



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 20, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 13, 2010
Case No.: **2013.0573D**
2013.0574D
Project Address: **68 Presidio Avenue**
Permit Application: 2013.0302.1348
2013.0322.2867
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 0974/010
Project Sponsor: Dan Phipps, AIA
Dan Phipps Architects
1031 Post St.
San Francisco, CA 94109
Staff Contact: Moses Corrette – (415) 588-6295
Moses.Corrette@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

Case 2013.0573D is a request for a Discretionary Review of Building Permit Application No. 2013.03.01.1348 which proposes to extend the existing roof deck approximately 30 feet to the west and surround the deck with an open metal railing. Other work includes the remodel of the north and west elevations of the existing penthouse including removal of the wood-burning fireplace, removal of the greenhouse, and window replacement. Other work includes repair or replacement of the existing required fire escape and the installation of a gas-burning fire pit on the north side wall together with a 10-foot length of solid 1-hour rated 42" high parapet. The subject building is a three-story over basement, single-family dwelling.

Case 2013.0574D is a request for a Discretionary Review of Building Permit Application No. 2013.03.22.2867 being a consolidation of previously approved Building Permit Application Nos. 2011.1014.6891, 2012.0118.2486, 2012.0323.6788 and 2012.1120.4610, which collectively included: interior renovations, expansion of the garage to three car parking, adding a level of occupancy below the existing house, a new elevator, window replacement, rebuilding of front stairs, exterior stucco replacement, a new rear terrace and new fence.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northeast corner of Presidio Avenue and Jackson Street on the border of the Pacific Heights and Presidio Heights neighborhoods. The subject lot has a Presidio Avenue frontage of 27.8-feet and a 81.2-foot frontage on Jackson Street measuring approximately 2257 square feet. The lot slopes upward approximately 20-feet from its Presidio Avenue frontage to the rear property line at the

base of a retaining wall. The subject property is improved with a three-story over garage, approximately 3,736 square-feet, single-family dwelling that was constructed in 1916.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Located on the northeast corner of Presidio Avenue and Jackson streets, the building at 68 Presidio is one of four stucco-clad three-story single-family houses built in 1916 with the same essential form, but with slight variations in applied style. The properties immediately adjacent to the east on Jackson are large single-family wood-clad residences that predate the 1906 earthquake and are set back and above the street by approximately twenty feet. On the southeast corner of Presidio and Jackson is a four-story-over garage frame seven-family apartment building originally built in 1904, but presently subject to a major rehabilitation. On the southwest corner of Presidio and Jackson are four three-story single-family buildings built in 1938. On the northwest corner of Presidio and Jackson are three three-story shingle-clad residences built in the 1974 and 1977.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
Deck on non-complying structure Notice	10 days	April 25, 2013 – May 6, 2013	May 6, 2013	June 20, 2013	45 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 10, 2013	June 10, 2013	10 days
Mailed Notice	10 days	June 10, 2013	June 7, 2013	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		X	X
Other neighbors on the block or directly across the street		X	X
Neighborhood groups			X

The Department has received two emails in opposition to the proposed permits; one each from 46 and 50 Presidio Avenue. Primary concerns of both parties are shared with the DR requestor (58 Presidio) in that the safety of the retaining wall that is shared by all four buildings (46, 50, 58 and 68 Presidio) not be undermined. In addition, the owners of 50 Presidio share a concern with the DR requestor about the safety of a roof-top gas-fed fire pit.

DR REQUESTOR

The DR requestors are Rochelle Alpert and Steve Greenwald, resident owners of 58 Presidio Avenue, the adjacent property to the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated May 6, 2013.

Note: prior to the application of the "consolidated" permit (DR 2013.0574 for BPA 2013.03.22.2867) the DR requestor filed appeals of permit 2012.10.11.1876 (Board of Appeals appeal no. 12-155; *Overruled, revoked the permit with findings*) and BPA 2012.11.20.4610 (Board of Appeals appeal no. 12-156; *withdrawn*). The Board's decision 12-155 is attached. To summarize, the applicant was asked to resubmit the scopes of work from several permits as a single "consolidated" permit (BPA 2013.03.22.2867; 2013.0574D) and the Department was asked to provide a 10-day notice for the expanded roof deck (BPA 2013.03.01.1348; 2013.0573D).

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 7, 2013.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The RDT met on May 30, 2013 and reviewed both building permits. The RDT concluded that there were no exceptional or extraordinary circumstances present for either permit application. The safety of the retaining wall that extends continuously behind four houses is under the jurisdiction of the Department of Building Inspection and not the Planning Department. Regarding the roof deck and gas-fired fire pit, the RDT found that the proposed design and location are appropriate, referencing Residential Design Guidelines, Pages 15-17, 38 and 39.

Under the Commission's pending DR Reform Legislation, this projects would not be referred to the Commission as these projects do not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve projects as proposed

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
(continued)

Context Photos

Board of Appeals Notice of Decision and Order 12-155

Section 311 (10-day) Notice

DR Application

Response to DR Application dated June 7, 2013

Supplemental Information to Support Request for Discretionary Review

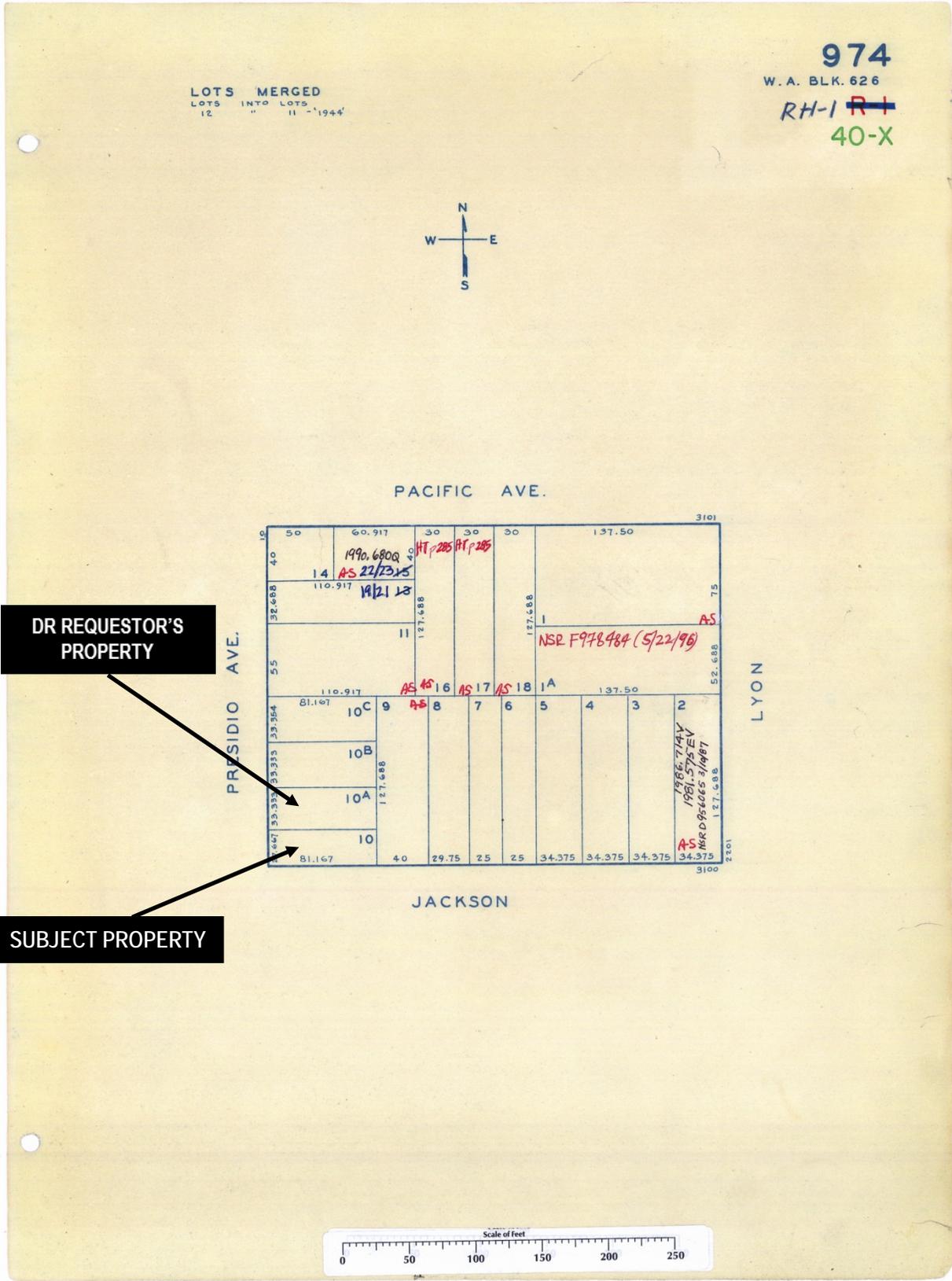
Emails from neighbors

Project sponsor emails in response to neighbors

Reduced Plans

NMC: I:\Cases\2013\2013.0573 - 68 Presidio Avenue\DR - Abbreviated Analysis.doc

Block Book Map



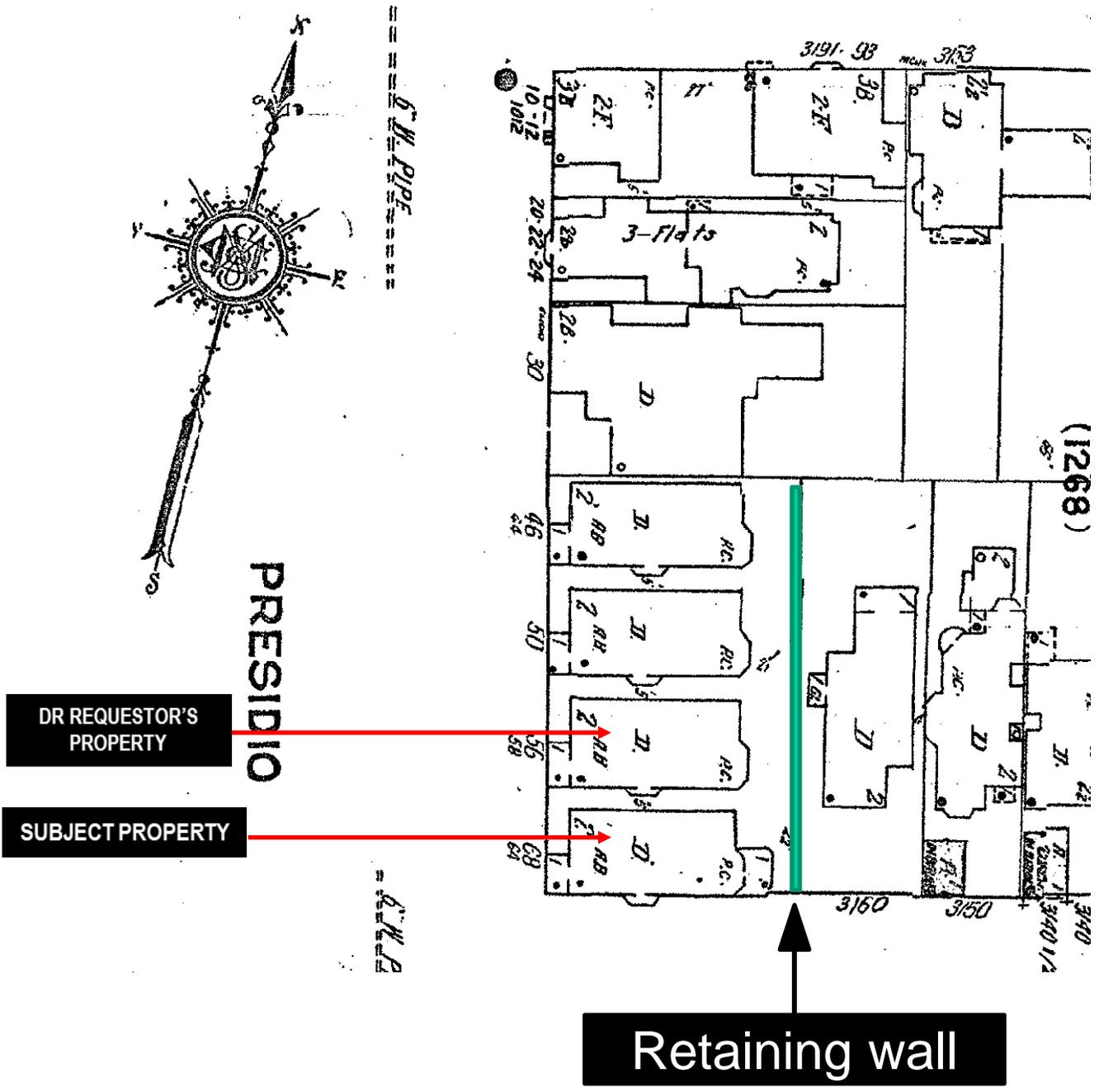
DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue

Sanborn Map*

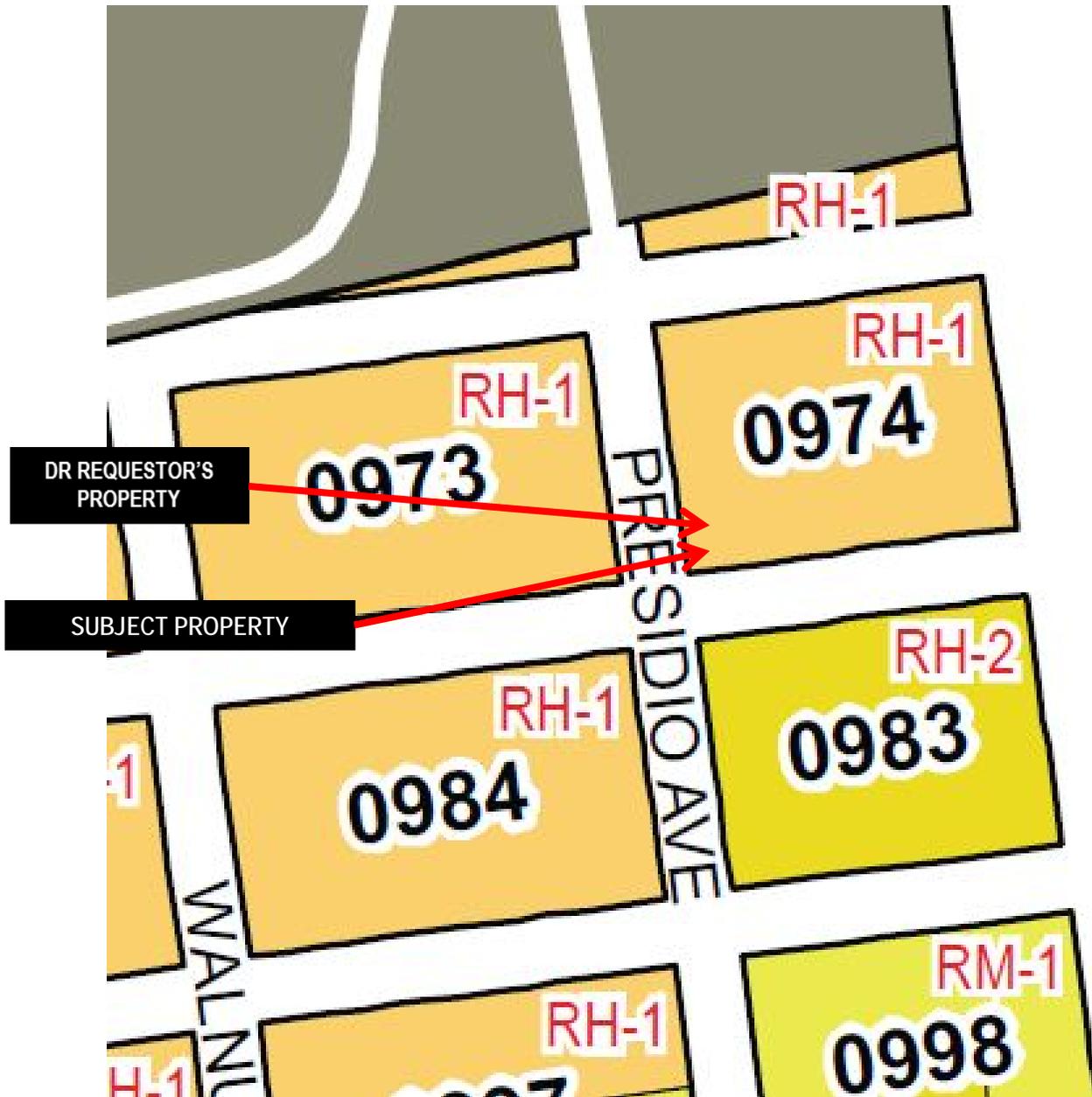


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Numbers 2013.0573D and 2013.0574D
 68 Presidio Avenue

Zoning Map



Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue

Aerial Photo

SUBJECT PROPERTY

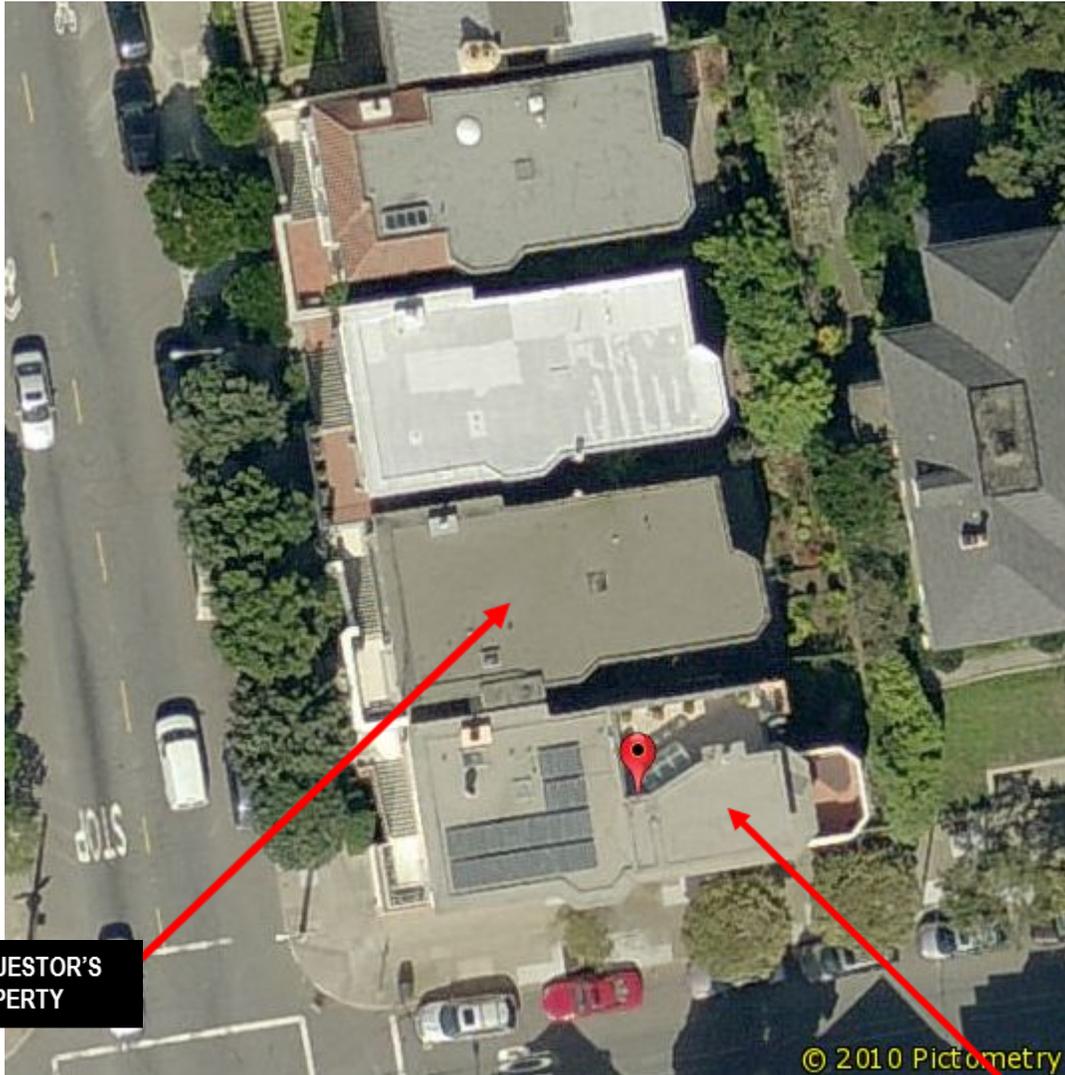


DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue

Context Photo

DR REQUESTOR'S
PROPERTY

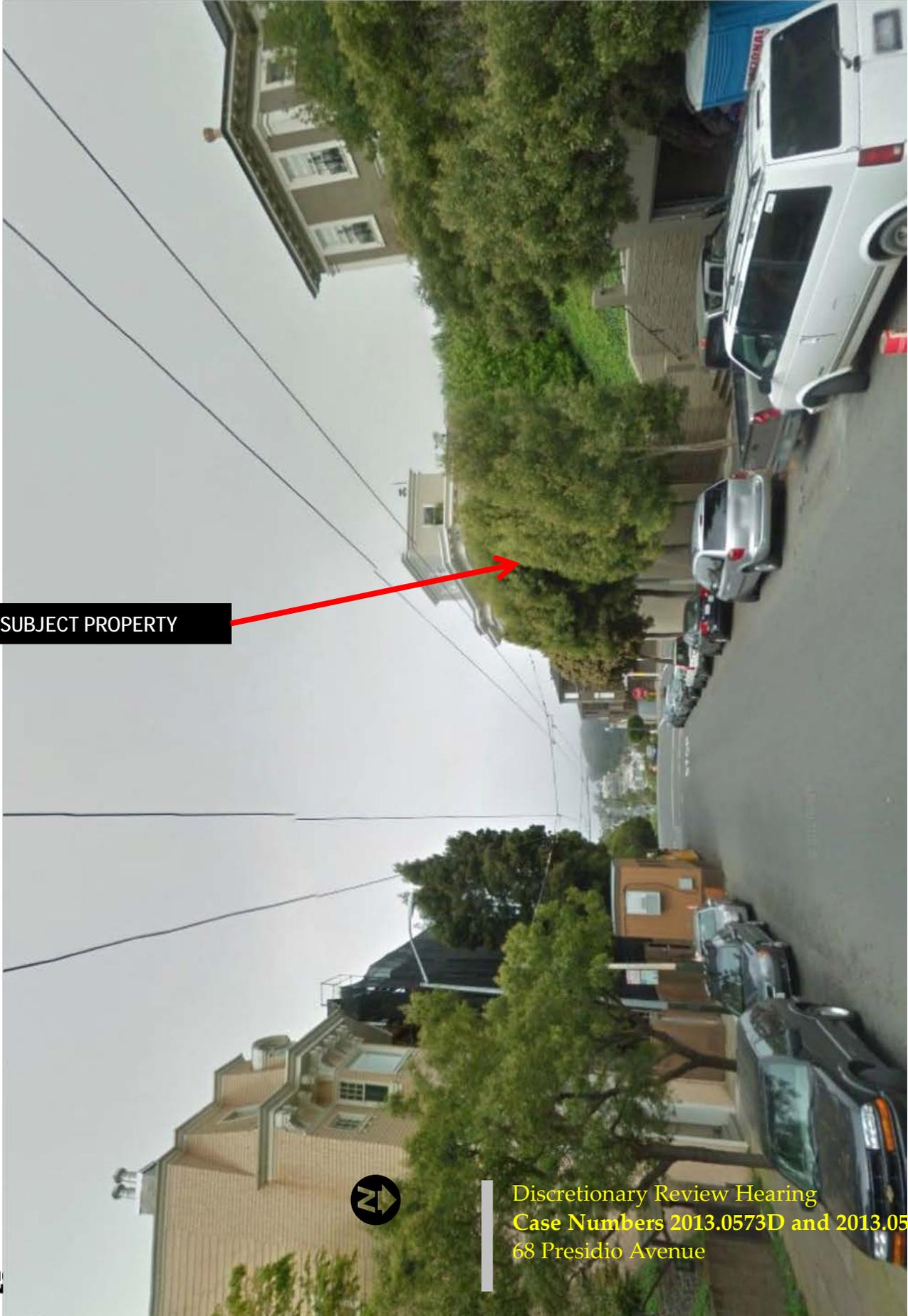


SUBJECT PROPERTY



Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue

Context Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Numbers 2013.0573D and 2013.0574D
68 Presidio Avenue



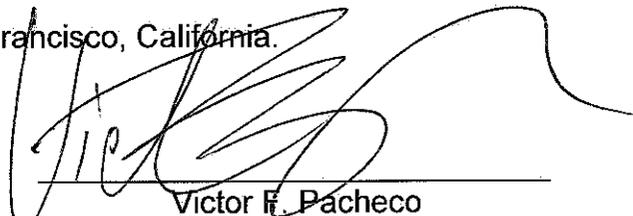
AFFIDAVIT OF SERVICE

**Steven Greenwald & Rochelle Alpert, Appellants
c/o A. Barkley & D. Shanagher, Attorneys for Appellants
121 Spear Street #200
San Francisco, CA 94105**

I, Victor F. Pacheco, Legal Assistant for the Board of Appeals, hereby certify that on this 5th day of **March, 2013**, I served the attached **Notice(s) of Decision & Order for Appeal No(s)**. 12-155, Greenwald & Alpert vs. DBI, PDA, subject property at 68 Presidio Avenue, on the appellant(s) by mailing a copy via U.S. mail, first class, to the address above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

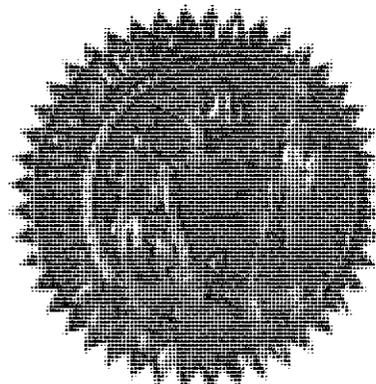
3/05/2013
Date


Victor F. Pacheco

cc: Dept. of Building Inspection (BID, CPB, PPC), and Planning Dept. (if applicable)

OTHER PARTIES
OR CONCERNED CITIZENS:

**Jennifer Chow & Steve Minisini, Permit Holders
c/o Brian Soriano, Attorney for Permit Holders
1801 Bush Street #118
San Francisco, CA 94109**



BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of STEVEN GREENWALD & ROCHELLE ALPERT, Appellant(s) vs. DEPARTMENT OF BUILDING INSPECTION, PLANNING DEPT. APPROVAL Respondent

Appeal No. 12-155

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on Dec. 05, 2012 the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on November 20, 2012, to Jennifer Chow and Steve Minisini, Permit to Alter a Building (revision to BPA No. 201201182486; expand existing roof terrace; new window at top floor family room #2; replace existing single glazed windows with new wood double glazed windows; repair stucco with integral colored stucco) at 68 Presidio Avenue.

APPLICATION NO. 2012/10/11/1876

FOR HEARING ON February 13, 2013

Table with 2 columns: Address & Tel. of Appellant(s) and Address & Tel. of Other Parties. Includes contact info for Steven Greenwald & Rochelle Alpert and Jennifer Chow & Steve Minisini.

NOTICE OF DECISION & ORDER

The aforementioned matter came on regularly for hearing before the Board of Appeals of the City & County of San Francisco on February 20, 2013.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, § 14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby GRANTS THE APPEAL AND ORDERS

that the issuance of the subject permit is OVERRULED, and the Department of Building Inspection is hereby ordered and directed to REVOKE the subject permit with the following FINDINGS: a) this permit is not Code compliant; and b) the one-year prohibition against re-application under Article 1, § 31 of the Business & Tax Regulations Code does not apply.

BOARD OF APPEALS CITY & COUNTY OF SAN FRANCISCO

Signature of Chris Hwang, President

Last Day to Request Rehearing: March 04, 2013 Request for Rehearing: None Rehearing: None Notice Released: March 05, 2013

Signature of Cynthia G. Goldstein, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure § 1094.6.



SAN FRANCISCO PLANNING DEPARTMENT

Affidavit of Mailing

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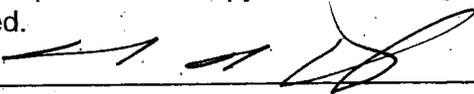
Planning
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I, MOSES CORRETTE have mailed the attached document:
(please print name)

- Notification of Project Receiving Environmental Review (Neighborhood Notice)
- Notice of Availability of Environmental Review Document (NOA)
- Notice of Scoping Meeting for an Environmental Impact Report
- Notice of Preparation of an Environmental Impact Report
- Notice of Availability of Draft Environmental Impact Report
- Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter
- Final Negative Declaration (FND)
- Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration
- Notice of Hearing on Appeal After Initial Evaluation of a Project
- Certificate of Determination of Exemption/Exclusion From Environmental Review
- Other : Case No. 2013.03.01.1348 BLDG. PERMIT APP.

on APRIL 25, 2013
(Date)

Also attached is a copy of the mailing list/ mailing labels to which the document was mailed.


(Signature)

~~4.22.13~~ 4.25.2013
(Date)

Revised 04/24/07

G:\Templates 2009\Affidavit of Mailing 2009.doc



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Proposed Approval Deck on a Noncomplying Structure

April 25, 2013

Jack and Norma Tomlinson
3160 Jackson Street
San Francisco CA, 94115

To Whom It May Concern:

RE: 68 Presidio Avenue (Address of Permit Work)
0974/101 (Assessor's Block/Lot)
2013.03.01.1348 (R-2) (Building Permit Application Number)

This letter is to inform you that the Planning Department received a Building Permit Application to construct a roof deck on a noncomplying structure for the property located at 68 Presidio Avenue. This letter serves as the required 10-day notice for adding decks onto noncomplying structures, per the Zoning Administrator's interpretation of Planning Code Section 188 dated February, 2008.

The proposed scope of work that requires this notice is the extension of the existing roof deck located at the top floor by 29' 9" to the west. The roof structure is wholly or partially located above the 35-foot height limit and is therefore considered a legal noncomplying structure. Other work included on this permit includes: removal of the existing solar panels, reroofing of the top floor and penthouse (Family Room #2), installation of new decking, and installation of a new open metal railing surrounding the entire roof deck. Other work includes the exterior remodel of the north and west elevations of Family Room #2 including removal of the wood-burning fireplace, removal of the greenhouse, and window replacement. Other work includes repair or replacement of the existing required fire escape and the installation of a gas-burning fire pit on the north side wall together with a 10-foot length of solid 1-hour rated 42" high parapet. No expansion of the building envelope is proposed under this permit.

If you would like to review the associated plans or have any questions about this application, please contact the assigned planner for this project, Moses Corrette, at (415) 558-6295 or moses.corrette@sfgov.org within 10 days from the date of this letter. This project will be approved by the Planning Department if no request for Discretionary Review is filed by the end of the 10-day noticing period, May 6, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Moses Corrette".

Moses Corrette, Planner

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Suite 400
San Francisco,
CA 94103-2479

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SAN FRANCISCO PLANNING DEPARTMENT

Notice of Proposed Approval Deck on a Noncomplying Structure

April 25, 2013

Minisimi Steven A & Chow Jennifer

1801 Wedemeyer Street #511

San Francisco CA, 94129

To Whom It May Concern:

RE: 68 Presidio Avenue (Address of Permit Work)
0974/101 (Assessor's Block/Lot)
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SAN FRANCISCO PLANNING DEPARTMENT

Notice of Proposed Approval Deck on a Noncomplying Structure

April 25, 2013

Alice Barkley, Contract attorney
McKenna Long & Aldridge LLP
Rincon Center II 121 Spear St., Suite 200
San Francisco, CA 94105-1582

To Whom It May Concern:

RE: 68 Presidio Avenue (Address of Permit Work)
0974/101 (Assessor's Block/Lot)
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Moses Corrette, Planner

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Notice of Proposed Approval Deck on a Noncomplying Structure

April 25, 2013

Steven Greenwald
Rochelle Alpert
56 Presidio Ave
San Francisco, CA 94115

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Dan Phipps Architects
1031 Post Street
San Francisco, CA 94109

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Moses Corrette, Planner

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APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Rochelle Alpert and Steve Greenwald		
DR APPLICANT'S ADDRESS: 58 Presidio Avenue, San Francisco	ZIP CODE: 94115	TELEPHONE: (415) 442-1326 415 276-6328
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Steven Minisini and Jennifer CHow		
ADDRESS: 68 Presidio Avenue, San Francisco	ZIP CODE: 94115	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: same as above	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: ralpert@morganlewis.com and stevegreenwald@dwt.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 68 Presidio Avenue, San Francisco, California		ZIP CODE: 94115
CROSS STREETS: corner of Jackson Street and Presidio		
ASSESSORS BLOCK/LOT: 0974 /010	LOT DIMENSIONS: 27.7'x81.17	LOT AREA (SQ FT): 2,220.7 sf
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: single family home

Proposed Use: single family home

Building Permit Application No. 2013.03.01.1348 (R-2)
2013.03.22.2867

Date Filed: March 1, 2013
March 22, 2013

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See Attachment

Discretionary Review Request

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

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

See Attachment

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

See Attachment

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

See Attachment

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

- NOTES:
 Required Material.
 Optional Material.
 ○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only
 Application received by Planning Department:

By: _____

Date: _____

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: *Rochelle D. Alpert* Date: *May 3, 2013*

Print name, and indicate whether owner, or authorized agent:

Rochelle D. Alpert
 Owner / Authorized Agent (circle one)

13.05730

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Sam N. Daniels

Date: 5/3/2013

Print name, and indicate whether owner, or authorized agent:

SAM N. DANIELS
Owner Authorized Agent (circle one)

Attachment A to Discretionary Review Application for 68 Presidio Avenue

Extensive alterations to the home at 68 Presidio have been undertaken by the Project Sponsors through serial permitting, which allowed them to circumvent the planning, the environmental review and the 311 notification process. Additionally, the Project Sponsors were found to be working in excess the scope of their issued permits, which included (1) addition of a second floor addition to the rear lawful non-complying one-story addition located entirely in the required rear yard, (2) enlarging the exterior envelope of the existing garage; and (3) increasing the height of the roof parapet, among other matters. The above identified work increased the building envelope, was not approved, nor the subject of any Section 311 notification to the neighbors.

As part of the reapplication for a roof deck permit and the submission of a consolidation of all the plans, there have been multiple sets of plans submitted, with multiple changes and ambiguous and confusing notations, including handwritten notations, creating inconsistencies. Although requested, the homeowners of 56 Presidio Avenue have never been provided with a hard copy of the most recent version of the plans now under review. As a result, in many instances, the reasons for discretionary review cannot be specified more succinctly.

Reason for Discretionary Review

A. The Plans for the consolidated permit and the plans for the Roof Deck have common elements. However, the plans are not consistent with each other, and one has to search for notes, including handwritten notations, which appear to continue to be added on an ongoing basis, to attempt to ascertain what the Project Sponsors are intending to construct, according to what specifications, and to which set of plans. These deficiencies, make the plans difficult to assess at best, potentially misleading, and will make enforcement challenging.

The 68 Presidio home is one of four homes built concurrently in the 1915 -1916 time frame. The four homes share a continuous retaining wall on the east side of the properties, with earth sloping down to the homes at essentially the same slope. (As you head north on Presidio Avenue, it is believed that each of the homes is slightly lower than the adjacent property). The retaining wall and slope of rear yards to DR Applicants' knowledge has remained untouched for 100 years and has never presented any issues while DR Applicants have lived in their home, which is close to 30 years. When the consolidated plans were first submitted for review, it appeared that the Project Sponsors intended to excavate to lower the rear yard grade to make it flat throughout. This work would have necessitated underpinning any retaining walls.

When apparently informed by the Planning Department that excavation and underpinning of the retaining walls would require environmental review, the architect crossed out the underpinning note by hand on the Revision 2 permit set, without making any other changes leaving the work in the rear yard otherwise entirely the same. Moreover, the plans omit setting forth any existing or proposed elevations of the rear yard making it impossible to determine the scope of the work and what is in fact being proposed.

If underpinning becomes necessary and subject of a future permit, this would require environmental review and will be an extraordinary and exceptional circumstance given the project's

history of serial permitting and work in excess of the scope of the issued permits. Any excavation and/or underpinning of retaining walls may well have a serious adverse effect on the DR Applicants' property and those of other neighbors whose property abuts the continuous retaining wall. To lower the rear yard grade without underpinning the existing retaining wall (or to add a new retaining wall as still specified on the North side of the 68 Presidio property) will pose a serious public risk to property owners abutting the walls.

Project Sponsor's plans as of May 2, 2013 provide for the building of a fence and perhaps a retaining wall in the same height as the fence at 56 Presidio, but with no other reference. There is no reference to the grade from which the fence is to be built or any reference to the existing slope of the property. The plans also show the installation of planter boxes appearing all at the same level. Yet, beginning at the Northeast corner, the existing rear yard of 68 Presidio Avenue slopes down away from the retaining wall towards the home, making construction of the fence and planters on a level ground not feasible without excavation. The existing backyard has 5 feet plus difference in elevation between the ground level adjacent to the home to the retaining wall. This estimate is based on the fact that (i) DR Applicants' deck is 18 inches from their home's ground level; and (ii) the property has 5 steps – 8 inches each – leading to the landing where the retaining wall is first visible and not otherwise covered by the earth slope. See pictures attached. The site and floor plans of all four homes along Presidio including the Project Sponsors' are similar.

Thus, the Project Sponsor's plans do not depict the North Elevation accurately since it provides no indication of a substantial slope. The existing fence at 56 Presidio at the highest point is only about 4 feet above the sloping ground that extends into the rear yard of 68 Presidio at the same slope. Yet, the plans do not depict existing conditions or the grade level at which the proposed fence and planters will be built. Without this information, DR Applicants (and other abutting property owners) cannot realistically assess the potential damage to the eastern shared retaining wall.

A flat fence from ground to the current existing fence could not be built without excavating the northeast corner slope, which has the potential alone of destabilizing the wall. Having lived at 56 Presidio Avenue for nearly 30 years, DR Applicants know from experience that creation of a garden will encounter substantial rock formations. As stated above, any excavation of the Project Sponsors' rear yard to lower its grade will impact the adjacent and abutting neighbors. This conclusion is also supported by the findings in the soil report submitted by the Project Sponsors to the City.

A Geotechnical report prepared for the 68 Presidio Avenue property, dated January 27, 2012, by Rollo & Ridley, describes the requirements for changes in the rear yard in the "northeast corner of the property" at page 13. This report was submitted by Project Sponsor in connection with the Permit review before the Board of Permit Appeals. That report states that to carry out landscaping plans in the backyard, any retaining walls "should be supported on continuous spread footing bearing below any fill and in the near-surface sandy clay or bedrock." The report then goes on to describe on page 14 of the report additional steps to be taken.

The deletion of the underpinning enables the Project Sponsors to avoid environmental review; however, the proposed design of the rear yard would require underpinning the existing retaining wall except for striking out the word "underpinning" by hand on the Plans. Otherwise, the work proposed remains the same.

At a minimum as DR Applicants requested, the Department should require that Project Sponsors to submit plans that accurately identify the grade from which the fence is to be built and the elevations of the various heights from that grade, and show the existing grade and the proposed grade of the rear yard. Such information is necessary to determine if excavation is required, what the impacts of such excavation on the existing retaining wall would be, the nature of a new retaining wall along the north property line, and the height of the fencing and retaining wall referenced in the proposed plans along the north side of the property.

Right now, Project Sponsors have provided insufficient information to adequately assess what will be done in the rear yard. The plans now appear only to be designed to circumvent environmental review and to obfuscate changes, which alone create an extraordinary or unusual circumstance.

B. Generally, the plans are internally inconsistent and lack dimensions so that the height of the new parapet, guard rail and the new roof deck surface cannot be clearly established. They also do not properly reflect the scope of work to be undertaken to remove work done without permits. It is imperative that the elevation of the existing roof, for example, be established prior to approval as the existing roof deck will be removed and the new roof deck will be at a higher elevation. Without exact dimensions, it is impossible to ascertain the impacts of the proposed renovation will have on the adjacent properties. Since the plans appear to be designed to avoid environmental review, these facts alone constitute extraordinary or unusual circumstance.

1). the Parapet.

The plans are inconsistent and unclear as to the requested increase in height of the parapet that will be built and what will be removed because (i) 68 Presidio has illegally added a minimum of 13 inches to the existing parapet height ; (ii) there are inconsistent dimensions in the heights of the parapet at various points as to existing and proposed; (iii) it is unclear whether the height increase is being measured from the prior lawful height or from the current unlawful height – it appears at least in some instances that the request will exceed the 4 foot level which would trigger neighborhood notification; and (iv) the parapet is being raised for a 10 foot portion of the North wall for purposes of the fire pit. These issues are even more complicated since a copy of the now pending plans with handwritten notations makes it even more difficult to understand.

2). The Fire Pit.

The fire pit is located only a few feet from the property line of 56 Presidio Avenue and directly in front of the only bedroom windows on the south side of DR Applicants' home. The location of the fire pit creates safety, air, light and privacy issues. The increase to the height of the solid parapet for the 10 feet on the North side of the Project Sponsors' property is being justified on the basis of safety to accommodate the location of the fire pit. The size of rooftop deck, however, will more than triple the size of the existing deck and the fire pit can easily be relocated to alternative locations that would not adversely impact 56 Presidio.

In response to a request by the Planning Department, the neighbors at 56 Presidio expressed that they would have no objection to a fire pit if 68 Presidio would move it to a different location,

but the neighbors declined to do so. The risk to 56 Presidio Avenue is compounded in that all plumbing, gas lines and other piping, including those for the fire pit, are all exposed pipes on the exterior north wall of the Project Sponsors' home. Such new utilities, lines and pipes normally would be placed inside the exterior wall since all the interior finishes of the 68 Presidio Avenue home have been removed

3). Roof Top Room.

Prior plans showed that 68 Presidio would be changing the penthouse (eliminating the green house and squaring it off by enlarging it into a rectangular shape). The construction of these revisions to the penthouse, in fact, may have been already completed based on what is viewable from DR Applicants' property. For example, the door, to the deck from the penthouse has been moved already, but the plans appear to show that the door from the existing plans would only be replaced without specifying that the doorway no longer exists. See photos attached.

The latest plans have been revised to show the penthouse will retain its basic floor plate except for removal of the solarium window. Based on a brief review, the plans submitted by the Project Sponsors appear to create obfuscation, so that the requisite building requirements for enlarging the roof top room can be avoided.

4). The Property Line.

The plans continue to incorrectly depict the existing conditions of the 68 Presidio property. For example, the existing and proposed plans incorrectly depict the first stair in the front of the residence as extending across and onto the 56 Presidio property. The first stair has never extended to the north as depicted throughout the existing plans and proposed plans since it was originally constructed. All the stairs of the four houses were built at the same time, are terrazzo steps, and have no lip on the north side. The 68 Presidio steps in existence are essentially the same as to the north property line as the other three houses, although right now they are covered by boards due to the construction. See picture attached of stairs located between 50 and of 56 Presidio. We will supplement the record with a photo of the 68 Presidio stairs, when feasible. The Plans should accurately reflect the stairs and the property line.

In this same regard, the plans need to be modified to expressly state that no work is to be performed beyond the common property line, which was requested by the DR Applicants. Plans that depict current conditions incorrectly or misleadingly so as to allow work beyond the property line constitute yet another extraordinary and unusual circumstance.

C. The DR Applicants request a consolidated set of plans that includes the complete project, including the roof deck, with all dimensions clearly called out, all work constructed outside the scope of issued permits depicted with a note that such work without a permit will be removed, so that the DR Applicants can accurately assess the impacts and risks of the proposed project, particularly the work in the rear yard and on the roof top deck and room. Once resubmitted plans are received, DR Applicants need time to review and assess, which would greatly expedited if a hard copy of the resubmitted plans are provided to them.

68 Presidio

Avenue

13.05730

#0974 / #010B
JOHN R. ADAIR
LANA L. ADAIR
50 Presidio Avenue
San Francisco, CA 94115

#0974 / #009
NORMA & JACK TOMLINSON
3160 Jackson Street
San Francisco, CA 94115

#0973 / #028
MRS. RYAN
51 Presidio Avenue
San Francisco, CA 94118

#0974 / #010A
ROCHELLE ALPERT
STEVEN GREENWALD
56 Presidio Avenue
San Francisco, CA 94115

#0974 / #010C
PETER YOUNG
WENFANG CHEN
46 Presidio Avenue
San Francisco, CA 94115

#0974 / #101
JENNIFER CHOW
STEVEN MINISINI
1801 Wedmeyer Street, # 511
San Francisco, CA 94129

#0973 / #029
AGRAWAL RENU
DAVID WEBER
3206 Jackson Street
San Francisco, CA 94118

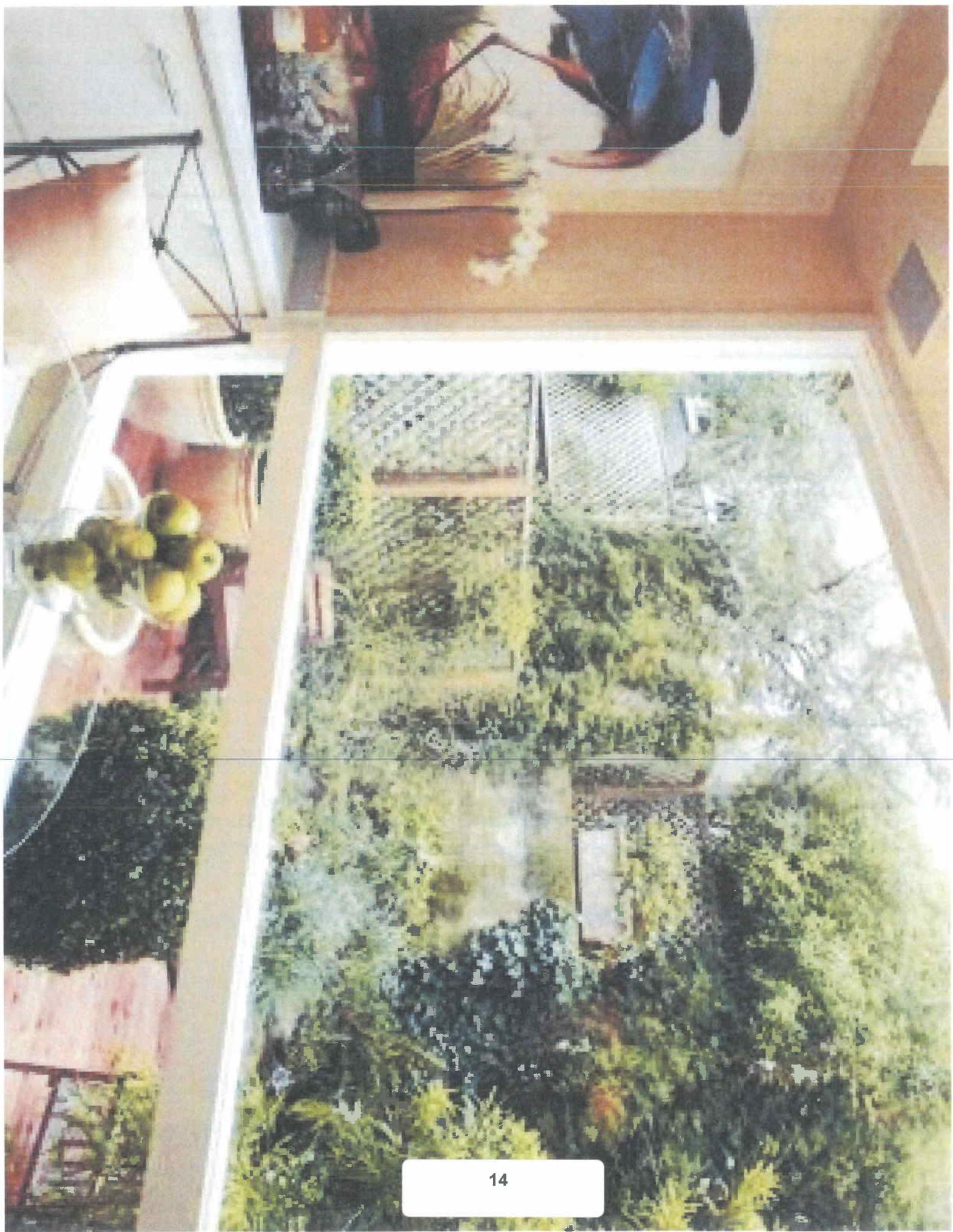
#09830 / #022
104 PRESIDIO AVENUE LLC
One Bush Street, Suite 600
San Francisco, CA 94104

#0984 / #001A
JEREMY RUPERT PETER SUTCH
3209 Jackson Street
San Francisco, CA 94118

#0984 / #001
MR. & MRS CHARLES OSTHIMER
3201 Jackson Street
San Francisco, CA 94118

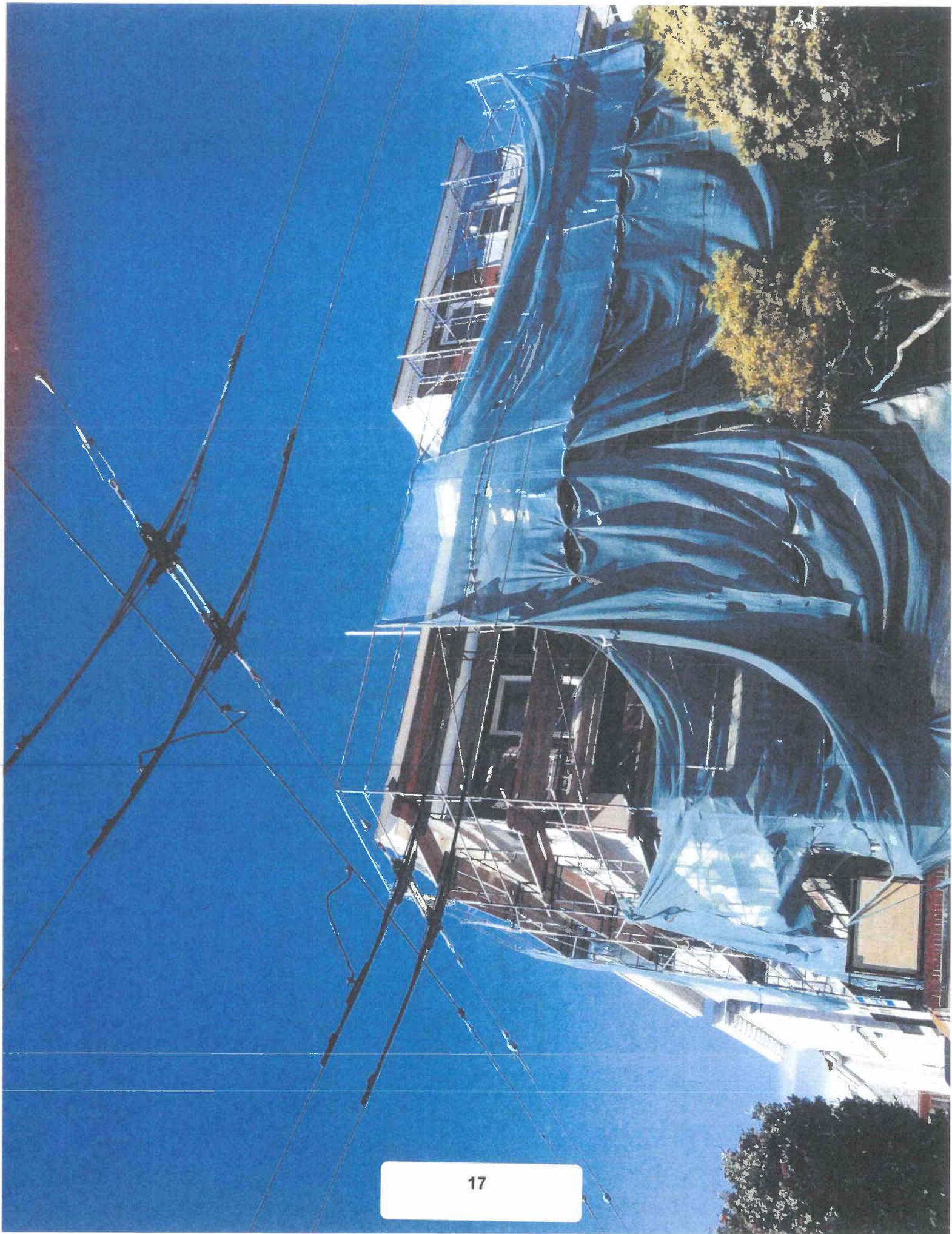
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MR & MRS. GEORGE CHAN
55 Presidio Avenue
San Francisco, CA 94118

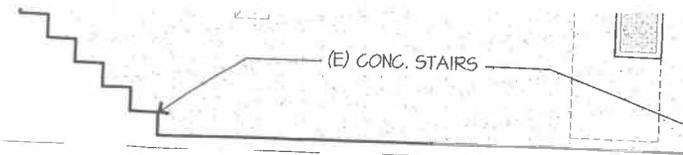






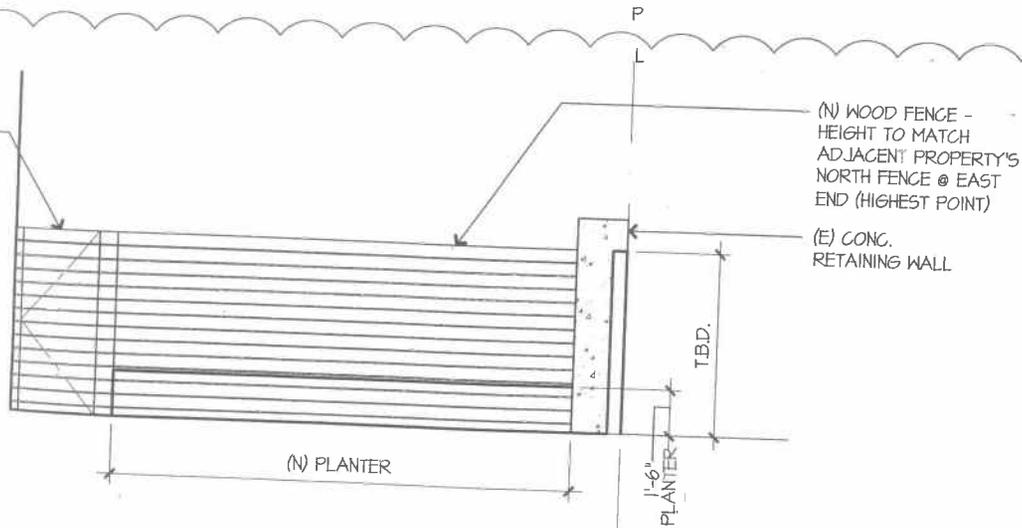






NORTH ELEVATION
PROPOSED

18

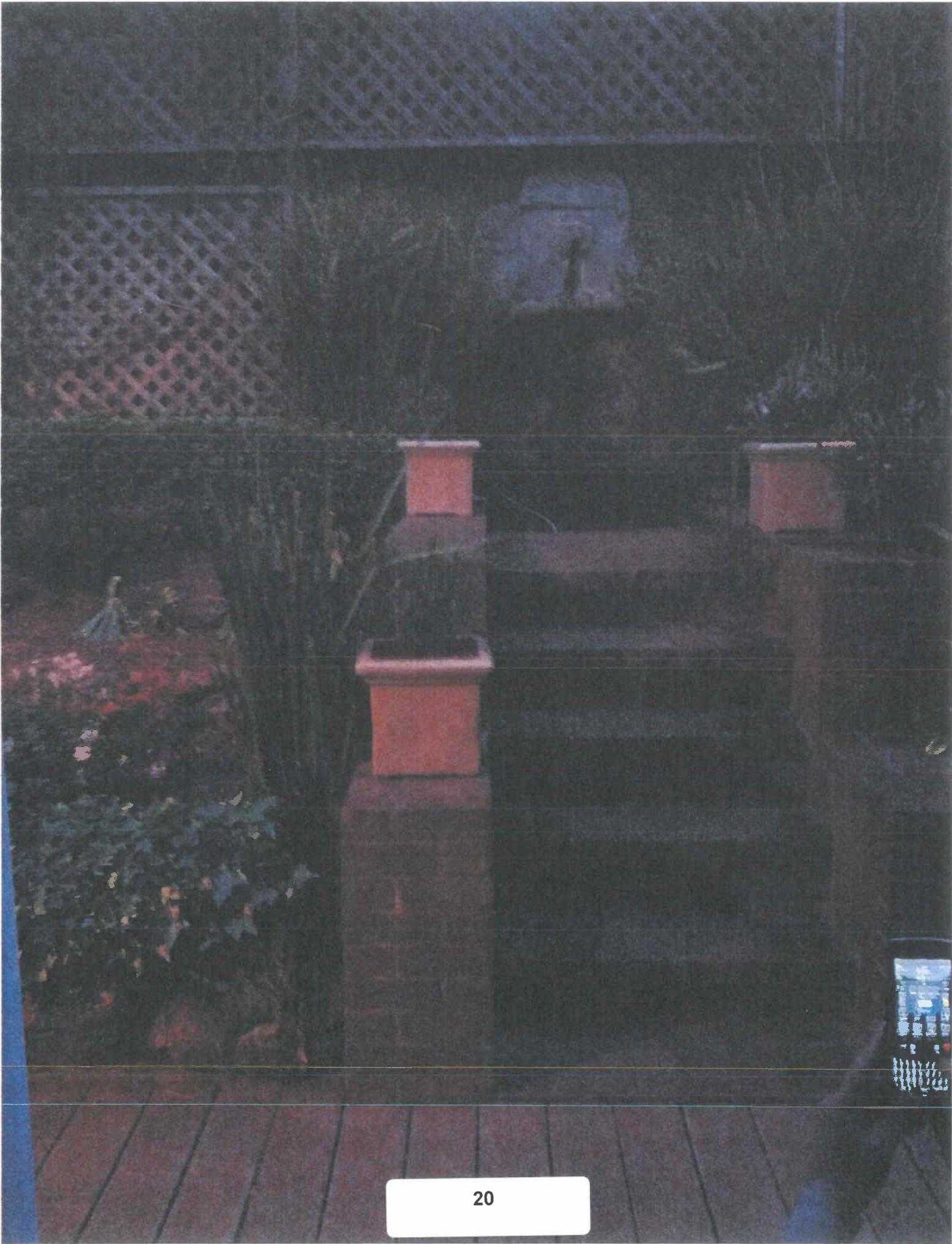


5

FENCE ELEVATION (LOOKING NORTH FROM WITHIN REAR YARD)
PROPOSED

A-201
R-1







21



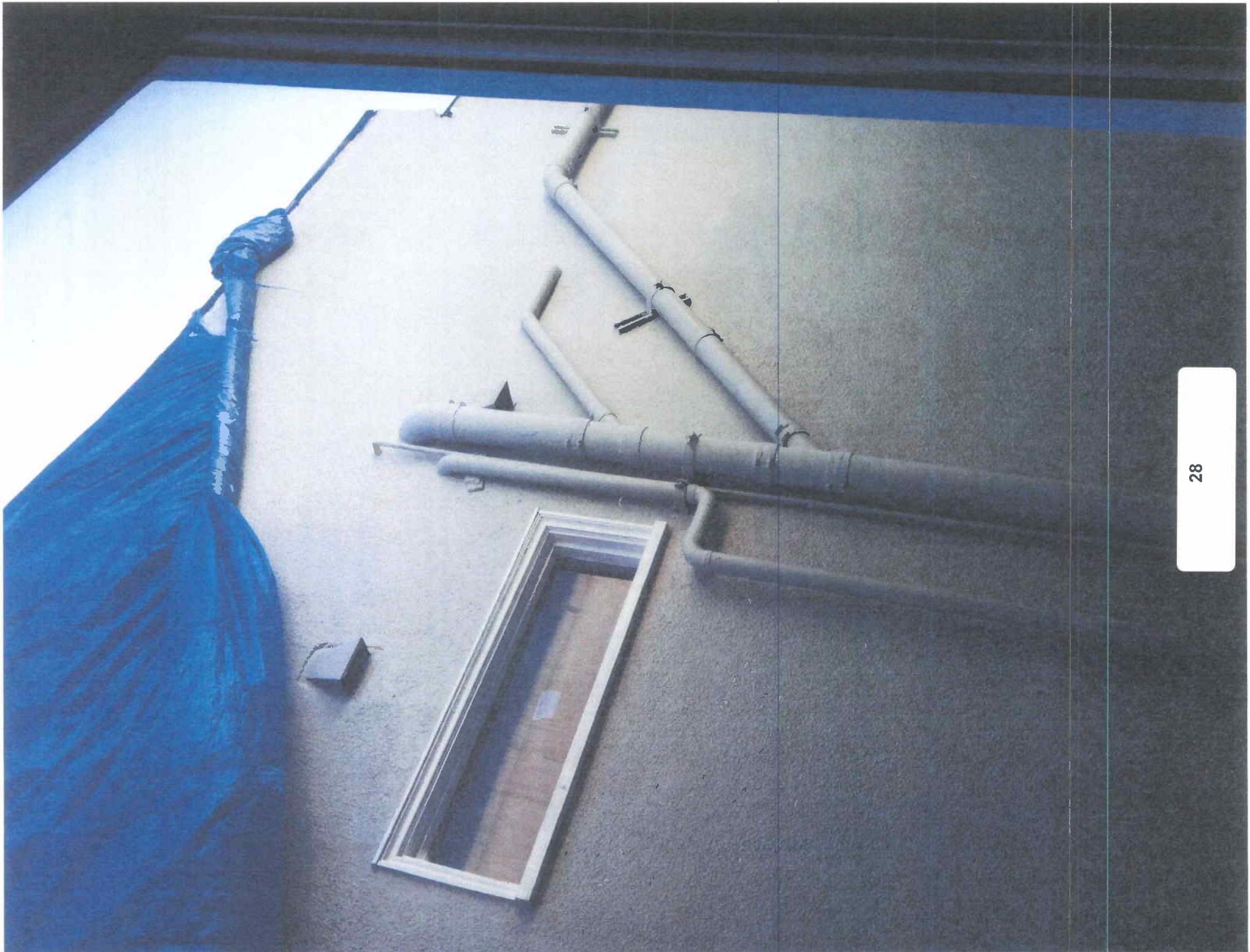






















May 3, 2013

San Francisco Planning Department
Planning Information Center
1660 Mission Street
San Francisco, California 94103-9425

Re: Letter of Authorization to Submit Discretionary Review Application
68 Presidio Avenue

Dear Sir or Madam:

We are the owners of 56 Presidio Avenue.

Attached is our Application for Discretionary Review of the following permits issued to 68 Presidio Avenue: 2013.03.011348 (R-2), date filed March 1, 2013 and 2013.03.22.2867, date filed March 22, 2013.

Both of us will be out-of-town on May 6 and thus be unable to submit this application in person. We accordingly are authorizing Sam Dawood of the law firm Davis Wright Tremaine LLP to make this filing on our behalf. Thank you for your consideration.

Sincerely,



Steven F. Greenwald



Rochelle D. Alpert

cc: Sam Dawood



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 13.5074D

Building Permit No.: 2013.03.22.2867

Address: 68 Presidio

Also Permit 2013.03.01.1348 (R-2)

Project Sponsor's Name: Steven Minisini / Jennifer Chow

Telephone No.: 415.615.0881 (for Planning Department to contact)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

See Attachment 1.

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

See Attachment 2.

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

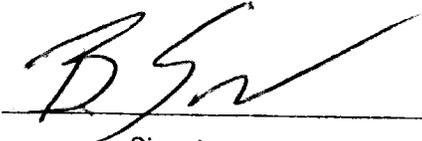
See Attachment 3.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>4</u>	<u>4</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>3</u>
Bedrooms	<u>4</u>	<u>5</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>4366</u>	<u>4621</u>
Height	<u>46'3"</u>	<u>46'3"</u>
Building Depth	<u>75'5"</u>	<u>75'5"</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	_____	_____
Projected value (sale price) after completion of project (if known)	<u>\$3.3M</u>	<u>unknown</u>

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


 Signature

6/17/13
 Date

Brian Soriano
 Name (please print)

Case No. 135074D
Building Permit No.: 2013.03.22.2867
Address: 68 Presidio
Also Permit No. 2013.03.01.1348 (R-2)

**ATTACHMENT 1
TO
RESPONSE TO DISCRETIONARY REVIEW**

The permit applicants have spent significant time, effort and money to ensure their project meets the highest standards for safety. The City representatives have had numerous meetings with the architect and permit applicants in an effort to ensure the proposed work is consistent with code requirements.

The DR requestors have filed challenges to every permit issued on this project despite assurances of code compliance from the City representatives. For every accommodation made by the project owners, (See response to Section 2, below,) these neighbors have identified a new aspect of the project to challenge.

Multiple offers have been made to meet with these neighbors and/or their representatives to answer questions about the project and explain details on the plans. The DR requestors who have only expressed a desire to have their own copy of the plans have rejected all of these offers. Despite their repeated claims that they have not had adequate opportunity to review the plans, the City representatives have confirmed that the DR requestors' various representatives have spent hours reviewing the plans on file with the City and County. The City and County employees reviewed the two permits at issue on this request for Discretionary Review, with significant input from the DR requestors' representatives, for over two months before the 10 day notice was issued. During that two month period, the City requested numerous additional details to satisfy inquiries from these DR requestors. The City and County employees involved in the permit review are satisfied that the permits are code compliant and appropriate.

Due to the constant challenges and appeals from these neighbors, work on the project has been delayed by approximately six months causing more than \$200,000 in additional expenses for the permit applicants for architectural, design and legal fees.

Joseph Duffy, Senior Building Inspector for the City of San Francisco, and several members of his staff have performed numerous inspections at the project site. In addition, the property owners have paid for over 30 inspections performed by structural and geotechnical engineers to ensure full compliance and safety. The seismic upgrade to 68 Presidio was completed to the highest standards and above any specifications or requirements by the City.

The documents provided herewith establish there is no need for underpinning the small portion of the retaining wall that exists on a portion (approx. 6 feet) of the subject property. The structural support will not be compromised and the decision to remove

underpinning from the scope of work was based upon the calculations performed by the structural and geotechnical engineers demonstrating it is not necessary. No work is being performed within the zone of influence of the retaining wall at 68 Presidio Avenue and, as a result, no underpinning is required.

The roof deck and fire pit have been designed within the code and have the necessary safety precautions including a significantly rated firewall. City planners and permit reviewers have put in significant time reviewing this planning detail and have addressed numerous, meritless claims from the DR requestors.

In sum, the Request for Discretionary Review does not identify any aspect of the proposed work that constitutes an exceptional or extraordinary circumstances justifying a Discretionary Review and the Planning Department's Residential Design Team's Review agrees per its report dated May 30, 2013.

Case No. 135074D
Building Permit No.: 2013.03.22.2867
Address: 68 Presidio
Also Permit No. 2013.03.01.1348 (R-2)

**ATTACHMENT 2
TO
RESPONSE TO DISCRETIONARY REVIEW**

The following changes were made by the Project Owners of 68 Presidio to accommodate the neighbors at 56 Presidio:

1. Removal of an existing rear deck (off the master bedroom) of approximately 200 square feet. This deck had been in place since 1985 and had 8-foot high walls surrounding it and attached to the home. The deck had furniture and a large hot tub. Current owners removed the entire structure, which greatly improved sunlight into the neighbors' (at 56 Presidio's) rear of home and their backyard. The cost of this concession is \$100,000 - \$200,000 in value. The neighbors (at 56 Presidio) originally agreed that if we removed this structure they would not appeal the project any further. This obviously proved not true.
2. Removal of a wood burning fireplace and flu located in the penthouse room of the upper terrace. This fireplace was there since 1985. The flu of this fireplace was highly visible to the neighbors at 56 Presidio from their rear rooms and backyard. The benefit of removal is environmental, safety and aesthetics. This wood burning fireplace is being replaced with a gas fire pit to be located on the upper terrace floor that meets all the city codes and requirements and will never be seen, smelt or heard from the neighbor. (This is one of the neighbors' DR items.)
3. Removal of a wood burning fireplace in the living room (north side of home) where the permits allowed for exterior ventilation via a large vent pipe on the exterior of the home which would be facing a large entry window of the neighbor. This will be replaced with a gas fireplace and the venting will occur to the east and not visible to any neighbor. This concession greatly improves the aesthetics for our neighbor at 56 Presidio.
4. Packaging of the Consolidated Permits in the exact order, schema and references that neighbors (second attorney, Alice Barkley) requested. This was a large cost item to the owners of 68 Presidio and not a requirement of the City.
5. Moving the north rear yard fence in toward the 68 Presidio property approximately 18 inches from where the current fence has been for 80 plus years to avoid any conflict over the property line. Each home on east side of Presidio Avenue between Jackson and Pacific has this issue that dates back to when the homes were built and the City issued the plat surveys. Every home's property on this street encroaches approximately 13-15 inches onto their neighbor to the north (photos included in package). This is another example of a compromise for the neighbor at 56 Presidio.

Case No. 135074D
Building Permit No.: 2013.03.22.2867
Address: 68 Presidio
Also Permit No. 2013.03.01.1348 (R-2)

**ATTACHMENT 3
TO
RESPONSE TO DISCRETIONARY REVIEW**

THE PARAPET

At the new area of the roof terrace a 13" high parapet was added due to an error in the planning review process. Any area above 35 feet from grade must have an open rail. Our original approved permit had shown the solid 13" high parapet. The 13" high parapet is indicated on our plans to be removed. The original parapet/cornice is still in place and will remain. See photos attached. We have indicated all our dimensions to the original "lawful" heights. On the north elevation, which faces the Greenwalds, the plans indicate a 10 foot long area that has the note RAISE (E) SOLID GUARDRAIL TO ALIGN W/ TOP OF ADJ. MTL. GUARDRAIL. This area has a +/-11" dimension indicated on this elevation from the existing parapet wall as well. It is clear to the planners.

THE FIRE PIT

Locating the fire pit along the north parapet wall as it is shown on the plans helps keep people away from the north parapet wall and gives more privacy to the north neighbors. Relocating it anywhere else won't work for its intended purposes and would only encourage deck dwellers to stand along the north parapet. The fire pit is replacing a wood-burning fireplace that had been operational for the past 20 plus years. The benefit of the removal of the wood-burning fireplace is environmental, safety and aesthetics. The proposed fire pit meets all City codes and will never be seen, smelt or heard from the neighbor.

THE ROOF TOP ROOM

The existing building envelope of the penthouse is to remain. Only the solarium window is to be removed. A new door and window will be installed, but no expansion of the room is being proposed.

UNDERPINNING OF RETAINING WALL

As supported by the attached letters and reports from licensed structural geotechnical engineers, our current plans incorporate an alternative approach that will not require underpinning the retaining wall since the proposed work will not affect the structural stability of the wall. The permits call for a planter to be constructed with a 1:1 ratio where the bottom of the retaining wall meets the surface grade of the yard to replace any

removed cobblestone or excavated dirt. (See Diagram attached to the support letter from geotechnical engineers Rollo & Ridley.)

THE PROPERTY LINE

The As-Built drawings that we inherited show the first stair as being extended. However, we are not proposing to expand the exterior entry stairs. We are only resurfacing the existing stairs and landings. The photos attached demonstrate the existing condition. Moreover, this situation with the stairs falling slightly over the property line appears to be present with most, if not all, of the properties on the East side of this block of Presidio Avenue as demonstrated in the photographs attached hereto. It appears obvious that this condition has existed for nearly 100 years. In any event, any dispute over the property line will require jurisdiction of a State Superior Court and is not an appropriate basis for a Discretionary Review.

A
B
C
D

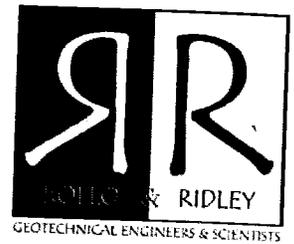
**INDEX OF EXHIBITS
TO
68 PRESIDIO AVENUE
RESPONSE TO DISCRETIONARY REVIEW**

SAN FRANCISCO BOARD OF APPEALS

SUBJECT PROPERTY: 68 PRESIDIO AVENUE

EXHIBIT	DESCRIPTION
A	Rollo & Ridley Letter dated June 6, 2013
B	Drawings from Dan Phipps
C	Dan Phipps Letter
D	Photos of demonstration of property lines

June 6, 2013
Project No. 1204.1



San Francisco Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, California 94103

Subject: East Property Line Retaining Wall
68 Presidio Avenue
San Francisco, California

To Whom It May Concern:

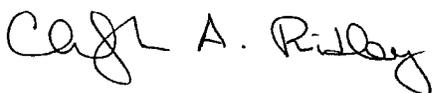
This letter presents our review of the geotechnical aspects of the proposed work adjacent to the east property line retaining wall at 68 Presidio Avenue in San Francisco, California. We provided geotechnical consultation services for the project and published conclusions and recommendations in a report titled "Geotechnical Investigation, 68 Presidio Avenue, San Francisco, California" dated January 27, 2012.

An existing concrete retaining wall that runs along a portion of the eastern property line also extends onto the neighboring properties to the north. We have discussed two options with the project architect and structural engineer on how to proceed with the project in terms of having minimal impact on the retaining wall. The first option is to not excavate immediately in front of the wall but rather excavate a sufficient distance away from the wall and construct a planter and associated new retaining wall. The second option is to install sequenced underpinning (designed by the structural engineer) under the wall to allow for full excavation adjacent to the wall (no planter).

The first option is conceptually shown on the Architectural Drawings, 3 Sheets, SK-1 through SK-3, dated June 6, 2013, titled "Existing & Proposed Plans, Chow-Minisini Residence, 68 Presidio Ave., San Francisco, CA" prepared by Dan Phipps Architects. As shown on the drawings, we recommend the proposed excavation not occur within a zone of influence (ZOI) as defined by a 1 to 1 (horizontal to vertical) projection extending down from 12-inches above the base of the retaining wall. As long as the excavation does not occur within the ZOI, we judge there should be no substantial change to the short and long term performance of the retaining wall and underpinning is not required.

We trust this letter includes the information required. If you have any questions, please call.

Best regards,
ROLLO & RIDLEY, INC.



Christopher A. Ridley, P.E., G.E.
Principal



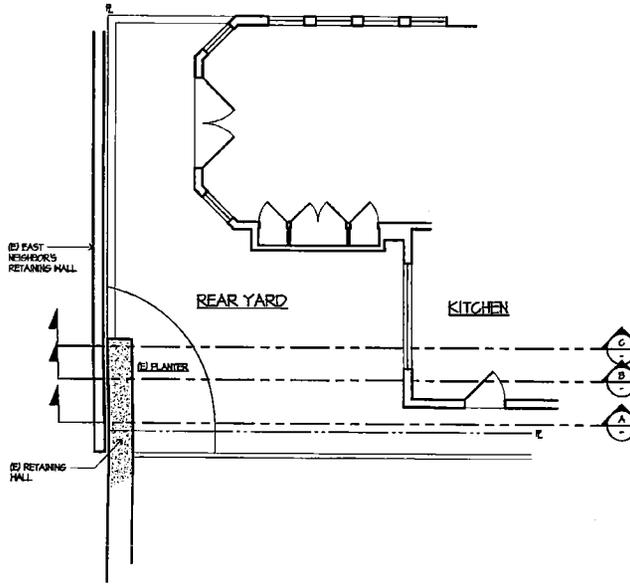


Frank J. Rollo, P.E., G.E.
Principal

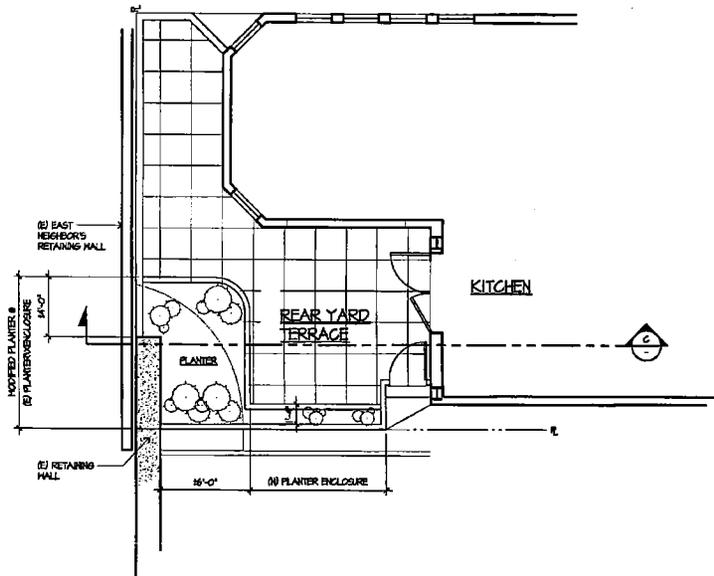


cc: Steve Minisini and Jennifer Chow
Dan Phipps - Dan Phipps Architects
Randy Collins - FTF Engineering

360 POST STREET, SUITE 505, SAN FRANCISCO, CALIFORNIA 94108 PHONE 415 670 9123
Email: frankjrollo@rolloandridley.com / christopheraridley@rolloandridley.com



PLAN- EXISTING



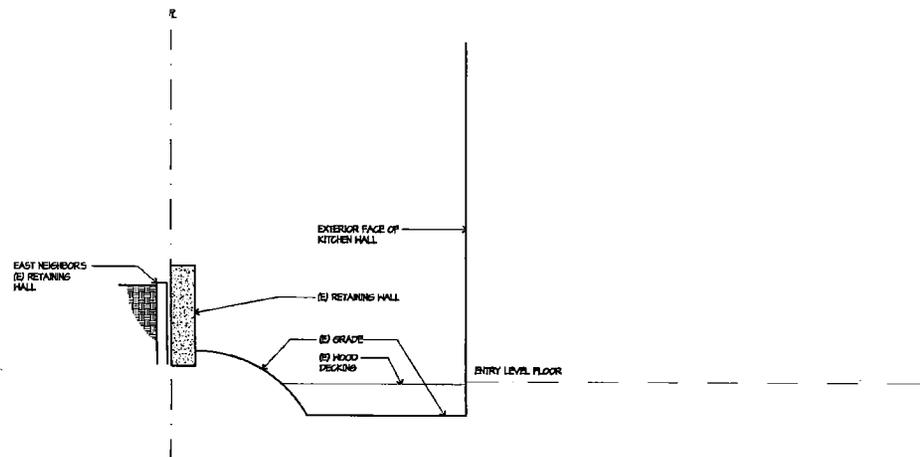
PLAN- PROPOSED



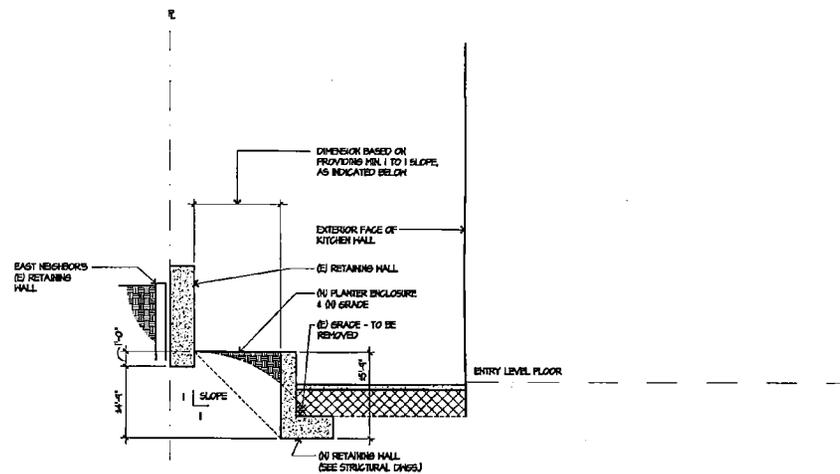
DAN PHIPPS ARCHITECTS PC
 1031 POST STREET
 SAN FRANCISCO, CA 94109
 p. 415-776-1606 f. 415-776-3972
 www.dpaweb.com

CHOW MINISINI RESIDENCE
 68 PRESIDIO AVE.
 SAN FRANCISCO, CA
 SCALE: 1/8" = 1'-0"
 DATE: JUNE 6, 2013

SK - 1
 EXISTING &
 PROPOSED
 PLANS



SECTION 'C' - EXISTING



SECTION 'C' - PROPOSED

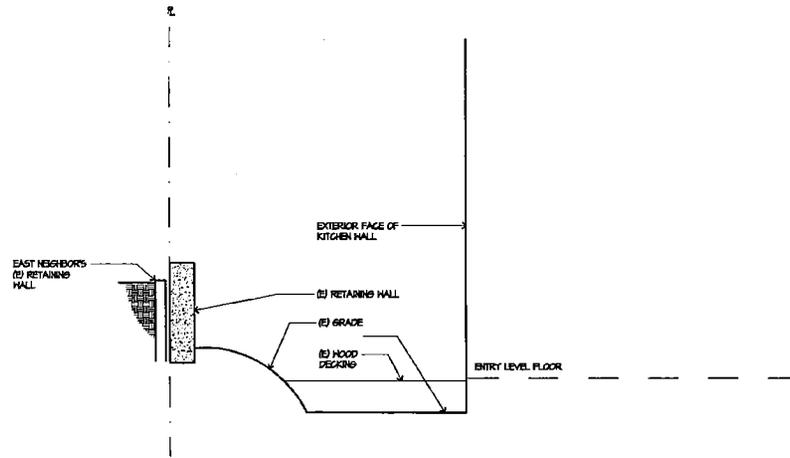


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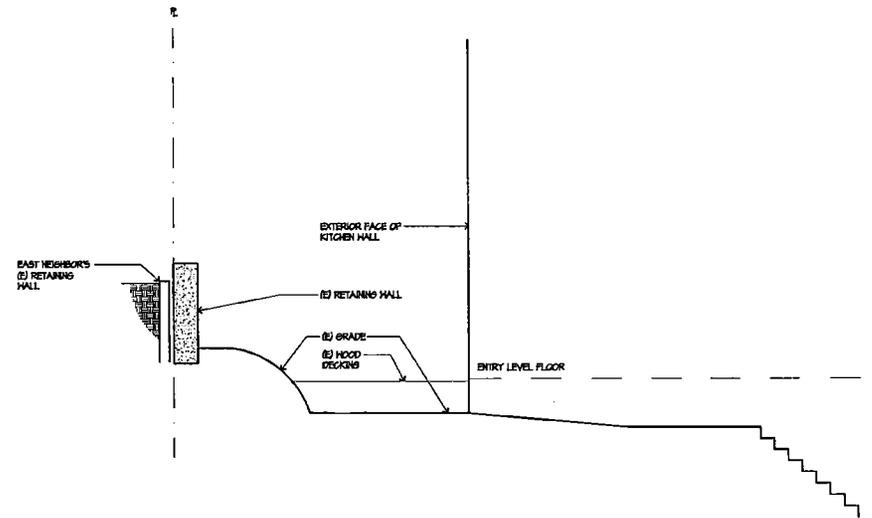
CHOW MINISINI RESIDENCE
 68 PRESIDIO AVE.
 SAN FRANCISCO, CA

SCALE: 1/8" = 1'-0"
 DATE: JUNE 6, 2013

SK - 2
 EXISTING &
 PROPOSED
 SECTION 'C'



SECTION 'B' - EXISTING



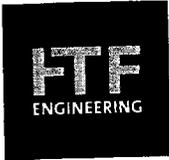
SECTION 'A' - EXISTING



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CHOW MINISINI RESIDENCE
 68 PRESIDIO AVE.
 SAN FRANCISCO, CA
 SCALE: 1/8" = 1'-0"
 DATE: JUNE 6, 2013

SK - 3
 EXISTING
 SECTIONS 'A' & 'B'



Dan Phipps
Dan Phipps Architects
1031 Post Street
San Francisco, CA 94109

RE: Review of Plans for East Property Line Retaining Wall

Dear Mr. Phipps,

We have reviewed drawings related to work near the east property line retaining wall at the Chow-Minisini Residence located at 68 Presidio Avenue in San Francisco. These drawing are labeled SK-1 "Existing and Proposed Plans" and SK-2 "Existing and Proposed Section 'C'", dated June 6, 2013, by Dan Phipps Architects.

