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

Appeal of	Appeal No. <b>22-027</b>
LAURA CALLAHAN,	)
Appellant(s)	)
VS.	)
	)
DEPARTMENT OF BUILDING INSPECTION,	)
PLANNING DEPARTMENT APPROVAL Respondent	<del></del> ,

#### **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on April 4, 2022, 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 March 18, 2022 to Village Fruit SF, LLC, of a Building Permit (Commercial: Soft story retrofit to comply with 2019 SFEBC CH-40 per 2019 Appendix A-4 standards. ADA upgrades at both commercial entries (2 total)) at 2697-2699 Mission Street.

#### APPLICATION NO. 2022/03/18/0291

#### FOR HEARING ON April 20, 2022

Address of Appellant(s):	Address of Other Parties:
Laura Callahan, Appellant(s) Mission Bar 2695 Mission Street San Francisco, CA 94110	Village Fruit SF, LLC, Permit Holder(s) c/o Alex Santos, Agent for Permit Holder(s) Altos Engineering 1865 Golden Gate Avenue # 2 San Francisco, CA 94115

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

Appeal of	Appeal No. <b>22-028</b>
LAURA CALLAHAN,	• •
Appellant(s)	
)	
vs. )	
DEPARTMENT OF BUILDING INSPECTION,	
PLANNING DEPARTMENT APPROVAL Respondent	

#### **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on April 4, 2022, 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 March 18, 2022 to Village Fruit SF, LLC, of a Building Permit (Residential: Soft story retrofit to comply with 2019 SFEBC CH-40 per 2019 Appendix A-4 standards) at 2697-2699 Mission Street.

#### **APPLICATION NO. 2022/03/18/0289**

#### FOR HEARING ON April 20, 2022

Address of Appellant(s):	Address of Other Parties:
Laura Callahan, Appellant(s) Mission Bar 2695 Mission Street San Francisco, CA 94110	Village Fruit SF, LLC, Permit Holder(s) c/o Alex Santos, Agent for Permit Holder(s) Altos Engineering 1865 Golden Gate Avenue # 2 San Francisco, CA 94115



Date Filed: April 4, 2022

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

### PRELIMINARY STATEMENT FOR APPEAL NO. 22-027

I / We, Laura Callahan, hereby appeal the following departmental action: ISSUANCE of Building Permit No. 2022/03/18/0291 by the Department of Building Inspection which was issued or became effective on: March 18, 2022, to: Village Fruit SF, LLC, for the property located at: 2697-2699 Mission Street.

#### **BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **May 12, 2022**, **(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: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:julie.rosenberg@sfgov.org">julie.rosenberg@sfgov.org</a>, <a href="mailto:corey.teague@sfgov.org">corey.teague@sfgov.org</a>, <a href="mailto:tina.tam@sfgov.org">tina.tam@sfgov.org</a> and <a href="mailto:alex@altosengineer.com">alex@altosengineer.com</a>.

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

Hearing Date: Wednesday, June 1, 2022, 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 <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>. 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 <a href="www.sfgov.org/boa">www.sfgov.org/boa</a>. 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.

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

See attachment.

Appellant: Laura Callahan

Signature: Appeal filed by email

I, Laura Callahan, am the sole shareholder of Wrinkled Lincoln, Inc DBA Mission
Bar located at 2695 Mission Street. Est. 1998. From March 2020 through March of 2021
the pandemic severely restricted my ability to operate, with the most lenient of regulations
during this time period allowing for 2 customer tables on the sidewalk to be utilized for sales
as long as we sold food from a neighboring business to each person ordering a beverage.

Once indoor service was allowed there were three additional months of capacity
restrictions. The business suffered considerable losses during this 15 month time period.

Since the removal of capacity restrictions, business recovery has been slow and impacted
by both Delta and Omicron. March 2022 was the first time that the Bar cleared a profit since
February 2020. On 03/24/2022 Village Fruit SF LLC (Jerry Azar) the owner of the building
informed me that we may be shut down for up to 10 weeks for a soft story retrofit.

The project will include significant interior changes to my space that would either require substantial and costly interior design work or a considerable reduction in the aesthetic and functionality of the space. My business associates confirmed with me that their experience with soft story retrofitting was much longer than what I was told.

I requested a consultation with a structural engineer that informed me the proposed structural reinforcements can be completed in alternative ways that could either reduce the amount of time that my business is closed and/or reduce the negative impact on the interior of my business. I proposed several changes to the retrofitting plans that could allow for speedy completion, while mitigating the impact on the tenants and reducing unnecessary expenses for the parties involved. Mr. Azar and I are currently working together to come to a compromise and hope that in a short amount of time we will find agreeable terms and this appeal can be withdrawn.

#### **Permit Details Report**

**Report Date:** 3/31/2022 9:31:54 AM

Application Number: 202203180291

Form Number:

3637 / 020 / 1 2697 MISSION ST Address(es): 3637 / 020 / 1 2699 MISSION ST

Commercial: Soft story retrofit to comply with 2019 SFEBC CH-40 per 2019 Appendix A-4 Description:

standards. ADA upgrades at both commercial entries (2 total)

Occupancy Code: M,R-1

**Building Use:** 15 - RETAIL SALES

#### Disposition / Stage:

Action Date	Stage	Comments
3/18/2022	TRIAGE	
3/18/2022	FILING	
3/18/2022	FILED	
3/18/2022	APPROVED	
3/18/2022	ISSUED	

#### **Contact Details:**

#### **Contractor Details:**

License Number: 1009086

FARZAD TORABIAN Name: Company Name: SFT CONSTRUCTION CORP

322 06TH ST \* SAN FRANCISCO CA 94103-Address:

0000

Phone: 4157071046

#### Addenda Details:

**Description:** 

Step	Station	Arrive	Start	Out Hold	Finish	Checked By	Hold Description
1	HIS	3/18/22	3/18/22		3/18/22	LUTON MATT	
2	INTAKE	3/18/22	3/18/22		3/18/22	LEE ERIC	
3	CP-ZOC	3/18/22	3/18/22		3/18/22	WU ELTON	3-18-2022: Approved: Replacement of 2 entry doors to comply with ADA. Dark Aluminum entry and doors. Front facade doors facing Mission Street.
4	BLDG	3/18/22	3/18/22		3/18/22	CHAN PHILIP	OTC approved
5	SFFD	3/18/22	3/18/22		3/18/22	FASSO DOMINIC	Approved, no inspections required
6	CPB	3/18/22	3/18/22		3/18/22	LEE ERIC	

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

#### Inspections:

Activity Date Inspector Inspection Description Inspection Status

#### **Special Inspections:**

#### Addenda No. Completed Date Inspected By Inspection Code Description Remarks

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

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

#### **Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

#### **City and County of San Francisco**

#### **Board of Appeals**



London Breed Mayor

Julie Rosenberg
Executive Director

April 4, 2022

Village Fruit SF, LLC, Permit Holder(s) c/o Alex Santos, Agent for Permit Holder(s) Altos Engineering 1865 Golden Gate Avenue # 2 San Francisco, CA 94115 alex@altosengineer.com

Appeal No.: 22-028

Appeal Title: Callahan vs. DBI , PDA

Subject Property: 2697-2699 Mission Street

Determination or Permit Type: Building Permit Determination or Permit No.: 2022/03/18/0289

#### Dear Alex Santos:

This is to notify you that an appeal has been filed with this office protesting the **ISSUANCE** of the above-referenced permit. Pursuant to Article I, §8 of the San Francisco Business & Tax Regulations Code, the permit is hereby **SUSPENDED** until the Board of Appeals decides this matter and releases a notice of decision and order.

We are enclosing a copy of the **Preliminary Statement of Appeal** for your information.

The hearing regarding this matter has been scheduled for June 1, 2022, at 5:00 p.m., and will be held in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place. The parties may also attend remotely via the Zoom video platform.

If you have any further questions, you may email this office at <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a> or call (628) 652-1150.

Sincerely,

**BOARD STAFF** 

cc: Matthew Greene, Senior Building Inspector Department of Building Inspection matthew.greene@sfgov.org

Laura Callahan, Appellant(s) Mission Bar 2695 Mission Street San Francisco, CA 94110 laurabethcallahan@gmail.com



Date Filed: April 4, 2022

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

#### PRELIMINARY STATEMENT FOR APPEAL NO. 22-028

I / We, Laura Callahan, hereby appeal the following departmental action: ISSUANCE of Building Permit No. 2022/03/18/0289 by the Department of Building Inspection which was issued or became effective on: March 18, 2022, to: Village Fruit SF, LLC, for the property located at: 2697-2699 Mission Street.

#### **BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **May 12, 2022**, **(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: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:julie.rosenberg@sfgov.org">julie.rosenberg@sfgov.org</a>, <a href="mailto:corey.teague@sfgov.org">corey.teague@sfgov.org</a>, <a href="mailto:tina.tam@sfgov.org">tina.tam@sfgov.org</a> and <a href="mailto:alex@altosengineer.com">alex@altosengineer.com</a>.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 26, 2022**, **(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 doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, <a href="mailto:journalistance">journalistance</a>, <a href="mailto:cory.org">corey.teague@sfgov.org</a>, <a href="mailto:tinalistance">tinalistance</a>, <a href="mailto:cory.org">corey.teague@sfgov.org</a>, <a href="mailto:tinalistance">tinalistance</a>, <a href="mailto:tinalistance">corey.teague@sfgov.org</a>, <a href="mailto:tinalistance">tinalistance</a>, <a href="mailto:tinalistance">corey.teague@sfgov.org</a>, <a href="mailto:tinalistance">tinalistance</a>, <a href="mailto:tinalistance">tinalistance</a>

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

Hearing Date: Wednesday, June 1, 2022, 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 <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>. 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 <a href="www.sfgov.org/boa">www.sfgov.org/boa</a>. 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.

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

See attachment.

**Appellant: Laura Callahan** 

Signature: Appeal filed by email

I, Laura Callahan, am the sole shareholder of Wrinkled Lincoln, Inc DBA Mission
Bar located at 2695 Mission Street. Est. 1998. From March 2020 through March of 2021
the pandemic severely restricted my ability to operate, with the most lenient of regulations
during this time period allowing for 2 customer tables on the sidewalk to be utilized for sales
as long as we sold food from a neighboring business to each person ordering a beverage.

Once indoor service was allowed there were three additional months of capacity
restrictions. The business suffered considerable losses during this 15 month time period.

