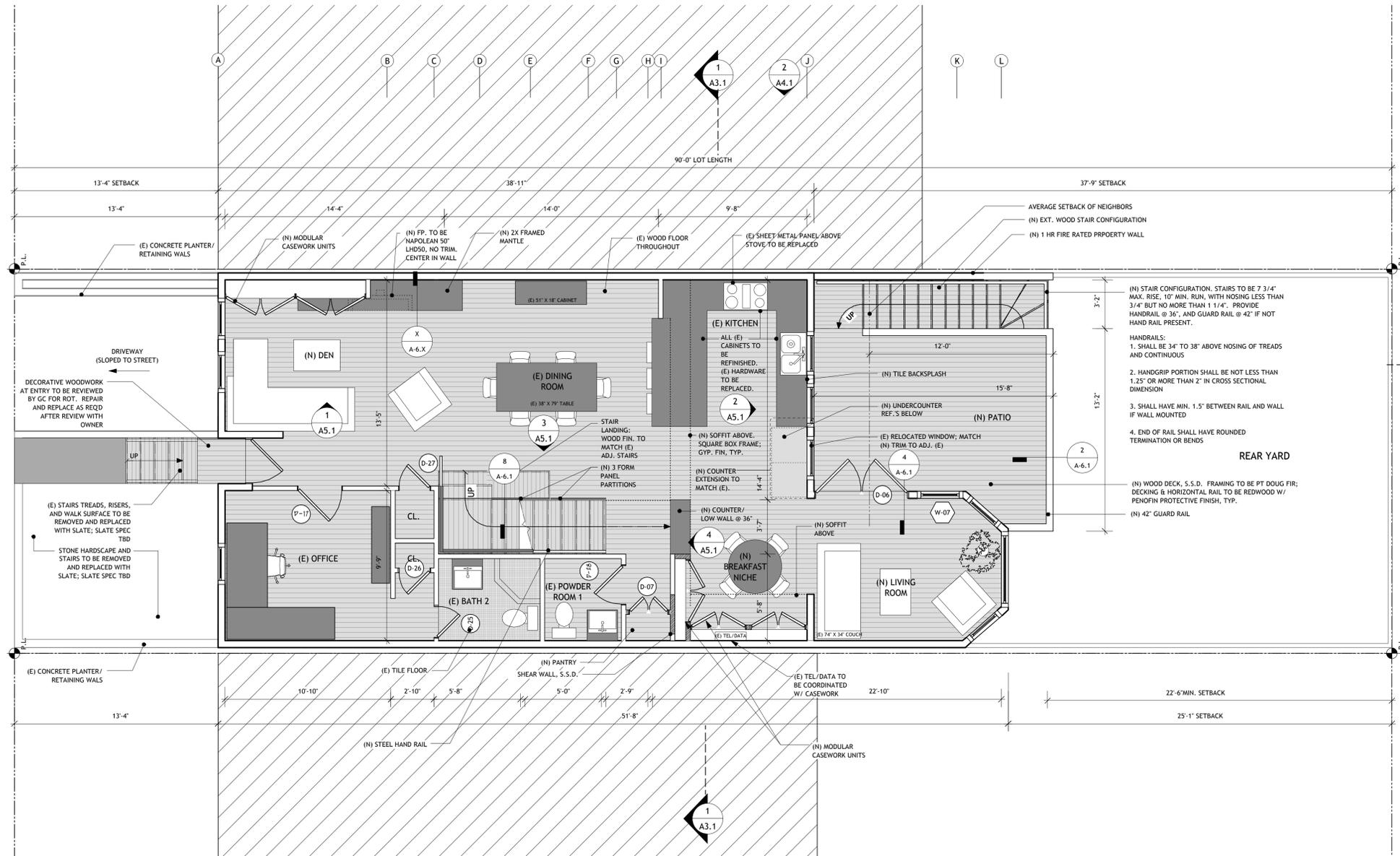
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scale
 1/4"=1'-0"

sheet

A 2.6

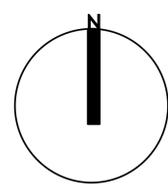
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HOFFMAN AVE.