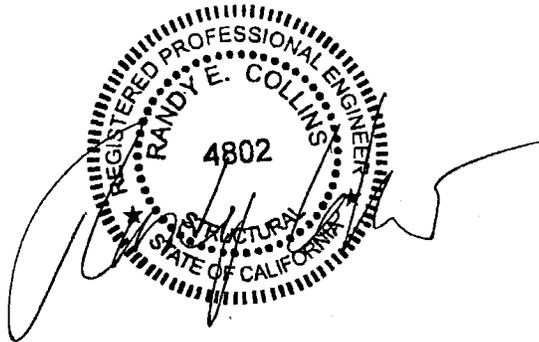
We have also consulted on the matter with the owner's geotechnical engineer, Chris Ridley of Rollo & Ridley, in regards to the configuration of the existing and proposed work, and the angle of the zone of influence (ZOI).

It is my professional opinion that the drawings indicate an acceptable alternative to underpinning the wall, and will not cause any adverse effects on the existing wall or adjacent property.

We anticipate providing complete structural calculations and construction details for the indicated planter walls once the concept is approved by all concerned parties.

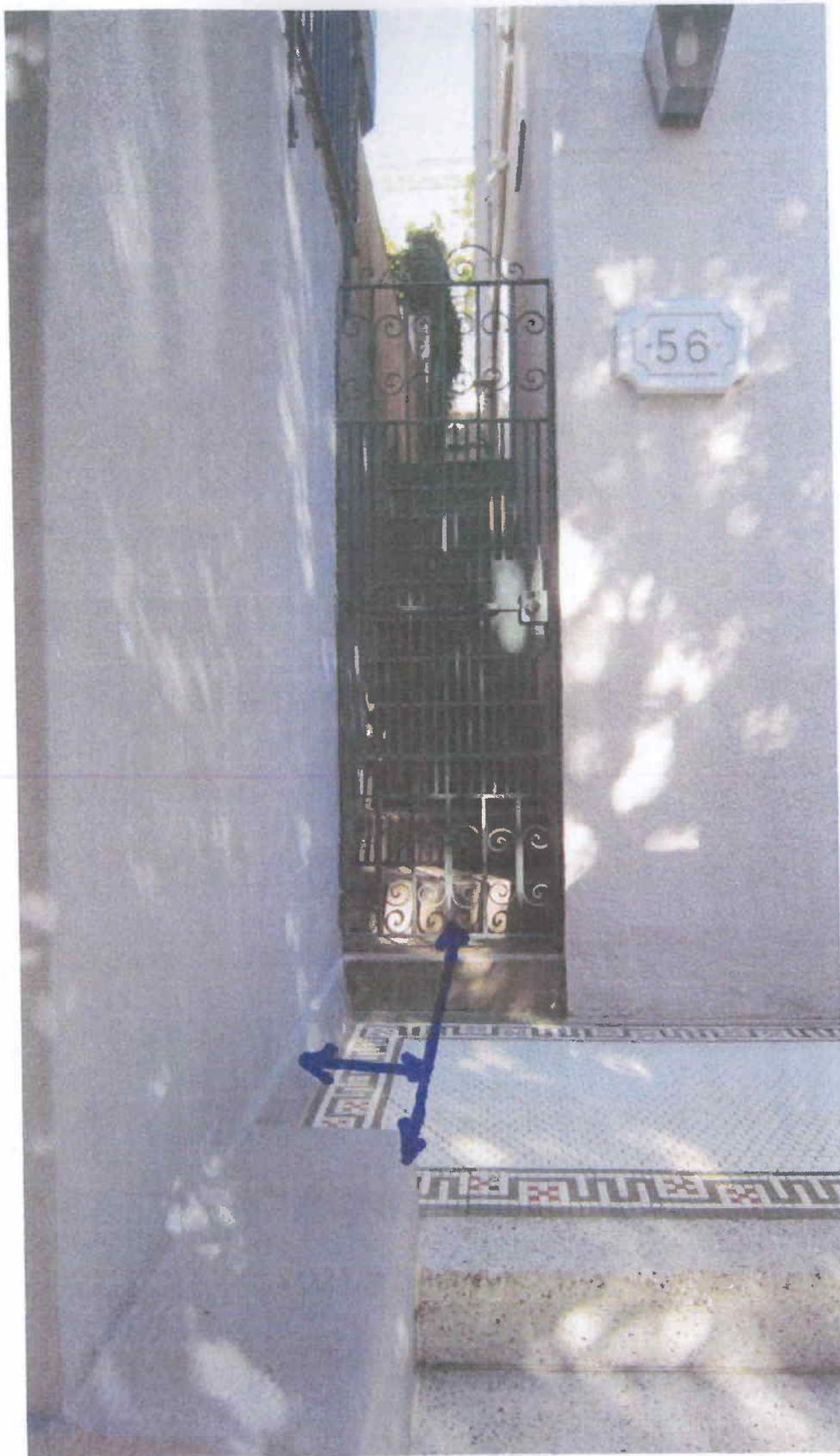
Sincerely,

Randy E. Collins
Principal

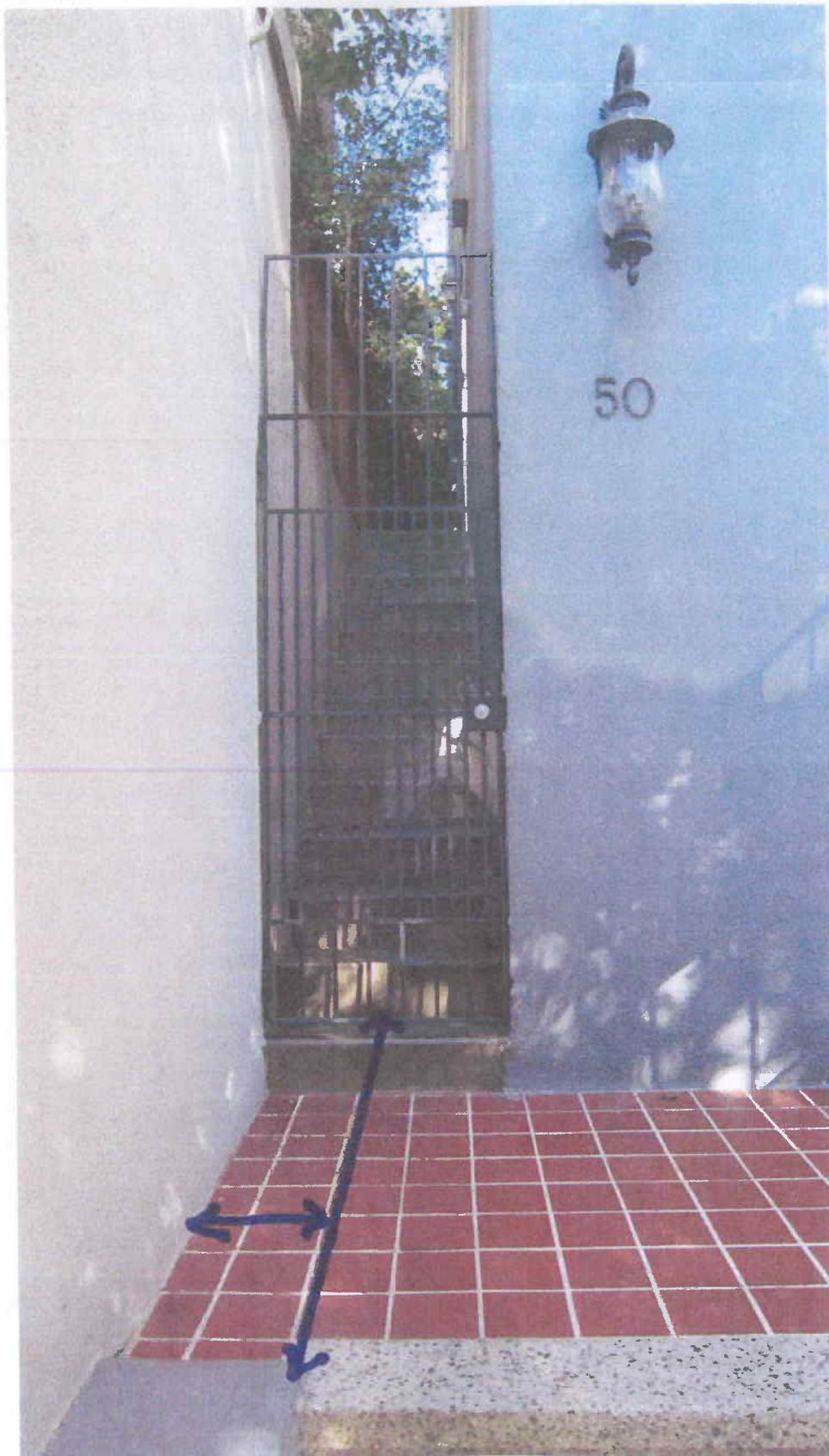




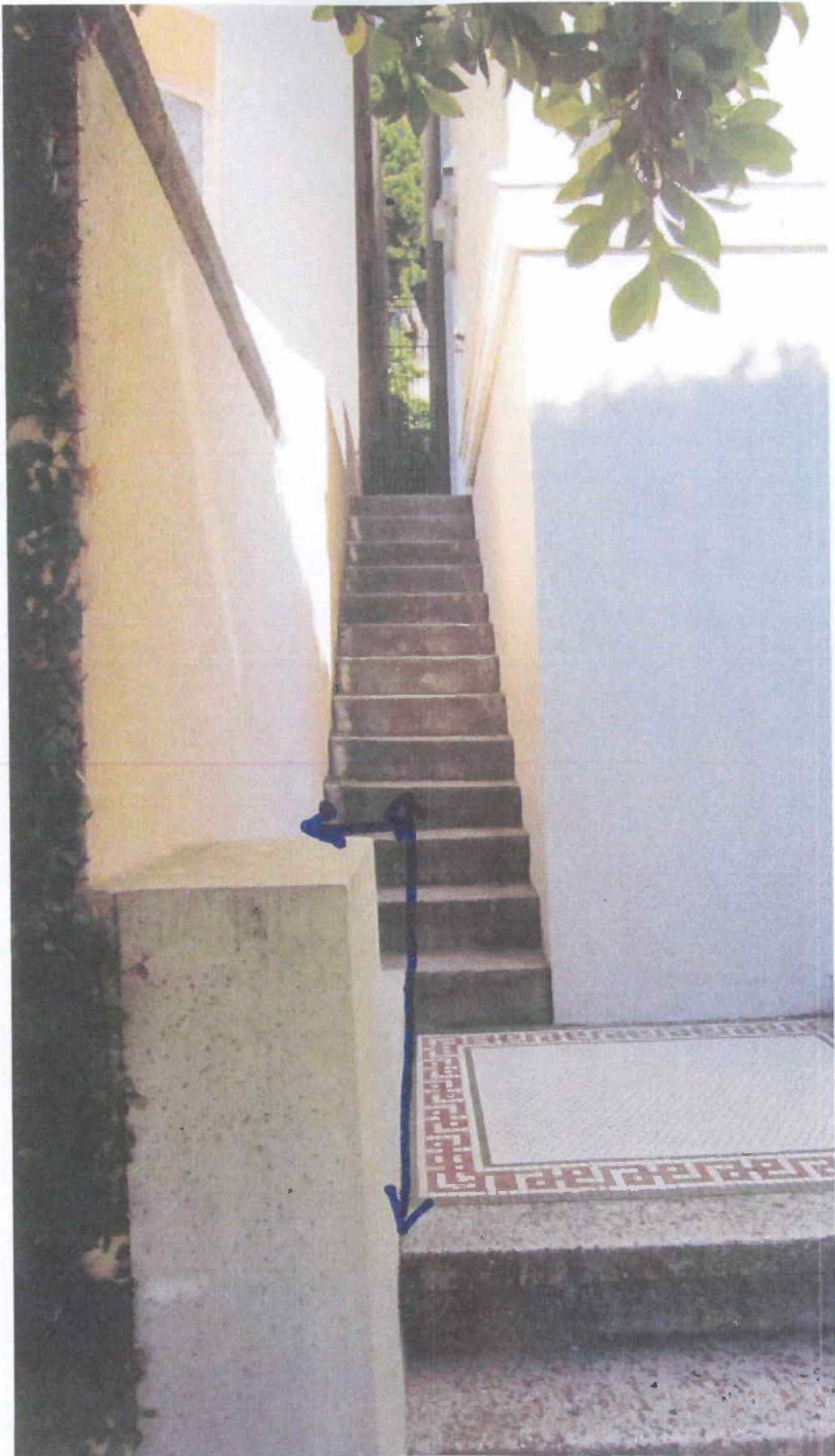
68 Presidio - Demonstration of property lines



56 Presidio - Demonstration of property lines



50 Presidio - Demonstration of property lines



Demonstration of property lines

Rochelle D. Alpert
Steven F. Greenwald
56 Presidio Avenue
San Francisco, CA 94115
June 12, 2013

Rodney Fong
Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Re: Supplemental Information to Support Request for Discretionary Review, Case Nos.: 2013.0573D and 2013.05474D; Building Permit Nos.: 2013.03.22.2867 and 2013.03.01.1348; Address: 68 Presidio Avenue

Dear Commission President Fong:

Rochelle Alpert and Steven Greenwald, the owners of 56 Presidio Avenue, the property immediately north of 68 Presidio Avenue, on May 6, 2013 filed timely requests for Discretionary Review (“DR”) to each of the above-referenced permits. On June 6, Steven Minisini and Jennifer Chow, the owners of 68 Presidio Avenue and permit applicants (“Permit Applicants”), submitted a Response to Discretionary Review (“DR Response”). We submit this Supplement to support the request for Discretionary Review and particularly to (i) update the Commission on the material changes in the plans that the Permit Applicants made on June 10, 2013, just two days ago; and (ii) otherwise to correct the record regarding prior events.

The DR Response itself demonstrates that this Commission should grant the relief we request on the following grounds:

1. The DR Response clarifies that the Permit Applicants intend to engage in construction activities (stairs, landing and walkway) on property which the Permit Applicants do not own, and which in fact we own. This Commission has only the authority to approve plans for projects occurring on property owned by the permit applicant. Here, the Permit Applicants admit they are seeking, as part of the plans before the Commission, to perform work on property they do not own.

This lack of any ownership rights by Permit Applicants in a portion of the real property for which they are seeking a permit to engage in construction constitutes an extreme and extraordinary circumstance warranting the granting of Discretionary Review.

2. The DR Response fails to explain the Permit Applicants' continued insistence that the fire pit must be installed on the roof top deck on the North wall, in closest proximity to our property and within a few feet of bedroom windows on the south side of our home. The Permit Applicants use the fire pit location as the sole justification for constructing a solid parapet, which exceeds the otherwise minimum requirements by the Building Code and maximum allowance by the Zoning Administrator without triggering a Section 311 Notice.

We have been and remain willing to drop our objection if the Permit Applicants would simply agree to locate the fire pit away from the North wall. Among other benefits, relocating the fire pit would allow the height of the parapet wall on the North side of 68 Presidio to be at heights consistent with the minimum height required by the Building Code.

3. In response to our filing of this DR, the Permit Applicants finally appear to have taken steps to begin to address the reckless dangers their plans to excavate in the rear yard *without underpinning*, within three feet of the retaining wall they share with our property and other neighboring property owners, presented. This change apparently directed by Permit Applicants' experts does appear to mitigate certain risks the excavation posed to the retaining wall on the East side of the property. However, the revised plans leave unanswered substantial questions regarding Permit Applicants' intentions to excavate and where, to construct a new retaining wall on the northern side of their property. It thus remains incumbent upon the Building Department to scrutinize the safety implications and code compliance of the material changes the very recently revised plans present.

Before responding directly to the positions Permit Applicants assert in the DR Response, it is necessary to address two core, but patently false, themes the DR Response promotes. The first is that Permit Applicants have acted with the greatest integrity and honesty, striving to achieve the "highest standards for safety."¹ The corresponding, second theme is that our unjustified and frivolous harassment of Permit Applicants are the sole cause for delay "by approximately six months causing more than \$200,000 in additional expenses for the [P]ermit [A]pplicants for architectural, design and legal fees."²

A review of the proceedings before the Board of Permit Appeals ("BPA") on February 13 and February 20 demonstrates the magnitude of Permit Applicants' falsehoods regarding their conduct and the root causes for any delays. Significantly, the DR Response omits entirely any discussion that on February 20, the BPA (by a unanimous 4-0) *revoked* Permit Applicants' permit on the basis that the permit was *not* "code compliant." The BPA further ordered the submission of consolidated plans to attempt to address the serial permitting Permit Applicants had used as "self-help" to expedite their permits.

¹ DR Response, Attachment 1.

² DR Response, Attachment 1.

BPA President Hwang, among other criticisms, determined Permit Applicants to have engaged in “serial permitting;” Vice President Lazarus voted to revoke the permits as they were non-conforming on a “number of bases;” Commissioner Honda echoed President Hwang’s finding of “serial permitting” and described Permit Applicants’ conduct as going “around the process;” and Commission Fung determined there was a “need to grant the appeal.”³

The BPA’s revocation of Permit Applicants’ permits was supported by the statements by Zoning Administrator Scott Sanchez at both the February 13 and February 20 hearings. In response to questions, Mr. Sanchez delineated “lot of problems with the permits,” and the corresponding critical need for “one consolidated permit.”⁴ The violations of code and illegal construction by Permit Applicants that Mr. Sanchez identified at the hearings, included, among others:

1. Excavating 17 feet below the house through a permit issued over the counter, which wrongfully allowed Permit Applicants to avoid review by an environmental planner and without providing any neighbor notice;
2. Illegally constructing a new room on the roof of the one story room in the rear of 68 Presidio; such action was “not permitted;” “required a variance;” and was simply “not allowed,” describing the structure built on the rear deck as a “non-permitted addition.”
3. Expanding the roof deck through an over the counter permit, without showing the existing fire escape location and without providing the required 10-day neighbor notification;
4. Raising the parapet of the roof deck by approximately 13 inches without neighbor notification or building permit;
5. Widening of the exterior footprint of the garage, with no permit nor any neighborhood notice whatsoever;⁵ and
6. Otherwise not submitting plans in conformity with the requirements of the Building Department and Planning Department.

Juxtaposed to Permit Applicants’ portrayal of their supposed exemplary conduct is BPA President Hwang’s apt description:

³ Commissioner Hurtado was absent on February 20 and did not participate in the discussion. http://sanfrancisco.granicus.com/GeneratedAgendaViewer.php?view_id=6&clip_id=16885 (“BPA Hearing, Feb. 20”).

⁴ BPA Hearing, Feb. 20; BPA Hearing on February 13, 2013. http://sanfrancisco.granicus.com/GeneratedAgendaViewer.php?view_id=6&clip_id=16837 (“BPA Hearing, Feb. 13”).

⁵ Notwithstanding that Permit Applicants had been constructing the widening of the exterior footprint of the garage for at least several weeks, Permit Applicants’ counsel represented to the BPA that the illegal construction was simply a “mistake.” BPA Hearing, Feb 13.

Permit holder has done things that are “unseemly.”⁶

Revealingly, the initial plans Permit Applicants submitted after the revocation of the permit continued to exhibit many of the same deficiencies as the permit that was revoked. Permit Applicants’ inability to submit lawful permits have required them to submit multiple sets of plans causing significant delays. For example, the initial plan submitted for the roof deck included an expansion of the roof top room, but again failed to provide for any Section 311 neighborhood notice. In a meeting on March 8, Mr. Sanchez accordingly advised that the expansion of the roof deck room required Section 311 neighborhood notice and he required Permit Applicants to submit revised plans if they did not want to proceed with Section 311 neighborhood notice. Permit Applicants delayed responding, obligating Mr. Sanchez to admonish Permit Applicants to respond:

I just wanted to check in with you regarding 68 Presidio Avenue. It’s been 10 days since our meeting on Friday (3/8). Can you please provide me with an update on the status of 1) the revisions for the roof deck permit (201303011348) and 2) the consolidated permit to accurately show all work. Based on DBI records, revisions for the roof deck permit have not been submitted and has the consolidated permit; however, it’s my understanding that work continues at the site. If these items are not submitted by the end of the week, the Planning Department will consider suspending the current permits.⁷

Under these circumstances, Permit Applicants’ placing blame on us for delays rings entirely hollow, and simply ignores their own misdeeds. In essence, Permit Applicants construe every insistence by the BPA, the Building Department or the Planning Department that they comply with the code as an act of frivolous harassment orchestrated by us. Foremost, action by the BPA, and the Building and Planning Departments, and *not* us, has been the reason for Permit Applicants’ lack of authority to construct before and since February 20. The suggestion that we are at “fault” for any “delay” associated with bringing to BPA’s attention the multiplicity of code violations Permit Applicants were perpetrating underscores Permit Applicants’ conviction that they need not comply with any rule or code, or respect any other party’s or neighbor’s rights.

Permit Applicants also fail to acknowledge that other neighbors have expressed significant concerns with and about the safety of the Permit Applicants’ Project plans. In fact, the Building Department recently expressed that it would be opening an investigation of the work described in the plans as of the filing of the DR Request. Other neighbors continue to raise serious concerns about the planned work near the retaining wall and other issues of safety:

...[W]hat the owners of 68 Presidio are planning to do (i.e., excavate without underpinning the wall) would jeopardize the security of the wall within the bounds of 68 Presidio, but will also threaten our safety, ... [The plans] clearly pose a serious safety hazard to not only those wanting to carry out the plans, but also people living in surrounding homes. It reflects an extreme callousness and selfish disregard of others’ welfare on the part of the owners of 68 Presidio, ...

⁶ BPA Hearing, Feb. 13 and BPA Hearing, Feb. 20.

⁷ Email from Scott Sanchez to Dan Phipps, dated March 18, 2013, Ex. 1.

In their incessant attacks for our supposedly unilaterally causing their Project's delay, Permit Applicants also conveniently fail to disclose that they themselves caused an extended delay of from four to perhaps six months during the first half of 2012 by getting in a dispute with their first contractor. Permit Applicants represented to the BPA that this dispute caused them to terminate the original contractor in July 2012, initiate litigation against him, and be unable to recommence work on the project until November 2012 when a new contractor was retained and first able to resume construction.⁸ This dispute by Permit Applicants' own calculations resulted in a suspension of meaningful work for at least four and perhaps as much as six months. During several months of this time frame, Permit Applicants left their home standing on a temporary piling, placing the safety of 56 Presidio and other neighbors at severe risk.

Permit Applicants' pattern and conduct regarding this Project belie any effort to meet the "highest standards of safety." Further, any delay that has occurred has been a direct result of the actions and misdeeds by Permit Applicants' and their team, *not* our actions.

Attachment 2

In Attachment 2, the DR Response responds to the dual questions:

1. What alternatives or changes to the proposed project [are the Permit Applicants] willing to make to address the concerns of the DR Requester; and
2. Explain the changes that 68 Presidio has already changed in the "project to meet neighborhood concerns."

In Attachment 2, the Permit Applicants supposedly identify five "changes" made "to accommodate the DR Requesters." When examined, it is apparent that the Permit Applicants have made no changes to "accommodate" us. These euphemistically-described "accommodations" were made either because (i) the work or proposal violated one or more code sections; or (ii) represented a unilateral "design" decision by the Permit Applicants with no input by any third party. For further information in this regard, we describe in more detail in Appendix 1 why the supposed changes were not at our request, but to meet Permit Applicants, own needs and desires or the legal necessity to become code compliant.

From their earliest stages of the submission of their multiple and ever changing plans, Permit Applicants have undertaken extraordinary efforts to circumvent the requirements of the Building Code. They have engaged in serial permitting, avoided the giving of neighbor and neighborhood notifications, undertaken unpermitted work, inaccurately depicted boundaries and existing structures on plans, refused to recognize the need for or to undertake environmental review, and consciously disregarded the advice of their own experts.

The consistency of these practices is evidenced by the inaccurate depiction on one of their initial plans of an illegal second story room in the rear yard, to an unpermitted concrete piling for an unpermitted garage expansion, to a permit for removal of less than 50% of the sheetrock (when

⁸ January 17, 2013 letter from Brian Soriano to the Board of Permit Appeals, in Jurisdiction Requests by Greenwald/Alpert re: Permit No.: 201110146981, 2012201182486, and 201203236788 for 68 Presidio Avenue, page 3. Excerpts from the letter are set forth in Ex. 2.

all sheetrock was removed), to excavation of at least 17 feet as defined in their own soil experts' January 2012 report⁹, all without Building Department or Planning Department review, environmental review or any neighbor notification until now.

Revealingly, Permit Applicants have repeatedly denounced any possible interest to even considering an enforceable settlement agreement. In this regard, Permit Applicants lawyer has been most emphatic:

To begin with at the risk of sounding like a broken record, I must reiterate that my clients *are and have never been*, interested in executing a settlement agreement with [56 Presidio Avenue].¹⁰

In sum, Permit Applicants provide no evidence (because there is none) that any supposed "accommodation" they identify was made solely in response to a request by us. In each instance, the so-called "accommodations" were under investigation by the Building or Planning Departments, constituted clear code violations and/or were ordered by the Board of Permit Appeals, the Building Department or the Planning Department.

A. Permit Applicants' Absolute Refusal to Provide Us Copies of Plans Has Frustrated any Opportunity to Engage in Productive Settlement Discussions

Inextricably intertwined with their refusal to consider entering any enforceable agreement, the Permit Applicants have consistently refused to provide us with a copy of the plans the Permit Applicants were asking the City to approve. It is obviously impossible to determine whether the necessary safety and other code requirements are being met when one party refuses to provide to the other party the full scope of their plans.

In October 2012, months after Permit Applicants terminated their first contractor, had excavated with no environmental review at least 17 feet below the existing structure, and left 68 Presidio supported only by a temporary piling while work had ceased, we naturally requested a copy of the plans from the new contractor. Given the precipitous situation we had endured for several months, living a few feet from a multi-story house that had no foundation and with work completely and abruptly halted, such a request was more than reasonable. Yet, the second contractor summarily denied, and moreover demeaned, the request:

In my many years of performing construction in SF and meeting with adjacent neighbors, *this is the first time* I have been asked to submit approved plans as part of a meeting.

... I do not have the authority to provide approved plans for your review.¹¹

This response was unexpected. It was also contrary to the numerous cooperative and open interactions we had with the previous owners of 68 Presidio Avenue, who had undertaken

⁹ See Rollo & Ridley Report, dated January 27, 2012. Relevant portions of which are set forth in Ex. 3.

¹⁰ Letter from Brian Soriano, February 28, 2013, Ex. 4. (Italics added).

¹¹ Email from Joseph Tobini to Steven Greenwald, October 17, 2012, Ex. 5. (Italics added).

numerous and substantial renovations during the almost thirty years we have lived at 56 Presidio, or even with other neighbors undertaking material renovations.

Subsequently, in early 2013, the parties did endeavor to discuss settlement and held a face-to-face meeting on January 14. However, no settlement was possible as the Permit Applicants refused to provide the plans in advance of the meeting, presented at the meeting “plans” different than they had filed with the Building Department, and presented only one set of unfiled plans, which denied the meeting participants the opportunity to simultaneously be looking at and considering the same document.

Again, during the Planning Department’s review of the plans that are the subject of this DR, Mr. Corrette appropriately attempted to facilitate the sharing of a copy of the plans:

Earlier today [you as the representative of 56 Presidio Avenue] asked me if the Planning Department could ask the owners of 68 Presidio to volunteer to give your clients copies of the building permit plans. Mr. Minisini [a Permit Applicant] and Mr. Phipps [Permit Applicants’ Architect] are included in this email so that the parties may discuss this request.¹²

Even though encouraged by Mr. Corrette, the Permit Applicants again refused to provide us a copy of the plans.

Attachment 3

In Attachment 3, the Permit Applicants offer their explanation with respect to five issues as to why their project (i) would not have any adverse effect on surrounding properties; and (ii) why their needs prevent them from making any changes we requested.

Certain issues as to the rear yard may be resolved as a result of the Permit Applicants’ substantial, last minute acknowledgement that excavation without underpinning within three feet of the retaining wall poses unacceptable risks to the neighborhood. In these new plans just filed with the Building Department on June 10, three (3) months after their consolidated plans were first filed, Permit Applicants propose a new plan with material changes which appear to leave the slope as is within three feet of the retaining wall.

The need remains to review the complete plans to determine the safety of these last-minute, totally revised rear yard plans. We appreciate these plans are a start at providing the long requested changes that we have been seeking for the rear yard – no excavation of the slope near the retaining wall to retain its stability.

Yet, Permit Applicants have not have fully reconciled the revised plans with the prior plans they have filed. Importantly, while Permit Applicants’ engineering experts have opined as to the revised plans with respect to the existing retaining wall on the Eastern boundary, they conspicuously are silent on the excavation that Permit Applicants are apparently intending to do

¹² Email from Moses Corrette to Alice Barkley, dated May 1, 2013 with copy to Steven Minisini, Ex. 6.

to construct a new fence and retaining wall on the Northern boundary of their property. It thus may be necessary for us to raise these remaining safety issues with the Building Department.

We will respond to each of the remaining topics the DR Response addresses and demonstrate that the Permit Applicants either must as a matter of law and/or code revise their plans and/or should revise the plans as they have available reasonable alternatives that would mitigate the damage and risk the current plans pose to us and other neighbors.

1. The Property Line

The DR Response persists in arguing that this Commission should authorize the Permit Applicants to engage in construction on the portion of the stairs, gate, walkway and landing they concede that they do not own. The Permit Applicants assert: “We are only resurfacing the existing stairs and landing.”

Sanctioning Permit Applicants to do work on property they concede they do not own truly presents an extraordinary situation and goes well beyond what the Commission’s own rules provide and its plain jurisdiction allows.

2. The Fire Pit

The DR Requesters have protested the location of the fire pit on the extreme Northern portion of the roof top deck, within a scant few feet of the property line, and within just several feet from bedroom windows at 56 Presidio Avenue. Permit Applicants justify the location of the fire pit on the North wall for the following reasons:

- i. Keeps people away from the North parapet and gives more privacy to the neighbors;
- ii. “Relocating it anywhere else won’t work for its intended purposes and would only encourage deck dwellers to stand along the north parapet”; and
- iii. The fire pit “will never be seen, smelt or heard from the neighbor.

We reiterate that the fire pit has no place on the North wall outside the bedroom windows on the south side of our house. This location imposes the greatest safety risk on us and our house and is simply not necessary.

Permit Applicants have more than doubled the size of the roof deck to accommodate a load of approximately 60 people. Yet the only explanation Permit Applicants provide for their refusal to consider locating the fire pit somewhere other than the North wall is that “relocating it won’t work for its intended purpose.” They, however, offer no explanation of the “intended purpose,” or the inability of other locations on the expanded roof deck to enable the fire pit to “work for its intended purpose.”

Moreover, assuming the fire pit is being installed for heating purposes, the assertion that its location on the North wall will cause “deck dwellers” to avoid the North wall defies logic. On the contrary, the heat the fire pit offers will entice people to congregate around the fire pit and place them in the closest possible proximity to 56 Presidio Avenue and directly adjacent to our bedroom windows. Thus, contrary to Permit Applicants, the location of the fire pit on the North wall undermines our privacy, increases the noise unnecessarily for adjacent neighbors, and puts at risk the safety of 56 Presidio Avenue.

Further, the enlarged roof top deck, whose square footage allows for a much more substantial load, needs to be vetted for fire safety. The plans as now conceived retain the same single fire escape, despite the much enlarged deck size. The roof deck as now configured may very well require a second means of egress located elsewhere on the deck than the Northeast section given the potential load. This important fire safety issue also needs to be addressed by the Building Department.

3. The Parapet

The Permit Applicants admit that they intend that the parapet on the North wall will be a solid structure higher than the Building Code requires for solid roof parapets. The ten feet section along the North wall of 68 Presidio which they intend to install will cut out sunlight and air from the bedroom windows on the south side of our home at 56 Presidio Avenue. The Zoning Administrator’s typical practice (by interpretations) is to allow only the minimum required parapet around a roof deck without the provision of a Section 311 Notice. Here, the additional height is the direct consequence of an entirely voluntary action by Permit Applicants since there is so much available deck open space to enable them to locate the fire pit elsewhere and importantly away from the North wall.

The location of the fire pit along the North wall does not warrant an increase in solid parapet height. If the Permit Applicants truly are committed to the “highest standards of safety” as they claim, they would move the fire pit off the edge of the North wall. Such an easy “accommodation” would allow our safety, light and privacy not be jeopardized.

Given the many disingenuous actions by Permit Applicants, we believe that our request to move the fire pit to another location where the parapet does not impact us is entirely reasonable while meeting the Commission’s standards.

4. The Roof Top Penthouse

With respect to the roof top penthouse, the DR Response represents that:

- i. The “existing building envelope” is to remain;
- ii. Only the solarium is to be removed; and
- iii. While a new door and window will be installed, “no expansion of the room is being proposed.”

Once again, the Permit Applicants do not include all pertinent facts, but purposefully omit relevant facts to make misleading arguments.

First and foremost, as previously explained, the initial plan Permit Applicants submitted for the roof deck included an expansion of the penthouse room, but again failing to provide for any Section 311 neighborhood notice.¹³ Permit Applicants eventually did submit revised plans for the roof top room, deleting the proposed expansion to avoid neighborhood notice.

Nonetheless, from visual observation from the street and from our property, it appears that the Permit Applicants may have already, as unfortunately has been their practice, constructed the expansion of the roof top room, notwithstanding the absence of a valid permit. Revealingly, in the DR Response, the Permit Applicants refrain from presenting any photos depicting the present status of the roof top room.

In all events, the statement that the “existing building envelope” is to remain is incomplete and misleading. The solid parapet has been illegally raised about 13 inches prompting the Board of Permit Appeals to revoke the permit then before them for the roof deck. Standard practice in enforcement cases requires illegal work to be noted on plans to best enable Planning and Building staff and inspectors to readily understand what is legally existing and what is actually existing when they undertake inspections; that has not be done here. Moreover, assuming the fire pit is allowed to remain along the North wall, Permit Applicants intend to raise the solid parapet even higher than the 13 inches already raised for a 10 foot length.¹⁴

For each of these reasons, separately and combined, we respectfully request the assistance of this Commission to insure that the permits (a) do not sanction in any way work on our property and (b) do not include a solid parapet of a greater height than the minimum Building Code requirement for a deck without a fire pit, given that the roof deck has more than doubled in size allowing for easily locating the fire pit elsewhere and away from the North wall.

Very truly yours,

_____/s/_____
Rochelle D. Alpert

_____/s/_____
Steven F. Greenwald

cc: Planning Commission Members

¹³ Emails from Moses Corrette to David Lindsay and to Scott Sanchez and from Scott Sanchez to Moses Corrette and David Lindsay, dated March 7, 2013. Ex. 7.

¹⁴ See photo from Planning Department depicting the higher solid permit for fire pit and the lowering of the solid permit elsewhere on the North wall. Ex. 8.

EXHIBIT 1

From: Sanchez, Scott
To: Dan Phipps
Cc: Duffy, Joseph; Corrette, Moses
Subject: RE: 68 Presidio Avenue
Date: Tuesday, March 19, 2013 3:46:59 PM

Hi Dan,

I just wanted to check in with you regarding 68 Presidio Avenue. It's been 10 days since our meeting on Friday (3/8). Can you please provide me with an update on the status of 1) the revisions for the roof deck permit (201303011348) and 2) the consolidated permit to accurately show all work. Based on DBI records, revisions for the roof deck permit have not been submitted and neither has the consolidated permit; however, it's my understanding that work continues at the site. If these items are not submitted by the end of the week, the Planning Department will consider suspending the current permits.

Thank you.

Regards,
Scott F. Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Tel: 415.558.6350
Fax: 415.558.6409

Planning Information Center (PIC): 415.558.6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Dan Phipps [mailto:dan@dpaweb.com]
Sent: Wednesday, March 06, 2013 4:31 PM
To: Sanchez, Scott
Cc: Duffy, Joseph
Subject: RE: 68 Presidio Avenue

Hi Scott,

Yes, that works for me. See you Friday. Thanks, Dan

dpa
Dan Phipps Architects
1031 Post Street
San Francisco, CA 94109
415.776.1606

EXHIBIT 2

LAW OFFICE OF BRIAN E. SORIANO

ATTORNEY AT LAW
SUITE 118

1801 BUSH STREET

SAN FRANCISCO, CALIFORNIA 94109

TELEPHONE: (415) 615-0881

FACSIMILE: (415) 615-0915

BOARD OF APPEALS

JAN 17 2013

APPEAL # _____

January 17, 2013

City and County of San Francisco
Board of Permit Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

Re: Jurisdiction Requests by Greenwald/Alpert re: Permit No.: 201110146981,
2012201182486, and 201203236788 for 68 Presidio Avenue

Dear President Hwang and Members of the Board:

This response is respectfully submitted on behalf of permit holders Steven Minisini and Jennifer Chow concerning the permits allowing for a remodel of their residence located at 68 Presidio Avenue, San Francisco, California.

Introduction

The Requestors fail to demonstrate or explain what caused them to be late in filing their challenges to the subject permits. In fact, the Request itself concedes that “[t]he Neighbors did not complain about this Project and tried to ‘grin and bear it’ for many months.” (Jurisdictional Request submitted by attorney Stephen Williams, P. 5.) Instead, the Request makes conclusory accusations unsupported by facts or evidence and fails to disclose relevant information in an attempt to confuse the issues and facts.

Finally, the Request ends by asking the Board to take jurisdiction of the older permits and allow them to be reconciled under a single permit. As discussed in more detail below, there is no

need for this action as references to the permit 201201182486, which includes plans for the project, are included in the scope of work description of the subsequent permits linking all of the permits. As discussed below, none of the information provided by the Requestors demonstrates any legitimate basis to grant any of the Jurisdictional Requests and the Board should deny the Requests.

Chronology

The project owners obtained the first permit, #201110146891 on October 28, 2011. This initial permit was to allow the demolition to begin so the project owners and their architect could determine their options for remodeling the interior of the house. The scope of work did not include any structural work and did not include plans. The second permit, # 201201182486, obtained on March 5, 2012, included plans and allowed for a full seismic upgrade to the existing building, a new hydronic heating system and new electrical and plumbing work. Due to the seismic work, the plans were required to be submitted to the Building Department for review by an engineering plan checker – it was not issued over the counter as the Requestors have suggested. The third permit, # 201203236788, was obtained on April 12, 2012 allowing the project owners to expand the existing garage, extend the existing staircase and elevator to the garage level. This permit, and all subsequent permits, specifically references permit # 201201182486 requiring the plan checker to review the entire scope of work being proposed on the property.

Caruso Construction, Inc. who obtained permits on behalf of the project owners initially began the job. Mike Caruso of Caruso Construction represented that he had a long acquaintanceship with the Requestors and insisted on being the conduit for communications

between the project owners and the neighbors/Requestors. In or about July 2012, the project owners terminated Caruso Construction, Inc. from the job and subsequently filed litigation against it that is currently pending. The project owners subsequently retained JT Builders who recommenced work in or about November 2012. The Requestors never complained about any aspect of the project until after the termination of Caruso Construction, Inc. approximately 1 year after the project began.

Soon after being retained to complete the project, Joe Toboni of JT Builders dropped off a business card at the Requestors' residence along with a note of introduction and request to meet to discuss the scope of continued work at the project site. The Requestors responded and agreed to participate on a conference call. However, before the call took place, Joe Toboni emailed Requestors informing them that their new neighbor and project owner, Steven Minisini, would like to join the conference call and introduce himself to Requestors. In response, Requestors cancelled the conference call in an email that scolded Mr. Toboni and informed him they would not participate in a call with the project owner. (See Exhibit L.)

The first inquiry made to the project owners was made by Requestors' previous attorney, Stephen Williams, in or about early December of 2012. Initially, Mr. Williams represented that his clients did not have specific concerns; they simply wanted to know the scope of what was going on with the neighboring project. The project owners' contractor and architect allowed Mr. Williams to observe the project during a guided tour. In addition, they provided an in-depth review of all of the architectural and structural plans for the project. After observing the project and reporting back to his clients, Mr. Williams objected on behalf of the neighbors to the project owner's placing a roof over a pre-existing back patio that had eight-foot walls surrounding the

patio. (See Exhibit N.) Upon learning of the objection, the project owner offered to remove the rear patio deck in its entirety, rather than simply removing the roof and restoring the status quo. Mr. Williams indicated that if that were done, his clients would not appeal any of his current permits.

The rear deck was removed entirely on December 6, 2012, representing a loss of 150 square feet of living space for the project owners. (See Exhibit N.) On December 10, 2012, attorney Stephen Williams went to the project site to observe and confirm personally that the rear deck had been completely removed. He thanked the project architect, Dan Phipps and left. Later that same day, Mr. Williams filed an appeal to permit # 201211204610 complaining about the non-existent rear deck.

Subsequently, project owner Steven Minisini, along with his architect Dan Phipps and contractor Joe Toboni, met with Mr. Williams at Mr. Phipps' office on December 13, 2012 for several hours whereat the current and future plans were shared and discussed, and any of Mr. Williams' questions answered. At the conclusion of the meeting, Mr. Williams indicated his clients had no issues with the current plans or future permits that the project owners were considering filing and simply wanted to know what was coming in the future. (See Exhibit B.)

Despite the representations of Mr. Williams, the Requestors continued to file formal complaints and appeals and subsequently began alleging they had suffered financial damages that should be compensated by the project owners. When the project owners requested an in person meeting with the Requestors, their future neighbors whom they had never met, Requestors resisted and suggested what they wanted was the project owners to sign a formal Settlement Agreement prepared by Mr. Williams. When the project owners resisted, Requestors

filed the present Jurisdictional Requests against the three permits to which they had previously suggested they had no concerns. In addition, on December 28, 2012, as the parties were trying to arrange an initial meeting between the two sets of neighbors, the Requestors raised for the first time a damages claim estimated at \$25,000 purportedly relating to an electrical surge that occurred the previous summer. (Ex. J.) The Requestors claimed they have been advised that the likely cause of the surge was the neighboring excavation. Despite no less than four written requests to Stephen Williams between December 28, 2012 and January 13, 2013 (and additional oral requests for supporting information made to Requestors and their new attorneys over the week preceding this submission,) the Requestors and their attorneys have failed and/or refused to provide any supporting documentation or information supporting their damages claim. From the investigation undertaken on behalf of the project owners, senior executives at PG&E have opined that such an event would be “virtually impossible” as the residences are governed by separate circuits. PG&E had no information about any surge at this location from any source.

Recently, Requestors have retained new counsel, McKenna, Long & Aldridge LLP, and the two sets of neighbors finally met in person on January 14, 2013 at the offices of Requestors’ new counsel. The project owners brought copies of the plans and answered questions as Requestors’ attorney, Alice Barkely, reviewed the documents. Despite providing information confirming the safety of excavation and approving direct contact by Requestors’ counsel with project owners’ geotechnical engineers, Rollo & Ridley, Requestors refused to withdraw these Jurisdictional Requests.

EXHIBIT 3



January 27, 2012
Project No. 1204.1

Steve Minisini
Jennifer Chow
68 Presidio Avenue
San Francisco, California 94115

Subject: Geotechnical Investigation
68 Presidio Avenue
San Francisco, California

Dear Mr. Minisini & Ms. Chow:

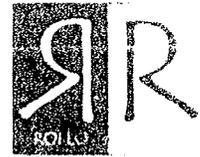
This letter report presents the results of our geotechnical investigation for the proposed basement and garage additions, renovation and seismic strengthening to the residence at 68 Presidio Avenue in San Francisco, California. The property is on the northeast corner of Presidio Avenue and Jackson Street in the Presidio Heights district of San Francisco, as presented on the Site Location Map, Figure 1. Additional copies of this report have been distributed as indicated at the end of this letter.

The services described in this report were performed in accordance with our proposal dated November 11, 2011. Conclusions and recommendations presented herein are based on: 1) discussions (and correspondence) with Dan Phipps of Dan Phipps Architects and Randy Collins of FTF Engineering (project structural engineers), 2) the results of our field investigation performed at the site and engineering analysis, and 3) our experience with other projects in the site vicinity.

The project site is rectangular in shape and has plan dimensions of approximately 28 feet by 81 feet. The site is currently occupied by a three-story residential structure which sits over a partial basement level and a partial one-car garage level. The site vicinity and lot slopes up towards the north and northeast. Due to the sloping nature of the lot, the rear yard is approximately 17 feet above the adjacent Jackson Street sidewalk. A concrete retaining wall separates the rear yard from the sidewalk. The partial garage level matches the adjacent Presidio Avenue sidewalk grade. The partial basement level and first floor (entry) level are approximately 9 feet and 18 feet above the adjacent Presidio sidewalk grade, respectively. The site plan including the approximate footprint of the existing garage and residence are presented on Figure 2.

We understand current plans include expanding the garage level to cover approximately the entire building footprint to accommodate parking for up to 3 cars. At the basement level, plans are to expand (into the slope) to create additional living space over approximately the entire building footprint. On the upper three levels, an extensive renovation is planned. In order to complete the additions and renovation, a seismic strengthening of the structure will be made.

The focus of our investigation was to determine (in conjunction with the structural and/or shoring engineer) the properties of the underlying soil and bedrock to determine the most appropriate foundation and shoring system, as necessary.



SCOPE OF SERVICES

Our scope of services consisted of reviewing previously performed geotechnical investigations in the site vicinity, exploring the subsurface conditions at the site, performing laboratory testing and engineering analyses, and developing conclusions and recommendations regarding:

- soil, bedrock and groundwater conditions at the site
- the most appropriate foundation type(s) for the proposed additions
- design criteria for the recommended foundation type(s)
- estimates of foundation settlement
- design criteria for concrete slabs-on-grade
- basement/retaining wall design criteria
- site seismicity and seismic hazards
- San Francisco Building Code site soil type and seismic factors
- utility trench excavation and backfill criteria
- shoring and underpinning criteria
- construction considerations

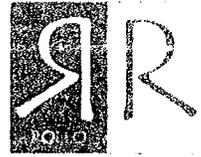
During the course of our investigation, we consulted with members of the design team, including sending preliminary design criteria to FTF Engineering via electronic correspondence.

FIELD INVESTIGATION

As part of our on-site field investigation, we logged the conditions exposed in three test pits and performed four dynamic cone penetrometer tests (DCPTs) on November 30, 2011.

The test pits, designated as TP-1, TP-2 and TP-3 were excavated by your contractor to depths ranging from about 2 to 3 feet below adjacent grades. The DCPTs, designated as DCPT-1 through DCPT-4, were advanced to depths ranging from approximately 1 to 9 feet. The approximate locations of the test pits and DCPTs are shown on the Site Plan (Figure 2).

TP-1 through TP-3, are presented on Figures 3 through 5 and were excavated to expose the existing foundation and subsurface conditions. Changes in soil and bedrock type were visually observed and recorded and samples were collected at varying depths. The soil and bedrock encountered in the test pits was classified according to the classification chart and physical properties criteria for rock descriptions presented as Figures 6 and 7, respectively.



The DCPTs were performed by driving a 1.4-inch-diameter, cone-tipped probe into the ground with a 35-pound hammer falling 15 inches. The blows used to drive the probe were converted to Standard Penetration Test N-values for use in correlating the relative density of the soil encountered in the boring and beneath the structure, evaluating seismic hazards and performing foundation analyses. The results of DCPT-1 through DCPT-4 are presented as Figures 8 through 11.

SITE AND SUBSURFACE CONDITIONS

The project site is rectangular in shape and has plan dimensions of approximately 28 feet by 81 feet. The site is currently occupied by a three-story, single family residence which is underlain by a partial basement and garage level. Due to the sloping topography of the site and vicinity, the main levels of the residence were constructed above the adjacent sidewalk grade. Therefore, the basement level is approximately 9 feet and the first floor (entry) level is about 18 feet above the adjacent sidewalk grades, respectively. The rear yard is about 16- to 18- feet above the sidewalk grade and a tall retaining wall separates the rear yard from the Jackson Street sidewalk below. Along the northern side of the residence is a concrete walkway and stairway which leads up from the Presidio Avenue sidewalk to the rear yard.

The street in front of the residence is relatively level. Adjacent private single-family residences border the site to the north and east.

The northern property contains a two-story residence over partial garage and basement levels similar to the 68 Presidio Avenue property. The walkway and stairway runs between the residences. Based on conversations with the design team, we understand that the garage level of the northern neighbor is at sidewalk grade and extends into the site east approximately 35 feet from the sidewalk. The structure appears to be constructed near the property line and is likely supported by a shallow foundation system.

The residence to the east faces Jackson Street and is setback from the street; the property contains a front yard. The northeast corner of the rear yard of the site is closest to the bordering residence to the east at about 6 feet. In addition, the eastern residence appears to have been constructed at the higher grade (approximately 15 to 20 feet above the Jackson Street sidewalk) and also is likely supported by a shallow foundation system.

Our test pits and DCPTs indicate the site is blanketed by three distinct layers; fill, residual bedrock and bedrock of the Franciscan Complex Formation. A general description of each layer and its approximate extent are discussed below:

FILL – Fill was observed in the upper 6 to 12 inches below the garage slab and is expected adjacent to the retaining walls along the southern and western sides of the site (beneath the existing building). Fill most likely extends down to the base of the retaining walls and was probably placed as retaining wall backfill when the structure was constructed. We expect the fill was placed in a triangular wedge between the retaining wall and the residual bedrock / bedrock contact. We anticipate the fill consists of silty sand and angular gravel with the gravel is comprised of sandstone and shale fragments; material excavated from the area when the streets and lots were developed.



Residual Bedrock – Residual bedrock was encountered in all three test pits above the bedrock as shown on Figures 3 through 5. This material develops directly from weathering of the bedrock and consists of sandy clay. Typically, residual bedrock is very stiff to hard. Where we explored (with test pits and DCPTs), the layer was between 1- and 3- feet thick.

Franciscan Complex Bedrock – Below the fill and residual bedrock deposits, Franciscan Complex bedrock was observed. At this site, this material consists predominately of sandstone with shale interbeds. The bedrock encountered varies from crushed to closely fractured, has low to moderate hardness, is friable to moderately strong and is deeply to moderately weathered. We expect the bedrock to become less fractured, harder, stronger and less weathered with depth.

As shown on the Map of Regional Geology, Figure 12, the site is located in an area mapped as being underlain by Franciscan Complex sedimentary rock. This is consistent with our findings. To the west of the site and downslope, the map shows hillside deposits. In addition, wind-blown Dune sand deposits were mapped to the northwest and south of the site.

Groundwater was not encountered during our field exploration. Groundwater likely exists deep below the site. It should be anticipated that surface water infiltration (from rain or landscaping irrigation) will travel as perched water in pervious soil seams at a shallower depth or along the contacts of the layers described above. Furthermore, seasonal fluctuations are likely. In addition, perched water may flow in the fractures of the Franciscan Complex bedrock.

SEISMICITY AND SEISMIC HAZARDS

The major active faults in the area are the San Andreas, Hayward and San Gregorio Faults. These and other active faults of the region are shown on Figure 13. For each of the active faults within 60 kilometers (km) of the site, the distance from the site and the mean characteristic Moment magnitude¹ [2007 Working Group on California Earthquake Probabilities (WGCEP) (2007) and Cao et al. (2003)] are summarized in Table 1.

¹ Moment magnitude is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.



TABLE 1
Regional Faults and Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Maximum Magnitude
San Andreas - 1906 Rupture	10	West	7.90
San Andreas - Peninsula	10	West	7.15
San Andreas- North Coast South	11	West	7.45
Northern San Gregorio	15	West	7.23
Total San Gregorio	15	West	7.44
North Hayward	19	East	6.49
Total Hayward	19	East	6.91
Total Hayward-Rodgers Creek	19	East	7.26
South Hayward	21	East	6.67
Rodgers Creek	33	North	6.98
Mt Diablo - MTD	37	East	6.65
Point Reyes	38	West	6.80
Total Calaveras	39	East	6.93
Concord/Green Valley	41	East	6.71
Monte Vista-Shannon	43	Southeast	6.80
West Napa	45	Northeast	6.50
Greenville	55	East	6.94
Hayward - South East Extension	60	Southeast	6.40

Figure 13 also shows the earthquake epicenters for events with magnitude greater than 5.0 from January 1800 through December 2000. Since 1800, four major earthquakes have been recorded on the San Andreas Fault. In 1836, an earthquake with an estimated Moment magnitude, M_w , of about 6.25 occurred east of Monterey Bay on the San Andreas Fault (Toppozada and Borchardt 1998). In 1838, an earthquake occurred with an estimated M_w of about 7.5. The San Francisco Earthquake of 1906 caused the most significant damage in the history of the Bay Area in terms of loss of lives and property damage. This earthquake created a surface rupture along the San Andreas Fault from Shelter Cove to San Juan Bautista approximately 470 km in length. It had a M_w of about 7.9, and was felt 560 km away in Oregon, Nevada, and Los Angeles. The most recent earthquake to affect the Bay Area was the Loma Prieta Earthquake of October 17, 1989, in the Santa Cruz Mountains with a M_w of 6.9, approximately 98 km from the site.

In 1868 an earthquake with an estimated M_w of 7.0 occurred on the southern segment (between San Leandro and Fremont) of the Hayward Fault. In 1861, an earthquake of unknown magnitude (probably a M_w of about 6.5) was reported on the Calaveras Fault. The most recent significant earthquake on the Calaveras Fault was the 1984 Morgan Hill earthquake ($M_w = 6.2$).



The 2007 WGCEP at the U.S. Geologic Survey (USGS) predicted a 63 percent chance of a magnitude 6.7 or greater earthquake occurring in the San Francisco Bay Area in 30 years. More specific estimates of the probabilities for different faults in the Bay Area are presented in Table 2.

TABLE 2
WGCEP (2007) Estimates of 30-Year Probability
of a Magnitude 6.7 or Greater Earthquake

Fault	Probability (percent)
Hayward-Rodgers Creek	31
N. San Andreas	21
Calaveras	7
San Gregorio	6
Concord-Green Valley	3
Greenville	3
Mount Diablo Thrust	1

GEOLOGIC HAZARDS

During a major earthquake on a segment of one of the nearby faults, strong to very strong shaking is expected to occur at the site. Very strong shaking during an earthquake can result in ground failure such as that associated with fault rupture, soil liquefaction², lateral spreading³, and differential compaction⁴ and earthquake induced landsliding. We used the results of our field investigation as well as those by others in the vicinity to evaluate the potential of these phenomena occurring at the project site.

Fault Rupture

Historically, ground surface ruptures closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known active or potentially active faults exist on the site. Therefore, we conclude the risk of fault offset at the site from a known active fault is low. In a seismically active area, the remote possibility exists for future faulting in areas where

² Liquefaction is a transformation of soil from a solid to a liquefied state during which saturated soil temporarily loses strength resulting from the buildup of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits.

³ Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

⁴ Differential compaction is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing differential settlement.



no faults previously existed; however, we conclude the risk of fault rupture (surface faulting) and consequent secondary ground failure from an unknown fault is low.

Liquefaction, Lateral Spreading, Differential Compaction, and Earthquake Induced Landsliding

We anticipate groundwater is deep beneath site inside the bedrock layer; we therefore conclude the potential for liquefaction, lateral spreading and differential compaction to occur at the site is nil.

We did not observe any surficial evidence of historical landsliding or find any published maps indicating historical landsliding on-site; therefore, we conclude the potential for earthquake induced landsliding within the footprint of the proposed improvements is low.

CONCLUSIONS AND RECOMMENDATIONS

We conclude from a geotechnical engineering standpoint, the project can be constructed as planned provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The project will most likely include temporary slope cuts, grading and excavating portions of the site to a maximum depth of approximately 17 feet below the existing ground surface, and constructing a full-footprint garage level and basement level beneath the existing structure.

The primary geotechnical issues for this project are:

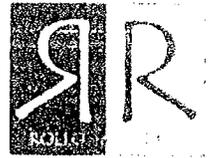
- shoring and/or underpinning of the existing structure and the neighboring properties
- foundation support
- excavatability of the rock
- bedrock stability during excavation

These and other considerations are addressed in the remainder of the report.

Site Preparation, Grading and Drainage

Prior to excavation, the accessible areas of the site (i.e. the crawl spaces) to be improved should be cleared of loose soil and rock fragments. Furthermore, as portions of the sidewalk retaining wall are removed to gain access for excavation, sloughing or raveling of near surface soil and retaining wall backfill should be anticipated.

During the course of the project, if fill is required, it should consist of on-site or imported soil that is free of organic matter, non-corrosive, non-hazardous, contains no rocks or lumps larger than three inches in greatest dimension, has a liquid limit less than 40 and plasticity index (PI) less than 15, and is approved by the geotechnical engineer. Rock fragments are not considered acceptable fill. Fill should be placed in lifts not exceeding eight inches in



loose thickness, moisture-conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction⁵.

If imported fill is needed for the project, the geotechnical engineer should approve all sources of imported engineered fill at least three days before use at the site. The grading subcontractor should provide analytical test results or other suitable environmental documentation indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not available, up to two weeks should be allowed to perform analytical testing on the proposed import material. If the on-site material is to be exported, analytical testing of the soil may be required by the party or parties receiving the soil.

If backfilling is required below the bottom of the proposed foundations, it should consist of lean or structural concrete.

Backfill for utility trenches and other excavations is also considered fill, and it should be compacted according to the recommendations provided above. If imported or existing clean sand or gravel is used as backfill, however, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill is not permitted. Control Density Fill (CDF) or lean concrete with a minimum strength of 200 pounds per square inch (psi) is an acceptable fill material for utility trenches.

If the project plans include the replacement of the sidewalk and/or curb/parking pavement (Portland cement concrete, pavers or asphalt concrete), the upper eight inches of the subgrade should be moisture conditioned to just above optimum moisture content and compacted to at least 95 percent relative compaction to achieve a firm, unyielding subgrade. The soil subgrade should be kept moist until it is covered by aggregate base. Aggregate base should be compacted to at least 95 percent relative compaction.

Drainage control design should include provisions for positive surface gradients so that surface runoff is not permitted to pond, particularly adjacent to structures, or on interior patios. Surface runoff should be directed away from foundations to an acceptable City outlet. In addition, all roofs should have gutters and downspouts that are connected to the city sewer and storm drain system as appropriate.

Foundations

On the basis of our observations of the subsurface conditions encountered during our investigation, we conclude the site is underlain by a combination of residual bedrock consisting of sandy clay and sandstone and shale bedrock. From our evaluation of these results, we conclude the residual bedrock and bedrock encountered at the proposed foundation level can support moderate to heavy foundation pressures without excessive settlement.

We recommend the new foundation consist of isolated interior and continuous perimeter shallow spread footings or a mat gaining support in the underlying residual bedrock and/ or Franciscan Complex bedrock. Footings or a mat may be designed for a maximum dead plus live load bearing pressure of 8,000 pounds per square foot (psf). This value may be

⁵ Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the latest ASTM D1557 laboratory compaction procedure.



increased by 1/3 for total loads, including wind and/or seismic. Spread footings should be at least 18 inches wide. Footings or a mat should extend at least 12 inches below the lowest adjacent exterior grade and at least 12 inches below the top of a concrete floor slab. If Franciscan Complex bedrock is deeper than these minimum embedments, footing should be deepened until they are at least 6-inches into Franciscan Complex bedrock. A deepened footing may be required near the southwest corner of the site, so the contractor should be flexible to changes requested by us during construction. For elastic analysis of the mat, we recommend a scaled modulus of vertical subgrade reaction of 120 pounds per cubic inch (pci) be used assuming 1/2 inch of deflection; no further reduction for mat size is required.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the foundations and friction between the bottoms of the footings or mat and the supporting bedrock. To calculate passive resistance in bedrock, we recommend using an allowable uniform pressure of 2,500 psf (rectangular). The upper 6-inches should be ignored where not confined by a slab. Frictional resistance should be computed using a base friction coefficient of 0.4. These values assume the concrete is poured directly onto the bedrock (both on the bottom and sides) and that no formwork is used. Passive resistance should be reduced to an allowable uniform pressure of 1,000 psf (rectangular), if formwork is used and then removed and backfill is placed against the sides of the foundation. These resistance values include a factor of safety of at least 1.5.

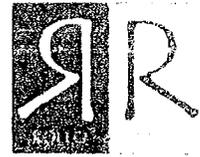
The footing or mat excavations should be free of standing water, debris, loose or soft material prior to placing concrete. In addition, footing subgrade should be kept in a moist condition until concrete is poured. We should check the excavations prior to placement of reinforcing steel to confirm the exposed subgrade is suitable to support the design bearing pressures. If fill or disturbed residual bedrock or highly weathered and decomposed bedrock are encountered at the bottom of footing excavations, the excavations should be deepened to more competent bedrock, as determined by the geotechnical engineer. Overexcavations may be backfilled with lean concrete with a minimum unconfined compressive strength of 200 psi.

Total and differential settlement of properly constructed shallow foundation system with typical column spacing should be less than one half inch. These settlements may cause cracking and surficial damage to the upper portions of the residence that should be reviewed and discussed by the design team and property owners.

Shoring and Underpinning

During excavation of the expanded garage and basement levels, it will be necessary to maintain vertical and lateral support of the existing building (68 Presidio), the neighboring building along the north property line, and the soil and bedrock exposed during excavation.

We anticipate the excavation will expose primarily residual bedrock (sandy clay) and bedrock (sandstone and shale). Blocks of rock may have preferred failure planes into the excavation due to bedding attitudes and fracture patterns. In addition, blocks of rock may extend under the neighboring properties, if the excavation is made up to the property line. Therefore, we do not recommend excavating below neighboring foundations at the property line. Excavation should be setback from the property line by at least 3 feet and properly shored (as described below).



It is anticipated that the foundations for the northern residence will be at approximately the same depth as the proposed foundations where the neighboring building has a garage level at the sidewalk elevation. Behind the garage level (approximately 35 feet east of the Presidio Avenue sidewalk), the foundation of the neighboring building most likely steps up towards the rear of the property following the topography of the site. Therefore, the planned excavation will extend below the depth of the neighbor's foundation and we judge that a shoring system should be designed to laterally support and retain the bedrock that supports the neighboring foundation during excavation. There are many shoring alternatives available to achieve support, but after discussion with the design team, it was decided that the existing residence (68 Presidio) would be underpinned and then a sequenced top-down construction techniques would be used to shore the excavation.

We judge the most practical underpinning technique is conventional hand excavated end-bearing piers. Hand excavated end-bearing piers are typically 2-1/2 by 4 feet in plan dimension and excavated by building a timber lagging box (consisting of 3 by 12 inch lagging boards) from the top down. Jackhammers will likely be necessary to assist in the process of excavating the bedrock within the underpinning pier. The underpinning can also provide the shoring for the excavation. Since underpinning piers will support up to 19 feet of excavation, lateral support will be required. Using top down construction techniques will allow for lateral support to be installed from the inside of the site in a sequenced manner.

Piers should be installed in a sequenced manner as to limit potential settlement due to the structure. The piers may be designed using a maximum allowable bearing pressure of 8,000 psf for dead plus live loads. We should examine the bottoms of the underpinning pier excavations to check that the exposed rock can support the design bearing pressures. The piers should be designed to resist an at-rest soil pressure caused by the rock retained by the underpinning system. The soil pressure should be calculated using an equivalent fluid weight of 40 pcf applied over the face of the piers and any lagging between the piers relying on the piers for support. This lateral pressure assumes an at-rest condition for the rock but does not include any surcharge load due to adjacent building foundations and floor loads. Where surcharges occur, they should be evaluated individually. Lateral earth pressures may be resisted by an internal struts (as discussed further below) and passive resistance against the embedded portion of the piers (that extend below the excavation depth). Passive resistance may be calculated using a uniform pressure of 2,500 psf (where the concrete is poured directly against bedrock), which includes a factor of safety of 1.5. Therefore, lagging boards should not be placed below the planned depth of excavation. Piers should extend a minimum of 18-inches below the depth of the proposed adjacent foundations. The approach pits to the piers should be backfilled with compacted soil or lean concrete prior to commencing adjacent or next sequence pier holes. The excavation depth at the site should be left at least one foot above the bottom of the perimeter footing until all of the underpinning piers have been installed and the building loads transferred into the pier by jacking and/or dry-packing is complete. The advantage of underpinning is that once installed, the basement walls and new foundations can be excavated and poured at one time, whereas sequenced basement wall and foundation installation results in multiple concrete pours, dowelling or lapping of steel reinforcing.

Once the underpinning piers are installed and the building loads are transferred by jacking and dry-packing, the plan is to use top down construction techniques to build the expanded basement and garage levels. The first step is to excavate and construct the basement walls and basement floor. The basement floor will consist of a concrete slab and will act as a



strut to laterally support the underpinning piers. The second step will be to excavate and construct the building foundations, garage walls and garage floor beneath the basement level.

The structural engineer should design the underpinning and shoring system and clearly indicate the top down construction sequence on their drawings. We should review the final drawings to check that they are consistent with the recommendations presented in this report.

Slope Cuts

During our site reconnaissance, we did not observe features indicative of bedrock instability such as creep movement or landslides. In addition, there were no indications of surface faulting, surficial erosion, or shallow ground water on the site at the time of our site visit. Also, proposed grading will predominately consist of excavations into the bedrock and no significant fills are planned. Therefore, on the basis of our experience with similar sites in the San Francisco Bay Area, and our understanding of the current plans of the proposed development, we conclude the potential for creep and associated landsliding is low. However, it will be necessary to provide proper lateral support and drainage during construction.

The majority of the excavation is anticipated to be in residual bedrock and bedrock. We judge temporary slope cuts can be made at relatively steep inclinations provided soil and loose rock fragments are removed from the top down. Temporary slope inclinations should not be steeper than 1/2:1 (horizontal to vertical) in Franciscan Complex bedrock, except near the toe of the slope, where a vertical cut with a maximum height of five feet can be excavated. Steeper slope inclinations should not be made without shoring (as discussed in the previous section) and the approval of the geotechnical engineer. For example, if vertical cuts greater than 5 feet are made between underpinning piers, lagging should be used as shoring between the piers.

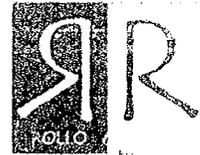
Temporary slope inclination for excavations in soil should not be steeper than 2:1.

If permanent slope cuts are required for landscaping, they should be no steeper than 2 to 1 and not greater than 3 feet in height, unless approved by the geotechnical engineer. All slope cuts should start at least 3 feet away from the property line. In addition, the geotechnical engineer should review the grading, shoring or landscaping plans to evaluate the safety of the proposed slope cuts and whether they impact any of the neighboring properties.

Slab-on-Grade

The slab-on-grade floor (or mat) should be underlain by waterproofing or a capillary moisture break and vapor retarder. Waterproofing and vapor retarders are not equivalent systems. Waterproofing is designed to stop virtually all moisture transmission, while a vapor retarder can only reduce the amount and rate of moisture migration. The remainder of this section provides our recommendations for a capillary moisture break and vapor retarder system.

Where water vapor transmission through the floor slab is undesirable (e.g., where floor covering will be placed), a capillary moisture break and a water vapor retarder (15-mil Stego Wrap © or equivalent) may be installed beneath the floor.



A capillary moisture break consists of at least four inches of clean, free-draining gravel or crushed rock. It would be appropriate for the vapor retarder to meet the requirements for Class C vapor retarders stated in ASTM E1745-97 and for the vapor retarder to be placed in accordance with the requirements of ASTM E1643-98. These requirements include overlapping seams by six inches, taping seams, and sealing penetrations in the vapor retarder. The vapor retarder may be covered with two inches of sand to aid in curing the concrete and to protect the vapor retarder during slab construction. Design parameters for the gravel/crushed rock and sand are presented in Table 3.

TABLE 3
Gradation Requirements for Capillary Moisture Break

Sieve Size	Percentage Passing Sieve
<i>Gravel or Crushed Rock</i>	
1 inch	90 - 100
3/4 inch	30 - 100
1/2 inch	5 - 25
3/8 inch	0 - 6
<i>Sand</i>	
No. 4	100
No. 200	0 - 5

If the sand overlying the membrane is not dry at the time concrete is placed, excess water trapped in the sand could eventually be transmitted as vapor through the slab. If rain is forecast prior to pouring the slab, the sand may be covered with plastic sheeting to avoid wetting. If the sand becomes wet, the placement of concrete should be avoided until the sand has been dried or replaced.

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the slab. Therefore, we judge that one design parameter for the floor slab concrete be that it have a low w/c ratio - less than 0.50. If approved by the project structural engineer, the sand can be eliminated and the concrete can be placed directly over the vapor retarder, provided the w/c ratio of the concrete does not exceed 0.45 and water is not added in the field. If necessary, workability may be increased by adding plasticizers.

Before the floor covering is placed, the contractor may check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

Basement Walls

Basement walls should be supported on footings designed using the appropriate design values presented in the previous section.



The permanent walls should be designed to resist lateral pressures associated with the retained bedrock, and adjacent structures (surcharges) as appropriate. We recommend the earth pressures presented in Table 4 be used in design.

TABLE 4
Recommended Design Parameters for Basement Walls

Restrained Walls, Loading Condition	
Static	Dynamic
At-rest pressure corresponding to an equivalent fluid weight of 50 pounds per cubic foot (pcf)	Greater of the active pressure, 30 pcf, plus a seismic pressure increment of a 12H psf, or the at-rest pressure of 50 pcf

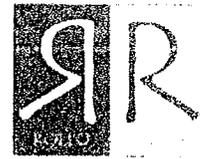
Because the site is in a seismically active area, the basement walls should be designed to resist pressures associated with seismic forces. We recommend designing walls to resist the more critical condition of either 1) the at-rest pressure, or 2) the active pressure plus a seismic pressure increment corresponding to a rectangular distribution of 12H (in psf), where H is the height of the wall in feet, as presented in Table 4.

These earth pressures are recommended for walls that are backdrained to prevent the buildup of hydrostatic pressure. One acceptable method for backdraining the wall is to place a prefabricated drainage panel against the back side of the walls (sandwiched between the underpinning piers / lagging and the basement wall). The drainage panel should extend down to a four-inch-diameter perforated PVC collector pipe at the base of the walls. The pipe should be surrounded on all sides by at least four inches of Caltrans Class 2 permeable material (see Caltrans Standard Specifications Section 68-1.025) or 3/4-inch drainrock wrapped in filter fabric (Mirafi 140N or equivalent). In lieu of a 4-inch collector pipe and gravel, a thicker drainage paneling (such as Hydroduct® Coil 600 or equivalent) is acceptable. We should check the manufacturer's specifications regarding the proposed prefabricated drainage panel material to verify it is appropriate for its intended use. The collector pipes or the thicker drainage paneling should be connected to a suitable discharge point (a sand trap and then the City sewer system).

Even with drainage paneling installed, dampness and discoloration on the basement walls should be expected due to natural percolation of rain water, irrigation or other water introduced behind the walls. If this is not acceptable, the walls should be waterproofed. If used, a waterproofing system should be designed by the architect or a waterproofing consultant.

Site Retaining Walls

We understand new landscaping retaining walls may be constructed in the rear yard of the property (near the northeast corner of the property). Retaining walls should be supported on continuous spread footing bearing below any fill and in the near-surface sandy clay or



bedrock. Continuous footings should be at least 18 inches wide. Footings should extend at least 18 inches below the lowest adjacent grade. Foundations constructed with the above minimum widths and embedments may be designed for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf). This value may be increased by one-third for total loads, including wind and/or seismic.

If the walls are designed to rotate, they should be designed to resist an equivalent fluid weight of 35 pounds per cubic foot (pcf), which is appropriate for sandy backfill soil. It should be noted that retaining walls designed to rotate, will move outward near the top of the wall over time (over several years), causing minor concrete cracking to the wall and ground settlement of the retained soil near the top of the wall. Alternatively, walls can be designed to be restrained to limit top deflection by applying at-rest pressures corresponding to an equivalent fluid weight of 55 pcf. We recommend that restrained walls be designed to resist the force developed by an earthquake since the site is in a seismically active area. The seismic pressure increment should be calculated using a uniform pressure equal to a rectangular distribution of $15H$ where H is the height of the wall and the pressure is in psf. The seismic increment should be added to an active pressure of 35 pcf and compared to the at-rest pressure. The larger of the two cases (at-rest versus active plus seismic increment) should govern the restrained wall design. In addition, any surcharge loads from adjacent structures should be added to the recommended soil pressures. The recommended earth pressures are for walls supporting slopes that are approximately 4 to 1 (horizontal to vertical) or flatter.

These lateral loads can be resisted by a combination of passive earth pressure on the vertical face of the footings and grade beams and friction between the underlying soil and the base of the concrete footings. Passive resistance may be calculated using an equivalent fluid pressure of 1,000 psf (rectangular) if embedded into native sandy clay. The upper 6-inches should be ignored where not confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.35. These values have a factor of safety of about 1.5 and may be used in combination without reduction. If the foundations for the retaining walls are embedded into bedrock, the lateral design parameters outlined in the foundations section of this report may be used.

The design pressures assume that water is not allowed to accumulate behind the wall. Backdrains should be placed behind the walls to prevent the buildup of hydrostatic pressures from broken utilities, rainfall, irrigation or surface infiltration. The backdrains may consist of prefabricated drainage panels placed against the back of the wall. The drainage panels should extend down to a collector pipe (as discussed in the previously for basement walls). In lieu of a PVC collector pipe, weep holes at the base of the wall may be used to drain water collected in the drainage paneling and Caltrans Class 2 permeable material. Weep holes should be spaced four-foot-on-center and at least three inches in diameter. The back of the weep hole should be covered with filter fabric to prevent retained soil from being transported through the weep holes. Weep holes continue to drain after rainfall stops. If hardscape is below the walls, it should be noted that the hardscape may remain wet. The design team and owner should discuss the appropriateness of weep holes and introducing water onto flatwork below the walls.

Excavation and Construction Considerations

The near surface fill and residual bedrock directly behind the existing perimeter retaining wall (along the sidewalks) can be likely excavated with conventional earth-moving



equipment such as loaders and backhoes. Heavier equipment will be required to excavate the Franciscan Complex bedrock. The deeper the excavation is advanced into the slope, our experience has shown Franciscan Complex bedrock may become harder and stronger to break and remove. Equipment such as a hydraulic hoe-rams and jack-hammers may be required to break down the bedrock during the excavation. Localized hand work using jack hammers may be required to break bedrock during the excavation for underpinning piers and footings. Hydraulic hoe-rams and jack hammers will create vibrations that may be felt by surrounding neighbors. If vibrations are too intense, damage to surrounding improvements may occur. The contractor should limit vibrations to an acceptable level.

Whether a material can be ripped or has to be broken with hydraulic/pneumatic equipment depends upon the contractor's equipment, effort and willingness to subject the equipment to wear. Therefore, we recommend that the excavation contractor visit the site and arrive at his/her own conclusion on the bedrock's excavation rippability.

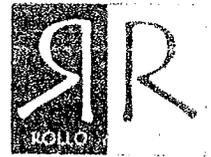
Groundwater was not encountered during our field investigation, and we do not anticipate saturated soil conditions in any of the excavations for the building or retaining wall foundations. However, it is likely that surface water infiltration (from rain or landscaping irrigation) will enter the excavations as perched water. If perched water is encountered, perimeter subdrains will be required during construction to keep the excavations from ponding with surface runoff. This may require the installation of the perimeter basement wall drainage system (as connection to the city sewer system) earlier in the construction sequence than is typically done.

During construction, the subgrade of excavations should be kept moist at all times and not allowed to dry.

Seismic Design

Although the structure is relatively close to the San Andreas and San Gregorio faults, it is outside the Alquist-Priolo Special Studies Zone. However, because of its close proximity to these and other Bay Area faults, very strong shaking of the site should be anticipated during the useful life of the proposed improvements. Therefore at a minimum, the structural seismic design should be in accordance with the provisions of 2010 San Francisco Building Code (SFBC) including the following:

- Maximum Considered Earthquake (MCE) S_s and S_1 of 1.500g and 0.714g, respectively.
- Site Class B
- Site Coefficients; $F_a=1.0$, $F_v=1.0$
- Maximum Considered Earthquake (MCE) spectral response acceleration parameters at short periods, S_{MS} , and at one-second period, S_{M1} , of 1.500g and 0.714g, respectively.
- Design Earthquake (DE) spectral response acceleration parameters at short period, S_{DS} , and at one-second period, S_{D1} , of 1.000g and 0.476g, respectively.



Monitoring of Adjacent Properties

During our field investigation, we observed the adjacent residences to the north and east have been constructed along or very near the property line. We recommend these potential property line constraints be documented as part of a baseline crack and photographic survey before excavation begins. This baseline data may become critical if any disputes arise with the adjacent neighbors.

In addition, a licensed surveyor should monitor ground movements and the movements of adjacent structures and improvements (both vertical and horizontal) before and during construction activities. We recommend installing survey points on the adjacent buildings and streets. Survey points should be read regularly and the results should be submitted to us in a timely manner for review.

ADDITIONAL SERVICES

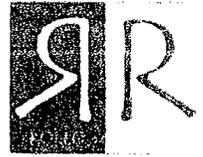
We should review the plans (shoring, structural and civil) prior to construction; this will allow us check for conformity with this letter. During construction, we should observe the shoring, underpinning and foundation installations, excavation for the basement and foundations, placement and compaction of fill, slab subgrade preparation and the excavation and construction of landscaping retaining walls (if installed). These observations should allow us to compare the actual with the anticipated soil conditions and to verify the contractor's work conforms to the geotechnical aspects of the plans and specifications. Once the project schedule is available, we will prepare a proposal and fee estimate to provide construction observation services.

LIMITATIONS

The conclusions and recommendations presented in this report apply to the site and construction conditions as we have described them and are the result of limited engineering studies and our interpretations of the available subsurface data and existing geotechnical conditions. Actual subsurface conditions may vary. Should conditions differ substantially from those we anticipate, some modifications to our conclusions and recommendations may be required. Furthermore, if any variations or unforeseen conditions are encountered during construction, or if the proposed construction will differ from that which is described in this report, Rollo & Ridley, Inc. should be notified so that supplemental recommendations can be made.

Our firm has prepared this report for the exclusive use of our client and their representatives on this project in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. We make no representation, warranty or guarantee, expressed or implied. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by our firm during the construction phase in order to evaluate compliance with our recommendations. If we are not retained for these services, the client must assume Rollo & Ridley's responsibility for potential claims that may arise during or after construction.

Steve Minisini
Jennifer Chow
January 27, 2012
Page 17



If you have any questions please call.

Best regards,
ROLLO & RIDLEY, INC.

Christopher A. Ridley, P.E., G.E.
Principal
1203.1



Frank J. Rollo, P.E., G.E.
Principal



Distribution: Steve Minisini and Jennifer Chow (PDF)
Dan Phipps – Dan Phipps Architects and (3 Copies and PDF)
Randy Collins – FTF Engineering (PDF)

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EXHIBIT 4

LAW OFFICE OF BRIAN E. SORIANO

ATTORNEY AT LAW

SUITE 118

1801 BUSH STREET

SAN FRANCISCO, CALIFORNIA 94109

TELEPHONE: (415) 615-0881

FACSIMILE: (415) 615-0915

February 28, 2013

Denis Shangher, Esq.
McKenna Long & Aldridge LLP
121 Spear Street, Suite 200
San Francisco, CA 94103

Re: 68 Presidio Avenue
Our File No. 51-99

Dear Denis:

Thank you for providing the survey documents. I'll go over them with my clients' architect, as my untrained eyes do not see a clear demonstration of any boundary encroachment. Also, I wanted to respond to your letter of February 26th concerning the suggestions about how things might proceed among our respective clients.