Since the removal of capacity restrictions, business recovery has been slow and impacted
by both Delta and Omicron. March 2022 was the first time that the Bar cleared a profit since
February 2020. On 03/24/2022 Village Fruit SF LLC (Jerry Azar) the owner of the building
informed me that we may be shut down for up to 10 weeks for a soft story retrofit.

The project will include significant interior changes to my space that would either require substantial and costly interior design work or a considerable reduction in the aesthetic and functionality of the space. My business associates confirmed with me that their experience with soft story retrofitting was much longer than what I was told.

I requested a consultation with a structural engineer that informed me the proposed structural reinforcements can be completed in alternative ways that could either reduce the amount of time that my business is closed and/or reduce the negative impact on the interior of my business. I proposed several changes to the retrofitting plans that could allow for speedy completion, while mitigating the impact on the tenants and reducing unnecessary expenses for the parties involved. Mr. Azar and I are currently working together to come to a compromise and hope that in a short amount of time we will find agreeable terms and this appeal can be withdrawn.

#### **Permit Details Report**

Report Date: 3/31/2022 9:33:29 AM

Application Number: 202203180289

Form Number: 8

Address(es): 3637 / 020 / 1 2697 MISSION ST

3637 / 020 / 1 2699 MISSION ST

Description: Residential: Soft story retrofit to comply with 2019 SFEBC CH-40 per 2019 Appendix A-4

standards. \$60,000.00

Cost: \$60,00 Occupancy Code: R-1,M

Building Use: 85 - RESIDENTIAL HOTEL

#### **Disposition / Stage:**

<b>Action Date</b>	Stage	Comments
3/18/2022	TRIAGE	
3/18/2022	FILING	
3/18/2022	FILED	
3/18/2022	APPROVED	
3/18/2022	ISSUED	

#### **Contact Details:**

#### **Contractor Details:**

License Number: 1009086

Name: FARZAD TORABIAN

Company Name: SFT CONSTRUCTION CORP

Address: 322 06TH ST \* SAN FRANCISCO CA 94103-

0000

Phone: 4157071046

#### Addenda Details:

**Description:** 

Step	Station	Arrive	Start	Out Hold	Finish	Checked By	Hold Description
1	HIS	3/18/22	3/18/22		3/18/22	LUTON MATT	
2	INTAKE	3/18/22	3/18/22		3/18/22	LEE ERIC	
3	CP-ZOC	3/18/22	3/18/22		3/18/22		3-18-2022: N/A: Residential Interior Renovation
4	BLDG	3/18/22	3/18/22		3/18/22	CHAN PHILIP	OTC approved
5	SFFD	3/18/22	3/18/22				Approved, no inspections required
6	CPB	3/18/22	3/18/22		3/18/22	LEE ERIC	

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

#### **Inspections:**

#### Activity Date Inspector Inspection Description Inspection Status

#### **Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			11	CONCRETE (PLACEMENT & SAMPLING)	
0			2	BOLTS INSTALLED IN CONCRETE	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			I C A 1	SINGLE PASS FILLET WELDS < 5/16"	
0			5A3	WELDED STUDS	
0			5B5	MOMENT-RESISTING FRAMES	
0			24E	WOOD FRAMING	
0			18C	PULL/TORQUE TESTS PER SFBC SEC.1607C & 1615C	
				SHEAR WALLS AND FLOOR	

#### Department of Building Inspection

0	-		SYSTEMS USED AS SHEAR DIAPHRAGMS	
O	:	20	HOLDOWNS	
1.0				

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

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

#### **Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies

City and County of San Francisco ⊚ 2022

THE PARTIES WILL BE ASKING THE BOARD TO ADOPT THE REVISED PLANS DATED APRIL 7, 2022. THE PARTIES DID NOT SUBMIT BRIEFS.

# **REVISION TO:** SOFT STORY RETROFIT TO COMPLY WITH SFEBC CHAPTER 4D 2697-2699 MISSION STREET (BLOCK/LOT: 3637/020) SAN FRANCISCO, CALIFORNIA 94110

# GENERAL BUILDING INFORMATION

- THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS. IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER. THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.
- 2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2019 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2019 CALIFORNIA FIRE CODE, THE 2019 CALIFORNIA ENERGY CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, THE 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856–2019. THIS PROJECT WILL COMPLY WITH THE 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS.
- 3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE **BEGINNING ANY INSTALLATION.**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSE DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES RETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS
- ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.
- 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT: THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED
- 7. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER. IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OF THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR
- 8. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION
- 9. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE. BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.
- 10. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE
- 11. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.
- 12. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. 13. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR
- 14. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- 15. NO PIPES AND DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.
- 16. NOTE THAT NOT ALL TYP. DETAILS AND OR NOTES APPLY TO EVERY PROJECT.

ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

# PROJECT INFORMATION

BLOCK: (E) OCCUPANCY: R-1, B (E) NUMBER OF STORIES: (E) NUMBER OF BASEMENTS: (E) TYPE OF CONSTRUCTION: V-B (E) # OF DWELLING UNITS: (E) # OF TOURIST ROOMS: 10 (E) # OF RESIDENTIAL ROOMS:10

2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS

- MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE SPRINKLERS (IF ANY) AND LIFE SAFETY AT ALL TIMES.
- MAINTAIN THE REQUIRED SEPARATION. FIRE RATED
- CONSTRUCTIONS AND SMOKE BARRIERS. SEAL ALL PENETRATIONS WITH APPROVED METHODS AND

MATERIALS EQUAL TO EXISTING FIRE RATINGS.

# **SHEET INDEX**

- TITLE SHEET, DRAWING INDEX, GENERAL BUILDING/STRUCTURAL INFO
- FIRST FLOOR PLAN (SIDEWALK LEVEL) & ADA UPGRADES S1.2 **ADA CHECKLIST & SFDBI ACCESSIBILITY SHEETS** 
  - **BASEMENT & UPPER FLOOR PLANS**
- **BASEMENT FOUNDATION PLAN**
- FIRST FLOOR FOUNDATION PLAN SECOND FLOOR FRAMING PLAN
- STEEL SPECIAL MOMENT FRAME STRUCTURAL DETAILS

TYPICAL PLYWOOD SHEARWALL DETAILS

- **TYPICAL CONCRETE DETAILS** 
  - **SCOPE OF WORK**

REV TO BPA#2022/0318/0291 (SOFT STORY RETROFIT): SHIFT STEEL MOMENT FRAMES TO INTERIOR TO AVOID DISRUPTING INTERIOR BAR SPACE. ADD CANTILEVER COLUMN AT FRONT OF STRUCTURE.

SOFT STORY RETROFIT TO COMPLY WITH 2019 SFEBC CHAPTER 4D PER 2019

CEBC APPENDIX A-4 STANDARDS. STEEL MOMENT FRAMES, PLYWOOD SHEARWALLS, HOLDOWNS, NEW CONCRETE FOUNDATIONS.

# ADA UPGRADES REQUIRED AT EXISTING (2) ENTRIES.

**ABBREVIATIONS** 

ANCHOR BOLT ABOVE **ADHESIVE** AT / ON CENTER BELOW BLDG BUIDLING BLOCK **BLOCKING** RFAM **BOTTOM OF** BTWN BETWEEN CENTERLINE CLEAR/CLEARANCE COLUMN CONCRETE CONTINUOUS **COMPLETE PENETRATION** DOUGLAS FIR DIAMETER DIAGNONAL DIMENSION EXISTING EACH ELEVATION EDGE NAIL EACH WAY FINISHED FLOOR FACE OF FOOTING GAUGE GLULAM GYPSUM BOARD HEADER HANGER LAMINATER VENEER LUMBER

LIGHTWEIGHT CONCRETE NOT APPLICABLE NOT TO SCALE NORMAL WEIGHT CONCRETE ON CENTER **OPENING** ORIENTED STRAND BOARD PLATE / PROPERTY LINE

PLYWOOD SHEATHING **PARALLEL STRAND LUMBER** PRESSURE TREATED REFERENCE SEE ARCHITECTURAL DRAWINGS SEE STRUCTURAL DRAWINGS S.O.G. SLAB-ON-GRADE STAINLESS STEEL **TOP & BOTTOM TOUNGE & GROOVE** TYPICAL UNLESS OTHER WISE NOTED WATERPROOFING

WELDED WIRE FANBRIC

# City and County of San Francisco Department of Building Inspection



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

# Attachment A

**INFORMATION SHEET S-19** 

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 2697-2699 MISSION STREET APPLICATION NO. OWNER NAME IFRRY AZAR OWNER PHONE NO. (415) 710-0456

<u>-                                    </u>			6 WILLIAM (113) 710 0130		
1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
			CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES	NO X
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND	YES	NO	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	NO X
GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.		IXI	SHORING	YES	NO X
			UNDERPINNING	YES	NO X
2: AVERAGE SLOPE OF PROPERTY	2: AVERAGE SLOPE OF PROPERTY				NO X
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE			CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE	YES	NO IX	RETAINING WALL:	YES	NO X
SLOPE OF THE PROPERTY)			OTHERS:	YES	NO X

## 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

iy kilowleage.				
repared by:	ALEX SANTOS, ALTOS ENGINEERING	[Architect/Enginee		
-	Engineer/Architect of Record	Stamp Here]		
497-2668	alex@altosengineer.com			
elephone	Email			
Signature	Date			
-				

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

# **DESIGN CRITERIA**

A. APPLICABLE CODE: CALIFORNIA BUILDING CODE 2019 & SFBC 2019 B. VERTICAL LIVE LOADS: . 40 PSF HALLWAYS & CORRIDORS: 1.5xLIVE LOAD, OF AREA SERVED PRIVATE DECK: LATERAL LOADS: SEISMIC DESIGN SITE CLASS 'D' SEISMIC DESIGN CATEGORY "D", I=1.0 RISK CATEGORY II MAPPED SPECTRAL ACCELERATIONS:  $S_s = 1.500G$ ,  $S_i = 0.600G$ ,  $S_{DS} = 1.200G$ ,  $S_{D1} = 0.680G$ Fa= 1.20, Fv= 1.70 REDUNDANCY FACTOR,  $\rho = 1.3$ N/S & E/W DIRECTION: PLYWOOD SHEARWALL BASE SHEAR 'V' = 0.126W ( $\Omega$  = 2.5, R= 6.5 Cd = 4.0) - ASD \*25% REDUCTION FACTOR APPLIED DUE TO EXISTING S.F. BUILDING PER SFBC BASE SHEAR 'V' = 0.176W ( $\Omega$  = 2.5, USE R= 6.5 Cd = 4.0) - LRFD N/S DIRECTION: STL CANTILEVER COL BASE SHEAR 'V' = 0.458W ( $\Omega$  = 2.5, USE R= 2.5 Cd = 2.5) - LRFD

