ABBREVIATIONS

ABV.	ABOVE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLK'G	BLOCKING
BLW.	BELOW
BOT.	BOTTOM
BTWN.	BETWEEN
CEM.	CEMENT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DEG.	DEGREE
DEMO	DEMOLITION
DEPT.	DEPARTMENT
DET/DTL	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
(E)	EXISTING
EA	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.F.E.	FINISH FLOOR ELEVATION
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
FT.	FOOT OR FEET
G	GAS
GALV.	GALVANIZED
GD.	GARBAGE DISPOSAL
GFCI.	GROUND FAULT CIRCUIT INTERRUPTED
GL.	GLASS
GSM.	GALVANIZED SHEET METAL
GYP.	GYPSUM
GYP BD.	GYPSUM BOARD
H.B.	HOSE BIB
HCWD.	HOLLOW CORE WOOD DOOR
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
HW	HOT WATER
IN.	INCH
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
LA.	LAYER
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM/MINUTE
MISC.	MISCELLANEOUS
M.S.	MOTION SENSOR
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
MW.	MICROWAVE
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OPP.	OPPOSITE
PERF.	PERFORATED
P.L.	PROPERTY LINE
PLYWD.	PLYWOOD
PNT.	PAINT
PT'D	PAINTED
QTY.	QUANTITY
(R)	REMODELED
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
RECT.	RECTANGULAR
REF.	REFERENCE
REQ'D.	REQUIRED
REV.	REVISION
RM.	ROOM
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCWD.	SOLID CORE WOOD DOOR
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SHTHG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
SKYLT.	SKYLIGHT
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.W.P.	SHEET MEMBRANE WATERPROOFING
SPEC.	SPECIFICATION
SST	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SYM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
TEMP.	TEMPERED
THK.	THICK
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WN.	WINDOW
W/O	WITHOUT
WP.	WATERPROOFING
W.R.	WATER RESISTANT
WT.	WEIGHT

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS

- NORTH ARROW
- KEYNOTE
- SLOPE
- DIMENSION (X'-X")
- ALIGN
- CENTERLINE
- PARTITION TAG
- MATERIAL TAG
- WINDOW TAG
- DOOR TAG

REFERENCE SYMBOLS

- BUILDING SECTION (1 / A3.3)
- ELEVATION (1 / A3.3)
- INTERIOR ELEVATION (N / W A0.0 E / S)
- DETAIL CALLOUT (X / AX.XX)
- DETAIL REFERENCE
- SPOT ELEVATION (X / AX.XX)
- LEVEL (X'-X" / MAIN LEVEL 0'-0")
- GRID BUBBLE (A)

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE (TITLE-24)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN CODE
2022 SAN FRANCISCO BUILDING CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

EXISTING PHOTOGRAPHS

EXISTING FRONT FACADE AT BAKER ST.

AERIAL VIEW AT MARINA BLVD.

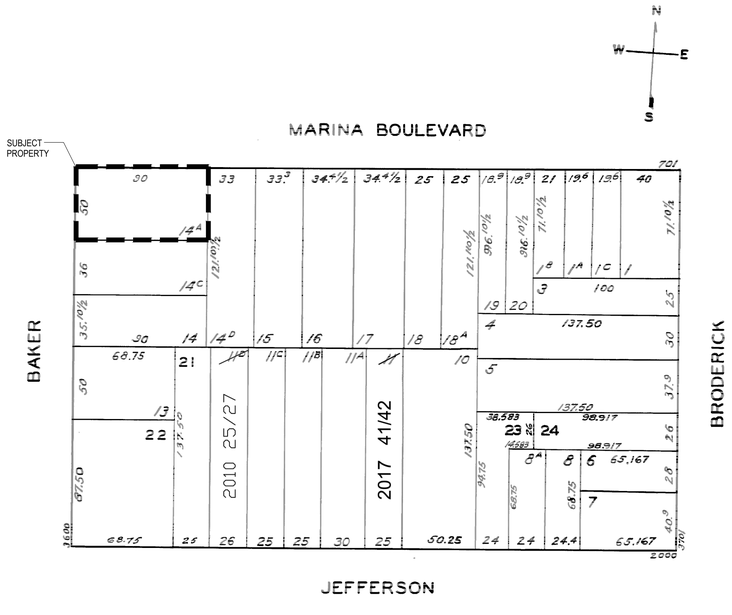
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED BY A LICENSED & INSURED CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION.
3. ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. EXISTING CONDITIONS: DRAWINGS OF EXISTING BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
6. **CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.**
7. **DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.**
8. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
9. IN THE EVENT OF DISCREPANCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.
10. ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE PLANS AND SPECIFICATION INFORMATION.
11. THE FOLLOWING SET OF DRAWINGS IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN IN THE PROPERTY OF AARON LIM DESIGN, WHETHER THE PROJECT IS EXECUTED OR NOT. NO CHANGES, ALTERATIONS, OR DELETIONS MAY BE MADE HERETO EXCEPT BY THE ARCHITECT.

MEP NOTES

1. GAS VENT TERMINATIONS SHALL MEET REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2. THROUGH WALL VENT TERMINATIONS PER SFMC 802.8
2. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7.
3. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 5FT FROM PROPERTY LINE & OPENINGS INTO BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
4. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1
5. CLOTHES DRYER EXHAUST SHALL BE A MIN. 4 INCHES. TERMINATE TO OUTSIDE OF BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET REQUIREMENTS OF CMC 802.2.4. PROVIDE 100 SQ. IN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
6. STEEL DUCTS NOT LESS THAN 0.019 IN. DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3.
7. LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A.
8. MAINTAIN RATED SEPARATION BETWEEN DWELLING UNTIS PER CBC 420.3 AND CBC 420.2. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
9. PROVIDE A MIN. 200 SQ. IN. VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.

PARCEL MAP



PROJECT DIRECTORY

OWNER
SCI FAMIDA, LLC
3666 BAKER ST.
SAN FRANCISCO, CA 94123
EMAIL: krytziadm@gmail.com

ARCHITECT
AARON LIM, LIC. #C37034 EXP. 06/30/2025
AARON LIM DESIGN
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ENERGY CONSULTANT
NRG COMPLIANCE, LP
P.O. BOX 3777
SANTA ROSA, CA 95402
CONTACT: MARIO BERTACCO
EMAIL: mario@nrgcompliance.com
PHONTE: 707 237-6957

STRUCTURAL ENGINEER
HOLMES STRUCTURES
235 MONTGOMERY ST., STE 1250
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CONTACT: ADAM AZOFEIFA
EMAIL: adam.azofeifa@holmes.us
PHONE: 415 693-1600

CONTRACTOR
CAMERON BUILDERS SF, INC.
CSLB LIC. #1100326, EXP. 1/31/2025
459 LINDEN ST.
SAN FRANCISCO, CA 94102
CONTACT: GRAHAM MOORE
EMAIL: graham.gmconstruction@gmail.com
PHONE: 415 317-1514

PROJECT SCOPE

REVISION TO BPA #2023.0503.7030: REMODEL KITCHEN AND BATHROOMS. REPLACE EXTERIOR DOORS AT NON-STREET FACING FACADES. REPLACE (E) 1-STORY WOOD DECK AND STAIR WITHIN THE BUILDABLE AREA.

REPLACE (E) CEMENT PLASTER FINISH AT ALL EXTERIOR WALLS.

REPAIR DAMAGED FRONT FACADE OF THE 1ST STORY GARAGE IN-KIND.

REVISION TO BPA#2023.1109.0533: REVISE BASEMENT LAYOUT, ADD KITCHENETTE W/(2)-BURNER COOKTOP (NO OVEN), ADD WINDOW A NON-STREET FACING FACADE, REPLACE BRICK FOOTING AT PORTION OF FOUNDATION AT REAR AND SIDE. (1)

PROJECT INFORMATION

ADDRESS:	3666 BAKER ST. SAN FRANCISCO, CA 94123
BLOCK/LOT:	0910 / 014A
OCCUPANCY:	R-3
ZONING:	RH-1, SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	V-B
HISTORIC RESOURCE:	CATEGORY 'A'
PERMITTED USE:	SINGLE-FAMILY RESIDENCE
EXISTING USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USE:	SINGLE-FAMILY RESIDENCE
LOT DIMENSIONS:	50' x 90'
LOT AREA:	4,500 SF
FAR:	1.6x = 8,100 SF

GROSS FLOOR AREA:	**EXISTING**	**PROPOSED**	**NET ADDITION**
CONDITIONED			
1ST FLOOR	0 SF	657 SF	+ 657 SF
2ND FLOOR	1,382 SF	1,382 SF	NO CHANGE
3RD FLOOR	1,328 SF	1,328 SF	NO CHANGE
TOTAL:	**2,710 SF**	**3,367 SF**	**+ 657 SF**
UNCONDITIONED			
DETACHED GARAGE:	408 SF	408 SF	NO CHANGE
1ST FLOOR	1,373 SF	716 SF	- 657 SF
TOTAL:	**1,781 SF**	**1,124 SF**	**- 657 SF**

(1)

# OF STORIES:	**EXISTING**	**PROPOSED**
	3	3 (NO CHANGE)

HEIGHT & BULK:	40-X		
BUILDING HEIGHT:	**EXISTING**	**PROPOSED**	**PERMITTED**
	±30'-0"	NO CHANGE	35'-0" MAX. (30'-0" @ FRONT OF PROPERTY)
SETBACKS:	**EXISTING**	**PROPOSED**	**PERMITTED**
FRONT:	±8'-0"	NO CHANGE	9'-0" (LEGISLATED SETBACK)
REAR:	±6'-11"	NO CHANGE	27'-0" (30% OF LOT DEPTH)
SIDE:	VARIES, SEE SITE PLAN	NO CHANGE	NOT REQUIRED

SHEET INDEX

AGENCY APPROVAL

Aaron Lim Design

LICENSED ARCHITECT AARON MICHAEL LIM 6/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
BUILDING PERMIT REVISION #1 (1)

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	
North	

PROJECT INFO

G0.0

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2020 through December 2022.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

PROJECT NAME: INTERIOR REMODEL

BLOCK/LOT: 0910 / 014A

ADDRESS: 3666 BAKER ST.

PRIMARY OCCUPANCY: R-3

GROSS BUILDING AREA: 3,367 SF

INCREASE IN CONDITIONED FLOOR AREA: +657 SF

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

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

AFFIX STAMP BELOW:

LICENSED ARCHITECT AARON MICHAEL LIM 6/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: *Green Building Compliance Professional of Record will verify compliance.*

GREEN BUILDING COMPLIANCE PROFESSIONAL *(name & contact phone #)*

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL *(sign & date)*

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

Aaron Lim Design

LICENSED ARCHITECT AARON MICHAEL LIM 6/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

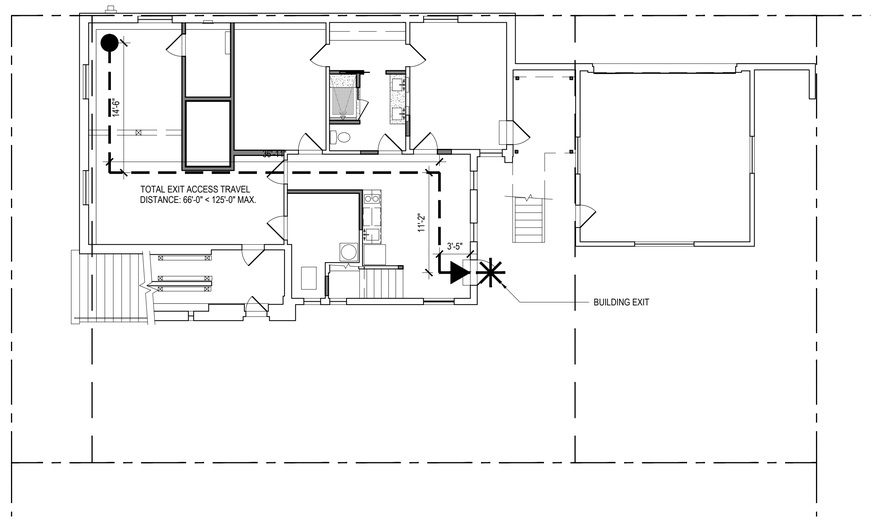
Current Release
BUILDING PERMIT REVISION #1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

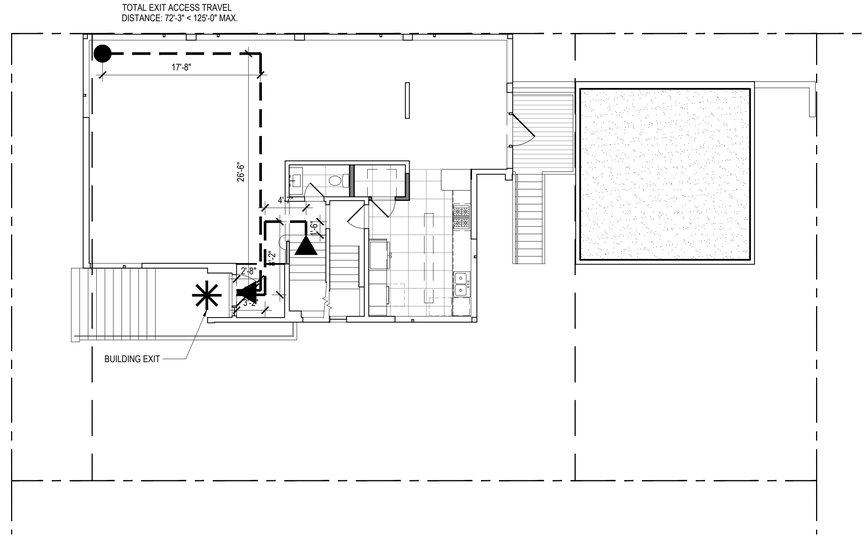
Drawn By AL
Checked By
Job No. 23-019
Print Date
Scale
North

GREEN BUILDING SUBMITTAL FORM GS-5

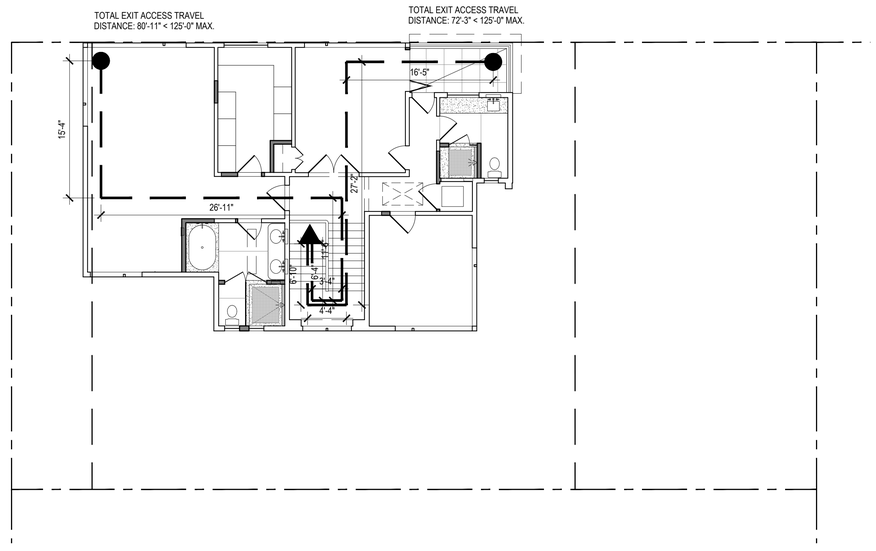
G0.1



1 **1ST FLOOR EGRESS PLAN**



2 **2ND FLOOR EGRESS PLAN**



3 **3RD FLOOR EGRESS PLAN**

LEGEND

PROPERTY LINE

SETBACK

EXIT ACCESS PATH OF TRAVEL

INDICATES A BUILDING EXIT

Aaron Lim
Design

LICENSED ARCHITECT
AARON MICHAEL LIM
8/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
BUILDING PERMIT
REVISION #1

Date	Description
11.8.23	Building Permit Set
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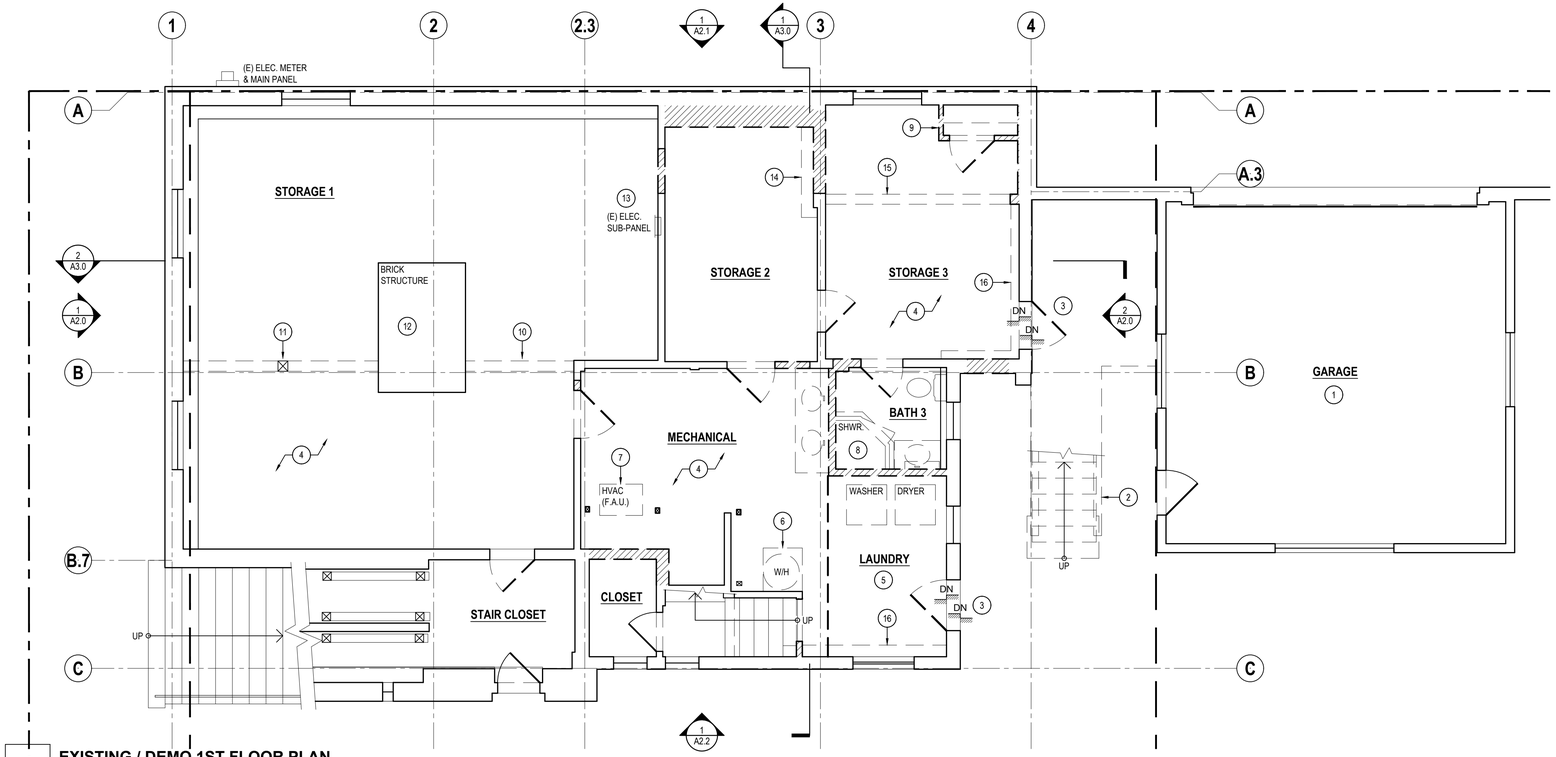
Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	1/4" = 1'-0"
North	

EGRESS PLANS

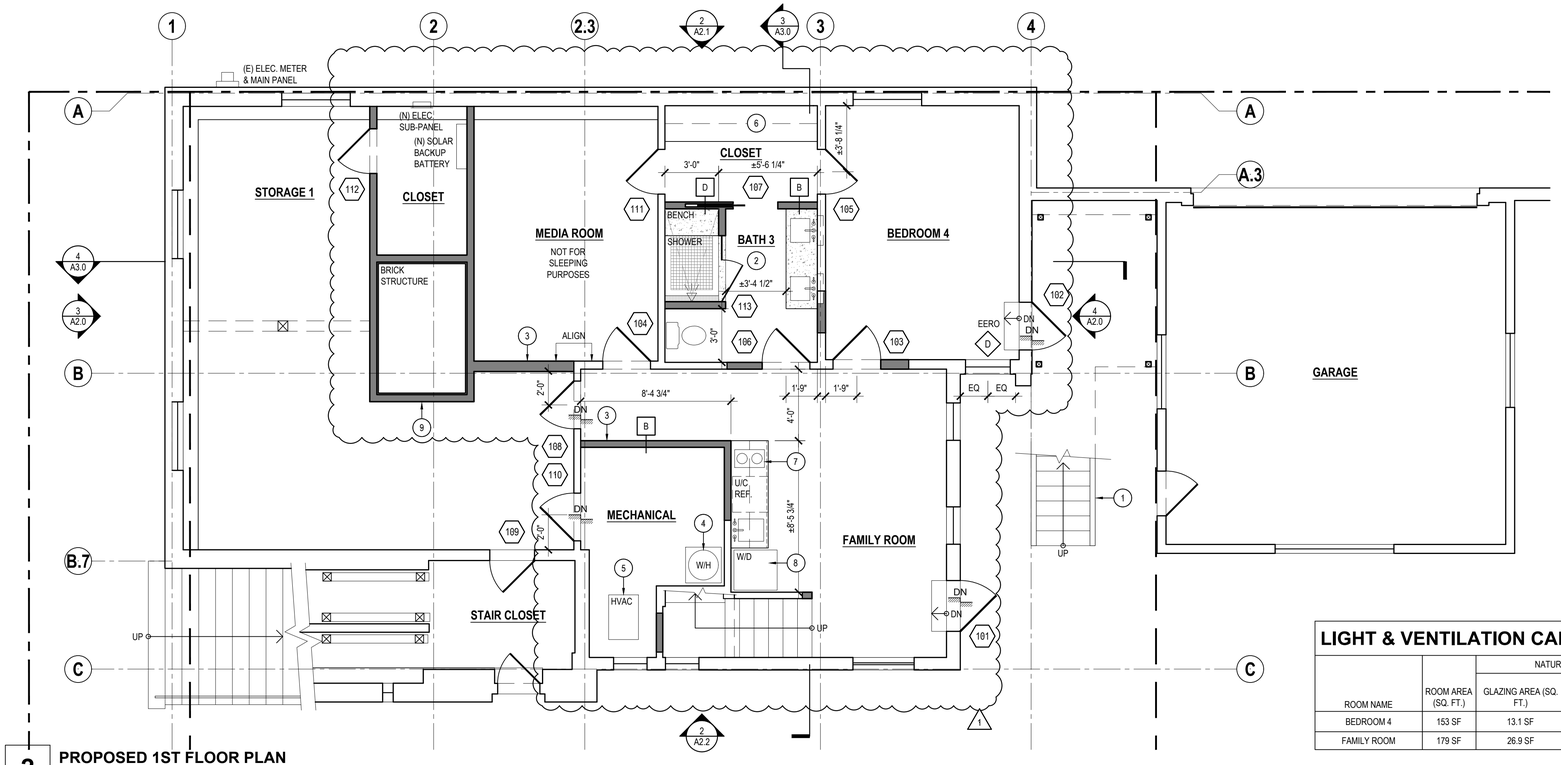
A0.1



1 EXISTING / DEMO 1ST FLOOR PLAN

DEMO KEYNOTES

1. (E) DETACHED GARAGE TO REMAIN
2. DEMO REPLACE (E) WD. DECK & STAIR
3. REPLACE (E) EXTERIOR DOOR IN (E) OPENING
4. CONCRETE SLAB
5. DEMO (E) WASHER & DRYER
6. DEMO (E) TANKED WATER HEATER
7. DEMO (E) FURNACE
8. DEMO (E) BATHROOM
9. DEMO (E) INTERIOR PARTITION WALL
10. (E) DROPPED BEAM TO REMAIN SHOWN DASHED ABOVE, S.S.D.
11. (E) WD. COLUMN TO REMAIN, S.S.D.
12. (E) BRICK STRUCTURE TO REMAIN
13. RELOCATE (E) ELEC. SUB-PANEL
14. REPLACE (E) CONCRETE FOOTING, S.S.D.
15. REPLACE (E) DROPPED BEAM w/(N) UPTURNED FLUSH BEAM, S.S.D.
16. REPLACE (E) BRICK FOOTING AT PERIMETER FOUNDATION, S.S.D



2 PROPOSED 1ST FLOOR PLAN

CONSTRUCTION KEYNOTES

1. (N) WD, DECK & STAIR, S.S.D.
2. (N) BATHROOM
3. (N) INTERIOR PARTITION WALL
4. (N) HIGH-EFFICIENCY TANKED WATER HEATER, SEE TITLE-24 CALCS
5. (N) HIGH-EFFICIENCY FURNACE, SEE TITLE-24 CALCS
6. (N) BUILT-IN CABINET
7. (N) 2-BURNER COOKTOP (NO OVEN)
8. (N) STACKED WASHER/DRYER
9. (N) FURRED WALL FRAMING AROUND (E) BRICK STRUCTURE

LIGHT & VENTILATION CALCULATIONS

ROOM NAME	ROOM AREA (SQ. FT.)	NATURAL LIGHT		VENTILATION	
		GLAZING AREA (SQ. FT.)	MIN. GLAZING REQUIRED (8% OF ROOM AREA)	OPENABLE AREA (SQ. FT.)	MIN. OPENABLE AREA REQUIRED (4% OF ROOM AREA)
BEDROOM 4	153 SF	13.1 SF	12.2 SF	34.6 SF	6.1 SF
FAMILY ROOM	179 SF	26.9 SF	14.3 SF	37.3 SF	7.2 SF

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- 1-HR FIRE-RATED WALL
- REMOVE (E) DOOR & FRAME, TYP, U.O.N.

DEMOLITION PLAN GENERAL NOTES

1. REMOVE (E) PLUMBING FIXTURES, CASEWORK, & LIGHTING AS REQ'D. FOR NEW WORK.
2. REMOVE (E) SOFFITS AS REQ'D. FOR NEW WORK. VERIFY w/OWNER OR ARCHITECT IN FIELD.

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, TYP.
2. ALL DIMENSIONS TO FACE OF FINISH U.O.N.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO EXECUTION OF WORK.
4. FLOORING:
   a. PATCH AND REFINISH (E) WOOD FLOORING THROUGHOUT WHERE OCCURS.
   b. NOTCH (E) FLOOR JOISTS AT KITCHEN AND BATHROOMS AS REQ'D. TO ACHIEVE A FLUSH FLOOR TRANSITION TO THE WOOD FINISH FLOOR, S.S.D.
5. INTERIOR WALLS:
   a. REPLACE (E) PLASTER INTERIOR WALLS w/(N) GYP. BD. WALLS, LEVEL 5, TYP., U.O.N., SEE WALL ASSEMBLIES FOR WALL TYPES

FIRE SEPARATION:

1. DWELLING UNIT SEPARATION: THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN ⅝" IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE (CBC 406.3.2.1)
2. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (CBC 406.3.2.1)
3. ENCLOSURES UNDER INTERIOR STAIRWAYS: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD (PER CBC 1011.7.3 EXCEPTION)

BATHROOMS:

1. FINISH MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. TILE) TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET AND SHALL BE INSTALLED OVER A MOISTURE RESISTANT UNDERLAYMENT o/MOISTURE BARRIER w/CORROSION-RESISTANT FASTENERS (CBC 1210.2)
2. TOILETS: PROVIDE 30" MIN. SIDE-TO-SIDE CLEARANCE (15" MIN. FROM CENTER TO SIDE WALLS) AND 24" MIN.IN FRONT OF TOILET (CBC 2903.1.1)
3. SHOWER CONTROL VALVES: LOCATE SHOWER CONTROL VALVES AND SHOWERHEADS ON THE SIDE WALLS OF SHOWER COMPARTMENTS SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT(CPC 408.9).

