

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
GREGORY WESOLOWSKI, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **26-004**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on January 27, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on January 13, 2026 to Marc Sherry, of an Alteration Permit (remodel existing kitchen and bathroom, add new bathroom and master bathroom, add three new dormers and convert attic into habitable space; new foundation) at 45 Prospect Avenue.

**APPLICATION NO. 2022/12/28/9265**

**FOR HEARING ON March 4, 2026**

Address of Appellant(s):

Address of Other Parties:

Gregory Wesolowski, Appellant(s) 43 Prospect Avenue San Francisco, CA 94110	Marc Sherry, Marissa Huang, Permit Holder(s) c/o Shaum Mehra, Agent for Permit Holder(s) Oblique City Architecture 1143 Shrader Street San Francisco, CA 94117
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Date Filed: January 27, 2026

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 26-004**

I / We, **Gregory Wesolowski**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2022/12/28/9265** by the **Department of Building Inspection** which was issued or became effective on: **January 13, 2026**, to: **Marc Sherry and Marissa Huang**, for the property located at: **45 Prospect Avenue**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **February 12, 2026**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org), [shaum@obliquacity.com](mailto:shaum@obliquacity.com), [msherry@gmail.com](mailto:msherry@gmail.com) and [marissa.huang@gmail.com](mailto:marissa.huang@gmail.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 26, 2026**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org) and [gregwes1@gmail.com](mailto:gregwes1@gmail.com)

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, March 4, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment to the Preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Gregory Wesolowski, appellant

Hello Board of Appeals member,

I am the property owner of 43 Prospect Ave and received a Notice of Structural Addition for permit # 202212289265 on January 13th. This permit is for renovation and foundation work at the adjoining property 45 Prospect Ave.

I visited the Records Management Division office and reviewed the building plans associated with the permit # above. In the plans I saw the following proposed alterations to my property at 43 Prospect Ave:

1. Excavation into my property
2. Addition of 4" perforated drain pipe on my property
3. Addition of crushed rock backfill and clayey top soil on my property
4. New foundation footing from 45 Prospect Ave extending into my property

I am filing an appeal since I did not review or approve any of the proposed work to my property in the building plans.

Furthermore, I am concerned how the proposed changes could impact the structural integrity of my foundation or water drainage. The proposed work would also prevent use of my property, and I don't know what other risks may be incurred from the scope of work.

I am requesting the Board's help to withhold the building permit pending resolution for the above concerns and unapproved alterations to my property.

Please let me know what next steps are required, appreciate your help.

Thank you,

Gregory Wesolowski

408-250-7128

43 Prospect Ave

Home



## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 1/26/2026 2:48:02 PM

Application Number: 202212289265  
 Form Number: 3  
 Address(es): 5611 / 037 / 0 45 PROSPECT AV  
 Description: REMODEL E KITCHEN & BATH, ADD N BATH & MASTER BATH, ADD 3 NEW DORMERS & CONVERT ATTIC TO HABITABLE SPACE. New foundation.  
 Cost: \$610,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
12/28/2022	TRIAGE	
12/28/2022	FILING	
12/28/2022	FILED	
11/10/2025	APPROVED	
1/13/2026	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 1070193  
 Name: AVI EDRI  
 Company Name: EDRI CONSTRUCTION INC \*SEE NOTES\*  
 Address: 701 CORTLAND AVE \* SAN FRANCISCO CA 94110-0000  
 Phone:

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		12/28/22	12/28/22			12/28/22	CHENG ANITA		
CP-ZOC		12/28/22	1/17/23			1/17/23	CORRETTE MOSES		4.28.23 Approved: Lower grade of lot; lower building by same amount; restore height of building (no net change to non-conformity); lower attic floorplate; create new habitable attic with dormers. New foundation with usable garage. 1.17.22 - Permit with Permit Center staff, 2nd floor. 1.17.23 - Approved: Lower grade of lot; lower building by same amount; restore height of building (no net change to non-conformity); lower attic floorplate; create new habitable attic with dormers. New foundation. 12.28.22 - Moses soft intake to review with ZA office for 311.
									6/28/23dp Convert to Form 3. Scope: convert pitched roof attic to 2nd story with

PRE-BLDG		6/28/23	6/28/23	6/28/23		3/24/25	PANG DAVID	Approved	new dormers, and excavate >50CY for new basement garage. Side of building is set back >3ft from property line. Structural drawings and calculations stamped by Shaum Mehra, AOR; engineer recommended. HOLD Comments: 1) complete check-boxes in SSPA form, 2) check off required items on special inspection form, 3) provide missing seismic/wind design to account for new large wall openings in the rear portion of building, 4) provide location of site on the SSPA landslide map in the drawings (not shown in geotechnical report), 5) provide geotechnical letter reviewing the foundation drawings, 6) provide PDF of geotechnical report in CD-ROM or thumbdrive format. 3/24/25 Administrative approval by dp.
CPB		6/29/23	6/29/23			10/4/23	CHEUNG DEREK	Administrative	07/13/2023 Filing Fee received, CV 07/12/2023 Invoice resent to AoR new e-mail; engineer caled for contact, CV 06/29/2023 Convert Form 8 to 3, e-mail sent to AoR, Invoice Sent, Forms requested, CV
CP-ZOC		10/13/23	10/13/23			10/13/23	CORRETTE MOSES	Approved	Approved in Bluebeam. No change to scope.
BLDG		10/13/23	12/11/23			12/12/23	HU QI (ANNE)	Issued Comments	12/12/23: Incomplete submittal. Comments issued on plan, calculation and geotechnical report(letter is not report).
BLDG	1	7/23/24	7/23/24			7/23/24	HU QI (ANNE)	Issued Comments	23/24:Issued comments on BB
BLDG	2	9/25/24	9/25/24			9/25/24	HU QI (ANNE)	Issued Comments	9/25/24:Issued comments
BLDG	3	10/15/24	10/15/24			10/15/24	HU QI (ANNE)	Issued Comments	10/15/24:Issued comments on BB for structural design
BLDG	4	2/12/25	2/12/25			2/12/25	HU QI (ANNE)	Approved	2/12/25:Approved
MECH		10/13/23	11/7/23			11/7/23	SHAIKH MOHSIN	Issued Comments	11/7/23 Placed in Hold pending comments.
MECH	1	7/15/24	7/15/24			7/15/24	SHAIKH MOHSIN	Approved	7/15/24 Stamped approved REV1.
SFPUC		10/13/23	10/30/23			10/30/23	FONG JEFFREY	Approved	Approved. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. jfong@sfgwater.org. 10/30/23.
PERMIT-CTR		1/17/23	1/17/23			1/17/23	PERMIT CENTER USER		01/17/2023: Project received by Permit Center Team. Applicant may collect the project to continue OTC review. See email from PERMITCENTER@SFGOV.ORG for instructions. - HB
PERMIT-CTR		6/23/23	6/23/23			6/23/23	YAMAMURA WENDY		06/23/2023: Project has been received by Permit Center Team and transferred to the Central Permit Bureau (CPB). Applicants may contact dbi.cpbrequest@sfgov.org for further project updates - WY
CP-ZOC	3	10/15/24	10/15/24			10/15/24	CORRETTE MOSES	Approved	Less than 800 new GSF (no fees) Dormers to be at least 3-feet away from each other.
MECH	3	10/15/24	10/21/24			10/21/24	SHAIKH MOHSIN	Approved	10/21/24 approved REV3.
SFPUC	3	10/15/24	10/17/24			10/17/24	FONG JEFFREY	Approved	Re-stamped REV3. Approved. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. jfong@sfgwater.org. 10/17/24
CP-ZOC	4	2/12/25	2/12/25			2/12/25	CORRETTE MOSES	Approved	restamped. No change to scope.
MECH	4	2/12/25	2/12/25			2/12/25	SHAIKH MOHSIN	Approved	REV4 restamped.
							FONG		Re-stamped REV4. Approved. Capacity Charge not applicable. No change in

SFPUC	4	2/12/25	2/18/25		2/18/25	JEFFREY	Approved	meter size, not enough fixtures added to warrant a larger meter. jfong@sfgwater.org. 02/18/25
PPC		10/4/23	10/5/23		3/24/25	WAI CHUNG WONG	Administrative	03/24/25 10:53 AM Invite sent to CPB to close out permit; KW 2/19/25: The design professional stamps and signature are missing for Sheet WSWH1 & WSWH2, please update in Bluebeam sessions and contact PPC at dbi.ppcrequest@sfgov.org; kw 2/12/25: Invite sent to CP-ZOC, MECH & SFPUC to review and stamp REV4 drawings; kw 10/15/24: Invite sent to CP-ZOC, MECH & SFPUC to review and stamp REV3 drawings; kw 10/15/24: Emailed BLDG to stamp on the application form and initial on the SFUSD form; kw 10/13/2023: Invite sent to BLDG, MECH, PUC to start electronic plan review;nl 10/13/2023: Invite sent to applicant to join BB session;nl 10/13/2023: Bluebeam session created, Invite sent to CP-ZOC (Planning) to start electronic plan review;nl 10/5/2023: Email sent to intake to request from applicant a complete set, missing T-24's, GS5 and to sign the WSWH1 and 2 before session will be created;nl
CPB		3/24/25	11/10/25		11/10/25	CHENG ANITA	Administrative	11/10/2025: Walk-in- informed applicant an email will be sent as follow-up on PENDING docs, Green Halo rec'd, Pending 2nd extension, Safety 06/27/25: Contractor's statement form and Green Halo tracking information received. Pending items: CAL-OSHA safety permit. jb 06/10/2025: EXTENSION REQUEST APPROVED FROM CP-ZOC AND MGMT IF PAID NEW EXTENSION/CANCEL DATE: 10/02/2025 M.D 06/05/2025: RECEIVED EXTENSION REQUEST FORM. PENDING SIGNATURE FROM MANAGEMENT. 06/03/25: PROPERTY OWNER FORM, FINAL DECLARATION, EXTENSION REQUEST FORM RECEIVED FROM APPLICANT. STILL PENDING: FULL GREEN HALO INFORMATION, CAL-OSHA SAFETY PERMIT INFORMATION, APPROVAL OF EXTENSION. JB 04/01/25: SFUSD Fees entered for issuance, CV  03/31/25: SFUSD Fees sent for approval, CV  03/31/25: EMAILED APPLICANT REQUESTING REQUIRED ISSUANCE DOCUMENTS: CONTRACTOR STATEMENT FORM OR PROPERTY OWNER'S DISCLOSURE FORM, GREEN HALO TRACKING INFORMATION, FINAL DECLARATION FORM, CAL-OSHA SAFETY PERMIT, AND EXTENSION APPROVAL FORM. JB
CPB		11/10/25	11/10/25		1/13/26	CHENG ANITA	Administrative	01/13/2026: Paid, Issued via email with BB links and Job Card attached to email. - AWC 12/19/2025: Extension approved new cancellation 09/27/2026, sent invoice. -AWC 12/16/2025: Rec'd 2nd Extension Request, LCS, Final Declaration, Safety Permit, Green Halo. Pending approval of 2nd Extension before invoices will be sent. -AWC 11/10/2025: Walk-in- informed applicant an email will be sent as follow-up on PENDING docs, Green Halo rec'd, Pending 2nd extension, Safety Permit, Final Declaration, Licensed Contractor Statement. 2nd extension must be approved before sending invoices. -AWC

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			2	BOLTS INSTALLED IN CONCRETE	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			24A	FOUNDATIONS	
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			24F	OTHERS	straps, clips, holdowns, and screws
0			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
0			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

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# BRIEF SUBMITTED BY THE APPELLANT(S)

**Appeal No.:** 26-004

**Appeal Title:** Wesolowski vs. DBI, PDA

**Subject Property:** 45 Prospect Avenue

**Permit Type:** Alteration Permit

**Permit No.:** 2022/12/28/9265

## **APPELLANT BRIEF**

### **I. INTRODUCTION**

My name is Gregory Wesolowski and I co-own the property located at 43 Prospect Ave. On January 13, 2026 I received a Notice of Structural Addition from The Department of Building Inspection (DBI) for permit number 202212289265 at the adjacent property, 45 Prospect Ave. I filed a permit appeal on January 27, 2026 after reviewing the building plans since encroachment onto 43 Prospect Ave. was observed. Section II introduces the area along the property line of 43 and 45 Prospect Ave with photographs. Section III describes attempts to review renovation plans with the permittee prior to submitting the appeal, and Section IV explains why the permit appeal was filed. Section V outlines what relief is being requested from The Board of Appeals.

### **II. PROPERTY BACKGROUND**

The property line of 43 and 45 Prospect Ave. viewed facing SE is shown in Exhibit A-1 on the next page. Facing NW, the property line is shown in Exhibit A-2. It's important to note that the combined retaining wall and foundation of 43 Prospect Ave. is not directly adjacent to the property line - it is offset as shown in Exhibit A-2. The section of 43 Prospect Ave. adjacent to the property line is used for gardening as pictured by the planters in Exhibit A-2.

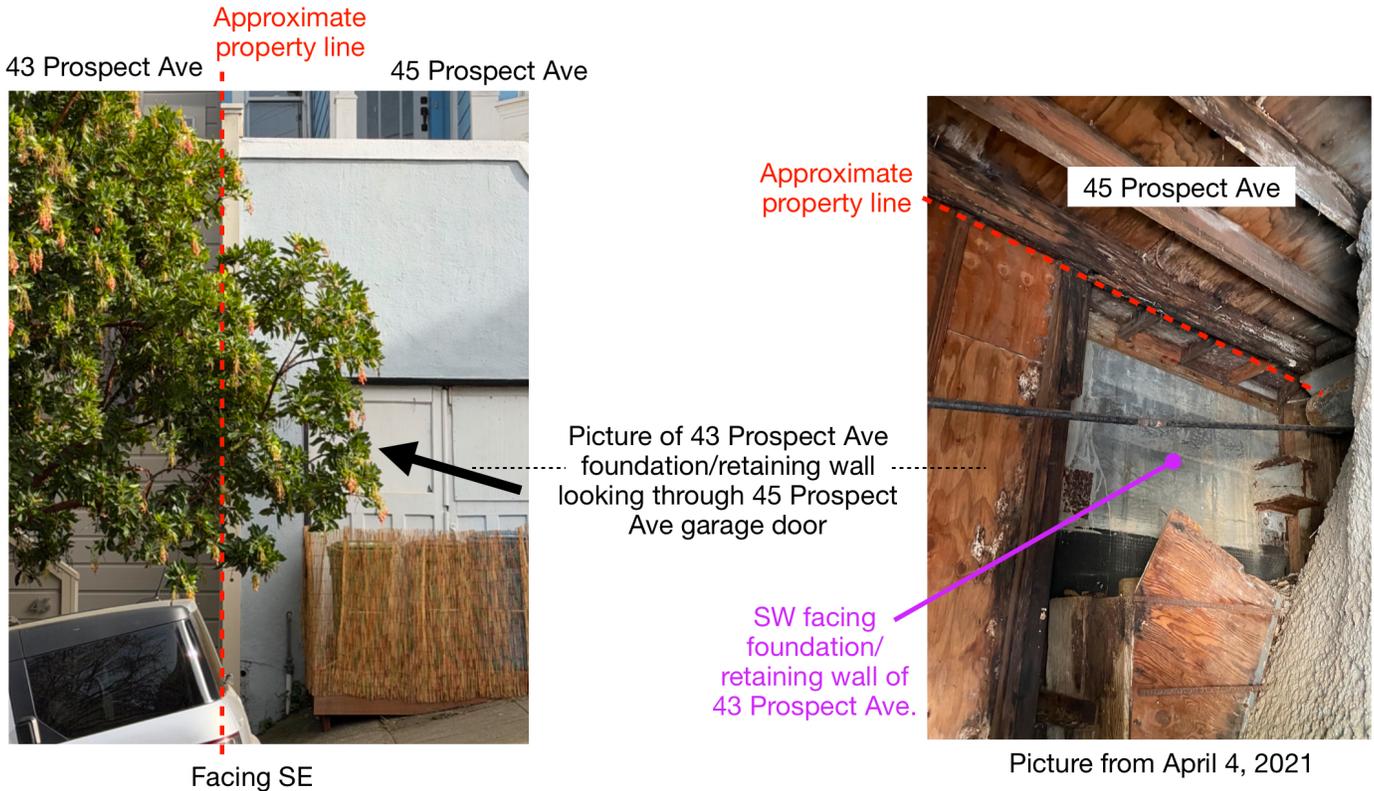


*Exhibit A-1: Approximate property line between 43 and 45 Prospect Ave facing southeast*



*Exhibit A-2: Approximate property line between 43 and 45 Prospect Ave facing northwest*

Another important aspect to highlight is that the foundation/retaining wall of 43 Prospect Ave. close to the property line is not contacted by soil along its entire height. Exhibit A-3 shows a picture of the SW face of the foundation/retaining wall of 43 Prospect Ave.

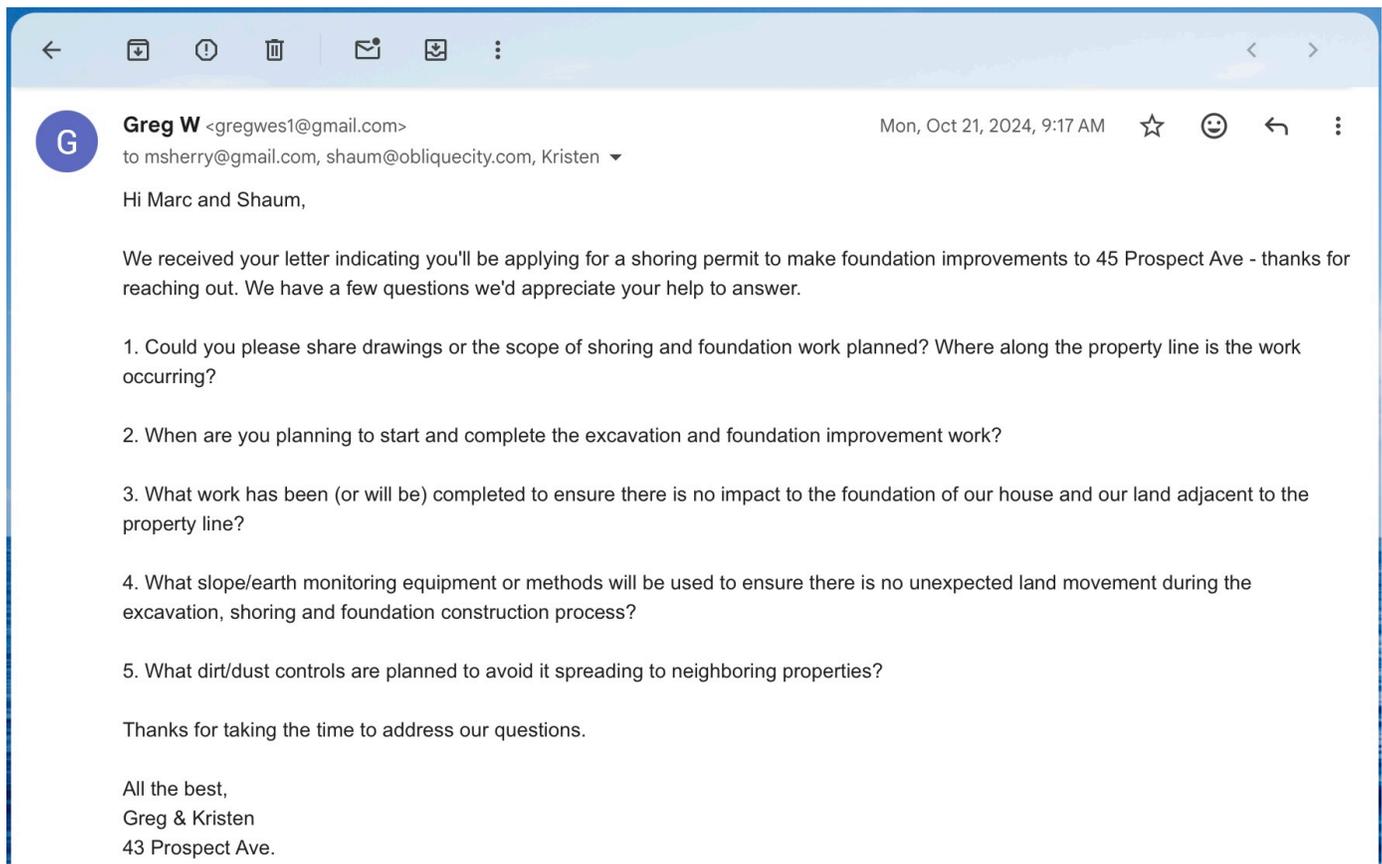


*Exhibit A-3: 43 Prospect Ave. foundation/retaining wall seen from 45 Prospect Ave. garage door*

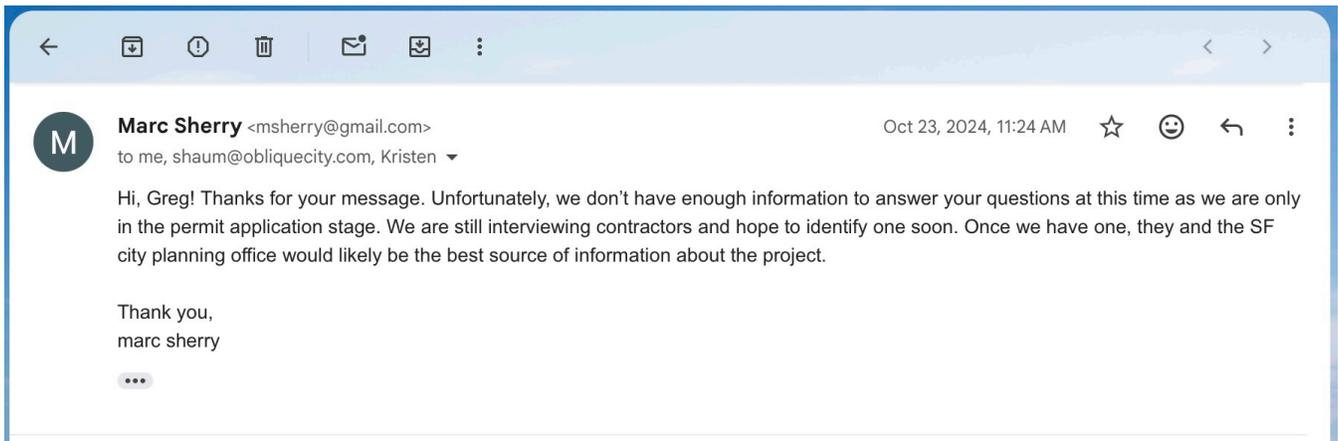
### **III. ATTEMPTS TO REVIEW PLANS**

We're supportive of our neighbors renovation, and prior to filing the permit appeal, attempts were made to review renovation plans with the permittee and/or technical team (architect and/or contractor) to review what work was being planned along the property line. However, no details of the renovation plans were shared following each attempt to review the scope of work. The following describes the timeline of communication.

In October 2024, I received a letter from the property owner of 45 Prospect Ave., Marc Sherry, and the architect working on the renovation project of 45 Prospect Ave., Shaum Mehra. It indicated that they were going to apply for a shoring permit to make foundation improvements. Exhibit B-1 below is the email I sent to Marc and Shaum following receipt of their letter. And Exhibit B-2 is Marc's reply. In summary, I asked where along the property line the work was occurring, and asked about the general scope of work, timeline, and mitigations for potential impacts to my property. Marc replied that they did not have enough information to answer my questions.

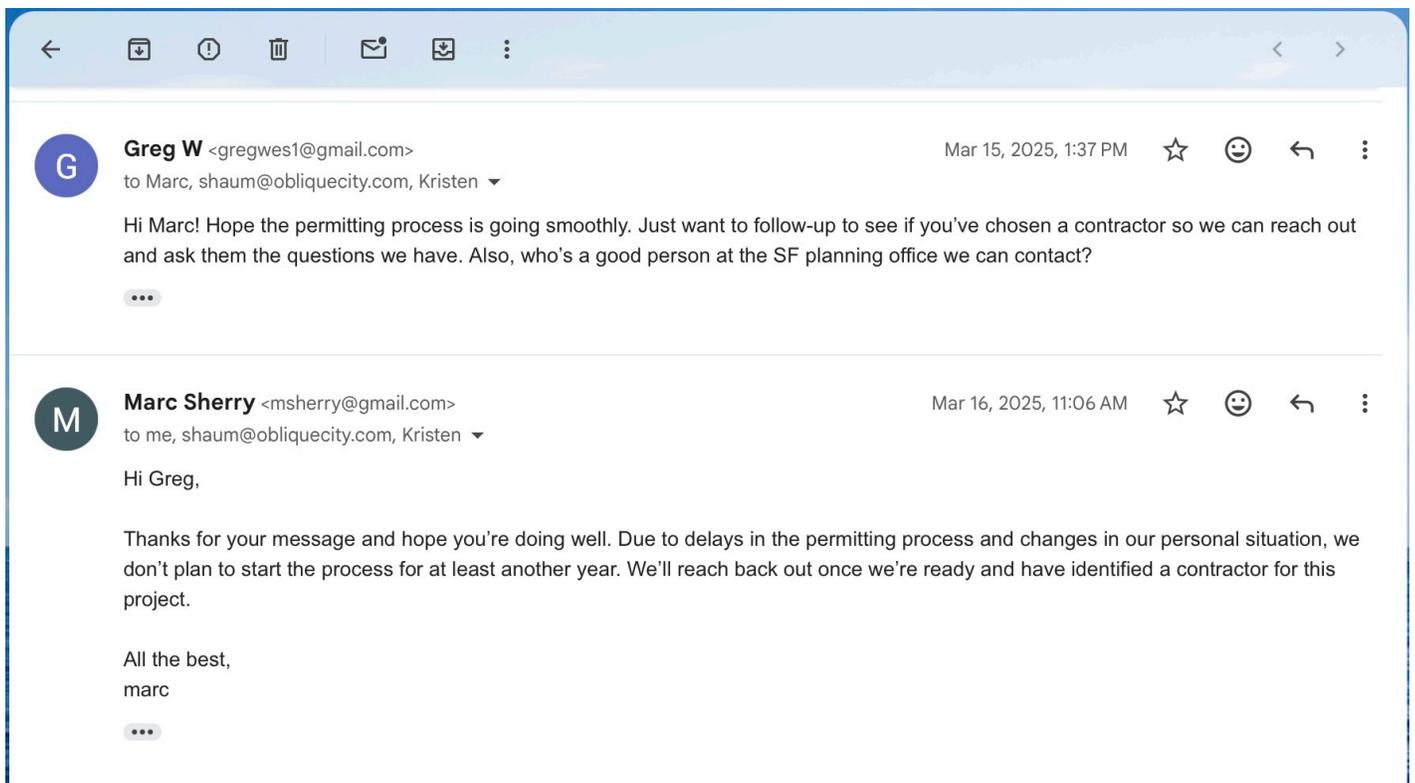


*Exhibit B-1: October 21, 2024 email requesting information about the renovation scope*



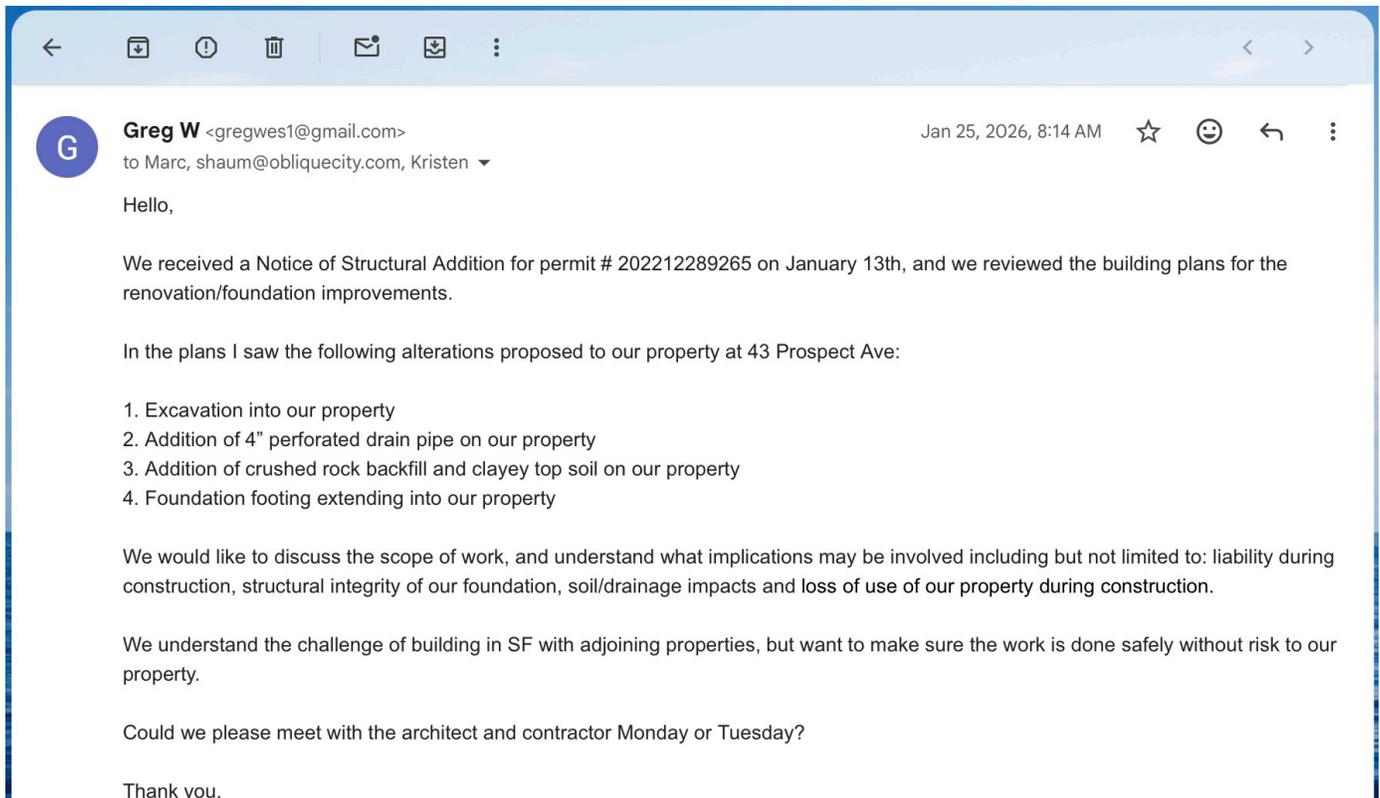
*Exhibit B-2: October 23, 2024 email replying to questions about renovation scope*

On March 15, 2025, I followed up with Marc asking if there was someone at the SF planning office or contractor I could contact to answer my questions. Marc said they didn't plan to start the process for at least another year, and that they would reach out once they were ready. So no additional points of contact were shared to learn about the proposed scope of work. Exhibit C-1 shows the email exchange from March 2025.



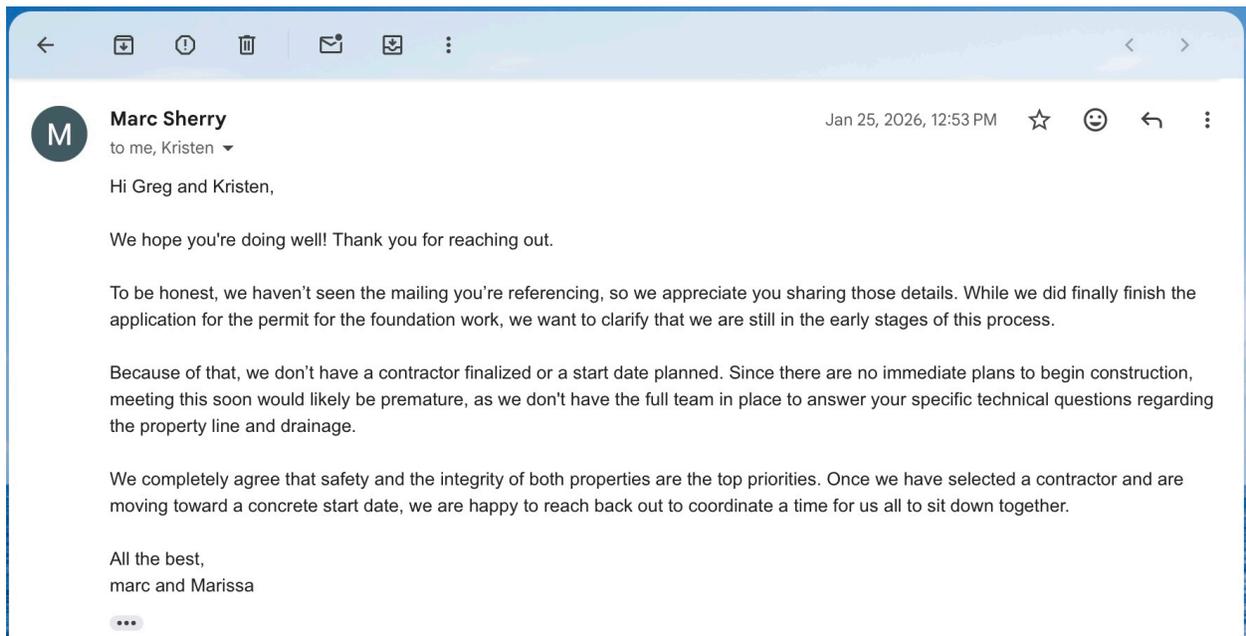
*Exhibit C-1: March 2025 email exchange requesting contact information to answer questions*

Less than a year later in January 2026, I received a Notification of Structural Addition indicating that permit no. 202212289265 was issued for 45 Prospect Ave. The Notification advised that I could inspect the building permit application and plans, so I went to The Records Management Division to review the building plans. Following review of the plans, I sent an email on January 25, 2026, Exhibit D-1 below, to Marc and Shaum highlighting that the building plans appeared to show encroachment onto my property, 43 Prospect Ave. I requested to meet with the architect and contractor to discuss the scope of work prior to the permit appeal deadline.



*Exhibit D-1: January 25, 2026 email requesting to meet with architect and contractor*

Marc replied that the meeting would likely be premature and recommended to meet at a later date, see Exhibit D-2 on the next page. The deadline to file a permit appeal was January 28, 2026, so with no clarifying information shared by the permittee, an appeal was filed.



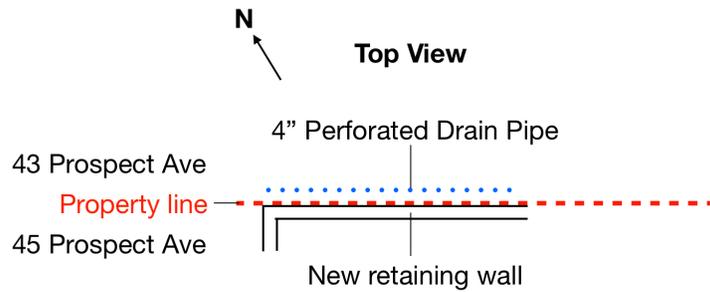
*Exhibit D-2: January 25, 2026 email reply from Marc*

#### **IV. GROUNDS FOR APPEAL**

The grounds for appeal are all related to unauthorized encroachment and modification of my property. See items A through D below for issues observed during the review of building plans associated with permit no. 202212289265 for 45 Prospect Ave. Since I am not the property owner of 45 Prospect Ave., I was unable to obtain copies of the building plans, so I did my best to sketch and describe what I observed.

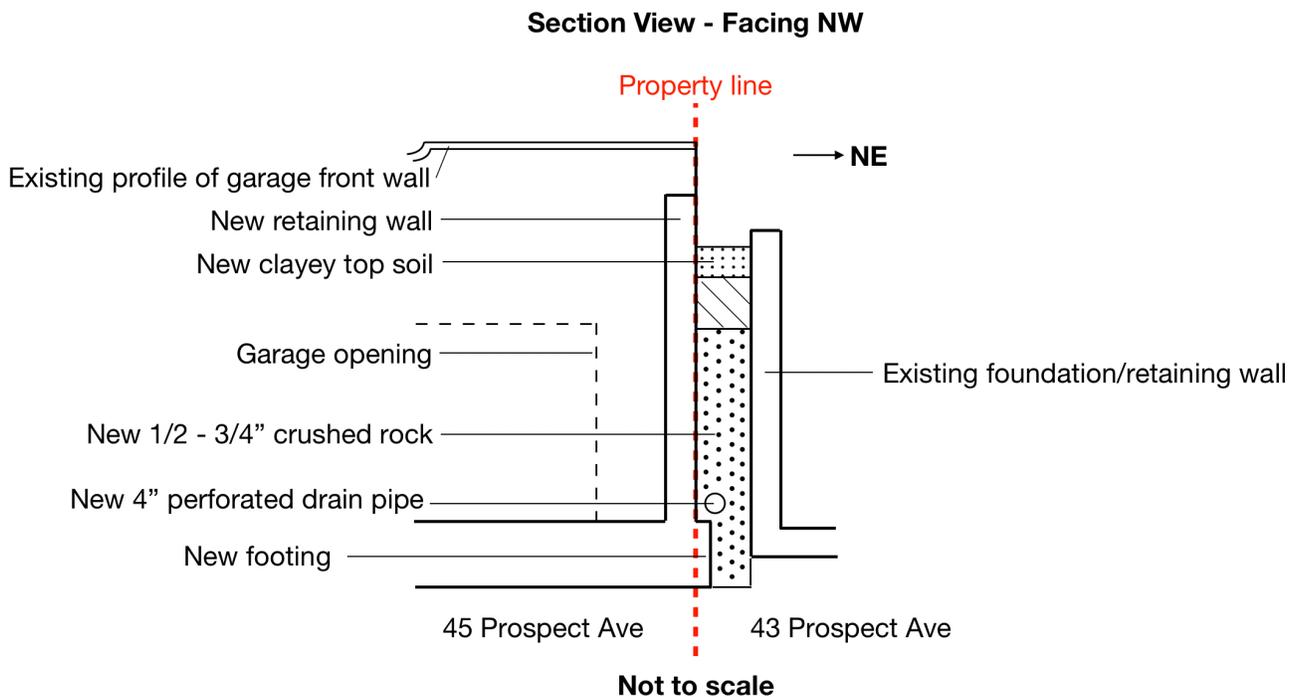
##### **A. Installation of perforated drain pipe on my property**

The plans for 45 Prospect Ave. include installation of a 4-inch perforated drain pipe located within my property boundaries. No approval was given for this proposed installation. Page 3 of the building plans show a top view of both 43 and 45 Prospect Ave., and Exhibit E-1 on the next page shows a sketch of the relevant section of the building plans.



*Exhibit E-1: Sketch of section on page 3 of building plans for 45 Prospect Ave*

Section view RW10 on page 32 of the building plans has a more detailed illustration of the perforated drain pipe implementation. Exhibit E-2 below shows the perforated drain pipe entirely on my property according to the building plans.

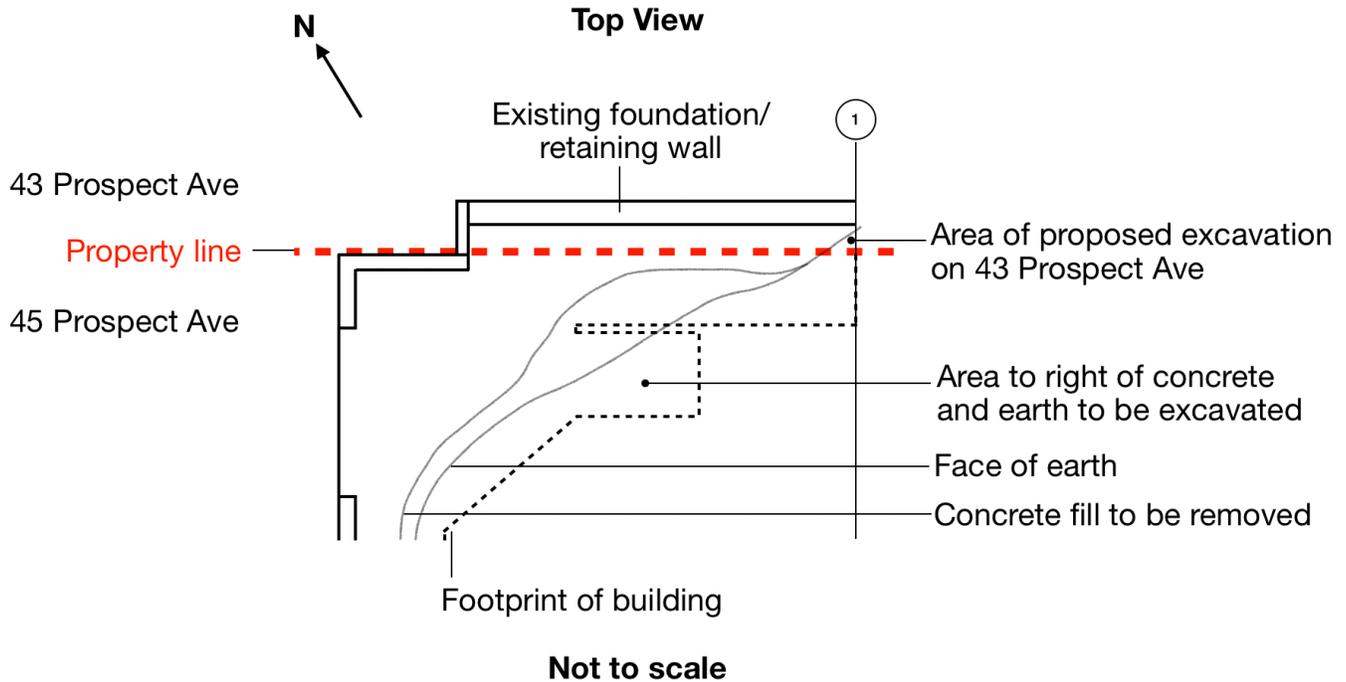


*Exhibit E-2: Sketch of section "RW10" on page 32 of building plans for 45 Prospect Ave*

**B. Unauthorized excavation of my property**

Page 4 of the building plans for 45 Prospect Ave also outline where excavation will occur in order to create space for a garage and storage room. Exhibit F-1 on the next page shows that a small section of my property is included in the excavation plans. This was neither reviewed nor

approved and I am concerned what risk this may pose to my foundation/retaining wall, in addition to loss of use of my property.