D. LATERAL LOADS: WIND DESIGN BASIC WIND SPEED, V = 110 MPH, EXPOSURE B E. GEOTECHNICAL CRITERIA SPREAD FOUNDATIONS: ALLOWABLE BEARING PRESSURE (DL+LL) ALLOWABLE BEARING PRESSURE (TL + SEISMIC/WIND) = 2000 PSF SOIL TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSIFY AS DETERMINED BY ASTM D-1557 FOR PLACEMENT OF ALL NEW FOUNDATIONS

# **DESIGN SYMBOLS**

(E) CONC. WALL ABOVE (N) WOOD JOIST HANGER (HU TYPE, U.O.N.) \_\_\_\_\_ (E) WALL BELOW **WOOD POST BELOW** (E) WALL ABOVE (OR ABOVE & BELOW (N) PLY SHEARWALL BELOW HOLDOWN AND WOOD POST

HSS COL ABOVE / BELOW **BUILDING ELEVATION TAG** 

**BUILDING SECTION TAG** 

# **SPECIAL INSPECTIONS** & STRUCT. OBSERVATIONS

IN ACCORDANCE WITH 2019 CBC, CHAPTER 17, SECTION 1704.6.1-1704.6.3, SPECIAL INSPECTIONS AND/OR TESTING ARE REQUIRED FOR THIS CONSTRUCTION. CONTACT THE ENGINEER-OF-RECORD FOR THE METHODS AND INSPECTION REQUIREMENTS. THIRD-PARTY STRUCTURAL INSPECTION ENGINEERS SHALL BE HIRED TO PERFORM SPECIAL INSPECTIONS OTHER THAN STRUCTURAL OBSERVATIONS.

PLEASE NOTIFY ENGINEER-OF-RECORD AT LEAST 48 HOURS PRIOR TO REQUIRED STRUCTURAL **OBSERVATIONS:** 

1. FOUNDATION

T&G PLYWOOD SHEATHING

**EXISTING FLOOR / ROOF** 

- WOOD FRAMING
- STEEL FRAMING 4. CONCRETE CONSTRUCTION

SPECIAL INSPECTIONS LISTED ON SPECIAL INSPECTION FORM ON SHEET SO TO BE PERFORMED BY INDEPENDENT STRUCTURAL INSPECTION FIRM:

1. CONCRETE SHALL BE HARD ROCK CONCRETE (NORMAL WEIGHT) WITH FOLLOWING **COMPRESSIVE STRENGTH PROPERTIES (REACHED AFTER 28 DAYS):** SLAB-ON-GRADE: SPREAD FOOTINGS: 3000 psi

CONCRETE COMPOSITION: MAX. AGGREGATE SIZE: MAX. WATER TO CEMENT RATIO 0.45 MIN. SACKS CEMENTITUOUS MATERIAL / yd<sup>3</sup> MAX. SLUMP \*CONCRETE MIX DESIGN & TESTING TO MEET REQUIREMENTS OF BUILDING CODE.

**CONCRETE:** 

MINIMUM CONCRETE COVER FOR REINFORCING STEEL: SURFACE CAST AGAINST GROUND FORMED SURFACES BELOW GRADE SURFACES EXPOSED TO EARTH/WEATHER SURFACES NOT EXPOSED TO WEATHER: SLABS/WALLS

**BEAM/COLUMN (& STIRRUPS)** 4. SLAB-ON-GRADE REQUIREMENTS VAPOR BARRIER UNDER SLAB TO BE ASTM E1745 CLASS A; 15 MILS MIN. THICKNESS. "STEGO WRAP VAPOR BARRIER (15MIL)" OR APPROVED EQUIV.

#### **EPOXY ANCHORAGE INTO EXISTING CONCRETE / MASONRY:**

1. ADHESIVE ANCHORS IN CONCRETE (REINFORCEMENT DOWEL OR THREADED ROD): SIMPSON SET-3G HILTI HIT-RE 500-V3

ADHESIVE ANCHOR TENSION LOAD FOR SPECIAL INSPECTION					
(FOR HOLDOWN ANCHORS, SEE DETAIL 5/S1.1B)					
REBAR / THREADED ROD SIZE	EMBED	TENSION LOAD (CONCRETE)	TENSION LO (CMU/MASONI		
#3 OR 3/8"ø	3.5"	2100 #	1600 #		
#4 OR 1/2"ø	4.5"	3700 #	1900 #		
#5 OR 5/8"∅	6"	5800 #	2800 #		
#6 OR 3/4"Ø	7"	6900 #	-		

2. EXPANSION ANCHORS IN CONCRETE: SIMPSON STRONG BOLT 2

HILII KWIK				
EXPANSION ANCHOR TORQUE LOAD FOR SPECIAL INSPECTION				
REBAR / THREADED ROD SIZE	TENSION LOAD (CONCRETE)	TENSION LOA (CMU/MASONR		
3/8"ø	3"	25 FT*#	15 FT*#	
1/2"ø	4"	40 FT*#	25 FT*#	
5/8"⊅	6"	60 FT*#	35 FT*#	
3/4"ø	6"	110 FT*#	65 FT*#	

3. SCREW ANCHORS IN CONCRETE: SIMPSON TITEN HD

FOR DBI USE ONLY

**ASSIGNMENT OF REVIEW TIER** 

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property"

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed

landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports

Construction" are marked "Yes" AND the property does not lie within any areas of potential

Construction" are marked "Yes" AND the property lies within the areas of potential landslide

hazard, DBI shall require mandatory submittal of reports per Section E and require the permit

application be subject to a third party peer review. At the discretion of the SSPA Review

Committee, the peer review may be followed by the establishment of a Structural Advisory

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

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

If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction"

Page | 2

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

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

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

Committee (SAC) with the project reassigned to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

SFBC Section 105A.6.

Advisory Committee (SAC) and re-assigned the project to Tier III.

- HILTI KWIK HUS-EZ 4. EPOXY ANCHORAGE INSTALLATION REQUIREMENTS • PRIOR TO EPOXY, USE COMPRESSED AIR TO BLOW THE DUST OUT OF
- ANCHOR BOLT HOLES. • OVERHEAD ANCHORAGE TO BE PERFORMED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER
- POURED CONCRETE MUST HAVE 21 DAYS TO CURE, 2500 psi STRENGTH & TEMP MUST BE HIGHER THAN 50° PRIOR TO ANCHORAGE UNLESS APPROVED BY ADHESIVE MANUFACTURE.
- HOLES FOR ADHESIVE ANCHORS MUST BE DRILLED AND NOT CORED. REQUIRED SPECIAL INSPECTIONS FOR ADHESIVE ANCHORAGE: • SILL PLATE ANCHORS: 10% OF ANCHOR BOLTS TO BE TESTED TO TENSION LOAD FOR EA. APPLICATION
- HOLDOWN ANCHORS: 50% OF HOLDOWN ANCHOR BOLTS TO BE TESTED TO TENSION LOAD FOR EA. APPLICATION AS SPECIFIED ON DETAIL 5/S1.1B. • TENSION TESTS TO BE MAINTAINED FOR A MINIMUM OF TWO MINUTE • 3RD PARTY TESTING ENGINEER TO RANDOMIZE TEST LOCATIONS

ATTACHMENT A

**MATERIALS** 

1. FRAMING LUMBER - DOUGLAS FIR LARCH (UNLESS OTHERWISE NOTED) POST, BEAMS & HEADERS: STUDS, BLOCKING: WALL PLATES / STUDS

\*MOISTURE CONTENT OF LUMBER AT TIME OF INSTALLATION SHALL NOT EXCEED 19% 2. PLYWOOD SHEATHING SHEARWALL PLYWOOD: 1/2 INCH STRUCTURAL I, C-D EXTERIOR, APA RATED 32/16, SEE 6/S1.1A, SHEARWALL SCHEDULE FOR THICKNESS.

FLOOR SHEATHING: 3/4 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 48/24 3. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONG-TIE CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EA.

BOLTS SHALL BE RETIGHTENED PRIOR TO COVERING WALLS/FLOORS. COMMON NAILS, UNLESS OTHERWISE NOTED .:

MINIMUM EMBED. ALL NAILING TO BE PER IBC TABLE NO. 2304.9.1 UNLESS NOTED OTHERWISE. 5. SILL PLATES:

**EXPOSURE TO WEATHER:** 

 ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE GALVANIZED. METAL CONNECTORS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT-DIPPED

DIPPED GALVANIZED.

#### **REINFORCING STEEL IN CONCRETE:**

REBAR THAT IS SPECIFIED AT #4 & HIGHER IS REQUIRED TO BE ASTM A615, GRADE 60.

REINFORCEMENT SHALL BE CONTINUOUS UNLESS EXPLICITLY NOTED ON PLAN. CONTACT ENGINEER-OF-RECORD FOR AREAS WHERE SPLICING IN ABSOLUTELY NECESSARY.

SPECIFICATIONS. 1. STEEL SECTIONS WIDE FLANGE BEAMS & COLUMNS ASTM A992 ( $F_v = 60 \text{ ksi}$ )

PLATES, CHANNELS, ANGLES ASTM A36  $(F_{v}^{'} = 36 \text{ ksi})$ 

**ASTM A307, U.O.N.** HIGH-STRENGTH BOLTS ASTM A325 ASTM A108 STUD SHEAR CONNECTORS:

3. WELDING: E-70XX ELECTRODES (70 ksi) FOR FULL PEN WELDS USE CHARPY V-NOTCH WIRE, MIN. 20 ft\*lb @ -20°F

4. EXPOSURE TO WEATHER:

JOINT TYPE FOR BOLTED CONNECTIONS SHALL BE SNUG-TIGHTENED

SILL PLATE: NO. 2 (P.T.)

ROOF SHEATHING: 5/8 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 32/16

SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED

5/8" ANCHOR BOLTS WITH 3x3x1/4" WASHERS, ANCHORS CAST-IN-PLACE IN CONCRETE AT 7" EMBEDMENT AT 48" SPACING, UNLESS OTHERWISE NOTED

• ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.

ALL EXTERIOR TIMBER AND GLULAM BEAMS SHALL BE PRESSURE TREATED OR WOOD OF

GALVANIZED w/ MIN. ZINC COATING OF G185. ALL NAILS & ANCHOR BOLTS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT

REBAR THAT IS SPECIFIED AT #3 & LOWER IS REQUIRED TO BE ASTM A615, GRADE 40.