WALL TYPES LEGEND

- A — TYPICAL EXTERIOR WALL: SEE DETAIL 1/A5.0
- B — TYPICAL INTERIOR WALL: SEE DETAIL 4/A5.0
- C — 1-HR INTERIOR WALL: SEE DETAIL 5/A5.0
- D — INTERIOR TILE / GYP. BD. WALL: SEE DETAIL 6/A5.0

0 2' 4' 8'

N TRUE NORTH

Aaron Lim Design

LICENSED ARCHITECT AARON MICHAEL LIM 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

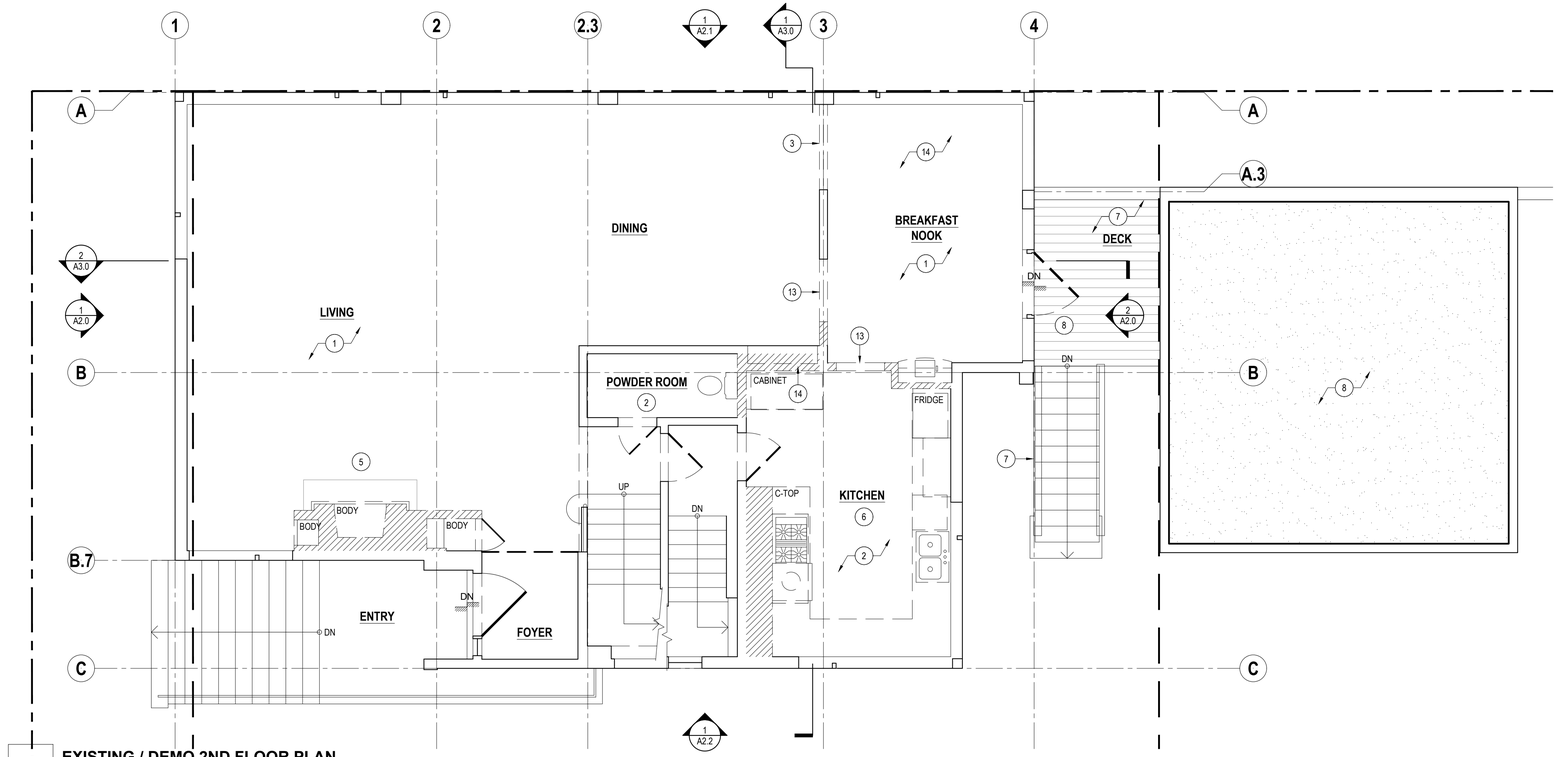
Current Release
BUILDING PERMIT REVISION #1

	Date	Description
1	11.8.23	Building Permit Set
	12.27.23	75% Construction Set

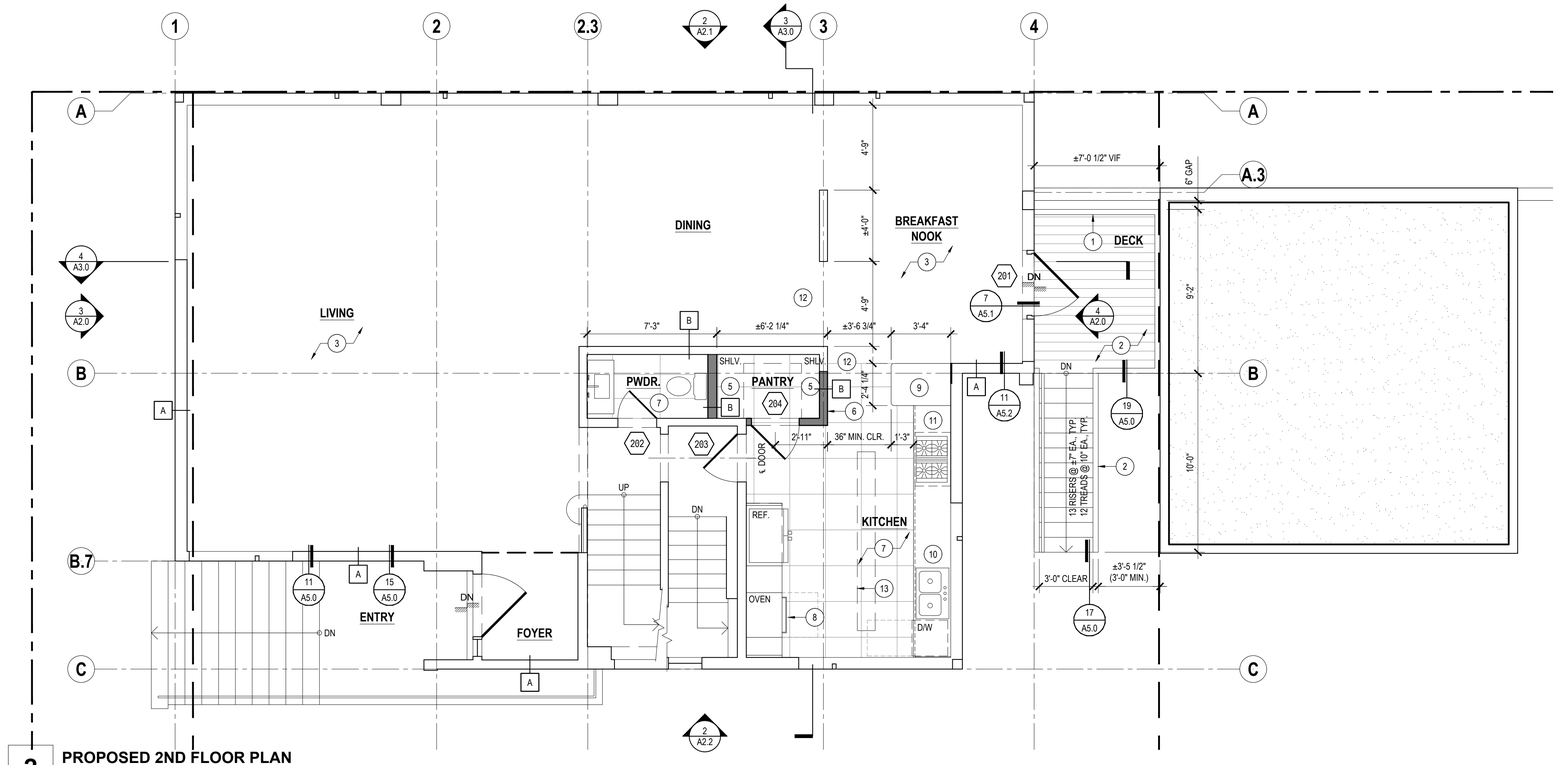
Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	1/4" = 1'-0"
North	

1ST FLOOR PLANS

A1.2



1 **EXISTING / DEMO 2ND FLOOR PLAN**



2 **PROPOSED 2ND FLOOR PLAN**

DEMO KEYNOTES

1. PATCH & REFINISH (E) WD. FLOORING
2. REMOVE (E) FLOORING & NOTCH FLOOR JOISTS FOR (N) TILE FLOOR, S.S.D.
3. REMOVE (E) INTERIOR GLASS PARTITION
4. DEMO (E) INTERIOR WALL
5. DEMO (E) FIREPLACE & CHIMNEY
6. REMODEL (E) KITCHEN: REMOVE (E) KITCHEN CABINETRY, APPLIANCES, FIXTURES, & FINISHES THROUGHOUT
7. DEMO & REPLACE (E) WD. DECK & STAIR
8. (E) LOW-SLOPE GARAGE ROOF TO REMAIN
9. DEMO (E) INTERIOR PARTITION WALL
10. (E) DROPPED BEAM TO REMAIN SHOWN DASHED ABOVE, S.S.D.
11. (E) WD. COLUMN TO REMAIN, S.S.D.
12. (E) BRICK STRUCTURE TO REMAIN
13. REPLACE (E) DROPPED BEAM w/(N) FLUSH BEAM AT CEILING, S.S.D.
14. REFRAME (E) ROOF DECK FRAMING ABOVE, S.S.D.

CONSTRUCTION KEYNOTES

1. (N) 42" HIGH WD. GUARDRAIL, S.S.D.
2. (N) WD. DECK & STAIR, S.S.D.
3. REFINISH AND STAIN (E) WD. FLOORING. PATCH AS REQ'D.
4. -
5. (N) WD. PANTRY SHELVES, SEE INTERIOR ELEVATIONS
6. (N) INTERIOR PARTITION WALL
7. (N) TILE FLOOR FLUSH w/(E) WD. FLOOR. NOTCH (E) FLOOR JOISTS AS REQ'D. TO ACHIEVE A FLUSH TRANSITION, S.S.D.
8. (N) BUILT-IN WALL OVEN
9. RAISED KITCHEN ISLAND / PENINSULA
10. KITCHEN SINK w/GARBAGE DISPOSAL AND WATER FILTER
11. (N) GAS COOKTOP
12. FLUSH CEILING AND FLOOR TRANSITION
13. RECESSED LINEAR CEILING LIGHT SLOT w/LED STRIP LIGHTS, SHOWN DASHED ABOVE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- 1-HR FIRE-RATED WALL
- REMOVE (E) DOOR & FRAME, TYP, U.O.N.

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   b. NOTCH (E) FLOOR JOISTS AT KITCHEN AND BATHROOMS AS REQ'D. TO ACHIEVE A FLUSH FLOOR TRANSITION TO THE WOOD FINISH FLOOR, S.S.D.
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   a. REPLACE (E) PLASTER INTERIOR WALLS w/(N) GYP. BD. WALLS, LEVEL 5, TYP., U.O.N., SEE WALL ASSEMBLIES FOR WALL TYPES

FIRE SEPARATION:

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BATHROOMS:

1. FINISH MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. TILE) TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET AND SHALL BE INSTALLED OVER A MOISTURE RESISTANT UNDERLAYMENT o/MOISTURE BARRIER w/CORROSION-RESISTANT FASTENERS (CBC 1210.2)
2. TOILETS: PROVIDE 30" MIN. SIDE-TO-SIDE CLEARANCE (15" MIN. FROM CENTER TO SIDE WALLS) AND 24" MIN.IN FRONT OF TOILET (CBC 2903.1.1)
3. SHOWER CONTROL VALVES: LOCATE SHOWER CONTROL VALVES AND SHOWERHEADS ON THE SIDE WALLS OF SHOWER COMPARTMENTS SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT(CPC 408.9).

WALL TYPES LEGEND

- A — TYPICAL EXTERIOR WALL: SEE DETAIL 1/A5.0
- B — TYPICAL INTERIOR WALL: SEE DETAIL 4/A5.0
- C — 1-HR INTERIOR WALL: SEE DETAIL 5/A5.0
- D — INTERIOR TILE / GYP. BD. WALL: SEE DETAIL 6/A5.0

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0 2' 4' 8'

Aaron Lim Design

LICENSED ARCHITECT AARON MICHAEL LIM C-31084 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

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AGENCY APPROVALS

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3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

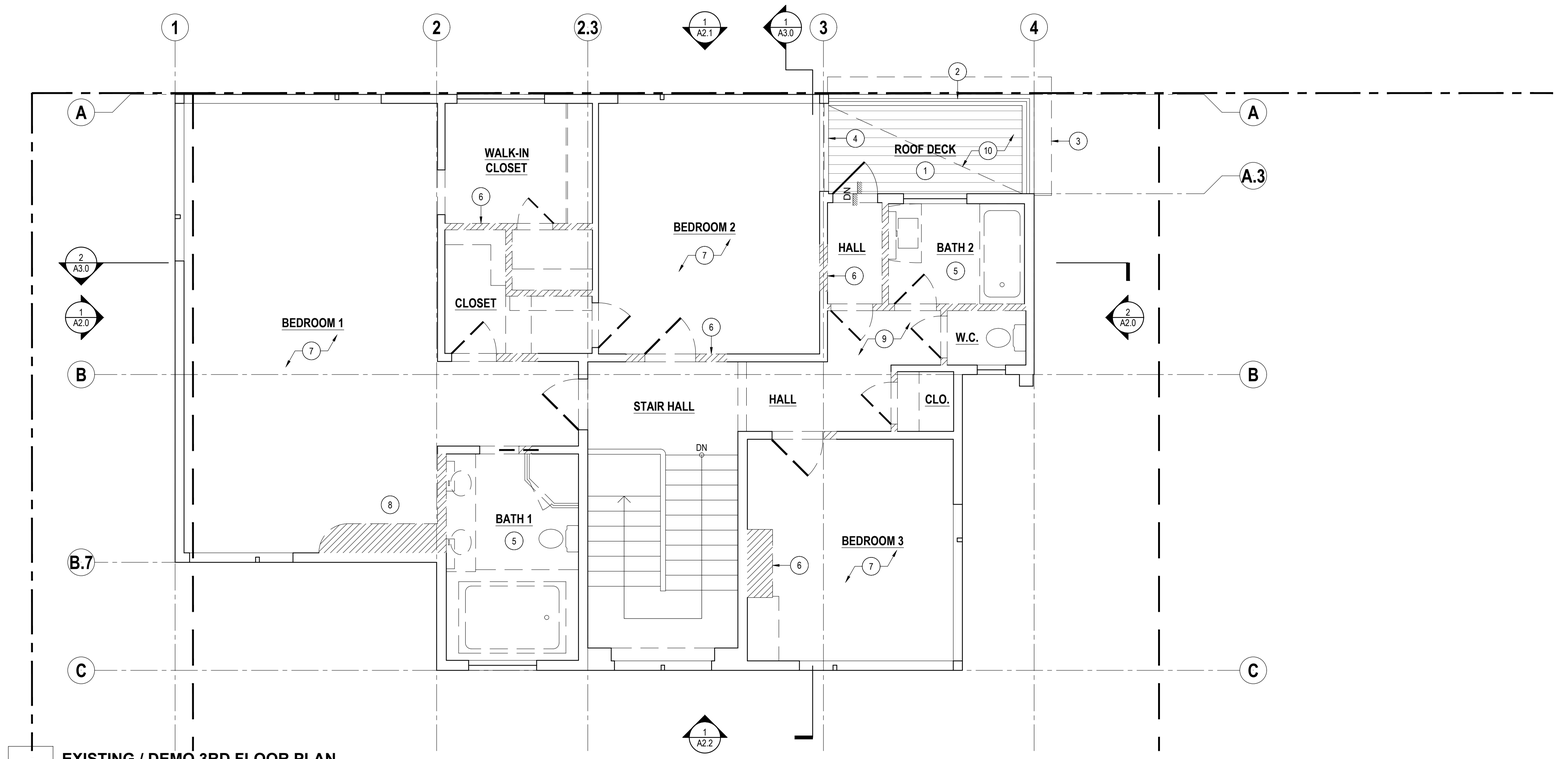
Current Release
BUILDING PERMIT REVISION #1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	1/4" = 1'-0"
North	

2ND FLOOR PLANS

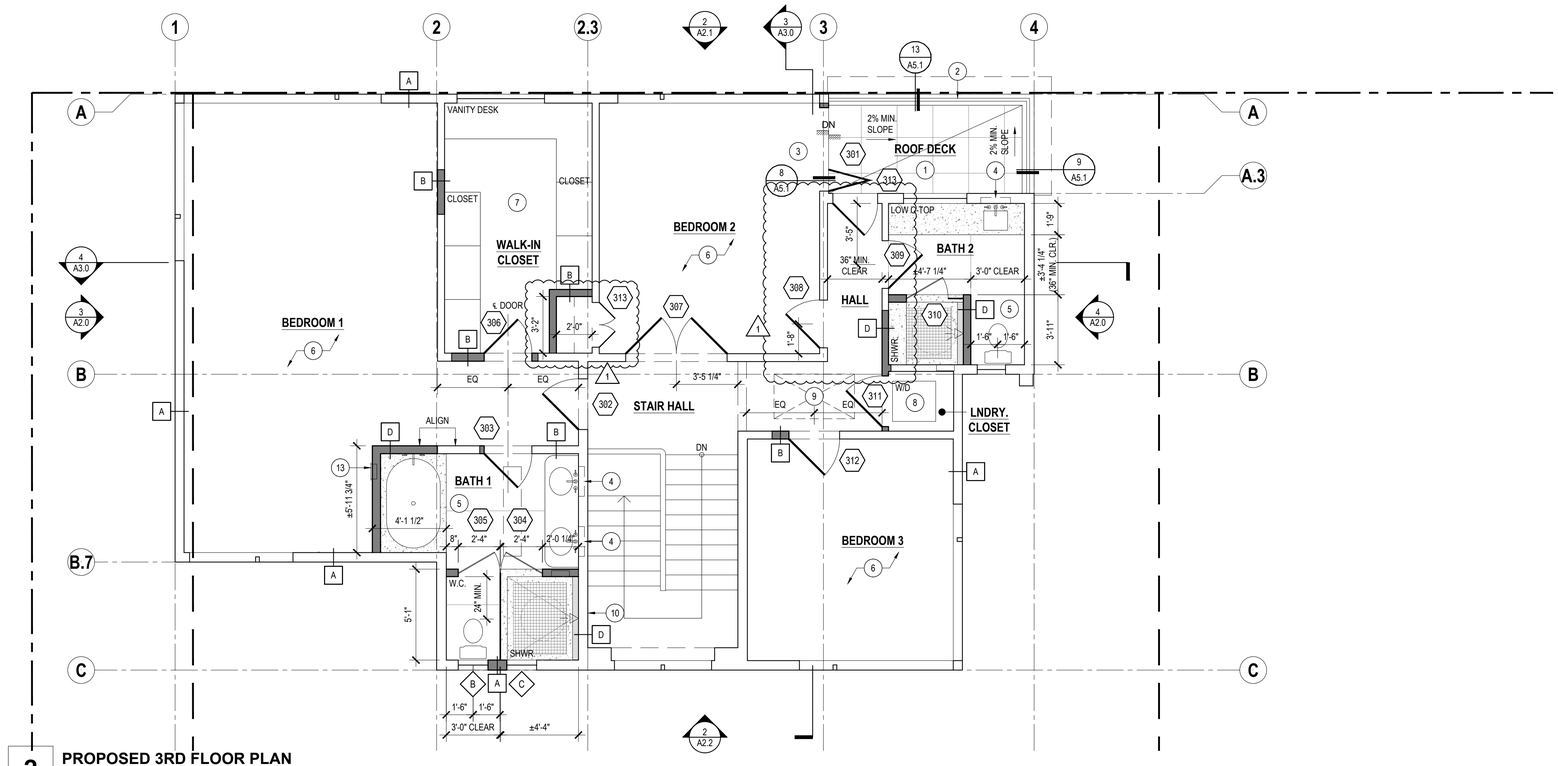
A1.3



1 **EXISTING / DEMO 3RD FLOOR PLAN**

DEMO KEYNOTES

1. REPLACE AND REFRAME (E) ROOF DECK, S.S.D.
2. REPLACE (E) METAL GUARDRAIL & REFINISH (E) CEM. PLASTER PARAPET WALL
3. (E) WD. TRELLIS ABOVE TO REMAIN, SHOWN DASHED ABOVE
4. DEMO (E) WINDOW & REPLACE w/(N) BIFOLD GLASS DOOR
5. REMODEL (E) BATHROOM: REMOVE (E) CABINETRY, FINISHES, & FIXTURES THROUGHOUT
6. DEMO (E) INTERIOR PARTITION WALL
7. PATCH & REFINISH (E) WD. FLOORING
8. DEMO (E) CHIMNEY
9. REFRAME (E) ROOF/CEILING ABOVE HALL, BATH 2, W.C., S.S.D.
10. REFRAME (E) ROOF DECK FRAMING, S.S.D.



2 **PROPOSED 3RD FLOOR PLAN**

CONSTRUCTION KEYNOTES

1. (N) TILE ROOF DECK o/REFRAMED ROOF FRAMING, S.S.D.
2. (N) MTL. GUARDRAIL o/PARTIAL-HEIGHT PARAPET WALL. TOP OF GUARDRAIL TO BE 42" MIN. ABOVE ROOF DECK.
3. (N) BIFOLD GLASS DOOR
4. (N) RECESSED MEDICINE CABINET, SEE SPEC.
5. (N) TILE FLOOR FLUSH w/(E) WD. FLOOR. NOTCH (E) FLOOR JOISTS AS REQ'D. TO ACHIEVE A FLUSH TRANSITION, S.S.D.
6. REFINISH AND STAIN (E) WD. FLOORING. PATCH AS REQ'D.
7. (N) BUILT-IN CABINETRY AND VANITY DESK
8. (N) STACKED WASHER/DRYER CLOSET. PROVIDE 100sq in. MIN. MAKEUP AIR OPEN FOR DRYER VENTILATION
9. (N) ROOF ACCESS LADDER AND HATCH SHOWN DASHED ABOVE. SEE SPEC.
10. PATCH (E) WALL OPENING AT BATHROOM
11. (N) GAS COOKTOP
12. FLUSH CEILING TRANSITION
13. FLUSH ACCESS WALL PANEL FOR TUB PLUMBING

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- 1-HR FIRE-RATED WALL
- REMOVE (E) DOOR & FRAME, TYP, U.O.N.

DEMOLITION PLAN GENERAL NOTES

1. REMOVE (E) PLUMBING FIXTURES, CASEWORK, & LIGHTING AS REQ'D. FOR NEW WORK.
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FLOOR PLAN GENERAL NOTES

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5. INTERIOR WALLS:
   a. REPLACE (E) PLASTER INTERIOR WALLS w/(N) GYP. BD. WALLS, LEVEL 5, TYP., U.O.N., SEE WALL ASSEMBLIES FOR WALL TYPES

FIRE SEPARATION:

1. DWELLING UNIT SEPARATION: THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN ½" IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE (CBC 406.3.2.1)
2. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (CBC 406.3.2.1)
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2. TOILETS: PROVIDE 30" MIN. SIDE-TO-SIDE CLEARANCE (15" MIN. FROM CENTER TO SIDE WALLS) AND 24" MIN.IN FRONT OF TOILET (CBC 2903.1.1)
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Drawn By	AL
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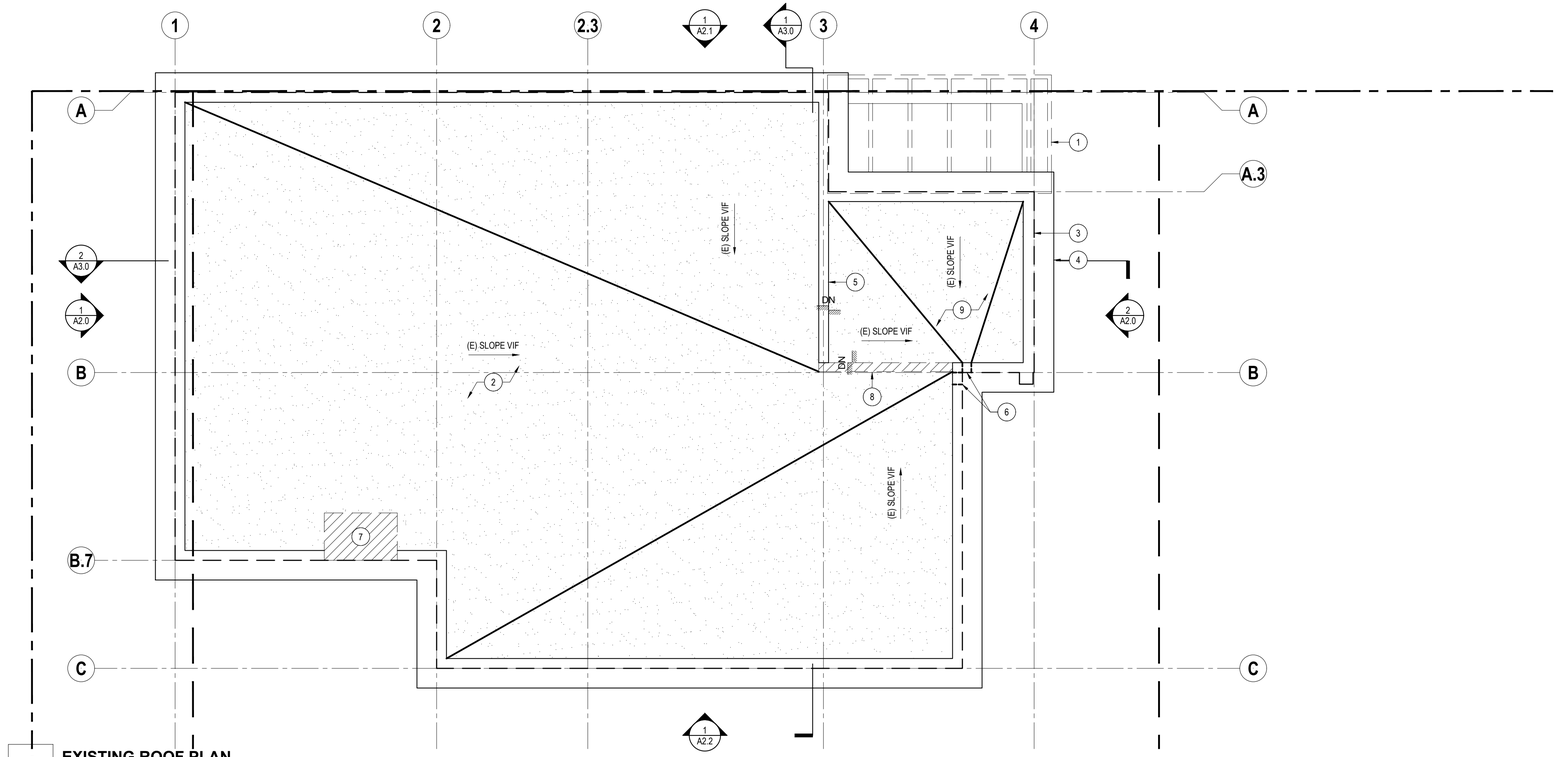
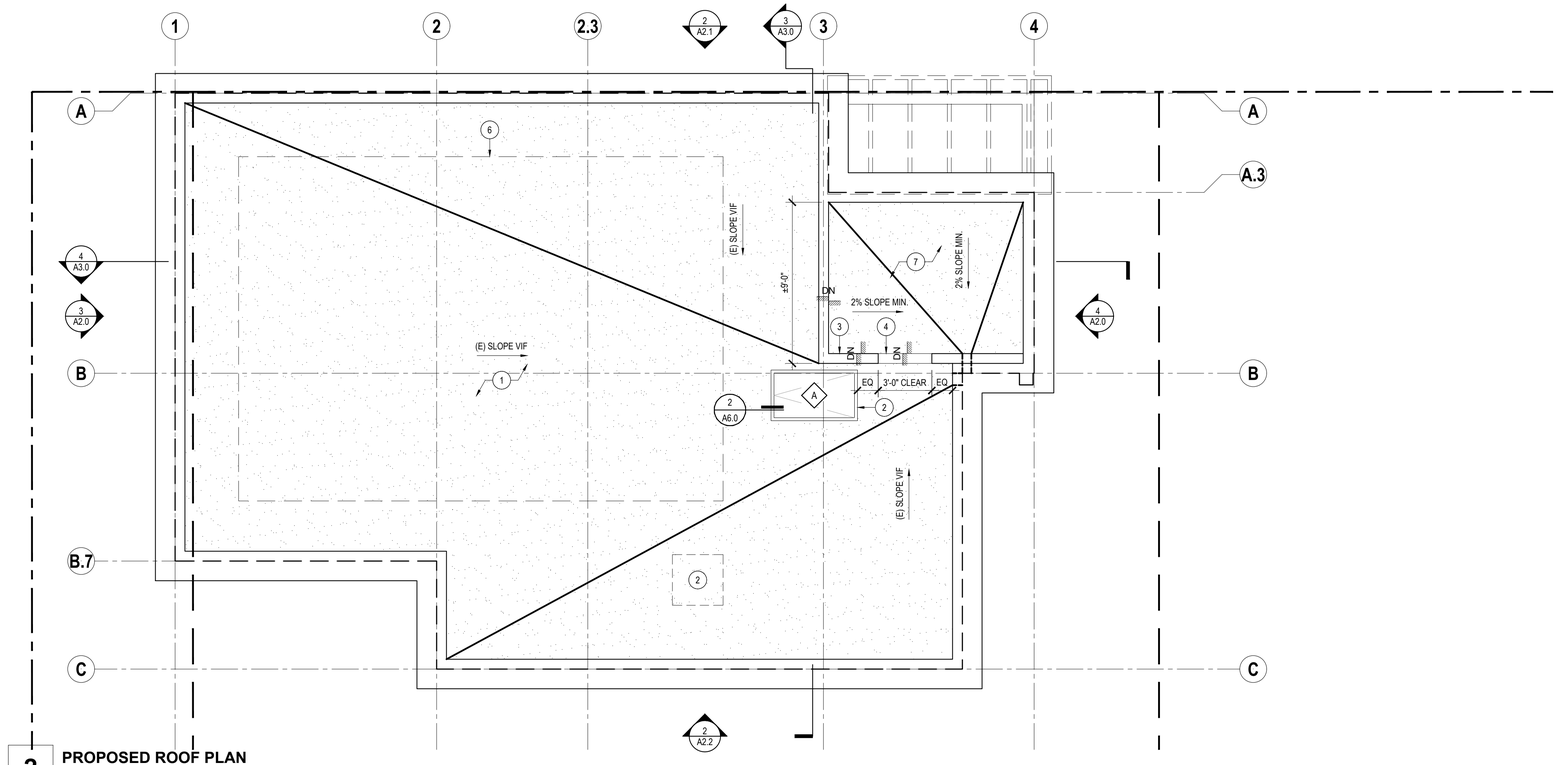
North	

3RD FLOOR PLANS

A1.4



1 **EXISTING ROOF PLAN**



2 **PROPOSED ROOF PLAN**

DEMO KEYNOTES

1. (E) WD. TRELLIS TO REMAIN
2. REMOVE & REPLACE (E) LOW-SLOPE TAR & GRAVEL ROOF
3. BUILDING FOOTPRINT AT FLOOR BELOW, SHOWN DASHED
4. (E) PARAPET AND ROOF OVERHANG
5. (E) PARAPET
6. (E) SCUPPER & DOWNSPOUT, V.I.F. REPAIR OR REPLACE AS REQ'D.
7. DEMO (E) CHIMNEY AND PATCH OPENING
8. DEMO (E) ROOF PARAPET
9. REFRAME (E) ROOF / CEILING ABOVE BATHROOM AND HALL BELOW, S.S.D.

