BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of MICHAEL TURON,

Appellant(s)	

Appeal No. 21-035

VS.

PLANNING DEPARTMENT,

Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on April 9, 2021, 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 April 8, 2021, of a Suspension Request (Requesting suspension of two building permits: (1) No. 2020/0611/8414 was approved with the following scope of work: repair fire, smoke & water damage; no exterior work; adding small 39 sq. ft. bathroom near existing bedroom; convert living room to family room, office to living and dining to study; all work is in Unit 2724; plans on file with this application show one existing kitchen on the ground floor and one existing laundry room towards the front of the ground floor; this layout is inconsistent with previous plans on file for this property which indicate two existing kitchens on the ground floor and therefore it appears that the plan on file for 2020/0611/8414 misrepresents the existing conditions of the subject property. (2) No. 2020/1005/5941 has the following scope of work: Revision to 2020/0611/8414; revised floor plan; not adding previously proposed new full bathroom; performing voluntary seismic retrofit; the plans on file for BPA 2020/1005/5941 show the same inconsistency with respect to the ground floor existing conditions. Suspension is requested to allow the permit holder time to address the inconsistencies between the existing conditions shown on the subject permits and on prior permits and to correct any misrepresentations of these conditions) at 2722-2724 Folsom Street.

APPLICATION NOS. 2020/0611/8414 & 2020/1005/5941

FOR HEARING ON June 9, 2021

 Address of Appellant(s):
 Address of Other Parties:

 Michael Turon, Appellant(s)
 N/A

 c/o Ryan Patterson, Attorney for Appellant(s)
 N/A

 Zacks Freedman & Patterson, P.C.
 601 Montgomery Street, Suite 400

 San Francisco, CA 94111
 Image: Comparison of the participation of the pa



CITY & COUNTY OF SAN FRANCISCO BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 21-035

I / We, Michael Turon, hereby appeal the following departmental action: Request for Suspension of Building

Permit Nos. 2020/0611/8414 and 2020/1005/5941 by the Planning Department which was issued or became

effective on: April 8, 2021, for the property located at: 2722-2724 Folsom 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 20, 2021**, **(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 should be emailed to: <u>boardofappeals@sfgov.org</u>, julie.rosenberg@sfgov.org and scott.sanchez@sfgov.org.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 3**, **2021**, **(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 should be emailed to: <u>boardofappeals@sfgov.org</u>, julie.rosenberg@sfgov.org and ryan@zfplaw.com.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, June 9, 2021, 5:00 p.m.**, 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 change 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 <u>boardofappeals@sfgov.org</u>. 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/boaYou may also request a copy of the packet of 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: Reasons will be provided in the brief.

Filed by email by Ryan Patterson, Esq., on behalf of Michael Turon.



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

SUSPENSION REQUEST

April 8, 2021

Patrick O'Riordan Interim Director Department of Building Inspection 49 South Van Ness Avenue, Suite 500 San Francisco, CA 94103

Building Permit Nos.:	202006118414 and 202010055941
Property Address:	2722-2724 Folsom Street
Block and Lot:	3641/002
Zoning District:	RH-2 - (Residential - House, Two Family)
Staff Contact:	Kimberly Durandet – (628) 652-7315 or <u>kimberly.durandet@sfgov.org</u>

Dear Patrick O'Riordan,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit Application** (BPA) Nos. 202006118414 and 202010055941 for the property at 2722-2724 Folsom Street.

BPA No. 202006118414 was approved and issued by DBI on September 2, 2020 with the following scope of work: "REPAIR FIRE, SMOKE & WATER DAMAGE. NO EXTERIOR WORK. ADDING SMALL 39 SF BATHROOM NEAR EXISTING BEDROOM. CONVERT LIVING ROOM TO FAMILY ROOM, OFFICE TO LIVING AND DINING TO STUDY. ALL WORK IS IN UNIT 2724." Plans on file with this application show one existing kitchen on the ground floor and one existing laundry room towards the front of the ground floor. This layout is inconsistent with previous plans on file for this property, including plans associated with BPA No. 201807063908 (which is currently under review by the Planning Department), which indicate two existing kitchens on the ground floor. Comparing past plans to the plans on file for BPA No. 202006118414, one kitchen is in the same location on both plans and one kitchen is in the area now shown as a laundry room towards the front of the ground floor. Given this information, it appears that the plans on file with BPA No. 202006118414 misrepresent the existing conditions of the subject property.

BPA No. 202010055941 was approved and issued by DBI on November 5, 2020 with the following scope of work: "REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST." Plans on file with this application show the same inconsistency with respect to the ground floor existing conditions as identified for BPA No. 202006118414 above.

In light of this information, the Planning Department respectfully requests that DBI suspend **BPA Nos.** 202006118414 and 202010055941 to allow time for the Permit Holder to address the inconsistencies between the

Patrick O'Riordan, Interim Director Department of Building Inspection 49 South Van Ness Avenue, Suite 500

Suspension Request 2722-2724 Folsom Street April 8, 2021

existing conditions shown on the subject permits and prior permits and to correct any misrepresentations of these conditions.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,

Scott F. Sanchez Acting Zoning Administrator

CC: Michael Turon, Property Owner Ryan Patterson, Attorney for Property Owner Kimberly Durandet, Planning Department



BRIEF(S) SUBMITTED BY APPELLANT(S)

ZACKS, FREEDMAN & PAT'TERSON, PC 235 Montgomery Street, Suite 400 San Francisco, California 94104

1 2 2	RYAN J. PATTERSON (SBN 277971) ZACKS, FREEDMAN & PATTERSON, PC 235 Montgomery Street, Suite 400 San Francisco, CA 94104 Tel: (415) 956-8100	
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6		
7	SAN FRANCISCO F	BOARD OF APPEALS
8		
9	MICHAEL TURON,	Appeal No.: 21-035
10	Appellant,	APPELLANT'S BRIEF
11	VS.	
12	CITY AND COUNTY OF SAN FRANCISCO, SAN FRANCISCO	BPA Nos: 2020/0611/8414 & 2020/1005/5941 Subject Property: 2722-2724 Folsom Street
13	PLANNING DEPARTMENT,	Hearing Date: June 9, 2021
14	Respondents.	
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		NT'S BRIEF

I. QUESTION PRESENTED

Can building permits be suspended on the basis that a room was mislabeled (after substantial construction and inspections were already completed), if the Departments were specifically advised of the room's history and the label matches a prior permit's approved/finaled scope of work?

II. INTRODUCTION

This appeal concerns a Planning Department Suspension Request dated April 8, 2021, which asks the Department of Building Inspection to suspend BPA Nos. 202006118414 (the "Fire Repair Permit") [Exhibit 1¹] and 202010055941 (the "Seismic Retrofit Permit") [Exhibit 2]. The stated basis for the Suspension Request is "to allow time for the Permit Holder to address the inconsistencies between the existing conditions shown on the subject permits and prior permits and to correct any misrepresentations of these conditions." This is erroneous; there are no inconsistencies or misrepresentations, and the Suspension Request should be revoked.

Specifically, the Suspension Request states that a room on the ground floor (the "subject room") was labeled "kitchen" in earlier permit applications, including BPA No. 201807063908 (the "Garage Permit") [Exhibit 3], so the subsequent applications for the Fire Repair Permit and Seismic Retrofit Permit at issue in this appeal must also label that room "kitchen." But the Planning Department has erred, inter alia, by ignoring an *intervening* permit, BPA No. 202003066357 (the "Abatement Permit") [Exhibit 4], <u>which changed any such room</u> designation to "laundry."

The subject room was an illegal kitchen in the past, added by a prior owner without permits. To be clear, the Appellant is <u>not</u> applying to remove a kitchen, legalize an illegal kitchen, or change the legal use of the room from "kitchen" to another use. That would be

28 ¹ Numbered exhibits are attached to the Declaration of Ryan J. Patterson, and lettered exhibits are attached to the Declaration of Michael J. Turon, submitted herewith.

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impossible and unnecessary – the subject room was destroyed by a catastrophic fire in 2018,
 and the room was never permitted as a legal kitchen.

Moreover, the intervening Abatement Permit with its designation of "laundry" was approved by the now-Acting Chief Building Inspector, with full documented knowledge of the subject room's prior use. In fact, the Appellant applied for the Abatement Permit pursuant to the inspector's specific instructions² [Exhibit 5]. And the Acting Chief Building Inspector *took it upon himself to add the room designation "laundry"* to the Abatement Permit application, presumably in an effort to avoid this situation.

9 The Appellant did not misrepresent or mislabel the room. It was properly labeled,
10 consistent with the earlier Abatement Permit, with full knowledge of the Departments.

III. TIMELINE

7/6/2018: Applied for Garage Permit³ – room labeled "kitchen"(with reference to NOV for destruction by fire).

3/6/2020: Applied for Abatement Permit – changed room designation to "laundry."
 Issued 3/6/2020 and finaled 3/26/2020.

- 6/11/2020: Applied for Fire Repair Permit room labeled "laundry." *Issued* 9/2/2020.
- 10/5/2020: Applied for Seismic Retrofit Permit room labeled "laundry." *Issued* 11/5/2020. 11/17/2020
 - 4/1/2021: Performed substantial construction work, with 13 on-site inspections by City inspectors⁴. [Exhibits 6-8]

4/8/2021: Suspension Request issued. [Exhibit 9]

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² Per several meetings, as discussed herein.
³ BPA No. 201807063908.

 ³ BPA No. 201807063908.
 ⁴ City Inspection Sign-offs include, but are not limited to: Ground Electrode, 3x OK To Pour - Foundation Elements, OK To Cover - Underground Plumbing, OK To Pour - Slab on Grade, OK To Cover - Underground Electrical, Rough Framing, Rough Plumbing, Rough Electrical, Mechanical, Insulation, OK To Cover - Rough Framing, Sheetrock Nailing, etc. This is in addition to the 10 special inspections performed under the two

suspended permits.

IV. ARGUMENT

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A Prior Abatement Permit Lawfully Designated The Subject Room As A "Laundry." The Suspension Request Ignores This History.

The Suspension Request alleges that the "laundry" designation of a room in the subject permits conflicts with a prior "kitchen" designation in a different permit application – the three-year-old Garage Permit⁵ [Exhibit 3]. This is incorrect. In the years between these applications, the intervening Abatement Permit changed the unpermitted "kitchen" designation to "laundry." Therefore, the "laundry" designation is correct.

Because of his previous difficulty obtaining permits for his home, the Appellant brought the Abatement Permit application form to then-Senior Inspector (and now-Chief Building Inspector) Joseph Duffy for his review prior to filing it. (Sr. Insp. Duffy was familiar with the situation and had conducted a site inspection of the Property.) The draft application form included the following description of work: "To comply with NOV 201842471 - Fire damage repair and install new sheet rock in NE corner only. No structural work." Mr. Turon and Sr. Insp. Duffy discussed the application, and **Sr. Insp. Duffy added to the scope of work (in his own handwriting): "All work in Laundry area only. 90 sq ft s/rock replacement, approx."⁶**

The specific area covered by the aforementioned NOV 201842471 [Exhibit 10 - 12] (referenced in the Abatement Permit) was the former illegal kitchen. Rather than seeking a permit to install a legal kitchen in that area where the former illegal kitchen was located, the Appellant wished to install new finishes for use as a laundry. This work was approved, performed, and finaled under the Abatement Permit. It did not include structural work, and no plans were required (though the Appellant did offer to file plans in case the City wanted them).⁷ Nor did the work involve removing a kitchen, because the fire had already done so. And the

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⁵ There is an ongoing dispute regarding the City's failure to issue the Garage Permit.

⁶ Sr, Insp. J. Duffy met with the Appellate numerous times on March 4, 2020 and March 6, 2020. In one of the
March 4, 2020 meetings, Sr. Insp. J. Duffy added "All work in Laundry area only" and asked the Appellate to
return on Friday, March 6, 2020 for issuance. On the March 6, 2020 meeting, Sr. Insp. J. Duffy added "90 sq ft
s/rock replacement, approx"

⁷ Likewise, NOV 201842471 did not require plans.

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work did not involve changing the last legal use from a kitchen to something else, because it
 was never a legal kitchen.

How do we know that the Abatement Permit redesignated this particular area from a kitchen to a laundry? First, the location is expressly stated in the application: "in NE corner only." Second, there was an earlier related permit application – BPA No. 201908027791 (the "Prior Application," filed August 2, 2019 and withdrawn March 4, 2020), as well as extensive discussion in multiple meetings with Sr. Insp. Joe Duffy [Exhibit 14]. The Prior Application was for the same scope of work, and it was processed as an intake with plans. Per discussion between the Appellant and Sr. Inspector Duffy regarding the Abatement Permit, it was decided that the Appellant should withdraw the Prior Application contemporaneously with Sr. Inspector Duffy's approval of the Abatement Permit. The reason for withdrawing the Prior Application, as stated in the Permit Tracking System, was "Original plans and application lost. Duplicate application made."

14 Sr. Inspector Duffy requested a duplicate application – the Abatement Permit. In a 15 March 4, 2020 meeting, Sr. Inspector Duffy printed a copy of the Prior Application's Permit 16 Tracking System page and hand-wrote instructions on it: "Property owner is going to obtain a 17 new building permit that will reflect the fire damage noted on the NOV. Ok to withdraw. 18 [signed and printed] Joseph Duffy 3/4/20." [Exhibit 15] This sheet⁸ states at the top: "COMPLY 19 WITH NOV 201842471 TO PERFORM FIRE DAMAGE REPAIRS. NOT REINSTALLING 20 **ILLEGAL 2ND KITCHEN WHICH WAS DESTROYED BY FIRE AT NORTHEAST** 21 OF THE 1ST FLOOR UNIT (2724 FOLSOM ST)." (Emph. Added.) And as the scope of 22 work for the Abatement Permit states, the work is "... IN NE CORNER ONLY, NO 23 STRUCTURAL WORK, ALL WORK IN LAUNDRY AREA ONLY "Thus, it was clearly 24 understood and documented at the time of permit approval that the subject room was previously 25 an illegal second kitchen and was to be repaired as a laundry, as authorized by the Abatement 26 Permit. The Applicant filed the withdrawal [Exhibits 16-17], paid the fee, and was asked by Sr.

^{28 &}lt;sup>8</sup> This sheet is date- and time-stamped contemporaneously with the Appellant's meeting with Sr. Inspector Duffy at DBI.

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1 Insp. Duffy to return on Friday, March 6, 2020, and meet with him to review and file the 2 Abatement Permit.

Two days later, on March 6, 2020, they met again at Sr. Inspector Duffy's request. Sr. 4 Inspector Duffy added another handwritten note to the March 4, 2020 application [Exhibit 18] (regarding 90 sq. ft. of sheetrock) and sent the Applicant to Plan Check to seek issuance of the 6 Abatement Permit [Exhibit 4]. This was all done to ensure there would be no misunderstanding of the intent, scope, and legality of the Abatement Permit. Also of note: Sr. Inspector Duffy had 8 already visited the property and inspected the subject room on two separate occasions. There 9 can be no claim that 1) the Appellant made any misrepresentation of the subject room's history, 10 or 2) that the Abatement Permit failed to designate the room as a "laundry."

> 2. Special Authorization Is Not Required To Designate A "Laundry."

It should be noted that this room does not actually require authorization to change the designation. Per code, authorization is only required to create a few specific room types: e.g., certain kitchens (to ensure minimum size), bedrooms (to ensure minimum size, light, air, closet, and rescue window), and bathrooms (to ensure ventilation). Here, the subject room was never a legal kitchen and, after the fire, was no longer a kitchen at all (since it was destroyed by fire, leaving no actual use). There is no code section requiring authorization for the room designation "laundry."

19 The Abatement Permit designated the space in question as a laundry. It was built, 20 inspected, and finaled. The subsequent applications for the Fire Repair Permit and Seismic 21 Retrofit Permit required plans and correctly labeled the space as "laundry." There is neither 22 "inconsistency" nor "misrepresentation."

3. The Property Is Legally Confirmed As Two Residential Units - Despite The Planning's Department's Claims To The Contrary.

The Board of Appeals may recall that the subject property was the subject of a prior 25 appeal (Appeal 18-093). Despite a legally binding Pre-Application Decision in which DBI and 26 the Fire Department determined that the Property contains two residential dwelling units, the 27 Planning Department wrongly argued to the Board that the Property contains *three* residential 28

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dwelling units, and it encouraged the Board to deny a permit to correct the record. The Board of
Appeals denied that permit, and the Appellant was forced to file a lawsuit challenging the
decision (*Turon v. San Francisco Board of Appeals, et al.*, Case No. CPF-19-516533). The
Appellant worked with the City Attorney to resolve the lawsuit. The outcome was a Stipulated
Dismissal granting the outcome sought by the Appellant. To wit:

 DBI issued a Certificate of Final Completion and Occupancy on May 22, 2019, signed by Patrick O'Riordan: "To document the legal use and occupancy of this building as a 3 story building containing <u>two Residential dwelling units</u>. This permit corrects errors on previously issued permits from 1975 – present." [Exhibit 19]

 A Notice of Revocation of Notices of Special Restrictions was executed and recorded on title for the Property revising Notice of Special Restrictions Nos. F279863 and E071290 to refer to the Certificate of Final Completion and Occupancy for Building Permit Application No. 2019052113300 for two dwelling units. [Exhibit 20]

3. Counsel for the City and for Mr. Turon executed and filed a Stipulation Regarding Dismissal, confirming: "The property located at 2722-2724 Folsom Street ("Property") is a three-story building containing two legal residential dwelling units. The residential flat located at 2724 Folsom Street formerly contained a second kitchen that was installed without the benefit of permits, located in the northeast corner of the residential flat. This second kitchen was destroyed by fire on February 17, 2018." (Emph. Added.) [Exhibit 21]

Having obtained his intended outcome in litigation, and in reliance on the Stipulation, the Appellant dismissed the lawsuit on April 17, 2020. The Property's status is not in question. Nevertheless, Planning continued to use the prior appeal as an excuse to withhold the

> -6-APPELLANT'S BRIEF

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Appellant's Garage Permit (which Planning and DBI had already approved). In fact, Planning
 inexplicably updated its status in the Permit Tracking System: "10/7/20: Cancellation of permit
 Planning Commission disaproved [sic] removal of unit" and caused DBI to cancel the
 application.

The Appellant was given <u>no notice</u> of this action. The cancellation was also entirely without reason; the Garage Permit does not include "removal of [a] unit," and the Garage Permit was *not* disapproved by the Planning Commission. Any previous question of removing units was overtaken and rendered moot by the Stipulation and the 2019 CFC for "two Residential dwelling units." Fortunately, the Appellant noticed the Garage Permit's updated status and filed a timely appeal to the Board of Appeals. When Planning presumably realized that there was no defensible justification for the cancellation, it worked with DBI to rescind its wrongful action. Yet even still, the City has failed to issue the Garage Permit. It is one more act in a long history of arbitrary and discriminatory acts directed against the Appellant.

4. Appellant Has A Vested Right To Complete Work Under The Subject Permits.

The legal doctrine of "vested rights" applies in this situation, giving the Appellant an 16 inviolable right to complete the work authorized by the subject permits. A permit holder who 17 has secured a vested right to do construction is entitled to complete and use the improvements 18 as approved, without change or modification. The City may not prohibit construction authorized 19 by a permit on which the permit holder has relied to his detriment to the extent of a vested right. 20 (See Toigo v. Town of Ross (1998) 70 Cal. App. 4th 309, 321; Avco Community Developers, 21 Inc. v. South Coast Regional Com. (1976) 17 Cal. 3d 785, 791.) "Where a property owner has 22 performed substantial work and incurred substantial liabilities in good faith reliance upon a 23 permit issued by the government, he acquires a vested right to complete construction in 24 accordance with the terms of the permit." Anderson v. City of La Mesa (1981) 118 Cal.App.3d 25 657, 660.) 26

In Anderson v. City of La Mesa, the court found that the city abused its discretion when
it refused to grant plaintiff a variance and permanent occupancy permit. (Anderson v. City of La

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Mesa (1981) 118 Cal.App.3d 657.) The city issued a permit to construct a new home and
 approved a seven-foot setback. During construction, the city inspected the house six times.
 Upon completing the house, the plaintiff applied for a final inspection, but the city claimed a
 specific plan ordinance required the plaintiff's house to be set back at least *ten* feet. The court
 noted that there was no harm to anyone from the nonconformity, and requiring the plaintiff to
 remodel her home would be costly. (*Id.*)

Here, the Appellant has obtained the subject permits for work to repair his fire-damaged building and complete a seismic retrofit. His permits specifically and particularly described the work that would be completed. The City has already delayed the needed repairs for years. The Appellant has spent more than \$400,000⁹ on hard construction costs in reliance on the subject permits, and the work is nearly complete. The City has inspected the work under these permits at least 14 times since November 2020, most recently on April 21, 2021¹⁰ [Exhibit B]. The Appellant has relied in good faith on the City's issuance of the permits, which were properly issued, as well as City officials' instructions for applying for the permits. Even if the subject permits were issued in error (which they were not), the Appellant's rights are still vested under *City of La Mesa*.

17 Further delay will cause the Appellant substantial harm. The subject unit has been 18 uninhabitable since the fire in 2018. The Appellant has faced multiple appeals, a lawsuit, and 19 major expenses to repair the unit over several years. [Exhibit A] If this appeal is denied, the 20 Planning Department will either delay his repairs further with erroneous requests for additional 21 permitting process, or it will seek changes to or a revocation of the subject permits for work that 22 has already been performed and inspected – inflicting even greater injury. The work at issue 23 creates no "special problem for the area or adjacent landowners" and would not "create any 24 hardship on any other persons." (Id. at 575.) Therefore, the subject permits are vested and must 25 be reinstated.

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¹⁰ To inspect work in the unit above and note the progress of the work under suspension.

 ⁹ Additionally, soft costs (such as architectural, engineering, and permit fees) bring the total expenditures to date above \$500,000.

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5. The City Is Unlawfully Discriminating Against The Appellant.

It appears the City simply does not like the Appellant and is retaliating against him¹¹ for exercising his legal but politically unpopular rights, including a lawful owner-move-in eviction, lawful removal of illegal units, challenging the City's permitting decisions, and suing the City. Emails disclosed in response to a Sunshine Request support this conclusion, including one in which a senior Planning Department official makes a false and potentially defamatory statement about the Appellant's honesty to a DBI official [Exhibit 23]. What's more, *this email was wrongfully withheld by the Planning Department and not disclosed in response to our Sunshine Request.* We became aware of the email as it was produced by a different department pursuant to a separate Sunshine Request. For the record, we object to the City's violations of the Appellant's rights, including his Constitutional rights to due process and equal protection as a "class of one." (See *Village of Willowbrook v. Olech* (2000) 528 U.S. 562.)

V. CONCLUSION

The subject permits were properly issued. Even if there had been some technical defect in their issuance (which there was not), the Appellant has performed substantial construction work in good-faith reliance on the permits, and they are now vested as a matter of law.

There is no legitimate basis for the Suspension Request. The Appellant has fully
addressed the Planning Department's misunderstandings as recited in the Suspension Request,
rendering the Suspension Request moot. It should be revoked immediately so the Appellant can
complete the needed repairs to his home.

 <sup>27
 &</sup>lt;sup>11</sup> The Planning Department even placed an "Enhanced Review" requirement on the Appellant's Property that lasted for approximately two years (March 2018 – March 2020). The "Enhanced Review" appeared as a pop-up window in the Permit Tracking System [Exhibit 22] and was only visible to City staff.

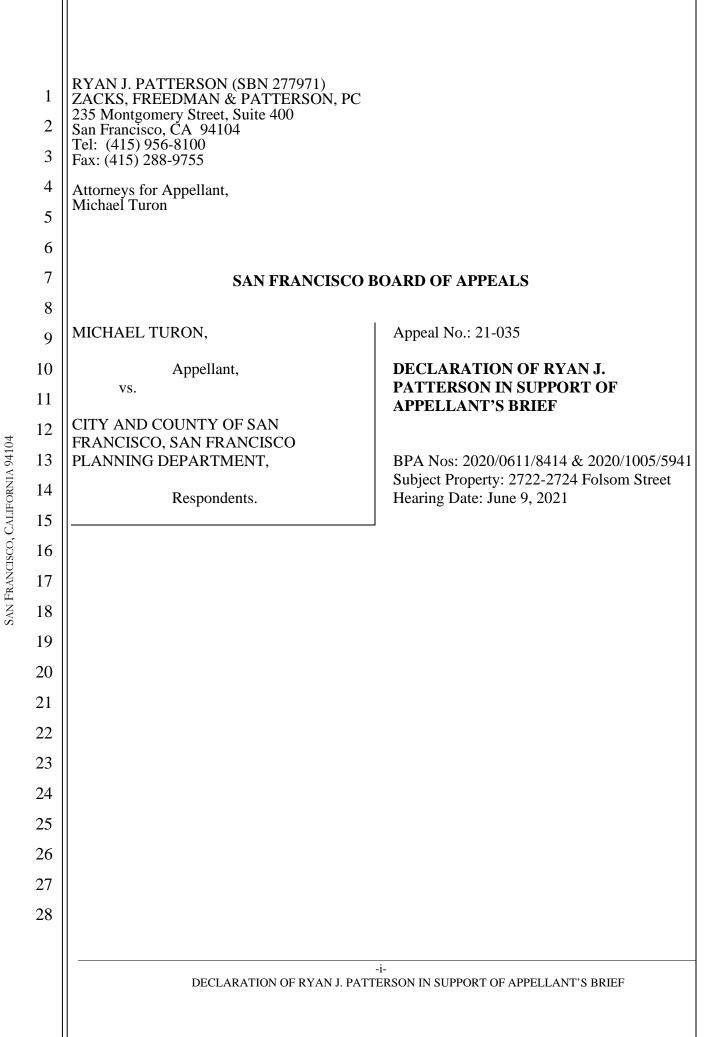
May 20, 2021

Respectfully submitted,

ZACKS, FREEDMAN & PATTERSON, PC

Ryan J. Patterson Attorneys for Appellant

ZACKS, FREEDMAN & PATTERSON, PC 235 Montgomery Street, Suite 400



1 I, Ryan J. Patterson, declare as follows: 2 1. I am counsel for appellant Michael Turon in this appeal. I am an attorney duly licensed 3 to practice law in the State of California and am a shareholder in the law firm of Zacks, 4 Freedman & Patterson, PC. 5 2. Except as to those matters stated on information and belief, which I believe to be true, 6 the facts stated in this declaration are based upon my personal knowledge and I am 7 competent to testify as to these facts. 8 3. The foregoing documents were obtained, inter alia, via Sunshine Ordinance requests 9 10 from my office to the San Francisco Department of Building Inspection and Planning 11 Department, emails to and from my office, and from the San Francisco Permit Tracking 12 System. 13 4. Attached as **Exhibit 1** is a true and correct copy of BPA No. 202006118414 (the "Fire 14 Repair Permit"). 15 5. Attached as **Exhibit 2** is a true and correct copy of BPA No. 202010055941 (the 16 "Seismic Retrofit Permit"). 17 6. Attached as **Exhibit 3** are true and correct copies of prior plans for the Property and 18 supporting affidavits. 19 7. Attached as **Exhibit 4** is a true and correct copy of BPA No. 202003066357 (the 20 "Abatement Permit"). On information and belief, Sr. Inspector Duffy handwrote the 21 words, "All work in Laundry area only. 90 sq ft s/rock replacement approx." 22 8. Attached as **Exhibit 5** is a true and correct copy of permit tracking systems records of 23 permit applications for the Property. 24 9. Attached as **Exhibit 6** is a true and correct copy of the job card for BPA no. 25 202010055941. 26 10. Attached as **Exhibit 7** is a true and correct copy of the permit details report for BPA no. 27 202010055941. 28 -1-

1	11. Attached as Exhibit 8 is a true and correct copy of the permit details report for BPA no.
2	20206118414.
3	12. Attached as Exhibit 9 is a true and correct copy of the Planning Department's
4	Suspension Request dated April 8, 2021.
5	13. Attached as Exhibit 10 is a true and correct copy of the Department of Building
6	Inspection's Complaint Data Sheet for Complaint No. 201842471.
7	14. Attached as Exhibit 11 is a true and correct copy of the Department of Building
8	Inspection's Complaint Data Sheet for Complaint No. 201842471 showing that the
9	Notice of Violation was closed on March 27, 2020.
10	15. Attached as Exhibit 12 is a true and correct copy Notice of Violation No. 201842471,
11	issued on February 21, 2018.
12 13	16. Attached as Exhibit 13 is a true and correct copy of an email I sent to Joseph Duffy on
13	August 1, 2019.
14	17. Attached as Exhibit 14 is a true and correct copy of BPA No. 202003066357.
16	18. Attached as Exhibit 15 is a true and correct copy of the permit details report for BPA
17	No. 201908027791, dated March 4, 2020.
18	19. Attached as Exhibit 16 is a true and correct copy of the request to withdraw BPA No.
19	201908027791 and the permit application.
20	20. Attached as Exhibit 17 is a true and correct copy of the Permit Details Report for Permit
21	No. 201908027791 showing that the permit application was withdrawn on March 4,
22	2020.
23	21. Attached as Exhibit 18 is a true and correct copy of the Abatement Permit Application.
24	On information and belief, Sr. Inspector Duffy handwrote in the words, "All work in
25	Laundry area only."
26	22. Attached as Exhibit 19 is a true and correct copy of the Certificate of Final Completion
27	and Occupancy for 2722-24 Folsom Street, issued on May 22, 2019, documenting that
28	the property contains two Residential Dwelling Units.
	-2-

DECLARATION OF RYAN J. PATTERSON IN SUPPORT OF APPELLANT'S BRIEF

23. Attached as **Exhibit 20** is a true and correct copy of the Notice of Special Restrictions recorded on title for the Property on January 31, 2020.

- 24. Attached as **Exhibit 21** is a true and correct copy of the Stipulation Regarding Dismissal for case no. CFP-19-516533.
- 25. On information and belief, attached as <u>Exhibit 22</u> is a true and correct copy of the "Enhanced Review" pop-window concerning all permit applications for Appellant's property in the City's permit tracking system.
- 26. Attached as <u>Exhibit 23</u> is a true and correct copy of an email exchange between Sr. Inspector Joseph Duff and the Zoning Administrator, Scott Sanchez, dated June 18, 2018. These emails were obtained via a Sunshine Request to the San Francisco Department of Building Inspection.

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

|| May 20, 2021

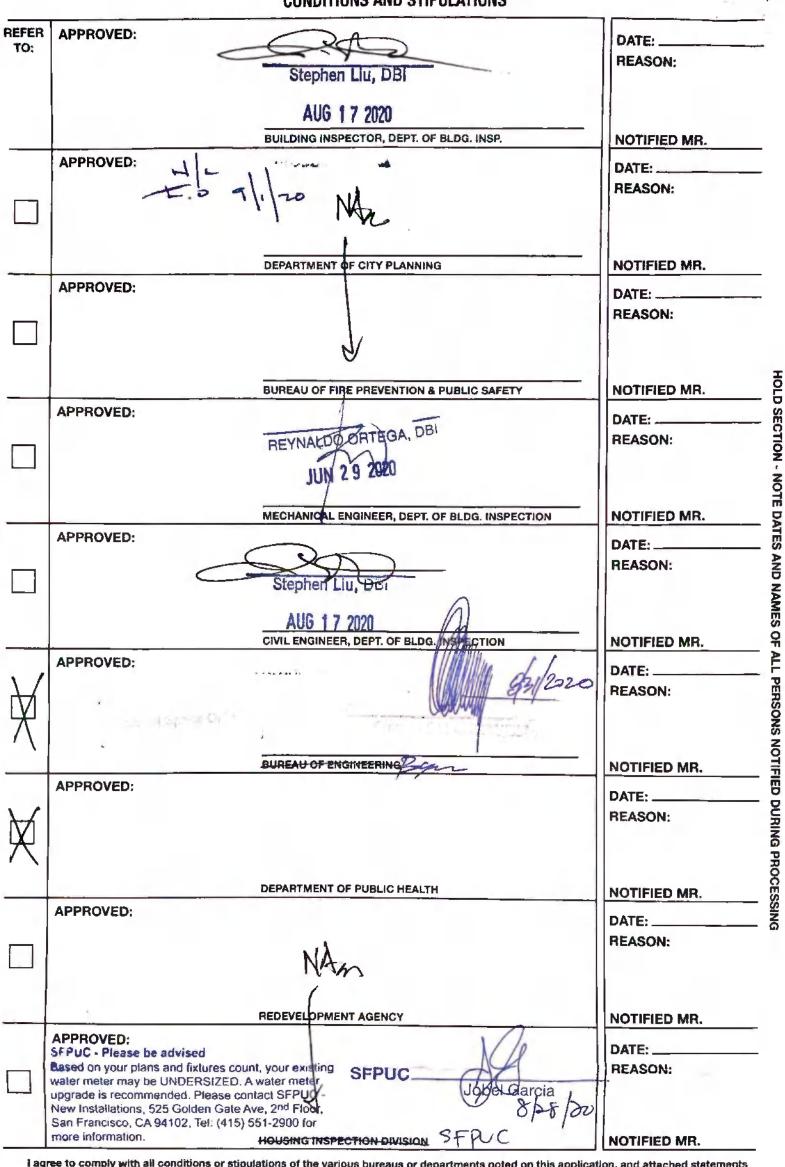
Ryan J. Patterson Attorneys for Appellant

EXHIBIT 1

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	PT. OF BUILDING PERM	іт	CITY AND COUNTY OF SA	IN FRANCISCO	
	ALTERATIONS OR REPAI	IRS	DEPARTMENT OF BUILDIN		
ADDITIOND, /		APPI	ICATION IS HEREBY MADE TO	THE DEPARTMENT O	# 11(2+11+1
	R AGENCIES REVIEW REQU	IIREN BUIL	DING INSPECTION OF SAN FRA		
		AND	SPECIFICATIONS SUBMITTED	HEREWITH AND	
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OR ALTERED? (14) GENERAL CONTRACTOR	NO ZE CONSTRUCTION?	<u>NQ</u>	PREFORMED?	- NO 🔄 PERFORMED?	EXPIRATION DATE
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	elno.	NA M			· · · · ·
	IMPORTANT NOTICES aracter of the occupancy or use without first obtainin		HOLD HARMLESS CLAUSE. The permitteels) b	ICE TO APPLICANT y acceptance of the permit, agree(s)) to indemnify and hold harmi
• •	Francisco Building Code and San Francisco Housing or scaffolding used during construction is to be close		the City and County of San Francisco from an resulting from operations under this permit, n	ti against any and all claims, deman maxiless of pentinence of the City (vis and actions for damages and County of San Francisco.
containing more than 750 volts. Se	es Sec 385, Catifornia Penal Code.		assume the determe of the City and County of		
	; Cade, the building permit shall be posted on the job I application being kept at building sile.	. The owner is	In conformity with the provisions of Section 3 have worker's compensation coverage under whichever is applicably. If however (tem (V)	(i) or (ii) designated below, or shall	indicate item (ili), (W), or (V),
lines are not the same as shown, n	accompanying this application are assumed to be co related drawings showing correct grade lines, cuts an	nd fills, and complete	Instruct of compliance periow,		an an teatre mate ner and and
details of retaining walls and wall ANY STIPULATION REQUIRED HERE	tootings must be automitted in this department for ap IN GR BY CODE MAY BE APPEALED.	iproval.	I hereby affirm under pestalty of perjury one of		
	TH OGENTIFICATE OF FINAL COMPLETION IS POSTED O	N THE BUILDING OR	() I. I have and will maintain a certifica by Section \$700 of the Labor Code	ite of convent to self-insure for work , for the performence of the work fo	cer's compensation, as provid r which this purnit in issued.
APPROVAL OF THIS APPLICATION D	IGES NOT CONSTITUTE AN APPROVAL FOR THE EXECUT	RICAL WIRING OR		compensation insurance, as required terk for which this permit is issued.	d by Section 3700 of the Labor My worker's compensation
PLUMBARG INSTALLATIONS. A SEP Separate permits are required or (24).	ARATE PERMIT FOR THE WIRING AND PLUMBINDINUS IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS	1 PE OBTAINED, (10) (11) (12) (13) (22)	insurance currier and policy numb		_ ~
•••	IO WORK SHALL BE STARTED UNTIL A BUILDING PERM	AIT IS ISSUED.	Carrier		
	is must have a clearance of not less than two liches		() III. The cost of the work to be done is		ر
CHECK APPROPRIATE BOX			() (V. I certility that in the performance of swy person in any manner so as to I further ecknowledge that I under	become subject to the worker's con stand that in the event that I should	aponeation laws of California become subject in the paylor
7É OWNER J LESSEE			compensation provisions of the Lai	bor Code of California and failing or sbor Code, that the permit herein up	musty forthwith with the
CONTRACTOR	ENGINEER		() V. (certify as the owner (or the agent	für the corner) that in the performer	nes of the work toy which
	PLICANT'S CERTIFICATION AT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION I		this permit is fisued, I will employ vol Gillionisfand who, priorito the	a contractor who complies with the	worker's companyation laws
	S OF THE PERMIT AND ALL LAWS AND ORDINANCES		with the Clinical Permit Burger.	1	
	•		Signature of Applicant or Apert		126/2020
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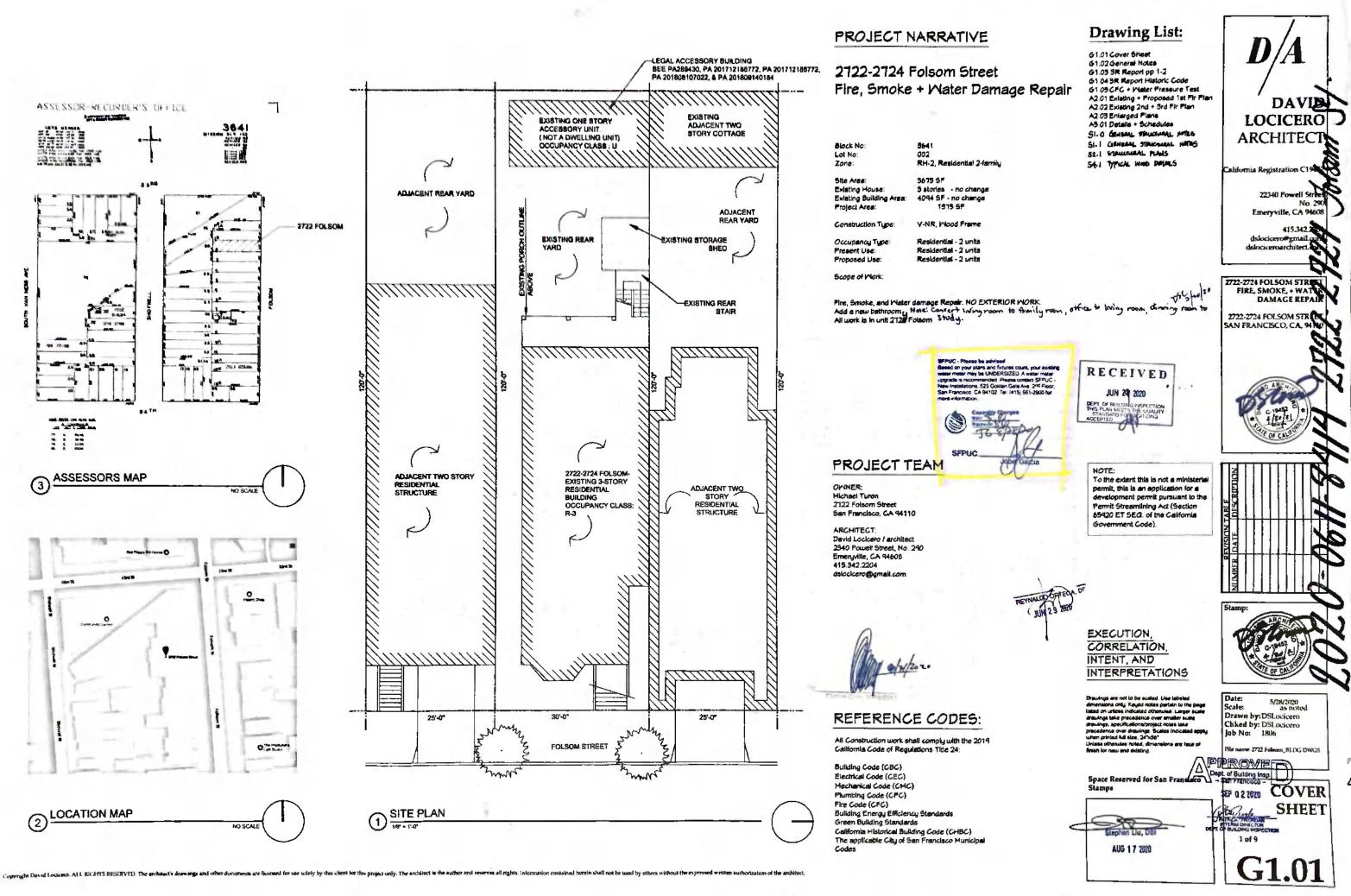
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I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments



SENERAL NOTES:						
CODES	C. MATERIALS, PIXTURES, & FINISHES	ELECTRICAL -continued	H. CARPENTRY - continued	H. CARPENTRY - continued	H. CARPENTRY - continued	
The Contractor is responsible for applying for and ocuring City Permits for any and all HVAC, electrical,		All concession induced as a comparison community and the potential sector as in		2) PASTENERS / CONNECTORS - continued A) Nails - continued	CONNECTORS - continued E. Joist hangers, metal connectors, and other miscellaneous	/
ador Flumbing work required to complete this project.		shall be assist between the housing and the ceiling with ${\bf z}$		A) Name - composed 2. All netting not specifically called out on plans shall be per tupical details. TAble R602.3(1) of the CRC and the table below.	timber connectors shall be per Simpson Strong-Tie Company Nall or bolt all pre-dilled holes, per manufacturers instruction.	DAVID
The installing Contractor is responsible for the design of engineering of the required HVAC, Electrical, and		1) Lebel all brockers.	preservative-treated wood inspection agencies for preservative-treated wood shall be listed by an accreditation	Connection Fastening/application	UON All straps shall be centered on slice, UON	LOCICERC
lumbing work.		6) Ali conductors shall be copper.	body that complias with the requirements of the American Lumber Standards Treated Vicod Program, or equivalent. The	Reflet to Plate (3) 16d box or 10d common/toenall (2 on one side, 1 on the other)	F. Threaded rod (ATR) shall conform to ASTM A36 or ASTM A193 grade 87.2) FASTENERS /	ARCHITECT
Apply the CHBC for Building, Electrical, Plumbing, Ind Mechanical where applicable, including applicable	be salvaged and reused in the remodel of the house. Gare	9) All new conductors, If any, for multi-wire circuits, shall be	duality mark shall be on a stemp or leads affixed to the preservative-treated wood, and shall include the following	Blocking between joists of rafters to top Plate (3) 8d boxtoenall	G) Mechanical anchora installed in concrete where specified on	California Registration C1945/
tis 34 Compliance, unless specifically not excluded by e CHSC.		grouped with wire ties within the breaker penel.	Information: a identification of the manufacturer	Built-up studs 10d box @ 24* o.c./face nail Abuilting Stude @ corners 16d @ 12* o.c.	the plans shall be ICC-ES approved. Anchors shall be installed per the manufacturer's recommendation, UON. See plans for	Antonin regeneration
	are to be salveded and reused in the remodel of the house. Gare shall be taken when removing and storing these items.	 New overhead service conductors shall be enclosed in rigid metal conduit. 	b. type of preservative used c. minimum preservative retention (pcf)	Dbi Top Plate 10d box @ 24* o.c./face nall Top Plates, comer laps and	restrictions. Acceptable anchors: Kulk BOLT TZ by Hilli (ICC ESR-1917)	22340 Powell Stree No. 290
		11) Lighting In spaces adjacent to the Kitchen shall be	d. and use for which the product is treated. . ANIPA standard to which the product was treated.	Intersections (2) 10d boxface nell Top Plate to stud (2) 16d boxlend nell	KH-EZ by Hill (ICC ESR-3027) Strong-bolt by Simpson (ICC ESR-1711)	Emeryville, CA 9460
GONTRACTOR		separately switched.	f. Identify of the accredited inspection agency.	Stud to sole plate (3) 8d box or (2) 16d box/end nall or at 3x sole plate (3) 16d box/face	Titen HD by Simpson (ICC ESR-2713)	415.342.2204 dslocicero@gmail.com
) The Gontractor and sub-contractors shall field verify all imension and conditions prior to start of work. Any	D NOT USED	 All Laundry room duplex outlets in the Mork Area shall be Ground Pault Interrupter (GPI) type. 	D. All structural sheathing panels shall be identified with the appropriate irademark of the American Playcod Association	nell Sols Plate to joist	3. INSTALLATION A. All carpentry shall conform to the conventional construction	dslociceroarchitect.com
Recrepancies shall be reported to and coordinated with the Architect.			and shall conform to the requiraments for their type in dOC PS 1 or PS 2. Each panal or member shall be identified for grade and	or blocking 166 box @ 16" o.c./face nall Sole Plate to joist	provision of the CRC unless detailed otherwise.	
2) All work performed under this contract shall include, by			glue type by the trademarks of an approved testing and grading agency. In addition, panels when permanently exposed in	2° aubfloor to joist	 Solid block under all beams and posts to provide continuous support to foundation or post below. 	2722-2724 FOLSOM STREET FIRE, SMOKE, + WATER
a not limited to, furnishing all labor, material, accessories, pols, transportation, fees, and taxes necessary to	1) Tank type Mater Heaters, If not already done, shall be	S. INSULATION & AIR INFILTRATION	outdoor applications shall be of exterior type, except that wood structural panel roof sheathing exposed to the outdoors on the	or girder (2) 16d box/bilnd & face nail Joist to sill or girder (3) 8d box/be nail	C. All beams, loists, and rafters shall be supported laterally at	DAMAGE REPAIR
complete the work		1) installed insulating material shall have been certified by the	underside is permitted to be interior type bonded with exterior glue, Exposure 1. Fanel thickness and Span rading shall be at	Rim joist or bik to top plate or sill plate 8d box (2) 6" o.c.foe nail	each and and at interior supports by solid blocking or similar framing to prevent rotation of member.	2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110
 In the absence of any material description in part or whole, the Contractor shall furnish and install all 	water heater shall be wrapped with R-12 Insulation.	menufacturer to comply with California Quality Standards and be installed in compliance with the flame spread rating and	least equal to that shown on the drawings.	Bullt-up beams (1-1/2" max thickness as place 10d box@ 32" o.c./face nail at top	 D. At nailed connections, where wood tends to split, replace 	
system in similar quality to specified construction to the	 No plastic plumbing pipe is allowed for domestic water supply, vent, or sanitary waste systems. 	smoke density requirements of Sections 2602 and 707 of the UBC.	 E. Structural Composite Lumber (SCL): 1. SCL shall have the following minimum properties: 	and bottom staggered w/(2) 104 box at ends	member and predrill holes.	
satisfaction of the Architect and Owners.		2) All exterior joints and openings in the building envelope that	a. 1-3/4" thick SCL Members:	3. Naits shall be as indicated below UON on the plans:	E. Do not notch beams, joists, raiters and studs, UON, or approved by Architect.	
 The area of work is confined. Gere shall be take to protect the adjacent spaces and properties from damage. 	F. ELECTRICAL	are observabe sources of air leakage shall be caulked, gasketed, meather-stripped, or otherwise sealed.		A. Roof and floor sheathing: Common nails B. Structural wall sheathing: Common, hot dipped galvanized	F. All openings shall be between framing members, UON.	Visit
5) Damage to building construction, systems, finishes, or	1) Upgrade the Electrical service to a minimum of 100amps, unless already complying.	 Site built doors, windows, and stylights shall be caulked betweenthe unit and the building and be weather-stripped. 	Fc (pari)= 2350 psi	box or tubled galvanized box (electroplated box nails are NOT acceptable).	G. California framing shall be 2x4 at 24" o.c. raiters and 2x6	+ C CIDARS OF
any other part of the Owner's premises, interior or exterior inside or outside of the contract area, shall be repeired, replaced, and/or refinished to the satisfaction of the	2) Living, Dining, Family rooms, Dens, and similar rooms, and		E=2.0 × 10 ⁻⁶ psl	C. Framing: Priners not specifically noted, use common, box, or costed sinker nails	ridge and hips, UON. Brace California framing to typical framing below at 45° o.c. maximum. Typical roof framing and	A CAUTOMAN
Architect and Owners at no additional cost.	closets over 10 square feet in the area of work shall have fluorescent light fixtures, or be provided with dimmer switches	filled vinus windows.	Fv=285 psl	D. Metal Gonnectors: as recommended by connector manufacturer, UON.	structural sheathing shall be continuous below California framing areas. A single 22">30" opening in structural sheathing	
b) The Contractor shall be responsible for the removal and disposal of all debris in compliance with all state and	or occupant sensors for Incandescent lighting focures.	 Insulation shall be installed correctly with no gaps greater than 1/8°; no voids; no compressions deeper than 3/4° with 	fc (реп)= 700 psl Fc (реп)= 2750 psl	4. Tupical Nail SizeLength (In.) Shank Diam. (In.) Ad box 2-1/2 0.113	below Galifornia framing is permitted for access. Provide solid block or continuous flat 2x member under ends of all rafters.	
local legislation.	 (N) electrical outlets, if any, installed in bedrooms shall be protected with an Arc Fault Interrupter (CEC 210-12(b)). 	insulation completely filling the cavity and minimum 40% in contact with all 6 cavity surfaces (flush with the face of framing	2. Multiple piece SCL beams shall not be substituted for full size SCL beams unless specifically noted on drawings.	ad common 2-1/2 0.115 8d common 2-1/2 0.131 10d common 3 0.148	H. Stud wells shall be framed with 2x4 studs at 16" o.c., UON.	
	4) All (N) 15 and 20 amp skoults shall be protected with an	members). Insulation shall be cut to fit around wining or plumbing, or split to encapsulate wiring or plumbing.	3. Neil built-up 1-3/4" thick SCL beams with three rows of 16d $\textcircled{0}$ 12" o.c. staggered (two rows where depth < 12"), typical,	10d box 3 0.128 16d common 3-1/2 0.162	Frame all stud waits full height, continuous to bottom of floor joists, trusses or rafters. All exterior studs greater than 10-feet in length shall be 2x6 studs at 16" o.c., UON, Comers shall be	
	Arc Fault Interrupter (AFGI) except Kitchens, batherooms, laundry rooms, garages, and basement areas.	Recommend using unfaced batts, but if faced, the vapor retarder shall face into the conditioned space.	UON.	16d box 3-1/2 0.136 56d sinker 3-1/4 0.146	framed with not less than three studs, UON.	
	5) All (N) handwined smoke and carbon monoxide alarms shall			20d common 4 0.192 20d box 4 0.148	 Private cripple walls are framed with stude less than 14" high, provide solid blocking. 	
	be protected with an Arc Fault Circuit Interrupter (AFCI).			Notes:	J. Cere shall be taken to allow for the effects to lumber	
				 Common nails may be substituted for box nails. 6d sinker may be substituted for 10d common or 16d box. 	shrinkage. If necessary to avoid sagging, joists, rafters and beams shall be braced midspan until tumber has reached a	
		H. GARPENTRY		5. Connectors and fasteners exposed to weather and/or in	stable molsture content.	
		1) MATERIALS A) Soun lumber used for load-supporting purposes shall be		contact with preservitive-treated wood shall be hot-dipped galvanized, zinc-coated steel conforming to ASTM A153 or shall	K. Structural shealthing installation shall be in conformane with the recommendations of the America Plywoo Association, Nulls	Stamp:
		identified by the grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that	2) FASTENERS / CONNECTORS A) Nails	be stainless steel. Connector material and/or corrosion protection shall conform to the manufacturer's	shall be driven so that their need is flush with the surface of the sheathing.	
		complies with DOC PS 20 or equivalent and shall be Douglas Firtuarch meeting or exceeding the following commercial	 Nalls shall conform to requirements of A5TM F 1667. Nalls used for framing and shasthing connections shall have a minimum average beding yield strength as follows: 	recommendations. Fastener material/finish type shait match connector material/finish type at each connection.		
		grades, UON: 1. Study up to 10'-0" in height, plates and blocking: Standard or better	minimum evenage beging grad strength as follows: 60 ksi for shank diameters larger than 0.111 inch but not larger than 0.254 inch;	C. machine botts and anchor botts shall conform to ASTM A301. Provide standard washers under head and nut where	RECEIVED	THE OF SMALL
		Standard or better. 2. Studs greater than 10'-0" in height, joists, rafters, ledgers and 4x beams and posts (FOHC): No. 2		bearing is against wood, UON. Soft holes in wood shall be 1/16' larger than bolt sizes, UON. Nots shall be tightened when		
		3. Beams and posts 6x6 and larger (FOHC): No. 1	100 ksi for shank diameters of at least 0.099 inch but not larger than 0.142 inch.		JUN 29 2020	Date: 5/28/2020 Scale: as noted
		B) Lumber shall have a maximum molsture content of 19% at time of installation.	 All nailing not specifically called out on plans shall be per typical details, TAble R602.3(1) of the CRC and the table below. 	D. Standard cut washers shall conform to ANSI 318-22.1	DOPT OF THUR DATE MEMORY CTION THIS PURI HERE THE CHARTY THIS PURI HERE THE CHARTY ACCOUNT OF THE	Drawn by:DSLocicero Chked by:DSLocicero
		 C) Preservative treated wood: 1. All preservative treated wood (PTDF) shall be Douglas Fir 	Connection Fastening/application Reflect Plate [3] 164 ber of 164			Job No: 1806

All preservative treated wood (PTDF) shall be Douglas Fir with a grade per plan.

with a grade per plan.
2. Treatment and usage shall conform to the requirements of the applicable AVPA Standard U1 and M4 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AVPA U1.
3. All pressure treated lumber shall be clean, dry, and free from surface residue.
4. Field treat cuts, noticities, borings, etc., and hand treated lumber in accordance with AVPA Standard M4.

Rafter to Plate (3) 16d box or 10d common

Copyright fluored Locioums A28. EXCUTS RESERVED. The medianet's drawings and other documents are locamed for une solely by this client for the project only. The architect is the author and reserves all rights. Information contained herein shall not be used by other without the expressed written authorization of the architect.

File name: 2722 Folson_BLDG DWGS

Space Reserved for San Prancisco Stamps

Slephen Llu, DBI

AUG 17 2020



City and County of San Francisco Department of Building Inspection



London N. Breed, Mayor Tam C. Hul, S.R., C.B.O., Director

Report of Residential Building Record (3R) (Homing Code Section JSI(a))

BEWARK: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes as representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and soning codes against the seller, buyor and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 2722 - 2724 FOLSOM ST		Block 3641	Lo	t <i>002</i>
Other Addresses				
1. A. Present authorized Occupancy or use: TWO FAMILY D	WELLING	3		
B. is this building classified as a residential condominium?	Yes	No 🖌		
C. Does this building contain any Residential Hotel Quest Ro	onis as det	anod in Chap. 41, S.F. Admin. Code?	Yes	No 🗸
2. Zoning district in which located: RH-2		Iding Code Occupancy Classification: R	-3	

4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No 🗸 If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.

5. Building Construction Date (Completed Date): 1896

6. Original Occupancy or Use: ONE FAMILY DWKLLING

7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Wark Done	Status
15925	15925	Apr 07, 1908	MOVE AND RAISE BUILDING UNDERPIN HOUSE, REBUILD FRONT AND REAR PORCHES, STAIRS, AND BATHROOMS IN CENTER OF BUILDING	N
85264	85264	Mar 28, 1919	TO CUT IN OPENING IN FRONT PART OF BASEMENT FOR A GARAGE	N
181453	139481	Sep 27, 1929	ALTERATION TO GARAGE	N
198630	155800	Apr 11, 1932	REPAIR ROOF INCLUDING PAINTING (DAMAGED BY WATER)	C
273285	243913	Oct 26, 1962	REPAIR FRONT AND BACK STAIRS	с
449293	405964	Dec 08, 1973	TO BRING BUILDING UP TO CODE AS REQUIRED BY DIVISION OF APARTMENT AND HOTELINSPECTIONS REPORT DATED 06/10/1975 - CFC 3FD	C
8608636	717492	Mar 15, 1993	TO COMPLY WITH DIVISION OF APARTMENT AND HOTEL INSPECTIONS REPORT DATED 10/22/1985 - CFC 3FD	С
200601192481	1077016	Jan 19, 2006	REROOFING	C
201003238760	1207622	Mar 23, 2010	RAFTER AND RE-SHEETROCK CEILING. TAPE AND PAINT (NO WINDOWS AND NO DOOR WORK ON THIS PERMIT)	С
201004059649	1208613	Apr 05, 2010	REROOFING	C
301103293028	1234480	Mar 29, 2011	UNIT #2722 - INSTALL NEW TUB WITH NEW VALUE, REFRAME TUB WALL, INSTALL NEW TILE, INSTALL ONE GFI	1
201201132234	1255811	Jan 13, 2012	REPLACE EXISTING ALUMINUM HORIZONTAL SLIDING DOOR WITH NEW WHITE VIN VLOF SAME, REPLACE IN-KIND AND TYPE, NOT VISIBLE FROM THE STREET	С
201712186772	1450021	Jap 17, 2018	REMOVE TWO ELEGAL UNITS (UNIT 4 "ATTIC" AND UNIT 5 "COTTAGE/REAR SHED"] THAT HAVE NO PATH FOR LEGALIZATION PER SAN FRANCISCO	C

Records Management Division 1660 Mission Street - San Francisco CA 94103 Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

						DA
Department of Bu 1660 Mission Stre	et - San Franc	isco CA 94103	- (415) 558-6080			
Report of Reskler Page 2	ntul Record (3	K)				DAVID
						LOCICERO ARCHITECT
Address of Builds	ha 1777_7;	724 FOLSOM S	T	Block 3641	Lot 002	ARCHITECT
Other Addresses		at rolation a				California Registration C19452
Application #	Permit #	Issue Date	Type of Work Done		Status	22340 Powell Street
<u> Adventor -</u>	1.0000	IBOOK Diffe	BUILDING CODE 106A.3 1.3 AND EX AUTHORIZATION PER PLANNING C FROM REAR SHED AND REVERT TO	EMPT FROM CONDITIONAL USE ODE 317(C)(4). REMOVE GAS STOVE O LAST LEGAL USE (PERMIT APPLIC) L STOVE AND LINE IN ATTIC • CF(ATION	No. 290 Emeryville, CA 94608 415.342.2204 dslocicero@gmail.com
201802131149	1452685	Feb 13, 2018	TO COMPLY WITH NOTICE OF VIOL ON REAR STAIRS. REPLACE IN-KIN	ATION #201840531 - INSTALL HANDI D GUARDRAIL WITH DRY ROT. REPL STAIR TREAD. NO WORK VISIBLE FR	AAL C	dslociceroarchilect.com
201802222028	1453599	Feb 22, 2018	TO COMPLY WITH NOTICE OF VIOL TO "CORRECT FRONT DOOR ON 2N DAMAGED BY SPFD DUE TO FIRE C	N 02/17/2018. SEE SFFD INCIDENT	AMB C	2722-2724 FOLSOM STREET FIRE, SMOKE, + WATER DAMAGE REPAIR
201804065675	1457913	Apr 06, 2018	WITH FIRE DAMAGED CABINETS A PLUMBING AND FLECTRICAL TO E	D PLASTER AND/OR DRYWALL ALO ND COUNTERS TO EXPOSE ROUGH STIMATE SCOPE OF REPAIR TO BE NO ELECTRICAL OR PLUMBING WOR		2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110
201905211330	1 499863	May 21, 2019	PERFORMED TO DOCUMENT THE LEGAL USE AN THREE STORY BUILDING CONTAIN UNITS. THIS PERMIT CORRECTS ER FROM 1975 TO PRESENT. PERMIT A 12/08/1975 AND A CFC WAS ISSUED	D OCCUPANCY OF THIS BUILDING A	MITS N WAS	
 A. Is there an acti B. Is this property Number of resider 	currently unde	r abatement pros	THIS PERMIT ALSO CORRECTS ERR RECORDING LEGAL NUMBER OF U	ORS ON SUBSEQUENT PERMITS NTTS - CFC 2FD	Yes No↓ Yes No↓	Tall the church
10. A. Has an energy			🗠 🖌 No 🛛 B. If yes, has a p	roof of compliance been issued?	Yes No 🗸	
	g in the Mandat	ory Earthquake	Retrofit of Wood-Frame Building F			ABLE CRIP
						Stamp:
					RECEIVED	
		1660	Records Management Divisio Mission Street - San Francisco 568-6060 - FAX (415) 558-8402	CA 94103	LUN 29 2020 DEPT OF DESCRIPTIONS OF CHICK THIS PARAMENT AS THE OUALITY STRAMENT AS DESCRIPTION ACCOUNTED	Date: 5/28/2020 Scale: ds noted Drawa by: DSLocicero Chiled by: DSLocicero Job No: 1806 File atm: 2722 Falsan_81.76 DWCS
					Space Reserved for San Prancisco Stamps	ARRITER
					Slephen Liu, CBI	SEP 0 2 2022
					AUG 17 2029	
dars without the expressed a	nation authorization o	f the architect.			L	G1.03

Department of Building Inspection 1660 Mission Street - San Francisco CA 94103 - (415) 558-6080 Report of Residential Record (JR) Puge 3

Address of Building 2722 - 2724 FOLSOM ST

Other Addresses

Date of Issuance 23 JUL 2019 Date of Expiration: 23 JUL 2020 By WILLIAM ZHAO

Report No: 281997184733

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale of exchange of this property, the setter must deliver this report to the buyer and the buyer must sign it.

Records Management Division

Patty Herrers, Manager

(For Explanation of terminology, see attached)

Wock 3647 Lot 002

Mr. Michael Turon 2724 Folsom Street San Francisco, CA 94110

City and County of San Francisco

Department of Building Inspection

August 1, 2019

Re: APN Block: 3641 Lot: 002

Dear Mr. Turon:

In response to your request to be authorized to apply the California Historical Building Code to the building located at 2722 -2724 Folsom Street, please be advised that the California Historical Building Code, Section 8-101.2 and 8-2, indicates that the building(s) that are on lists or surveys adopted by a national, state or local agency, or buildings that have been deemed eligible for such lists or surveys, may apply the California Historical Building Code.

The subject building was built in 1896 (per San Francisco Assessor's Office) and has been categorize "A - Historic Resource Present" by the San Francisco Planning Department. Based on the historical features of the building, you are entitled to apply the California Historical Building Code to work that takes place in the building and on the site at 2722 -2724 Folsom Street.

Any specific application to use the California Historical Building Code must detail the specific provisions of that code that you wish to apply along with an explanation of the reasons as to why the regular building code cannot be applied. State Law requires that the Department of Building Inspection, Fire Department and other enforcing agencies in San Francisco accept reasonable equivalent alternatives to the regular code in dealing with qualified historical buildings. You may also wish to review Administrative Bulletin AB-013, Disabled Access Alternatives for Historical Buildings, which is printed in the "Rules and Regulations' section of the San Francisco Building Code.

Very truly yours,

Matthew Armour

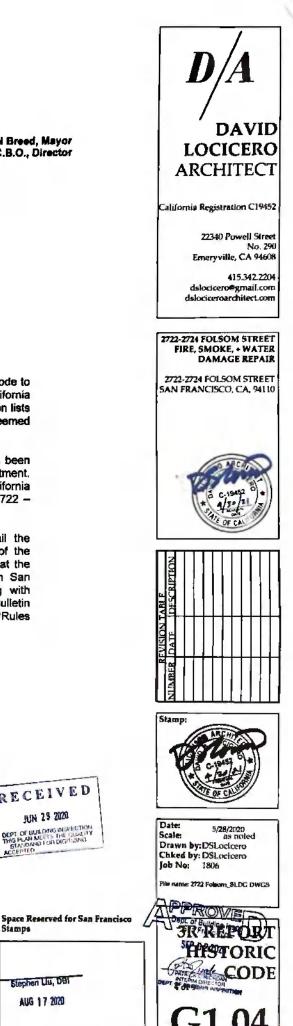
Matthew Amour **Building Inspector Technical Services Division** Department of Building Inspection

For: Michelle Yu, Manager, Permit Submittal & Issuance Dan Lowery, Deputy Director of Permit Services

> **TECHNICAL SERVICES DIVISION** 1660 Mission Street - San Francisco CA 94103 Office (415) 558-6205 - FAX (415) 558-6401 Website: www.sfdbl.org

Records Management Division 1660 Mission Street - San Francisco CA 94103 Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

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



RECEIVED

HIN 29 2020

OF BUILDING INSPECT

Stephen Llu, DBI AUG 17 2020

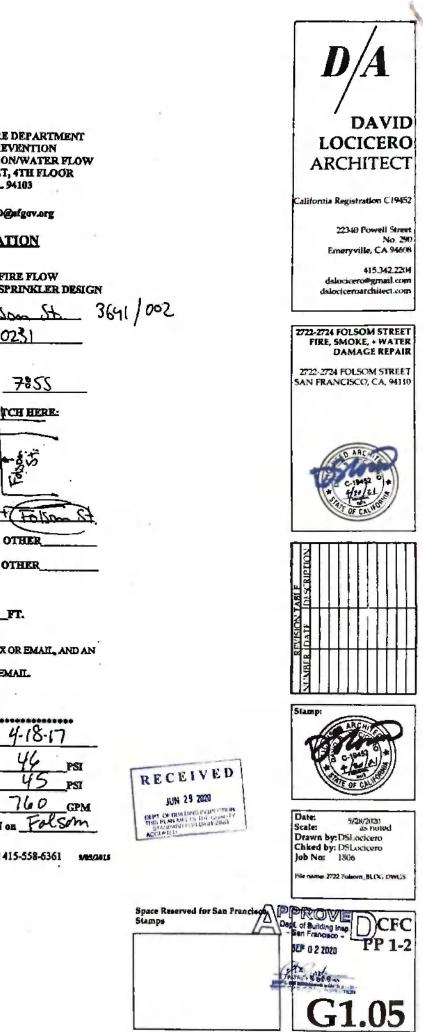
	City and County of San Fra Department of Building I	
De Contra	CERTIFICATE OF FINAL COMPLET	ION AND OCCUPANCY
LOCATION: 2722	-24 Folson st	3641/002
	61905211330 Type of Constructions IB	Stories Dweiling Units:
4	Occupancy Classification; R-3 No. of Guestroo	A - A
	ion: To document the legal us and accord	pancy of this building as a 3"
Story Duilding Costs	on 1975 - present. PA 44-9293 Los 13	permit operats errors on premacity
	e at that time Los ava e that the build	
L'ent des me	ant area a a chore at anit man	- Indausta P to Dimanist
the case currentering of the CBQ a	to construction dimetihed above has been of the State of California.	if the date the building premis application was filed, conforms both. The above referenced occupancy classification is approved purvant
to Section 1984 of the San Fru-	actor summy case.	id service the meanwater to be in which the other at the Minut State of the
City and Canety of San Franci	nte and, thereby, would have the Cartificate of Finel Completion a 1 at all times. Another copy of this Cartificate should be kept with your i	of Occupancy. A copy of this Cartificate shall be maintained on the
Before making any changes to wish to moto and will ander yo	the structure in the future, please contact the Department of Bulbling to in making the change in accordance with the Missicipal Codes of the	Inspection, which will provide advice regarding any change that you City and County of San Francisco.
This certificate Issued on		0101
Tom C. Hai	by:	asure) Building Inspector
Tom C. Hui, S.E., C.B.O.,	Director The (to properly quant), Wilow (to Building Depender); Fick (to Housing Lagrance)	TATRICK O KIDRO AN

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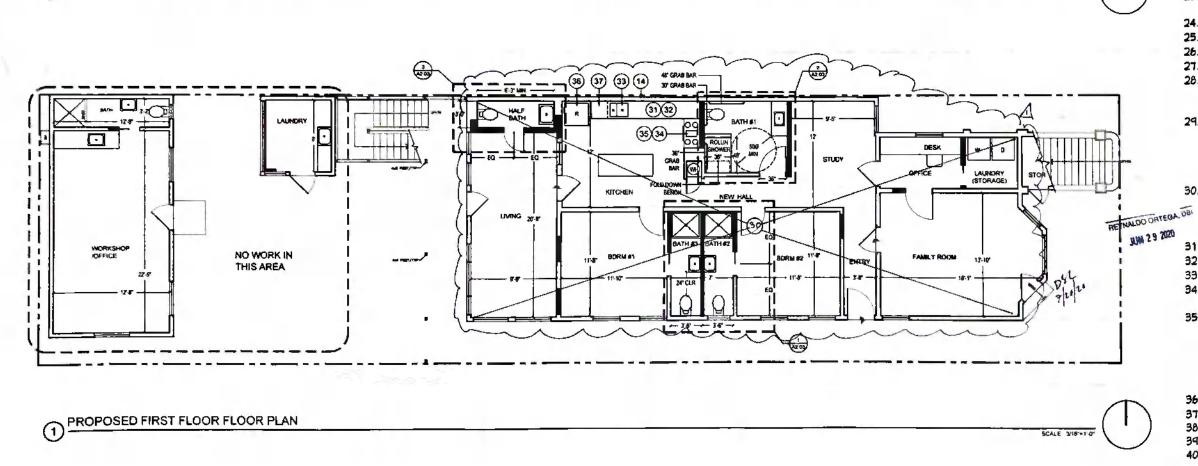
SAN FRANCISCO FIRE DEPARTMENT BUREAU OF FIRE PREVENTION PLAN CHECK DIVISION/WATER FLOW 1660 MISSION STREET, 4TH FLOOR SAN FRANCISCO, CA. 94103 PAX#415-575-6933 Email: WaterflowSFFD@afgov.org

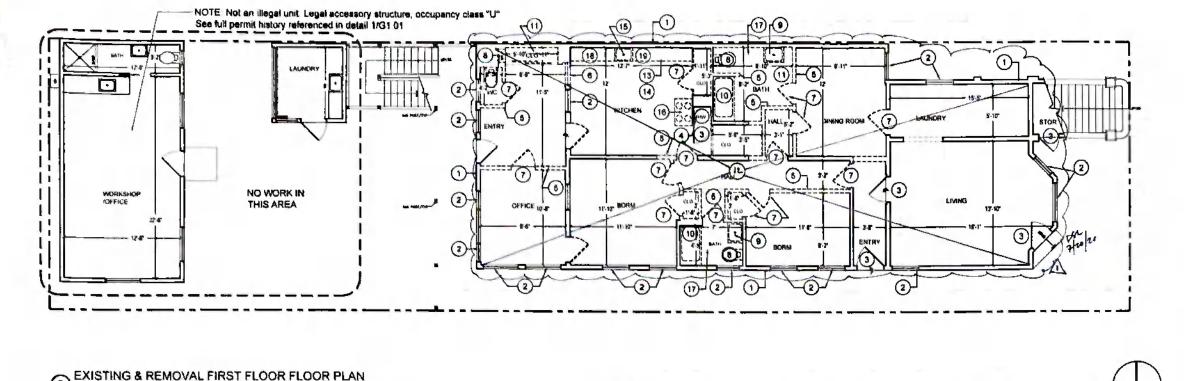
	REQUEST FOR	WATER FLOW INF	ORMA
DATE:	4,10,17	REQUEST IS FOR:	
	PERSON: Michael TO,		
PHONE NO	7855 1938 7855	FAX NO. (419)	818 10
EMAIL:	turon Quentob. net		
OWNER'S	NAME: Michael Tuc	PHONE # (415	5381
ADDRESS I	FOR WATER FLOW INFORM		
272	Z-24 Folsom	- 23	- Ha
	REETS (BOTH ARE REQUIRE	D):	ECO
2310	1 24-12		1
	TREET FOR POINT OF CON		1 -1
	CY (CIRCLE ONE): R3 R2		
	LASSIFICATION: LIGHT	ORD 1 ORD 2 EXT 1 H	XT2 C
	KER: YES NO		
NUMBER C	of stories: <u>3</u>	HEIGHT OF BLDG.:_	40
 REQUADD WAT INCO PLEA 	MIT FORM WITH A \$124.40 CHEM UESTS REQUIRING A FIELD FLC ITIONAL FEE OF \$240.00 WILL F ER FLOW INFORMATION WILL OMPLETE FORMS WILL NOT BE ASE ALLOW 7-14 WORKING DAY	W TEST WILL BE NOTIFIE IB NECESSARY. BE RETURNED BY FAX, M PROCESSED. I'S FOR PROCESSING.	D BY FAX AIL, OR E
Flow data new	ovided by DCM	cial use only************	
Flow data;			rwarded_
LIOM CHUI	FIELD FLOW TEST RECORDS ANALYSIS_X		
		E	
Gate Page	64		MAIN

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361



(2)





KEYED NOTES:

- (E) wall to remain 1
- (E) window, frame, hardware, and trim to 2. remain
- (E) door, frame, and hardware to remain В.
- (E) gas water heater to remain 4
- Remove (E) non-structural partition
- Remove (E) window, frame, and hardware 6
- Remove (E) door, frame, and hardware
- Remove (E) toilet B.
- Remove (E) sink, faucet, and vanity 4
- 10. Remove (E) bathtub and shower over
- 11. Remove (E) sheet rock/plaster surface to expose (E) wood framing, this wall, this room
- 12. Remove (E) sheet rock/plaster surface to expose (E) wood ceiling joists, this room
- 13. Remove (E) base counters and cabinets
- 14. Remove (E) wall mounted cabinets
- 15. Remove (E) sink and faucet
- 16. Remove (E) gas range and hood
- 17. Remove (E) ceiling mounted exhaust fan, this room
- 18. Remove (E) refrigerator
- 19. Remove (E) dishwasher
- 20. NOT USED
- 21. (N) non-structural partition 1/2" gup.bd. Over (N) 2x4 wood stude @ 16" O.C.
- 22. In fill (E) opening with 2x4 wd studs at 16" O.C. w/ 1/2 inch gup bd both sides. Match (E) wall thickness.
- 23. Install (N) door, frame, and hardware. See detail 4/A5.01
- 24. Cased opening. See detail 8/A5.01
- 25. Install (N) tank type toilet
- 26. Install (N) sink, faucet and vanity
- 27. (N) Roll-in Shower
- 28. (N) Shower stall. Ensure a 30" minimum diameter clear space will fit in the bottom of the shower pan
- 29. (N) 2 layers of 5/8" type "X" gyp. bd. Over (E) 2x wood studs @16" O.C. w/(N) R-19 batt insulation in the cavities. Provide blocking for new cabinets and grab bars as required. See detail 7/A5.01, sim.
- 30. (N) 2 layers of 5/8" type "X" gyp. bd. Over (E) 2x wood celling joists @ 16" O.C. w/ (N)
- R-19 Batt insulation in the cavities. 31. Install (N) counter and base outputs CEIVEPs 32. Install (N) wall mounted and base outputs CEIVEPs
- JUN 29 200
- 33. Install (N) sink and faucet
- 34. Instali (N) energy star compliant gas mange and exhaust hood.
- 35. Install (N) exhaust hood. Shall be energy star compliant, terminate outside the building, and shall be controlled by a humidity control capable of adjusting between relative humidity range of 50%-80% it shall have a minimum exhaust rate of 50 CFM at 2 Sones
- 36. Install (N) energy star compliant refrigerator
- 37. Install (N) energy star compliant dishwasher PROVE
- 38. NOT USED 34. NOT USED
- 40. NOT USED