STRUCTURAL STEEL: DETAILS/WORKMANSHIP SHALL BE IN ACCORDANCE WITH AISC STANDARDS &

ASTM A500, GRADE B ( $F_v = 46 \text{ ksi}$ ) 2. BOLTS / ANCHOR RODS:

**ANCHOR RODS ASTM F1554, GRADE 36** THREADED RODS ASTM A36

ALL STEEL EXPOSURE TO WEATHER SHALL BE COATED WITH A ZINC RICH PRIMER. BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED

BOLT HOLES IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN BOLT

# SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

JOB ADDRESS 2697-2699 MISSION STREET APPLICATION NO. OWNER NAME JERRY AZAR OWNER PHONE NO. ( 415 )710-0456 Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be

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

furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials. In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. X Concrete (Placement & sampling)	6. [] High-strength bolting	18. Bolts Installed in existing concrete or masonry
2. M Bolts installed in concrete	7. [] Structural masonry	★ Concrete [] Masonry
3. [] Special moment - Resisting concrete frame	8. [] Reinforced gypsum concrete	[] Pull/torque tests per SFEBC Sec. 507C & 515
4. X Reinforcing steel and prestressing tendons—	9. [] Insulating concrete fill	19. 🕅 Shear walls and floor systems used as shear
5. Structural welding:	10. [] Sprayed-on fireproofing	diaphragms
A. Periodic visual inspection	11. [] Piling, drilled piers and caissons	20. 🕅 Holdowns
★ Single pass fillet welds 5/16" or smaller	12. [] Shotcrete	21. Special cases:
[] Steel deck	13. [] Special grading, excavation and filling	[] Shoring
[] Welded studs	(Geo. Engineered)	[] Underpinning:[] Not affecting adjacent prope
[] Cold formed studs and joists	14. [] Smoke-control system	[] Affecting adjacent property: PA
[] Stair and railing systems	15. [] Demolition	[] Others

XSteel framing [∦Wood framing

Required information: alex@altosengineer.com Phone: (628) 652-DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.) DBI Engineer or Plan Checker / Special Inspection Services Staff

Updated 10/05/2020

ISSUES & REVISIONS 0 03/11/22 PERMIT SUBMISSION 1 04/07/22 FIELD REVISIONS

TITLE SHEET, DRAWING INDEX, GENERAL BUILDING INFORMATION

ALEX@ALTOSENGINEER.COM

415-497-2668

S

ГР

1865 GOLDEN GATE AVENUE #2

SAN FRANCISCO, CALIFORNIA 94115

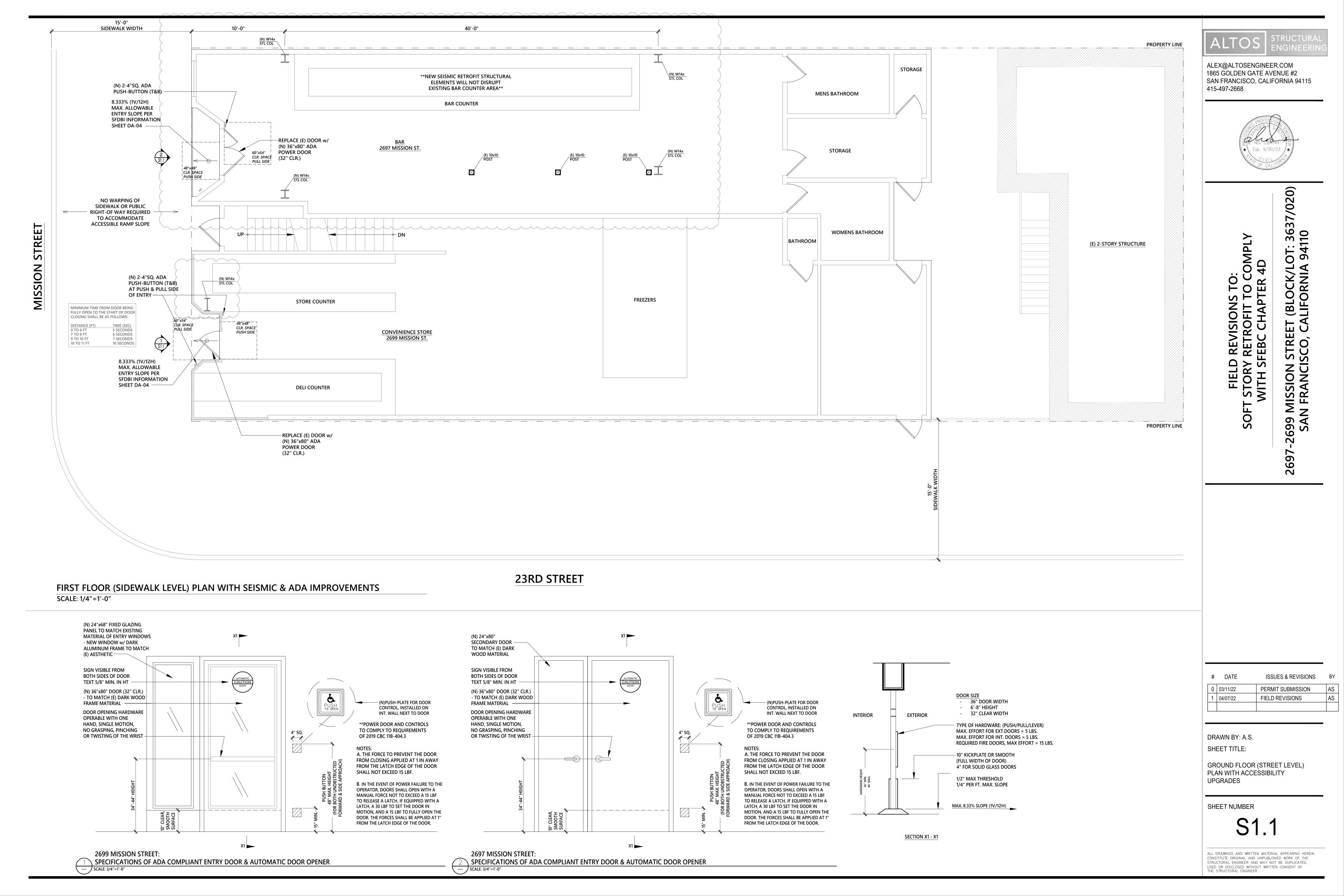
SHEET NUMBER

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF

#### 3. [] S<sub>1</sub> 4. 💢 R [] Reinforcing steel 16. [ ] Exterior Facing 22. [] Crane safety (Apply to the operation of # DATE B. Continuous visual inspection and NDT 17. Retrofit of unreinforced masonry buildings: tower cranes on high-rise building) (Section 1705.22) (Section 1704) [ ] Testing of mortar quality and shear tests [ ] All other welding [ ] Inspection of repointing operations 23. [ ] Others: "As recommended by professional (NDT exception: Fillet weld) [] Installation inspection of new shear bolts of record" [] Reinforcing steel; and [] NDT required [] Pre-installation inspection for embedded [] Pull/torque tests per SFBC Sec.1607C & 1615C Moment-resisting frames 24. Structural observation per Sec. 1704.6 (SFBC) for the following: M Foundations ✗ Concrete construction DRAWN BY: A.S. 25. Certification is required for: [ ] Glu-lam components 26. [] Firestops in high-rise building SHEET TITLE:

Prepared by: ALEX SANTOS, ALTOS ENGINEERING Phone: ( 415 ) 497-2668 Engineer/Architect of Record

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (628) 652-3407; or, <a href="mailto:dbi.specialinspections@sfgov.org">dbi.specialinspections@sfgov.org</a>



**CATEGORY** : Disabled Access

SUBJECT : The Use of Power Door Operators in Lieu of Level Landings at Doors

SECTIONS INVOLVED

- : 2013 California Building Code (CBC)
  - Section 202, Technically Infeasible, defined Section 202, Equivalent Facilitation, defined
  - Section 1126A.2, Level Floor or Landing
  - Section 1126A.3, Maneuvering Clearances at Doors
  - Section 11B-202.3, Exception 2, Technical Infeasibility
  - Section 11B-404.3, Automatic and power-assisted doors - Sections 11B-404.2.4., Maneuvering clearances at doors
- Figures 11A-8A through 11A-8F, Level Maneuvering Clearances at Doors
- DSA Advisory 11B-404.3, Automatic and power-assisted doors ANSI/BMHA A156.19-2002
- ANSI/BMHA A156.10-2002 Information Sheet DA-05, Use of door operators in lieu of side clearance

To detail an equivalency which may be administratively approved for the use of powered door operators in lieu of level landings adjoining exterior and interior doors of existing buildings which are required to be made accessible to persons with disabilities.

reproduced on the plan set and signed.

& threshold are updated annually).

Checklist package for additional forms required.

Fill out page 2 of D.A. Checklist

Office, Restaurant, etc.)

DISCUSSION

**PURPOSE** 

Many existing San Francisco buildings are not constructed to allow for level landings as required in Sections 1126A.2 and 11B-404.2.4 of the CBC. Due to a variety of constraints, many building are unable to achieve the required maximum 1/4" per foot slope and cross slope at doors as required for an accessible path of travel.

This Information Sheet outlines circumstances under which a power door operator may be installed as an equivalency in lieu of a level landing. An Approval of a Technical Infeasibility and Approval of an Equivalent Facilitation may be administratively approved for such conditions when an approved powered door operator is installed, and documentation that strict compliance with the prescriptive requirements of the code cannot be met due to physical or site constraints as defined in the California Building Code,

Page 1 of 3

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

**D.A. CHECKLIST** (p. 1 of 2): The address of the project is : 2697 & 2699 MISSION STREET

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be

3. The construction cost of this project excluding disabled access upgrades to the path of travel is

**5.** Read **A** through **D** below carefully and check the most applicable boxes. Check one box only: ☐ A: All existing conditions serving the area of remodel fully comply with access

□ **B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

List items that will be upgraded on Form C. All other items shall be checked on page

☑ C: Project adjusted cost of construction is less than or equal to the current valuation

☐ E: <u>Proposed project is</u> minor revision to previously approved permit drawings only. (Note: This shall <u>NOT</u> be used for new or additional work) Provide previously

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being

3. The impact of proposed improvements on financial feasibility of the project.

4. The nature of the accessibility which would be gained or lost.

accomplished because the existing structural conditions require the removal or alteration of a load-

constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an

5. The nature of the use of the facility under construction and its availability to persons with disabilities

bearing member that is an essential part of the structural frame, or because other existing physical or site

2 of the D.A. Checklist in the "Not required by code" column.