CONSTRUCTION KEYNOTES

1. (N) CLASS 'B' LOW-SLOPE MODIFIED BITUMEN ROOF. SLOPE ¼":12" MIIN. TO DRAIN
2. (N) ROOF HATCH AND ACCESS LADDER
3. (N) ROOF PARAPET WALL, TOP TO ALIGN w/(E).
4. (N) CURB
5. (N) ROOF-MOUNTED MINI-SPLIT HEAT PUMP OUTDOOR CONDENSING UNIT. CONFIRM LOCATION w/ARCHITECT AND INSTALLER IN FIELD
6. (N) ROOF-MOUNTED SOLAR UNDER SEPARATE PERMIT, SHOWN DASHED
7. (N) ROOF o/(N) ROOF FRAMING, S.S.D.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE DEMOLISHED
- 1-HR FIRE-RATED WALL
- REMOVE (E) DOOR & FRAME, TYP, U.O.N.

DEMOLITION PLAN GENERAL NOTES

1. REMOVE (E) PLUMBING FIXTURES, CASEWORK, & LIGHTING AS REQ'D. FOR NEW WORK.
2. REMOVE (E) SOFFITS AS REQ'D. FOR NEW WORK. VERIFY w/OWNER OR ARCHITECT IN FIELD.

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4. FLOORING:
   a. PATCH AND REFINISH (E) WOOD FLOORING THROUGHOUT WHERE OCCURS.
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5. INTERIOR WALLS:
   a. REPLACE (E) PLASTER INTERIOR WALLS w/(N) GYP. BD. WALLS, LEVEL 5, TYP., U.O.N., SEE WALL ASSEMBLIES FOR WALL TYPES

FIRE SEPARATION:

1. DWELLING UNIT SEPARATION: THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD, NOT LESS THAN ½" IN THICKNESS, APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT AND 1/2" GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE (CBC 406.3.2.1)
2. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (CBC 406.3.2.1)
3. ENCLOSURES UNDER INTERIOR STAIRWAYS: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD (PER CBC 1011.7.3 EXCEPTION)

BATHROOMS:

1. FINISH MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. TILE) TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET AND SHALL BE INSTALLED OVER A MOISTURE RESISTANT UNDERLAYMENT o/MOISTURE BARRIER w/CORROSION-RESISTANT FASTENERS (CBC 1210.2)
2. TOILETS: PROVIDE 30" MIN. SIDE-TO-SIDE CLEARANCE (15" MIN. FROM CENTER TO SIDE WALLS) AND 24" MIN.IN FRONT OF TOILET (CBC 2903.1.1)
3. SHOWER CONTROL VALVES: LOCATE SHOWER CONTROL VALVES AND SHOWERHEADS ON THE SIDE WALLS OF SHOWER COMPARTMENTS SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT(CPC 408.9).

WALL TYPES LEGEND

- A — TYPICAL EXTERIOR WALL: SEE DETAIL 1/A5.0
- B — TYPICAL INTERIOR WALL: SEE DETAIL 4/A5.0
- C — 1-HR INTERIOR WALL: SEE DETAIL 5/A5.0
- D — INTERIOR TILE / GYP. BD. WALL: SEE DETAIL 6/A5.0

0 2' 4' 8'

N TRUE NORTH

Aaron Lim Design

LICENSED ARCHITECT AARON MICHAEL LIM 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

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AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

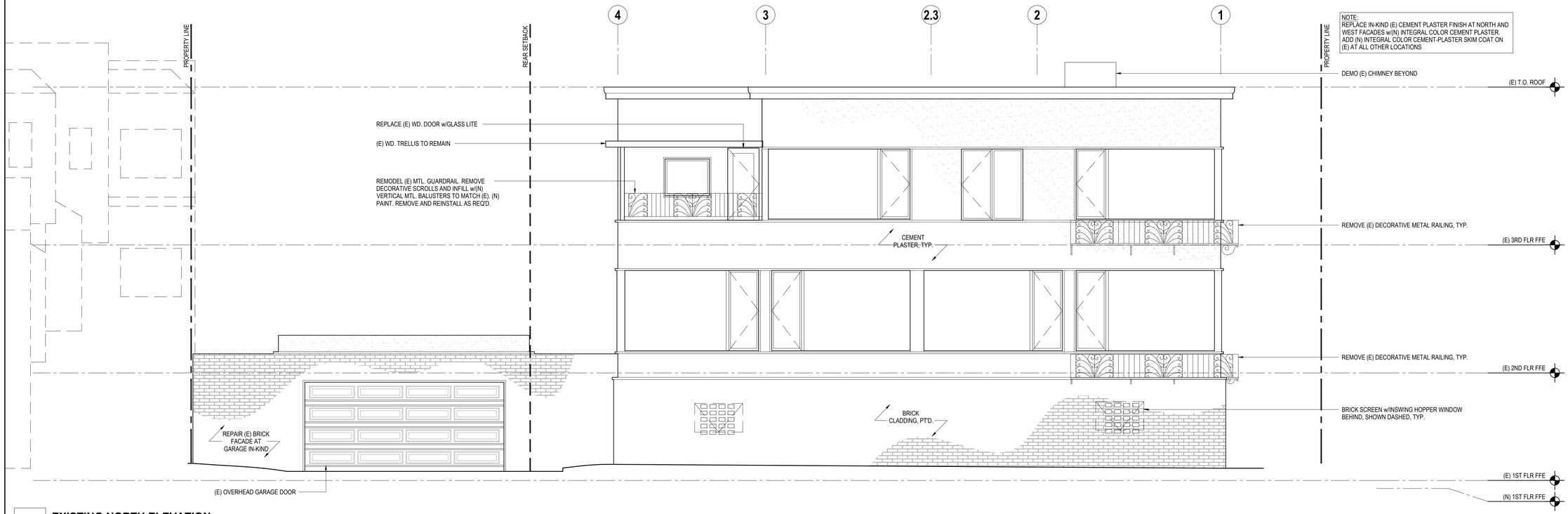
Current Release
BUILDING PERMIT REVISION #1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

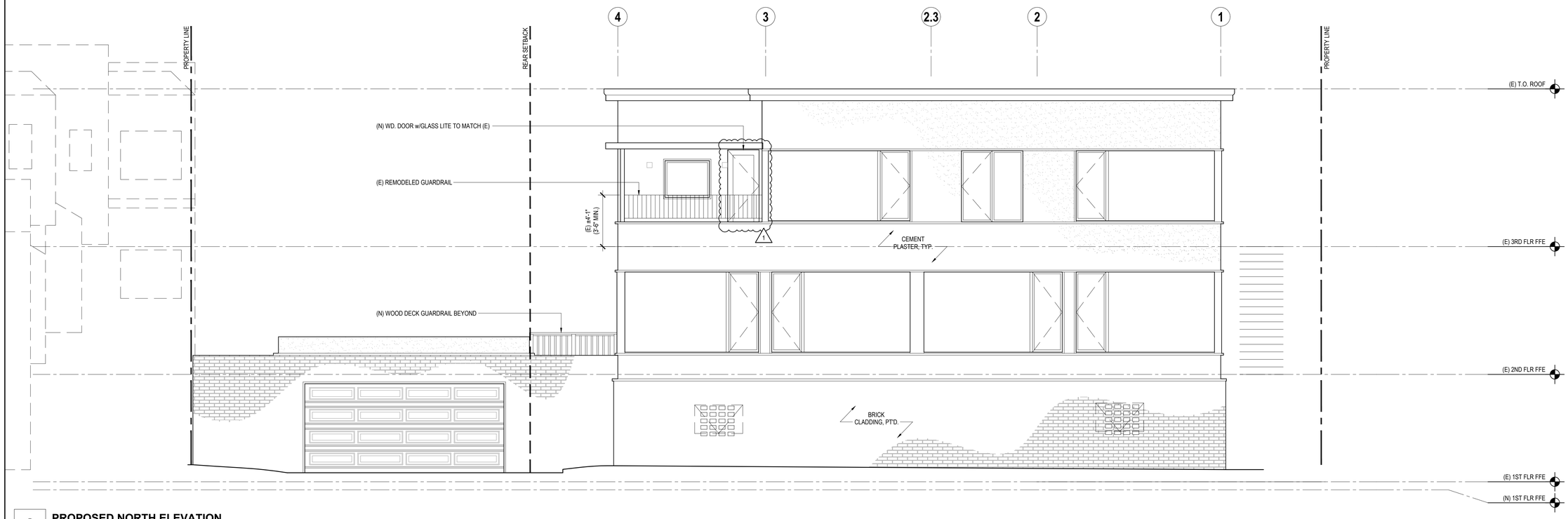
Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	1/4" = 1'-0"
North	

ROOF PLANS

A1.5



1 **EXISTING NORTH ELEVATION**



2 **PROPOSED NORTH ELEVATION**

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AARON MICHAEL LIM
8/30/2025
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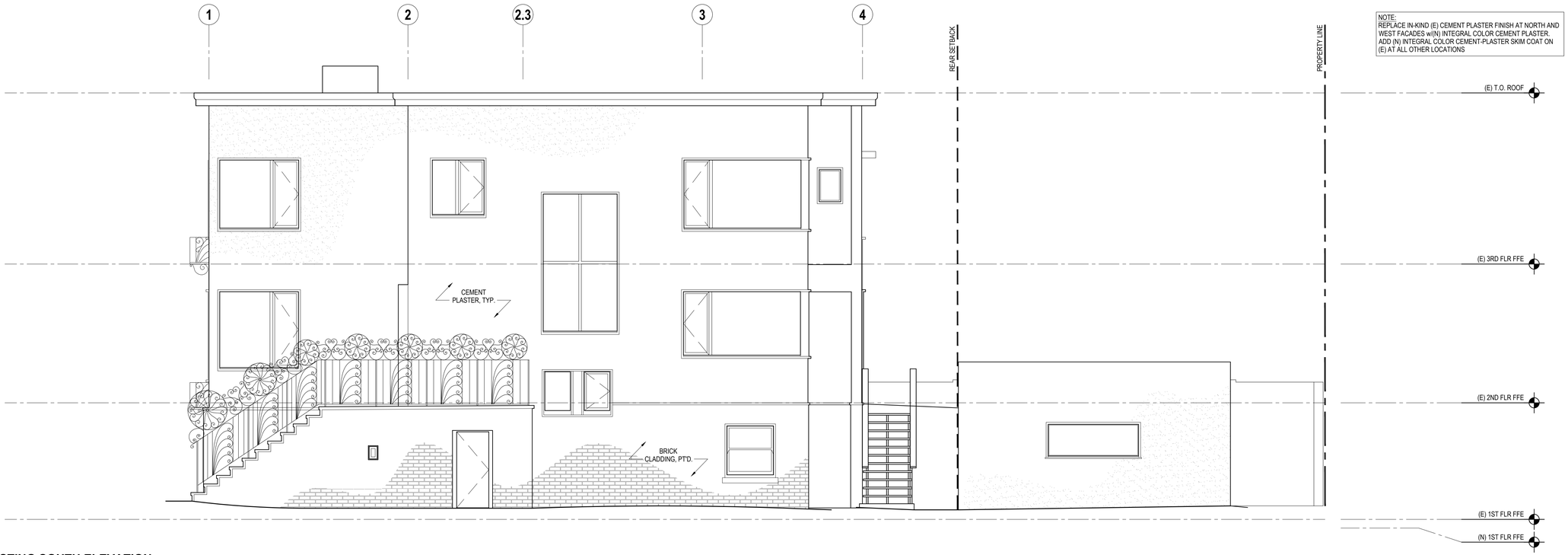
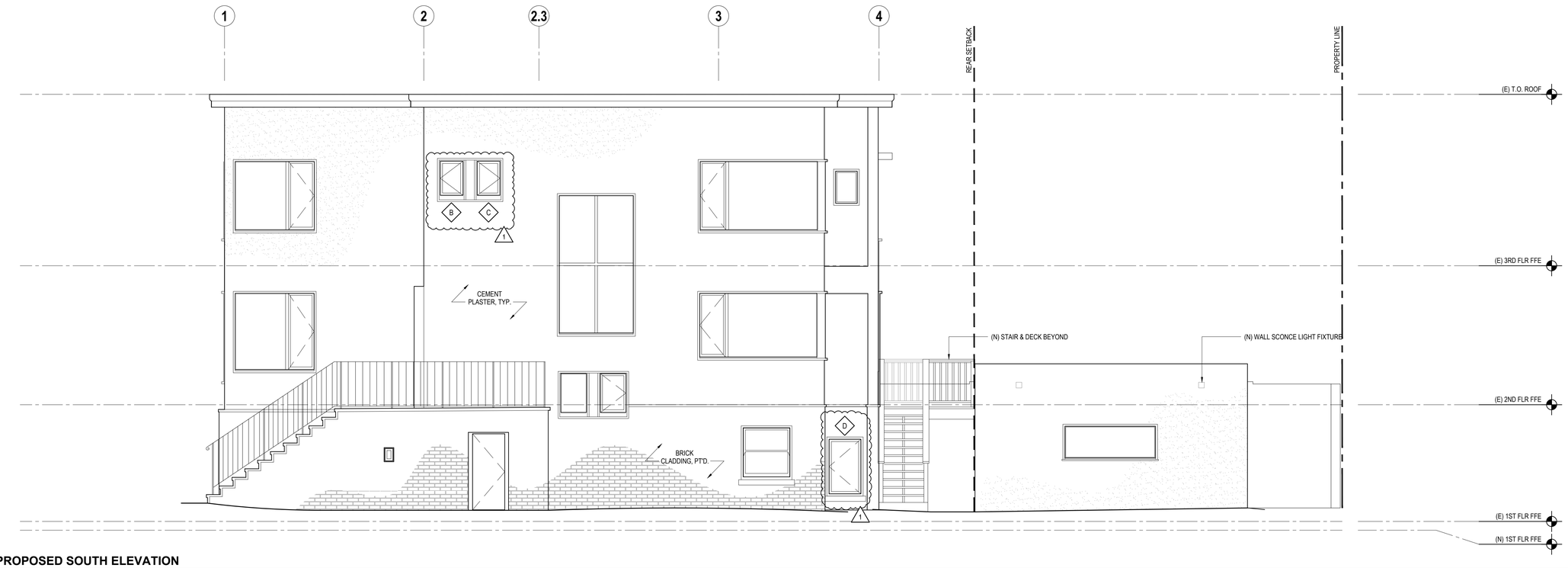
EXTERIOR ELEVATIONS

A2.1



1 **EXISTING SOUTH ELEVATION**



2 **PROPOSED SOUTH ELEVATION**

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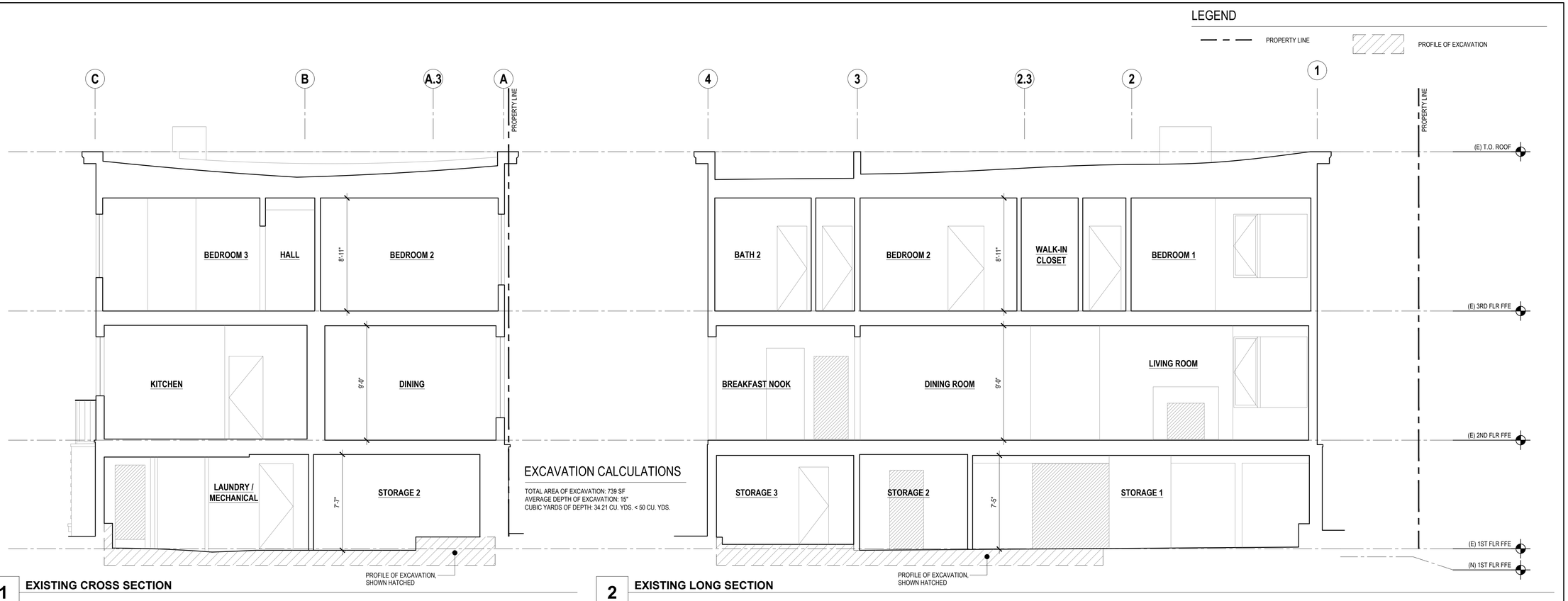
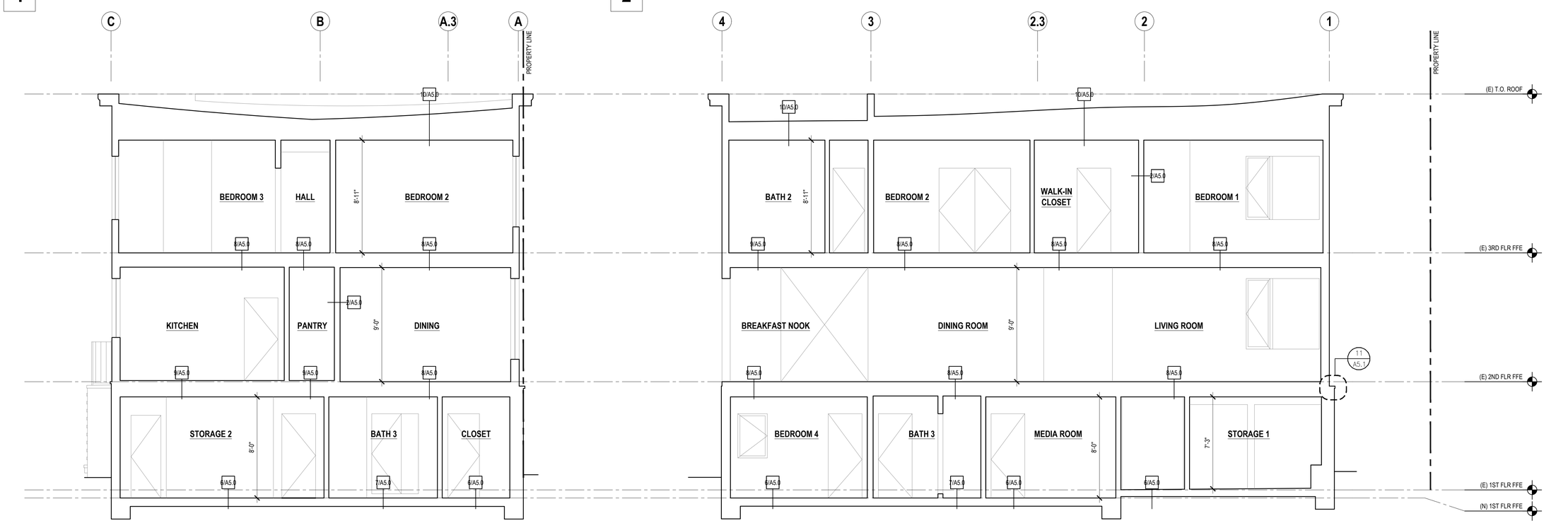
EXTERIOR ELEVATIONS

A2.2



1 EXISTING CROSS SECTION

2 EXISTING LONG SECTION



3 PROPOSED CROSS SECTION

4 PROPOSED LONG SECTION

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BUILDING SECTIONS

A3.0

DOOR SCHEDULE

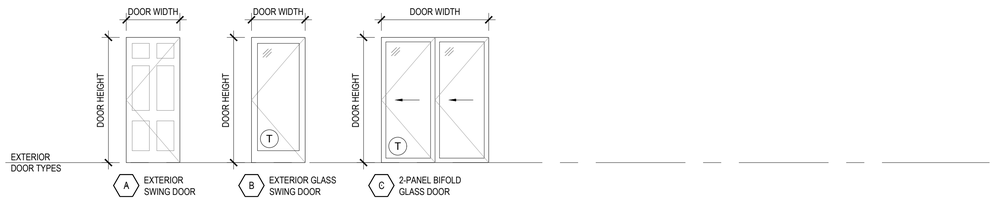
MARK	TYPE	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HARDWARE	MFR. / SERIES	NOTES
1ST FLOOR													
101	A	FAMILY ROOM	±2' - 10"	±5' - 10"	1 ¾"	WD	PNT	-	WD	PNT	EX		MATCH (E) OPENING, V.I.F.
102	A	BEDROOM 4	±2' - 8"	±6' - 2"	1 ¾"	WD	PNT	-	WD	PNT	EX		MATCH (E) OPENING, V.I.F.
103	IA	BEDROOM 4	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
104	-	-	-	-	-	-	-	-	-	-	-	-	-
105	IA	CLOSET	2' - 6"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
106	IA	BATH 3	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
107	IF	CLOSET	2' - 6"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
108	IA	STORAGE 1	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
109	IA	STAIR CLOSET	±2' - 6"	±6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
110	ID	STORAGE 1	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F. LOUVERED DOOR. PROVIDE 100 SQ. IN. MIN. MAKEUP AIR OPENING.
111	IA	MEDIA ROOM	2' - 6"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
112	IA	STORAGE 1 CLOSET	2' - 6"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	
113	IC	BATH 1 SHOWER	±2' - 4"	TBD	-	GLASS	-	-	-	-	-	STARPHIRE GLASS OR EQ.	TEMPERED
114	IA	STAIRCASE	2' - 4"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING, V.I.F.
2ND FLOOR													
201	B	BREAKFAST NOOK	±3' - 6"	±8' - 2"	-	WD	PNT	-	WD	PNT	EX	MARVIN SIGNATURE ULTIMATE	TEMPERED. MATCH (E) OPENING, V.I.F.
202	IA	POWDER ROOM	±2' - 2"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
203	IA	KITCHEN	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	MATCH (E) OPENING WIDTH, V.I.F.
204	IA	PANTRY	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	
205	NOT USED												
3RD FLOOR													
301	C	BEDROOM 2 / TERRACE	4' - 8"	±7' - 6"	-	WD	PNT	-	WD	PNT	EX	MARVIN SIGNATURE ULTIMATE	TEMPERED, STACKS TO THE LEFT. VERIFY R.O. HEIGHT & WIDTH IN FIELD
302	IA	BEDROOM 1	2' - 10"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
303	IA	BATH 1	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
304	IC	BATH 1 SHOWER	2' - 4"	TBD	-	GLASS	-	-	-	-	-	STARPHIRE GLASS OR EQ.	TEMPERED
305	IC	BATH 1 TOILET	2' - 4"	TBD	-	GLASS	-	-	-	-	-	STARPHIRE GLASS OR EQ.	TEMPERED
306	IA	WALK-IN CLOSET	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
307	IB	BEDROOM 2	5' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	RIGHT LEAF ACTIVE
308	IA	BEDROOM 2	2' - 8"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
309	IA	BATH 2 HALL	2' - 6"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
310	IC	BATH 2 SHOWER	2' - 4"	TBD	-	GLASS	-	-	-	-	-	STARPHIRE GLASS OR EQ.	TEMPERED
311	ID	LAUNDRY CLOSET	2' - 10"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PA	TRU-STILE 'TS 1000' OR SIM.	LOUVERED DOOR. PROVIDE 100 SQ. IN. MIN. MAKEUP AIR OPENING FOR DRYER
312	IA	BEDROOM 3	2' - 10"	6' - 8"	1 ¾"	WD	PNT	-	WD	PNT	PR	TRU-STILE 'TS 1000' OR SIM.	
313	B	HALL	±2' - 6"	±5' - 8"	-	WD	PNT	-	WD	PNT	EX	MARVIN SIGNATURE ULTIMATE	TEMPERED. MATCH (E) OPENING, V.I.F.

1

1 DOOR SCHEDULE

DOOR ABBREVIATIONS

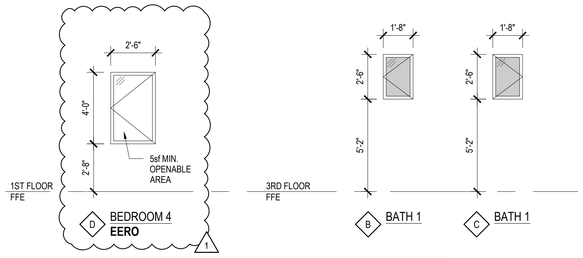
MATERIAL	
AL	ALUMINUM
GL	GLASS
HM	HOLLOW METAL
HCWD	HOLLOW CORE WOOD
SCWD	SOLID CORE WOOD
SR	STILE & RAIL W/ GLASS
WD	WOOD
VINYL	VINYL
FBGL	FIBERGLASS
FACING/FINISH	
ANOD	ANODIZED
PNT	PAINTED
STAIN	STAINED
DOOR HARDWARE	
CL	CLOSET
EX	EXTERIOR LOCK W/ DEAD BOLT
PR	PRIVACY DOOR W/ LOCK:
PA	PASSAGE
PO	POCKET DOOR W/LOCK
BN	BARN DOOR



WINDOW AND ROOF HATCH SCHEDULE

MARK	LOCATION	TYPE	REPLACEMENT (YES / NO)	FRAME WIDTH	FRAME HEIGHT	FRAME MATERIAL	FRAME FINISH	GLASS	MFR. / SERIES	NOTES
1ST FLOOR										
D	BATH 1	CS	NO	2' - 6"	4' - 0"	WD	PNT	I,T	MARVIN SIGNATURE ULTIMATE	EERO, TEMPERED
3RD FLOOR										
B	BATH 1	CS	NO	1' - 8"	2' - 6"	WD	PNT	I,T	MARVIN SIGNATURE ULTIMATE	TEMPERED, OBSCURED PRIVACY GLASS
C	BATH 1	CS	NO	1' - 8"	2' - 6"	WD	PNT	I,T	MARVIN SIGNATURE ULTIMATE	TEMPERED, OBSCURED PRIVACY GLASS
ROOF										
A	STAIR HALL	ROOF HATCH	NO	2' - 3 ½"	4' - 11 ½"	METAL	PNT	-	FAKRO "DRL" 27.5"x59.5" FLAT ROOF METAL HATCH	INSULATED ROOF HATCH COMBINED w/FAKRO "LML" ATTIC METAL LADDER INSTALLED IN THE OPENING UNDER THE ROOF HATCH.

1



WINDOW & SKYLIGHT NOTES

GLAZING REQUIREMENTS (MINIMUM):
ALL WINDOWS, SKYLIGHT AND DOOR GLAZING IS TO BE INSULATED, DOUBLE PANE, WITH LOW-E2 COATINGS, UNLESS OTHERWISE NOTED - VERIFY WITH TITLE 24 ENERGY COMPLIANCE FORMS FOR REQUIRED U-FACTOR AND SHGC VALUES.

TEMPERED GLAZING:
WINDOWS AT LOCATIONS ADJACENT TO EXTERIOR/INTERIOR DOORS AND AT BOTTOM/TOP OF STAIRS SHALL HAVE TEMPERED GLASS IN ALL PANELS WITHIN 18" OF FIN. FLOOR AND WITHIN A 24" ARC FROM THE VERTICAL EDGE OF ANY DOOR OPENINGS. PROVIDE TEMPERED GLASS AT ALL LOCATIONS NOTED AND A S REQUIRED BY ALL ORDINANCES AND REGULATIONS ADOPTED BY GOVERNING AGENCIES: CITY, COUNTY, STATE AND FEDERAL AS THEY APPLY, 'TG' DENOTES TEMPERED GLASS PANELS.

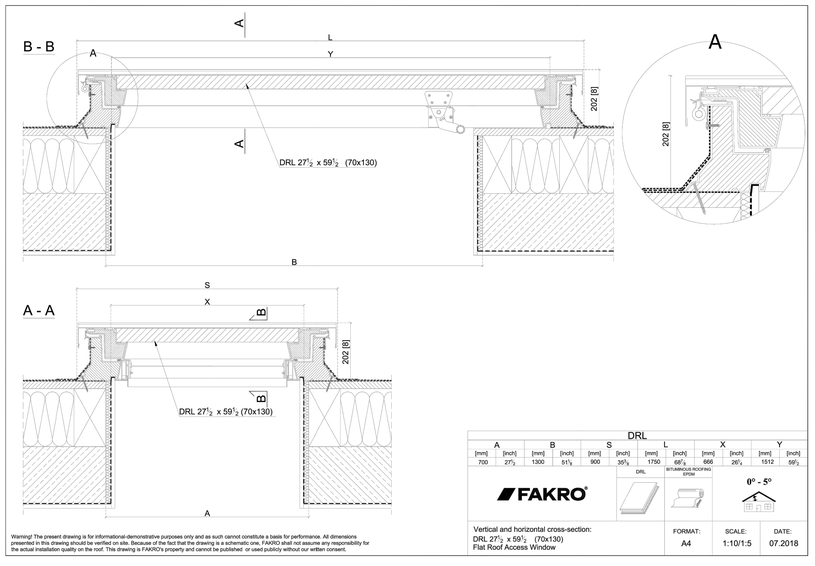
EGRESS WINDOW:
ALL EGRESS WINDOWS TO COMPLY WITH CBC SECTION 1026.2. VERIFY THAT ALL EGRESS WINDOWS HAVE CLEAR NET OPENING AREA OF 5.7 SF MIN. WITH 24" MIN. CLEAR OPENING HEIGHT AND 20" MIN. CLEAR OPENING WIDTH. FINISHED SILL HEIGHT NOT TO BE MORE THAN 44" ABOVE THE FLOOR.