*Exhibit F-1: Sketch of section of page 4 of building plans for 45 Prospect Ave*

### **C. Placement of crushed rock backfill and clayey topsoil on my property**

Exhibit E-2 above shows the addition of crushed rock and clayey topsoil to be added on my property as part of the foundation work on 45 Prospect Ave. I did not approve of any construction material to be added to my property. I am also concerned of what impact this could have to the integrity of my foundation/retaining wall.

### **D. Foundation footing encroachment on my property**

The approved plans show a new foundation footing extending beyond the property line of 45 Prospect Ave and into my property. Exhibit E-2 shown above from page 32 of the building plans shows the encroachment and this was neither reviewed nor approved.

## **V. REQUEST FOR RELIEF**

For the reasons stated above, I respectfully request that the Board of Appeals:

1. Revoke building permit no. 202212289265 and require revised plans to be reviewed by the owners of 43 Prospect Ave. If the revised plans continue to include changes to 43 Prospect Ave., there must be written approval that these changes are permissible.

I look forward to working with our neighbors to solve these concerns and am confident we can come to a common understanding.

Respectfully submitted,

Gregory Wesolowski  
Appellant

February 11, 2026

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

**Appeal No.:** 26-004

**Subject Property:** 45 Prospect Avenue

**Permit No.:** 2022/12/28/9265

**Hearing Date:** March 4, 2026

# **PERMITTEE'S RESPONSE BRIEF**

## **I. INTRODUCTION**

This brief is submitted by Marc Sherry and Marissa Huang (Permittees), owners of 45 Prospect Avenue. We have reviewed the Appellant's concerns and, in the interest of being good neighbors and ensuring a smooth project, we have committed to voluntarily revising our plans to ensure all work—including footings and drainage—is contained strictly within our property lines.

On Sunday, February 22, we met personally with Mr. Wesolowski and Ms. Cretella at their home to apologize for the technical oversights in our permitted plans. Our architect, Shaum Mehra, and our designer, Gordana Pavlovic, also attended the meeting to join us in taking full accountability for the errors. During this face-to-face discussion, we confirmed our commitment to relocating all project elements to our side of the property line.

As part of a thorough review of the site and historical plans triggered by the Appellant's submission, we identified several other critical boundary issues that must be resolved to

ensure the safety and boundary clarity of both properties. These discoveries include a physical attachment of the Appellants' bathroom structure to our building, which creates a seismic hazard, and a visual encroachment where our home's siding and trim have been painted to match the Appellants' residence. All parties discussed these findings and agreed that a clear physical and visual separation is the best path forward to ensure the properties are distinct with no blurred lines.

In light of these mutual understandings and our commitment to full boundary compliance, we respectfully request that the Board deny the appeal so that we may proceed with a project that will be fully compliant with the Appellant's stated preferences and the necessary safety standards for both homes.

## **II. VOLUNTARY REVISIONS & BOUNDARY INTEGRITY**

To address the concerns raised in the Appellant's Brief, we have instructed our engineers to finalize a full redesign of the foundation and drainage systems. While our structural and soils engineers maintained that the original plan—which utilized shared drainage and work up to the property line—represented a "best practice" for the long-term stability of both properties, we are voluntarily moving away from that design to respect the Appellants' preference for absolute boundary separation.

We will submit these formal revisions to the Department of Building Inspection (DBI) for approval to ensure all work meets the following standards:

**Zero-Encroachment Footings** All foundation footings are being redesigned to sit 100% within the 45 Prospect property line. We are actively finalizing the engineering to ensure

these footings provide maximum structural stability for our house-lift without crossing the boundary. Once this technical solution is finalized, it will be submitted to DBI for formal approval.

**Independent Drainage and Neighbor Responsibility** As noted in the original Site and Drainage Plan, the previous design utilized drainage infrastructure placed along the boundary. We are now relocating all drainage systems entirely to the 45 Prospect side of the line. Consequently, 43 Prospect will become an entirely independent system. This means Mr. Wesolowski and Ms. Cretella will now maintain exclusive responsibility for the management of their own runoff, water mitigation, and drainage maintenance. This change provides the legal and physical independence the Appellants requested.

**Revised Excavation Limits** Because we are no longer installing shared drainage infrastructure at the boundary, we are revising the excavation limits shown on the original Garage Level Excavation plan. We are pulling back these boundaries to provide a buffer between our project and the property line. This ensures the integrity of the earth adjacent to the Appellants' foundation and removes any risk of encroachment during the construction process.

**Engineering Accountability** These elements were originally included because our structural engineers followed guidance from the soils engineer, Romig Engineers, to prioritize shared structural integrity. While we relied on their technical expertise, we realize we should have vetted these plans against the property line more closely and consulted Mr. Wesolowski and Ms. Cretella first. We take full responsibility for this

oversight and are moving swiftly to correct it through this formal revision and approval process.

### **III. STRUCTURAL INDEPENDENCE & PROPERTY RESTORATION**

A central component of our project involves a house-lift to ensure a proper and structurally sound foundation, which the house currently lacks. As part of our thorough review of the site conditions and historical plans triggered by the Appellant's submission, we identified critical boundary issues on the 43 Prospect side of the line. For our project to proceed safely and in accordance with the California Building Code (CBC), a clear physical separation must be established.

**1. Requirement for Seismic Separation and Bathroom Detachment** Our site review revealed that the Appellants have a bathroom structure physically fastened to the building envelope of 45 Prospect (**See Exhibit A**). We cannot safely lift our home while a third-party structure is attached to it.

Per the CBC, independent structures must have a seismic separation (gap) to prevent "pounding" and structural failure during an earthquake. This detachment is a non-negotiable safety mandate and a technical prerequisite for the house-lift. As the owners of the encroaching structure, the Appellants are solely responsible for ensuring their property is self-supporting once it is detached from our building.

Because the Appellants have utilized our building for support, we assume no liability for the structural integrity of their building once it is detached. While we will cooperate on scheduling and coordination, the burden and cost of shoring up their own structure—ensuring it is code-compliant and independent—lies entirely with the Appellants. This resolution is required before the house-lift proceeds to ensure the safety of both construction crews and both properties.

**2. Restoration of Property Identity and Title Clarity** The discussion and review process also highlighted unauthorized cosmetic alterations where 43 Prospect's color palette was extended onto the siding and trim of 45 Prospect (**See Exhibit B**). By applying these matching tones, the Appellants have visually obscured the legal property line and merged the appearance of two distinct residences.

We intend to repaint and restore our building envelope to match its original identity once the buildings are safely detached. This visual distinction is essential for long-term title clarity and to prevent future confusion regarding maintenance responsibilities or insurance claims.

**3. Mutual Cooperation and Necessary Access** As discussed during our meeting on February 22, Mr. Wesolowski and Ms. Cretella have agreed to allow us the temporary, reasonable access needed to perform this detachment and restoration work.

Establishing this physical separation is a standard requirement for code-compliant construction and is in the best interest of the safety and property value of both lots.

## **IV. CONCLUSION**

Our meeting on February 22 and our subsequent technical review demonstrate our commitment to a project that respects all property boundaries. We take full responsibility for the initial oversight regarding the property line in our original submittal and sincerely apologize for the concern this caused Mr. Wesolowski and Ms. Cretella. By voluntarily revising our plans to ensure 100% on-property footings and drainage, we are addressing the Appellants' primary concerns while taking on the added responsibility of creating an independent drainage system. We will submit these formal revisions to the Department of Building Inspection (DBI) for review and approval to ensure the project meets all technical and boundary standards. Furthermore, by identifying and addressing the shared structural and cosmetic issues through our review process, we are ensuring long-term structural independence and title clarity that protects both properties from future seismic risk and boundary complications.

However, property line integrity is a reciprocal obligation. We have acted in good faith to address every technical concern raised; for this project to proceed safely and in accordance with the California Building Code, the Appellants must now fulfill their own structural responsibilities.

We respectfully request that the Board deny the appeal to allow these safety corrections and technical revisions to proceed without further delay, with the understanding that we will:

1. **Submit Formal Revisions:** We will submit updated plans to DBI for approval ensuring 100% on-property footings and drainage.
2. **Establish Structural Independence:** Proceed with our permitted work in a manner that eliminates reliance on any adjoining structure. As part of this process, the existing attachment of the neighboring bathroom structure to our building will need to be resolved so that each property is independently supported. Responsibility for the structural integrity of that adjoining structure rests with its owners, and we assume no liability for its condition once separation is completed.
3. **Establish Independent Drainage:** Relocate all drainage infrastructure to our property, resulting in an entirely independent system at 43 Prospect. Management of runoff and drainage for the adjoining property will remain the responsibility of its owners.
4. **Restore Building Identity:** Restore our building envelope—including exterior finishes previously altered without our consent—to ensure a clear visual and legal distinction between the two properties.
5. **Obtain Standard Temporary Access as Required:** To perform this mandated safety and restoration work, we require standard, temporary access to the property line. This access is incidental to construction, and should not be impeded by unnecessary administrative delay.

We remain committed to a professional construction process by fully licensed contractors that ensures the safety of both 43 and 45 Prospect Avenue. We respectfully

request that the Board deny the appeal and allow the permit and associated revisions to proceed without further delay.

Respectfully submitted,

Marc Sherry & Marissa Huang, Permittees

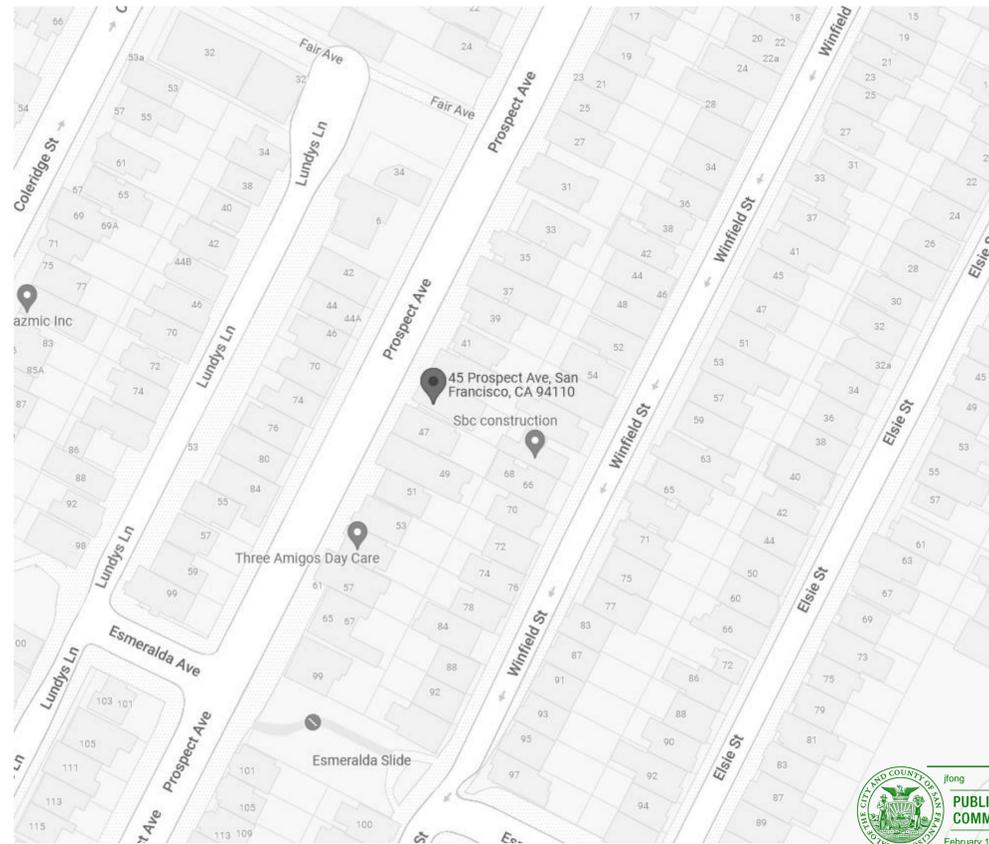
# V. Exhibits

## A. Attached structure



B. Unauthorized cosmetic changes to 45 Prospect (multiple images)





1 (E) BUILDING KEY PLAN  
NTS

**PUBLIC UTILITIES COMMISSION**  
February 18, 2025

**Capacity Charges**  
Water: \$0  
Wastewater: \$0  
JF 02/18/25

## PROJECT DIRECTORY

**BUILDING OWNERS:**  
MARISSA MIN-SHA HUANG  
58 WINFIELD ST., SAN FRANCISCO, CA  
(650) 387-7260

**ARCHITECT:**  
OBLIQUE CITY  
1143 SHRADER ST, SAN FRANCISCO, CA  
(415) 323-0729

**DESIGNER:**  
GORDANA DESIGN STUDIO  
602 HAWTHORNE AVE., PALO ALTO, CA  
(650) 483-4622

**GEOTECHNICAL ENGINEER:**  
ROMIG ENGINEERS  
JUSTIN SORNERBERG & TOM PORTER  
(650) 591-5224

**GOVERNMENT AGENCIES:**  
CITY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
49 SOUTH VAN NESS #1400  
SAN FRANCISCO, CA 94103  
(415) 558-6378



**SCOPE OF WORK**  
REMODEL OF EXISTING SINGLE-FAMILY HOME  
REMODEL (E) KITCHEN AND (E) BATHROOM  
ADD (N) SHARED BATH AND MASTER BATH  
ADD 3 (N) DORMERS & CONVERT ATTIC TO HABITABLE SPACE  
RECONSTRUCT BUILDING FOUNDATION  
RECONSTRUCT (E) REAR RETAINING WALL  
ADD (N) GARAGE & STORAGE AREA AT GROUND LEVEL

## CODES & STANDARDS

- PART 1 - 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- PART 2 - 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR (2015 IBC AS AMENDED BY THE STATE OF CALIFORNIA & THE CITY OF SAN FRANCISCO)
- PART 2.5- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, CCR (2015 IBC AS AMENDED BY THE STATE OF CALIFORNIA & THE CITY OF SAN FRANCISCO)
- PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, CCR (2015 NEC AS AMENDED BY THE STATE OF CALIFORNIA & THE CITY OF SAN FRANCISCO)
- PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, CCR (2015 UMC AS AMENDED BY THE STATE OF CALIFORNIA & THE CITY OF SAN FRANCISCO)
- PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, CCR (2015 UPC AS AMENDED BY THE STATE OF CALIFORNIA & THE CITY OF SAN FRANCISCO)
- PART 6 - 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, CCR
- PART 9 - 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, CCR
- PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, CCR
- PART 12 - 2019 CALIFORNIA REFERENCE STANDARDS CODE, PART 12, TITLE 24, CCR

## BUILDING DATA

APPLICABLE CODE	EXISTING	PROPOSED	APPLICABLE CODE:
CONSTRUCTION TYPE	TYPE V-B	TYPE V-B	2019 CBC WITH CITY OF SAN FRANCISCO AMENDMENTS
OCCUPANCY GROUP	R	R	TOTAL (E) BUILDING AREA: 1960 S.F.
BUILDING HEIGHT	±21'-9" FT.	±21'-9" FT.	PARCEL AREA: 1820 S.F.
NO. OF STORIES	1	2	BUILDING USE: RESIDENTIAL
NO. OF UNITS	1	1	ZONING: RH-2, RESIDENTIAL HOUSE, TWO FAMILY
FIRE SPRINKLER	-	-	OCCUPANCY TYPE: GROUP R
SEISMIC UPGRADE	-	-	EXITS REQUIRED: 1 EXIT
			EXITS PROVIDED: 2 EXIT
			APN: 5611/037

## SHEET INDEX

SHT. NO.	DWG. NO.	SHEET TITLE
1	A0	TITLE SHEET / KEY PLAN
2	A1	SITE SURVEY
3	A1.1	SITE PLAN
4	A2	(E) GARAGE LEVEL EXCAVATION & (N) GARAGE PLAN
5	A3	(E) FIRST FLOOR DEMOLITION PLAN / PROPOSED FIRST FLOOR PLAN
6	A4	(E) ATTIC PLAN & PROPOSED SECOND FLOOR PLAN
7	A5	(E) & PROPOSED ROOF PLANS
8	A6	(E) WEST BUILDING ELEVATION
9	A7	PROPOSED WEST BUILDING ELEVATION
10	A8	(E) & PROPOSED NORTH BUILDING ELEVATIONS
11	A9	(E) & PROPOSED SOUTH BUILDING ELEVATIONS
12	A10	(E) & PROPOSED EAST BUILDING ELEVATIONS
13	A11	(E) BUILDING SECTIONS
14	A12	(E) BUILDING SECTIONS
15	A13	PROPOSED BUILDING SECTIONS
16	A14	PROPOSED BUILDING SECTION A
17	A14.1	PROPOSED BUILDING SECTION B
18	A15	BUILDING SCHEDULES & NOTES/GARAGE EGRESS DIAGRAM
19	A16	EGRESS DIAGRAMS
20	A17	SLOPE & ENERGY FORMS
21	S0.0	GENERAL NOTES
22	S0.1	SPECIAL INSPECTIONS
23	S1.0	FOUNDATION PLAN
24	S2.0	DECK & FIRST FLOOR FRAMING PLAN
25	S2.1	SECOND FLOOR FRAMING PLAN
26	S2.2	ROOF FRAMING PLAN
27	S4.0	WOOD DETAILS
28	S4.1	WOOD DETAILS
29	S4.2	WOOD DETAILS
30	S6.0	FOUNDATION DETAILS
31	S6.1	FOUNDATION DETAILS
32	S6.2	FOUNDATION DETAILS
33	WSWH1	STRONGWALL DETAILS
34	WSWH2	STRONGWALL DETAILS
35	EM1	GARAGE LEVEL REFLECTED CEILING PLAN / NOTES
36	EM2	FIRST & SECOND FLOOR REFLECTED CEILING PLANS / NOTES
37	T24.1	TITLE 24 ENERGY CALCULATIONS
38	T24.2	TITLE 24 ENERGY CALCULATIONS
39	T24.3	TITLE 24 ENERGY CALCULATIONS
40	GS5	GREEN BUILDING SHEET

**Green Halo Tracking Number Required**

**State Industrial Safety Permit**  
The attached application falls under the Labor Code Sec. 65000 in that it involves the type of construction work checked below:  
 Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend.  
 The construction of any building, structure, lotwork, or scaffolding more than 3 stories high or the equivalent height (20 ft).  
 The demolition of any building, structure, lotwork, or scaffold, more than 3 stories high or the equivalent height (20 ft).

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



**OBLIQUE CITY**  
1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
(415) 323-0729

CITY USE ONLY:

RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG

TITLE SHEET  
KEY PLAN

DATE: 6-21-24  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB # 2221

DRAWING NUMBER  
**AO**  
1 OF - SHEETS

## CALGREEN NOTES

- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR, CGBSC 4.504.2.4
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE CITY OF SAN FRANCISCO BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

## PLUMBING NOTES

VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.

**Where underpinning of adjacent property is necessary, complete details must be approved by the Department of Building Inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec 832 Civil Code, State of California. All underpinning to be supervised by registered civil engineer including temporary shoring and sequence of operation.**

## DEFERRED SUBMITTAL

- SHORING PERMIT
- SHORING AND EXCAVATION PERMIT IS UNDER SEPARATE PERMIT**
- A separate shoring permit is required before excavation begins. Work to be supervised by registered civil engineer including temporary shoring and sequence of operations.**

## ABBREVIATIONS

&	AND	D.F.	DRINKING FOUNTAIN	HT.	HEIGHT	PTN.	PARTITION
#	NUMBER OR POINT	DIA.	DIAMETER	I.A.W.	IN ACCORDANCE WITH	REF.	REFERENCE
(E)	EXISTING	DN.	DOWN	I.D.	INSIDE DIAMETER	REIN.	REINFORCE OR REINFORCING
(F)	FUTURE	D.O.	DOOR OPENING	INSUL.	INSULATION	RM.	ROOM
(N)	NEW (PROVIDE & INSTALL)	DR.	DOOR	K.P.	KICKPLATE	R.O.	ROUGH OPENING
(R)	REINSTALLED	D.S.	DOWNSPOUT	LAB.	LABORATORY	SCHED.	SCHEDULE
A.B.	ANCHOR BOLT	DWG.	DRAWING	LT.	LIGHT	SECT.	SECTION
A/C	AIR CONDITIONING	E.A.	EACH	MAT.	MATERIAL	SH.	SHelf
A.C.	ASPHALTIC CONCRETE	E.J.	EXPANSION JOINT	M.B.	MACHINE BOLT	SHT.	SHEET
A.C.T.	ACOUSTICAL CEILING	ELEV.	ELEVATION	M.C.H.	MECHANICAL	SHTG.	SHEATHING
		ELEC.	ELECTRICAL	MEMB.	MEMBRANE	SIM.	SIMILAR
ADJ.	ADJUSTABLE	E.N.	ENDNAIL	MFR.	MANUFACTURER	S.M.	SHEET METAL
AGGR.	AGGREGATE	E.Q.	EQUAL	MIN.	MINIMUM OR MINUTE	S.M.S.	SHEET METAL SCREW
ALUM.	ALUMINUM	E.S.	EXPANSION SHIELD	MISC.	MISCELLANEOUS	SPEC.	SPECIFICATION
ALT.	ALTERNATE	EXP.	EXPANSION	SO.	SQUARE	SQ.	SQUARE
ANOD.	ANODIZED	EXT.	EXTERIOR	M.S.	MACHINE SCREW	SST.	STAINLESS STEEL
APPROX.	APPROXIMATE	FIN.	FINISH	MTD.	MOUNTED	STD.	STANDARD
ARCH.	ARCHITECTURAL	FL.	FLOOR	MTL.	METAL	STRUC.	STRUCTURAL
B.	BACK OF, OR BOTTOM OF	F.D.	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	STL.	STEEL
BLDG.	BUILDING	F.O.C.	FACE OF CONCRETE	NG.	NUMBER	SUSP.	SUSPENDED
BLK.	BLOCK	F.O.F.	FACE OF FINISH	NOM.	NOMINAL	SYM.	SYMMETRICAL
BM.	BEAM	F.O.S.	FACE OF STUDS	N.T.S.	NOT TO SCALE	TEL.	TELEPHONE
B.O.J.	BOTTOM OF JOISTS	FT.	FOOT OR FEET	O/	OVER	THK.	THICK
BOT.	BOTTOM	FTG.	FOOTING	OB.S.	OBSCURE	T.B.R.	TO BE REMOVED
B.U.R.	BUILT-UP ROOFING	FURR.	FURRING	O.C.	ON CENTER	T.N.	TOENAIL
CEM.	CEMENT	GA.	GALVE	OFF.	OFFICE	T.P.	TOILET PAPER HOLDER
CER.	CERAMIC	GALV.	GALVANIZED	OPNG.	OPENING	T.S.	TOP OF SLAB
C.I.	CAST IRON	G.B.	GRAB BAR	OPP.	OPPOSITE	TYP.	TYPICAL
C.J.	COLD JOINT	GL.	GLASS	P.B.	PANIC BAR	UNF.	UNFINISHED
		GR.	GRADE	PARA.	PARAGRAPH	U.O.N.	UNLESS OTHERWISE NOTED
CLG.	CEILING	P.D.F.	POWDER DRIVEN FASTENER	P.L.	PLATE	V.C.T.	VINYL COMPOSITION TILE
CLR.	CLEAR	P.LAM.	PLASTIC LAMINATE	PL.	PLASTER	VERT.	VERTICAL
CONC.	CONCRETE	PLAS.	PLASTER	PLYWD.	PLYWOOD	V.W.C.	VINYL WALL COVERING
CONC.	CONCRETE	HDR.	HEADER	PL.	PLATE	W/O	WITHOUT
CONSTR.	CONSTRUCTION	H.D.WE.	HARDWARE	PL.	PLATE	WP.	WATERPROOF
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	P.O.C.	POINT OF CONNECTION	WS.	WEATHERSTRIPPING
CONTR.	CONTRACTOR	HORIZ.	HORIZONTAL	PR.	PAIR	WSCOT.	WAINSCOT
CORR.	CORRIDOR	HR.	HOOR	P.T.	PRESSURE TREATED	WT.	WEIGHT
DBL.	DOUBLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING	PT.	POINT	W.W.F.	WELDED WIRE FABRIC
DET.	DETAIL						

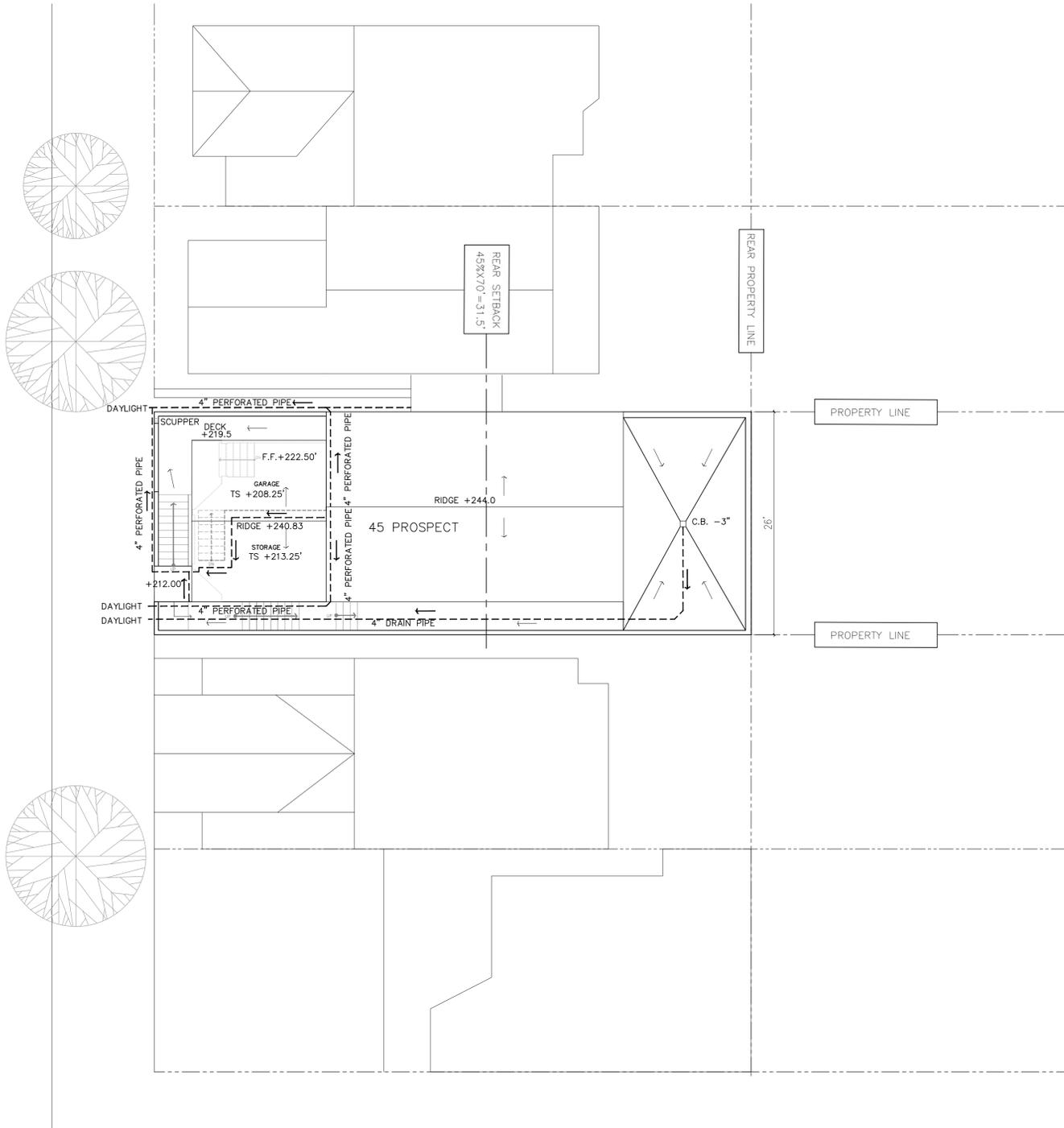
## SYMBOLS

ENTRY (101)	ROOM NAME & NUMBER	(A A3)	BUILDING SECTION
(101)	DOOR NUMBER	(1 A4)	ELEVATION TARGET
(A)	WINDOW TYPE	(2 A3)	WALL SECTION
(A)	SHEET NOTE	(1 A5)	DETAIL TARGET
(A)	ROOM ELEVATIONS		(E) ITEM TO BE REMOVED
(G)	GRID REFERENCE		(E) ITEM TO REMAIN
(R)			(E) ITEM TO BE RELOCATED
(N)	PROJECT NORTH		(N) ITEM

**202212289265 45 PROSPECT AVE**



PROSPECT AVE.



1 (N) SITE DRAINAGE PLAN  
A1.1 1/4" = 1'-0"



REV.	DATE	BY
1	6-21-24	SM



OBLIQUE CITY  
1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
(415) 323-0729

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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
(N) SITE & DRAINAGE PLAN

DATE: 6-21-24

SCALE: AS NOTED

DRAWN: SM/KS

JOB # 2221

DRAWING NUMBER

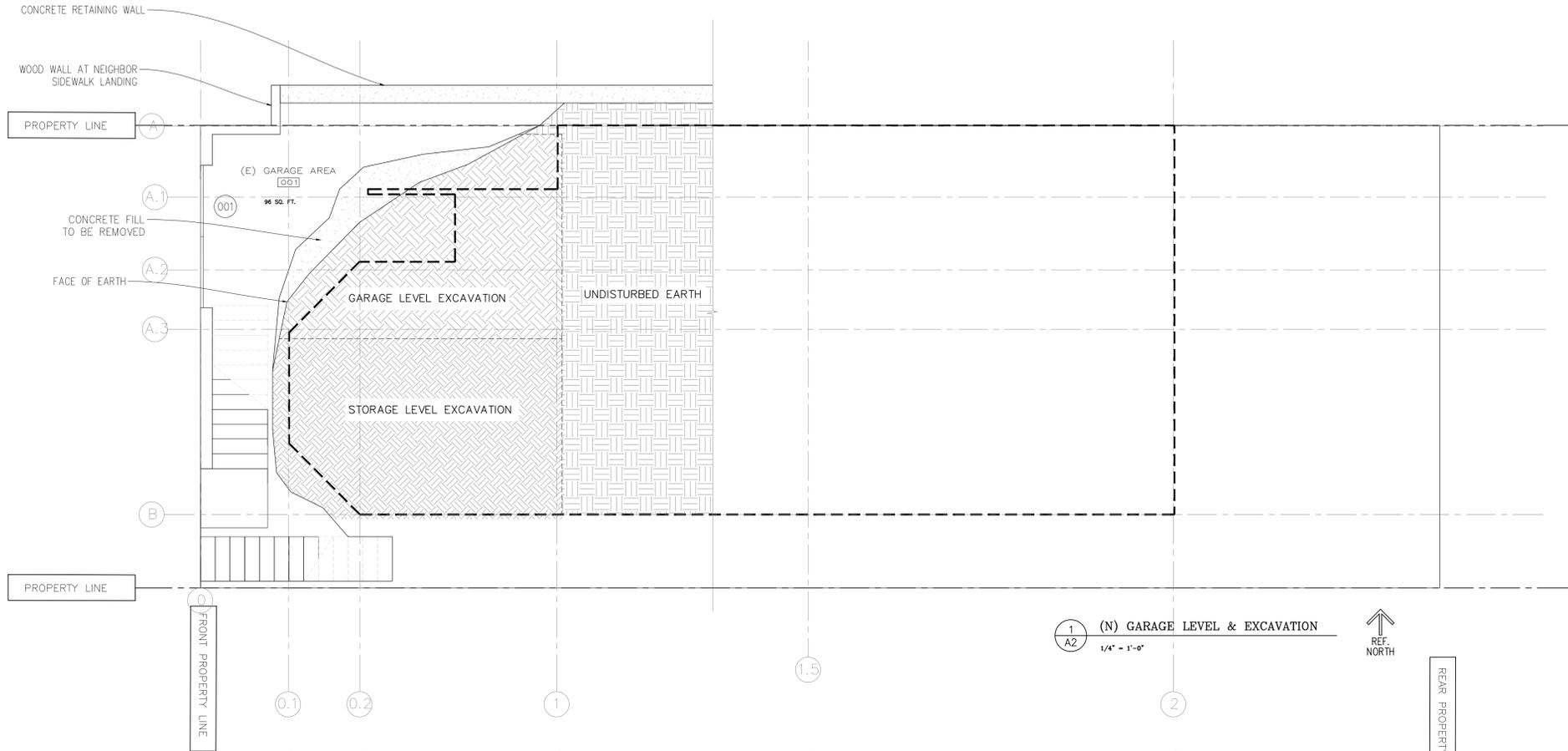
A1.1

3 OF - SHEETS

202212289265

45 PROSPECT AVE

- ALL DEMOLITION WORK SHALL MEET REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE & ALL OTHER APPLICABLE REGULATIONS & ORDINANCES INCLUDING ANY AMENDMENTS BY THE CITY OF SAN FRANCISCO.
- REMOVE & SALVAGE ALL EQUIPMENT & OTHER ITEMS AS DESIGNATED BY OWNER & STORE ITEMS AT A LOCATION DESIGNATED BY OWNER.
- REMOVE ALL PLUMBING FIXTURES, FITTINGS, FLOOR DRAINS, SUPPLY & WASTE PIPE AS NEEDED. CAP PIPES & VENTS TO REMAIN. PATCH ANY PENETRATIONS THROUGH ROOF & EXTERIOR WALLS. ALL WORK SHALL BE DONE BY AN QUALIFIED PLUMBER.
- REMOVE ALL SWITCHES, J-BOXES, CONDUITS, WIRING & OTHER ITEMS IN (E) WALLS & CEILING AREAS AS NEEDED FOR (N) WORK. CONDUCTORS SHALL BE REMOVED ALL THE WAY BACK TO A ELEC. SUB PANEL OR A J-BOX IN AN (E) WALL TO REMAIN. ALL WORK SHALL BE DONE BY AN QUALIFIED ELECTRICIAN.
- REMOVE ALL DOORS, WINDOWS & WALLS AS NEEDED FOR (N) WORK. CONSULT ARCHITECT WHERE NECESSARY FOR EXTENT OF DEMOLITION. REMOVE INTERIOR WALL FINISHES TO FRAMING SUBSTRATE AS NEEDED.
- SAWCUT (E) CONCRETE SLAB AS NEEDED FOR (N) WORK. PATCH & FILL (E) SLAB AS NECESSARY TO PROVIDE A SUITABLE SUBSTRATE FOR (N) FINISH.
- DEMOLITION CONTRACTOR SHALL BRACE & SHORE (E) STRUCTURE AS NECESSARY DURING DEMOLITION & REMOVAL PROCEDURES.
- CONTRACTOR SHALL PROTECT ALL STRUCTURES, UTILITIES, LANDSCAPING, ETC., THAT ARE TO REMAIN. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE ALL DEMOLITION MATERIALS OFF SITE PROMPTLY. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND CREATE A NUISANCE.
- NOTE: (E) BUILDING IS AN OCCUPIED FACILITY. COORDINATE ALL WORK W/ OWNER'S DESIGNATED REPRESENTATIVE DURING ALL CONSTRUCTION PROCEDURES.
- DOCUMENTATION WILL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1-10 IN ACCORDANCE WITH CGBC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.