To begin with, at risk of sounding like a broken record, I must reiterate that my clients are not, and have never been, interested in signing a settlement agreement with your clients. They believe it to be unnecessary and overkill for the present situation. They recently expressed a willingness to sign a simple document addressing what had previously been presented as your clients' main concern - the possible attempt to rebuild in the back deck area, but such an agreement was contingent on your clients dropping their appeal to the permit for the expansion of the roof terrace permit. Your clients refused and my clients' willingness to sign an agreement vanished.

Regarding the request for copies of the consolidated plans moving forward, the project owners may be willing to share copies of the consolidated plans for the future permit applications, but only if they feel they are not being harassed by your clients. My clients intend to comply with all of the City's requirements and are quite aware that your clients are knowledgeable about their rights to question anything the City has approved. While I am hopeful that the dispute between our respective clients diminishes, it is unlikely if the focus is on a formal settlement agreement and/or demands for information to which the project owners are not required to provide.

Denis Shangher, Esq.
February 28, 2013
Page 2

Finally, the only encroachment issues seems to have been in place for 50 years or more, namely, the overlap of the front stairs and landing leading to my clients' home. I understand from the previous owners that they exclusively used the walkway on the North side of 68 Presidio and that all of the neighbors to the North similarly have egress from the rear on the North side only. Before my clients purchased the property, the previous owners had, what appears to be an unpermitted deck that extended right up to your clients' fence, which may have encroached on your clients' yard, but that deck has been removed by my clients and their plans demonstrate that there is nothing planned to encroach on your clients' rear yard. They have gained feet of space and separation from the removal of the previous deck. As a result, my clients do not feel like the claims of encroachment suddenly support a need for additional egress or changes to the long-standing status quo in this neighborhood.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Soriano', with a long horizontal flourish extending to the right.

Brian E. Soriano
BES:cc

EXHIBIT 5

From: [Jtoboni](#)
To: [Greenwald, Steven](#)
Cc: ralpert@morganlewis.com
Subject: Re: Request for Full Size Copy of Plans for 68 Presidio Avenue
Date: Wednesday, October 17, 2012 5:59:14 PM

Steve

In my many years of performing construction in SF and meeting with adjacent neighbors, this is the first time I have been asked to submit approved plans as part of a meeting.

Therefore, I am available to meet with you at your house any weekday from 7-4 pm to answer any questions you may have, but I do not have the authority to provide approved plans for your review.

Please let me know if you would still like to meet.

Best. Joe Toboni

Sent from my iPhone

On Oct 17, 2012, at 11:43 AM, "Greenwald, Steven" <stevegreenwald@dwt.com> wrote:

Please provide us a full size copy of the plans for the construction at 68 Presidio Avenue. We are requesting to meet with you immediately to discuss the scope of the construction you believe is allowed within the "approved permits."

I am generally available to meet with you Thursday or Friday (ideally downtown at my office) and also Saturday – we can meet at our house.

Please advise on whether or how you wish to proceed.

Steven Greenwald | Davis Wright Tremaine LLP

505 Montgomery Street, Suite 800 | San Francisco, CA 94111

Tel: (415) 276-6528 | Cell (415) 999-2539

Email: stevegreenwald@dwt.com | Website: www.dwt.com

Anchorage | Bellevue | Los Angeles | New York | Portland | San Francisco | Seattle | Shanghai | Washington, D.C.

EXHIBIT 6

From: Corrette, Moses [<mailto:moses.corrette@sfgov.org>]
Sent: Wednesday, May 01, 2013 12:56 PM
To: Barkley, Alice; Alpert, Rochelle D.
Cc: Steven Minisini; dan@dpaweb.com
Subject: 68 Presidio Avenue

Alice-

Earlier today you asked me if the Planning Department could ask the owners of 68 Presidio to volunteer to give your clients copies of the building permit plans. Mr. Minisini and Mr. Phipps are included in this email so that the parties may discuss this request. You need not copy me on any correspondence.

Best,

Moses

Moses Corrette

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco CA 94103

Telephone: 415-558-6295

EXHIBIT 7

From: [Sanchez, Scott](#)
To: [Corrette, Moses](#); [Lindsay, David](#)
Subject: RE: 68 Presidio
Date: Thursday, March 07, 2013 5:53:14 PM

Hi Moses,

You are correct. The plans show an increase in the envelope of the stair penthouse that would trigger Section 311 notice. I'm meeting with Dan Phipps (project architect) tomorrow to review the consolidated plans that they have developed and will discuss this with him. It might be best for them to simply add this to the consolidated plans and have one permit/plan that we review (with historic and notification).

Thanks.

Cheers,
Scott F. Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Tel: 415.558.6350
Fax: 415.558.6409

Planning Information Center (PIC): 415.558.6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Corrette, Moses
Sent: Thursday, March 07, 2013 1:55 PM
To: Sanchez, Scott; Lindsay, David
Subject: FW: 68 Presidio

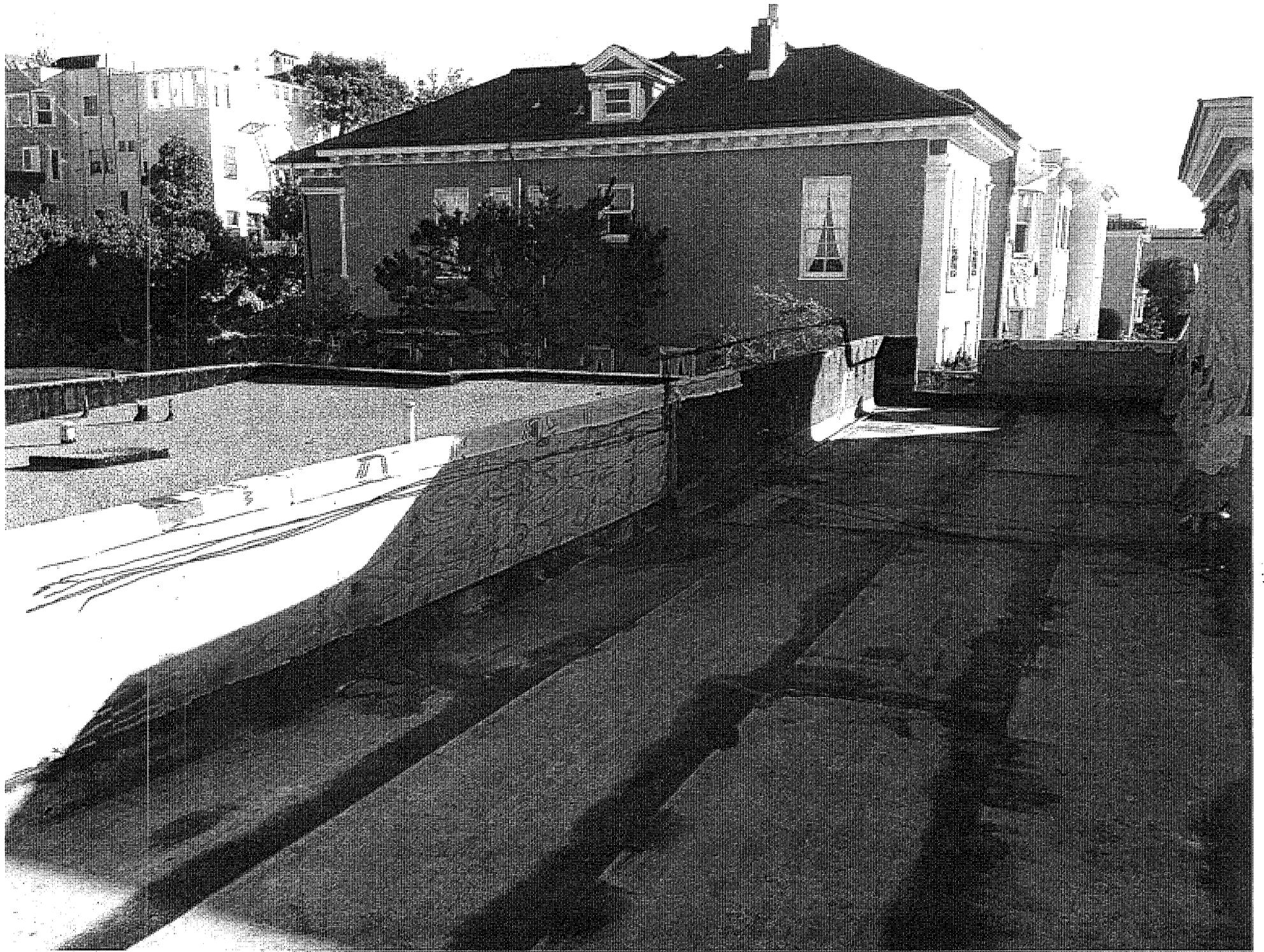
Scott-

I have ordered a permit history with all available plans. From a copy of the proposal and looking at this aerial photo, I think the penthouse is expanding as well.

Best,
Moses

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

EXHIBIT 8



APPENDIX I

APPENDIX I

Responses to the “Accommodations” Permit Applicants Claim in their DR Response

As to the supposed accommodations that Permit Applicants have made, we as the DR Requestors, offer the following facts as to why Permit Applicants’ have made no accommodations to date for us. Permit Applicants so-called accommodations were made either to remedy non-permitted construction, illegal work, building code violations or represent the individual preferences of Permit Applicants.

1. Removal of the Illegal Second Story Addition

The DR Response falsely represents that the Permit Applicants removed the hot tub from the existing rear deck off the master bedroom as an “accommodation” to us. The Permit Applicants assert that the removal of the hot tub represents a loss of approximately 200 square feet representing a concession of \$100,000 - \$200,000 and that we “agreed if [the Project Owners] removed this structure [56 Presidio Avenue] would not appeal the project any further.”¹ As the statements by Zoning Administrator Scott Sanchez and the BPA Commissioners at the February 13 and February 20 hearings demonstrate, Permit Applicants’ description of these events is wrong in all regards.²

In early 2012, the Permit Applicants apparently removed the hot tub and existing privacy screen without any communication with us, and 100 percent on their own volition. Indeed, they removed the hot tub and screen months before we ever raised any issues or concerns about any aspect of their Project with them, or the Building or Planning Departments.

Permit Applicants wrongfully had obtained a permit for this construction based on the false and inaccurate plans the Permit Applicants and their architect submitted for a permit, misleadingly indicating that a room was in existence, when no such room had existed there previously. As Zoning Commissioner Sanchez stressed at the February 2012 Board of Permit Appeal hearings, the construction of the enclosed room on the roof of the existing first floor rear yard structure required a variance, which Permit Applicants had never sought.³

Our first communication with the Building Department about the Project came in July 2012. We initiated communications to express our understandable concern that no work was being conducted at 68 Presidio, the house had been substantially excavated and left without any solid foundation, seemingly supported only by a piling in the front of the house. In response to these concerns, Mr. Duffy investigated and later acknowledged that the Permit Applicants’ failure to complete the foundation following the extensive excavation created a dangerous and unacceptable risk for us (from *i.e.* an earthquake or even a rain storm). He further advised that the foundation work was not completed because the Permit Applicants had a dispute with the foundation subcontractor. Thankfully, Mr. Duffy persuaded the Permit Applicants to resolve the

¹ Curiously, in their January 17, 2013 submission to the BPA opposing DR Requesters’ Jurisdictional Appeals, Permit Applicants described the size of the room they unlawfully constructed as 150 square feet. *See* Ex. 2, p. 4.

² BPA Hearing, Feb. 13; BPA Hearing, Feb. 13.

³ *Id.*

dispute with the subcontractor and enable the foundation work to be completed (before the rainy season or an earthquake), remedying the unwarranted threat to neighborhood safety caused by Permit Applicants reckless decision to cease foundation work at a critically unsafe juncture.

Subsequently, we raised questions with the Building Department as to what appeared to be significant construction in the rear yard on the second story of 68 Presidio. Mr. Duffy referred us to Mr. Sanchez. Mr. Sanchez advised us that he would obtain a copy of the plans to review the situation.⁴ Although starting in December 2012, Mr. Sanchez made several requests for the plans, Permit Applicants delayed providing him a copy of the plans until just days before the first BPA hearing on February 13, 2013 – after they had, of course, removed the illegal structure.⁵

Ultimately, the Permit Applicants could no longer hide or deny that they had constructed an illegal second story on the rear deck. Aerial photos contradicted the misleading plans they and their architect had submitted. Thus, the illegally constructed room was removed, we believe, only to avoid an inevitable directive from the City.

The DR Response continues to evidence that Permit Applicants wrongfully assert that Permit Applicants' removal of an illegally constructed room exempts them from compliance with any code provision and prohibits us from raising issues regarding the safety, non-compliance and illegality of Permit Applicants' other endeavors. Nowhere do Permit Applicants support such a claim with any writing. They do not, because they cannot. We never made any such commitment. Simply put, we were not in a position to make any such commitment, when Permit Applicants refused to even provide us with a copy of their submitted plans, so we could only speculate as to the full scope of their intentions.

2. Removal of the Wood Burning Fireplace in the Roof Top Room.

The DR protests the Permit Applicants' inexplicable decision to locate a fire pit on the extreme northern edge of the roof deck, just a few feet from our property line and bedroom windows on the South side of our home, and despite more than doubling the roof top deck's size to accommodate dozens and dozens of people. The DR Response strains to intimate that that the placement of the fire pit was in exchange for the Permit Applicants' "accommodation" to remove a wood burning fire place from the penthouse room. The DR Response tellingly includes not a single reference to an objection by us about the fireplace inside the roof top room. It does not, because it cannot. We have never once made a reference to the roof top room fireplace or requested that it be removed.

Like the illegal room, this so-called accommodation is a fiction. The Permit Applicants decided to remove the fireplace unilaterally, with no input from us, but rather as part of their overall preference for renovations of the roof top room, presumably to increase square footage.

The DR Response also argues that we should now willingly accept the placement of the fire pit in light of the Permit Applicants' "accommodation" to remove the fireplace: "The benefit of removal [of the fireplace] is environmental, safety, and aesthetics." The Permit Applicants' decision to remove the fireplace provides no reasonable explanation for the objectionable

⁴ Scott Sanchez email to Steven Greenwald, dated October 19, 2012. Appendix I, Ex. 1.

⁵ BPA Hearing, Feb. 13.

location of the fire pit on the edge of the North wall directly opposite bedroom windows and requiring a solid parapet higher than the minimum required by the Building Code.

The Planning Department recognized that the location of the fire pit should be a matter that the parties could reasonably settle. The Department accordingly requested whether we would remove our objection to the fire pit if the Permit Applicants agreed to a different location. As set forth in the DR, we responded, stating that they would remove our objection to a fire pit being located on the rooftop deck, if the Permit Applicants would agree to a location away from the edge of the North wall. A location for the fire pit away from the North wall would, of course, eliminate the need for a higher, solid parapet on the North wall for 10 feet.

As evidenced by the DR Response, the Permit Applicants have not offered, and are not now offering, any alternative location for the fire pit. They instead have insisted on the proposed location without providing any rational explanation given the roof deck's doubling in size.

3. Removal of the Wood Burning Fireplace in the Living Room

The DR Response seeks to create an additional false "accommodation" from the change in the Living Room fireplace. Here again, the Permit Applicants' decision to replace the wood burning fireplace in the living room with a gas fireplace was a unilateral decision. The suggested "deal" for the replacement of the wood burning fireplace was never requested by us.

The DR Requesters had and have had no objection to the "existing" wood burning fireplace. They also have no objection to the Permit Applicants' decision to replace it with a gas fireplace. Our only concern is that the new gas fireplace be fully consistent with code and the applicable fire regulations.

In at least one earlier version of the plans submitted as part of the BPA proceeding, Permit Applicants proposed placing the box for the fireplace on the northern exterior wall of 68 Presidio where it would extend over the walkway for many feet. Placement of a box for the fireplace on an outside wall, especially in close proximity to the neighbor and over the property line, is understandably not code compliant. Making plans code compliant does not represent an "accommodation."

4. Locating the North Fence on Permit Applicants' Own Property

The DR Response promotes as still "another example of a compromise," the Permit Applicants' decision to revise the location of the fence they intend to construct in the backyard. They suggest that the placement of the fence on their own property constitutes a "compromise."

The "accommodation" by the Permit Applicants to construct the North fence on their own property is at best a belated (and only a partial) acknowledgment of basic property law and rights, and the need to submit accurate plans reflecting proper boundary lined.

Permit Applicants submitted plans with an erroneous depiction of the property line that unilaterally extended the lot size of Permit Applicants to the North. They allowed for the placement of the new North fence on property within the established 56 Presidio property boundaries. Permit Applicants located the fence on our property, even though they had absolute

knowledge from a survey they had conducted in November 2012 (but of course did not share with us at the time) that the fence location they were proposing was on property owned by us.

As a result, we were forced to incur expenses to retain Mr. Ben Ron of Martin M. Ron Associates to conduct a survey to confirm our property boundaries. The Ron survey confirmed that the original plans by the Permit Applicants placed their new fence on our property and that the Permit Applicants intended to engage in additional, construction-related activities within the 56 Presidio property boundaries.

Contrary to evidencing any good faith by the Permit Applicants, the raising of a supposed property line “dispute” and knowingly submitting plans with an entirely incorrect property boundary on the North underscores Permit Applicants’ continued “unseemly” conduct. Permit Applicants’ begrudging acknowledgement that they may not engage in acts of intentional trespass does not by any standard represent an “accommodation.” Moreover, the Permit Applicants continue to persist in requesting that the City issue a permit to allow them to engage in construction on property which is indisputably beyond the property ownership of Permit Applicants.

In sum, there have been no accommodations by Permit Applicants. Rather, all of their assertions evidence that Permit Applicant consider the everyday obligations to submit accurate, consistent, and complete plans and to otherwise comply with code provisions and laws as “accommodations” rather than “requirements.”⁶

⁶ We see no need to address in detail the supposed accommodation to us about the manner in which Permit Applicants submitted their plans, other than to acknowledge that Mr. Duffy made it quite clear at the BPA Hearing on Feb. 20, that new plans submitted to him that morning were more consistent with standard Building Department procedures. BPA Hearing, Feb. 20.

APPENDIX I

EXHIBIT 1

From: Sanchez, Scott [<mailto:scott.sanchez@sfgov.org>]
Sent: Friday, October 19, 2012 5:57 PM
To: Greenwald, Steven
Cc: ralpert@morganlewis.com
Subject: RE: 68 Presidio Avenue --

Hello Steven,

Thank you for your email. I have been in communication with Joe Duffy at DBI and have requested a copy of the approved plans. I will follow up with you when I have had a chance to review all the materials.

Please let me know if you have any other questions.

Regards,
Scott F. Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Tel: 415.558.6350
Fax: 415.558.6409

Planning Information Center (PIC): 415.558.6377 or pic@sfgov.org
Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Greenwald, Steven [<mailto:stevegreenwald@dwt.com>]
Sent: Wednesday, October 17, 2012 9:09 PM
To: Sanchez, Scott
Cc: ralpert@morganlewis.com
Subject: 68 Presidio Avenue --

Scott – thank you for taking the time to talk to me about our concerns relating to the scope of the construction activities at 68 Presidio Avenue. My wife Rochelle Alpert and I have at 56 Presidio Avenue (the immediately adjacent property) since February 1984, almost 30 years.

As I mentioned, we believe that (i) any permits that 68 Presidio Avenue has obtained (a) exceed the scope of permissible permits that may be obtained on an “over the counter” basis; (b) could only be lawfully issued if adjacent owners and the stakeholders in the neighborhood had been provided notice and the opportunity to protest; and (c) in any event are based on false or misleading statements and/or the provision of incomplete information; and (ii) in any event the scope of the construction activities already undertaken and currently planned exceed the scope of any permit.

As you requested I am attaching above the permits that we are currently aware have been issued or are currently pending for 68 Presidio Avenue. I am also attaching a copy of the complaint that we filed with the Building Department in July 2012.

The main allegations in our complaint are that (i) they are building a fully enclosed second story to an extension of the first floor in the rear of the house; previously the only structure above the first floor was a hot tub and a detached low "screening" wall; and (ii) they appear to be extending the kitchen at the rear of the house.

Our complaint remains pending. It remains pending because the new owner at 68 Presidio Avenue fired his contractor in July 2012 and only within the past few days retained a new contractor. We are bringing this matter to your attention now because it appears that construction is about to commence again.

We are also attaching above a picture of the hot tub with the low detached wall as it existed prior to construction and a picture showing the status of construction as of July 2012 when construction ceased due to the owner firing the contractor. The current picture is not the best, but it clearly shows, as a physical observation would reveal, that they are building an entire new, full height, and fully enclosed second floor.

It is my understanding that no new permit may be issued while a complaint is pending challenging previously issued permits and the associated construction activities. Accordingly besides the other legal, due process and substantive deficiencies in 68 Presidio's existing permits and currently pending permit requests, we also urge that the Planning Department decline to issue any new permits to 68 Presidio pending disposition of our pending complaint.

Again thank you for the time you took to talk to me today. Please let us know what additional information you may need to consider our request that (i) the currently issued permits be suspended; and (ii) no new permits be issued.

You can reach me either at the email address above or at either of the telephone numbers below. Thanks again for your assistance in this matter which is of the utmost importance to my wife and myself.

Steven Greenwald | Davis Wright Tremaine LLP
505 Montgomery Street, Suite 800 | San Francisco, CA 94111
Tel: (415) 276-6528 | Cell (415) 999-2539
Email: stevegreenwald@dwt.com | Website: www.dwt.com

Anchorage | Bellevue | Los Angeles | New York | Portland | San Francisco | Seattle | Shanghai | Washington, D.C.

From: [John Adair](#)
To: [Sanchez, Scott](#); [Corrette, Moses](#)
Cc: [Duffy, Joseph](#); [Lana Adair \(Lana@adairsf.com\)](mailto:Lana.Adair@adairsf.com)
Subject: 68 Presidio Avenue
Date: Thursday, May 23, 2013 5:17:17 PM

Regarding Permit Applications for 201303222867 and 201303011348 for 68 Presidio Avenue

Dear Mr. Sanchez and Mr. Corrette:

We write to express ongoing concern about the construction work at 68 Presidio Avenue. We are particularly concerned by the proposed alteration of the backyard slope, which we understand is proposed to exclude underpinning and without sufficient engineering to confirm that the work will not impact the integrity of the retaining wall, which is shared by our property and several other properties in the neighborhood. A collapse of this wall would be potentially catastrophic as many small children play in their backyards under it, including our three young children. Please do not create a life safety concern by authorizing work that could impact the integrity of the retaining wall without sufficient engineering.

Along the same lines, we are worried about safety issues that might stem from the proposed roof deck fire pit, given that our neighborhood is very windy and the homes are close together.

We trust you will fulfill your important role and make sure none of the work at 68 Presidio will create life safety concerns for the neighborhood and that everything will be properly engineered. Many thanks for your consideration.

Lana and John Adair
50 Presidio Avenue

From: [Wenfang Chen](#)
To: [Sanchez, Scott](#); [Corrette, Moses](#); [Duffy, Joseph](#)
Cc: peter@resverlogix.com; wenfang@mac.com; peteryoung@comcast.net
Subject: Permit Applications for 201303222867 and 201303011348 and DR Cases 2013.0573D and 2013.0574D For Work on 68 Presidio Avenue, Block 0974/010
Date: Monday, May 27, 2013 9:56:16 PM

Dear Mr. Sanchez (scott.sanchez@sfgov.org), Mr. Corrette (moses.corrette@sfgov.org) and Mr. Duffy (Joseph.Duffy@sfgov.org):

We are writing with regard to the remodeling work at 68 Presidio Avenue. We have lived at 46 Presidio Avenue, which is 3 houses to the north of this property on the same block, for over 5 years. We were approached by the new owners of 68 Presidio Avenue earlier this year, who shared some draft plans for their renovations. In that discussion, they represented that the only significant changes they planned to make were all within the existing framework of the home. They also mentioned that they plan to level their backyard by excavating the existing slope in front of their part of the retaining wall running behind houses 46, 50, 56 and 68 Presidio, which were originally placed there to hold back the earth that underlies the adjacent properties on Jackson Street. However, they indicated that they knew it would be required to insure the structural integrity of that shared retaining wall, so they planned to strengthen their part of the wall after excavation of the slope in front of it with underpinning. In passing they also mentioned that they would be installing a fire-pit on their roof; we remember commenting that it is extremely windy in this area, having such a rooftop fire-pit would likely lead to blowouts and gas leaks.

At the end of the discussion, they asked for a signature on a document already filled with several names to indicate non-objection to their planned renovations as presented. We were assured that a detailed construction plan, once processed by the relevant City offices, will be sent to each of the neighbors on the same block, together with notices of any permit hearings that would allow public comments. Thus far, we have yet to receive a single notice, nor have we seen a complete set of official construction plans for 68 Presidio.

Since then, we have learned that the new owners of 68 Presidio do not plan to underpin the retaining wall in lieu of the removal of the earth and rock as part of their excavation. Their motivation appears to be so that they can avoid environmental review. We have also heard that the City is close to letting this work go ahead. This has us gravely concerned since it may impact the security of the wall for themselves but also for us and for the neighbors in the intervening properties.

In fact, we have had concerns about that retaining wall since before we moved into our house, because there is a large crack in that wall within our property line. When we purchased our house, we asked a structural engineer about it, and he indicated that it should be fine provided that the supporting earth and rock in front of it are left in place by all occupants of the four houses sharing that wall, from 46 to 68 Presidio Avenue. Accepting the risk because the wall has been standing for many decades, and assuming that any changes that might affect the integrity of the shared retaining wall would certainly be subject to rigorous structural engineering and safety reviews

under the city zoning and building regulations, we have set aside those concerns for the last few years until now. A proper structural assessment would readily indicate that, while the retaining wall does not look very tall behind 68 Presidio, the gradation of the surrounding land is such that by the time the wall reaches 46 Presidio, it is as high as the top level of our living space. As you can surely appreciate, what the owners of 68 Presidio are planning to do (i.e., excavate without underpinning the wall) would jeopardize the security of the wall within the bounds of 68 Presidio, but will also threatens our safety, and in particular the safety of our young son, who often plays in the backyard. It is also very troubling that no notice has been given to us thus far on those plans, which clearly pose serious a safety hazard to not only those wanting to carry out the plans, but also people living in surrounding homes. It reflects an extreme callousness and selfish disregard of others' welfare on the part of the owners of 68 Presidio, but also potential negligence on the part of the City if such construction work is allowed to proceed without further reviews and implementation of safety precautions.

For this reason, we do not support the current plans to excavate and leveling of the slope next to the wall in the backyard at 68 Presidio Avenue unless and until there is a full and complete environmental and engineering review and appropriate strengthening of the retaining wall. We urge that, even if there is some doubt as to whether underpinning of this retaining wall would be absolutely necessary, the City should, in the interest of preserving the welfare and safety of its long-time residents, err on the side of caution and require it.

Furthermore, the current owners of 68 Presidio Avenue fraudulently misrepresented to us their intentions with respect to the retaining wall when asking us to sign off on their plans. With this note we rescind any previous acceptance we might have given. We can only speculate that others who were canvassed may want to revisit this issue in light of the deception that has been perpetrated.

Sincerely yours

Wenfang Chen, Esq.
Peter R Young, Ph.D
46 Presidio Avenue,
San Francisco, CA 94115

Wenfang Chen

Corporate Counsel, Patent Attorney
Legal Department
E.I. du Pont de Nemours & Company, Industrial Biosciences

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From: [Steven Minisini](mailto:Steven.Minisini)
To: john.adair@primegrp.com; lane@adairsf.com
Cc: Sanchez_Scott; Corrette_Moses; Duffy_Joseph; [Jennifer Chow](mailto:Jennifer.Chow)
Subject: response to your email about 68 Presidio
Date: Tuesday, June 11, 2013 9:03:53 PM

Dear John and Lana,

We are in receipt of the email that you sent to Mr. Sanchez, Mr. Corrette and Mr. Duffy at the City of San Francisco on May 23, 2013, regarding your concerns about our remodel project at 68 Presidio Avenue.

First, we want to establish that we respect your concerns for safety. We have a 15 month old son who we are planning to raise in the home and nothing is more important to us than safety.

The reason why we're emailing you is because we believe you may have been misinformed about the proposed plans for our rear yard and retaining wall. We also want to address your concern about the upper roof deck fire pit.

Regarding the rear yard and retaining wall, we are not planning to make any alterations to the retaining wall. While we are planning to make alterations to the rear yard itself to create a new patio, the design of the rear yard patio does not require excavation immediately in front of or underneath the retaining wall. We are planning to construct a new planter and wall in front of the existing retaining wall, leaving the existing retaining wall completely intact and unmodified.

The plans for the new patio and planter have been reviewed by Randy Collins of FTF Engineering (structural engineer) and Chris Ridley of Rollo & Ridley (geotechnical engineer), both of whom are well know and respected engineers in the City of San Francisco staking their careers and reputations on creating safe, secure living environments for residents. Both have determined that underpinning is not required for the proposed patio work plans at 68 Presidio Avenue. According to the geotechnical report from Rollo & Ridley dated June 6, 2013 (submitted to the City of San Francisco), they recommend that excavation work related to the rear yard patio not occur within a zone of influence (ZOI) as defined on the 68 Presidio rear yard drawings. So long as the excavation does not occur within the ZOI, Rollo & Ridley judge there should be no substantial change to the short and long term performance of the retaining wall and underpinning is not required. The report from FTF Engineering dated June 6, 2013 (also submitted to the City of San Francisco), concurs with the Rollo & Ridley evaluation and report and states, "It is my professional opinion that the drawings indicate an acceptable alternative to underpinning the wall and will not cause adverse effects on the existing wall or adjacent property".

As we are remodeling this home for our family, we are going above and beyond the requirements for safety on all aspects of the project. To substantiate this point, Joseph Duffy, Senior Building Inspector for the City of San Francisco and several members of his staff have performed numerous inspections at the project site. In addition, we have paid for over 30 inspections performed by structural and geotechnical engineers to ensure full compliance and safety. The seismic upgrade to 68 Presidio was completed to the highest standards and above any specifications or requirements by the City.

Regarding the upper roof deck fire pit, approximately 20 years ago, a wood burning fireplace and flu was installed on this level in the penthouse room of the upper roof deck. The flu of this fireplace was highly visible by the neighbor at 56 Presidio and many other neighbors from their rear rooms and backyards. We have removed this wood burning fireplace that was located in the same general area that the gas fire pit is planned (Northeast section of the roof deck). The benefit of replacing the previous wood burning fireplace with a gas fire pit is safety, environmental and aesthetics. In addition, the planned gas fire pit has a highly rated firewall and meets all the City codes and requirements. We have improved the previous situation with a very safe alternative.

On May 30, 2013 the San Francisco Planning Department, Residential Design Team (RDT) published their initial report that the Discretionary Review filed by our neighbor at 56 Presidio does not identify any aspect of the proposed work that constitutes exceptional or extraordinary circumstances justifying a Discretionary Review and that all proposed permits and plans are deemed approvable by the City.

I hope this helps to address your concerns. We would be more than happy to discuss this further with you and also have you meet with our architect to answer any additional questions you may have. Thank you for your time.

Sincerely,
Steven Minisini & Jennifer Chow
68 Presidio Avenue

From: [Steven Minisini](mailto:Steven.Minisini)
To: wenfang.chen@dupont.com; peter@resverlogic.com; wenfang@mac.com; peteryoung@comcast.net
Cc: [Sanchez, Scott](mailto:Sanchez_Scott); [Corrette, Moses](mailto:Corrette_Moses); [Duffy, Joseph](mailto:Duffy_Joseph); [Jennifer Chow](mailto:Jennifer_Chow)
Subject: Response to your email about 68 Presidio
Date: Wednesday, June 12, 2013 12:16:15 PM

Dear Wenfang and Peter,

We are in receipt of the email that you sent to Mr. Sanchez, Mr. Corrette and Mr. Duffy at the City of San Francisco on May 27, 2013, regarding your concerns about our remodel project at 68 Presidio Avenue.

First, we want to establish that we respect your concerns for safety. We have a 15 month old son who we are planning to raise in the home and nothing is more important to us than safety.

The reason why we're emailing you is because your email contained serious accusations of "fraudulent behavior" while also suggesting that you were present during any interactions with me and my wife, Jennifer, which is not the case. We believe you may have been misinformed about the proposed plans for our rear yard and retaining wall which may have motivated your email. We also want to address your concern about the upper roof deck fire pit.

Regarding the rear yard and retaining wall, we are not planning to make any alterations to the retaining wall. While we are planning to make alterations to the rear yard itself to create a new patio, the design of the rear yard patio does not require excavation immediately in front of or underneath the retaining wall. We are planning to construct a new planter and wall in front of the existing retaining wall, leaving the existing retaining wall completely intact and unmodified. While this aspect of our plans may have changed since we spoke with your husband Peter, it is not a change that has reduced the safety of the proposed work in any way.

The plans for the new patio and planter have been reviewed by Randy Collins of FTF Engineering (structural engineer) and Chris Ridley of Rollo & Ridley (geotechnical engineer), both of whom are well know and respected engineers in the City of San Francisco staking their careers and reputations on creating safe, secure living environments for residents. Both have determined that underpinning is not required for the proposed patio work plans at 68 Presidio Avenue. According to the geotechnical report from Rollo & Ridley dated June 6, 2013 (submitted to the City of San Francisco), they recommend that excavation work related to the rear yard patio not occur within a zone of influence (ZOI) as defined on the 68 Presidio rear yard drawings. So long as the excavation does not occur within the ZOI, Rollo & Ridley judge there should be no substantial change to the short and long term performance of the retaining wall and underpinning is not required. The report from FTF Engineering dated June 6, 2013 (also submitted to the City of San Francisco), concurs with the Rollo & Ridley evaluation and report and states, "It is my professional opinion that the drawings indicate an acceptable alternative to underpinning the wall and will not cause adverse effects on the existing wall or adjacent property".

As we are remodeling this home for our family, we are going above and beyond the requirements for safety on all aspects of the project. To substantiate this point, Joseph Duffy, Senior Building Inspector for the City of San Francisco and several

members of his staff have performed numerous inspections at the project site. In addition, we have paid for over 30 inspections performed by structural and geotechnical engineers to ensure full compliance and safety. The seismic upgrade to 68 Presidio was completed to the highest standards and above any specifications or requirements by the City.

Regarding the upper roof deck fire pit, approximately 20 years ago, a wood burning fireplace and flu was installed on this level in the penthouse room of the upper roof deck. The flu of this fireplace was highly visible by the neighbor at 56 Presidio and many other neighbors from their rear rooms and backyards. We have removed this wood burning fireplace that was located in the same general area that the gas fire pit is planned (Northeast section of the roof deck). The benefit of replacing the previous wood burning fireplace with a gas fire pit is safety, environmental and aesthetics. In addition, the planned gas fire pit has a highly rated firewall and meets all the City codes and requirements. We have improved the previous situation with a very safe alternative.

On May 30, 2013 the San Francisco Planning Department, Residential Design Team (RDT) published their initial report that the Discretionary Review filed by our neighbor at 56 Presidio does not identify any aspect of the proposed work that constitutes exceptional or extraordinary circumstances justifying a Discretionary Review and that all proposed permits and plans are deemed approvable by the City.

My wife Jennifer and I clearly recollect our discussion with your husband and are confident we never assured him we would be providing neighbors with a complete set of official construction plans. Our project does not have a requirement to provide plans to any neighbors, however our plans are available at the City for anyone interested to view. We also never discussed the concept of underpinning the retaining wall in our rear yard or your concern about the gas fire pit planned for our roof terrace. We had a very nice conversation with Peter but it was high-level and brief. While we have never spoken with you, we are happy to do so and look forward to meeting you.

I hope this helps to address your concerns. We would be more than happy to discuss this further with you and Peter and also have you meet with our architect to answer any additional questions you may have. Thank you for your time.

Sincerely,
Steven Minisini & Jennifer Chow
68 Presidio

GENERAL NOTES

SCOPE OF WORK

DRAWING INDEX

1. OWNERSHIP OF DOCUMENTS: The drawings, specifications and reproduction there of are instruments of service, and shall remain the property of Dan Phipps & Associates.

2. GENERAL CONDITIONS: "Form of Agreement Between Owner and Contractor" and A.I.A. document shall apply to all work and sections of the specifications. Copies are available upon request at the office of the Architect.

3. QUALITY: The General Contractor shall insure the highest standards of quality in all aspects of work.

4. CODES: The General Contractor shall be responsible for providing all work and materials in accordance with all local regulatory agencies, the latest applicable building codes and requirements. Any work found in these documents not in conformance shall be brought to the attention of the Architect prior to commencement of any related work.

5. PERMITS: General Contractor shall apply for and obtain at his/her sole expense all necessary construction permits required by all applicable building codes and regulatory city and state agencies except as otherwise determined by the Architect.

6. INSURANCE: The Contractor and Subcontractor(s) shall purchase and maintain certification of insurance with respect to Workman's Compensation, public liability and property damage for the limits as required by law. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions in connection with the work as required by law.

7. SCHEDULE: Upon the submittal of the final contracted costs, the General Contractor shall submit a specific construction schedule indicating the required construction time for all Subcontractors' and General Contractor's work.

8. EXAMINATION OF THE SITE: The Contractor shall thoroughly examine the site and satisfy himself/herself as to the conditions under which the work is to be performed. He/she shall verify at the site all measurements affecting the work and shall be responsible for the correctness of same. No extra compensation will be allowed to the Contractor for the expenses due to the neglect or failure to discover conditions which affect the work.

9. CONSTRUCTION FACILITIES: Temporary utilities and toilet facilities if needed during the construction period shall be provided by the Contractor in locations as approved by Owner.

10. LIMITS OF RENOVATION WORK: Renovation work zone limits may be established on the drawings or with the Owner and the Architect. Contractor and tradesmen shall coordinate their work with one another within these limits. Precautions shall be taken as required to minimize disturbances of building occupants if they remain during the construction period and to maintain non-work areas unobstructed and clear of debris.

11. SEQUENCE OF RENOVATION WORK: In the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun.

12. SECURITY AND WEATHER PROTECTION: The existing building and its contents shall be protected as required during construction of new work. Provide temporary membranes as necessary. Provide covering for all remaining carpet, furnishings and existing millwork and finishes in areas of demolition and construction. Any occupied area or areas outside the area of construction or demolition shall be protected from damage, dust and debris. Contractor shall be responsible for the repair of any damages, clean up of dust or debris caused by the work.

13. SALVAGE: All items deemed salvageable by the Owner will either have been indicated on the drawings, removed prior to the start of demolition or will be directed by the Owner to be stored by the Contractor and shall remain the property of the Owner. Items to be relocated will have been indicated on the drawings.

14. DOCUMENT CONFLICTS: The drawings and specifications are intended to agree and to supplement each other. Anything indicated in part of the drawings or specifications and not in other parts shall be executed as if in agreement. In cases of direct conflict, the most restrictive shall govern. Discrepancies shall be brought to the attention of the Architect prior to the commencement of any related work.

15. DEMOLITION WORK: The Contractor shall entirely demolish and remove from the site any structure or portion thereof indicated to be removed.

16. BEARING WALLS AND STRUCTURAL MEMBERS: Where demolition is to occur, Contractor shall determine locations of existing structural members and bearing walls being removed and verify resolution of support for existing loads with Architect before proceeding with demolition work.

17. MEASUREMENTS: All dimensions shown on the drawings shall be verified by taking field measurements. Proper fit and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as it has been completed. should there be any discrepancies, report immediately to the Architect for correction or adjustment. In the event of failure to do so, the Contractor and Subcontractors shall coordinate the layout and exact location of all partitions, doors, windows, electrical/communications outlets, light fixtures and switches with Architect in the field before proceeding with construction.

18. DIMENSIONS: All dimensions to exterior walls are to inside face of wall, and to new work are to face of finish unless otherwise noted. All heights are dimensioned above finished floor unless otherwise noted. Preference shall be given to the figured dimensions on the drawings over scaled measurements and to detailed drawings over general drawings. If dimension is taken to scale or if conflict exists, confirm with Architect prior to execution.

19. CONFLICTS: Contractor shall verify that no conflicts exist in locations of any and all mechanical / communications / electrical / lighting / plumbing equipment (to include all piping, ductwork and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Any such conflict shall be brought to the attention of the Architect prior to the commencement of related work.

20. PRODUCTS: Drawing references to specific products of a Manufacturer shall conform to Manufacturer's latest published specifications and details and shall be delivered, stored, installed and protected in accordance with Manufacturer's instructions. Furnish copies of such material when requested by Architect. Provide operating and maintenance instructions to Owner.

21. ALLOWANCES: Material allowances, when stipulated by these Documents shall be the cost of items, including tax, from the distributors prior to mark-ups by any Subcontractors or the General Contractor. Labor for construction and all associated mark-ups shall be included as part of the Base Bid. Allowances for specific items of work are to include all labor and materials, with all associated mark-ups as required to complete work.

22. SUBMITTALS: All items requiring color selection, shop drawings, samples, etc. shall be submitted to Architect in 3 sets to be checked for conformance to design intent before proceeding. Architect will return 2 sets with stamps, signatures and notes when appropriate.

23. DELIVERY DATES: During the negotiation and building period, the General Contractor and Subcontractor(s) shall confirm in writing approximate on-site delivery dates for all construction materials as required by the construction documents and shall notify the Architect in writing of any possible construction delays affecting occupancy that may arise due to the availability of the specified products.

24. STORAGE: Contractor shall be responsible for delivery, handling and storage of all materials and equipment as described in "Products" above. Security shall be maintained and interior of building shall be kept free of stored or unattended combustible material, oily rags, safety hazards or personal garbage.

25. (TYP) TYPICAL: Means identical for all similar conditions unless otherwise noted.

26. (U.N.O.) UNLESS NOTED OTHERWISE.

27. (SIM) SIMILAR: Means comparable characteristics for the item noted. Verify dimensions and orientation.

28. (S.B.O.) SUPPLIED BY OWNERS: Owner-supplied items to be coordinated and installed by the Contractor.

29. (V.I.F.) VERIFY IN FIELD: Means the Contractor is to field check condition prior to setting dimensions or proceeding with work noted. Notify Architect of potential conflicts or problems.

30. REPAIRS: The General Contractor shall be responsible for correcting any finish defects found in the existing base building construction in the area of new work, including but not limited, to uneven surfaces and finishes at plaster or gypsum board. The General Contractor shall patch and repair adjacent existing surfaces to match adjoining new surfaces.

31. CLEAN-UP: Complete cleanup of the construction site and all areas outside the construction limits that may be affected by the work shall be an integral part of the work performed under this contract. All construction equipment, surplus materials, barricades and debris shall be removed from the site.

32. PUNCH LIST: A final punch list of corrections and/or incomplections shall result from an inspection by the Architect when notified of substantial completion by the Contractor. The Contractor shall then promptly complete all items and notify the Architect upon completion of all items for a final inspection and approval of final payment.

33. ASBESTOS: During demolition phase or work, inspect for existing asbestos. If present, make recommendations to Owner for abatement.

34. TITLE 24: Work shall comply with California title 24 Energy Mandatory Measures as listed in these drawings.

35. RECO: Provide energy work as required by San Francisco Residential Energy Conservation Ordinance and certification of completion.

**CHIMNEYS: Clean and inspect all existing chimneys remaining. Report on condition of chimneys and fireplace brick to Architect.

**TERMITE WORK: Complete all work as called for in termite inspection report available fro, Architect. Provide certification of completion.

EXPAND EXISTING ROOF DECK, NEW METAL GUARDRAIL AT DECK, RELOCATE DOOR TO DECK, NEW WINDOWS AT FAMILY #2, REPAIR OR REPLACE EXISTING FIRE ESCAPE, NEW FIREPIT & ONE HOUR WALL.

THIS IS A RE-SUBMITTAL OF PERMIT NO. 2012.10.11.1876 DUE TO 113"H NON-CODE COMPLIANT PARAPET AND 10-DAY NEIGHBORHOOD NOTICE NOT SENT OUT BY CITY PLANNING.

APPLICABLE CODES

ALL WORK TO CONFORM WITH THE FOLLOWING REQUIREMENTS:

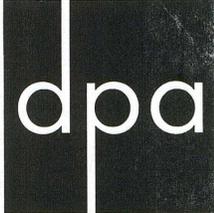
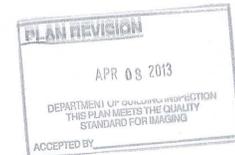
- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA PLUMBING CODE (CPC)
- AND THE
- 2010 CALIFORNIA ENERGY CODE

ARCHITECTURAL DRAWINGS

A - 0	GENERAL NOTES, SHEET INDEX, SCOPE OF WORK & APPLICABLE CODES
A - 100	PROPOSED SITE PLAN
E - 103	EXISTING UPPER LEVEL FLOOR PLAN
A - 103	PROPOSED UPPER LEVEL FLOOR PLAN
E - 200	EXISTING EAST & WEST EXTERIOR ELEVATIONS
E - 201	EXISTING NORTH EXTERIOR ELEVATION
E - 202	EXISTING SOUTH EXTERIOR ELEVATION
A - 200	PROPOSED EAST & WEST EXTERIOR ELEVATIONS
A - 201	PROPOSED NORTH EXTERIOR ELEVATION
A - 202	PROPOSED SOUTH EXTERIOR ELEVATION
A - 503	UPPER LEVEL ELECTRICAL PLAN
A - 600	TITLE 24 NOTES & CALCULATIONS
A - 601	TITLE 24 NOTES & CALCULATIONS - CONTINUED
A - 603	WINDOW SCHEDULE

STRUCTURAL DRAWINGS

S - 2.1	ENTRY & SECOND LEVEL FLOOR PLANS
S - 2.2	UPPER LEVEL & ROOF PLANS
S - 4.3	FRAMING DETAILS IV



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CHOW MIKSI
RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: APRIL 3, 2013

Scale: 1/8"=1'-0"

Drawn: TK, IY

Job: IIII

Revision:

- ROOF DECK PERMIT RE-SUBMITTAL



GENERAL NOTES,
DRAWING INDEX,
SCOPE OF WORK,
APPLICABLE CODES

A - 0



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CHOW MINISINI RESIDENCE

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94115

Date: FEBRUARY 26, 2013

Scale: 1/8" = 1'-0"

Drawn: TK, LY

Job: IIII

Revision:

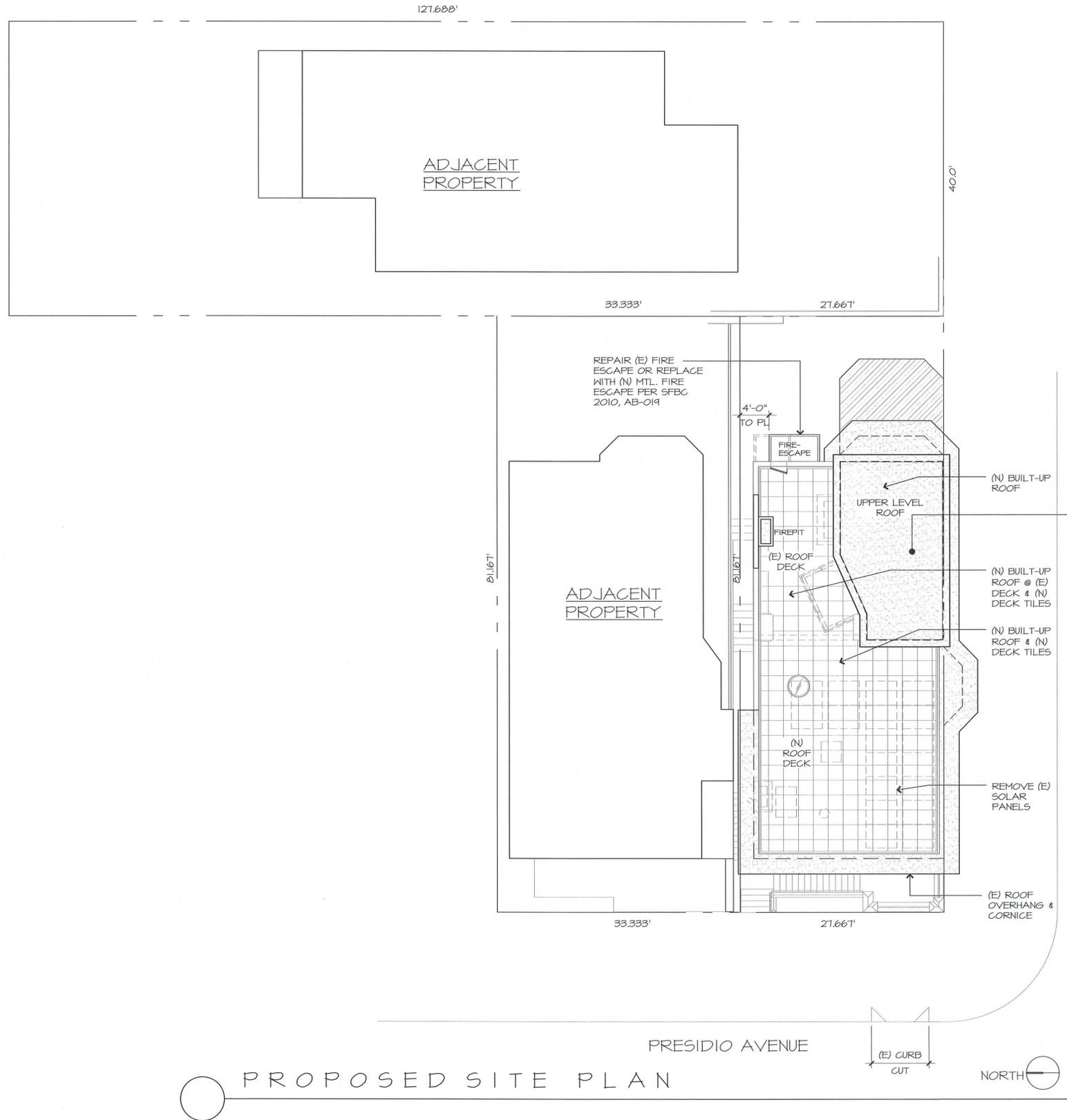
- ROOF DECK PERMIT RE-SUBMITTAL



PROPOSED SITE PLAN

A - 100

[FILE NAME: 1111-1450-000F TERRACE REVISED PERMIT 3.DWG] [February 27 - Wednesday 2013 - 10:24am] [Plotted by : terr]
[REF FILE NAME: DPAS024P DPAS024C]



PROPOSED SITE PLAN



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Date: FEBRUARY 26, 2013

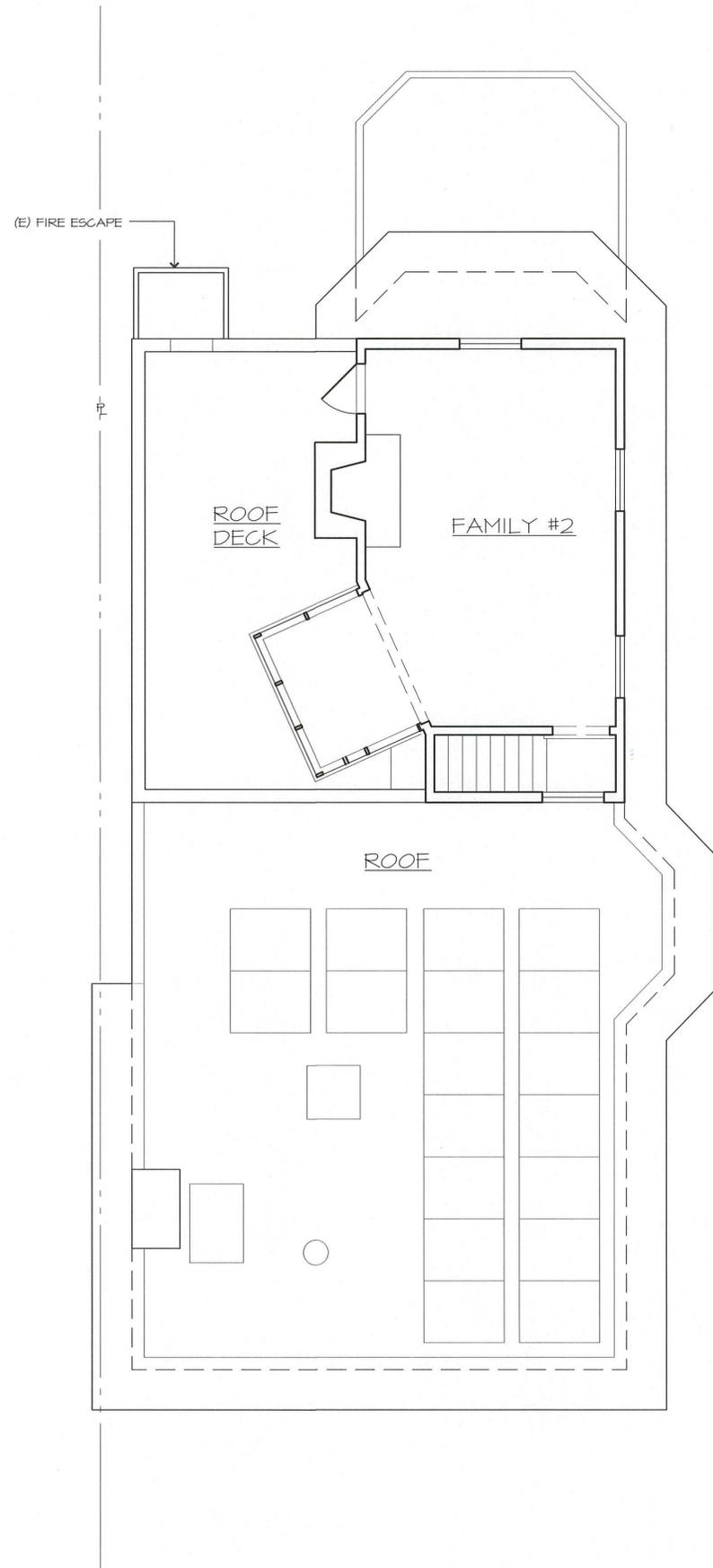
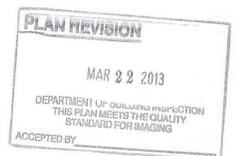
Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

- ROOF DECK PERMIT RE-5



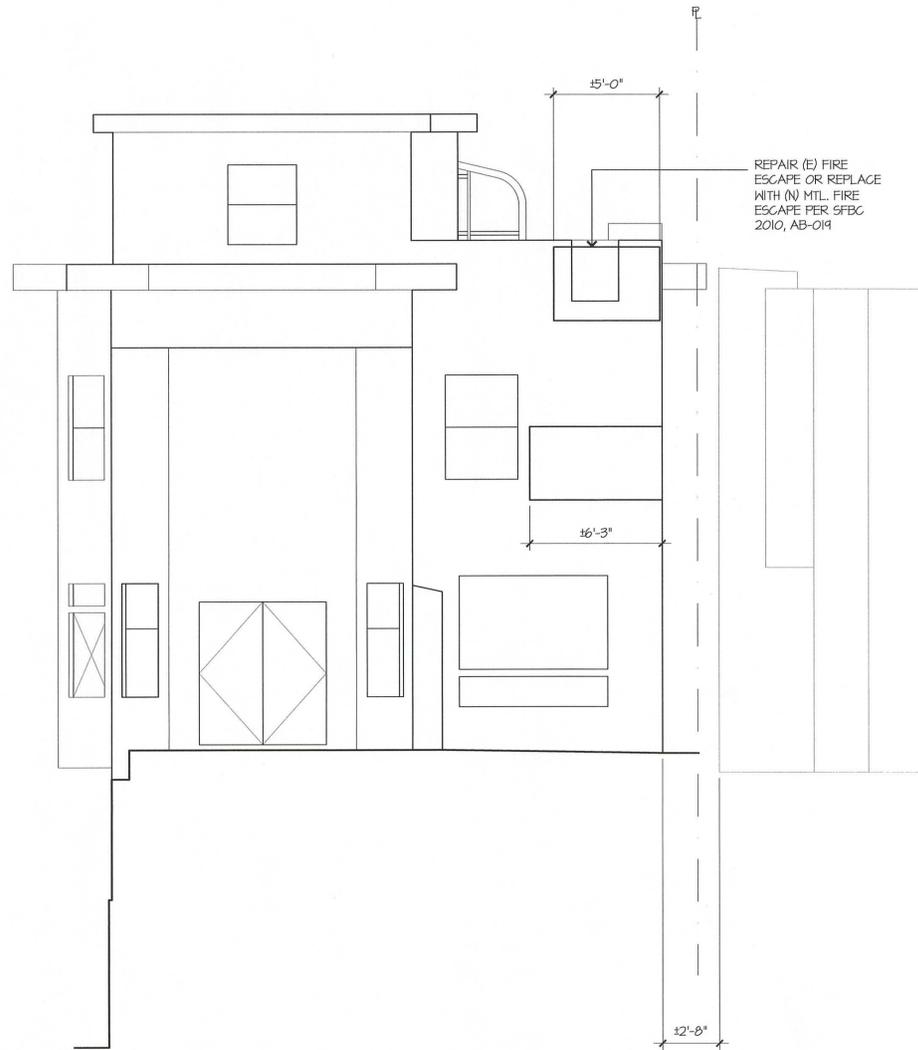
UPPER LEVEL PLAN
EXISTING



EXISTING
UPPER LEVEL
PLAN

E - 103

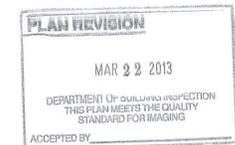
[FILE NAME: 1111-E103-ROOF TERRACE REVISED PERMITS.DWG] [March 22 - Friday, 2013 - 10:22am] [Plotted by : terr]
[XREF FILE NAME: DPAS024P.DWG]



EAST ELEVATION - EXISTING



WEST ELEVATION - EXISTING





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94115

Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

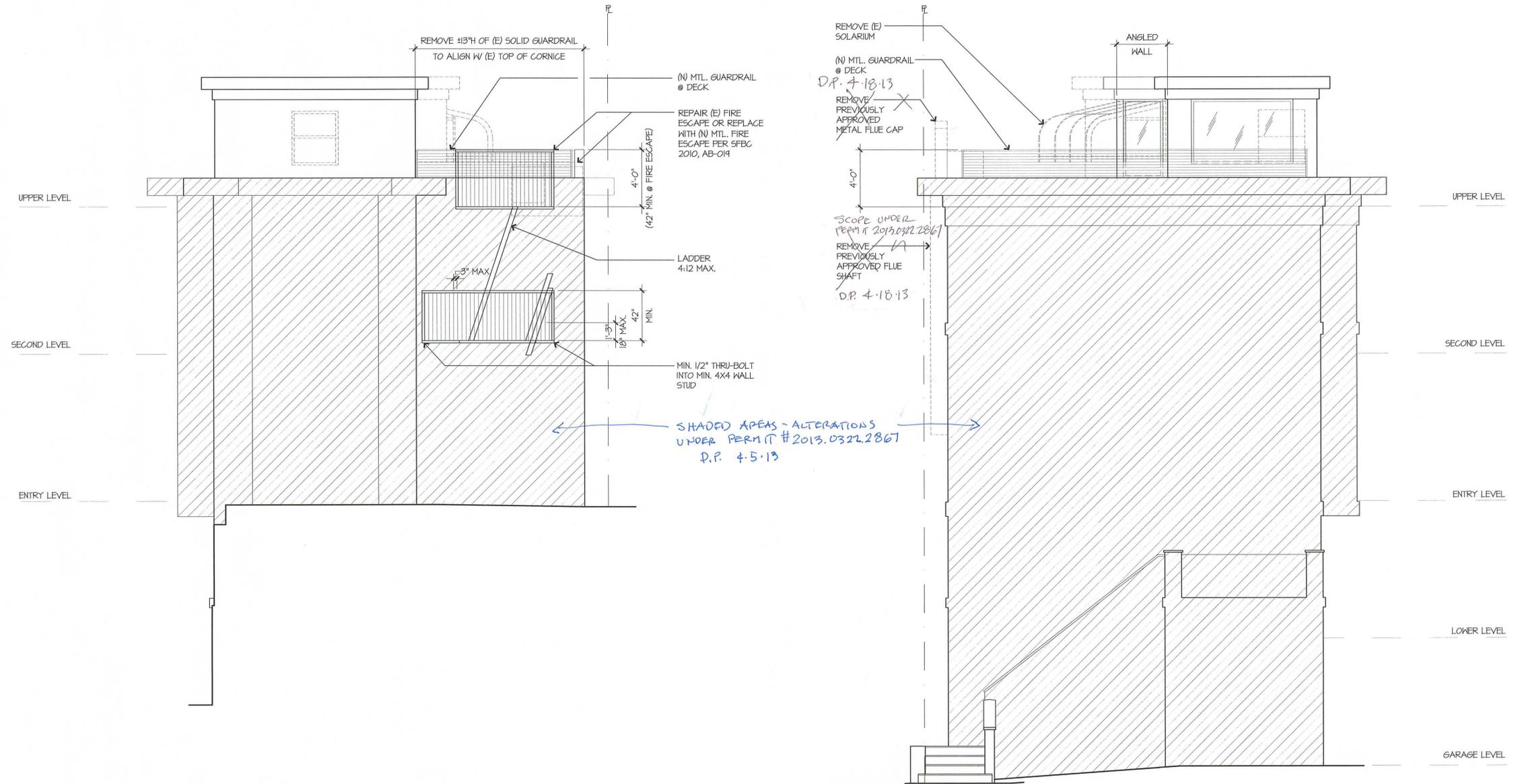
Job: IIII

Revision:
- ROOF DECK PERMIT
RE-SUBMITTAL



PROPOSED
EAST & WEST
EXTERIOR
ELEVATIONS

A - 200



○ EAST ELEVATION
PROPOSED

○ WEST ELEVATION
PROPOSED



[FILE NAME: 111-0320-ROOF TERRACE REVISED PERMIT 3.DWG] [February 26, Tuesday 2013 - 11:39am] [Plotted by: terr]
[REF FILE NAME: DPAS24L 111-ELEV-ROOF TERRACE REVISED PERMIT 3.DWG]



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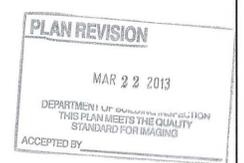
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Scale: 1/4" = 1'-0"

Drawn: TK, IV

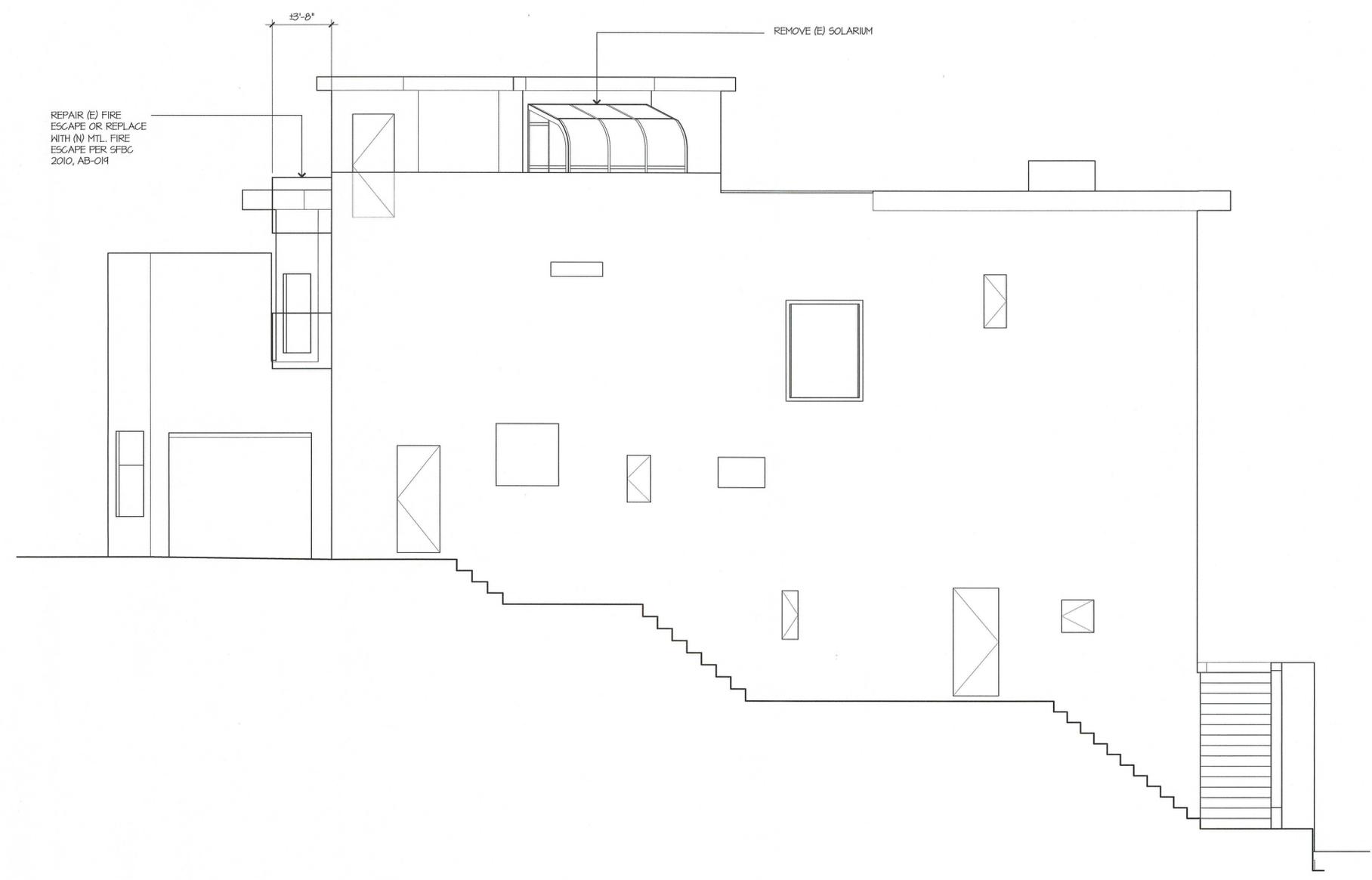
Job: IIII

Revision:
- ROOF DECK PERMIT
RE-SUBMITTAL



EXISTING
EXTERIOR
ELEVATION

E - 201



○ NORTH ELEVATION - EXISTING

[FILE NAME: 1111-E106.DWG] [February 25 - Monday, 2013 - 3:05pm] [Plotted by : Terri]
[REF. FILE NAME: DP10324P.DWG]



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94115

Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IV

Job: IIII

Revision:

- ROOF DECK PERMIT
RE-SUBMITTAL



○ SOUTH ELEVATION - EXISTING

EXISTING
EXTERIOR
ELEVATION

E - 202

[FILE NAME: 1111-2202.DWG] [February 26 - Tuesday 2013 - 11:46am] [Plotted by : terr]
[REF FILE NAME: DPAS034P.DWG]



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Date: FEBRUARY 26, 2013

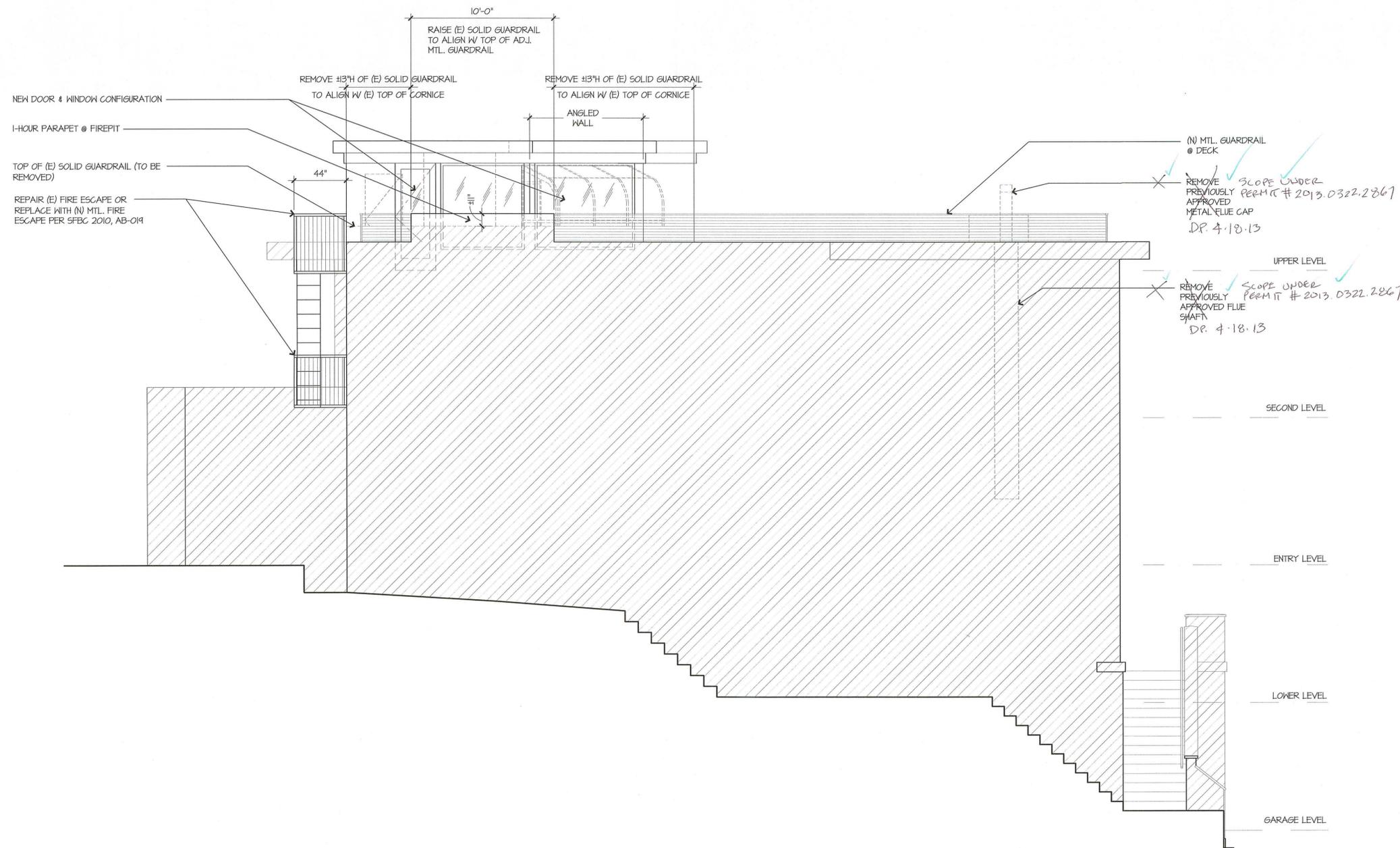
Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

- ROOF DECK PERMIT RE-SUBMITTAL



NORTH ELEVATION
PROPOSED

PROPOSED
NORTH
EXTERIOR
ELEVATION

A - 201

[FILE NAME: 1111-4201-ROOF TERRACE REVISED PERMIT 3.DWG] [February 20 - Wednesday 2013 - 3:42pm] [Plotted by : terr]
[REF FILE NAME: DPAS624L DPAS624L 1111-ELEV-ROOF TERRACE REVISED PERMIT 3.DWG]



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Date: FEBRUARY 26, 2013

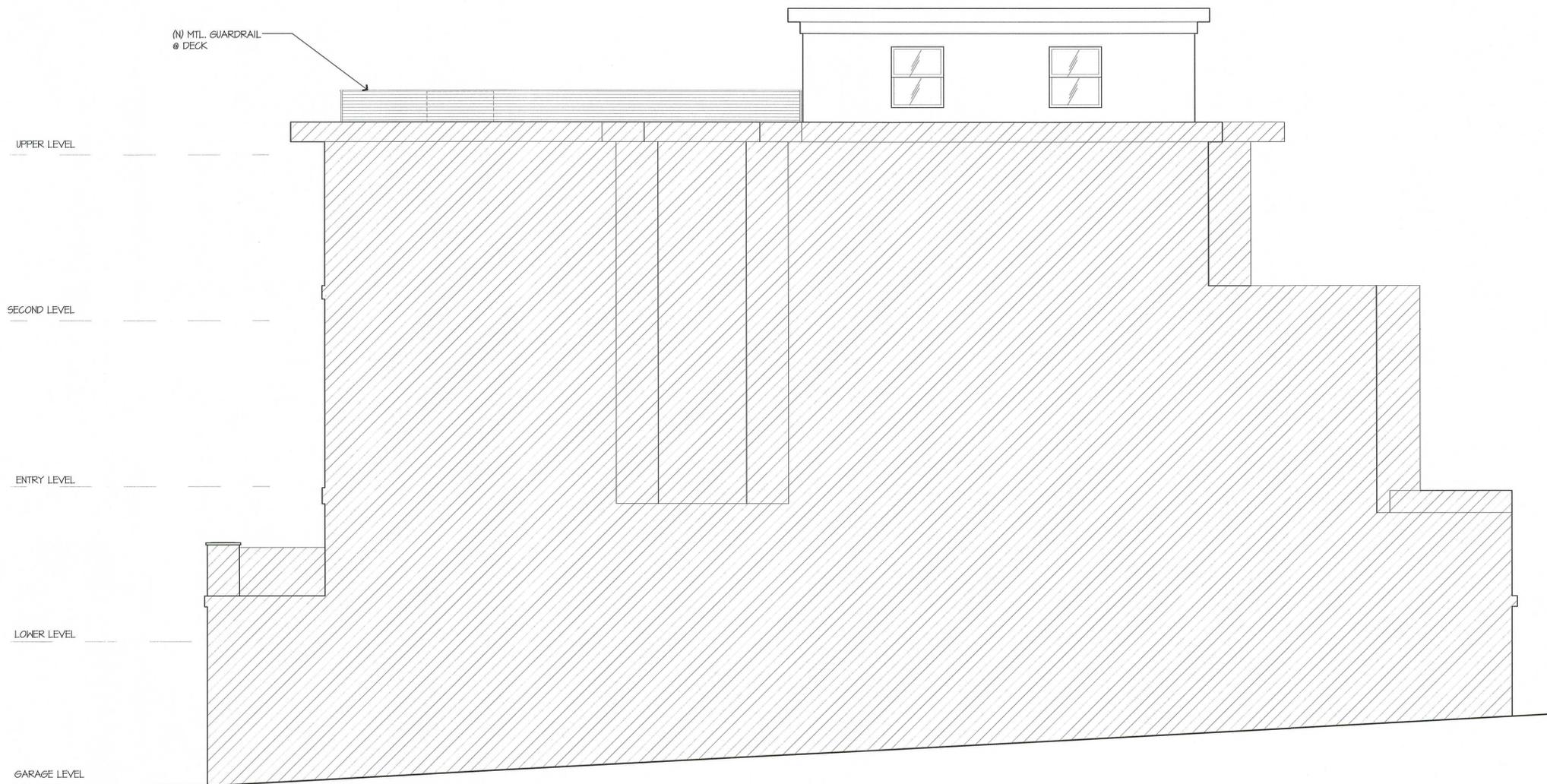
Scale: 1/4" = 1'-0"

Drawn: TK, LY

Job: IIII

Revision:

- ROOF DECK PERMIT
RE-SUBMITTAL



○ SOUTH ELEVATION
PROPOSED

PROPOSED
SOUTH
EXTERIOR
ELEVATION

A - 202

[FILE NAME: 111-0202-ROOF TERRACE REVISED PERMIT 3.DWG] [February 26 - Tuesday 2013 - 11:40am] [Plotted by : terr]
[REF FILE NAME: DPAS624L 111-ELEV-ROOF TERRACE REVISED PERMIT 3.DWG]



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, LY

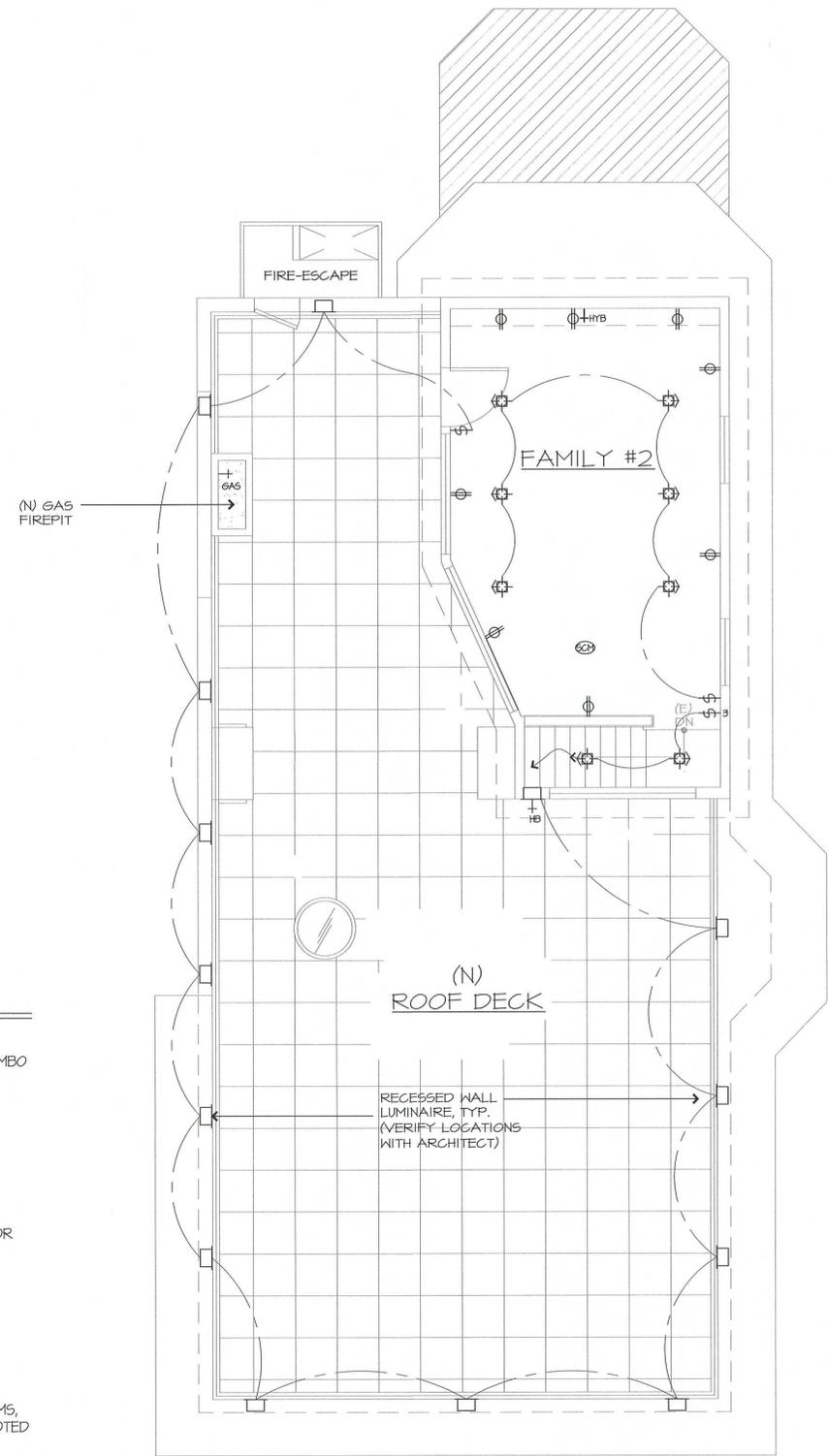
Job: IIII

Revision:
- ROOF DECK PERMIT RE-SUBMITTAL



PROPOSED
UPPER
LEVEL ELECTRICAL
PLAN

A - 503



LEGEND

- SMOKE/CARBON MONOXIDE DETECTOR COMBO KIDDE, 'NIGHTHAWK', #KN-COSM-1B MOUNTED INSTALLATION, UL LISTED. WIRED TO HOUSE CIRCUIT
- RECESSED WALL LUMINAIRE BEGA, #2197, LED (10.1W), BRONZE
- WALL SWITCH -ALL SWITCHES TO BE DIMMER SWITCHES OR TIMER/MANUAL-ON OCCUPANCY SENSOR SWITCHES (AT ALL BATHROOMS). MFR: LUTRON, 'DIVA', SATIN FINISH, COLOR: TBD.
- MULTIPLE-WAY SWITCH (I.E. 3-WAY SWITCH)
- TYPICAL DUPLEX WALL OUTLET -PROVIDE GFI OUTLETS AT ALL BATHROOMS, KITCHEN AND LAUNDRY AREAS AND AS NOTED ON PLANS.
- EXTERIOR HOSE BIBB WITH NONREMOVABLE BACKFLOW PREVENTER.
- GAS VALVE
- HYBRID 'STRUCTURED CABLE' WITH CAT 5 (INCLUDES PHONE JACK CONNECTIONS) HOMERUN TO PANEL
- RECESSED CEILING ADJUSTABLE FIXTURE (TYP.) 3" LOW VOLTAGE HOUSING BY HALO: #H3BLVICAT, SQUARE ADJUSTABLE TRIM BY HALO: #3011HWHB, 15° TILT, WHITE WITH WHITE BAFFLE, 31W 12V MR16, IC RATED WHERE REQ'D.