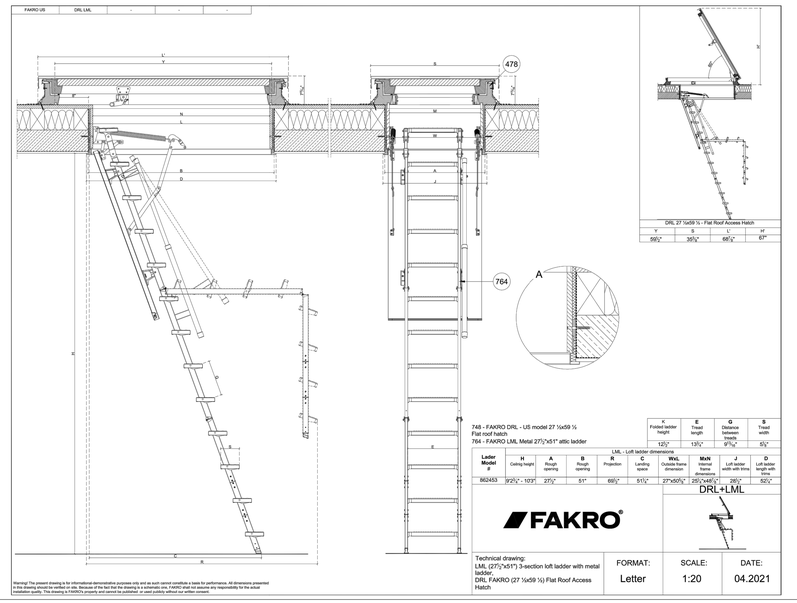
WINDOW SIZES:
DIMENSIONS SHOWN ARE NOMINAL FRAME SIZES. VERIFY REQUIRED ROUGH OPENINGS SIZES WITH MANUFACTURER'S SPECIFICATIONS AND FIELD VERIFY PRIOR TO ORDERING.

SCREENS:
PROVIDE SCREENS AT ALL OPERABLE WINDOWS AND SKYLIGHTS, TYP.

WINDOW ABBREVIATIONS

WINDOW TYPES:	
AN	AWNING
BI	BIFOLD
CS	CASEMENT
DH	DOUBLE HUNG
FR	45 MIN RATED LABELED UNIT
FX	FIXED
GB	GLASS BLOCK
HP	HOPPER
SKY	SKYLIGHT
SL	SLIDER
TT	TILT TURN
GLASS TYPES:	
GB	GLASS BLOCK
I	DOUBLE GLAZED LOW-E2
S	SINGLE GLAZED
SB	SAND BLASTED
T	TEMPERED
TN	TINTED
MATERIAL:	
AL	ALUMINUM
MTL	METAL
WD	WOOD
CLAD WD.	ALUMINUM CLAD WD.
FACING/FINISH:	
ANOD	ANODIZED
PNT	PAINTED
STAIN	STAINED
MTL. CLAD	METAL CLAD





2 WINDOWS AND ROOF HATCH SCHEDULE & DETAILS

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Scale	
North	

DOOR & ROOF HATCH SCHEDULES

A6.0

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	3666 Baker Street			
04	City	San Francisco	05	Standards Version	2022
06	Zip code	94123	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	657	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	2710	17	Fenestration Average U-factor	0.55
18	Total Cond. Floor Area (ft²)	3367	19	Glazing Percentage (%)	32.21%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	53.4	0	47.6	0	5.8
Space Cooling	0	15.71	0	15.08	0	0.63
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	14.48	0	18.14	0	-3.66
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**83.59**	**0**	**80.82**	**0**	**2.77**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.62	0	6.62		
Appl. & Cooking	0	11.59	0	11.59		
Plug Loads	0	20.11	0	20.11		
Outdoor Lighting	0	1.73	0	1.73		
TOTAL COMPLIANCE	**0**	**123.64**	**0**	**120.87**		

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	20.75	20.37	0.38	1.83
Net EUI[2]	20.75	20.37	0.38	1.83

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Kitchen range hood • Minimum Airflow • Fan Efficacy Watts/CFM • Verified heat pump rated heating capacity • Duct leakage testing • Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	3367	1	4	3	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor	Conditioned	HVAC System (A)1	1382	9	DHW Sys 1	Existing Unchanged
Basement Conversion	Conditioned	HVAC System (A)1	657	8	DHW Sys 1	New
Second Floor	Conditioned	HVAC System (B)2	1328	8.9	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
South Wall	First Floor	Default Wall Prior to 197	180	Right	431.5	86.3	90	none	Existing	No
West Wall	First Floor	Default Wall Prior to 197	270	Front	290.3	90.5	90	none	Existing	No
North Wall	First Floor	Default Wall Prior to 197	0	Left	431.5	276.2	90	none	Existing	No
East Wall	First Floor	Default Wall Prior to 197	90	Back	290.3	131.8	90	none	Existing	No
South Wall 2	Basement Conversion	R-19 Wall	180	Right	216	38	90	Ex. w/ Siding	New	n/a
North Wall 2	Basement Conversion	R-19 Wall	0	Left	272.5	0	90	Ex. w/ Siding	New	n/a
East Wall 2	Basement Conversion	R-19 Wall	90	Back	272.5	56.7	90	Ex. w/ Siding	New	n/a
South Wall 3	Second Floor	Default Wall Prior to 197	180	Right	427.2	144.7	90	none	Existing	No
West Wall 2	Second Floor	Default Wall Prior to 197	270	Front	285.7	55.9	90	none	Existing	No
North Wall 3	Second Floor	Default Wall Prior to 197	0	Left	427.2	162.9	90	none	Existing	No

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
East Wall 3	Second Floor	Default Wall Prior to 197	90	Back	285.7	69.5	90	none	Existing	No
Interior Surface Wall	Basement Conversion	Int R-13	n/a	n/a	396.5	17.8	n/a		New	n/a
Roof	First Floor	Default Roof Prior to 197	n/a	n/a	66	n/a	n/a		Existing	No
Roof 2	Second Floor	Default Roof Prior to 197	n/a	n/a	1328	n/a	n/a		Existing	No
Raised Floor	Second Floor	Default Floor No Crawlspa1	n/a	n/a	12	n/a	n/a		Existing	No
Interior Surface Floor	First Floor	Default Floor No Crawlspa	n/a	n/a	657	n/a	n/a		Existing	No
Interior Surface Floor (S	First Floor	Default Floor No Crawlspa	n/a	n/a	725	n/a	n/a		Existing	No
Interior Surface Floor 2	Second Floor	Default Floor No Crawlspa	n/a	n/a	1316	n/a	n/a		Existing	No

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic First Floor	Attic RoofFirst Floor	Ventilated	0	0.1	0.85	No	No	Existing	No
Attic Second Floor	Attic RoofSecond Floor	Ventilated	0	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	South Wall	Right	180			1	86.3	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window 2	Window	West Wall	Front	270			1	62.5	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window 3	Window	North Wall	Left	0			1	276.2	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window 4	Window	East Wall	Back	90			1	103.2	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window (New)	Window	East Wall	Back	90			1	28.6	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA
Window (New) 2	Window	South Wall 2	Right	180			1	10	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA
Window (Reused)	Window	South Wall 2	Right	180			1	28	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	New	NA
New Glass Doors	Window	East Wall 2	Back	90			1	36.7	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA
Window (Reused) 2	Window	East Wall 2	Back	90			1	20	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	New	NA
Window 5	Window	South Wall 3	Right	180			1	144.7	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window 6	Window	West Wall 2	Front	270			1	55.9	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 7	Window	North Wall 3	Left	0			1	162.9	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window 8	Window	East Wall 3	Back	90			1	40.9	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
Window (New) 3	Window	East Wall 3	Back	90			1	28.6	0.34	NFRC	0.34	NFRC	Bug Screen	New	NA

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door	West Wall	28	0.5	Existing	No
Door 2	Interior Surface Wall	17.8	0.5	New	n/a

SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	Basement Conversion	657	136.7	none	0	80%	No	New	n/a

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
Int R-13	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
Attic RoofFirst Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofSecond Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Floor No Crawlspa1	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Floor No Crawlspa	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (inch/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Storage	1	75	UEF	0.65	Btu/Hr	75000	0	76	80		New	n/a

Aaron Lim
Design

LICENSED ARCHITECT AARON MICHAEL LIM 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
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AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
BUILDING PERMIT REVISION #1

Date	Description
1	
11.8.23	Building Permit Set
12.27.23	75% Construction Set

Drawn By AL
Checked By
Job No. 23-019
Print Date
Scale -
North

TITLE-24 ENERGY CALCULATIONS

MEP-2

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HVAC System (A)1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	
HVAC System (B)2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 90	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 2	Central split HP	1	HSPF	8.5	66000	54000	EER/SEER	14	11	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 2-hers-htpump	Required	350	Not Required	Not Required	No	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		No
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		No

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hers-fan

C37034

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 2-hers-fan	Required	0.45

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Mario Bertacco	Documentation Author Signature: Mario Bertacco
Company: NRG Compliance LP	Signature Date: 02/19/2024
Address: PO Box 3777	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Santa Rosa, CA 95402	Phone: 707-237-6957

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Aaron Lim	Responsible Designer Signature: Aaron Lim
Company: Aaron Lim Design	Date Signed: 02/19/2024
Address: 370 Judson Ave.	License:
City/State/Zip: San Francisco, CA 94112	Phone: (917) 856-4341

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Aaron Lim
Design

LICENSED ARCHITECT AARON MICHAEL LIM 6/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
BUILDING PERMIT REVISION #1
1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	-
North	

TITLE-24 ENERGY CALCULATIONS

MEP-3

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Dabdoub, Krytzia Remodel	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		2/19/2024
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
3666 Baker Street San Francisco	CA Climate Zone 03	3,367	657	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	345		Existing
Wall	Wood Framed	- no insulation	200		Existing
Door	Opaque Door	- no insulation	28		Existing
Wall	Wood Framed	- no insulation	155		Existing
Wall	Wood Framed	- no insulation	159		Existing
Roof	Wood Framed Attic	R 11	66		Existing
Demising	Wood Framed w/o Crawl Space	- no insulation	657		Existing
Demising	Wood Framed w/o Crawl Space	- no insulation	725		Existing

FENESTRATION — Total Area: 1,085 | Glazing Percentage: 32.2% | New/Altered Average U-Factor: 0.55

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Right (S)	231.0	0.990	0.74	none	none	N/A	Existing
Front (W)	118.4	0.990	0.74	none	none	N/A	Existing
Left (N)	439.1	0.990	0.74	none	none	N/A	Existing
Rear (E)	144.1	0.990	0.74	none	none	N/A	Existing
Rear (E)	93.9	0.340	0.34	none	none	N/A	New
Right (S)	10.0	0.340	0.34	none	none	N/A	New
Right (S)	28.0	0.990	0.74	none	none	N/A	New
Rear (E)	20.0	0.990	0.74	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Central Furnace	90% AFUE	No Cooling	14.0 SEER	Setback	New
1	Electric Heat Pump	8.50 HSPF	Split Heat Pump	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System (A)	Ducted	Ducted	Conditioned	6.0	New
HVAC System (B)	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Storage Gas	75	0.65	Standard	New

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Dabdoub, Krytzia Remodel	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		2/19/2024
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
3666 Baker Street San Francisco	CA Climate Zone 03	3,367	657	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Slab	Unheated Slab-on-Grade	- no insulation	657	Perim = 137'	New
Wall	Wood Framed	R 19	178		New
Wall	Wood Framed	R 19	273		New
Wall	Wood Framed	R 19	216		New
Demising	Wood Framed	R 13	379		New
Floor	Wood Framed w/o Crawl Space	- no insulation	12		Existing
Wall	Wood Framed	- no insulation	283		Existing
Wall	Wood Framed	- no insulation	230		Existing

FENESTRATION — Total Area: 1,085 | Glazing Percentage: 32.2% | New/Altered Average U-Factor: 0.55

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

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

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Dabdoub, Krytzia Remodel	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		2/19/2024
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
3666 Baker Street San Francisco	CA Climate Zone 03	3,367	657	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	264		Existing
Wall	Wood Framed	- no insulation	216		Existing
Roof	Wood Framed Attic	R 11	1,328		Existing
Demising	Wood Framed w/o Crawl Space	- no insulation	1,316		Existing

FENESTRATION — Total Area: 1,085 | Glazing Percentage: 32.2% | New/Altered Average U-Factor: 0.55

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

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

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must 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.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

Aaron Lim
Design

LICENSED ARCHITECT AARON MICHAEL LIM 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
BUILDING PERMIT REVISION #1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

Drawn By AL
Checked By
Job No. 23-019
Print Date
Scale -
North

TITLE-24 ENERGY CALCULATIONS

MEP-4

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in. §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

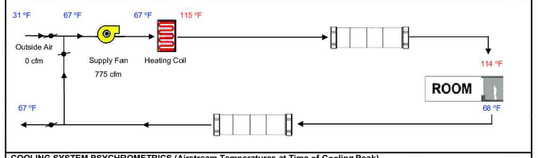
5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

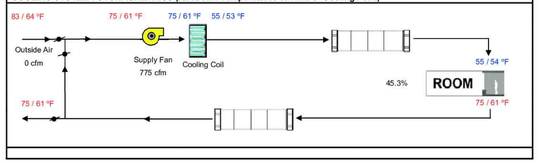
Project Name: Dabdoub, Krytzia Remodel — Date: 2/19/2024
System Name: HVAC System (A) — Floor Area: 2,039

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1						
Heating System							
Output per System	64,800	**Total Room Loads**	1,911	40,454	748	1,032	51,767
Total Output (Btuh)	64,800	**Return Vented Lighting**		0			
Output (Btuh/sqft)	31.8	**Return Air Ducts**		430			608
Cooling System		**Return Fan**		0			0
Output per System	0	**Ventilation**	0	0	0	0	0
Total Output (Btuh)	0	**Supply Fan**		0			0
Total Output (Tons)	0.0	**Supply Air Ducts**		430			608
Total Output (Btuh/sqft)	0.0						
Total Output (sqft/Ton)	0.0	**TOTAL SYSTEM LOAD**		41,315	748		52,983
Air System							
CFM per System	775	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	775	Central Heating System w/o AC		0	0		64,800
Airflow (cfm/sqft)	0.38						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		0	0		64,800
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

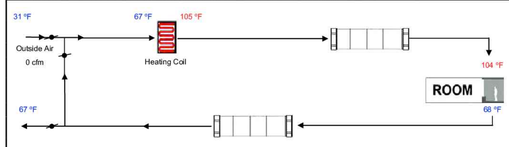


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

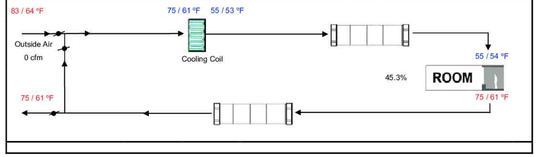
Project Name: Dabdoub, Krytzia Remodel — Date: 2/19/2024
System Name: HVAC System (B) — Floor Area: 1,328

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1						
Heating System							
Output per System	66,000	**Total Room Loads**	1,525	32,143	487	1,146	44,879
Total Output (Btuh)	66,000	**Return Vented Lighting**		0			
Output (Btuh/sqft)	49.7	**Return Air Ducts**		342			527
Cooling System		**Return Fan**		0			0
Output per System	36,000	**Ventilation**	0	0	0	0	0
Total Output (Btuh)	36,000	**Supply Fan**		0			0
Total Output (Tons)	3.0	**Supply Air Ducts**		342			527
Total Output (Btuh/sqft)	27.1						
Total Output (sqft/Ton)	442.7	**TOTAL SYSTEM LOAD**		32,827	487		45,933
Air System							
CFM per System	0	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	0	Heat Pump		34,876	0		46,964
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		34,876	0		46,964
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 3666 Baker St — APPLICATION NO. _____ — ADDENDUM NO. ____
ENGINEER/ARCHITECT NAME Aaron Lim — PHONE NO. 917 856-4341

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per SFGBC AB-093.

In accordance with the requirements of the 2022 California Energy Code, 2022 SFGBC and AB-093, the following documentation is required for the **building** elements in this project:

1. Installation

Addition and Alteration
- ☐ CF2R-ADD-02-E Non HERS – Prescriptive Additions Simple **(IB53)**
- ☐ CF2R-ALT-05-E Non HERS – Prescriptive Alterations Simple **(IB54)**

Envelope
- ☑ CF2R ENV-01-E Non HERS – Fenestration Installation **(IB1)**
- ☑ CF2R ENV-03-E Non HERS – Insulation Installation **(IB3)**
- ☑ CF2R ENV-04-E Non HERS – Roofing-Radiant Barrier **(IB4)**
- ☐ CF2R ENV-20-H HERS – Building Envelope Air Leakage Test **(IB56)**
- ☐ CF2R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(IB64)**
- ☐ CF2R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(IB65)**

Solar Ready
- ☐ CF2R-SRA-01-E – Solar Ready Buildings – New Constructions **(IB68)**
- ☐ CF2R-SRA-02-E – Minimum Solar Zone Area Worksheet – New Constructions **(IB69)**

Mechanical
- ☐ CF2R-MCH-01-E Non HERS – Space Conditioning Systems **(IB57)**

Mechanical (continued)
- ☐ CF2R-MCH-02-E Non HERS – Whole house fan **(IB13)**
- ☑ CF2R-MCH-20-H HERS – Duct Leakage **(IB58)**
- ☐ CF2R-MCH-21-H HERS – Duct Location **(IB18)**
- ☑ CF2R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(IB59)**
- ☑ CF2R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(IB60)**
- ☐ CF2R-MCH-25-H HERS – Refrigerant Charge Verification **(IB62)**
- ☐ CF2R-MCH-26-H HERS – Verified EER or SEER **(IB27)**
- ☐ CF2R-MCH-27-H HERS – IAQ **(IB63)**
- ☐ CF2R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(IB31)**
- ☐ CF2R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(IB32)**
- ☐ CF2R-MCH-30-E HERS – Ventilation Cooling Compliance Credit **(IB55)**
- ☐ CF2R-MCH-31-H HERS – Whole house fan **(IB66)**
- ☑ CF2R-MCH-32-H HERS – Local Mechanical Exhaust **(IB67)**
- ☑ CF2R-MCH-33-H HERS – Variable Capacity Heat Pump Compliance Credit **(IB70)**

2. Verification

Existing Conditions
- ☐ CF3R EXC-20-H HERS – HERS Verification of Existing Conditions for Residential Alterations **(VB47)**

Envelope
- ☐ CF3R ENV-20-H HERS – Building Envelope Air Leakage Test **(VB48)**
- ☐ CF3R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(VB56)**
- ☐ CF3R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(VB57)**

Mechanical
- ☑ CF3R-MCH-20-H HERS – Duct Leakage Test **(VB49)**
- ☑ CF3R-MCH-21-H HERS – Duct Location **(VB12)**
- ☑ CF3R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(VB50)**
- ☑ CF3R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(VB51)**

Mechanical (continued)
- ☐ CF3R-MCH-25-H HERS – Refrigerant Charge Verification **(VB53)**
- ☐ CF3R-MCH-26-H HERS – Verified EER or SEER **(VB21)**
- ☐ CF3R-MCH-27-H HERS – IAQ **(VB54)**
- ☐ CF3R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(VB25)**
- ☐ CF3R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(VB27)**
- ☐ CF3R-MCH-30-H HERS – Ventilation Cooling Compliance Credit **(VB60)**
- ☐ CF3R-MCH-31-H HERS – Whole house fan **(VB58)**
- ☑ CF3R-MCH-32-H HERS – Local Mechanical Exhaust **(VB59)**
- ☑ CF3R-MCH-33-H HERS – Variable Capacity Heat Pump Compliance Credit **(VB64)**

3. Green Building (For New Construction and Major Alterations)
- ☐ Green Building Attachment E **(GBC1)**

Required information:

Prepared by: Aaron Lim — **Date:** 11/7/2023
Engineer/Architect of Record Signature

Fax: _____ **Email:** aaron@aaronlimdesign.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE — DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 3666 Baker St. — APPLICATION NO. _____ — ADDENDUM NO. ____
ENGINEER/ARCHITECT NAME Aaron Lim — PHONE NO. 917 856-4341

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

In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **electrical** elements in this project:

1. Installation

Electrical
- ☑ CF2R-LTG-01-E Lighting – Single Family Dwellings **(IE1)**
- ☐ CF2R-ELC-01-E Electric Ready **(IE20)**

Solar
- ☐ CF2R-PVB-01-E Photovoltaic Systems **(IE18)**
- ☐ CF2R-PVB-02-E Battery Storage Systems **(IE19)**

Required information:

Prepared by: Aaron Lim — **Date:** 11/7/2023
Engineer/Architect of Record Signature

Fax: _____ **Email:** aaron@aaronlimdesign.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE — DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY INSPECTION (PLUMBING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 3666 Baker St. — APPLICATION NO. _____ — ADDENDUM NO. ____
ENGINEER/ARCHITECT NAME Aaron Lim — PHONE NO. 917 856-4341

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

In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **plumbing** work in this project:

1. Installation

Plumbing
- ☑ CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution **(IP5)**
- ☐ CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System **(IP7)**
- ☐ CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(IP8)**

Solar
- ☐ CF2R-STH-01-E Solar Water Heating System **(IP1)**

Mechanical
- ☐ CF2R-MCH-04-E Non HERS – Evaporative coolers **(IP2)**

2. Verification
- ☐ CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(VP3)**

Required information:

Prepared by: Aaron Lim — **Date:** 11/7/2023
Engineer/Architect of Record Signature

Fax: _____ **Email:** aaron@aaronlimdesign.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE — DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

Aaron Lim
Design

LICENSED ARCHITECT AARON MICHAEL LIM 8/30/2025 RENEWAL DATE STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

Current Release
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Date	Description
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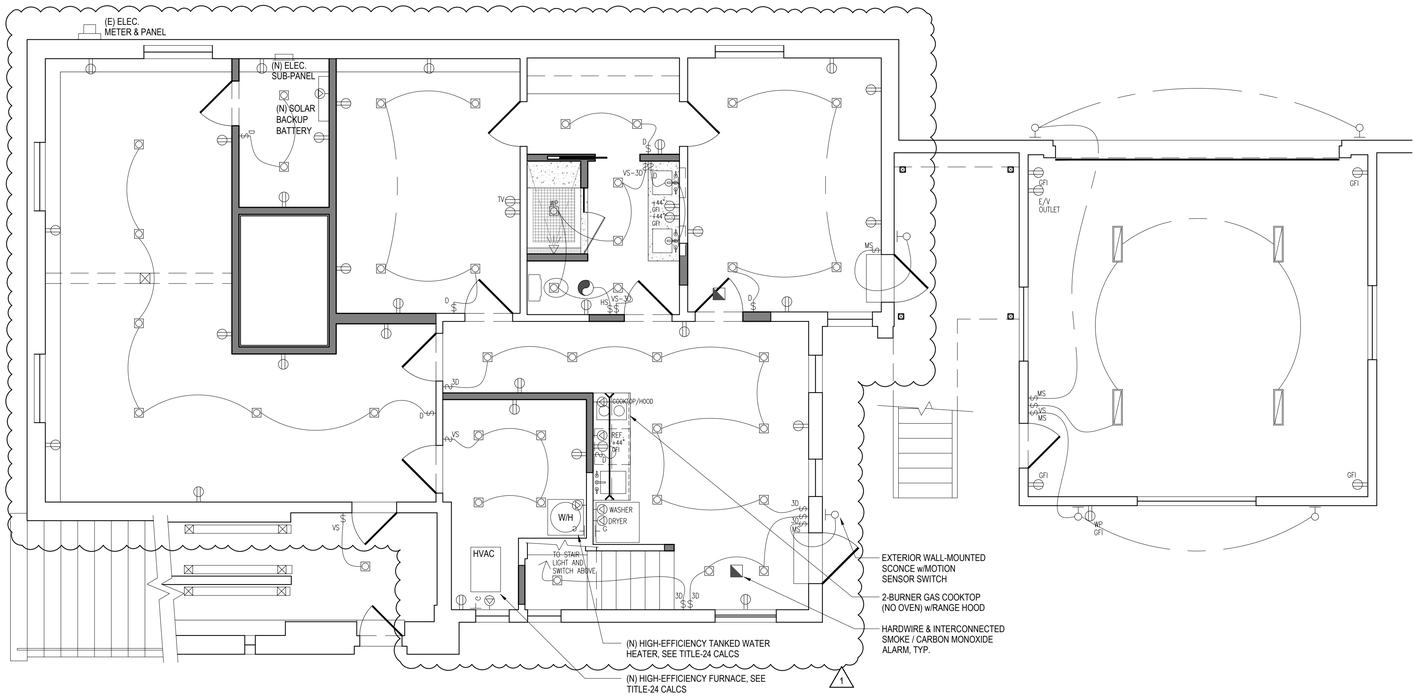
12.27.23	75% Construction Set

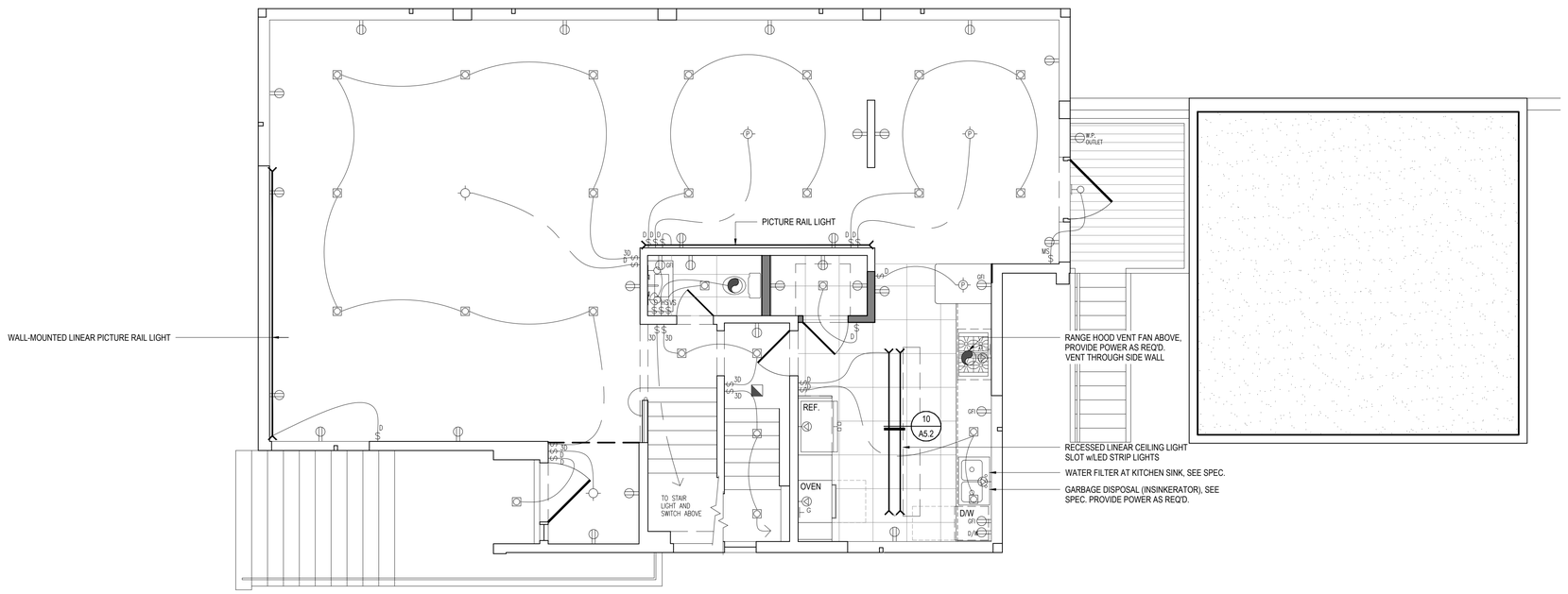
Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	-
North	

TITLE-24 ENERGY INSPECTION FORMS

MEP-5



1 **PROPOSED 1ST FLOOR MEP PLAN**



2 **PROPOSED 2ND FLOOR MEP PLAN**

MEP LEGEND

- DUPLEX RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
- DATA / TV OUTLET
- GAS OUTLET
- HOSE BIB
- SINGLE-POLE SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- MOTION SENSOR SWITCH
- HUMIDISTAT SENSOR SWITCH
- RECESSED DOWNLIGHT FIXTURE
- WET-RATED RECESSED DOWNLIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- CEILING PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- UNDERMOUNT LED STRIP LIGHT
- LOW-PROFILE SURFACE MOUNTED CEILING LED LIGHT FIXTURE
- CARBON MONOXIDE / SMOKE DETECTOR
- SHOWER HEAD
- RECESSED CEILING MOUNTED FAN
- SIDE WALL SUPPLY REGISTER

MEP NOTES

1. ALL NEW LIGHTING SHALL BE HIGH-EFFICACY LED PER CEC 150.0(k)

PLUMBING NOTES

1. MAX. FLOW RATE FOR LAVATORY FAUCETS SHALL COMPLY WITH CPC 207.2.2.
2. LAVATORY WASTE OUTLET SHALL COMPLY WITH CPC 407.5, AND OVERFLOR SHALL COMPLY WITH CPC 404.2.
3. SHOWERHEAD FLOW RATE SHALL COMPLY WITH CPC 408.2.
4. SHOWER AND TUB-COMBINATION SHALL COMPLY WITH CPC 408.3
5. WHERE SHOWER RECEPTOR IS APPLICABLE FINISH CURB OR THRESHOLD SHALL COMPLY WITH CPC 408.5
6. SHOWER COMPARTMENTS SHALL COMPLY WITH CPC 408.6
7. LINING FOR BUILT-IN ON-SITE SHOWER RECEPTOR SHALL COMPLY WITH CPC 408.7
8. LOCATION OF VALVES AND HEADS SHALL COMPLY WITH CPC 408.9
9. WATER TEMPERATURE FOR BATHTUBS SHALL COMPLY WITH CPC 409.4
10. WATER CLOSET WATER CONSUMPTION SHALL COMPLY WITH CPC 411.2
11. DOMESTIC DISHWASHING MACHINE DRAINAGE CONNECTION SHALL COMPLY WITH CPC 414.3 & CPC 807.3
12. GAS APPLIANCE SHALL COMPLY WITH GAS VENTING PER CPC 509 & CMC 802.6.
13. ROOF DRAWING SHALL COMPLY WITH CPC 1102.