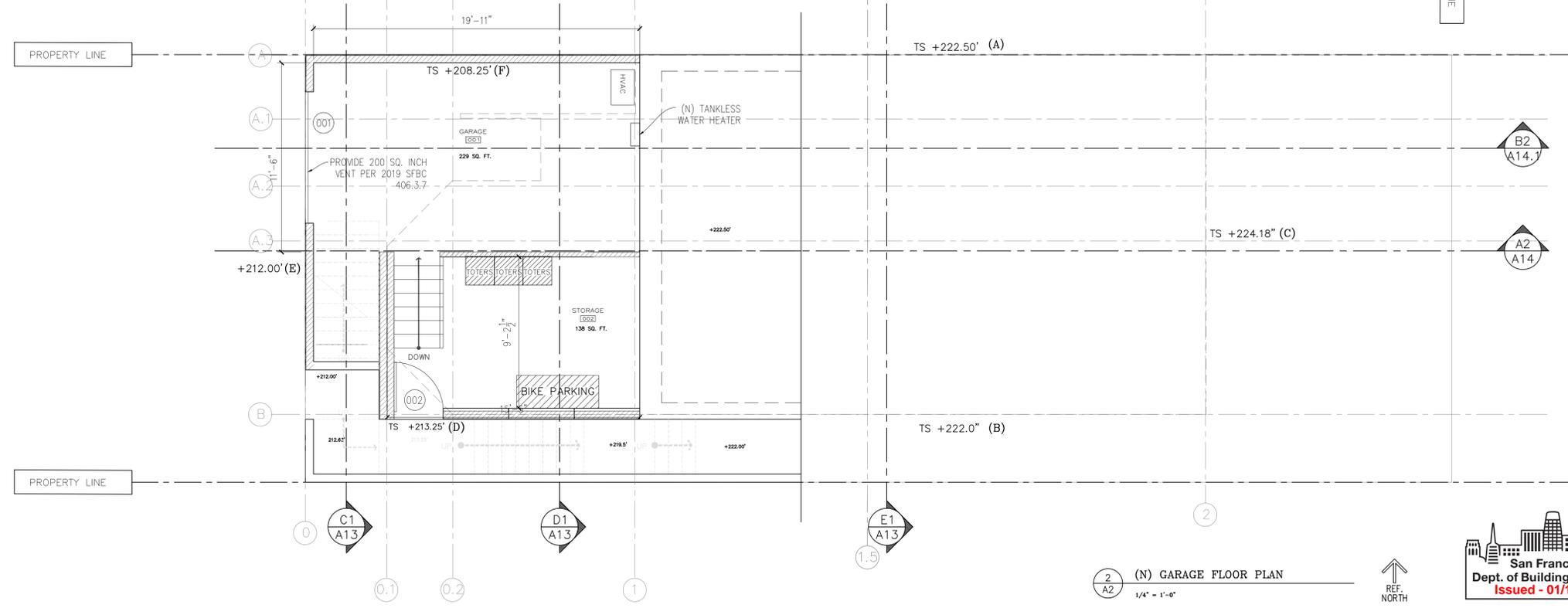


1 (N) GARAGE LEVEL & EXCAVATION  
1/4" = 1'-0"

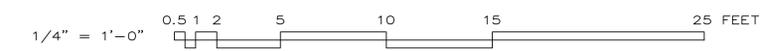


GRADE PLANE ANALYSIS	
LOC.	ELEVATION
A	222.50"
B	222.00"
C	224.18"
D	213.25"
E	212.00"
F	208.25"

GRADE PLANE NOTE:  
1302.18 / 6 = 217.03" AVERAGE GRADE



2 (N) GARAGE FLOOR PLAN  
1/4" = 1'-0"



REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



OBLIQUE CITY  
1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
(415) 323-0729

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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
(N) GARAGE FLOOR PLAN  
GARAGE LEVEL EXCAVATION

DATE: 12-17-24  
SCALE: AS NOTED  
DRAWN: SM/KS  
JOB # 2221  
DRAWING NUMBER

A2  
4 OF - SHEETS

45 PROSPECT AVE

202212289265

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



**OBLIQUE CITY**  
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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 (E) FIRST FLOOR DEMOLITION PLAN  
 PROPOSED FIRST FLOOR PLAN

DATE: 12-17-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB # 2221  
 DRAWING NUMBER

A3  
 5 OF - SHEETS

**45 PROSPECT AVE**

**202212289265**

- FLOOR FINISH:  
TO BE DETERMINED BY OWNER.  
REFINISH AS NECESSARY
- WALL FINISH:  
(E) & (N) INTERIOR WALLS (EXCEPT TOILETS) SHALL BE PAINTED G.W.B.
- CEILING FINISH:  
(E) & (N) INTERIOR WALLS (EXCEPT TOILETS) SHALL BE PAINTED G.W.B.
- MATERIALS & COLORS:  
ALL MATERIAL STYLES & COLORS SHALL BE DETERMINED BY OWNER
- EXTERIOR FINISH:  
REPAIR AND MATCH (E) FINISH AS NEEDED.
- SHOWER ENCLOSURES:  
DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4.5
- SHOWER WALLS:  
SHOWER AND TUB/SHOWER WALLS SHALL BE CERAMIC TILE OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE DRAIN INLET.  
NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

**FRAMING NOTE:**

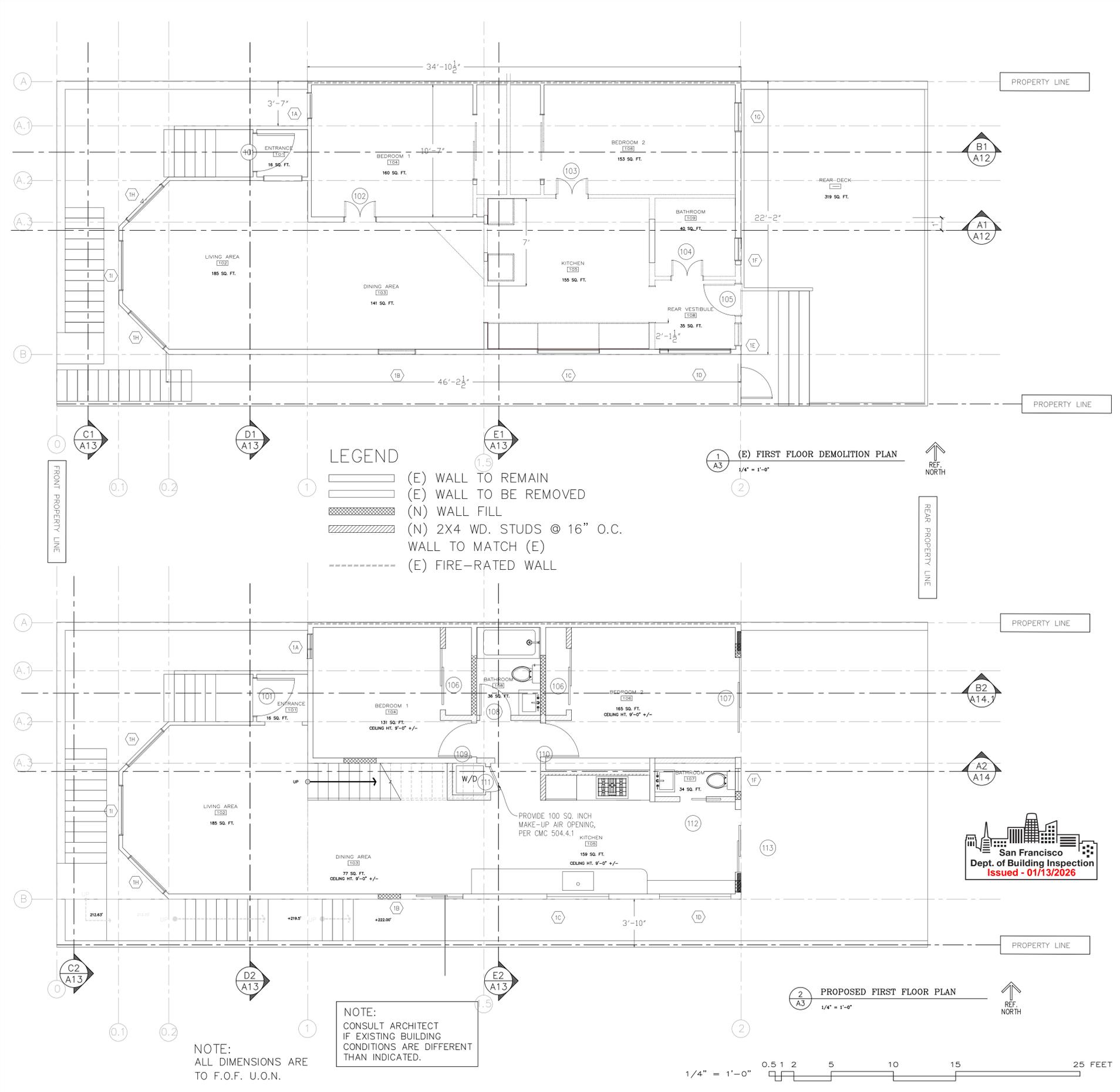
PRIOR TO ENCLOSING THE WALL AND CEILING FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THAT FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CBSSC 4.505.3

**DEMOLITION NOTES:**

TOTAL INTERIOR WALL AREA: 910 SQ. FT.  
 TOTAL INTERIOR WALL AREA TO BE REMOVED: 448 SQ. FT.  
 INTERIOR WALLS TO BE REMOVED: 49%

TOTAL EXTERIOR WALL AREA: 1568 SQ. FT.  
 TOTAL EXTERIOR WALL AREA TO BE REMOVED: 84.3 SQ. FT.  
 INTERIOR WALLS TO BE REMOVED: 5%

TOTAL EXTERIOR WOOD FOUNDATION WALL AREA: 286 SQ. FT.  
 TOTAL EXTERIOR WOOD FOUNDATION WALL AREA TO BE REMOVED: 89.1 SQ. FT.  
 INTERIOR WALLS TO BE REMOVED: 31%



- FLOOR FINISH:  
TO BE DETERMINED BY OWNER.  
REFINISH AS NECESSARY
- WALL FINISH:  
(E) & (N) INTERIOR WALLS (EXCEPT TOILETS) SHALL BE PAINTED G.W.B.
- CEILING FINISH:  
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- MATERIALS & COLORS:  
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- EXTERIOR FINISH:  
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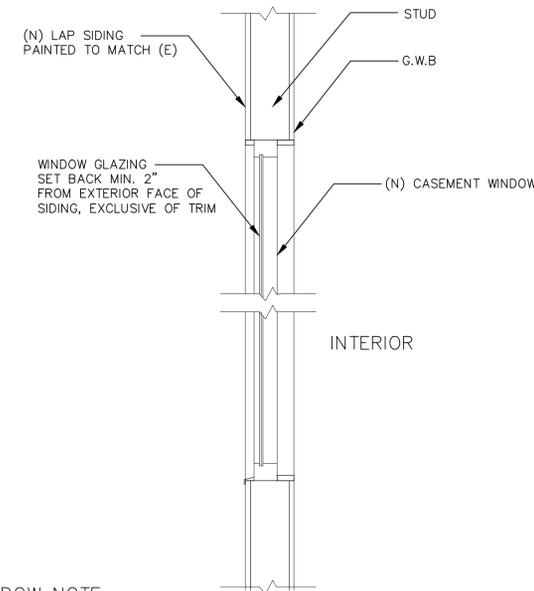
**FRAMING NOTE:**

PRIOR TO ENCLOSING THE WALL AND CEILING FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THAT FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CBSC 4.505.3

**WINDOW NOTE:**

WINDOW AT OR ABOVE SECOND FLOOR SHALL HAVE SILL HEIGHT OF 36" MIN. AFF, UNLESS FALL CLOSING SAFETY DEVICE PROVIDED. CBC 1015.8

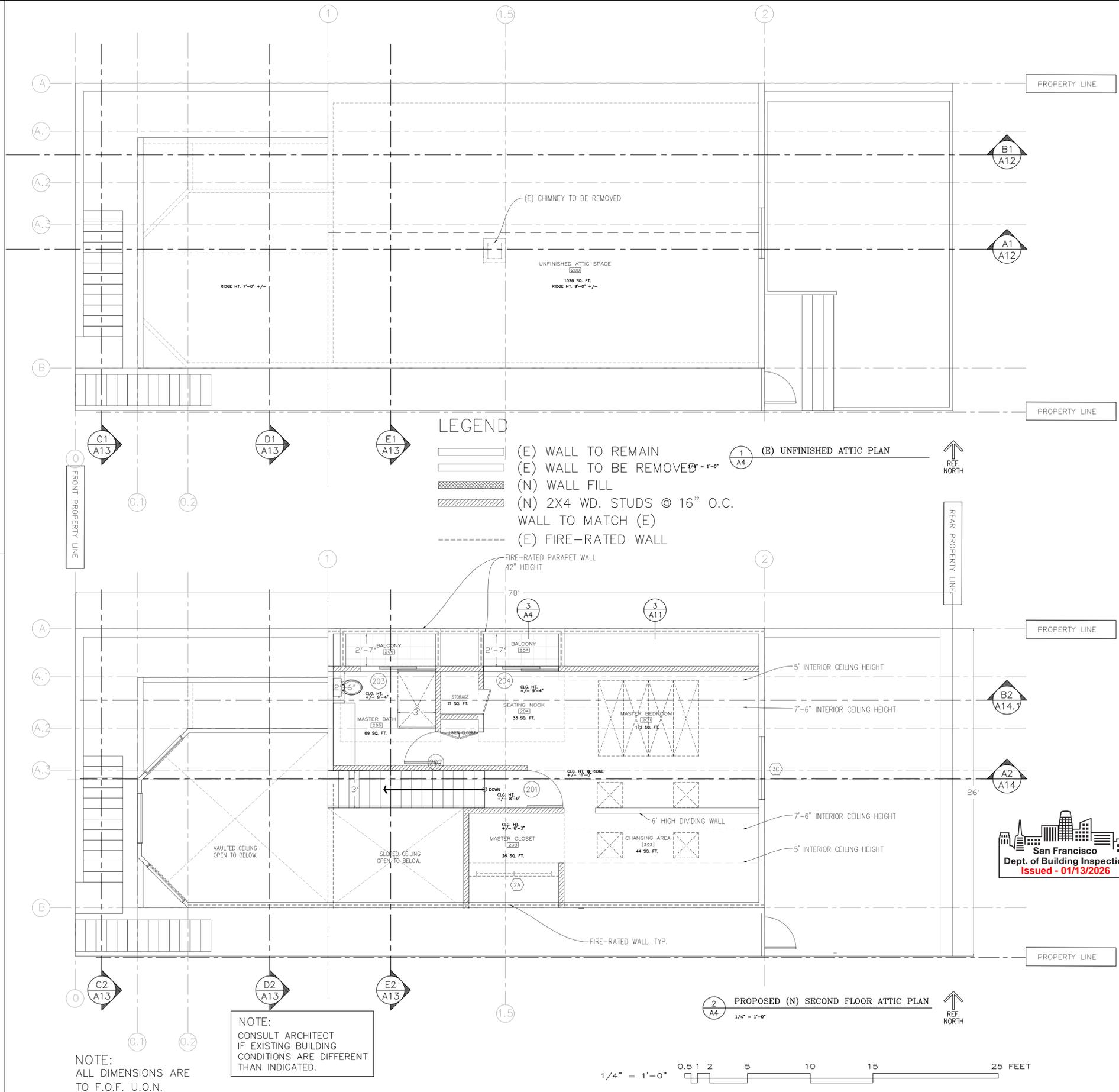
FRAME : ALUMINUM-CLAD W/NON-REFLECTIVE FINISH (NO BRUSHED ALUMINUM)



WINDOW NOTE:  
ALL NEW WINDOWS TO BE SINGLE LIGHT MILGARD ALUMINUM SERIES CASEMENT OR HORIZONTAL SLIDER WINDOWS OR EQUIVALENT

(N) WINDOW DETAIL

3  
A3



NOTE:  
ALL DIMENSIONS ARE TO F.O.F. U.O.N.

NOTE:  
CONSULT ARCHITECT IF EXISTING BUILDING CONDITIONS ARE DIFFERENT THAN INDICATED.

1/4" = 1'-0" 0.5 1 2 5 10 15 25 FEET

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
EXISTING UNFINISHED ATTIC PLANS  
PROPOSED (N) SECOND FLOOR ATTIC PLAN



DATE: 12-17-24  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB # 2221

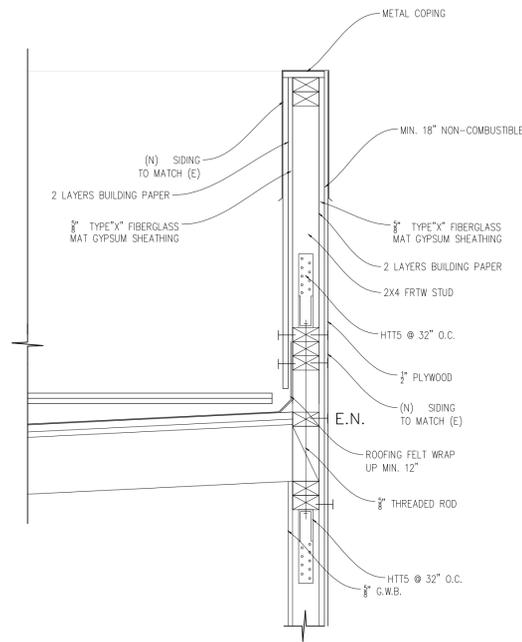
DRAWING NUMBER  
A4  
6 OF - SHEETS

45 PROSPECT AVE

202212289265

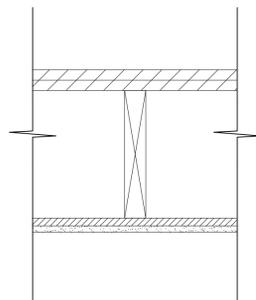
**DORMER GENERAL NOTES:**

1. THE SIZE OF A DORMER WINDOW (GABLE OR SHED) IS LIMITED TO 8' X 8'
2. THE DORMER WINDOW SHALL BE SET BACK AT LEAST 3' FROM THE SIDE PROPERTY LINE
3. THE DORMER WINDOW SHALL BE SET BACK AT LEAST 10' FROM THE FRONT BUILDING WALL; SEPARATE DORMER WINDOWS SHALL HAVE A MINIMUM EXTERIOR SEPARATION OF 3' BETWEEN EACH OTHER
4. THE HEIGHT OF THE DORMER WINDOW CANNOT BE HIGHER THAN THE PEAK ROOF LINE OF THE SUBJECT BUILDING, AND SHALL NOT EXCEED 10' OVER THE PERMITTED HEIGHT LIMIT
5. THE TOTAL ROOF AREA OF ALL DORMER WINDOWS (EXISTING AND PROPOSED) AND ALL OTHER FEATURES EXEMPT FROM THE HEIGHT LIMITS, SHALL NOT BE MORE THAN 20% OF THE EXISTING HORIZONTAL AREA OF THE ROOF. IF A BUILDING'S ROOF HAS MULTIPLE LEVELS, THEN EACH LEVEL OF ROOF IS CALCULATED SEPARATELY



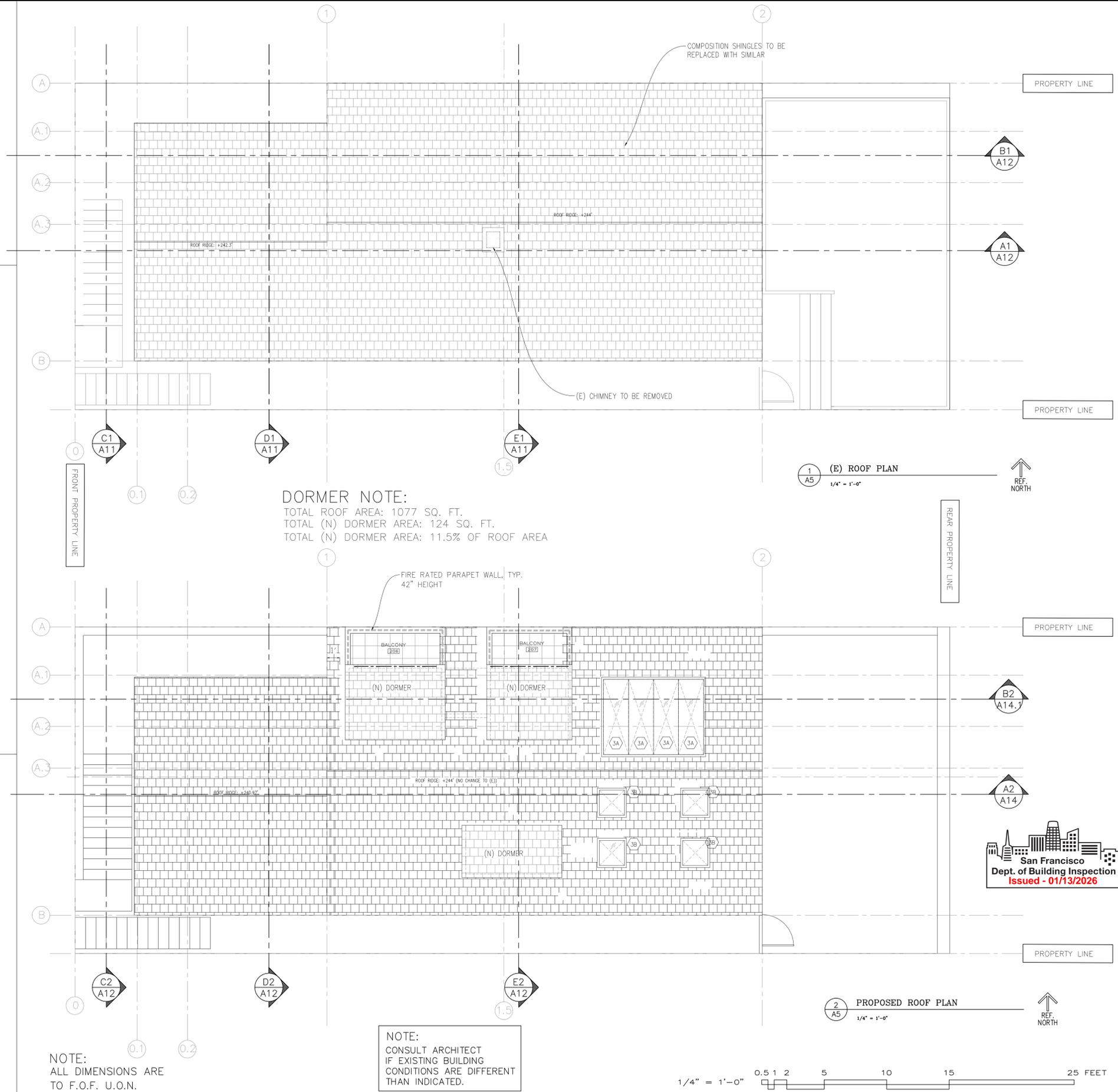
**1-HR GUARD RAIL DETAIL** 3  
1" = 1'-0"

**CEILING ASSEMBLY MEETS: UL DES L514**



- UL DES L514 ONE-HOUR FIRE WALL ASSEMBLY
- STC RATING - 47
- 1/2" OR 5/8" SHEETROCK FIRCODE C CORE GYPSUM PANELS
- 1-1/4" NOMINAL WOOD SUB FINISHED FLOOR
- 2X10 WOOD JOIST 16 O.C.
- RC-1 CHANNEL EQUIVALENT
- JOINTS FINISHED

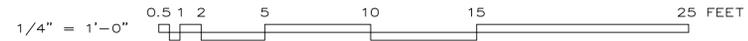
**ONE-HOUR FIRE RATED CEILING ASSEMBLY** 4  
1/2" = 1'-0"



**DORMER NOTE:**  
TOTAL ROOF AREA: 1077 SQ. FT.  
TOTAL (N) DORMER AREA: 124 SQ. FT.  
TOTAL (N) DORMER AREA: 11.5% OF ROOF AREA

**NOTE:**  
CONSULT ARCHITECT IF EXISTING BUILDING CONDITIONS ARE DIFFERENT THAN INDICATED.

**NOTE:**  
ALL DIMENSIONS ARE TO F.O.F. U.O.N.



REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
EXISTING & PROPOSED ROOF PLANS



DATE: 12-17-24  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB #: 2221

DRAWING NUMBER  
**A5**  
7 OF - SHEETS

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM

NOTE:  
ALL DIMENSIONS ARE  
TO F.O.F. U.O.N.

NOTE:  
CONSULT ARCHITECT  
IF EXISTING BUILDING  
CONDITIONS ARE DIFFERENT  
THAN INDICATED.



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
(E) WEST BUILDING ELEVATION

DATE: 12-17-24  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB # 2221

DRAWING NUMBER

A6

8 OF - SHEETS

**45 PROSPECT AVE**

**202212289265**

- +244.0' ROOF RIDGE
- +242.3' ROOF RIDGE
- +234.27' TOP OF GUTTER
- +224.02' REAR YARD
- +223.99' FINISHED FLOOR AT THRESHOLD
- +219.81' TOP OF STEP
- +211.97' BOTTOM OF STEP
- +209.56' CENTER LINE AT SIDEWALK

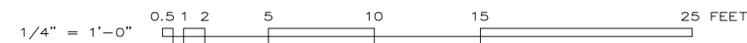


- LEGEND**
- (N) WALL FILL
  - WALL DEMOLITION

1  
A6 EXISTING WEST BUILDING ELEVATION  
1/4" = 1'-0"

**SHEET NOTES**

- (A) RDWD LAP SIDING
- (B) STUCCO SIDING



REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 PROPOSED WEST BUILDING ELEVATION

DATE: 12-17-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB # 2221

DRAWING NUMBER  
 A7  
 9 OF - SHEETS

NOTE:  
 ALL DIMENSIONS ARE TO F.O.F. U.O.N.

NOTE:  
 CONSULT ARCHITECT IF EXISTING BUILDING CONDITIONS ARE DIFFERENT THAN INDICATED.

- +244.0' ROOF RIDGE
- +240.97' ROOF RIDGE
- +234.27' TOP OF GUTTER
- +222.66' FINISHED FLOOR AT THRESHOLD
- +221.06' REAR YARD
- +219.81' TOP OF STEP
- +211.97' BOTTOM OF STEP
- +209.56' CENTER LINE AT SIDEWALK



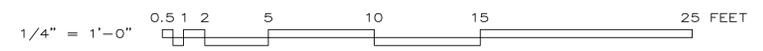
1  
 A7  
 PROPOSED WEST BUILDING ELEVATION  
 1/4" = 1'-0"

LEGEND  
 (N) WALL FILL  
 WALL DEMOLITION



SHEET NOTES

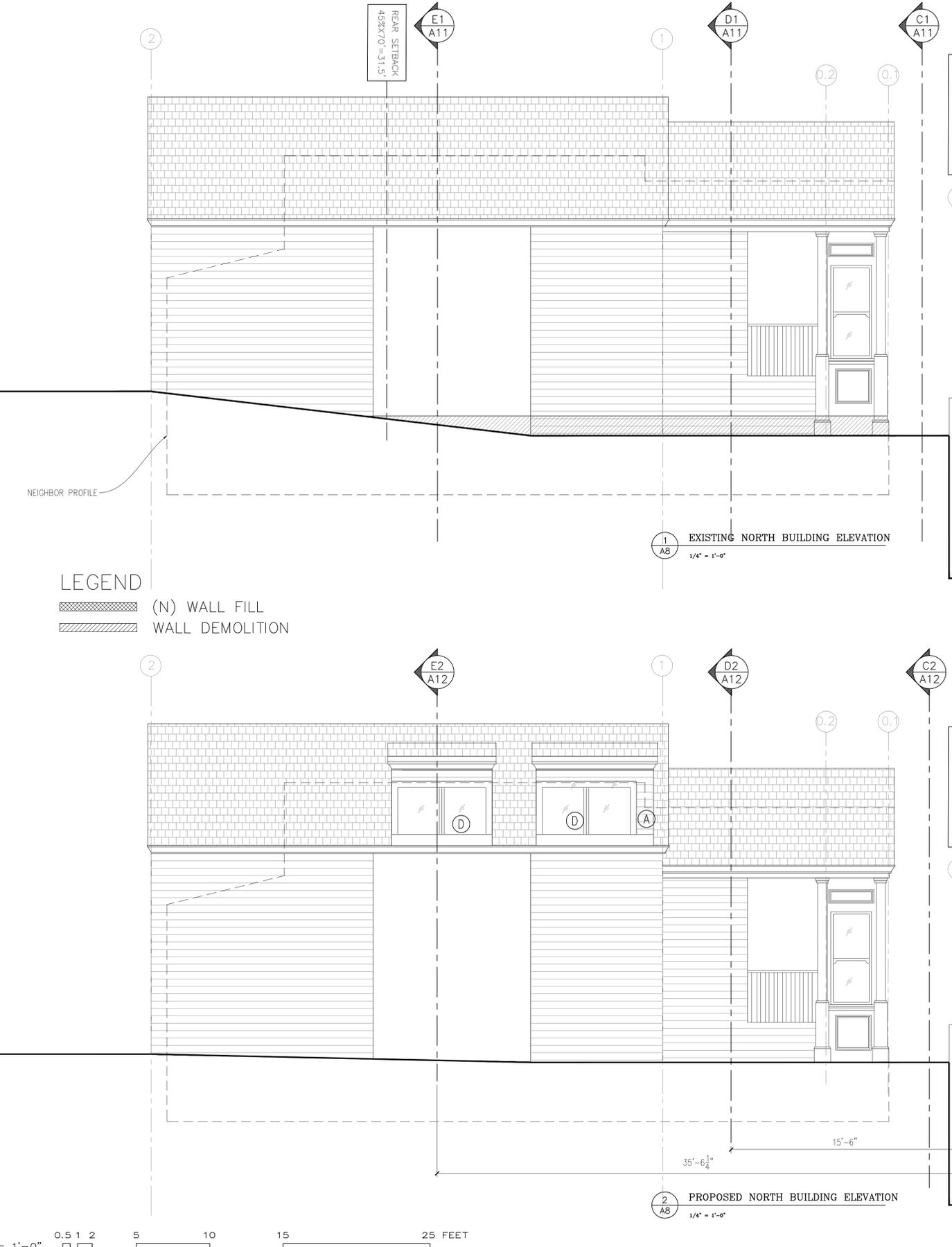
- (A) (N) RDWD LAP SIDING TO MATCH (E)
- (B) STUCCO SIDING



45 PROSPECT AVE

202212289265

+244.0' ROOF RIDGE  
 +242.3' ROOF RIDGE  
 +234.27' TOP OF GUTTER  
 +224.02' REAR YARD  
 +223.99' FINISHED FLOOR AT THRESHOLD  
 +219.81' TOP OF STEP  
 +211.97' BOTTOM OF STEP  
 +209.56' CENTER LINE AT SIDEWALK  
 +244.0' ROOF RIDGE  
 +240.97' ROOF RIDGE  
 +234.27' TOP OF GUTTER  
 +222.66' FINISHED FLOOR AT THRESHOLD  
 +221.06' REAR YARD  
 +219.81' TOP OF STEP  
 +211.97' BOTTOM OF STEP  
 +209.56' CENTER LINE AT SIDEWALK



NOTE:  
ALL DIMENSIONS ARE  
TO F.O.F. U.O.N.

NOTE:  
CONSULT ARCHITECT  
IF EXISTING BUILDING  
CONDITIONS ARE DIFFERENT  
THAN INDICATED.

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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SHEET NOTES

- (A) (N) RDWD LAP SIDING TO MATCH (E)
- (D) (N) SLIDING GLASS DOOR

RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 (E) & PROPOSED NORTH BUILDING ELEVATIONS

DATE:	12-17-24
SCALE:	AS NOTED
DRAWN:	SM/KS/KM
JOB #	2221
DRAWING NUMBER	A8

10 OF - SHEETS

45 PROSPECT AVE

202212289265

NOTE:  
ALL DIMENSIONS ARE  
TO F.O.F. U.O.N.

NOTE:  
CONSULT ARCHITECT  
IF EXISTING BUILDING  
CONDITIONS ARE DIFFERENT  
THAN INDICATED.

- +244.0' ROOF RIDGE
- +242.3 ROOF RIDGE
- +234.27 TOP OF GUTTER
- +224.02 REAR YARD
- +223.99 FINISHED FLOOR AT THRESHOLD
- +219.81 TOP OF STEP
- +211.97 BOTTOM OF STEP
- +209.56 CENTER LINE AT SIDEWALK

- (N) WINDOW NOTES:
2. 72" X 18" HORIZONTAL SLIDER  
SILL HT.: 56"  
GLASS : CLEAR  
FRAME : ALUMINUM-CLAD W/NON-RELECTIVE FINISH (NO BRUSHED ALUMINUM)

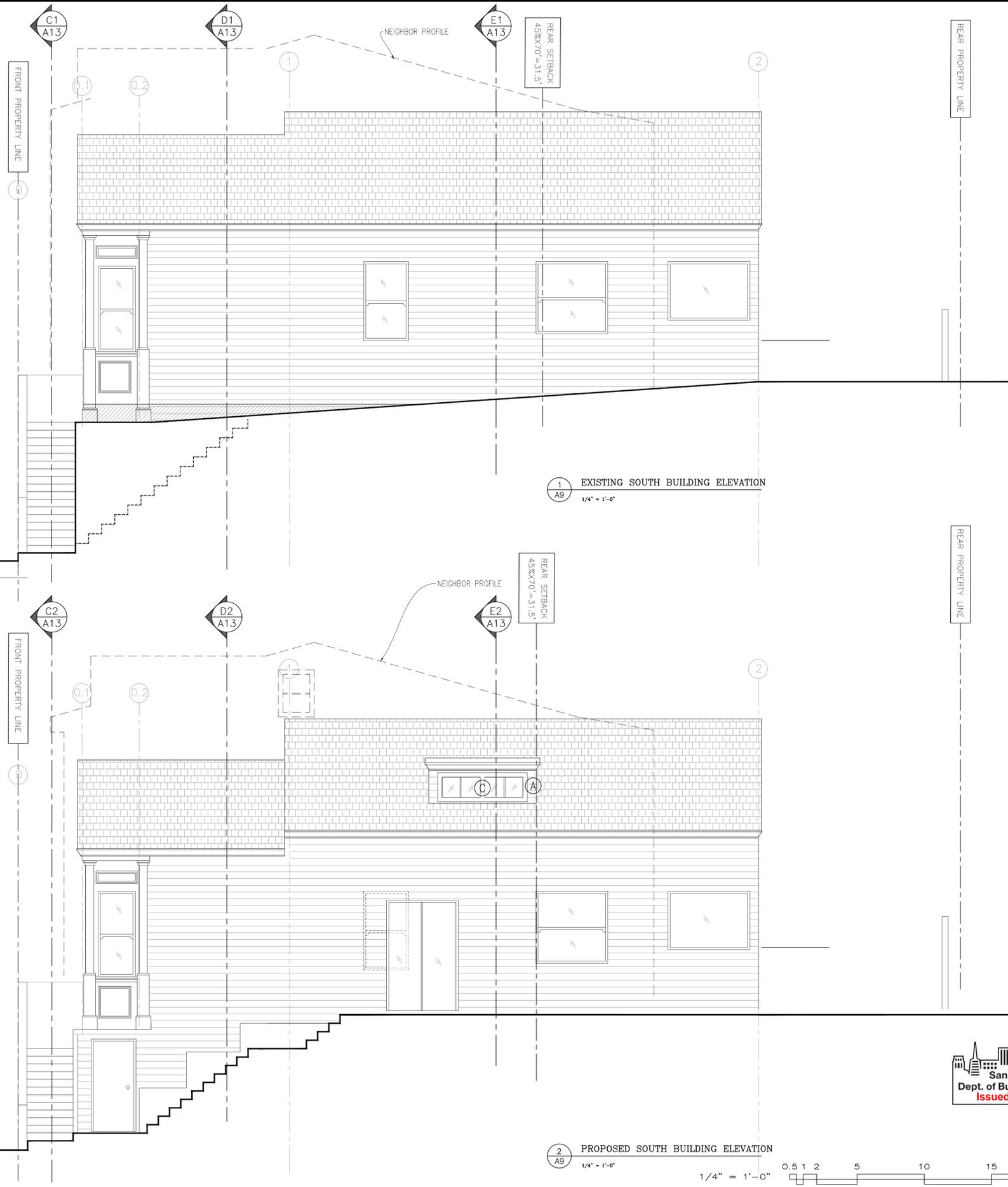
SHEET NOTES

- (A) (N) RDWD LAP SIDING TO MATCH (E)
- (C) (N) DORMER WINDOW

LEGEND

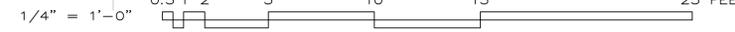
- (N) WALL FILL
- WALL DEMOLITION

- +244.0' ROOF RIDGE
- +240.97 ROOF RIDGE
- +234.27 TOP OF GUTTER
- +222.66 FINISHED FLOOR AT THRESHOLD
- +221.06 REAR YARD
- +219.81 TOP OF STEP
- +211.97 (N) TOP OF LANDING/BOTTOM OF STEPS
- +209.56 CENTER LINE AT SIDEWALK



1 EXISTING SOUTH BUILDING ELEVATION  
1/4" = 1'-0"

2 PROPOSED SOUTH BUILDING ELEVATION  
1/4" = 1'-0"



REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
(E) & PROPOSED SOUTH BUILDING ELEVATIONS

DATE: 12-17-24  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB # 2221

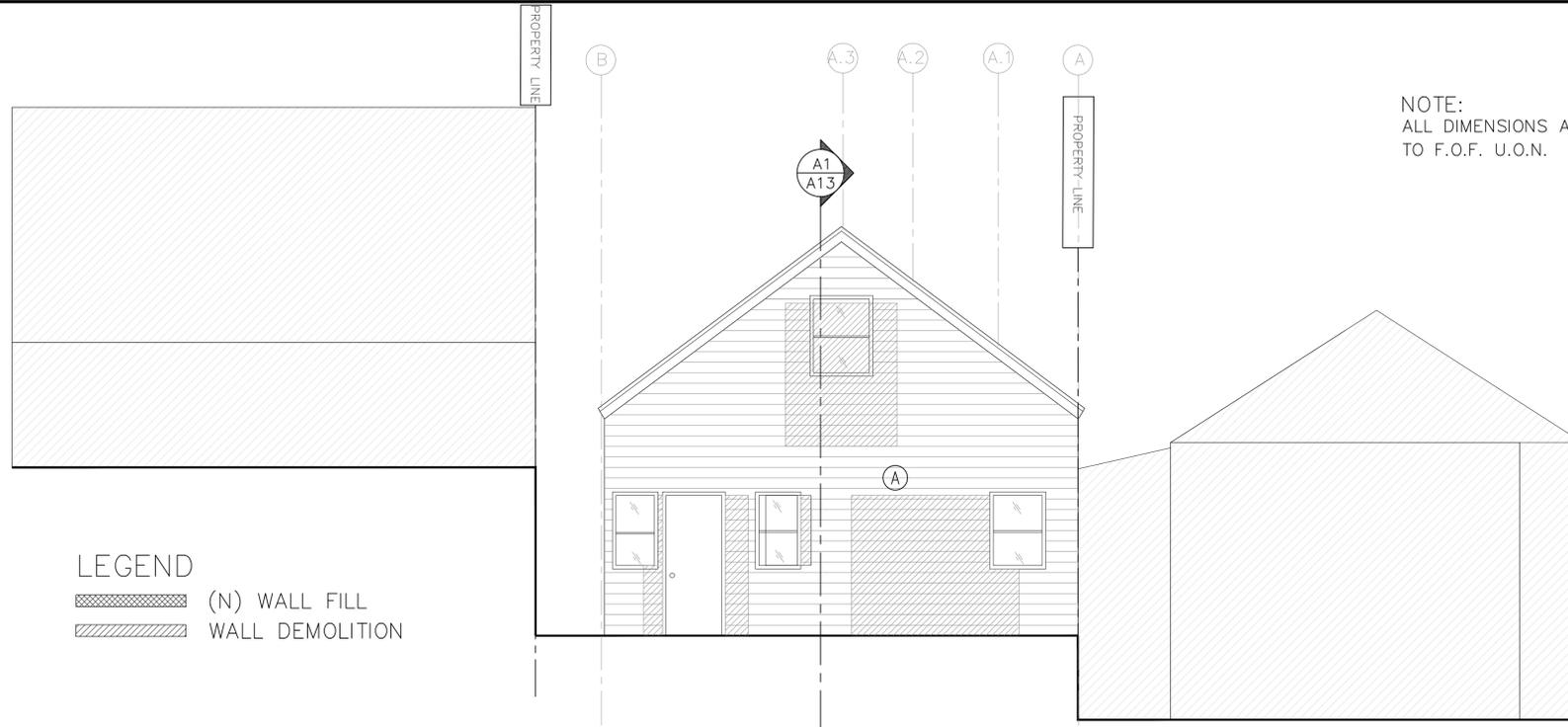
DRAWING NUMBER  
**A9**  
11 OF - SHEETS

**45 PROSPECT AVE**

**202212289265**



+244.0' ROOF RIDGE  
 +242.3 ROOF RIDGE  
 +234.27 TOP OF GUTTER  
 +224.02 REAR YARD  
 +223.99 FINISHED FLOOR AT THRESHOLD



NOTE:  
 ALL DIMENSIONS ARE  
 TO F.O.F. U.O.N.

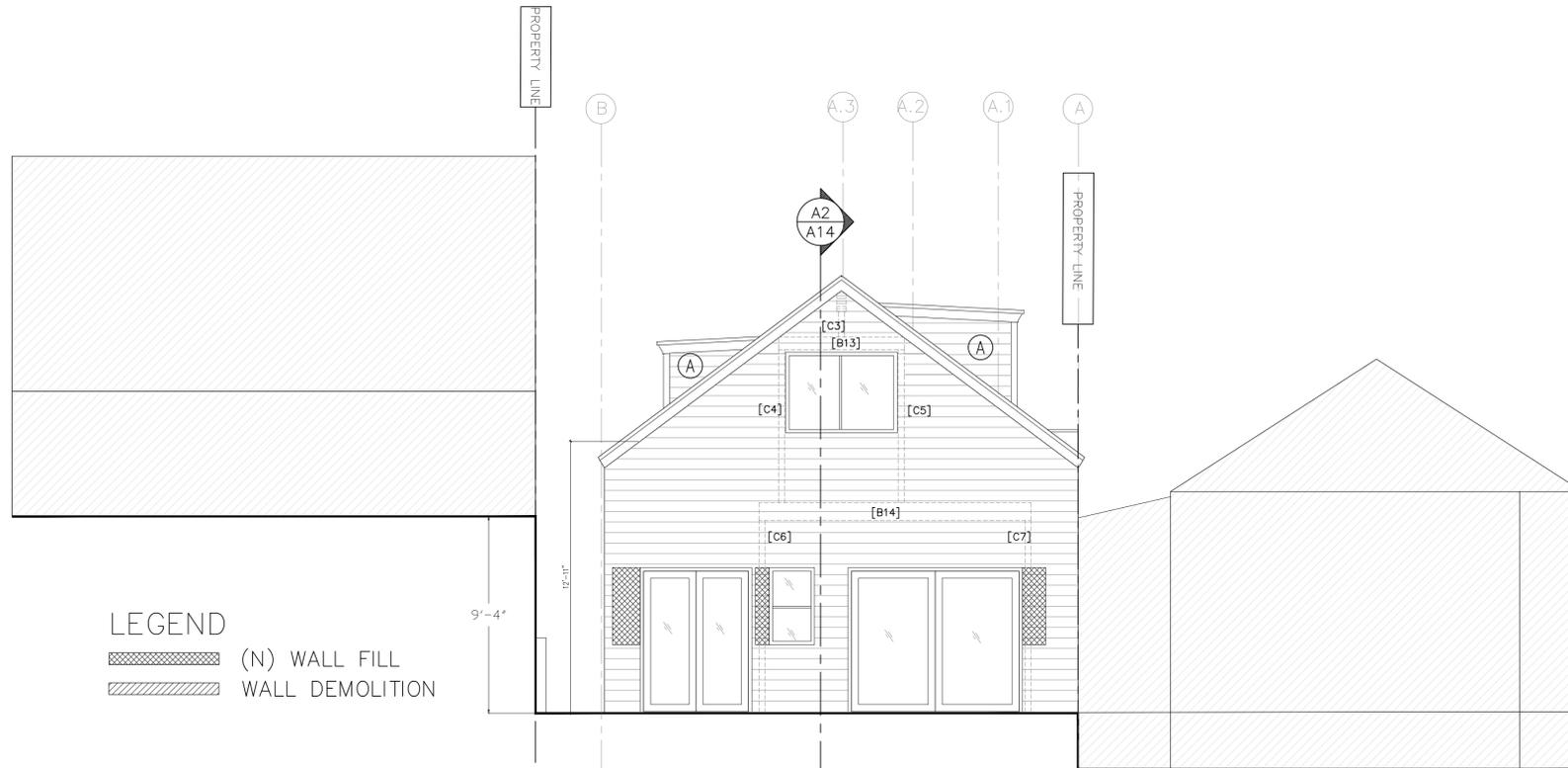
NOTE:  
 CONSULT ARCHITECT  
 IF EXISTING BUILDING  
 CONDITIONS ARE DIFFERENT  
 THAN INDICATED.