DAVID

LOCICERO

ARCHITECT

California Registration C19452

22340 Powell Street No. 29







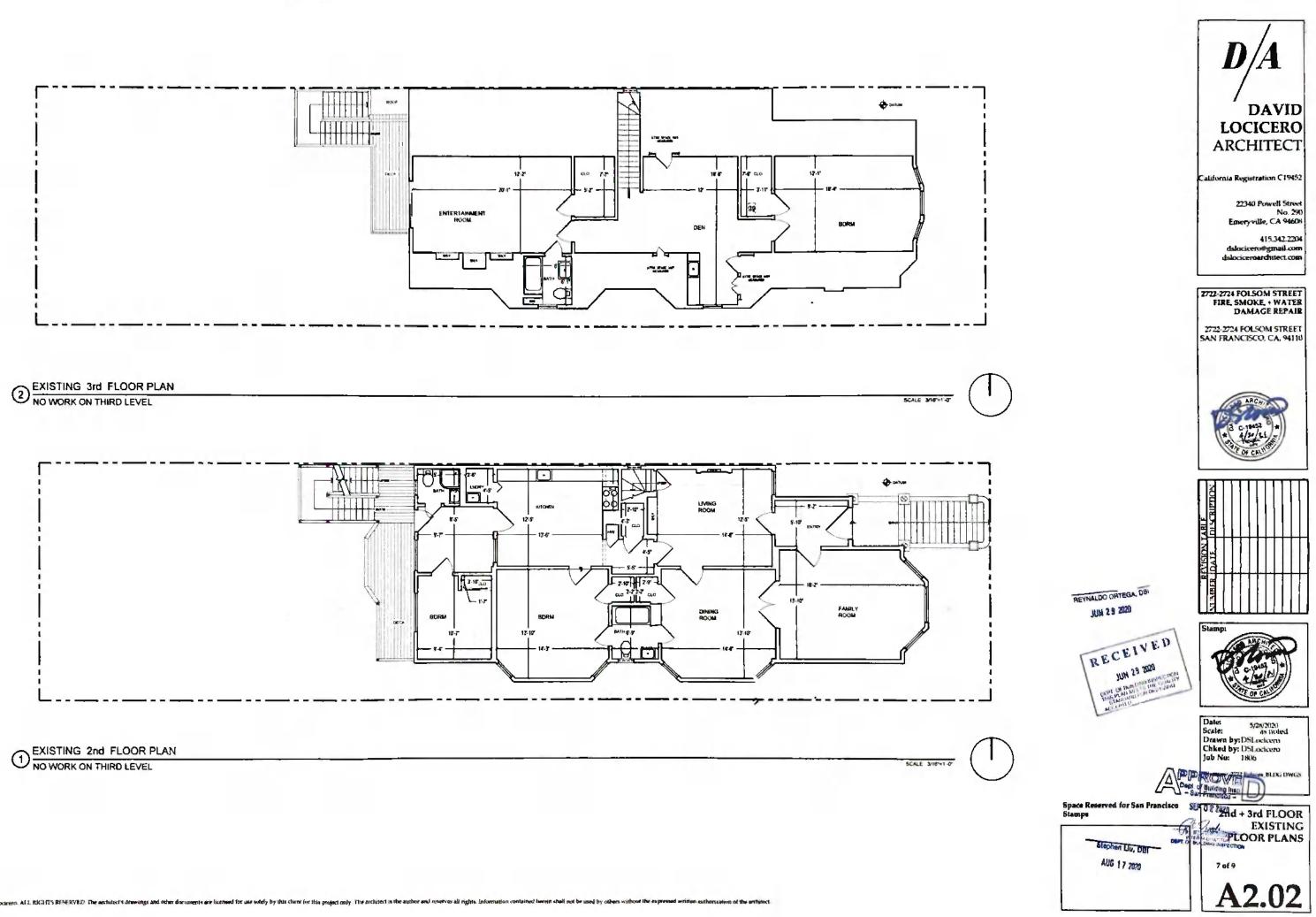
Drawn by: DSLocicero Chked by: DSLocicero

Pile name: 2722 Folgare BLDL, 1984 3

Jab No: 1806

5/28/2020 as stuled

Date: Scale:

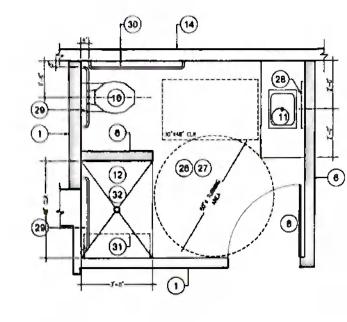


MEP NOTES:

- 1. All Mechanical, Electrical, Plumbing Title 24 Conservation Compliance work shall comply with these notes unless by the California Historical Building (CHBC).
- 2. All Mechanical, Electrical, and Plumbing work shall be design-build by the installing contractor, including preparation of the appropriate Title 24 Energy Conservation Compliance Forms, if not excluded by the CHBC
- 3. All Mechanical, Electrical, and Plumbing work shall be performed on separate permits to be pulled buthe installing contractor.
- 4. Gas vent terminations shall meet requirements of CMC 802.6 &
- SFMC 802.6.2. Through wall vent terminations per SFMC 802.8 5. Combustion air shall meet the requirements of CMC Chapter 7
- 6. All interior spaces inteded for human occupancy shall be provided with space heating per CBC 1204.1
- 7. Environmental air ducts shall terminate 3 feet from the property line and 3 feet from openings into the building per CMC 502.2.1 and provide with back-draft dampers per GMC 504.1.1. Exhaust shall not discharge onto a public way.
- 5. Steel ducts shall be not less thatn 0.019 inch in thickness.
- 9. Lighting per CEC 150.0(k) and CEC Table 150.0-A.
- 10. Maintain rated separtion between dwelling units per CBC 420.3 (horizontal) and CBC 420.2 (separation walls). Penetrations through horizontal assemblies shall copy with CBC 717.6.

11. NOT USED

- 12. Electrical receptacies in Bathrooms and Kitchens shall be GFI or GFCI ape per CEC requirements
- 13. Circuits shall be verified with home owner prior to wire installation.
- 14. Final autoches for timers and dimmers shall be verified with the home owner
- 15. Focures to be selected by the home owner
- 16. All (N) light fodures shall be high-efficiency dimmable LED tup fodures.



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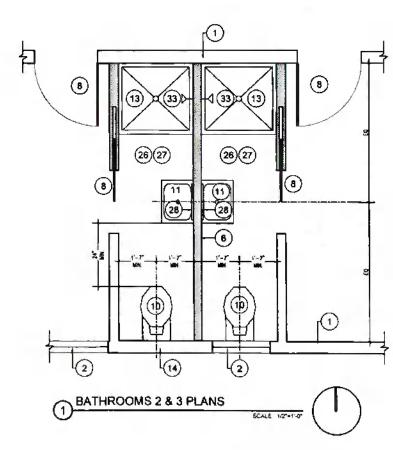
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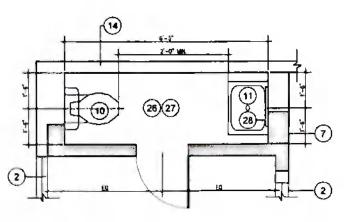
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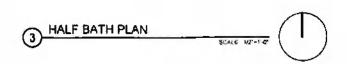
34.

35.









KEYED NOTES: (E) wall to remain (E) window, frame, hardware, and trim to remain (E) door, frame, and hardware to remain NOT USED DAVID NOT USED (N) non-structural partition - 1/3" gup.bd. Over LOCICERO (N) 2x4 wood stude @ 16" O.C. ARCHITECT In fill (E) opening with 2x4 wd studs at 16" O.C. wl 1/2 Inch aup bd both sides, Match (E) wall thickness. Install (N) door, frame, and hardware. See detail 4/A5.01 alifornia Registration C19452 Cased opening. See detail 8/A5.01 Install (N) tank tupe tollet 22340 Powell Street 11. Install (N) sink, faucet and vanitu Emeryvalle, CA 94608 12. (N) Roll-in Shower 13. (N) Shower stall. Ensure a 30" minimum diameter clear dslockero@gmail.com space will fit in the bottom of the shower pan dislocion related con 14. (N) 2 layers of 5/8" type "X" gyp. bd. Over (E) 2x wood stude @16" O.C. w/(N) R-19 batt insulation in 2722-2724 FOLSOM STREET the cavities. Provide blocking for new cabinets and grab FIRE, SMOKE, + WATER DAMAGE REPAIR bars as required. See detail 7/A5.01, sim. 15. (N) 2 layers of 5/8" type "X" gup. bd. Over (E) 2x wood 2722-2724 FOLSOM STREET ceiling joists @ 16" O.C. w/ (N) R-19 Batt insulation In SAN FRANCISCO, CA. 94110 the cavities. See detail 6/A5.01 16. Install (N) counter and base cabinets Install (N) wall mounted cabinets Install (N) sink and faucet Install (N) energy star compliant gas range and exhaust hood. 20. Install (N) exhaust hood. Shall be energy star compliant, terminate outside the building, and shall be controlled by a humidity control capable of adjusting between relative humidity range of 50%-80% It shall have a minimum exhaust rate of 50 CFM at 2 Sones 21. Install (N) energy star compliant refrigerator 22. Install (N) energy star compliant dishwasher NOT USED NOT USED NOT USED (N) thin set ceramic tile flooring, this room (N) thin set ceramic tile wall finish, this room Install (N) wall mounted mirror install (N) 36" grab bar Install (N) 48" grab bar 31. Install (N) fold down shower bench 32. (N) Shower set shall have a fixed wall mounted head and a hand held wand. 33. (N) Shower head shall be wall mounted RECEIVED NOT USED NOT USED JUN 29 2020 REYNALDO ORTEGA, DBI MN 29 2020 Scale: Space Reserved for San Francisco Stephen Liu, DBI

AUG 17 2020

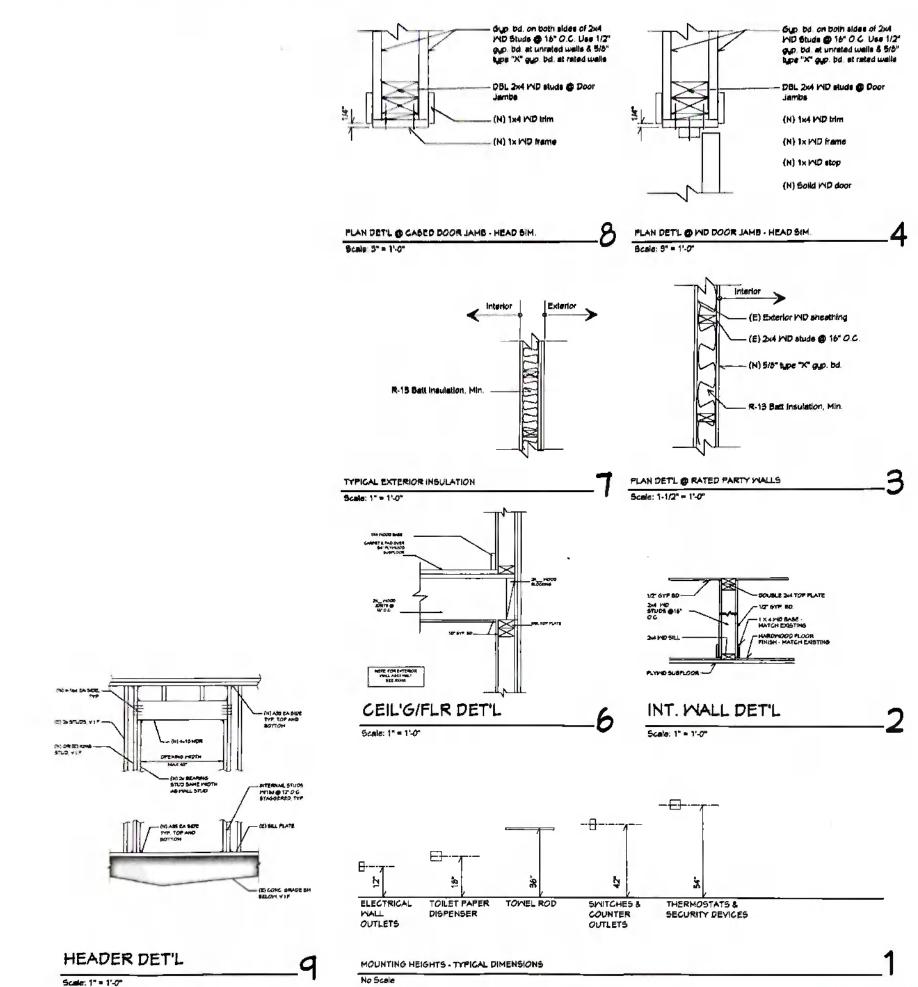
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415.342.2204



5/28/2020 as noted Drawn by:DSLocicero Chked by: OSLocicero lob No: 1806

PROPOSED ENLARGED FLR. PLANS B of 9



Supersegie Courte Successes at a RE. 6102 RESERVED. The architect a decements are Social for use solely by this direct for this project only. The architect is the autiour and reserves all rights. Information contained herein solels by others without the expressed withen autiour of the architect is the autiour and reserves all rights. Information contained herein solely by this direct only. The architect is the autiour and reserves all rights.





Stephen Uv, DBI AUG 17 2020

DAVID LOCICERO

alifornia Registration C19452

ARCHITECT

22340 Powell Street No. 290 Emeryville, CA 94608

415.342.2204 dislocicero@gmail.com dslociceroarchitect.com

2722-2724 FOLSOM STREET FIRE, SMOKE, + WATER DAMAGE REPAIR

2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110



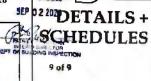


Stamo



Date: Scale: 5/28/2020 as noted Drawn by:DSLocicero Chked by: DSLocicero Job No: 1806

Pile name: 2722 Polsom_BLDG DWCS



A5.01

I GENERAL

- ALL CONSTRUCTION AND INSPECTION SHALL CONFORM TO THE 2018 CALIFORNIA BUILDING CODE WIAMENDMENTS BY LOCAL JURISDICTIONS
- B CONTRACTOR SMALL VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER
- C. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK
- D DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- E DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROVECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT TYPICAL DETAILS ARE INTENDED TO APPLY TO APPLICABLE SITUATIONS UCW. IN GENERAL, TYPICAL DETAILS APPLY TO APPLICABLE SITUATIONS UCW. IN GENERAL, TYPICAL DETAILS APPLY TO APPLICABLE SITUATIONS UCW. ARE NOT SPECIFICALLY REFERENCED
- F FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN
- STRUCTURAL SEE DRAWINGS OTHER THAN STRUCTURAL FOR KINDS OF FLOOR FINISH AND THER LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES FOR ROADWAY PAVING. WALKS, RAMPS STAIRS CURBS ETC
- HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS. PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATIONS OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING. VENTILATION AND FLECTRICAL DRAWINGS AND THESE SUBCONTRACTORS
- NO PIPES NOR OUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT
- DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING THE CONTRACTOR SHALL UNDERTANE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE OBSERVATION VISITS TO THE SITE BY THE ARCHITECT ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY
- IL DESIGN CRITERIA
- A APPLICABLE BUILDING CODE(S) CALIFORNIA BUILDING CODE (CBC), 2019 EDITION, INCLUDING AMENDMENTS BY LOCAL JURISDICTIONS
- B VERTICAL LIVE LOADS

.

- 1 FLOOR 40 PSF
- 2 BALCONIES & DECKS 60 PSF 3 ROOF 20 PSF
- C WINDLOADS
- BASIC WIND SPEED = 115 MPH EVPOSURE B
- D SEISMIC LOADS
- SEISMIC BASE SHEAR RISK CATEGORY = I IMPORTANCE FACTOR = 10 SITE CLASS D Sa = 1 500 S1 = 0 600
- Sds = 1 200, Sd1 = N/A SEISARC DESIGN CATEGORY E
- R = 85 (PLYWOOD SHEAR WALLS) V = 0.129W
- ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE PROCEDURE SEISARC COMPONENT ANCHORAGE ap. Rp = VARIES (SEE ASCE 7-16 TABLES 13.5-1 & 13.6-1)
- 1 0: Fp SUBJECT TO COMPONENT ATTACHMENT ELEVATIONS Fo MAX = 1 600 Wp Fo AUN = 0 300 Wp
- FOUNDATION DESIGN CRITERIA
- ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL BOTTOM OF FOOTINGS SHOWN ON THE DRAWINGS ARE MINIMUM AND SHALL BE LOWERED AS REQUIRED. O REMOVE SOFT AND LOOSE MATERIAL 2 SPREAD FOOTINGS, PRESUMPTIVE SOIL BEARING PRESSURES (CBC TABLE 1808 2)
- 1500 PSF DEAD LOADS DEAD + LIVE LOADS. 1500 PSF DEAD + LIVE + SEISMIC LOADS. 1500 PSF

UL MATERIALS

- A CONCRETE 1 ALL CONCRETE SHALL BE REINFORCED UON.
- ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318, USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR
- CLEARANCES TO BE ENCOUNTERED (SEE ACI).

A CONCRETE STRENGTH AND WEIGHT

MIN 28-DAY MAX AGGREGATE SLUMP WATER MIN % ++1' CEMENT FLY ASH LOCATION STRENGTH WEIGHT SIZE (PSF) RATIO (PSI) SLAB-ON-GRADE 2500 145 0.45 15-25% 341 145 4" 0 55 0-30% FOOTINGS/GRADE BEAMS 3000 3/4*

- 5. PORTLAND CEMENT SHALL CONFORM TO ASTM C159, TYPE I OR II, LOW ALKALI 6. FLY ASH SHALL CONFORM TO ASTM C618, TYPE F
- MIN-MAX % FLYASH REFERS TO PERCENTAGE REPLACEMENT OF CEMENT BY
- WEIGHT 8 AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM D33 EXCEPTIONS MAY BE USED ONLY WITH THE PERMISSION
- THE STRUCTURAL ENGINEER 9. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY
- DETAILED OTHERWISE 10 PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH
- PROJECTING COMMENS OF ADDING THE CTURAL DRAWINGS
 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, SILL BONDS HOLDOWN ANCHOR BOLTS, ETC. ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE
- REINFORCING STEEL BARS ASTH A615, GRADE 60, #4 AND SMALLER, GRADE 40, WELDED REINFORCING SHALL BE ATOS
- 2 WELDED WIRE FABRIC ASTM A185
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL & SURFACES POURED AGAINST GROUND
- FORMED SURFACES BELOW GRADE
- SURFACES EXPOSED TO WEATHER
- TERMINATION OF REINFORCEMEN * TERMINATE ALL BARS IN LAPS. 90 DEGREE BENDS, OR WITH DOWELS INTO EXISTING CONCRETE.

- BEND TOP NAT OR FOOLING BARS DOWN TO BOTTOM BARS AT ENDS.
- BEND TOP MAT ON FUGLING BARS LOWIN FUGUELTION BARG AT LENDS BEND BOTTOM MAT OR FOOTING BARS LOWING BARNARAP 80 DECREE BENDS PROVEM DOWELS INTO FOOTING SAND SLADS ABOVE AT WALLS AND COLUMNS B

ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRACE

2 BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED

NATURAL RESISTANCE TO DECAY 2 ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE

3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE

ALL EXTERIOR TIMBER BEAMS SHALL BE PRESSURE TREATED OR WOOD OF

CALIFORNIA CIVIL CODE SECTION 832 EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT

WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND, SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON

EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF CONT

THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE

L ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN

TO WHICH SUCH EXCAVATIONS IS INTENDED TO BE MADE AND WHEN THE

IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED, AND REASONABLE PRECAUTIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH.

WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE THEREON. AND THERE SHALL DE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH

BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION EXCEPT AS

OTHERWISE PROVIDED OR ALLOWED BY LAW 3 IF AT ANY TIME IT APPEARS THAT THE EXCAVATION IS TO BE OF A GREATER DEPTH

THAN ARE THE WALLS OR FOUNDATIONS OF ANY ADJOINING BUILDING OF OTHER STRUCTURE, AND IS TO BE SO CLOSE AS TO ENDANGER THE BUILDING OR OTHER

TAKE MEASURES TO PROTECT THE SAME FROM ANY DAMAGE, OR IN WHICH TO

EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME PURPOSES REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE

STRUCTURE IN ANY WAY, THEN THE OWNER OF THE BUILDING OR OTHER STRUCTURE MUST BE ALLOWED AT LEAST 30 DAYS, IF HE SO DESIRES, IN WHICH TO

EXCAVATION IS TO BE OR IS BEING MADE IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH

OF FOUNDATIONS, WHICH DEPTH IS DEFINED TO BE A DEPTH OF NINE FEET BELOW THE ADJACENT CURB LEVEL AT THE POINT WHERE THE JOINT PROPERTY LINE

INTERSECTS THE CURB AND IF ON THE LAND OF THE COTERMINOUS OWNER THERE IS ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR DEEPER THEN THE OWNER OF THE LAND ON WHICH

THE EXCAVATION IS BEING MADE SHALL. IF GIVEN THE NECESSARY LICENSE TO ENTER ON THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY

SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER

THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE LVABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPTING

ONLY FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES

VIL ABBREVIATIONS

5.0

BOTT

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CONTINUOUS CENTER

COUNTERSINK

DOUBLE JOIST

DETAIL

DRAWING

EDGE OF

(EXISTING)

ELEVATION

EXTERIOR

FOUAL

FLOOR

FOOTING

HOLDOWN

HANGER

HEIGHT

INTERIOR

LIGHTWEIGH

MAYING IM

MINIMUM

ON CENTER

OPENING

PLATE

PLYWOOD

REQUIRED

SHEAR WALL

SCHEDULE

SHEATHING

SYMMETRIC

TOP OF TOP OF CONCRETE

TOP OF FOOTING

TRIPLE JOIST

TYPICAL

TONGUE & GROOVE

VERIFY IN FIELD

VIII STRUCTURAL DRAWINGS SYD GENERAL STRUCTURAL NOTES

STI GENERAL STRUCTURAL NOTES

STRUCTURAL PLANS

SHI TYPICAL WOOD DETAILS

UNLESS OTHERWISE NOTED

SIMILAR

MACHINE BOLT

MANUFACTURER

OPPOSITE HAND

REINFORCEMENT

PRESSURE TREATED

SEE ARCHITECTURAL DRAWINGS

SEE MECHANICAL DRAWINGS SLAB-ON-GRADE

HOR/ZONTAL

LONG LEG HORIZONTAL

LONG LEG VERTICAL

EMBEDNENT

EDGE NAILING

CONTRACTOR OPTION

WOOD

GALVANIZED

FOLLOWING CONDITIONS

EXCAVATING WILL DEGIN

- OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT ALL REINFORCING STEEL AND EMBEDMENTS TO BE HOLD SECURELY IN PLACE PRIOR TO PLACING CONCRETE PROVIDE SUFFICIENT SUPPORTS TO ALLOW
- WALNING ON REINFORCEMENT 8 PROVIDE DOWELS AT ALL CONSTRUCTION JOINTS (LE WALL TO FOOTING) OF SAME
- 512E AND SPACING MINIAIM UON 7 PROVIDE CONTINUOUS REINFORCEMENT WHERE POSSIBLE PLACE ONLY AS SHOWN V EXCAVATIONS
- OR APPROVED STAGGER SPLICES WHERE POSSIBLE 8 DETAIL ACCORDING TO ACI-315 MANUAL OF STANDARD PRACTICE FOR DETAILING
- REINFORCED CONCRETE STRUCTURES REINFORCE ALL ARCHITECTURAL CONCRETE FLOOR FILLS WITH WELDED WIRE FASRIC 646 WI 4kW1 4 UON
- 000W
- FRAMING LUMBER DOUGLAS FIR LARCH, TYP UON
- HEADERS, POSTS, BEAMS & JOISTS No. 1
 PLATES STUDS & BLOCKING No. 2
- ALL LUMBER IN CONTACT WITH CONCRETE 5-0' OR LESS ABOVE GROUND RESSURE-PRESERVATIVE TREATED DOUGLAS FIR TREAT IN ACCORDANCE WITH AWPA STANDARD UT FOR ABOVE-GROUND USE PRESERVATIVE
- TREATMENT SHALL USE WATER BORNE PRESERVATIVES # ALL FRAMING LUMBER SHALL HAVE ISN MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION
- 2 PLYWOOD SHEATHING
- ROOF SHEATHING 58° CD EXTERIOR APA RATED 3246 PS
- FLOOR SHEATHING 34" CD EXTERIOR APA RATED 4824, PS1 WALL SHEATHING 1532" STRUCT LAPA RATED EXPOSURE 1 PST S.P.Y.
- FRAING HARDWARE AND JOIST HANGERS AS MANUFACTURED BY SIMPSON STRONGTIE CO OR APPROVED EQUAL SIMPSON DESIGNATIONS USED USE NARS PER ICC APPROVAL FOR EACH DEVICE ALL FRAMING HARDWARE AND JOIST LANGERS SHALL BE HOT DIP GALVANIZED
- NAILS COMMON WIRE GAGE UDN SHORT MAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM ENBEDNENT ALL NAILING TO CONFORM TO CEC TABLE 2304 9 1, UON ALL NAILS FOR PLYWOOD SHALL BE GALVANIZED. PLYWOOD NAILS
- 5 BOLTS ASTM 4307 ANCHOR RODS ASTM F1554, FY + 36 KSI BOLTS FASTENING WOOD MEMBERS SHALL BE FITTED WITH AN LEABLE IRON WASHERS AGAINST WOOD AND STANDARD OUT WASHER AGAINST NUT HOLES FOR BOLTS SHALL BE BORED 132" MAXIMUM OVERSIZE RETIGHTEN ALL BOLTS BEFORE CLOSING IN ALL BOLTS SHALL BE GALVANIZED \$ FASTENERS IN PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED WOOD
- SHALL BE HOT DIPPED ZINC-COATED GALVANCED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153 FASTENERS OTHER THAN MAILS TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN
- ACCORDANCE WITH ASTA BOSK, CLASS SS MINIMUM ALL CUTS OR HOLES DRILED IN PRESSURE-TREATED LUMBER AFTER TREATMENT SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE. THE CONCENTRATION OF WHICH SHALL CONTAIN MINIMUM OF 2% COPPER METAL BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE
- ALL NEW BLOCKING INSTALLED AGAINST EXISTING JOISTS SHALL HAVE SIMPSON
- A35 ANCHORS EACH END
- A35 AND/HORS EACH END 9. ALL LAG SCREWS SHALL HAVE A CUT THREAD, NOT A ROLLED THREAD, DRILL HOLE FOR THREADED PORTION OF LAG SCREW 75% OF THE SHANK DIAMETER DRILL HOLE FOR THE SHANK PORTION OF THE SCREW EQUAL TO THE SHANK DIAMETER 10. GLUAAN BEAMS, 244, 4F OR SAME SPANS, 198 2400 PSI 11. PARALLAN PARALLEL STRAND LUMBER (PSL) TO BE FABRICATED BY
- WEYERHAEUSER (ICC-ES ESR-1387) a HEADERS & BEAMS GRADE 20E UON
- POSTS GRADE 1 RE
- 12. ARCROLLAM LAMINATED VENEER LUMBER (LVL) TO BE FABRICATED BY WEYERMAEUSER ICC-ES ESR-13871 GRADE 1 9E
- TIMBERSTRAND LAMINATED STRAND LUMBER (LSL) TO BE FABRICATED BY WEYERNAEUSER (ICC-ES ESR-1387)
- HEADERS, COLUMNS & POSTS GRADE 1 3E
- D. STRUCTURAL STEEL ANGLES, CHANNELS AND PLATES ASTM A36, Fy=36 KSI UON WIDE FLANGES ASTM A992, Fy-50 KSI TUBES (SQUARE OR RECTANGULAR HSS) ASTM A500, GR B, Fy-46 KSI
 - TUBES (ROUND) ASTM A500, GR. B. Fy=42 KSI ASTM A53 TYPE E OR S. GR. B. Fy=35 KSI STEEL PIPE BOLTS ASTM A325N UON
- ANCHOR RODS ASTM F1554 FY = 36 KSI UON
- SHEAR STUDS NELSON HAL OR S3L (ICC-ES ESR-2856)
- WELDING ELECTRODES E70 FOR FULL PENETRATION WELDS USE CHARPY V-NOTCH WIRE, MIN 20 M-# @ 0*F
- ALL STRUCTURAL STEEL TO BE DETAILED. FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS ALL WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED
- 8 ALL BUTT WELDS ARE TO BE COMPLETE PENETRATION UON ALL FILLET WELDS TO
- BE AISC MINIMUM SIZES BASED UPON THICKNESS OF MATERIAL JOINED UON BOLT HOLES FOR MACHINE BOLTS SHALL BE NO MORE THAN 1/16" OVERSIZE UON
- WHERE OVERSIZED HOLE IS REQUIRED, PROVIDE 5/15"KI"X3" PLATE WASHER WELDED TO THE STRUCTURAL MEMBER
- 10 CONTRACTORS SHALL SUBMIT DETAILED SHOP DRAWINGS FOR ALL STEEL TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION 11 CONTRACTOR SHALL SUBART WELDING PROCEDURE TO CITY AND ENGINEER FOR
- ADDDCUAL DDIOD TO EABDICATION
- EPOXY ANCHORS / EXPANSION ANCHORS INSTALLATION
- A HOLES FOR POST-INSTALLED ANCHORS SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED ALL MOSDRILLED OR UNACCEPTABLE HOLES
- SHALL BE GROUTED SOLID b HOLES SHALL BE DRY CLEAN HOLES WITH MYLON BRUSH TO REMOVE LOOSE
- HOLES STALL BE DATIOLED AT A LESS AT A LESS AND ALL AN
- THE MANUFACTURER'S RECOMMENDATIONS CONTRACTOR TO USE CORRECT ORILL BIT SIZE
- NOTIFY ARCHITECT IMMEDIATELY IF FLEMENTS WITHIN THE EXISTING STRUCTURE PREVENT DRILLING IN THE LOCATIONS SHOWN ON THE DRAWINGS MINIMUM CONCRETE THICKNESS SHALL BE 1 STIMES THE DEPTN OF
- 2. EPOXY SHALL BE ONE OF THE FOLLOWING
- a HILTI HIT-RE 500 V3 (ICC-ES ESR-3814) b SIMPSON SET XP (ICC-ES ESR-2500)

IV EXPOSURE TO WEATHER

STEEL

- THREADED STEEL RODS EMBEDDED IN EPOXY SHALL BE ASTM F1554, FY = 36 KSI OR
- 4 REINFORCING STEEL BARS EMBEDDED IN EPDXY SMALL BE ASTM 4615, GRADE 60.
- 5 EXPANSION ANCHORS SHALL BE CARBON STEEL HILTI KB-TZ (ICC ESR-1917) UON

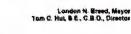
X LEGEND			
SYMBOL	DESCRIPTION	DETAIL	
-	RIDGE AT SLOPED ROOF		
	VALLEY AT SLOPED ROOF		Matt Coelho
	CHANGE IN FINISH FLOOR ELEVATION		ENGINEERING
	EXTENT OF RAFTER OR JOIST FRAMING		#380-8743 Son Francisco, CA 94115
►.	JOIST HANGER	SEE SCHEDULE	m. 732 33: 5368
\bigcirc	EROOF OR FLOOR SHEATHING		
	(E)WALL OR (NIPARTITION WALL ABOVE	SAD	(automation)
	(N)STRUCTURAL WALL ABOVE	(1)	The lat
	IE) OR (M) WALL BELOW		and the second
	NHEADER BELOW	(1) (2) (S41)(S41)	PROJECT
			FRE DAMAGE REPAR AND NEW BATHROOM
			2722 FOLSOM ST SAN FRANCISCO 94110
			PROJECT No.
	WOOD POST ABOVE/SELOW		X ¹ -05
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-	Stephen Liu, DBI		ANUESTORIES
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IX LEC

AGENCY STAMPS

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

City and County of San Francisco Department of Building Inspection



NOTICE SPECIAL INSPECTION REQUIREMENTS

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

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

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-588-8132**. If there are any <u>field</u> problems regarding special inspection, please call your District Building inspector or **415-558-8570**.

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

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.8. The building permit will not be finalized without compliance with the structural observation

Special Inspection Services Contact Information

- Telephone: (415) 558-6132
- 2 Fax: (415) 658-6474
- Email: dbl.specialinepections@sfgov.org In person: 3rd floor at 1650 Mission Street
- 4
- We are moving towards a "paperlass" mode of operation. All apecial inspection aubmittate, including final letters, may be emailed (preferred) or fazed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services 1660 Nivskin Street - Ban Francisco CA 64103 Office (415) 558-8112 - FAX (415) 558-8474 - www.afdbi.org Undated 1 V01/2018

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION IS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET A COPY OF

JOB ADDRESS	2722 FOLSOM ST	APPLICATION NO	ADDENDUM NO
OWNER NAME	MICHAEL TURON	OWNER PHONE NO	212 1777-2563

Employment of Special Inspection is the direct responsibility of the OMNER, or the angineer/antivect of record acting as the owner's representative. Special respector shall be one of those as prescribed in Sec 1704. Name of special inspector shall be furnished to DBI District inspector prior to start of the work for which the Special Inspector is required. Structural observations shall be performed as provided by Section 1704. IS a preconstruction conference a recommended for perior builder or designer/builder projects, complex and highned projects, and for projects utilizing our processes or material. new processes or malerials

In accordance with Chapter 17 (SFBC). Special inspection and/or testing is required for the following work

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29 Certification e required for City-tens comp 26 Creations is not-rain Suiding Listrational S. COS HD C		. 331-5368
Prepared by MATTHEW & COELHO, F	Prignip (
Required information FAX ()	Errat_ mati coetho@gma	al com
Provident Dat	Prove 151	5) 565-



APPROVAL (Based on malmitted reports

DBI Engineer of Plan Chacker / Special Inspection Services Staff DATE QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO City and County of San Francisco Department of Building Inspection



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

Atlachment A

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

	2722 FOLSOM ST		PPL IC	ADDENDUM	NO.	_
PHNER NAME	MICHAEL TURON			OWNER PHONE NO. (212)777-2583	-	-
1	PROPERTY LOCATION	-		3) PROPOSED CONSTRUCTION		
				CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQLT OF NEW PRODUCTION ROOM AREA	YES	NO
THE STATE OF CONSERVATION	DUCED LANOSLIDU AMIA ON ALGORNIA ULPARTMENT OF DIVISION OF MONTS AND		NO	HORIZON FAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROLE AREA	YUS D	N()
	H SHISMIC HAZARD ZONUS N FRANCISCU, AUFLEASED 100	a		SHOUND	YES CI	NE
				UNDURFINNING	YES {]	NO
3: 45	ERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OF FILL, 14 OVTR 50 COBC YARDS OF LANTIL MAD-REAL	YES	NO
DE AUTS (25%) GE APPERCANT WRA REESTRATING SE	LDING AN AVERAUE SLOPH RADE NEED TO ACT COR PLAN OF A DR PROPERT AN BASE DERD SAGE DR	VES D	NO	CONSTRUCTION ACTUSTY INSTED BITOW OF ITAMINED BY THE DEPEDDING DEFICIAL THAT NAY HAYE AS UNSTANLIAL IMPACT ON THE SLOPE STAILLITY RETAINING WALL.	YEA CI	NC
STOPE OF THE PE		1		OTHERS	YES	NK D

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of partury, I cartily 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 basi of my knowledge.



Technical Services Division 1660 Missim Rivet-Sen Fransisco CA 94103 Office (415) 658-4266 — FAX (416) 668-6401 — www.sidbl.org

INFORMATION SHEET S-19

ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

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

I the box in Section 1 "Property Location" AND the box In Section 2 "Average Slope of Property" are marked "No" QR 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 is within any erstal of polanital landskip hazard, DB shall require mandatory submittal or reports par Section E only

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

If the box in Section 2 "Average Stope of Property" <u>AND</u> any boxes in Section 3 "Proposed Construction" are marked "Yes" <u>AND</u> the property lies within the areas of potential landmide hazard, DSI shall require mandatory submittel of reports per Section E and requere the perton application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be collowed by the astablishment of a Structure Advecory Committee (SAC) with the project reassigned to Tier ill

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their decretion, determines from the submitted documents that the project has a substantial impact on the slope asability of the site or creates a potential for earthquake induced landside hazards. DBI may require that the thref party peer review be followed by the stablishment of a Sauchural Advisory Committee (SAC) and re-assigned the project to Tier lit.