ELECTRICAL NOTES

1. A RECEPTACLE OUTLET MUS BE INSTALLED FOR EVERY KITCHEN AND DINING COUNTER WALL SPACE, 12 IN. OR WIDER. RECEPTACLES MUST BE INSTALLED SO THAT NO POINT ALONG THE COUNTER WALL SPACE IS MORE THAN 24 IN. MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET PER CEC ARTICLE 210.52(C)(1).
2. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTERS (GFI) PROTECTION FOR 15-AMP AND 20-AMP OUTLETS IN BATHROOM, ON COUNTERTOP OF A KITCHEN SINK, ON KITCHEN ISLAND, WITHIN 6FT OF THE OUTER EDGE OF A WET BAR/LAUNDRY/UTILITY SINK, OUTDOOR, IN GARAGE, AND IN BASEMENT PER CEC ARTICLE 210.8(A).
3. PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION FOR ALL NEW OUTLETS (LIGHTS, SMOKE/CO ALARMS, RECEPTACLES) IN ALL ROOMS EXCEPT KITCHENS, BATHROOMS, GARAGE, AND BASEMENT PER CEC ARTICLE 210.12.
4. NEW RECEPTACLES SHALL BE TAMPER-PROOF.
5. PROVIDE AT LEAST ONE ELECTRICAL RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL AT FRONT AND BACK OF BUILDING. RECEPTACLE OUTLETS TO BE GFI PR0TECT WITH WEATHERPROOF CASINGS PER CEC ARTICLE 210-52(2).
6. PROVIDE ONE LIGHT OUTLET (WALL SWITCH-CONTROLLED) ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS PER CEC ARTICLE 210-70(2)(b)

MECHANICAL VENTILATION NOTES

1. GAS VENT TERMINATIONS SHALL MEET REQUIREMENTS OF CMC 802.6 & 802.6.2. THROUGH WALL VENT TERMINATIONS PER CMC 802.8
2. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7.
3. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3FT FROM PROPERTY LINE & OPENINGS INTO BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
4. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
5. CLOTHES DRYER EXHAUST SHALL BE A MIN. 4 INCHES. TERMINATE TO OUTSIDE OF BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET REQUIREMENTS OF CMC 802.2.4. PROVIDE 100 SQ. IN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
6. STEEL DUCTS NOT LESS THAN 0.019 IN. DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3.
7. LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A.
8. MAINTAIN RATED SEPARATION BETWEEN DWELLING UNTIS PER CBC 420.3 AND CBC 420.2. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
9. PROVIDE A MIN. 200 SQ. IN. VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER CBC 406.3.7.

HVAC NOTES

1. RETURN AIR SHALL COMPLY WITH CMC 311.4

CO / SMOKE ALARM NOTES

1. PROVIDE CARBON MONOXIDE ALARMS PER SFBC 915 AND SMOKE ALARMS PER CBC 907.2.10

Aaron Lim
Design

LICENSED ARCHITECT AARON MICHAEL LIM STATE OF CALIFORNIA
8/30/2025 RENEWAL DATE

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

3666 BAKER ST. – INTERIOR REMODEL

3666 BAKER ST.
SAN FRANCISCO, CA 94123

BLOCK / LOT: 0910 / 014A

Current Release Date
February 29, 2024

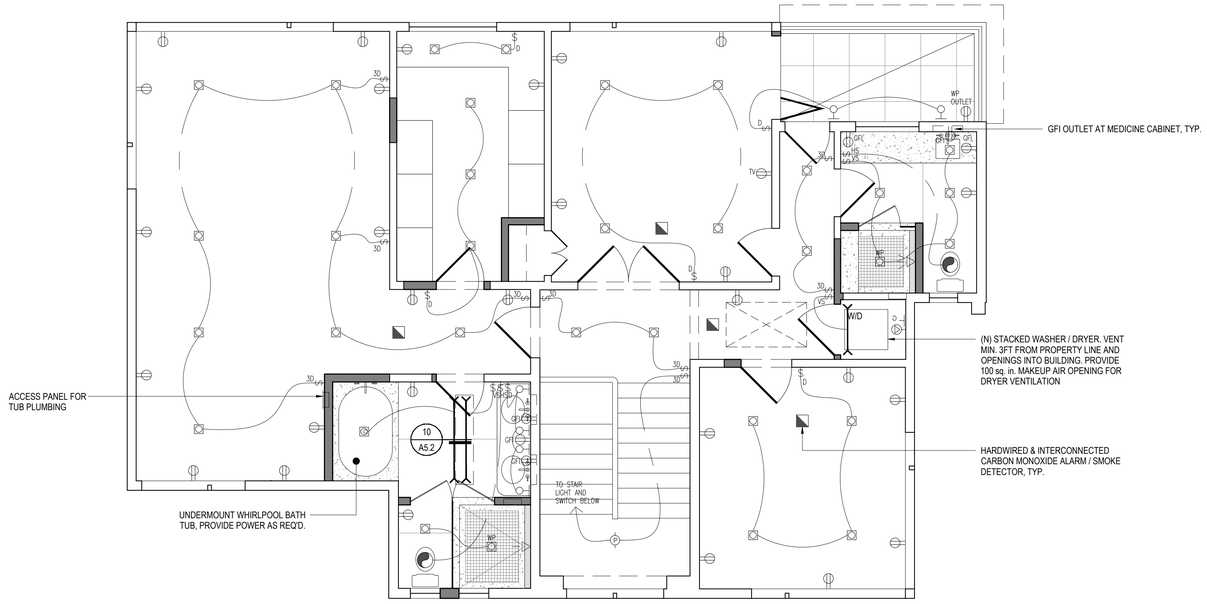
Current Release
BUILDING PERMIT REVISION #1

Date	Description
11.8.23	Building Permit Set
12.27.23	75% Construction Set

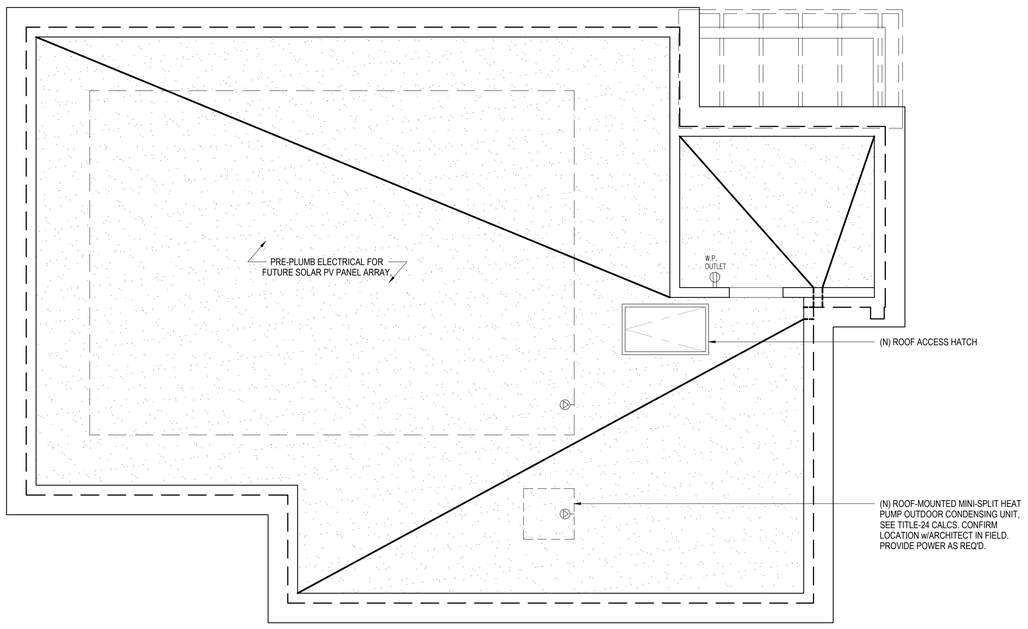
Drawn By	AL
Checked By	
Job No.	23-019
Print Date	
Scale	-
North	

1ST & 2ND FLOOR MEP PLANS

MEP-6



1 **PROPOSED 3RD FLOOR MEP PLAN**



2 **PROPOSED ROOF MEP PLAN**

MEP LEGEND

- DUPLEX RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
- DATA / TV OUTLET
- GAS OUTLET
- HOSE BIB
- SINGLE-POLE SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH
- VACANCY SENSOR SWITCH
- MOTION SENSOR SWITCH
- HUMIDISTAT SENSOR SWITCH
- RECESSED DOWNLIGHT FIXTURE
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- SURFACE MOUNTED LIGHT FIXTURE
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- UNDERMOUNT LED STRIP LIGHT
- LOW-PROFILE SURFACE MOUNTED CEILING LED LIGHT FIXTURE
- CARBON MONOXIDE / SMOKE DETECTOR
- SHOWER HEAD
- RECESSED CEILING MOUNTED FAN
- SIDE WALL SUPPLY REGISTER

MEP NOTES

1. ALL NEW LIGHTING SHALL BE HIGH-EFFICACY LED PER CEC 150.0(k)

PLUMBING NOTES

1. MAX. FLOW RATE FOR LAVATORY FAUCETS SHALL COMPLY WITH CPC 207.2.2.
2. LAVATORY WASTE OUTLET SHALL COMPLY WITH CPC 407.5, AND OVERFLOR SHALL COMPLY WITH CPC 404.2.
3. SHOWERHEAD FLOW RATE SHALL COMPLY WITH CPC 408.2.
4. SHOWER AND TUB-COMBINATION SHALL COMPLY WITH CPC 408.3
5. WHERE SHOWER RECEPTOR IS APPLICABLE FINISH CURB OR THRESHOLD SHALL COMPLY WITH CPC 408.5
6. SHOWER COMPARTMENTS SHALL COMPLY WITH CPC 408.6
7. LINING FOR BUILT-IN ON-SITE SHOWER RECEPTOR SHALL COMPLY WITH CPC 408.7
8. LOCATION OF VALVES AND HEADS SHALL COMPLY WITH CPC 408.9
9. WATER TEMPERATURE FOR BATHTUBS SHALL COMPLY WITH CPC 409.4
10. WATER CLOSET WATER CONSUMPTION SHALL COMPLY WITH CPC 411.2
11. DOMESTIC DISHWASHING MACHINE DRAINAGE CONNECTION SHALL COMPLY WITH CPC 414.3 & CPC 807.3
12. GAS APPLIANCE SHALL COMPLY WITH GAS VENTING PER CPC 509 & CMC 802.6
13. ROOF DRAWING SHALL COMPLY WITH CPC 1102.

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2. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTERS (GFI) PROTECTION FOR 15-AMP AND 20-AMP OUTLETS IN BATHROOM, ON COUNTERTOP OF A KITCHEN SINK, ON KITCHEN ISLAND, WITHIN 6FT OF THE OUTER EDGE OF A WET BAR/LAUNDRY/UTILITY SINK, OUTDOOR, IN GARAGE, AND IN BASEMENT PER CEC ARTICLE 210.8(A).
3. PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION FOR ALL NEW OUTLETS (LIGHTS, SMOKE/CO ALARMS, RECEPTACLES) IN ALL ROOMS EXCEPT KITCHENS, BATHROOMS, GARAGE, AND BASEMENT PER CEC ARTICLE 210.12.
4. NEW RECEPTACLES SHALL BE TAMPER-PROOF.
5. PROVIDE AT LEAST ONE ELECTRICAL RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL AT FRONT AND BACK OF BUILDING. RECEPTACLE OUTLETS TO BE GFI PR0TECT WITH WEATHERPROOF CASINGS PER CEC ARTICLE 210-52(2).
6. PROVIDE ONE LIGHT OUTLET (WALL SWITCH-CONTROLLED) ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS PER CEC ARTICLE 210-70(2)(b)

MECHANICAL VENTILATION NOTES

1. GAS VENT TERMINATIONS SHALL MEET REQUIREMENTS OF CMC 802.6 & 802.6.2. THROUGH WALL VENT TERMINATIONS PER CMC 802.8
2. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7.
3. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3FT FROM PROPERTY LINE & OPENINGS INTO BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
4. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
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7. LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A.
8. MAINTAIN RATED SEPARATION BETWEEN DWELLING UNTIS PER CBC 420.3 AND CBC 420.2. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
9. PROVIDE A MIN. 200 SQ. IN. VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER CBC 406.3.7.

HVAC NOTES

1. RETURN AIR SHALL COMPLY WITH CMC 311.4

CO / SMOKE ALARM NOTES

1. PROVIDE CARBON MONOXIDE ALARMS PER SFBC 915 AND SMOKE ALARMS PER CBC 907.2.10

Aaron Lim
Design

LICENSED ARCHITECT
AARON MICHAEL LIM
8/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

Aaron Lim, Architect
(917) 856-4341
aaron@aaronlimdesign.com

AGENCY APPROVALS

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Drawn By	AL
Checked By	
Job No.	23-019
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Scale	-
North	

3RD FLOOR & ROOF MEP PLANS

MEP-7

GENERAL STRUCTURAL NOTES

SCOPE OF WORK: INTERIOR RENOVATION OF AN EXISTING 3-STORY WOOD FRAMED STRUCTURE.

GOVERNING CODE:

THE STRUCTURAL DESIGN OF BUILDING COMPONENTS DESCRIBED ON THESE DRAWINGS IS IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE WITH 2019 CITY OF SAN FRANCISCO AMENDMENTS

LIMITATIONS:

THE LATERAL FORCE RESISTING SYSTEM SHOWN ON THESE DRAWINGS IS DESIGNED TO ACHIEVE MINIMUM REQUIRED STANDARDS FOR STRUCTURAL SEISMIC RESISTANCE, AND IS INTENDED TO REDUCE THE RISK OF LIFE LOSS OR INJURY. THIS WORK WILL NOT NECESSARILY PREVENT LOSS OF LIFE OR INJURY, NOR PREVENT EARTHQUAKE DAMAGE TO NEW OR REHABILITATED BUILDINGS.

1. GENERAL

MATERIALS AND WORKMANSHIP TO CONFORM TO THE BUILDING CODE DEFINED ABOVE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED. WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN THE NOTES, DRAWINGS, OR SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE/ENGINEER FOR CLARIFICATION.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY OWNER'S REPRESENTATIVE/ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

D. DETAILS NOTED AS "TYPICAL" IN THEIR TITLE OR ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.

E. ALL ELEMENTS INDICATED ON THE DRAWINGS SHALL BE ASSUMED "NEW" UNLESS OTHERWISE NOTED.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING, BUT NOT LIMITED TO:
a) SAFETY OF THE PERSONS AND PROPERTY,
b) MEANS AND METHODS OF CONSTRUCTION,
c) COMPLIANCE WITH APPLICABLE CAL/OSHA REQUIREMENTS AND GUIDELINES,
d) ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.

THE CONTRACTOR SHALL BRACE OR SHORE THE CONSTRUCTION AS REQUIRED TO PROVIDE A SAFE AND TRUE STRUCTURE. WHERE BRACING OR SHORING IS INDICATED IN THE DRAWINGS, IT IS DONE SO ONLY AS A COURTESY TO THE CONTRACTOR AND SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COORDINATE THE WORK WITH THE AFOREMENTIONED PROVISIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. SUBMITTALS

A. SUBMIT (1) HARDCOPY OR ELECTRONIC PORTABLE DOCUMENT FORMAT (PDF) COPY OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW. MULTIPLE COPIES OF THE SAME SUBMITTAL WILL NOT BE RETURNED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAKING ANY ADDITIONAL COPIES OF REVIEWED SUBMITTALS, AS MAY BE REQUIRED. THE ENGINEER SHALL HAVE 15 WORKING DAYS FROM DATE OF RECEIPT TO COMPLETE AND RETURN THE SUBMITTAL REVIEW.

B. SUBSTITUTION REQUESTS SHALL DEMONSTRATE THE REQUESTED SUBSTITUTION'S ABILITY TO MEET OR EXCEED THE REQUIREMENTS OF THE ORIGINALLY SPECIFIED ITEM. THE REQUEST SHALL ALSO INCLUDE A ROUGH COST SAVINGS ESTIMATE TO THE OWNER, REFERENCES TO DETAILS WHERE SUBSTITUTION IS PROPOSED TO BE APPLIED, AND ALL SUPPORTING DOCUMENTATION REQUIRED FOR THE ITEM BY THIS SECTION OF THE NOTES.

C. SHOP DRAWINGS, MILL CERTIFICATES, AND/OR OTHER RELEVANT CERTIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE FABRICATION, FOR THE FOLLOWING ITEMS:

NOTE: SUBMITTING COPIES OF THE STRUCTURAL DRAWINGS IS UNACCEPTABLE AND WILL BE REJECTED FOR COMPLETE REVISION.

1) CAST-IN-PLACE CONCRETE AND SHOTCRETE
a. MIX DESIGNS FOR EACH TYPE OF CONCRETE ON THE PROJECT INCLUDING RESULTS OF SLUMP, COMPRESSION, AND SHRINKAGE TESTS AND OTHER PROJECT SPECIFIC CRITERIA
b. MATERIAL CERTIFICATES
c. PROPOSED CONSTRUCTION AND CONTROL JOINT LOCATIONS
d. CURING MATERIALS AND METHODS
e. PRODUCT DATA FOR NON-SHRINK GROUT
f. FORMWORK TYPE, FORMWORK, JOINT LOCATIONS, CHAIRS, FORM TIES, ETC.
g. PROPOSED ROUGHENING METHODS AND TECHNIQUES TO PREPARE EXISTING SURFACES TO RECEIVE NEW CONCRETE, IN ACCORDANCE WITH AMPLITUDE NOTED IN THE CONCRETE SECTION OF THESE NOTES.

2) MECHANICAL ANCHORS AND EPOXY ANCHORS
a. PRODUCT DATA FOR EACH TYPE OF SYSTEM INCLUDING ANCHOR TESTING IN ACCORDANCE WITH ACI 355.2 FOR MECHANICAL ANCHORS AND ACI 355.4 FOR EPOXY ANCHORS.
b. CERTIFICATION OF ANCHOR INSTALLERS PER ACI/CRSI WHERE ANCHORS ARE INSTALLED IN HORIZONTAL OR VERTICAL CONDITIONS WITH SUSTAINED TENSION.

3. SPECIAL INSPECTION REQUIREMENTS AND TESTING

A. PROVIDE SPECIAL INSPECTIONS AND TESTING FOR ALL ITEMS AS REQUIRED BY THE GOVERNING JURISDICTION.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT, QUALIFIED INSPECTOR AND/OR TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS.

C. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF NON-CONFORMING WORK. THIS NOTIFICATION SHALL SPECIFICALLY ADDRESS THE NON-CONFORMING WORK AND SHALL BE SEPARATE FROM THE SPECIAL INSPECTION REPORTS.

D. SPECIAL INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER AT THE TIME OF COMPLETION FOR REVIEW OF CONFORMANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.

E. THE CONTRACTOR SHALL NOTIFY THE TESTING LAB A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION.

F. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1) CONCRETE:
a. SAMPLE AND TEST CONCRETE AS FOLLOWS:
1. FABRICATE SPECIMENS FOR STRENGTH TESTS PER ACI 318.
2. PERFORM SLUMP AND AIR CONTENT TESTS.
3. DETERMINE TEMPERATURE OF THE CONCRETE.
b. REINFORCING STEEL AND WELDED WIRE MESH (INCLUDING PRE STRESSING TENDONS).
1. PLACEMENT (CONTINUOUS INSPECTION FOR SPECIAL MOMENT FRAMES)
2. OBTAIN AND REVIEW MILL TEST REPORTS.
3. WELDING.
c. CONCRETE PLACEMENT (CONTINUOUS INSPECTION).
d. CAST-IN-PLACE ANCHOR BOLTS.
e. CURING TEMPERATURE AND TECHNIQUES AND DURATION.
f. REVIEW MIX DESIGN FOR EACH CLASS OF CONCRETE.
g. REVIEW THE TICKET OF EACH BATCH OF CONCRETE DELIVERED.
i. FORMWORK (INCLUDING FORM REMOVAL AND RESHORES)
1. SHAPE
2. LOCATION
3. DIMENSIONS
NOTE: TESTING DURING CONSTRUCTION IS NOT REQUIRED FOR FOUNDATION CONCRETE WHERE THE STRUCTURAL DESIGN IS BASED ON F'C NO GREATER THAN 2500 PSI AND NON-STRUCTURAL SLABS-ON-GRADE.

2) POST INSTALLED ANCHORS. WHERE ANCHORS ARE LOADED IN SUSTAINED TENSION, INSPECTION SHALL BE CONTINUOUS. REFER TO THE DRAWINGS FOR LOCATIONS.
a. CONCRETE
1. EPOXY REBAR AND THREADED RODS
2. MECHANICAL ANCHORS

3) STRUCTURAL WOOD
a. PERIODIC SPECIAL INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.

4. STRUCTURAL OBSERVATIONS

A. STRUCTURAL OBSERVATIONS WILL BE UNDERTAKEN BY PERSONNEL UNDER THE SUPERVISION OF THE ENGINEER OF RECORD. STRUCTURAL OBSERVATIONS ARE SEPARATE FROM THE SPECIAL INSPECTION REQUIREMENTS OUTLINED ABOVE.

B. THE PURPOSE OF STRUCTURAL OBSERVATIONS IS TO REVIEW THE OVERALL PROGRESS OF CONSTRUCTION AND ASCERTAIN ITS GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, THESE GENERAL NOTES, AND OTHER SPECIFICATIONS, WHERE APPLICABLE. OBSERVATIONS WILL BE NOTED IN REGULAR SITE REPORTS ISSUED TO THE OWNER'S REPRESENTATIVE/OWNER.

C. UNLESS OTHERWISE AGREED UPON, THE ENGINEER OF RECORD SHALL BE ENGAGED TO PROVIDE, AT MINIMUM, A LEVEL OF CONSTRUCTION INVOLVEMENT NEEDED TO OBSERVE THE FOLLOWING AT SIGNIFICANT MILESTONES DURING THE CONSTRUCTION PROCESS:

1) FOUNDATION REINFORCEMENT AND CONSTRUCTION
2) LATERAL FORCE RESISTING ELEMENTS
3) WOOD FRAMING

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 DAYS PRIOR TO TIME OF OBSERVATION AND PROVIDE ACCESS FOR THE OBSERVATIONS.

E. AN OWNER'S REPRESENTATIVE MAY BE DESIGNATED, BY THE OWNER'S SPECIFIC AUTHORIZATION PRIOR TO THE START OF CONSTRUCTION, WHO WILL HAVE THE AUTHORITY TO REQUEST ADDITIONAL ENGINEER INVOLVEMENT OUTSIDE OF THE NORMAL DUTIES ASSOCIATED WITH STRUCTURAL OBSERVATION.

5. DESIGN BASIS

A. CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE NOTED ABOVE.

B. DESIGN LIVE LOADS (PSF):

ROOF 20
FLOOR 40

C. DESIGN DEAD LOADS

1) SUPERIMPOSED DEAD LOADS NOTED ON PLANS

D. EARTHQUAKE DESIGN DATA

1) SEISMIC IMPORTANCE FACTOR, I: 1.0
2) RISK CATEGORY: II
3) USGS MCEr SPECTRAL RESPONSE ACCELERATIONS:
a. Ss = 1.58 g
b. S1 = 0.60 g
4) SITE CLASS: D (DEFAULT)
5) ASCE 7 DESIGN SPECTRAL RESPONSE ACCELERATIONS:
a. SDS = 1.21 g
b. SD1 = 1.18 g
6) SEISMIC DESIGN CATEGORY: D
7) BASIC SEISMIC-FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
8) RESPONSE MODIFICATION FACTOR, R: 6.5
9) SEISMIC RESPONSE COEFFICIENT, Cs (LRFD): 0.20
10) DESIGN BASE SHEAR: (LRFD) 6 KIPS
11) ANALYSIS PROCEDURE USED: ELFP
12) DESIGN STORY DRIFT: 2.0%

E. WIND:

1) RISK CATEGORY: II
2) BASIC WIND SPEED: 110MPH

F. FOUNDATIONS:

1) STRIP FOOTINGS: 1500PSF

6. FOUNDATION, FILL, AND SITE WORK

FOUNDATION DESIGN IS BASED ON MAXIMUM PRESUMPTIVE LOAD BEARING VALUES AS SPECIFIED IN INTERNATIONAL BUILDING CODE (IBC) TABLE 1806.2.

A. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR SLURRY OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

C. WHERE SITEWORK IS REQUIRED, COMPLY WITH THE FOLLOWING:

1) STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.
2) SCARIFY THE TOP 6 INCHES OF STRIPPED SURFACE; BRING TO CORRECT MOISTURE CONTENT; THEN RE-COMPACT TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.
3) FILL MATERIAL TO BE PLACED IN 6 INCH LAYERS AND COMPACTED.
4) FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2 INCHES IN GREATEST DIMENSION.

D. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE HAVE ATTAINED FULL DESIGN STRENGTH.

E. FOR SHALLOW FOUNDATIONS, THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND MINIMUM EMBEDMENT FOR ALL SHALLOW FOUNDATIONS.

7. CONCRETE

A. EXCEPT WHERE NOTED OTHERWISE, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. UNLESS OTHERWISE NOTED, COMPLY WITH CONSTRUCTION TOLERANCES AS SPECIFIED IN ACI 117 "SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".

B. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

C. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.

D. CONCRETE SHALL BE HARDROCK CONCRETE AND CONFORM TO ALL REQUIREMENTS OF ASTM C-33, UNLESS OTHERWISE NOTED. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, IT SHALL CONFORM TO ASTM C-330. FLY ASH SHALL COMPLY WITH ASTM C618; SLAG SHALL COMPLY WITH ASTM C989. PROPORTION CONCRETE IN ACCORDANCE WITH ACI 211.1, INCLUDING ANY REQUIRED ADMIXTURES. CONCRETE SHALL SATISFY THE FOLLOWING PROPERTIES:

ADMIXTURES WITH CHLORIDE IONS:	NOT PERMITTED
MIN. STRENGTH AT 28 DAYS (f'c):	3000 PSI
MIN. STRENGTH AT 56 DAYS:	3000 PSI
MIN. SLUMP:	2½"
MAX. SLUMP:	7"
MAX. AGGREGATE SIZE:	1"
MAX. WATER/CEMENTITIOUS (W/CM) RATIO:	0.50
MIN. FLY ASH OR SLAG REPLACEMENT:	20%
MAX. SHRINKAGE AT 28 DAYS:	0.040% PER ASTM C157 (SEAONC METHOD)

E. THE ACTUAL SLUMP AND TOLERANCE SHALL BE ESTABLISHED BY THE CONTRACTOR AND CONCRETE SUPPLIER, AS REQUIRED TO SATISFY THE CONTRACTOR'S MEANS AND-METHODS FOR PLACEMENT, FIELD AND INSTALLATION CONDITIONS (INCLUDING REINFORCING CONGESTION), FINISH REQUIREMENTS, AND AS REQUIRED TO SATISFY THE PERFORMANCE CRITERIA SPECIFIED ABOVE.

F. IN AREAS OF HEAVY REINFORCING AND CONGESTION, CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS TO PROPERLY INSTALL CONCRETE (I.E., HIGH-RANGE WATER-REDUCING ADMIXTURE, FORM VIBRATORS, ETC.) AT SUCH LOCATIONS, THE CONTRACTOR MAY USE 3/8" MINIMUM CRUSHED ROCK OF NOT LESS THAN 1500 POUNDS/CU. YD.

G. NO WATER SHALL BE ADDED AT THE TIME OF INSTALLATION WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND SHALL BE REVIEWED AND APPROVED BY THE CONCRETE MIX SUPPLIER.

H. ALL CONCRETE WITH EXPOSED SURFACES SHALL HAVE HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER).

I. HIGH-RANGE WATER-REDUCING ADMIXTURE SHALL COMPLY WITH ASTM C494, TYPE F OR TYPE G.
PRODUCTS INCLUDE THE FOLLOWING:
1) EUCON 37/1037 OR PLASTOLSERIES, EUCLID CHEMICAL COMPANY,
2) DARACEM, W.R. GRACE COMPANY, OR
3) SIKAMENT 300, SIKA CORP.

8. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS, UNLESS OTHERWISE NOTED, SHALL CONFORM WITH THE LATEST STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 OR A706 AND SHALL BE MINIMUM GRADE 60.
HEADED SHEAR STUD REINFORCING SHALL COMPLY WITH ASTM A1044

B. ALL REINFORCING STEEL THAT IS TO BE WELDED, OR USED IN SEISMIC FRAME MEMBERS AND SHEARWALL BOUNDARY ELEMENTS, SHALL CONFORM TO THE LATEST STANDARD FOR LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT ASTM A706 (GRADE 60 ONLY). BILLET STEEL ASTM A615 REINFORCEMENT MAY BE SUBSTITUTED FOR LOW ALLOY ASTM A706 IF (1) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI, (2) THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25, AND (3) MINIMUM ELONGATION IN 8 INCHES SHALL BE AT LEAST 14 PERCENT FOR BAR SIZES #3 THROUGH #6, AT LEAST 12 PERCENT FOR BAR SIZES #7 THROUGH #11, AND AT LEAST 10 PERCENT FOR BAR SIZES #14 AND #18.