LEGEND  
 (N) WALL FILL  
 WALL DEMOLITION

SHEET NOTES  
 (A) RDWD LAP SIDING

1  
 A10  
 EXISTING EAST BUILDING ELEVATION  
 1/4" = 1'-0"

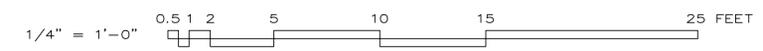
+209.56 CENTER LINE AT SIDEWALK  
 +244.0' ROOF RIDGE  
 +242.3 ROOF RIDGE  
 +234.27 TOP OF GUTTER  
 +224.02 REAR YARD  
 +223.99 FINISHED FLOOR AT THRESHOLD



LEGEND  
 (N) WALL FILL  
 WALL DEMOLITION

SHEET NOTES  
 (A) (N) RDWD LAP SIDING TO MATCH (E)

2  
 A10  
 PROPOSED EAST BUILDING ELEVATION  
 1/4" = 1'-0"



REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 (E) & PROPOSED EAST BUILDING ELEVATIONS

DATE: 12-17-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB # 2221

DRAWING NUMBER  
 A10  
 12 OF SHEETS

45 PROSPECT AVE

202212289265

REV.	DATE	BY
1	6-21-24	SM
2	9-19-24	SM



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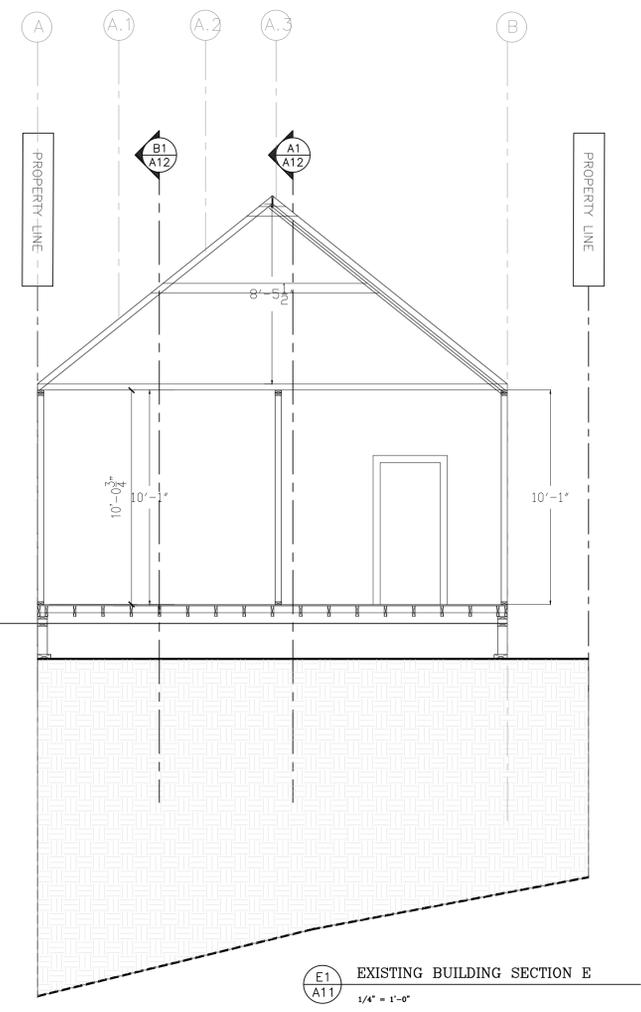
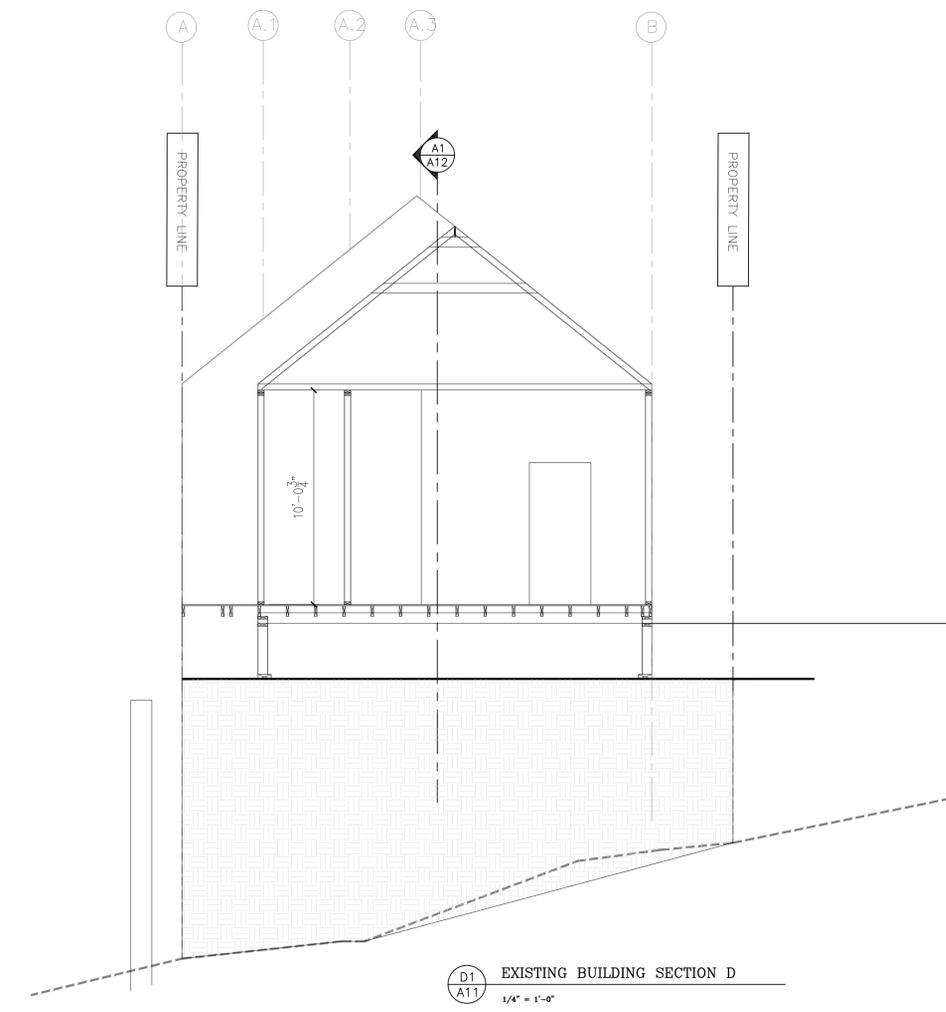
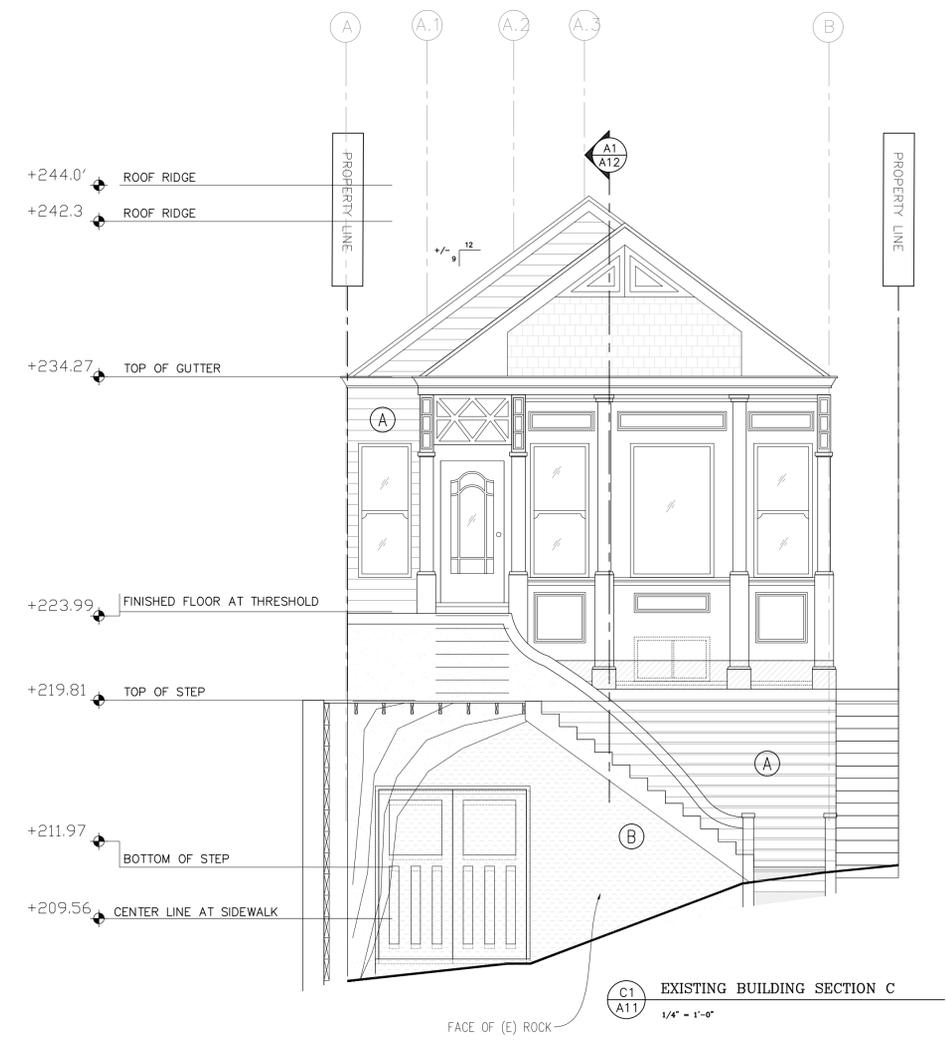
RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 (E) BUILDING SECTIONS

DATE: 12-17-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS  
 JOB # 2221/KM  
 DRAWING NUMBER

A11  
 13 OF SHEETS

45 PROSPECT AVE

202212289265





REV.	DATE	BY
1	6-21-24	SM

FOR SLAB REINF. & BASE  
SEE FOUNDATION NOTES



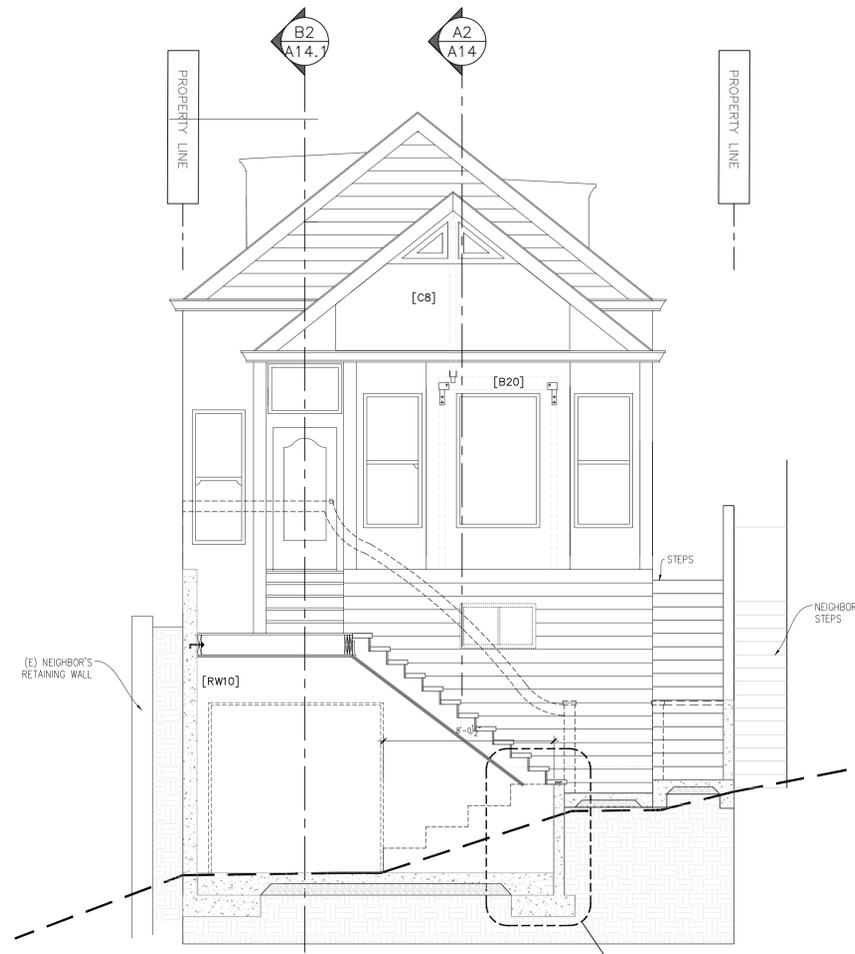
OBLIQUE CITY  
1143 SHRAEDER ST. SAN FRANCISCO, CA, 94117  
(415) 323-0729

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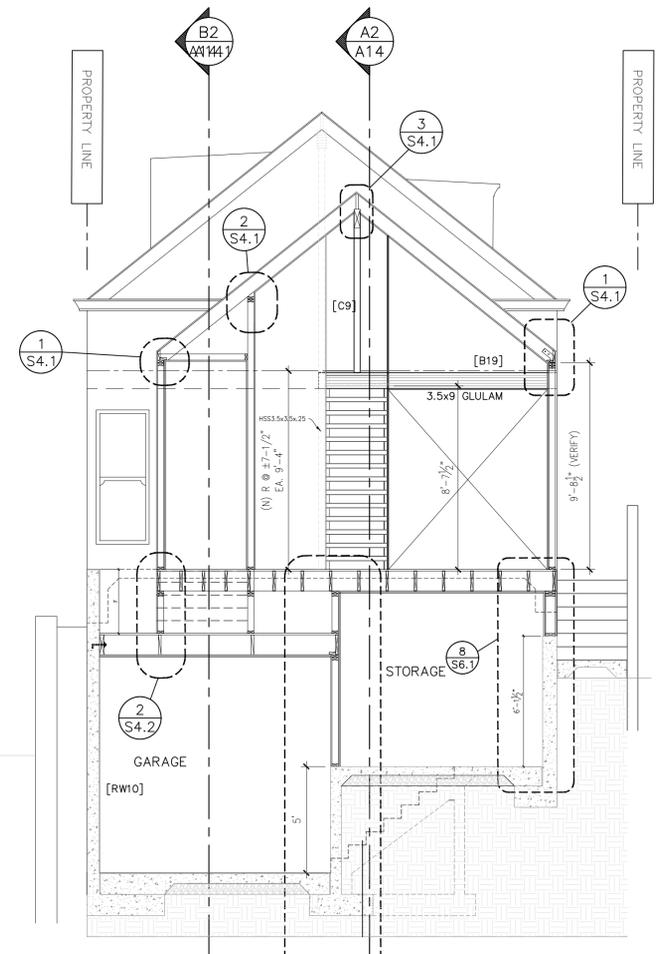
RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
PROPOSED BUILDING SECTIONS

DATE: 6-21-24  
SCALE: AS NOTED  
DRAWN: SM/KS  
JOB # 2221/KM  
DRAWING NUMBER

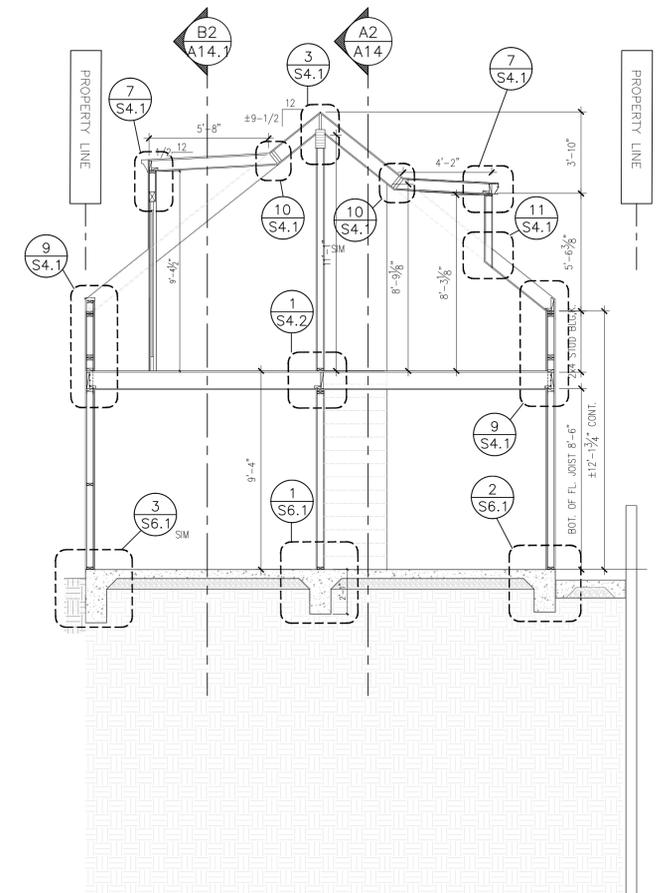
A13  
15 OF - SHEETS



C2  
A13 PROPOSED SECTION C  
1/4" = 1'-0"



D2  
A13 PROPOSED SECTION D  
1/4" = 1'-0"



E2  
A13 PROPOSED SECTION E  
1/4" = 1'-0"



45 PROSPECT AVE

202212289265

REV.	DATE	BY
1	6-21-24	SM

LICENSED ARCHITECT  
 PRANU MEHRA  
 C-36812  
 REN. 04-30-25  
 STATE OF CALIFORNIA

OBLIQUE CITY  
 1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
 (415) 323-0729

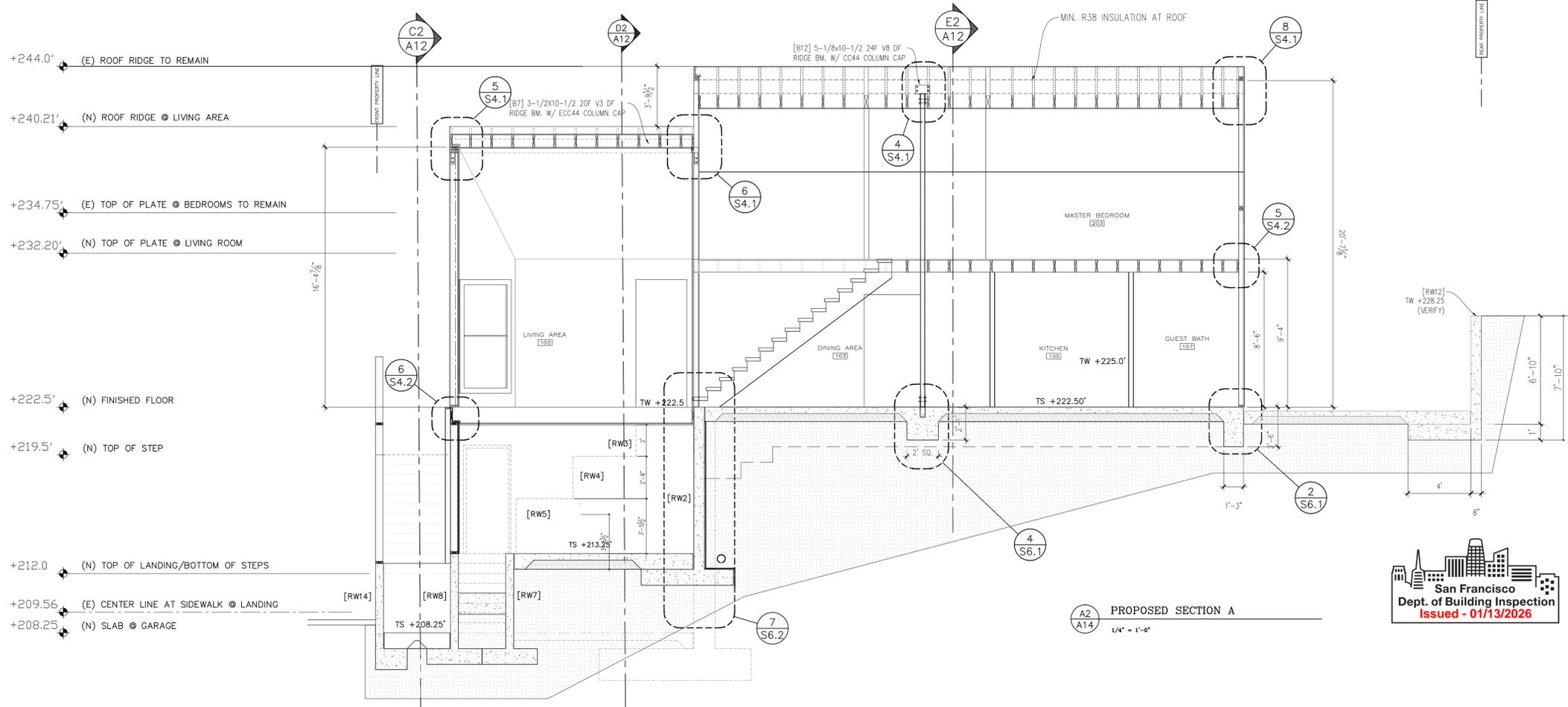
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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 PROPOSED BUILDING SECTIONS

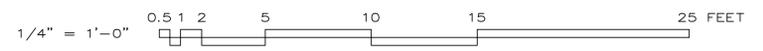
DATE: 6-21-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB # 2221

DRAWING NUMBER  
**A14**

16 OF - SHEETS



A2 PROPOSED SECTION A  
 A14 1/4" = 1'-0"



45 PROSPECT AVE

202212289265

REV.	DATE	BY
1	6-21-24	SM



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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 PROPOSED BUILDING SECTIONS

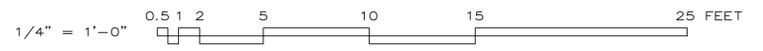
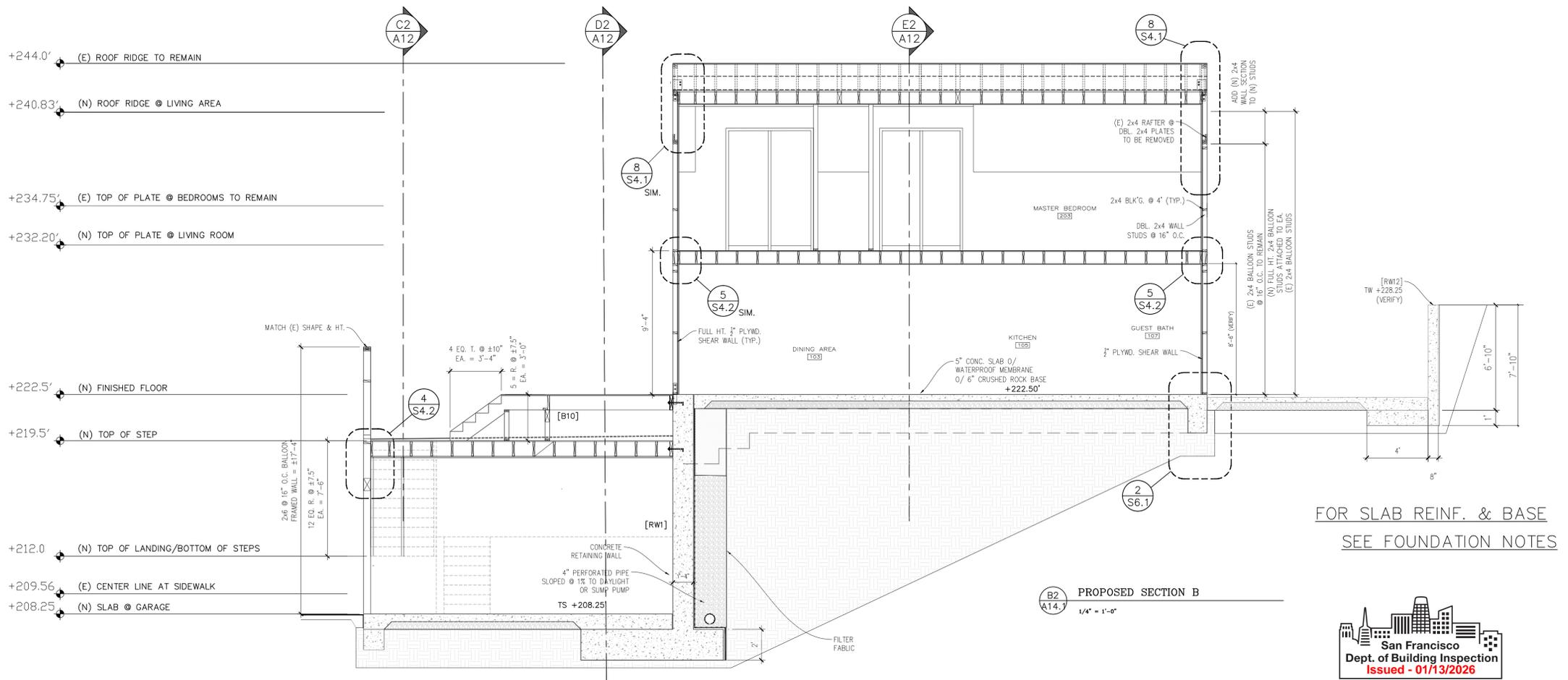
DATE: 6-21-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB # 2221

DRAWING NUMBER  
**A14.1**

17 OF - SHEETS

**45 PROSPECT AVE**

**202212289265**

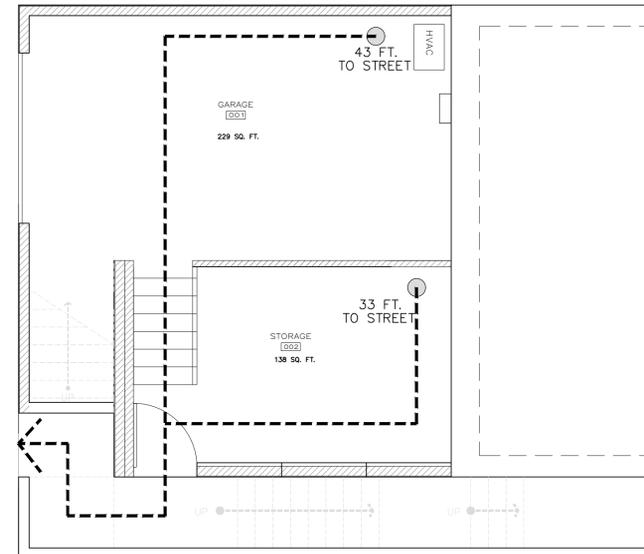


PLUMBING FIXTURE SCHEDULE				
MARK	QTY	DESCRIPTION	FLOW RATE	COMMENTS
A	4	WATER CLOSET	1.28 GAL. PER FLUSH	
B	2	SINGLE SHOWER HEAD	2.0 GPM AT 80 P.S.I.	
C	-	MULTIPLE SHOWER HEADS SERVING ONE SHOWER	2.0 GPM AT 80 P.S.I.	COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE
D	6	LAVATORY FAUCETS	1.2 GPM AT 60 P.S.I.	MINIMUM SHALL NOT BE LESS THAN 0.8 GPM AT 20 P.S.I.
E	2	KITCHEN FAUCETS	1.8 GPM AT 60 P.S.I.	

DOOR AND FRAME SCHEDULE															
NO.	DOOR					FRAME			DETAILS			GLASS	HWDEL. SET	FIRE RATING	REMARKS
	TYPE	WIDTH	HEIGHT	THK.	MAT. FIN.	TYPE	MAT. FIN.	HEAD	JAMB	THRES. HOLD					
101	-	3'-0"	6'-8"	1-3/4"	WD PAINT	-	WD PAINT	-	-	MFR.	-	-	-	(E) EXTERIOR ENTRY DOOR	
102	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	INTERIOR DOOR TO BE REMOVED	
103	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	INTERIOR DOOR TO BE REMOVED	
104	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	INTERIOR DOOR TO BE REMOVED	
105	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	INTERIOR DOOR TO BE REMOVED	
106	-	6'-0"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) BYPASS CLOSET DOORS	
107	-	8'-0"	6'-8"	1-1/2"	AL MFR	-	AL MFR	-	-	MFR	TEMP	-	-	(N) SLIDING GLASS DOOR, TEMPERED GLASS	
108	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
109	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
110	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
111	-	2'-4"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
112	-	2'-4"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) POCKET DOOR	
113	-	5'-0"	6'-8"	1-1/2"	AL MFR	-	AL MFR	-	-	MFR	TEMP	-	-	(N) SLIDING GLASS DOOR, TEMPERED GLASS	
201	-	3'-0"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
202	-	2'-6"	6'-8"	1-1/2"	WD PAINT	-	WD PAINT	-	-	-	-	-	-	(N) WOODEN DOOR	
203	-	6'-0"	6'-8"	1-1/2"	AL PAINT	-	AL MFR	-	-	MFR	TEMP	-	-	(N) SLIDING GLASS DOOR, TEMPERED GLASS	
204	-	6'-0"	6'-8"	1-1/2"	AL PAINT	-	AL MFR	-	-	MFR	TEMP	-	-	(N) SLIDING GLASS DOOR, TEMPERED GLASS	

**WINDOW NOTE:**  
 WINDOWS AT OR ABOVE SECOND FLOOR SHALL HAVE SILL HEIGHT OF 36" MIN. AFF, UNLESS FALL CLOSING SAFETY DEVICE PROVIDED. CBC 1015.8

WINDOW SCHEDULE								
NO.	WINDOW						GLASS	REMARKS
	EXISTING TYPE	SIZE: WXH	MATERIAL	SILL HEIGHT	NEW TYPE	SIZE		
1A	DOUBLE-HUNG	26" X 72"	WD	12" A.F.F.				(E) NO CHANGE
1B	DOUBLE-HUNG	36" X 70"	WD	21" A.F.F.				(E) NO CHANGE
1C	SLIDER	60" X 58"	MTL	22" A.F.F.				(E) NO CHANGE
1D	FIXED	68" X 52"	WD	36" A.F.F.				(E) NO CHANGE
1E	DOUBLE-HUNG	22" X 48"	WD	32" A.F.F.				TO BE REMOVED
1F	DOUBLE-HUNG	22" X 48"	WD	32" A.F.F.				TO BE RELOCATED
1G	DOUBLE-HUNG	32" X 48"	WD	32" A.F.F.				TO BE REMOVED
1H	DOUBLE-HUNG	48" X 75"	WD	10" A.F.F.				(E) NO CHANGE
1I	DOUBLE-HUNG	48" X 75"	WD	10" A.F.F.				(E) NO CHANGE
2A	SLIDER	72" X 18"	MTL	56" A.F.F.				(N) WINDOW
3A	FIXED SKYLIGHT	22" X 72"	MTL	-			LAM./TEMP.	FIXED SKYLIGHT W/ LAMINATED SAFETY GLASS
3B	FIXED SKYLIGHT	22" X 22"	MTL	-			LAM./TEMP.	FIXED SKYLIGHT W/ LAMINATED SAFETY GLASS
3C	SLIDER	48" X 64"	MTL	36" A.F.F.				(N) WINDOW



1 GARAGE EGRESS DIAGRAM  
 A15 1/4" = 1'-0"



REV.	DATE	BY
1	6-21-24	SM



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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 BUILDING SCHEDULES & NOTES  
 GARAGE EGRESS DIAGRAM

DATE: 6-21-24  
 SCALE: AS NOTED  
 DRAWN: SM/KS  
 JOB # 2221  
 DRAWING NUMBER

A15  
 18 OF - SHEETS

45 PROSPECT AVE

202212289265

REV.	DATE	BY
1	6-21-24	SM



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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 EGRESS DIAGRAMS

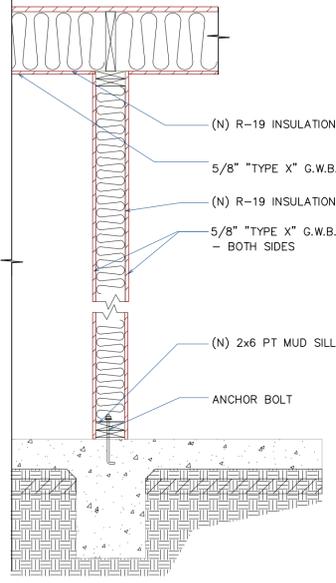
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 SCALE: AS NOTED  
 DRAWN: SM/KS/KM  
 JOB #: 2221

DRAWING NUMBER  
**A16**

19 OF - SHEETS

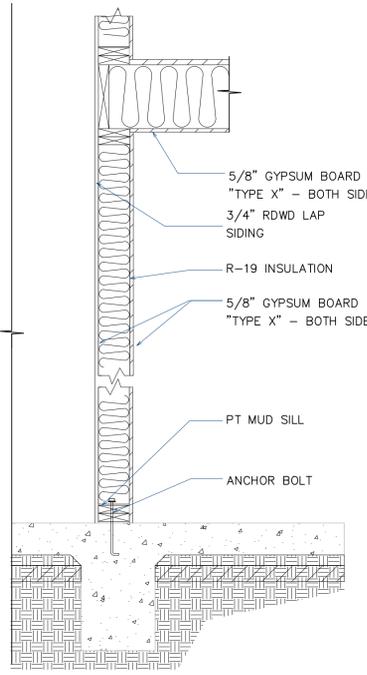
**45 PROSPECT AVE**

**202212289265**



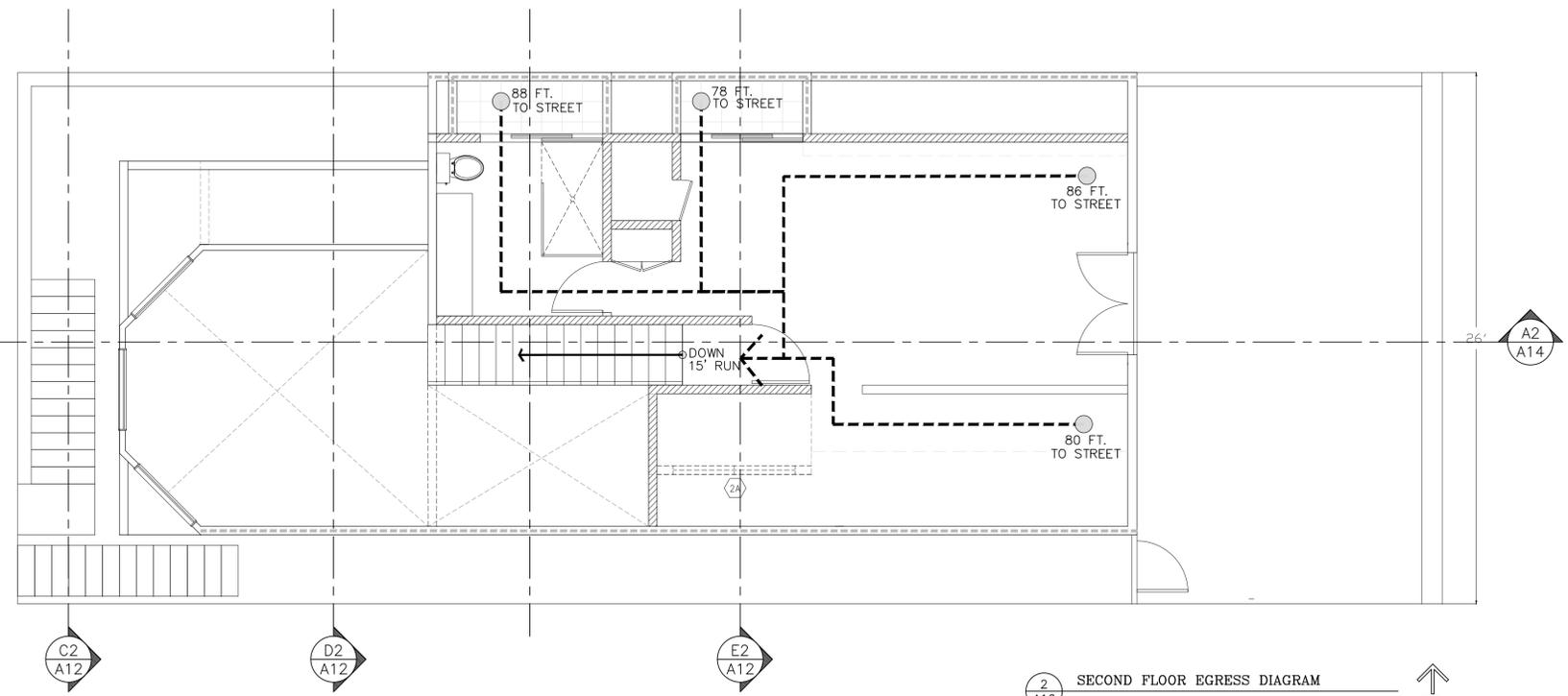
ONE-HOUR FIRE WALL TYP. 4  
 1" = 1'-0" A14

NOTE:  
 EXTERIOR 1 HR RATED WALL PER UL U356  
 INTERIOR 1 HR FIRE RATED PARTITION WALL PER UL U305  
 ALL LOAD BEARING WALLS TO BE 1-HR RATED PER  
 TYP. VA REQUIREMENTS PER CBC TABLE 601

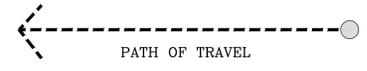


ONE-HOUR EXTERIOR FIRE WALL TYP. 3  
 NTS A14

NOTE:  
 EXTERIOR 1 HR RATED WALL PER UL U356  
 INTERIOR 1 HR FIRE RATED PARTITION WALL PER UL U305  
 ALL LOAD BEARING WALLS TO BE 1-HR RATED PER  
 TYP. VA REQUIREMENTS PER CBC TABLE 601

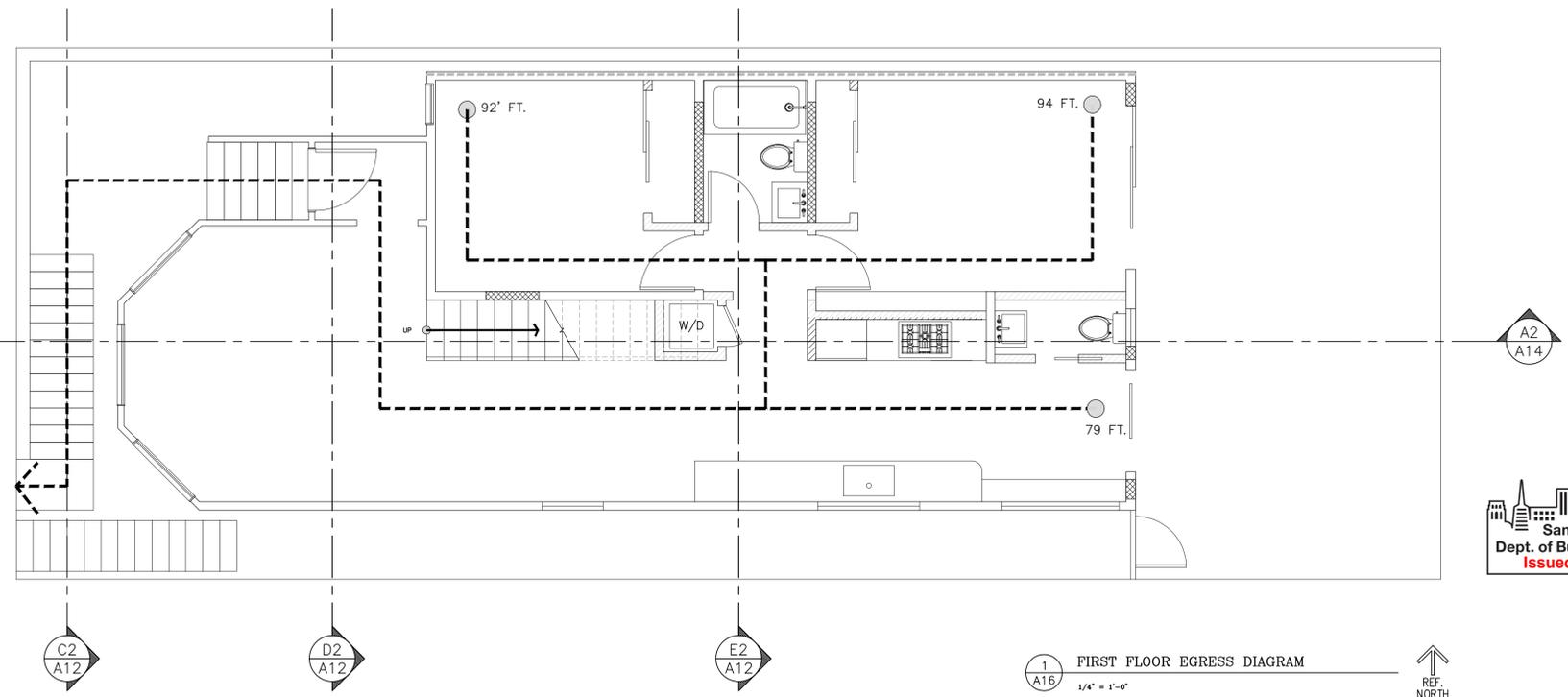


2 SECOND FLOOR EGRESS DIAGRAM  
 1/4" = 1'-0" REF. NORTH

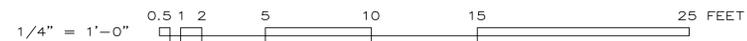


NOTE:  
 ALL DIMENSIONS ARE  
 TO F.O.F. U.O.N.

NOTE:  
 CONSULT ARCHITECT  
 IF EXISTING BUILDING  
 CONDITIONS ARE DIFFERENT  
 THAN INDICATED.



1 FIRST FLOOR EGRESS DIAGRAM  
 1/4" = 1'-0" REF. NORTH





Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

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

JOB ADDRESS 45 Prospect APPLICATION NO. 2022-12289265 ADDENDUM NO. \_\_\_\_\_  
OWNER NAME Marc Sherry OWNER PHONE NO. ( ) \_\_\_\_\_

Table with 3 columns: Section, Question, Yes/No. Includes sections for Property Location, Average Slope, and Proposed Construction.

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: Shaum Mehra  
Engineer/Architect of Record  
415-323-0729 shaum@obliquecity.com  
Telephone Email  
Shaum Mehra shaum@obliquecity.com  
Signature Date 5-17-23



Permit Services Division  
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103  
Phone (628) 652-3600 - www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A Slope Protection Checklist

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 in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review.

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: Anne Hu DBI Plan Review Engineer Phone: (628) \_\_\_\_\_

Comment: \_\_\_\_\_

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

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

JOB ADDRESS 45 Prospect Ave APPLICATION NO. 202212289265 ADDENDUM NO. \_\_\_\_\_  
ENGINEER/ARCHITECT NAME Shaum Mehra PHONE NO. 415-323-0729

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: Shaum Mehra Engineer/Architect of Record Signature Date: 6-21-24

Fax: \_\_\_\_\_ Email: shaum@obliquecity.com

Review by: \_\_\_\_\_ DBI Engineer or Plan Checker Phone: \_\_\_\_\_

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/GREEN INSPECTION (BUILDING)

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

JOB ADDRESS 45 Prospect Ave. APPLICATION NO. 202212289265 ADDENDUM NO. \_\_\_\_\_  
ENGINEER/ARCHITECT NAME Shaum Mehra PHONE NO. 415-23-0729

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. 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:

Table with 3 columns: Section, Question, Yes/No. Includes sections for Addition and Alteration, Existing Conditions, Mechanical, and Green Building.