TIER II: Structural Advisory Committee (SAC) Review

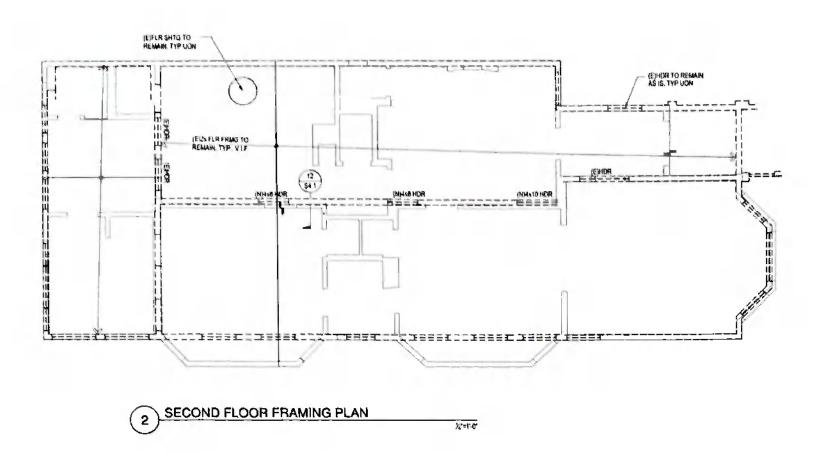
If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittel of reports per Section E and require the permit application be subject to review by a Structural Advecory Committee (SAC), as defined by SFBC Section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

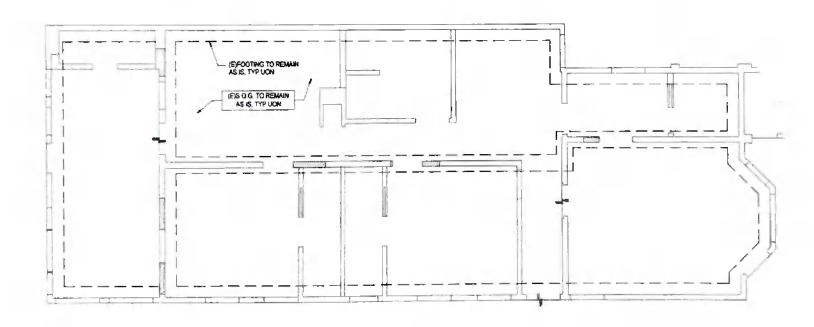
DEL Plan Reven Phone. (415) Tier essigned by:

Guppen Liu, L AUG 17 200

Page 1 2

Matt Coelho ENGINEERING 2443 (Drivers D) 8380-añ43 San Fight aco, CA 741 S m 732 331 5348 PROJECT THE DAMAGE REPAR AND NEW BASHROOM 2722 HOLSOM ST SAN FRANCISCO 94110 PROJECT NO. 20-05 AGENC'S APPROVAL NOTES STRUCTURAL RECEIVED AUG 1 7 2020 ENERAL NO ROVE Sen Francisco -NP 0 2 2020 it wood Stephen Lis, Dor a species & the series "The Net MEESTONES AUG 1 7 2020 FIRM 1113/125 5011 \$1411 7 CF 4





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FIRST FLOOR FOUNDATION PLAN

1





FLOOR FRAMING PLAN NOTES

- 4



	Matt Coelho Engineering 2443 Filmore 9 4980-4454 San Reproducts CA 4415 m 732381.5808
	(Alexandre
	PROJECT FIELDAMAGE REPAR AND VEW BATHROOM 2722 FOLSOM ST SAN FRANCISCO 94110 PROJECT NO. 2005 AGENCT APPROVAL
	STRUCTURAL PLANS
e E	ADESTORES STORES TO BULLING INSTITUTE
	see S2.1

Stephen Llu, DBI

RECEIVED AUG 1 7 2020 DEPT OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR MAGING

		ACCEPTED.
WOOD STUD FR	AMING SCHEDULE	
EXTERIOR WALLS	INTERIOR WALLS	POSTS "
		1

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	2x4 @ 16'0 C 2x4 @ 16'0.C.	2x4 @ 16"0 C 4x6 2x4 @ 16"0.C. 4x6

NOTES 1 REFERENCE DETAILS 3/53 1 & 12/53 1 FOR POST SIZE REQUIREMENTS AT SHEAR WALLS.

1 SEE GENERAL NOTES ON SHEET S10

2 SEE TYPICAL WOOD DETAILS ON SHEETS \$41.

3 EXISTING CONSTRUCTION NOTED AS (E); NEW CONSTRUCTION NOTED AS (N).

(N)STRUCTURAL STUD WALLS ABOVE THE FLOOR ARE SHOWN THUS ______ ON PLAN. SEE WOOD STUD FRAMING SCHEDULE FOR TYPICAL FRAMING OF STRUCTURAL STUD WALLS. SEE DETAILS ON SHEET SI 1

5. STRUCTURAL STUD WALLS SUPPORTING THE FLOOR ARE SHOWN THUS []] ON PLAN SEE WOOD STUD FRAMING SCHEDULE SEE TYPICAL WALL FRAMING DETALS ON SHI 1 SAD FOR NON-LOAD-BEARING PARTITIONS

6. NEW HEADER BEANS BELOW SHOWN THUS STATE THE

NOTE FOR ALL WATERPROOFING REQUIREMENTS, S.A.D., OR OWNER TO HIRE WATERPROOFING CONSULTANT. TYP UON



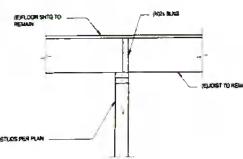
CON NE TION	NAILING ¹
Joint or forferig to soles of stude 5 − mgth suist or leave The magch addition of 4 million or people of post	3-16.0 5-16.0
2 broging to scale, toward such and a fillinghing between parts or mittex- ting parts or rational-towards people sola, pach and a blocking between shade, each and	2-69 3=10g ¹² 2-100 teenats or 2-166
2. If x 6" subline or less to such pist, foce not	2-54
A White User 1' a 6" sublicer to each piel, foce not	3-24
3. 3" subfloor to past or grapp, blind and face not	3-160
B. Sola pictu to pust or blocking, typicti laça nat bain pictu to mail or blocking, of bracad will panelly.	104 of 16" inc. 3~164 of 16"
Four phate to blad, and mad	J= 16a
Shad to nove picto	4-84 toendil or 2-16d, and sid
6. Devalle study, face nal	läd al 24°o.c
10. Double log plates, Typegt face hiti	15d at 16" as
It blocking astress dista or raflers to top plate, lownar	3-Bd
12 Rim and to top plate, toenal	10d at 0" ma
13. Top plates, laps and missiscriture, face hall	3-164
16 Continuous tender, Les piècan	154 at 15" a.c. storeg sach side
15. Colong posts to avera, tourol-	3-84
16. Continuous header to stud, toenal	6- ful
17 Calling jost, laps over der Wichs, face nak	3-104
18. Calling jaints to paratist nations, lace not	3+16d
19. Jawi ar velfere as all bearings-tomain, each side	2-10d
20. 1" proce to each stud and plate, face nat	3— 8d
21 1" + 8" eleathing or less to each bearing, face not	3 Ba
22. Whole than 1" + 8" sheathing to seen bearing, foce r	nal 3-3a
23. Buft-up comme stude	16d gt 12" o.c.

Use common ave nois except where otherwise stoted.

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MINIMUM NAILING SCHEDULE 11 ref. CBC 2019 TABLE 2304.10.1

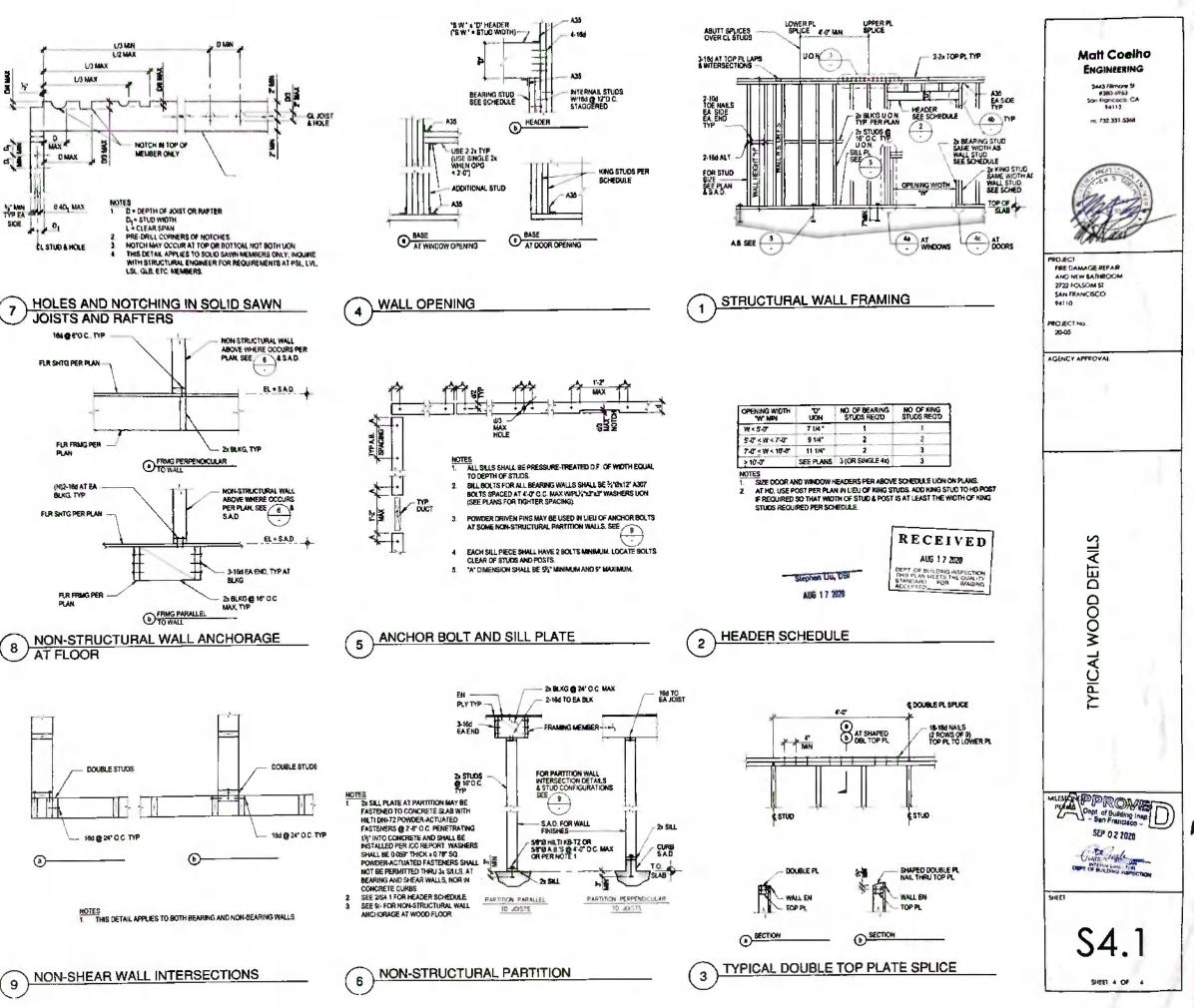


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12 (N)INTERIOR BEARING WALL DETAIL PERPENDICULAR TO (E)FRMG

EXHIBIT 2

and the survey		it -		•	1	FOR
APPRO	VE	7		+ 1	METER FOR	A.G.
Dept. of Build	ling Insp.	J and	1410		OVED	3
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2 Phone	1.	× .		Water: VO Wastewater:	ANC	APP
NY PATRICKOR	RIORDAN				Dayo	LICA
APPLICATION FOR BUILDING	GINSPECTION	CITY	AND COUNTY	DE CAN EDAM	0.0212	APPLICATION NUMBER
ADDITIONS, ALTERATIONS OR		1	RTMENT OF BU			NUN
			N IS HEREBY MA			IBER
ORM 3 🖸 OTHER AGENCIES REVIEW	V REQUIRED	PERMISSIO	N TO BUILD IN AC	CORDANCE WIT	H THE PLANS	
ORM 8 🖾 OVER-THE-COUNTER ISS	UANCE		FICATIONS SUBMI G TO THE DESCRI			APPF
\sim NUMBER OF PLAN SETS			ER SET FORTH.			APPROVAL NUMBER
ATE FILED FILING FEE RECEIPT NO.	(1) STREET ADDRESS (T WRITE ABOVE		BLOCK & LOT		
10 05 1.10	2722-27)		<u>.</u>		20)	APPROVAL NUMBER
ERMITINO. ISSUED	(24) ESTIMATED COST		(28) REVISED COST:	3641/	202	
1011: 4-119:6 11/1 1070	B1.2	רטי רטי	BY:	DAT	2	
			D BY ALL APP			
A) TYPE OF CONSTR. (5A) NO. OF (6A) NO. OF	LEGAL DESCR	SE:	ISTING BUILDIN		COUR CLASS	(9A) NO. OF
	(D) 2 F	amily D	UCTING		K-342	(9A) NO. OF DWELLING UNITS: 2
TYPE OF CONSTR. (5) NO. OF (6) NO. OF	(7) PROPOSED U	LDING AFTER	PROPOSED ALT		CUP CLASS	(9) NO. OF
CCUPANCY: AND CELLARS:	D 2	Fr.m. 1.	Duching			(9) NO. OF OWELLING 2- UNITS: 2-
HO BE CONSTRUCTED YES □ BE USED BE USED BE CONSTRUCTED NO 😒 CONSTRUCT	TREET SPACE URING TION?	YES U WO) ELECTRICAL		3) PLUMBING ORK TO BE ERFORMED?	YES 🗋
4) GENERAL CONTRACTOR ADDRI		ZIP	PHONE	CALIF. LIC. NO.		ATION DATE
SUTES BUILDES T. 1894 5) OWNER - LESSEE (CAOSS OUT-ONE) ADDRE		14122 ZIP	(45)519-07		HONE (FOR CONTACT BY	12010 (DEPT)
ALENANO TOTAL MORE TO BE PERFORMED U	Folian S		0	(4)	5) 933-79	
Revision to PA #2120-0611-1			pleAline	A add ag	Part in in	proposed
mytruction cast.					,	
	ADDI	TIONAL INFO	RMATION	5		
CREATE ADDITIONAL HEIGHT TES NEW HE	IS YES, STATE FIGHT AT I LINE OF FRONT	. CRÉ	DOES THIS ALTERATION ATE DECK OR HORIZ		20) IF (19) IS YES, STAT	
21) WILL SIDEWALK OVER VEG (22) WILL 8		VES (1) (23	ENSION TO BUILDING? ANY OTHER EXISTING BL LOT? (IF YES, SMOW)	DG. YES B	24) DOES THIS ALTERAT	N/A SO.FT.
	ATY LINE?	NO 2 ON ADDRESS		NO D	OF OCCUPANCY?	NGE VES L
Divid Locicero 22340 Po		290 Empry	uic LA 946	03	CALIF CERTIFICATI	ł №0.
26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESK F THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKN	GNATION IF ANY. IOWN")		A	DDRESS		
IMPORTANT NOTICES				NOTICE TO AP	PLICANT	
o change shell be made in the character of the occupancy occuse withos uthorizing such change. See San Francisco Building Code and San Fran	clace Housing Code	the Cl	HARMLESS CLAUSE. The per- ly and County of San Francisc ing from operations under this	nitlee(s) by acceptance of t	he permit, agree(s) to Inden	unity and hold harmless clions for damages
lo portion ol building or structore or scelleiding used during constructio ontaining more than 750 volts. See Sec 385, California Penal Code.	A	a cut wire assure	the defense of the City and	County of San Francisco ag	ainst all such claims, dema	ly of San Francisco, and : nds or actions.
wsuant to San Frencisco Building Code, the building permit shall be up sponsible for approved plans and application being kept at building sh	B. C. L. C. S.	T which	formity with the provisions of worker's compensation covers ever is applicable. If however d of compliance below.	Section 3800 of the Labor (lige under (I) or (II) designat	ode of the State of Californ ed below, or shall indicate i	la, the applicant shall tem (ill), (IV), or (V),
rade lines as shown on drawings accompanying this application are as nes are not the same as shown, revised drawings showing correct grad stalls of retaining walls and wall footings must be submitted in this dep	e lines, cuts and fills, and co	al grado metho omplete	d of compliance below.		w/ withat de checked as well	. Mark the appropriate
NY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.			by attime unider penality of per I. I have and will registed in by Section 2200 of the l			Pro man sin
WILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETIO ERMIT OF OCCUPANCY GRANTED, WHEN REQUERED.	N IS POSTED ON THE BUILD!		at we could be the L	our code, for the performa-	nce of the work for which th	is permit is issued.
PROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL F LUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND P	LUMBING MUST BE OBTAINE	ED.	 I have and with maintain Code, for the performant insurance carrier and po 		urance, as required by Sections permit to issued. My work	on 3700 of the Labor er's compensation
EPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOU 1 (24).				-127 42	<u>[009</u>	
ais is not a building permit. No work shall be started until a f dwellings, ell insulating materials must have a clearance of not less th		()	IN. The cost of the work to	te dane is \$100 or less.		
ires or squipment.			N. I certify that in the perio any person in any mann			
22. OWNER I ARCHITECT			compensation provision	is i understand that in the	event that I should become i	subject to the worker's
		(1	V. I certify as the owner (a	the priori for the support of	he permit herein applied for	shall be deemed revoked
APPLICANT'S CERTIFICA		-	of Capitomia and who, p	ler to the commencement	tet in the performance of the complies with the worker's of any work, will file a comp	
IEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CO PLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND IMPLIED WITH			with the Central Percent	Bureau		
		Sinnet	ure of Applicant or Agent	1/	Bate	123/2020
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APPLICANT COPY

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R	APPROVED:	Mars La	DATE:
		Ming Ge, DBI	REASON:
		OCT 1 3 2020	
		BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
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_		DEPARTMENT OF CITY PLANNING	
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_		MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:	Ming Ge	DATE:
		Ming Ge, DBI	REASON:
]		OCT 1 3 2020	
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		CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
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	APPROVED:		DATE:
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		DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
-	40000V/FD		
	APPROVED: JC – Please be advised d on your plans andfixtures of	Sunt vour existing	REASON:
ite	r meter may be UNDERSIZE	D, A water	
ete	r upgrade is recommended. C - New Installations, 525 G	Please contact	0
	loor, San Francisco, CA 94 1900 for more information.	102, Tel: (415)	NOTIFIED MR.
1-4		REDEVELOPMENTAGENCY PUL	
	APPROVED:	NLA	DATE:
		h. f.	REASON:
		HOUSING INSPECTION DIVISION	NOTIFIED MR.

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Number of attachments

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PROJECT NARRATIVE

2722-2724 Folsom Street Fire, Smoke + Water Damage Repair

Block No:	5641
Lot No:	002
Zone:	RH-2, Residential 2-family
Site Area:	3675 SF
Existing House:	9 stories - no change
Existing Building Area:	4044 SF - no change
Project Area:	1375 SF
Construction Type:	V-NR, Mood Frame
Occupancy Type:	Residential - 2 units
Present Use:	Residential - 2 units
Proposed Use:	Residential - 2 units
Scope of Mork:	
Fire, Smoke, and Mater	damage Repair. NO EXTERIOR MO
Add a new bathroom	
All work is in unit 2722 F	² alson

PROJECT TEAM

OWNER: Michael Turon 2722 Folsom Street Sen Francisco, CA 94110

ARCHITECT: David Locicero / architect 2340 Powell Street, No. 240 Emenville, GA 94608 415.342.2204 delocicero@amail.com

RELATED PERMITS

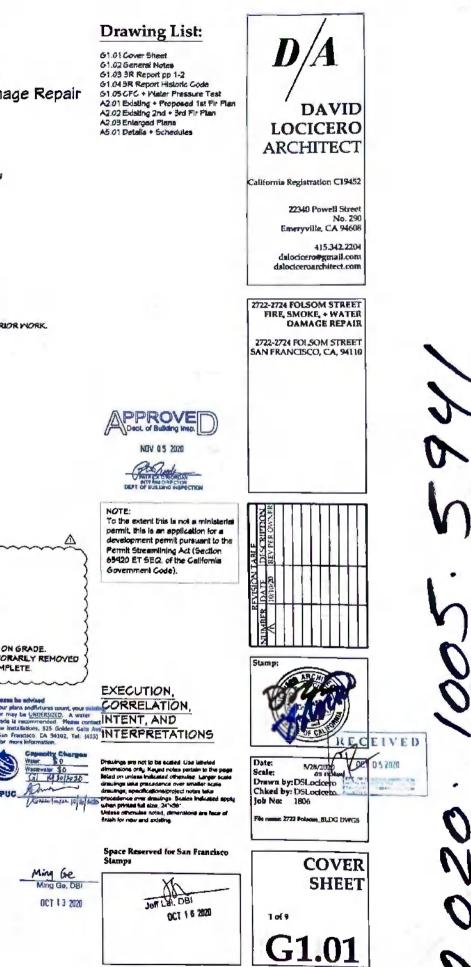
 BPA 2020-0923-4748- REVISION TO PA #2020-0611-8414 REPAIR / REFRAME TWO ENTRY DOORS LOCATED IN UNIT 2724. DOORS NOT VISIBLE FROM STREET - NORTH AND SOUTH EXPOSURES.

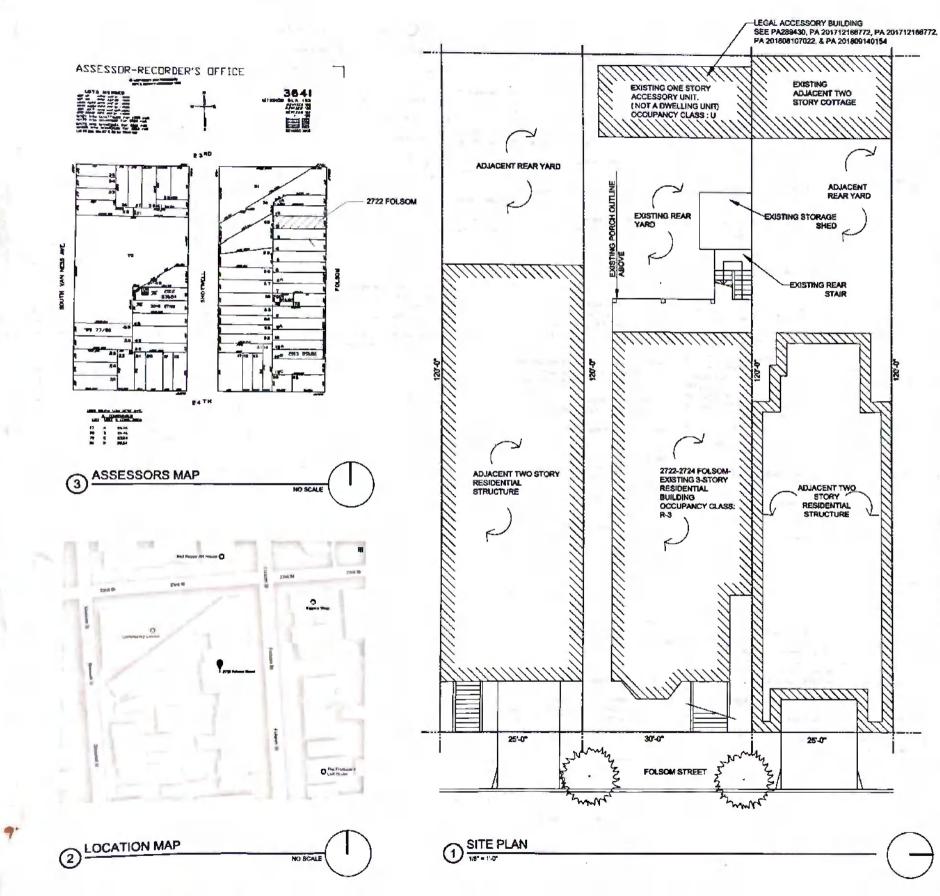
BPA-2020-0904-3490-REVISION TO PA #2020-0611-8414, REPLACE EXISTING SLAB ON GRADE. NOTE: PORTIONS OF EXTERIOR MAY BE TEMPORARILY REMOVED BUT WILL BE RETURNED WHEN REPAIR IS COMPLETE.



All Construction work shall comply with the 2019 California Code of Regulations This 24:

Building Code (CBC) Electrical Code (CEC) Mechanical Gode (CMG) Plumbing Code (CPC) Fire Code (CFC) Building Energy Efficiency Standards Green Building Standards California Historical Building Code (CHBC) The applicable City of San Francisco Municipal Codes





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GENERAL NOTES:

A CODES	C. MATERIALS, FIXTURES, & FINISHES		IL CARDENTER AND AND A	H. CARPENTRY - continued	H. CARPENTE
1) The Cambra day (ELECTRICAL -continued	H. CARPENTRY - continued	H. CARPENTRY - Compluted	H. LORFENI
Provening with Ferrits for day and all LK/A			1) MATERIALS . Preservative treated wood - continued	2) FASTENERS / CONNECTORS - continued	CONNECTOR
and/or Plumbing work required to complete this project		shall be sealed between the housing and the ceiling with a	5. All preservative-treated wood shall bear the quality mark of	 A) Nails - continued A) matters and enclosely called out on plans shall be not. 	E. Joist hanger timber connect
/	the Owners.	gasket or caulk	an inspection agency that maintains continuing supervision, testing and inspection over the quality of the	 All nalling not specifically called out on plans shall be per tupical details, TAble R6023(1) of the CRC and the table belo 	
 The instanting Contractor is responsible for the design and engineering of the required HVAC, Electrical, and 		7) Label all breakers.	preservative-treated wood. Inspection agencies for	Connection Festening/application	UON, All shape
Plumbing work.	All finish materials shall be selected by the Owners.		preservative-treated wood shall be fisted by an accreditation	Rafter to Plate (3) 16d box or 10d common/toenall	(2
	4) Finish materials and appliances from the (E) house are to	All conductors shall be copper.	body that complies with the requirements of the American Lumber Standards Treated Mood Program, or equivalent. The	on one side, 1 on the other)	F. Threaded to A193 grade B1
 Apply the CHBC for Building, Electrical, Flumbing, and Mechanical where applicable, including applicable 	be salvaged and reused in the remodel of the house. Care	9) All new conductors, if any, for multi-usire circuits, shall be	quality mark shaft be on a stamp or label affixed to the	Blocking between joists of rafters to top Piete (3) 54 boxtoenail	HI D BIDDE D
Title 24 Compliance, unless specifically not excluded by	shall be taken when removing and storing these items.	grouped with wire ties within the breaker game).	preservative-treated wood, and shall include the following	Built-up studs 10d box @ 24" o.c./face nel	G) Mechanical
	5) Mindows, doors, frames, and millwork from the (E) house		information:	Abutting Stude @ corners 16d @ 12 o.c.	the plans shall
	are to be salvaged and reused in the remodel of the house.	 New overhead service conductors shall be enclosed in rigid metal conduit. 	b lube of preservative used	Dol Top Plate 10d box @ 24" o.c.face nat Top Plates, comer laps and	per the manufa restrictions. Ac
	Care shall be taken when removing and storing these liems.	TREES CONSUL,	c. minimum preservative retention (pcf)	Intersectiona (2) 10d box/face null	Kulk BC
B. CONTRACTOR		11) Lighting in spaces adjacent to the Kitchen shall be	d. end use for which the product is treated.	Top Plate to stud (2) 16d boxtend nall	KH-EZ b
		separately switched.	e. ANPA standard to which the product was treated f. Identify of the accredited inspection agency.	Stud to sole plate (3) 6d box or (2) 16d bowlend nell	Strong-t Titen HC
1) The Contractor and sub-contractors shall field verify all dimension and conditions there to start of work. Are		12) All Laundry room duplex outlets in the Mork Area shall be		or at 3x sole plate (3) 16d box/face nali	itten ne
dimension and conditions prior to start of work. Any	D. NOT USED	Ground Fault Interrupter (GFI) Lpe.	D. All structural sheathing panels shall be identified with the	Sole Plate to joint	3. INSTALLAT
discrepancies shall be reported to and coordinated with the Architect.			appropriate trademark of the American Plywood Association and shall conform to the regularments for their type in dOC PS 1	or blocking 16d box @ 16" o.c./face nall	A. All carpaning
			or PS 2. Each panel or member shall be identified for grade and	Sole Mate 10 jost	provision of the
2) All work performed under this contract shall include, but	E. PLUMBING		glue type by the trademarks of an approved testing and grading	or blocking at 5ini (3) 16d box per 16" face nall 2" subfloor to joist	B. Solld block
is not imited to, furnishing all labor, material, accessories,			agency. In addition, panels when permanently exposed in outdoor applications shall be of extenior type, except that wood	or girder (2) 16d box/blind & face nall	support to four
tools, transportation, fees, and taxes necessary to complete the work.	 Tank type Mater Heaters, if not already done, shall be strapped to adjacent wells within the upper 1/3 and lower 1/3. 	G. INSULATION & AIR INFILTRATION	structural panel roof sheathing exposed to the outdoors on the	Joist to sill or girder (3) 6d booltoe nall	C. All beams, J
	of its vertical dimension. In addition, if not sheady done, the	1) Installed insulating material shall have been certified by the	underside is permitted to be interior upe bonded with exterior	Rim joist or bik to top plats or sill plate dd box (2) 6" o.c./toe nall	each and and
5) In the absence of any material description in part or	water heater shall be wrapped with R-12 insulation.	manufacturer to comply with California Quality Standards and	glue, Exposure 1. Panel thickness and Span rating shall be at least equal to that shown on the drawings.	plats or sill plats 6d box (2) 6" o.c./toe nall Built-up beams (1-1/2"	framing to pre-
whole, the Contractor shall furnish and Install all components necessary for the completion of the work or		be installed in compliance with the finance spread rating and amoke density requirements of Sections 2602 and T0T of the	NOOL DESER DE BREENVENT DIT DIE GEBRINGP.	max thickness as piece 10d box@ 92" o.c.face nail at top	D. At nailed co
		UBC.	E. Structural Composite Lumber (SCL):	and bottom staggered w/ (2) 10d	member and p
satisfaction of the Architect and Gunera			 SCL shall have the following minimum properties; a. 1-3/4" thick SCL Members; 	box at ends	
4) The area of work is confined. Gare shall be take to		 All exterior joints and openings in the building envelope that are observable sources of air leakage shall be caulked. 	E=1.7 × 10% pel	3. Nells shall be as indicated below UON on the plans:	E. Do not notci approved by A
protect the adjacent spaces and properties from damage.	F. ELECTRICAL	gasteled, weather-stripped, or otherwise sealed.	Fb=2600 pel	A. Roof and floor streathing: Common nails	approved by
	5) I have do the Electrication does not be a set of the set of the		Fv=285 psi Fc (perp)= 700psi	B. Structural wall sheathing: Common, hot dipped galvanized box or tubled galvanized box (electroplated box nails are NOT)	F. All openings
5) Damage to building construction, systems, finishes, or		 Site built doors, windows, and skylights shall be caulted 	Fc (part)= 2950 psi	scceptable).	G. California fr
my other part of the Owner's premises, interior or exterior, inside or outside of the contract area, shall be repaired.		between the unit and the building and be weather-shipped.	b. 9-1/2" thick SGL Members:	C. Framing: Minere not specifically noted, use common, box, c	ridge and hips,
reptaced, and/or refinished to the satisfaction of the	2) Living, Dining, Family rooms, Dens, and similar rooms, and	4) This project is reusing existing double paned, argon gas	E=2.0 × 10*6 psi	coated sinker naits D. Metal Connectors: as recommended by connector	maming below
Architect and Currens at no additional cost.	closets over TO square feel in the area of work shall have fluorescent light fictures, or be provided with dimmer autories	filled virus windows.	Fb=2800 psł Fv=285 psł	manufacturer, UON.	framing areas.
6) The Contractor shall be responsible for the removal	or occupant sensors for incandescent lighting fotures.	5) Insulation shall be installed correctly with no gaps greater	Fc (perp)= 700 psi		below Californi
and disposed of all debris to compliance with all state and		than 1/5"; no voids; no compressions deeper than 3/4" with	Fc (part)= 2750 psi	4. Tupikal Nail SizeLength (In.) Shank Diam. (In.) 8d box 2-1/2 0.113	block or contin
local legislation.	3) (N) electrical outlets, # any, installed in bedrooms shall be protected with an Arc Fault Interrupter (CEC 210-12(b)).	Insulation completely filling the cavity and minimum 90% in	 Multiple place SCL beams shall not be substituted for full size SCL beams unless specifically noted on drawings. 	Bd common 2-1/2 0.151	H. Stud walls a
		contact with all 6 cavity surfaces (flush with the face of framing members). Insulation shall be cut to fit around withing or	3. Nall built-up 1-3/4" thick SCi, beams with three rous of 16d	10d common 3 0.145	Frame all stud
	4) All (N) 15 and 20 smp circuits shall be protected with an	plumbing, or split to encapsulate wiring or plumbing.	2 12" o.c. staggered (two rows where depth < 12"), typical,	10d box 3 0.128 16d common 3-1/2 0.162	joists, trusses
	Arc Fault Interrupter (AFCI) except Kitchens, batherooms, laundry rooms, ganages, and basement areas.	Recommend using unfaced batts, but if faced, the vapor	UON.	16d box 9-1/2 0.136	framed with no
	intering rooms, galages, and casemers areas.	retarder shall face into the conditioned space.		16d sinker 3-1/4 0.148	
	5) All (N) hardwired amoke and carbon monoxide alarms shall			20d common 4 0.192 20d box 4 0.148	I. Mitere crippi
	be protected with an Arc Fault Circuit Interrupter (AFCI).				provide solid b
				Notes: 1. Common nails may be substituted for box nails.	J. Care shall b
				2. 6d sinker may be substituted for 10d common or 16d box.	shrinkage, if n beams shall be
		H. CARPENTRY			stable moistur
		1) MATERIALS		B. Connectors and fasteners exposed to weather and/or in contact with preservitive-treated wood shall be hot-dipped	
		A) Sawn lumber used for load-supporting purposes shall be		galvanized, zinc-costed steel conforming to ASTM A153 or sh	K. Structural a
		identified by the grade mark of a tumber grading or inspection agency that has been approved by an accreditation body that	2) FASTENERS / CONNECTORS A) Nails	or stanuess steet. Connector material and/or corrosion	shall be driver
		complies with DOC P5 20 or equivalent and shall be Douglas	 Nalis shall conform to requirements of ASTM F 165T. Nails 	protection shall conform to the manufacturer's recommendations. Fastener material/finish type shall match	cheathing.
		Fir-Larch meeting or exceeding the following commercial	used for framing and shealthing connections shall have a	connector material/finish type at each connection.	
		grades, UON: 1. Studs up to 10'-0" in height, plates and blocking:	minimum average beding yield strength as follows:	e made to a second second second	
		Standard or better.	80 ksi for shank diameters larger than 0.111 inch but not larger than 0.254 inch;	 machine bots and anchor boils shall conform to ASTM A307. Provide standard washers under head and nut where 	
		2. Studs greater than 10'-0" in height, joists, raiters,		bearing is against wood, UON. Bolt holes in wood shall be Wi	16"
		ledgers and 4x beams and posts (FOHC); No. 2	than 0.1TT inch;	larger than bolt sizes, UON, Nuts shall be tightened when	
		 Beams and posts too and larger (FOHC): No. 1 Lumber shall have a maximum moisture content of 19% at 	100 ksi for shank diameters of at least 0.099 inch but not larger than 0.142 inch.	placed and relightened before closing in.	
		time of installation.	2. All nating not specifically called out on plans shall be per	D. Standard cut washers shall conform to ANSI B18.22,1	
		C) Preservative treated wood:	tupical details, TAble R502.3(1) of the CRC and the table below.		
		1. All preservative treated wood (PTDF) shall be Douglas Fir	Connection Fastering/application		
		with a grade per plan. 2. Treatment and usage shall conform to the requirements of	Rafter to Plate (3) 16d box or 10d		
		the applicable AMPA Standard U1 and M4 for the species,			
		product, preservative and end use. Preservatives shall be listed			
		In Section 4 of AMPA U1. 3. All pressure treated lumber shall be clean, dry, and free from			
		 All preasure preside lumber shall be clean, dry, and mee from surface residue. 			
		4. Field treat cuts, notiches, borings, etc., and hand treated			
		fumber in accordance with AMPA Standard M4.			
					Ming Ge, DBI

RPENTRY - continued

NECTORS - continued

ist hangers, metal connectors, and other miscellaneous connectors shall be per Simpson Strong-Tic Company, w bolt all pre-drilled holes, per manufacturers instruction, All shaps shall be centered on silce, UON.

readed rod (ATR) shall conform to ASTM A36 or ASTM grade BT.2) FASTENERS /

echanical anchors installed in concrete where specified on lans shall be ICC-ES approved. Anchors shall be installed te manufacturer's recommendation, UON. See plans for ctions. Acceptable anchors:

Kulk BOLT TZ by Hitt (ICG ESR-1917)

KH-EZ by HIH (KC ESR-3027)

Strong-bolt by Simpson (ICC E5R-1771) Titen HD by Simpson (ICC E5R-2715)

TALLATION

corporing shall conform to the conventional construction sion of the CRC unless detailed otherwise.

It's block under all beams and posts to provide continuous or to foundation or post below.

I beams, joists, and maters shall be supported laterally at end and at Interior supports by solid blocking or similar ing to prevent rotation of member.

nailed connections, where wood tends to split, replace ber and predrill holes.

not notch beams, joists, rafters and studs, UON, or wed by Anchibect.

openings shall be between framing members, UON.

aliformia framing shall be 2x4 at 24" o.c. rafters and 2x6 and hips, UON. Brace California framing to typical rag below at 46" o.c. mesimum. Typical roof harming and tural sheathing shall be continuous below California rg aveas. A single 22"x30" opening in structural sheathing o California framing is permitted for access. Provide solid or continuous flat 2x member under ends of all rafters.

ud walls shall be framed with 244 studs at 16" o.c., UON, e all stud walls full height, continuous to bottom of Roor , trusses or matters. All exterior studs greater than 10-feat in 1 shall be 2x6 studs at 16" o.c., UON. Comens shall be studith not less than three studs, UON.

ere cripple walls are framed with stude less than 14° high, de solid blocking.

ire shall be taken to allow for the effects to lumber large. If necessary to avoid sagging, joists, rafters and na shall be braced midspan until lumber has reached a te molsture content.

ructural shealthing installation shall be in conformane with commendations of the America Piguoo Association. Nails be driven so that their head is Rush with the surface of the thing.