C. WELDED WIRE MESH SHALL CONFORM TO LATEST EDITION OF ASTM A1064.

D. SUITABLE DEVICES (DOBIES, CHAIRS, ETC.) OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENTS IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE. ALL SUCH DEVICES HAVE PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER.

E. LAP SPLICE ALL BARS IN CONCRETE PER STANDARD DETAILS SCHEDULE, USING LAP TYPE "TOP" UNLESS OTHERWISE NOTED. WHEN LAPPING BARS OF DIFFERENT SIZES, USE THE LAP LENGTH OF THE LARGER BAR.

F. HOOK DISCONTINUOUS ENDS OF REINFORCING STEEL PER TYPICAL DETAIL, UNLESS OTHERWISE NOTED. WHERE SPECIFIED OR WHERE REINFORCING IS IN A CONGESTED ZONE SO AS NOT TO PERMIT HOOK BARS, PROVED A "T-HEAD" TERMINATOR: LENTON "D6" OR "D16" TERMINATOR OR APPROVED EQUAL.

G. DETAIL ACCORDING TO THE LATEST ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PLACE REINFORCEMENT PER ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE", UNLESS OTHERWISE NOTED.

H. REBAR PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

I. REBAR SHALL ONLY BE BENT ONCE. REBAR SHALL NOT BE BENT AND STRAIGHTENED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED ON THE CONSTRUCTION DOCUMENTS.

J. MAINTAIN COVERAGE TO FACE OF BARS, INCLUDING SLEEVES AND PENETRATIONS, AS FOLLOWS, UNLESS OTHERWISE NOTED:

1) CAST-IN-PLACE CONCRETE
a. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
b. 2-1/2 INCHES FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS NOT ENCLOSED BY A STEEL PIPE, TUBE OR PERMANENT CASING.
c. 2 INCHES FOR FORMED CONCRETE WHICH IS EXPOSED TO EARTH OR WEATHER FOR #6 BAR THROUGH #18 BAR. REDUCED TO 1-1/2 FOR #5 BAR, W31 OR D31 WIRE AND SMALLER.
d. 1-1/2 INCHES FOR INTERIOR BEAMS AND COLUMNS.
e. 1-1/2 INCHES FOR INTERIOR SLABS AND WALLS FOR #14 AND #18 BAR. REDUCED TO 3/4 INCH FOR #11 BAR AND SMALLER.
f. 1-1/2 INCHES FOR SLAB-ON-GRADE.

9. FRAMING LUMBER

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

B. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.

C. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

D. ALL FLOOR AND ROOF JOISTS SHALL BE DOUGLAS FIR, #1.

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

F. ENGINEERED WOOD PRODUCTS MAY BE USED AS SUBSTITUTES FOR SAWN LUMBER UPON REQUEST BY THE CONTRACTOR AND APPROVAL FROM THE ARCHITECT AND ENGINEER OF RECORD. CONTRACTOR SHALL SUBMIT MANUFACTURER'S TESTING REPORTS FOR APPROVAL.

10. ENGINEERED WOOD PRODUCTS (EWP)

A. ALL ENGINEERED WOOD PRODUCTS (EWP) SUPPLIED ON THIS PROJECT SHALL BE SUPPLIED BY ONE MANUFACTURER.

B. ALL MICROLLAM LVL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

C. ALL PARALLAM PSL FRAMING MEMBERS SHALL BE FABRICATED BY TRUS JOIST WITH THE FOLLOWING ALLOWABLE STRESSES: Fb = 2900 PSI, Fv = 290 PSI, E = 2,200,000 PSI. MOISTURE CONTENT AT THE TIME OF FABRICATION SHALL NOT EXCEED 9%.

D. ALL TJI PREFABRICATED WOOD I-JOISTS SHALL BE FABRICATED BY TRUS JOIST.

11. PLYWOOD (PW) OR ORIENTED STRAND BOARD (OSB)

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1. PLYWOOD GRADE SHALL CONFORM TO CD-X FOR PLYWOOD OR TYPE 2-M-W FOR ORIENTED STRAND BOARD, UNLESS OTHERWISE NOTED.

B. WHERE PLYWOOD IS PERMANENTLY EXPOSED TO WEATHER, IT SHALL BE EXTERIOR TYPE. OTHERWISE, PANEL SHEATHING SHALL BE EXPOSURE 1. PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CC OR CD GRADE ELSEWHERE.

C. PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.

D. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. PLYWOOD AT FLOORS SHALL BE GLUED TO FRAMING BELOW (USE SOLVENT BASED GLUE COMPLYING WITH ASTM D3498 AND VOLATILE ORGANIC COMPOUND (VOC) LIMITS PER CALGREEN). LN-950 BY LIQUID NAILS OR APPROVED EQUIVALENT, UNLESS OTHERWISE SPECIFIED BY THE ARCHTIECT. PROVIDE RING-SHANK NAILS AT FLOOR AND ROOF SHEATHING.

E. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCK AND/MEMBERS. ALL NAILING SHALL HAVE 3/8 INCH EDGE DISTANCE FOR FRAMING, BLOCKING AND PLYWOOD EDGES. USE SMOOTH-SHANK NAILS FOR PLYWOOD WALL SHEATHING.

F. STAPLES FOR PLYWOOD DIAPHRAGMS SHALL BE 14 GAGE ROUND SEMI-FLATTENED OR FLATTENED, PLAIN OR ZINC-COATED STEEL WIRE, WITH A NOMINAL CROWN WIDTH OF 7/16", DRIVEN BY PNEUMATIC OR MECHANICAL DEVICE.

G. PROVIDE 1/8" GAP BETWEEN PANELS UNLESS OTHERWISE NOTED.

H. PANELS SHALL HAVE THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED.

1) 3/8 INCH NOMINAL SHALL BE 3/8 INCH ACTUAL THICKNESS WITH 24/0 SPAN RATING.
2) 1/2 INCH NOMINAL SHALL BE 15/32 INCH ACTUAL THICKNESS WITH 32/16 SPAN RATING.
3) 5/8 INCH NOMINAL SHALL BE 19/32 INCH ACTUAL THICKNESS WITH 40/20 SPAN RATING.
4) 3/4 INCH NOMINAL SHALL BE 23/32 INCH ACTUAL THICKNESS WITH 48/24 SPAN RATING.
5) 1-1/8 INCH NOMINAL SHALL BE 1-1/8 INCH ACTUAL THICKNESS WITH 48 O.C. FLOOR SPAN RATING.

12. ROUGH CARPENTRY

A. FOR SCHEDULE OF MINIMUM NAILING TABLE 2304.10.1 OF THE **2019 CBC/2018 IBC** 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. SILLS AND LEDGERS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS AND LEDGERS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND A FASTENER NO FURTHER THAN 9 INCHES FROM END OF EACH PIECE, UNLESS OTHERWISE NOTED.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. WHEN METAL CONNECTORS, ANCHORS OR FASTENERS ITEMS ARE EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER THE METAL ITEMS ARE TO BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. SEE ADDITIONAL COATING REQUIREMENTS AS NOTED IN THE PRESSURE TREATMENT SECTION.

F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.

G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2x SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

H. 2x JOISTS SHALL BE SISTERED (VERTICAL NAIL LAMINATED) WITH SDWS 0.220x3 MIN. LENGTH AT 6" O.C. IN (2) ROWS STAGGERED UNLESS OTHERWISE NOTED.

I. ALL POSTS LOCATED OVER WOOD WALLS SHALL HAVE A POST OF EQUAL OR GREATER SIZE LOCATED IN THE WALL DIRECTLY BELOW UNLESS OTHERWISE NOTED.

J. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS AND ROOFS ARE CONSTRUCTED AND LOADED WITH FINISHES (OR EQUIVALENT WEIGHT) FOR A MINIMUM OF SEVEN (7) DAY PRIOR TO THE TIME OF DOOR AND WINDOW INSTALLATION.

K. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE'S STANDARD FASTENERS OR APPROVED EQUIVALENT INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. USP LUMBER CONNECTORS WITH REFERENCE NUMBERS FOR SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE. ENGINEER MAY APPROVE OF OTHER SUBSTITUTIONS UPON THE FOLLOWING:

1) WRITTEN REQUEST FOR OTHER BRANDS
2) SUBMISSION OF MANUFACTURER'S TESTING REPORTS
3) REFERENCES TO PERTINENT DETAILS WHERE SUBSTITUTIONS ARE TO BE APPLIED.

L. ALL STRUCTURAL WOOD WALLS SHALL BE FRAMED WITH 2x4 MINIMUM STUDS AT 16" ON CENTER UNLESS OTHERWISE NOTED.

M. PRE-DRILL HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD.

13. PRESSURE TREATMENT

A. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH A.W.P.A. STANDARD U1, WITH A PRESERVATIVE AND RETENTION SUITABLE FOR THE APPLICATION (SEE BELOW). ALL CUT ENDS SHALL ALSO BE FIELD TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, CONTRACTOR MAY USE REDWOOD OF EQUIVALENT STRENGTH PROPERTIES AS THOSE SHOWN ABOVE, AND AN APPROVED PRIMER.
THE FOLLOWING USE CATEGORIES SHALL BE REQUIRED BASED ON THE APPLICATION:

1) UC1 – INTERIOR DRY
2) UC2 – INTERIOR DAMP
3) UC3A – EXTERIOR ABOVE GROUND – PROTECTED
4) UC3B – EXTERIOR ABOVE GROUND - UNPROTECTED
5) UC4A – GROUND CONTACT, GENERAL USE
6) UC4B – GROUND CONTACT, HEAVY DUTY USE
7) UC4C – GROUND CONTACT, EXTREME DUTY
8) UC5A – MARINE USE, NORTHERN WATERS

B. ALL EXTERIOR GLUED LAMINATED BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH A PRESERVATIVE, PENTACHLOROPHENOL WITH A MINIMUM NET RETENTION OF 0.40#/CU. FT. FOR BOTH GROUND USE. ALL CUT ENDS SHALL ALSO BE TREATED WITH A PRESERVATIVE. AS AN ALTERNATE, GLU-LAM BEAMS MAY BE FABRICATED OF ALASKAN, OR PORT ORFORD CEDAR, AND FIELD PAINTED WITH AN APPROVED PRIMER.

C. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

D. WHEN METAL CONNECTOR, ANCHOR OR FASTENER ITEMS ARE IN CONTACT WITH PRESSURE TREATED LUMBER AND/OR CORROSIVE ENVIRONMENTS THE CONTRACTOR SHALL USE CORROSION RESISTANT METAL ITEMS AS NOTED:

1) WHEN LUMBER IS TREATED WITH CHROMATED COPPER ARSENATE (CCA-C) OR DOT SODIUM ARSENATE (SBX) THE METAL ITEMS SHALL HAVE A MINIMUM G90 (0.90 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
2) WHEN LUMBER IS TREATED WITH ALKALINE COPPER QUAT (ACQ-C OR ACQ-D), COPPER AZOLE (CBA-A OR CA-B) OR OTHER BORATE (NON-DOT) TREATMENT THE METAL ITEMS SHALL HAVE A MINIMUM G185 (1.85 OZ/SQFT) ZINC COATING OR ENGINEER APPROVED EQUIVALENT.
3) WHEN LUMBER IS TREATED WITH OTHER TREATMENTS (NOT AMMONIACAL COPPER ZINC ARSENATE (ACZA) SEE 4 BELOW) OR IS EXPOSED TO CORROSIVE ENVIRONMENTS NOT LIST ABOVE THE METAL ITEMS SHALL BE TYPE 316L STAINLESS STEEL OR ENGINEER APPROVED EQUIVALENT.
4) AMMONIACAL COPPER ZINC ARSENATE (ACZA) IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.
5) CONTRACTOR IS TO CONFIRM LUMBER PRESSURE TREATMENT TYPE PRIOR TO PURCHASE OF METAL ITEMS.
6) AS AN ALTERNATIVE, FOR THE SITUATION WHEN THE BASE OF A HOLDOWN IS IN CONTACT WITH A PRESSURE TREATED SILL PLATE THE CONTRACTOR CAN PROVIDE A PRESSURE TREATMENT BARRIER BETWEEN THE BASE OF THE HOLDOWN AND THE SILL PLATE.

■ STRUCTURAL ENGINEER

Holmes

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■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

2/29/2024
DATE SIGNED

■ PROJECT NAME / LOCATION

BAKER STREET RESIDENCE

3666 BAKER STREET
SAN FRANCISCO, CA 94123

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	PERMIT	11/03/2023
1	PLAN CHECK REV. 1	12/04/2023
2	PERMIT REVISION 2	02/29/2024

■ SCALE AS NOTED IF PRINT SIZE IS 24"x36"

■ S.E.R. DK

■ DESIGN AA

■ DRAWN CJ

■ PROJECT No. 22462.10

■ DRAWING TITLE

GENERAL NOTES

S0.1

14. EPOXY GROUTING OF DOWELS, REBAR AND ANCHOR BOLTS

A. INSTALLATION OF POST-INSTALLED DOWELS, REBAR AND ANCHOR BOLTS (EPOXY ANCHORS) SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). WHERE THERE IS A CONFLICT BETWEEN THESE NOTES AND THE MPII, SEE MPII FOR CLARIFICATION.

B. EPOXY ANCHORS SHALL MEET THE REQUIREMENTS OF ACI 355.4 AND THE FOLLOWING INSTALLATION REQUIREMENTS, UNLESS OTHERWISE NOTED.

1)MINIMUM AGE OF CONCRETE: 21 DAYS
2)CONCRETE TEMPERATURE RANGE: 50-80 DEGREES FAHRENHEIT
3)MOISTURE CONDITION OF CONCRETE: DRY

C. EPOXY GROUTING WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE, CMU, OR BRICK.

D. IN CONCRETE, HOLES SHALL BE DRILLED WITH ROTARY HAMMER UNLESS NOTED OTHERWISE.

E. IN BRICK, HOLES SHALL BE DRILLED WITH NON-IMPACT TOOLS, NO ROTARY HAMMERS.

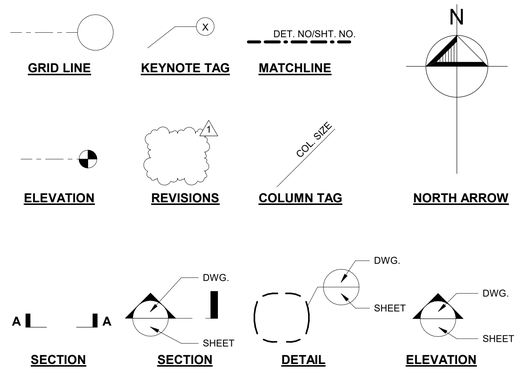
F. EPOXY GROUT FOR DOWNWARD HOLES SHALL BE EITHER NON-SAG OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE. FOR OVERHEAD APPLICATIONS A PISTON PLUG SHALL BE USED.

G. UNLESS OTHERWISE NOTED, EPOXY TYPES SHALL BE AS FOLLOWS:
FOR DOWELS AND REBAR IN CONCRETE, EPOXY SHALL BE:
a. HILTI HIT-RE 500 V3 (ICC-ES ESR-3814).

FOR ANCHOR BOLTS IN CONCRETE, EPOXY SHALL BE
a. SIMPSON SET-XP (ICC-ES ESR-2508),
b. HILTI HIT-HY 200 (ICC-ES ESR-3574),

ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF PRODUCT EVALUATION REPORT IN ACCORDANCE WITH ACI 355.4.

1)WHEN INSTALLING ANCHORS, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS OR POST TENSIONING TENDONS. IN POST TENSION ELEMENTS THE CONTRACTOR SHALL SCAN PRIOR TO LOCATE THE EXISTING TENDONS PRIOR TO INSTALLING THE ANCHOR.
2)IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED, THE ENGINEER WILL DETERMINE A NEW LOCATION.
3)LOCATE EXISTING REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ANCHORS.



3 S0.2 **GENERAL SYMBOLS**

1/4" = 1'-0"

(A)	ABOVE
A.B.	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ARCHITECTURAL FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
A.T.R.	ALL THREAD ROD
(B)	BELOW
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT.	BOTTOM
BTWN.	BETWEEN
℄	CENTERLINE
C.F.	CUBIC FEET
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	CENTER
COL.	COLUMN
CNTRSNK.	COUNTER SUNK
COLL.	COLLECTOR
COMP.	COMPACTED
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA. Ø	DIAMETER
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E/E	EACH END
E/F	EACH FACE
EL.	ELEVATION
EMB.	EMBEDMENT
E.N.	EDGE NAILING
EQ.	EQUAL
EQUIV.	EQUIVALENT
E/S	EACH SIDE
E/W	EACH WAY
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.L.	GRID LINE
GLB	GLUED LAMINATED BEAM
HD	HOLDOWN
H.D.G.	HOT DIP GALVANIZED
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
HSS	HOLLOW STRUCTURAL STEEL
I.D.	INSIDE DIAMETER
IN.	INCH
INT.	INTERIOR
LB	POUND
LONG.	LONGITUDINAL
LLV	LONG LEG VERTICAL
LV.	LEVEL
L.S.	LAG SCREW
LVL	LAMINATED VENEER LUMBER
L.W.	LIGHT WEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
ML.	MICROLLAM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
N.W.	NORMAL WEIGHT
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PAR.	PARALLEL
PERP.	PERPENDICULAR
PL	PLATE
PSL	PARALLEL STRAND LUMBER
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
P/T	POST TENSIONED
REF.	REFERENCE
R.C.	RELATIVE COMPACTION
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D	SEE MECHANICAL DRAWINGS
SCH.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SIMP.	SIMPSON
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATIONS
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
S.W.	SHEAR WALL
SYM.	SYMMETRIC
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK.	THICK
THR'D.	THREADED
THRU	THROUGH
T.O.	TOP OF
T.O.C	TOP OF CONCRETE
T.O.S.	TOP OF SLAB/STEEL
TRNSV.	TRANSVERSE
TS	TUBE STEEL
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.W.A.	VERIFY WITH ARCHITECT
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.P.	WORKING POINT
WT.	WEIGHT

1 S0.2 **ABBREVIATIONS**

N.T.S.

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■ DRAWN	CJ
■ PROJECT No.	22462.10

■ DRAWING TITLE

GENERAL NOTES, ABBREVIATIONS, & GENERAL SYMBOLS

■

S0.2

City and County of San Francisco
Department of Building Inspection

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

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 3666 BAKER ST. **APPLICATION NO.** _____ **ADDENDUM NO.** ____

OWNER NAME MINVIELLE / DABDOUB **OWNER PHONE NO.** ( )

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☑

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☑

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☑
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☐	NO ☑
SHORING	YES ☐	NO ☑
UNDERPINNING	YES ☐	NO ☑
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☑
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☑
OTHERS: _____	YES ☐	NO ☑

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: HOLMES US
Engineer/Architect of Record

(415) 693-1600 — Telephone
DENNY.KWAN@HOLMESSTRUCTURES.COM — Email
Signature
11/3/2023 — Date

REGISTERED PROFESSIONAL ENGINEER DENNY KWAN No. S4887 EXP. 06/30/25 STRUCTURAL ENGINEER STATE OF CALIFORNIA

Technical Services Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

5
S0.3

SLOPE PROTECTION CHECKLIST

N.T.S.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **628-652-3407**. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email:** dbi.specialinspections@sfgov.org
3. **In person: 49 South Van Ness Ave – Suite 400**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103
Office (628) 652-3407 – www.sfdbi.org

Updated 10/05/2020

4
S0.3

SPECIAL INSPECTION FORM

N.T.S.

INFORMATION SHEET S-19 ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
DBI Plan Review Engineer

Comment: _____

Page | 2

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 3666 BAKER ST. APPLICATION NO. _____ ADDENDUM NO. ____

OWNER NAME MINVIELLE & DABDOUB OWNER PHONE NO. ( )

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

2

1. [X] Concrete (Placement & sampling)
2. [X] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [X] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   - **A. Periodic visual inspection**
   - [ ] Single pass fillet welds 5/16" or smaller
   - [ ] Steel deck
   - [ ] Welded studs
   - [ ] Cold formed studs and joists
   - [ ] Stair and railing systems
   - [ ] Reinforcing steel
   - **B. Continuous visual inspection and NDT** (Section 1704)
   - [ ] All other welding (NDT exception: Fillet weld)
   - [ ] Reinforcing steel; and [ ] NDT required
   - [ ] Moment-resisting frames
   - [ ] Others
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Sprayed-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation and filling (Geo. Engineered)
14. [ ] Smoke-control system
15. [ ] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    - [ ] Testing of mortar quality and shear tests
    - [ ] Inspection of repointing operations
    - [ ] Installation inspection of new shear bolts
    - [ ] Pre-installation inspection for embedded
    - [ ] Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
    - [X] Concrete [ ] Masonry
    - [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [X] Shear walls and floor systems used as shear diagrams
20. [X] Holdowns
21. **Special cases:**
    - [ ] Shoring
    - [ ] Underpinning;[ ] Not affecting adjacent property
    - [ ] Affecting adjacent property: PA
    - [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record"

24. **Structural observation per Sec. 1704.6 (SFBC) for the following:** [ ] Foundations [ ] Steel framing
[ ] Concrete construction [ ] Masonry construction [X] Wood framing
[ ] Other: LATERAL SYSTEM COMPONENTS

25. Certification is required for: [ ] Glu-lam components
26. [ ] Firestops in high-rise building

Prepared by: DENNY KWAN Phone: (415) 693-1600
Engineer/Architect of Record

Required information:
FAX: (415) 693-1760 Email: DENNY.KWAN@HOLMES.US

Review by: _____ Phone: (628) 652-
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

Updated 10/05/2020

■ STRUCTURAL ENGINEER

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■ STAMP

REGISTERED PROFESSIONAL ENGINEER DENNY KWAN No. S4887 EXP. 06/30/25 STRUCTURAL ENGINEER STATE OF CALIFORNIA

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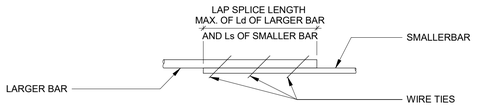
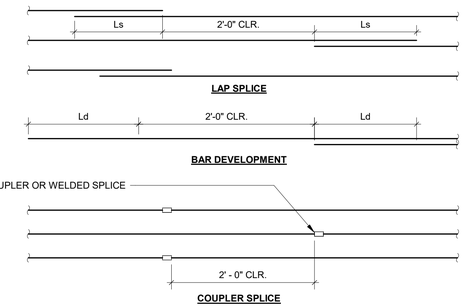
SPECIAL INSPECTION FORM & SLOPE PROTECTION CHECKLIST

■

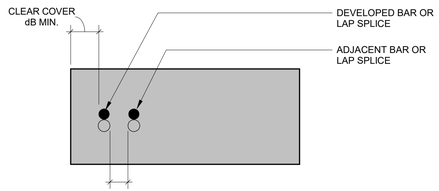
S0.3



LAP SPLICE OF DIFFERENT SIZED BARS

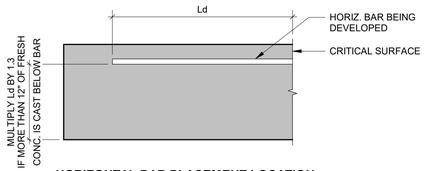


SPLICE AND DEVELOPMENT STAGGER DETAIL

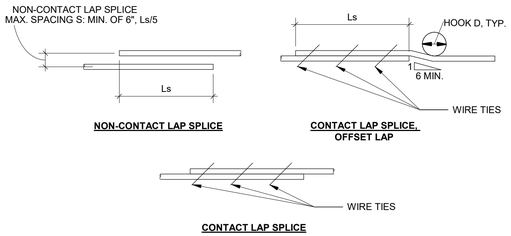


MINIMUM CLEAR SPACING SHALL BE THE MAX OF:
1", AND 1.33*Dagg, AND 2*db WITHOUT PENALTY
OR
1", 1.33*Dagg, AND db WITH PENALTY

MIN. BAR CLEAR SPACING OF DEVELOPED BARS AND CONTACT SPLICES



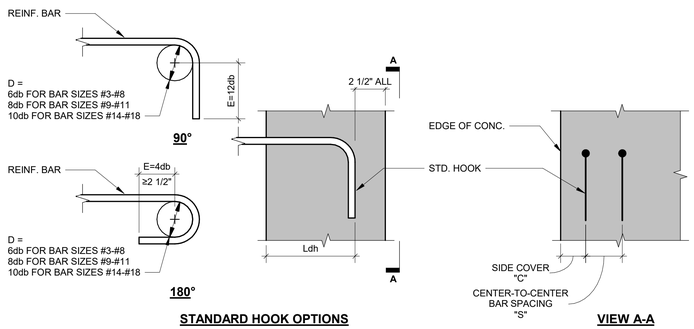
HORIZONTAL BAR PLACEMENT LOCATION
DEVELOPMENT LENGTH MODIFIER



LAP SPLICE OPTIONS

NOTES:
1. SEE NOTE 6 IN THE SPLICE / DEVELOPMENT SCHEDULE.
2. Dagg IS THE MAXIMUM AGGREGATE SIZE.
3. FOR GRADE 80 REINFORCING, IF CLEAR SPACING IS LESS THAN 6", PROVIDE CONFINING REINFORCING. SEE NOTE 8 IN THE SPLICE / DEVELOPMENT SCHEDULE
4. BAR COVER REQUIREMENTS MAY BE GREATER.

7 S1.1 **SPLICE / DEVELOPMENT DETAILS** N.T.S.



STANDARD HOOK OPTIONS **VIEW A-A**

BAR SIZE	GRADE 60 REINFORCING: E (HOOK EXTENSION)					GRADE 60 REINFORCING: Ldh (DEVELOPMENT LENGTH) f'c (psi)								
	D (INSIDE BEND ø)	90° BEND	180° BEND	MIN. HOOKED BAR SPACING S: SEE NOTE 7	MIN. HOOKED BAR SIDE C. COVER C: SEE NOTES 8 & 9	2500	3000	4000	5000	6000	7000	8000	9000	10000
#3	2 1/4	4 1/2	2 1/2	2 1/4	2 1/4	6	6	6	6	6	6	6	6	6
#4	3	6	2 1/2	3	3	6	6	6	6	6	6	6	6	6
#5	3 3/4	7 1/2	2 1/2	3 3/4	3 3/4	8 1/2	8	7 1/2	7 1/4	7	6 1/2	6 1/4	6	6
#6	4 1/2	9	3	4 1/2	4 1/2	11	10 1/2	9 3/4	9 1/2	9 1/4	8 1/2	8	8	8
#7	5 1/4	10 1/2	3 1/2	5 1/4	5 1/4	13 3/4	13 1/4	12 1/4	12	11 3/4	10 3/4	10	10	9
#8	6	12	4	6	6	16 3/4	16	15	14 1/2	14 1/4	13 1/4	12 1/4	12	11
#9	9 1/4	13 3/4	4 3/4	7	7	20 1/4	19 1/4	18	17 1/2	17	15 3/4	14 3/4	14	14
#10	10 1/4	15 1/4	5 1/4	7 3/4	7 3/4	24	23	21 1/2	20 3/4	20 1/4	18 3/4	17 1/2	17	16
#11	11 1/2	17	5 3/4	8 1/2	8 1/2	28 1/4	26 3/4	25 1/4	24 1/4	23 3/4	22	20 1/2	20	19
#14	17	20 1/2	7	N/A	N/A	73 3/4	70 1/4	66	63 1/2	62 1/4	57 1/2	53 3/4	51	49
#18	22 3/4	27 1/4	9 1/4	N/A	N/A	113 1/2	108 1/4	101 1/2	97 3/4	95 3/4	88 1/2	82 3/4	78	74

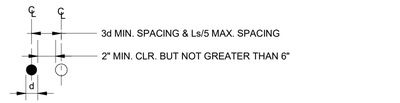
NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR HOOKED BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. HOOK DEVELOPMENT LENGTHS ARE FOR GRADE 60 REINFORCING.
4. SEE GRADE 80 TABLE FOR GRADE 80 REINFORCING.
5. MULTIPLY Ldh BY 1.33 FOR LIGHTWEIGHT CONCRETE.
6. MULTIPLY Ldh BY 1.2 FOR EPOXY-COATED REINFORCEMENT.
7. S IS THE MINIMUM CENTER-TO-CENTER SPACING OF HOOKED BARS. WHERE HOOK SPACING IS LESS THAN S FOR #11 AND SMALLER BARS, MULTIPLY Ldh BY 1.6.
8. MULTIPLY Ldh BY 1.25 IF MINIMUM SIDE COVER IS NOT MET FOR #11 AND SMALLER BARS.
9. FOR HOOKS TERMINATING INSIDE COLUMN CORE, MIN SIDE COVER SHALL BE 2 1/2" AND SUPERSEDES THE SIDE COVER REQUIREMENTS OF THIS TABLE. MULTIPLY Ldh BY 1.25 IF THIS REQUIREMENT IS NOT MET.
10. WHERE HOOKS TERMINATE AT ENDS OF DISCONTINUOUS MEMBERS WITH SIDE AND TOP (OR BOTTOM) COVER LESS THAN 2 1/2", PROVIDE HOOK CONFINEMENT PER END MEMBER HOOK CONFINEMENT DETAIL.
11. HOOKS SHALL BE AS CLOSE AS PRACTICAL TO THE FAR ENDS OF BEAM-COLUMN JOINTS AND CORBELS.
12. HOOKS SHALL NOT BE USED TO DEVELOP BARS IN COMPRESSION.