NOTES

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WALL TYPE LEGEND

	DEMO WALL
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	(E) 2 X 6 FRAMING
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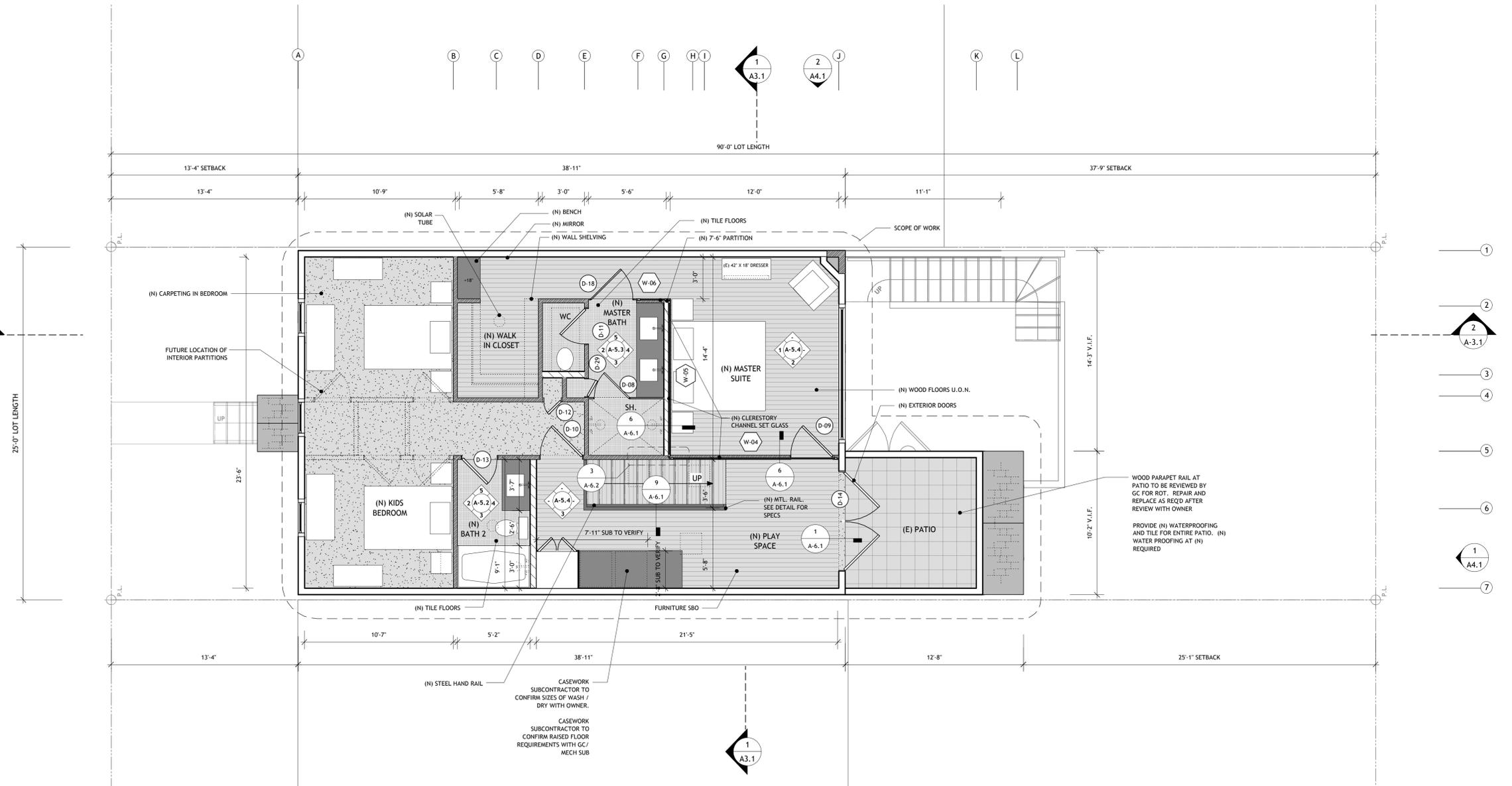
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scale
 1/4"=1'-0"