UPPER LEVEL - ELECTRICAL PLAN

PLAN REVISION
MAR 22 2013
DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR IMAGING
ACCEPTED BY

[FILE NAME: 111-4503-ROOF TERRACE REVISED PERMITS.DWG] [Month: 01 - Thursday 2013 - 7:25pm] [Plotted by: Terri]
[REF FILE NAME: DPAS634P DPAS624L 111-TP-ROOF TERRACE REVISED PERMITS]



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CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: FEBRUARY 26, 2013

Scale: NA

Drawn: TK, IV

Job: IIII

Revision:

PLAN REVISION - ROOF DECK PERMIT RE-SUBMITTAL
MAR 22 2013
DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS FOR IMAGING
ACCEPTED BY



TITLE 24 NOTES & CALCULATIONS

A - 600

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

Project Address: San Francisco, CA. Climate Zone 03. Total Cond. Floor Area: 4,938. Addition: 688. # of Stories: 4

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
Wall	Wood Framed	R-13	1,235	New
Door	Opaque Door	None	20	New
Slab	Unheated Slab-on-Grade	None	42 Perim = 19'	New
Floor	Wood Framed w/Crawl Space	R-19	106	New
Wall	Wood Framed	None	5,244	Existing
Floor	Wood Framed w/Crawl Space	None	1,146	Existing
Floor	Wood Framed w/Crawl Space	R-19	563	New
Roof	Wood Framed Attic	R-11	1,751	Existing

FENESTRATION

Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Front (W)	74.8	0.550	0.67	none	none	Bug Screen	New
Front (N)	8.0	1.040	0.76	none	none	Bug Screen	Removed
Left (N)	24.0	0.710	0.73	none	none	Bug Screen	New
Left (E)	94.9	1.040	0.76	none	none	Bug Screen	Removed
Right (S)	285.9	0.550	0.67	none	none	Bug Screen	Altered
Right (E)	96.9	0.550	0.67	none	none	Bug Screen	New
Front (N)	137.0	0.550	0.67	none	none	Bug Screen	Altered
Front (W)	24.5	0.550	0.67	none	none	Bug Screen	Altered
Left (N)	15.0	0.550	0.67	none	none	Bug Screen	Altered
Left (E)	14.0	0.710	0.73	none	none	Bug Screen	Altered
Rear (E)	36.0	0.550	0.67	none	none	Bug Screen	Altered

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Combined Hydronic	see DHW	No Cooling	13.0 SEER	Setback	Altered

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
System: Altered	Radiant Floor	Ducted	Attic, Ceiling Ins, vented	4.2	Altered

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Indirect Gas	0	0.96	No Pipe Insulation	Altered

EnergyPro 5.1 by EnergySoft User Number: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 3 of 14

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

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.

The DHW System Buderus GB 142 60 is a non-NAECA large storage gas water heater. Verify DHW details.

The Existing Electric Heat Electric Baseboard 1500 W has an HSPF less than the Vintage Defaults. Field verification is required.

The HVAC System Radiant floor does not include a cooling system, field verification is not necessary.

The HVAC System System: Altered is a Combined Hydronic System that uses a Boiler for DHW and Space Heating. System details are on Part 5 of the CF-1R.

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: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 5 of 14

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Cavity	Insulation Exterior	Insulation Interior	Frame	Azm	Tilt	Status	Joint Appendix 4	Location/Comments
Wall	73	0.102	R-13				260	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	200	0.102	R-13				350	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	73	0.102	R-13				80	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	180	0.102	R-13				170	90	New	4.3.1-A3	Garage Existing (mud roof)
Door	20	0.500	None				170	90	New	4.5.1-A4	Garage Existing (mud roof)
Slab	42	0.730	None				0	180	New	4.4.7-A1	Garage Existing (mud roof)
Floor	106	0.037	R-19				0	180	New	4.4.1-A4	Garage Existing (mud roof)
Wall	242	0.356	None				260	90	Existing	4.3.1-A1	1st Floor Existing
Wall	299	0.356	None				350	90	Existing	4.3.1-A1	1st Floor Existing
Wall	75	0.356	None				80	90	Existing	4.3.1-A1	1st Floor Existing
Wall	165	0.356	None				80	90	Removed	4.3.1-A1	1st Floor Existing
Wall	277	0.356	None				170	90	Existing	4.3.1-A1	1st Floor Existing
Floor	734	0.097	None				0	180	Existing	4.4.1-A1	1st Floor Existing
Wall	229	0.102	R-13				350	90	New	4.3.1-A3	1st Floor New
Wall	250	0.102	R-13				80	90	New	4.3.1-A3	1st Floor New
Wall	179	0.102	R-13				170	90	New	4.3.1-A3	1st Floor New

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor	SHGC	Azm	Status	Glazing Type	Location/Comments		
1	Window	12.2	0.550	Default	0.67	Default	260	New	Default Di Cr NonMtl Op	1st Floor Existing
2	Window	8.0	1.040	Default	0.76	Default	260	Removed	Default Sgl Cr NonMtl Op	1st Floor Existing
3	Window	6.0	0.710	Default	0.73	Default	350	New	Default Di Cr Mtl Op	1st Floor Existing
4	Window	16.9	1.040	Default	0.76	Default	350	Removed	Default Sgl Cr NonMtl Op	1st Floor Existing
5	Window	28.0	0.550	Default	0.67	Default	170	Altered	Default Di Cr NonMtl Op	1st Floor Existing
6	Existing	1.040	Default	0.76	Default				Default Sgl Cr NonMtl Op	pre-altered for above
7	Window	41.3	0.550	Default	0.67	Default	170	New	Default Di Cr NonMtl Op	1st Floor New
8	Window	52.5	0.550	Default	0.67	Default	260	Altered	Default Di Cr NonMtl Op	2nd Floor Existing
9	Existing	1.040	Default	0.76	Default				Default Sgl Cr NonMtl Op	pre-altered for above
10	Window	24.5	0.550	Default	0.67	Default	260	Altered	Default Di Cr NonMtl Op	2nd Floor Existing
11	Existing	1.040	Default	0.76	Default				Default Sgl Cr NonMtl Op	pre-altered for above
12	Window	15.0	0.550	Default	0.67	Default	350	Altered	Default Di Cr NonMtl Op	2nd Floor Existing
13	Existing	1.040	Default	0.76	Default				Default Sgl Cr NonMtl Op	pre-altered for above
14	Window	38.5	1.040	Default	0.76	Default	350	Removed	Default Sgl Cr NonMtl Op	2nd Floor Existing
15	Window	8.0	0.710	Default	0.73	Default	350	Altered	Default Di Cr Mtl Op	2nd Floor Existing
16	Existing	1.040	Default	0.76	Default				Default Sgl Cr NonMtl Op	pre-altered for above

(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	Hgt
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	Bug Screen	0.76									
12	Bug Screen	0.76									
13	Bug Screen	0.76									
14	Bug Screen	0.76									
15	Bug Screen	0.76									
16	Bug Screen	0.76									

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

Project Address: San Francisco, CA. Climate Zone 03. Total Cond. Floor Area: 4,938. Addition: 688. # of Stories: 4

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
Wall	Wood Framed	R-13	1,235	New
Door	Opaque Door	None	20	New
Slab	Unheated Slab-on-Grade	None	42 Perim = 19'	New
Floor	Wood Framed w/Crawl Space	R-19	106	New
Wall	Wood Framed	None	5,244	Existing
Floor	Wood Framed w/Crawl Space	None	1,146	Existing
Floor	Wood Framed w/Crawl Space	R-19	563	New
Roof	Wood Framed Attic	R-11	1,751	Existing

FENESTRATION

Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Rear (E)	40.0	1.040	0.76	none	none	Bug Screen	Existing
Rear (E)	40.3	1.040	0.76	none	none	Bug Screen	Removed
Left (N)	120.0	0.550	0.67	none	none	Bug Screen	New
Rear (E)	31.0	0.550	0.67	none	none	Bug Screen	New
Skylight	12.5	0.710	0.73	none	none	None	New
Skylight	12.0	1.190	0.83	none	none	None	Removed
Skylight	9.0	1.190	0.83	none	none	None	Existing
Left (N)	36.5	0.550	0.67	none	none	Bug Screen	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Combined Hydronic	see DHW	No Cooling	13.0 SEER	Setback	Altered

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
System: Altered	Radiant Floor	Ducted	Attic, Ceiling Ins, vented	4.2	Altered

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Indirect Gas	0	0.96	No Pipe Insulation	Altered

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

ANNUAL ENERGY USE SUMMARY

TDV (kBtu/ft ² -yr)	Standard	Proposed	Margin
Space Heating	49.01	46.45	2.55
Space Cooling	12.06	10.94	1.62
Fans	3.58	3.49	0.40
Domestic Hot Water	14.45	5.83	8.82
Pumps	0.00	0.00	0.00
Totals	79.90	66.50	13.40
Percent Better Than Standard:		16.8 %	

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

Building Front Orientation:	(W) 270 deg	Ext. Walls/Roof	Wall Area	Fenestration Area
Number of Dwelling Units:	1.00	(N)	1,148	239
Fuel Available at Site:	Natural Gas	(E)	2,653	210
Raised Floor Area:	1,819	(S)	1,103	107
Slab on Grade Area:	42	Roof	2,333	303
Average Ceiling Height:	8.0		1,772	22
Fenestration Average U-Factor:	0.58	TOTAL:		957
Fenestration Average SHGC:	0.63	Fenestration/CFA Ratio:		19.4 %

STATEMENT OF COMPLIANCE

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

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

Documentation Author
Company: Gabel Associates, LLC
Address: 1818 Harmon St, Berkeley, CA 94707
Name: Gina Rodas
Phone: 510-428-0903
Signed: [Signature] Date: 9/25/2012

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: Dan Phipps Architects
Address: 1031 Post Street, San Francisco, CA 94109-5602
Name: Torri Konsisto
Phone: 415.776.1606
Signed: [Signature] License #: C15366 Date: 9/25/2012

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

Project Name: 68 Presidio Ave. Building Type: Single Family. Date: 9/25/2012

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Cavity	Insulation Exterior	Insulation Interior	Frame	Azm	Tilt	Status	Joint Appendix 4	Location/Comments
Floor	563	0.037	R-19				0	180	New		



DAN PHIPPS ARCHITECTS PC

1031 Post Street
San Francisco, CA
94109-5602

t 415.776.1606
f 415.776.3972
www.dpaweb.com

CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: FEBRUARY 26, 2013

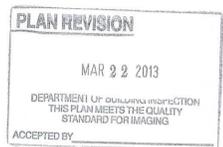
Scale: NA

Drawn: TK, Y

Job: IIII

Revision:

- ROOF DECK PERMIT RE-5



TITLE 24
NOTES &
CALCULATIONS

A - 601

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R														
Project Name 68 Presidio Ave.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 9/25/2012										
OPAGUE SURFACE DETAILS														
Surface Type	Area	Factor	Cavity	Exterior	Interior	Frame	Azm	Tilt	Status	Joint Appendix 4	Location/Comments			
Wall	221	0.358	None				170	90	Existing	4.3.1-A1	4th Floor Existing			
Floor	328	0.079	R-11						20	Existing	4.2.1-A2			
Wall	13	0.102	R-13						260	New	4.3.1-A3			
Wall	23	0.358	None						260	Existing	4.3.1-A1			
Wall	49	0.358	None						350	Removed	4.3.1-A1			
FENESTRATION SURFACE DETAILS														
ID	Type	Area	U-Factor*	SHGC*	Azm	Status	Glazing Type	Location/Comments						
32	Window	31.0	0.550	Default	0.67	Default	80	New	Default DI Cr NonMtl Op	3rd Floor Existing				
34	Window	117.0	0.550	Default	0.67	Default	170	Altered	Default DI Cr NonMtl Op	3rd Floor Existing				
35	Existing	1.040	Default	0.76	Default	60	Default Sgl Cr NonMtl Op	pre-altered for above						
36	Skylight	12.5	0.710	Default	0.73	Default	350	New	Default DI Cr Mtl Skylight	3rd Floor Existing				
37	Skylight	12.0	1.190	Default	0.83	Default	350	Removed	Default Sgl Cr Mtl Skylight	3rd Floor Existing				
38	Skylight	9.0	1.190	Default	0.83	Default	350	Existing	Default Sgl Cr Mtl Skylight	3rd Floor Existing				
39	Window	36.5	0.550	Default	0.67	Default	350	New	Default DI Cr NonMtl Op	4th Floor Existing				
40	Window	96.0	0.550	Default	0.67	Default	350	New	Default DI Cr NonMtl Op	4th Floor Existing				
41	Window	12.3	1.040	Default	0.76	Default	60	Removed	Default Sgl Cr NonMtl Op	4th Floor Existing				
42	Window	24.5	0.550	Default	0.67	Default	170	Altered	Default DI Cr NonMtl Op	4th Floor Existing				
43	Existing	1.040	Default	0.76	Default	60	Default Sgl Cr NonMtl Op	pre-altered for above						
44	Window	22.0	0.550	Default	0.67	Default	260	New	Default DI Cr NonMtl Op	4th Floor Existing				
45	Window	12.0	0.550	Default	0.67	Default	260	Altered	Default DI Cr NonMtl Op	4th Floor Existing				
46	Existing	1.040	Default	0.76	Default	60	Default Sgl Cr NonMtl Op	pre-altered for above						
47	Window	40.5	0.550	Default	0.67	Default	260	New	Default DI Cr NonMtl Op	4th Floor Existing				
48	Window	36.5	1.040	Default	0.76	Default	350	Removed	Default Sgl Cr NonMtl Op	4th Floor Existing				
(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	Hgt	Wd	Len	Hgt	LExt	RExt	Dist	Len	Hgt	Dist	Len	Hgt
33	Bug Screen	0.76												
34	Bug Screen	0.76												
35	Bug Screen	0.76												
36	None	1.00												
37	None	1.00												
38	None	1.00												
39	Bug Screen	0.76												
40	Bug Screen	0.76												
41	Bug Screen	0.76												
42	Bug Screen	0.76												
43	Bug Screen	0.76												
44	Bug Screen	0.76												
45	Bug Screen	0.76												
46	Bug Screen	0.76												
47	Bug Screen	0.76												
48	Bug Screen	0.76												
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MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R											
Project Name 68 Presidio Ave.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 9/25/2012							
<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): Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.</p> <p>§116(a): 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(b): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(f) 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(f): Mandatory Vapor barrier installed in Climate Zones 14 or 16.</p> <p>§150(g): 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(i)(1): Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.</p> <p>§150(i)(2): 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(i)(3): 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, showheads, 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)(1): 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)(2): 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)(3): 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)(4): 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)(5): Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meet the requirements of Standards Table 123-A.</p> <p>§150(j)(6): Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.</p> <p>§150(j)(7): Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.</p> <p>§150(j)(8): Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.</p>											
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MANDATORY MEASURES SUMMARY: Residential (Page 3 of 3) MF-1R											
Project Name 68 Presidio Ave.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 9/25/2012							
<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 occupancy 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 (C) by Underwriters Laboratories or other nationally recognized testing/rating 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 for 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 148.</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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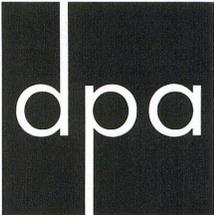
CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 5) CF-1R											
Project Name 68 Presidio Ave.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 9/25/2012							
BUILDING ZONE INFORMATION											
System Name	Zone Name	New	Existing	Altered	Removed	Volume	Year Built				
System: Altered	Garage - Mud/stairs	125				1,000					
	1st Floor Existing - 0 bedroom		734			5,072	1920				
	1st Floor New	563				4,504					
	2nd Floor Existing - 0 bedroom		1,560			12,480	1920				
	3rd Floor Existing - 3 bedroom		1,628			13,024	1920				
	4th Floor Existing		328			2,624	1920				
Totals		688	4,250	0	0						
HVAC SYSTEMS											
System Name	Qty	Heating Type	Min. Eff.	Cooling Type	Min. Eff.	Thermostat Type	Status				
System: Altered	1	Combined Hydronic	see below	No Cooling	13.0 SEER	Setback	Altered				
pre-altered for above		Combined Hydronic	see below	No Cooling	13.0 SEER	Setback					
HVAC DISTRIBUTION											
System Name	Heating	Cooling	Duct Location	Duct R-Value	Ducts Tested?	Status					
System: Altered	Radiant Floor	Ducted	Attic, Ceiling Ins. vented	4.2	<input type="checkbox"/>	Altered					
pre-altered for above	Ductless / No Fan	Ducted	Attic, Ceiling Ins. vented	4.2	<input type="checkbox"/>						
WATER HEATING SYSTEMS											
System Name	Qty	Type	Distribution	Rated Input (Btu/h)	Tank Cap. (gal)	Energy Factor or EF	Standby Loss or P1	Ext. Tank Insul. R-Value	Status		
Buderus GB 142 60	1	Indirect Gas	No Pipe Insulation	214,800	0	0.96	0	0.0	Altered		
Existing 85 gallon Elect. W	1	Small Elec.	pre-altered for Above	15,359	85	0.92	n/a	n/a			
MULTI-FAMILY WATER HEATING DETAILS											
			Hot Water Piping Length (ft)			Hydronic Heating System Piping					
Control	Qty	HP	Plenum	Outside	Buried	System Name	Pipe Length	Pipe Diameter	Insul. Thick.		
						Buderus GB 142 60	20	0.50	0.50		
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MANDATORY MEASURES SUMMARY: Residential (Page 2 of 3) MF-1R											
Project Name 68 Presidio Ave.		Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration		Date 9/25/2012							
<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)(2): 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)(3): 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)(4): Exhaust fan systems have back draft or automatic dampers.</p> <p>§150(m)(5): Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.</p> <p>§150(m)(6): 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)(7): Flexible ducts cannot have porous inner cores.</p> <p>§150(m)(8): 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 §150(f), 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>											
EnergyPro 5.1 by EnergySoft User Number: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 12 of 14											

[FILE NAME: I:\11-4654-0509_TERRACE_REVISD PERMITS.DWG] [February 26 - Tuesday 2013 - 11:44am] [Plotted by : terr]
[XREF FILE NAME: D:\56364P.DWG]

WINDOW SCHEDULE

NOTE: (E) WINDOWS TO BE REPLACED 'IN-KIND', AS NOTED ON COVER SHEET, UNDER 'SCOPE OF WORK', SHEET A-0



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CHOW MINISINI RESIDENCE

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Date: APRIL 3, 2013

Scale: N/A

Drawn: TK, IY

Job: IIII

Revision:

- 1 WINDOW REVS II-I-12
- 2 PERMIT



REVISED WINDOW SCHEDULE

A - 603

LOWER LEVEL

WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
A1	FAMILY	(N) STEEL, FIXED	1'-6" x 4'-0"	1 LITE INSULATED DBL. GLASS LOW-E SAND ETCHED GLAZING	PAINT	±3'-5 1/2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
A2	NOT USED						
A3	BEDROOM #5	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±3'-0"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
A4	BEDROOM #5	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±3'-0"	
A5	FAMILY	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±3'-0"	
A6	FAMILY	REPLACE (E) WINDOW WITH (N) WOOD MULLED CASEMENTS AND CENTER FIXED	± 5'-11 1/2" x 3'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±3'-0"	
A7	NOT USED						
A8	NOT USED						
A9	PANTRY	REPLACE (E) WINDOW WITH (N) WOOD FIXED	± 3'-6" x ±3'-6" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±4'-10"	

ENTRY LEVEL

B1	STAIR @ ENTRY	REPLACE (E) WINDOW WITH (N) STEEL FIXED	± 2'-11" x 1'-10 1/2" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E SAND ETCHED GLAZING	PAINT	±4'-1"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
B2	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B3	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B4	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B5	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B6	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B7	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B8	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH ARCHED FIXED TRANSOM	EXISTING, VERIFY IN FIELD (± 1'-11" x ±4'-10" SPRING FT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B9	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED FIXED WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD (± 4'-11" x ±5'-4" @ CTR. ARCH.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B10	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH ARCHED FIXED TRANSOM	EXISTING, VERIFY IN FIELD (± 1'-11" x ±4'-10" SPRING FT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B11	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B12	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD FIXED WITH TRANSOM	± 3'-11" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B13	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	
B14	ENTRY	REPLACE (E) 2 OPENINGS WITH (N) WOOD FIXED	EXISTING, VERIFY IN FIELD ± 10'-0" x V.I.F.	1 LITE SINGLE GLAZED TEMPERED	PAINT	±5'-1/2"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO. *MAINTAIN (E) OPERATION 4 MILLION PATTERN (E) TURNINGS IN LOWER PORTION TO REMAIN
B15	ENTRY	REPLACE (E) WINDOW WITH (N) WOOD ARCHED FIXED	EXISTING, VERIFY IN FIELD ± 4'-6" x ±5'-6" @ CTR. ARCH.	1 LITE SINGLE GLAZED TEMPERED	PAINT	±2'-1"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO. *MAINTAIN (E) OPERATION 4 MILLION PATTERN
B16	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED CSMT. WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 1'-11" x ±4'-10" SPRING FT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B17	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED FIXED WITH ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 4'-11" x ±5'-4" @ CTR. ARCH.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B18	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED CSMT. WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 1'-11" x ±4'-10" SPRING FT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.

SECOND LEVEL

WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
C1	BEDROOM #4	(N) STEEL FIXED	2'-11" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C2	BATHROOM #3	REPLACE (E) WINDOW WITH (N) STEEL FIXED	±1'-5" x 3'-8" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±4'-6"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C3	NOT USED						
C4	LAUNDRY	REPLACE (E) WINDOW WITH (N) STEEL FIXED	± 3'-3" x 10'-1/2" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±6'-11 1/2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C5	MASTER BEDROOM	(N) CASEMENT	2'-0" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C6	MASTER BEDROOM	REPLACE (E) WINDOW WITH (N) FIXED	5'-1" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	
C7	MASTER BATH	(N) CASEMENT	2'-0" x 2'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	5'-0"	
C8	NOT USED						
C9	NOT USED						
C10	MASTER BATHROOM	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	TEMPERED
C11	MASTER CLOSET	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG*	± 3'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E SPANDREL GLAZING (COLOR: TBD)	PAINT	±2'-2"	*NOTE: INTERIOR CASEWORK TO BE INSTALLED OVER WINDOW
C12	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	
C13	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C14	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	
C15	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	
C16	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C17	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	
C18	BEDROOM #4	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C19	BEDROOM #4	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-2"	

UPPER LEVEL

NOTE: WORK PERTAINING TO UPPER LEVEL WINDOWS TO BE COVERED UNDER ROOF DECK EXPANSION PERMIT #2013-0301-1348

D1	FAMILY #2	(N) WOOD FIXED	5'-10" x 5'-6"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F.	TEMPERED
D2	FAMILY #2	REMOVE (E) WINDOW						
D3	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-3" x 3'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-11"		
D4	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-3" x 3'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	±2'-11"		
D5	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD FIXED	7'-1" x 34'-6"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F.	TEMPERED
D6	FAMILY #2	(N) WOOD FIXED	7'-8" x 5'-6"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F.	TEMPERED VERIFY CLEARANCE TO RAISED TERRACE

WINDOW & EXTERIOR DOOR NOTES:

1. ALL WINDOWS & EXTERIOR DOORS TO BE INSULATED, DUAL GLAZED WITH LOW-E GLASS.
2. PROVIDE SAFETY/TEMPERED GLAZING WHERE REQUIRED BY CODE.
3. N/A

CONTINUED

4. WINDOW FRAMES TO BE PRIMED BY WINDOW MANUFACTURER. / CONTRACTOR TO PROVIDE FINISH PAINTING.
5. WEATHERSTRIPING BY MANUFACTURER.
6. HARDWARE T.B.D., FINISH TO MATCH ADJACENT HARDWARE.

[FILE NAME: 1111-AG03-WINDOW REVS 11-1-2012.DWG] [Ploated by : Terri] [XREF FILE NAME: DPA3624L]



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Chow-Minisimi Residence Roof Deck Permit

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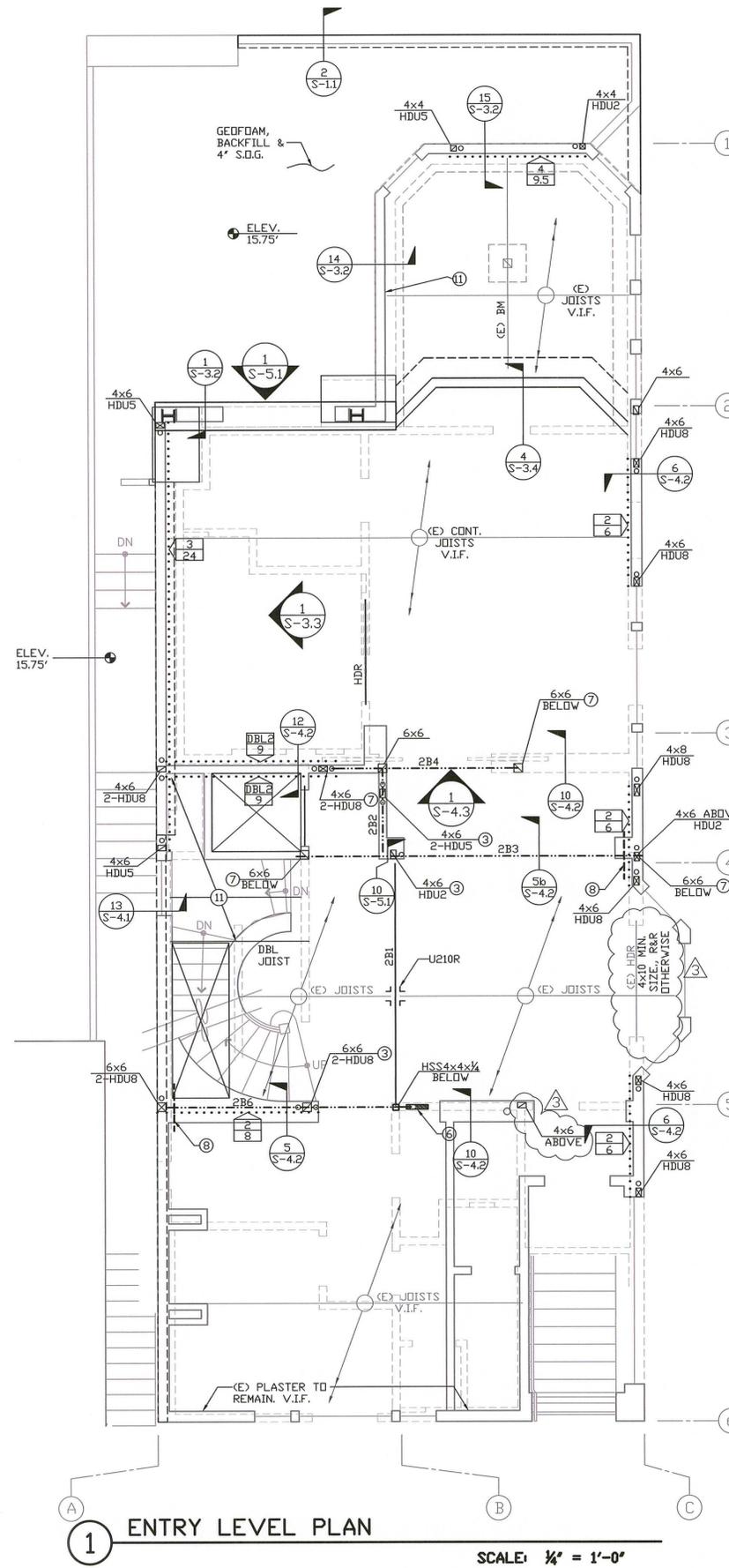
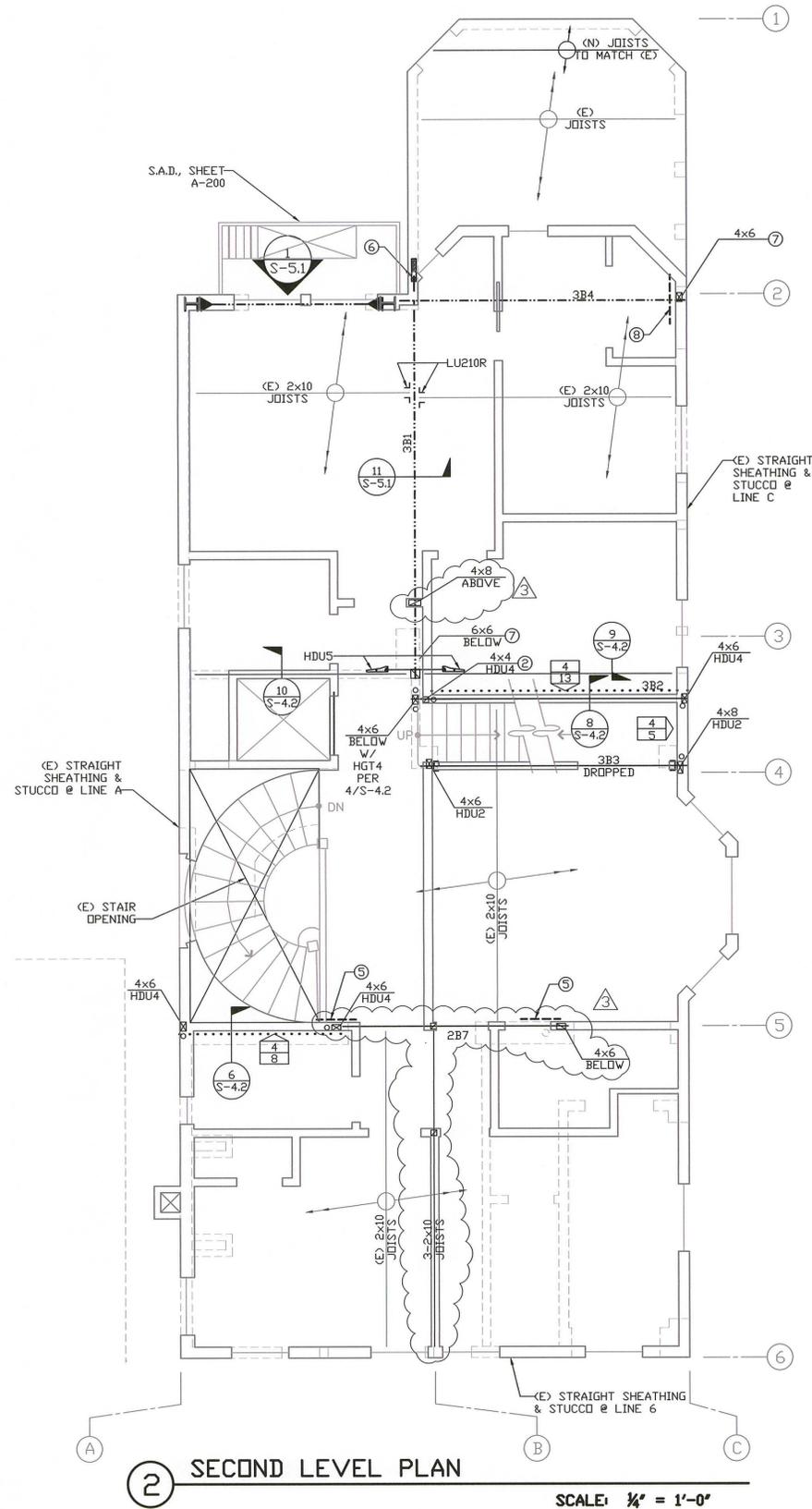
Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Roof Deck Permit	2-26-2013

Scale: As Noted
 Job No. 11-095

**Entry and Second
 Level Plans**

Sheet No.

S-2.1



LEGEND

- WALLS
- WALLS BELOW
- (N) CURB
- (E) CURB
- (E) FOUNDATION BELOW
- (N) FOUNDATION BELOW
- R&R REMOVE AND REPLACE
- o HOLD-DOWN
- X DENOTES SW EDGE NAILING.
- Y DENOTES SW LENGTH IN FEET. REF. S-4.0 FOR PWD SW DETAILS.
- POST ABOVE & BELOW, 4x4 U.N.D.
- POST ABOVE, 4x4 U.N.D.
- POST BELOW, 4x4 U.N.D.
- REFERS TO NOTE #
- STEEL BEAM
- STEEL COLUMN

JOIST SCHEDULE

MARK	SIZE	MATERIAL	NOTES
RJ1	2x10	D.F.-L.	

BEAM SCHEDULE

MARK	SIZE	MATERIAL	NOTES
2B1	7x9 1/4	PSL	
2B2	W8x18	A992 Gr.50	
2B3	W8x48	A992 Gr.50	
2B4	W8x48	A992 Gr.50	
2B5	3 1/2 x 9 1/2	PSL	
2B6	W8x67	A992 Gr.50	
2B7	7x11 1/2	PSL	DROPPED
3B1	W12x45	A992 Gr.50	
3B2	3 1/2 x 9 1/4	PSL	REF. DET. 4/S-4.2
3B3	5 1/4 x 9 1/4	PSL	
3B4	W8x18	A992 Gr.50	

- SHEET NOTES:**
- 1 STRAP AROUND OPENINGS IN SHEARWALL PER DET. 4/S-4.0.
 - 2 HOLD-DOWN TO WOOD BEAM BELOW PER DETAIL 7/S-4.0.
 - 3 HOLD-DOWN TO STEEL BEAM BELOW PER DET. 8/S-4.0.
 - 4 4x6 BELOW WITH 2-CS16 HDR TO POST.
 - 5 CONT. DBL TOP PL BELOW AT LINE 5 OR CS-16 x 2'-0" BM-TO-TOP-PL.
 - 6 3/8" M.B. WELDED TO STL BM TO HD08 CONNECTED TO TOP PL BELOW.
 - 7 STEEL BM TO WOOD POST PER DTL. 2/S-5.1.
 - 8 STRAP TOP PLs W/ CS-16 x 2'-6".
 - 9 CONT. 25' BEAM DR TENSION SPLICE W/ 2-HDU2.
 - 10 INFILL FLOOR FRAMING FOR DROPPED FLOOR LANDING 2x10 @ 16" O.C.
 - 11 REFRAME WALL W/ CONT. STUDS PLATE TO PLATE TO FILL IN OPENING





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Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Roof Deck Permit	2-26-2013

Scale: As Noted
 Job No. 11-095

Upper Level Roof Plans

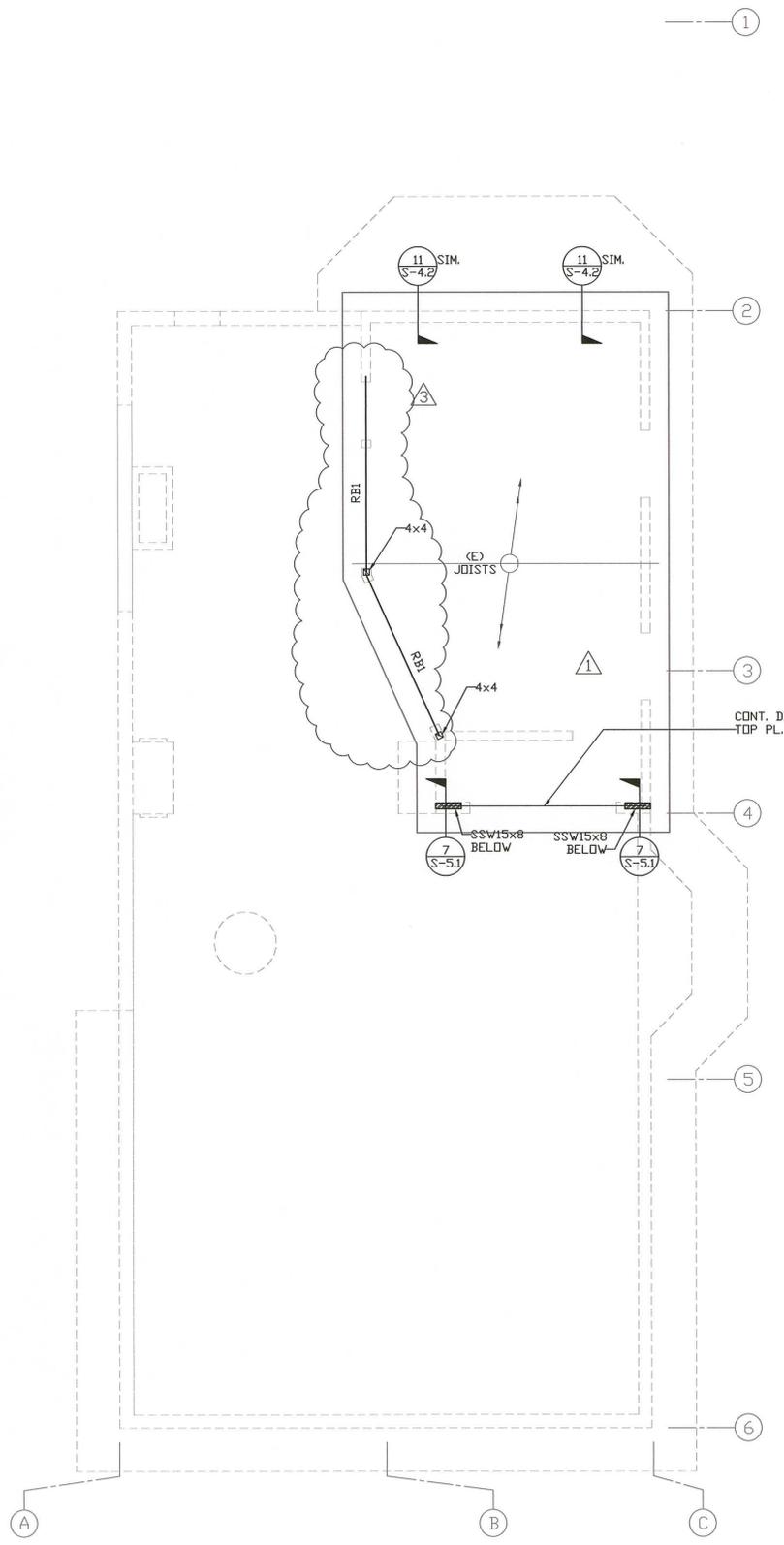
Sheet No.
S-2.2

LEGEND	
	WALLS & ROOF
	WALLS BELOW
	HOLD-DOWN
	X= DENOTES SW EDGE NAILING. Y= DENOTES SW LENGTH IN FEET. REF. S-4.0 FOR PWD SW DETAILS.
	POST ABOVE & BELOW, 4x4 U.N.D.
	POST ABOVE, 4x4 U.N.D.
	POST BELOW, 4x4 U.N.D.
	REFERS TO NOTE #
	STEEL BEAM
	STEEL COLUMN

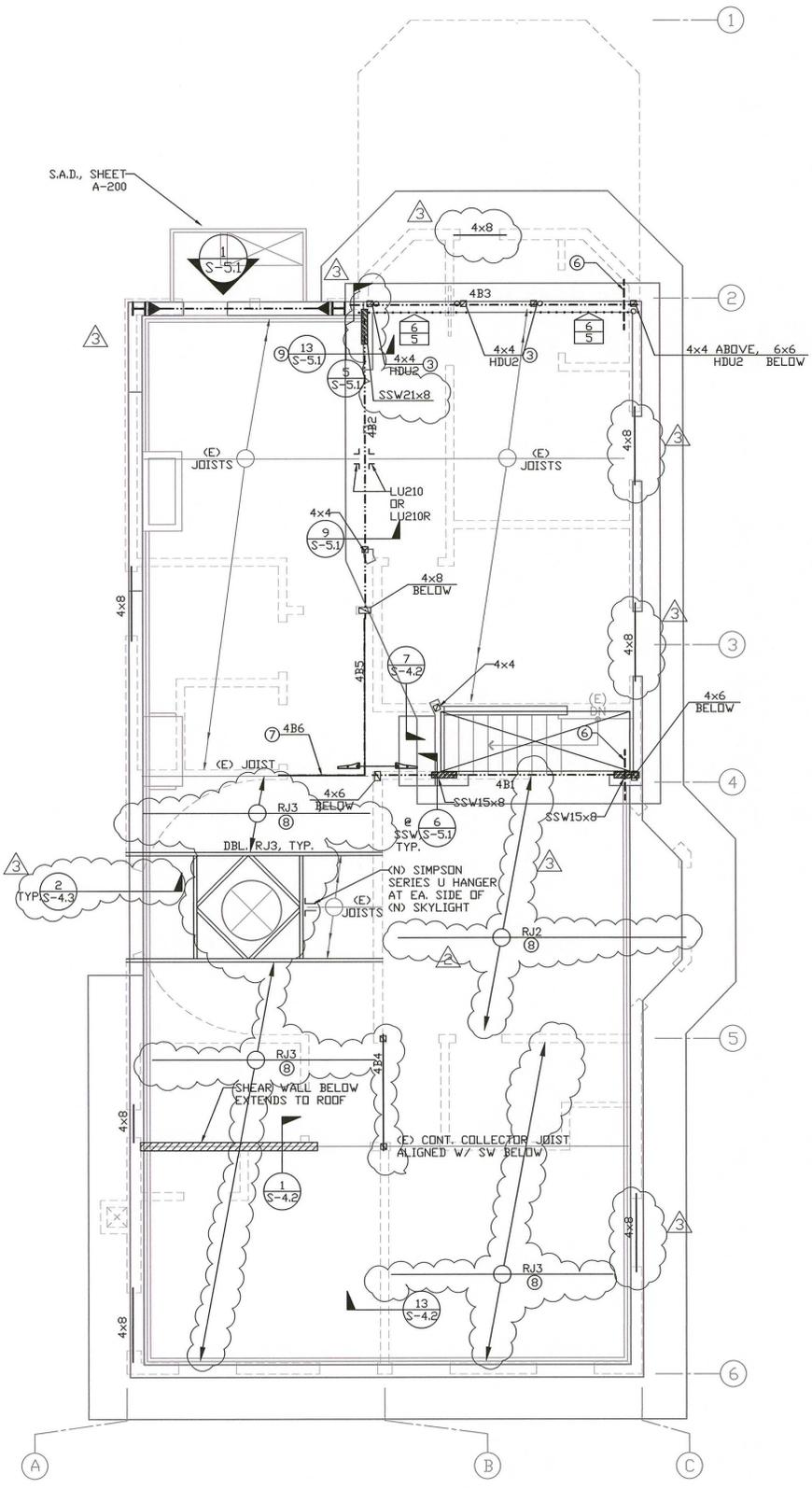
JOIST SCHEDULE		
MARK	SPACING	JOIST NOTES
RJ1	16" O.C.	2x10 DF-L
RJ2	16" O.C.	1 3/4" x 9 1/2" LVL
RJ3	16" O.C.	1 3/4" x 7 1/2" LVL

BEAM SCHEDULE		
MARK	SIZE	MATERIAL
4B1	W8x18	A992 Gr.50
4B2	W8x48	A992 Gr.50
4B3	W8x18	A992 Gr.50
4B4	3 1/2" x 9 1/2"	PSL
4B5	3 1/2" x 9 1/2"	PSL
4B6	2" x 1 1/2" x 9 1/2"	LVL
RB1	3 1/2" x 9 1/2"	PSL

- SHEET NOTES:**
- STRAP AROUND OPENINGS IN SHEARWALL PER DET. 4/S-4.0.
 - HOLD-DOWN TO WOOD BEAM BELOW PER DETAIL 7/S-4.0.
 - HOLD-DOWN TO STEEL BEAM BELOW PER DET. 8/S-4.0.
 - REPAIR/REPLACE (E) ROOF JOISTS DUE TO DAMAGE.
 - STRAP (N) TOP PL TO (E) W/ CS-16 x 2'-0".
 - STRAP TOP PL'S W/ CS-16 x 2'-6".
 - SISTER TO (E) JOIST W/ 2 ROWS SDS 1/4"x4 1/2" @ 12" O.C. STAGGERED.
 - KEEP (E) R.J.'S AND INSTALL (N) R.J.'S PER PLAN.
 - FOR ANCHOR/ROD CONNECTION SEE DETAIL 8/S-4.0.



2 ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

PLAN REVISION
 MAR 22 2013
 DEPARTMENT OF BUILDINGS & SAFETY
 THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
 ACCEPTED BY:



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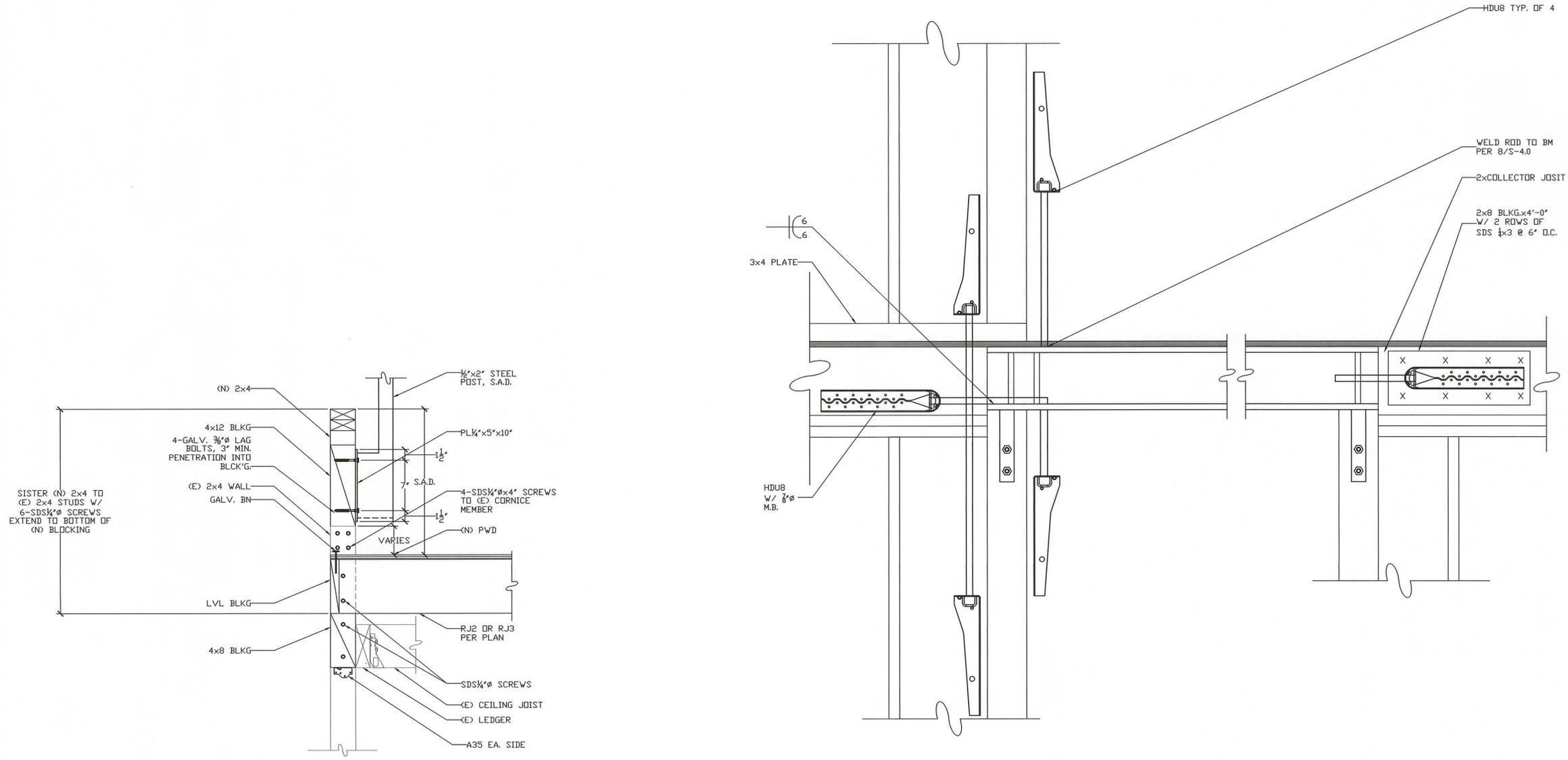
Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Roof Deck Permit	2-26-2013

Scale: As Noted
 Job No. 11-095

Framing Details IV

Sheet No.

S-4.3



2 PARAPET/FRAMING DETAIL
 SCALE: 1 1/2" = 1'-0"

1 DETAIL
 SCALE: 1 1/2" = 1'-0"

PLAN REVISION
 MAR 22 2013
 DEPARTMENT OF BUILDING SAFETY
 THIS PLAN MEETS THE QUALITY STANDARDS FOR DESIGNING
 ACCEPTED BY

GENERAL NOTES

1. OWNERSHIP OF DOCUMENTS: The drawings, specifications and reproduction there of are instruments of service, and shall remain the property of Dan Phipps & Associates.

2. GENERAL CONDITIONS: "Form of Agreement Between Owner and Contractor" and A.I.A. document shall apply to all work and sections of the specifications. Copies are available upon request at the office of the Architect.

3. QUALITY: The General Contractor shall insure the highest standards of quality in all aspects of work.

4. CODES: The General Contractor shall be responsible for providing all work and materials in accordance with all local regulatory agencies, the latest applicable building codes and requirements. Any work found in these documents not in conformance shall be brought to the attention of the Architect prior to commencement of any related work.

5. PERMITS: General Contractor shall apply for and obtain at his/her sole expense all necessary construction permits required by all applicable building codes and regulatory city and state agencies except as otherwise determined by the Architect.

6. INSURANCE: The Contractor and Subcontractor(s) shall purchase and maintain certification of insurance with respect to Workman's Compensation, public liability and property damage for the limits as required by law. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions in connection with the work as required by law.

7. SCHEDULE: Upon the submittal of the final contracted costs, the General Contractor shall submit a specific construction schedule indicating the required construction time for all Subcontractors' and General Contractor's work.

8. EXAMINATION OF THE SITE: The Contractor shall thoroughly examine the site and satisfy himself/herself as to the conditions under which the work is to be performed. He/she shall verify at the site all measurements affecting the work and shall be responsible for the correctness of same. No extra compensation will be allowed for the Contractor for the expenses due to the neglect or failure to discover conditions which affect the work.

9. CONSTRUCTION FACILITIES: Temporary utilities and toilet facilities if needed during the construction period shall be provided by the Contractor in locations as approved by Owner.

10. LIMITS OF RENOVATION WORK: Renovation work zone limits may be established on the drawings or with the Owner and the Architect. Contractor and tradesmen shall coordinate their work with one another within these limits. Precautions shall be taken as required to minimize disturbances of building occupants if they remain during the construction period and to maintain non-work areas unobstructed and clear of debris.

11. SEQUENCE OF RENOVATION WORK: In the event any special sequencing of the work is required by the Owner, the Contractor shall arrange a conference before any such work is begun.

12. SECURITY AND WEATHER PROTECTION: The existing building and its contents shall be protected as required during construction of new work. Provide temporary membranes as necessary. Provide covering for all remaining carpet, furnishings and existing millwork and finishes in areas of demolition and construction. Any occupied area or areas outside the area of construction or demolition shall be protected from damage, dust and debris. Contractor shall be responsible for the repair of any damages, clean up of dust or debris caused by the work.

13. SALVAGE: All items deemed salvageable by the Owner will either have been indicated on the drawings, removed prior to the start of demolition or will be directed by the Owner to be stored by the Contractor and shall remain the property of the Owner. Items to be relocated will have been indicated on the drawings.

14. DOCUMENT CONFLICTS: The drawings and specifications are intended to agree and to supplement each other. Anything indicated in part of the drawings or specifications and not in other parts shall be executed as if in agreement. In cases of direct conflict, the most restrictive shall govern. Discrepancies shall be brought to the attention of the Architect prior to the commencement of any related work.

15. DEMOLITION WORK: The Contractor shall entirely demolish and remove from the site any structure or portion thereof indicated to be removed.

16. BEARING WALLS AND STRUCTURAL MEMBERS: Where demolition is to occur, Contractor shall determine locations of existing structural members and bearing walls being removed and verify resolution of support for existing loads with Architect before proceeding with demolition work.

17. MEASUREMENTS: All dimensions shown on the drawings shall be verified by taking field measurements. Proper fit and attachment of all parts is required. Before commencing work, check all lines and levels indicated and such other work as it has been completed. Should there be any discrepancies, report immediately to the Architect for correction or adjustment. In the event of failure to do so, the Contractor and Subcontractors shall coordinate the layout and exact location of all partitions, doors, windows, electrical/communications outlets, light fixtures and switches with Architect in the field before proceeding with construction.

18. DIMENSIONS: All dimensions to exterior walls are to inside face of wall, and to new work are to face of finish unless otherwise noted. All heights are dimensioned above finished floor unless otherwise noted. Preference shall be given to the figured dimensions on the drawings over scaled measurements and to detailed drawings over general drawings. If dimension is taken to scale or if conflict exists, confirm with Architect prior to execution.

19. CONFLICTS: Contractor shall verify that no conflicts exist in locations of any and all mechanical / communications / electrical / lighting / plumbing equipment (to include all piping, ductwork and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Any such conflict shall be brought to the attention of the Architect prior to the commencement of related work.

20. PRODUCTS: Drawing references to specific products of a Manufacturer shall conform to Manufacturer's latest published specifications and details and shall be delivered, stored, installed and protected in accordance with Manufacturer's instructions. Furnish copies of such material when requested by Architect. Provide operating and maintenance instructions to Owner.

21. ALLOWANCES: Material allowances, when stipulated by these Documents shall be the cost of items, including tax, from the distributors prior to mark-ups by any Subcontractors or the General Contractor. Labor for construction and all associated mark-ups shall be included as part of the Base Bid. Allowances for specific items of work are to include all labor and materials, with all associated mark-ups as required to complete work.

22. SUBMITTALS: All items requiring color selection, shop drawings, samples, etc. shall be submitted to Architect in 3 sets to be checked for conformance to design intent before proceeding. Architect will return 2 sets with stamps, signatures and notes when appropriate.

23. DELIVERY DATES: During the negotiation and building period, the General Contractor and Subcontractor(s) shall confirm in writing approximate on-site delivery dates for all construction materials as required by the construction documents and shall notify the Architect in writing of any possible construction delays affecting occupancy that may arise due to the availability of the specified products.

24. STORAGE: Contractor shall be responsible for delivery, handling and storage of all materials and equipment as described in "Products" above. Security shall be maintained and interior of building shall be kept free of stored or unattended combustible material, oily rags, safety hazards or personal garbage.

25. (TYP) TYPICAL: Means identical for all similar conditions unless otherwise noted.

26. (U.N.O.) UNLESS NOTED OTHERWISE.

27. (SIM) SIMILAR: Means comparable characteristics for the item noted. Verify dimensions and orientation.

28. (S.B.O.) SUPPLIED BY OWNERS: Owner-supplied items to be coordinated and installed by the Contractor.

29. (V.I.F.) VERIFY IN FIELD: Means the Contractor is to field check condition prior to setting dimensions or proceeding with work noted. Notify Architect of potential conflicts or problems.

30. REPAIRS: The General Contractor shall be responsible for correcting any finish defects found in the existing base building construction in the area of new work, including but not limited to, uneven surfaces and finishes at plaster or gypsum board. The General Contractor shall patch and repair adjacent existing surfaces to match adjoining new surfaces.

31. CLEAN-UP: Complete cleanup of the construction site and all areas outside the construction limits that may be affected by the work shall be an integral part of the work performed under this contract. All construction equipment, surplus materials, barricades and debris shall be removed from the site.

32. PUNCH LIST: A final punch list of corrections and/or incomplections shall result from an inspection by the Architect when notified of substantial completion by the Contractor. The Contractor shall then promptly complete all items and notify the Architect upon completion of all items for a final inspection and approval of final payment.

33. ASBESTOS: During demolition phase or work, inspect for existing asbestos. If present, make recommendations to Owner for abatement.

34. TITLE 24: Work shall comply with California title 24 Energy Mandatory Measures as listed in these drawings.

35. RECO: Provide energy work as required by San Francisco Residential Energy Conservation Ordinance and certification of completion.

**CHIMNEYS: Clean and inspect all existing chimneys remaining. Report on condition of chimneys and fireplace brick to Architect.

**TERMITE WORK: Complete all work as called for in termite inspection report available fro, Architect. Provide certification of completion.

SCOPE OF WORK

CONSOLIDATION OF ALL WORK PREVIOUSLY APPROVED ON PERMIT APPLICATIONS 2011.1014.6891, 2012.0118.2486, 2012.0323.6188, 2012.1120.4610

ADDITIONAL SCOPE OF WORK ON THIS APPLICATION TO INCLUDE ONLY: REPLACEMENT IN-KIND OF (E) WD SINGLE GLAZED WINDOWS WITH (N) DBL. GLAZED WD WINDOWS, RECONFIGURE (E) WINDOWS, ENLARGE (E) WINDOWS, REPLACE (E) FRONT STAIR IN-KIND WITH STONE STAIR, (N) EXTERIOR RAILING, ADD WATERTABLE TRIM, REPLACE (E) WD BURNING FIREPLACE WITH (N) GAS UNIT, PROVIDE (N) INTEGRAL COLORED STUCCO - PATTERN TO MATCH (E), ADD REAR YARD FENCE, AND UNDERPINNING OF (E) RETAINING WALL @ EAST-PL.

APPLICABLE CODES

ALL WORK TO CONFORM WITH THE FOLLOWING REQUIREMENTS:

- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA PLUMBING CODE (CPC) AND THE
- 2010 CALIFORNIA ENERGY CODE

PROJECT INFO.

OCCUPANCY CLASS: R-3
TYPE OF CONSTRUCTION: 5B
4 STORY OVER BASEMENT

CORRECTION NOTICE AND REPORT

No. 2/13/13

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CORRECTION NOTICE AND REPORT

Location: 68 Presidio Ave

Remarks: Consolidation of previously issued permits. Obtain a building permit to consolidate all work as shown and approved on previously issued permits. New plans shall show all existing and proposed floor plans, elevations and building sections. New building permit to be reviewed by Planning department.

Contact Inspector: Joseph Duffy & Mike Quinn

Div. 1560 Mission Street or phone: 555-3344 (Ext. 205)

Supervisor: _____ Date: _____

DRAWING INDEX

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A - 100	PROPOSED SITE PLAN
E - 101	EXISTING GARAGE & LOWER LEVEL FLOOR PLANS
E - 102	EXISTING ENTRY & SECOND LEVEL FLOOR PLANS
E - 103	EXISTING UPPER LEVEL FLOOR PLAN
TOPO 1 of 1	TOPOGRAPHIC SURVEY (by TRANSAMERICAN ENGINEERS & ASSOC., DATED NOVEMBER 2012)
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A - 102	PROPOSED ENTRY & SECOND LEVEL FLOOR PLANS
A - 103	PROPOSED UPPER LEVEL FLOOR PLAN
E - 200	EXISTING EXTERIOR ELEVATIONS
E - 201	EXISTING EXTERIOR ELEVATIONS
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A - 200	PROPOSED EAST & WEST EXTERIOR ELEVATIONS
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A - 202	PROPOSED SOUTH EXTERIOR ELEVATION
A - 203	PROPOSED BUILDING SECTIONS
A - 500	ELECTRICAL, MECHANICAL & PLUMBING NOTES & LEGEND
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A - 601	TITLE 24 NOTES & CALCULATIONS - CONTINUED
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S - 1.1	GENERAL NOTES
S - 2.0	GARAGE & LOWER LEVEL FLOOR PLAN
S - 2.1	ENTRY & SECOND LEVEL FLOOR PLANS
S - 2.2	UPPER LEVEL & ROOF PLANS
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SK-1 EXISTING AND PROPOSED REAR YARD PLAN

SK-2 EXISTING AND PROPOSED SECTION 'C'

SK-3 SECTIONS 'A' AND 'B'

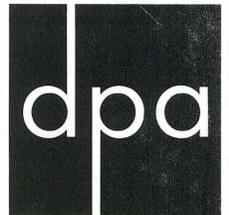
D.P. 6-7-13

PLAN REVISION

APR 08 2013

DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING

ACCEPTED BY _____



DAN PHIPPS ARCHITECTS PC

1031 Post Street
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t 415.776.1606
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www.dpaweb.com

CHOW MINYI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: APRIL 3, 2013

Scale: 1/8"=1'-0"

Drawn: TK, IY

Job: IIII

Revision:

- △ PERMIT #2 - MARCH 12, 2012
- △ PERMIT #3 - OCTOBER 2012
- △ PERMIT CONSOLIDATION - MARCH 6, 2013



GENERAL NOTES, DRAWING INDEX, SCOPE OF WORK, APPLICABLE CODES & PROJECT INFO.

A - 0

[FILE NAME: 11-11-AC-PERMIT CONSOLIDATION.DWG] [March 06 - Wednesday 2013 - 11:51 am] [Plotted by : terr] [XREF FILE NAME: DPA5624P DPA5624L]



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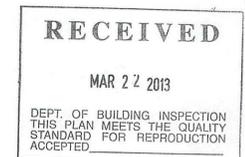
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Drawn: TK, IY

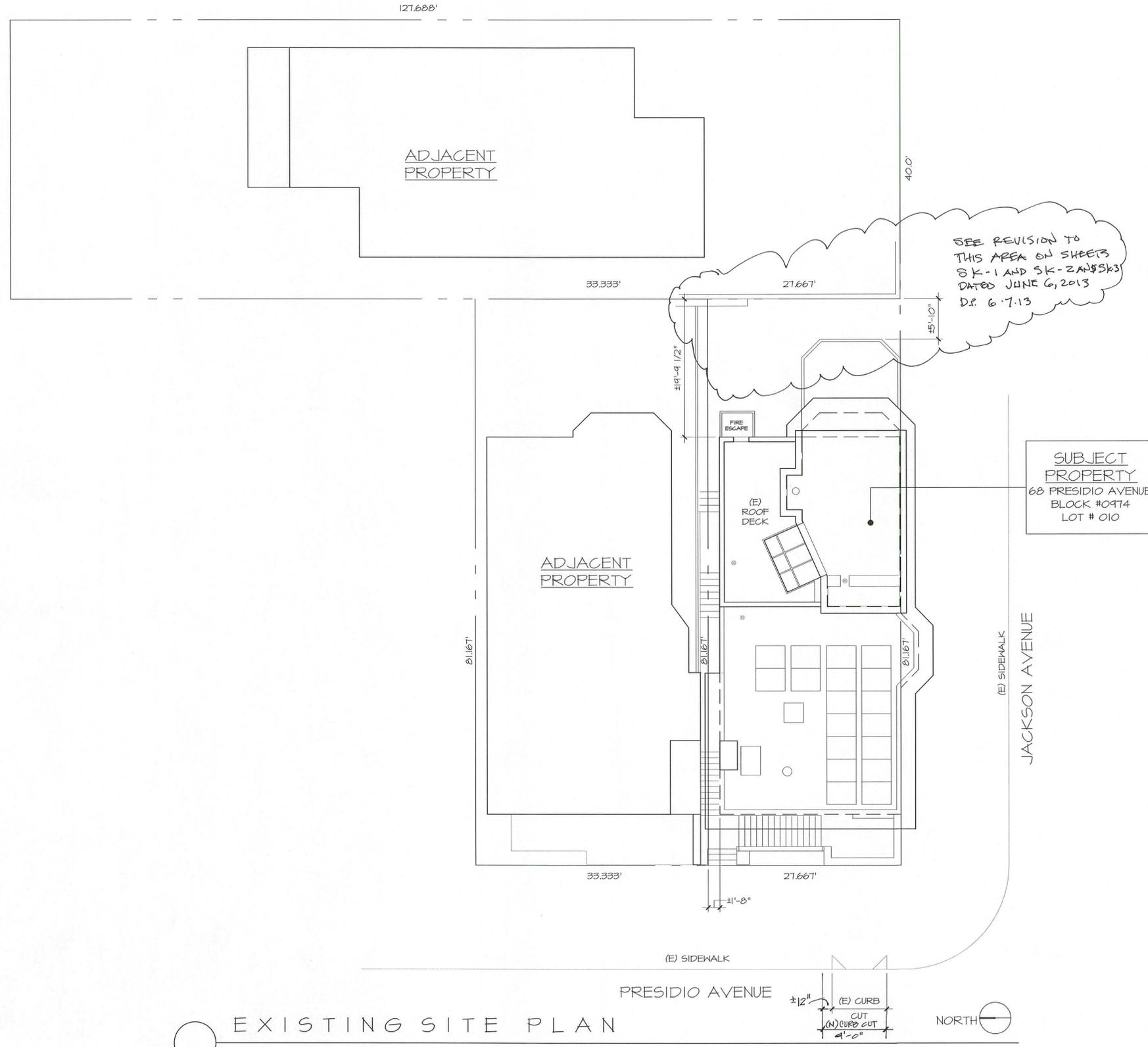
Job: IIII

Revision:



EXISTING SITE PLAN

E - 100



EXISTING SITE PLAN

[FILE NAME: 1111-A100.DWG] [November 13 - Tuesday 2012 - 2:00pm] [Plotted by : Terri]
[XREF FILE NAME: DPA2624L 1111-SP]



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68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: FEBRUARY 26, 2013

Scale: 1/8" = 1'-0"

Drawn: TK, LY

Job: IIII

Revision:

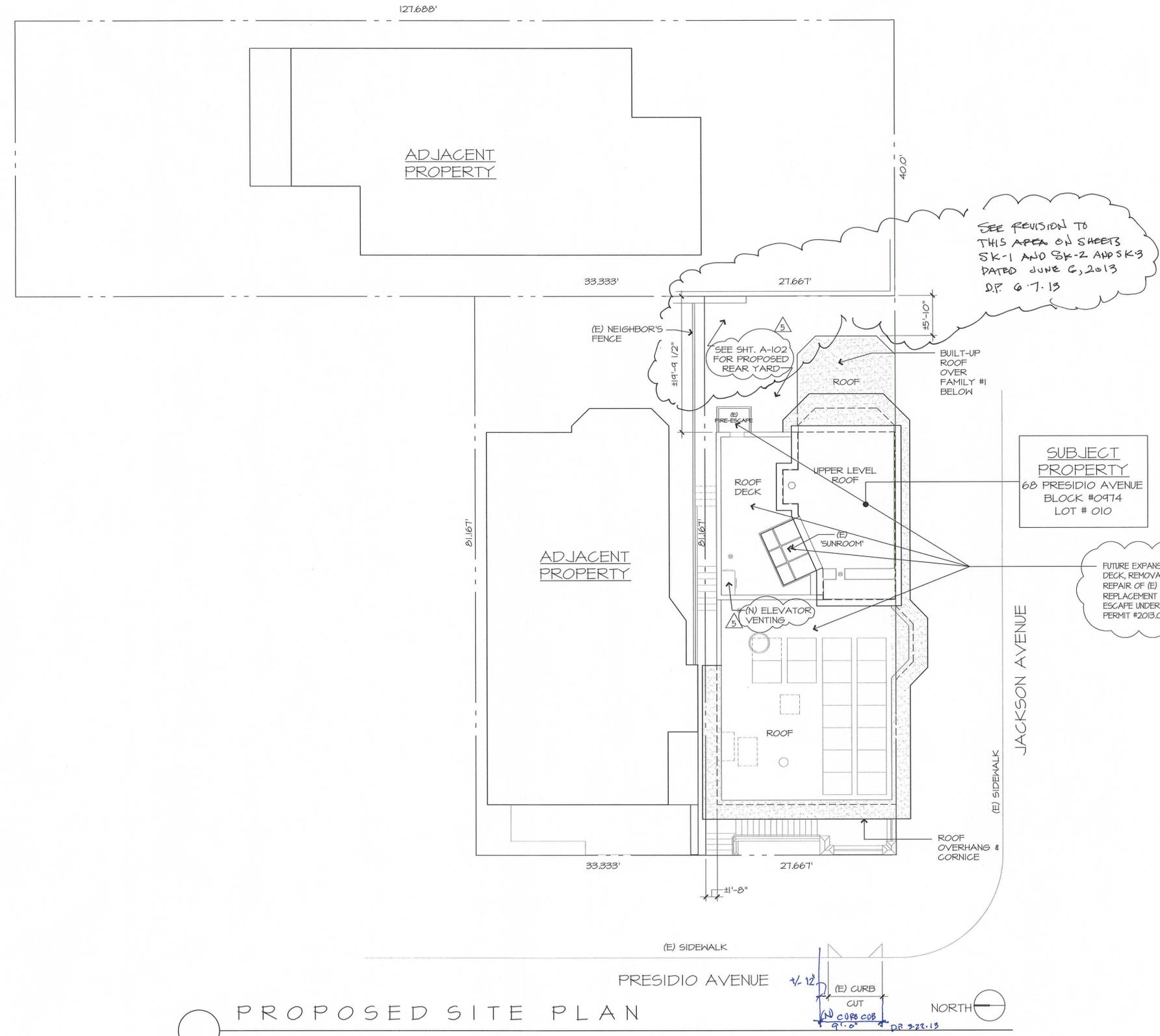
- 3 PERMIT #3
OCTOBER 5, 2012
- 5 PERMIT CONSOLIDATION
MARCH 6, 2013



RECEIVED
MAR 22 2013
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED

PROPOSED SITE PLAN

A - 100



FILE NAME: 1111-A100.DWG [November 13 - Tuesday 2012 - 2:00pm] [Plotted by : Terri]
XREF FILE NAME: DPAS24L 1111-SP

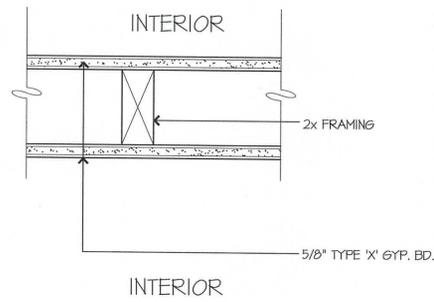


RECEIVED

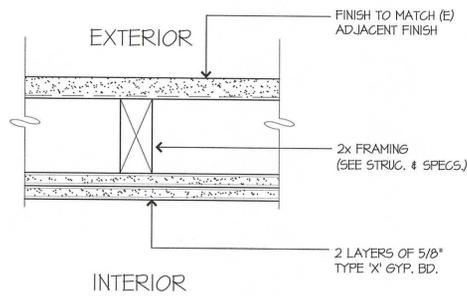
MAR 27 2013

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED.

EXISTING
GARAGE & LOWER
LEVEL PLANS

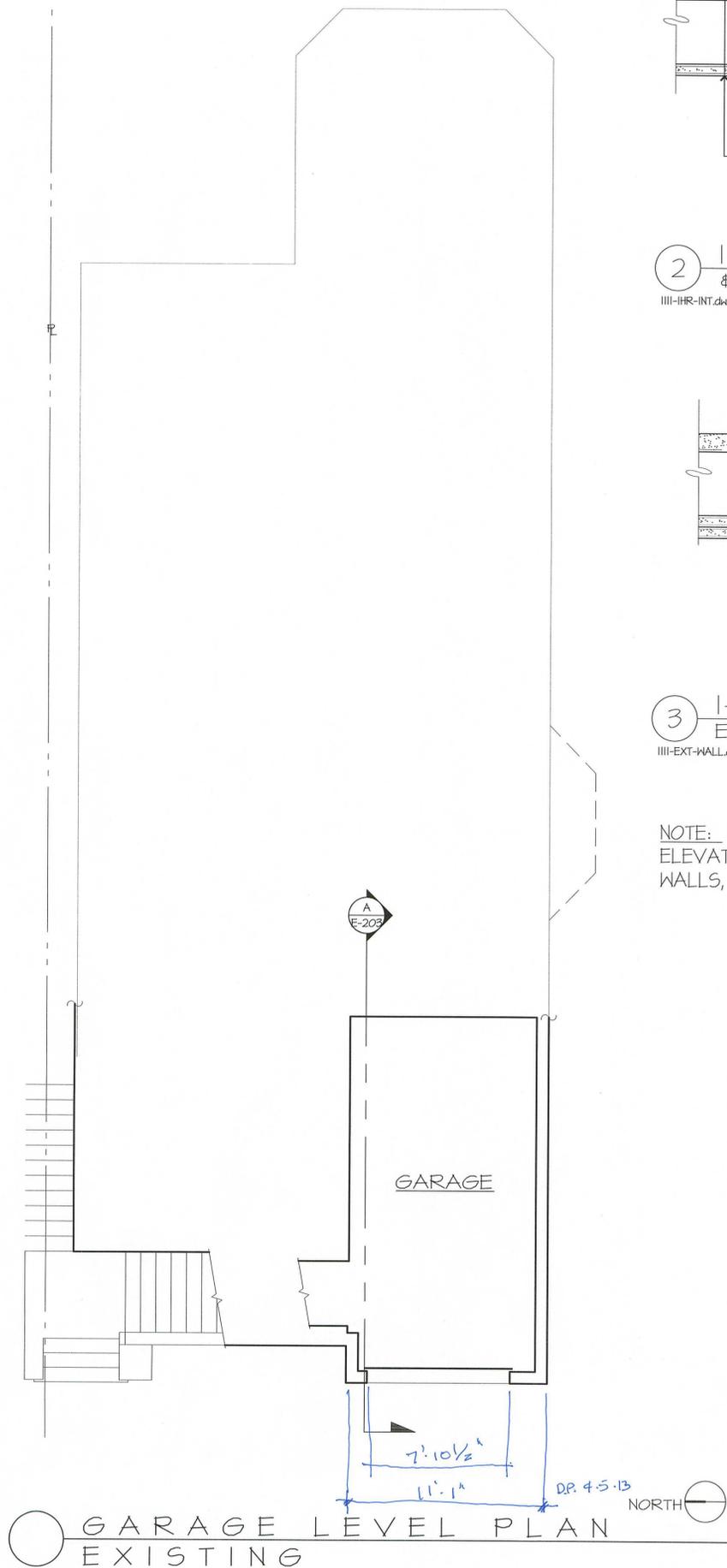


2 1-HR. INTERIOR WALL (NEW)
& ELEV. SHAFT 3" = 1'-0"
IIII-1HR-INT.dwg

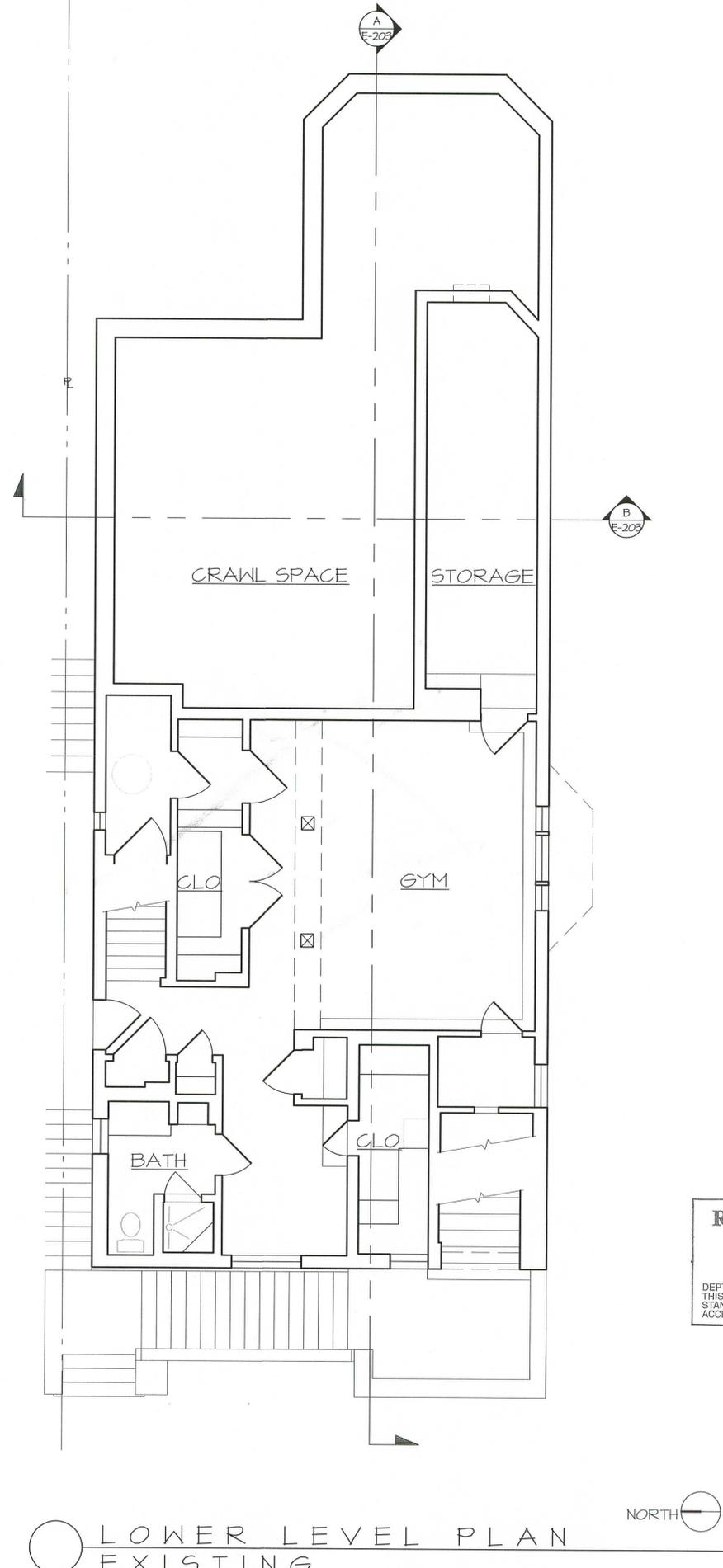


3 1-HR. FIRE RATED (E)
EXTERIOR WALL 3" = 1'-0"
IIII-EXT-WALL.dwg

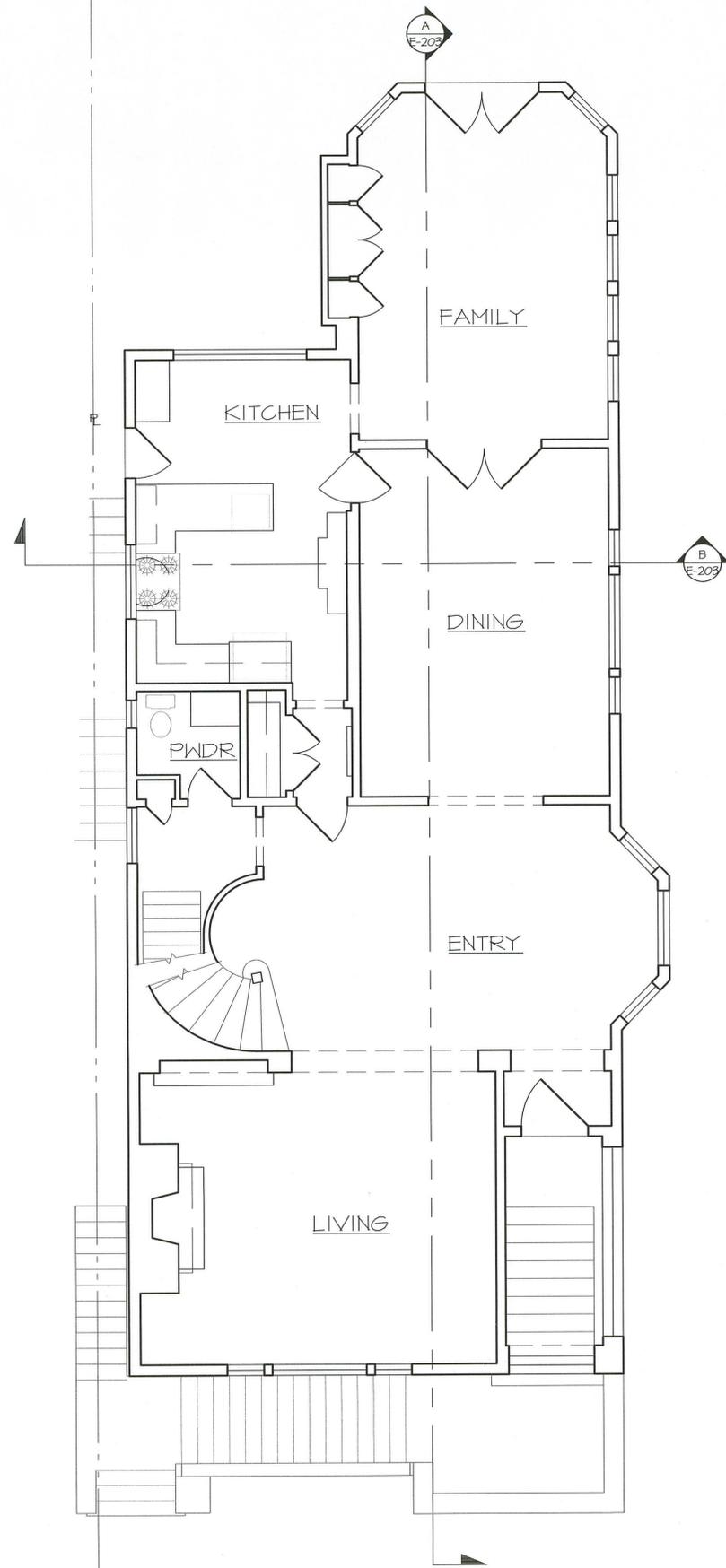
NOTE: PROVIDE 1-HOUR WALL ASSEMBLY @
ELEVATOR SHAFT WALLS AND PROPERTY LINE
WALLS, AS REQ'D.