IJ

2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110

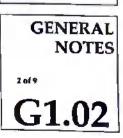


Stam



Date: 5/28/2020 Scale: as noted Draws by:DSLocioen Chied by: DSLocicero Job No: 1806

File name: 2722 Folsom_BLDQ Envices



Space Reserved for San Francisco Stamps



OCT 13 7070

City and County of San Francisco Department of Building Inspection	Residential Building Record (3R	London N. Breed, Mayor Patrick O'Riordan, Interim Director REVISED	Department of Building Inspection 49 South Van Ness Avenue, Suite 400 San Francisco CA 94103 - (628) 652-3420 Report of Residential Record (3R) Page 2	REVI : 9:12 am,
	(ilouing Code Section 351(a))	9:11 am, Sep 08, 2020	Address of Building 2722 - 2724 FOLSOM ST	Block 3641
BEWARE: This report describes the current legal no physical examination of the property Itself. This	ase of this property as compiled from re- record contains no history of any plamb	cords of City Departments. There has been ing or electrical permits. The report makes	Other Addresses	

Application #

201802131149

201802222028

authorized in this report may be lilegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise mposed by law. Address of Building 2722 - 2724 FOLSOM ST Block 3647 Lot 002 Other Addresses I. A. Present authorized Occupancy or use: TWO FAMILY DWELLING B. Is this building classified as a residential condominium? Yes No 🗸 C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No 🗸 2. Zoning district in which located: RH-2 3. Building Code Occupancy Classification R-3 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No 🖌 If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status. 5. Building Construction Date (Completed Date): 1896 6. Original Occupancy or Use: ONE FAMILY DWELLING 7. Construction, conversion or alteration permits issued, if any: Application # Type of Work Done Permit # Issue Date Status 15925 MOVE AND RAISE BUILDING. UNDERPIN HOUSE, REBUILD FRONT AND 15925 Apr 07, 1908 N REAR PORCHES, STAIRS, AND BATHROOMS IN CENTER OF BUILDING 85264 85264 Mar 28, 1919 TO CUT IN OPENING IN FRONT PART OF BASEMENT FOR A GARAGE N 181468 139481 Sep 27, 1929 ALTERATION TO GARAGE 198630 155800 REPAIR ROOF INCLUDING PAINTING (DAMAGED BY WATER) Apr 11, 1932 C 273285 243913 Oct 26, 1962 REPAIR FRONT AND BACK STAIRS 449293 405964 Dec 08, 1975 TO BRING BUILDING UP TO CODE AS REQUIRED BY DIVISION OF С APARTMENT AND HOTEL INSPECTIONS REPORT DATED 06/10/1975 . CFC 1ED TO COMPLY WITH DIVISION OF APARTMENT AND HOTEL INSPECTIONS С 8508636 717492 Mar 15, 1993 REPORT DATED 10/22/1985. ILLEGAL KITCHEN REMOVED FROM ATTIC -CFC 3FD 1077016 Jan 19, 2006 REROOFING 200601192481 RAFTER AND RE-SHEETROCK CEILING, TAPE AND PAINT (NO WINDOWS C 201003238760 1207622 Mar 23, 2010 AND NO DOOR WORK ON THIS PERMIT) REROOFING c 201004059649 1208613 Apr 05, 2010 UNIT #2722 - INSTALL NEW TUB WITH NEW VALUE, REFRAME TUB WALL, 201103293028 1234480 Mar 29, 2011 INSTALL NEW TILE, INSTALL, ONE GEL REPLACE EXISTING ALUMINUM HORIZONTAL SLIDING DOOR WITH NEW 1255811 Jan 13, 2012 C 201201132234 WHITE VINYL OF SAME REPLACE IN-KIND AND TYPE. NOT VISIBLE FROM THE STREET, U-VALUE 0.35 1450021 Jan 17, 2018 REMOVE TWO ILLEGAL UNITS (UNIT #4 "ATTIC" AND UNIT #5 C 201712186772 "COTTAGE/REAR SHEO') THAT HAVE NO PATH FOR LEGALIZATION PER SAN FRANCISCO BUILDING CODE 166A.3.1.3 AND EXEMPT FROM CONDITIONAL USE AUTHORIZATION PER PLANNING CODE 317(C)(4). REMOVE GAS STOVE

no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as

Records Management Division 49 South Van Ness Avenue, Suite 400 - San Francisco CA 94103 Office (628) 652-3420 - FAX (628) 652-3429 - www.sfdbi.org

201804065675 1457913 REMOVE FIRE DAMAGED LATH AND PLASTER AND/OR DRYWALL ALONG Apr 06, 2018 WITH FIRE DAMAGED CABINETS AND COUNTERS TO EXPOSE ROUGH PLUMBING AND ELECTRICAL TO ESTIMATE SCOPE OF REPAIR TO BE PERFORMED ON FUTURE PERMIT. NO ELECTRICAL OR PLUMBING WORK WILL BE PERFORMED ON THIS PERMIT. NO EXTERIOR WORK TO BE PERFORMED TO DOCUMENT THE LEGAL USE AND OCCUPANCY OF THIS BUILDING AS A C 201905211330 1499863 May 21, 2019 THREE STORY BUILDING CONTAINING TWO RESIDENTIAL DWELLING UNITS. THIS PERMIT CORRECTS ERRORS ON PREVIOUSLY ISSUED PERMITS FROM 1975 TO PRESENT PERMIT APPLICATION #449293 WAS ISSUED ON 12/08/1975 AND & CEC WAS ISSUED BY DEPARTMENT OF BUILDING INSPECTION. THE OWNER AT THAT TIME WAS AWARE THAT THE BUILDING WAS NOT A LEGAL THREE UNIT BUILDING. THIS PERMIT ALSO CORRECTS ERRORS ON SUBSEQUENT PERMITS RECORDING LEGAL NUMBER OF UNITS CFC 2FD TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER APPLICATION C 202003046121 1529295 Mar 04, 2020 #201103293028. SEE APPLICATION #201905211330 FOR UNIT COUNT CORRECTION COMPLY WITH NOTICE OF VIOLATION #201842471 - FIRE DAMAGE REPAIR 202003066357 1529561 Mar 06, 2020 AND INSTALL NEW SHEETROCK IN NORTH EAST CORNER ONLY, NO STRUCTURAL WORK, ALL WORK IN LAUNDRY AREA ONLY. 90 SQUARE FEET SHEETROCK REPLACEMENT APPROXIMATELY 202006048167 1280L UNIT #2722 - REMODEL IN-KIND TWO BATHROOMS ON THE SOUTH SIDE OF Jun 15, 2020 THE SECOND FLOOR

Type of Work Done

FROM THE STREET

#18020623. CORRECTIVE ACTION PER SFBC 104A.2.4

Permit # Issue Date

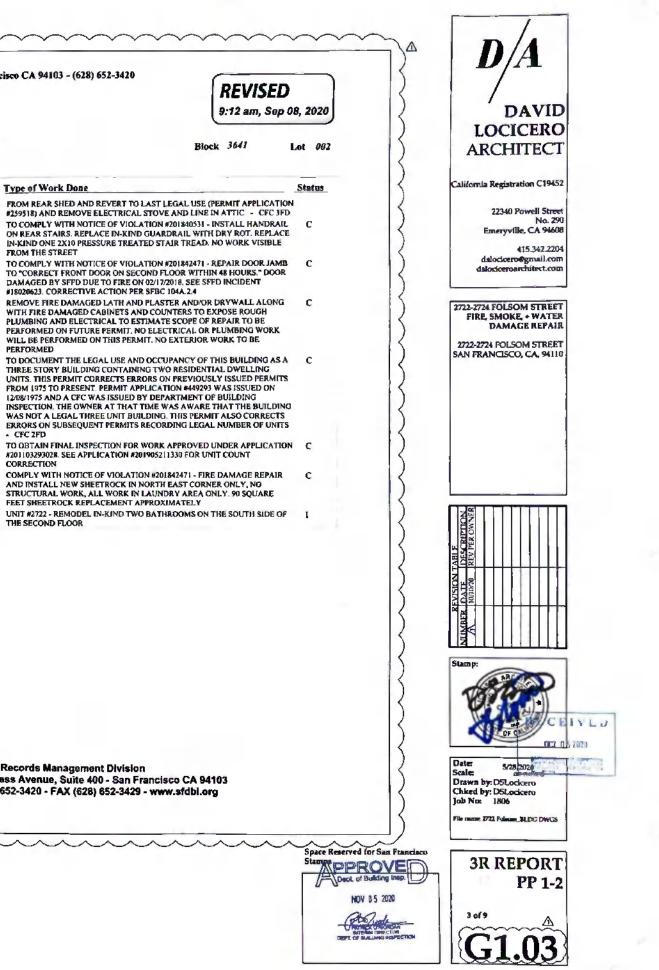
Feb 13, 2018

Feb 22, 2018

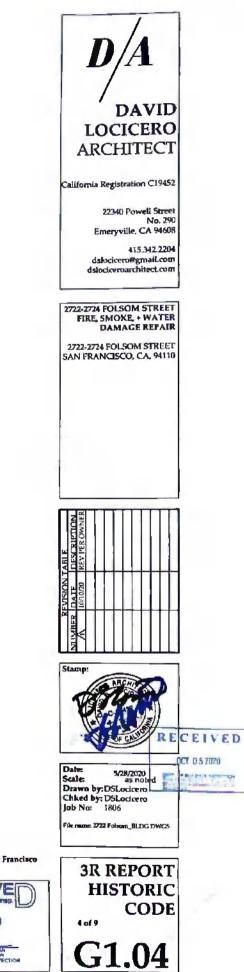
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1453599

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epartment of Building	Inspection		120	
South Van Ness Aver eport of Residential R	iue, Suite 400 San Franci: courd (3R)	sco CA 94103 - (628) 652-34		
age 3			KEV	ISED
			9:12 ar	п, Ѕөр 08, 2020
ddress of Building 2	722 - 2724 FOLSOM ST		Block 3641	Lot <i>002</i>
Other Addresses				
	nchise Tax Board Referral			Yes No 🗸
	ntly under abatement proce ructures on property? 1	eedings for code violations?		Yes No√
A. Has an energy inspe	ction been completed? Yes	s ✓ No B. If yes, has	a proof of compliance been issue	d? Yes No ✓
A. Is the building in th		terrofit of Wood-Frame Build		No 🖌
	within the flood risk zone h		San Francisco Public Utilitics Con ✓	mission's 100-Year
	1.	163 110		
Date of Issuance:	08 SEP 2020			
Date of Expiration:	08 SEP 2021			
By:	BETTY LEE	Patty Herro	era, Manager	
Report No:	202007293545	Records Ma	anagement Division	
THIS REPORT IS VALII		The law requires that, prior to the c of this property, the seller must det buyer must sign it.	onsummation of the sale or exchange over this report to the buyer and the	
		(For Explanation of termine	logy, see attached)	
	100 B	(For Explanation of termine	NDEN, SEC ENGLISHING	
		Records Management Div	vision	
	49 South Van Ne	ss Avenue, Suite 400 - S	an Francisco CA 94103	
	Office (626) 6	852-3420 - FAX (628) 652-	3429 - www.sfdbl.org	



Space Reserved for San Francisco Stamps



City and County of San I	Trancisco
Department of Building	Inspection
	•
CERTIFICATE OF FINAL COMPLE	HON AND OCCUPANCY
LOCATION 2722-24 Folson st	2/11/200
(number) (street)	<u>3641/002</u>
Permit Application No. 201905211330 Type of Construction: V(
Basements: Occupancy Classification:K-3 No. of Guests Description of Construction: 10 document the local use and acc	
Story bridging soldiers the Recidential divelling units. This	S Dent projects econe on Denach
15 ved parmits From 1975 - present. PA 44-9293 LC: 1	stued 12/3/75 and a CFC var is red
by DBI. The owner at that time was avale that the build	ding us not a logal (3) wit building
This prost diss corrects errors on sub-screet proits reco	ding lead number of firsts. Reissne CFC for
White Creationship of the City and Causily of Stat Principles and to the Lites of the Sche of Cablery	a of the date the building perget application was filed, conformat both a. The above referenced excapancy classification is approved pursuant
to Southen 169A of the Son Promines Building Cole.	
Any change in the use or occupancy of these premises-or my change in the indicting or premises-or City and County of San Prancisco and, thereby, would invalid at this Cortificate by Find Complete	a and Occupancy. A copy of this Certificate shall be maintained on the
premiurs and shall be evaluable at all sizes. Another copy of this Cortificate shauld be kept with ye	er hapertant property documents.
Before making any changes in the structure in the fature, planet context the Department of Public which to make and will context you in contring the change in proceedings with the Manicipal Code of a	
This certificate issued on: May 22, 2019	0101
	100 mil
Tom C. Hui	Building Inspector
Texa C. Hui, S.E., C.B.O., Director	TATRICK O KIDRI AN
	9400- M / G (Dev 5/1

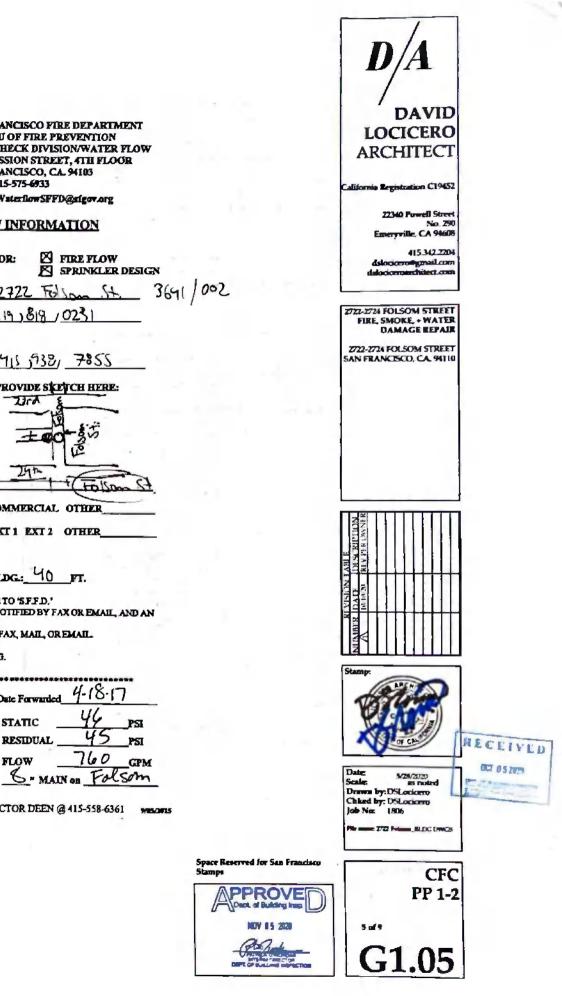
Gate Page 104

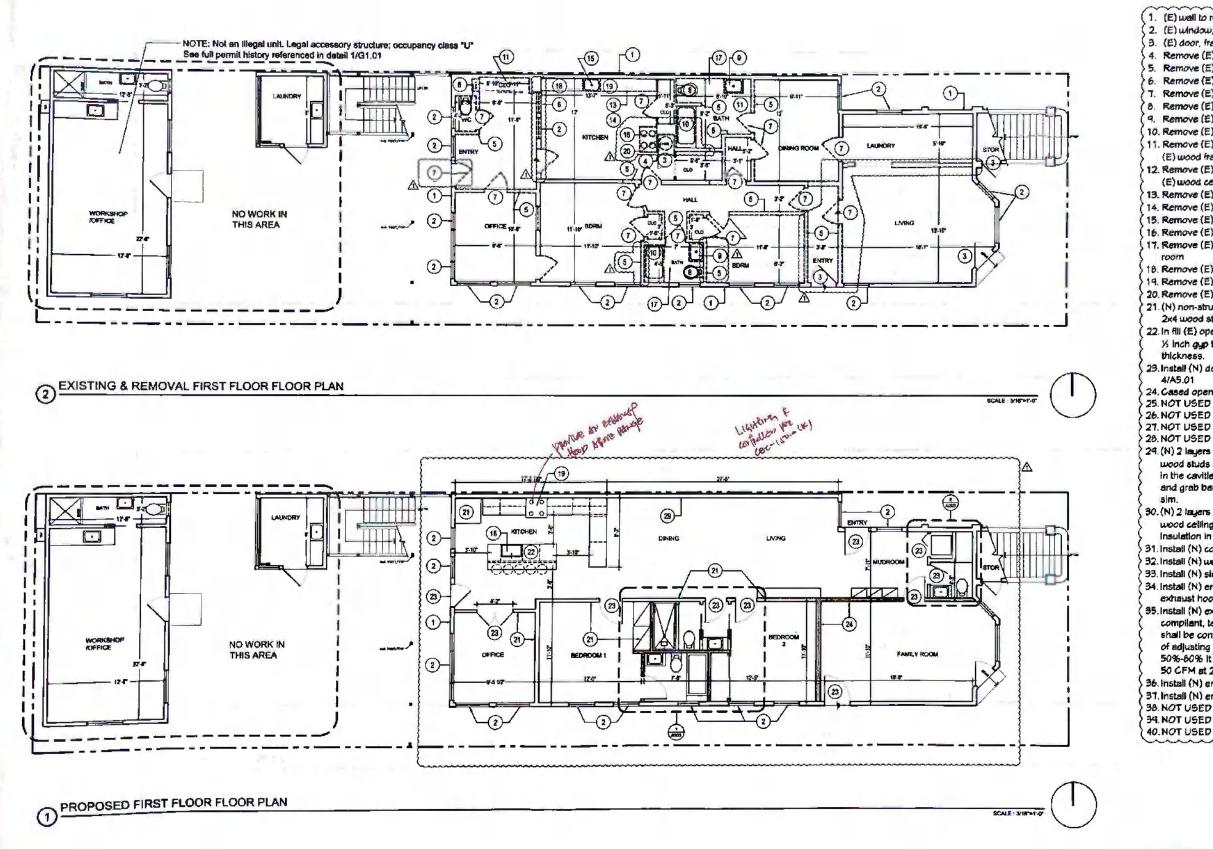
SAN FRANCISCO FIRE DEPARTMENT BUREAU OF FIRE PREVENTION PLAN CHECK DIVISION/WATER FLOW 1660 MISSION STREET, 4TH FLOOR SAN FRANCISCO, CA. 94103 FAX #415-575-6933 Email: WaterflowSFFD@sigov.org

REOUEST FOR WATER FLOW INFORMATION

DATE: 4 1017 REQU	SPRINKLER I
CONTACT PERSON: Michael Turon ADD	RESS: 2722 Follow St.
PHONE NO. 415 938 / 7855 FAX	(NO. (419)818 /0231
EMAIL: turon @cuntab. net	
OWNER'S NAME Michael Turon PH	ONE (115 538, 7855
ADDRESS FOR WATER FLOW INFORMATION:	PROVIDE SKEWCH HERE:
2722-24 Folsom	With E
CROSS STREETS (BOTH ARE REQUIRED):	+0-35
23rd , 24rth	LE LE
SPECIFY STREET FOR POINT OF CONNECTION	E Typ Tollow
OCCUPANCY (CIRCLE ONE): B3 R2 LIVE/WC	ORK COMMERCIAL OTHER
HAZARD CLASSIFICATION: LIGHT ORD 1 0	RD 2 EXT 1 EXT 2 OTHER
CAB-STACKER: YES NO	
NUMBER OF STORIES: 3 HEIGH	TOFELDG. 40 FT.
 SUBMIT FORM WITH A \$124.00 CHECK MADE \$ REQUESTS REQUIRING A FIELD FLOW TEST W ADDITIONAL FEE OF \$244.00 WILL BE NECESS. WATER FLOW INFORMATION WILL BE RETUR INCOMPLETE FORMS WILL NOT BE PROCESSI PLEASE ALLOW 7-14 WORKING DAYS FOR FRO 	TLL BE NOTIFIED BY FAX OR EMAIL, A ARY. NED HY FAX, MAIL, OR EMAIL. ED.
·····Official use on	y*************************************
Flow data provided by: Deen	Date Forwarded 4-18-17
Flow data: FIELD FLOW TEST	STATIC 44
RECORDS ANALYSIS	RESIDUAL 45
	NOW 760

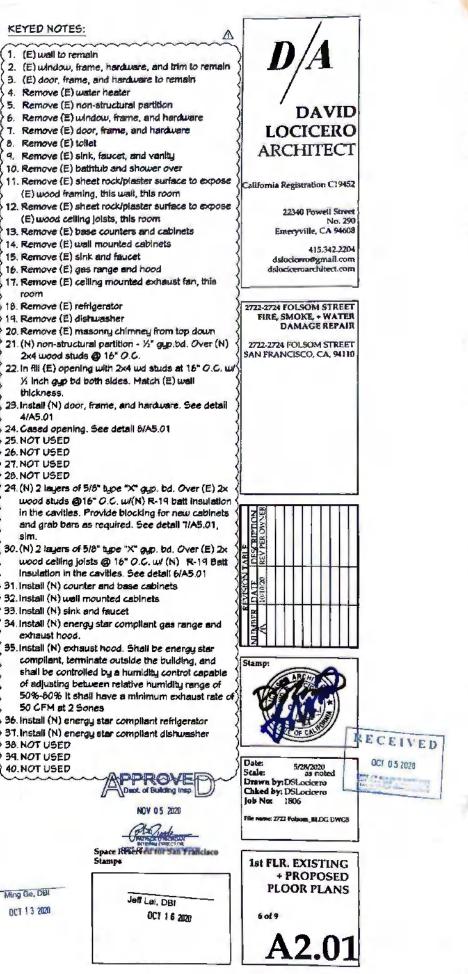
IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361

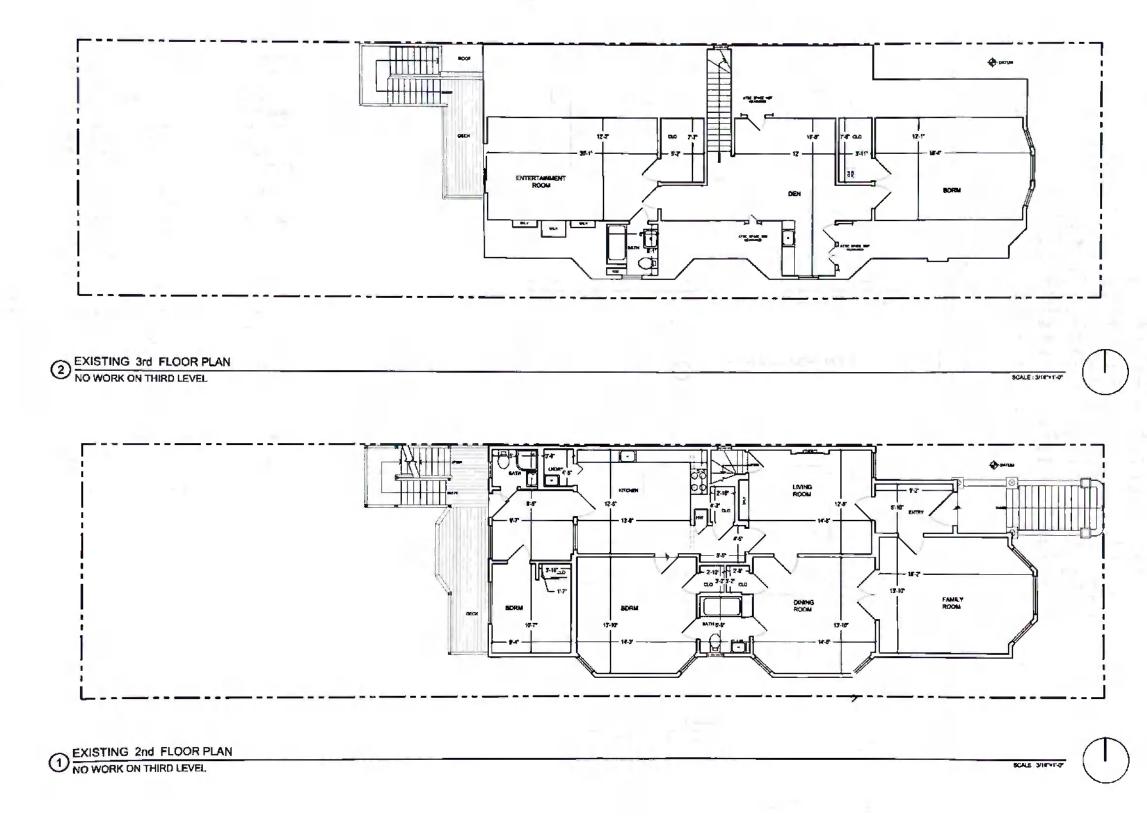




Ming Ge, DBI DCT 13 2020

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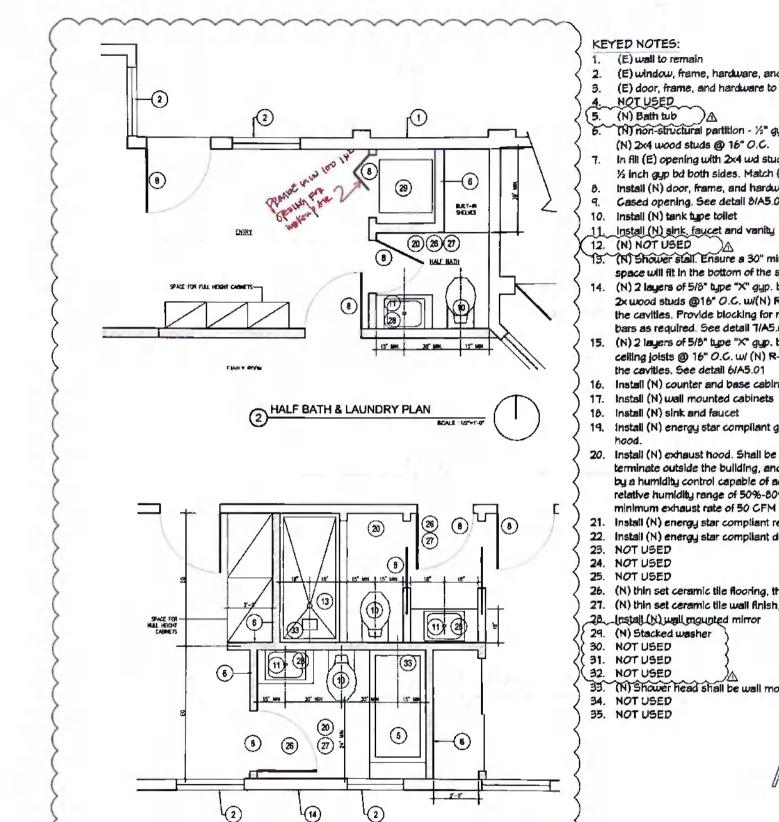




	D/A DAVID LOCICERO
	ARCHITECT California Registration C19452 22340 Powell Street Na. 290 Emeryville, CA 94608 415.342.2204 dalocicero@gmail.com dalocicero@gmail.com
	2722-2724 FOLSOM STREET FIRE, SMOKE, + WATER DAMAGE REPAIR 2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110
	NIMBER DATE DATE OF SUBION TABLE NIMBER DATE DATE OF SUBJOON SUBJOON OF SUBJOON SUBJOO
Space Reserved for San Francisco Stamps	Scale: 358,7020 Scale: as noted Drawn by:DSLocicero Chked by:DSLocicero Job No: 1806 File nem: 2721 Folicon_BLINC DWCS 2nd + 3rd FLOOR
NOV 05 2020	EXISTING PLOOR PLANS

MEP NOTES

- 1. All Mechanical, Electrical, Plumbing Title 24 Conservation Compliance work shall comply with these notes unless by the California Historical Building (CHBC).
- 2. All Mechanical, Electrical, and Plumbing work shall be design-build by the installing contractor, including preparation of the appropriate Title 24 Energy Conservation Compliance Forms, if not excluded by the CHBC
- 3. All Mechanical, Electrical, and Plumbing work shall be performed on separate permits to be pulled by the installing contractor
- 4. Gas vent terminations shall meet requirements of CMC 802.6 & SFMC 802.6.2. Through wall vent terminations per SFMC 802.8
- 5. Combustion air shall meet the requirements of CMC Chapter 7
- 6. All Interior spaces inteded for human occupancy shall be provided with space heating per CBC 1204.1
- 7. Environmental air ducts shall terminate 3 feet from the property line and 3 feet from openings into the building per CMC 502.2.1 and provide with back-draft dampers per CMC 504.1.1. Exhaust shall not discharge onto a public way.
- 8. Steel ducts shall be not less thath 0.019 inch in thickness.
- 9. Lighting per CEC 150.0(k) and CEC Table 150.0-A.
- 10. Maintain rated separtion between dwelling units per CBC 420.3 (horizontal) and CBC 420.2 (separation walls). Penetrations through horizontal assembiles shall coply with CBC 717.6.
- 11. NOT USED
- 12. Electrical receptacles in Bathrooms and Kitchens shall be GFI or GFCI type per CEC requirements
- 13. Circuits shall be verified with home owner prior to wire installation.
- 14. Final suitches for timers and dimmers shall be verified with the nome owner
- 15. Fixtures to be selected by the home owner
- 16. All (N) light fixtures shall be high-efficiency dimmable LED typ fodures.



BATHROOMS 2 & 3 PLANS

Ming Ge, DBI 001 13 2020

2. (E) window, frame, hardware, and trim to remain (E) door, frame, and hardware to remain

)

(N) non-structural partition - 1/2" qup.bd. Over (N) 2x4 wood studs @ 16" O.C. In fill (E) opening with 2x4 wd stude at 16" O.C. w/ 1/2 inch gup bd both sides. Match (E) wall thickness. Install (N) door, frame, and hardware. See detail 4/A5.01 Cased opening. See detail 8/A5.01

)

13. (N) Shower stall. Ensure a 30" minimum diameter clear space will fit in the bottom of the shower pan 14. (N) 2 lauers of 5/8" tupe "X" aup. bd. Over (E) 2x wood studs @16" O.C. w/(N) R-19 batt insulation in

the cavities. Provide blocking for new cabinets and grab bars as required. See detail 7/A5.01, sim. 15. (N) 2 layers of 5/8" type "X" aup, bd. Over (E) 2x wood

ceiling joists @ 16" O.C. w/ (N) R-19 Batt insulation in the cavitles. See detail 6/A5.01

16. Install (N) counter and base cabinets

19. Install (N) energy star compilant gas range and exhaust

20. Install (N) exhaust hood. Shall be energy star compliant, terminate outside the building, and shall be controlled by a humidity control capable of adjusting between relative humiditu range of 50%-80% it shall have a minimum exhaust rate of 50 CFM at 2 Sones 21. Install (N) energy star compliant refrigerator 22. Install (N) energy star compliant dishwasher

26. (N) thin set ceramic tile flooring, this room 27. (N) thin set ceramic tile wall finish, this room

33. (N) Shower head shall be wall mounted



NOV 0 5 2020

Space Reserved for San Francisco Stampe

> Jeff Lal, OSI OCT 1 6 2020





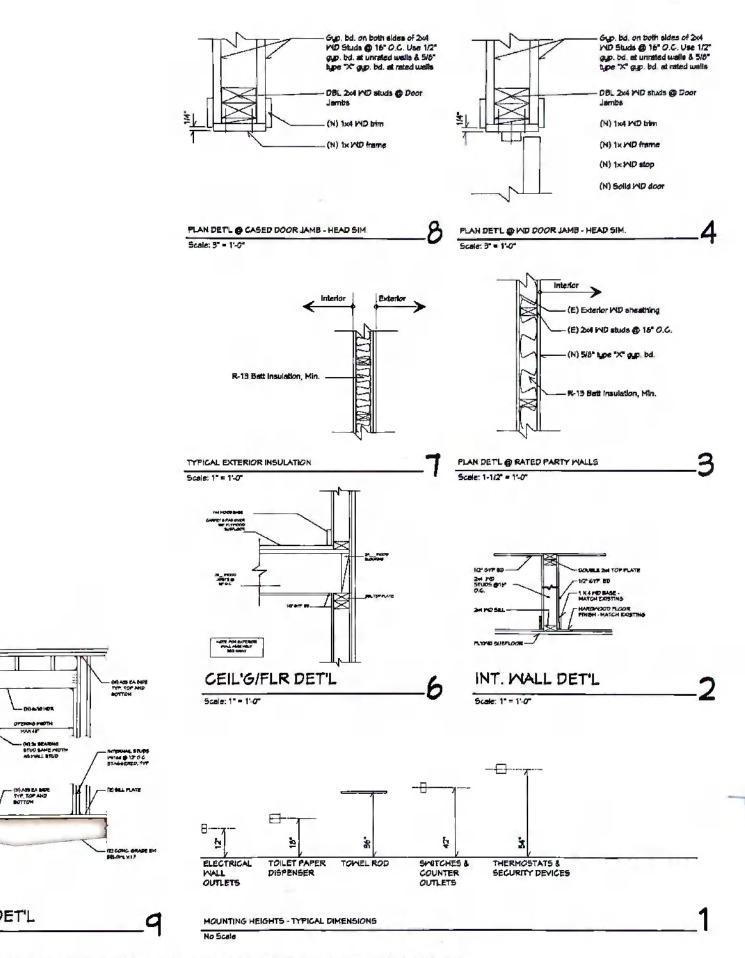


Date: 5/28/2020 as noted Scale: as note Drawa by: DSLocicero Chked by: DSLocicera Job No: 1806

007 0 5 7074

a faither 2722 Folizon, BLDG OWC3





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HEADER DET'L

Scale: 1" = 1'-0"

(H) 4-164 EA 9670

(III) 24 STUDE VIE

IN OR (E) KOR

D DAVID LOCICERO ARCHITECT California Registration C19452 22340 Powell Street No. 290 Emeryville, CA 94608 415.342.2204 delocicero@gmail.com delociceroarchitect.com 2722-2724 FOLSOM STREET FIRE, SMOKE, + WATER DAMAGE REPAIR 2722-2724 FOLSOM STREET SAN FRANCISCO, CA, 94110 RECEIVED OCT 0 5 2020 Date; 5/28/2029 45 noted Scale: 5/28/2028 Scale: 45 note Drawn by:DSLocicero Childred by: DSLocicero Job Nor 1806 Running and Ming Ge, DBI OCT 13 2020 File name: 2723 Folcom_BLDG Dwitzs Space Reserved for San Francisco Stamps **DETAILS + SCHEDULES** e 1a e NOV 0 5 2020 A5.01 An. CHATNER O'SSACAN BITE RAN CHERCICAL DEPT O' BULDHU HSPE

- I. GENERAL A ALL CONSTRUCTION AND INSPECTION SHALL CONFORM TO THE 2018 CALIFORMA
- ALL CONSTRUCTION AND REPECTION SHALL CONFORM TO THE ARD MALECOMENCIAL BUILDING CODE WAMENDMENTS BY LOCAL JURISDICTIONS. I CONTRACTOR SHALL REPORT AND REMISIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCES TO THE ARCHITECT OR ENGINEER COMISSIONS OR CONFLUCTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS NOTES AND DETAILS OF CONFLUCTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS NOTES AND DETAILS OF CONFLUCTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS NOTES
- AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE DECORECTION DATA WE WHEN
- PROCEEDING WITH THE WORK.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. TYPICAL DETAILS ARE INTENDED TO APPLY TO APPLICABLE SITUATIONS UON. IN GENERAL, TYPICAL DETAILS ARE NOT COMPONENT OF DETAILS INTO THE DETAILS. ARE NOT SPECIFICALLY REFERENCED
- FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL
- G. 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 ROADWAY PAVING. WALKS, RAMPS, STAIRS, CURBS, ETC.
- H. HOLES AND OPENINGS THROUGH WALLS AND PLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIEY SIZES AND LOCATIONS OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATION AND ELECTRICAL DRAWINGS AND THE FEDURATIONS NO PPES NOR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY
- DETAILED OR APPROVED BY THE ARCHITECT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE, CONTRACTOR
- SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE, OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY
- IL DESIGN CRITERIA
- A APPLICABLE BUILDING CODE(S): CAUFORNIA BUILDING CODE (CBC), 2019 EDITION, INCLUDING AMENDMENTS BY LOCAL JURISTRICTIONS
- VERTICAL LIVE LOADS 1 FLOOR AD PSE
- BALCONNES & DECKS: 80 PSF 3. ROOF 20 PSE
- C. WIND LOADS:
- BASIC WIND SPEED = 115 MPH EXPOSURE: 8 W = 1.0
- D. SEISMIC LOADS. 1. SEISMIC BASE SHEAR
- RISK CATEGORY = II
- MPORTANCE FACTOR = 1.0 SITE CLASS: D
- Sa = 1 500, S1 = 0.500
- Sds = 1.200; Sd1 = N/A
- SEISMIC DESIGN CATEGORY: E R = 5.5 (PLYWOOD SHEAR WALLS)
- V = 0.126W
- ANALYSIS PROCEDURE USED. EQUIVALENT LATERAL FORCE PROCEDURE 2 SEISMIC COMPONENT ANCHORAGE:
- Fp MAX = 1.600 Wp; Fp MIN = 0.300 Wp
- E. FOUNDATION DESIGN CRITERIA 1. ALL FOOTINGS SHALL BEAR ON FIRM, UNEXSTURBED SOIL BOTTOM OF FOOTINGS SHOWN ON THE DRAWINGS ARE MINIAMINI AND SHAEL BE LOWERED AS REQUIRED TO REMOVE SOFT AND LOOSE MATERIAL.
- 2. SPREAD FOOTINGS, PRESUMPTIVE SOIL BEARING PRESSURES (CBC TABLE 1806.2): DEAD LOADS: 1500 PSF DEAD + LOVE | DADS: 1501 PSF DEAD + LIVE + SEISMIC LOADS 1500 PSF