sheet
A 2.7

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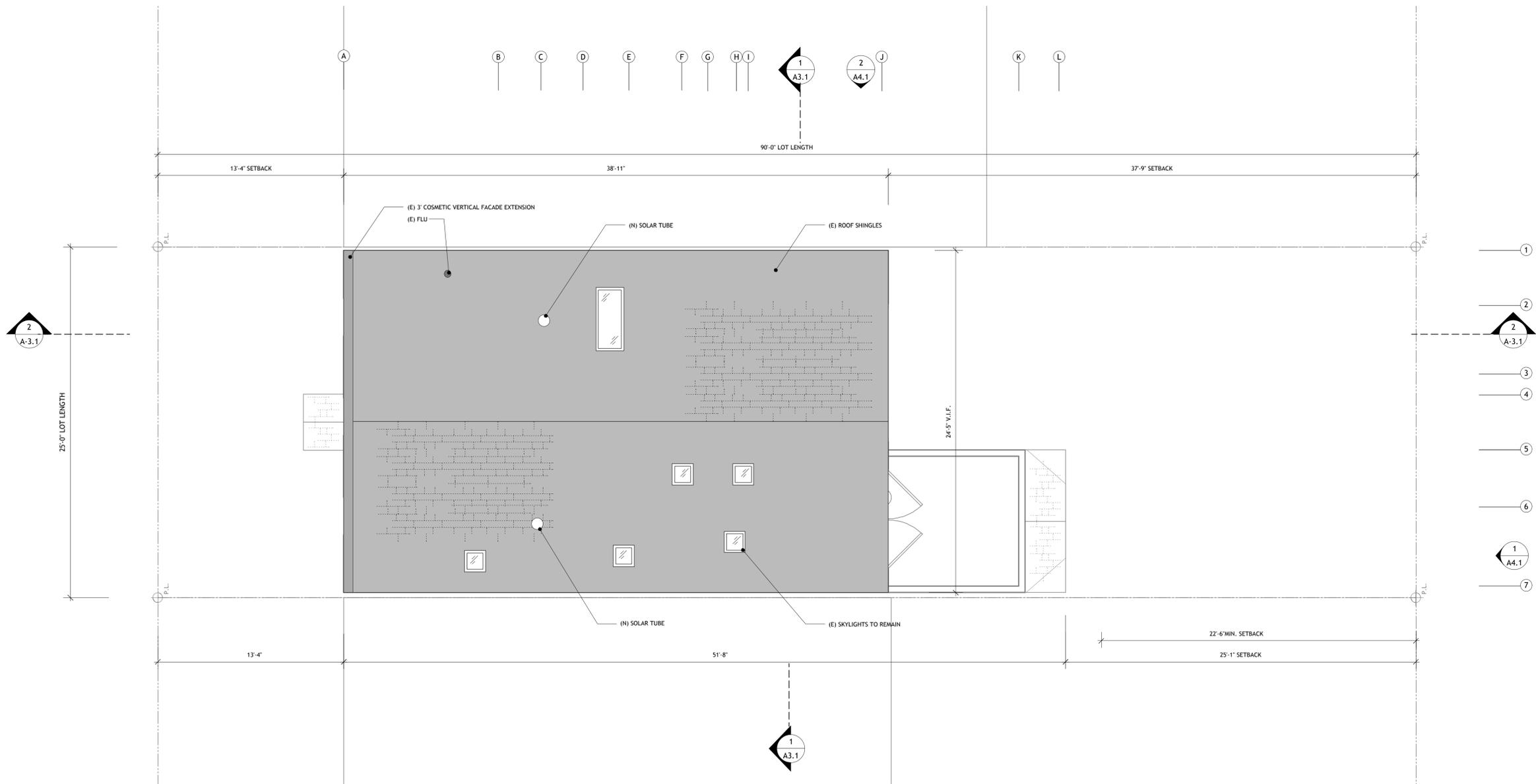
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scale
 1/4"=1'-0"

sheet
A 2.8

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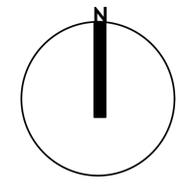