Required information:

Prepared by: Shaum Mehra Engineer/Architect of Record Signature Date: 6-21-24

Fax: \_\_\_\_\_ Email: shaum@obliquecity.com

Review by: \_\_\_\_\_ DBI Engineer or Plan Checker Phone: \_\_\_\_\_

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 (PLUMBING)

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

JOB ADDRESS 45 Prospect Ave. APPLICATION NO. 202212289265 ADDENDUM NO. \_\_\_\_\_  
ENGINEER/ARCHITECT NAME Shaum Mehra PHONE NO. 415-323-0729

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: Shaum Mehra Engineer/Architect of Record Signature Date: 6-21-24

Fax: \_\_\_\_\_ Email: shaum@obliquecity.com

Review by: \_\_\_\_\_ DBI Engineer or Plan Checker Phone: \_\_\_\_\_

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

Table with columns: REV., DATE, BY



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG

FORMS

DATE: 6-21-24

SCALE: AS NOTED

DRAWN: SM/KS/KM

JOB # 2221

DRAWING NUMBER

A17

20 OF - SHEETS



45 PROSPECT AVE

202212289265

# RESIDENTIAL REMODEL

45 PROSPECT AVE, SAN FRANCISCO, CA 94110

## GENERAL

- GOVERNING CODES: ALL CONSTRUCTION SHALL CONFORM TO CALIFORNIA CODE OF REGULATIONS, TITLE 24: CALIFORNIA BUILDING STANDARDS CODE:
  - 2022 CALIFORNIA BUILDING CODE (CBC)
  - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
  - 2022 CALIFORNIA PLUMBING CODE (CPC)
  - 2022 CALIFORNIA ELECTRIC CODE (CEC),
  - 2022 CALIFORNIA MECHANICAL CODE (CMC)
  - 2022 CALIFORNIA ENERGY CODE (CEC)
- THE NOTES ON THE STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THESE NOTES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- THE CLIENT/CLIENT'S REPRESENTATIVE MUST SUBMIT IN WRITING FOR ANY INQUIRIES OR MODIFICATION REQUESTS FOR THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
- UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED, OR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.
- CONSTRUCTION METHOD AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. HC STRUCTURAL ENGINEERING WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

## DESIGN CRITERIA

- APPLICABLE CODE: CALIFORNIA CODE OF REGULATIONS (CALIFORNIA BUILDING CODE, CBC) 2022 EDITION, PART 2.
- ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF PER ROMIG ENGINEERS, PROJECT NO. 5405-2, DATED AUGUST 2022
- LIVE LOADS:
  - ROOF (BASIC LIVE LOAD): 20 PSF
  - FLOOR (BASIC LIVE LOAD): 40 PSF
  - FLOOR (BALCONY/DECK LIVE LOAD): 60 PSF
- WIND DESIGN PARAMETERS:
  - BASIC WIND SPEED: 92 MPH
  - EXPOSURE: B
- SEISMIC DESIGN PARAMETERS:
  - RISK CATEGORY: II
  - SEISMIC DESIGN CATEGORY: D
  - SEISMIC IMPORTANCE FACTOR:  $I_a = 1.0$
  - LATITUDE: 37.7442778 NORTH
  - LONGITUDE: 122.4179783 WEST
  - SITE CLASS: C
  - MAPPED MCE ACCELERATIONS
    - $S_s = 1.5g$
    - $S_1 = 0.6g$
  - SITE COEFFICIENT AT SHORT PERIOD
    - $F_s = 1.20$
    - $F_r = 1.40$
  - ADJUSTED MCE SPECTRAL RESPONSE ACCELERATION PARAMETERS:
    - $S_{0.05} = 1.2g$
    - $S_{0.1} = 0.56g$
- STRUCTURAL RESPONSE MODIFICATION FACTORS:
  - A. BEARING WALL SYSTEM
  - LIGHT FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
    - $R = 6.5$  (RESPONSE MODIFICATION COEFFICIENT)
    - $\Omega_o = 2.5$  (OVERSTRENGTH FACTOR)
    - $C_d = 4.0$  (DEFLECTION AMPLIFICATION FACTOR)
    - $V = 0.24$  W (DESIGN BASE SHEAR)

## HAZARDOUS MATERIALS

- DESIGN EVEREST ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON THE SITE.
- DESIGN EVEREST HAS NOT PERFORMED INVESTIGATIONS TO DETERMINE THE PRESENCE OF HAZARDOUS MATERIALS. THE OWNER WILL PROVIDE THE RESULTS OF SUCH INVESTIGATIONS IF THEY HAVE BEEN PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

## WOOD NOTES

- ALL WOOD CONSTRUCTION SHALL BE PER CBC, CHAPTER 23.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH AND MUST CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL APPEARANCE REQUIREMENTS. ALL PRESSURE TREATED LUMBER TO BE STAMPED BY AN APPROVED GRADING AGENCY.
- STRUCTURAL LUMBER SHALL BE:
  - A. BEAMS & POSTS (2x AND 4x) NO. 1
  - B. BEAMS & POSTS (6x OR LARGER) NO. 1
  - C. STUDS NO. 1 (2x4, 3x4, 2x6 AND 3x6)
  - D. JOISTS NO. 1
- NEW STUD AND POST SIZES SHALL BE (UNLESS OTHERWISE NOTED):
  - A. STUD WALLS 2x4 @ 16" ON CENTER FOR INTERIOR WALLS, OR S.A.D. 2x6 @ 16" ON CENTER FOR EXTERIOR WALLS & PLUMBING WALLS & SHEAR WALLS
  - B. POSTS AS MINIMUM SHALL HAVE WIDTH TO MATCH BEAM WIDTH ABOVE AND DEPTH TO MATCH WALL THICKNESS UNLESS OTHERWISE NOTED.
- ALL STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION.
- ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON WIRE NAILS AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. WHERE NAILS TEND TO SPLIT THE WOOD, NAIL HOLES SHALL BE PREDRILLED.
- ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC-ES EVALUATION REPORTS.
- ALL STUD WALLS SHALL HAVE 2x FIRE BLOCKING AT 10'-0" O.C. MAXIMUM.
- WALL STUDS SHALL ALIGN WITH FLOOR AND ROOF JOISTS FOR FULL HEIGHT OF STRUCTURE.
- 2x BLOCKING SHALL BE INSTALLED BETWEEN JOISTS AND RAFTERS OVER SUPPORTS.
- WHERE WOOD IS IN CONTACT WITH EARTH, CONCRETE OR MASONRY, PRESSURE TREATED DOUGLAS FIR-LARCH SHALL BE USED.
- UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE ANCHORED WITH 5/8"ø ANCHOR BOLTS WITH 7" EMBEDMENT AT 4'-0" O.C. W/ 3"x3"x1/4" PLATE WASHERS.
- ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED, UNLESS OTHERWISE NOTED.
- PROVIDE POST OR MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF ALL BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.
- PROVIDE SOLID BLOCKING AT BEARING WALLS UNDER PERPENDICULAR PARTITIONS. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- MINIMUM SPLICE NAILING OF DOUBLE PLATES TO BE AS FOLLOWS: SIXTEEN (16) 16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". SEE TYPICAL DETAIL FOR ADDITIONAL INFORMATION.
- FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" O.C. STAGGERED AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.
- BOLT HOLES IN WOOD SHALL BE THE DIAMETER OF THE BOLT PLUS 1/16", MAXIMUM.
- PRE-DRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
  - A. SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK.
  - B. THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.
- HOLES FOR PIPES EXCEEDING ONE-THIRD OF THE PLATE WIDTH SHALL NOT BE PLACED IN PARTITIONS USED AS SHEAR WALLS AND BEARING WALLS UNLESS OTHERWISE DETAILED. PIPES SHALL PASS THROUGH THE CENTER OF THE PLATES. NOTCHING IS NOT ALLOWED.
- PROVIDE 2x SOLID BLOCKING AT A MINIMUM OF 8'-0" O.C. FOR SOLID SAWN JOISTS WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST.
- ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. UNLESS OTHERWISE NOTED.
- RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
- USE SIMPSON MASONRY ANCHORS TITEN HD (ESR-1056) FOR WOOD TO MASONRY CONNECTION.
- ALL BOLTS, SCREWS, NAILS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE GALVANIZED. ALL BOLTS, SCREWS, NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOTDIP ZINC COATED GALVANIZED OR STAINLESS STEEL PER SECTION 2304.9.5.
- DO NOT NOTCH ANY MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD, UNLESS SPECIFICALLY PERMITTED IN THESE DRAWINGS AND DETAILS.

## CONCRETE

- REINFORCING STEEL
  - ALL BARS, U.O.N.: ASTM A615, GR 60 OR ASTM A706, DEFORMED.
- MINIMUM CONCRETE COVER
  - CAST AGAINST & EXPOSED TO EARTH.....3"
  - EXPOSED TO EARTH OR WEATHER.....2"
  - NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS.....3/4"
- CONCRETE MIXES FOR (N) CONCRETE ONLY

MIX ID	USE	STRENGTH, f <sub>c</sub>	WEIGHT
A	CONCRETE FOOTING / RETAINING WALL	3,000 PSI	NORMAL
B	CONCRETE SLAB ON GRADE	2,500 PSI	NORMAL
- CHAIRS, SPACERS, AND SAND PLATES: AS REQUIRED TO MAINTAIN CONCRETE COVER.
- VERTICAL REINFORCEMENT:
  - SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.
- ANCHOR BOLTS, DOWELS, AND HOLD DOWN SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY A INSPECTING AGENCY.
- ADMIXTURES: REVIEWED BY THE ENGINEER. CALCIUM CHLORIDE OR ADDED CHLORIDES ARE NOT PERMITTED.
- VIBRATION: ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.

## FOUNDATION NOTES

- INSTALLATION OF THE FOOTINGS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THE DRAWINGS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY, UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
- FOOTINGS AND GRADE BEAMS SHALL BE CENTERED UNDER BEARING WALLS ABOVE, UNLESS OTHERWISE NOTED.
- VERIFY LOCATIONS FOR OPENINGS OR PENETRATIONS THROUGH CONCRETE, CONCRETE CURBS, FLOOR DEPRESSIONS, FLOOR SLOPES AND DRAINS, INSERTS, ETC. PRIOR TO POURING CONCRETE. COORDINATE WITH ARCHITECTURAL AND OTHER DRAWINGS.

## GRADING NOTES

- IF OTHERWISE NOT SPECIFIED BY THE PROJECT SOILS ENGINEER, FILL AND BACKFILL SHOULD BE PLACED AT NEAR OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN (8) INCHES AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY
- IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO OR BETTER THAN ON-SITE SOILS IN STRENGTH, EXPANSION AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED BUT WILL NOT BE PRE-QUALIFIED BY A GEOTECHNICAL ENGINEER.
- FINAL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURE(S) AND IS NOT ALLOWED TO POND.

## MASONRY NOTES

- NET AREA COMPRESSIVE STRENGTH OF MASONRY:  $f_m = 1,500$  PSI (U.N.O.)
- MORTAR SHALL CONFORM TO ASTM C270 AND THE FOLLOWING (UNLESS NOTED OTHERWISE)
- FOR MASONRY BELOW GRADE: TYPE "M" WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI (U.N.O.)
- FOR MASONRY ABOVE GRADE: TYPE "S" WITH A MINIMUM AVERAGE STRENGTH OF 1800 PSI (U.N.O.)
- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, 'STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS'.
- MASONRY WALLS HAVE BEEN DESIGNED USING STRENGTH AND DEFLECTION DESIGN OF REINFORCED UNIT MASONRY ARE DESIGNED ACCORDING TO STATE AND LOCAL BUILDING CODE AND ACI 530 SECTION 3.2.5.

SHEET LIST	
Sheet Name	
S0.0	GENERAL NOTES
S0.1	SPECIAL INSPECTIONS
S1.0	FOUNDATION PLAN
S2.0	DECK AND 1ST FLOOR FRAMING PLAN
S2.1	2ND FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN
S4.0	WOOD DETAILS
S4.1	WOOD DETAILS
S4.2	WOOD DETAILS
S6.0	FOUNDATION DETAILS
S6.1	FOUNDATION DETAILS
S6.2	FOUNDATION DETAILS
WSWH1	SIMPSON STRONG-WALL ANCHORAGE DETAILS
WSWH2	SIMPSON STRONG-WALL FRAMING DETAILS

## TESTS, INSPECTIONS, AND OBSERVATIONS NOTES

- TESTS AND INSPECTIONS SHALL BE PROVIDED FOR ALL ITEMS AS REQUIRED BY THE CBC, CHAPTER 17.
- THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING AND INSPECTION LABORATORY QUALIFIED BY THE BUILDING OFFICIAL TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TESTING AND INSPECTION LABORATORY WITH CONSTRUCTION SCHEDULES TO ENSURE PROPER COORDINATION OF WORK.
- THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE REPORTS SHALL INDICATE WHETHER WORK INSPECTED CONFORMED TO THE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER OF RECORD.

## ABBREVIATIONS

AB	ANCHOR BOLT	KP	KING POST
ADDL	ADDITIONAL	LDGR	LEDGER
ALT	ALTERNATE	MAX	MAXIMUM
BLKG	BLOCKING	MTL	METAL
BM	BEAM	MF	MOMENT FRAME
BOT	BOTTOM	MFR	MANUFACTURER
CL	CENTER LINE	MIN	MINIMUM
CLR	CLEAR	MISC	MISCELLANEOUS
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONN	CONNECTION	OWJ	OPEN WEB JOIST
CONST	CONSTRUCTION	OWSJ	OPEN WEB STEEL JOIST
CONT	CONTINUOUS	PAR	PARALLEL
DBL	DOUBLE	PERP	PERPENDICULAR
DF	DOUGLAS FIR LARCH	PL	PLATE
DIA	DIAMETER	PTDF	PRESSURE TREATED DOUGLAS FIR
DIM	DIMENSION	PW	PUDDLE WELD
E	EXISTING	REF	REFERENCE
EA	EACH	REINF	REINFORCEMENT
EF	EACH FACE	REQ'D	REQUIRED
EL	ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
EMBED	EMBEDMENT	SC	SLIP CRITICAL
EN	EDGE NAIL	SCHED	SCHEDULE
EQ	EQUAL OR EQUIVALENT	SIM	SIMILAR
EW	EACH WAY	SMF	SPECIAL MOMENT FRAME
EXT	EXTERIOR	SMS	SHEET METAL SCREW
FDN	FOUNDATION	SQ	SQUARE
FJ	FLOOR JOIST	STD	STANDARD
FOC	FACE OF CONCRETE	T&B	TOP & BOTTOM
FOS	FACE OF STUD	THK	THICKNESS/THICK
FRMG	FRAMING	TN	TOENAIL
FTG	FOOTING	TO	TOP OF
GA	GAUGE	TRI	TRIPLE
GALV	GALVANIZED	TYP	TYPICAL
GR	GRADE	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HGR	HANGER	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	W/	WITH
INT	INTERIOR	W/O	WITHOUT
JT	JOINT	WF	WIDE FLANGE



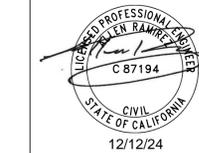
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202212289265 45 PROSPECT AVE

Sheet Title:

GENERAL NOTES

Project No.#: 2024041704

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STRUCTURAL OBSERVATION (IF REQUIRED)

- STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH CBC SECTION 17. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OF THE DEPUTY INSPECTOR.
- THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER TO PERFORM THE STRUCTURAL OBSERVATION. THE ENGINEER SHALL BE REGISTERED OR LICENSED IN THE STATE OF CALIFORNIA. THE DEPARTMENT OF BUILDING AND SAFETY RECOMMENDS THE USE OF THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN WHEN THEY ARE INDEPENDENT OF THE CONTRACTOR.
- THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER A LETTER FROM THE OWNER OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT. THE STRUCTURAL OBSERVER SHALL ALSO INFORM THE OWNER OF THE REQUIREMENTS FOR A PRE-CONSTRUCTION MEETING AND SHALL PRESIDE OVER THIS MEETING.
- THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
- THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF THE DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER: ELEMENT TO BE OBSERVED PLYWOOD SHEAR WALLS PLYWOOD NAILING AT FIRST SHEAR WALL.
- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS NEED NOT BE SEALED BUT SHALL BE SIGNED BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THEIR DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR.
- A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF THE SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS.
- THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS DESCRIBED BELOW WILL BE PERFORMED UNDER SEPARATE CONTRACT BY AGENCIES RETAINED BY THE PROJECT OWNER. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER APPRISED OF WORK PROGRESS AS IT PERTAINS TO SPECIAL INSPECTIONS AND ENSURE THAT NO WORK REQUIRING SPECIAL INSPECTIONS IS CONCEALED BEFORE SPECIAL INSPECTIONS OCCUR. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF WORK OF ITEMS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS. ALL SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OF IBC CHAPTER 17 AS FOLLOWS:

(C) CONTINUOUS INSPECTION, (P) PERIODIC INSPECTION, AND ( ✓ ) INDICATES APPLICABLE

TABLE 1705.6 - SOILS			
INSPECTION AND VERIFICATION ITEM		DURATION	REQUIRED
1.	VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	(P)	
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	(P)	
3.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	(P)	
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	(C)	
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	(P)	

TABLE 1705.3 - CONCRETE CONSTRUCTION			
INSPECTION AND VERIFICATION ITEM		DURATION	REQUIRED
1.	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	(P)	
2.	INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3 ITEM 5.B.	(P)	
3.	INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	(P)	✓
4.	INSPECTION OF POST INSTALLED ANCHORS.	(P)	✓
5.	VERIFY USE OF REQUIRED MIX.	(P)	
6.	AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	(C)	
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	(C)	
8.	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	(P)	
9.	INSPECTION OF PRESTRESSED CONCRETE	(P)	
A.	APPLICATION OF PRESTRESSING FORCES	(P)	
B.	GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC FORCE-RESISTING SYSTEM.	(P)	
10.	INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	(P)	

WOOD CONSTRUCTION			
INSPECTION AND VERIFICATION ITEM		DURATION	REQUIRED
9.	CONNECTORS		
A.	STRAPS, CLIPS, HOLDDOWNS, AND SCREWS	(P)	✓



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Sheet Title:

SPECIAL INSPECTIONS

Project No.#: 2024041704

Sheet:

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### FOUNDATION NOTES

- REFER TO TYPICAL STUD WALL FRAMING DETAIL 11/S4.0.
- PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS. SEE SHEAR WALL PLANS FOR ALL SHEAR WALL POSTS AND HOLDDOWNS.
- ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.
- CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR PIER/GRADE BEAM, AND 2500 PSI FOR SLAB ON GRADE. CONCRETE SHALL BE CURED FOR MINIMUM OF 7 DAYS AND ONLY WHEN DESIRED COMPRESSIVE STRENGTH IS ACHIEVED AFTER REVIEWING CONCRETE SUBMITTAL, BEFORE ANY LOADS MAY BE APPLIED.

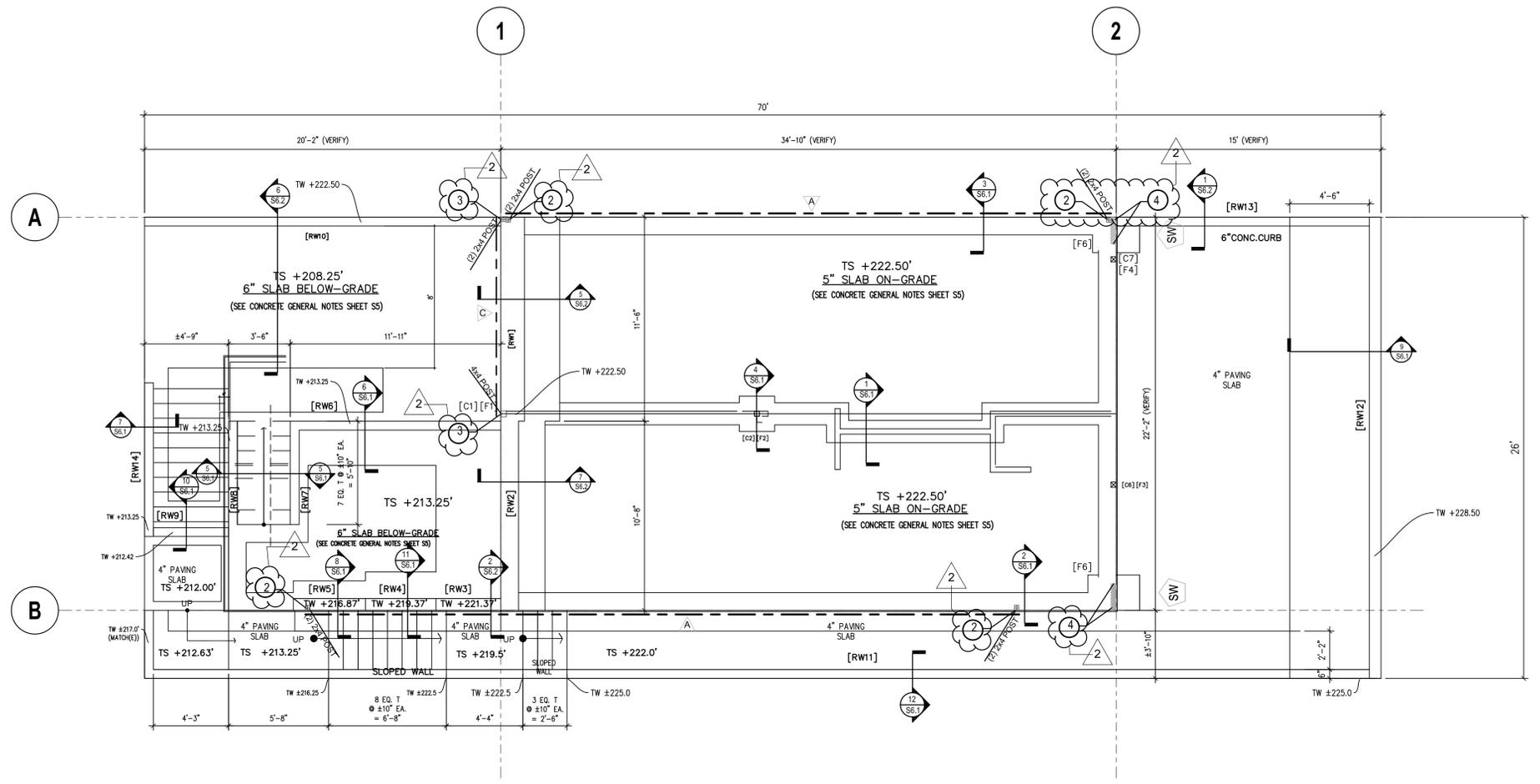
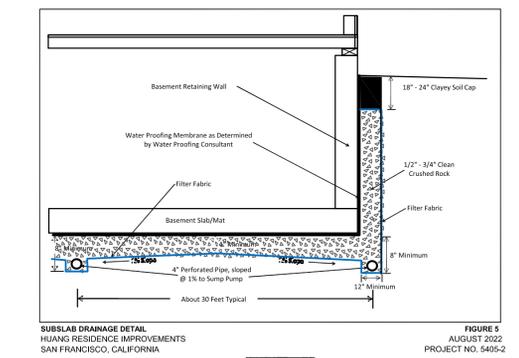
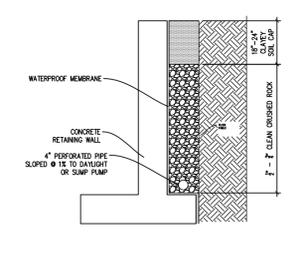
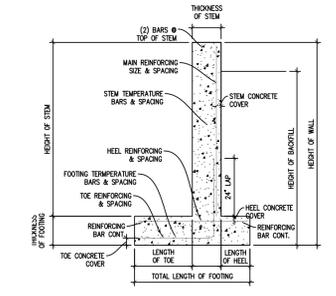
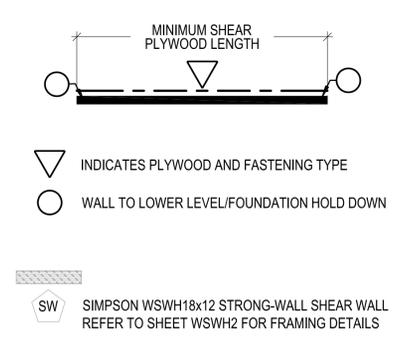
### FOOTING SCHEDULE

F1	-	C1	16"x16"x12'd
F2	-	C2	24"x24"x20'd
F3	-	C6	16"x16"x12'd
F4	-	C7	16"x16"x12'd
F5	-	C10	16"x16"x12'd
F6	-	-	32"x20'd w/ (2) #5 HOR. CONT. REBAR @ BOT. FTG

### HOLDDOWN SCHEDULE

- LSTA24 STRAP W/ (9) 0.148"x2-1/2" TO STUD ABOVE & (9) 0.148"x2-1/2" TO STUD BELOW
- HDU2 W/ (6) 1/4"x2-1/2" SDS TO STUDS & 5/8" Ø A.B. (2) 2x OR 4x POST
- HDU4 W/ (10) 1/4"x2-1/2" SDS TO STUDS & 5/8" Ø A.B. (2) 2x OR 4x POST
- SIMPSON WSWH-AB1x24, 1" Ø A.B. W/ 11" MIN. EMBEDMENT INTO FOOTING, PROVIDE EXTENSION & COUPLERS AS NEEDED, REFER TO SHEET WSWH1 FOR ANCHORAGE DETAILS

### SHEAR WALL LEGEND



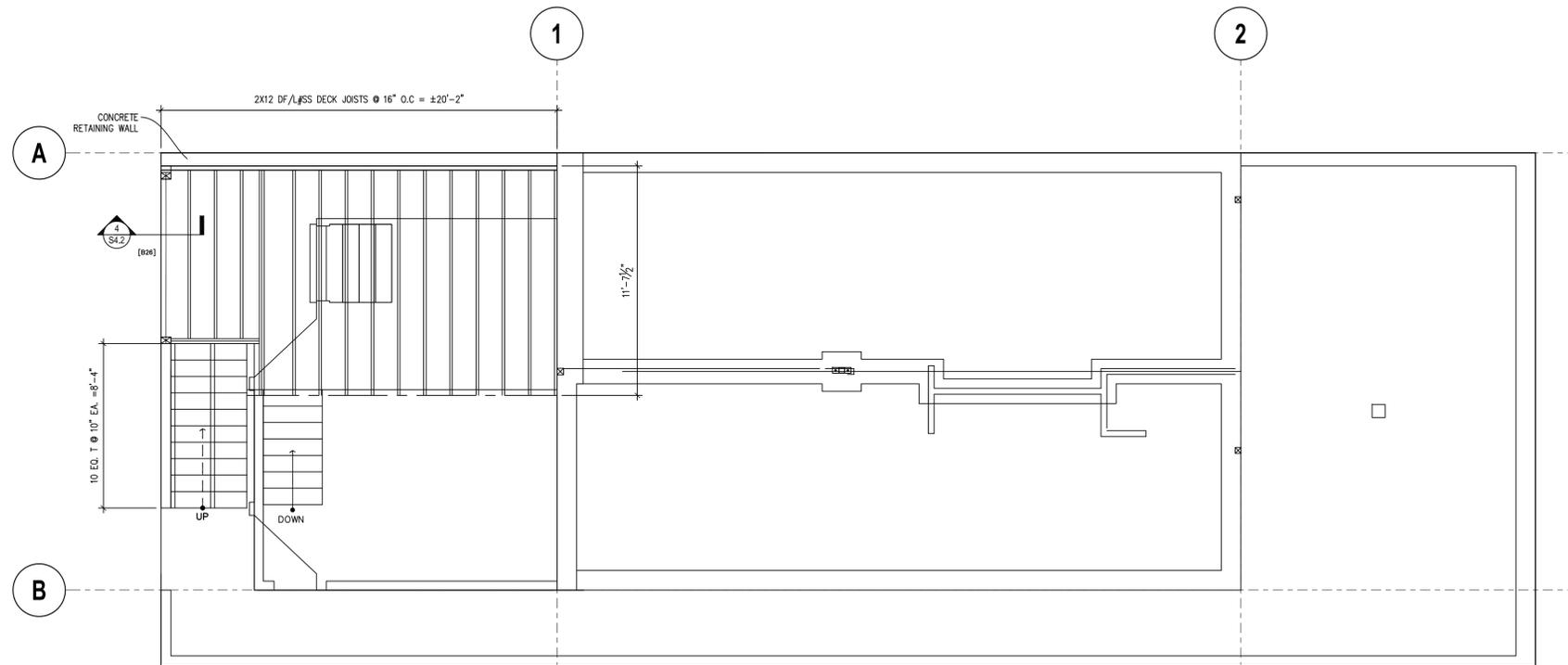
### RETAINING WALL SCHEDULE

REF.	HEIGHT OF WALL (FEET)	HEIGHT OF BACKFILL (FEET)	THICKNESS OF STEM (INCHES)	LENGTH OF TOE (FEET)	LENGTH OF HEEL (FEET)	THICKNESS OF FOOTING (INCHES)	STEM CONC. COVER (INCHES)	MAIN REINF. SIZE (BARS)	MAIN REINF. SPACING (INCHES O.C.)	HEEL CONC. COVER (INCHES)	HEEL REINF. SIZE (BARS)	HEEL REINF. SPACING (INCHES O.C.)	TOE CONC. COVER (INCHES)	TOE REINF. SIZE (BARS)	TOE REINF. SPACING (INCHES O.C.)	TEMP. BAR REINF. SIZE (#)	STEM TEMP. SPACING (INCHES O.C.)	FTG. TEMP. SPACING (INCHES O.C.)
RW1	17.3	15.3	16	6.67	2	24	2	#7	6	2	#7	6	3	#7	5	#7	13.5	10
RW2	11.3	10.42	12	3.67	1.5	14	2	#5	10	2	#5	12	3	#5	10	#5	12	12
RW3	9.12	7.25	8	3.5	1	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW4	7.12	5.37	8	2.0	1	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW5	5.46	3.87	8	1	1	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW6	6	5	6	1.0	1.5	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW7	6	5	6	1.0	1.5	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW8	6	6	6	1.0	1.5	12	2	#5	18	2	#5	14	3	#5	12	#5	18	14
RW9	5.17	4.17	6	1.5	0.5	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14
RW10	16.3	7	8	8	0.5	36	2	#7	6	2	#7	6	3	#7	5	#7	18	8
RW11	4	3	6	2.17	0	12	2	#5	18	0	-	-	3	#5	14	#5	18	14
RW12	7	6	8	4.5	0	12	2	#5	18	0	-	-	3	#5	14	#5	18	14
RW13	3	2.5	6	0	1.5	12	2	#5	18	3	#5	18	-	-	-	#5	18	14
RW14	5	3	0.5	1.5	0.5	12	2	#5	18	2	#5	14	3	#5	14	#5	18	14

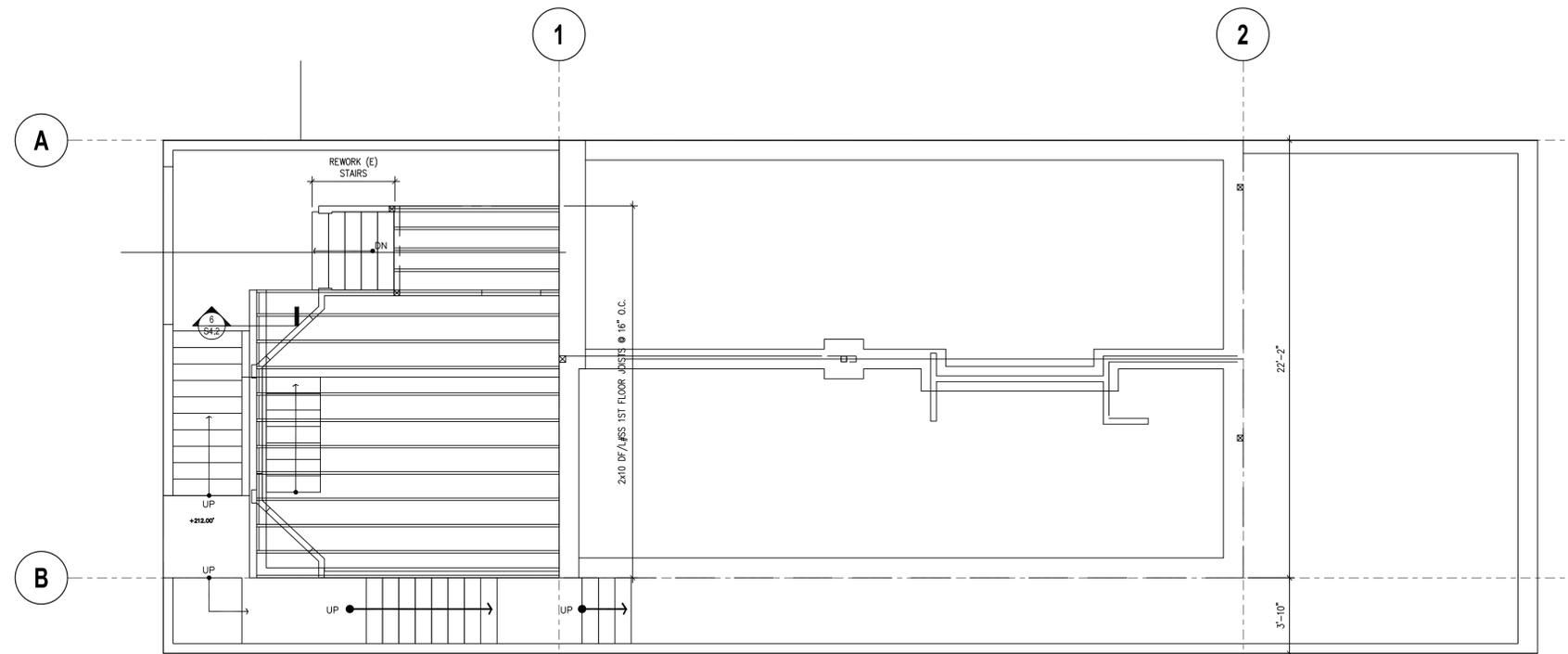
Earthwork, slab subgrade and non-expansive fill preparation, mat, slab, and pavement construction, foundation construction, retaining wall drainage and backfilling, utility trench backfilling, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated August 10, 2022.

Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during earthwork and foundation construction as recommended in the geotechnical report.

Romig Engineers should be notified at least 5 days prior to earthwork, trench backfill and subgrade preparation work to allow time for sampling of on-site soil and laboratory compaction curve testing to be performed prior to on-site compaction density testing.



(N) DECK FRAMING PLAN  
1/4" = 1'-0"



(N) 1ST FLOOR FRAMING PLAN  
1/4" = 1'-0"

### FRAMING NOTES

- FLOOR SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING. NAIL SHEATHING W/ 10d NAILS AT 6" E.N., 12" F.N., 6" B.N.
- REFER TO TYPICAL STUD WALL FRAMING DETAIL 11/S4.0
- PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS
- ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.
- REFER TO ARCHITECTURALS FOR FLOOR ELEVATIONS.

### FRAMING CALL OUTS

REF.	LENGTH (FEET)	ITEM	MEMBER
B1-B4	-	(NOT USED)	
B5	9.27	(N) RAFTER @ LIVING AREA	2x8 DF/L #1
B6	11.08	(N) RAFTER @ BEDROOM AREA	2x8 DF/L #1
B7	15.5	(N) RIDGE BEAM @ LIVING ROOM	3-1/2x10-1/2 20VF-V3 DF
B8	22.67	(N) 2nd FLOOR JOISTS	2x10 DF/L #1
B9	15.33	(N) 1st FLOOR JOISTS @ LIVING ROOM	2x10 DF/L #SS
B10	4.5	(N) HEADER @ ENTRY STEPS	4x10 DF/L #1
B11	11.67	(N) EXTERIOR DECK JOISTS	2x12 DF/L #SS
B12	34.83	(N) RIDGE BEAM @ BEDROOMS	5-1/8x10-1/2 24F-V8 DF
B13	6	(N) WALL HEADER FOR COLUMN C3	3-1/2x7 PARALLAM PSL 1.8-2500Fb
B14	13	(N) WALL HEADER FOR COLUMNS C4 & C5	3-1/2x9-1/4 PARALLAM PSL 2.0E-2900Fb
B15	6	(N) HEADER @ 2nd FLOOR DORMER GLAZING	4x8 DF/L #1
B16	8	(N) RAFTER BEAM @ DORMER	(2) 2x8 DF/L #1
B17	11	(N) ROOF JOISTS @ DORMER WALL	4x8 DF/L #1
B18	5.67	(N) DORMER RAFTERS	2x6 DF/L #1
B19	11.33	(N) BEAM BTWN. LIVING & DINING	3-1/2x9 24F-V4 DF
B20	6	(N) HEADER @ LIVING ROOM DORMER WINDOW	4x8 DF/L #1
B21	6	(N) HEADER @ DINING ROOM DOOR	4x8 DF/L #1
B22	3	(N) STAIR TREAD	3x12 DF/L #SS
B23	19.2	(N) 2nd FLOOR STAIR STRINGER	FROM 3x16 DF/L #SS
B24	9.42	(N) BEAM @ SKYLIGHT	(2) 2x8 DF/L #1
B25	4.33	(N) 2nd FLOOR HEADER	4x8 DF/L #1
B26	8.67	(N) GARAGE DOOR HEADER	6x10 DF/L #1

### FRAMING LEGEND

- INDICATES POST
- TRUSSES/RAFTERS/JOISTS
- SUPPORT BEAM



RESIDENTIAL REMODEL

Sheet Title:

DECK & 1ST FLR.  
FRAMING PLAN

Project No. #: 2024041704

Sheet:

**S2.0**



CORPORATE ADDRESS:  
450 FOLSOM STREET, #1502  
SAN FRANCISCO, CA 94105  
+1 844-750-0773

00-00-00	SUBMISSION
DATE - 09/03/24	REVISION 1
DATE - 12/12/24	REVISION 2
DATE	REVISION



45 PROSPECT AVE  
202212289265

45 PROSPECT AVE.  
SAN FRANCISCO, CA 94110

00-00-00	SUBMISSION
DATE - 09/03/24	REVISION 1
DATE - 12/12/24	REVISION 2
DATE	REVISION



**45 PROSPECT AVE**

**202212289265**

**RESIDENTIAL REMODEL**

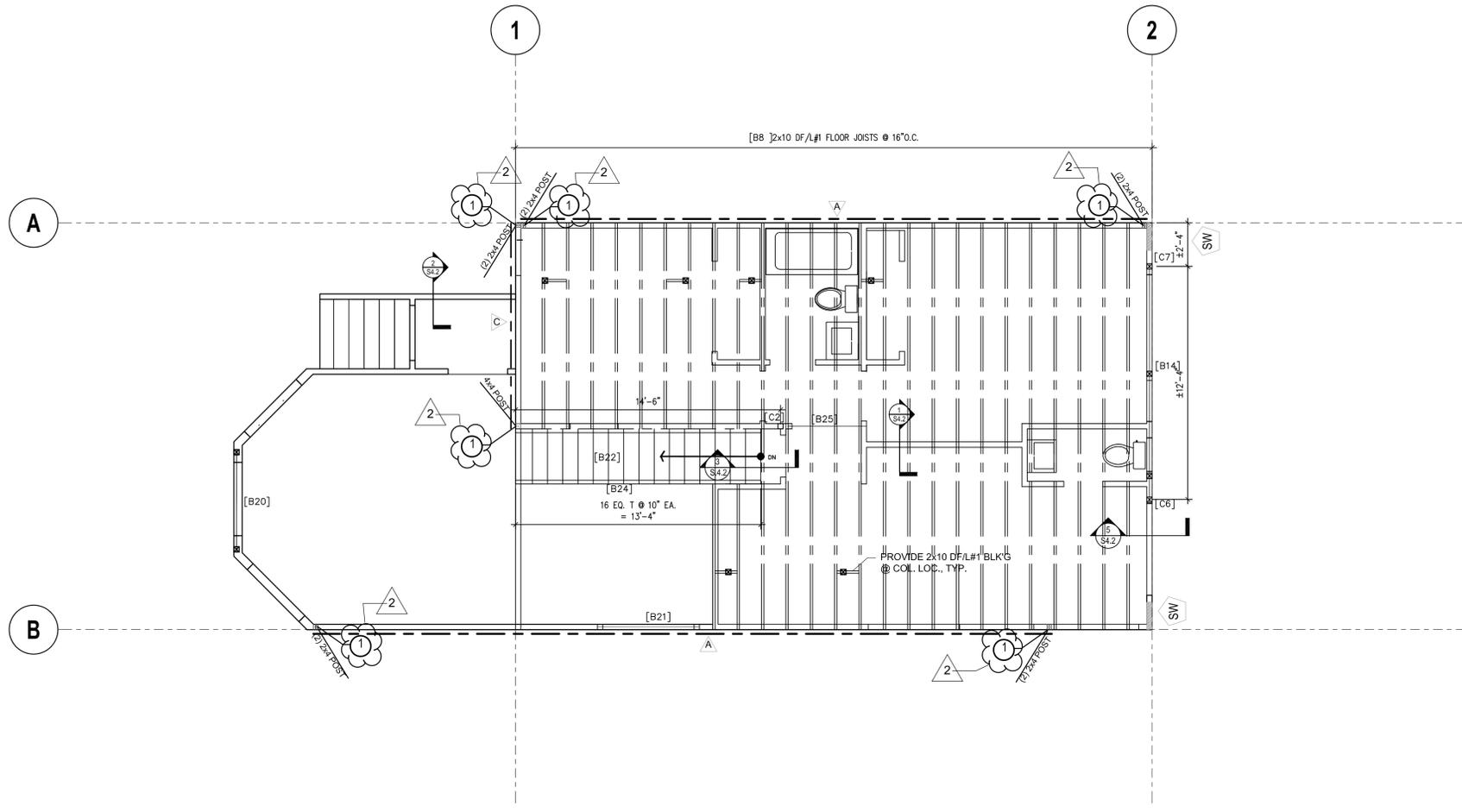
45 PROSPECT AVE.  
SAN FRANCISCO, CA 94110

### FRAMING NOTES

- FLOOR SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING. NAIL SHEATHING W/ 10d NAILS AT 6" E.N., 12" F.N., 6" B.N.
- REFER TO TYPICAL STUD WALL FRAMING DETAIL 11/S4.0
- PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS
- ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.
- REFER TO ARCHITECTURALS FOR FLOOR ELEVATIONS.