Threshold amount of \$150,244.00 based on the "2013 ENR Construction Cost Index" (The cost index

**4.** Is this a City project and/or does it receive any form *of* public funding? *Check one*: □ □ Yes / ☒ ☒ No

Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance

\_, which is ; (check one) □ more than / □ less than the Accessibility

2. Describe the area of remodel, including which floor: BAR & CONVENIENCE STORE

1. The proposed use of the project is BAR & CONVENIENCE STORE

Conditions below must be fully documented by accompanying drawings

requirements. No further upgrades are required:

☐ **D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans

approved permit application here:

of revision:

CBC chapter 2 section 202 Definitions:

overall evaluation of the following factors: 1. The cost of providing access.

2. The cost of all construction contemplated.

Section 202- Technically Infeasible. Submittal of a Documentation of Technical Infeasibility and an

Approval of Equivalent Facilitation form must be submitted with the plans.

the following conditions, as applicable, are met:

INFORMATION SHEET

An entrance which complies with this Information Sheet will be considered to be accessible to and usable

by persons with disabilities and to be in compliance with other code requirements for level landings. Administrative approval may be granted for the use of powered door operators in lieu of level landings if

- 1. Slopes at landings on either side of the door may not to exceed 1:12 and should be the least slope reasonably achievable. Slopes may extend under the door.
- 2. Slopes between levels at doors may not exceed 6 feet in length and do not require handrails. Slopes shall be roughened or of slip resistant material.
- 3 The powered door operator is to be supplementary to manual door(s) which meet other code
- 4 Powered door operator shall be operational whenever door is unlocked.

requirements. Powered door operator is to be maintained in operating condition.

- 5. Powered door operator controls (sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Section 11B-205) are to be located in a conspicuous location at both push side and pull side of the door. The controls shall be within sight of the door. Vertical actuation bars are preferred.
- 6. Door operator push plates shall be a minimum of 4 inches in diameter or a minimum of 4 inches by 4 inches square and display the International Symbol of Accessibility (ISA) complying with Section 11B-703.7.2.1.
- 7. At each location where push plates are provided there shall be two push plates; the centerline of one push plate shall be 7 inches minimum and 8 inches maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches minimum and 44 inches maximum above the floor or ground surface.
- 8. At each location where vertical actuation bars are provided the operable portion shall be located so the bottom is 5 inches maximum above the floor or ground surface and the top is 35 inches minimum above the floor or ground surface. The operable portion of each vertical actuation bar shall be a minimum of 2 inches wide and shall display the International Symbol of Accessibility (ISA) complying with Section 11B-703.7.2.1.
- 9. A clear floor space of 30" x 48" is to be provided adjacent to and centered on each door operating devices providing parallel approach.
- 10. Signage shall be provided in accordance with ANSI/BHMA A156.19 Section 6.3. Additional signage shall be provided on or adjacent to the door, preferable on strike side, indicating location of door operator controls if the control equipment is not immediately obvious to users.

INFORMATION SHEET

the following table:

Tom C. Hui, S.E., C.B.O.

Department of Building Inspection

Director

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org

11. The minimum time from door being fully open to the start of door closing shall be as indicated in

The distance shall be established from the center of the door to the center of the farthest operator

12. Equipment installation shall be in accordance with the manufacturer's product listing and

DISTANCE

7 to 8

9 to 10

11 to 12

ANSI/BHMA A156.19 and ANSI/BHMA A156.10 as applicable.

Distances over 12 feet shall not be allowed.

Page 3 of 3

#### The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC. **D.A.** CHECKLIST (p. 2 of 2): The address of the project is :\_\_\_\_

Page 2 of 3

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying		Equivalent facilitation will provide full access	Compliance is Technically infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request URH Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet ( <u>do not</u> <u>leave this part blankt</u> ). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate			X					SEE DETAIL 1 &2 OF SHEET S1.1 FOR UPGRADE DETAILS
B.An accessible route to the area of remodel including:								
Parking/access aisles and curb ramps						×		
Curb ramps and walks						×		
Corridors, hallways, floors						×		
Ramps elevators, lifts						×		
C. At least one accessible restroom for each sex or a single unisex restroom_serving the area of remodel.						X		
D. Accessible public pay phone.						×		
E. Accessible drinking fountains.						X		
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.						X		
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

1. No additional forms required No additional forms required

3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan. 4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.

5. Provide details from a set of City approved reference drawings, provide its permit application number

and list reference drawing number on plans.

No additional forms required Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

#### Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

CBC Section 11B-202.4, Exception 9 (abbreviated): In alteration projects involving buildings & facilities previously

COST OF CONSTRUCTION = \$89,000.00 / 3 FLOORS = \$29,666.66		Contractor's Estimated Cost		DBI Revised Cost
(E	A) Cost of Construction: Excluding Alterations to the Path of Travel as equired by 11B-202.4)	\$	\$29,666.66	\$
	B) 20% of A):	\$	\$5,933.33	\$
I	List the Upgrade Expenditures and their respo	ective	construction cost b	elow:
<u>1</u>	(2) ADA DOORS & POWER DOOR OPERATORS	\$	\$5,000.00	\$
2	2 (2) REPAIR ENTRY RAMP / REPAIR THRESHOLD	\$	\$6,000.00	\$
3	3.	\$		\$
4		\$		\$
5	j	\$		\$
6	).	\$		\$
7	·	\$		\$
8	3.	\$		\$
9	).	\$		\$
_	Total Upgrade Expenditures Should be approximately equal to, but not to exceed, Line B	\$		\$

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Other

**DA-04** 



Edwin M. Lee, Mayor Tom C. Hui, S.E., C.B.O., Director

# APPROVAL OF EQUIVALENT FACILITATION REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Approval of a designs, products or technologies alternative to the prescriptive details of the Disabled Access Regulations as per CBC section 11B-103

1. Site Address: 1908 DIVISADERO STREET 2. Floor:1908 DIVISADERO STREET 3. Permit Application No.: 2018/0913/9966 Request No.: 6. Proposed Use: BAR & CONVENIENCE STORE 5. Existing Use: BAR & CONVENIENCE STORE Existing Occupancy: M

Proposed Occupancy: M 9. Description of proposed work or path of travel upgrade for which equivalent facilitation is requested: INSTALL POWER DOOR AT NON-LEVEL ENTRY LANDING FOR 2697 MISSION STREET (BAR) & 2699 MISSION STREET (CONVENIENCE STORE)

CBC 11B-103, nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility or usability. See CBC Chapter 2, section 202; Equivalent Facilitation

We request that the following be approved as an equivalent facilitation to the prescriptive regulations. This equivalency will provide equal or greater accessibility and usability. This equivalency provides for the maximum independence of the persons with disabilities while presenting the least risk of harm injury or other hazards to such persons or others.

 Detailed description of the requested equivalency. (Provide details, documents and drawings if required) 1/4" MAX. SLOPE OF LANDING REQUIRED BY SECTIONS 1126a.2 & 11b-404.2.4 OF THE CBC CANNOT BE ACHIEVED DUE TO EXISTING SIDEWALK SLOPE. EQUIVALENT FACILITATION IS ACHIEVED BY \_\_COMPLIANCE WITH REQUIREMENTS OF INFORMATION SHEET DA-04 (SHOWN ON SHEET S0.3).\_

11. This Equivalent Facilitation is addressed by: ☑ Information Sheet DA- 04 Administrative Bulletin AB-☐ AB-005 Local Equivalency

Note: Ratification by the Access Appeals Commission is not required for Equivalent Facilitation Request.

12. Applicant's Name (Print): ALEX SANTOS Tenant Agent Owner Applicant's Signature: 13. Applicant's Address: \_\_\_\_\_1865 GOLDEN GATE AVENUE #2, SAN FRANCISCO, CA 94115 Applicants Email: alex@altosengineer.com 14 Applicant's Phone: 415-497-2668

10

ALEX@ALTOSENGINEER.COM 1865 GOLDEN GATE AVENUE #2 SAN FRANCISCO, CALIFORNIA 94115 415-497-2668



0 ET (BLOCK/LC CALIFORNIA

7

IT TO CAPTER SIOI ETF BC FIELD MISSION S

ISSUES & REVISIONS # DATE PERMIT SUBMISSION 0 03/11/22 1 04/07/22 FIELD REVISIONS

DRAWN BY: A.S.

SHEET TITLE:

ADA CHECKLIST & SFDBI **EQUIVALENCY SHEETS** 

SHEET NUMBER

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED. USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

DA-04

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions1 through 8 for other exceptions).

approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

CONSTRUCTION = 0 / 3 FLOORS = \$29,666.66	Contractor's Estimated Cost	DBI Revised Cos
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$ \$29,666.66	\$
B) 20% of A):	\$ \$5,933.33	\$
List the Upgrade Expenditures and their respo	ective construction cost b	elow:
1.(2) ADA DOORS & POWER DOOR OPERATORS	\$ \$5,000.00	\$
2.(2) REPAIR ENTRY RAMP / REPAIR THRESHOLD	\$ \$6,000.00	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$

STREET

23RD

EXISTING BASEMENT PLAN WITH SEISMIC IMPROVEMENTS

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

**RESIDENTIAL ROOM** RESIDENTIAL ROOM KITCHEN **RESIDENTIAL ROOM BATHROOM** RESIDENTIAL ROOM **BATHROOM RESIDENTIAL ROOM BATHROOM RESIDENTIAL ROOM RESIDENTIAL ROOM** CLOSET **RESIDENTIAL ROOM RESIDENTIAL ROOM** CLOSET **RESIDENTIAL ROOM** RESIDENTIAL ROOM **RESIDENTIAL ROOM** 

MISSION STREET

EXISTING SECOND & THIRD PLAN
(NO WORK ON THIS LEVEL - FOR REFERENCE ONLY)

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



ALEX@ALTOSENGINEER.COM 1865 GOLDEN GATE AVENUE #2 SAN FRANCISCO, CALIFORNIA 94115 415-497-2668



FIELD REVISIONS TO: SOFT STORY RETROFIT TO COMPLY WITH SFEBC CHAPTER 4D

#	DATE	ISSUES & REVISIONS	ВҮ
0	03/11/22	PERMIT SUBMISSION	AS
1	04/07/22	FIELD REVISIONS	AS

26

DRAWN BY: A.S.