H. MATERIALS

- A CONCRETE
- 1. ALL CONCRETE SHALL BE REINFORCED UON 2. ALL CONCRETE SHALL BE THOROUGH Y CONSOLIDATED 3. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR ELEARANCES TO BE ENCOUNTERED (SEE ACI)
- 4. CONCRETE STRENGTH AND WEIGHT

LOCATION	MIN 28-DAY STRENGTH (PSI)	MAX WEIGHT (PSF)	ADGREGATE SIZE	SLUMP +/-1"	WATERV CEMENT RATIO	
SLAD-ON-GRADE	2500	145	3/4*		0.45	15-25%
FOOTINGS/GRADE BEAMS	3000	145	SJ4"	e	0.55	0-30%

5. PORTLAND CEMENT SHALL CONFORM TO ASTM CISO, TYPE FOR H, LOW ALKALL

- FLY ASH SHALL CONFORM TO ASTN C818, TYPE F MIN-MAX & FLYASH REFERS TO PERCENTAGE REPLACEMENT OF CEMENT BY
- WEIGHT
- 8. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33. EXCEPTIONS MAY BE USED ONLY WITH THE PERMISSION OF THE STRUCTURAL ENGINEER.
- 9 CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY
- DETAILED OTHERWISE 10 PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, EYC SHALL BE FORMED WITH A 34" CHAMPER UON ON ARCHITECTURAL DRAWINGS
- A 34 DRIVER OF DALLING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL 11 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, SILL BOLTS, HOLDOWN
- ANCHOR BOLTS, ETC ARE PROPERLY LOCATED AND SECURELY DED IN PLACE. REINFORCING STEEL
- BARS ASTM ASTS, GRADE 60, 54 AND SMALLER, GRADE 40; WELDED REINFORCING SHALL BE ATOR
- WELDED WARE FABRIC ASTMA165 WELDED WARE FABRIC ASTMA165 WINIMUM CONCRETE GOVER FOR REINFORCING STEEL SURFACES POURED AGAINST GROUND 3"
- FORMED SURFACES BELOW GRADE. BURFACES EXPOSED TO WEATHER

- TERMINATION OF REINFORCEMENT TERMINATE ALL BARS IN LAPS. 90 DEGREE BENDS, OR WITH DOWELS INTO EXISTING CONCRETE

- BEND TOP MAT OR FOOTING BARS DOWN TO BOTTOM BARS AT ENDS.
 BEND BOTTOM MAT OR FOOTING BARS UP WITH STANDARD 90 DEGREE BENDS.
- 4. PROVIDE DOWELS INTO FOOTINGS AND SLABS ABOVE AT WALLS AND COLUMNS
- OF SAME SEZE AND SPACING AS VERTICAL REINFORCEMENT ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE, PROVIDE SUFFICIENT SUPPORTS TO ALLOW
- WALKING ON REINFORCEMENT. PROVIDE DOWELS AT ALL CONSTRUCTION JOINTS (I.E. WALL TO FOOTING) OF SAME SIZE AND SPACING MINIMUM UCH
- PROVIDE CONTINUOUS REINFORCEMENT WHERE POSSIBLE PLACE ONLY AS SHOWN V EXCAVATIONS OR APPROVED. STAGGER SPLICES WHERE POSSIBLE.
- A CALIFORNIA CIVIL CODE SECTION 832 8. DETAIL ACCORDING TO ACI-315, MANUAL OF STANDARD PRACTICE FOR DETAILING EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT
- DETAL ACCORDING TO ACCASE MOTION OF STOREMENT FOR THE STORE OF STRUCTURES. REINFORCE ALL ARCHITECTURAL CONCRETE FLOOR FILLS WITH WELDED WIRE
- FASRIC Bell W1.4xW1.4 UON C. WOOD
 - FRAMING LUMBER DOUGLAS FIR & ARCH, TYP UON: a. HEADERS, POSTS, BEAMS & JOISTS: No. 1

 - b. PLATES, STUDS & BLOCKING: No. 7
 - ALL LUMBER IN CONTACT WITH CONCRETE 6'-0" OR LESS ABOVE GROUND: PRESSURE-PRESERVATIVE TREATED DOUGLAS FR. TREAT IN ACCORDANCE WITH AWPA STANDARD UI FOR ABOVE GROUND USE PRESERVATIVE TREATMENT SHALL USE WATER-BORNE PRESERVATIVES.
- ALL FRAMING LUMBER SHALL HAVE 19% MAXMUM MOISTURE CONTENT AT TIME OF INSTALLATION 2 PLYWOOD SHEATHING:
- ROOF SHEATHING, 56" CD EXTERIOR APA RATED 32/16, PS1
- FLOOR SHEATHING: 34P CD EXTERIOR APA RATED 4974 PSI
- E. WALL SHEATHING: 1952' STRUCT JAPA RATED, EXPOSURE 1, PS1, S-PLY FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SINPSON
- STRONGTIE CO. OR APPROVED ECKIAL SIMPSON DESIGNATIONS USED USE NAILS PER ICC APPROVAL FOR EACH DEVICE, ALL FRAMING HARDWARE AND JOIST
- ANAGERS SHALL BE HOTOLOF GALVANIZED. NAAGES SHALL BE HOTOLOF GALVANIZED. NAAGES COMMON WRE GAGE, UON SHORT NAES MAY BE USED PROVIDED THEY NAVE COMMON CODE SPECIFIED INNIANI EMBEDILMENT. ALL NAEINE TO CONFORM TO GED TABLE 2304.9.1, UON, ALL NAES FOR PLYWOOD SHALL BE GALVANIZED PLYWOOD NALS.
- BOLTS SHALLS AND HALLS AND HALL AND HAL CLOSING IN ALL BOLTS SHALL BE GALVANIZED.
- FASTENERS IN PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER, COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153, FASTENERS OTHER THAN NAILS, DIMBER RIVETS WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTAI 8695, CLASS 55 MINIMUM.
- ALL CUTS OR HOLES ORALLED IN PRESSURE-TREATED LUMBER AFTER TREATMENT SHALL BE FIELD-TREATED WITH COPPER NAPHTHENATE. THE CONCENTRATION OF WHICH SHALL CONTAIN MINIMUM OF 2% COPPER NETAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORDS NO NORE PRESERVATIVE.
- 8. ALL NEW BLOCKING INSTALLED AGAINST EXISTING JOISTS SHALL HAVE SIMPSON
- ALL NET BLOCKING INSTRUCTION AND INTERACTION OF THE SAME UNITS IN SUBJECT THAT'S OWNER OF THE ADD.
 ALL LAG SCREWS SHALL HAVE A CUT THREAD, NOT A ROLLED THREAD, ORILL HOLE FOR THREADED PORTION OF LAS SCREW YOUNG THE SHANK MAINETER, DRILL HOLE FOR THE SHANK PORTION OF THE SCREW COUNT TO THE SHANK DAMETER.
- 10. GLELAM REAMS: 245-W4 FOR SIMPLE SPANS (F8 = 2400 PS6
- 11. PARABLAM PARALLEL STRAND LUMBER (PSL) TO BE FABRICATED BY WEYERHAEUSER (ICC-ES ESR-1387):
- HEADERS & BEAMS: GRADE 2.0E, UON
- POSTS. GRADE 1.8E
- 12. MICROLLAM LAMINATED VENEER LUMBER (LVL) TO BE FABRICATED BY
- WEVERHAEUSER (CC-ES ESR-1387) GRADE 1.9E 13. TIMBERSTRAND LAMINATED STRAND LUMBER (LSL) TO BE FABRICATED BY WEVERHAEUSER (ICC-ES ESR-1387): A. HEADERS, COLUMNS & POSTS: GRADE 1.3E
- D. STRECTURAL STEEL 1. ANGLES, CHANNELS AND PLATES ASTM A36, Fy=36 KSI UON WIDE FLANGES ASTM A992 FV=50 KSI TUBES (SOLVARE OR RECTANGULAR HSS): AST'M ASOO, GR. B. Fy=46 KSI TUBES (ROUND): ASTM A500, GR. B. F)=42 KS
 - STEEL PIPE ASTM AS3 TYPE & OR S, GR. B, Fy=35 KSI BOLTS: ASTM A325N, UON ANCHOR RODS: ASTM F1954, FY = 36 KSL UON
- SHEAR STUDS: NELSON HAL OR SOL (ICC-ES ESR-2856)
- WELDING ELECTRODES, E70. 5. INSUMA SLEE INCLUSES FOR FOR PULL PENETRATION WELDS USE CHARPY V-NOTCH WIRE, MIN 20 MJ () OF 6. ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
- 7. ALL WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED
- WELDERS.
- ALL BUTT WELDS ARE TO BE COMPLETE PENETRATION UON. ALL FILLET WELDS TO BE AISC MINIMUM SZES BASED UPON THICINESS OF MATERIAL JOINED UON BOLT HOLES FOR MACHINE BOLTS SHALL BE NO MORE THAN THIS OVERSIZE UON. WHERE OVERSIZED HOLE IS REQUERED, PROVIDE SHENGYS'S FLATE WASHER
- WELDED TO THE STRUCTURAL MEMBER. VTRACTORS SHALL SUBJIT DETAILED SHOP DRAWINGS FOR ALL STEEL TO
- ARCHITECT FOR REVIEW PRIOR TO FABRICATION. 11. CONTRACTOR SHALL SUBJIT WELDING PROCEDURE TO CITY AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION,
- E. EPOXY ANCHORS / EXPANSION ANCHORS
 - 1. INSTALLATION:
 - IN HOLE'S FOR POST-INSTALLED ANCHORS SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED, ALL MISDRILLED OR UNACCEPTABLE HOLES SHALL BE GROUTED SOLD.
 - HOLES SHALL BE ORY, CLEAN HOLES WITH NYLON BRUSH TO REMOVE LOOSE MATERIAL AND BLOW OUT HOLES WITH OIL-FREE COMPRESSED AIR. INSTALL ANCHORS IN ACCORDANCE WITH THE APPLICABLE ICC-ES REPORT AND
 - THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO USE CORRECT ORILL BIT SIZE
 - NOTIFY ARCHITECT IMMEDIATELY IF ELEMENTS WITHIN THE EXISTING
 - STRUCTURE PREVENT DRILLING IN THE LOCATIONS SHOWN ON THE DRAWINGS, MINIMUM CONCRETE THICKNESS SHALL BE 1.5 TIMES THE DEPTH OF FURFOUENT

3 THREADED STEEL RODS EMBEDDED IN EPOXY SHALL BE ASTM F1554, FY = 36 KSI OR

4. REINFORCING STEEL BARS EMBEDDED IN EPOXY SHALL BE ASTM A515, GRADE 60,

5. EXPANSION ANCHORS SHALL BE CARBON STEEL HILTI KE-TZ (CC ESR-1917), UON

EPOXY SHALL BE ONE OF THE FOLLOWING. HILTEHIT-RE 500 V3 (ICC-ES ESS-3414) SMPSON SET-OP (ICC-ES ESR-2508)

ASTM A307 163

EXPOSURE TO WEATHER

A STEEL

DESCRIPTION	ĐETAR.	
RIDGE AT SLOPED ROOF		
VALLEY AT SLOPED ROOF		Matt Coelho
CHANGE IN FIRSH PLOOR ELEVATION		ENGINEERING
EXTENT OF RAFTER OR JOIST FRAMING		2663 Filmonii Sł 6380-6963 Sen Francisco, CA
JOIST HANGER	SEE SCHEDULE	94115 m 732,331,5348
EROOF OR FLOOR SHEATHING		
EWALL OR (NIPARTITION WALL ABOVE	SAD.	A ATA S CAL
	(1)	A STATISTICS
NOSTRUCTURAL WALL ASCAVE	54.1	CAR CAR
(E) OR (N) WALL BELOW	$(1\sqrt{2})$	or cautor
NYMEADER SELOW	SI1 SH.1	PROJECT FOUNDATION REPLACEMENT
PLYWOOD SHEAR WALL BELOW WITH INDICATED TYP & LENGTH (FT)	34.1	4 SEISMIC RETROFIL 2722 FOLSOM ST
PLYWOOD SHEAR WALL BELOW WITH STRAPPING AROUND OPENING	7 12 341 342	SAN FRANCISCO 94110
WOOD POST WITH HOLDOWN (ABOVE)	3 12 S4.1 S4.1	PROJECT No.
WOOD POST ABOVE/BELOW		20-05
FLOOR & ROOF STRAP	(<u>5</u> (<u>542</u>)	AGENCY APPROVAL
		S
		UCTURAL NOTES
		RUCTURAL NC
APPR NOV 0 - Charles	_	MILESTONES PERAU 7/13/20 DELTA 1 9/1/20 DELTA 2 10/2/20
		SHEET
No. of Concession, Name		
Mong Ge, DBI		
Ming Ge, DB/ OCI 13 2020		S10
		S1.0

DC LEGEND

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2

AGENCY STAMPS

VI ABBREVIATIONS

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CONT

CTR

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DMC

FMRED

FO

EXT. FLR

FIG

HD HGR

HORIZ

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2.00

D.H

pl.y Reinf

REOD S.A.D.

5.M.D. S.O.G. S.W. SCHED SHTG SM STL SYMM T.O. T.O.C. T.O.C. T.O.F. T.O.F. TAG TPL TYP

U.Q.N.

V.LE.

\$4.1

DIAMETER ANCHOR BOLT

CONTRACTOR OPTION

BLOCKING

BOTTOM BETWEEN

COLUMN

CENTER LINE

CONCRETE

CENTER

DOUBLE JOIST

DETAIL

DRAVING

EDGE OF

EACH

EQ141

FLOOR

EXISTING

ELEVATION

EXTERIOR

FRAMING

FOOTING

HOLDOWA

HANGER

HEIGHT

INTERIOR

LIGHTWEIGHT

MAXIMUM

MINIM

ON CENTER

OPENING

PL YWOOD REINFORCEMENT

REQUIRED

SCHEDULE SHEATHING

TOP OF CONCRETE

TOP OF FOOTING

TONGUE & GROOVE

LINLESS OTHERWISE NOTED

TOP OF STEEL

TRIPLE JOIST TYPICAL

VERIFY ON FIELD

VIII. STRUCTURAL DRAWINGS S1.0 GENERAL STRUCTURAL NOTES

S1.1 GENERAL STRUCTURAL NOTES

STRUCTURAL PLANS

S3.1 TYPICAL CONCRETE DETAILS

TYPICAL WOOD DETAILS

S4.2 TYPICAL WOOD DETAILS

\$4.3 WOOD DETAILS

WITH

SHULAR STEEL SYMMETRIC TOP OF

PLATE

(NEW)

MACHINE BOLT

MANUFACTURER

OPPOSITE HAND

PRESSURE TREATED

SEE ARCHITECTURAL DRAWINGS

SEE MECHANICAL DRAWINGS SLAB-ON-GRADE SHEAR WALL

LONG LEG HORIZONTAL

LONG LEG VERTICAL

HORIZONTAL

EMBEDMENT

EDGE NALLING

1. ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRIMER. 2. BOLTS, MUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.

NATURAL RESISTANCE TO DECAY.

3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.

THERWISE PROVIDED OR ALLOWED BY LAW.

EXCAVATION IS TO BE OR IS BEING MADE.

ALL EXTERIOR TIMBER BEAMS SHALL BE PRESSURE TREATED OR WOOD OF

WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND, SUBJECT TO THE RIGHT OF

THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE

THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON

ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL, GIVE REASONABLE NOTICE TO THE OWNER OR OWNERS OF

IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED, AND

REASONABLE PRECATIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH, WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO ANY SUCH

BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION, EXCEPT AS

IF AT ANY TIME IT APPEARS THAT THE EXCANATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATIONS OF ANY ABJORING BUILDING OR OTHER STRUCTURE, AND IS TO BE SO CLOSE AS TO ENDANGER THE BUILDING OR OTHER

TAKE MEASURES TO PROTECT THE SAME FROM ANY DAMAGE, OR IN WHICH TO EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME

IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH.

OF FOUNDATIONS, WHICH DEPTH IS DEFINED TO BE A DEPTH OF NOME FEET BELOW THE ADJACENT CURB LEVEL, AT THE POINT WHERE THE JOINT PROPERTY LINE

INTERSECTS THE CURB AND IF ON THE LAND OF THE COTERNINOUS OWNER THERE IS ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH

THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO ENTER ON THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY

SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE

1 MBLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE. EXCEPTING

ONLY FOR MINOR SETTLEMENT CRACKS IN BUILDINGS OR OTHER STRUCTURES.

S ANY BUILDING OR OTHER STRUCTURE THE WALL ON PUGNUM FACTOR ON WHICH (N) GOES TO STANDARD DEPTH OR DEEPER THEN THE OWNER OF THE LAND ON WHICH (O). O.G.

PURPOSES REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE

STRUCTURE MUST BE ALLOWED AT LEAST 30 DAYS, IF HE SO DESIRES, IN WHICH TO HT

STRUCTURE IN ANY WAY, THEN THE OWNER OF THE BUILDING OR OTHER

TO WHICH SUCH EXCAVATIONS IS INTENDED TO BE MADE, AND WHEN THE

ADJOINTS LAVES AND OF BULDINGS ON OTHER STRUCTURES, STATING THE DEPTH E.O. TO WHICH SUCH EXCAVATION IS DIFFUSION FOR THE SAME THE DEPTH E.O.

2 ALL EXTERIOR HANGERS AND OTHER SHIPSON TYPE PRODUCTS SHALL BE

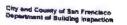
WOOD

GALVANIZED.

FOLLOWING CONDITIONS:

EXCAVATING WILL BEGIN.

City and County of Sen Francisco Department of Building Inspection





NOTICE SPECIAL INSPECTION REQUIREMENTS

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

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

For questions reparting the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132. If there are any <u>field</u> problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

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

STRUCTURAL OBSERVATION REQUIREMENTS

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

Special Inspection Services Contact Information

Telephone: (416) 558-8132

- ----

- 2. Fax: Email; (415) 558-6474
- Email: <u>dbl.specialInspections@stgcv.org</u> In person: Jrd floor at 1660 Mission Street 4.

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

Special inspection Services 1660 Maxim Sinet – San Francisco CA 94103 Diffue (415) 558-6132 – FAX (415) 568-5474 – even affiliorg Updated 11/01/2018

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

OB ADDRESS_	2722 FOLSOM ST	APPLICATION NO	ADDENDUM NO
NAMER NAME	MICHAEL TURON	OWNER PHONE NO (212 1777-2563

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

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

1 Concrete Placement & membra	8. Cithigh airsongth balling	1) Boly trajelati in mining concrete concrey: Concrete Chinesey
2 Bots emailed in concrete	7 💭 Structurel menority 6 🗖 Reministrati general concrete	Put prove lette
3 Special moment	 Classifier concrete G 	19 II Shap wells and floor spinster used in
Reambing concrete frame	10 T2 Springer on Anterophing	state (achieve
4 Resolutions and and and an and	1) C Pang, drilled pars and campon	20 Holdowne
5 Mountainst weaking	12 (1) Shaterete	21 Special cause:
A Partodic visual importion	15 E Several partire, exception	Distores
Single para feat which 5/16" to availar	ET And Rand (Geo Engreened)	Cubrancewara Cittol effecting adjacent property
Steer mach	14 1 Smoke-control evelen	CARacting placent property PA
C Washed stude	15 IT Demoklick	Dones
Coast formed entres and passing	16 ET External Forma	22 Clonese salety utgoty to the operations of
Say and many systems	17 Retroft of unrelationand managery buildings:	Towner prayers on hapfythe bailding)
Rentoring stati	Tauting of montar quelly and sheet brets	(Section 1705.21)
B Continuous viewal impection and HDT	T trapector of https/line operations	23 El citrers "As recommended by professional of
(Same 1704)		moord
C As other ashing rOT acceptor Fale with	Pre instatution repection for employees bolis	
Sumforcing attail and [] NOT required	PLANorque trett die SFBC Bec. 1507C & 1512	ю —
Addressed in the set of the set o		_
Others	the following Sciencetions	Stani franculti
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Concrete construction Othercory C		
25 Carolication & required by Cl Olu-lars comp	Strengt	
and Contraction of the sectors		
26 D Furmitate in Ingit sum buntderg	F Brans (732	331-5368
Prepared by MATTHEWS COELHO, I	Phone (732	39.14000
Engrand Architect of Record		
Engraph Architett of Hereit		
Required Manhanton	Ernet mad.coelho@gm	at com
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APPRICIAL (shared on statements report	19.1	
APPRICIAL ISLAND OF FLAT		
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Sector Se	THE ALL PARTY AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	I D BE DIRECTED TO
THE PROPERTY AND A POST OFFICIAL INSPECTA	ON AND STRUCTURAL OBSERVATION SHOL 2 OF US SPECIFICIAL OBSERVATION SHOL	(414) SAL A474
QUESTIONS REPORT (415) 550-813	of the spectrum decrease of ender one of the	1413/300-04/4
Special magazine and a state of		
		Revised 9 22 12

	2722 FOLSOM ST MICHAEL TURON					-
1.	PROPERTY LOCATION	_	-	J: FRBPOSED CONSTRUCTION	-	
				CONSTRUCTION OF NEW BUILDING OR STRUCTURI HAVING OVER 5000 SOFT OF NEW PRODUCTO DIRODE AREA	ves El	NO
EARTIQUARE INDUCTO LANDSLIDE AREA ON UN SIATI OCALI-GONIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND IAGUOCY (CDMG) SEISNIC IZZARD ZONIA MAP FOR SAN TRANCISCO, RELEASED NOVEMBER 17, 2000		YES	NO	HORIZON FALL OR VERTICAL ADDITIONS HAVING OVER 309 SOFT OF NEW PROJECTED ROOF AREA	YLS	NO
				SHORING	YIS	NO
				UNDERPISSING	YES	MO
D: AVE	BAGE SLOPE OF PROPERTY			IRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YI.5	NO
OF 4H IV (23%) GR APPLICANT WILL I RLC STRATING SLO AND OR INCLUDE /	RED TO INCLUDE PLANS PE OF THE PROFERTY ISTRIES TERIFYING THE	YES O	20	CONSTRUCTION ACTIVITY LISTED RELOW DETERMINING BY THE INVILUENCE OFFETAL THAT MAY HAVE A SUBSTATEAL INFALL ON THE SLOPE STABILITY RETAINING WALL	YES	NO
SLOPE (# THE PROPERT))				OTHERS	VES	NO

2

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

Attachment A

BECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

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

Prepared by: MATTHE	W S. COELHO, P.E.	50 11 m
	Engineer/Architect of Record	to an a
(732) 332-5368	mail.com	13/3 2121
Talapters H/ 13	Email	1 (m 6/20/2)*
11/ Intil cellins	10/2/20	Vincenter 1
Dignature	Data	1.00

Technical Services Division 1960 Missim Breel- See Francisco CA 94163 Office (415) 555-5205 — FAX (415) 556-5401 — www.sidblorg

INFORMATION SHEET S-19

A

ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW VIER

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

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 Soction E and Third Party Peer Review are exempted by the SSPA.

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

- If the box in Section 2 "Average Slope of Property" <u>AND</u> any boxes in Section 3 "Proposed Construction" are marked "Yes" <u>AND</u> the property does not lie within any areas of potential landside hazard, DBI shall require mandatory submittel of reports per Section E only.
- TIER 8: 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 If the box in Second 2 Average scope or Property And any onkes in Second 2 Average scope of Property And any onkes in Second 2 Average scope of Property And Second 2 Average scope of the property And Second 2 Average scope of the second of the areas of potential landside hazard. DBI shall require mandatory submittal of reports per Section E and requere the permit application of eulpect to a Third party peer mavew. At the decretion of the SSPA Review Committee (SAC) with the project reassigned to Terr III

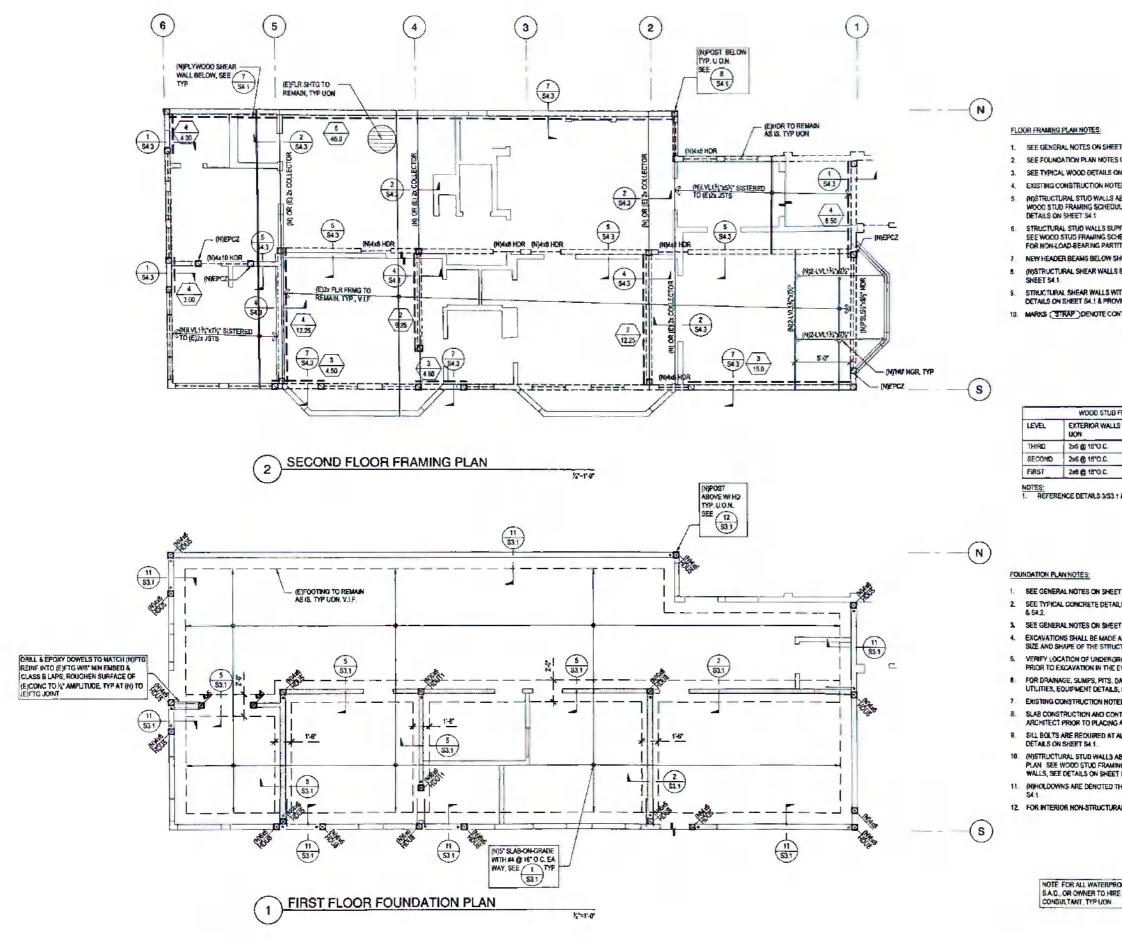
If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the stope stability of the site or creates a potential for earthquake induced (and slide hazards, DBI may require that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

TIER III: Structural Advisory Committee (SAC) Review

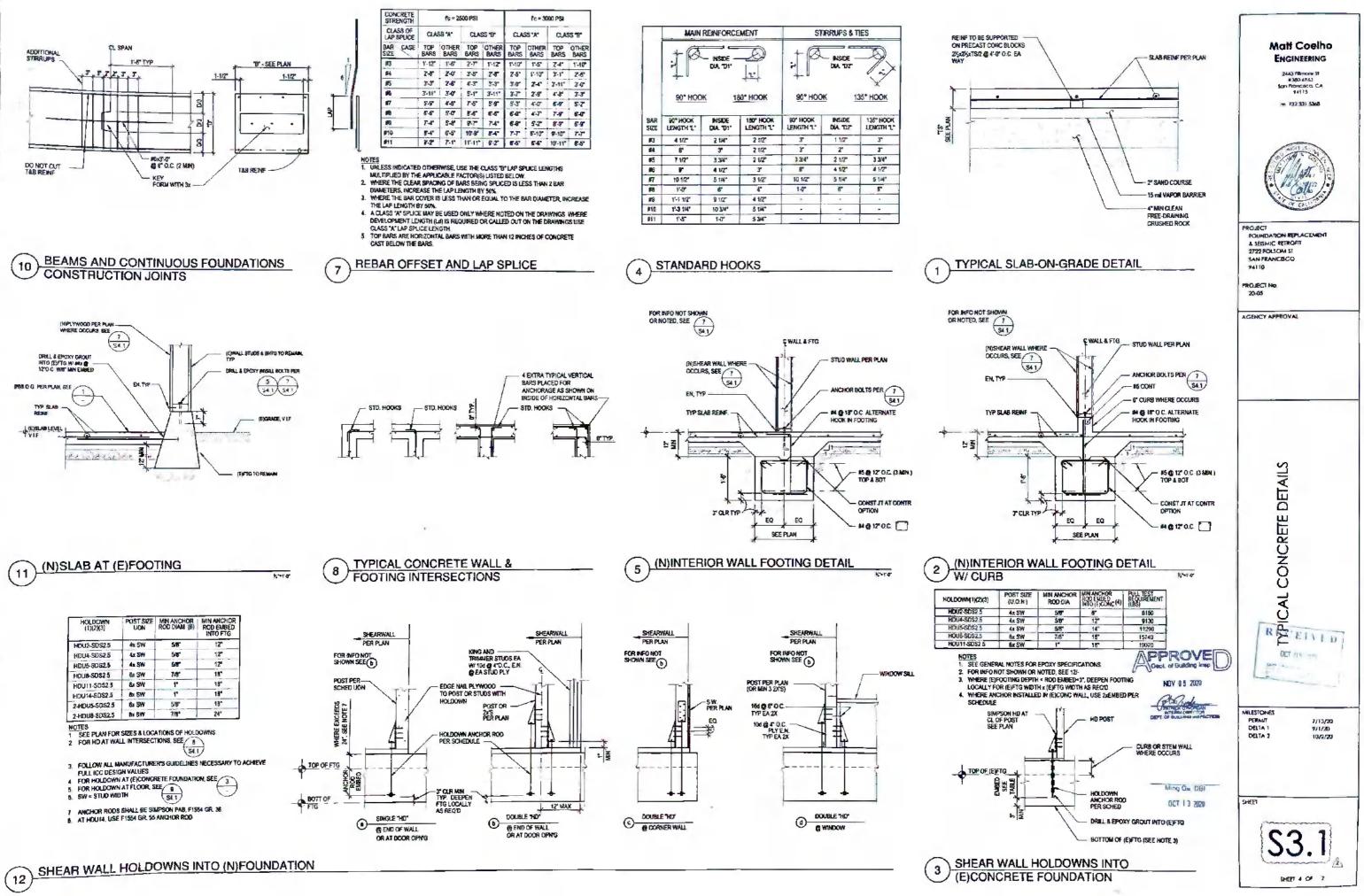
If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" ere marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section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

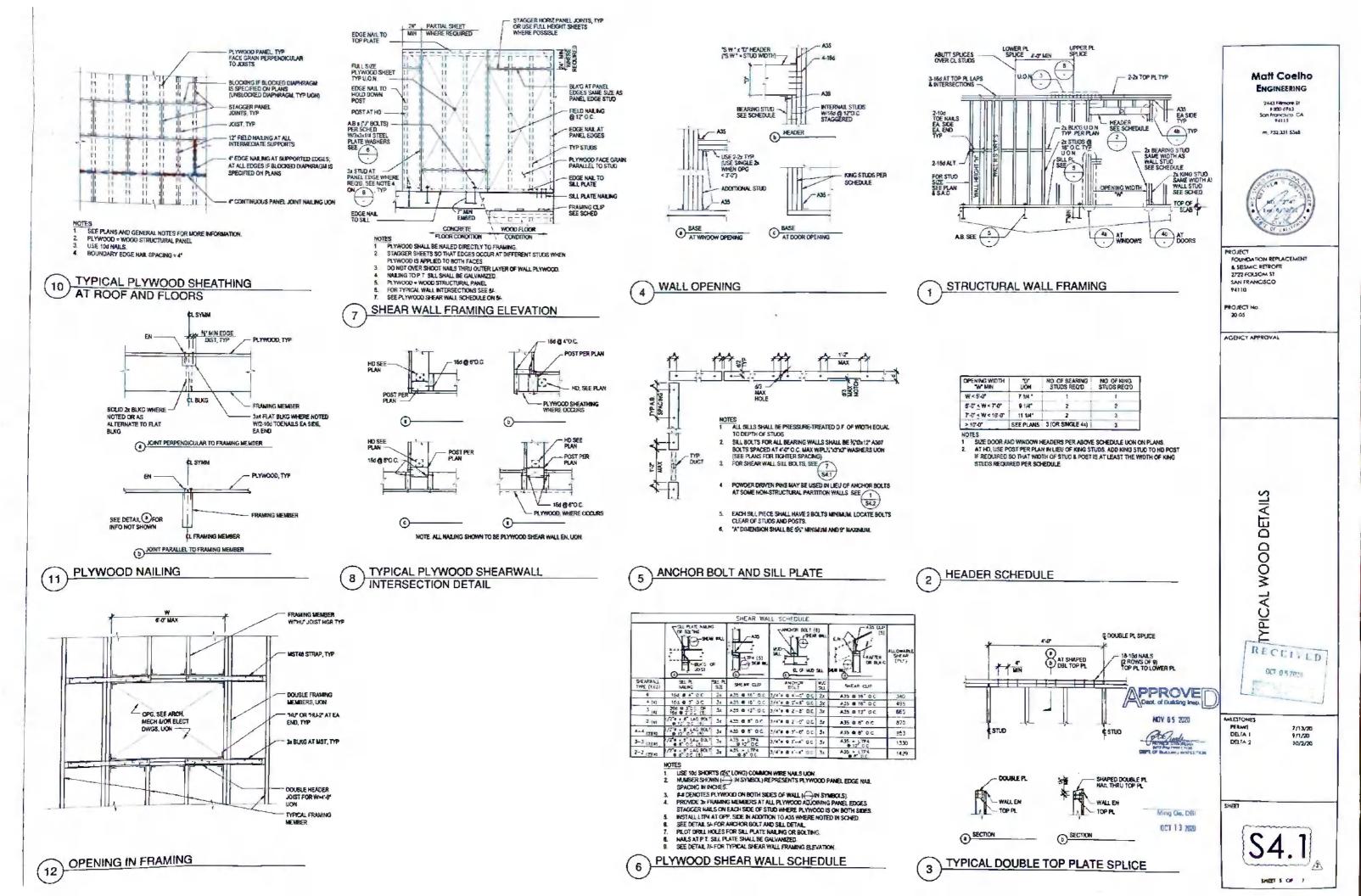
Tier assigned by:		Phone: (415)
	DBI Plan Review Engineer	
Comment:		

Matt Coelho ENGINEERING 2443 Filmont St #360-8963 San Hanctico, CA 94115 m 732.331 5368 2POJECT POUNDATION REPLACEMENT & SEISMIC RETROFF 2722 FOLSOM ST SAN FRANCISCO 94110 PROJECT NO 20.05 AGENCY APPROVAL ŝ E Q N STRUCTURAL AL E REZEINEN Gus. ... Province . PPROVE MEESTONES PERMIT 7/13/20 DELTA 1 9/1/20 NOV 0 5 2020 DELTA 2 10/2/20 A.S. Ming Ge (28) SHEE? OCT | 1 7020 SHEET 2 OF 7



	Matt Coetho Engineering 2443/ferrore 31 3380.6943 Jon Francicco CA 94113 mr. 732.331.5346
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D FRAMING SCHEDULE LS INTERIOR WALLS POSTS ¹⁷ UCN UON 2x4 @ 16°D.C 4x3 2x4 @ 16°D.C 4x3 2x5 @ 16°D.C 4x3 2x5 @ 16°D.C 6x5	
SET S1.0. ALS ON SHEET S3.1 & TYPICAL WOOD DETAILS ON SHEETS S4.1 SET S1 & FOR FOOTING DESIGN CRITERIA. E AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE UCTURE. NO MATERIAL ISI TO BE EXCAVATED UNICED SAMULY GROUND UTILITIES BEFORE EXCAVATED UNICED SAMULY GROUND UTILITIES BEFORE EXCAVATION NOTIFY ARCHTECT E VENT SUCH UTILITIES ARE ENCOUNTERED. .DAMP PROOFING, TRENCHES, CURBS, EXTERIOR WALKS, LS, STEPS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL .TED AS (E). NEW CONSTRUCTION NOTED AS (N) ONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE GAYC CONCRETE: TALL STUD WALLS SHOWN ON STRUCTURAL PLANS SEE MABOVE THE FOUNDATION ARE SHOWN THUS. THUSS ON PLAN . (N)HOUS SEE ALT THUS ON PLAN . (N)HOUS SEE ALT NOV US 2020 	RECLIVED OCT 052920 DEITA 1 9/1/20 DEITA 2 10/2/20
REWATERPROOFING NORTH Mung Go, Dur OCT 13 2020	SHEET S2.1
	SHEET 3 OF 7





MAX SPAN	JOIST SUZE LION (1)	HANGER	LEDGER
6-0	24 9 15 OC	LUS24	24 W/(2)16d () 16"0.C
12.0	248 8 18 0.0	LUS24	215 WA31164 @ 16"0.C
15-0"	24 0 15 O.C.	LUS26	2x8 W/(3)18d @ 16"0 C
20.0*	2:10 0 18"0.C.	LUSZ	2110 Wi(4)18d @ 18"0.0

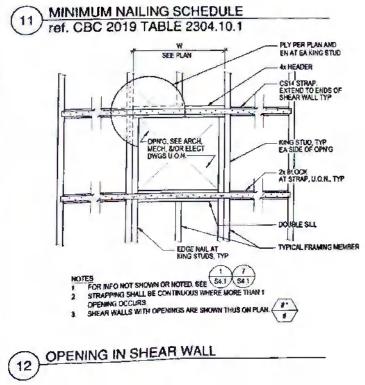
NOTES 1 PROVIDE MIDSPAN BLOCKING AT 2x10 JOISTS.