4 S1.1 **GRADE 60 HOOKED BAR DEVELOPMENT LENGTH** N.T.S.

DOUBLE CURTAIN SPACING

SINGLE CURTAIN SPACING

(A) BAR SPACING AT NON-LAPPED BARS, U.O.N.



(B) LAPPED BAR SPACING
WHERE d = DIAMETER OF LARGER BAR

IN SHOTCRETE

(A) BAR SPACING FOR NON-SPLICED BARS

(B) BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

IN CONCRETE

2 S1.1 **BAR SPACING** 1" = 1'-0"

GRADE 60 REINFORCING LAP SPLICE / DEVELOPMENT SCHEDULE

BAR SIZE	Ld (DEVELOPMENT LENGTH) f'c (psi)									Ls (LAP SPLICE LENGTH) f'c (psi)								
	2500	3000	4000	5000	6000	7000	8000	9000	10000	2500	3000	4000	5000	6000	7000	8000	9000	10000
#3	18	17	15	13	12	12	12	12	12	24	22	19	17	16	16	16	16	16
#4	24	22	19	17	16	15	14	13	12	32	29	25	23	21	19	18	17	16
#5	30	28	24	22	20	18	17	16	15	39	36	31	28	26	24	22	21	20
#6	36	33	29	26	24	22	21	19	18	47	43	37	34	31	28	27	25	24
#7	53	48	42	38	34	32	30	28	27	69	63	54	49	45	41	39	36	35
#8	60	55	48	43	39	36	34	32	30	78	72	62	56	51	47	44	42	39
#9	68	62	54	48	44	41	38	36	34	88	81	70	63	57	53	50	47	44
#10	77	70	61	54	50	46	43	41	39	100	91	79	71	64	60	56	53	50
#11	85	78	67	60	55	51	48	45	43	110	101	87	78	71	66	62	58	55
#14	102	93	81	72	66	61	57	54	51	NA	NA	NA	NA	NA	NA	NA	NA	NA
#18	136	124	108	96	88	81	76	72	68	NA	NA	NA	NA	NA	NA	NA	NA	NA

NOTES:
1. ALL UNITS IN INCHES, U.O.N.
2. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
3. MULTIPLY Ld AND Ls BY 1.33 FOR LIGHTWEIGHT CONCRETE.
4. MULTIPLY Ld AND Ls BY 1.2 FOR EPOXY-COATED REINFORCEMENT. IF CLEAR COVER IS LESS THAN 3" db OR CLEAR SPACING IS LESS THAN 6" db MULTIPLY Ld AND Ls BY 1.5 INSTEAD OF 1.2.
5. CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED SHALL BE AT LEAST 2"db AND CLEAR COVER SHALL BE AT LEAST db. IF THIS REQUIREMENT IS NOT MET, MULTIPLY Ld AND Ls BY 1.5.
6. MULTIPLY Ld AND Ls BY 1.3 IF MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW HORIZ. REINFORCEMENT.
7. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE.
8. WHEN SPLICING BARS OF DIFFERENT DIAMETERS, Ls SHALL BE THE GREATER OF Ld OF THE LARGER BAR AND Ls OF THE SMALLER BAR.

1 S1.1 **GRADE 60 LAP SPLICE / DEVELOPMENT SCHEDULE** N.T.S.

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2/29/2024
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■ PROJECT NAME / LOCATION

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3666 BAKER STREET
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■ ISSUE / REVISION

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1	PLAN CHECK REV. 1	12/04/2023
2	PERMIT REVISION 2	02/29/2024

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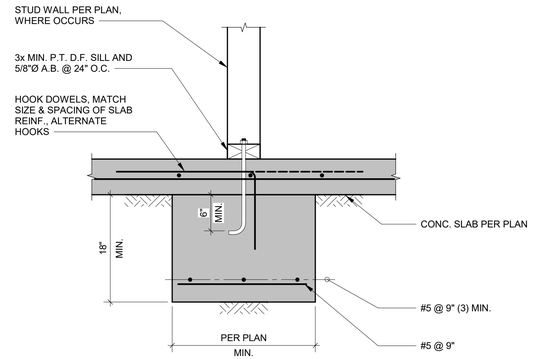
■ S.E.R.	DK
■ DESIGN	AA
■ DRAWN	CJ
■ PROJECT No.	22462.10

■ DRAWING TITLE

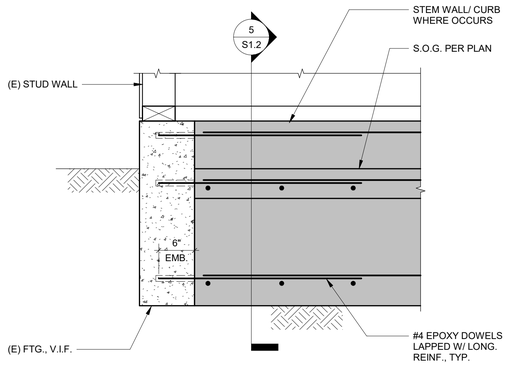
TYPICAL CONCRETE DETAILS

■ 2 S1.1



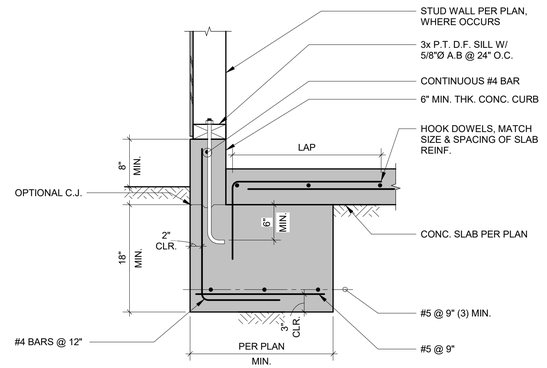
6 S1.2 **TYPICAL INTERIOR FOOTING**

1" = 1'-0"



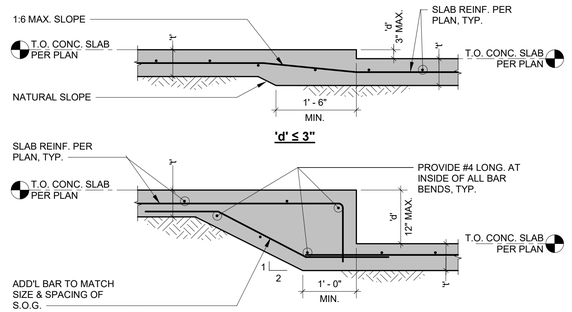
8 S1.2 **(N) STRIP FTG. AT (E) FTG.**

1" = 1'-0"



5 S1.2 **TYPICAL EXTERIOR FOOTING**

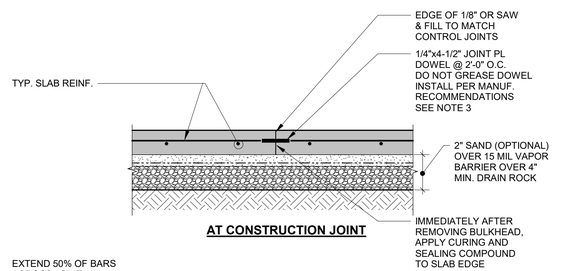
1" = 1'-0"



NOTES:
1. COORDINATE LOCATION, DEPTH, EXTENT, AND EDGE CONDITIONS OF DEPRESSION WITH ARCHITECTURAL DRAWINGS.
2. SEE TYP. S.O.G. DETAIL FOR SLAB THICKNESS 't', REINF. & SUBGRADE PREPARATION, TYP.

2 S1.2 **CONCRETE SLAB-ON GRADE DEPRESSION**

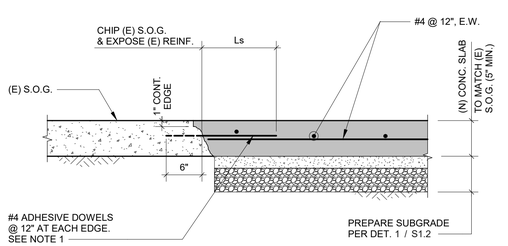
3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT THE CONTROL AND CONSTRUCTION JOINT PLAN TO THE SEOR AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING THE SLAB-ON-GRADE.
2. BARS MAY BE CONTINUOUS AT CONTROL JOINTS IN REGIONS NOT SENSITIVE TO DISTRIBUTED SHRINKAGE CRACKING (E.G., COVERED, ETC.). INCLUDE PROPOSED LOCATIONS IN THE PLAN NOTED IN NOTE 1.
3. AT REGIONS SUBJECT TO WHEEL TRAFFIC, SPACE JOINT PLATE DOWELS AT 1'-6" O.C.
4. DO NOT CUT SLAB BARS AT CONTROL JOISTS AT STRUCTURAL SLAB-ON-GRADES. PER PLAN FOR LOCATIONS.

1 S1.2 **TYPICAL SLAB-ON-GRADE**

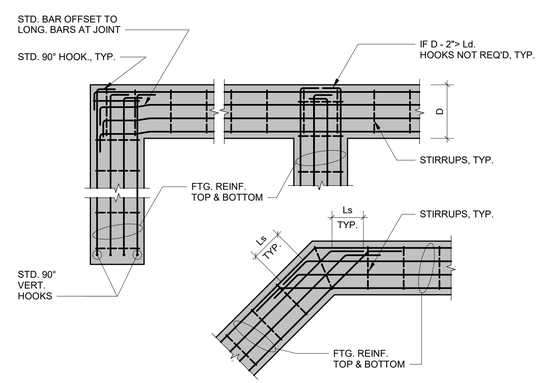
1" = 1'-0"



NOTE:
1. WHERE ADHESIVE DOWELS CANNOT BE INSTALLED, CONTRACTOR'S OPTION TO CHIP BACK (E) SLAB-ON-GRADE AND EXPOSE (E) REINFORCEMENT TO LAP WITH NEW SLAB BARS.

7 S1.2 **SLAB-ON-GRADE TO EXISTING SLAB-ON-GRADE**

1" = 1'-0"



NOTE:
1. SEE TYP. WALL REINF. DETAIL FOR REINF. IN STEM WALL.

4 S1.2 **TYPICAL FOOTING REINFORCING AT CORNER AND INTERSECTION**

3/8" = 1'-0"

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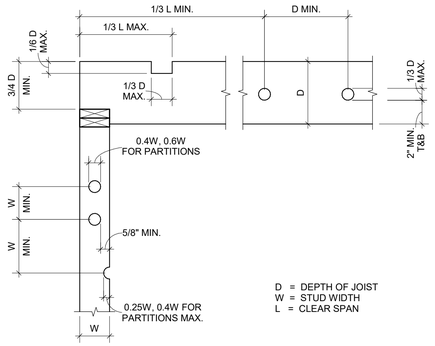
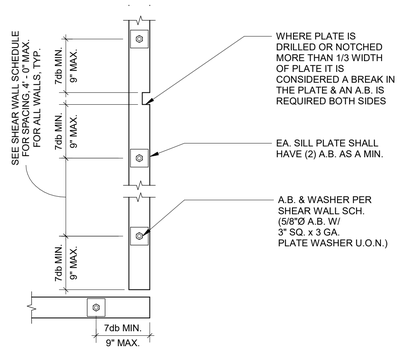
TYPICAL CONCRETE DETAILS

■ 2 S1.2



9 S1.3 HOLES & NOTCHES IN STUDS & JOIST

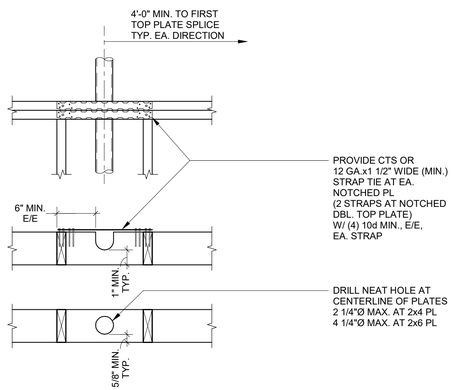
N.T.S.



NOTES:
1. db REFERS TO A.B. Ø.
2. SILL PLATES IN CONTACT W/ CONCRETE SHALL BE P.T.D.F. OR FOUNDATION GRADE REDWOOD.
3. IF 7db MIN./12" MAX. DIM. W/ HD THEN MEASURE FROM CENTERLINE HD A.B.
4. SILL BOLTS SHALL BE 5/8"Ø L-BOLTS W/ 7" EMB. INTO FTG. (BELOW SLAB WHERE OCCURS) @ 4'-0" MAX. SPACING.

8 S1.3 TYP. SILL BOLTING LAYOUT

1" = 1'-0"



NOTE:
1. FLOOR JOISTS LOCATED UNDER PLUMBING WALL SHALL BE DOUBLED (U.O.N.) & SPACED TO GIVE PROPER CLEARANCE FOR PIPING.

7 S1.3 HOLES & STRAPS AT STUD WALL TOP PLATE

1" = 1'-0"

NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOE NAIL	(3) 8d
2. BRIDGING TO JOIST, TOE NAIL E/E	(2) 8d
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL	(2) 8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST, FACE NAIL	(3) 8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST, AT BRACED WALL PANELS	16d @ 16" O.C. (3) 16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d TOE NAIL OR (2) 16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL DOUBLE TOP PLATES, LAP SPLICE (PARTITION)	16d @ 16" O.C. (8) 16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 16" O.C.
13. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
17. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d MIN. SEE 2010 CBC TABLE 2308.10.4.1
19. RAFTER TO PLATE, TOE NAIL	(3) 8d
20.1" DIAGONAL BRACE TO EA. STUD & PLATE, FACE NAIL	(2) 8d
21.1" x 8" SHEATHING OR LESS TO EA. BEARING, FACE NAIL	(2) 8d
22.WIDER THAN 1" x 8" SHEATHING TO EA. BEARING, FACE NAIL	(3) 8d
23.BUILT-UP CORNER STUDS	16d @ 24" O.C.
24.BUILT-UP GIRDER & BEAMS	20d @ 32" O.C. FACE NAIL T&B STAGG. ON OPP. SIDES & (2) 20d FACE NAIL AT ENDS AND SPLICES
25.2" PLANKS, FACE NAIL	16d @ EACH BEARING
26.COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
27.JACK RAFTER TO HIP	(3) 10d TOE NAIL (2) 16d FACE NAIL
28.ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d TOE NAIL (2) 16d FACE NAIL
29.JOIST TO BAND JOIST, FACE NAIL	(3) 16d
30.LEDGER STRIP, FACE NAIL AT EACH JOIST	(3) 16d
31.WOOD STRUCTURAL PANELS SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)	10d
32.PANEL SIDING (TO FRAMING)	8d
33.FIBERBOARD SHEATHING	8d
34.INTERIOR PANELING	6d

4 S1.3 NAILING SCHEDULE

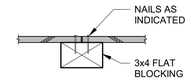
N.T.S.

MEMBER	HANGER	
	FACE MOUNT	TOP FLANGE
2x ROOF RAFTER	LUS OR U[3]	JB OR HUTF[3]
DBL. 2x ROOF RAFTER	HU[3]	HUTF[3]
TJI ROOF RAFTER	IUS OR HU[3]	ITS OR LBV[3]
LVL ROOF RAFTER	HU[3]	LBV[3]
2x FLOOR JOIST	LUS OR U	LB OR JB
TJI FLOOR JOIST (SPAN < 18'-0")	IUS	ITS
TJI FLOOR JOIST (SPAN ≥ 18'-0")	MIU OR HU	LBV OR BA
LVL OR DBL. LVL FLOOR JOIST	HU	LBV
4x OR 6x BEAM	HU	BA
GLULAM OR PSL BEAM	HUCQ	HB

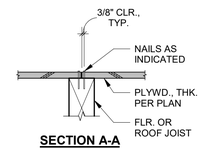
NOTES:
1. ALL HANGERS BY SIMPSON OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS, FILL ALL HOLES U.O.N.
2. USE LARGEST HANGER ALLOWED FOR FRAMING MEMBER.
3. HANGER MAY BE SLOPED UP TO 45°.

2 S1.3 TYPICAL HANGER SCHEDULE

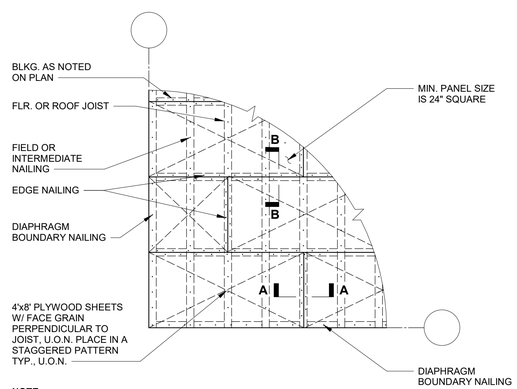
N.T.S.



SECTION B-B
AT FLR. DIAPH. W/ WD. BLKG.



SECTION A-A



NOTE:
1. ALL NAILING & BLOCKING REQUIREMENTS PER PLAN.

1 S1.3 TYP. FLR. & ROOF PLYWD. DIAPHRAGM NAILING

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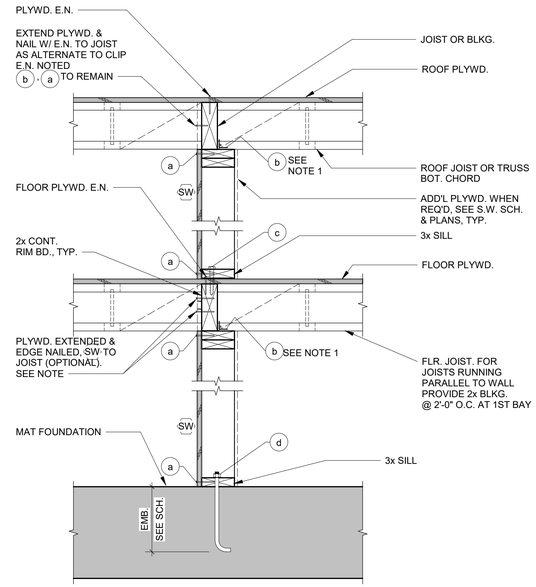
■ DRAWING TITLE

TYPICAL WOOD DETAILS

■

S1.3



NOTES:
1. THIS CONN. MAY BE OMITTED AT FLR. (NOT AT ROOF) IF JOISTS ARE PARALLEL TO WALL & PLYWD. IS EXTENDED UP & EDGE NAILED TO JOISTS. DOES NOT APPLY TO WALLS W/ PLYWD. ON BOTH SIDES.
2. CONNECTIONS INDICATED W/ LETTERS ARE DEFINED IN S.W. SCH.

5 TYPICAL INTERIOR SHEAR WALL
S1.4

1" = 1'-0"

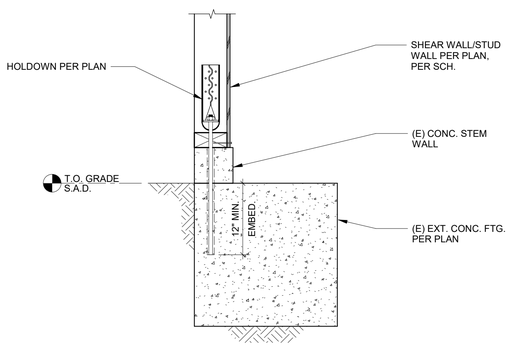
MARK	EDGE NAILING (E.N.) SEE NOTE 2 (a)	CAPACITY (PLF)	RIM CONN. SPACING (SIMP. A35, LTP4 OR LS50) (b)	SILL PL CONN. SPACING (SIMP. SDWS 0.220 x 6) SEE NOTE 5 (c)	FDN. ANCHOR SPACING. SEE NOTE 4 (d)
6	10d @ 6" O.C.	310	24" O.C.	16" O.C.	48" O.C.
4	10d @ 4" O.C.	460	16" O.C.	12" O.C.	48" O.C.
3	10d @ 3" O.C.	600	12" O.C.	8" O.C.	32" O.C.
2	10d @ 2" O.C.	770	8" O.C.	8" O.C.	24" O.C.
6 / 6	10d @ 6" O.C. B/S	620	12" O.C.	8" O.C.	32" O.C.
4 / 4	10d @ 4" O.C. B/S	920	8" O.C.	6" O.C.	24" O.C.
3 / 3	10d @ 3" O.C. B/S	1200	6" O.C.	4" O.C.	16" O.C.
2 / 2	10d @ 2" O.C. B/S	1540	4" O.C.	4" O.C.	12" O.C.

NOTES:
1. USE 1/2" CDX PLYWD.
2. E.N. ACROSS ALL PANEL EDGES, FIELD NAILING IS 12" O.C. ALL NAILS ARE COMMON WIRE NAILS, MAY USE 10d SHORTS (2 1/8" MIN. LENGTH) W/ FULL HEADS.
3. ALL MEMBERS RECEIVING E.N. INCLUDING SILL PLATE SHALL BE 3x AS A MIN. NAILING SHALL BE STAGGERED. EXCEPTION: WHERE PLYWOOD IS APPLIED TO ONLY ONE SIDE OF WALL AND NAIL SPACING IS 6" O.C. MEMBERS RECEIVING EDGE NAILING CAN BE 2x.
4. ALL FDN. ANCHOR BOLTS ARE 5/8"Ø L-BOLTS W/ A 2" HOOK OR ALL THREAD ROD WITH A NUT, WASHER AND NUT ON THE EMBEDDED END. WHEN SHEAR WALLS ARE LOCATED ON (E) CONCRETE 5/8"Ø ALL THREAD ROD WITH SIMPSON SET-XP EPOXY MAY BE USED. ANCHORS SHALL HAVE A MIN. EMBEDMENT OF 7", A MIN. EDGE DISTANCE OF 1 3/4" AND SHALL HAVE A 3" SQ. x 3 GA. PLATE WASHER AT THE SILL. CONTRACTOR MAY USE SIMPSON BP5/8-3 OR BPS5/8-3 WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING. WHERE WALL IS GREATER THAN 2x4 AND SHEATHING OCCURS ON BOTH SIDES, ANCHOR BOLTS SHALL BE STAGGERED. A.B. & WASHER SHALL BE HOT DIPPED GALVANIZED.
5. SILL CONNECTION IS FOR WOOD TO WOOD CONNECTION ONLY, TYP. BTWN. FLOORS. WHERE SPACING IS CLOSER THAN 8" O.C. RIM OR RIM BLOCKING SHALL BE 3 1/2" MIN. WIDTH AND FASTENERS SHALL BE STAGGERED. SDS 1/4 x 6 MAY BE USED IN LIEU OF SDWS 0.220 x 6 AT CONTRACTOR'S DISCRETION.

2 SHEAR WALL SCHEDULE
S1.4

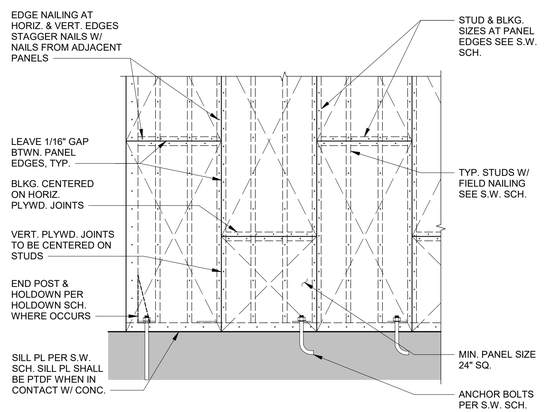
N.T.S.

HOLDOWN	ANCHOR Ø	WASHER SIZE	CAPACITY (LBS.)	MIN. POST SIZE	Le
HDU2	5/8"	3x3x3/8"	3075	4x4	12"
HDU5	5/8"	3x3x1/2"	5645	4x4	13"



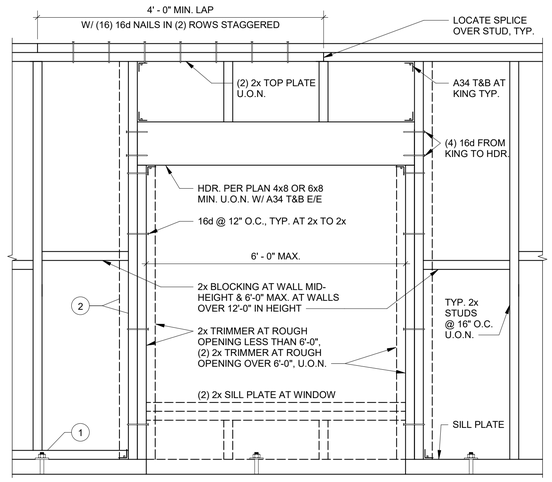
7 HDU TO (E) FOOTING - HDU2 & HDU5
S1.4

1" = 1'-0"



4 TYPICAL PLYWD. SHEAR WALL ELEV.
S1.4

N.T.S.



1 WHERE STUD OCCURS OVER ANY PART OF A.B. NUT OR WASHER PROVIDE 2x SCAB PLATE W/ (4) 10d NAILS TO SILL PLATE. DRILL 1 1/2" Ø HOLE FOR A.B.

2 (1) 2x KING STUD FOR ROUGH OPENING LESS THAN 3'-0" WIDE AT INTERIOR WALLS, (2) 2x KING STUDS FOR ROUGH OPENING OVER 3'-0" WIDE AND AT EXTERIOR WALLS, U.O.N.

1 TYPICAL FRAMING AT DOOR & WINDOW OPNG.
S1.4

N.T.S.

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DENNY KWAN
No. S4887
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STRUCTURAL
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2/29/2024
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3666 BAKER STREET
SAN FRANCISCO, CA 94123

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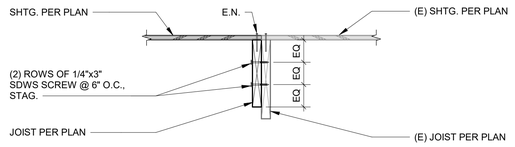
■ S.E.R. — DK
■ DESIGN — AA
■ DRAWN — CJ
■ PROJECT No. — 22462.10

■ DRAWING TITLE

TYPICAL WOOD DETAILS

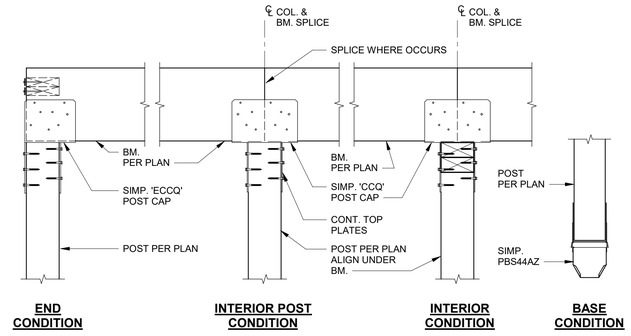
■

S1.4



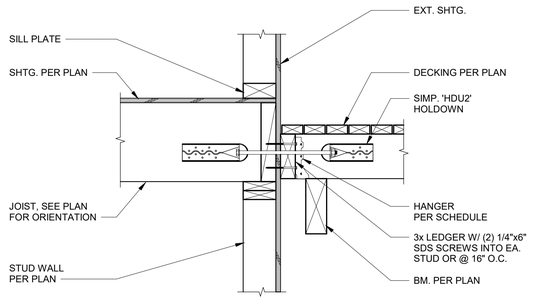
6 S1.5 **ROOF/FLOOR TO (E) ROOF/FLOOR**

1" = 1'-0"



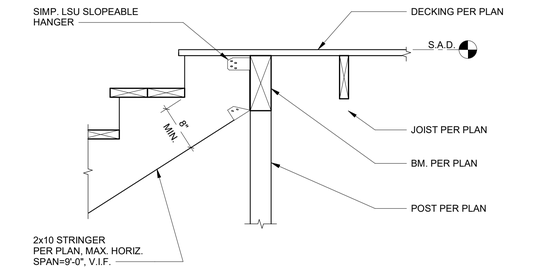
3 S1.5 **TYPICAL POST TO BEAM CONN.**

1" = 1'-0"



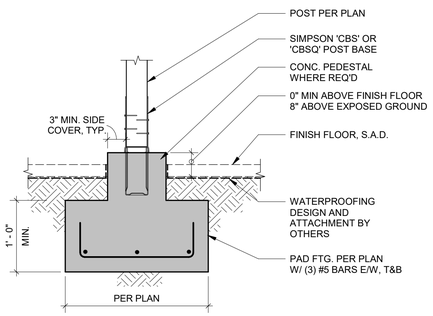
1 5 S1.5 **HOLDOWN TIE-BACK AT DECK**

1" = 1'-0"



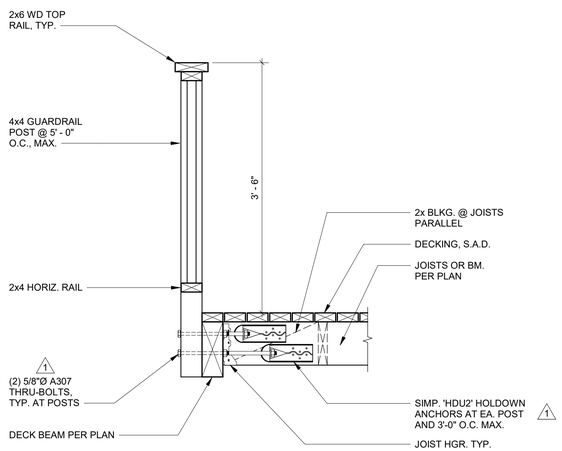
2 S1.5 **TYP. STRINGER CONN. AT TOP OF STAIR**

1" = 1'-0"



1 7 S1.5 **POST TO PAD FOOTING**

1" = 1'-0"

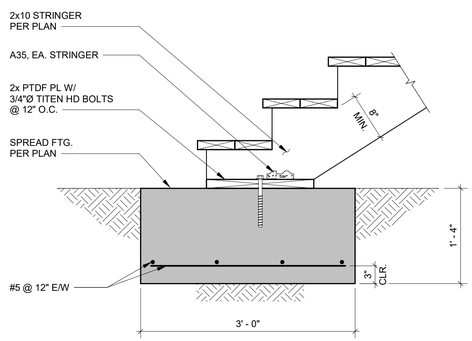


NOTES:

1. ALL LUMBER TO BE PRESSURE TREATED; ALL FASTENERS AND HARDWARE SHALL BE HDG OR ZINC PLATED
2. S.A.D. FOR INFO & DIMENSIONS NOT SHOWN

4 S1.5 **GUARDRAIL AT EXTERIOR WOOD STAIRCASE**

1" = 1'-0"



1 S1.5 **WOOD STAIR TO FOOTING CONN.**

1" = 1'-0"

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TYPICAL WOOD DETAILS

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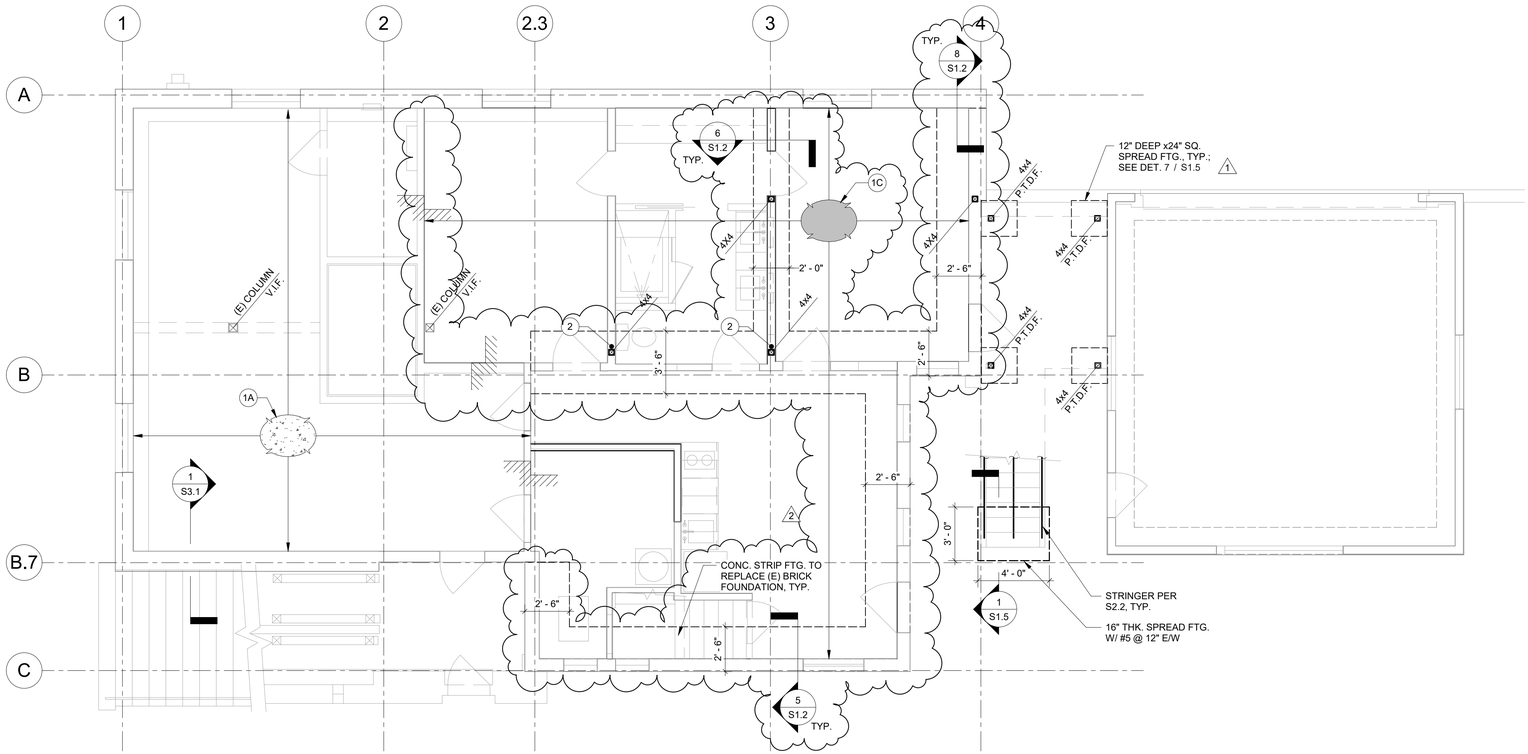
S1.5



1 S2.1 **FIRST FLOOR/ FOUNDATION PLAN**

1/4" = 1'-0"

SHEET NOTES:

1. ALL FRAMING IS NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
3. EXISTING FLOOR SHEATHING TO REMAIN, U.O.N.
4. CONTRACTOR'S OPTION TO PROVIDE 1 3/4 LVL STUDS IN LIEU OF 2x STUDS AS NEEDED FOR FINISH AND CABINETRY FIT-UP AND ALIGNMENT.
5. WHERE EXISTING JOISTS ARE TO REMAIN, CUT & REHANG AS REQUIRED; SEE HANGER SCHEDULE.
6. NEW PLYWOOD SHTG. AT SINGLE-SIDED SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.
7. PLYWOOD SHTG. AT FLOORS & ROOFS SHALL BE PLACED PERPENDICULAR TO JOISTS & RAFTERS, TYP.
8. TOPS OF BEAMS ARE SET FLUSH W/ TOP OF JOISTS, U.O.N.
9. ALL WOOD FRAMING AND HARDWARE SHALL BE PRESSURE TREATED AND ZINC COATED OR HOT-DIPPED GLAVANIZED, RESPECTIVELY
10. SEE SHEETS S1.XX FOR TYPICAL DETAILS NOT REFERENCED HEREIN.
11. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
12. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS, AND CALCULATIONS FOR SOIL AND/OR EXISTING STRUCTURES AS REQUIRED.
13. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS & ROOFS ARE CONSTRUCTED & LOADED W/ FINISHES (OR EQUIVALENT WT.) FOR A MIN. SEVEN (7) DAYS PRIOR TO THE TIME OF DOOR & WINDOW INSTALLATION.
14. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
15. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.

LEGEND:

- STUD WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- BEAM
- HEADER, SEE DET. 1 / S1.4
- SIZE @ XX"O.C. — JOIST SPAN
- C — POST
- POST (B)
- SW / X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH. 2 / S1.4 MIN. LENGTH
- # — SIMP. 'HDU' HOLDOWN, SEE NOTE 2

- PLYWOOD SHEATHING
- (E) STRAIGHT SHEATHING
- (E) CONCRETE SLAB
- 2 — CONCRETE SLAB ON GRADE
- STRIP/ SPREAD FOOTING
- (E) FOOTING
- 2 — SLAB STEP/ DEPRESSION/ ELEVATION CHANGE

KEY NOTES:

1. FLOORING
   - 1A (E) SLAB ON GRADE (V.I.F.)
   - 1B (E) STRAIGHT SHEATHING (V.I.F.)
   - 2 — 1C 5" THK. S.O.G. W/ #4 @ 12" O.C., E/W, CTR'D IN SLAB
2. SIMPSON 'HDU4' HOLDOWN REQUIRED AT EACH END OF SHEAR WALL. U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. PROVIDE 4x4 END POST, MIN. U.O.N. SEE DETAIL 7 / S1.4
3. 1 — DLB. 1 3/4x18 LVL JOIST, RIPPED TO ROOF SLOPE AS NEEDED (7 1/4" DEPTH MIN.); BEAR ON (E) STUD WALLS E/E
4. DBL. 1 3/4x7 1/4 LVL
5. SIMP. 'CS16' STRAP, MIN. 2'-0" END LENGTH, TYP.; PROVIDE 2x BLKG. AS NEEDED
6. INFILL FRMG. AT DEMO'D CHIMNEY; PROVIDE 1 3/4x7 1/4 LVL JOISTS @ 16" O.C. OR 1 3/4x BLKG. AS NEEDED, AND 3/4" PLYWD. SHTG. W/ 10d NAILNG @ 4" O.C. (E.N.) & 12" O.C. (F.N.); SEE DET. 6 / S1.5
7. 2 — CUT & RE-HANG (E) JOISTS

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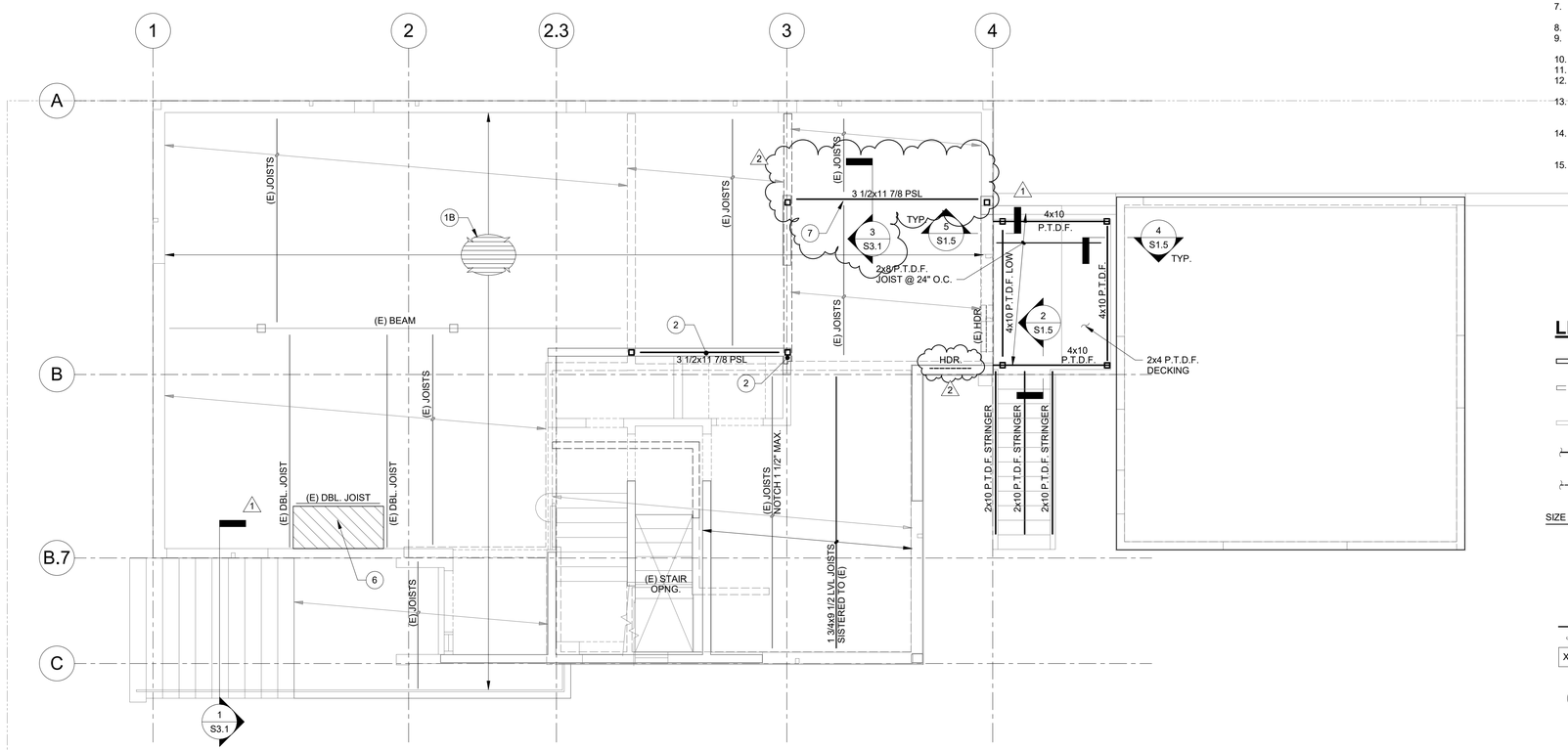
FIRST FLOOR/ FOUNDATION PLAN

■

S2.1



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3. EXISTING FLOOR SHEATHING TO REMAIN, U.O.N.
4. CONTRACTOR'S OPTION TO PROVIDE 1 3/4 LVL STUDS IN LIEU OF 2x STUDS AS NEEDED FOR FINISH AND CABINETRY FIT-UP AND ALIGNMENT.
5. WHERE EXISTING JOISTS ARE TO REMAIN, CUT & REHANG AS REQUIRED; SEE HANGER SCHEDULE.
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15. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.

LEGEND:

- STUD WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- BEAM
- HEADER, SEE DET. 1 / S1.4
- SIZE @ XX"O.C. — JOIST SPAN
- POST
- POST (B)
- SW / X'-XX" — SHEAR WALL SHTG. S.W. MARK, SEE SCH. 2 / S1.4 MIN. LENGTH
- # — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- PLYWOOD SHEATHING
- (E) STRAIGHT SHEATHING
- (E) CONCRETE SLAB
- CONCRETE SLAB ON GRADE
- STRIP/ SPREAD FOOTING
- (E) FOOTING
- SLAB STEP/ DEPRESSION/ ELEVATION CHANGE

KEY NOTES:

1. FLOORING
   - 1A (E) SLAB ON GRADE (V.I.F.)
   - 1B (E) STRAIGHT SHEATHING (V.I.F.)
   - 1C 5" THK. S.O.G. W/ #4 @ 12" O.C., E/W, CTR'D IN SLAB
2. SIMPSON 'HDU4' HOLDOWN REQUIRED AT EACH END OF SHEAR WALL. U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. PROVIDE 4x4 END POST, MIN. U.O.N. SEE DETAIL 7 / S1.4
3. DLB. 1 3/4x18 LVL JOIST, RIPPED TO ROOF SLOPE AS NEEDED (7 1/4" DEPTH MIN.); BEAR ON (E) STUD WALLS E/E
4. DBL. 1 3/4x7 1/4 LVL
5. SIMP. 'CS16' STRAP, MIN. 2'-0" END LENGTH, TYP.; PROVIDE 2x BLKG. AS NEEDED
6. INFILL FRMG. AT DEMO'D CHIMNEY; PROVIDE 1 3/4x7 1/4 LVL JOISTS @ 16" O.C. OR 1 3/4x BLKG. AS NEEDED, AND 3/4" PLYWD. SHTG. W/ 10d NAILNG @ 4" O.C. (E.N.) & 12" O.C. (F.N.); SEE DET. 6 / S1.5
7. CUT & RE-HANG (E) JOISTS

1 / S2.2 **SECOND FLOOR FRAMING PLAN**

1/4" = 1'-0"

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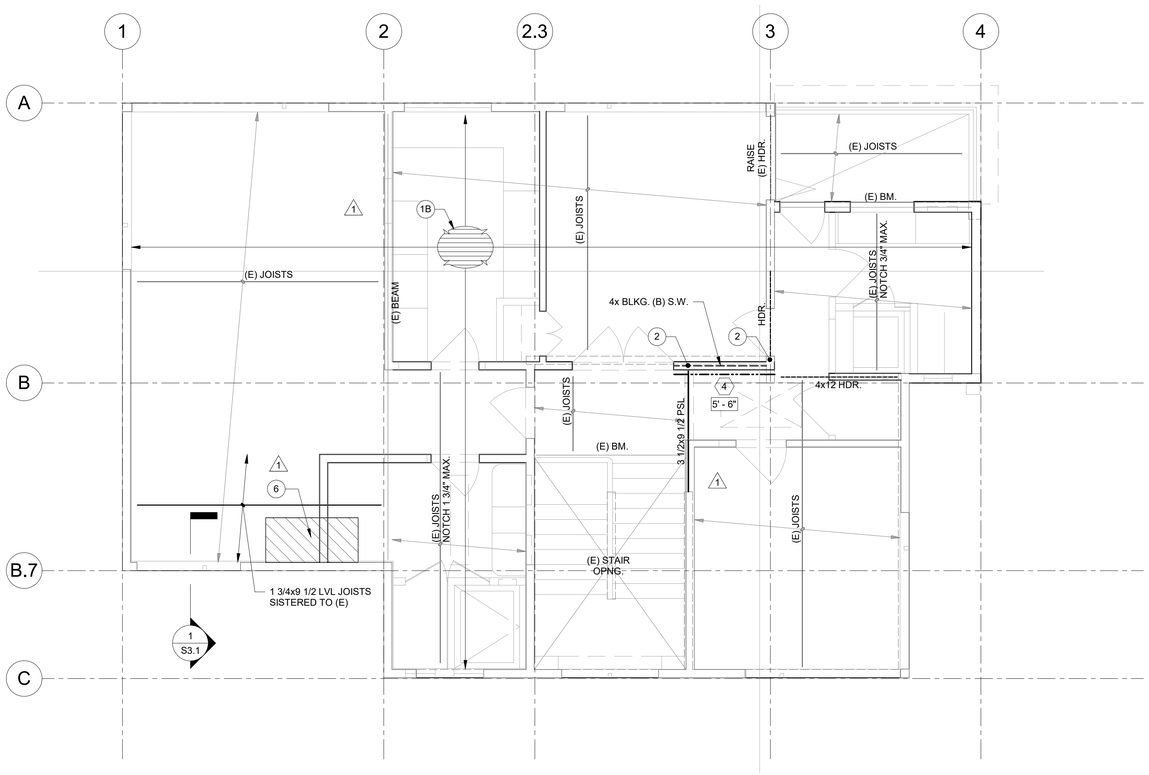
■ DRAWING TITLE

SECOND FLOOR FRAMING PLAN

■

S2.2



1 S2.3 **THIRD FLOOR FRAMING PLAN**

1/4" = 1'-0"

SHEET NOTES:

1. ALL FRAMING IS NEW UNLESS OTHERWISE NOTED.
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LEGEND:

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- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- BEAM
- HEADER, SEE DET. 1 / S1.4
- SIZE @ XX"O.C. — JOIST SPAN
- C — POST
- POST (B)
- SW SHEAR WALL SHTG. S.W. MARK, SEE SCH. 2 / S1.4
- X'-XX" MIN. LENGTH
- # SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- PLYWOOD SHEATHING
- (E) STRAIGHT SHEATHING
- (E) CONCRETE SLAB
- 2 CONCRETE SLAB ON GRADE
- STRIP/ SPREAD FOOTING
- (E) FOOTING
- 2 SLAB STEP/ DEPRESSION/ ELEVATION CHANGE

KEY NOTES:

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   - 1B (E) STRAIGHT SHEATHING (V.I.F.)
   - 2 1C 5" THK. S.O.G. W/ #4 @ 12" O.C., E/W, CTR'D IN SLAB
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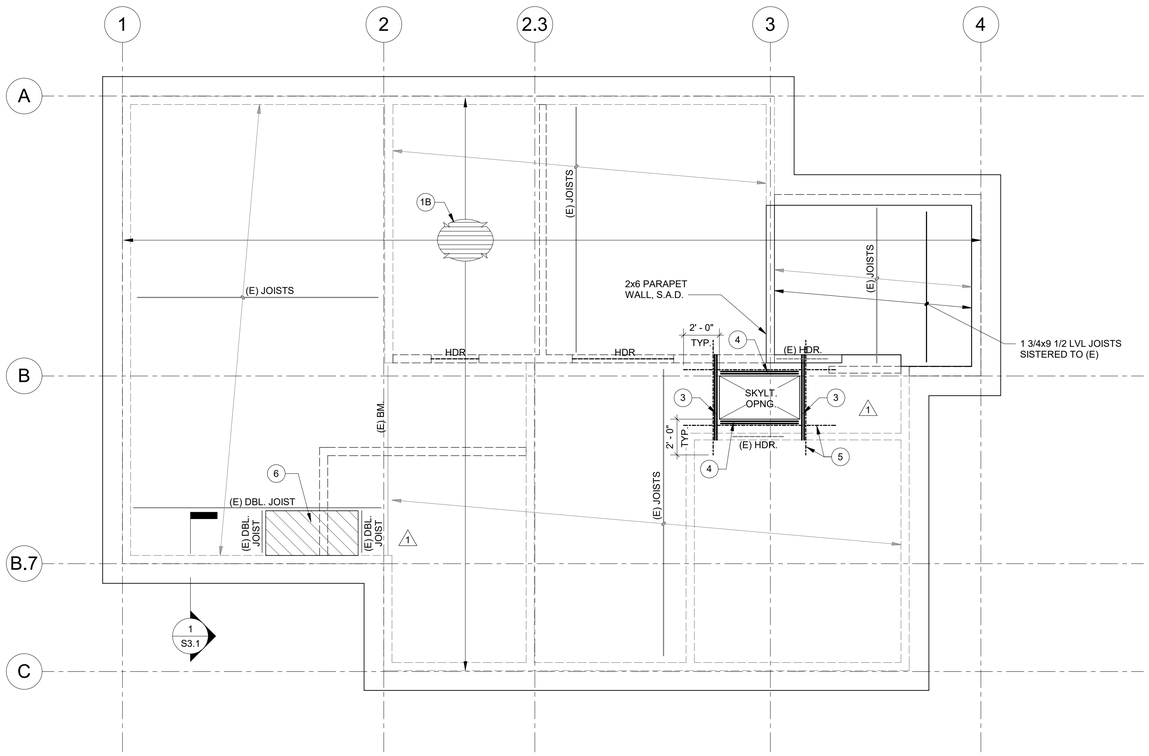
THIRD FLOOR FRAMING PLAN

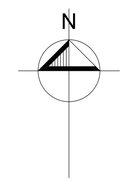
■

S2.3



1 S2.4 **ROOF FRAMING PLAN**

1/4" = 1'-0"



SHEET NOTES:

1. ALL FRAMING IS NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
3. EXISTING FLOOR SHEATHING TO REMAIN, U.O.N.
4. CONTRACTOR'S OPTION TO PROVIDE 1 3/4 LVL STUDS IN LIEU OF 2x STUDS AS NEEDED FOR FINISH AND CABINETRY FIT-UP AND ALIGNMENT.
5. WHERE EXISTING JOISTS ARE TO REMAIN, CUT & REHANG AS REQUIRED; SEE HANGER SCHEDULE.
6. NEW PLYWOOD SHTG. AT SINGLE-SIDED SHEAR WALLS MAY BE APPLIED ON EITHER SIDE OF THE WALL STUDS.
7. PLYWOOD SHTG. AT FLOORS & ROOFS SHALL BE PLACED PERPENDICULAR TO JOISTS & RAFTERS, TYP.
8. TOPS OF BEAMS ARE SET FLUSH W/ TOP OF JOISTS, U.O.N.
9. ALL WOOD FRAMING AND HARDWARE SHALL BE PRESSURE TREATED AND ZINC COATED OR HOT-DIPPED GLAVANIZED, RESPECTIVELY
10. SEE SHEETS S1.XX FOR TYPICAL DETAILS NOT REFERENCED HEREIN.
11. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
12. CONTRACTOR TO PROVIDE SHORING DESIGN, DRAWINGS, AND CALCULATIONS FOR SOIL AND/OR EXISTING STRUCTURES AS REQUIRED.
13. THE STRUCTURAL DESIGN ASSUMES THAT ALL FLOORS & ROOFS ARE CONSTRUCTED & LOADED W/ FINISHES (OR EQUIVALENT WT.) FOR A MIN. SEVEN (7) DAYS PRIOR TO THE TIME OF DOOR & WINDOW INSTALLATION.
14. SEE CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED NON-STRUCTURAL ELEMENTS EMBEDDED OR CONNECTED TO THE STRUCTURE (INSERTS, SLEEVES, DISTRIBUTION LINES, EQUIPMENT, ETC.).
15. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND OTHER INFORMATION NOT SHOWN.

LEGEND:

- STUD WALL
- STRUCTURAL WALL (B)
- NON-STRUCTURAL WALL
- BEAM
- HEADER, SEE DET. 1 / S1.4
- SIZE @XX"O.C. — JOIST SPAN
- C — POST
- POST (B)
- SW — SHEAR WALL SHTG. S.W. MARK, SEE SCH. 2 / S1.4; X'-XX" MIN. LENGTH
- # — SIMP. 'HDU' HOLDOWN, SEE NOTE 2
- PLYWOOD SHEATHING
- (E) STRAIGHT SHEATHING
- (E) CONCRETE SLAB
- 2 — CONCRETE SLAB ON GRADE
- STRIP/ SPREAD FOOTING
- (E) FOOTING
- 2 — SLAB STEP/ DEPRESSION/ ELEVATION CHANGE

KEY NOTES:

1 FLOORING
- 1A (E) SLAB ON GRADE (V.I.F.)
- 1B (E) STRAIGHT SHEATHING (V.I.F.)
- 2 1C 5" THK. S.O.G. W/ #4 @ 12" O.C., E/W, CTR'D IN SLAB

2 SIMPSON 'HDU4' HOLDOWN REQUIRED AT EACH END OF SHEAR WALL. U.O.N. HOLDOWN POST TO RECEIVE EDGE NAILING. PROVIDE 4x4 END POST, MIN. U.O.N. SEE DETAIL 7 / S1.4

1 3 DLB. 1 3/4x18 LVL JOIST, RIPPED TO ROOF SLOPE AS NEEDED (7 1/4" DEPTH MIN.); BEAR ON (E) STUD WALLS E/E

4 DBL. 1 3/4x7 1/4 LVL

5 SIMP. 'CS16' STRAP, MIN. 2'-0" END LENGTH, TYP.; PROVIDE 2x BLKG. AS NEEDED

6 INFILL FRMG. AT DEMO'D CHIMNEY; PROVIDE 1 3/4x7 1/4 LVL JOISTS @ 16" O.C. OR 1 3/4x BLKG. AS NEEDED, AND 3/4" PLYWD. SHTG. W/ 10d NAILNG @ 4" O.C. (E.N.) & 12" O.C. (F.N.); SEE DET. 6 / S1.5

2 7 CUT & RE-HANG (E) JOISTS

■ STRUCTURAL ENGINEER

Holmes

235 Montgomery St, STE 1250
San Francisco, CA 94104 USA

T: 415 693 1600 holmes.us

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DENNY KWAN
No. S4887
EXP. 06/30/25
STRUCTURAL
STATE OF CALIFORNIA

2/29/2024
DATE SIGNED

■ PROJECT NAME / LOCATION

BAKER STREET RESIDENCE

3666 BAKER STREET
SAN FRANCISCO, CA 94123

■ ISSUE / REVISION

No.	DESCRIPTION	DATE
	PERMIT	11/03/2023
1	PLAN CHECK REV. 1	12/04/2023
2	PERMIT REVISION 2	02/29/2024

■ SCALE — AS NOTED IF PRINT SIZE IS 24"x36"

■ S.E.R. — DK

■ DESIGN — AA

■ DRAWN — CJ

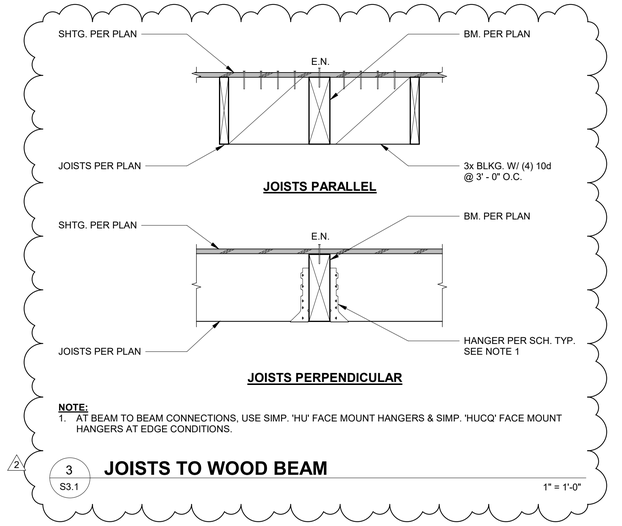
■ PROJECT No. — 22462.10

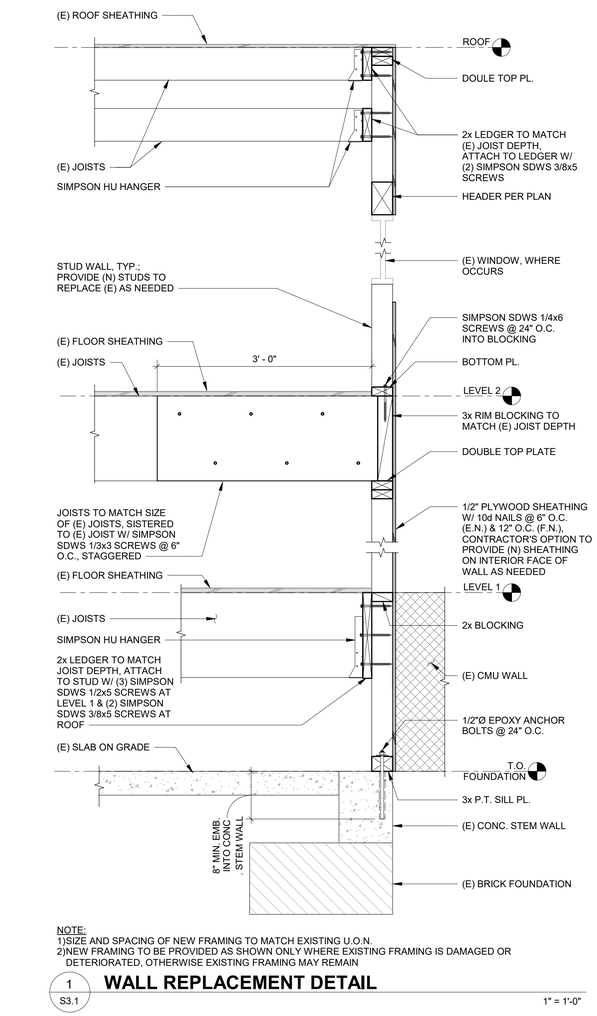
■ DRAWING TITLE

ROOF FRAMING PLAN

■

S2.4





NOTE:
1)SIZE AND SPACING OF NEW FRAMING TO MATCH EXISTING U.O.N.
2)NEW FRAMING TO BE PROVIDED AS SHOWN ONLY WHERE EXISTING FRAMING IS DAMAGED OR DETERIORATED, OTHERWISE EXISTING FRAMING MAY REMAIN

1
S3.1
WALL REPLACEMENT DETAIL
1" = 1'-0"

■ STRUCTURAL ENGINEER

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■ DRAWN	CJ
■ PROJECT No.	22462.10

■ DRAWING TITLE

FRAMING DETAILS

■

S3.1