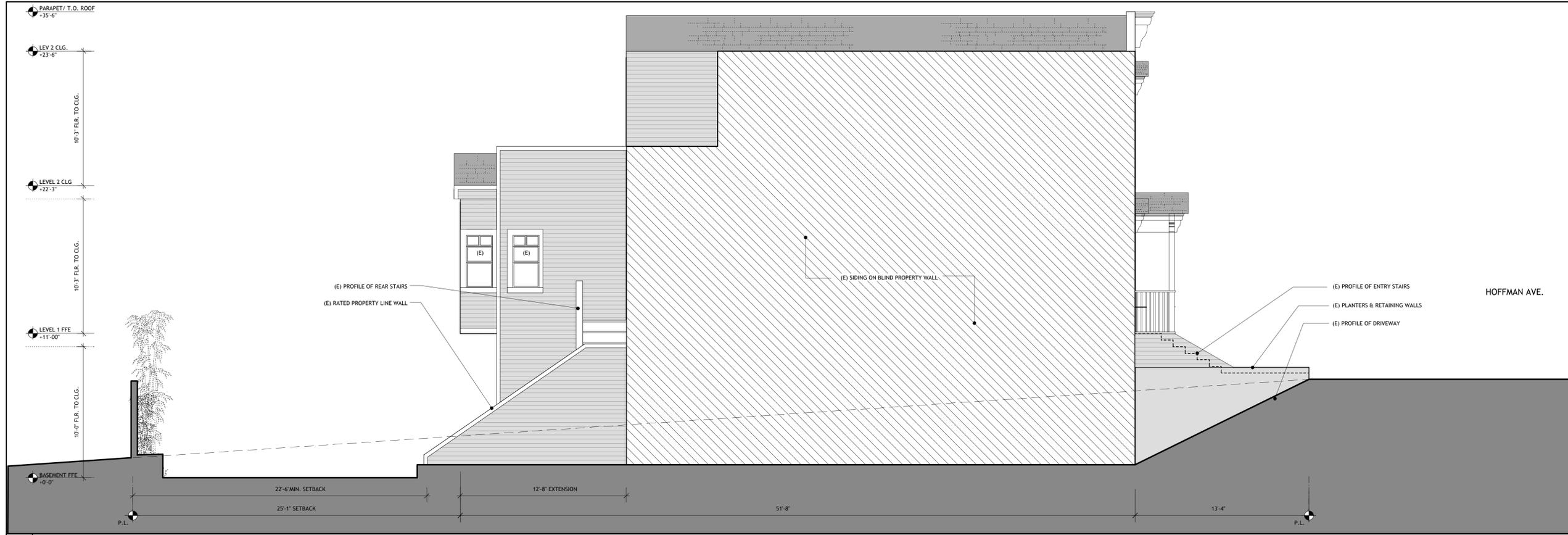
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2 EXISTING NORTH ELEVATION