### FRAMING CALL OUTS

REF.	LENGTH (FEET)	ITEM	MEMBER
B1-B4	-	(NOT USED)	
B5	9.27	(N) RAFTER @ LIVING AREA	2x8 DF/L #1
B6	11.08	(N) RAFTER @ BEDROOM AREA	2x8 DF/L #1
B7	15.5	(N) RIDGE BEAM @ LIVING ROOM	3-1/2x10-1/2 20VF-V3 DF
B8	22.67	(N) 2nd FLOOR JOISTS	2x10 DF/L #1
B9	15.33	(N) 1st FLOOR JOISTS @ LIVING ROOM	2x10 DF/L #SS
B10	4.5	(N) HEADER @ ENTRY STEPS	4x10 DF/L #1
B11	11.67	(N) EXTERIOR DECK JOISTS	2x12 DF/L #SS
B12	34.83	(N) RIDGE BEAM @ BEDROOMS	5-1/8x10-1/2 24F-V8 DF
B13	6	(N) WALL HEADER FOR COLUMN C3	3-1/2x7 PARALLAM PSL 1.8-2500Fb
B14	13	(N) WALL HEADER FOR COLUMNS C4 & C5	3-1/2x9-1/4 PARALLAM PSL 2.0E-2900Fb
B15	6	(N) HEADER @ 2nd FLOOR DORMER GLAZING	4x8 DF/L #1
B16	8	(N) RAFTER BEAM @ DORMER	(2) 2x8 DF/L #1
B17	11	(N) ROOF JOISTS @ DORMER WALL	4x8 DF/L #1
B18	5.67	(N) DORMER RAFTERS	2x6 DF/L #1
B19	11.33	(N) BEAM BTWN LIVING & DINING	3-1/2x9 24F-V4 DF
B20	6	(N) HEADER @ LIVING ROOM DORMER WINDOW	4x8 DF/L #1
B21	6	(N) HEADER @ DINING ROOM DOOR	4x8 DF/L #1
B22	3	(N) STAIR TREAD	3x12 DF/L #SS
B23	19.2	(N) 2nd FLOOR STAIR STRINGER	FROM 3x16 DF/L #SS
B24	9.42	(N) BEAM @ SKYLIGHT	(2) 2x8 DF/L #1
B25	4.33	(N) 2nd FLOOR HEADER	4x8 DF/L #1
B26	8.67	(N) GARAGE DOOR HEADER	6x10 DF/L #1
C1	20.8	B12 R1	4x4 DF/L #SS
C2	20.8	B12 R2	HSS 3-1/2x3-1/2x125
C3	1.69	B12 R3	4x4 DF/L #1
C4	7.33	B13 R1	4x4 DF/L #1
C5	7.33	B13 R2	4x4 DF/L #1
C6	9	B14 R1	4x4 DF/L #1
C7	9	B14 R2	4x4 DF/L #1
C8	7	B7 R1	4x4 DF/L #1
C9	6.75	B7 R2	4x4 DF/L #SS
C10	8	B10 R2 & R2	4x6 DF/L #1

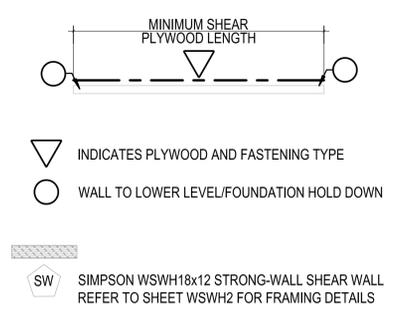


**(N) 2ND FLOOR FRAMING PLAN**  
1/4" = 1'-0"

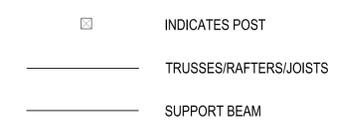
### HOLDOWN SCHEDULE

- LSTA24 STRAP W/ (9) 0.148"x2-1/2" TO STUD ABOVE & (9) 0.148"x2-1/2" TO STUD BELOW
- HDU2 W/ (6) 1/4"x2-1/2" SDS TO STUDS & 5/8" Ø A.B. (2) 2x OR 4x POST
- HDU4 W/ (10) 1/4"x2-1/2" SDS TO STUDS & 5/8" Ø A.B. (2) 2x OR 4x POST
- SIMPSON WSWH-AB1x24, 1" Ø A.B. W/ 11" MIN. EMBEDMENT INTO FOOTING, PROVIDE EXTENSION & COUPLERS AS NEEDED, REFER TO SHEET WSWH1 FOR ANCHORAGE DETAILS

### SHEAR WALL LEGEND



### FRAMING LEGEND



Sheet Title:  
2ND FLR.  
FRAMING PLAN

Project No. #: 2024041704

Sheet:  
**S2.1**



**FRAMING NOTES**

1. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING. NAIL SHEATHING W/ 10d NAILS AT 6" E.N., 12" F.N., 6" B.N.
2. REFER TO TYPICAL STUD WALL FRAMING DETAIL 11/S4.0
3. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS
4. ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.

**FRAMING CALL OUTS**

REF.	LENGTH (FEET)	ITEM	MEMBER
B1-B4	-	(NOT USED)	
B5	9.27	(N) RAFTER @ LIVING AREA	2x8 DF/L #1
B6	11.08	(N) RAFTER @ BEDROOM AREA	2x8 DF/L #1
B7	15.5	(N) RIDGE BEAM @ LIVING ROOM	3-1/2x10-1/2 20WF-V3 DF
B8	22.67	(N) 2nd FLOOR JOISTS	2x10 DF/L #1
B9	15.33	(N) 1st FLOOR JOISTS @ LIVING ROOM	2x10 DF/L #SS
B10	4.5	(N) HEADER @ ENTRY STEPS	4x10 DF/L #1
B11	11.67	(N) EXTERIOR DECK JOISTS	2x12 DF/L #SS
B12	34.83	(N) RIDGE BEAM @ BEDROOMS	5-1/8x10-1/2 24F-V8 DF
B13	6	(N) WALL HEADER FOR COLUMN C3	3-1/2x7 PARALLAM PSL 1.8-2500Fb
B14	13	(N) WALL HEADER FOR COLUMNS C4 & C5	3-1/2x9-1/4 PARALLAM PSL 2.0E-2800Fb
B15	6	(N) HEADER @ 2nd FLOOR DORMER GLAZING	4x8 DF/L #1
B16	8	(N) RAFTER BEAM @ DORMER	(2) 2x8 DF/L #1
B17	11	(N) ROOF JOISTS @ DORMER WALL	4x8 DF/L #1
B18	5.67	(N) DORMER RAFTERS	2x6 DF/L #1
B19	11.33	(N) BEAM BTWN. LIVING & DINING	3-1/2x9 24F-V4 DF
B20	6	(N) HEADER @ LIVING ROOM DORMER WINDOW	4x8 DF/L #1
B21	6	(N) HEADER @ DINING ROOM DOOR	4x8 DF/L #1
B22	3	(N) STAIR TREAD	3x12 DF/L #SS
B23	19.2	(N) 2nd FLOOR STAIR STRINGER	FROM 3x16 DF/L #SS
B24	9.42	(N) BEAM @ SKYLIGHT	(2) 2x8 DF/L #1
B25	4.33	(N) 2nd FLOOR HEADER	4x8 DF/L #1
B26	8.67	(N) GARAGE DOOR HEADER	6x10 DF/L #1
C1	20.8	B12 R1	4x4 DF/L #SS
C2	20.8	B12 R2	HSS 3-1/2x3-1/2x125
C3	1.69	B12 R3	4x4 DF/L #1
C4	7.33	B13 R1	4x4 DF/L #1
C5	7.33	B13 R2	4x4 DF/L #1
C6	9	B14 R1	4x4 DF/L #1
C7	9	B14 R2	4x4 DF/L #1
C8	7	B7 R1	4x4 DF/L #1
C9	6.75	B7 R2	4x4 DF/L #SS
C10	8	B10 R2 & R2	4x6 DF/L #1

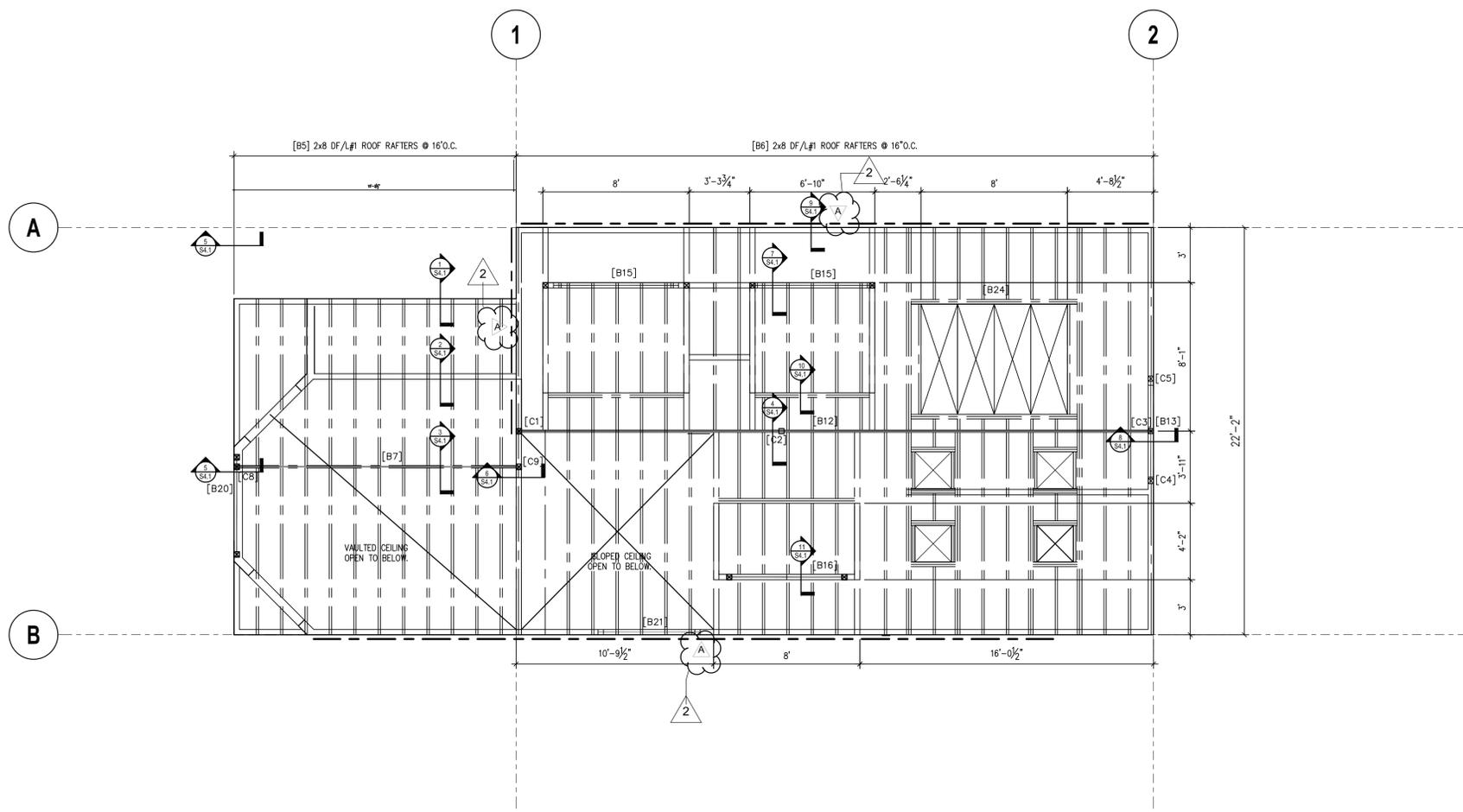


**FRAMING LEGEND**

- INDICATES POST
- TRUSSES/RAFTERS/JOISTS
- SUPPORT BEAM
- TYPICAL WALL BELOW

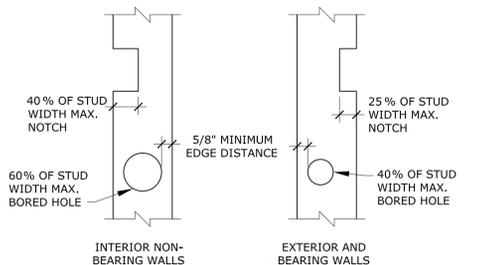
**SHEAR WALL LEGEND**

- MINIMUM SHEAR PLYWOOD LENGTH
- INDICATES PLYWOOD AND FASTENING TYPE
- WALL TO LOWER LEVEL/FOUNDATION HOLD DOWN



**ROOF FRAMING PLAN**  
1/4" = 1'-0"

2

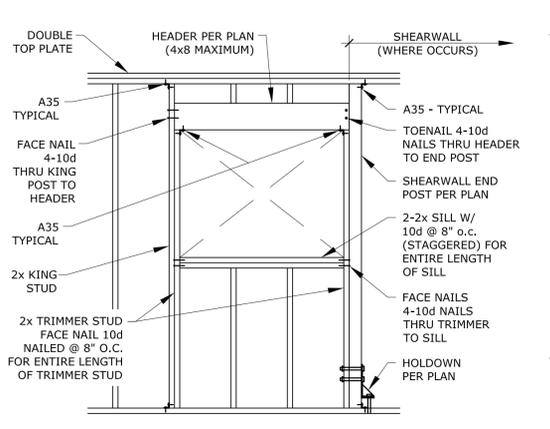


NOTES:

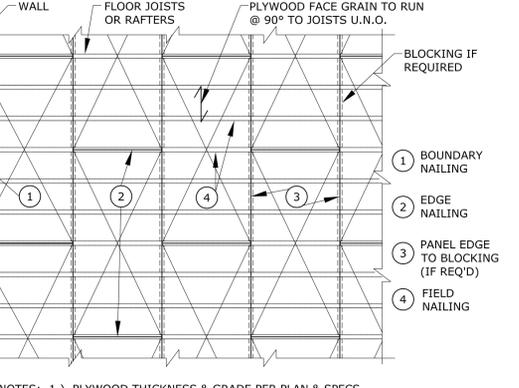
- NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
- ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE SO BORED.

% OF STUD WIDTH	2x4	2x6
25	7/8"	1 3/8"
40	1 3/8"	2 1/8"
60	2"	3 1/4"

**TYPICAL STUD NOTCHING** NTS 1

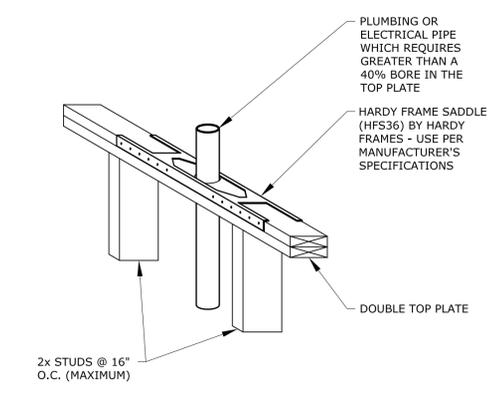


**TYP. SMALL WINDOW OPENING** NTS 2

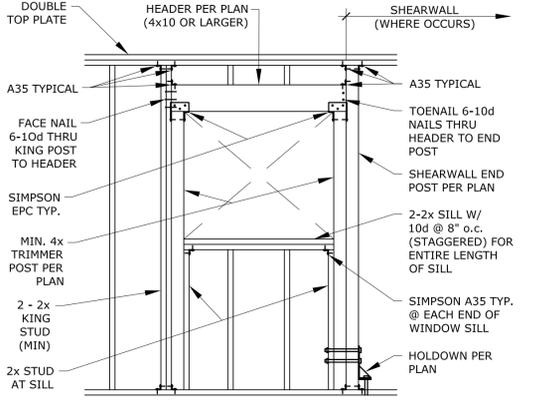


NOTES: 1. PLYWOOD THICKNESS & GRADE PER PLAN & SPECS. 2. ALL PLYWOOD SHEETS TO BE 4'x8' EXCEPT WHERE JOB CONDITIONS PROHIBIT.

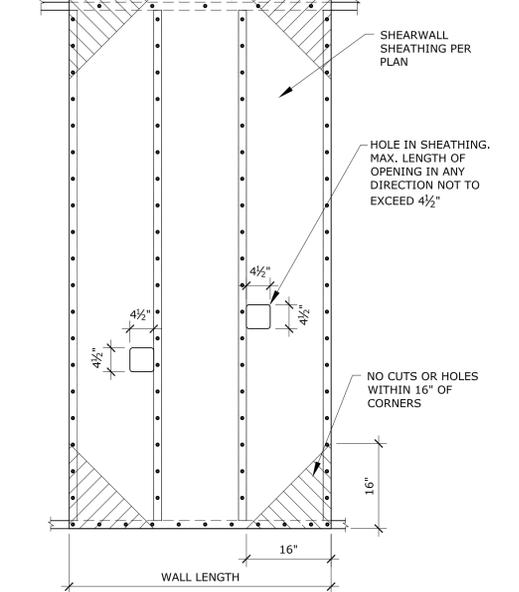
**FLOOR & ROOF SHEATHING** NTS 3



**TYP. PLUMBING THRU TOP PL.** NTS 4

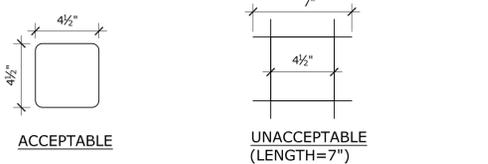


**TYP. LARGE WINDOW OPENING** NTS 5

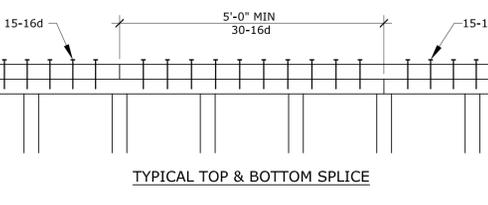


NOTE: THE TOTAL LENGTH OF ALL OPENINGS CUT IN SHEATHING NOT TO EXCEED 20% OF SHEARWALL LENGTH. FOR EXAMPLE, FOR A 4' PANEL AS SHOWN, TOTAL ALLOWABLE LENGTH = 20% OF 4' = 9.6". TWO 4 1/2" OPENINGS = 9" TOTAL LENGTH, WHICH IS UNDER THE LIMIT IN THIS CASE.

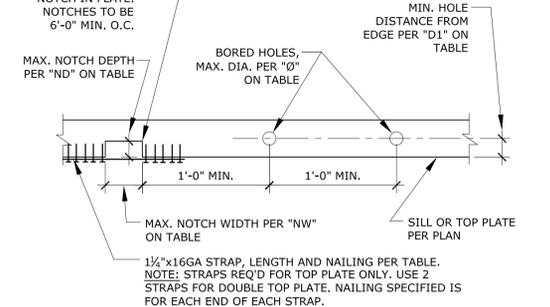
FOR SAW CUT OPENINGS, LENGTH IS DEFINED AS THE LENGTH OF THE SAWCUT AT THE MAXIMUM POINT. ONLY CIRCULAR HOLES OR SAWCUTS WITH RADIUS CORNERS ARE ACCEPTABLE.



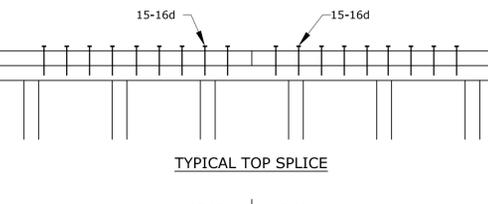
**ALLOWABLE HOLES SHR. WALLS** NTS 8



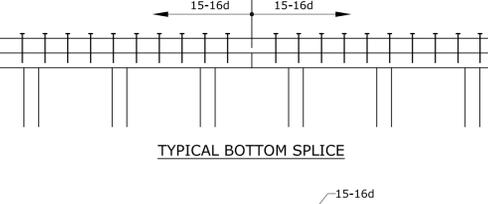
**TYPICAL TOP & BOTTOM SPLICE**



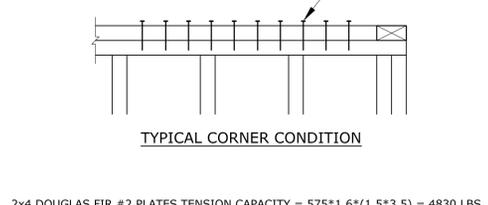
**TOP & SILL PLATE NOTCHING** NTS 7



**TYPICAL TOP SPLICE**



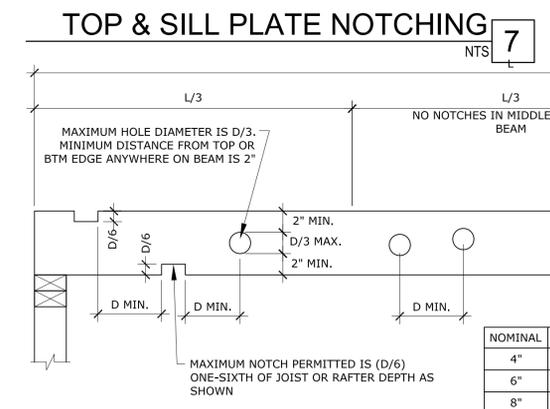
**TYPICAL BOTTOM SPLICE**



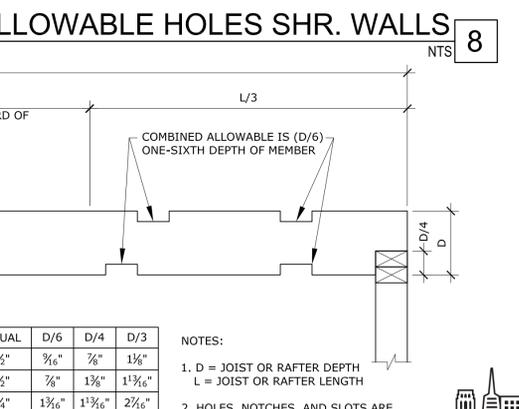
**TYPICAL CORNER CONDITION**

2x4 DOUGLAS FIR #2 PLATES TENSION CAPACITY = 575\*1.6\*(1.5\*3.5) = 4830 LBS.  
 2x6 DOUGLAS FIR #2 PLATES TENSION CAPACITY = 575\*1.6\*(1.5\*5.5) = 7590 LBS.  
 30-16d NAILS = 30\*110\*1.33 = 4389 LBS.  
 GOVERNING CHORD FORCE = 4389 LBS.

**TYP. TOP PLATE DETAILS** NTS 9



**NOTCHING & BORING OF JOIST** NTS 10



**SHEARWALL NAILING** NTS 11

08-22-17

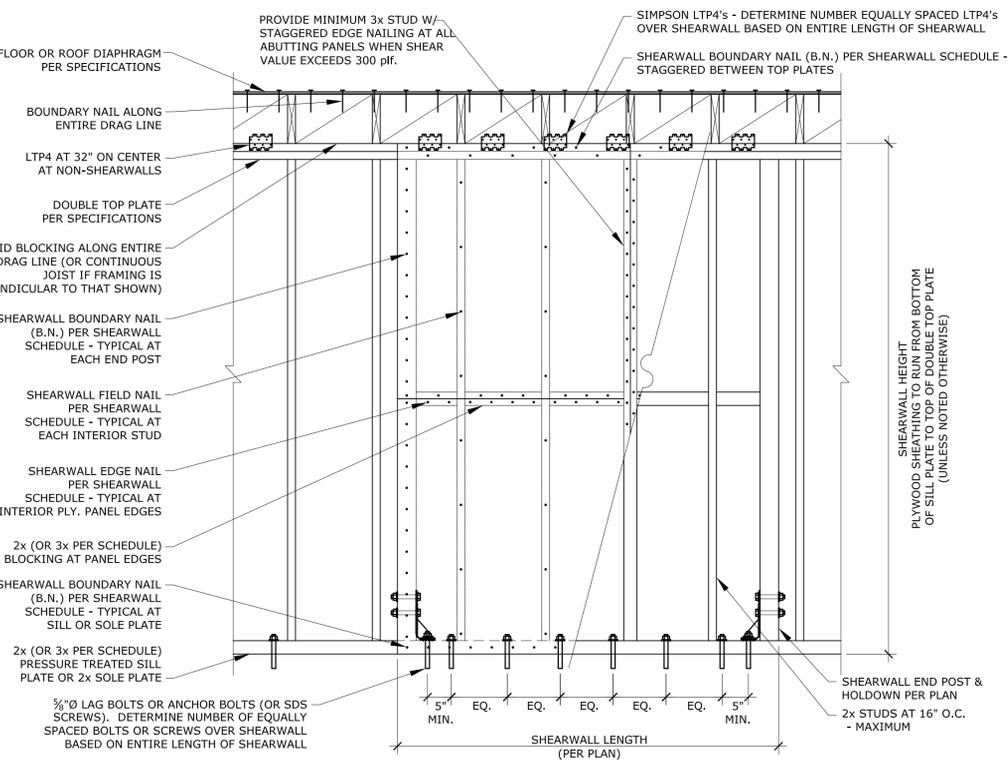
**SHEARWALL SCHEDULE**

NO.	DESCRIPTION	2 SIDES	3x FRAMING	3x MUDSILL	NAILING COMMON NAILS ONLY		TRANSFER							VALUE (PIF)	
					BOUNDARY & EDGE	FIELD	SOLE PLATE	TOP PLATE/MUDSILL	MUDSILL	5/8" DIA. ANCHOR BOLTS	16d	5/8" DIA. LAG	SDS SCREWS		LTP5
A	3/8" OR 15/32" APA RATED SHEATHING	-	-	-	8d	6"	12"	10"	32"	16"	24"	24"	32"	48"	260
B	15/32" APA RATED SHEATHING	-	-	-	10d	6"	12"	8"	32"	12"	24"	24"	48"	310	
C	15/32" APA RATED SHEATHING	-	YES	YES	10d	4"	12"	6"	16"	8"	16"	16"	32"	460	
D	15/32" APA RATED SHEATHING	-	YES	YES	10d	3"	12"	-	16"	6"	12"	12"	24"	600	
E	15/32" APA RATED SHEATHING	-	YES	YES	10d	2"	12"	-	12"	5"	10"	10"	16"	770	

NOTES:

- STUDS IN ALL SHEARWALLS TO BE DOUGLAS FIR SPACED AT NO MORE THAN 16" O.C. ALL PANEL EDGES SHALL BE BACKED WITH MINIMUM 2x FRAMING EXCEPT WHERE 3x FRAMING REQUIRED PER NOTE 9. PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY. PLYWOOD JOINT NAILING ONTO SINGLE 2x OR 3x STUDS SHALL BE STAGGERED.
- COMMON NAILS REQUIRED FOR ALL SHEARWALL NAILING. NAIL HEADS SHALL BE FLUSH WITH PLYWOOD; NAIL SHAFT SHALL NOT BE VISIBLE AND NAIL HEAD SHALL NOT BE RECESSED INTO PLYWOOD.
- VALUES PER 2014 LOS ANGELES BUILDING CODE, TABLE 2306.4.1.
- CONNECTION OF WALL BOTTOM PLATE BEARING ON FLOOR SHEATHING TO JOIST OR BLOCKING.
- CONNECTION OF JOIST OR BLOCKING TO DOUBLE 2x TOP PL. OR TO MUDSILL PL.
- FOUNDATION SILL PLATE WHERE SHEAR VALUES EXCEED 350 PIF, EXCEPT 2x FOUNDATION SILL PLATE MAY BE USED WHERE SHEAR VALUES DO NOT EXCEED 600 PLF (Δ SHEARWALL) IF THE REQUIRED ANCHOR BOLT SPACING IS REDUCED BY 50 PERCENT. SILL PLATE BOUNDARY NAILING SHALL BE STAGGERED IN ALL CASES.
- ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING. 3/8" SHEATHING SHALL BE 3-PLY MINIMUM WITH 2x/0 MINIMUM PANEL INDEX. 15/32" SHEATHING SHALL BE 4-PLY MINIMUM WITH 32/16 MINIMUM PANEL INDEX. FOR WALL SHEATHING USED AS A SUBSTRATE FOR STUCCO EXTERIOR FINISH, SEE APA DATA FILE Q370 FOR WOOD PANEL RECOMMENDATIONS.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR ALL FRAMING TO BE MIN. 3x AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- 3x FRAMING REQUIRED AT ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM BUTTING PANELS WHERE SHEAR VALUES EXCEED 350 PLF, EXCEPT DOUBLE 2x STUDS MAY BE SUBSTITUTED IF STUDS ARE NAILED TOGETHER FOR FULL HEIGHT OF DOUBLE STUD WITH 16d NAILS @ 6" O.C. ON BOTH SIDES SUCH THAT NAILS ON OPPOSITE SIDES OF DOUBLE STUD ARE STAGGERED. 1/2" MINIMUM EDGE DISTANCE SHALL BE PROVIDED AT ALL PLYWOOD EDGES AND FROM SIDES OF ALL STUDS.
- SHEAR TRANSFER FOR 16d COMMON NAILS THRU 2x SOLE PLATE (ALSO CALLED "SILL NAILING"). 16d SOLE NAILING ONLY ALLOWED WHEN NAILING THRU 2x SOLE AND 1/2" PLYWOOD. (TOE NAILING NOT ALLOWED FOR SHEAR TRANSFER.)
- LAG BOLTS SHALL BE CENTERED ON JOIST OR BLOCKING WITH A NOMINAL THICKNESS OF 3" OR WIDER. LAG BOLTS SHALL PENETRATE INTO SOLID JOIST OR BLOCKING A MINIMUM OF 8 BOLT DIAMETERS (5" FOR 3/4" DIAMETER LAG BOLTS). 3" SQUARE x 1/2" SOLE PLATE AND 1/4" DIAMETER x 4 1/2" LONG WHERE PLACED THROUGH A 2x SOLE PLATE. SCREWS SHALL BE STAGGERED AND LOCATED SO THAT THEY ARE A MINIMUM OF 1" FROM ANY EDGE AND A MINIMUM OF 2" FROM ONE ANOTHER, WITH A MINIMUM AVERAGE SPACING AS CALLED OUT IN THE SHEARWALL SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SIMPSON LTP5 RUNNING HORIZONTALLY - WHERE HARDWARE MUST BRIDGE ACROSS PLYWOOD FLOOR DIAPHRAGM. HARDWARE MAY BE BENT TO BE INSTALLED OVER PLYWOOD SHEATHING BUT FULL LENGTH 8d COMMONS MUST BE USED AT PLYWOOD SHEATHING SIDE. IF HARDWARE IS ATTACHED DIRECTLY TO FRAMING AND NOT OVER SHEATHING, 8d x 1 1/2" NAILS MAY BE USED.
- SIMPSON LTP4 RUNNING HORIZONTALLY - HARDWARE MAY BE BENT TO BE INSTALLED OVER PLYWOOD SHEATHING BUT FULL LENGTH 8d COMMONS MUST BE USED AT PLYWOOD SHEATHING SIDE. IF HARDWARE IS ATTACHED DIRECTLY TO FRAMING AND NOT OVER SHEATHING, 8d x 1 1/2" NAILS MAY BE USED.
- SEE FOUNDATION SPECIFICATIONS FOR ANCHOR BOLT REQUIREMENTS. 3" SQUARE x 1/2" (MIN.) PLATE, WASHERS REQUIRED AT MUDSILL PLATE.
- SHEARWALLS THRU Δ SHALL BE BUILT WITH STRUCTURAL OBSERVATION AS DESCRIBED IN THE STRUCTURAL SPECIFICATIONS.

**SHEARWALL SCHEDULE** NTS 6

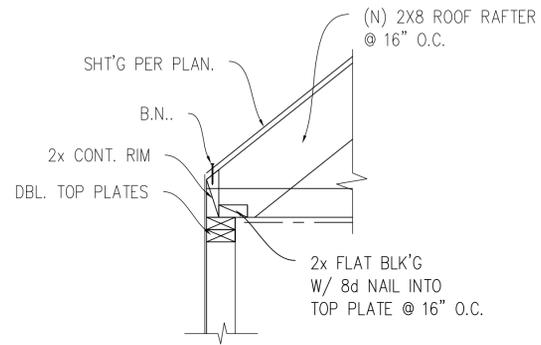


NOTE 1: TO DETERMINE THE NUMBER OF A35's, LTP4's, SCREWS OR BOLTS REQUIRED IN A SHEARWALL, TAKE THE SHEARWALL LENGTH AND DIVIDE BY THE REQUIRED SPACING OF THE CONNECTOR PER THE SHEARWALL SCHEDULE; THEN ROUND UP TO THE NEAREST WHOLE NUMBER.

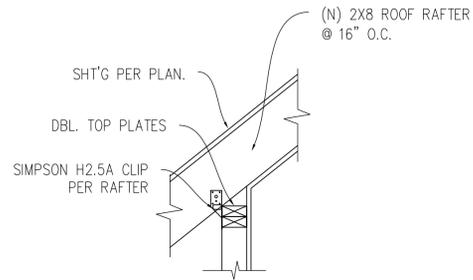
NOTE 2: IF A POST FALLS WITHIN A SHEARWALL, BOUNDARY NAIL PLYWOOD TO ENTIRE LENGTH OF POST

**SHEARWALL NAILING** NTS 11

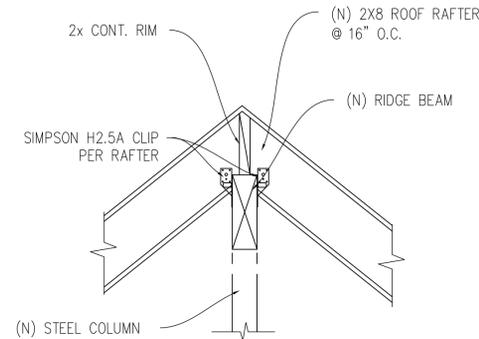




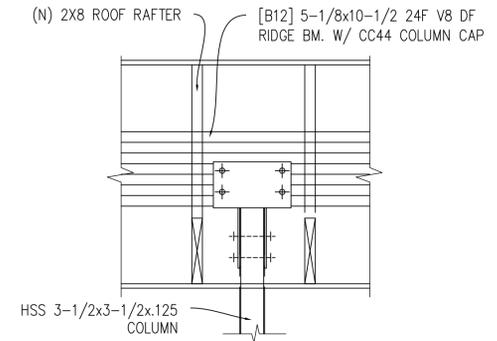
**ROOF @ EXTERIOR SIDE WALL** 1  
1" : 1'-0"



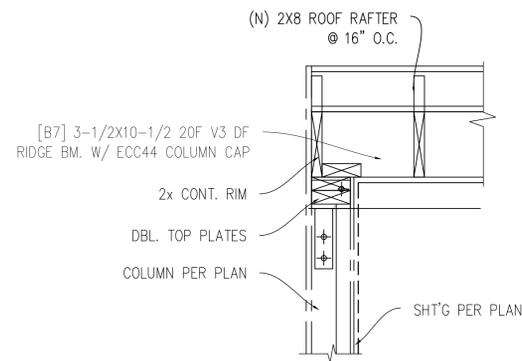
**ROOF @ INTERIOR WALL** 2  
1" : 1'-0"



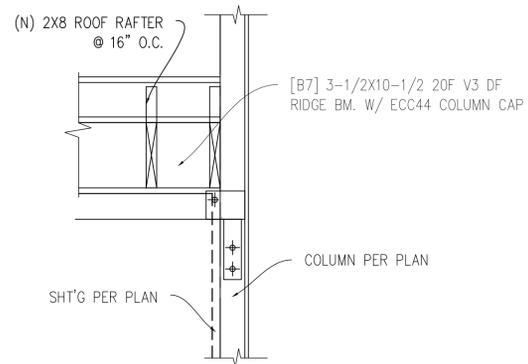
**RIDGE BEAM DETAIL** 3  
1" : 1'-0"



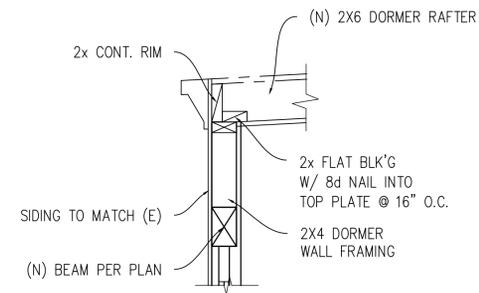
**COL. @ RIDGE BEAM DETAIL** 4  
1" : 1'-0"



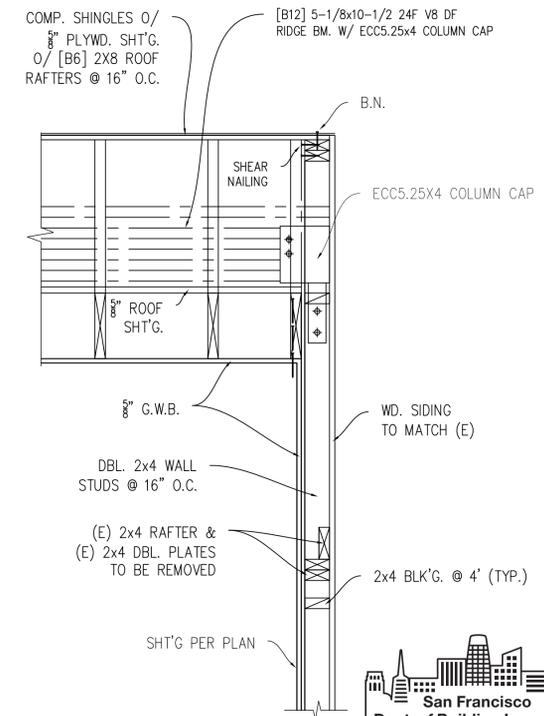
**COL. @ RIDGE BM END - WEST END** 5  
1" : 1'-0"



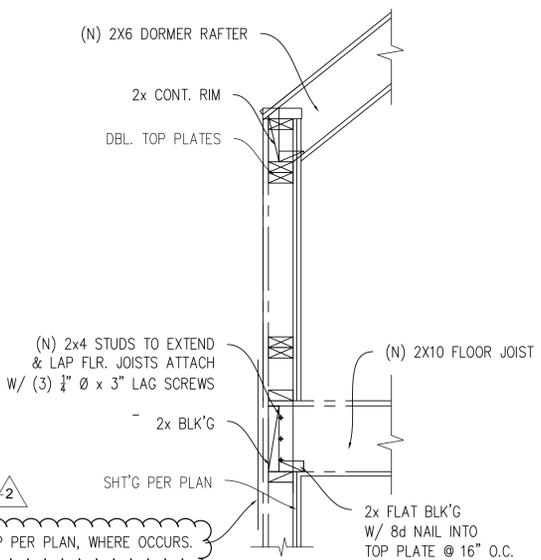
**COL. @ RIDGE BEAM END - INTERIOR** 6  
1" : 1'-0"



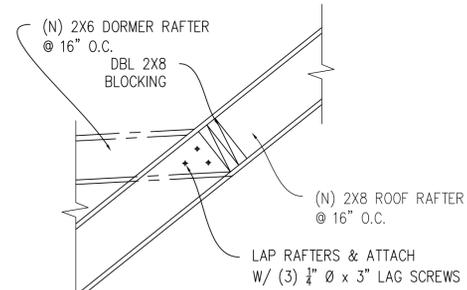
**DORMER DETAIL** 7  
1" : 1'-0"



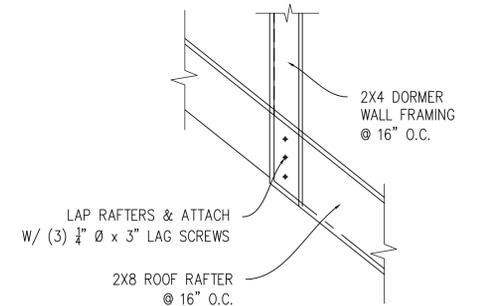
**COL. @ RIDGE BEAM END - EAST END** 8  
1" : 1'-0"



**SHORT WALL @ ROOF OPENING** 9  
1" : 1'-0"



**DORMER @ RAFTER** 10  
1" : 1'-0"



**DORMER WALL @ RAFTER** 11  
1" : 1'-0"

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DATE	REVISION



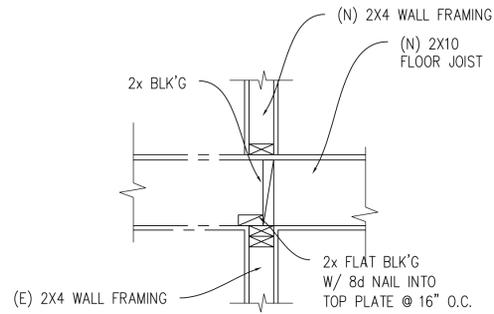
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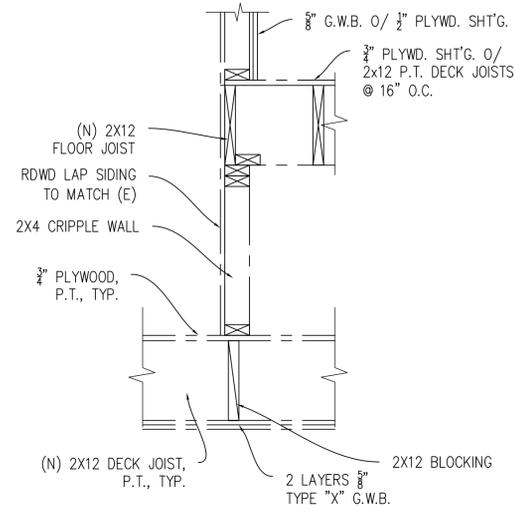
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Project No.:	2024041704
Sheet:	<b>S4.1</b>

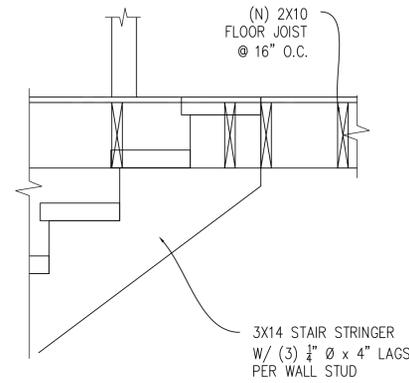




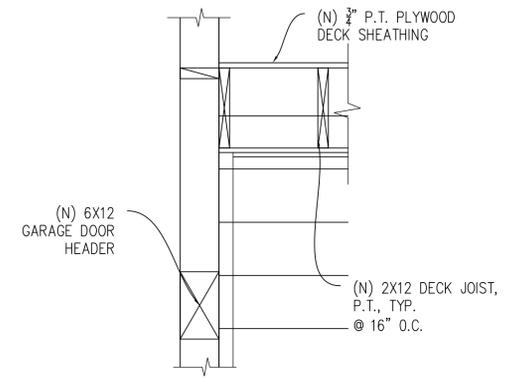
**FLOOR @ INTERIOR WALL** 1  
1" : 1'-0"



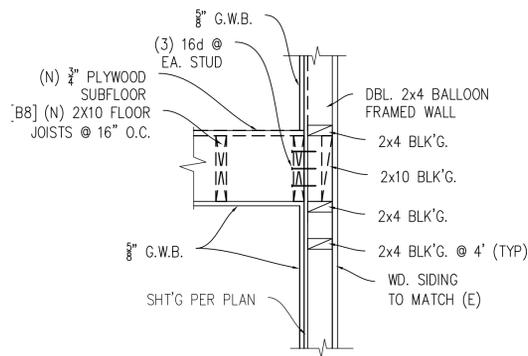
**EXT. WALL @ EXT. SMALL STAIR** 2  
1" : 1'-0"



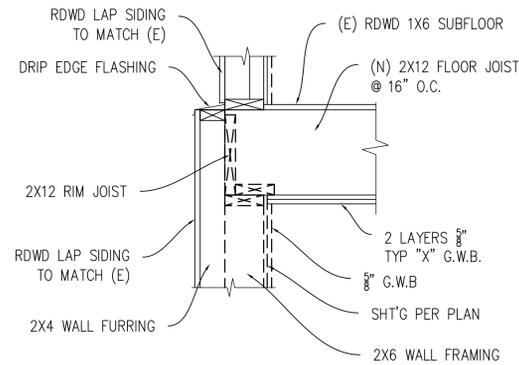
**TOP OF STAIR** 3  
1" : 1'-0"



**HEADER @ GARAGE** 4  
1" : 1'-0"



**FLOOR @ EXTERIOR WALL** 5  
1" : 1'-0"



**DECK @ EXT. WALL - WEST END** 6  
1" : 1'-0"

7  
1" : 1'-0"

8  
1" : 1'-0"

9  
1" : 1'-0"

10  
1" : 1'-0"

11  
1" : 1'-0"

12  
1" : 1'-0"

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Sheet Title:

WOOD DETAILS

Project No. #: 2024041704

Sheet:

**S4.2**

NOT USED  
N.T.S. 11

NOT USED  
1" = 1'-0" 8

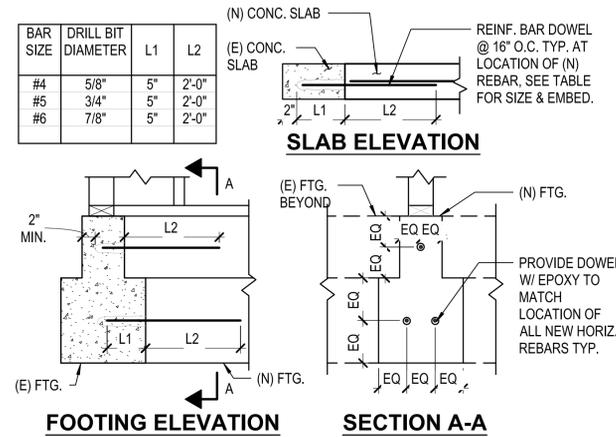
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N.T.S. 7

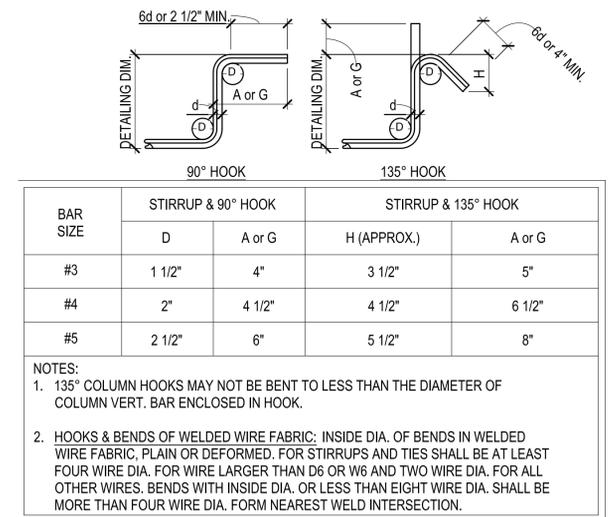
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N.T.S. 9

NOT USED  
N.T.S. 6



**DRILLED DOWEL NOTES:**  
 1. SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION AND MATERIAL REQUIREMENTS.  
 2. WHERE THICKNESS OF EXISTING CONCRETE DOES NOT PERMIT SCHEDULED EMBEDMENT, SHORTEN EMBEDMENT TO MAINTAIN 2 IN. MINIMUM CONCRETE COVER AT END OF DOWEL.  
 3. USE SIMPSON S.E.T. EPOXY, W/ MIN. (3) DOWELS TO TIE (N) FTG. TO (E) FTG.  
 4. DO NOT CUT EXISTING REINF. WHEN DRILLING.