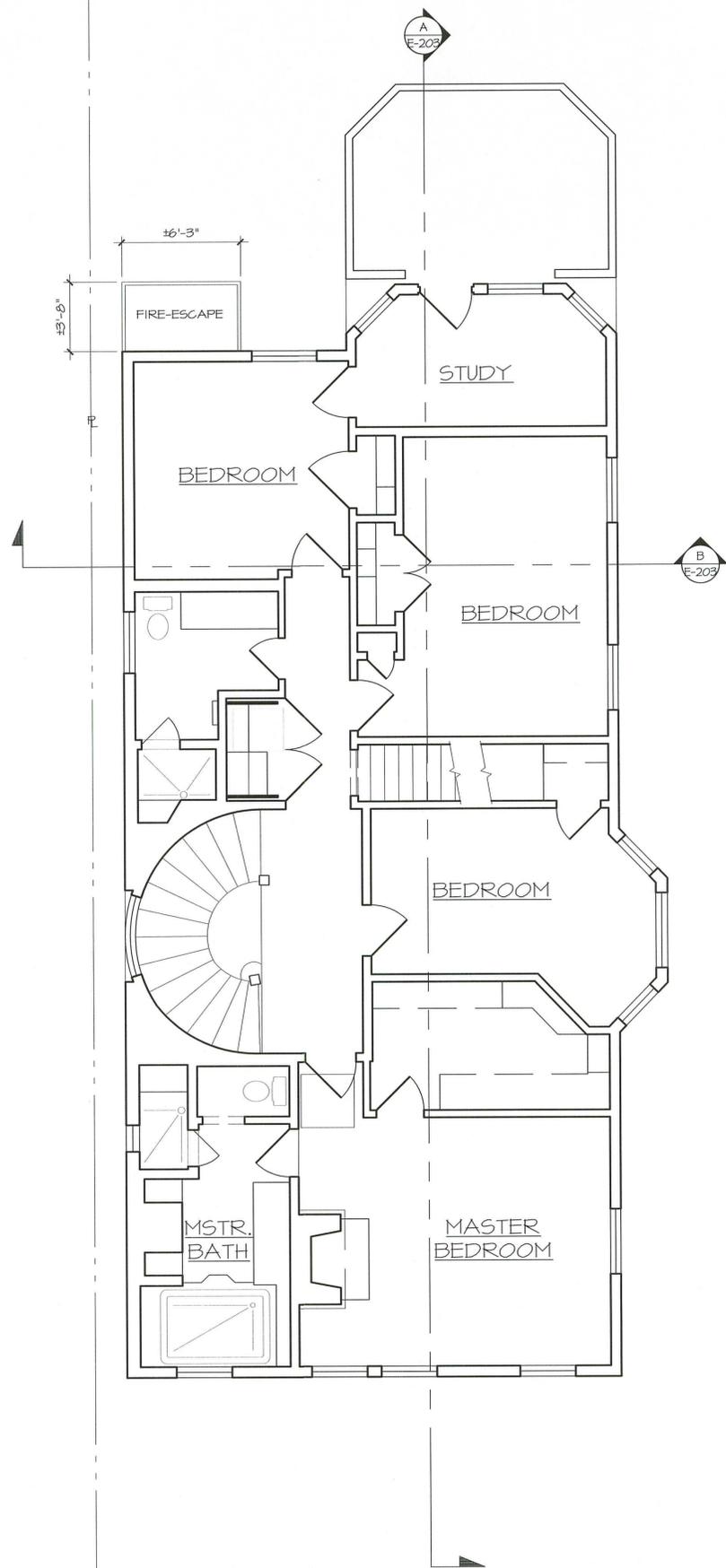
GARAGE LEVEL PLAN
EXISTING



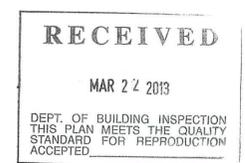
LOWER LEVEL PLAN
EXISTING



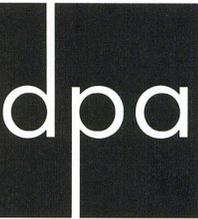
ENTRY LEVEL PLAN
EXISTING



SECOND LEVEL PLAN
EXISTING



[FILE NAME: 1111-E102.DWG] [February 25 - Monday, 2013 - 11:06am] [Plotted by : Terr]
[XREF FILE NAME: DPAS624P.DWG E1111.dwg]



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94115

Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

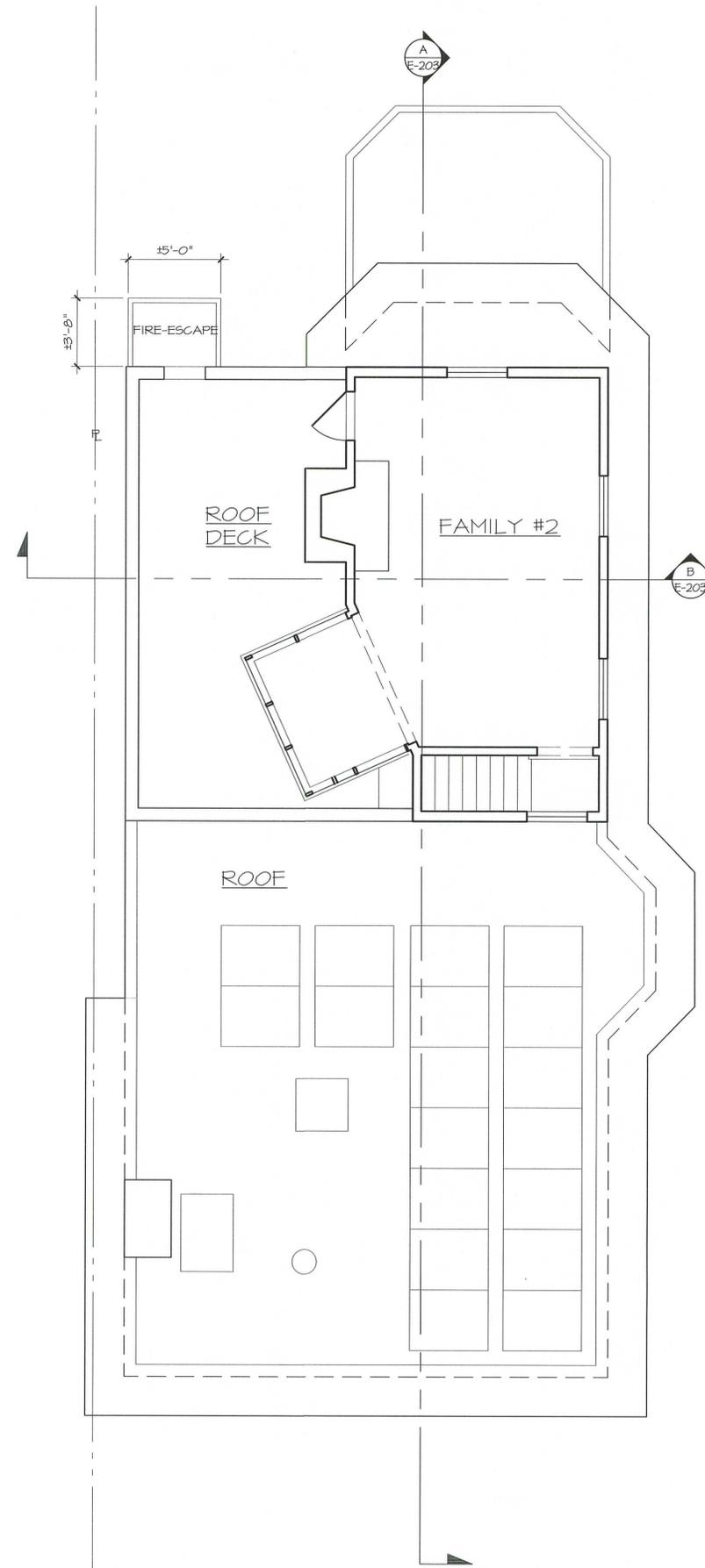
Job: IIII

Revision:



EXISTING UPPER LEVEL PLAN

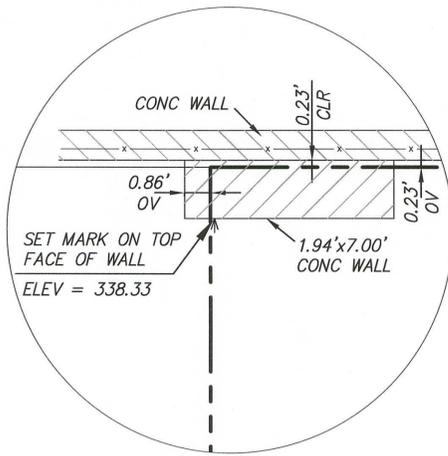
E - 103



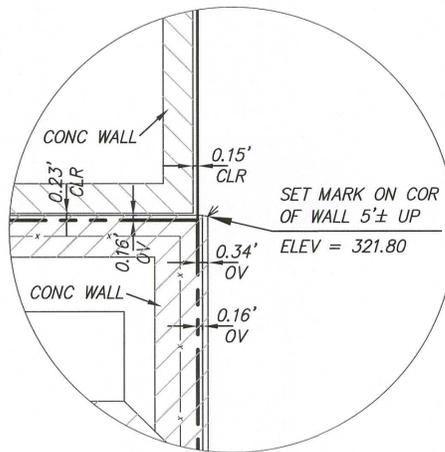
UPPER LEVEL PLAN EXISTING



[FILE NAME: 111-1503.DWG] [February 25 - Monday 2013 - 11:03am] [Plotted by : Terri]
[REF FILE NAME: DPAS24P.DWG] [111-1503]



DETAIL 2
SCALE: 1" = 4'



DETAIL 1
SCALE: 1" = 4'

- LEGEND**
- L FOUND L CUT (UO)
 - ↑ SET MONITORING MARK
 - ⊕ CLEANOUT
 - ⊗ WATER METER
 - ⊗ GAS VALVE
 - ⊗ ELECTRIC BOX
 - ⊗ TELEPHONE BOX
 - EV ELECTRIC VAULT
 - MP MUNI POLE

ABBREVIATIONS

- BLDG BUILDING
- BW BACK OF SIDEWALK
- CLR CLEAR
- CONC CONCRETE
- COR CORNER
- ELEV ELEVATION
- FLG FLOW LINE GUTTER
- OV OVER
- (UO) UNKNOWN ORIGIN
- P/L PROPERTY LINE
- TC TOP OF CURB
- WALLT TOP OF WALL

LEGEND

- — — — — PROPERTY LINE
- — — — — ADJACENT PARCEL LINES
- — — — — RIGHT OF WAY LINE
- ▨ BUILDING LINE
- x — x — FENCE LINE

BENCH MARK

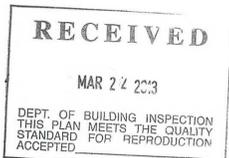
- PRESIDIO AVENUE & JACKSON STREET (S.E. CORNER)
- CROW CUT OUTER RIM SWI
- ELEV. = 311.669 (CITY DATUM)

SURVEYOR'S STATEMENT

THIS CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYOR'S ACT AND LOCAL ORDINANCE AT THE REQUEST OF _____ IN _____ 20__.

BY: _____ DATE: _____

BARRY A. PIERCE L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2013



TOPOGRAPHIC SURVEY

OF THE NORTHERLY AND EASTERLY LINES OF
ASSESSOR'S BLOCK No. 0974
LOT No. 10
68 PRESIDIO AVENUE

A

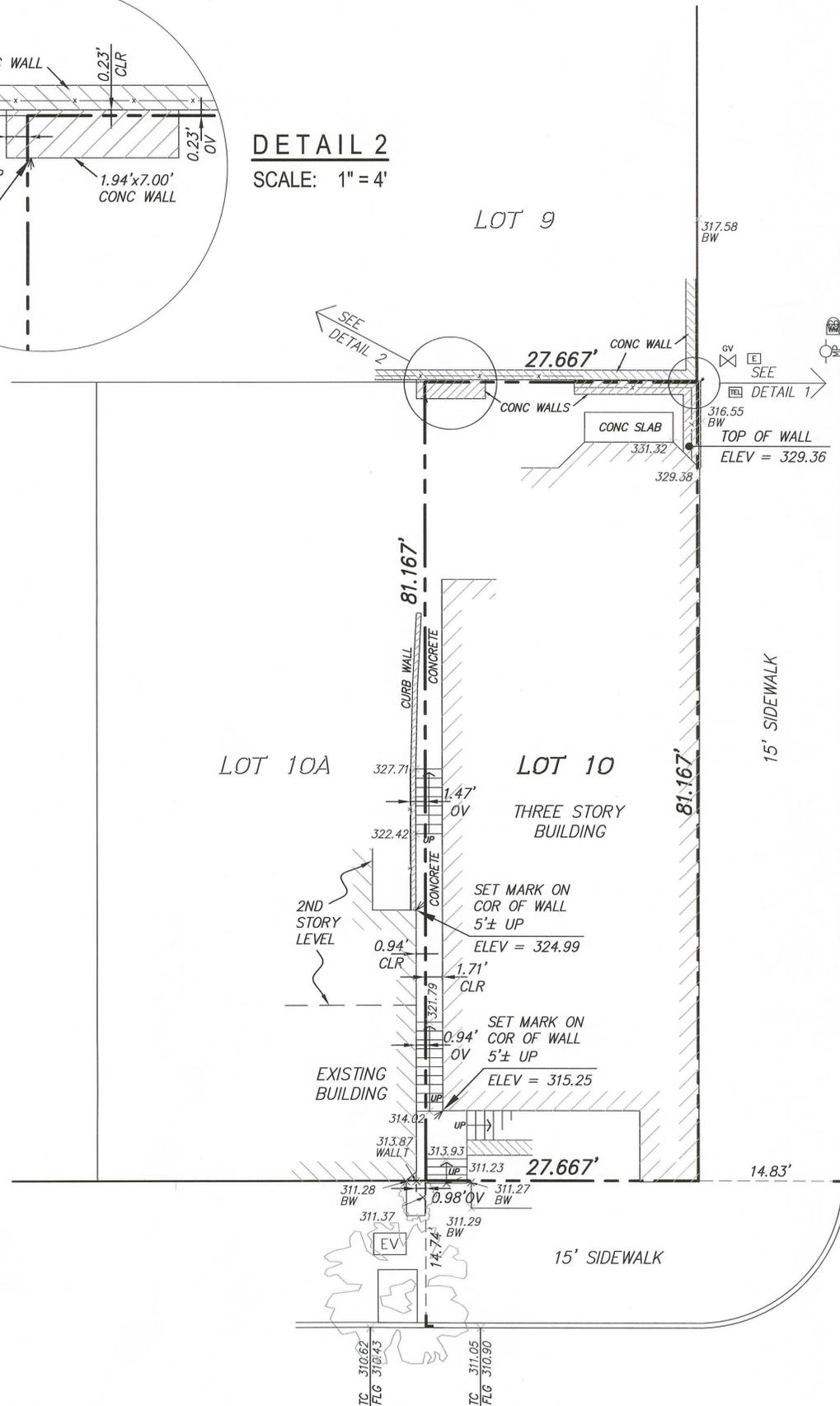
CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
DATE: NOVEMBER 2012

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 1

AB: 0974, LOT: 10, ADDRESS: 68 PRESIDIO AVENUE

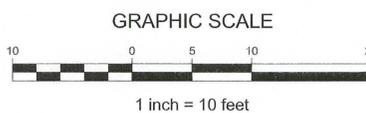


JACKSON STREET (68.75' WIDE)

LOT 10A

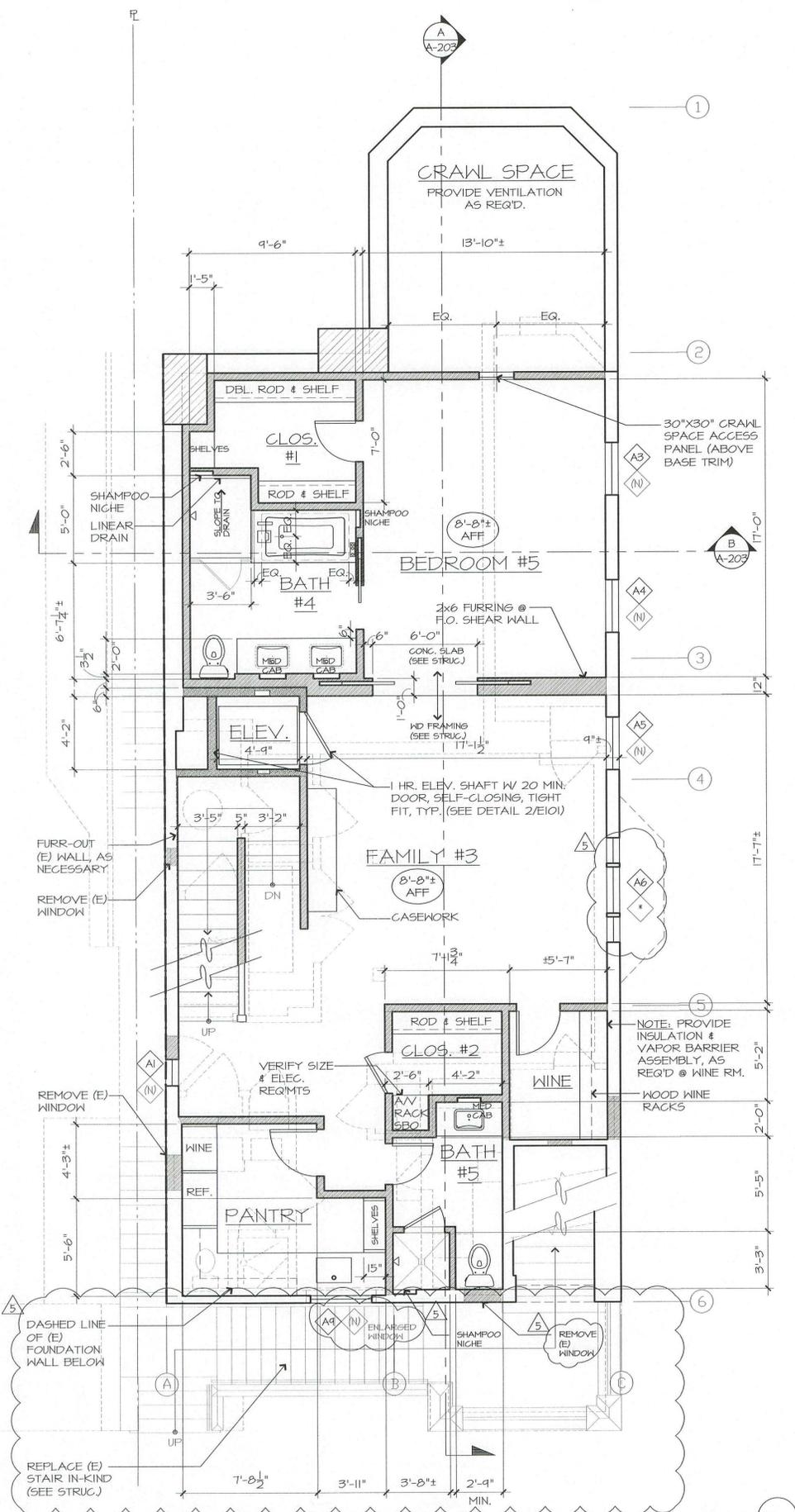
LOT 10

PRESIDIO AVENUE (68.75' WIDE)



GRAPHIC SCALE

- △ WINDOW REVS II-12
- △ PERMIT CONSOLIDATION MARCH 6, 2013



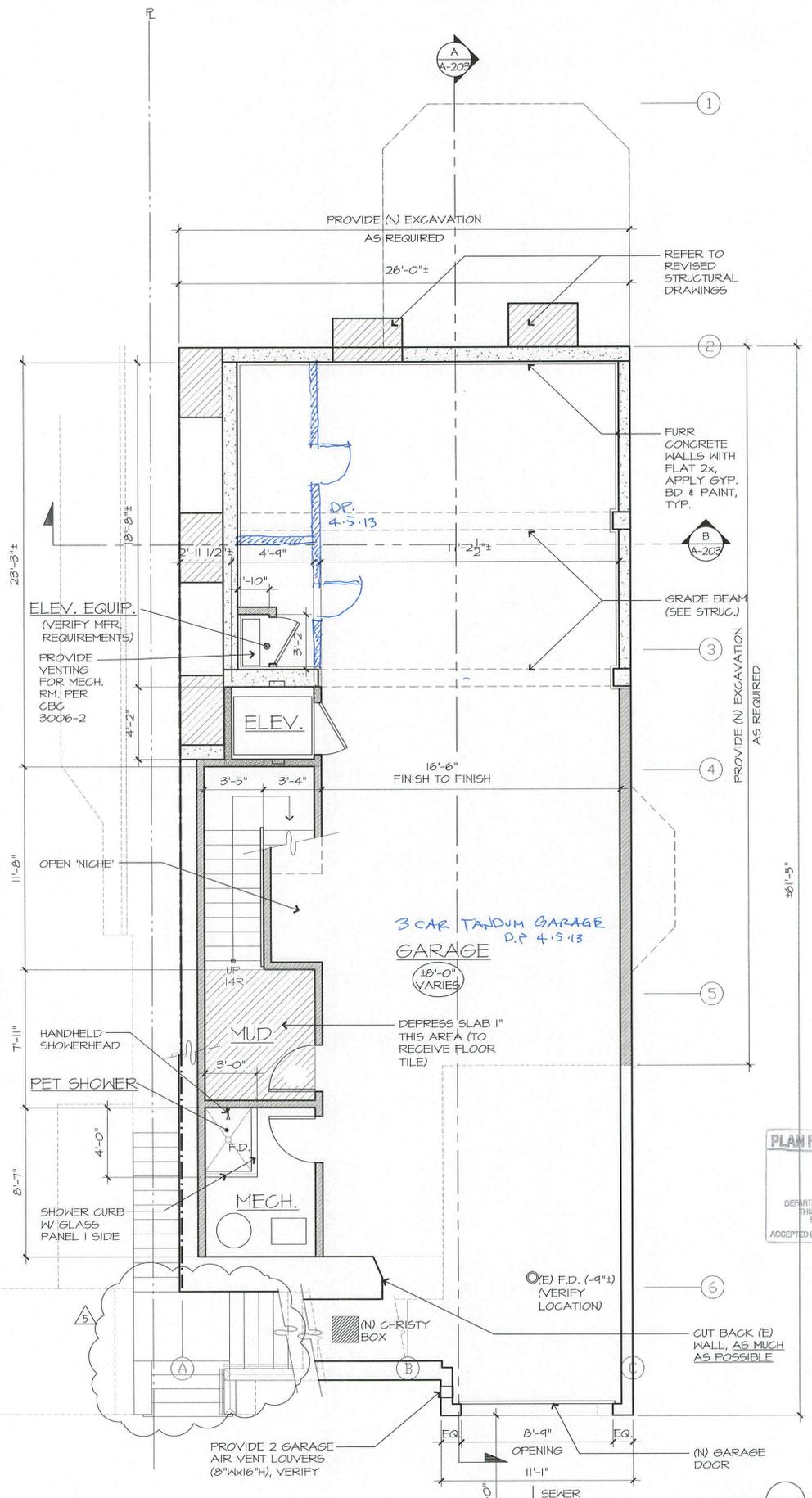
LOWER LEVEL PLAN PROPOSED

GENERAL NOTE:
SEE SHEET E-101 FOR 1-HR. WALL DETAILS.

STAIRS NOTE:
STAIRS ARE TO BE AS NOTED OR DETAILED. THE FOLLOWING ARE CODE STANDARDS:
1. STAIR RISE/RUN RATIO TO BE 1.75/10" MAX. UNIFORMLY W/ 3/8" MAX. HT. VARIATION.
2. NOSINGS TO BE .75" MIN. OR 1.25" MAX. BEYOND THE RISERS.
3. HANDRAILS TO BE 34" MIN. TO 38" MAX. ABOVE LINE OF STAIR NOSINGS, UNIFORM.
4. HANDRAILS TO HAVE SECTION PERIMETER DIMENSION OF 4" MIN. TO 6 1/4" MAX.
5. HANDRAILS TO BE CONTINUOUS AND HAVE 1 1/2" MIN. CLEARANCE TO WALL OR OBSTRUCTIONS.
6. GUARDS WITH BALUSTERS SHALL HAVE OPENINGS THAT WILL NOT ALLOW A 4" D. BALL TO PASS AND A 6"D. BALL @ TRIANGULAR OPENINGS AT STEPS.
7. WALLS AND CEILING OF USABLE SPACES UNDER STAIRWAYS ARE TO BE COVERED WITH FIRE-RATED GYP. BD.

LEGEND

- ▨ NEW WALLS & PARTITIONS
- ▤ EXISTING TO BE REMOVED
- 1 HR. RATED PROPERTY LINE WALL
- ▩ 1 HR. WALL
- △ WINDOW REPLACED IN-KIND FROM WOOD SINGLE GLAZE TO WOOD DOUBLE GLAZE
- ◇ NEW WINDOW



GARAGE LEVEL PLAN PROPOSED

FILE NAME: 1111-A101.DWG | April 03 - Wednesday 2013 - 10:46am | [Plotted by: terr]
 XREF FILE NAME: DP022P.DWG | 1111-PP-REVISED ELEVATOR LAYOUT |



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CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: APRIL 3, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

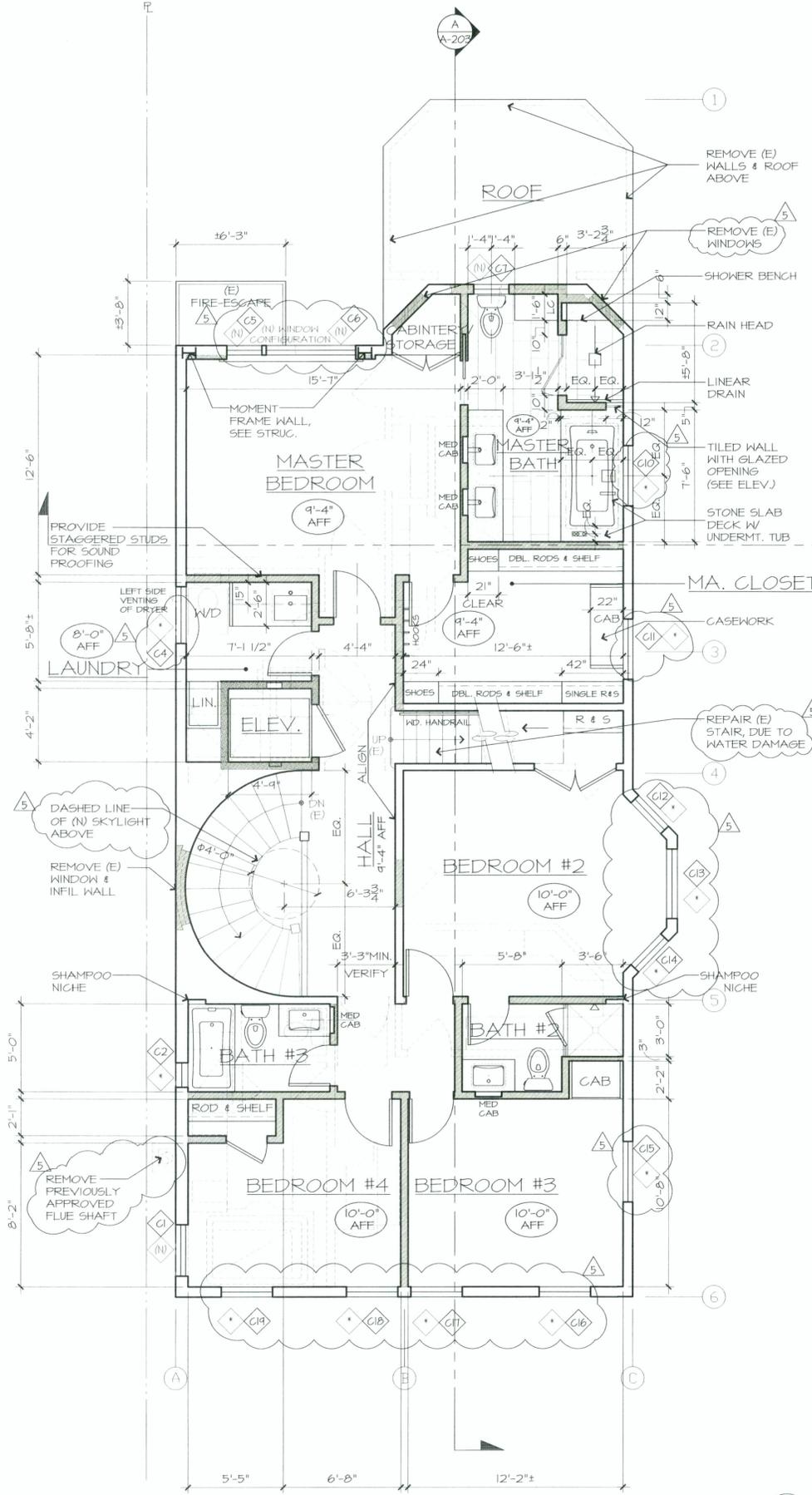
- 4 WINDOW REVS II-12
- 5 PERMIT COSOLIDATED MARCH 6, 2013



PROPOSED ENTRY & SECOND LEVEL PLANS

A - 1

SEE REVISION TO THIS AREA ON SHEETS SK-1 AND SK-2 AND SK-3 DATED JUNE 6, 2013 D.P. G.T.13



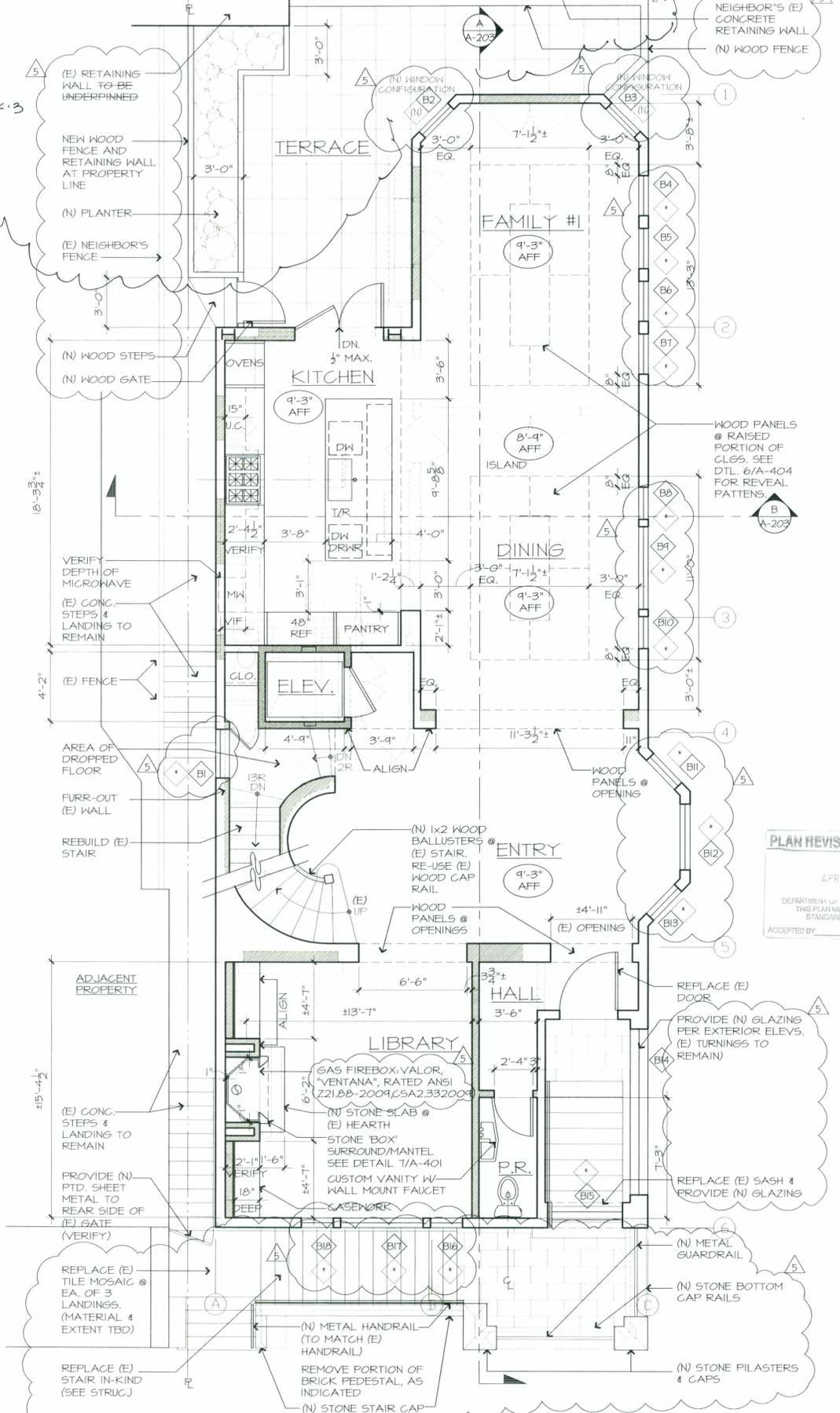
SECOND LEVEL PLAN PROPOSED

GENERAL NOTE:
SEE SHEET E-101 FOR I-HR. WALL DETAILS.

STAIRS NOTE:
STAIRS ARE TO BE AS NOTED OR DETAILED. THE FOLLOWING ARE CODE STANDARDS:
1. STAIR RISE/RUN RATIO TO BE 7.15"/10" MAX. UNIFORMLY W/ 3/8" MAX. HT. VARIATION.
2. NOSINGS TO BE .75" MIN. OR 1.25" MAX. BEYOND THE RISERS.
3. HANDRAILS TO BE 34" MIN. TO 38" MAX. ABOVE LINE OF STAIR NOSINGS, UNIFORM.
4. HANDRAILS TO HAVE SECTION PERIMETER DIMENSION OF 4" MIN. TO 6 1/4" MAX.
5. HANDRAILS TO BE CONTINUOUS AND HAVE 1/2" MIN. CLEARANCE TO WALL OR OBSTRUCTIONS.
6. GUARDS WITH BALUSTERS SHALL HAVE OPENINGS THAT WILL NOT ALLOW A 4" D. BALL TO PASS AND A 6" D. BALL @ TRIANGULAR OPENINGS AT STEPS.
7. WALLS AND CEILINGS OF USABLE SPACES UNDER STAIRWAYS ARE TO BE COVERED WITH FIRE-RATED GYP. BD.

LEGEND

- NEW WALLS & PARTITIONS
- EXISTING TO BE REMOVED
- 1 HR. RATED PROPERTY LINE WALL
- 1 HR. WALL
- WINDOW REPLACED IN-KIND FROM WOOD SINGLE GLAZE TO WOOD DOUBLE GLAZE
- NEW WINDOW



ENTRY LEVEL PLAN PROPOSED

FILE NAME: 1111-A102.DWG | [April 03, - Wednesday 2013 - 10:48am] | [Plotted by: terr] | [REF FILE NAME: DPA3624L 1111-FP-REVISED ELEVATOR LAYOUT]



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CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: FEBRUARY 26, 2013

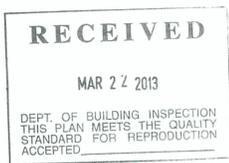
Scale: 1/4" = 1'-0"

Drawn: TK, LY

Job: IIII

Revision:

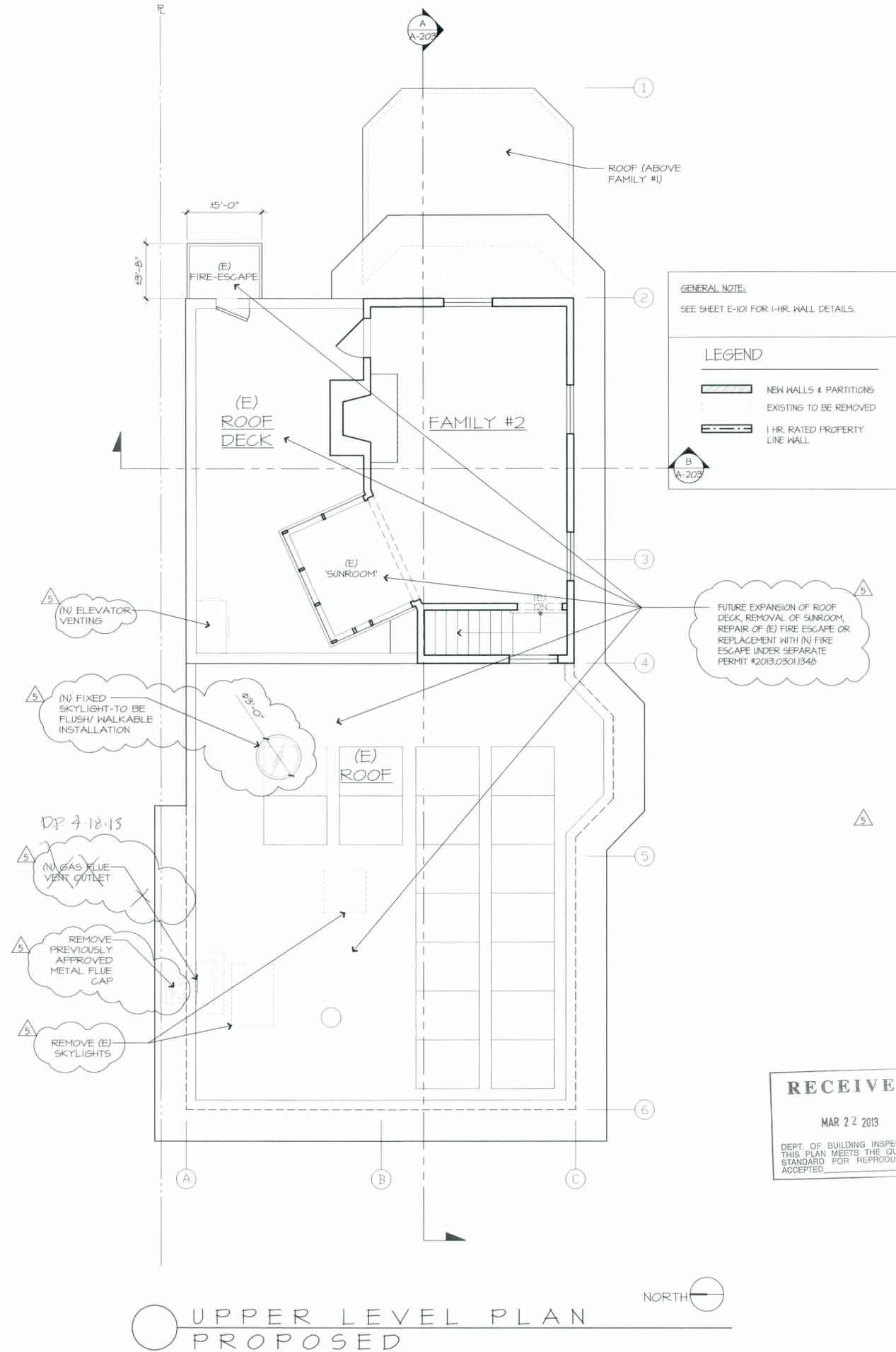
- 3 PERMIT #3
OCTOBER 5, 2012
- 4 WINDOW REV5 II-1-12
- 5 PERMIT CONSOLIDATI
MARCH 6, 2013



PROPOSED
UPPER LEVEL
PLAN &
ALTERNATE 2

A - 103

[FILE NAME: 1111-A103.DWG] [March 15 - Friday, 2013 - 10:58am] [Plotted by : terr]
[XREF FILE NAME: DPA3624P DPA3624 1111-GRIDLINES 1111-FP-REVISED ELEVATOR LAYOUT]



UPPER LEVEL PLAN
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Date: FEBRUARY 26, 2013

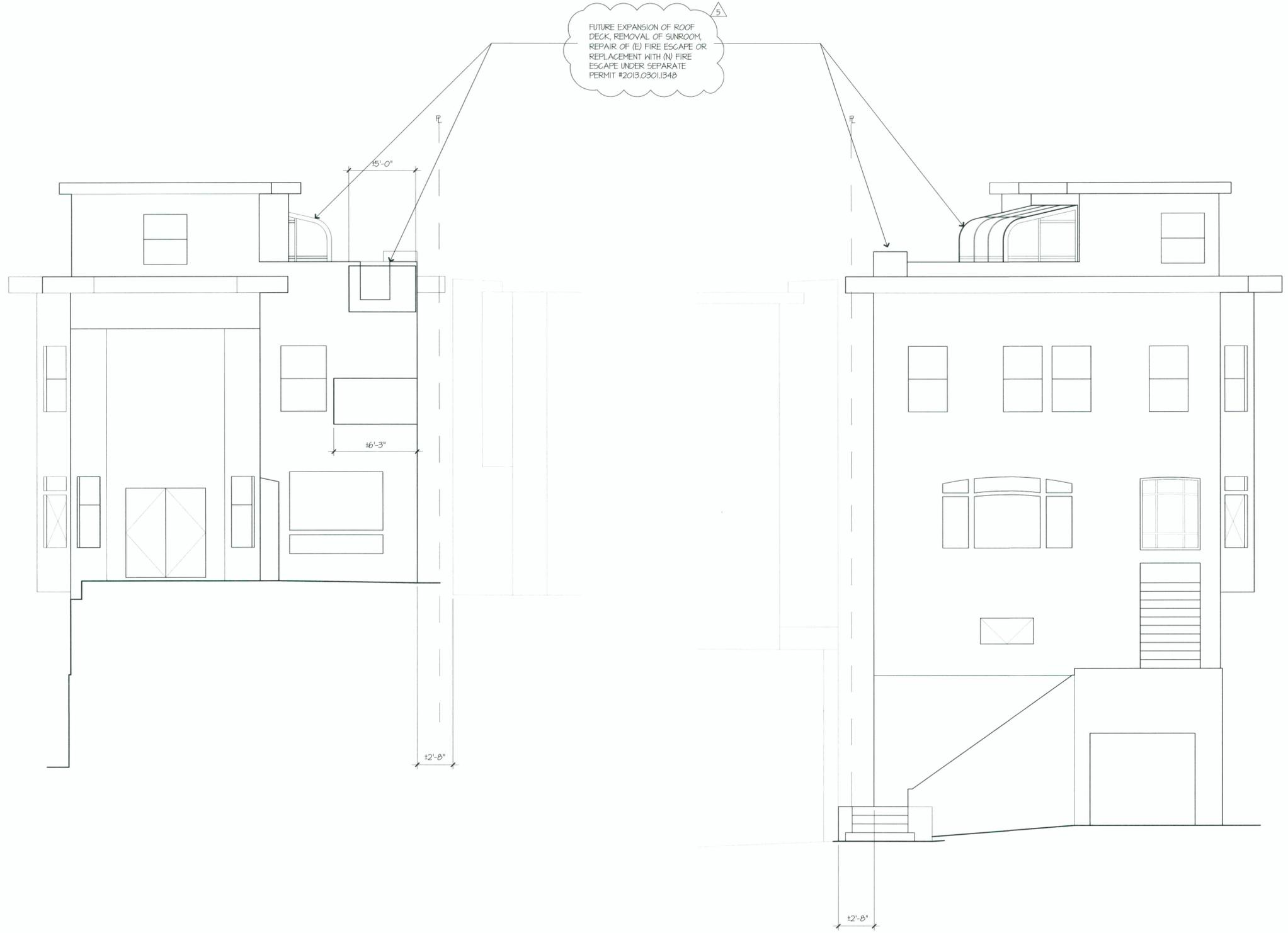
Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

FUTURE EXPANSION OF ROOF DECK, REMOVAL OF SUNROOM, REPAIR OF (E) FIRE ESCAPE OR REPLACEMENT WITH (N) FIRE ESCAPE UNDER SEPARATE PERMIT #2013.0301.1340



EAST ELEVATION - EXISTING

WEST ELEVATION - EXISTING

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DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED



EXISTING
EXTERIOR
ELEVATIONS

[FILE NAME: 1111-E104.DWG] [February 25 - Monday 2013 - 3:04pm] [Plotted by : Terri]
[XREF FILE NAME: DPA62AP.DWG]



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

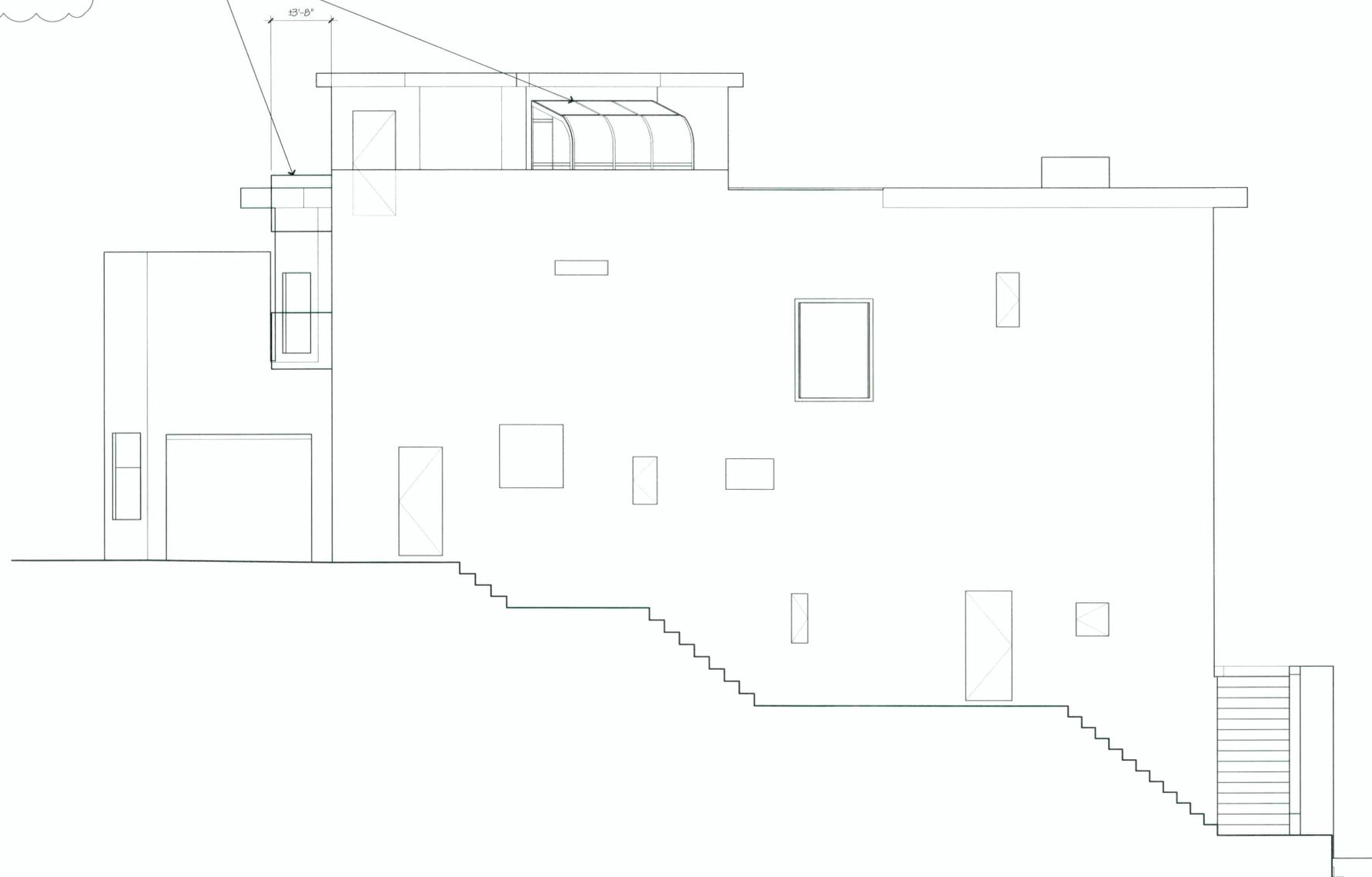
Revision:



EXISTING
EXTERIOR
ELEVATION

E - 201

FUTURE EXPANSION OF ROOF DECK, REMOVAL OF SUNROOM, REPAIR OF (E) FIRE ESCAPE OR REPLACEMENT WITH (N) FIRE ESCAPE UNDER SEPARATE PERMIT #2013.0301.1348



NORTH ELEVATION - EXISTING

[FILE NAME: 1111-E105.DWG] [February 25 - Monday 2013 - 3:05pm] [Plotted by : Terri]
[XREF FILE NAME: DPA3624P DPA3624L]



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:



○ SOUTH ELEVATION - EXISTING

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STANDARD FOR REPRODUCTION
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EXISTING
EXTERIOR
ELEVATION

[FILE NAME: I111-E106.DWG] [February 25 - Monday 2013 - 3:08pm] [Plotted by : Terri]
[XREF FILE NAME: DPAS22.PLT]



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

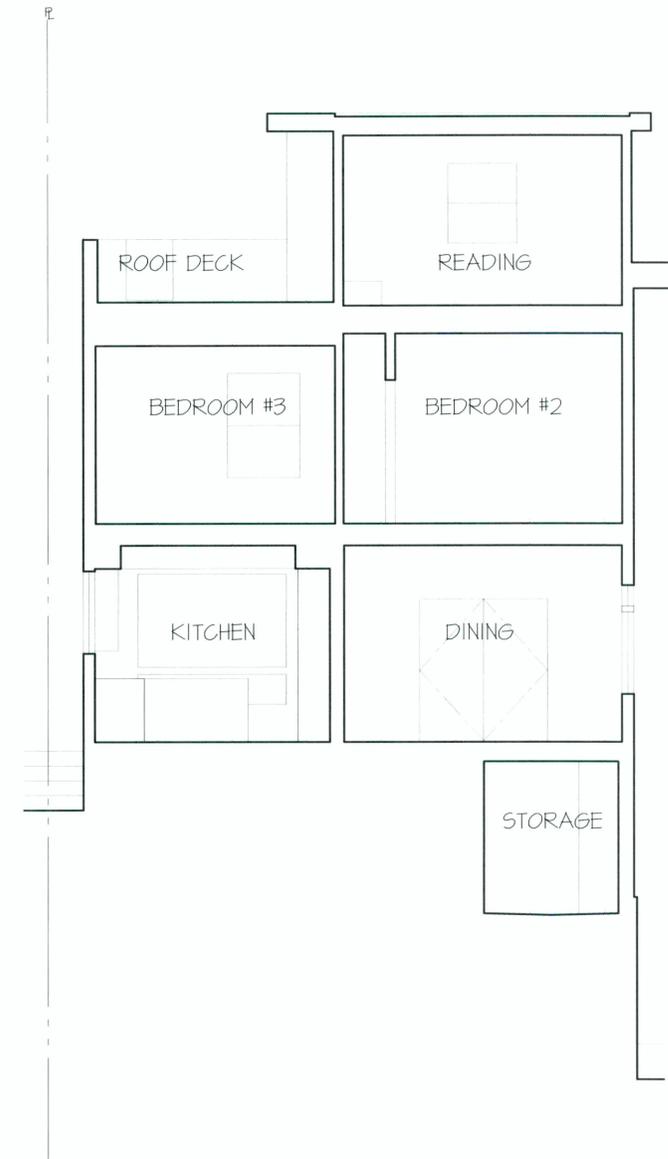


EXISTING BUILDING SECTIONS

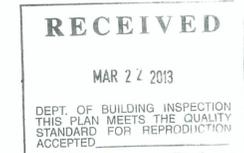
E - 203



BUILDING SECTION A
EXISTING

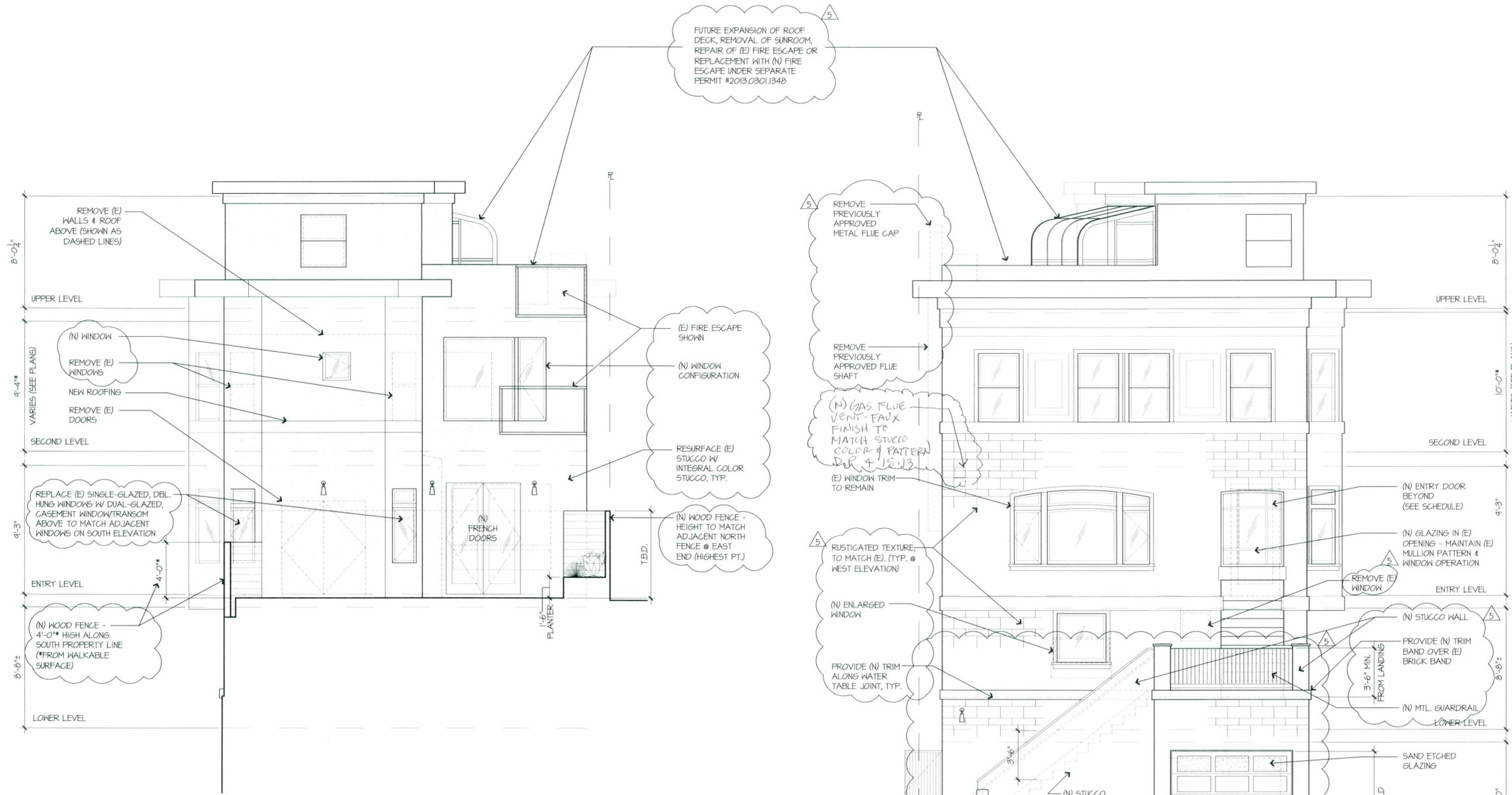
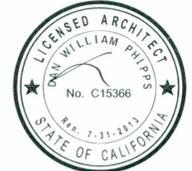


BUILDING SECTION B
EXISTING



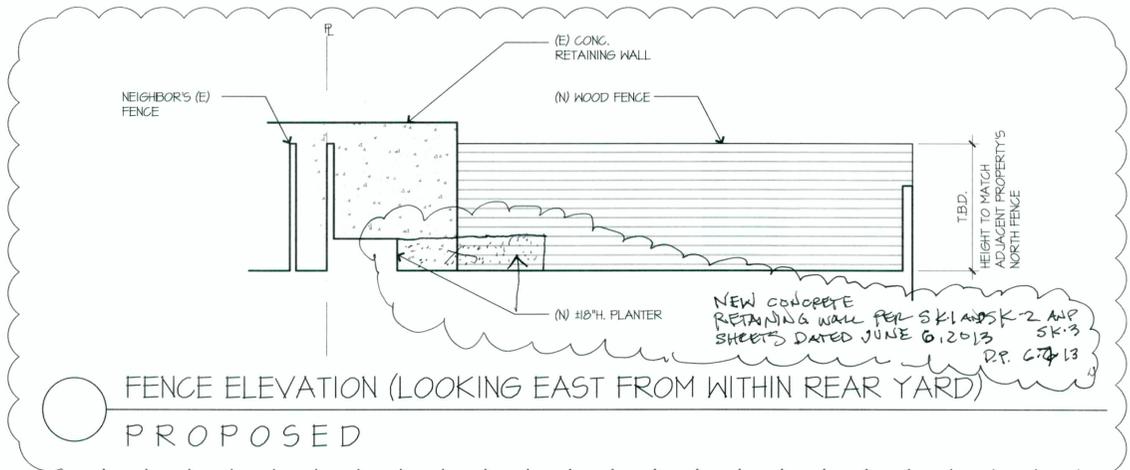
[FILE NAME: 1111-E107.DWG] [February 22 - Friday 2013 - 3:23pm] [Plotted by : terr]
[XREF FILE NAME: DPA3824P DPA3824L]

- ③ PERMIT #3
OCTOBER 5, 2012
- ④ WINDOW REVS II-I-12
- ⑤ PERMIT CONSOLIDAT
MARCH 6, 2013



EAST ELEVATION
PROPOSED

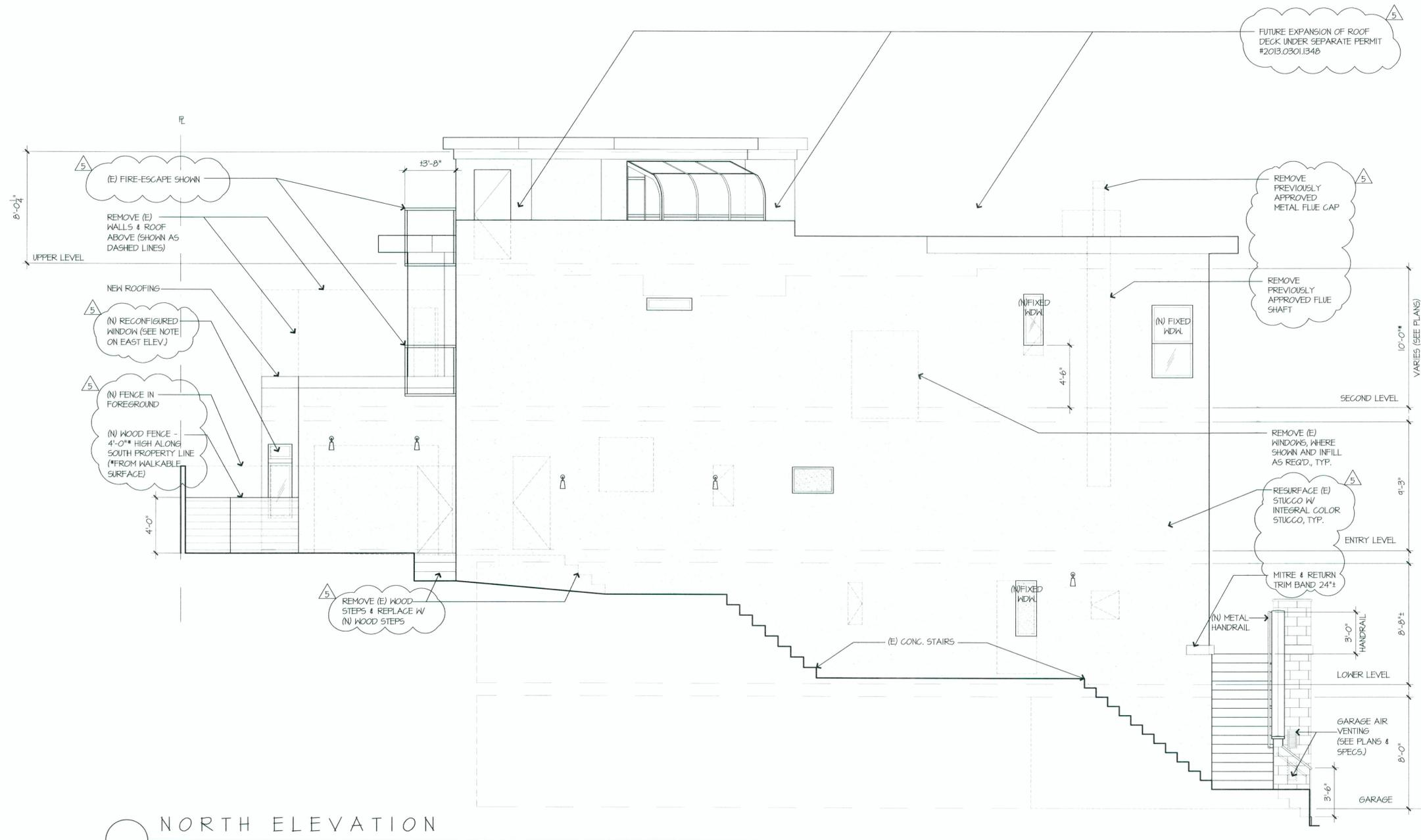
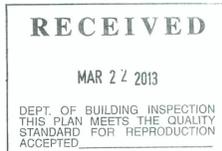
WEST ELEVATION
PROPOSED



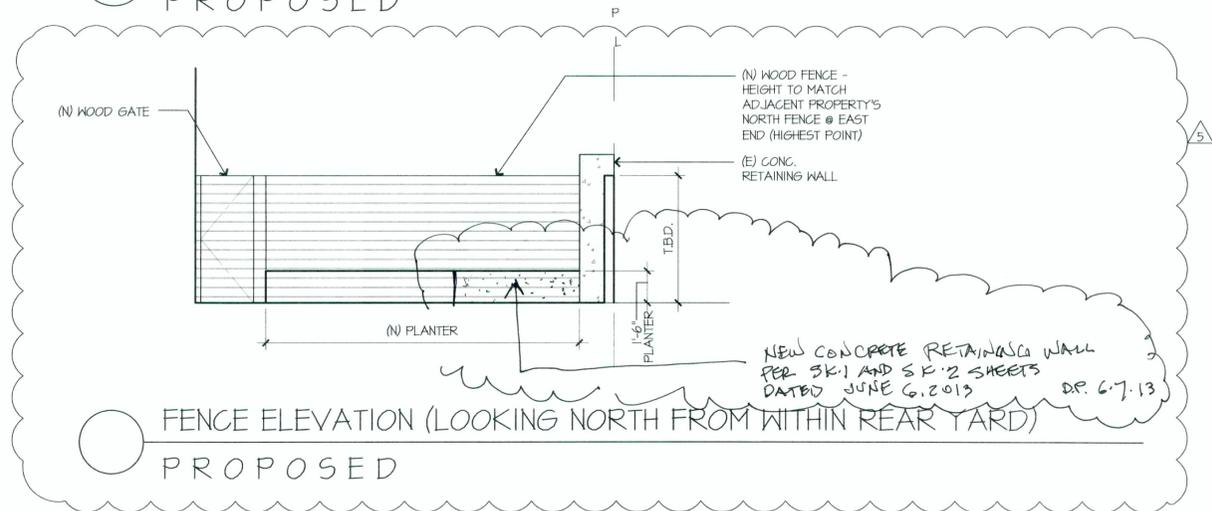
FENCE ELEVATION (LOOKING EAST FROM WITHIN REAR YARD)
PROPOSED

[FILE NAME: 1111-4200.DWG] [February 21, Thursday 2013 - 3:05pm] [Plotted by: kerr] [XREF FILE NAME: DPA3624P.DWG, 1111-ELEV]

- 3 PERMIT #3
OCTOBER 5, 2012
- 4 WINDOW REVS II-I-12
- 5 PERMIT CONSOLIDATION
MARCH 6, 2013



NORTH ELEVATION
PROPOSED



FENCE ELEVATION (LOOKING NORTH FROM WITHIN REAR YARD)
PROPOSED



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

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- 3 PERMIT #3
OCTOBER 5, 2012
- 4 WINDOW REVS II-1-12
- 5 PERMIT CONSOLIDATION
MARCH 6, 2013



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SOUTH ELEVATION
PROPOSED

PROPOSED
SOUTH
EXTERIOR
ELEVATION

A - 202



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Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, LY

Job: IIII

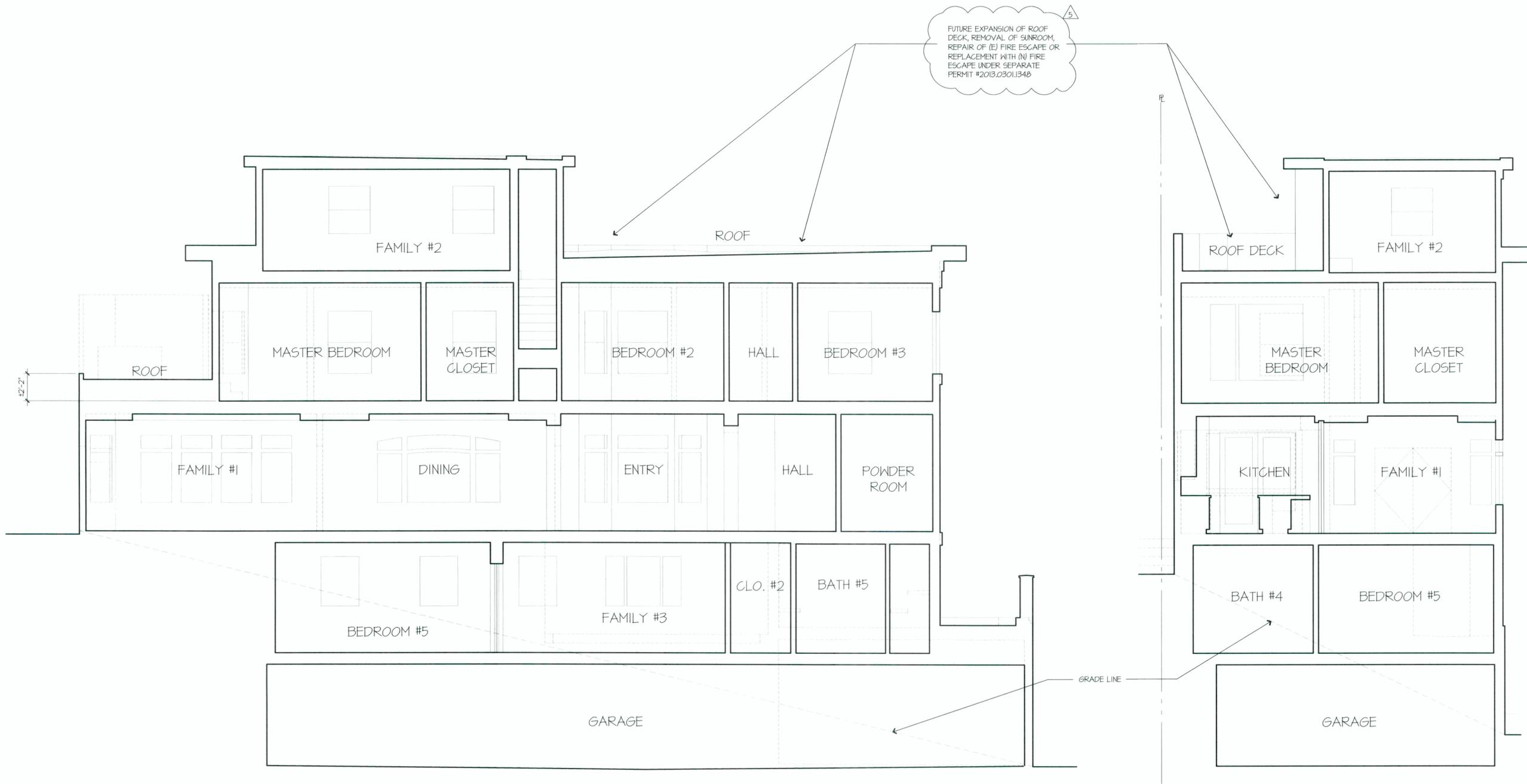
Revision:

△ PERMIT CONSOLIDATION
MARCH 6, 2013



PROPOSED
BUILDING
SECTIONS

A - 203



FUTURE EXPANSION OF ROOF DECK, REMOVAL OF SUNROOM, REPAIR OF (E) FIRE ESCAPE OR REPLACEMENT WITH (N) FIRE ESCAPE UNDER SEPARATE PERMIT #2013.0301.1340

BUILDING SECTION A PROPOSED

BUILDING SECTION B PROPOSED



[FILE NAME: 1111-A203.DWG] [March 06 - Wednesday 2013 - 12:30pm] [Plotted by : terr]
[XREF FILE NAME: DPA35246.DPA35246]



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Date: FEBRUARY 26, 2013

Scale: NA

Drawn: TK, IY

Job: IIII

Revision:
5 PERMIT CONSOLIDATION
FEBRUARY 26, 2013

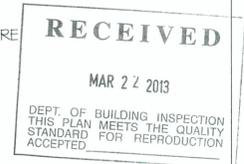


ELECTRICAL
MECHANICAL
PLUMBING
NOTES
& LEGEND

A - 500

ELECTRICAL LEGEND

- WALL SWITCH
-ALL SWITCHES TO BE DIMMER SWITCHES OR
TIMER/MANUAL-ON OCCUPANCY SENSOR
SWITCHES (AT ALL BATHROOMS). MFR:
LUTRON, 'DIVA', SATIN FINISH, COLOR: TBD.
- MULTIPLE-WAY SWITCH
(I.E. 3-WAY SWITCH)
- DOOR JAMB SWITCH
- TYPICAL DUPLEX WALL OUTLET
-SEE ELEC. NOTE #19, THIS SHEET.
-PROVIDE GFI OUTLETS AT ALL BATHROOMS,
KITCHEN AND LAUNDRY AREAS AND AS NOTED
ON PLANS.
- TYPICAL QUAD WALL OUTLET
-PROVIDE GFI TYPE OUTLETS AT ALL
BATHROOM, KITCHEN AND LAUNDRY AREAS.
- WALL-MOUNTED TELEPHONE JACK
- SMOKE DETECTOR
KIDDE, 'SILHOUETTE', #KN-SMFM-1, WHITE.
WIRED TO HOUSE CIRCUIT
- SMOKE/CARBON MONOXIDE DETECTOR COMBO
KIDDE, 'NIGHTHAWK', #KN-COSM-1B
MOUNTED INSTALLATION, UL LISTED.
WIRED TO HOUSE CIRCUIT
- RECESSED DOORBELL
NUTONE #LA14WH - PAINT TO MATCH WALL.
- KEYED GARAGE DOOR OPENER
- GARBAGE DISPOSAL
(SEE APPLIANCE & FIXTURE SCHED.)
- HYBRID 'STRUCTURED CABLE' WITH CAT 5
(INCLUDES PHONE JACK CONNECTIONS)
HOMERUN TO PANEL
- CEILING MOUNTED SPEAKER
VERIFY WITH AUDIO / VISUAL CONSULTANT
- LED UNDERCABINET FIXTURE
GM LIGHTING: DIMMABLE 12V DC RIGID HIGH
OUTPUT LED LINEAR LIGHTBAR, 3500K WARM
WHITE, 3.04W/FOOT, SIZE TO FIT CAB.
- RECESSED CEILING ADJUSTABLE FIXTURE (TYP.)
3" LOW VOLTAGE HOUSING BY HALO:
#H38LVICAT, SQUARE ADJUSTABLE TRIM BY
HALO: #3011WHNB, 15° TILT, WHITE WITH WHITE
BAFFLE, 31W 12V MR16, IC RATED WHERE
REQ'D.
- RECESSED CEILING ADJUSTABLE GIMBAL FIXT.
3" LOW VOLTAGE HOUSING BY HALO:
#H38LVICAT, SQUARE ADJUSTABLE TRIM BY
HALO: #3013WHNB, 35° TILT, WHITE WITH WHITE
BAFFLE, 31W 12V MR16, IC RATED WHERE
REQ'D.
- RECESSED LED CEILING FIXTURE
4" HOUSING BY HALO: #H4561CAT120D, LED
LIGHT ENGINE: #EL405830, SQUARE TRIM BY
HALO: #TL5408WHNB
- RECESSED CEILING ADJUSTABLE FIXT.
3" LOW VOLTAGE HOUSING BY HALO:
#H38LVICAT, ADJUSTABLE SQUARE TRIM BY
HALO: #3012WHNB, 15° TILT, WHITE WITH WHITE
BAFFLE, 31W 12V MR16, IC RATED WHERE
REQ'D.
- WALL-MOUNTED FIXTURE
SBO
- CEILING SURFACE-MOUNTED FIXTURE
SBO
- CEILING-MOUNTED FLUORESCENT FIXT.
ILLUMINATING EXPERIENCES 'MELTEMI' #ESOLO
ELECTRONIC® #M10055, 18 1/2" D., 2-26W,
624q-3 2100°K., WHITE.
- WALL-MOUNTED FLUORESCENT FIXTURE
SBO
- PENDANT FIXTURE
SBO
- CHANDELIER FIXTURE
SBO
- EXTERIOR LIGHT
SBO
- EXTERIOR LIGHT W/ MOTION SENSOR
SBO



PLUMBING LEGEND

- EXTERIOR HOSE BIBB
WITH NONREMOVABLE BACKFLOW PREVENTER.
- GAS VALVE

MECHANICAL LEGEND

- MECHANICAL UNIT
SEE TITLE 24 REPORT
- WATER HEATER
SEE TITLE 24 REPORT
- CEILING EXHAUST FAN
PANASONIC, 'WHISPER' SERIES, SIZE AS
REQUIRED PER BATHROOM, WHITE COLOR.
- KITCHEN HOOD FAN
DUCT TO EXTERIOR
(SEE APPLIANCE & FIXT. SCHEDULE).
- THERMOSTAT
NEST, OR APPROVED EQUAL, COMMUNICATING
THERMOSTAT

MECHANICAL NOTES

- HVAC SYSTEM:** Contractor to design/build hydronic radiant floor heating system and submit to the Architect for review and approval of design. Title 24 Report and Permits for related work to be obtained by the Contractor.
- RULES & REGULATIONS:** All work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshall, the safety orders of the Division of Industrial Safety, Department of Industrial Relations of the State of California and the California Plumbing Code and any other applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
- SERVICE:** Contractor to verify adequacy of existing water, sewer and gas service lines and metering for proposed improvements. Contractor to make any changes or additions as needed to meet such requirements. Confirm locations of new equipment with Architect prior to installation. **Work for new underground service lines to include trenching and sleeving of foundation walls and back-filling and replacement of paving or other finish surfaces as required.**
- FIELD CHECK:** Contractor shall be responsible for reviewing existing field conditions and reporting design issues to Architect prior to beginning work if they exist.
- LOCATIONS:** Contractor shall verify proposed locations of all equipment, ducts, registers, air returns, radiators, manifolds and thermostats as appropriate to system with Architect before proceeding with rough-in work.
- CONCEALMENT:** Lines and ducts shall be concealed behind finish surfaces unless otherwise indicated. Verify with Architect where chases might be required before proceeding with rough-in work. Penetrations of building structural elements is not permitted without Structural Engineer's approval.
- HOOK-UPS:** Provide all required power, water, gas and vent hook-ups as required for Contractor- and Owner-supplied appliances and plumbing fixtures. See Appliance and Plumbing Fixture Schedule.
- SUBMITTALS:** For Contractor supplied appliances and equipment submit Manufacturer's literature including full product descriptions, illustrations, specifications and the line drawings showing clearance and rough-in information.
- SEISMIC RESTRAINT:** Ducts and equipment are to be installed with seismic restraints.
- COORDINATION:** Contractor to resolve conflicts of layout with and avoid damage to work by other trades.
- EXHAUST SYSTEM:** Bathroom fans and kitchen exhaust hoods are to be ducted to exterior with limitations as recommended by equipment Manufacturer. See Electrical, Plumbing, Mechanical Legend.
- DUCT INSULATION:** Ducts through unconditioned spaces are to be wrapped with insulation.
- DRYER VENT:** Duct dryer vent to exterior of building (not to under-floor area). Duct run shall not exceed 14' total unless Manufacturer instructions state otherwise. CMC 504.3.

TITLE 24 LIGHTING CALCULATIONS

RESIDENTIAL KITCHEN LIGHTING WORKSHEET W5-5R									
Project Title					Date				
CHOW MINISINI RESIDENCE					MAY 15, 2012				
At least 50% of the total rated wattage of permanently installed luminaires in the kitchen must be in luminaires that are high efficacy luminaires as defined in Table 150-C. Luminaires that are not high efficacy must be switched separately.									
Luminaire Type	High Efficacy?	Watts	Quantity	= High Efficacy Watts	or	Other Watts			
CFL	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26	x 7	= 182	or				
LED 3.04W/FT	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3.04	x 11'	= 33.44	or				
	Yes <input type="checkbox"/> No <input type="checkbox"/>			=	or				
A19	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	75	x 2	=	or	150			
	Yes <input type="checkbox"/> No <input type="checkbox"/>			=	or				
Total: A:				215.44	B:	150			
							COMPLIES IF A ≥ B Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

LIGHTING NOTES

- BEDROOM, HALLWAY, STAIRS, DINING ROOM AND CLOSETS BIGGER THAN 10 SQUARE FEET: ALL HIGH EFFICIENCY LIGHTING UNLESS LIGHTING IS CONTROLLED BY DIMMER SWITCH OR CERTIFIED OCCUPANT SENSORS (MANUAL-ON SENSOR OR NO "ALWAYS ON" OPTION).
- BATHROOMS, LAUNDRY ROOM, GARAGE AND UTILITY ROOM: ALL HIGH EFFICIENCY LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT OR VACANCY SENSOR(S) (MANUAL-ON SENSOR OR NO "ALWAYS ON" OPTION).
- OUTDOOR LIGHTING: TO BE ALL HIGH-EFFICIENCY LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.
- VERIFY SWITCHING CONFIGURATIONS AND LOCATIONS OF ALL SWITCHES, OUTLETS & DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

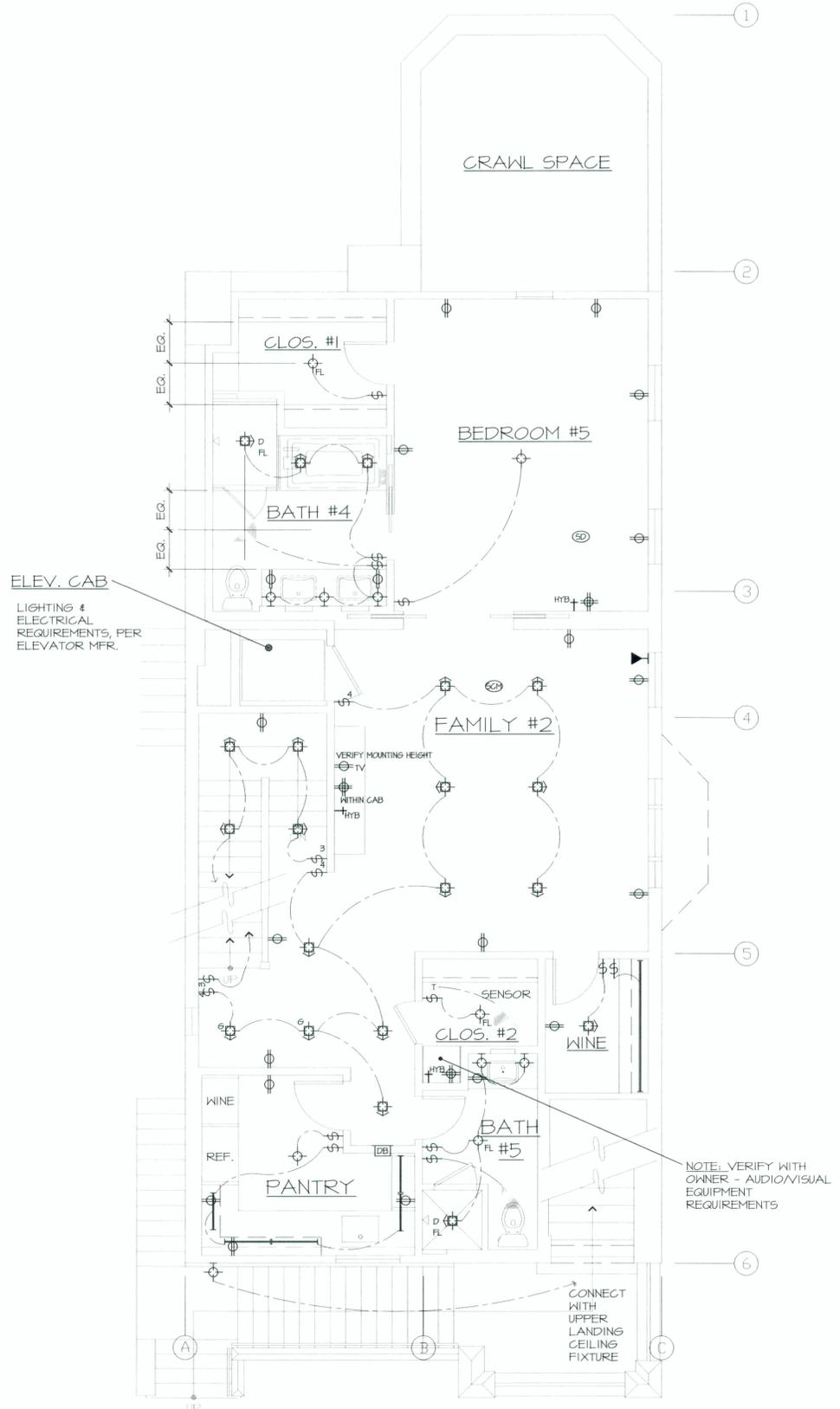
PLUMBING NOTES

- RULES & REGULATIONS:** All work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshall, the safety orders of the Division of Industrial Safety, Department of Industrial Relations of the State of California and the California Plumbing Code and any other applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
- SERVICE:** Contractor to verify adequacy of existing water, sewer and gas service lines and metering for proposed improvements. Contractor to make any changes or additions as needed to meet such requirements. Confirm locations of new equipment with Architect prior to installation. **Work for new underground service lines to include trenching and sleeving of foundation walls and back-filling and replacement of paving or other finish surfaces as required.**
- FIELD CHECK:** Contractor shall be responsible for maintaining the existing water, drain and gas line relationships, where remaining. Report discrepancies to Architect prior to beginning work if they exist.
- EXAMINATION OF EXISTING:** In any case where a new line may tie into and extend an existing line within the limits of the renovation work, the Contractor shall examine the entire existing line and determine whether the new work will be adversely affected by it. The architect shall be notified of any such conflicts.
- CONCEALMENT:** All new rough-in work is intended to be concealed behind finished surfaces. Exposed existing rough-in work in areas of new construction is to be eliminated or altered to be concealed as required. Verify with Architect where chases would be required before proceeding with rough-in work.
- STRUCTURAL PENETRATIONS:** Verify with Structural Engineer all locations where penetrations of structural building elements may be allowed for concealment of rough plumbing lines. Penetrations of building structural elements is not permitted without Structural Engineer's approval. Contractor shall be responsible for structural repair of unapproved penetrations.
- COORDINATION:** Contractor to resolve conflicts of layout with and avoid damage to work by other trades.
- LOCATIONS:** Contractor shall locate all new water and drain connections and verify exact locations with Architect before proceeding with rough-in work.
- HOOK-UPS:** Provide all required water, drain, gas and vent hook-ups as required by Manufacturers for Contractor- and Owner-supplied appliances and plumbing fixtures. See Appliance and Plumbing Fixture Schedule for equipment.
- SUBMITTALS:** For Contractor supplied appliances and equipment submit Manufacturer's literature including full product descriptions, illustrations, specifications and the line drawings showing clearance and rough-in information.
- PLUMBING SOLDER:** All new plumbing solder on water supply lines to be 100% lead-free.
- SEISMIC RESTRAINT:** New and existing plumbing lines are to be installed with seismic restraints. Water heater is to be anchored to building structure with straps within upper and lower 1/3 of unit, with lower strap at least 4" above controls. CPC 510.5.
- PRESSURE RELIEF VALVE:** Provide water heater pressure/temperature relief valve with drain to outside of building or other approved location. CPC 608.6. No part of drain may be installed where it would be subject to freezing. CPC 608.5.
- SHOWER VALVES:** Provide showers and tub-shower combinations with individual control valves of the pressure balance or the thermostatic mixing valve type. CPC 420.0. See Plumbing Fixture Schedule.
- BACKFLOW DEVICES:** Provide a non-removable backflow prevention device on all exterior hose bibbs, and lawn sprinkler/irrigation systems. CPC 603.4.6.
- PLUMBING CLEAN-OUTS:** Plumbing clean-outs within the basement crawl space are to be located within 20 feet of the access points.
- PIPE INSULATION:** Insulate hot water pipes through unconditioned spaces.
- RECIRCULATING HOT WATER:** Provide system to recirculate hot water to **remote portions of the building**.
- HYDRONIC HEATING SYSTEM:** Further notes regarding hydronic systems are included in the Mechanical Notes.