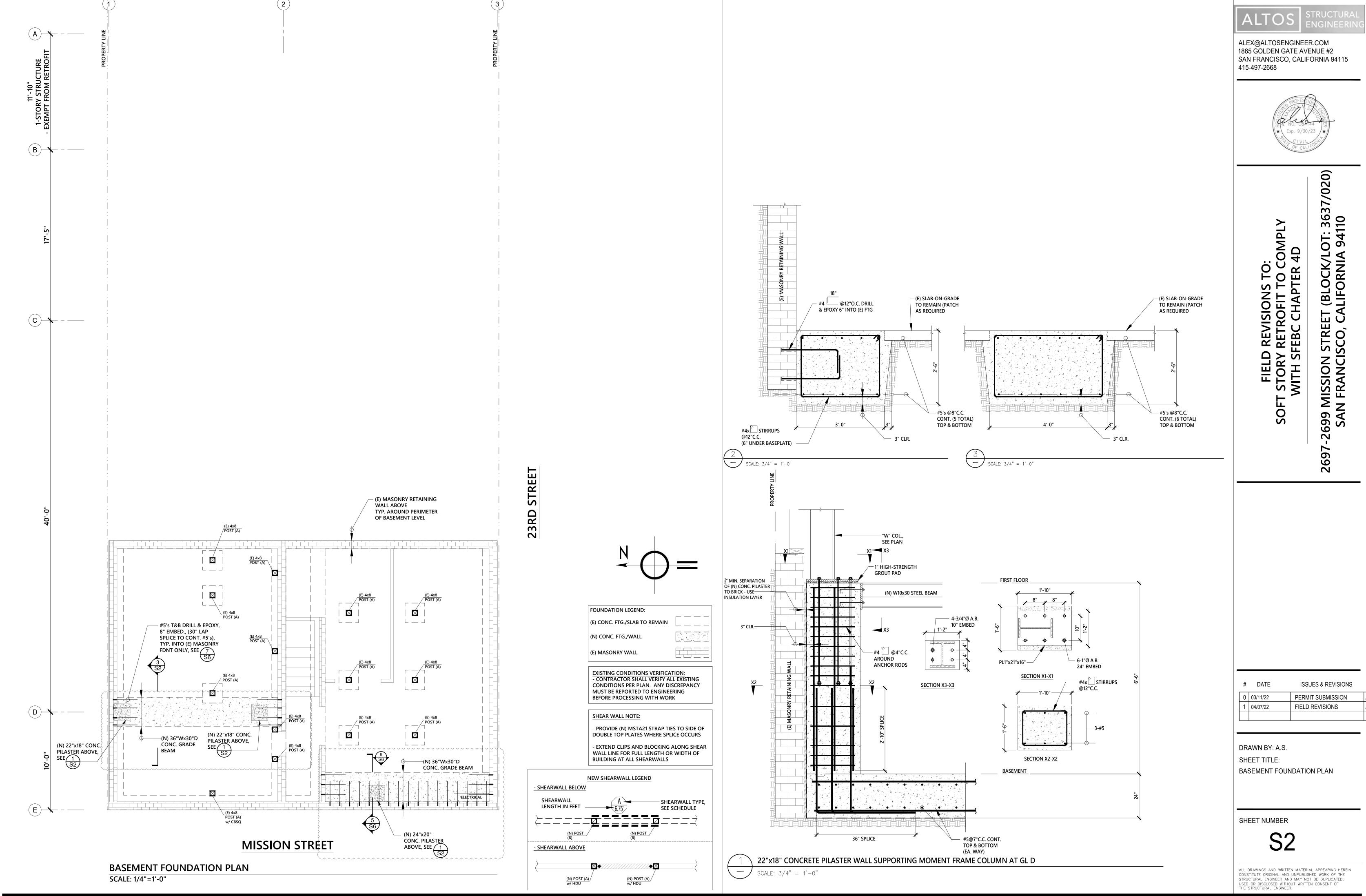
SHEET TITLE:

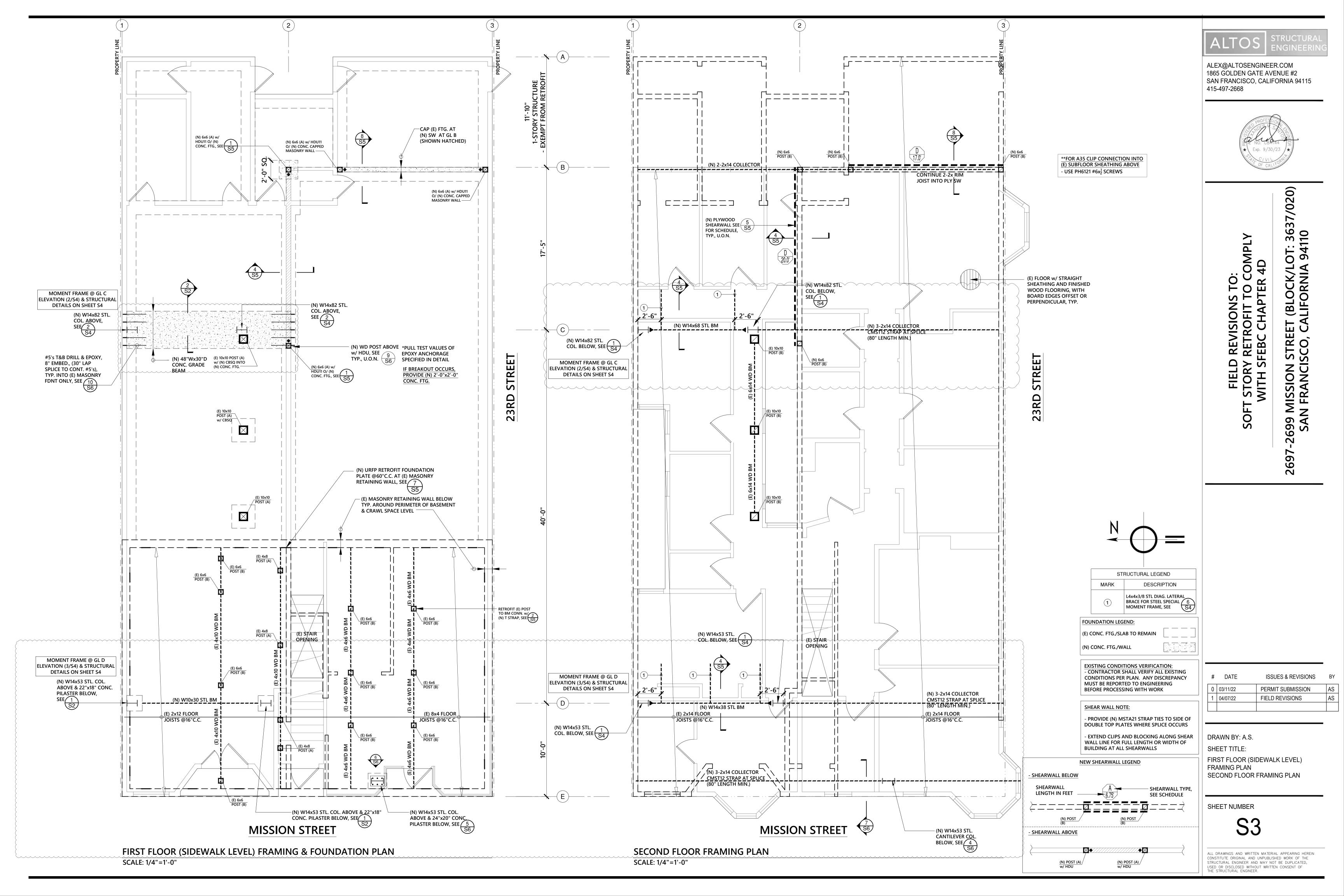
BASEMENT & UPPER LEVEL PLANS

SHEET NUMBER

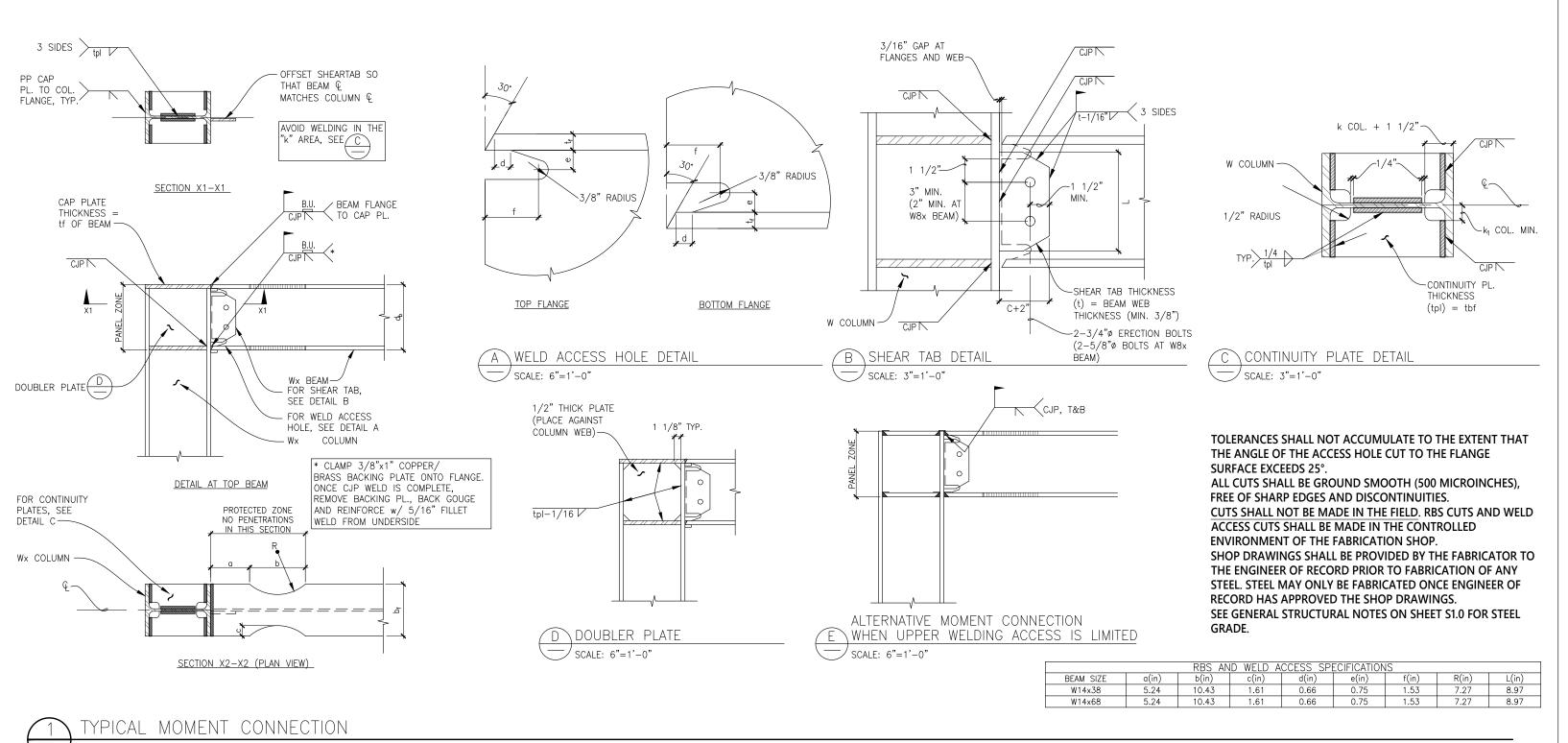
S1.