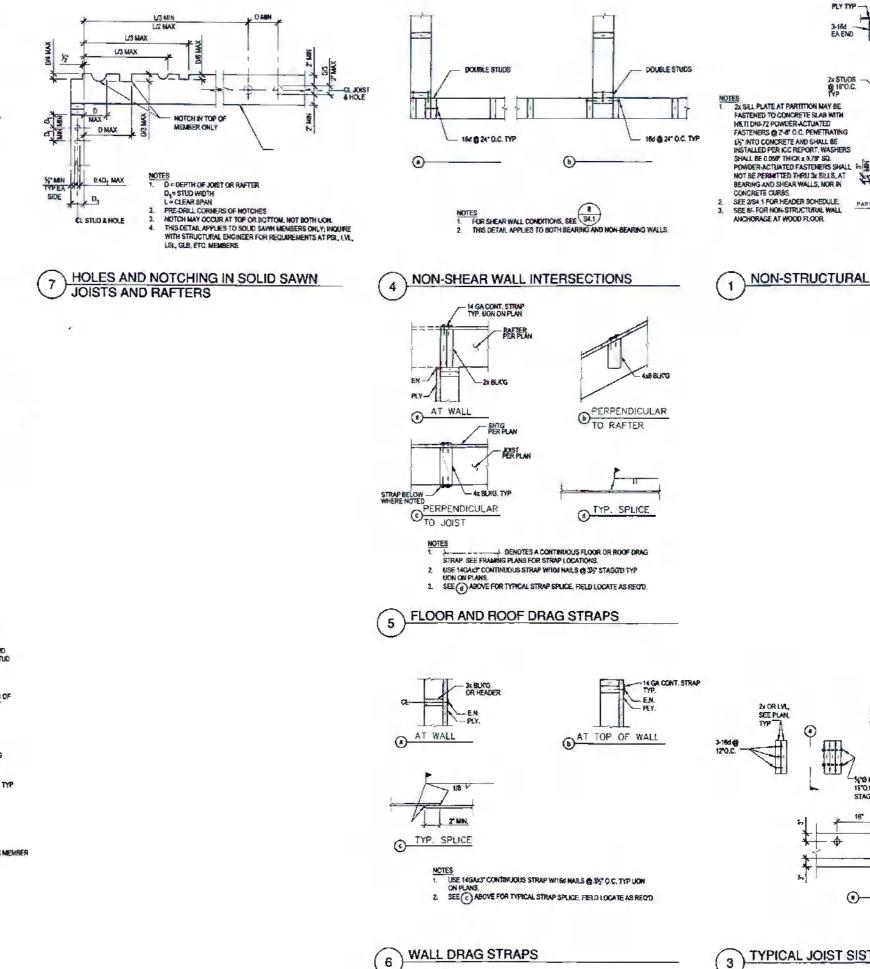
CEILING JOIST SCHEDULE (10)

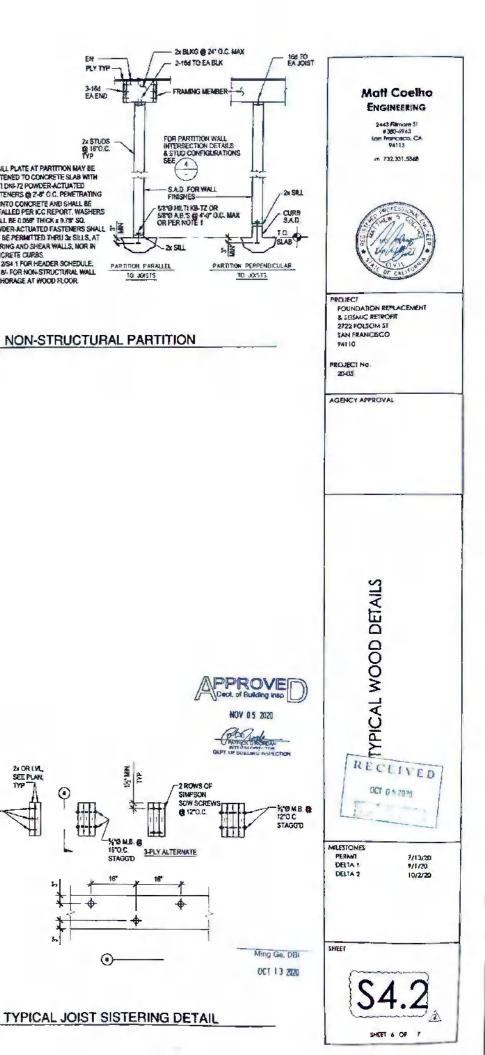
	CONNECTION	NAILING ¹
1	Jost or rafters to index of study. B-inch joint or less for each additional 4 inches in depth of poist	3-16d
2	Bridging to poiste, toende soch and a Blocking between poiste or rafters- to poist or rafters-toendis soch side, each and b Blocking between study, each and	Z~8d 2-10d ¹² Z~10d toenoils or 2-16d
3	1" x 6" subfloor or less to each joint, foce not	2-66
6	Whiter than 1" a 6" subfloor to each joest, face not	3-8d
5.	2" subfloor to joint or guder, blind and face right	2-16d
6	Sole plate to joint or blocking, typical face nail Sole plate to joint or blocking, at braced wall parely	16d et 18° a.e. 3-186 at 18°
7	Top picts to stud, and not	2-160
8	Stud to sole plate	48d, lownoil or 2-15d, and noil
9	Double sluds, face and	16d of 24"p.c
10	Double top pioles, Typical face noi	16d of 16" p.c.
11.	Stocking between justs or rollers to lop plate, laenail	3-80
12	Run joist to top plote, toenal	104 01 6" a.c.
13.	Top plates, laps and extensections, face nail	J-16#
14	Continuous Reader. Luo pieces	15d al 18" o.c deag each side
15	Ceiling joists to plate, toenad	3-8d
16	Continuous header to stud, lownait	A-Bd
17	Ceiling joist, laps over portitions, face noil	3- 16d
18	Ceiling joints to parallel rafters, face not	3-16d
19	Joist ar ratters at all bearings-foenails, each side	5-10d
20	" brace to wath stud and plate, face has	3-8d
21	1" x 8" sheathing or less to each bearing, lace not	3-80
22	Wide lines 1" * 8" sheathing to each bearing, face new	3Bd
23	Bullt-up come studs	15d dl 12" ac

FOOINOTES

" Use common wee nots except where otherwise stated







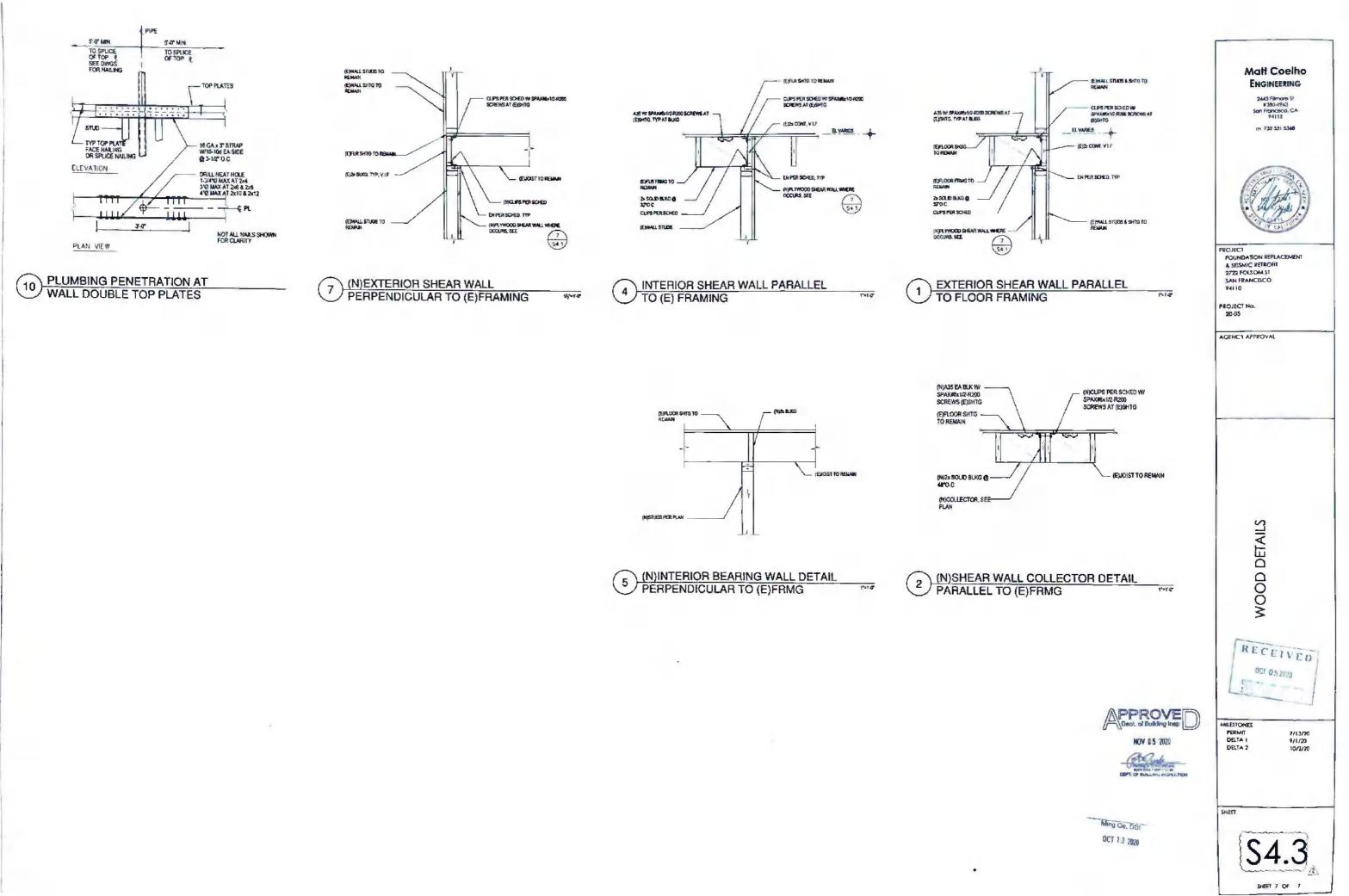


EXHIBIT 3

AFFIDAVIT

I, David Locicero, declare as follows:

1. I am an architect licensed to practice in the State of California and hired by Michael Turon regarding 2722-2724 Folsom Street, San Francisco, CA. I am the architect of record for Building Permit Application Number 2018.0706.3908. I make this declaration based on facts personally known to me, except as to those facts stated on information and belief, which facts I believe to be true.

2. Attached hereto as **Exhibit I** is a true and correct copy of a scan of Building Plans dated 02 July 2018 for Building Permit Application Number 2018.0706.3908. This scan of the aforementioned Building Plans was produced at the Department of Building Inspection, in my presence, using the TurboScan application, on or about July 27, 2018.

l declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on March 18, 2021.

David Locicerc

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

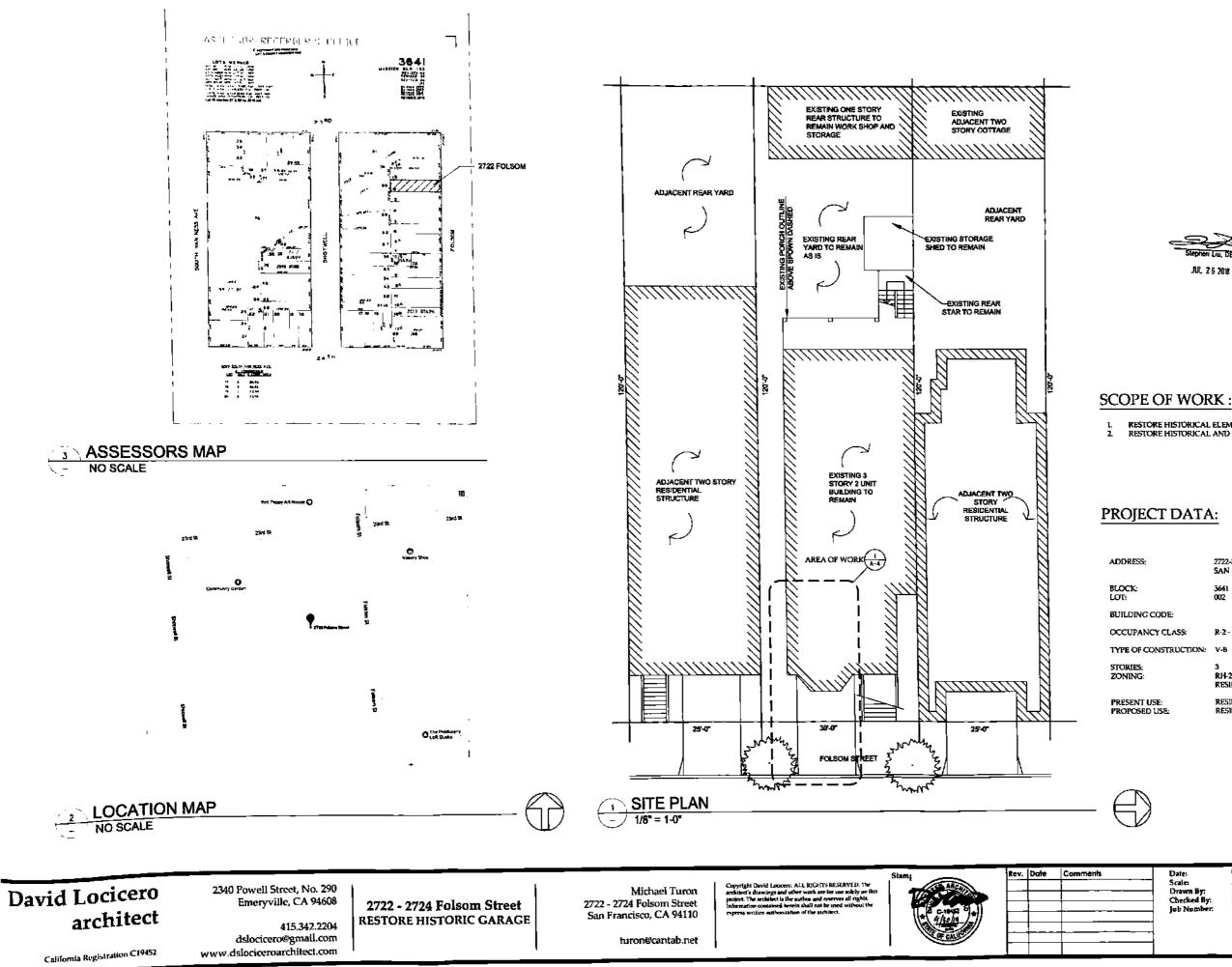
State of California County of San Francisco Alameda On <u>O3 18 2021</u>, before me, <u>Amonfred Kaw</u>, a Notary Public, personally appeared <u>David</u> <u>OCi (Pro</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMANPREET KAUR COMMA 7223505 KOTARY PUBLIC CALIFORNIA ALAMEDA COUNTY MESSION TEXP. FEB 22, 2022 Signature

Exhibit 1



- Site Plan A1
- Existing Floor Plans A2
- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5
- Enlarged Site Plans A6
- Elevations A7
- Elevations AB
- Historic Permits A٩

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20706-3908 PERMIT NUMBER 2013 070- 2908 HEVIEWED RESTORE HISTORICAL ELEMENTS TO BUILDING. RESTORE HISTORICAL AND PERMITTED GARAGE. For Compliance with City and County Ordinations and Salis Codes. 2722-2724 ROLSOM STREET MUST MAINTAIN EXISTING FIRE SAN FRANCISCO, CA 94110 CONSTRUCTION Folson 3641 002 A-Joe SFFD R-2 - SEE PERMIT #201803234544 JUL 2 5 2018 V-B RH-2 2724 **RESIDENTIAL, 2 FAMILY** RECEIVED RESIDENTIAL RESIDENTIAL JUL 06 2018 DEPT OF BUILTING PLAN ME E QUALI . Rontene Ci 22 Ch

PROJECT DATA:

OCCUPANCY CLASS:

TYPE OF CONSTRUCTION:

PROPOSED USE:

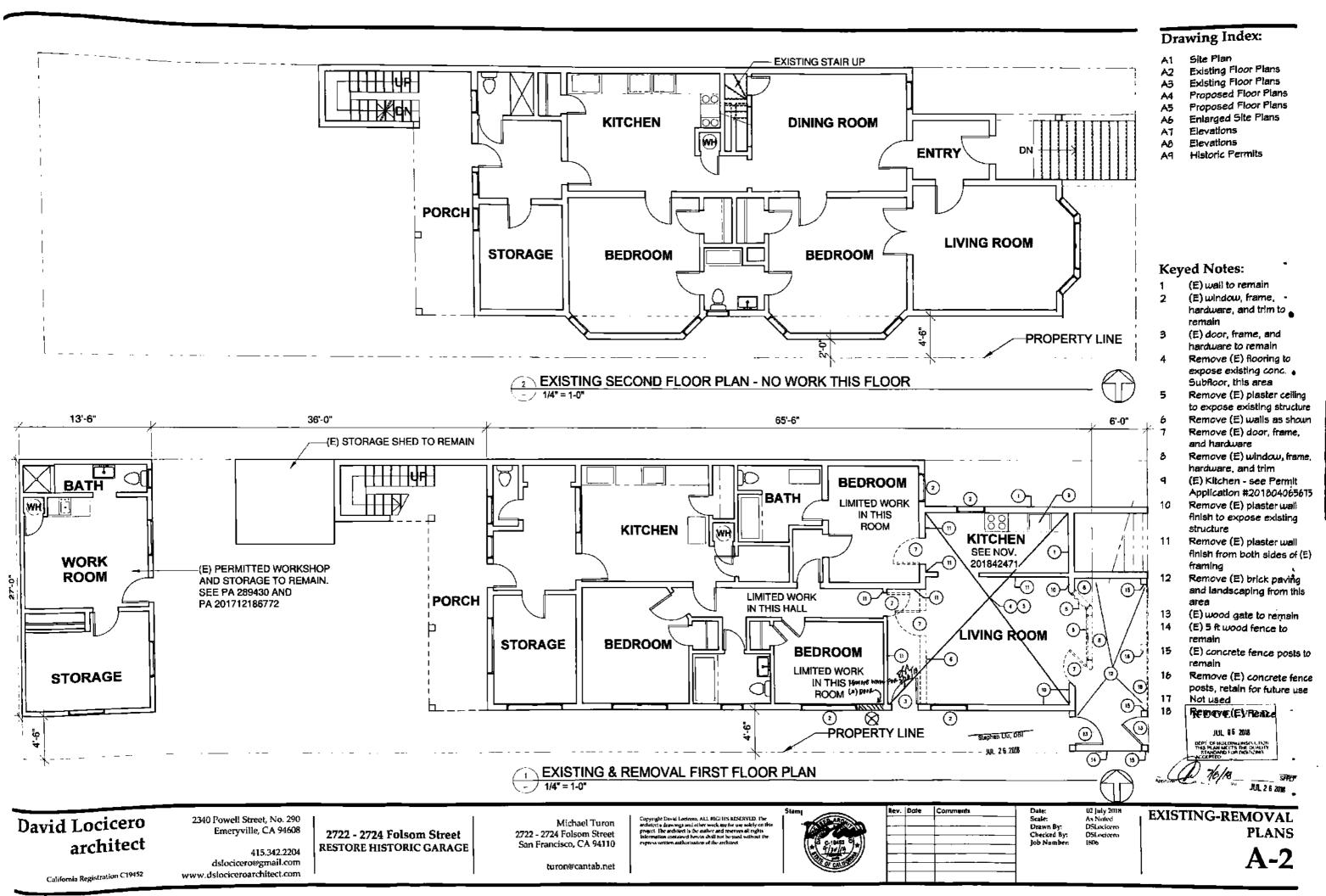
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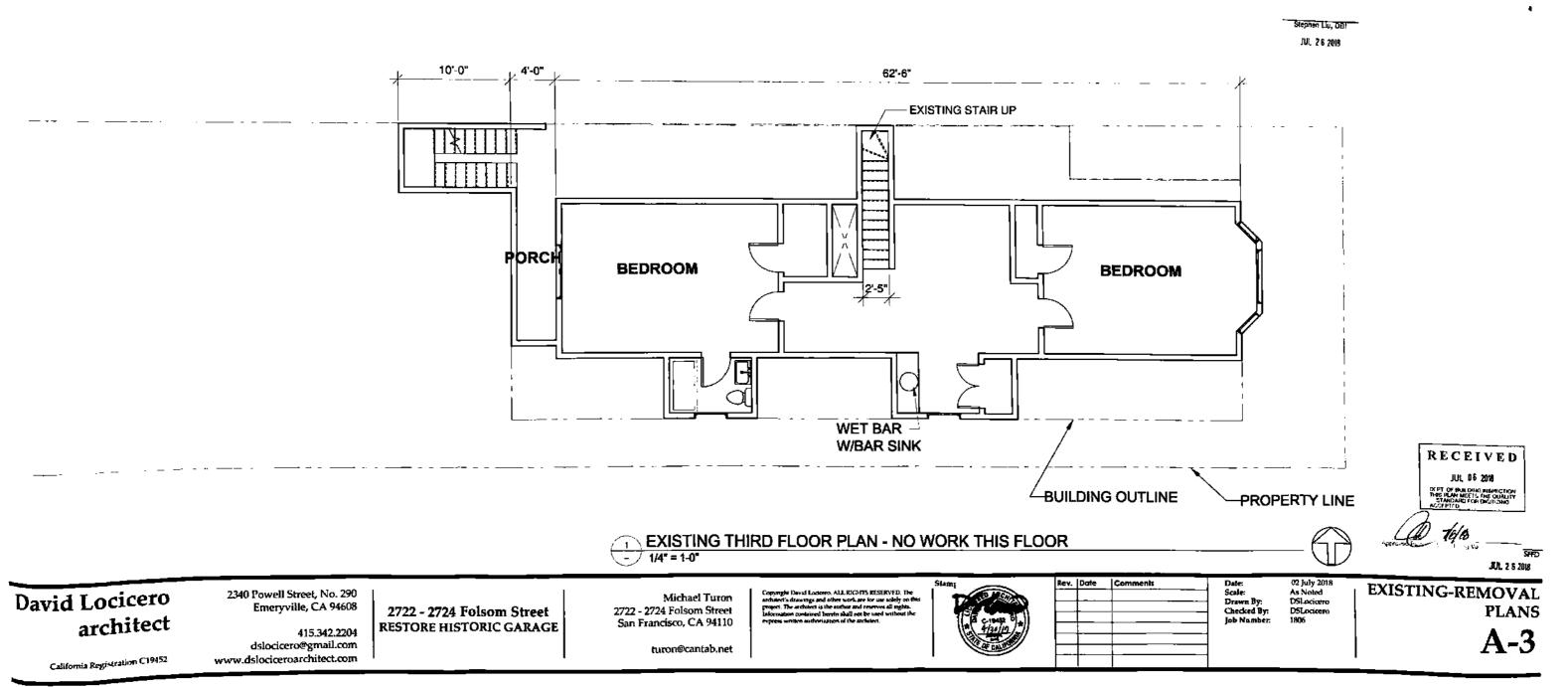
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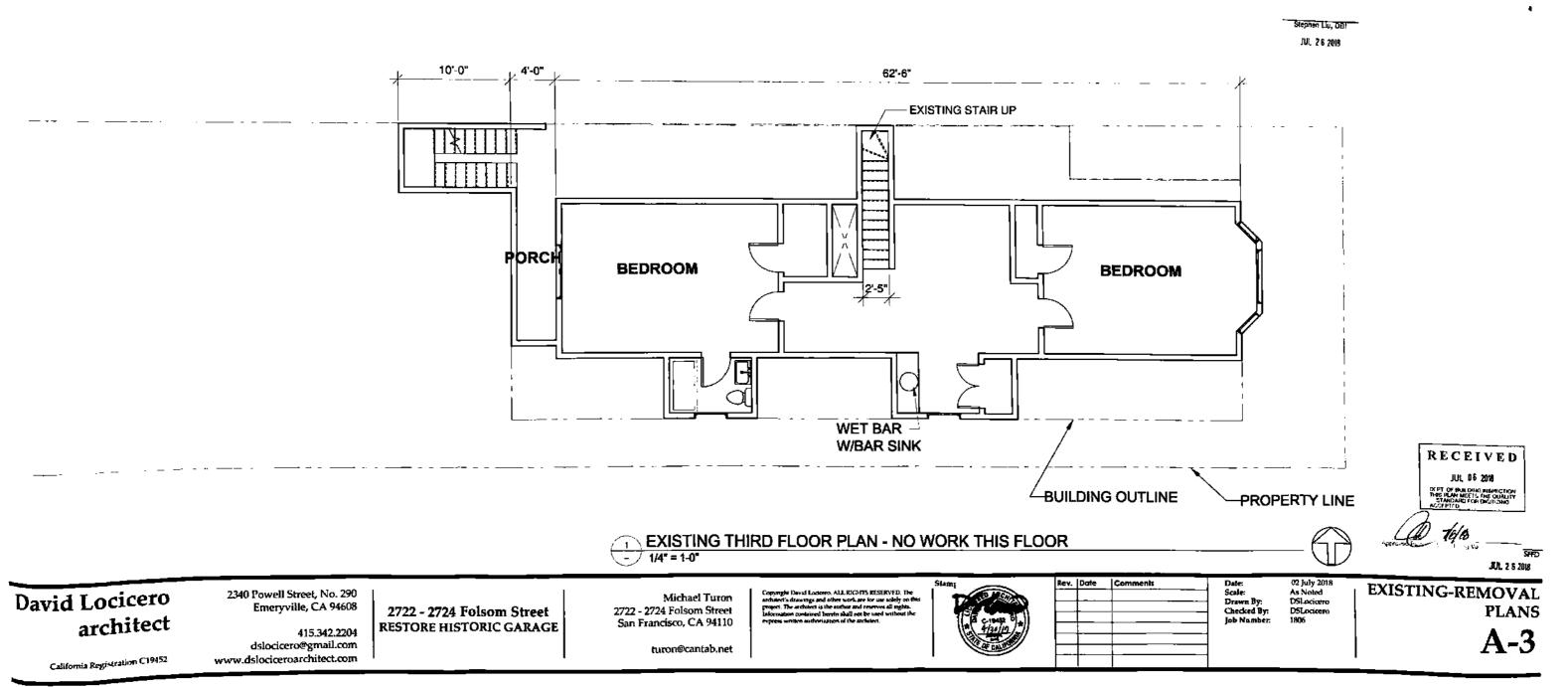
SITE PLAN



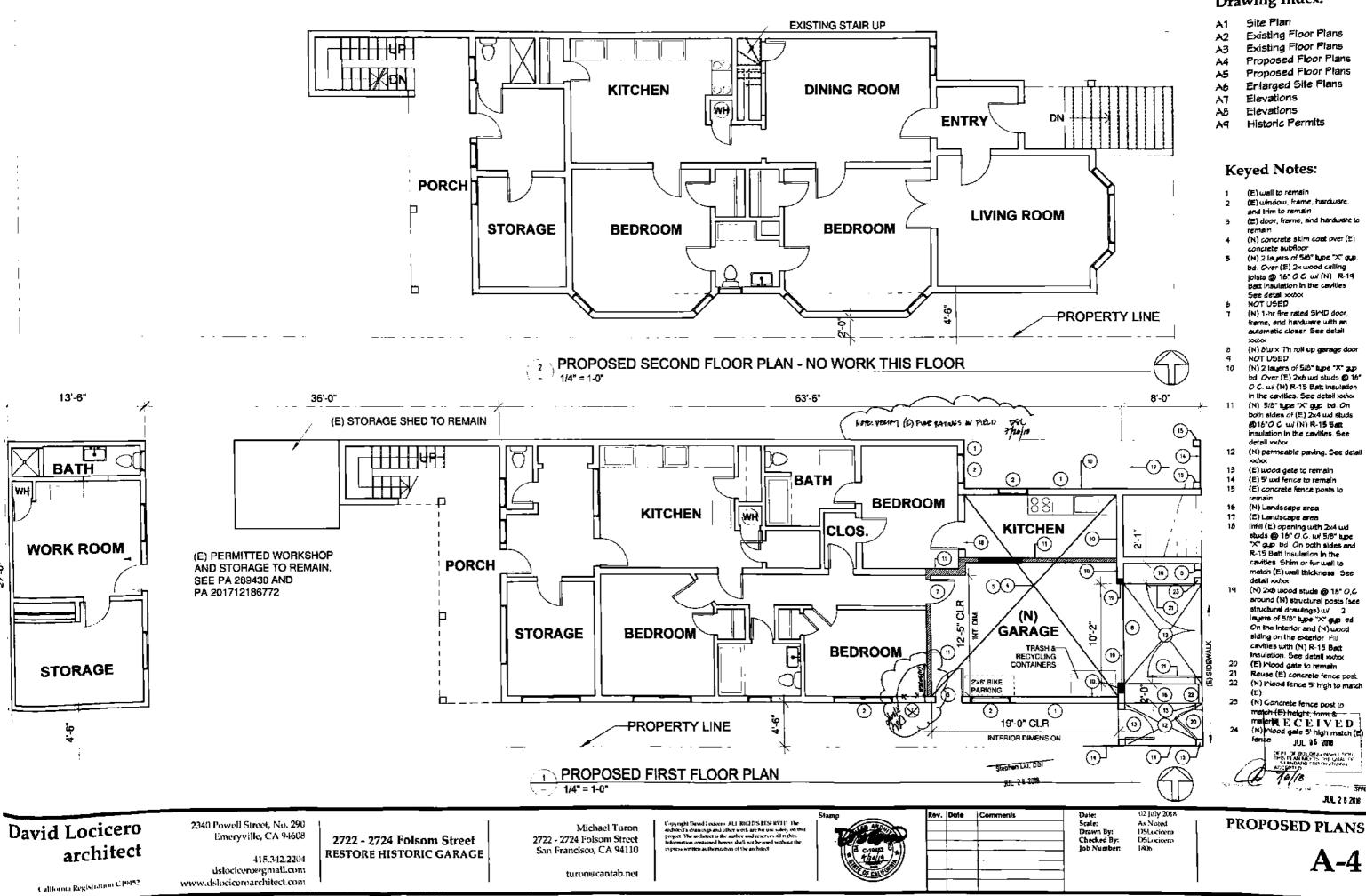


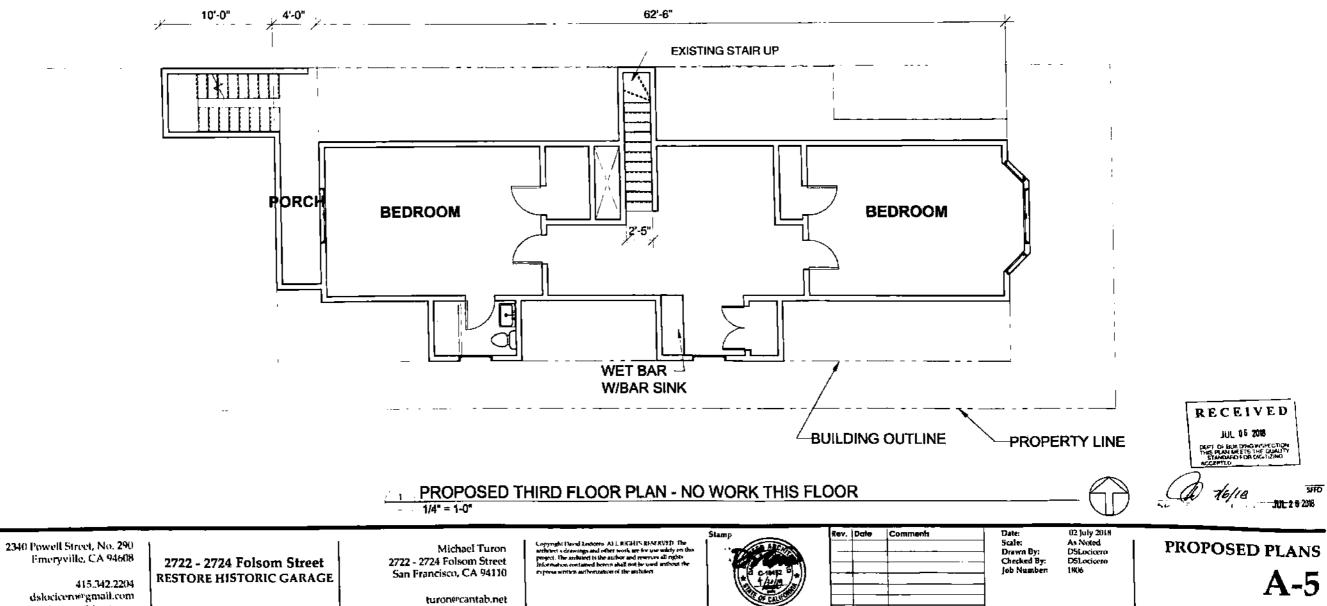


- A1
- Site Plan Existing Floor Plans Existing Floor Plans A2
- A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5
- Enlarged Site Plans A6
- Elevations AT
- Elevations A8
- Historic Permits A9



- A1
- Site Plan Existing Floor Plans Existing Floor Plans A2
- A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5
- Enlarged Site Plans A6
- Elevations AT
- Elevations A8
- Historic Permits A9





David Locicero architect

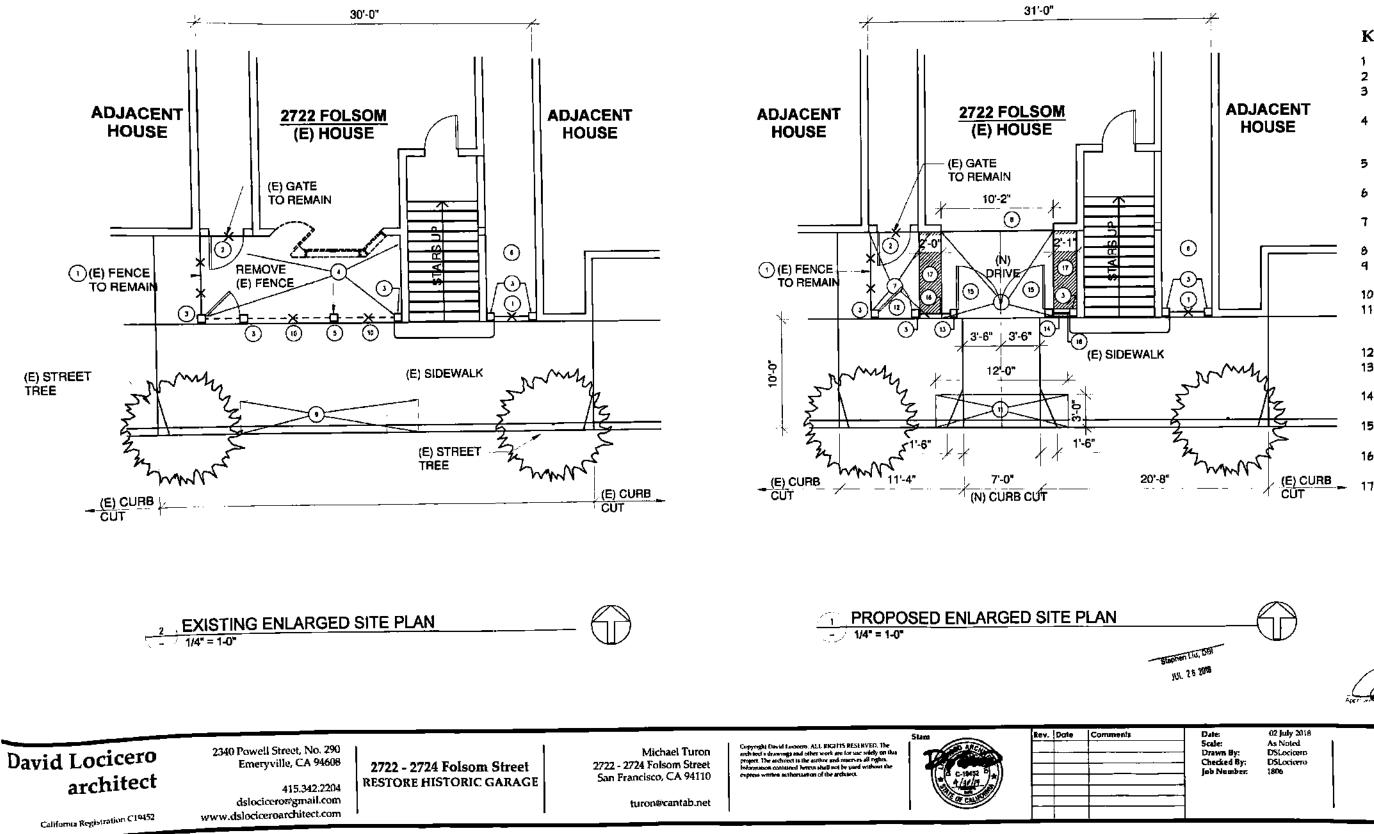
California Registration © 19452

415.342.2204 dslocicero@gmail.com www.dslociceroarchilect.com

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- Site Plan A1 Existing Floor Plans A2 Existing Floor Plans A3 Proposed Floor Plans A4 Proposed Floor Plans A5 Enlarged Site Plans A6 Elevations A7
- Elevations Aβ
- Historic Permits A٩