ELECTRICAL NOTES

- RULES & REGULATIONS:** All work and materials shall be in full accordance with the latest rules and regulations of the National Board of Fire Underwriters, the State Fire Marshall, the Safety Orders of the Division of Industrial Safety, Department of Industrial Relations of the State of California, the California Electrical Code and any other applicable state or local laws and ordinances (see General Notes). Nothing on these drawings is to be construed to permit work not conforming to these codes.
- SERVICE:** Contractor to verify adequacy of existing electrical service, metering and sub-panel circuiting for proposed improvements. Contractor to make any changes or additions as needed to meet such requirements including replacement of fuse panels with breaker panels. Confirm locations of all new panels with Architect prior to installation. **Work for new underground service lines to include trenching and sleeving of foundation walls and back-filling and replacement of paving or other finish surfaces as required.**
- FIELD CHECK:** Contractor shall be responsible for maintaining the existing switch and fixture relationships and functions as well as existing telephone and electrical outlets, where intended to remain. Report discrepancies to Architect prior to beginning work if they exist.
- EXISTING CIRCUITS:** In any case where a new line may tie into and extend an existing line within the limits of the renovation work, the Contractor shall examine the entire existing line and determine whether the new work will be adversely affected by it. The Architect shall be notified of any such conflicts.
- CONCEALMENT:** All new rough-in work is intended to be concealed behind finished surfaces. Exposed existing rough-in work in areas of new construction is to be eliminated or altered to be concealed as required. Confirm with Architect where such conditions occur.
- LOCATION VERIFICATION:** Outlets and fixtures are generally intended to center on wall or ceiling surfaces where generally shown as such. Provide any necessary blocking. Contractor shall mark proposed locations on site of all new telephone/electrical outlets, switches and fixtures and field verify exact locations with Architect before proceeding with rough-in work. None shall be installed so that cover plates would interrupt bases, casework or trim.
- HEIGHTS:** Within spaces where existing outlets and switches are to remain, match new work to existing heights unless noted otherwise. At other spaces electrical, data and telephone outlets are to be mounted horizontally in center of flat portion of wood baseboard and switches are to be 4'-0" high, unless noted otherwise. All heights are given from finished floor to center of cover plate, mounted vertically.
- BACK-TO-BACK MOUNTING:** Junction boxes, outlets and switches shall not be mounted back-to-back in a wall to maintain acoustic separation.
- GASKETS:** Gasket all new and existing outlets and switches on exterior walls and walls to unconditioned spaces.
- HOOK-UPS:** Provide all power hook-ups as required for Contractor and Owner supplied appliances and lighting fixtures whether or not specifically indicated on the drawings. See Appliance and Fixture Schedule. Provide dedicated circuits where Code required and for any major media devices where indicated.
- SUBMITTALS:** For Contractor supplied appliances and equipment submit Manufacturer's literature including full product descriptions, illustrations, specifications and the line drawings showing clearance and rough-in information.
- RECESSED LIGHT FIXTURES:** Field verify appropriate recessed lighting fixture housings regarding remodeled vs. new ceilings and protection from ceiling insulation where required. Provide IC type housings or barriers for insulation where required by Code to maintain required insulation clearances to electrical fixtures.
- SMOKE DETECTORS:** Add smoke detectors wired to house circuit with battery back-up to every bedroom and hallway - one per floor minimum, where not existing, as Code requires. Verify exact locations in field with Architect prior to installation.
- ARC-FAULT INTERRUPTERS:** At all rooms, including those indicated as 'WP' or 'GFI' types, to be protected by arc-fault circuit interrupter devices. CEC 210-12
- APPLIANCE CIRCUITS:** Provide at least two separate 20 amp circuits for small appliances in kitchen, pantry, dining room and similar areas, with no other outlets on the circuits. CEC 2120-11(c)(1), 210-52(b).
- LAUNDRY CIRCUITS:** Provide at least one separate 20 amp circuit to laundry appliances. CEC 210-11(c)(2).
- BATHROOM CIRCUITS:** Provide at least one 20 amp circuit for bathroom outlets, with no other outlets on the circuit. CEC 210-11(c)(3).
- DAMP LOCATIONS:** Light fixtures in tub or shower enclosures or other wet/damp locations shall be labeled "suitable for damp locations". CEC 410-4(a).
- OUTLET RECEPTACLES:** All 125-volt, 15 and 20 amp receptables in the dwelling unit shall be listed as Tamper Resistant. CEC 406.11

[FILE NAME: 1111-A500.DWG] [June 05 - Tuesday 2012 - 10:15am] [Plotted by : terr]
[XREF FILE NAME: DPA3624P DPA3624L]

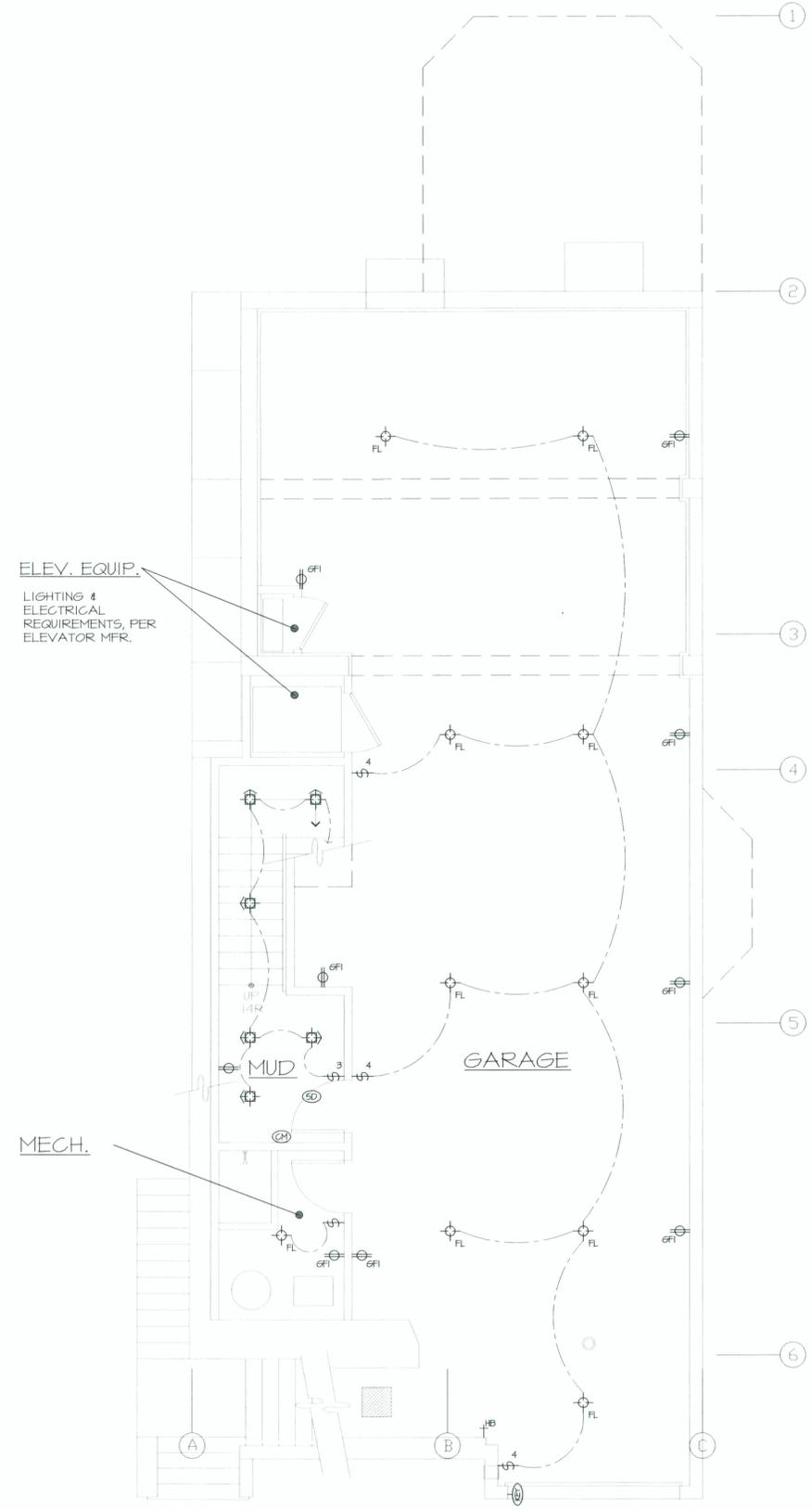


NOTE: VERIFY WITH OWNER - AUDIOVISUAL EQUIPMENT REQUIREMENTS

CONNECT WITH UPPER LANDING CEILING FIXTURE



LOWER LEVEL ELECTRICAL PLAN



ELEV. EQUIP.
LIGHTING & ELECTRICAL REQUIREMENTS, PER ELEVATOR MFR.

MECH.



GARAGE LEVEL ELECTRICAL PLAN

[FILE NAME: 1111-AS01.DWG] [November 13, Tuesday, 2012, 11:22am] [Plotted by: Terri]
 [XREF FILE NAME: DPA3624P DPA3624L 1111-MEP 1111-FP-REVISED ELEVATOR LAYOUT 1111-GRIDLINES]



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CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
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94115

Date: FEBRUARY 26, 2013

Scale: 1/4" = 1'-0"

Drawn: TK, IY

Job: IIII

Revision:

△ PERMIT CONSOLIDATION
FEBRUARY 26, 2013



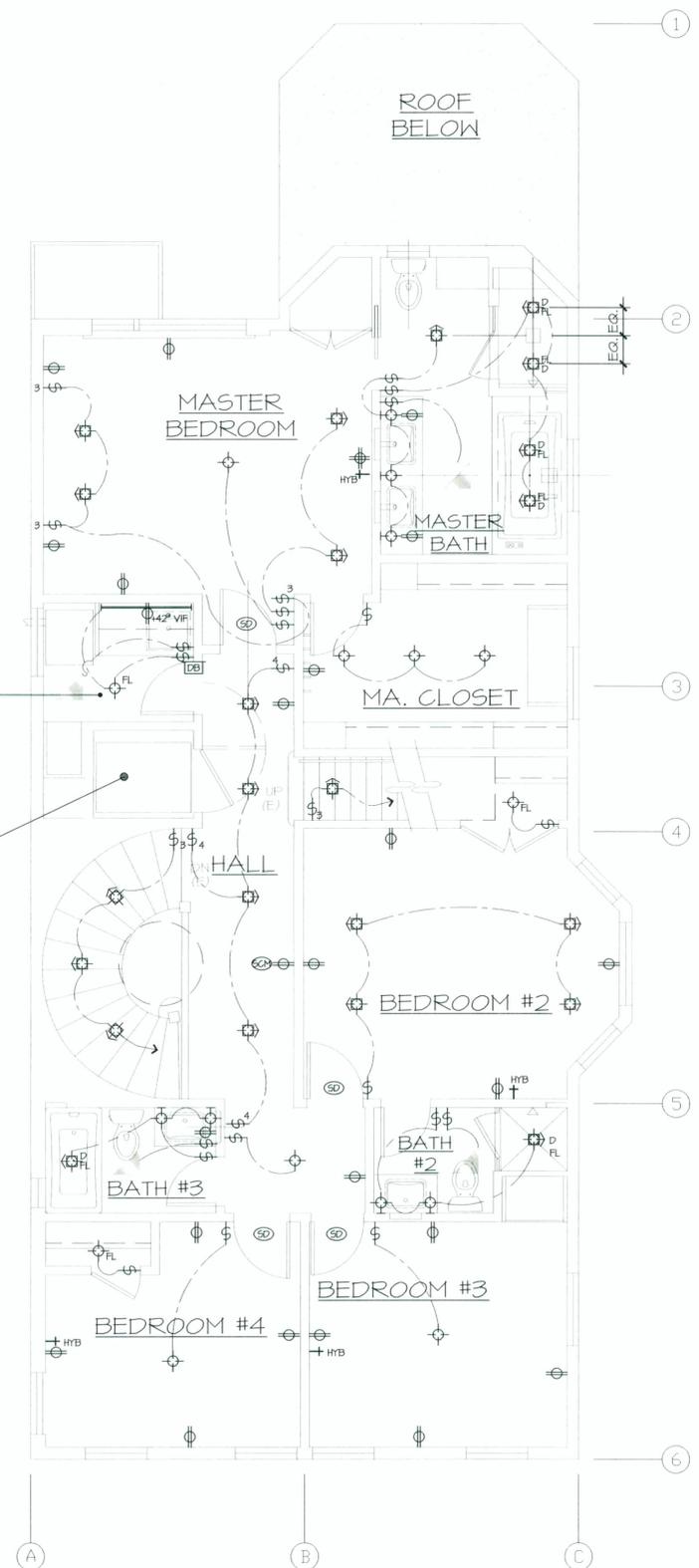
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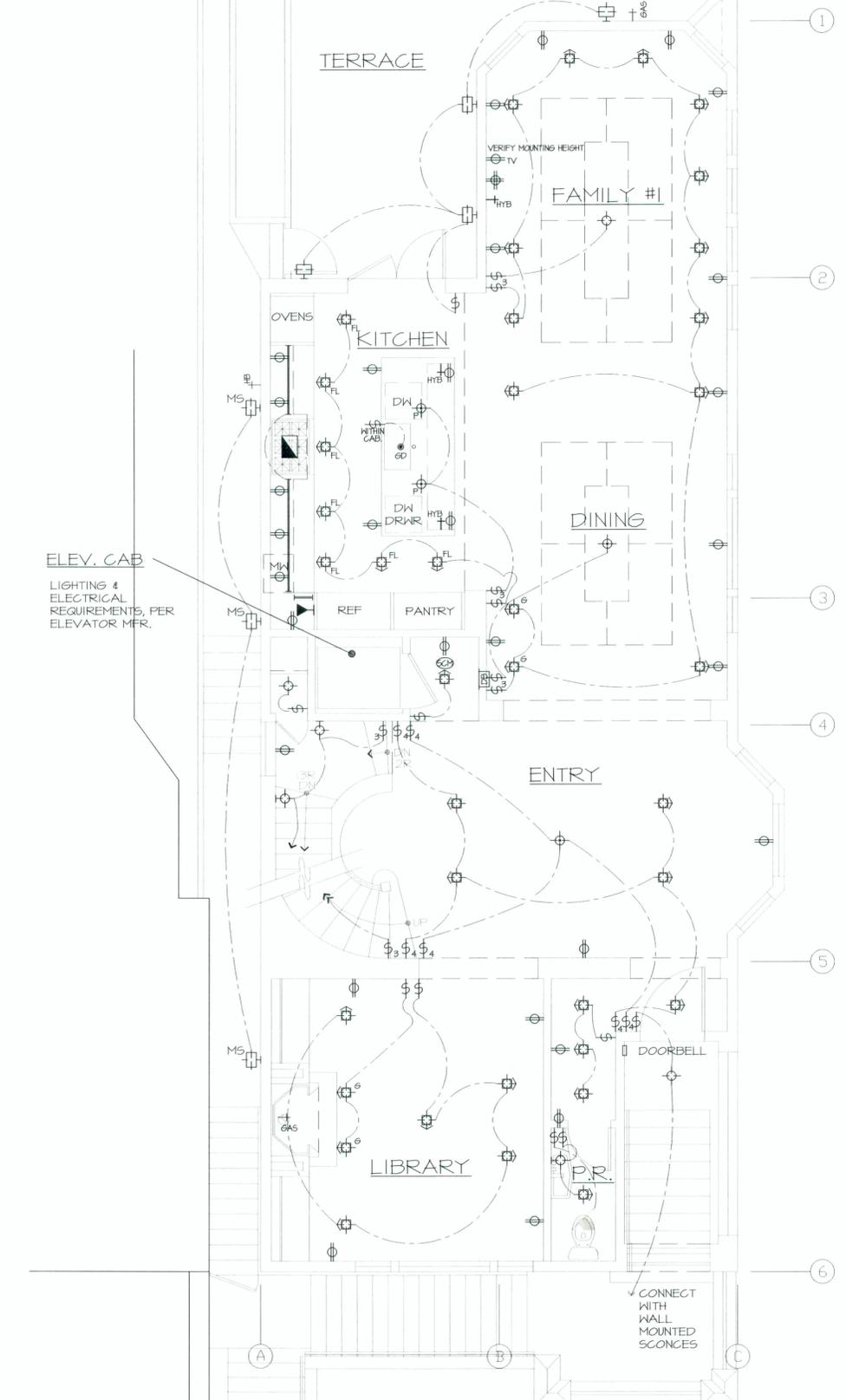
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED

PROPOSED
ENTRY & SECOND
LEVEL ELECTRICAL
PLANS

A - 502



SECOND LEVEL ELECTRICAL PLAN



ENTRY LEVEL ELECTRICAL PLAN

[FILE NAME: 1111-ASCO.DWG] [Month: 15 - Friday, 2013 - 10:57:40] [Drawn by: MVI]
[XREF FILE NAME: DPA324P DPA324L 1111-MEP 1111-FP-REVISED ELEVATOR LAYOUT 1111-GRIDLINES]

STRUCTURAL NOTES:

1. DESIGN CRITERIA:

- 1.1 DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2010 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
1.2 DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
1.3 LIVE LOADS: ROOF (FLAT) = 20 PSF, FLOOR = 40 PSF
1.4 SEISMIC (ASCE 7-05): V = 0.154 W, SEISMIC DESIGN CATEGORY E, IMPORTANCE FACTOR I = 1.0, REDUNDANCY FACTOR RHO = 1.0, SITE CLASS B, (LAT, LONG) (37.7910, -122.4473), MAPPED VALUES Ss = 1.5, Sv = 0.714, SEISMIC VALUES Sds = 1.00, S1 = 0.476
STRUCTURAL SYSTEM FACTOR R = 6.5 PLYWOOD SW, ANALYSIS PROCEDURE LINEAR STATIC
1.5 WIND LOADS (ASCE 7-05 SIMPLIFIED PROCEDURE): PRIMARY SYSTEMS, P = lambda Kzt I Dsso = 14.1 PSF, WHERE V = 85 MPH, lambda = 1.09, Kzt = 1.0, Dsso = 12.9 PSF, Iw = 1.0, BASIC WIND SPEED H = 40FT, EXPOSURE B, TOPOGRAPHIC EFFECT PRIMARY SYSTEMS, ZONE A, STANDARD OCCUPANCY

2. STRUCTURAL DRAWINGS:

- 2.1 NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. FOR CONDITIONS NOT SPECIFICALLY SHOWN PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY WITH THE ARCHITECT IF NEEDED.
2.2 REVIEW ALL EXISTING FEATURES AND CONDITIONS UPON WHICH THESE DRAWINGS RELY.
2.3 COMPARE STRUCTURAL DRAWINGS WITH THE VARIOUS OTHER DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
2.4 DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
2.5 SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR INSERTS, SLEEVES, BLOCKOUTS AND OTHER CONDITIONS.
2.6 SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPROOFING DETAILS.

3. CONSTRUCTION:

- 3.1 ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE, 2010 EDITION.
3.2 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THIS BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY SHORING, BRACING AND SCAFFOLDING REQUIRED TO COMPLETE THIS WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND SCAFFOLDING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOFS, WALLS, AND SHEATHING THAT AFFECT THE SHORED PORTION OF THE WORK HAVE BEEN ENTIRELY CONSTRUCTED. THE ARCHITECT'S (OR ENGINEER'S) PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
3.3 THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE MOVEMENT/SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SHORING, BRACING, AND SOIL RETENTION SYSTEMS NEEDED TO BRING THE PROJECT TO ITS PERMANENT (AS DESIGNED) CONDITION.
3.4 THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SO AS TO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE.
3.5 THE IMPOSED CONSTRUCTION LOADS SHALL NOT BE MORE THAN DESIGN LIVE LOADS.
3.6 WORK SHALL INCLUDE REPAIR AND/OR REPLACEMENT OF DEFECTIVE ITEMS.
3.7 OPENINGS IN FLOORS, SHEAR WALLS, BEAMS, OR JOISTS LARGER THAN THOSE SHOWN ON TYPICAL DETAILS OR STRUCTURAL DRAWINGS SHALL BE REVIEWED BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

4. EXISTING CONDITIONS:

- 4.1 INFORMATION REGARDING EXISTING CONDITIONS IS PRESENTED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4.2 THE REMOVAL CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR APPROVAL OBTAINED BEFORE PROCEEDING WITH THE WORK.

5. EXCAVATION, UNDERPINNING AND SHORING

- 5.1 THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENTS OF THE SOIL RETENTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.

- 5.2 DESIGN AND CONSTRUCTION OF TEMPORARY AND/OR PERMANENT UNDERPINNING, SHORING AND BULK HEADING FOR EARTH RETENTION DURING EXCAVATION SHALL BE BY AN EXPERIENCED SUBCONTRACTOR WHO SPECIALIZES IN THIS TYPE OF WORK.
5.3 SHORING, UNDERPINNING, AND EARTH RETENTION CALCULATIONS AND DRAWINGS, IF REQUIRED, SHALL BE PREPARED AND SUBMITTED TO THE SOILS ENGINEER AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. CALCULATIONS AND DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
5.4 THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEMS WITH ALL ELEMENTS OF THE PERMANENT BUILDING. THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM AND TO PERMIT MONITORING OF WALL AND GROUND MOVEMENTS.
5.5 PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH BENCH MARKS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED. THESE MARKS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT FREQUENT INTERVALS DURING ACTUAL EXCAVATION AND CONTINUING DURING EACH SUBSEQUENT PHASE OF THE WORK AND SUBMITTED TO THE ARCHITECT FOR INFORMATION. SEE THE SOILS REPORT FOR SPECIFIC RECOMMENDATIONS.
5.7 THE CONTRACTOR SHALL PROVIDE POSITIVE PROTECTION (MAT/SHEET COVERINGS) FOR ALL EXCAVATION SLOPES TO PROTECT SLOPES FROM INSTABILITY AND DETERIORATION DUE TO RAIN OR WIND.
5.8 THE OWNER'S SOIL TESTING LABORATORY SHALL REVIEW AND MONITOR THE EXCAVATION, DEWATERING AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL PROVIDE, INSTALL AND SURVEY: a. VERTICAL AND HORIZONTAL MOVEMENTS OF THE TOP OF THE SOIL RETENTION SYSTEM. b. BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS. c. OBSERVATION WELLS FOR MONITORING WATER LEVELS BELOW GROUND SURFACE.

6. FOUNDATIONS/SITE PREPARATION:

- 6.1 FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REPORT BY ROLLO & RIDLEY GEOTECHNICAL ENGINEERS, SAN FRANCISCO DATED JANUARY 27, 2012. SPREAD FOOTINGS: MAXIMUM SOIL PRESSURE = 8,000 PSF DL + LL (BEARING ON BEDROCK) = 10,670 PSF DL + LL + SEISMIC/WIND BUILDING RETAINING WALLS (DESIGNED FOR THE RESTRAINED CONDITION): STATIC AT-REST PRESSURE = 50 PCF EFV DYNAMIC PRESSURE = 30 PCF EFV + 15xH, WHERE H = HT OF WALL IN FT PASSIVE BEARING PRESSURE = 2,500 PSF (RECTANGULAR DISTRIBUTION) FRICTION COEFFICIENT = 0.4 x DEAD LOAD
6.2 ALL SITE GRADING, FILLS AND SOIL PREPARATION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND ALL WORK SHALL BE DONE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER OR OWNER'S SOIL TESTING LABORATORY.
6.3 FOOTINGS SHALL EXTEND TO SUCH DEPTH AS TO BEAR ON FIRM, UNDISTRIBUTED SOIL. FOOTING DEPTHS SHOWN ON THE DRAWINGS ARE MINIMUM DEPTHS. FOOTINGS MAY BE POURED IN NEAT EXCAVATED TRENCHES, PROVIDED PRECAUTIONS ARE TAKEN TO INSURE NO CAVING OR SLUFFING OCCURS WHICH WILL RESULT IN UNSUITABLE BASE CONDITIONS OR INCLUSION OF SOIL MATERIAL IN THE CONCRETE WORK.
6.4 MATERIALS FOR SUB-CAPILLARY BREAK UNDER CONCRETE SLABS ON GRADE SHALL BE FREE-DRAINING GRAVEL OR CRUSHED ROCK. NOT MORE THAN 25% OF ROCK MAY PASS A 1/2" SIEVE AND NOT MORE THAN 6% MAY PASS A 3/8" SIEVE. ROCK COURSE SHALL BE ROLLED TO A SMOOTH SURFACE. A 2" MINIMUM LAYER OF CLEAN, IMPORTED AND SAND SHALL BE PLACED OVER THE SUB-SLAB VAPOR BARRIER OR MEMBRANE. MOISTEN SAND JUST PRIOR TO POURING CONCRETE SLAB.
6.5 BEFORE BACKFILLING BEHIND CONCRETE WALLS (BASEMENT WALLS, RETAINING WALLS, ETC.) CONCRETE SHALL HAVE ATTAINED FULL DESIGN STRENGTH AND ALL SUPPORTS (FLOORS, SLABS, BEAMS, ETC.) WHICH ARE REQUIRED FOR THE STABILITY OF THE WALL SHALL HAVE BEEN COMPLETED.
6.6 FOOTING EXCAVATIONS SHALL BE CLEANED OF LOOSE SOILS. NO FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUB-GRADE CONTAINING FREE WATER. DEWATERING, IF REQUIRED, MUST BE CAREFULLY AND PROPERLY DONE TO AVOID DISTURBING THE FOUNDATION SOILS. OVER-EXCAVATED AREA FOUNDATIONS MUST BE BACKFILLED WITH CONCRETE.
6.7 THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

7. CONCRETE WORK:

- 7.1 FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP OR DEFLECTION.
7.2 SEE ARCHITECTURAL, ELECTRICAL, HVAC, PLUMBING AND MECHANICAL DRAWINGS FOR DETAILS AT DOOR AND WINDOW OPENINGS, FLOOR TYPE HINGES, TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS, ETC., AND FOR LOCATION OF SLEEVES, PIPES AND OTHER EMBEDDED ITEMS. OPENINGS THROUGH SLAB OR WALLS NOT SHOWN ON STRUCTURAL DRAWINGS WHICH WOULD INTERRUPT REINFORCING BARS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER.
7.3 PIPES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.

- 7.4 ALL REINFORCING, EMBEDMENTS, INSERTS, ETC., SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORTS TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
7.5 WHERE NOT SHOWN ON STRUCTURAL DRAWING, SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, LOCATIONS OF MISCELLANEOUS INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE ARCHITECTURAL FLOOR FINISH DETAILS, CONCRETE STAIR LOCATIONS, ETC.
7.6 CONCRETE SHALL BE READY MIXED CONFORMING TO ASTM C94, HAVING THE FOLLOWING MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTHS AND UNIT WEIGHTS: FOOTINGS, SLAB ON GRADE 2,500 PSI, 145 PCF GRADE BEAMS 2,500 PSI, 145 PCF SIDEWALK, CURBS, BACKFILL CONCRETE, ALL OTHER CONCRETE 2,500 PSI, 145 PCF
7.7 USE MINIMUM 4-1/2 SACKS OF CEMENT PER CUBIC YARD FOR 2500 PSI CONCRETE AND 5 SACKS FOR 3000 PSI CONCRETE.
7.8 THE CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
7.9 PROPORTION CONCRETE WITH A MINIMUM OF 20% AND A MAXIMUM OF 50% FLY ASH OR SLAG REPLACEMENT.
7.10 USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
7.11 NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE WITHOUT THE ARCHITECT'S AND ENGINEER'S PRIOR REVIEW AND WRITTEN APPROVAL.
7.12 SLUMP SHALL BE THE MINIMUM CONSISTENT WITH PROPER PLACING, IN GENERAL: STRUCTURAL SLABS 2-1/2" TO 3-1/2" FOOTINGS, SLAB ON GRADE 3-1/2" TO 4-1/2" THIN OR CONGESTED SECTIONS 4-1/2" TO 5"
7.13 USE 3/4" AGGREGATE WHEREVER CLEARANCES PERMIT. USE 3/8" AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
7.14 ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDESIRABLE SEGREGATION.
7.15 HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
7.16 VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEYS AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE 1/4 AND 3/4 POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
7.17 THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
7.18 CONTRACTOR SHALL INFORM THE ARCHITECT AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.

8. CONCRETE REINFORCING STEEL:

- 8.1 REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 FOR ALL BAR SIZES AND ASTM A706 GRADE 60 FOR ALL WELDED BARS.
8.2 ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR AND REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
8.3 UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS: a. CONCRETE CAST AGAINST EARTH 3" b. FORMED SURFACES EXPOSED TO EARTH OR WEATHER NO. 5 AND SMALLER, WIRE MESH 1-1/2" ALL OTHER BARS 2" c. JOISTS, SUSPENDED SLABS, INTERIOR WALL SURFACES NO. 11 AND SMALLER 3/4" NO. 14 AND LARGER 1-1/2" d. COLUMNS, BEAMS 1-1/2"
8.4 REINFORCING S-HALL BE CONTINUOUS WITH SPLICES ONLY WHERE SHOWN.
8.5 FOR MINIMUM LAP LENGTH, SEE SCHEDULE UNLESS OTHERWISE NOTED. SPLICES TO BE STAGGERED SO THAT HALF OR LESS OF BARS ARE LAPPED AT ONE POINT.
8.6 BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.
8.7 BEAM AND SLAB REINFORCING SHALL NOT BE SLEEVED OR OTHERWISE INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS.
8.8 ALL WALLS AND SLABS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, GIRDERS, COLUMNS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING, UNLESS NOTED OTHERWISE.
8.9 ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS SHOWN ON DETAILS.
8.10 CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING BAR SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

9. STRUCTURAL STEEL:

- 9.1 MISCELLANEOUS IRON AND STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, AND THE "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LATEST EDITION.
9.2 AFTER FABRICATION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS AND A COAT OF PRIMER PAINT APPLIED.
9.3 THE STRUCTURAL STEEL CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING ALL STRUCTURAL STEEL DETAILS, WELDING SEQUENCES, AND FABRICATION AND ERECTION PROCEDURES WITH STEEL MANUFACTURER, FOR THE INTENDED USE OF STRUCTURAL STEEL.
9.4 THE FABRICATOR/ERECTOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, ENGINEERED AND CHECKED DRAWINGS SHOWING SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL.
9.5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL PROVIDE BRACING AND SHORING WHERE REQUIRED.
9.6 THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
9.7 ALL ADDITIONAL STEEL REQUIRED BY THE CONTRACTOR FOR ERECTION PURPOSES AND SITE ACCESS OF STOCKPILED MATERIALS SHALL BE PROVIDED AT NO COST TO THE OWNER. ALL SUCH ADDITIONAL STEEL SHALL BE REMOVED BY THE CONTRACTOR UNLESS APPROVED BY THE OWNER IN WRITING.
9.8 EXCEPT WHERE OTHERWISE SHOWN, STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING: a. ALL STRUCTURAL STEEL SHAPES, PLATES, BARS, ETC. ASTM A572, GRADE 50 b. WIDE FLANGE TYPICAL BEAMS AND GIRDERS ASTM A992, GRADE 50 c. STRUCTURAL TUBES (RECTANGULAR OR SQUARE HSS) ASTM A500 GRADE B (Fy = 46ksi) d. TYPICAL (GRAVITY) BASE PLATES ASTM A572, GRADE 50 e. ALL CONTINUITY, REINFORCING, AND SHEAR PLATES ASTM A572, GRADE 50 f. GUSSET PLATES, BARS AND BASE PLATES ASSOCIATED W/ MOMENT AND BRACED FRAMES ASTM A572, GRADE 50 g. ANCHOR BOLTS (A.B.) A36 U.N.O. h. MACHINE BOLTS (M.B.) A307 i. HIGH STRENGTH BOLTS (H.S.B.) A325X-SC, U.N.O.

Description of Work:

Remodel and seismic upgrade of existing 3-story plus penthouse plus garage single family residence. Excavation and expansion of garage and lower level.

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S-5.1 - Elevations & Details

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DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION ACCEPTED

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Chow-Minisini Residence Consolidation Set 68 Presidio Ave San Francisco, CA



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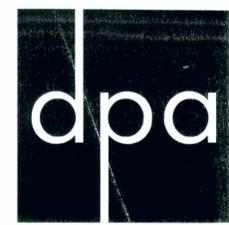
Table with columns: Issue, Date. Rows include Building Permit (3-7-2012), Design Change (5-30-2012), Revised Bid Set (9-6-2012), Revised Const. Set (11-12-2012), Consolidation Set (02-26-2013).

Scale: As Noted Job No. 11-095

General Notes Sheet No. S-1.0

WINDOW SCHEDULE

NOTE: (E) WINDOWS TO BE REPLACED 'IN-KIND', AS NOTED ON COVER SHEET, UNDER 'SCOPE OF WORK', SHEET A-0



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Date: APRIL 3, 2013

Scale: N/A

Drawn: TK, LY

Job: IIII

Revision:

- 4 WINDOW REVS II-1-12
 - 5 WINDOW REVS I-31-14
- WDW ISSUE - FEB. 12, 2013



REVISED WINDOW SCHEDULE

A - 61

LOWER LEVEL							
WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
A1	FAMILY	(N) STEEL, FIXED	1'-6" x 4'-0"	1 LITE INSULATED DBL. GLASS LOW-E SAND ETCHED GLAZING	PAINT	43'-5 1/2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
A2	NOT USED						
A3	BEDROOM #5	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	43'-0"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
A4	BEDROOM #5	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	43'-0"	
A5	FAMILY	(N) WOOD CASEMENT	3'-0" x 3'-11"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	43'-0"	
A6	FAMILY	REPLACE (E) WINDOW WITH (N) WOOD MULLED CASEMENTS AND CENTER FIXED	± 5'-11 1/2" x 3'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	43'-0"	
A7	NOT USED						
A8	NOT USED						
A9	PANTRY	REPLACE (E) WINDOW WITH (N) WOOD FIXED	± 3'-6" x 43'-6" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	44'-10"	

ENTRY LEVEL							
WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
B1	STAIR @ ENTRY	REPLACE (E) WINDOW WITH (N) STEEL FIXED	± 2'-11" x 1'-10 1/2" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E SAND ETCHED GLAZING	PAINT	44'-1"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
B2	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B3	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B4	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B5	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B6	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
B7	FAMILY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B8	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH ARCHED FIXED TRANSOM	EXISTING, VERIFY IN FIELD (± 1'-11" x 14'-10" SPRING PT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B9	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED FIXED WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD (± 4'-11" x 15'-4" @ CTR. ARCH.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B10	DINING	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH ARCHED FIXED TRANSOM	EXISTING, VERIFY IN FIELD (± 1'-11" x 14'-10" SPRING PT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B11	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B12	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD FIXED WITH TRANSOM	± 3'-11" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B13	ENTRY	REPLACE (E) WINDOW WITH (N) MULLED WOOD CSMT. WITH FIXED TRANSOM	± 2'-5" x 5'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	
B14	ENTRY	REPLACE (E) 2 OPENINGS WITH (N) WOOD FIXED	EXISTING, VERIFY IN FIELD ± 10'-0" x V.I.F.	1 LITE SINGLE GLAZED TEMPERED	PAINT	45'-1/2"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO. *MAINTAIN (E) OPERATION & MULLION PATTERN (E) TURNINGS IN LOWER PORTION TO REMAIN
B15	ENTRY	REPLACE (E) OPENING WITH (N) WOOD ARCHED FIXED	EXISTING, VERIFY IN FIELD ± 4'-6" x 15'-6" @ CTR. ARCH.	1 LITE SINGLE GLAZED TEMPERED	PAINT	42'-1"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO. *MAINTAIN (E) OPERATION & MULLION PATTERN
B16	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED CSMT. WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 1'-11" x 14'-10" SPRING PT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B17	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED FIXED WITH ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 4'-11" x 15'-4" @ CTR. ARCH.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.
B18	LIBRARY	REPLACE (E) WINDOW WITH (N) MULLED WOOD ARCHED CSMT. WITH FIXED ARCHED TRANSOM	EXISTING, VERIFY IN FIELD ± 1'-11" x 14'-10" SPRING PT.)*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-3"	*SEE REVISED EXTERIOR ELEVATION FOR FURTHER INFO.

SECOND LEVEL							
WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
C1	BEDROOM #4	(N) STEEL FIXED	2'-11" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C2	BATHROOM #3	REPLACE (E) WINDOW WITH (N) STEEL FIXED	41'-5" x 3'-8" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	44'-6"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C3	NOT USED						
C4	LAUNDRY	REPLACE (E) WINDOW WITH (N) STEEL FIXED	± 3'-3" x 10'-1/2" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	46'-11-1/2"	PROPERTY LINE WINDOW - PROVIDE FIRE RATED ASSEMBLY WITH CLEAR, FIRELITE GLAZING
C5	MASTER BEDROOM	(N) CASEMENT	2'-0" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C6	MASTER BEDROOM	REPLACE (E) WINDOW WITH (N) FIXED	5'-1" x 6'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	
C7	MASTER BATH	(N) CASEMENT	2'-0" x 2'-0"	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	5'-0"	
C8	NOT USED						
C9	NOT USED						
C10	MASTER BATHROOM	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	TEMPERED
C11	MASTER CLOSET	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG*	± 3'-5" x 4'-11" (VERIFY)	1 LITE, INSULATED DBL. GLASS LOW-E SPANDREL GLAZING (COLOR: TBD)	PAINT	42'-2"	*NOTE: INTERIOR CASEWORK TO BE INSTALLED OVER WINDOW
C12	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	
C13	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C14	BEDROOM #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	
C15	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-5" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	
C16	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C17	BEDROOM #3	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	
C18	BEDROOM #4	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	VERIFY NET CLEAR OPENING MEETS EGRESS REQUIREMENTS
C19	BEDROOM #4	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 2'-11" x 4'-11" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-2"	

UPPER LEVEL							
WINDOW #	ROOM	WINDOW TYPE	SIZE (Overall finished opening dimension)	# OF LITES TYPE OF GLASS	FINISH	FIN. SILL HT.	REMARKS
NOTE: WORK PERTAINING TO UPPER LEVEL WINDOWS TO BE COVERED UNDER ROOF DECK EXPANSION PERMIT #2013-0301-1348							
D1	FAMILY #2	(N) WOOD FIXED	5'-10" x 15'-6"*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F. TEMPERED
D2	FAMILY #2	REMOVE (E) WINDOW					
D3	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-3" x 3'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-11"	
D4	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD DOUBLE HUNG	± 3'-3" x 3'-4" (VERIFY)	1 LITE INSULATED DBL. GLASS LOW-E	PAINT	42'-11"	
D5	FAMILY #2	REPLACE (E) WINDOW WITH (N) WOOD FIXED	7'-1" x 14'-6"*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F. TEMPERED
D6	FAMILY #2	(N) WOOD FIXED	7'-8" x 15'-6"*	1 LITE INSULATED DBL. GLASS LOW-E	PAINT		*DETERMINED BY (E) CONDITIONS - V.I.F. TEMPERED VERIFY CLEARANCE TO RAISED TERRACE
WINDOW & EXTERIOR DOOR NOTES:				CONTINUED			
1. ALL WINDOWS & EXTERIOR DOORS TO BE INSULATED, DUAL GLAZED WITH LOW-E GLASS.				4. WINDOW FRAMES TO BE PRIMED BY WINDOW MANUFACTURER. / CONTRACTOR TO PROVIDE FINISH PAINTING.			
2. PROVIDE SAFETY/TEMPERED GLAZING WHERE REQUIRED BY CODE.				5. WEATHERSTRIPING BY MANUFACTURER.			
3. N/A				6. HARDWARE T.B.D., FINISH TO MATCH ADJACENT HARDWARE.			



[FILE NAME: 1111-AB03-WINDOW REVS 11-1-2012.DWG] [February 13 - Wednesday, 2013 - 2:22pm] [Plotted by : terr] [XREF FILE NAME: DPA324P.DWG]

9.10 WELDING OF STRUCTURAL STEEL:

- ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION, LATEST EDITION, AND SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE APPLICABLE PROCEDURE & POSITION.
- E-70XX ELECTRODES SHALL BE USED AT ALL WELDED STEEL CONNECTIONS.
- ALL BUTT WELDING SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE NOTED. FILLET WELD SIZES NOT SHOWN SHALL BE AWS MINIMUM SIZES BASED ON THICKNESS OF MATERIALS BEING WELDED, BUT NOT LESS THAN 1/4".
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) THAT HAS BEEN REVIEWED BY THE ENGINEER OF RECORD AND THE TESTING AND INSPECTION AGENCY. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER.
- ALL WELDS USED IN MEMBERS AND CONNECTIONS IN THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 0°F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION. SEE PLANS & DETAILS FOR CONNECTIONS DENOTED "SLRS."
- ALL COMPLETE PENETRATION WELDS SHALL BE STARTED AND ENDED ON RUN-OFF TABS WHERE PRACTICAL. ALL RUNOFF TABS SHALL BE REMOVED AND THE AFFECTED AREA SHALL BE GROUND SMOOTH AND TESTED FOR DEFECTS.
- WELD DAMS SHALL NOT BE USED.
- ALL DEFECTIVE WELDS SHALL BE GROUND OUT, REPAIRED, AND RETESTED AT THE CONTRACTOR'S EXPENSE.
- BEFORE ERECTION, STEEL FABRICATOR SHALL SUBMIT TO THE ARCHITECT, FOR REVIEW, SHOP DIAGRAMS OR WRITTEN PROCEDURES INDICATING FIELD WELDING SEQUENCES OF EACH INDIVIDUAL TYPE WELDED MOMENT CONNECTION AND FIELD WELDING SEQUENCES OF MOMENT CONNECTIONS AT EACH LEVEL.
- ALL WELDS SHALL BE STARTED AND ENDED WITH A MINIMUM LENGTH OF ONE INCH ON WELD TABS ("RUN OFF" TABS) EXCEPT AT ACCESS HOLES IN BEAM/GIRDER WEBS. ALL WELD TABS SHALL BE REMOVED, THE AFFECTED AREA GROUND SMOOTH AND MAGNETIC PARTICLE TESTED FOR DEFECTS.
- ALL COMPLETE PENETRATION GROOVE WELDS SHALL BE ULTRASONICALLY (UT) EXAMINED FOR THE FULL LENGTH. BACKING BAR REMOVAL AREAS AND FILLET WELDS ON CONTINUITY PLATES SHALL BE EXAMINED FOR THE FULL LENGTH BY THE MAGNETIC PARTICLE TESTING (MPT) METHOD.
- A COMPLETE WELDING PROCEDURE SHALL BE SUBMITTED TO AND APPROVED BY THE STRUCTURAL ENGINEER-OF-RECORD BEFORE ANY WELDING IS COMMENCED.

9.11 ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS CONFORMING TO ASTM A325. OTHER BOLTED CONNECTIONS SHALL BE BOLTED WITH UNFINISHED BOLTS CONFORMING TO ASTM A307. DRILL OR PUNCH HOLES FOR BOLTS. DO NOT MAKE OR ENLARGE HOLES BY BURNING.

9.12 BEAM TO GIRDER MOMENT CONNECTIONS AND BEAM OR GIRDER TO COLUMN MOMENT CONNECTIONS ARE DESIGNATED ON PLANS THUS, SEE TYPICAL DETAILS:



9.13 MEMBERS NOT DESIGNATED ON FRAMING PLANS ARE SHOWN ON FRAME ELEVATIONS.

9.14 SEE SPECIFICATION SECTION ON STRUCTURAL STEEL FOR ADDITIONAL REQUIREMENTS.

9.15 "SPECIAL INSPECTIONS" AND NON DESTRUCTIVE TESTING AS REQUIRED BY CBC SECTION 1704 SHALL INCLUDE THE FOLLOWING:

- THE FOLLOWING MAY HAVE PERIODIC INSPECTIONS PROVIDED THAT 1) THE MATERIALS, QUALIFICATIONS OF WELDING PROCEDURES, AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK, 2) PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS, 3) A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING:
 - SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE.
 - ALL COMPLETE PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100 PERCENT EITHER BY ULTRASONIC TESTING OR BY RADIOGRAPHY. REDUCE RATE OF TESTING FOR EACH WELDER AS PROVIDED IN CBC SECTION 1703.1.
 - PARTIAL PENETRATION GROOVE WELDS WHEN USED IN COLUMN SPLICES SHALL BE TESTED BY ULTRASONIC TESTING OR RADIOGRAPHY. FOR PARTIAL PENETRATION GROOVE WELDS WHEN USED IN COLUMN SPLICES, WITH AN EFFECTIVE THROAT LESS THAN 3/4" THICK, NONDESTRUCTIVE TESTING IS NOT REQUIRED; FOR THIS WELDING, CONTINUOUS VISUAL SPECIAL INSPECTION IS REQUIRED.
 - BASE METAL THICKER THAN 1-1/2 INCHES, WHEN SUBJECTED TO THROUGH-THICKNESS WELD SHRINKAGE STRAINS, SHALL BE ULTRASONICALLY INSPECTED FOR DISCONTINUITY DIRECTLY BEHIND SUCH WELDS AFTER JOINT COMPLETION.
 - CHECK BY CALIBRATED TORQUE WRENCH 25 PERCENT OF BOLTS IN EACH SHEAR CONNECTION, BUT NOT LESS THAN TWO (2) BOLTS PER CONNECTION.
- 9.16 THE OWNER'S TESTING AGENCY SHALL PERFORM ALL SHOP AND FIELD INSPECTION AND TESTING, AS OUTLINED ABOVE AND IN SPECIFICATION AND AS REQUIRED BY THE BUILDING CODE.
- 9.17 THE STRUCTURAL STEEL FABRICATOR SHALL SCHEDULE ALL WORK TO ALLOW THE ABOVE TESTING REQUIREMENTS TO BE COMPLETED.

10. ROUGH CARPENTRY

- PROVIDE SAWN LUMBER IN CONFORMANCE WITH THE GRADING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) FOR THE SPECIES AND GRADE DESIGNATED. MOISTURE CONTENT SHALL NOT EXCEED 18%.
- PROVIDE DOUGLAS FIR-LARCH SAWN LUMBER UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE FOLLOWING GRADES:

JOISTS.....	NO. 2
BEAMS AND HEADERS.....	NO. 1
WALL STUDS.....	STUD
POSTS.....	NO. 1 & BETTER
SILLS, PLATES, AND BLOCKING.....	NO. 2
- PROVIDE ENGINEERED LUMBER IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

ITEM	Fb (PSI)	Fv (PSI)	E (PSI)
PSL	2,900	290	2.0x10 ⁶
LVL	2,600	285	1.9x10 ⁶
LSL	2,325	310	1.55x10 ⁶

- PROVIDE PRESSURE-TREATED WOOD FOR ALL EXPOSED MEMBERS AND ALL MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR SOIL. ALL NAILS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A153 CLASS D) OR STAINLESS STEEL. ALL HARDWARE IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE EITHER HOT-DIPPED GALVANIZED (MEETING ASTM A653 CLASS G185), OR STAINLESS STEEL.
- AS A MINIMUM, ATTACH AND INTERCONNECT ALL FRAMING MEMBERS IN ACCORDANCE WITH THE NAILING SCHEDULE CONTAINED IN TABLE 2304.9.1 IN THE CALIFORNIA BUILDING CODE. NAILS MAY BE BOX OR COMMON WIRE, AS ALLOWED IN FOOTNOTES OF TABLE. NAILS CALLED FOR ON PLANS AND DETAILS SHALL BE COMMON WIRE. HOT-DIPPED GALVANIZED NAILS SHALL BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE-TREATED LUMBER.
- PROVIDE FULL-DEPTH SOLID BLOCKING OR OTHER MEANS OF LATERAL SUPPORT AT ENDS AND BEARING POINTS OF ALL JOISTS, RAFTERS, BEAMS, AND HEADERS, AND AT INTERMEDIATE INTERVALS NOT TO EXCEED 8'-0". DESIGNATIONS FOR HARDWARE ARE BASED ON SIMPSON-STRONG-TIE CO., INC. **SUBSTITUTION OF NON-SIMPSON HARDWARE IS NOT ACCEPTABLE.**
- INSTALL HARDWARE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. USE ALL SPECIFIED FASTENERS.
- ALL NAILS SHALL BE COMMON WIRE NAILS. "SHORT" NAILS SUPPLIED BY SIMPSON STRONG-TIE SHALL ONLY BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL NOT BE USED WHEN ATTACHING THROUGH PLYWOOD TO FRAMING MEMBERS BEHIND.
- PLYWOOD SUBFLOORING SHALL BE 3/4" APA RATED STUR-D-FLOOR SHEATHING (3/4"), GROUP 1 EXPOSURE 1, UNLESS NOTED OTHERWISE. PANEL EDGES SHALL BE TONGUE AND GROOVED. LAY PANELS WITH FACE GRAIN ACROSS SUPPORT. STAGGER JOINTS. NAIL ALL SUPPORTED EDGES WITH 10D NAILS @ 6" O.C. AND AT ALL INTERIOR BEARINGS WITH 10D NAILS @ 10" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE RINGSHANK OR SCREW NAILS DRIVEN FLUSH. GLUE PLYWOOD TO ALL SUPPORTS AND AT TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH APA GLUED FLOOR SYSTEM.
- PLYWOOD WALL SHEATHING SHALL BE 5/8" APA RATED SHEATHING, UNLESS NOTED OTHERWISE. ALL UNSUPPORTED EDGES SHALL BE BLOCKED. NAIL ALL PLYWOOD EDGES WITH 10D NAILS @ 6" AND INTERIOR BEARINGS WITH 10D NAILS @ 12" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE PLYWOOD. MINIMUM SHEET WIDTH FOR PLYWOOD ON SHEAR WALLS SHALL BE 24".
- PLYWOOD ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING. ALL ROOF SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. STAGGER SIDE JOINTS. NAIL ALL PLYWOOD EDGES WITH 10D NAILS @ 6" O.C. AND INTERIOR BEARINGS WITH 10D NAILS @ 12" O.C., UNLESS OTHERWISE NOTED. NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF PLYWOOD.

11. EPOXY GROUTING:

- WHERE EPOXY IS INDICATED ON PLANS OR DETAILS, USE HILTI RE500 SD ADHESIVE (ICC ER-2322) FOR USE IN CONCRETE AND SOLID GROUTED MASONRY, OR, HILTI HIT HY-150 (ICC ER 3013) FOR USE IN CONCRETE, OR, SIMPSON SET-XP ADHESIVE (ICC ER-2508) FOR USE IN CONCRETE, OR CONTRACTOR MAY SUBMIT OTHER EPOXY SYSTEMS FOR APPROVAL, ALONG WITH AN ICBO REPORT DEMONSTRATING COMPLIANCE WITH THE 2010 CBC FOR THE SPECIFIC PRODUCT.
- DRILL HOLES TO EPOXY MANUFACTURER'S RECOMMENDED SIZE. CLEAN HOLES WITH A CIRCULAR WIRE OR NYLON BRUSH AND BLOW OUT WITH COMPRESSED AIR.
- SLOWLY INSERT ROD OR BAR WHILE TURNING ONE FULL ROTATION. DO NOT DISTURB DOWEL UNTIL EPOXY HAS SET.

12. TESTING AND INSPECTION:

- SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING AND INSPECTION AGENCY OR ENGINEER DESIGNATED BY THE OWNER UNLESS OTHERWISE INDICATED.
- THE INSPECTION AGENCY SHALL BE RETAINED BY AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO BEGINNING CONSTRUCTION, A DETAILED LIST OF "SPECIAL INSPECTION" ITEMS INDICATING THE SCOPE OF TESTING AND INSPECTION AND THE AGENCY OR ENGINEER PERFORMING THE WORK.
- THE INSPECTION AGENCY SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
- THE STRUCTURAL ENGINEER WILL REQUIRE A FINAL REPORT FROM THE INSPECTION AGENCY. THE REPORT NEEDS TO SHOW THAT ALL DEFICIENCIES MENTIONED IN EARLIER REPORTS HAVE BEEN CORRECTED. COPIES OF THE TESTING AND INSPECTION REPORT SHALL BE SENT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER AND OWNER.

12.6 PROVIDE "SPECIAL INSPECTIONS" FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2010 EDITION.

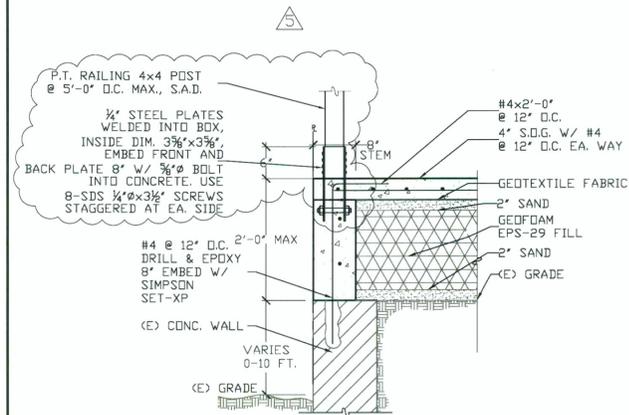
- SPECIAL INSPECTION OF FOUNDATION EXCAVATIONS SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER.
- CONCRETE REINFORCING STEEL: DURING PLACING OF REINFORCING STEEL. EXCEPTION: THE SPECIAL INSPECTOR NEED NOT BE PRESENT DURING ENTIRE REINFORCING STEEL-PLACING OPERATIONS, PROVIDED HE/SHE HAS INSPECTED FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
- CONCRETE PLACEMENT: DURING THE TAKING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE, EXCEPT CONCRETE WHERE THE SPECIFIED STRENGTH IS 2500 PSI OR LESS. FOUR TEST CYLINDERS FROM EACH 150 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY SHALL BE SECURED AND REPORTED BY AN INDEPENDENT TESTING AGENCY; ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
- SHOTCRETE PLACEMENT:
 - A TEST PANEL SHALL BE SHOT FOR EACH 50 CU. YDS. PLACED WITH A MINIMUM OF 1 TEST PANEL EACH DAY OF SHOTCRETE OPERATIONS. THE TEST PANEL SHALL BE 18" X 18", THE SAME THICKNESS AND REINFORCEMENT PATTERN OF THE IN-SITU CONSTRUCTION. THE TEST PANEL SHALL BE SHOT BY THE SAME NOZZLEMAN, USING THE SAME EQUIPMENT AND IN THE SAME POSITION AS THE IN-SITU CONSTRUCTION.
 - STRENGTH TESTS: EACH TEST PANEL SHALL HAVE 3 CORES REMOVED, EXAMINED, AND TESTED FOR COMPRESSION STRENGTH. WHEN MAXIMUM 3/8" AGGREGATE IS USED, CORES MAY BE 2" DIAMETER. WHEN AGGREGATE LARGER THAN 3/8" IS USED, CORES SHALL BE 3" DIAMETER.
- BOLTS CAST IN CONCRETE: PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
- STRUCTURAL WELDING: ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL. SEE THE GENERAL NOTES SECTION FOR STRUCTURAL STEEL.
- HIGH-STRENGTH BOLTING: PERIODIC INSPECTION, IN ACCORDANCE WITH CBC SECTION 1704.3.3, DURING ALL BOLT INSTALLATIONS AND TIGHTENING OPERATIONS.
- PLYWOOD SHEAR WALLS - NAILING, CLIPS, STRAPS, HOLD-DOWNS.
- NAILING FOR PLYWOOD DIAPHRAGMS.

13. STRUCTURAL OBSERVATIONS:

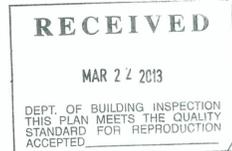
- THE STRUCTURAL ENGINEER WILL REPORT ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR OR BUILDING OFFICIAL FOLLOWING SITE VISITS. THE STRUCTURAL ENGINEER SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT AFTER EACH SITE VISIT. HOWEVER, THE STRUCTURAL ENGINEER'S SITE VISITS ARE NOT CONSIDERED AS INSPECTION VISITS. THE INSPECTION AGENCY RETAINED AND PAID FOR BY THE OWNER SHALL PROVIDE INSPECTION REPORTS TO THE ARCHITECT/STRUCTURAL ENGINEER. THE REPORTS SHALL INCLUDE ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE DESIGN DOCUMENTS.
- AFTER THE STRUCTURAL ENGINEER RECEIVES THE FINAL REPORT, FROM THE SPECIAL INSPECTION AGENCY, HE WILL SUBMIT A FINAL SUMMARY REPORT DOCUMENTING SITE VISITS AND OBSERVATIONS, NOTING ANY DEFICIENCIES THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE CODES AND REGULATIONS PER SECTION 1704 OF THE CALIFORNIA BUILDING CODE.
- STRUCTURAL OBSERVATION BY THE DESIGN ENGINEER IS REQUIRED AT THE FOLLOWING PHASES, AND PRIOR TO COVERING WITH OTHER WORK:
 - BEFORE CLOSING OF FORMS - FOUNDATION REINFORCING AND BOLTS INSTALLED IN CONCRETE.
 - ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS (PRIOR TO COVERING WITH OTHER WORK).
 - PLYWOOD DIAPHRAGM NAILING - PRIOR TO COVERING WITH WALL FRAMING OR OTHER WORK.
 - PLYWOOD SHEAR WALL NAILING AND ALL RELATED HOLD DOWNS, STRAPS, CLIPS, ETC.

Abbreviations:

A.B.	ANCHOR BOLT	LONG.	LONGITUDINAL
ADDTL.	ADDITIONAL	MAX.	MAXIMUM
ALT.	ALTERNATE	MECH.	MECHANICAL
ARCH.	ARCHITECT	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
BN	BOUNDARY NAIL	(N)	NEW
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
C.I.P.	CAST-IN-PLACE	NOM.	NOMINAL
C.J.	CONTROL JOINT	NO.	NUMBER
CL.	CENTER LINE	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
CMU.	CONCRETE MASON UNIT	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	ORIG.	ORIGINAL
CONST.	CONSTRUCTION	OWJ	OPEN WEB JOIST
CONT.	CONTINUOUS	PART.	PARTITION
DBL.	DOUBLE	PERIM.	PERIMETER
DET.	DETAIL	PERP.	PERPENDICULAR
DIA. Ø	DIAMETER	P	PLATE
DIAG.	DIAGONAL	PLY, PWD	PLYWOOD
DL	DEAD LOAD	PSF	POUNDS PER SQUARE FOOT
DWG.	DRAWING	PSI	POUNDS PER SQUARE INCH
EA.	EACH	R, RAD.	RADIUS
EL.	ELEVATION	REF.	REFERENCE
EMBED.	EMBEDMENT	RET.	RETURN
EN	EDGE NAIL	REIN.	REINFORCING
EQ.	EQUAL	REQ'D	REQUIRED
EXIST., (E)	EXISTING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EXT.	EXTERIOR	SCHED.	SCHEDULE
FDN.	FOUNDATION	SECT.	SECTION
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	SN	SHEAR NAIL
FN	FIELD NAIL	S.O.G.	SLAB ON GRADE
FP	FULL PENETRATION	SPEC.	SPECIFICATION
FT.	FOOT	SQ.	SQUARE
FTG.	FOOTING	STRUCT.	STRUCTURAL
GA.	GAUGE	SW	SHEAR WALL
GALV.	GALVANIZED	SYM.	SYMMETRICAL
GL	GRIDLINE	T & B	TOP & BOTTOM
GLB	GLUE-LAM BEAM	T & G	TONGUE & GROOVE
HORIZ.	HORIZONTAL	TJ	TRUSS JOIST
IN.	INCH	TYP.	TYPICAL
LB.	POUND	UNL.O.	UNLESS NOTED OTHERWISE
LGS	LIGHT GAUGE STEEL	VERT.	VERTICAL
LL	LIVE LOAD	W/	WITH
LLH	LONG LEG HORIZONTAL	WF	WIDE FLANGE
LLV	LONG LEG VERTICAL	W.P.	WORK POINT
		WWF	WELDED WIRE FABRIC



2 PATIO SLAB AT RAISED GRADE - EAST & SOUTH PL SCALE: 3/4" = 1'-0"



1 NOT USED

SCALE: -



FTF ENGINEERING, INC
1916 McAllister Street
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Chow-Minisini Residence
Consolidation Set
68 Presidio Ave
San Francisco, CA



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Issue:	Date:
Building Permit	3-7-2012
Revised Bid Set	5-30-2012
Revised Bid Set	9-6-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted

Job No. 11-095

General Notes

Sheet No.

S-1.1



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Chow-Minisini Residence Consolidation Set

68 Presidio Ave
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Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Revised Bid Set	9-5-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Garage & Lower Level Plans

Sheet No.

S-2.0

LEGEND

- WALLS
- WALLS BELOW
- (N) CURB
- (E) CURB
- (E) FOUNDATION BELOW
- FOUNDATION BELOW

o HOLD-DOWN

X= DENOTES SW EDGE NAILING.
 Y= DENOTES SW LENGTH IN FEET.
 REF. S-4.0 FOR PWD SW DETAILS.

⊠ POST ABOVE & BELOW, 4x4 U.N.D.
 ⊠ POST ABOVE, 4x4 U.N.D.
 ⊠ POST BELOW, 4x4 U.N.D.

⊠ REFERS TO NOTE ⊕

I--- STEEL BEAM
 I--- STEEL COLUMN

JOIST SCHEDULE

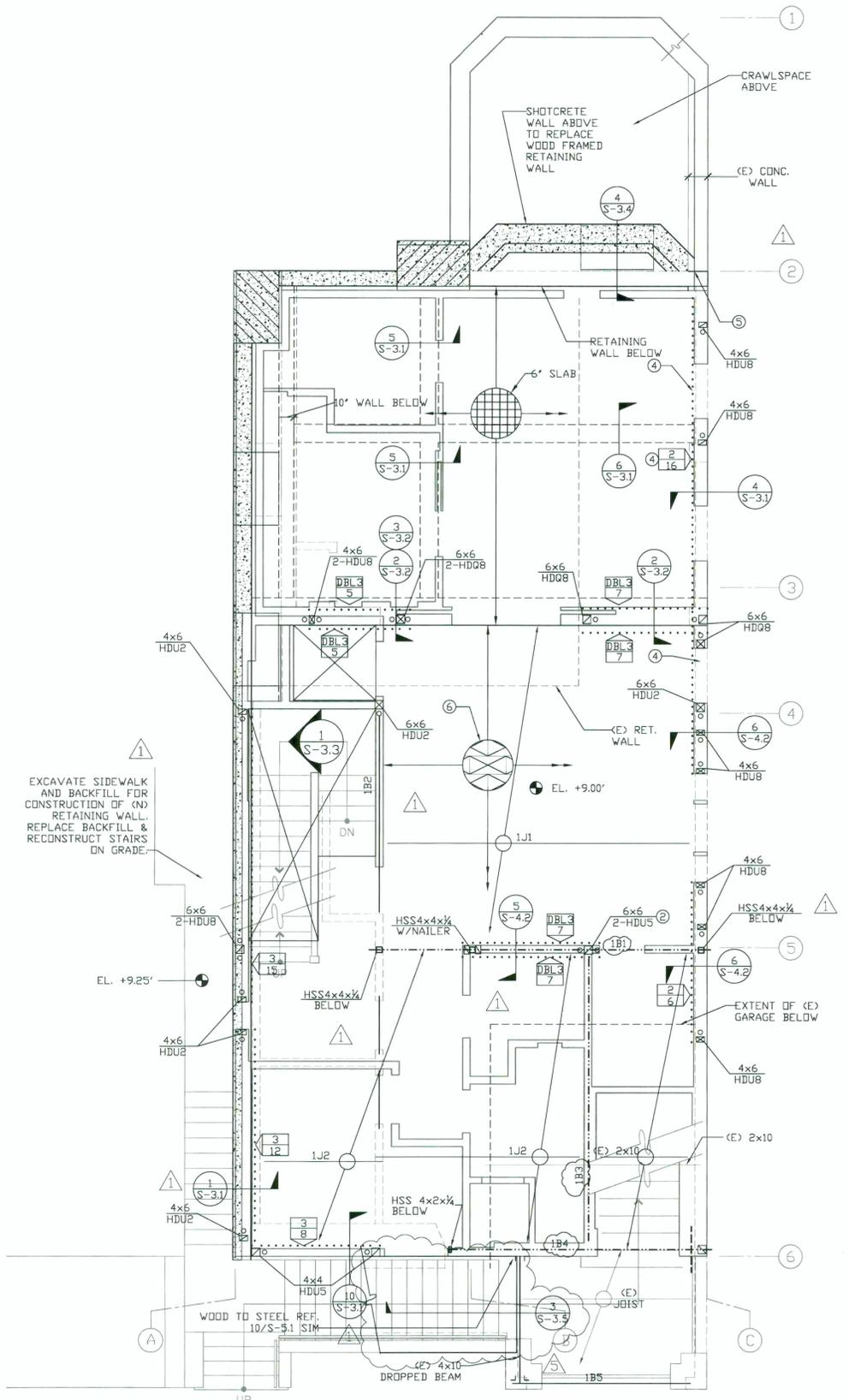
MARK	SPACING	JOIST
1J1	16" O.C.	11 1/2" x 560 TJI
1J2	16" O.C.	1 1/2" x 11 1/2" LVL

BEAM SCHEDULE

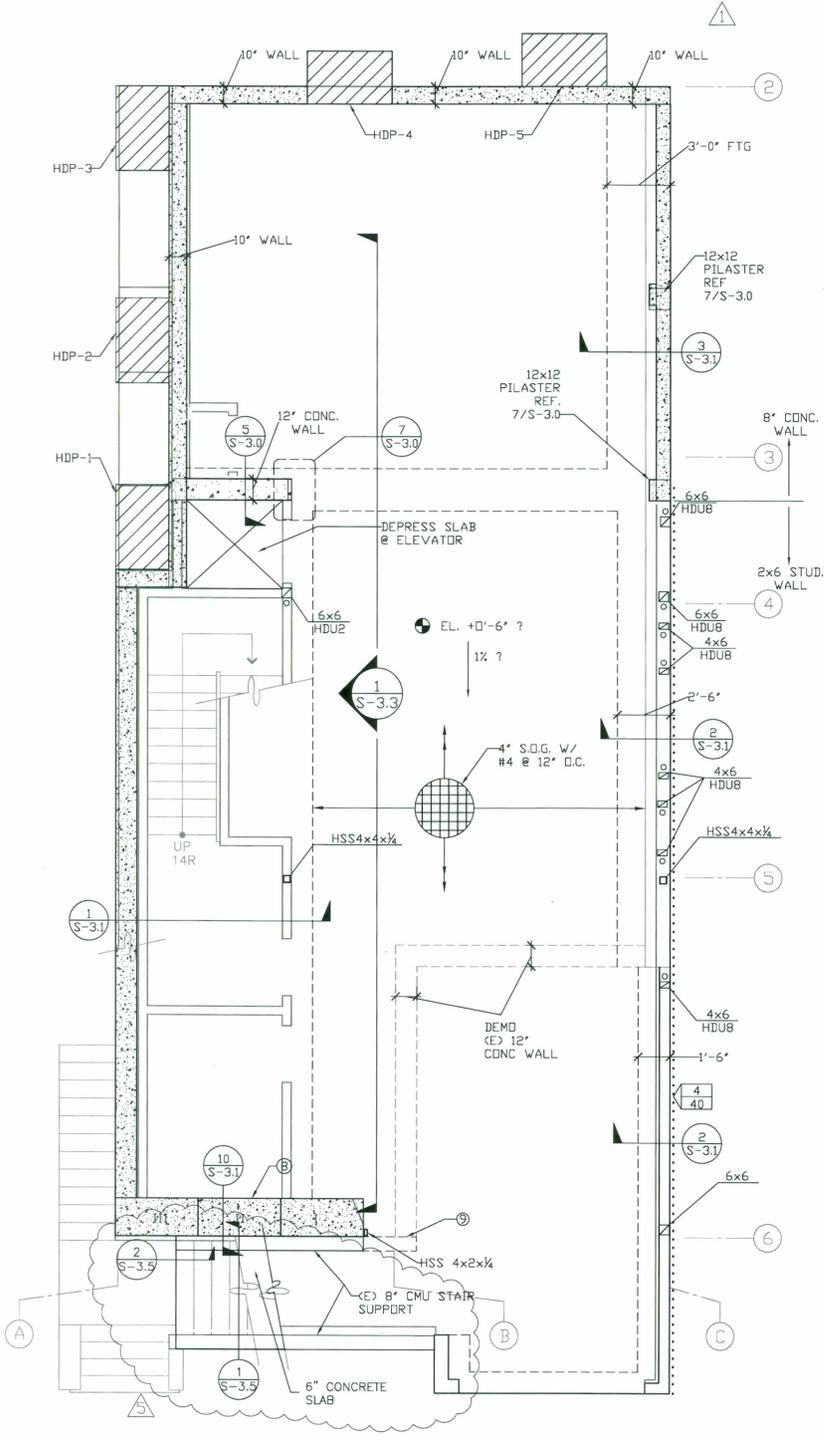
MARK	SIZE	MATERIAL	NOTE
1B1	W10x39	A992 Gr. 50	
1B2	5 1/2" x 11 1/2"	PSL	
1B3	W8x28	A992 Gr. 50	
1B4	W8x28	A992 Gr. 50	
1B5	3 1/2" x 9 1/2"	PSL	DROPPED

SHEET NOTES:

- 5" SLAB ON GRADE W/ #4 @ 12" O.C. OVER 2" SAND OVER VAPOR BARRIER OVER 4" CRUSHED ROCK OVER PREPARED SUB-GRADE. SEE DET. 2/S-3.0.
- HOLD-DOWN TO STEEL BEAM BELOW PER DET. 8/S-4.0.
- HOLD-DOWN TO WOOD BEAM BELOW PER DETAIL 7/S-4.0.
- STRAP OPENINGS IN PLYWOOD SHEAR WALL PER DET. 4/S-4.0.
- DRILL & EPOXY #5 x 5'-0" @ 12" O.C. TO (E) WALL 12" EMBED.
- (N) PLYWOOD DIAPHRAGM PER DET. 2 & 3/S-4.1.
- STRAP TOP PLATES W/ CS-16 x 2'-6".
- UNDERPIN (E) FOOTING IN 3 STAGES AS LABELLED I, II, III.
- CUT BACK (E) CMU STAIR SUPPORT WALL.



2 LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



1 GARAGE PLAN
 SCALE: 1/4" = 1'-0"



DAN PHIPPS ARCHITECTS PC

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CHOW MINISINI RESIDENCE

68 PRESIDIO AVE.
SAN FRANCISCO, CA
94115

Date: FEBRUARY 26, 2013

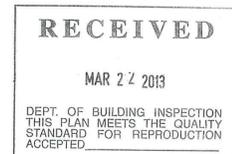
Scale: 1/4" = 1'-0"

Drawn: TK, IT

Job: IIII

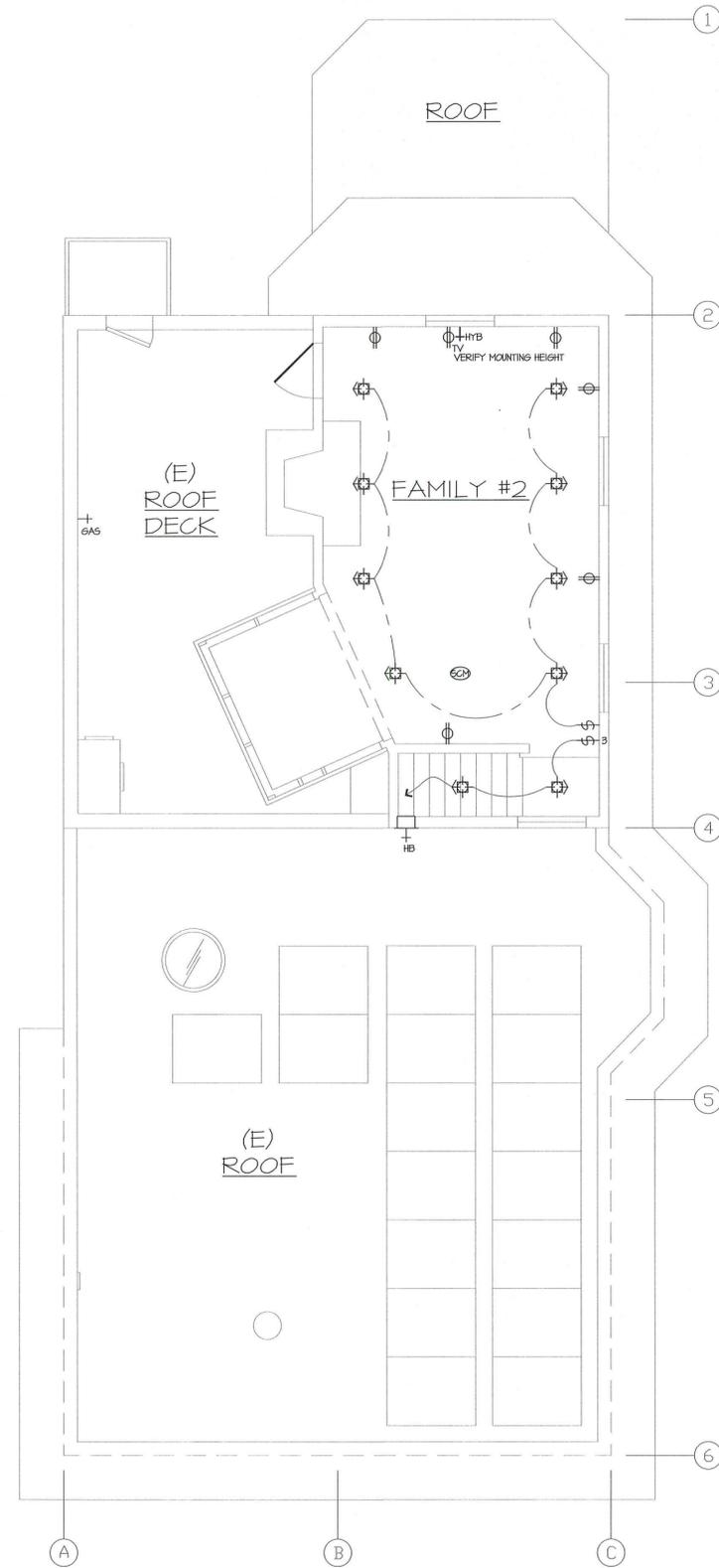
Revision:

- △ PERMIT #3
OCTOBER 5, 2012
- △ PERMIT CONSOLIDATION
FEBRUARY 26, 2013



PROPOSED
UPPER
LEVEL ELECTRICAL
PLAN

A - 503



UPPER LEVEL -
ELECTRICAL PLAN

[FILE NAME: 1111-4503.DWG] [March 15 - Friday 2013 - 12:53pm] [Plotted by: terr]
[XREF FILE NAME: DPA3824P DPA3824L 1111-MEP 1111-MEP-REVISED ELEVATOR LAYOUT 1111-GRIDLINES]



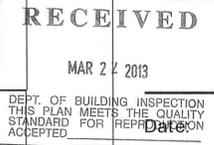
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94115



DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPR...
ACCEPTED Date FEBRUARY 26, 2013

Scale: NA

Drawn: TK, IY

Job: IIII

Revision:

PERMIT #3

OCTOBER 5, 2012

PERMIT CONSOLIDATION

FEBRUARY 26, 2013



TITLE 24 NOTES & CALCULATIONS

A - 600

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

Project Name: 68 Presidio Ave. Building Type: Single Family Addition Alone Existing+ Addition/Alteration Date: 9/25/2012

Project Address: San Francisco California Energy Climate Zone: CA Climate Zone 03 Total Cond. Floor Area: 4,938 Addition: 688 # of Stories: 4

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
Wall	Wood Framed	R-13	1,235		New
Door	Opaque Door	None	20		New
Slab	Unheated Slab-on-Grade	None	42	Perim = 19'	New
Floor	Wood Framed w/Crawl Space	R-19	106		New
Wall	Wood Framed	None	5,244		Existing
Floor	Wood Framed w/Crawl Space	None	1,146		Existing
Floor	Wood Framed w/Crawl Space	R-19	563		New
Roof	Wood Framed Attic	R-11	1,751		Existing

FENESTRATION

Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Front (W)	74.8	0.550	0.67	none	none	Bug Screen	New
Front (W)	8.0	1.040	0.76	none	none	Bug Screen	Removed
Left (N)	24.0	0.710	0.73	none	none	Bug Screen	New
Left (N)	94.9	1.040	0.76	none	none	Bug Screen	Removed
Right (S)	285.9	0.550	0.67	none	none	Bug Screen	Altered
Right (S)	96.9	0.550	0.67	none	none	Bug Screen	New
Front (W)	137.0	0.550	0.67	none	none	Bug Screen	Altered
Front (W)	24.5	0.550	0.67	none	none	Bug Screen	Altered
Left (N)	15.0	0.550	0.67	none	none	Bug Screen	Altered
Left (N)	14.0	0.710	0.73	none	none	Bug Screen	Altered
Rear (E)	36.0	0.550	0.67	none	none	Bug Screen	Altered

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Combined Hydronic	see DHW	No Cooling	13.0 SEER	Setback	Altered

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
System: Altered	Radiant Floor	Ducted	Attic, Ceiling Ins, vented	4.2	Altered

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Indirect Gas	0	0.95	No Pipe Insulation	Altered

EnergyPro 5.1 by EnergySoft User Number: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 3 of 14

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

Project Name: 68 Presidio Ave. Building Type: Single Family Addition Alone Existing+ Addition/Alteration Date: 9/25/2012

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.

The DHW System Buderus GB 142.60 is a non-NAECA large storage gas water heater. Verify DHW details.

The Existing Electric Heat Electric Baseboard 1500 W has an HSPF less than the Vintage Defaults. Field verification is required.

The HVAC System Radiant floor does not include a cooling system; field verification is not necessary.

The HVAC System System: Altered is a Combined Hydronic System that uses a Boiler for DHW and Space Heating. System details are on Part 5 of the CF-1R.

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.