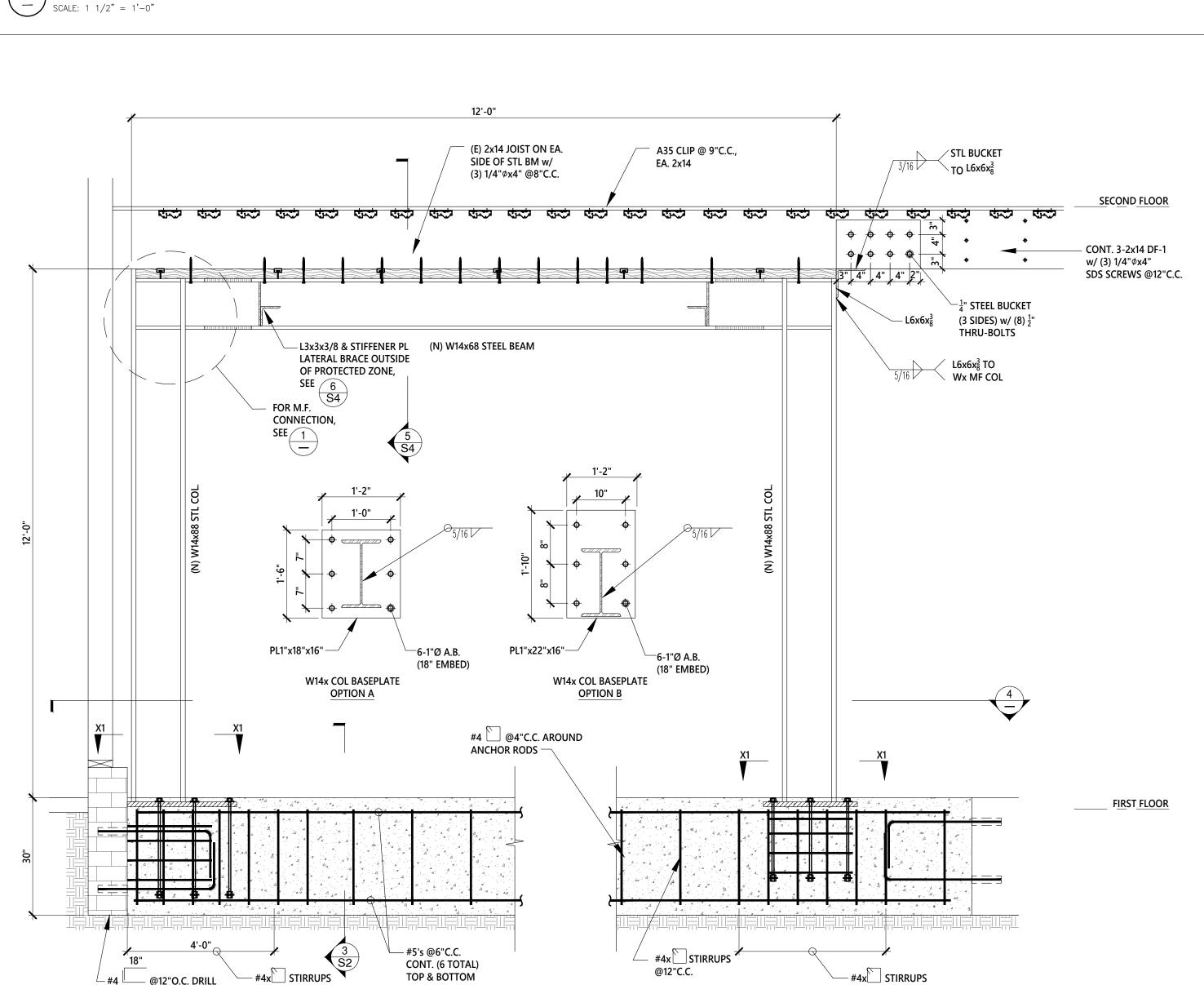
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.



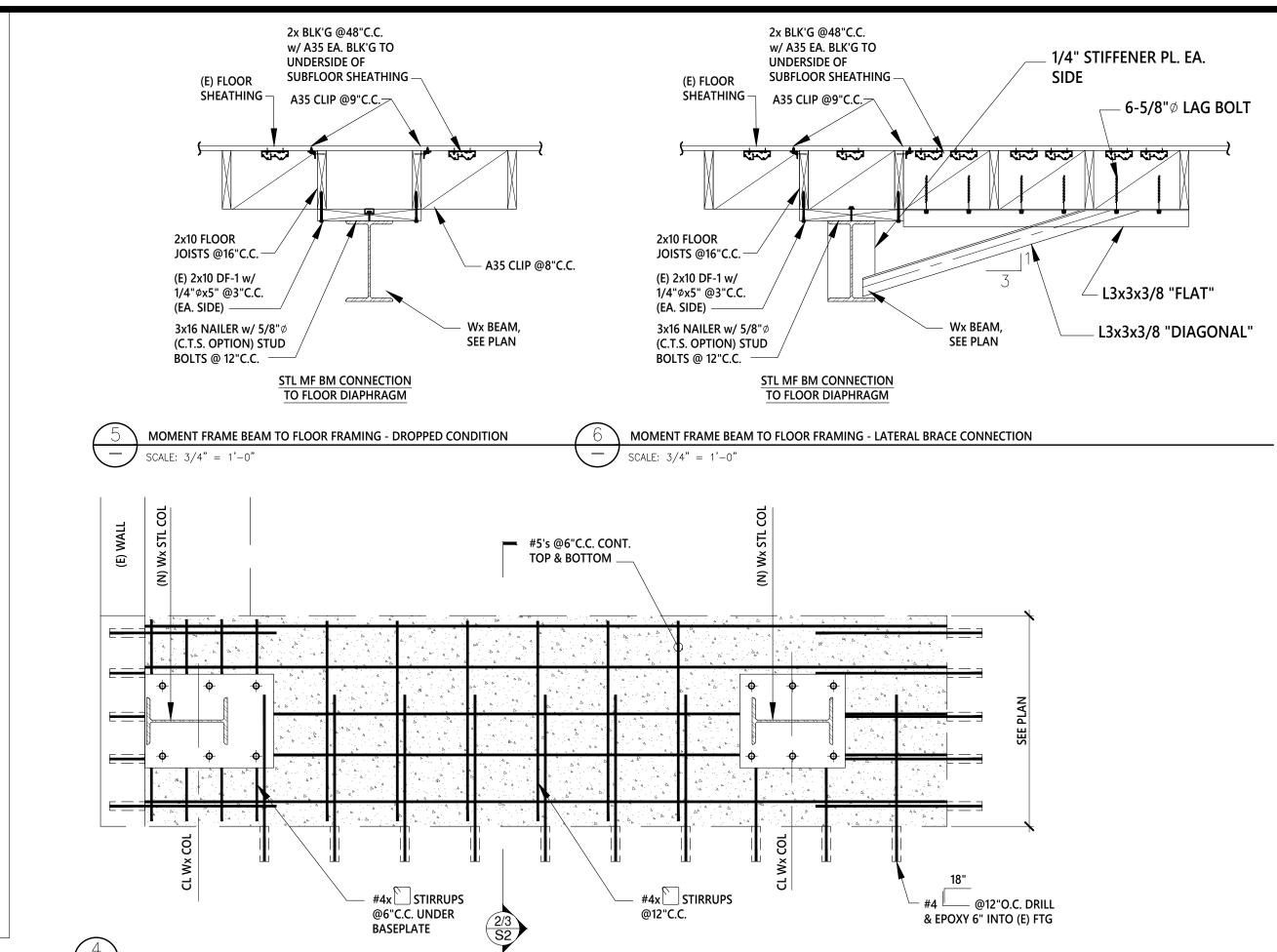


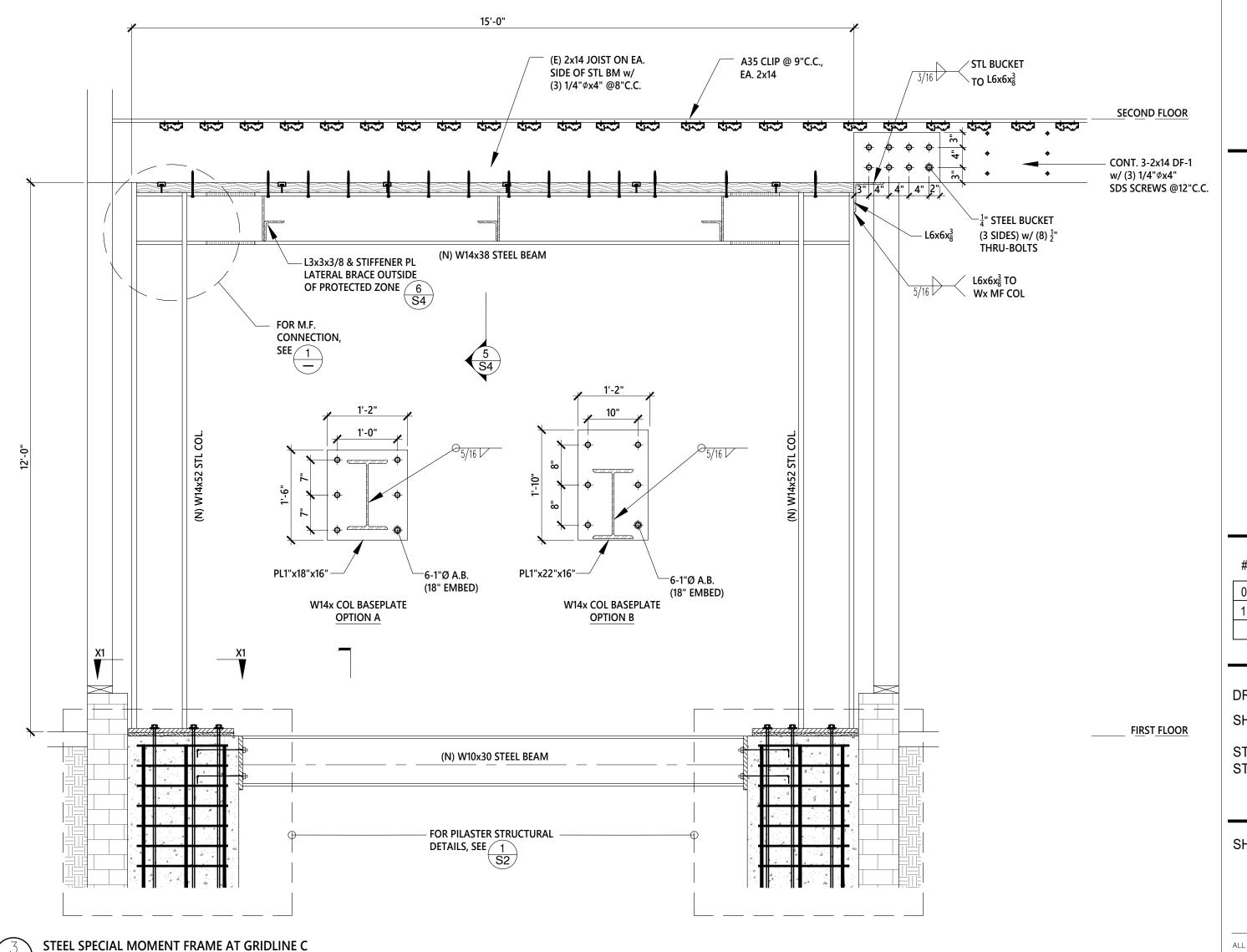
# STEEL SPECIAL MOMENT FRAME: 2697-2699 MISSION STREET