TYPICAL DOWEL CONNECTION 4

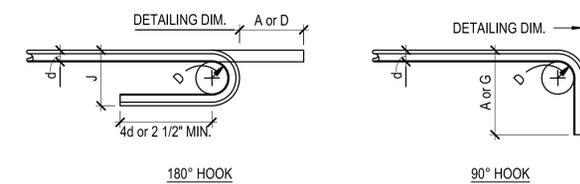


TYPICAL STIRRUP BEND AND HOOKS 1" = 1'-0" 3

BAR SIZE	TENSION LAP SPLICE SCHEDULE <sup>(1), (2), (3)</sup>		
	HARDROCK CONC. MIN. 2500 PSI		LIGHTWEIGHT CONC. MIN. 2500 PSI
	VERT. C.I.P BARS HORIZ. SLAB BARS	HORIZ. BAR IN WALLS, BEAMS, & COLLECTORS, ALL SHOTCRETE BARS	
#3	1' - 10"	2' - 4"	2' - 6"
#4	2' - 5"	3' - 1"	3' - 2"
#5	3' - 0"	3' - 11"	4' - 0"
#6	3' - 7"	4' - 8"	4' - 8"
#7	5' - 3"	6' - 9"	6' - 10"
#8	6' - 0"	7' - 9"	7' - 10"
#9	6' - 9"	8' - 9"	8' - 10"
#10	7' - 7"	9' - 10"	10' - 0"
#11 <sup>(a)</sup>	8' - 5"	10' - 11"	11' - 0"

- THE TABLE ABOVE IS BASED ON ACI 318, CASE 1, CLASS B, LAP SPLICE (1.3 TIMES DEVELOPMENT LENGTH) WITH BEAM & COLUMN BARS SPACED AT LEAST 2 DIAMETERS ON CENTER (1.33" MIN.), AND WALL & SLAB REBAR SPACED NO CLOSER THAN 3 DIAMETERS ON CENTER, FOR MORE CLOSELY SPACED REBAR, SEE STRUCTURAL DRAWINGS FOR SPECIAL LAP SPLICE LENGTH.
- CLASS A LAP SPLICES ARE 75% OF THE LENGTHS SHOWN IN TABLE ABOVE. CLASS A LAP SPLICES MAY ONLY BE USED WHERE SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS (ONLY PERMITTED WHERE REBAR IS LESS THAN 50% STRESSED). CLASS A SPLICES SHALL BE STAGGERED AT LEAST ONE SPLICE LENGTH.
- REBARS LARGER THAN #11 SHALL BE MECHANICALLY COUPLED; SMALLER BARS MAY ALSO BE MECHANICALLY COUPLED. COUPLERS SHALL BE STAGGERED AT LEAST 30".
- WHERE A LARGER BAR LAPS SPLICES WITH A SMALLER BAR, THE SMALLER BAR LAP APPLIES, U.O.N.

TYPICAL LAP SPLICE DIMENSIONS 1" = 1'-0" 2



BAR SIZE	STANDARD 180° HOOKS			STANDARD 90° HOOKS		
	A or G	J	D	A or G	D	
#3	5"	3"	2 1/2"	6"	2 1/2"	6d
#4	6"	4"	3"	8"	3"	
#5	7"	5"	3 3/4"	10"	3 3/4"	
#6	8"	6"	4 1/2"	12"	4 1/2"	6d
#7	10"	7"	5 1/4"	14"	5 1/4"	
#8	11"	8"	6"	16"	6"	8d
#9	15"	9 1/2"	9"	19"	9"	
#10	17"	11"	10"	22"	10"	
#11	19"	12"	11"	24"	11"	10d
#14	26"	20"	17"	31"	17"	
#18	35"	27"	22 1/2"	41"	22 1/2"	

**NOTES:** WHEN AVAILABLE DEPTH IS LIMITED #3 THROUGH #11 GRADE 40 BARS HAVE 180° HOOKS MAY BE BENT WITH D=5d AND CORRESPONDINGLY SMALLER A AND J DIMENSIONS.

TYPICAL HOOK DIMENSIONS 1" = 1'-0" 1

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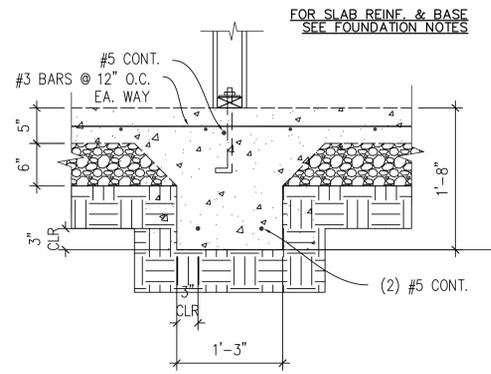
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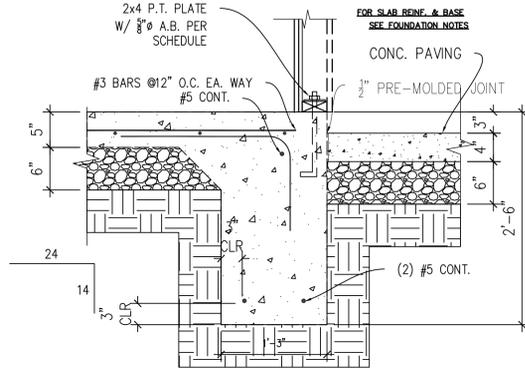
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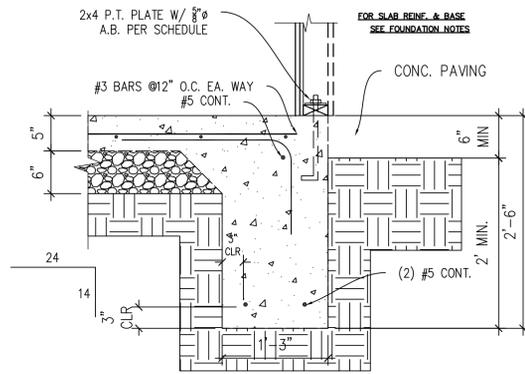
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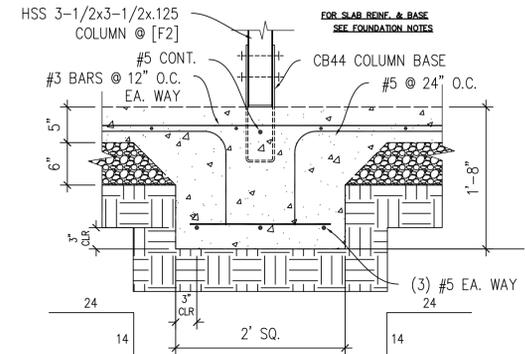
INTERIOR FOOTING 1  
1" : 1'-0"



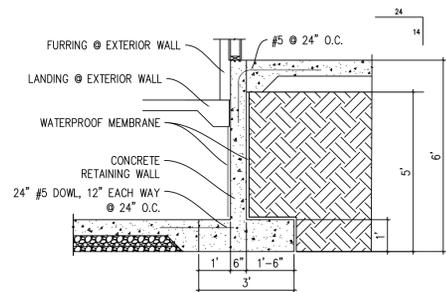
EXTERIOR END FOOTING 2  
1" : 1'-0"



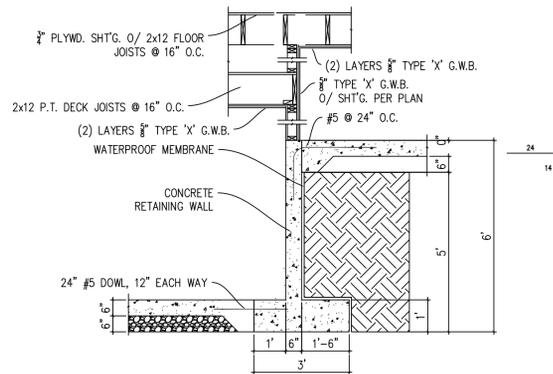
EXTERIOR SIDE FOOTING 3  
1" : 1'-0"



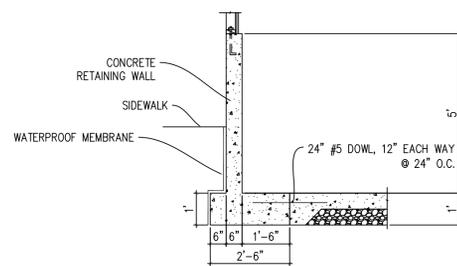
INTERIOR COLUMN @ FT'G 4  
1" : 1'-0"



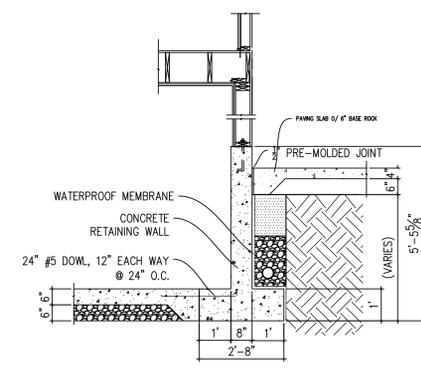
RETAINING WALL RW7&8 5  
3/8" : 1'-0"



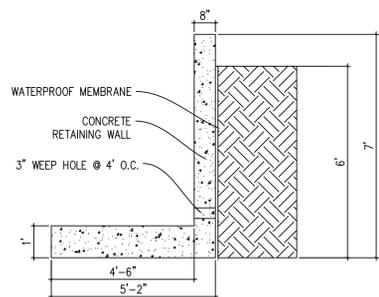
RETAINING WALL RW6 6  
3/8" : 1'-0"



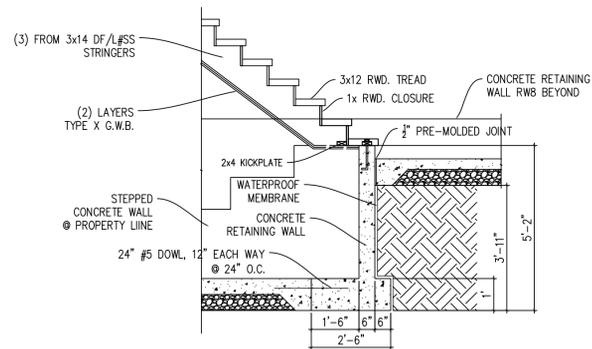
RETAINING WALL RW14 7  
3/8" : 1'-0"



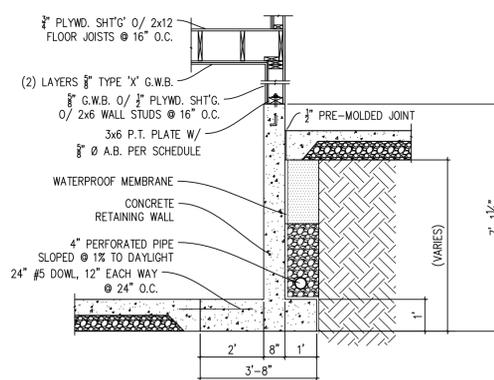
RETAINING WALL RW5 8  
3/8" : 1'-0"



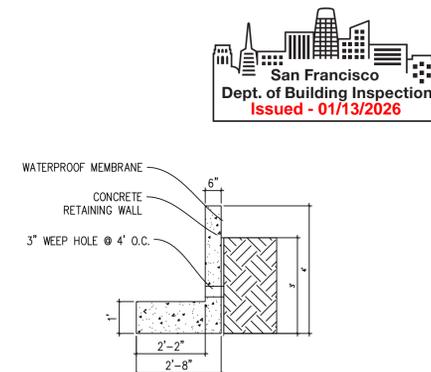
RETAINING WALL RW12 9  
3/8" : 1'-0"



RETAINING WALL RW9 10  
3/8" : 1'-0"



RETAINING WALL RW4 11  
3/8" : 1'-0"

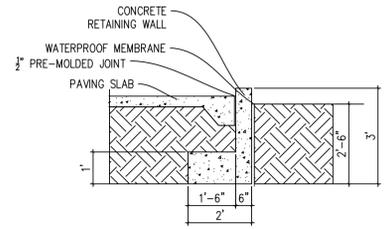


RETAINING WALL RW11 12  
3/8" : 1'-0"

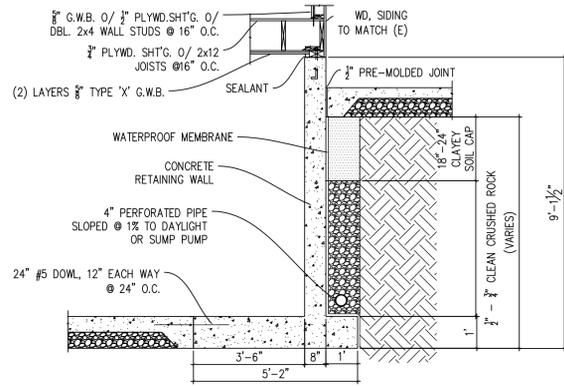


00-00-00	SUBMISSION
DATE - 09/03/24	REVISION 1
DATE - 12/12/24	REVISION 2
DATE	REVISION





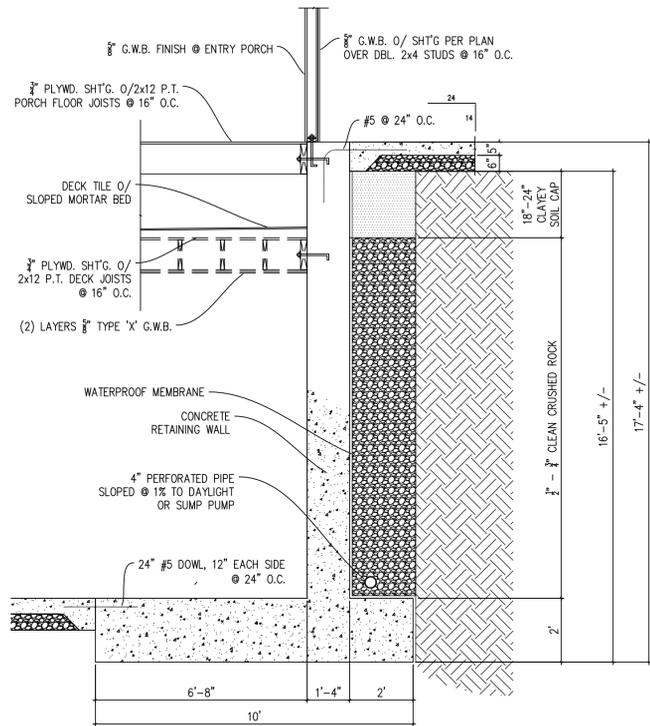
RETAINING WALL RW13  
3/8" : 1'-0" **1**



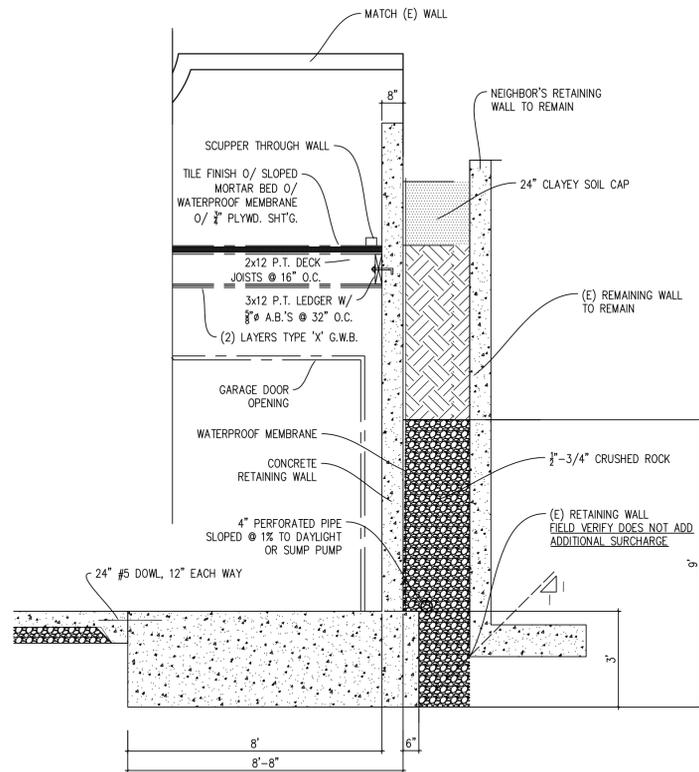
RETAINING WALL RW3  
3/8" : 1'-0" **2**

NOT USED  
3/4" : 1'-0" **3**

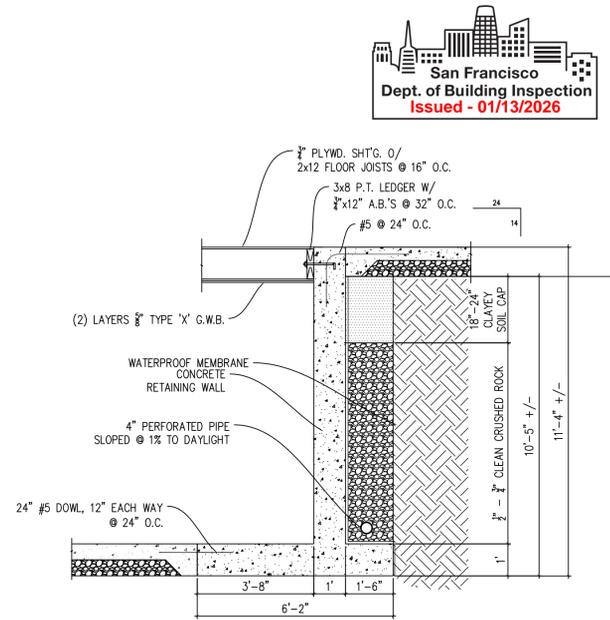
NOT USED  
3/4" : 1'-0" **4**



RETAINING WALL RW1  
3/8" : 1'-0" **5**



RETAINING WALL RW10  
3/8" : 1'-0" **6**



RETAINING WALL RW2  
3/8" : 1'-0" **7**

00-00-00	SUBMISSION
DATE - 09/03/24	REVISION 1
DATE - 12/12/24	REVISION 2
DATE	REVISION



RESIDENTIAL REMODEL

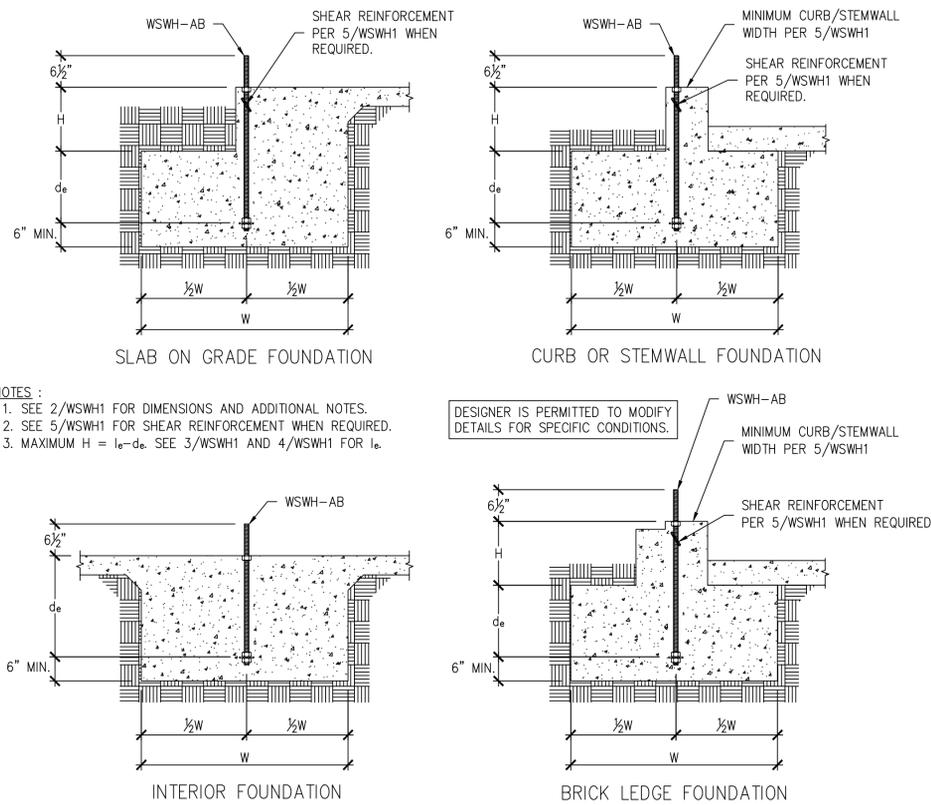
45 PROSPECT AVE.  
SAN FRANCISCO, CA 94110

202212289265 45 PROSPECT AVE

Sheet Title:  
FOUNDATION DETAILS

Project No. #: 2024041704

Sheet:  
**S6.2**



**NOTES:**  
 1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.  
 2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.  
 3. MAXIMUM H =  $l_e - d_e$ . SEE 3/WSWH1 AND 4/WSWH1 FOR  $l_e$ .

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	$l_e$
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24	1"	24"	15 1/2"
	WSWH-AB1x24HS	1"	24"	15 1/2"
	WSWH-AB1x30	1"	30"	21 1/2"
	WSWH-AB1x30HS	1"	30"	21 1/2"
	WSWH-AB1x36	1"	36"	27 1/2"
	WSWH-AB1x36HS	1"	36"	27 1/2"
	WSWH-AB1x42	1"	42"	33 1/2"
	WSWH-AB1x42HS	1"	42"	33 1/2"
	WSWH-AB1x48	1"	48"	39 1/2"
	WSWH-AB1x48HS	1"	48"	39 1/2"

STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

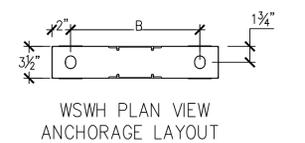
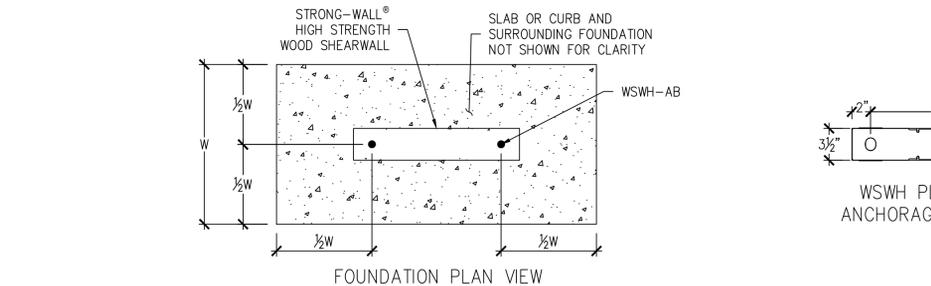
WSWH ANCHOR BOLTS

3

WSWH ANCHOR BOLT EXTENSION

WSWH ANCHOR BOLT TEMPLATES

6



ANCHOR BOLT LAYOUT	
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER-TO-CENTER OF WSWH-AB, B (in)
WSWH12	8 1/2
WSWH18	14
WSWH24	20



**NOTES:**  
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.  
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.  
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.  
 6. REFER TO 1/WSWH1 FOR  $d_e$ .

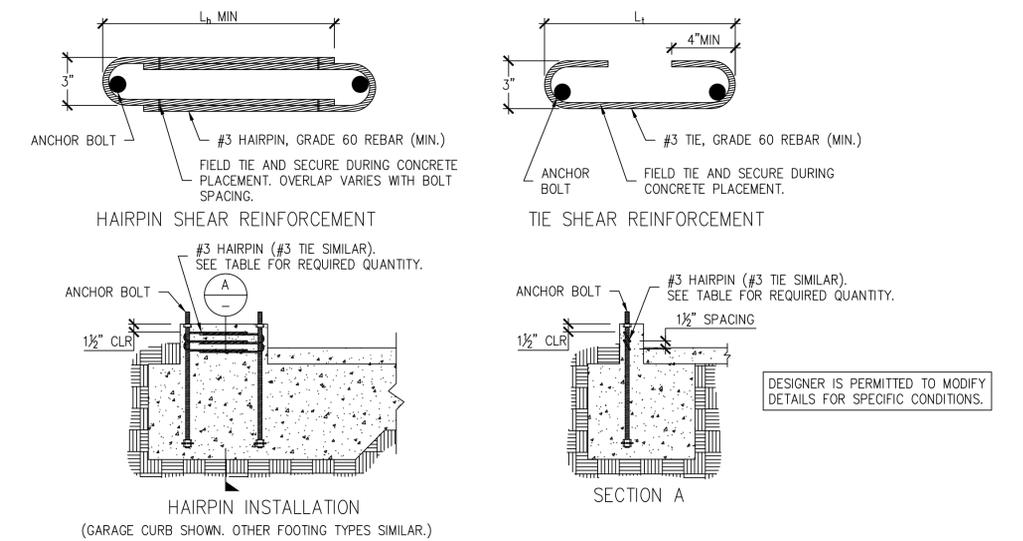
WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	17,100	35	12
		HIGH STRENGTH	34,100	52	18
	UNCRAKED	STANDARD	15,700	28	10
		HIGH STRENGTH	17,100	30	10
		HIGH STRENGTH	33,500	45	15
WIND	CRACKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	24	8
		HIGH STRENGTH	17,100	32	11
		HIGH STRENGTH	21,100	36	12
		HIGH STRENGTH	27,300	42	14
		HIGH STRENGTH	34,100	48	16
	UNCRAKED	STANDARD	6,400	14	6
		HIGH STRENGTH	12,500	22	8
		HIGH STRENGTH	17,100	28	10
		HIGH STRENGTH	22,900	33	11
		HIGH STRENGTH	26,400	36	12
		HIGH STRENGTH	34,200	42	14

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	17,100	33	11
		HIGH STRENGTH	33,900	49	17
	UNCRAKED	STANDARD	16,300	27	9
		HIGH STRENGTH	17,100	28	10
		HIGH STRENGTH	34,000	43	15
WIND	CRACKED	STANDARD	5,600	14	6
		HIGH STRENGTH	10,200	21	7
		HIGH STRENGTH	17,100	30	10
		HIGH STRENGTH	20,000	33	11
		HIGH STRENGTH	26,500	39	13
		HIGH STRENGTH	33,600	45	15
	UNCRAKED	STANDARD	6,200	13	6
		HIGH STRENGTH	12,800	21	7
		HIGH STRENGTH	17,100	26	9
		HIGH STRENGTH	21,800	30	10
		HIGH STRENGTH	28,900	36	12
		HIGH STRENGTH	33,100	39	13

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	$d_e$ (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	17,100	29	10
		HIGH STRENGTH	34,700	44	15
	UNCRAKED	STANDARD	15,700	23	8
		HIGH STRENGTH	17,100	25	9
		HIGH STRENGTH	33,900	38	13
WIND	CRACKED	STANDARD	36,800	40	14
		HIGH STRENGTH	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		HIGH STRENGTH	17,100	26	9
		HIGH STRENGTH	21,400	30	10
		HIGH STRENGTH	28,400	36	12
	UNCRAKED	STANDARD	32,400	39	13
		HIGH STRENGTH	36,800	43	15
		HIGH STRENGTH	6,800	12	6
		HIGH STRENGTH	12,400	18	6
		HIGH STRENGTH	17,100	23	8
		HIGH STRENGTH	22,800	27	9

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

2



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE							
MODEL	$L_t$ OR $L_h$ (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRAKED	CRACKED
WSWH12	10 1/4	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS <sup>5,6</sup>	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS <sup>5</sup>	6	(2) #3 HAIRPINS <sup>5</sup>	6		

**NOTES:**  
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.  
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3.  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.  
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.  
 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.  
 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.  
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.  
 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.  
 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

5

REVISIONS	DATE	BY	DESCRIPTION
0	02-26-2021		FIRST RELEASE - 2018 IBC
1	03-16-2021		2021 IBC REVISIONS
2	04-29-2022		ADDED WSWH-AB MODELS



**SIMPSON Strong-Tie, Co. Inc.**  
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 Website: www.strongtie.com



**STRONG-WALL® WSWH ANCHORAGE DETAILS**  
 ENGINEERED DESIGNS



NAME	
DATE	04-29-2022
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF SHEETS	
JOB NO.	

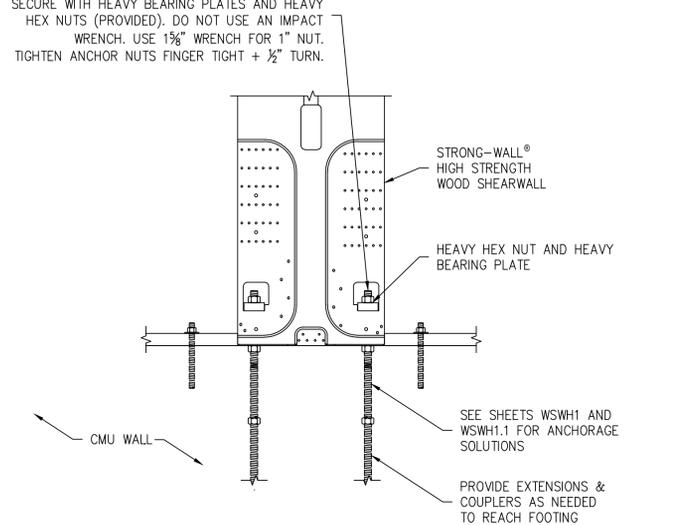
202212289265 45 PROSPECT AVE

**STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS**

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

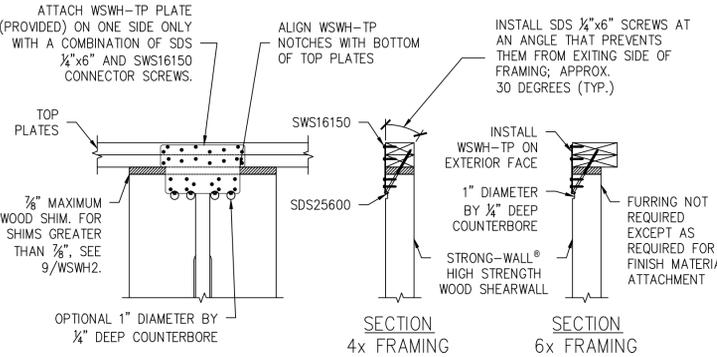
- NOTES :**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
  - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
  - ALL PANELS ARE 3/2" THICK.

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 3/8" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.

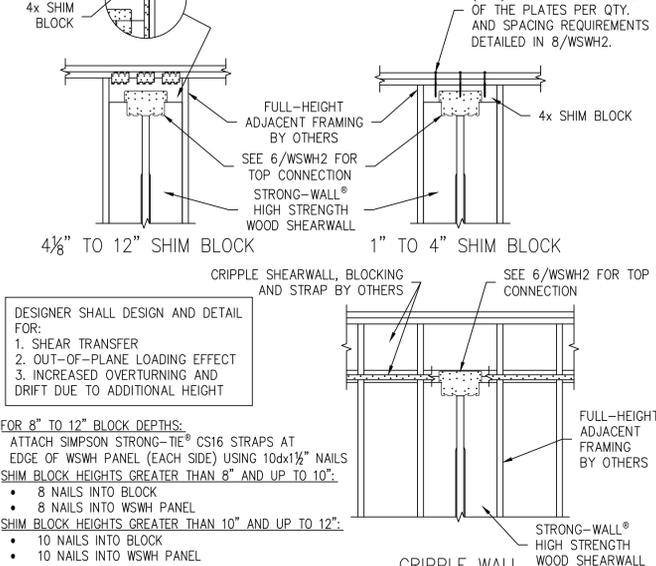


**WSWH-TP CONNECTION**

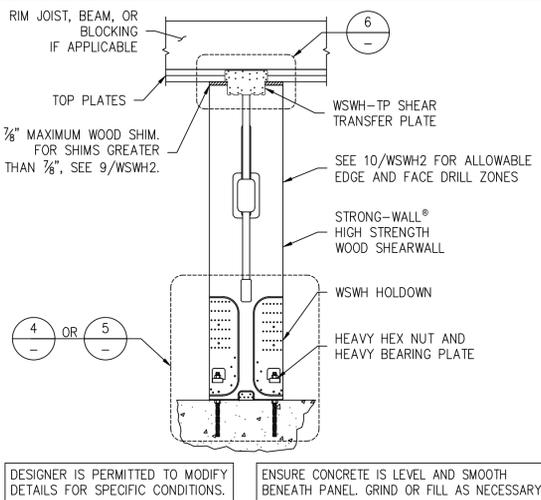
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



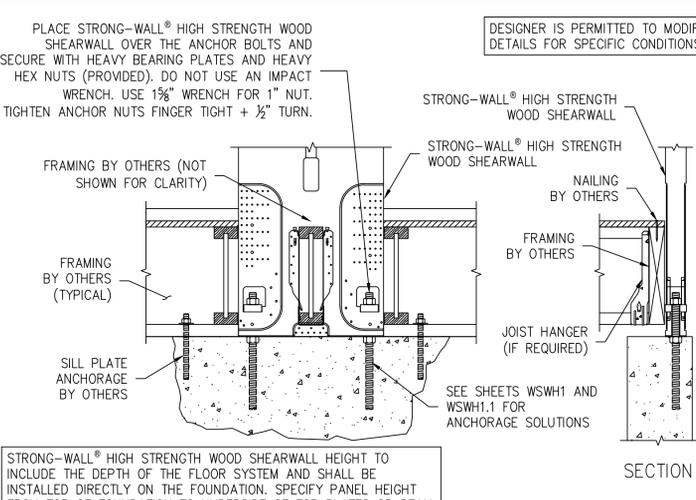
LTP4 SPACING BY OTHERS



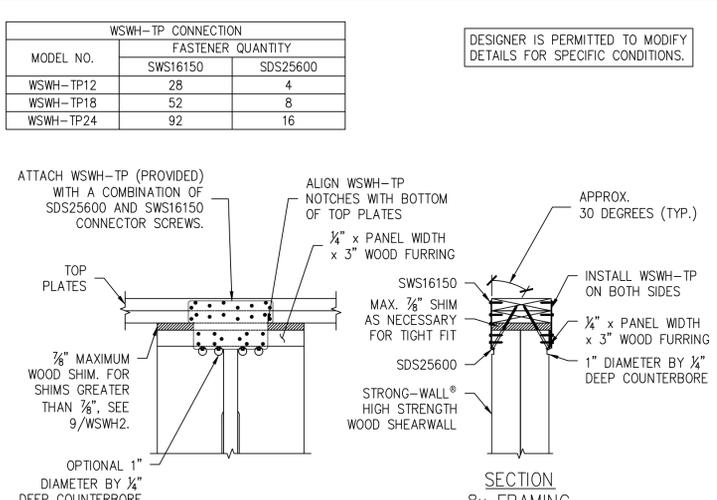
**STRONG-WALL® WSWH MODELS**



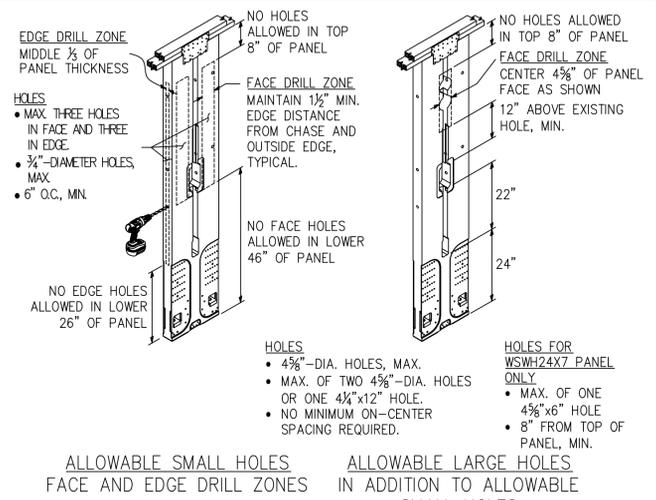
**STANDARD INSTALLATION BASE CONNECTION**