(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

EnergyPro 5.1 by EnergySoft User Number: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 5 of 14

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

Project Name: 68 Presidio Ave. Building Type: Single Family Addition Alone Existing+ Addition/Alteration Date: 9/25/2012

OPAQUE SURFACE DETAILS

Surface	Type	Area	U-Factor	Cavity	Exterior	Insulation	Interior	Frame	Azm	Tilt	Status	Joint Appendix	Location/Comments
Wall	73	0.102	R-13						260	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	200	0.102	R-13						350	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	73	0.102	R-13						80	90	New	4.3.1-A3	Garage Existing (mud roof)
Wall	180	0.102	R-13						170	90	New	4.3.1-A3	Garage Existing (mud roof)
Door	20	0.500	None						170	90	New	4.5.1-A4	Garage Existing (mud roof)
Slab	42	0.730	None						0	180	New	4.4.7-A1	Garage Existing (mud roof)
Floor	106	0.037	R-19						0	180	New	4.4.1-A4	Garage Existing (mud roof)
Wall	243	0.356	None						260	90	Existing	4.3.1-A1	1st Floor Existing
Wall	289	0.356	None						350	90	Existing	4.3.1-A1	1st Floor Existing
Wall	75	0.356	None						80	90	Existing	4.3.1-A1	1st Floor Existing
Wall	185	0.356	None						80	90	Removed	4.3.1-A1	1st Floor Existing
Wall	277	0.356	None						170	90	Existing	4.3.1-A1	1st Floor Existing
Floor	734	0.097	None						0	180	Existing	4.4.1-A1	1st Floor Existing
Wall	220	0.102	R-13						350	90	New	4.3.1-A3	1st Floor New
Wall	250	0.102	R-13						80	90	New	4.3.1-A3	1st Floor New
Wall	179	0.102	R-13						170	90	New	4.3.1-A3	1st Floor New

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor	SHGC	Azm	Status	Glazing Type	Location/Comments		
1	Window	12.3	0.550	Default	0.67	Default	260	New	Default DI CF NonMtl Op	1st Floor Existing
2	Window	8.0	1.040	Default	0.76	Default	260	Removed	Default Sgl Clr NonMtl Op	1st Floor Existing
3	Window	6.0	0.710	Default	0.73	Default	350	New	Default DI CF Mtl Op	1st Floor Existing
4	Window	16.9	1.040	Default	0.76	Default	350	Removed	Default Sgl Clr NonMtl Op	1st Floor Existing
5	Window	28.0	0.550	Default	0.67	Default	170	Altered	Default DI CF NonMtl Op	1st Floor Existing
6	Existing	1.040	Default	0.76	Default				Default Sgl Clr NonMtl Op	pre-altered for above
7	Window	41.3	0.550	Default	0.67	Default	170	New	Default DI CF NonMtl Op	1st Floor New
8	Window	52.5	0.550	Default	0.67	Default	260	Altered	Default DI CF NonMtl Op	2nd Floor Existing
9	Existing	1.040	Default	0.76	Default				Default Sgl Clr NonMtl Op	pre-altered for above
10	Window	24.5	0.550	Default	0.67	Default	260	Altered	Default DI CF NonMtl Op	2nd Floor Existing
11	Existing	1.040	Default	0.76	Default				Default Sgl Clr NonMtl Op	pre-altered for above
12	Window	15.0	0.550	Default	0.67	Default	350	Altered	Default DI CF NonMtl Op	2nd Floor Existing
13	Existing	1.040	Default	0.76	Default				Default Sgl Clr NonMtl Op	pre-altered for above
14	Window	38.5	1.040	Default	0.76	Default	350	Removed	Default Sgl Clr NonMtl Op	2nd Floor Existing
15	Window	4.0	0.710	Default	0.73	Default	350	Altered	Default DI CF Mtl Op	2nd Floor Existing
16	Existing	1.040	Default	0.76	Default				Default Sgl Clr NonMtl Op	pre-altered for above

EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window Hgt	Window Wd	Window Len	Overhang Hgt	RExt	Left Fin Dist	Left Fin Len	Right Fin Hgt	Right Fin Dist	Right Fin Len	Hgt
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	Bug Screen	0.76											
12	Bug Screen	0.76											
13	Bug Screen	0.76											
14	Bug Screen	0.76											
15	Bug Screen	0.76											
16	Bug Screen	0.76											

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

Project Name: 68 Presidio Ave. Building Type: Single Family Addition Alone Existing+ Addition/Alteration Date: 9/25/2012

Project Address: San Francisco California Energy Climate Zone: CA Climate Zone 03 Total Cond. Floor Area: 4,938 Addition: 688 # of Stories: 4

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
Wall	Wood Framed	R-13	1,235		New
Door	Opaque Door	None	20		New
Slab	Unheated Slab-on-Grade	None	42	Perim = 19'	New
Floor	Wood Framed w/Crawl Space	R-19	106		New
Wall	Wood Framed	None	5,244		Existing
Floor	Wood Framed w/Crawl Space	None	1,146		Existing
Floor	Wood Framed w/Crawl Space	R-19	563		New
Roof	Wood Framed Attic	R-11	1,751		Existing

FENESTRATION

Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Rear (E)	40.0	1.040	0.76	none	none	Bug Screen	Existing
Rear (E)	40.3	1.040	0.76	none	none	Bug Screen	Removed
Left (N)	120.0	0.550	0.67	none	none	Bug Screen	New
Rear (E)	31.0	0.550	0.67	none	none	Bug Screen	New
Skylight	12.5	0.710	0.73	none	none	None	New
Skylight	12.0	1.190	0.83	none	none	None	Removed
Skylight	9.0	1.190	0.83	none	none	None	Existing
Left (N)	36.5	0.550	0.67	none	none	Bug Screen	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 5.1 by EnergySoft User Number: 1002 RunCode: 2012-09-25T15:57:31 ID: 11408-GR Page 4 of 14

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

Project Name: 68 Presidio Ave. Building Type: Single Family Addition Alone Existing+ Addition/Alteration Date: 9/25/2012

ANNUAL ENERGY USE SUMMARY

TDV (kBtu/ft ² -yr)	Standard	Proposed	Margin
Space Heating	49.01	46.45	2.55
Space Cooling	12.50	10.94	1.52
Fans	3.88	3.49	0.40
Domestic Hot Water	14.45	6.63	8.82
Pumps	0.00	0.00	0.00
Totals	79.80	66.50	13.40
Percent Better Than Standard:		16.8%	

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

Building Front Orientation: (W) 270 deg Ext. Walls/Roof Wall Area Fenestration Area
 Number of Dwelling Units: 1.00 (W) 1,148 236
 Fuel Available at Site: Natural Gas (N) 2,853 210
 Raised Floor Area: 1,815 (E) 1,103 107
 Slab on Grade Area: 42 (S) 2,333 383
 Average Ceiling Height: 8.0 Roof 1,772 22
 Fenestration Average U-Factor: 0.58 TOTAL: 957
 Average SHGC: 0.63 Fenestration/CFA Ratio: 19.4%

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: Gabel Associates, LLC
 Address: 1818 Harmon St Name: Gina Rodde Date: 9/25/2012
 City/State/Zip: Berkeley, CA 94707 Phone: 510-428-0903 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: Dan Phipps Architects
 Address: 1031 Post Street Name: Terri Konsolito



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Chow-Minisimi Residence Consolidation Set

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Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Permit Addendum	9-26-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Upper Level Roof Plans

Sheet No.

S-2.2

LEGEND

- WALLS & ROOF
- - - WALLS BELOW
- o HOLD-DOWN
- X Y X= DENDITES SW EDGE NAILING. Y= DENDITES SW LENGTH IN FEET. REF. S-4.0 FOR PWD SW DETAILS.
- POST ABOVE & BELOW, 4x4 UN.D.
- POST ABOVE, 4x4 UN.D.
- POST BELOW, 4x4 UN.D.
- REFERS TO NOTE (H)
- STEEL BEAM
- I STEEL COLUMN

JOIST SCHEDULE

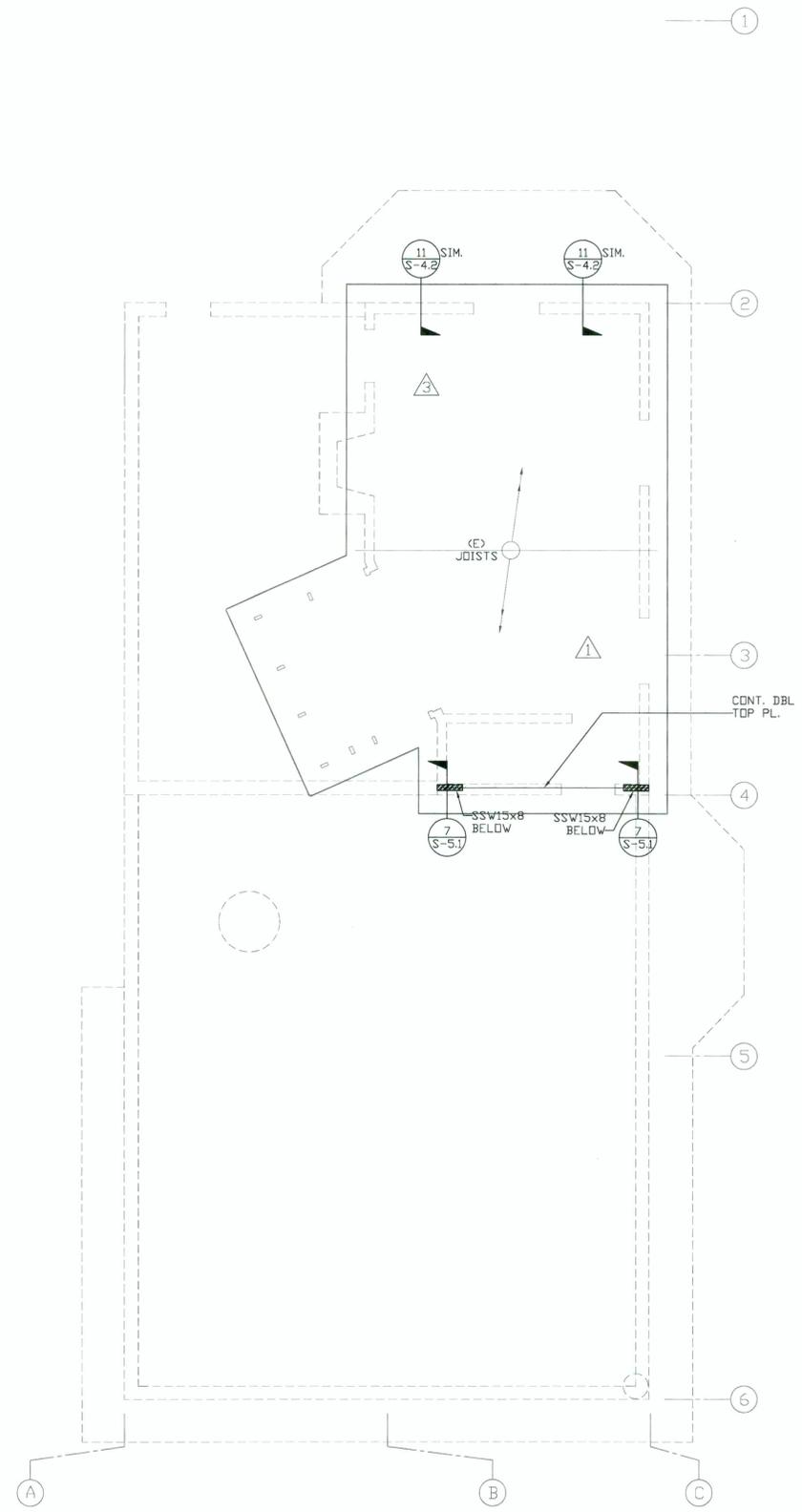
MARK	SPACING	JOIST	NOTES
RJ1	16" O.C.	2x10	DF-L
RJ2	16" O.C.	1 3/4" x 9 1/2"	LVL (3)
RJ3	16" O.C.	1 3/4" x 7 1/2"	LVL (3)

BEAM SCHEDULE

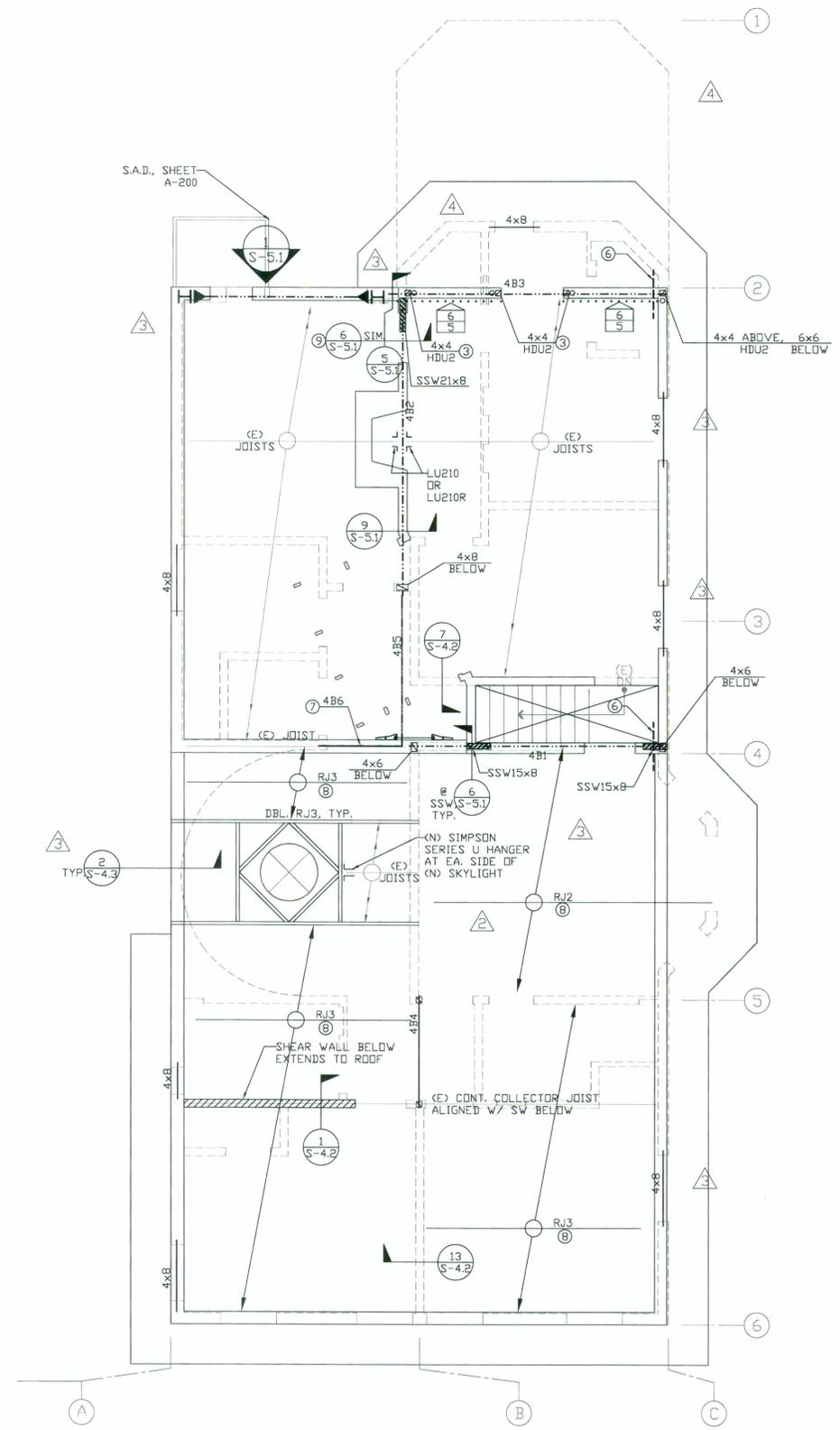
MARK	SIZE	MATERIAL
4B1	W8x18	A992 Gr.50
4B2	W8x48	A992 Gr.50
4B3	W8x18	A992 Gr.50
4B4	3 1/2" x 9 1/2"	PSL (3)
4B5	3 1/2" x 9 1/2"	PSL
4B6	2" x 1 1/4" x 9 1/2"	LVL (3)
RB1	7x9 1/2"	PSL

SHEET NOTES:

- STRAP AROUND OPENINGS IN SHEARWALL PER DET. 4/S-4.0.
- HOLD-DOWN TO WOOD BEAM BELOW PER DETAIL 7/S-4.0.
- HOLD-DOWN TO STEEL BEAM BELOW PER DET. 8/S-4.0.
- REPAIR/REPLACE (E) ROOF JOISTS DUE TO DAMAGE.
- STRAP (N) TOP PL TO (E) W/ CS-16 x 2'-0".
- STRAP TOP PL'S W/ CS-16 x 2'-6".
- SISTER TO (E) JOIST W/ 2 ROWS SDS 1/4"x4 1/2" @ 12" O.C. STAGGERED
- KEEP (E) R/J'S AND INSTALL (N) R/J'S PER PLAN
- FOR ANCHOR/ROD CONNECTION SEE DETAIL 8/S-4.0.



2 ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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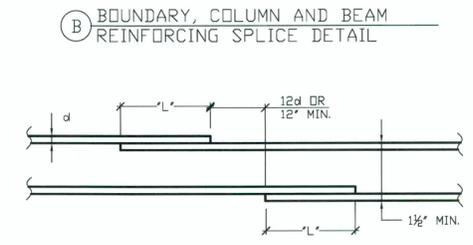
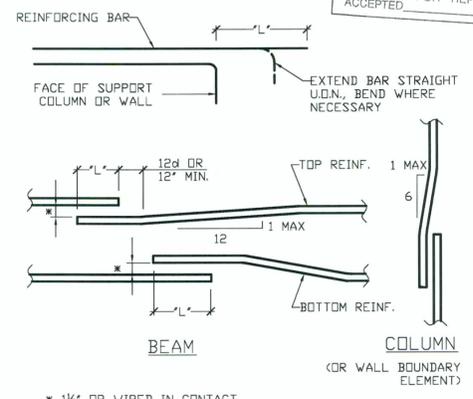
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Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Concrete Details I

Sheet No.

S-3.0



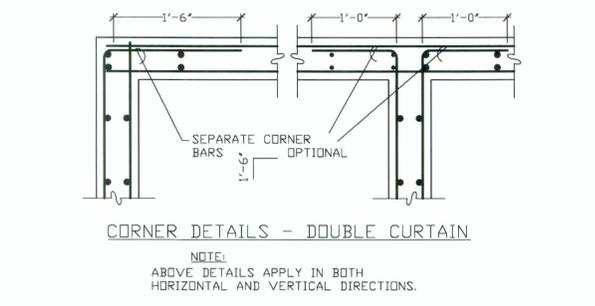
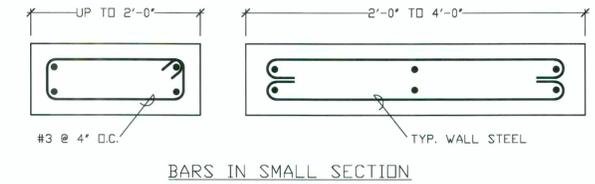
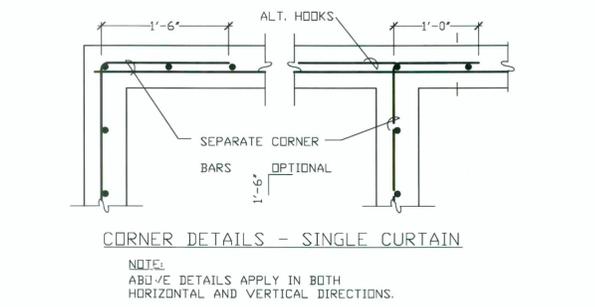
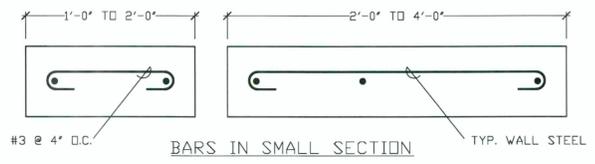
(A) WALL OR SLAB REINFORCING SPLICE DETAIL

REINFORCING BAR SPLICE AND STRAIGHT DEVELOPMENT LENGTHS SCHEDULE
 NORMAL WEIGHT CONCRETE REF. ACI318-99

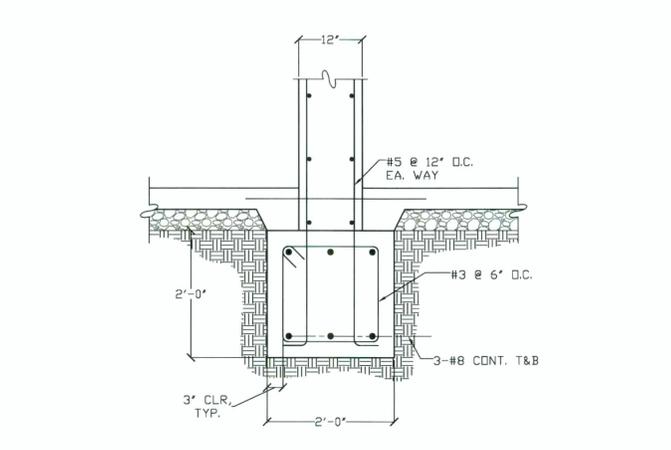
TENSION SPLICE	F _c PSI	BAR SIZE GRADE 60	CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)								
			#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	2500	TOP	23"	31"	39"	47"	68"	78"	88"	98"	107"
		OTHER	18"	24"	30"	36"	53"	60"	68"	75"	83"
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	3000	TOP	21"	28"	36"	43"	62"	71"	80"	89"	98"
		OTHER	16"	22"	27"	33"	48"	55"	62"	68"	75"
CLASS A & STRAIGHT DEVELOPMENT LENGTHS, L (IN)	4000	TOP	18"	25"	31"	37"	54"	62"	69"	77"	85"
		OTHER	14"	19"	24"	28"	42"	47"	53"	59"	65"
CLASS B	2500	TOP	30"	41"	51"	61"	89"	101"	114"	127"	139"
		OTHER	23"	31"	39"	47"	68"	78"	88"	98"	107"
CLASS B	3000	TOP	28"	37"	46"	56"	81"	93"	104"	116"	127"
		OTHER	21"	28"	36"	43"	62"	71"	80"	89"	98"
CLASS B	4000	TOP	24"	32"	40"	48"	70"	80"	90"	100"	110"
		OTHER	18"	25"	31"	37"	54"	62"	69"	77"	85"

- NOTES:**
- CLASS "A" SPLICES SHALL BE USED WHEN ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
 - CLASS "B" SPLICES SHALL BE USED WHEN MORE THAN ONE-HALF OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
 - db = NOMINAL DIAMETER OF A BAR.
 - TOP BARS ARE HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
 - OTHER BARS ARE ALL VERTICAL, ALL HORIZONTAL WALL REINFORCING, AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF CONCRETE BELOW BAR.
 - SMALLER BAR LAP LENGTH MAY BE USED WHEN SPLICING DIFFERENT SIZE BARS.
 - LAP SPLICES ARE NOT PERMITTED IF MECHANICAL SPLICES ARE SHOWN.
 - NON-CONTACT LAP SPLICED BARS SHALL NOT BE SPACED TRANSVERSELY FURTHER APART THAN 20% OF THE REQUIRED LAP LENGTH OR 6 INCHES.
 - LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS UNLESS OTHERWISE SHOWN.
 - BUNDLED BAR SPLICES:
 - INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
 - INCREASE LAP LENGTH 20% AT THREE BARS.
 - INCREASE LAP LENGTH 33% AT FOUR BARS.

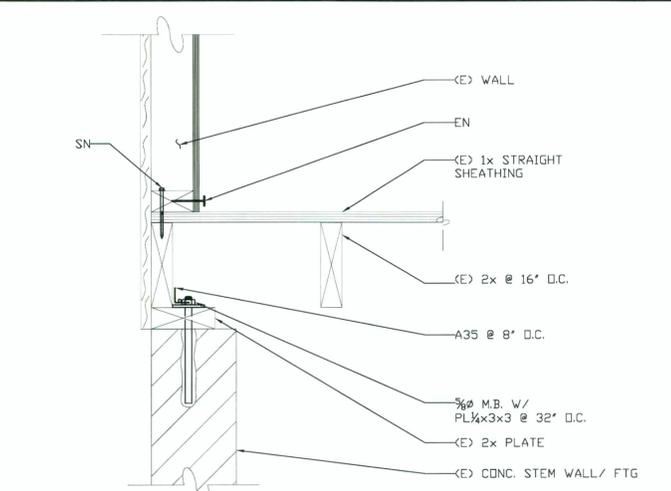
(1) REBAR SPLICE & SCHEDULE
 SCALE: 1" = 1'-0"



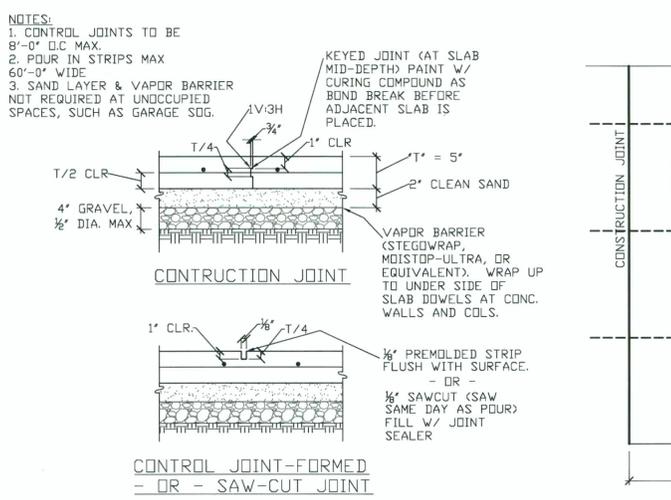
(3) WALL & CURB REINF.
 SCALE: 1" = 1'-0"



(5) GRADE BEAM AT CONC. WALL
 SCALE: 3/4" = 1'-0"



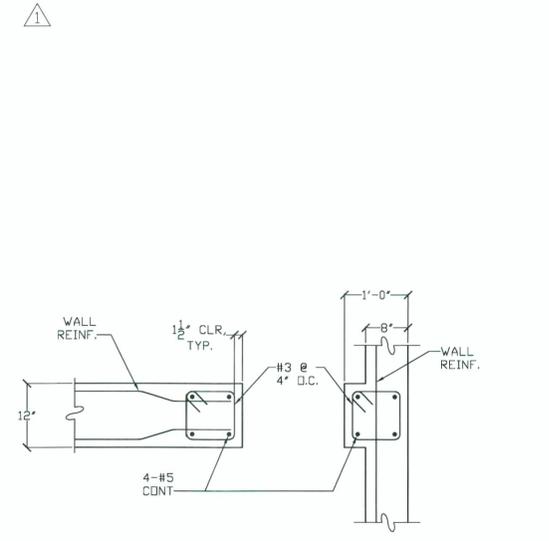
(4) FOOTING AT LINE 1
 SCALE: N/A



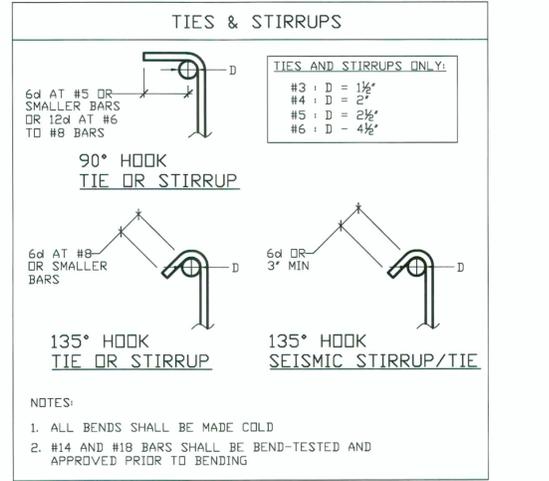
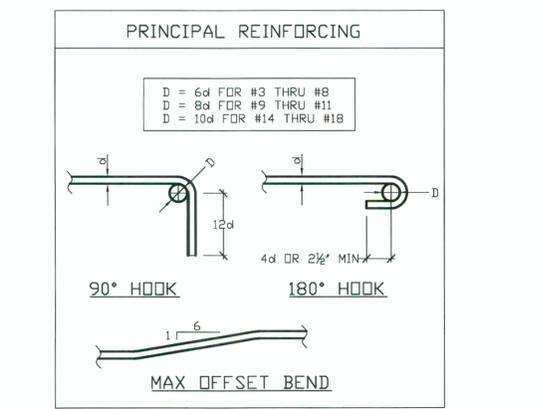
(A) SLAB & UNDERLAYMENT

(B) METHOD OF POURING

(2) SLAB ON GRADE
 SCALE: NOT TO SCALE



**(7) 12\"/>
 SCALE: 3/4" = 1'-0"**



(6) STANDARD REBAR HOOKS & TIES
 SCALE: 1" = 1'-0"



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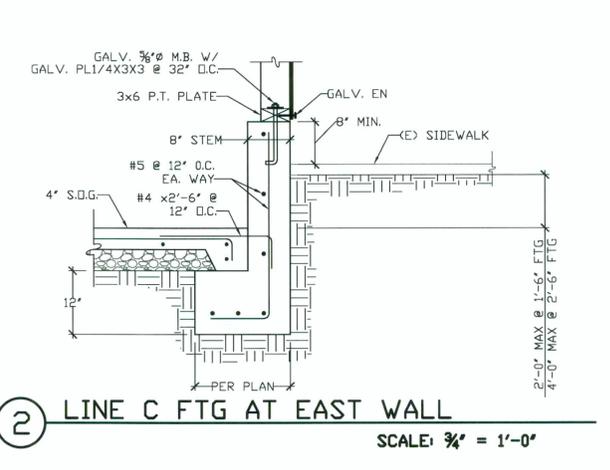
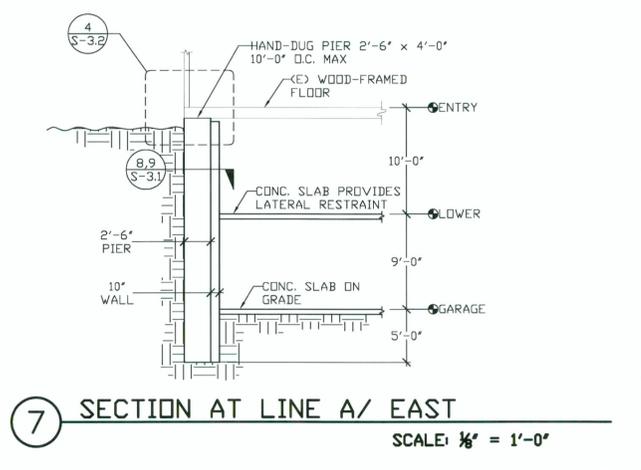
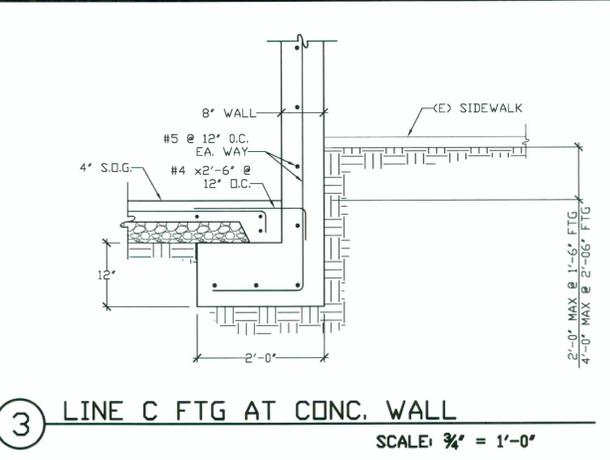
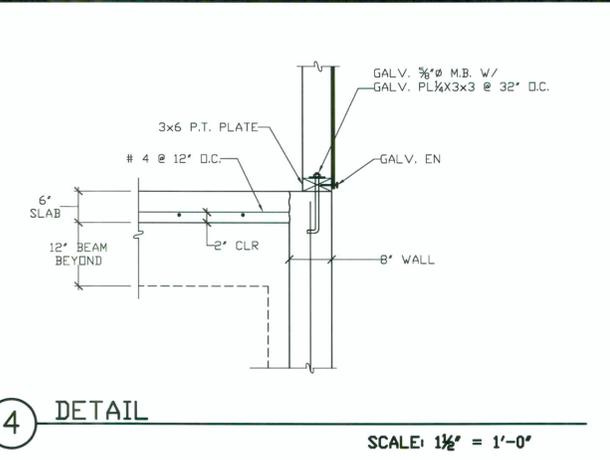
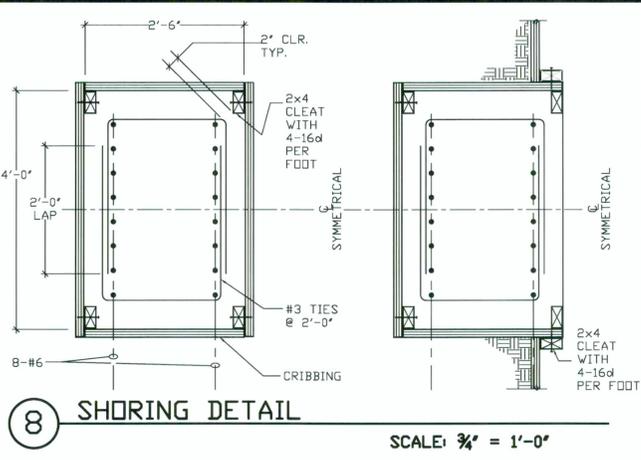
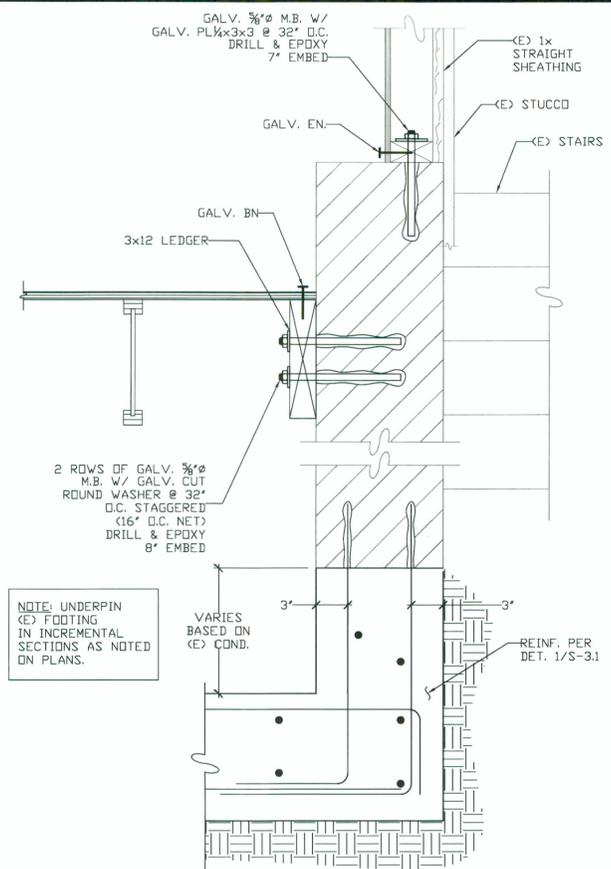
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Revised Bid Set	9-6-2012
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Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Concrete Details II

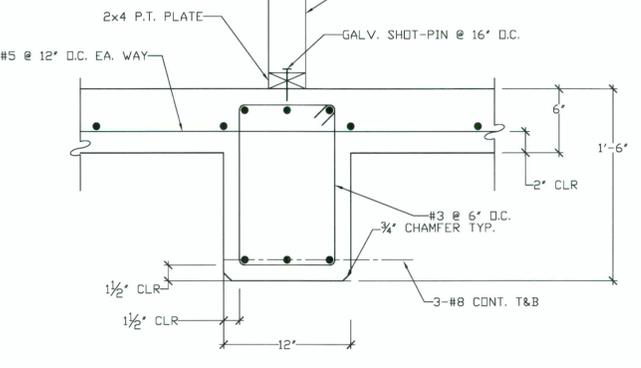
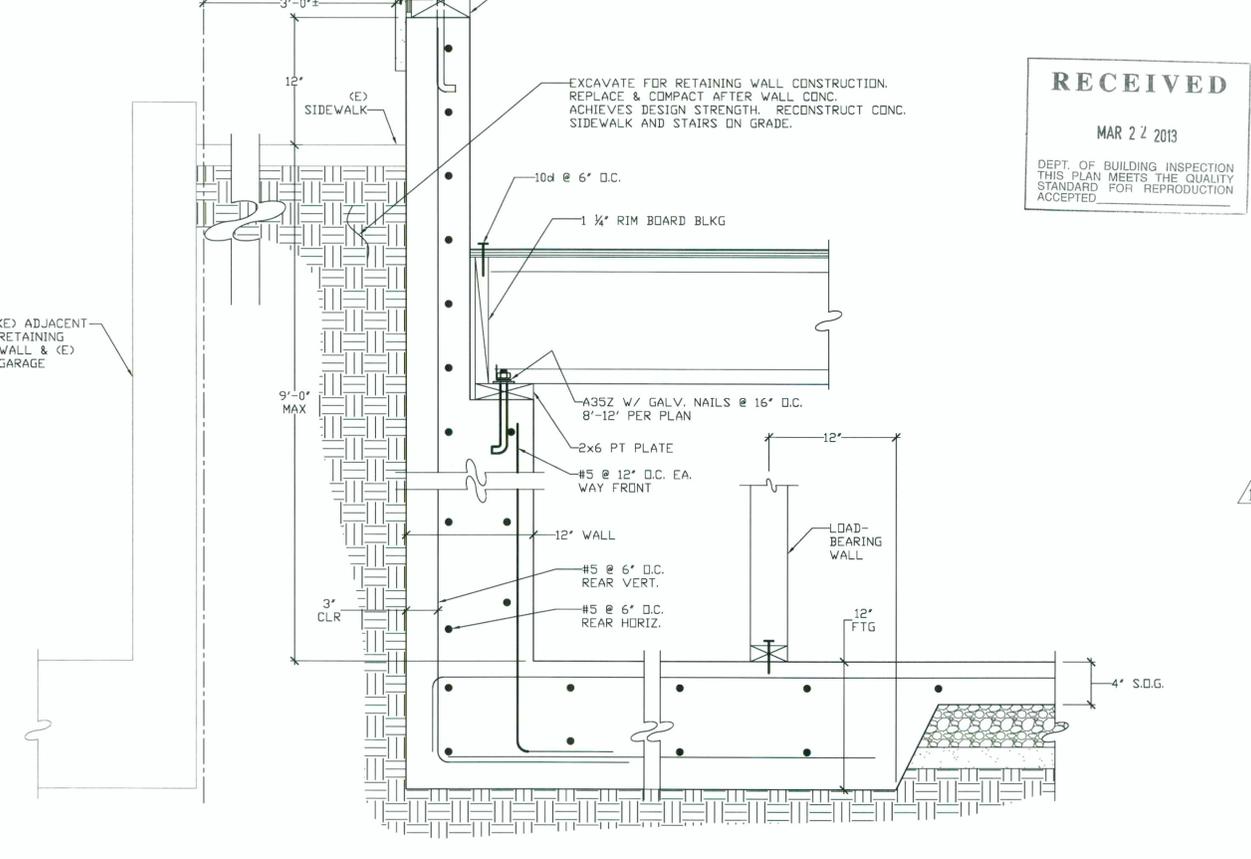
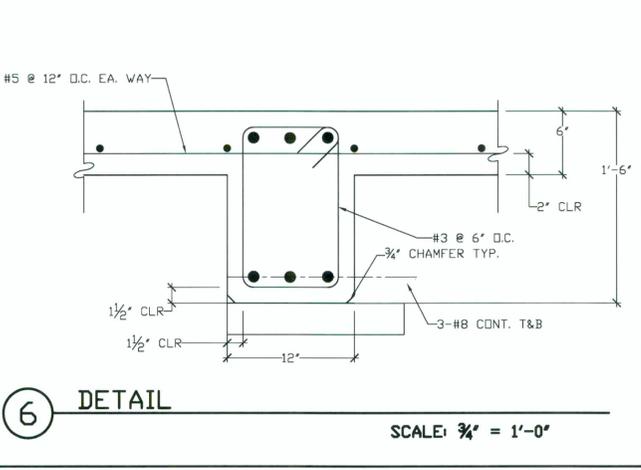
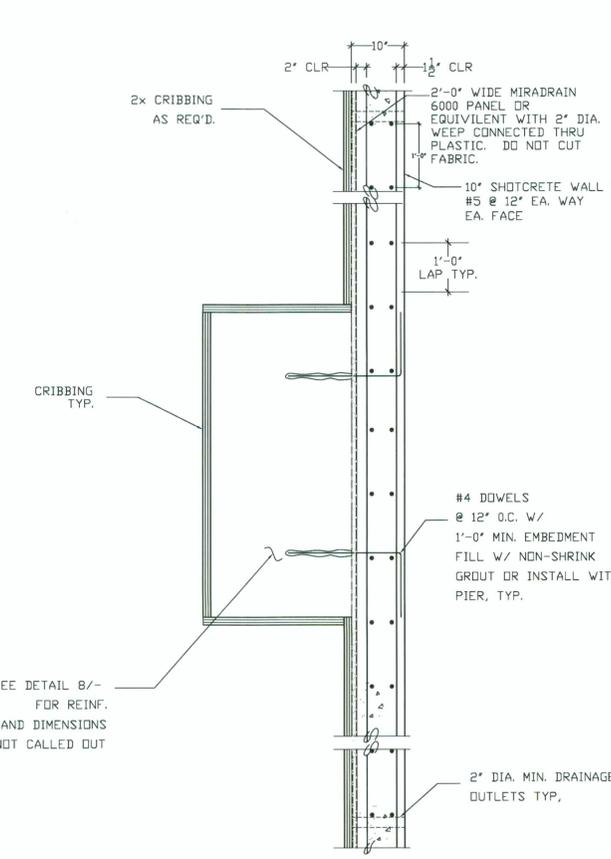
Sheet No.
S-3.1



10 FOOTING UNDERPINNING AT LINE 6
 SCALE: 1 1/2" = 1'-0"

7 SECTION AT LINE A/ EAST
 SCALE: 1/8" = 1'-0"

2 LINE C FTG AT EAST WALL
 SCALE: 3/4" = 1'-0"



5 BEAM AT BEARING WALL
 SCALE: 3/4" = 1'-0"

1 DETAIL
 SCALE: 1 1/2" = 1'-0"

RECEIVED
 MAR 22 2013
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR REPRODUCTION
 ACCEPTED



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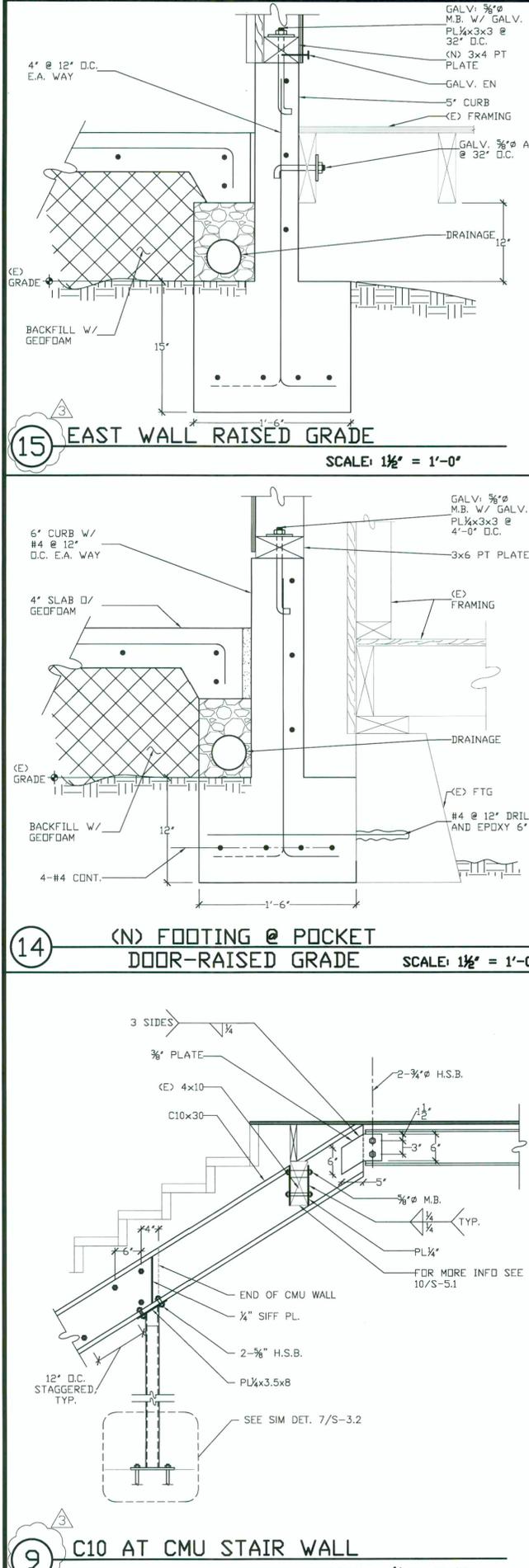
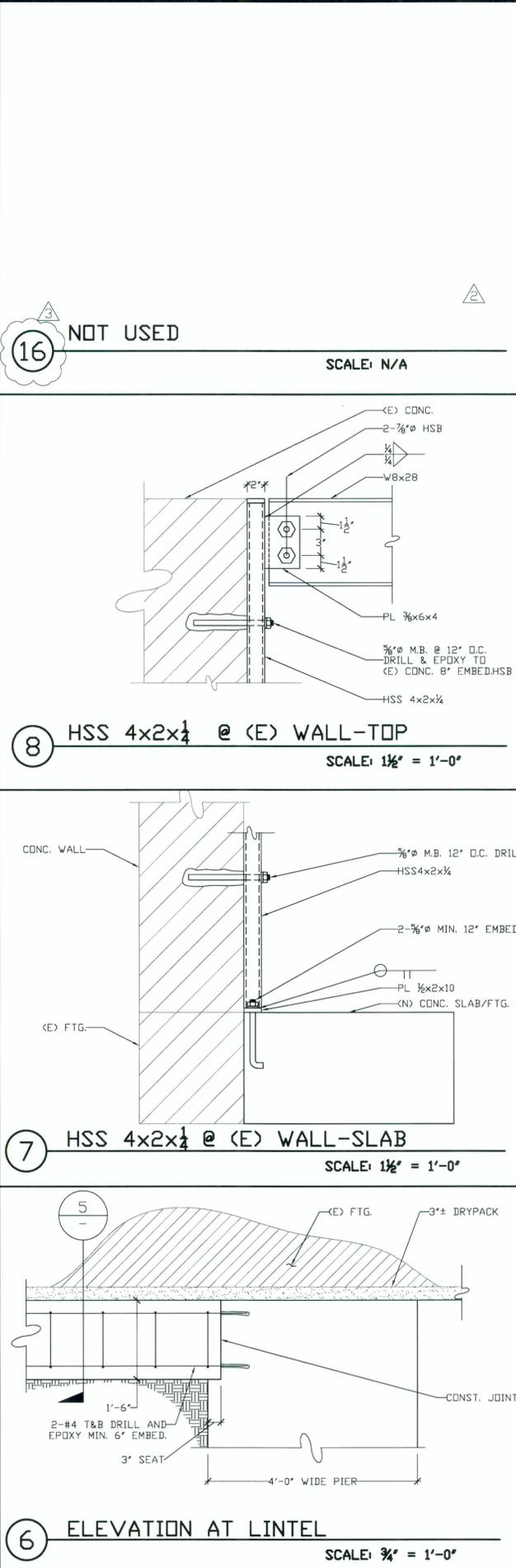
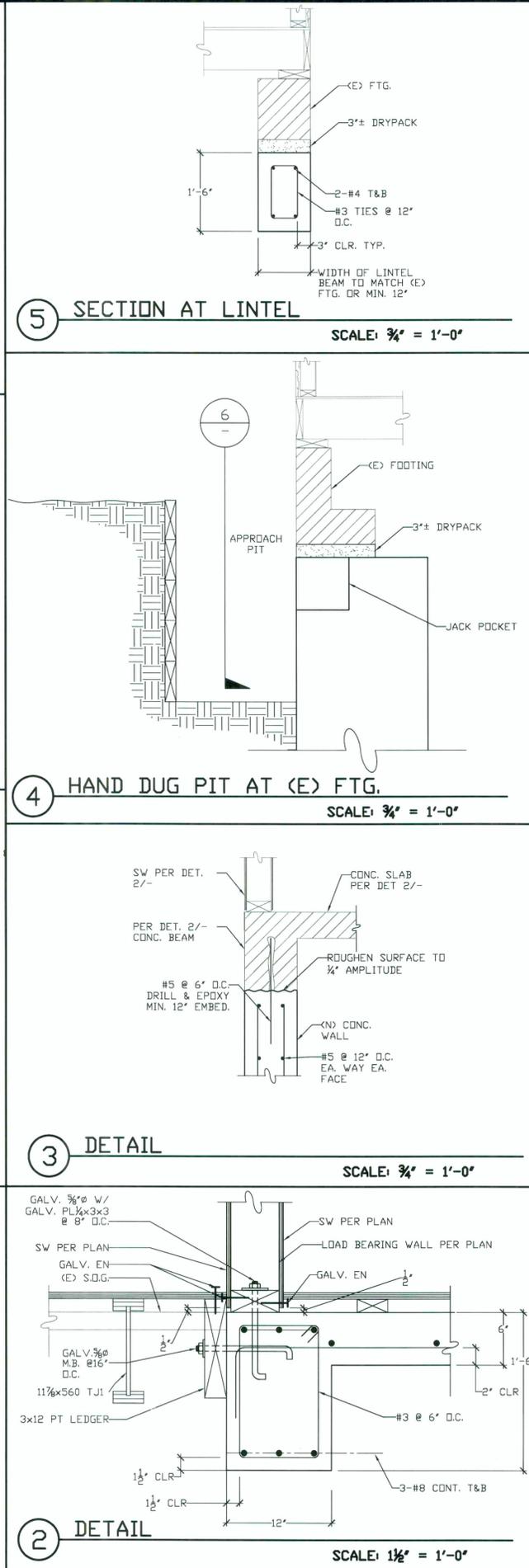
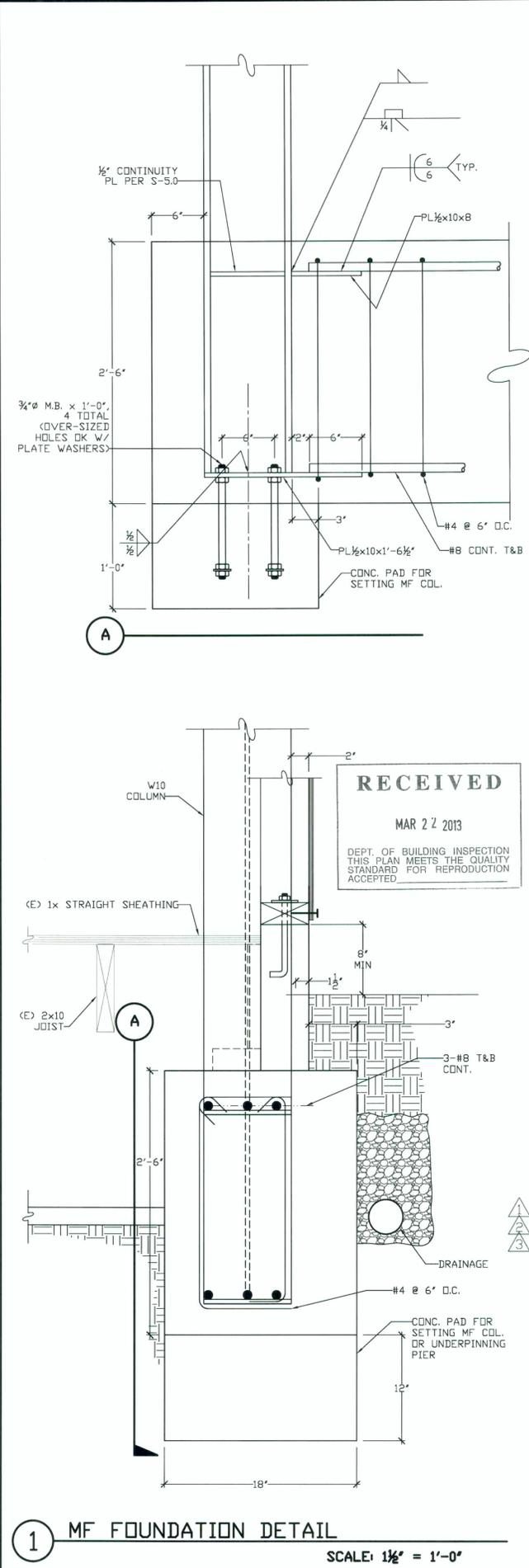
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Concrete Details III

Sheet No.
S-3.2



NOT USED



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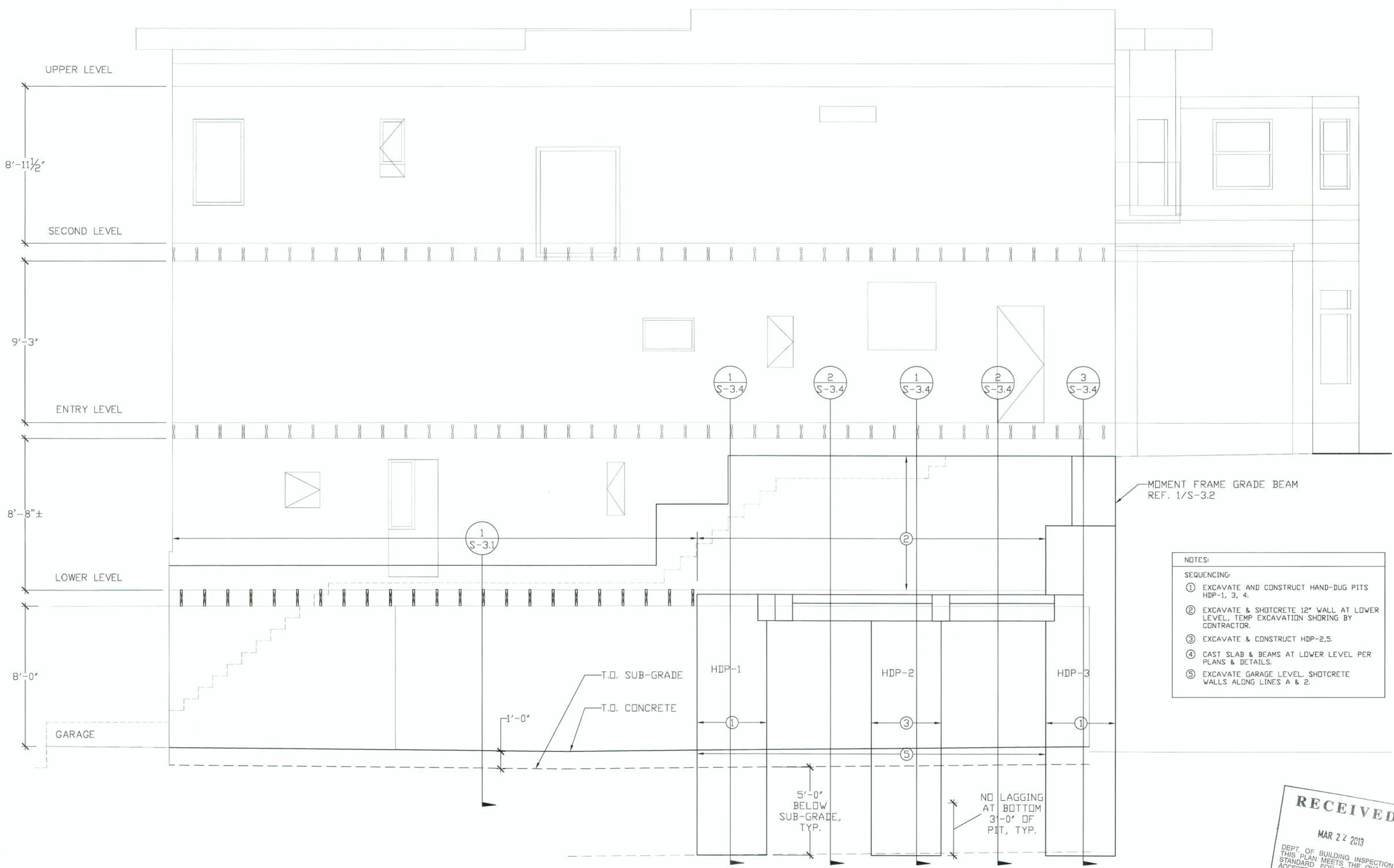
Scale: As Noted
 Job No. 11-095

North Elevation

Sheet No.
S-3.3



- NOTES:**
- SEQUENCING:**
- ① EXCAVATE AND CONSTRUCT HAND-DUG PITS HDP-1, 3, 4.
 - ② EXCAVATE & SHOTCRETE 12" WALL AT LOWER LEVEL, TEMP EXCAVATION SHORING BY CONTRACTOR.
 - ③ EXCAVATE & CONSTRUCT HDP-2,5.
 - ④ CAST SLAB & BEAMS AT LOWER LEVEL PER PLANS & DETAILS.
 - ⑤ EXCAVATE GARAGE LEVEL, SHOTCRETE WALLS ALONG LINES A & 2.



① NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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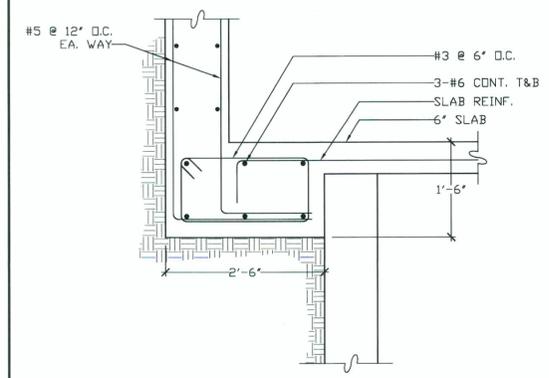


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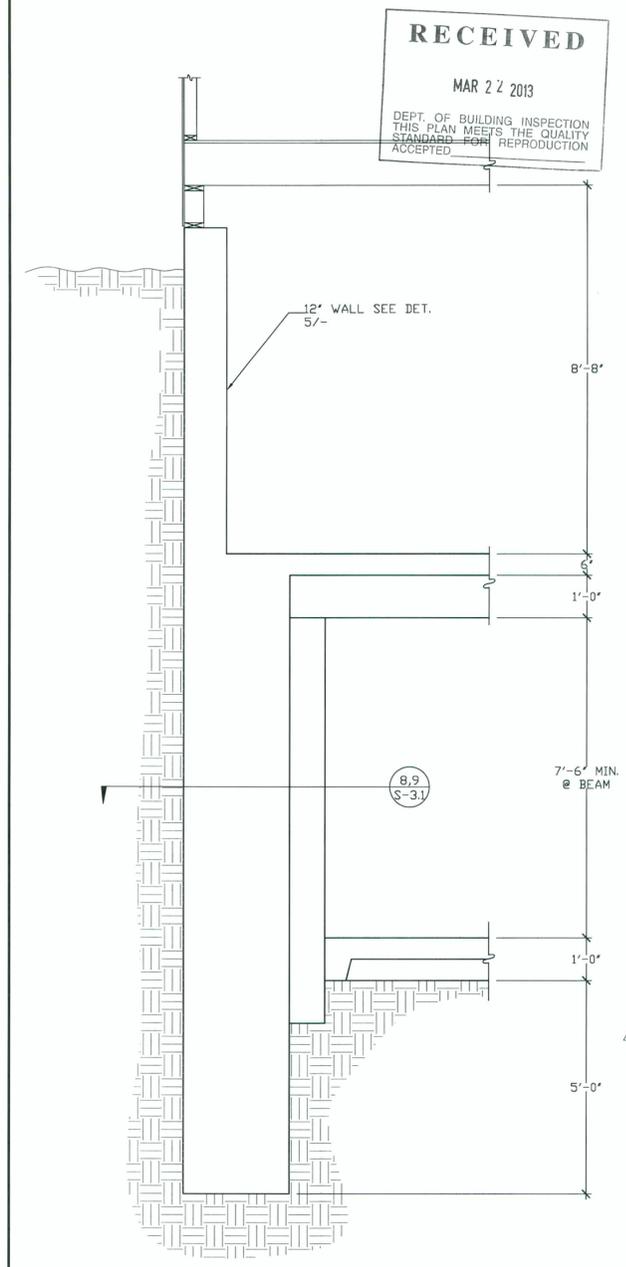
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Scale: As Noted
 Job No. 11-095

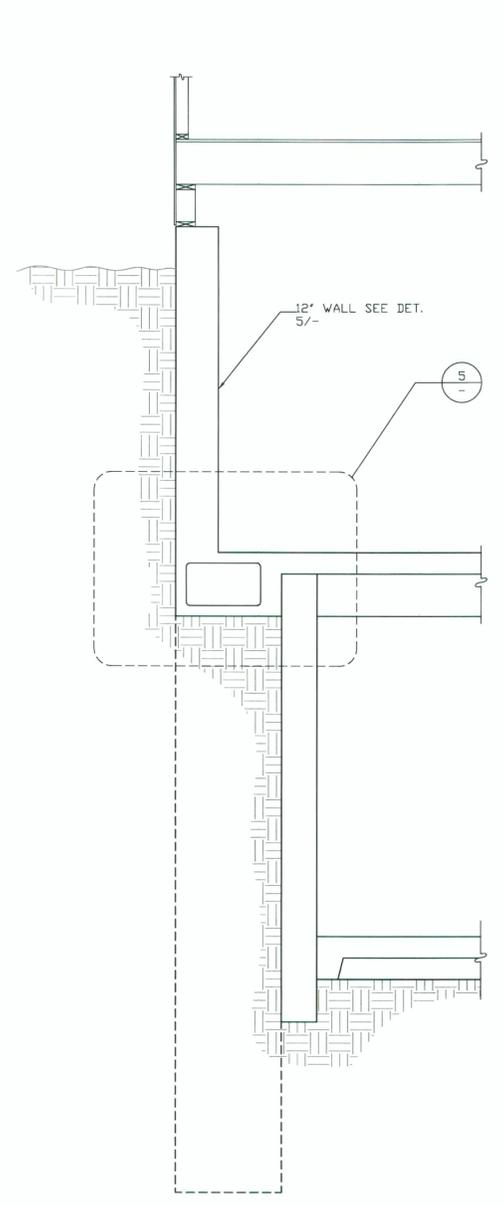
Details
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S-3.4



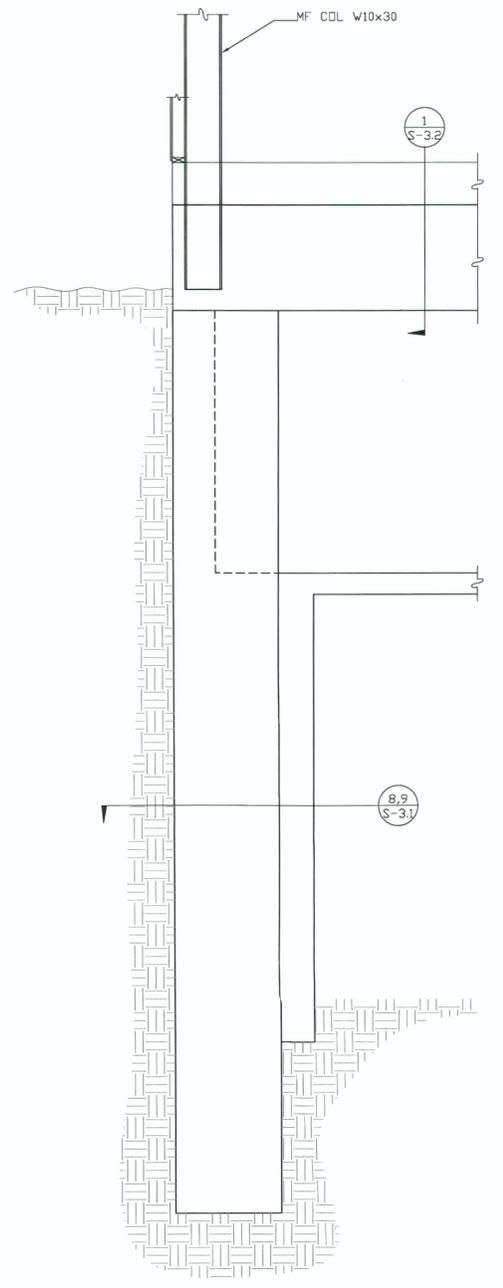
5 DETAIL
 SCALE: 3/4" = 1'-0"



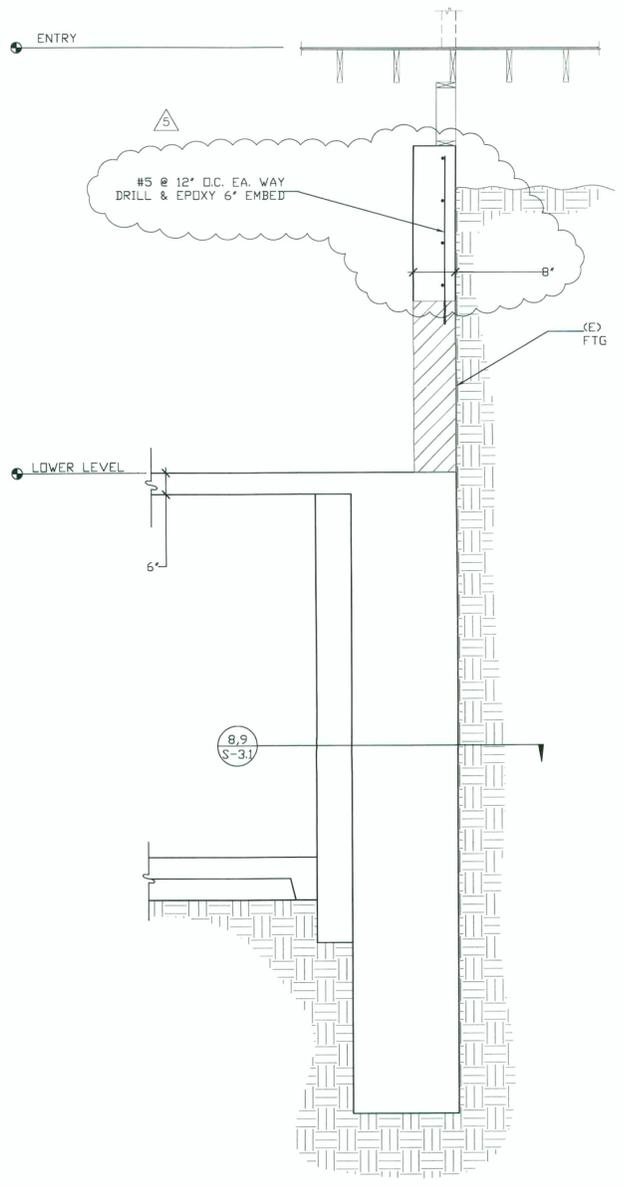
1 SECTION AT HDP-1
 SCALE: 1/2" = 1'-0"



2 SECTION AT LINE A
 SCALE: 1/2" = 1'-0"



3 SECTION AT HDP-3
 SCALE: 1/2" = 1'-0"



4 SECTION AT LINE 2
 SCALE: 1/2" = 1'-0"

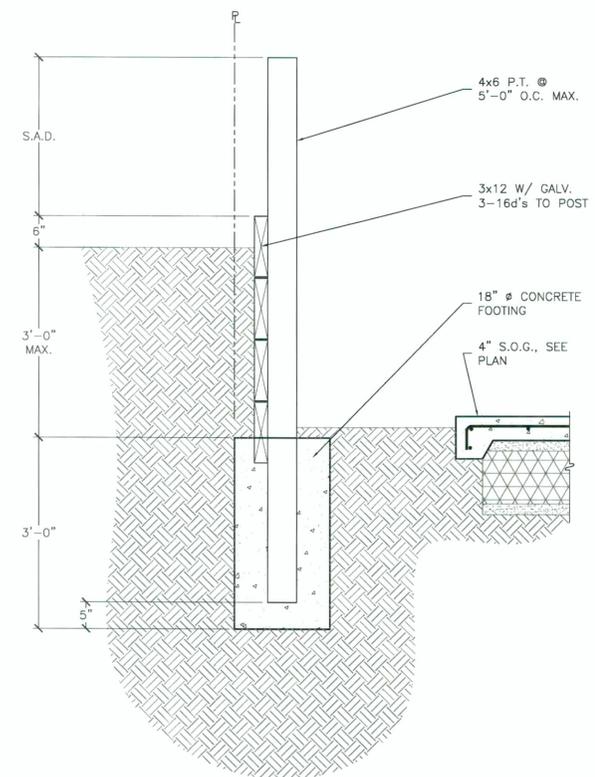


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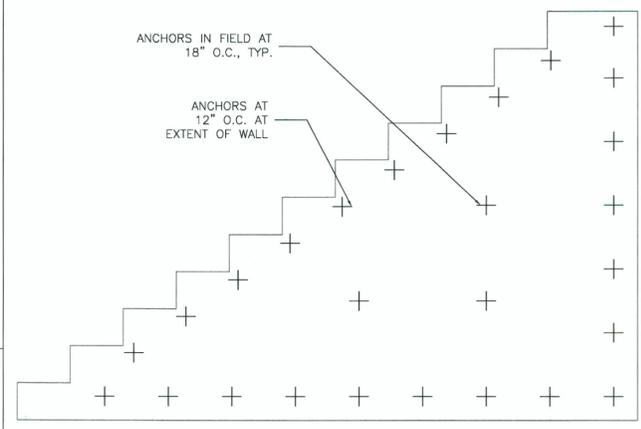
Chow-Minisini Residence Consolidation Set

68 Presidio Ave
 San Francisco, CA

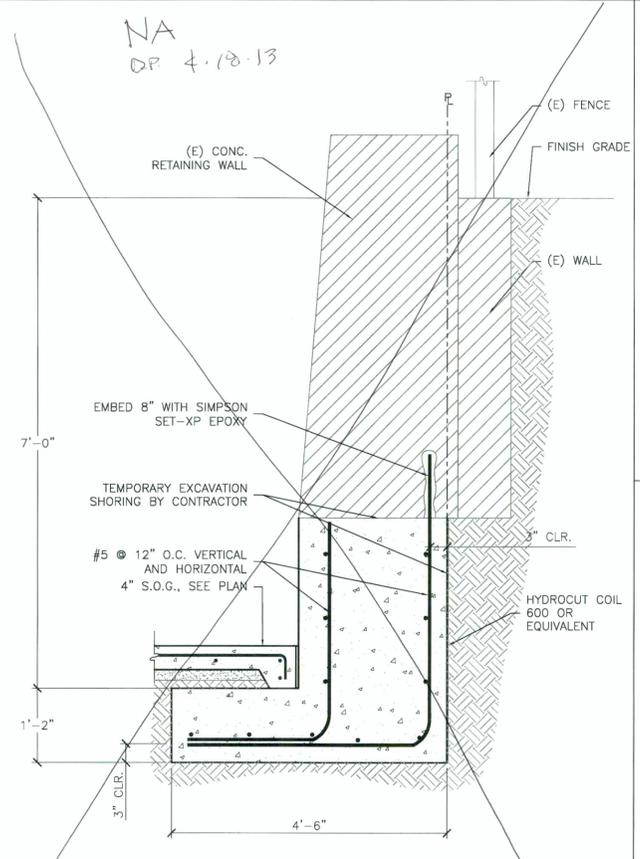
RECEIVED
 MAR 27 2013
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR REPRODUCTION
 ACCEPTED



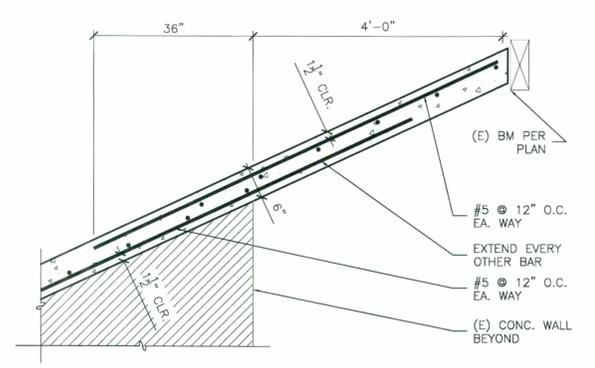
4 WOOD RETAINING WALL AT NORTH P.L.
 SCALE: 3/4" = 1'-0"



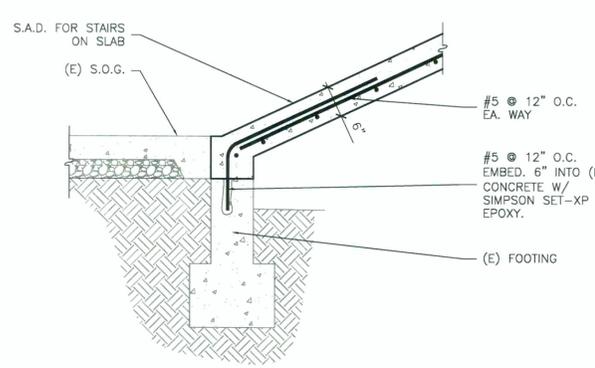
1A WALL ELEVATION
 SCALE: 3/4" = 1'-0"



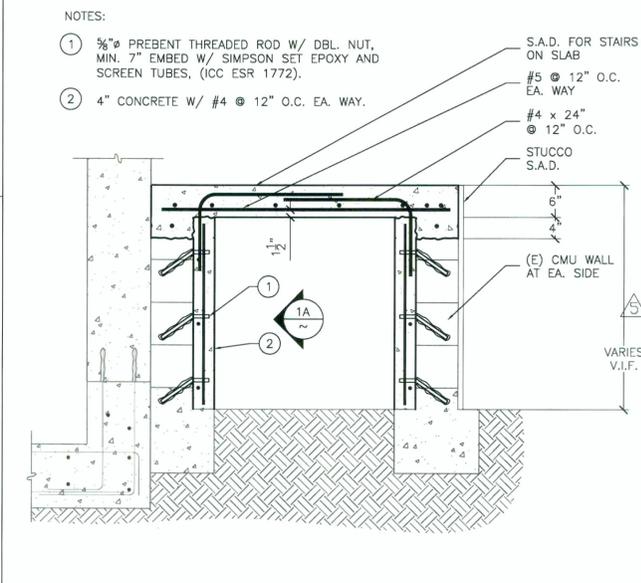
5 UNDERPINNING OF (E) SITE RETAINING WALL
 SCALE: 3/4" = 1'-0"



3 ENTRY STAIR RAMP DETAIL
 SCALE: 3/4" = 1'-0"



2 FOORING AT ENTRY STAIR RAMP
 SCALE: 3/4" = 1'-0"



1 ENTRY STAIR RAMP DETAIL
 SCALE: 3/4" = 1'-0"



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Issue:	Date:
Building Permit	3-7-2012
Design Change	5-30-2012
Revised Bid Set	9-6-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Details
 Sheet No.
S-3.5



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Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Framing Details I

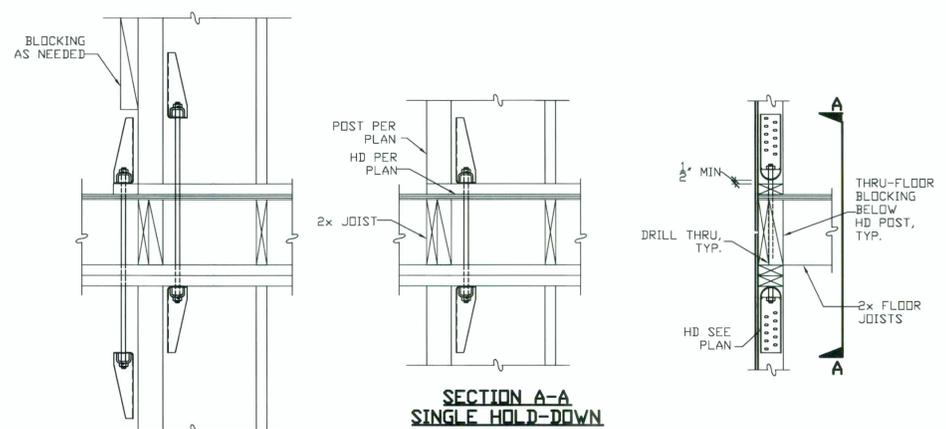
Sheet No.

S-4.0

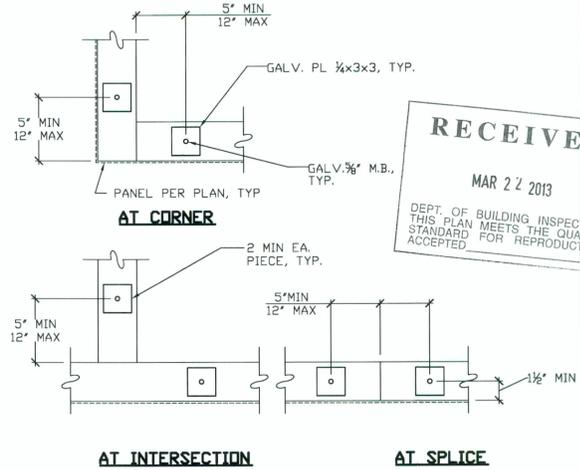
HOLD-DOWN	ROD SIZE	WELD 'A' SIZE
HDU2,4,5 HDS/4,	3/8"	3/8"
HDU8,HDQ8 HDC10/4	7/8"	1/2"
HDU11, HDU14	1"	1/2"

NOTES:
 1. THESE WELDS ARE MULTI-PASS FILLET WELDS, AND AS SUCH REQUIRE CONTINUOUS SPECIAL INSPECTION IN ACCORDANCE WITH CBC SEC. 1701.5.
 2. THESE WELDS ARE TO BE MADE WITH FILLER METAL CAPABLE OF PRODUCING NOTCH-TOUGH MATERIAL IN ACCORDANCE WITH FEMA-350.

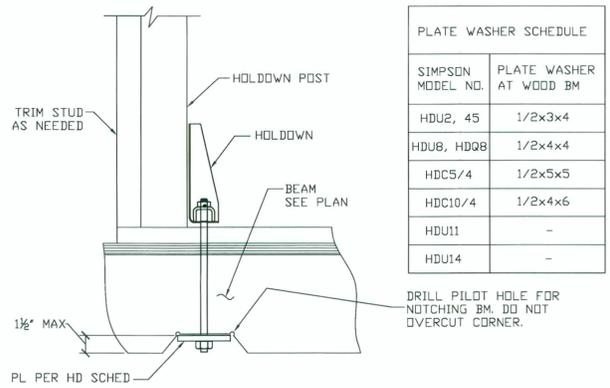
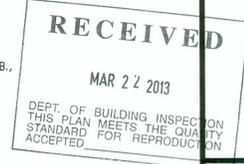
8 HOLD-DOWN AT STEEL BEAM
 SCALE: NOT TO SCALE



6 TYPICAL HOLD-DOWN BETWEEN FLOORS
 SCALE: 1"=1'-0"

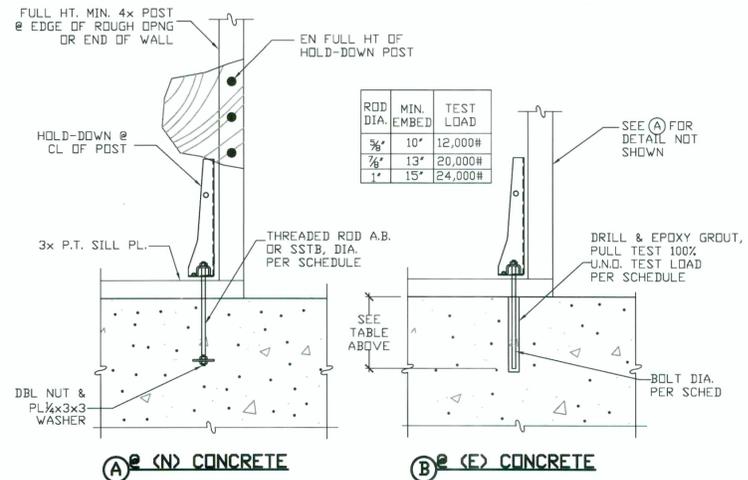


3 TYPICAL PLATE ANCHOR BOLTS
 SCALE: 12" = 1'-0"



SIMPSON MODEL NO.	PLATE WASHER AT WOOD BM
HDU2, 45	1/2x3x4
HDU8, HDQ8	1/2x4x4
HDC5/4	1/2x5x5
HDC10/4	1/2x4x6
HDU11	-
HDU14	-

7 HOLD-DOWN AT WOOD BEAM
 SCALE: 1 1/2" = 1'-0"



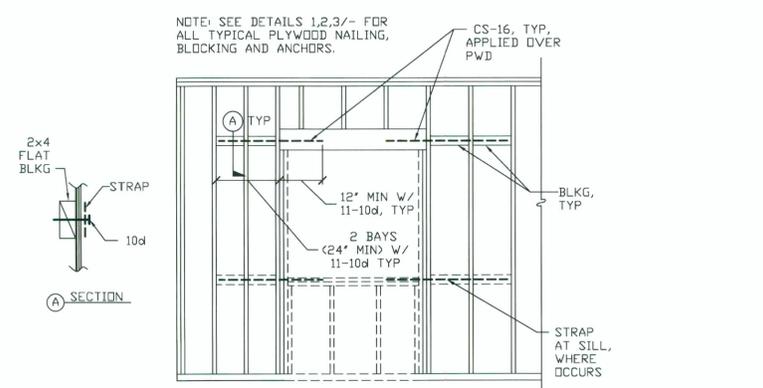
ROD DIA.	MIN. EMBED.	TEST LOAD
3/8"	10"	12,000#
7/8"	13"	20,000#
1"	15"	24,000#

5 HOLD-DOWN AT CONCRETE FOUNDATION
 SCALE: 1"=1'-0"

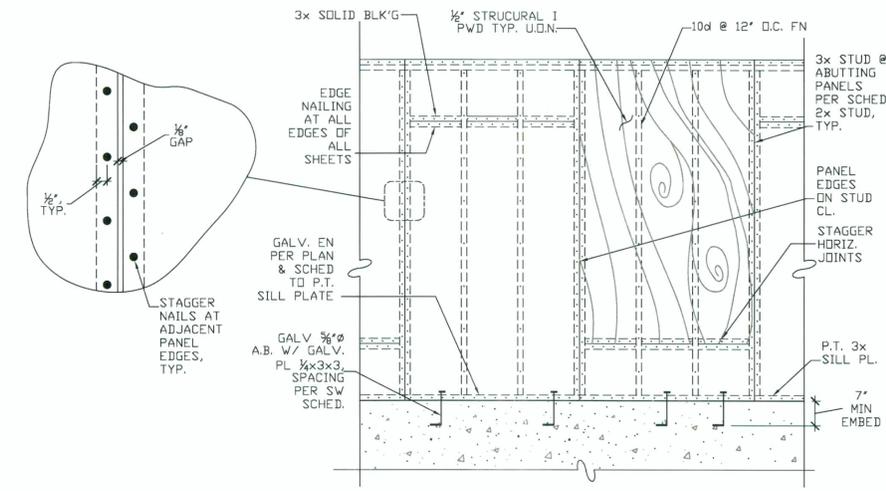
HOLD-DOWN SCHEDULE					
SIMPSON MODEL NO.	ANCHOR BOLT DIA.	ANCHOR EMBED.	DRILL & EPOXY EMBED	POST	SSTB
HDU2	5/8"	12"	10"	4x4	SSTB16
HDU4,5	5/8"	12"	10"	4x4	SSTB24
HDU8	7/8"	15"	13"	4x4	SSTB28
HDQ8	7/8"	15"	13"	4x4	SSTB28
HDC10/4	7/8"	15"	13"	4x4	SSTB28
HDU11	1"	18"	15"	6x6	N/A
HDU14	1"	18"	15"	6x6	N/A

NOTES:
 1. ANCHOR BOLT MATERIAL SHALL BE A36 THREADED ROD OR ASTM A307 OR BETTER BOLTS, U.N.D. (SIMPSON SSTB IS ACCEPTABLE).
 2. CONCRETE ANCHOR EMBEDMENT IS INTO CONCRETE FOOTING, WALL OR SLAB (NOT INCLUDING CURB DIMENSION), U.N.D.
 3. PROVIDE BOLTS TO POST OR STUDS PER SIMPSON CATALOG AND ICBD REPORT.