1 EXISTING EAST ELEVATION



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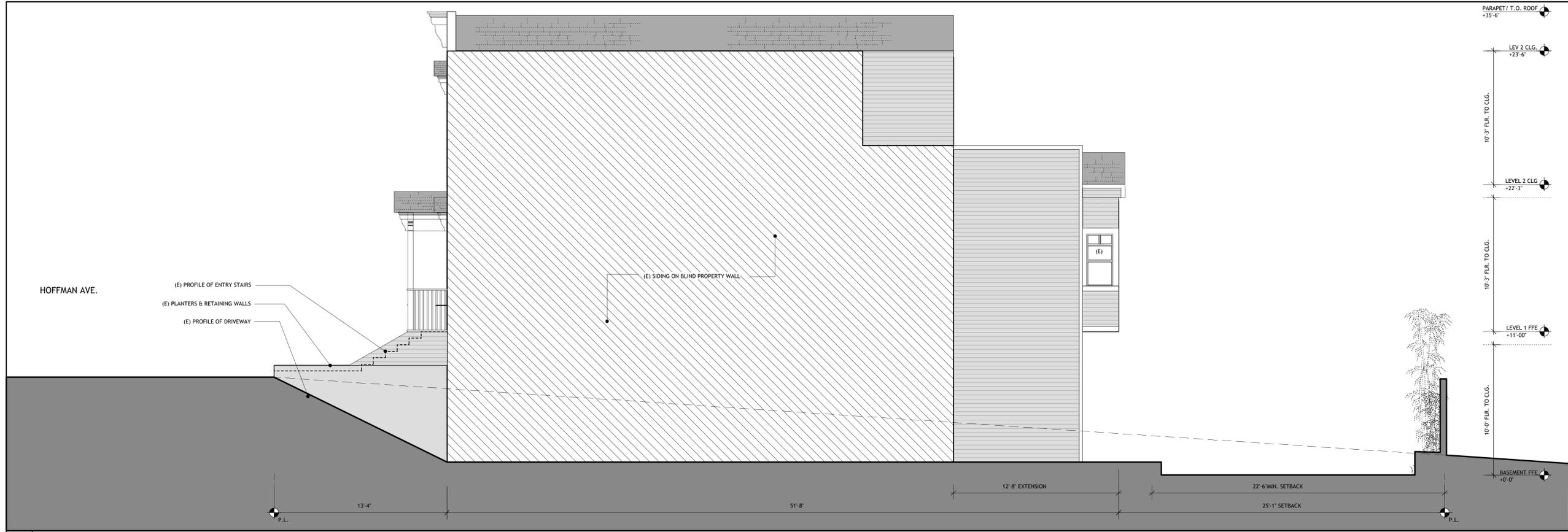
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ELEVATIONS

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scale
 1/4"=1'-0"

sheet
A 4.1



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2 EXISTING SOUTH ELEVATION

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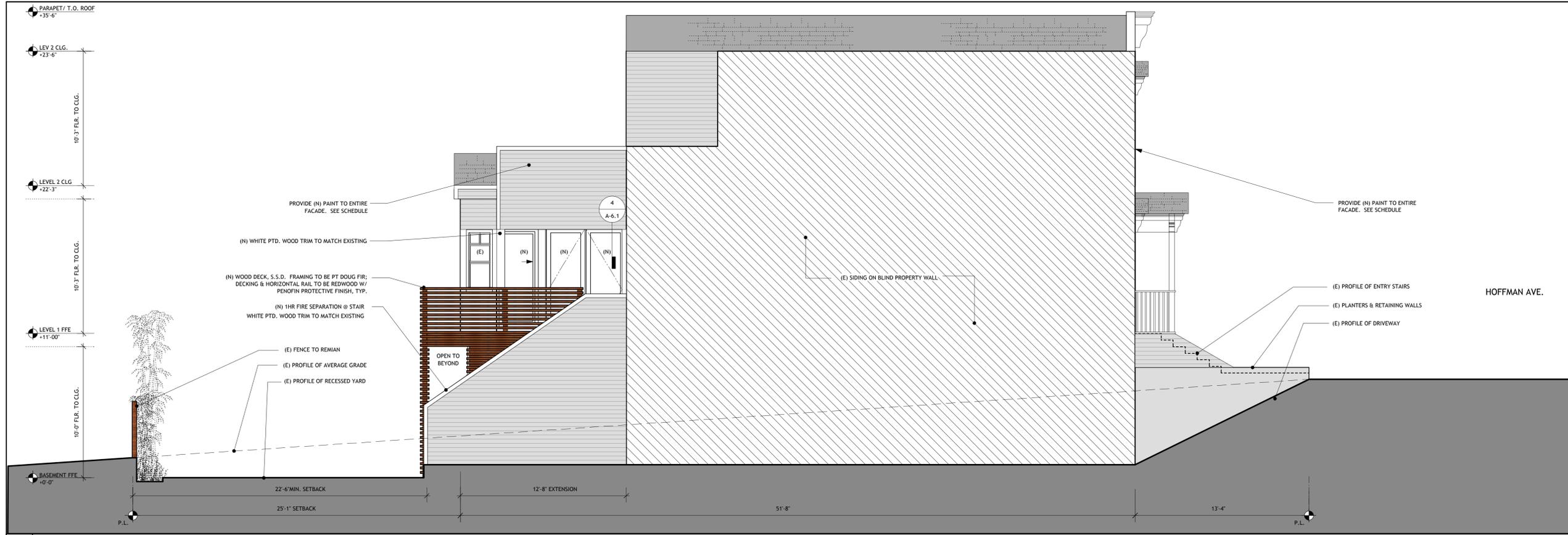
ELEVATIONS