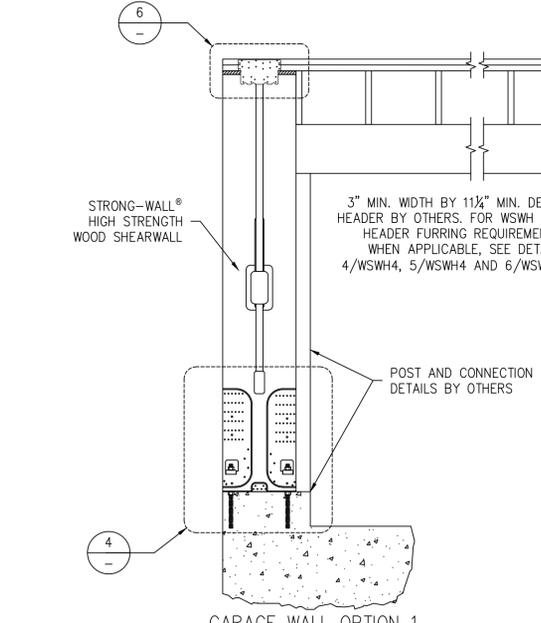
**TOP CONNECTION**



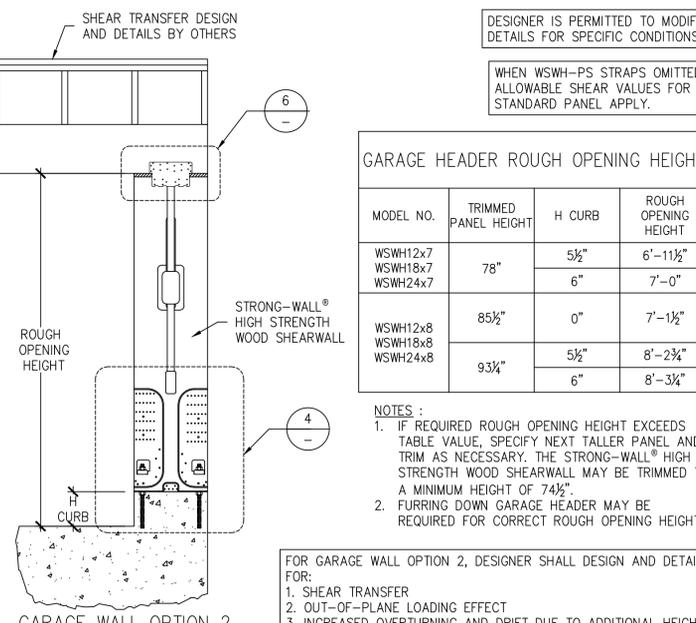
**TOP OF WALL HEIGHT ADJUSTMENTS**



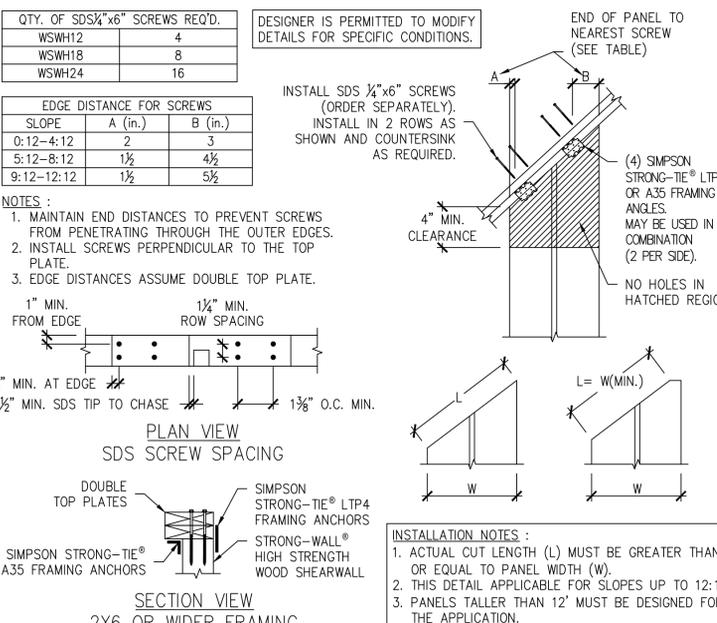
**SINGLE STORY WSWH ON CONCRETE**



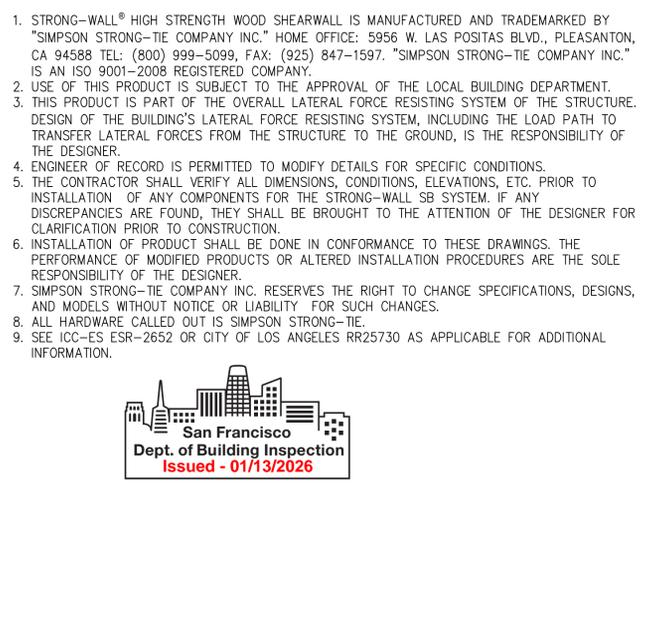
**WOOD FLOOR SYSTEM BASE CONNECTION**



**BACK-TO-BACK TOP CONNECTION**



**TRIM ZONE AND ALLOWABLE HOLES**



**ALTERNATE WSWH GARAGE FRONT OPTIONS**

3

**RAKE WALL**

8

**NOTES**

11

REVISIONS	DATE	BY	REVISIONS
0	11-20-2020		FIRST RELEASE - 2019 IBC
1	03-16-2021		2021 IBC REVISIONS



**SIMPSON Strong-Tie, Co. Inc.**  
 5956 W. Las Positas Blvd.  
 Pleasanton, CA 94588  
 Tel: (800) 999-5099  
 Website: www.strongtie.com

THIS IS NO EQUAL

**STRONG-WALL® WSWH**  
 FRAMING DETAILS  
 ENGINEERED DESIGNS

NAME	DATE	SCALE	CHECKED	SHEET	JOB NO.
	03-16-2021	N.T.S.		WSWH2	

202212289265 45 PROSPECT AVE

ELECTRICAL NOTES:

- ALL LIGHTING TO BE HIGH EFFICACY. CENERGYC 150.0(K)1(A)
- PRIMARY LIGHTING IN KITCHEN AND ALL BATHROOMS MUST BE LED (TYP.)
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER PER CEC 210.12(B)
- INTERIOR LIGHTING FIXTURES THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCYSENSORS TO BE EQUIPPED WITH DIMMING CONTROLS PER CENERGYC 150.0 (K)2(F)
- ALL 15-AMP & 20-AMP DWELLING UNIT RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES PER CEC 406.11
- IN KITCHEN, 50% OF TOTAL WATTAGE OF LIGHTING SHALL BE HIGH EFFICACY, AS PER CEC-150 (K)3 IN LIVING ROOMS, FAMILY ROOMS, BEDROOMS, AND DINING ROOMS, LIGHTING SHALL BE HIGH EFFICACY, OR CONTROLLED BY WITH DIMMERS OR VACANCY SENSORS, AS PER CEC-150 (K)7
- IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, ALL LIGHTING SHALL BE HIGH EFFICACY, AND CONTROLLED BY VACANCY SENSORS, AS PER CEC-150 (K)6
- IN BATHROOMS, MIN. ONE LIGHTING SHALL BE HIGH EFFICACY. ALL OTHER LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS, AS PER CEC-150 (K)5
- EXTERIOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPE LIGHTING) IS EXEMPT.
- EXTERIOR LUMINARIES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CENERGY C 150.0(K)3):
  - CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II) OR III) BELOW; AND
  - CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR CONTROLLED BY ONE OF THE FOLLOWING METHODS:
    - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
    - ASTRONOMICAL TIME CLOCK.
    - ENERGY MANAGEMENT CONTROL SYSTEM.
- ELECTRICAL PANELS, ELECTRICAL PANEL UPGRADES/REPLACEMENTS SHALL INCLUDE RESERVED PHYSICAL SPACE FOR OVER-CURRENT PROTECTION DEVICES, AND TRANSFORMERS SHALL INCLUDE RESERVED ELECTRICAL CAPACITY, AS CALCULATED PER CALIFORNIA ELECTRIC CODE SECTION.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN THE BASEMENT SHALL HAVE GFCI PROTECTION PER CEC 210.8
- RECESSED LUMINARIES TO BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY. CENERGY C 150(K)8)
- ALL RECESSED LIGHTING SHOULD BE 4" LED -
  - BRAND: HALO
  - MODEL # (HOUSING): H995ICAT
  - MODEL # (MODULE): RA406927NFLWH
  - CEC TITLE 24 LISTING: ADDED 09.04.2014
- COMPLETED CF-2R-LTG-01-E FORM MUST BE PROVIDED TO CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

REV.	DATE	BY
-	-	-



OBLIQUE CITY  
 1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
 (415) 323-0729

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RECESSED LIGHTING NOTE:

IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT (AT) FIXTURES FOR RECESSED LUMINARIES, WITH A GASKET THAT CERTIFIES THE LUMINAIRE IS AIR-TIGHT, AND BE SEALED WITH GASKET OR CAULK BETWEEN THE FIXTURE HOUSING AND THE CEILING. HARDWIRED BALLASTS OR DRIVERS WILL ALLOW MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING, WITHOUT CUTTING THE CEILING AND SHALL NOT CONTAIN SCREW BASE SOCKETS. CEC 150.1(K)1C

GARAGE, LAUNDRY, & UTILITY LIGHTING NOTE:

GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, AND HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHALL TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH.

GARAGE FLOOR NOTE:

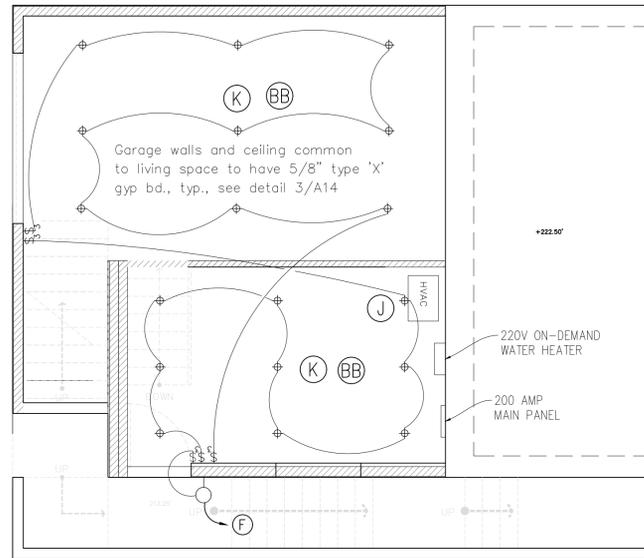
AT GARAGE, THE FLOOR USED FOR PARKING OF AUTOMOBILES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY PER CRC R309.1.

GARAGE DOOR NOTE:

ELECTRIC GARAGE DOOR OPENER SHALL HAVE BATTERY BACKUP. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. [R309.4]

BUILDING PENETRATION NOTE:

ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.



ELECTRICAL NOTE:

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS AND RECEPTACLES OUTLETS IN THE HOME THAT ARE NOT REQUIRED TO BE GFCI PROTECTED (I.E., FAMILY ROOM, LIVING ROOM, DINING ROOM, NOOKS, PARLORS, STUDY, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR OTHER SIMILAR AREAS). CEC 210.12(A)

SMOKE ALARM NOTES:

A. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY.

B. FOR PROPER PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES.

WATER HEATER NOTE:

SEISMIC STRAPS SHALL BE PROVIDED FOR THE WATER HEATER IN THE UPPER AND LOWER THIRD OF TANK. CPC 507.2

LEGEND

- (N) LED RECESSED LIGHT (DIRECTIONAL)
- (N) LED EXTERIOR LIGHT
- (N) LED SURFACE MOUNTED
- (N) LED WALL SCONE



RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 GARAGE LEVEL REFLECTED CEILING PLAN  
 NOTES

DATE:	08-07-23
SCALE:	AS NOTED
DRAWN:	SM/KS/KM
JOB #	2221
DRAWING NUMBER	EM1

EM1  
 31 OF - SHEETS

SHEET NOTES

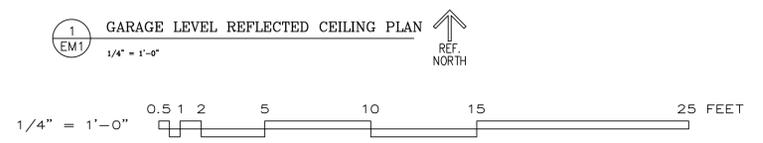
- (A) REWORK (E) ELEC. & MECH. AS REQD. FOR (N) REMODEL.
- (F) ALL EXTERIOR LIGHTS THIS WALL SHALL BE CONTROLLED TOGETHER.
- (J) HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2.
- (K) (N) RECESSED LIGHTING SHALL BE HIGH EFFICACY LED  
 BRAND: HALO, MODEL RA406927NFLWH  
 IC RATED, ELECTRONIC BALLAST, AIR TIGHT, PER CEC 150.0(K)8.
- (BB) PROVIDE APPROVED SMOKE/CARBON MONOXIDE DETECTOR W/ PRIMARY POWER FROM BLDG. WIRING.

OUTDOOR LIGHTING NOTE:

OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, AND CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPE LIGHTING) IS EXEMPT

NOTE:  
 ALL DIMENSIONS ARE TO F.O.F. U.O.N.

NOTE:  
 CONSULT ARCHITECT IF EXISTING BUILDING CONDITIONS ARE DIFFERENT THAN INDICATED.



45 PROSPECT AVE

202212289265

# SHEET NOTES

- (A) REWORK (E) ELEC. & MECH. AS REQD. FOR (N) REMODEL.
- (B) PROVIDE APPROVED SMOKE DETECTOR W/ PRIMARY POWER FROM BLDG. WIRING.
- (C) RELOCATE (E) OR PROVIDE (N) ELEC. CIRCUITS FOR KITCHEN APPLIANCES. REWORK LIGHTING PER OWNER.
- (E) RECESSED 4" LED LIGHTING, RATED FOR USE IN CLOSET. MUST BE MIN. 6" TO NEAREST STORAGE SHELF & MIN 12" ABOVE NEAREST STORAGE SHELF OR HANGER ROD. LUMINARY MUST HAVE COMPLETELY ENCLOSED LIGHT SOURCE. CEC 410.2
- (F) ALL EXTERIOR LIGHTS THIS WALL SHALL BE CONTROLLED TOGETHER.
- (H) PROVIDE HOOD EXHAUST VENT TO EXTERIOR.
- (I) COMBINATION LIGHT/EXHAUST FAN 80 C.F.M. MIN. W/ SEPARATE SWITCHES. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGBSC 4.506
- (J) HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2.
- (K) (N) RECESSED LIGHTING SHALL BE HIGH EFFICACY LED  
BRAND: HALO, MODEL RA406927NFLWH  
IC RATED, ELECTRONIC BALLAST, AIR TIGHT, PER CEC 150.0(K)8.
- (BB) PROVIDE APPROVED SMOKE/CARBON MONOXIDE DETECTOR W/ PRIMARY POWER FROM BLDG. WIRING.
- (W) MINIMUM OF TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES—ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS, INCLUDING THE REFRIGERATOR CEC 210.11(C)(1) & 210.52(B)
- (X) DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION—WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED). CEC 210.11(C)(3) & 210.52(D)

1. PRIMARY LIGHTING IN KITCHEN AND ALL BATHROOMS MUST BE LED (TYP.)
2. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12(B)
3. ALL ELEC. & PLUMBING FIXTURES SHALL BE OWNER SELECTED. EXACT LOCATION TO BE DETERMINED BY OWNER.
4. CONSULT OWNER FOR ALL OTHER EQUIPMENT & FIXTURES THAT MAY NEED TO BE REMOVED, REPLACED OR RELOCATED.
5. ALL 15-AMP & 20-AMP DWELLING UNIT RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. CEC 406.11

## LIGHTING NOTES:

1. ALL (N) RECESSED LIGHTING TO BE 4" LED  
BRAND: HALO  
MODEL # (HOUSING): H995ICAT  
MODEL # (MODULE): RA406927NFLWH  
CEC TITLE 24 LISTING: ADDED 09-04-2014
2. ALL PERMANENTLY INSTALLED HIGH EFFICACY LUMINARIES MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINARIES

## MECHANICAL NOTES:

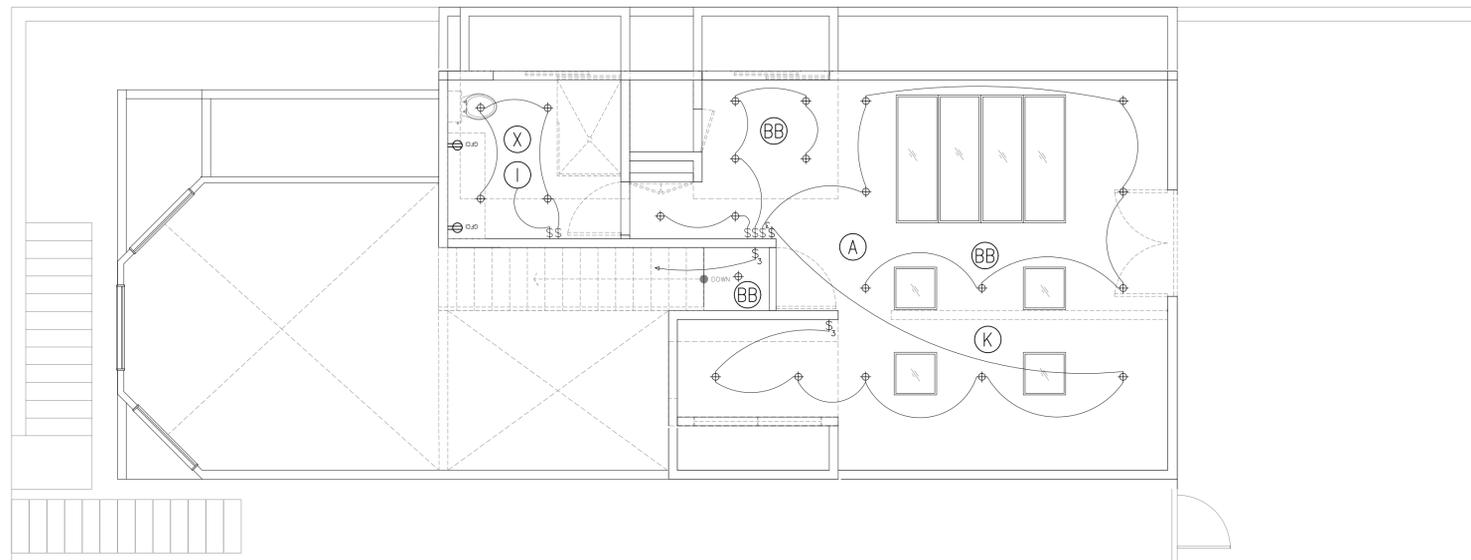
1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS TO BUILDING. (I.E. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5
2. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1

## BATHROOM LIGHTING NOTE:

ALL BATHROOMS (INCLUDING POWDER ROOMS) SHALL HAVE HIGH EFFICACY LIGHTING, AND SHALL BE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHALL TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CEC 150.0(I) AND 150.0(K)2C

## SMOKE ALARM NOTES:

A. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY.  
B. FOR PROPER PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS' GUIDELINES.



2  
EM1 SECOND FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"  
REF. NORTH

**LIGHTING CONTROL NOTE:**  
ALL LIGHTING IN ALL BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS, AND GARAGES TO BE CONTROLLED BY DIMMER SWITCHES WITH VACANCY SENSORS.

## NOTE:

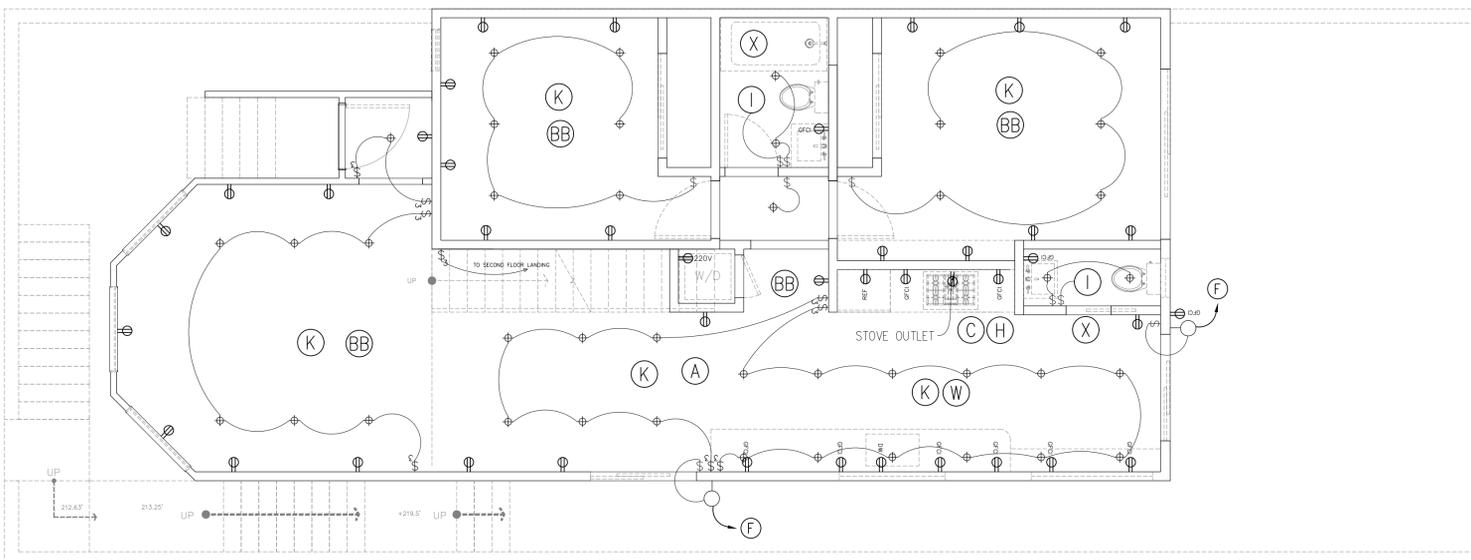
COMPLETED CF-2R-LTG-01-E FORM MUST BE PROVIDED TO TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

## OUTDOOR LIGHTING NOTE:

OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, AND CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPE LIGHTING) IS EXEMPT

## LEGEND

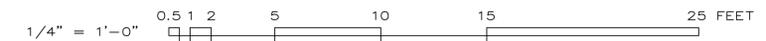
- ⊕ (N) LED RECESSED LIGHT (DIRECTIONAL)
- ⊙ (N) LED EXTERIOR LIGHT
- ⊕ (N) LED SURFACE MOUNTED
- ⊕ (N) LED WALL SCONCE



1  
EM2 FIRST FLOOR REFLECTED CEILING PLAN  
1/4" = 1'-0"  
REF. NORTH

**NOTE:**  
ALL DIMENSIONS ARE TO F.O.F. U.O.N.

**NOTE:**  
CONSULT ARCHITECT IF EXISTING BUILDING CONDITIONS ARE DIFFERENT THAN INDICATED.



REV.	DATE	BY
-	-	-



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1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
(415) 323-0729

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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
FIRST & SECOND FLOOR REF CEILING PLANS  
NOTES

DATE: 08-07-23  
SCALE: AS NOTED  
DRAWN: SM/KS/KM  
JOB # 2221

DRAWING NUMBER  
**EM2**  
32 OF - SHEETS

**45 PROSPECT AVE**

**202212289265**

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: Prospect Ave Addition  
 Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-23T08:51:57-07:00  
 Input File Name: Prospect Ave Addition (45).ribd22x

CF1R-PRF-01E  
 (Page 1 of 12)

GENERAL INFORMATION			
01	Project Name	Prospect Ave Addition	
02	Run Title	Title 24 Analysis	
03	Project Location	45 Prospect Ave	
04	City	05	Standards Version
06	Zip code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	15	Number of Stories
16	Existing Cond. Floor Area (ft²)	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	n/a	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Registration Date/Time: Report Version: 2022.0.000  
 HERS Provider: Report Generated: 2023-05-23 08:52:33  
 Schema Version: rev 20220901

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: Prospect Ave Addition  
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Calculation Date/Time: 2023-05-23T08:51:57-07:00  
 Input File Name: Prospect Ave Addition (45).ribd22x

CF1R-PRF-01E  
 (Page 2 of 12)

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	61.54	0	59.58	0	1.96
Space Cooling	0	24	0	25.99	0	-1.99
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	31.77	0	28.56	0	3.21
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	117.31	0	114.13	0	3.18
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	8.22	0	8.22		
Appl. & Cooking	0	30.71	0	30.7		
Plug Loads	0	47.46	0	47.46		
Outdoor Lighting	0	1.81	0	1.81		
<b>TOTAL COMPLIANCE</b>	<b>0</b>	<b>205.51</b>	<b>0</b>	<b>202.32</b>		

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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Calculation Date/Time: 2023-05-23T08:51:57-07:00  
 Input File Name: Prospect Ave Addition (45).ribd22x

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 (Page 3 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr )	Proposed Design (kBtu/ft² - yr )	Compliance Margin (kBtu/ft² - yr )	Margin Percentage
Gross EUI¹	37.91	36.69	1.22	3.22
Net EUI²	37.91	36.69	1.22	3.22

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.  
 • New ductwork added is less than 25 ft. in length  
 • 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

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
Prospect Ave Addition	1634	1	5	2	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
Existing Living Area	Conditioned	HVAC System1	1011	9	DHW Sys 1	Existing Unchanged
New Living Area	Conditioned	HVAC System1	623	8	DHW Sys 1	New

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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 (Page 4 of 12)

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
Front Wall	Existing Living Area	R-0 Wall	315	Front	126	58	90	none	Existing	No
Left Wall	Existing Living Area	R-0 Wall	45	Left	414	0	90	none	Existing	No
Rear Wall	Existing Living Area	R-0 Wall	135	Back	198	93.9	90	none	Existing	No
Right Wall	Existing Living Area	R-0 Wall	225	Right	414	92.8	90	none	Existing	No
W Wall	Existing Living Area	R-0 Wall	270	n/a	54	25	90	none	Existing	No
N Wall	Existing Living Area	R-0 Wall	0	n/a	54	25	90	none	Existing	No
Front Wall 2	New Living Area	R-15 Wall	315	Front	160	0	90	Extension	New	n/a
Left Wall 2	New Living Area	R-15 Wall	45	Left	280	80	90	Extension	New	n/a
Rear Wall 2	New Living Area	R-15 Wall	135	Back	160	33.3	90	Extension	New	n/a
Right Wall 2	New Living Area	R-15 Wall	225	Right	280	9	90	Extension	New	n/a
Roof 3	Existing Living Area	R-11 Roof Attic	n/a	n/a	388	n/a	n/a		Existing	No
Raised Floor	Existing Living Area	R-0 Floor No Crawlspace	n/a	n/a	644	n/a	n/a		Existing	No
Interior Surface	Existing Living Area	R-0 Floor No Crawlspace1	n/a	n/a	367	n/a	n/a		Existing	No
Interior Surface 2	New Living Area	R-0 Floor No Crawlspace1	n/a	n/a	623	n/a	n/a		New	n/a
Front Wall 3	Garage	R-0 Wall	315	Front	176	0	90	none	Existing	No
Left Wall 3	Garage	R-0 Wall	45	Left	160	0	90	none	Existing	No
Rear Wall 3	Garage	R-0 Wall	135	Back	176	0	90	none	Existing	No
Right Wall 3	Garage	R-0 Wall	225	Right	160	0	90	none	Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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CF1R-PRF-01E  
 (Page 5 of 12)

OPAQUE SURFACES - CATHEDRAL CEILING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	New Living Area	R-38 Roof No Attic	180	n/a	623	57.6	9	0.1	0.85	No	New	n/a	
Roof 2	Garage	R-0 Roof No Attic	135	Back	367	0	0	0.1	0.85	No	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 Existing Living Area	Attic Roof/Existing Living Area	Ventilated	9	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
1I	Window	Front Wall	Front	315			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
1A	Window	Front Wall	Front	315			1	13	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Door 107	Window	Rear Wall	Back	135			1	53.3	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
1F	Window	Rear Wall	Back	135			1	7.3	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Door 113	Window	Rear Wall	Back	135			1	33.3	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No

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CF1R-PRF-01E  
 (Page 6 of 12)

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
1D	Window	Right Wall	Right	225			1	24.6	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
1C	Window	Right Wall	Right	225			1	24.2	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Sliding Glass Door	Window	Right Wall	Right	225			1	44	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
1H	Window	W Wall		270			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
1H 2	Window	N Wall		0			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Door 203	Window	Left Wall 2	Left	45			1	40	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
Door 204	Window	Left Wall 2	Left	45			1	40	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
Door 205	Window	Rear Wall 2	Back	135			1	33.3	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
2A	Window	Right Wall 2	Right	225			1	9	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
3A	Skylight	Roof		180			1	11	0.3	NFRC	0.35	NFRC		New	NA
3A 2	Skylight	Roof		180			1	11	0.3	NFRC	0.35	NFRC		New	NA
3A 3	Skylight	Roof		180			1	11	0.3	NFRC	0.35	NFRC		New	NA
3A 4	Skylight	Roof		180			1	11	0.3	NFRC	0.35	NFRC		New	NA
3B	Skylight	Roof		180			1	3.4	0.3	NFRC	0.35	NFRC		New	NA
3B 2	Skylight	Roof		180			1	3.4	0.3	NFRC	0.35	NFRC		New	NA

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Registration Date/Time: Report Version: 2022.0.000  
 HERS Provider: Report Generated: 2023-05-23 08:52:33  
 Schema Version: rev 20220901



REV.	DATE	BY
-	-	-



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 1143 SHRADER ST. SAN FRANCISCO, CA, 94117  
 (415) 323-0729

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RESIDENTIAL REMODEL  
 45 PROSPECT AVE. SAN FRANCISCO, CA  
 OWNER: MARISSA MIN-SHA HUANG  
 TITLE - 24 - ENERGY REPORT

DATE: 05-16-23  
 SCALE: AS NOTED  
 DRAWN: SM/KS  
 JOB # 2221

DRAWING NUMBER  
**T24.1**

202212289265 45 PROSPECT AVE

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01E

Project Name: Prospect Ave Addition  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-23T08:51:57-07:00  
Input File Name: Prospect Ave Addition (45).ribd22x

(Page 7 of 12)

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
3B 3	Skylight	Roof		180			1	3.4	0.3	NFRC	0.35	NFRC		New	NA
3B 4	Skylight	Roof		180			1	3.4	0.3	NFRC	0.35	NFRC		New	NA

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
101	Front Wall	20	0.5	Existing	No

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	Garage	367	84	none	0	0%	No	Existing	No

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
R-0 Wall	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

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901  
HERS Provider: Report Generated: 2023-05-23 08:52:33

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01E

Project Name: Prospect Ave Addition  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-23T08:51:57-07:00  
Input File Name: Prospect Ave Addition (45).ribd22x

(Page 8 of 12)

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
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
Attic Roof Existing Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-11 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.081	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x12 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	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
R-0 Floor No Crawlspace1	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

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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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

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	

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 (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.93	Btu/Hr	200000	0	n/a	n/a		New	n/a

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

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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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 System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1		n/a	n/a	Not Zonal	Single Speed	n/a

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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(Page 11 of 12)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	
Name	Type	Design Type	Duct Ins. R-value	Suppl y	Return	Duct Location	Suppl y	Return	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-her-dist	Existing + New	No	No		No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901  
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Input File Name: Prospect Ave Addition (45).ribd22x

(Page 12 of 12)

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

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

Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR  
Signature Date: 5/23/2023  
Company: Carstairs Energy Inc.  
Address: 2238 Bayview Heights Drive Suite E  
City/State/Zip: Los Osos, CA 93402  
Phone: 805-904-9048

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

I certify the following under penalty of perjury under the laws of the State of California:

- 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.
- 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.
- 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: SHAJUM MEHRA  
Signature: [Signature]  
Company: Oblique City  
Date Signed: 5-23-23  
Address: 1143 Shrader St  
License: C-36812  
City/State/Zip: San Francisco, CA 94117  
Phone: 415-323-0729

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901  
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REV.	DATE	BY
-	-	-



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RESIDENTIAL REMODEL  
45 PROSPECT AVE. SAN FRANCISCO, CA  
OWNER: MARISSA MIN-SHA HUANG  
TITLE-24 ENERGY REPORT

DATE: 05-16-23  
SCALE: AS NOTED  
DRAWN: SM/KS  
JOB # 2221  
DRAWING NUMBER

T24.2

23 OF SHEETS

45 PROSPECT AVE

202212289265

RESIDENTIAL MEASURES SUMMARY RMS-1

Table with project details: Project Name (Prospect Ave Addition), Building Type (Single Family), Date (5/23/2023), Project Address (45 Prospect Ave San Francisco), and Insulation details for various construction types.

Table with fenestration details: Orientation, Area (sq ft), U-Fac, SHGC, Overhang, Sidelights, Exterior Shades, and Status for various window types.

Table with HVAC systems summary: Qty, Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status.

Table with HVAC distribution details: Location, Heating, Cooling, Duct Location, Duct R-Value, Status.

Table with water heating details: Qty, Type, Gallons, Min. Eff, Distribution, Status.

RESIDENTIAL MEASURES SUMMARY RMS-1

Table with project details: Project Name (Prospect Ave Addition), Building Type (Single Family), Date (5/23/2023), Project Address (45 Prospect Ave San Francisco), and Insulation details for various construction types.

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Table with HVAC distribution details: Location, Heating, Cooling, Duct Location, Duct R-Value, Status.

Table with water heating details: 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.

Building Envelope:

- List of building envelope requirements including Air Leakage, Insulation Certification, Radiant Barrier, Roof Deck, Ceiling and Rafters, Vapor Retarder, and Fireplaces.

- List of fireplaces, decorative gas appliances, and gas log requirements.

- List of space conditioning, water heating, and plumbing system requirements.



2022 Single-Family Residential Mandatory Requirements Summary

- List of requirements for Pilot Lights, Building Cooling and Heating Loads, Clearances, Liquid Line Drier, Water Piping, Insulation Protection, Gas or Propane Water Heating Systems, and Solar Water-heating Systems.

Ducts and Fans:

- List of requirements for ducts and fans including insulation, CMC Compliance, Field-Fabricated Duct Systems, Backdraft Damper, Gravity Ventilation Dampers, Protection of Insulation, Porous Inner Core Flex Duct, and Air Filtration.

ROOM LOAD SUMMARY

Table with room load summary: Project Name, System Name, HVAC System, Room Name, Multi, CFM, Sensible, Latent, COIL COOLING PEAK, COIL HTG. PEAK.

\* Total includes ventilation load for zonal systems.



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy.

- § 150.0(o)1: Requirements for Ventilation and Indoor Air Quality.
§ 150.0(o)1B: Central Fan Integrated (CFI) Ventilation Systems.
§ 150.0(o)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.
§ 150.0(o)1G: Local Mechanical Exhaust.
§ 150.0(o)1H8: Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.
§ 150.0(o)2: Field Verification and Diagnostic Testing.

- § 110.4(a): Certification by Manufacturers.
§ 110.4(b)1: Piping.
§ 110.4(b)2: Covers.
§ 110.4(b)3: Directional Inlets and Time Switches for Pools.
§ 110.5: Pilot Light.
§ 150.0(p): Pool Systems and Equipment Installation.

- Lighting:
§ 110.9: Lighting Controls and Components.
§ 150.0(k)1A: Luminaire Efficacy.
§ 150.0(k)1B: Screw-based luminaires.
§ 150.0(k)1C: Recessed Downlight Luminaires in Ceilings.
§ 150.0(k)1D: Light Sources in Enclosed or Recessed Luminaires.
§ 150.0(k)1E: Blank Electrical Boxes.
§ 150.0(k)1F: Lighting Integral to Exhaust Fans.



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(v)1G: Screw-based luminaires.
§ 150.0(v)1H: Light Sources in Enclosed or Recessed Luminaires.
§ 150.0(v)1I: Light Sources in Drawers, Cabinets, and Linen Closets.
§ 150.0(v)2A: Interior Switches and Controls.
§ 150.0(v)2B: Exterior Switches and Controls.
§ 150.0(v)2C: Multiple Controls.
§ 150.0(v)2D: Mandatory Requirements.
§ 150.0(v)2E: Energy Management Control Systems.
§ 150.0(v)2F: Automatic Shutoff Controls.
§ 150.0(v)2G: Dimmers.
§ 150.0(v)2K: Independent controls.
§ 150.0(v)3A: Residential Outdoor Lighting.
§ 150.0(v)4: Internally illuminated address signs.
§ 150.0(v)5: Residential Garages for Eight or More Vehicles.

- Solar Readiness:
§ 110.10(a)1: Single-family Residences.
§ 110.10(b)1A: Minimum Solar Zone Area.
§ 110.10(b)1B: Azimuth.
§ 110.10(b)2: Shading.
§ 110.10(b)3A: Shading.
§ 110.10(b)3B: Shading.
§ 110.10(b)4: Structural Design Loads on Construction Documents.
§ 110.10(c): Interconnection Pathways.
§ 110.10(d): Documentation.
§ 110.10(e)1: Main Electrical Service Panel.
§ 110.10(e)2: Main Electrical Service Panel.



2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(s): Energy Storage System (ESS) Ready.
§ 150.0(t): Heat Pump Space Heater Ready.
§ 150.0(u): Electric Cooktop Ready.
§ 150.0(v): Electric Clothes Dryer Ready.

\*Exceptions may apply.



Table with columns: REV, DATE, BY



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RESIDENTIAL REMODEL
45 PROSPECT AVE. SAN FRANCISCO, CA
OWNER: MARISSA MIN-SHA HUANG
TITLE-24 ENERGY REPORT

DATE: 05-16-23
SCALE: AS NOTED
DRAWN: SM/KS
JOB #: 2221

DRAWING NUMBER
T24.3
23 OF SHEETS

20212289265 45 PROSPECT AVE

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

**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
<b>RESIDENTIAL</b>	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	adds any amount of conditioned area, volume, or size 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).	•
<b>MATERIAL EMISSIONS</b>	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.	•
<b>WATER</b>	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.	•
<b>ENERGY</b>	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
<b>PARKING</b>	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
<b>RESOURCE RECOVERY</b>	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. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: <a href="http://www.sfenvironment.org/refusecalculator">www.sfenvironment.org/refusecalculator</a> .	•
	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 <a href="http://www.dbi.org">www.dbi.org</a> for details.	•
<b>HVAC</b>	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.	•
<b>GOOD NEIGHBOR</b>	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.	•
<b>POLLUTION PREVENTION</b>	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
<b>INDOOR AIR QUALITY</b>	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

**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

Residential Remodel

PROJECT NAME  
5611/037

BLOCK/LOT  
45 Prospect

ADDRESS  
Residential

PRIMARY OCCUPANCY  
1011 sq. ft.

GROSS BUILDING AREA  
623 sq. ft.

INCREASE IN CONDITIONED FLOOR AREA

*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.*

8-30-23

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

**AFFIX STAMP BELOW:**



**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.*

**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 <sup>2</sup>	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 <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
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.*



**45 PROSPECT AVE**  
**202212289265**

# **BRIEF SUBMITTED BY PLANNING DEPARTMENT**



## BOARD OF APPEALS BRIEF

**HEARING DATE: March 4, 2026**

February 26, 2026

**Appeal No.:** 26-004  
**Project Address:** 45 Prospect Avenue  
**Block/Lot:** 5611/037  
**Zoning District:** RH-2 (Residential-House, Two Family)  
Bernal Heights SUD  
**Height District:** 40-X  
**Staff Contact:** Corey Teague, Zoning Administrator – (628) 652-7328  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)

The subject building permit was approved by the Planning Department multiple times before it was issued, with the most recent approval being on February 12, 2025. The proposed scope of work complies with the Planning Code, is consistent with the Residential Design guidelines, and did not require neighborhood notification. The Appellant's concerns are specific to potential encroachments onto their adjacent lot and proposed work at the foundation level. The Planning Department approved the permit pursuant to the submitted plans and defers to the Department of Building Inspection and the Board of Appeals regarding issues of encroachment and foundation work.

cc: Marc Sherry and Marissa Huang (Permit Holder)  
Shaum Mehra (Agent for Permit Holder)  
Gregory Wesolowski (Appellant)  
Joe Ospital (Department of Building Inspection)

# **BRIEF SUBMITTED BY DBI**



# Board of Appeals Brief

**Hearing Date: March 04, 2026**

March 04, 2026

**Appeal #:** 26-004  
**Permit:** Alteration Permit #2022-1228-9265  
**Project Address:** 45 Prospect Avenue  
**Block/Lot:** 5611/037  
**DBI contact:** Joseph Ospital, Senior Building Inspector. 628-652-3546  
Joseph.ospital@sfgov.org

## Permit description:

The project before the Board this evening is an alteration permit #2022-1228-9265, remodel existing kitchen and bath, add new bathroom and master bathroom, add three dormers and convert attic to habitable space. New foundation.

This permit application and plans were submitted in house and reviewed and approved by an SFDBI Structural Engineer, and all other required agencies.

**Narrative:** After a thorough review of the approved plans available in our archives, **I have concluded that there is proposed work that crosses the appellants property line.** There is foundation and retaining wall work along the appellants property line, but the details shown on the plans show all building foundation work on the permit holder's property, with no encroachment on the appellants property for the proposed building foundation work per Details 1, page S6.2 and detail 3, page S6.1. Detail 6, page S.2 however shows a new retaining wall #10 adjacent to the appellants property, with encroachments of the following, 4" perforated drain line, new compacted fill 20" and a small portion of the footing 6" crossing the property line. **This conflicts with the section and elevations shown on the architectural drawings.** All other details are either interior footing details or details at the rear wall and yard of the permit holder's property.

**Conclusion:** The Department of Building Inspection believes that this project was in fact approved in error. DBI recommends that the appeal be granted providing the permit holder submit a special condition permit revision to correct the encroachment and **perform no work on the appellants property to include drainage, fill or compaction.**

Joseph Ospital, Senior Building Inspector.

**City and County of San Francisco  
Department of Building Inspection**



**Daniel Lurie, Mayor  
Patrick O'Riordan, C.B.O., Director**

**Building Inspection Division  
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