STEEL SPECIAL MOMENT FRAME AT GRIDLINE C







ALEX@ALTOSENGINEER.COM 1865 GOLDEN GATE AVENUE #2 SAN FRANCISCO, CALIFORNIA 94115 415-497-2668



FIELD REVISIONS TO:

OFT STORY RETROFIT TO COMPLY

WITH SFEBC CHAPTER 4D

#	DATE	ISSUES & REVISIONS	BY
)	03/11/22	PERMIT SUBMISSION	AS
1	04/07/22	FIELD REVISIONS	AS

26

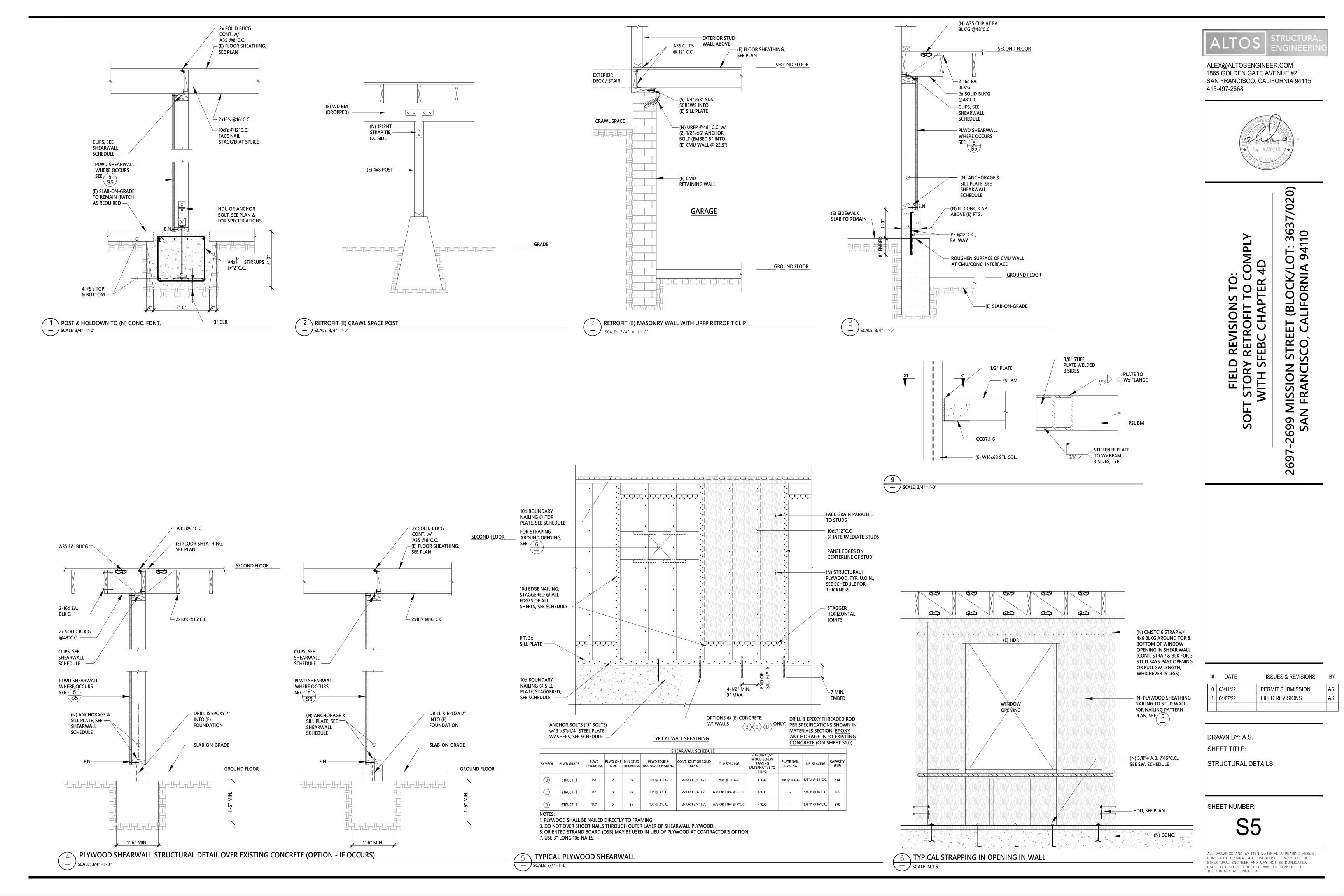
DRAWN BY: A.S. SHEET TITLE:

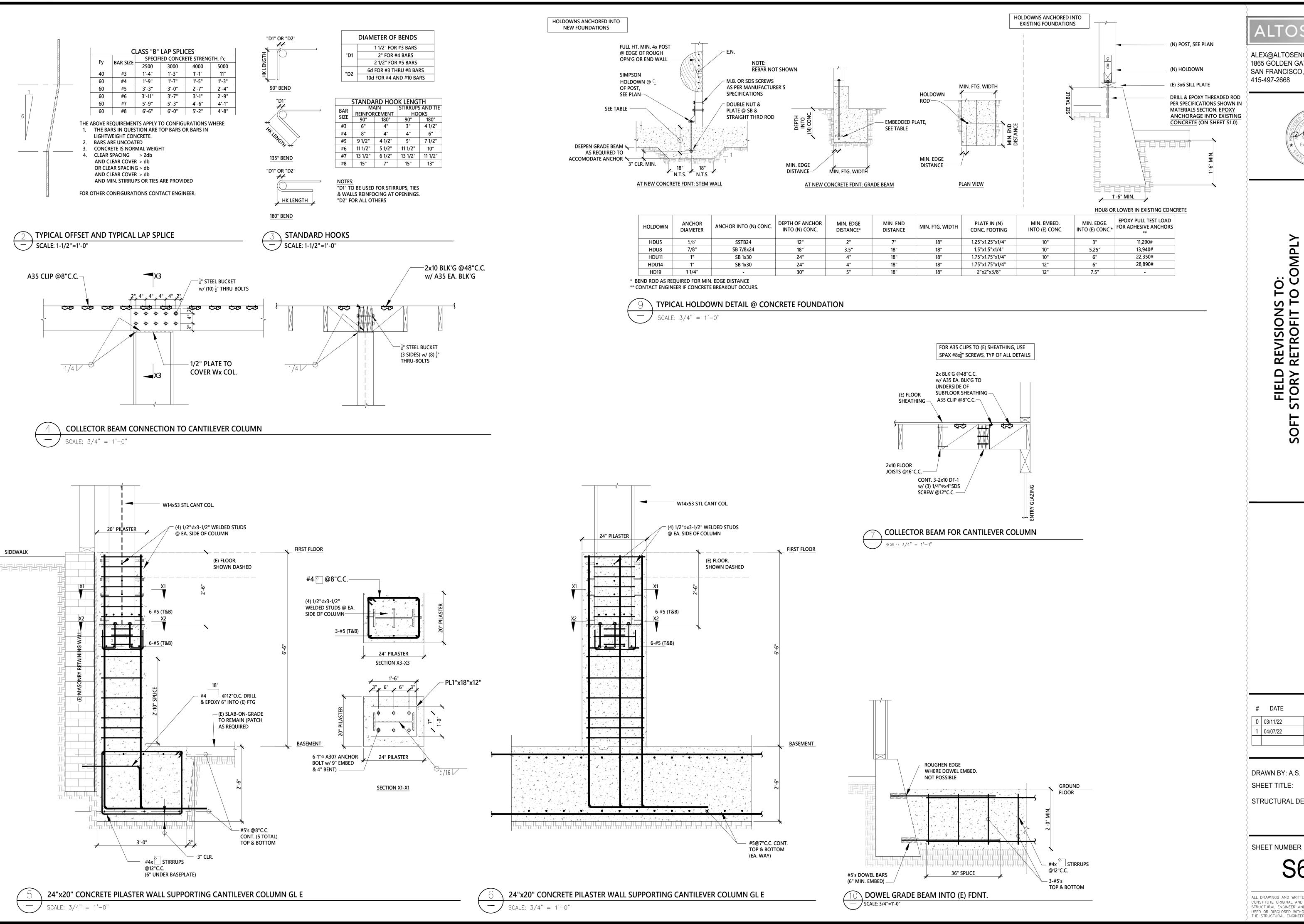
STEEL SPECIAL MOMENT FRAME STRUCTURAL DETAILS

SHEET NUMBER

**S**4

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.







ALEX@ALTOSENGINEER.COM 1865 GOLDEN GATE AVENUE #2 SAN FRANCISCO, CALIFORNIA 94115



# /02( EET (BLOCK/LOT: 36, CALIFORNIA 94110

LD REVISIONS TO: RY RETROFIT TO CO I SFEBC CHAPTER 4 699 MISSION STR SAN FRANCISCO

26

DATE	ISSUES & REVISIONS	BY
03/11/22	PERMIT SUBMISSION	AS
04/07/22	FIELD REVISIONS	AS

DRAWN BY: A.S.

STRUCTURAL DETAILS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.