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scale
 1/4"=1'-0"

sheet
A 4.2

1 NOT USED



2 PROPOSED NORTH ELEVATION



1 PROPOSED EAST ELEVATION



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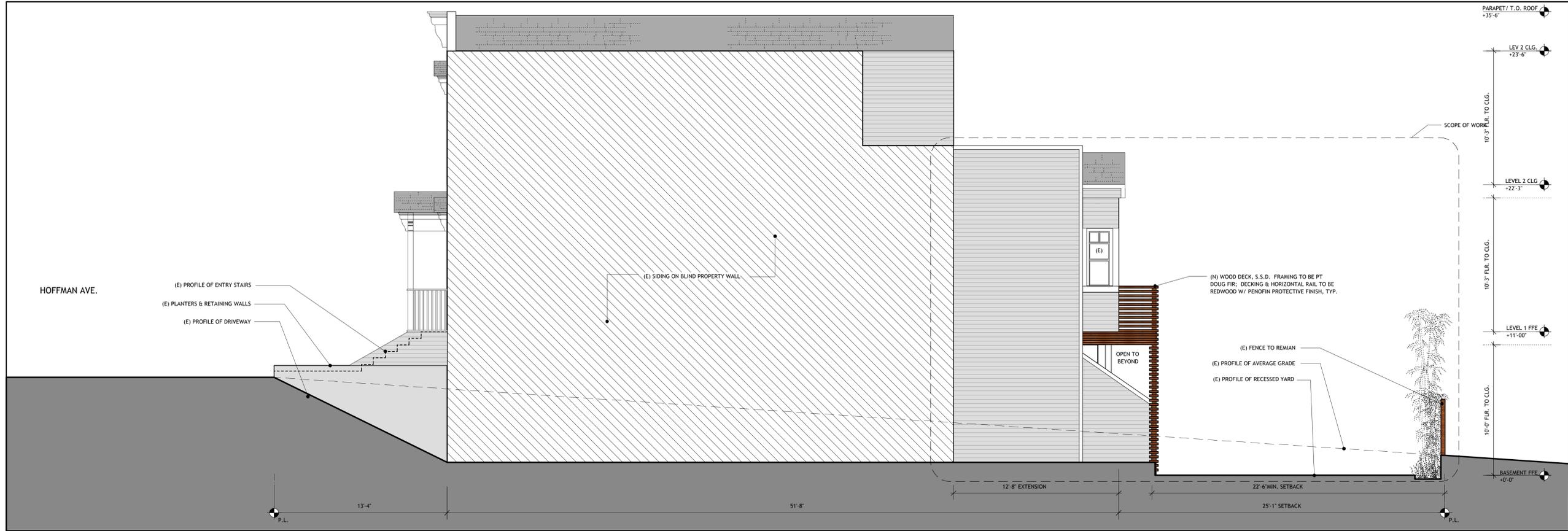
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ELEVATIONS

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scale
 1/4"=1'-0"

sheet
A 4.3



2 PROPOSED SOUTH ELEVATION

1 NOT USED



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scale
 1/4"=1'-0"

sheet
A 4.4

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