2 HOLD-DOWN SCHEDULE
 SCALE: NOT TO SCALE



4 TYPICAL SHEARWALL ELEVATION
 SCALE: NOT TO SCALE



TYPE	PANEL THICKNESS	10d EDGE NAILING (C/D)	A35 CLIP	16d SILL NAILS (S/N)	SDS#4x4 1/2 SILL CONN.	3/8" SILL BOLTS	SPECIAL FRAMING
2 #	1/2"	2' D.C.	6' D.C.	1' D.C.	4' D.C.	16' D.C.	PROVIDE 3X FRAMING AT ADJOINING PANEL EDGES
3 #	1/2"	3' D.C.	8' D.C.	1.5' D.C.	6' D.C.	24' D.C.	PROVIDE 3X FRAMING AT ADJOINING PANEL EDGES
4 #	1/2"	4' D.C.	8' D.C.	2' D.C.	8' D.C.	32' D.C.	PROVIDE 3X FRAMING AT ADJOINING PANEL EDGES
6 #	1/2"	6' D.C.	12' D.C.	2.5' D.C.	12' D.C.	48' D.C.	
DBL 3 #	1/2" EA. SIDE	3' D.C.	N/A	N/A	3' D.C.	12' D.C.	SEE NOTE F, G.
DBL 4 #	1/2" EA. SIDE	4' D.C.	5' D.C.	N/A	4' D.C.	16' D.C.	SEE NOTE F, G.

NOTES:
 A. ALL PANELS SHALL BE STRUC-I RATED PLYWOOD
 B. NAILS SHALL BE 10d COMMON (3"x0.148")
 C. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING PANELS
 D. TYPICAL FIELD NAILING IS 10d @ 12" D.C.
 E. SILL BOLTS SHALL HAVE GALVANIZED PLATE WASHER 3x3x1/2 & SHALL BE EMBEDDED 7" MIN INTO CONCRETE, NOT INCLUDING EMBEDMENT IN CURB
 F. AT DOUBLE-SIDED SHEAR WALLS, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS
 G. AT DOUBLE-SIDED SHEAR WALLS, PROVIDE 3X FRAMING FOR ALL SILLS, TOP PLATES, BLOCKING, (INCL. THRU-FLOOR BLOCKING), RIM JOISTS, AND STUDS

1 SHEAR WALL SCHEDULE
 SCALE: NOT TO SCALE



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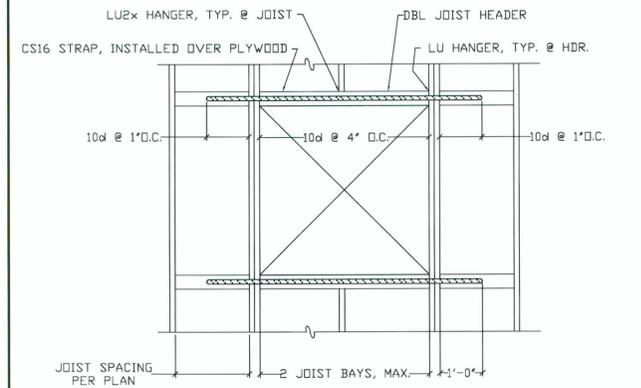
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Revised Bid Set	9-6-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
 Job No. 11-095

Framing Details II

Sheet No.
S-4.1

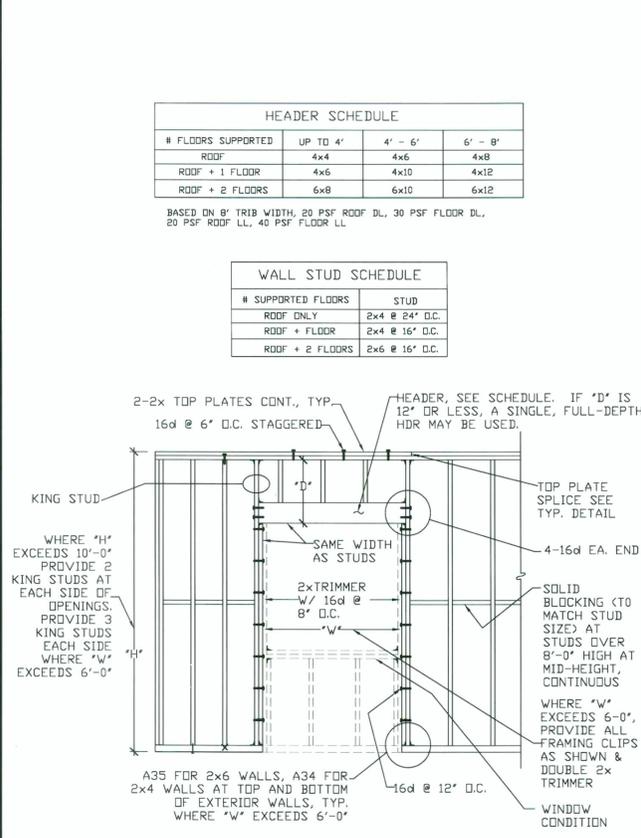
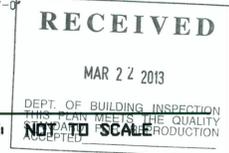


4 FLOOR OPENING DETAIL
 SCALE: NOT TO SCALE

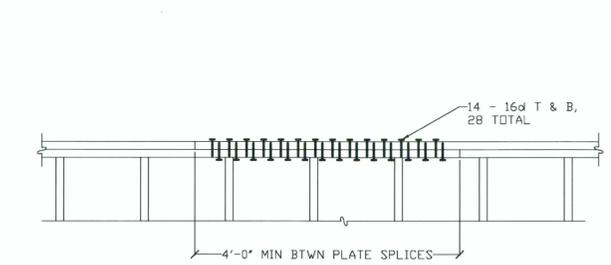
LOCATION	FLOOR	ROOF
PLYWOOD	3/4" CD-X T&G	3/8" CD-X
BOUNDARY NAILING (B.N.)	10d @ 6"	10d @ 6"
STAGGERED PANEL EDGE NAILING (E.N.S.)	10d @ 6"	10d @ 6"
CONTINUOUS PANEL EDGE NAILING (E.N.C.)	10d @ 6"	UN-BLOCKED
FIELD NAILING (F.N.)	10d @ 12"	10d @ 12"
REF. DETAIL	2/S-4.1	1/S-4.1

NOTE: 1. NAILS SHALL BE DRIVEN FLUSH & SHALL NOT PENETRATE OUTER PLY.
 2. MINIMUM PANEL DIMENSION IS 2'-0"

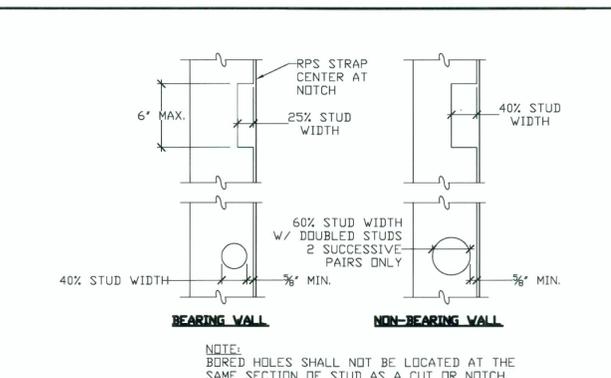
3 DIAPHRAGM SCHEDULE
 SCALE: NOT TO SCALE



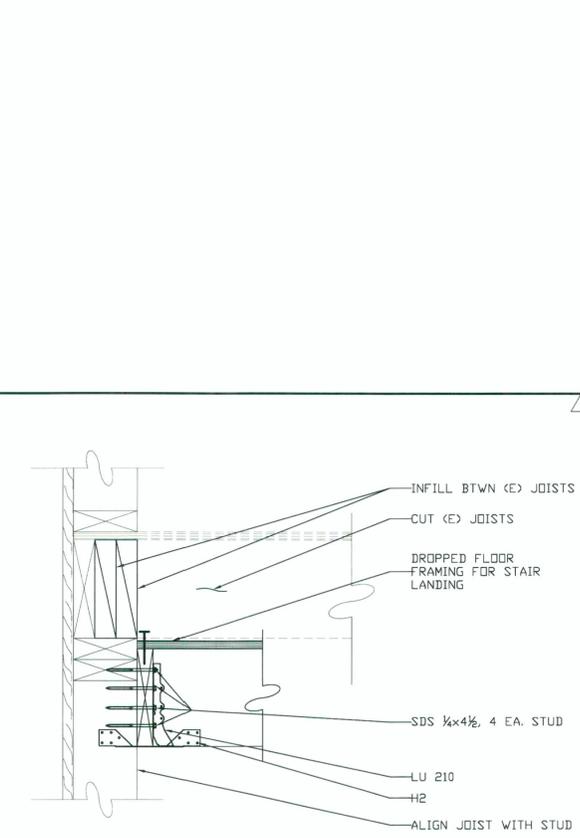
6 STUD WALL FRAMING ELEVATION
 SCALE: NOT TO SCALE



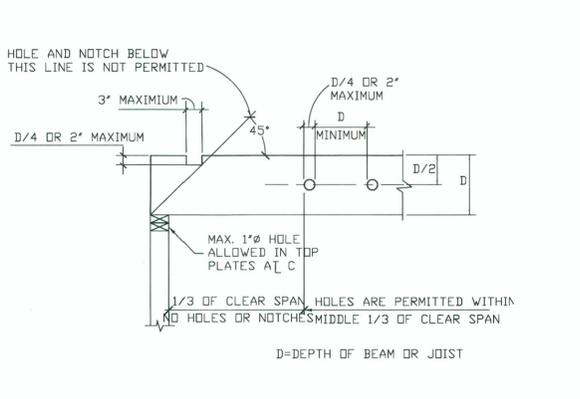
10 DBL TOP PLATE SPLICE
 SCALE: NOT TO SCALE



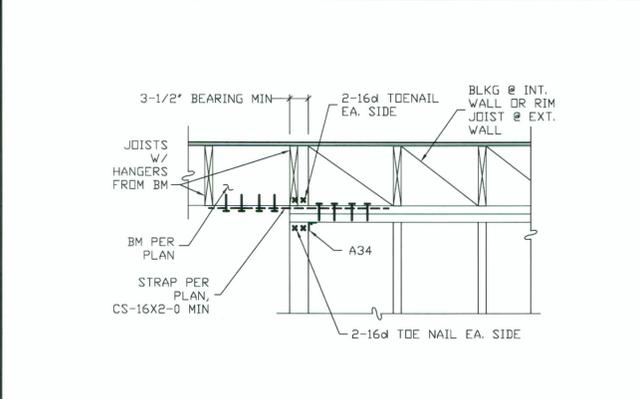
9 LIMITS ON NOTCH AND BORING IN STUDS
 SCALE: NOT TO SCALE



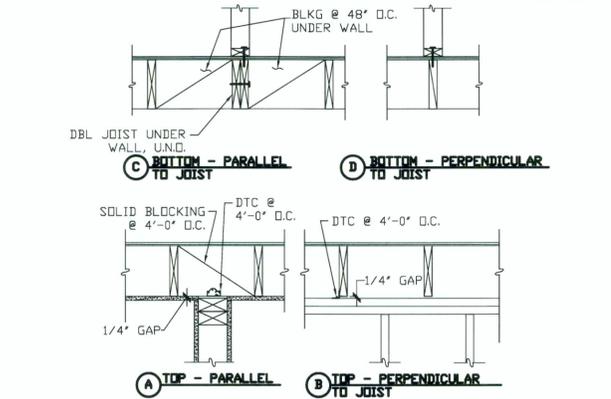
13 DROPPED FLOOR @ STAIR LANDING
 SCALE: NOT TO SCALE



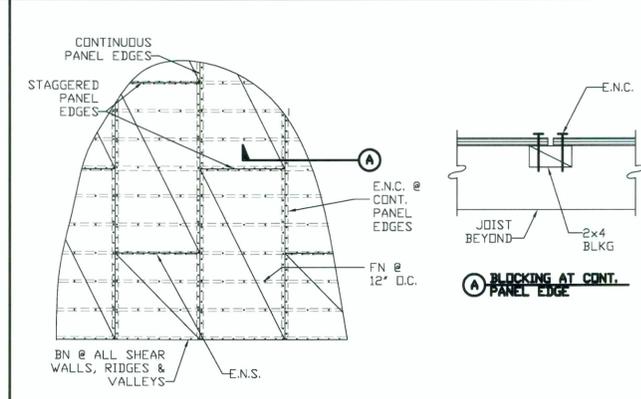
12 HOLES AND NOTCHES IN BEAMS AND JOIST
 SCALE: NOT TO SCALE



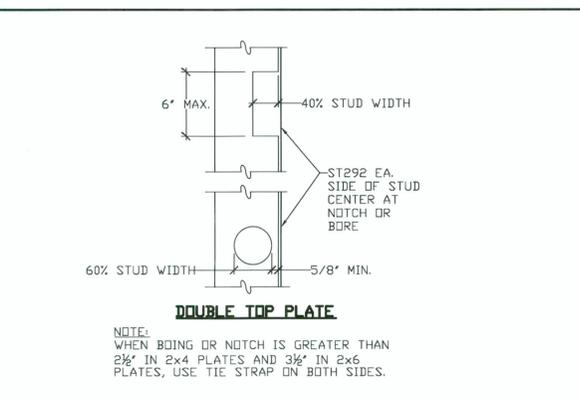
5 BEAM SUPPORT AT WALL-PARALLEL
 SCALE: NOT TO SCALE



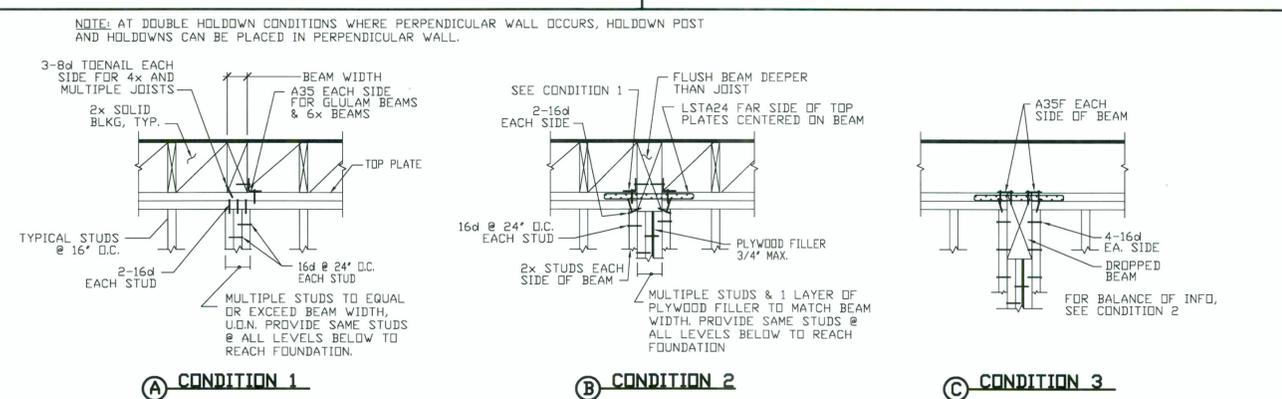
8 FLOOR FRAMING AT WALL
 SCALE: NOT TO SCALE



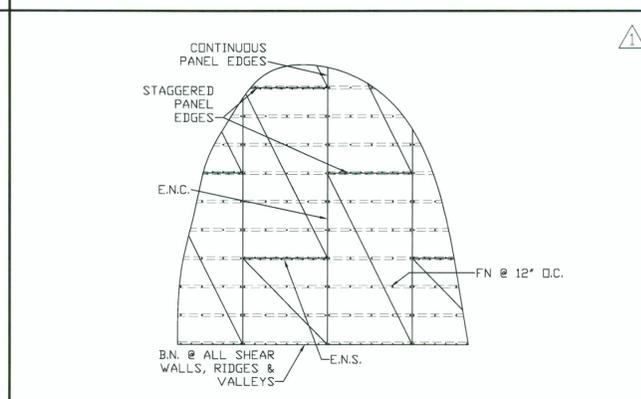
2 BLOCKED FLOOR & ROOF DIAPHRAGM
 SCALE: NOT TO SCALE



11 LIMITS ON NOTCH AND BORING IN TOP PLATE
 SCALE: NOT TO SCALE



7 BEAM SUPPORT AT WALL-PERPENDICULAR
 SCALE: NOT TO SCALE



1 UN-BLOCKED FLOOR & ROOF DIAPHRAGM
 SCALE: NOT TO SCALE



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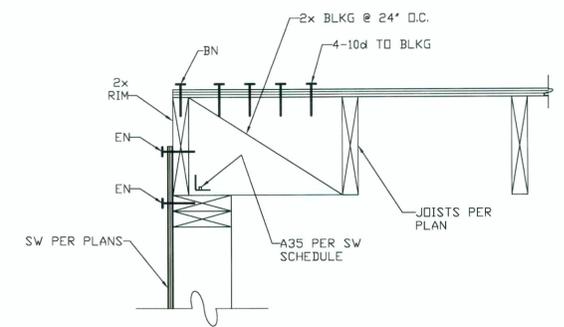
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Consolidation Set	02-26-2013

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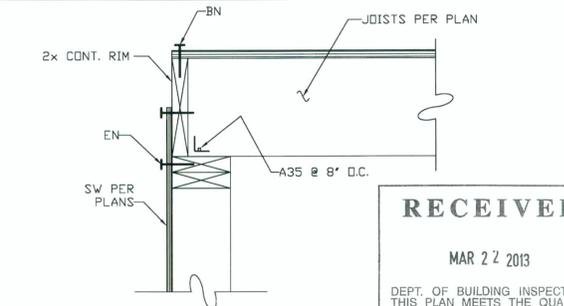
Framing Details III

Sheet No.
S-4.2

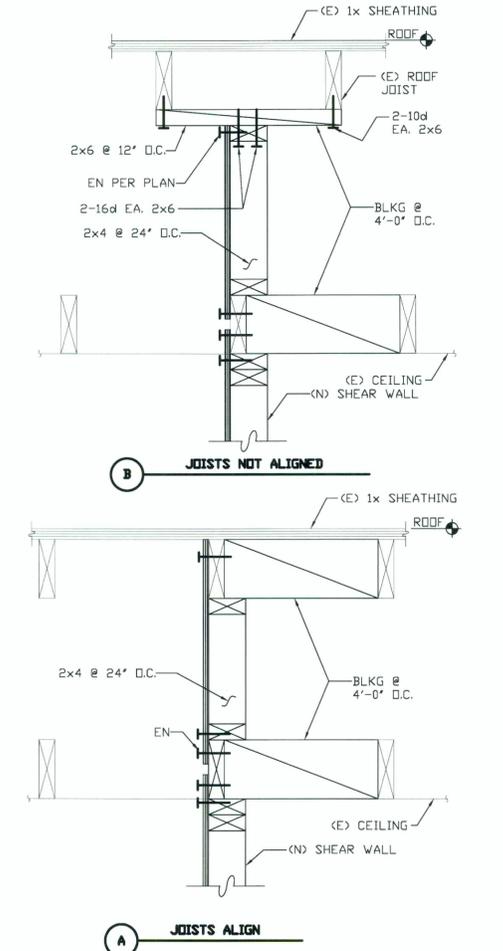
3 SHEARWALL NON-BEARING AT ROOF
 SCALE: 1 1/2" = 1'-0"



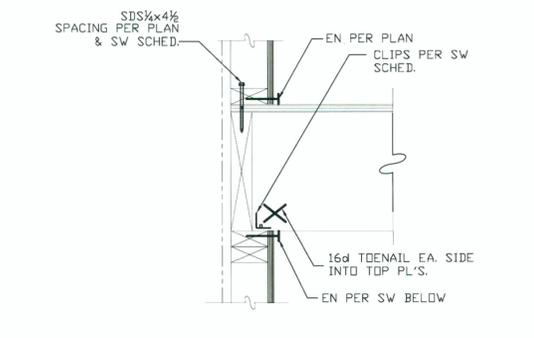
2 SHEARWALL BEARING AT ROOF
 SCALE: 1 1/2" = 1'-0"



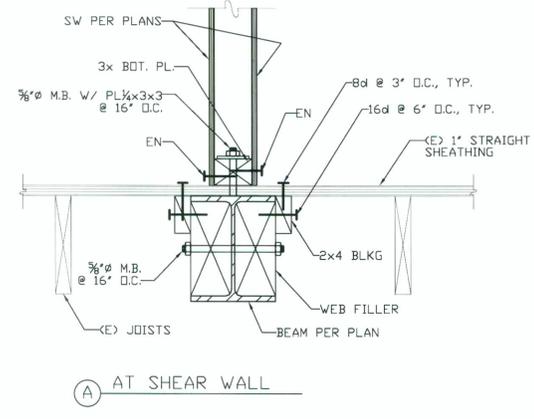
1 (N) SHEAR WALL AT (E) ROOF
 SCALE: 1 1/2" = 1'-0"



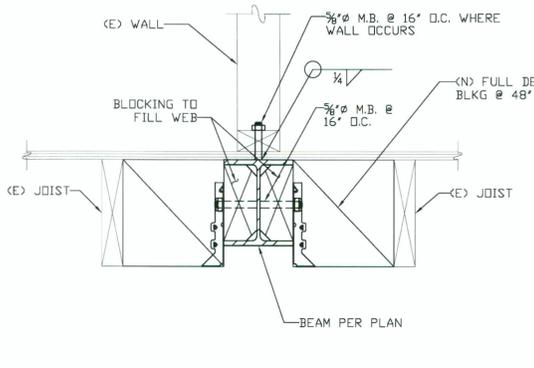
6 SHEAR WALL AT (E) FRAMING
 SCALE: 1 1/2" = 1'-0"



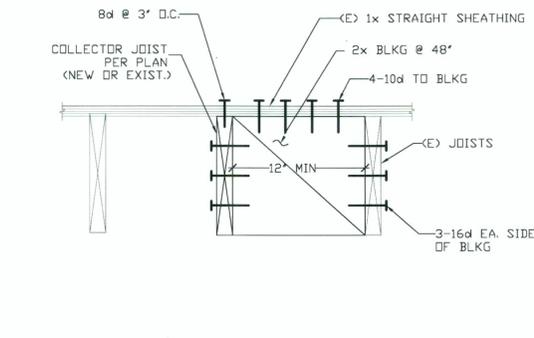
5 SW AT STEEL BEAM
 SCALE: 1 1/2" = 1'-0"



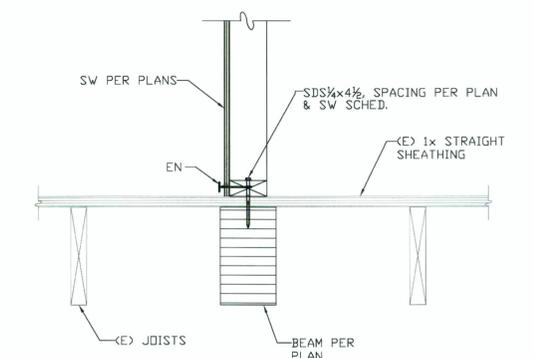
4 DETAIL
 SCALE: 1 1/2" = 1'-0"



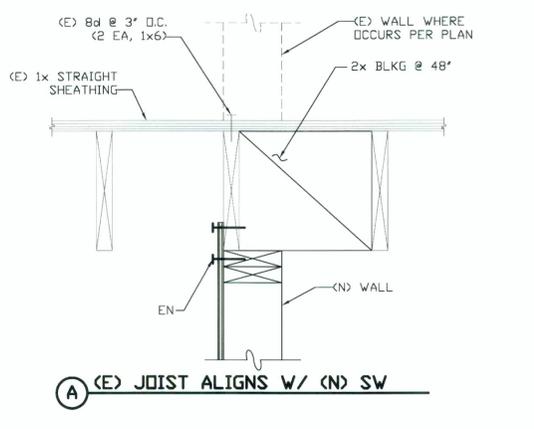
9 COLLECTOR JOIST AT (E) FLOOR
 SCALE: 1 1/2" = 1'-0"



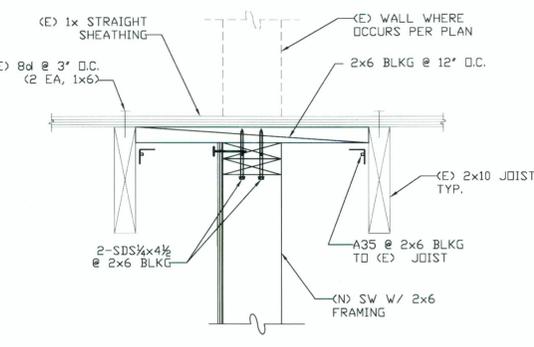
8 DETAIL
 SCALE: 1 1/2" = 1'-0"



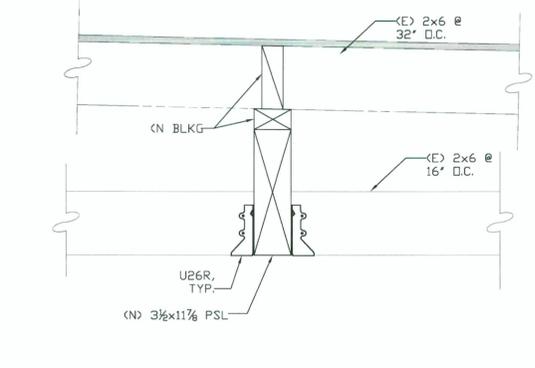
7 (E) JOIST ALIGNS W/ (N) SW
 SCALE: 1 1/2" = 1'-0"



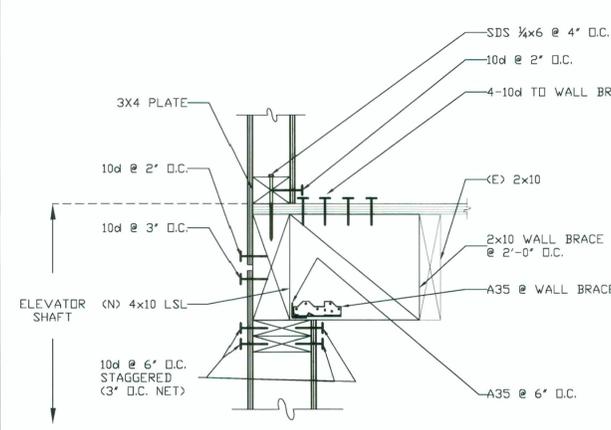
B (E) JOIST - NOT ALIGNED W/ (N) SW



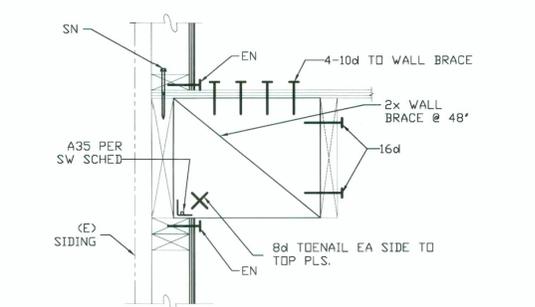
13 DETAIL
 SCALE: 1 1/2" = 1'-0"



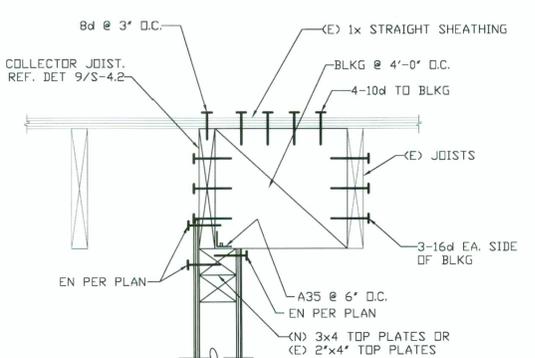
12 SHEAR WALL MAIN LEVEL
 SCALE: 1 1/2" = 1'-0"



11 DETAIL
 SCALE: 1 1/2" = 1'-0"



10 TOP OF DBL SW
 SCALE: 1 1/2" = 1'-0"





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Building Permit	3-7-2012
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Permit Addendum	9-26-2012
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Consolidation Set	02-26-2013

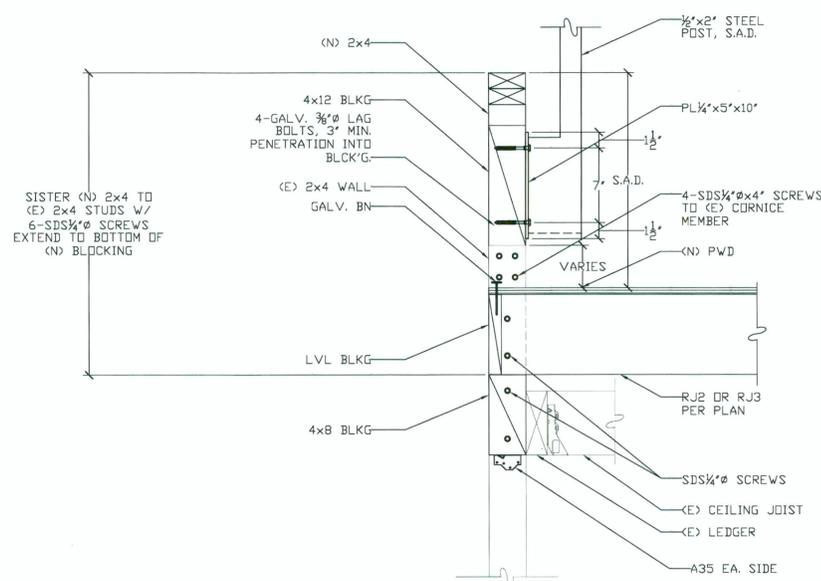
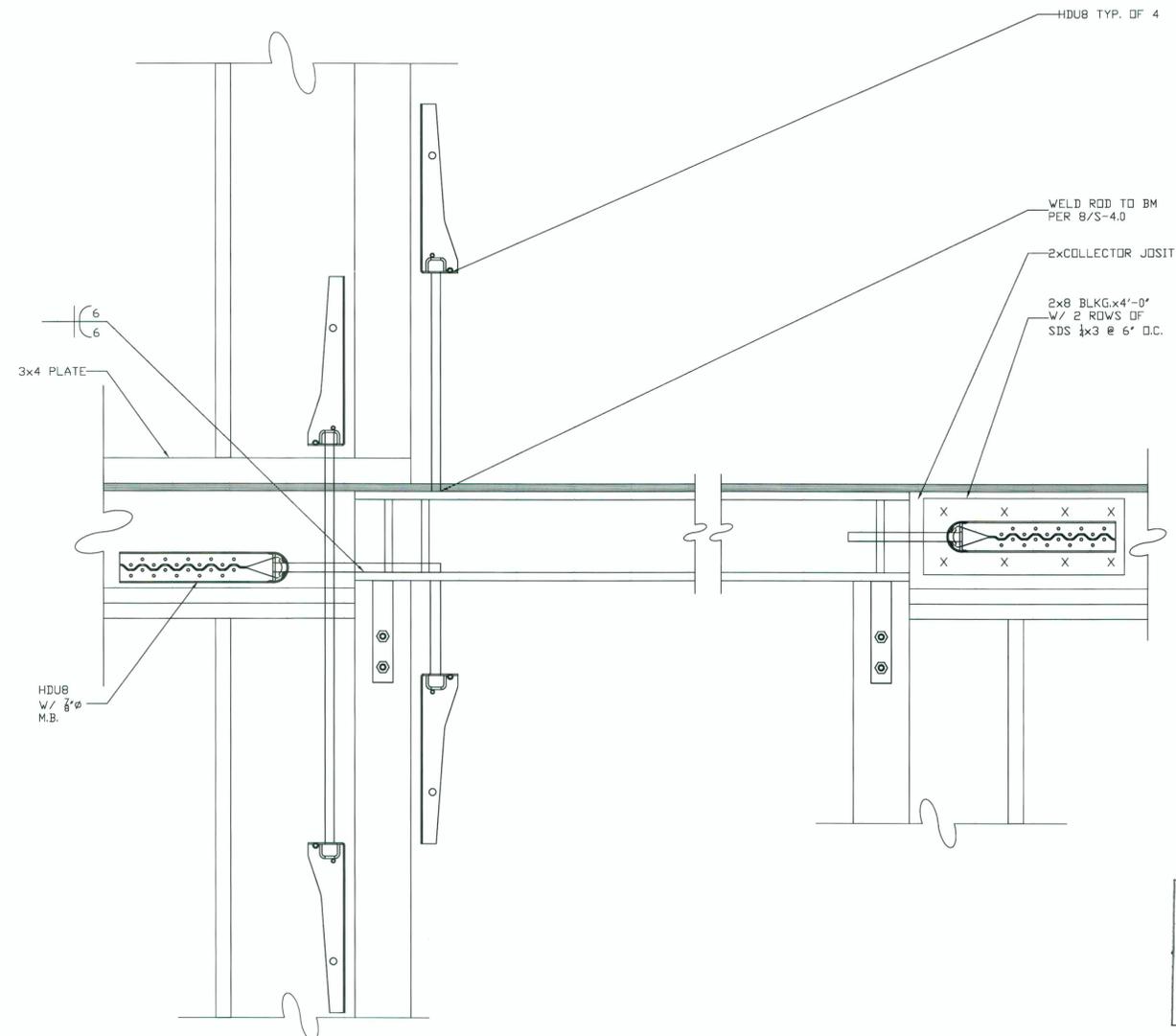
Scale: As Noted

Job No. 11-095

**Framing
Details IV**

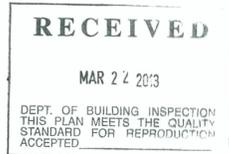
Sheet No.

S-4.3



2 PARAPET/FRAMING DETAIL
SCALE: 1 1/2" = 1'-0"

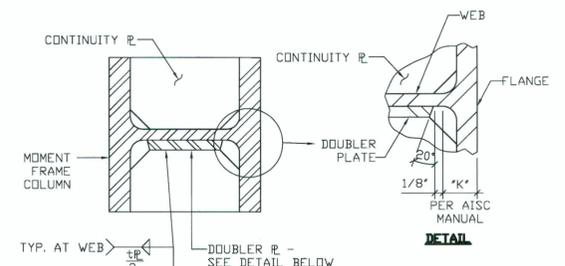
1 DETAIL
SCALE: 1 1/2" = 1'-0"



MOMENT FRAME NOTES:

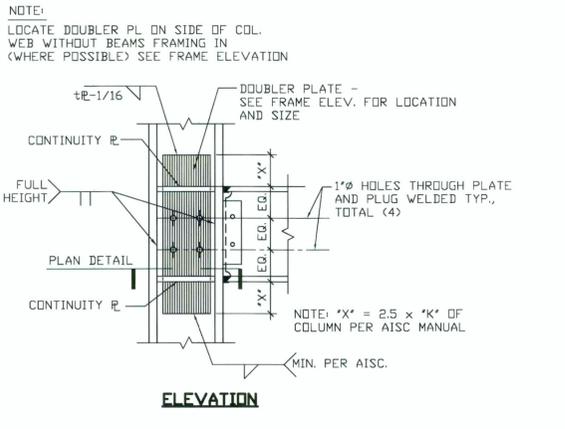
ALL MOMENT FRAME BEAM-COLUMN CONNECTIONS TO BE WELDED UN-REINFORCED FLANGE-WELDED WEB (WUF-W) CONNECTIONS, IN ACCORDANCE WITH AISC 341-05s1 AND AISC 358-05s1. MINIMUM REQUIREMENTS AS FOLLOWS:

- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AISC 341-05s1 APPENDIX V.
- ALL WELDS USED IN MEMBERS AND CONNECTIONS OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM SHARP V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT 0 DEGREES F. SEE BELOW FOR ADDITIONAL REQUIREMENTS FOR DEMAND-CRITICAL WELDS.
- WHERE A "PROTECTED ZONE" IS DESIGNATED, IT SHALL COMPLY WITH THE FOLLOWING:
 - WITHIN THE PROTECTED ZONE, DISCONTINUITIES CREATED BY FABRICATION OR ERECTION OPERATIONS, SUCH AS TACK WELDING, ERECTION AIDS, AIR-ARC GOUGING AND THERMAL CUTTING SHALL BE REPAIRED AS REQUIRED BY THE ENGINEER OF RECORD.
 - WELDED SHEAR STUDS AND METAL DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONE. DECKING ARC SPOT WELDS AS REQUIRED TO SECURE DECKING SHALL BE PERMITTED.
 - WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS FOR PERIMETER ANGLES, EXTERIOR FACADES, PARTITIONS, DUCT WORK, PIPING OR OTHER CONSTRUCTION SHALL NOT BE PLACED WITHIN THE PROTECTED ZONE.
 - MAXIMUM INTERPASS TEMPERATURES SHALL NOT EXCEED 550 DEGREES F, MEASURED AT A DISTANCE NOT EXCEEDING 3 INCHES FROM THE START OF THE WELD PASS. NO "WELD DAMS" ARE ALLOWED.
 - WHERE PRACTICABLE, WELD TABS SHALL EXTEND BEYOND THE EDGE OF THE JOINT A MINIMUM OF 1" OR THE THICKNESS OF THE PART, WHICHEVER IS GREATER. EXTENSIONS NEED NOT EXCEED 2". WHERE USED, WELD TABS SHALL BE REMOVED TO WITHIN 3/8" OF THE BASE METAL SURFACE, EXCEPT AT CONTINUITY PLATES WHERE WITHIN 1/4" OF THE PLATE EDGE IS ACCEPTABLE, AND THE END OF THE WELD FINISHED. REMOVAL SHALL BE BY AIR CARBON ARC CUTTING, GRINDING, CHIPPING, OR THERMAL CUTTING. THE PROCESS SHALL BE CONTROLLED TO MINIMIZE ERRANT GOUGING. THE EDGES WHERE WELD TABS HAVE BEEN REMOVED SHALL BE FINISHED TO A SURFACE ROUGHNESS OF 500 MICRO-INCHES OR BETTER. GRINDING TO A FLUSH CONDITION IS NOT REQUIRED.
 - BOTTOM FLANGE WELD SEQUENCING WHEN USING WELD ACCESS HOLES TO FACILITATE CJP GROOVE WELDS OF BEAM BOTTOM FLANGES TO COLUMN FLANGES OR CONTINUITY PLATES, THE GROOVE WELD SHALL BE SEQUENCED AS FOLLOWS:
 - STARTS AND STOPS SHALL NOT BE PLACED DIRECTLY UNDER THE BEAM WEB.
 - EACH LAYER SHALL BE COMPLETED ACROSS THE FULL WIDTH OF THE FLANGE BEFORE BEGINNING THE NEXT LAYER.
 - FOR EACH LAYER, THE WELD STARTS AND STOPS SHALL BE ON THE OPPOSITE SIDE OF THE BEAM WEB, AS COMPARED TO THE PREVIOUS LAYER.
- ADDITIONAL WELDING PROVISIONS FOR DEMAND CRITICAL WELDS ONLY:
 - THE FOLLOWING WELDS ARE DEMAND-CRITICAL WELDS:
 - CJP WELDS BETWEEN COLUMNS AND BASE PLATES
 - CJP WELDS OF BEAM FLANGES TO COLUMN
 - WELDS OF SINGLE PLATE SHEAR CONNECTOR TO COLUMNS.
 - WELDS OF BEAM WEBS TO COLUMNS.
 - COLUMN SPLICE WELDS.
 - ALL DEMAND-CRITICAL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CVN TOUGHNESS OF 20 FT-LB AT -20 DEGREES F AND WITHIN 1/4" OF THE PLATE EDGE IS ACCEPTABLE.
 - WELDING PROCESS SHALL BE LIMITED TO SMAW, GMAW, FCAW, AND SAW.
 - ELECTRODES SHALL BE PROVIDED IN PACKAGING THAT LIMITS THE ABILITY OF THE ELECTRODE TO ABSORB MOISTURE.
- TESTING AND INSPECTION REQUIREMENTS:
 - INSPECTION POINTS AND FREQUENCIES SHALL BE AS PROVIDED IN THE FOLLOWING TABLES. THE FOLLOWING ENTRIES ARE USED IN THE TABLES: OBSERVE (O) - THE INSPECTOR SHALL OBSERVE THESE FUNCTIONS ON A RANDOM, DAILY BASIS. WELDING OPERATIONS NEED NOT BE DELAYED PENDING OBSERVATIONS. PERFORM (P) - THESE INSPECTIONS SHALL BE PERFORMED PRIOR TO THE FINAL ACCEPTANCE OF THE ITEM. DOCUMENT (D) - THE INSPECTOR SHALL PREPARE REPORTS INDICATING THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. FOR SHOP FABRICATION, THE REPORT SHALL INDICATE THE PIECE MARK OF THE PIECE INSPECTED. FOR FIELD WORK, THE REPORT SHALL INDICATE THE REFERENCE GRID LINES AND FLOOR OR ELEVATION INSPECTED. WORK NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WHETHER THE NONCOMPLIANCE HAS BEEN SATISFACTORILY REPAIRED SHALL BE NOTED IN THE INSPECTION REPORT.
 - VISUAL INSPECTION OF WELDING SHALL BE THE PRIMARY METHOD USED TO CONFIRM THAT THE PROCEDURES, MATERIALS, AND WORKMANSHIP INCORPORATED IN CONSTRUCTION ARE THOSE THAT HAVE BEEN SPECIFIED AND APPROVED FOR THE PROJECT.
 - REQUIRED NON-DESTRUCTIVE TESTING:
 - K-AREA: WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MAG PARTICLE TESTING (MT). THE MT INSPECTION AREA SHALL INCLUDE THE K-AREA BASE METAL WITHIN 3" OF THE WELD.
 - CJP GROOVE WELDS: UT SHALL BE PERFORMED ON 100% OF CJP GROOVE WELDS, AND MT SHALL BE PERFORMED ON 25% OF ALL BEAM-TO-COLUMN CJP GROOVE WELDS.
 - RBS SECTION REPAIR: MT SHALL BE PERFORMED ON ANY WELD AND ADJACENT AREA OF THE RBS PLASTIC HINGE REGION THAT HAS BEEN REPAIRED BY WELDING, OR THE BASE METAL OF THE RBS PLASTIC HINGE REGION IF A SHARP NOTCH HAS BEEN REMOVED BY GRINDING.
 - WELD TAB REMOVAL SITES: MT SHALL BE PERFORMED ON THE ENDS OF WELDS FROM WHICH THE WELD TABS HAVE BEEN REMOVED, EXCEPT FOR CONTINUITY PLATE WELD TABS.

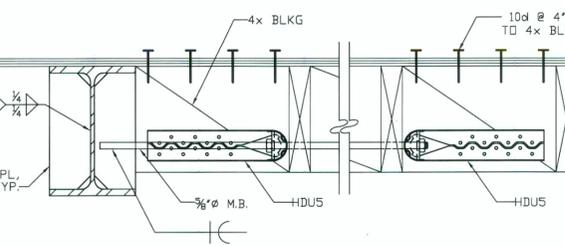


SCHEDULE

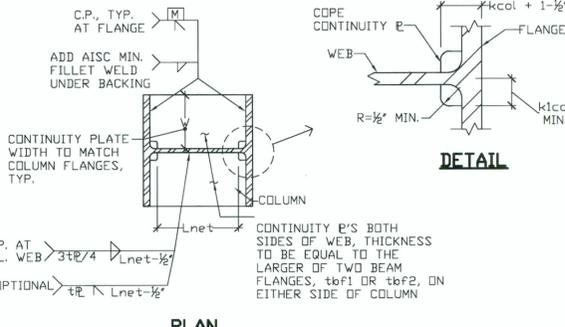
MARK	PLATE	COMMENTS
DB1	3/8"	BOTH SIDES OF WEB



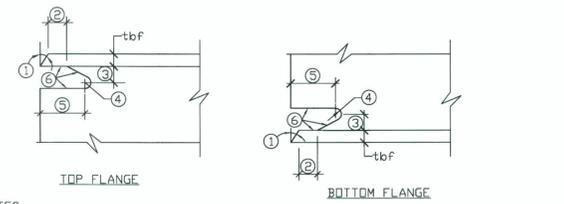
7 WEB DOUBLER PLATE
SCALE: NOT TO SCALE



6 BEAM FLANGE BRACE AT NEW CONSTRUCTION
SCALE: 1 1/2\"/>



5 CONTINUITY PLATE DETAIL
SCALE: 3/4\"/>



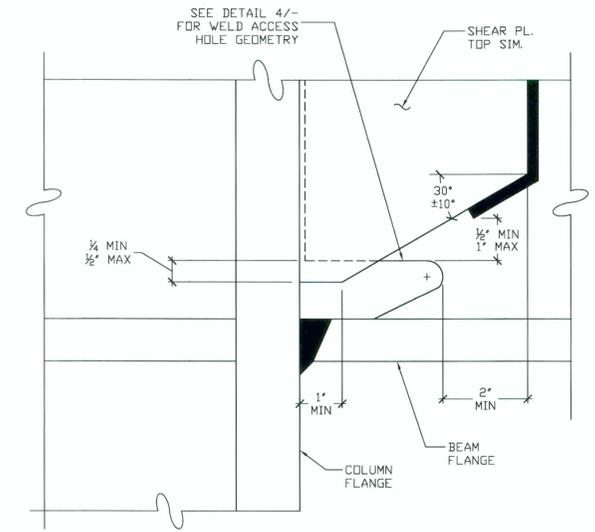
- NOTES:**
- BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
 - LARGER OF tbf OR 1/2", (PLUS 1/2"tbf, OR MINUS 1/4"tbf)
 - 3/8"tbf TO tbf, 3/4" MINIMUM (±1/4")
 - 3/8" RADIUS, MIN.
 - 3"tbf (±1/2")
 - THE ACCESS HOLE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS VALUE NOT TO EXCEED 500 MICROINCHES, AND SHALL BE FREE OF NOTCHES AND GOUGES. FOR THIS PURPOSE, A NOTCH OR GOUGE IS ANY DEPRESSION DEEPER THAN THE OVERALL SURFACE ROUGHNESS.

NOTCHES OR GOUGES PRESENT FROM THERMAL CUTTING SHALL BE REMOVED BY GRINDING, FAIRED TO A SLOPE OF NOT MORE THAN 1:5 AGAINST A STRAIGHT CUT SURFACE, OR TO A RADIUS OF NOT LESS THAN -6" IF IN THE CURVED PORTION OF THE CUT SURFACE. THE DEPTH OF NOTCHES AND GOUGES THAT MAY BE REPAIRED BY GRINDING IS NOT LIMITED, PROVIDED THE REQUIRED DIMENSIONS, INCLUDING TOLERANCES, OF THE ACCESS HOLE ARE MAINTAINED.

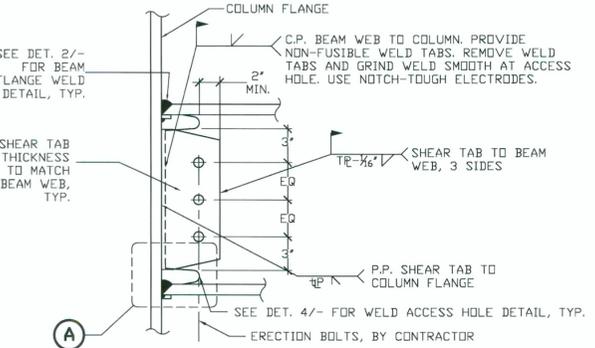
NOTCHES DEEPER THAN CAN BE REPAIRED BY GRINDING (AS ABOVE) MAY BE REPAIRED BY WELDING. PRIOR TO WELDING, THE NOTCH OR GOUGE SHALL BE GROUND TO PROVIDE A SMOOTH CONTOUR WITH A RADIUS NOT LESS THAN -6". THE REPAIR AREA SHALL BE PREHEATED TO A TEMPERATURE BETWEEN 400 DEGREES F AND 550 DEGREES F, MEASURED AT THE POINT OF WELDING IMMEDIATELY PRIOR TO WELDING. FILLER METAL MEETING THE REQUIREMENTS FOR SEISMIC WELD DEMAND CATEGORIES A AND B SHALL BE USED. A WRITTEN REPAIR WPS FOR THE APPLICATION SHALL BE FOLLOWED. FOLLOWING COMPLETION OF WELDING, THE AREA SHALL BE GROUND SMOOTH AND FLUSH TO MEET THE CONTOUR AND FINISH REQUIREMENTS FOR THE ACCESS HOLES, WITH FAIRING OF THE WELDING SURFACE TO ADJOINING SURFACES.

PRIOR TO ACCEPTANCE, THE WELD ACCESS HOLE SHALL BE INSPECTED USING MAGNETIC PARTICLE TESTING (MT) OR LIQUID PENETRANT TESTING (PT) AND SHALL BE FREE OF CRACKS. IF A WELDED REPAIR HAS BEEN PERFORMED, MAGNETIC PARTICLE TESTING (MT) SHALL BE PERFORMED.

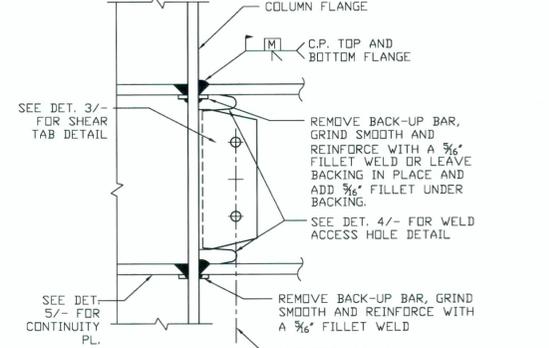
4 WELD ACCESS HOLE DETAIL
SCALE: 3/4\"/>



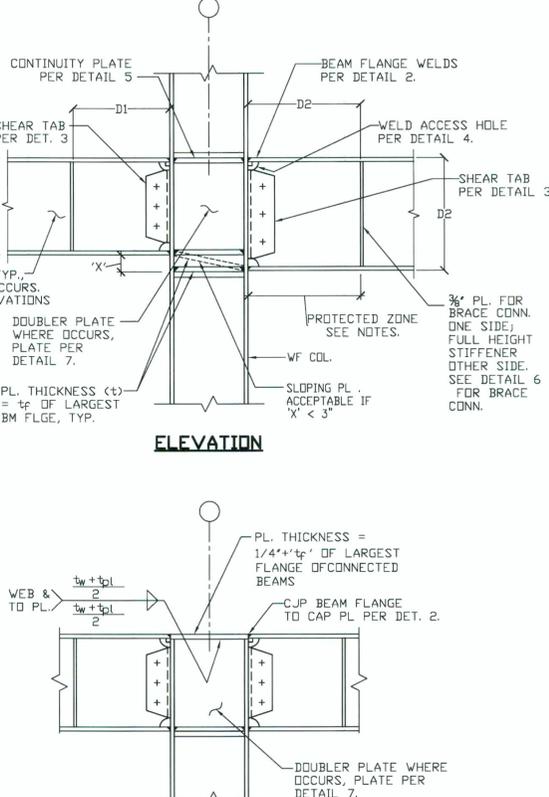
4 SHEAR PLATE GEOMETRY
SCALE: 6\"/>



3 SHEAR TAB WELD DETAIL
SCALE: NOT TO SCALE



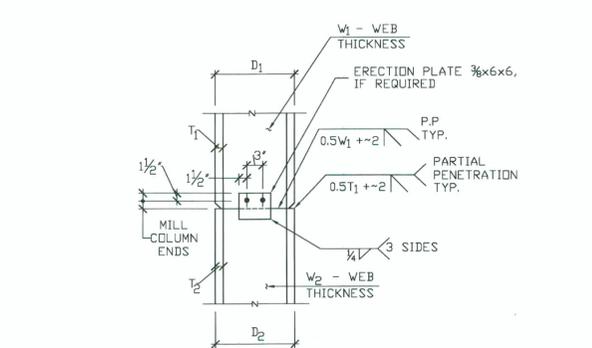
2 BEAM FLANGE WELD DETAIL
SCALE: 1 1/2\"/>



1 WUF-W BEAM TO COLUMN MOMENT CONNECTION
SCALE: 3/4\"/>

- NOTES:**
- SEE DETAILS 2, 3, 4, 5, 6, 7 FOR ADDITIONAL INFO. AS REQUIRED.
 - AT SIM. CONDITION, ONLY 1 BEAM FRAME INTO COLUMN IN PLAN.
 - SEE "MOMENT FRAME NOTES" FOR ADDITIONAL SPECIFICATIONS & REQUIREMENTS.
 - "K" & "K1" PER AISC DIMENSIONS.
 - FOR BOLT CONNECTION SCHEDULE, SEE TYPICAL DETAILS.
 - EXCEPT AS SPECIALLY NOTED ON NOTE 3 ABOVE, NO WELDING OR BOLTING IS ALLOWED WITHIN PROTECTED ZONE.

9 MOMENT FRAME NOTES
SCALE: 3/4\"/>



8 COLUMN SPLICE DETAIL
SCALE: 3/4\"/>



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Consolidation Set
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DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION ACCEPTED.

Issue:	Date:
Building Permit	3-7-2011
Design Change	5-30-2012
Revised Bid Set	9-6-2012
Revised Const. Set	11-12-2012
Consolidation Set	02-26-2013

Scale: As Noted
Job No. 11-095

WUF-W CONN.
Details

Sheet No.

S-5.0



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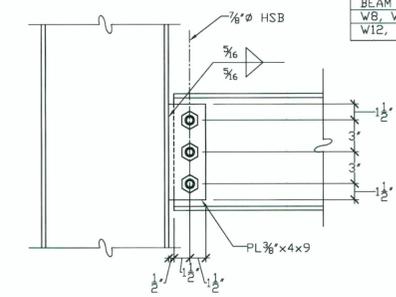
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 Job No. 11-095

Elevations & Details

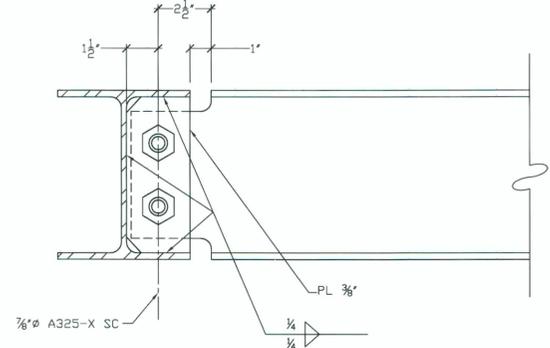
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S-5.1

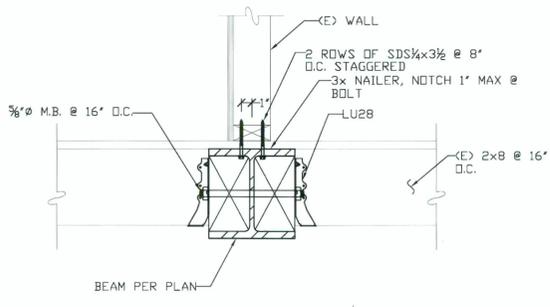
BOLT SCHEDULE	
BEAM	#BOLT
W8, W10	2
W12, W14	3



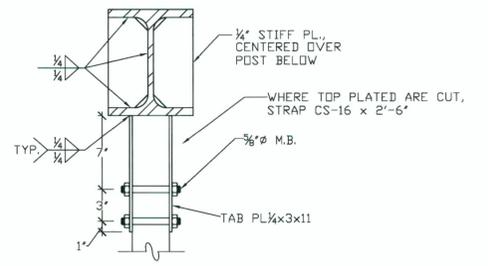
3 BM AT COL-STRONG WAY
 SCALE: 1 1/2" = 1'-0"



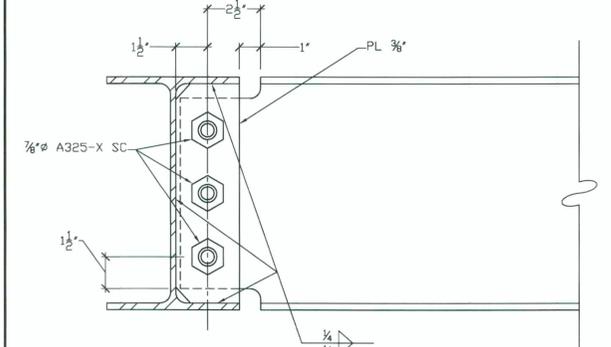
5 BEAM TO BEAM - W8, W10
 SCALE: 3" = 1'-0"



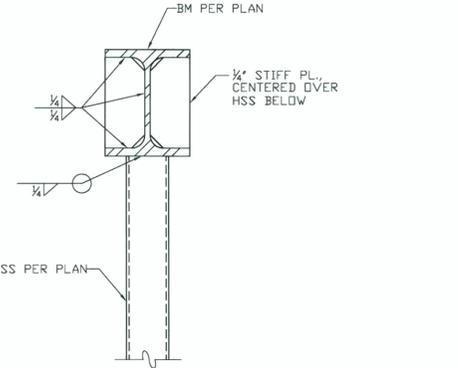
9 UPPER LEVEL FRAMING AT LINE B
 SCALE: 1 1/2" = 1'-0"



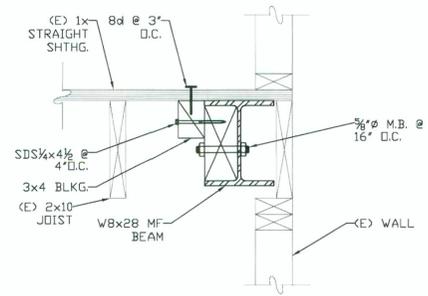
2 STEEL BEAM AT WOOD POST W/ UPLIFT
 SCALE: 1 1/2" = 1'-0"



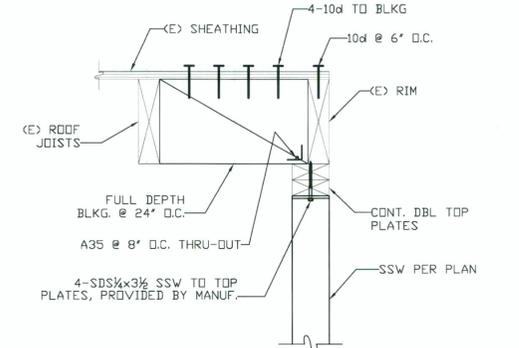
4 BEAM TO BEAM - W12, W14
 SCALE: 3" = 1'-0"



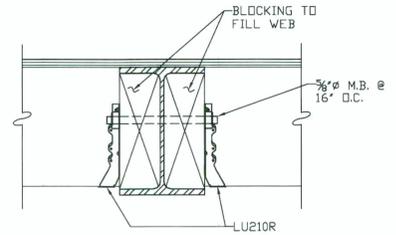
8 STEEL BEAM AT HSS POST
 SCALE: 1 1/2" = 1'-0"



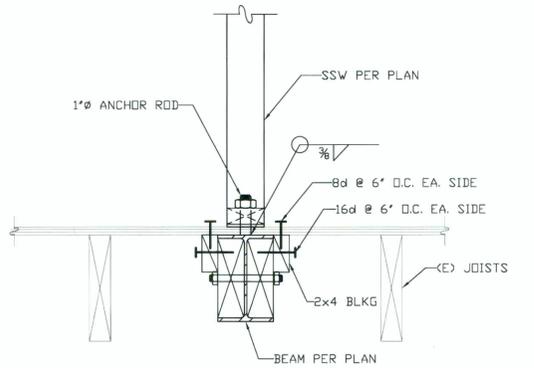
12 BEAM AT MOMENT FRAME
 SCALE: 1 1/2" = 1'-0"



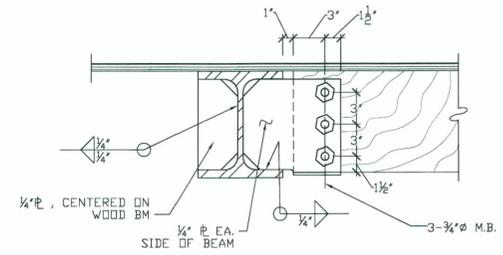
7 DETAIL
 SCALE: 1 1/2" = 1'-0"



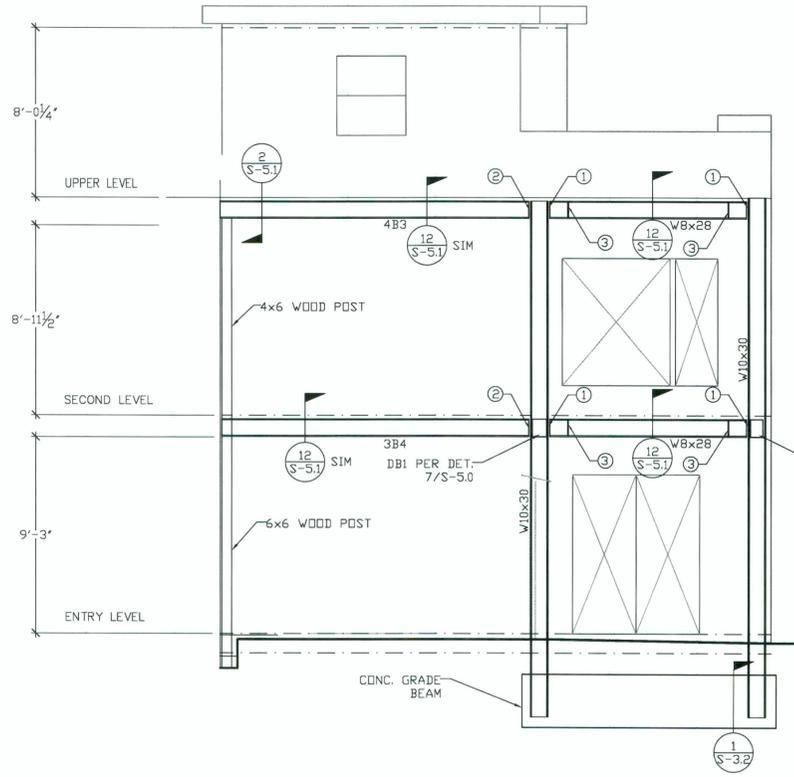
11 STEEL BEAM AT (E) FLOOR - LU210
 SCALE: 1 1/2" = 1'-0"



6 DETAIL
 SCALE: 1 1/2" = 1'-0"

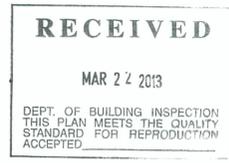


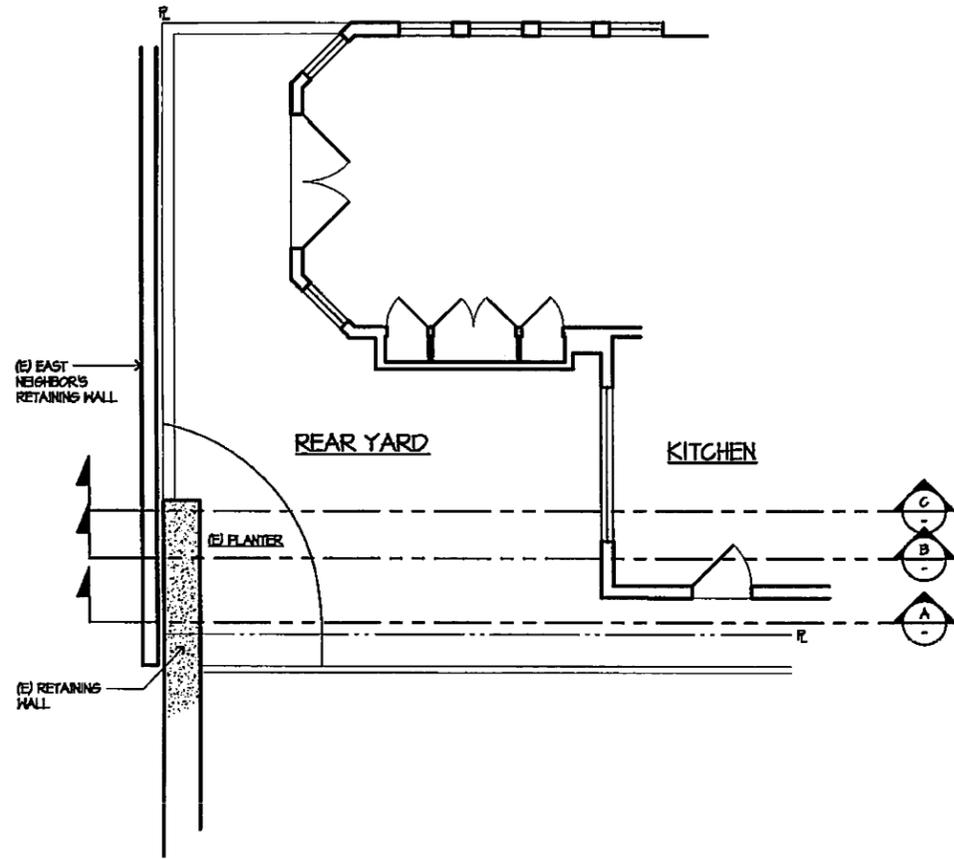
10 WOOD BEAM AT STEEL BEAM
 SCALE: 1 1/2" = 1'-0"



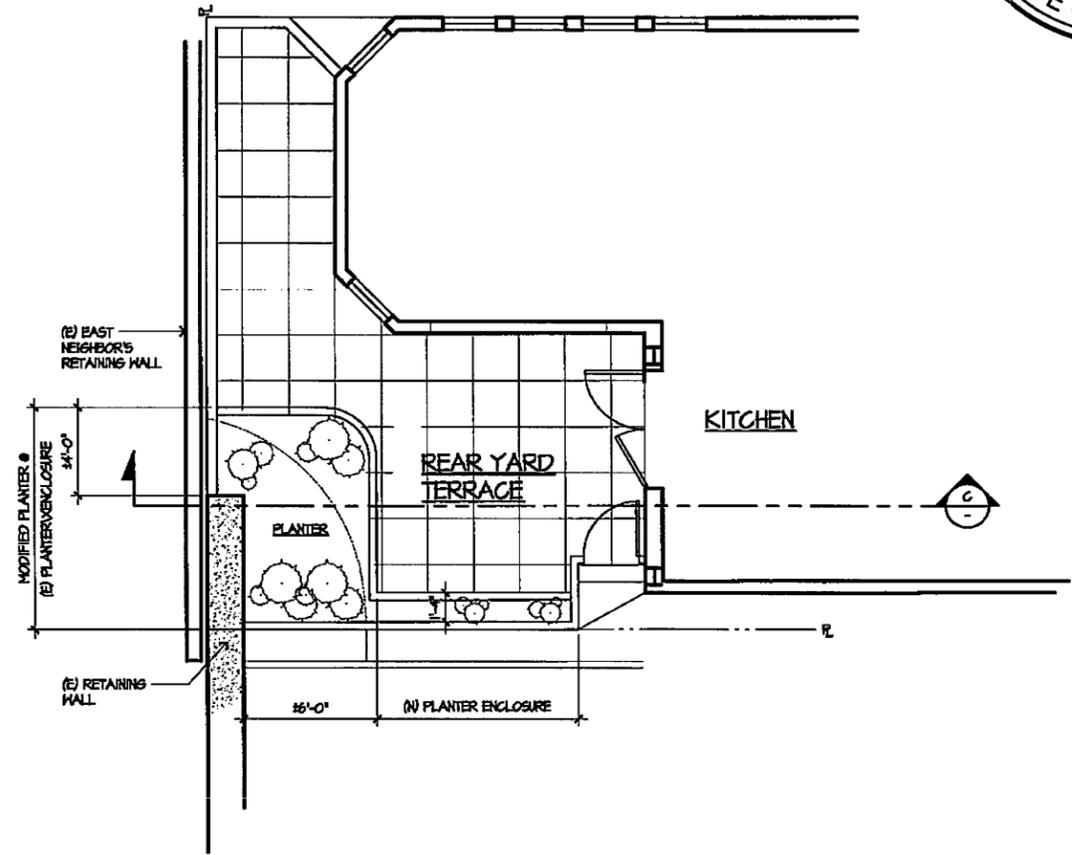
1 FRAME ELEVATION LINE-2
 SCALE: 1/4" = 1'-0"

NOTES:
 DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS BASED ON ACTUAL EXISTING CONDITIONS.
 ① MOMENT CONN. PER DET. 1/S-5.0.
 ② SHEAR CONN. PER DET. 3/S-5.1.
 ③ BEAM FLANGE BRACE PER DET. 6/S-5.0.





○ PLAN- EXISTING



○ PLAN- PROPOSED

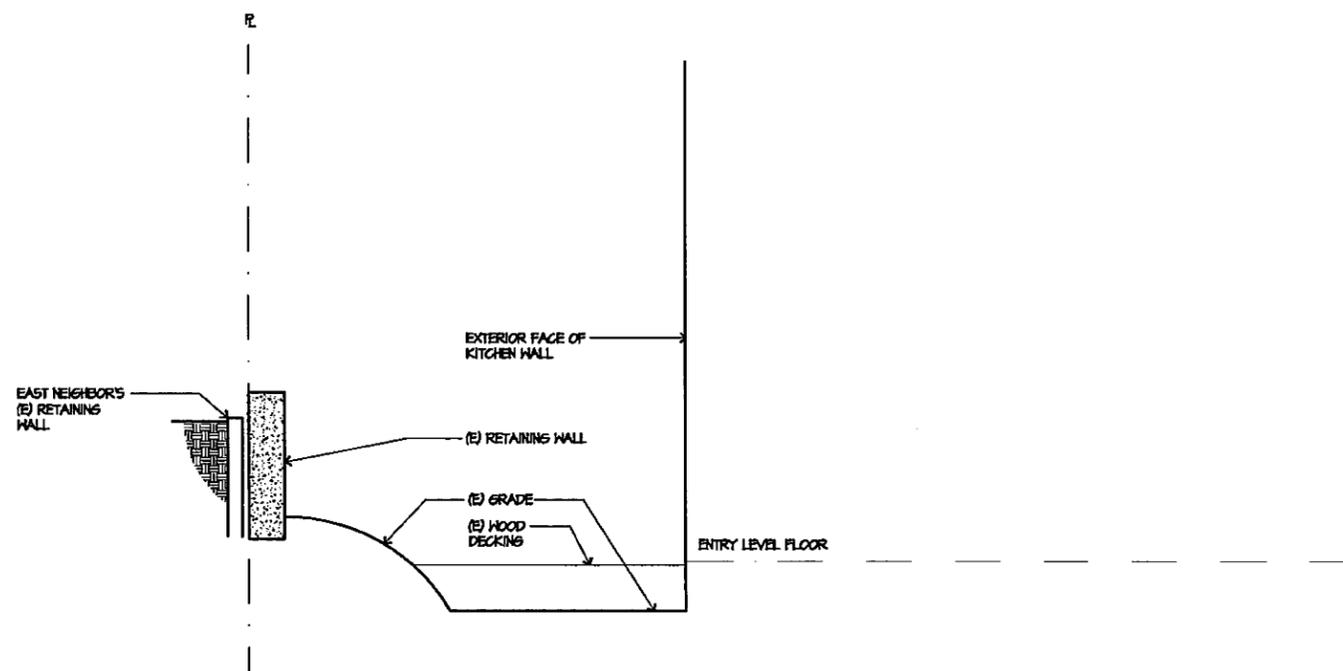
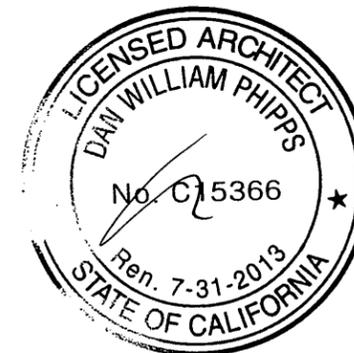


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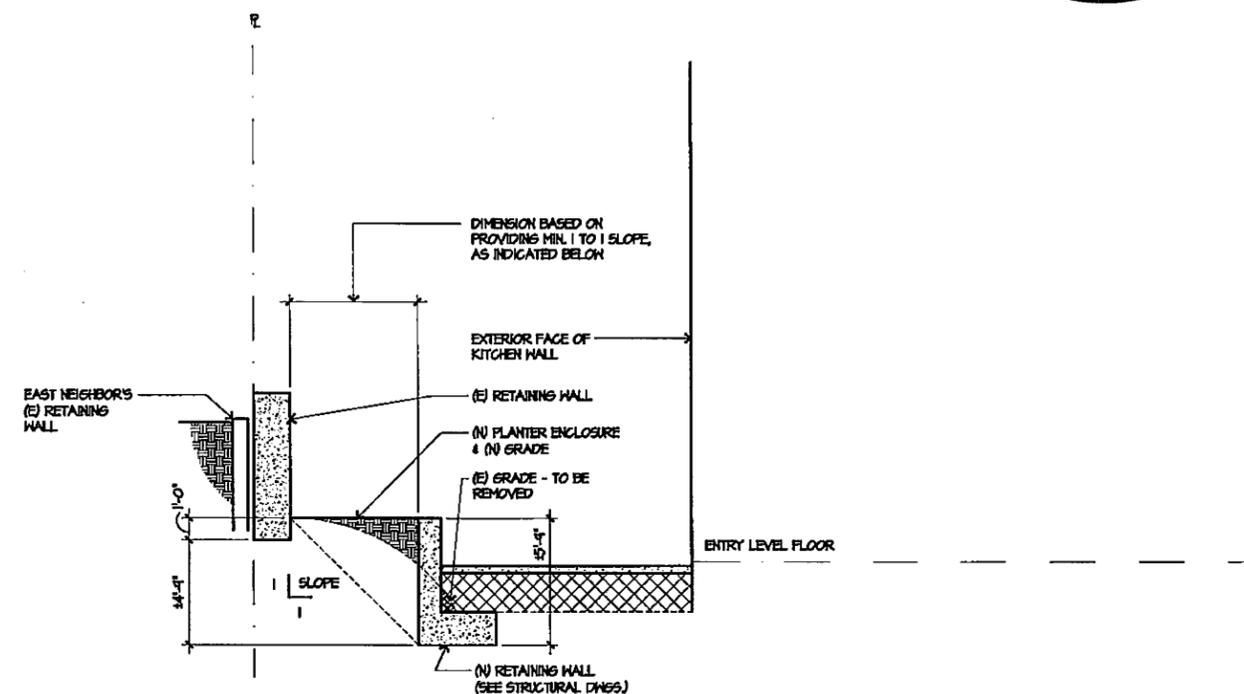
CHOW MINISINI RESIDENCE
 68 PRESIDIO AVE.
 SAN FRANCISCO, CA

SCALE: 1/8" = 1'-0"±
 DATE: JUNE 6, 2013

SK - 1
 EXISTING &
 PROPOSED
 PLANS



SECTION 'C' - EXISTING



SECTION 'C' - PROPOSED

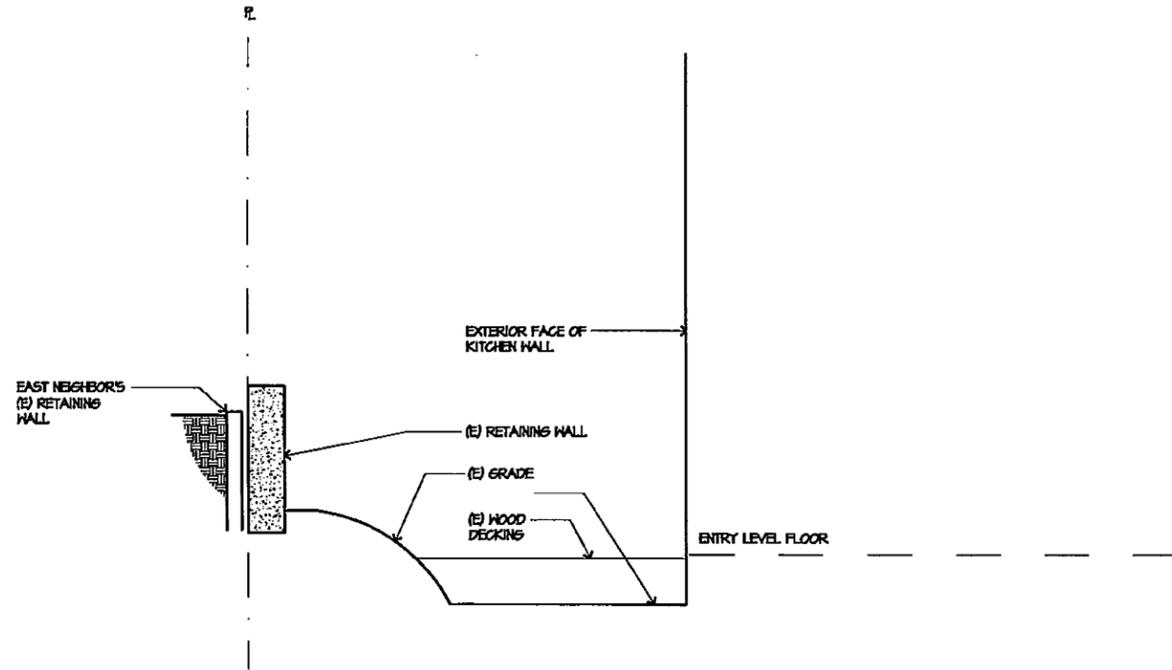


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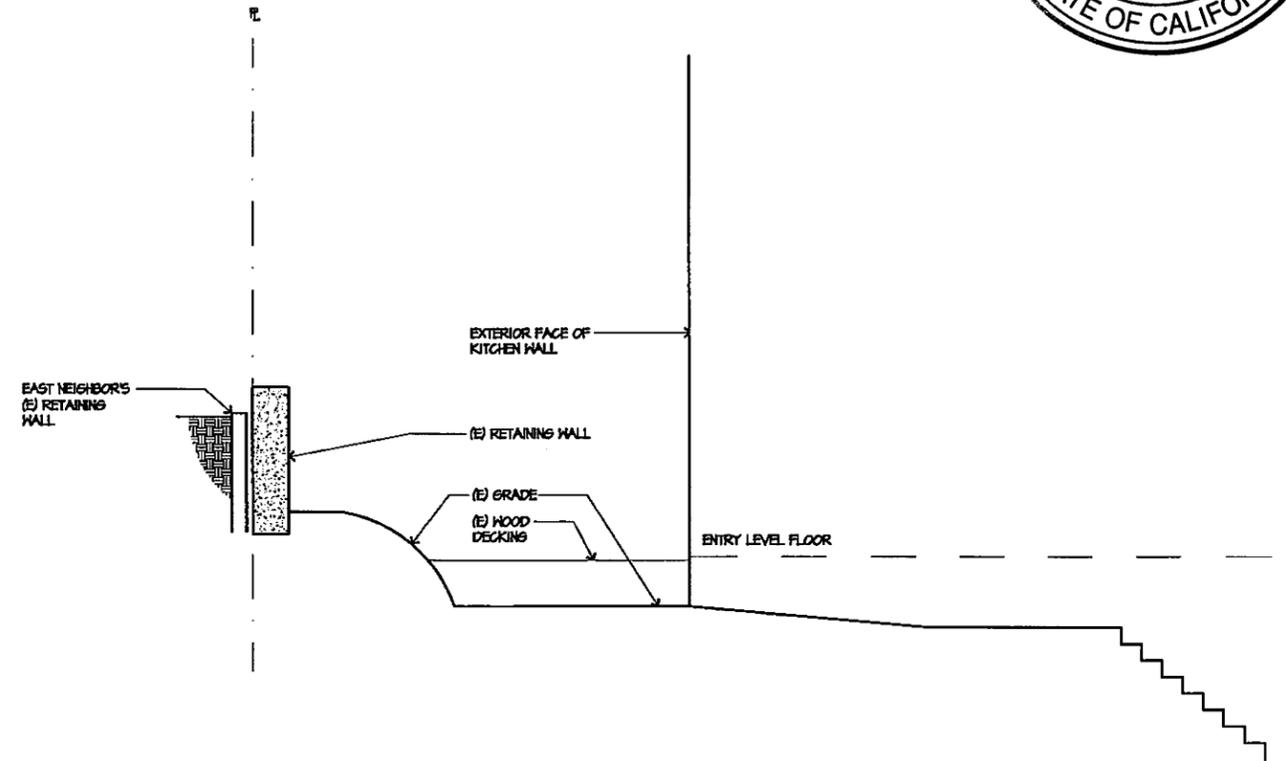
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SK - 2
 EXISTING &
 PROPOSED
 SECTION 'C'



SECTION 'B' - EXISTING



SECTION 'A' - EXISTING



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SK - 3
 EXISTING
 SECTIONS 'A' & 'B'