- Site Plan A1
- Existing Floor Plans A2
- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations
- A1 Elevations Að
- Historic Permits A٩

Keyed Notes:

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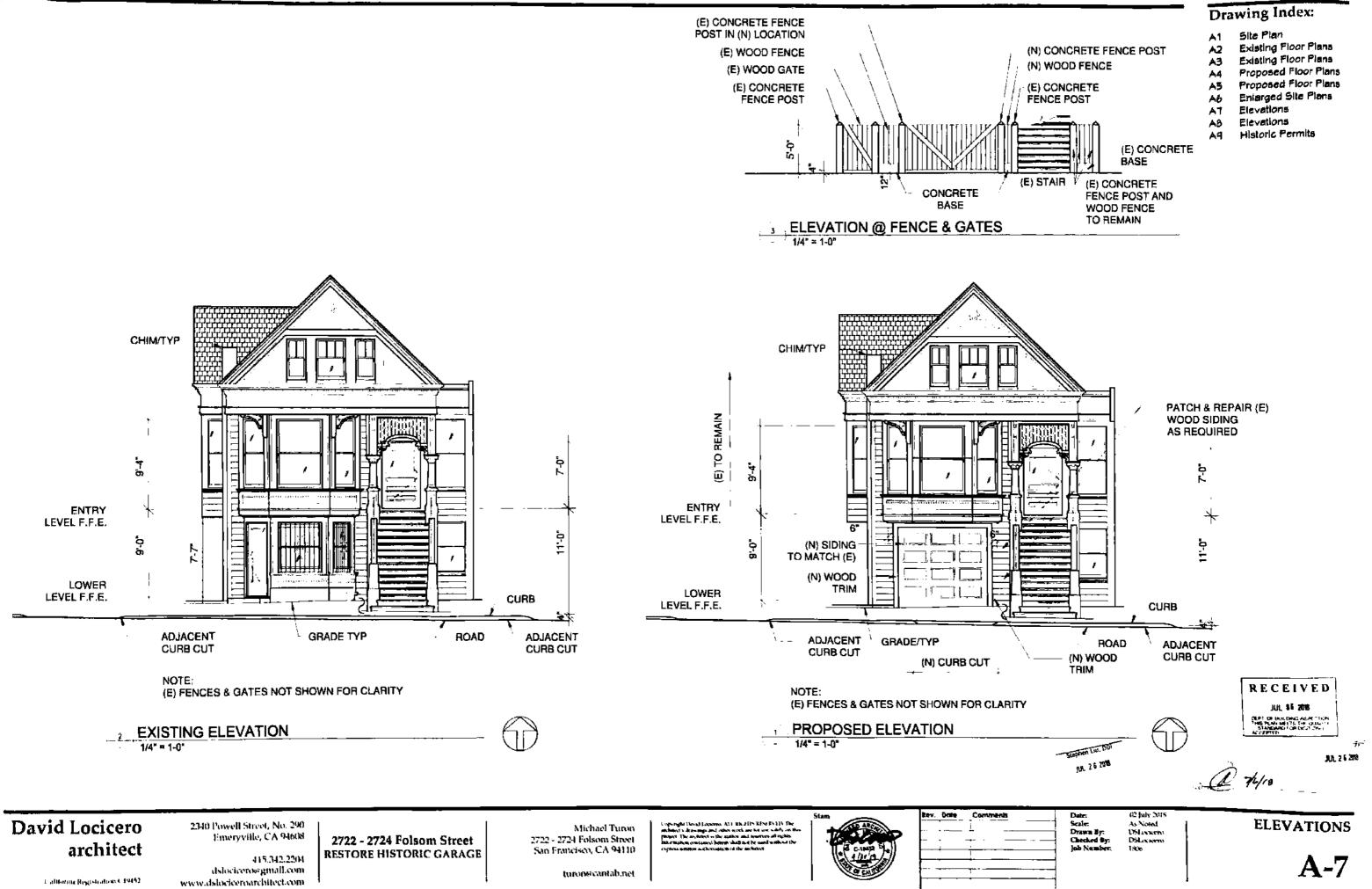
- (E) fence to remain
- (E) we gate to remain 2
- (E) concrete fence post to з remain
- Remove (E) brick paving 4 and landscaping from this area
- Remove (E) concrete fence 5 posts, retain for future use
- (E) landscape area to remain
- (N) permeable paving. See 7 detail xx/xx
- (N) 8'w x 7'h roll up door Remove (E) concrete side 4 walk and curb
- Remove (E) fence 10
- (N) concrete curb, curb cut, 11 and side walk. See details xx/xx and xx/xx
- (E) Mood gate to remain 12 Reuse (E) concrete fence 13
 - post
 - (N) Concrete fence post to match (E)
- (N) 5' Wood gate to match 15 (E) wood fence 16
 - (N) 5' Mood fence to match (E)
 - (N) Landscaping in area shown shaded

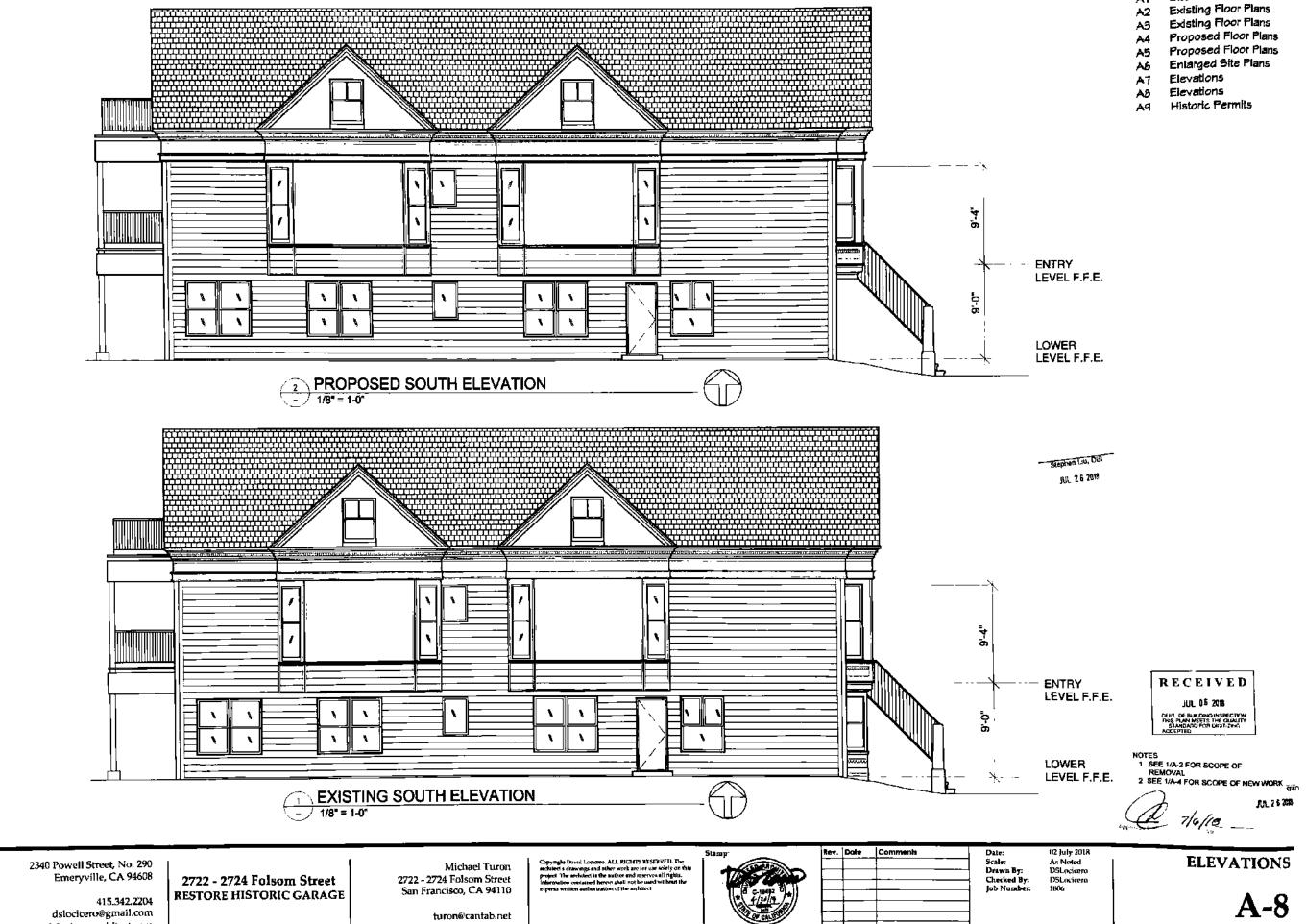


340 RR 26 208

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www.dslociceroarchitect.com

California Registration C19452

architect

David Locicero

- Site Plan A1

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David Locicero architect

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2340 Powell Street, No. 290 Emeryville, CA 94608

www.dslociceroarchitect.com

415.342.2204 dslocicero@gmail.com

2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110 Copyright David Linners, ALL RUG ITS RESERVED, the architect a drawings and other work are for use solvity on this project. The architects is the author and reserves all rights laformation evaluated thereas will not be used without the copyreas written authorization of the architect.

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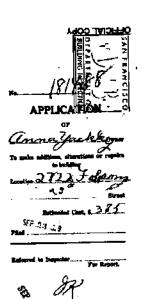
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California Registration C19452

Drawing Index:

- Site Plan A1
- Existing Floor Plans A2
- Existing Floor Plans Α3
- Proposed Floor Flans Α4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations A7
- Elevations Að
- Historic Permits A٩



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9. DESIGN CRITERIA

- APPLICABLE BULDING CODES CALIFORNIA BULDING CODE (CBC), 2016 EDITION; SAN FRANCISCO BUILDING CODE (SFED), 2015 EDITION
- VERTICAL LIVE LOADS
- 2 EXITS & COARIDGRS (NON-REDUDBLE), 100 FEF 3 ROOF 20 PSF
- ς. LATERAL LOADS
- WIND BASIC WIND SPEED = 115 MPM, EXPOSURE = 8. 14 = 1.0
- Z STISVIC BASE SHEAR (EQUIVALENT LATERAL FORCE PROCEDURE)
 - STE CLASS = D, Sa = 150%, S1 = 0 670, = 1 00, OCC CAT = 0 SEISUIC DES CS (DATECORY = E, 4 = 6.5 (PLYMODD SHEAR WALLS), V = 0.154W
- J SAW STREAM STRE

III. MATERIALS

- CONCRETE ALL CONCRETE SHALL BE RENTORCED LON 2 ALL CONCRETE SHALL BE THORSUGHY CONSOLDATED 3 ALL CONCRETE SHALL BE INKED AND PLACED IN ACCORDANCE WITH ACH 318. USE WINES WITH MAXWUM ACORECAITE SIZE ACTACHMENTE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED (SEE ACH) 4 CONCRETE STRENST AND WEGHT

LOCATION	MA 28-DAY STRENSTH	MAX WEICHT (PSC)	AGGREGATE SIZE	SLUMP	WATER/ CEMENI RATIO	MIN-44X 8 FLY AS-
SI AB-ON-GRADE	2500	145	3/4*		0.45	15-25%
BU LONG WALLS	3500	145	3/4-	4*	635	0-25\$
FOOTINGS/GRADE BEANS	2000	145	3/4"	«°	555	0-50%

- PORTLAND CEVENT SHALL CONFORM TO ASTW CISC, TYPE + CR U, LOW ALKAL FLY ASH SHALL CONFORM TO ASTM CBIB, TYPE + MIN-WAX & FLYASH REFERS TO PERCENTACE REPLACEMENT OF CEVENT BY WEIGHT ACCREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM CISL EXCEPTIONS WAY BE USED ONLY AITH THE PERMISSION OF THE STRUCTURAL EXCERTIONS WAY BE USED ONLY AITH THE PERMISSION OF THE STRUCTURAL EXCERTIONS WAY BE USED ONLY AITH THE PERMISSION
- OF THE STRUCTURAL ENGINEER CONDULT OR PITE SIZE (O D) SHALL NOT EXCEED JOR OF SLAS THICKNESS AND SHALL BE PLACED FULH DIANETERS WINNUM APART, UNLESS SPECTICALLY DETAILED OTHERWISE PROJECTING CORMERS OF BEAVS, WALLS, COLUMNS, ETC. SHALL BE FORVED WITH A MALE SUMMER UNDER ADDIANCE TALLANDER
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- PROJECTING COMMENS OF DENVS, MULTICUTED TO THE OF THE ASTRONOMENT OF THE OF THE CONTRACTOR SHALL ENSURE THAT ALL ENGINE TO PLACENS ECONCRETE. THE CONTRACTOR SHALL ENSURE THAT ALL ENGINE TO INTERVIEW AND ADDRESS OF THE O
- BC. "S. ETC. ARE PHONENT FOUNDED AND SEMELTING THE PHONE PERFORCING TENERGORY OF STEEL BARS ASTM ARTS, GRADE SD. #* AND SVALLER, GRADE 40, WELDED REINFORCING SUAL BE 4706 2 WELDED WET FABRIC ASTM A185 3 WINNUN CONCRETE COVER FOR REINFORCING STEEL 0. TURFACES FOUNDED AST GROUND 3 0 TORMED SUBFACES BELON GRADE 2 0 TORMED SUBFACES BELON GRADE 2

- D TOTALED SURFACES BELOW GRADE. 2 SURFACES EXPOSED TO WEATHER 2⁻⁻ TERMINATION OF REATORED TO WEATHER 2⁻⁻ TERMINATE ALL BARS IN LAPS 90 DEGREE BENDS, OR WITH DOMELS INTO EXISTING (MILLETE VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BAROVE AT MALLS AND ECOLUNG TO B REVE COMELS IN 0 FOOTING BARS LOW WITH STANDARD 90 LOCASE BENDS C REVERSE COMING STREEL AND ENDSEMPLIES TO BE HELD SEDURELY IN PLACE PRICE ALL REVERSE CONTENT SUBFICIENT SUBFORTS TO ALLOW WALKING CH REVERSERVENT REVERSERVENT REVERSERVENT .
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- C MODD MARY VOILLUMEER DOUDLAS FIR-LARCH, "MP JON d. -EADTRS, POSTS, REAVS & LOSTS IN 1 d. FLATES, STUDS & BLOCK VS IN 2 E ALLUNDER IN CONTACT WTH CONCRETE 61-01 OR LESS ABOVE GROUND FRESSERE-PRESERVATIVE THEATER DOUDLAS FIRE TREAT IN ACCORDANCE WITH AMMA STANDARD UT FOR ABOVE GROUND USL PRESERVATIVE THEATEN SPALLUNDER STALL HAVE 198 NAXIVUN NO STURE CONTENT AT THE C INSTALLATON P MNODE SHEATHING (STRUCTURAL LUCK)

GENERAL STRUCTURAL NOTES

V. SPECIAL INSPECTIONS

City and County of Ban Francisco

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NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special happections form issued with the permit and required for this project. The employment of special inspectors is the direct responsibility of the owner of the

These special inspections are required in addition to the called inspections parformed by the Department of Building Imspection. The name of the special inspector shell be furnished to the district building inspector prior to elart of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-5132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-5570.

Before final building inspection is scheduled, documentation of special inspection compliance

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

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without complemose with the structural observation requirements.

Special Inspection Services Contact Information

vie: We are moving lowards a "pepariasa" mode of operation. All special inspection Annitale, including final letters, may be emailed (preferred) or faxed. We will also be ifting to a paperiaus fax receipt mode.

Special Inspection Services 1980 Maxim Street – San Francisco CA 94183 Office (416) 568-6122 – FAX (415) 568-6474 – www.siddlorg

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

JOB ADDRESS 2722-2724 FOLSOM ST APPLICATION NO 2018 0706 3408 ADDENDUM NO.

Employment of Special Impaction is the direct responsibility of the DRVNER, or the empiriser/section of special impaction is the direct responsibility of the DRVNER, or the empiriser/section of special impacts shall be credited in Sec. 1704. Name of special impactor shall be fundamented to DB District Impactor prior to shart of the work for which the Special Special DB comparison of the Section of Section 2014. The section of Section 2014. The section of Section 2014. The section of the Section 2014 of the section of the Section 2014 of the

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Propared by NEMAEL A HOW HOW-PISANO ENGINEERING, NOTION (_____415 |___662-4798

NARETICHES AUCULT UPECIAL INSPECTION AND STRUCTURAL ORISERVATION SHOULD BE DIRECTED TO: Install Installed Services (415) 558-5132, cr. do manufacture during show out : or PAX (416) 558-5474

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Telephone: (415) 555-5132 Fax: (415) 558-6474

Event: <u>dbl exercielinso actions & stants</u> in person: 3rd floor at 1660 Mission Street

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Stephen Liu, DBI

APPROVAL (Depart on subscripting reports.)

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Eduits III. Los, Elayer Tom C. Hul, B.E., C.B.O., Sherma

- C1 NSTALLATON 2 PLYNODD SHEATHNS (STRUCTURAL UCY) 3 ROYOS SHEATHNS (STRUCTURAL UCY) 5 ROYOS SHEATHNS (STRUCTURAL UCY) 5 FLOOD SHEATHNS (SYCCE EXTERIOR APA RATED \$2/16, PS: 5 FLOOD SHEATHNS 3/4° CD EXTERIOR APA RATED \$48/24, PS: 6 WALL SHEATHNS 15/22 STRUCT APA RATED \$2005URE 1, PSI, 5-PLY 5 ROYOS HARDWARE AND JOST MAKERS AS MAULACTURED BY SURSON STRUCTE CD OR APPROVED BOLK, SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVEL FOR EACH SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVEL FOR CACH, SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVEL FOR CACH, SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVEL FOR CACH, SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVEL FOR CACH, SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVENT OF SUPERIAL SUPSON DESIGNATIONS USED USE NAUC FREIDO APPROVENCES SPECIFED MINUM EMBEDMENT ALL NAUNG TO CONFORM TO CBC 74BLE 230-91, UGN ALL NAUS FOR PLYNDOD SHALL BE GALVANZED PLYNGOD NAUS 5 BOLTS ASTM AND? AND AND AND AND APPROVED THE THINK FOR THE FUNCTION
- AVE COMMON COOL SPECIFED MIN WIM EMBEDMENT ALL MALING TO CONFORM TO CEC TABLE 2324 91, UCN ALL NALS FOR PLYMODD SHALL BE CALVANZED PLYMOGD MALIS
 BOLTS FASTENAIS WOOD WEVERS SHALL BE FITTED WITH MALLEALE FROM WASHERS AGAINST WOOD AND STANDARD CLI MASHER ACASIST WIT HOLDS FOR BOLTS SHALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BO TS SHALL BE CALVANKED
 FASTENERS IN PRESERVATIVE-TREATED AND/OR THEL-BETARDAN'-TREATED WOOD SHALL BE HOT DPFED ZINC-COATED CALVANEED STELL, STANLESS STELL SHOLTS SHALL DE RORDOLC DATED CALVANEED STELL, STANLESS STELL ACCORDANCE WITH ASTIN ADD ADSOLENS SHALL BE FEMTHED TO BE OF WEDER TWIT'S WOOD SOEDERS AND LAD SOCKENS SHALL BE FEMTHED TO BE OF WEDER TWIT'S WOOD STELLES AND LAD SOCKENS SHALL BE FEMTHED TO BE OF WEDER THATS WOOD STELLED IN PRESSURE THE ALL DIVIDER AFTER TREATED TO BE OF WEDER THATS WOOD STELLED IN PRESSURE. THE ATEN THAT AN AND SHALL COLTS OF HOLES DAC-COATED STELL WITH COATING WEGHTS IN ACCORDANCE WITH ASTIN EDSD.CLESS SAMINOUT SHALL SE TREDET TREATED THE ODD ABSORED'S INAUGU REGHTS IN ACCORDANCE WITH ASTIN EDSD.CLESS SAMINOUT SHALL SE TREDET TREATED WITH SOLATION OF WITH SHALL CONTAN, WINNING OF ZX COPPER METAL, INC CONCENTRATION OF WITH SHALL CONTAN, WINNING FZX COPPER METAL, INC CONCENTRATION OF WITH SHALL CONTAN, WAXMUNG FZX COPPER METAL, INC CONCENTRATION OF WITH SHALL CONTAN, WAXMUNG FZX COPPER METAL, SHALL HAVE SWOOD ASD ANCHORS EACH MED TO ADD ON CLAS SCHWARDS ON STANDARD PRESERVING ALL LAG SCHWARD SHALL ANAL ACLUT THREAD, NOT A ROLLED THREAD DRULL WOLL FOR THEADDER OF THAS SHALL WAY A CUT THREAD. NOT A ROLLED THREAD DRULL WOLL FOR THEADDER OF THAS A DRUG STAND LUMBER (PSL) TO BE FABRICATED BY WEYERHAEDSER DRUG SHALL STRAND LUMBER (PSL) TO BE FABRICATED BY WEYERHAEDSER DRIAD SHALL AND ARTED STRAND LUMBER (PSL) TO BE FABRICATED BY WEYERHAEDSER COLLUMER TO THE S

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 LEADERS, CÓLLIVIS & POSTS: GRADE 1 JE
 ESLAPES AND PLATES. ASTU AJE, UDN. WTO: FLANCES: ASTW A992, GRADE 50. TUBES (SDUARE DR RECTANGULAR HSS) ASTM A500, GRADE C
 BOLTS ASTM A107, UDN
 SHCAR STUDS NELSON HAL OR SIL (ICC-ES ESR-2856)
 WELDING FLECTRODES: ETO TOR FULL PENETRATION WELDS USE CHARPY V-NOTCH WIRE, WN 20 IL-# O OT
 ALL STRUCTURAL STELL TO BE DÉTAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AUSS SPECT CATONS.
 ALL WELDARGE TO CONFORM TO AWS AND TO BE "ERFORMED BY CERTAILED WELDERS B ALL BUT WELDS ARE: TO BE CONFLET PREMICATED AND ERECTED IN ACCORDANCE WITH AUSS SPECT CATONS.
 ALL WELDARGE TO CONFORM TO AWS AND TO BE "ERFORMED BY CERTAILED WELDERS B ALL BUT WELDS ARE: TO BE CONFLET PREMICHATION UON.
 BOL "OLES FOR WACHINE BOLTS STALL BE NO WORE THAN 1/16" OWERSE UON. WERE STERED HOLE IS REQUIRED. PROVIDE 5/15"XJ"XS" PLATE WASHER WEIDED TO THE STRUCTURAL WEWBER
 GONTRACTORS SHALL SUBMI VELDING PRECEDURE TO CITY AND ENGINEER FOR ARCHITED TO REVEW RPCR TO FARMANCS FOR ALL STEL TO ARCHITED TO REVEW RPCR TO FARMANCS FOR ALL STEL TO ARCHITED TO REVEW RPCR TO FARMANCS FOR ALL STEL TO ARCHITED TO REVEW RPCR TO FARMANCS FOR ALL STEL TO ARCHITED TO REVEW RPCR TO FARMANCS FOR ALL STEL TO ARCHITED TO REVEX RPCR TO FARMANCE FOR ALL STEL TO ARCHITED TO REVEX RPCR TO FARMANCE FOR ALL STEL TO ARCHITED TO REVEX RPCR TO FARMANCE FOR ADPROVAL PROV TO FARMANCE ACONS

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- ADMONAL PROVE OF REARCHONS PDVY ANCHORS / EXPANSION ANCHORS 1 INSTALLATION: CHOICES FOR POST-INSTALLED ANCHORS SHALL BE DELLED WITH A ROTARY ANAVER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING RELYCOROUS IS NOT DALAGED ALL MESTRILED OR UNACCEPTABLE HOLES SHALL BE
 - GROUTED SOLID MOLES SALL BE DRY CLEAN HOLES WITH NYLON BRUSH TO REMOVE LOOSE WATERIAL AND BLOW DUT HOLES WITH DLEFREE COMMERSED AR. INSTALL ANDHORS IN ACCORDANCE WITH THE APPLICABLE "CO-LES REPORT AND THE MANUFACTUREN'S RECOMMENDATIONS. CONTRACTOR TO USE CORRECT C

 - THE WHEN ADDITED THE CALL IF ELEVENTS WITHIN THE EXISTING STRUCTURE NOTIFY ARCHITECT IMMEDIATELY IF ELEVENTS WITHIN THE EXISTING STRUCTURE PREVENT DRULING IN THE LOCATIONS SHOWN DN THE DRAWNOS VINAUM CONCRETE THICKNESS SHALL BE 1.5 TWES THE DEPTH OF

- 2 EP92DUENT 2 EPOXY 5-ALL BE ONE OF THE FOLCANG: 3 HELT HTT-RE 500 V3 (CC-E5 ESR-3314) 5 SUMSION SET-XF (ICC-E5 ESR-2308) 3 HHRLAED STEL RODS EVERIDED 'N EPOXY SHALL BE ASTW F'554, FY = 35 KS
- OR ASTM ASOT, UON 4. REINFORCING STELL BARS EMBEDDED IN EPOXY 5-ALL BE ASTM AGIS, GRADE 60.
- 5 EXPANSION ANCHORS SHALL BE CARBON STEEL HUTLINS-TZ ("CC ESR-1917), UON

	REBARS/SOL	TS IN CONCRETE - TESTIN	G SCHEDULE	
REBAR SIZE/ BOLT DIAMETER	TORQUE REQUIREMENT (FT-LBS)	TEST CLANTITY OF BOLTS WINIMUM TWO PER 500 S.F. OF OR FOUR PER WALL/BEAM/COL)"	PULL-TEST REQUIREMENT (LBS)	TEST CUANTIT OF BOUTS (RANDOMLY SELECTED)
¥*	10	257	3,500	5%
#4 - X	20	253	4,400	5%
15 - 3	30	25%	5,000	5%
15 - X	45	25%	10,000	58
67 - 74°	60	25%	14,700	5%
48 - 1*		25%	17,700	5%

NOTES

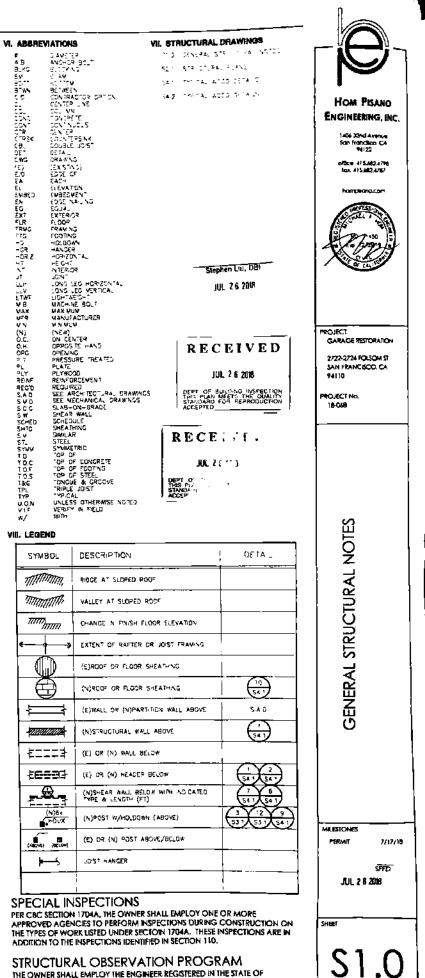
- I THE CUANTITY OF TORQUE-TESTED BOLTS MAY BE REDUCED TO TOR WHEN PERIODS SPECIAL INSPECTION IS PROVIDED 2 PULL-TEST A WINNUM OF TWO BOLTS 3 AN ADDITONAL 2005 BUT NOT LESS THAN THREE BOLTS. SHALL BE TORQUE TESTED

IV. EXPOSURE TO WEATHER

STEEL EXPOSED WENDERS SHALL BE COATED WITH A ZING RICH PRIMER 2. BOLTS, NUTS AND WISCELLANEOUS HARDWARE SHALL BE GALVAN ZED.

3 ALL PLYNOOD SHALL BE OF AN EXTENSE OR CRADE

- REDSTANCE TO DECAY 2. ALL EXTENSION HANGERS AND DTHER SUPSON TYPE PRODUCTS SHALL BE CALVANZED



4 B 91/5

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VIII. LEGEND

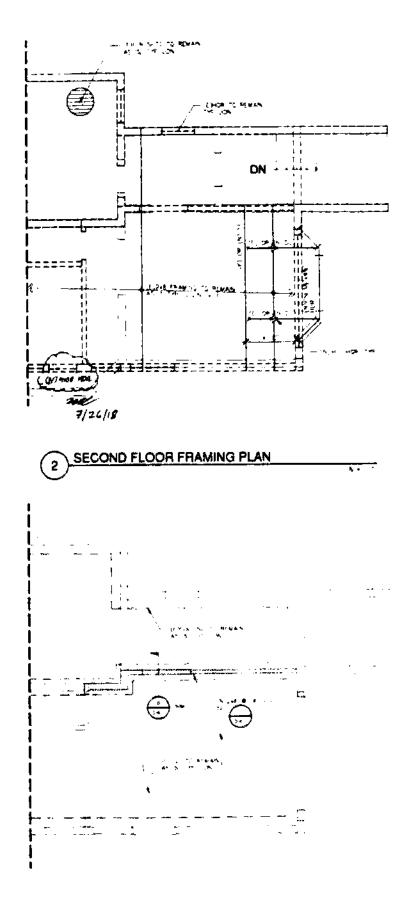
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THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION. 72 HOURS NOTICE IS REQUIRED FOR MEETINGS AND OBSERVATIONS.

SHEET 1 OF 4

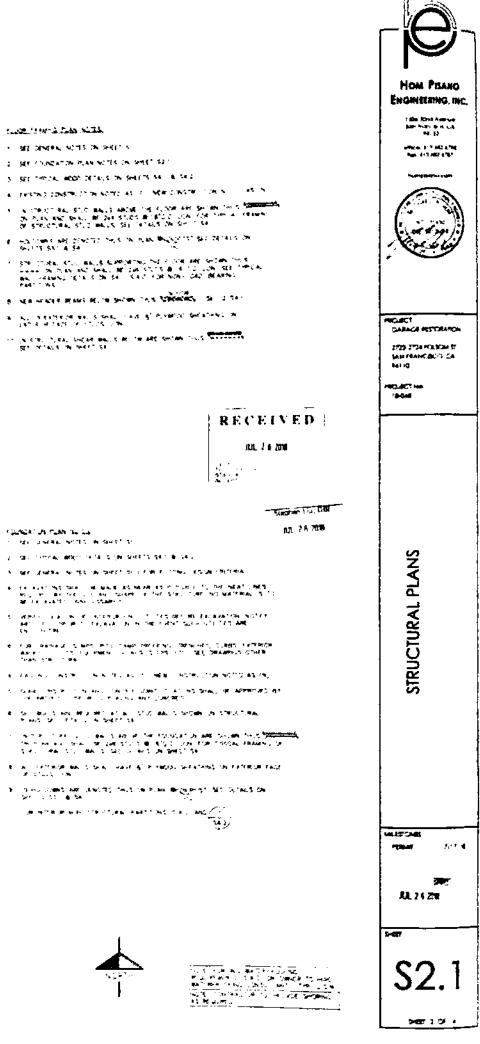


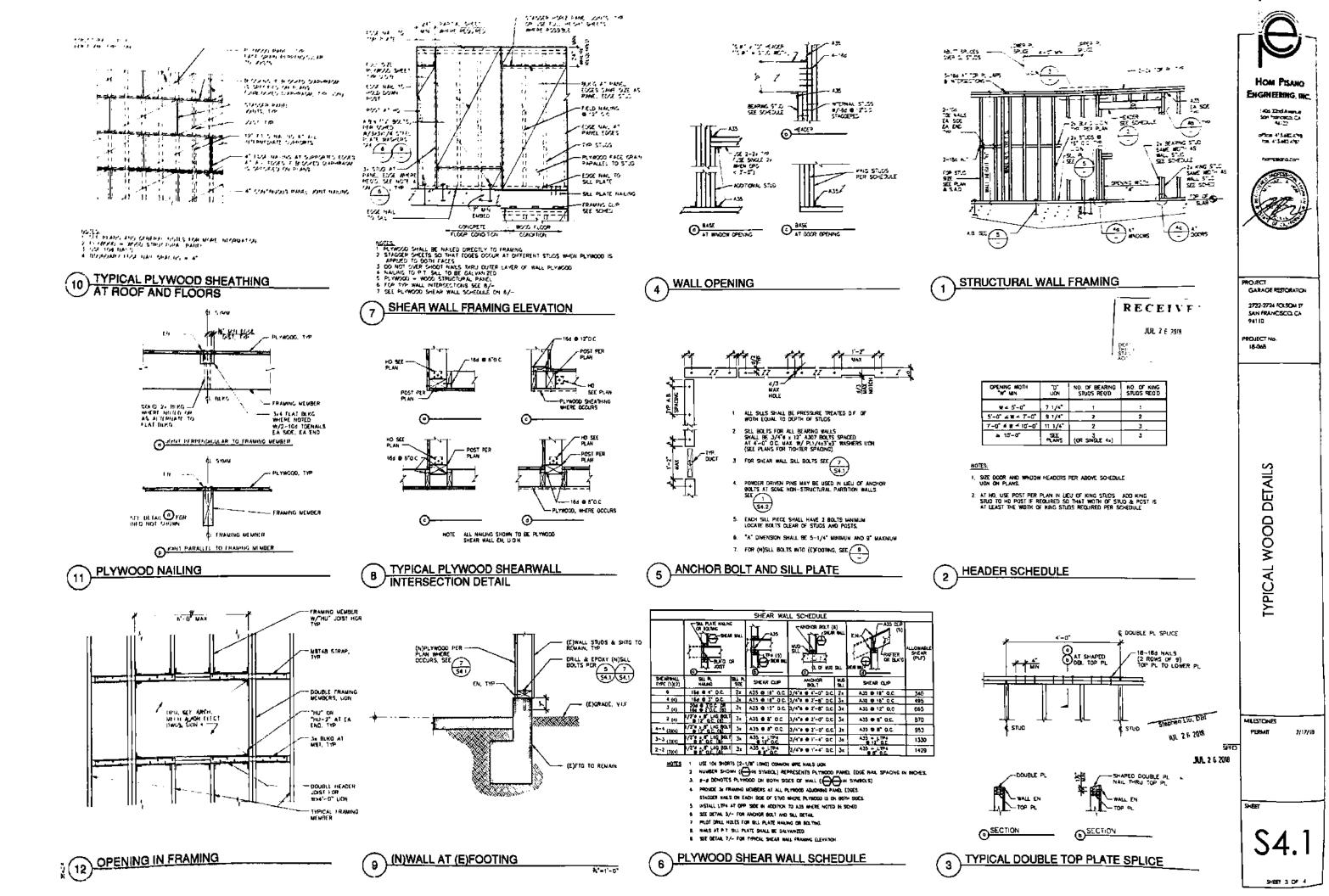


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For erran post and 4 motes in depth of your	1-166
2 Broging to keeps scored used and a Blanking between points or inters.	2-Bc
a post of reflece-tomate apon ade each and	2-10412
t florers between stice each and	2-100** 2-100 toesols or 2-16c
3 1" + 4" sublicion or ress to dech jorst take not	
	2-64
4 Wider than 1" = 5" subfloor to each joint, take not	3-64
2" sublidge to post or girder, blend and face dell	2-164
6 Scie prote to post or blocking, typical take not	15d of 16 a c
Sole plate to joint or blocking, at braced wall porme	3-164 ct 16"
7 top state to stud, and not	2-16d
A Stud to note proce	4-Bd, Laenad or
	2-16d, and real
a Double study, face not	16d al 24 o c.
10 Double top plotes, typical toce not	16d of 16 ⁴ o c
It Blacking Letimen josts or rotters to top plote, Loenal	3-86
17 Run, yout to top plate, toenail	10 g et 6* e c
13 Top plotes, lops and intersections, face and	3-18d
14 Continuous header, two places	life at 16° oc
	clong soch side
13 Ceivig points la plate, laenad	3-8d
15 Continuova hieder ta atud, toenail	4-Bd
17 Caling plat, leps over partitions, face not	3-164
18 Ceiling joints to parallel rollers, loca not	3-164
19 jour or rollars at oil bearings-toenails, each side	2-104
20 1" brace to each stud and plate, face not	3-8d
21 1" = 8" sheathing or isse to each bedring, foce not	3-8d
22 Weler than 1 = 8 shoothing to each bearing, fore not	3-8a
23. Bust-up corner sluds	16d dl 12° a c

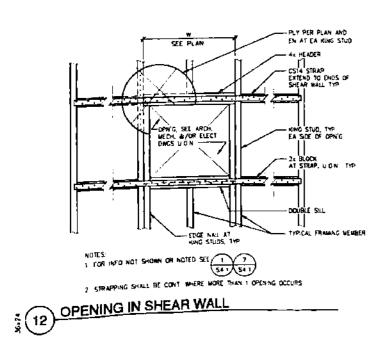
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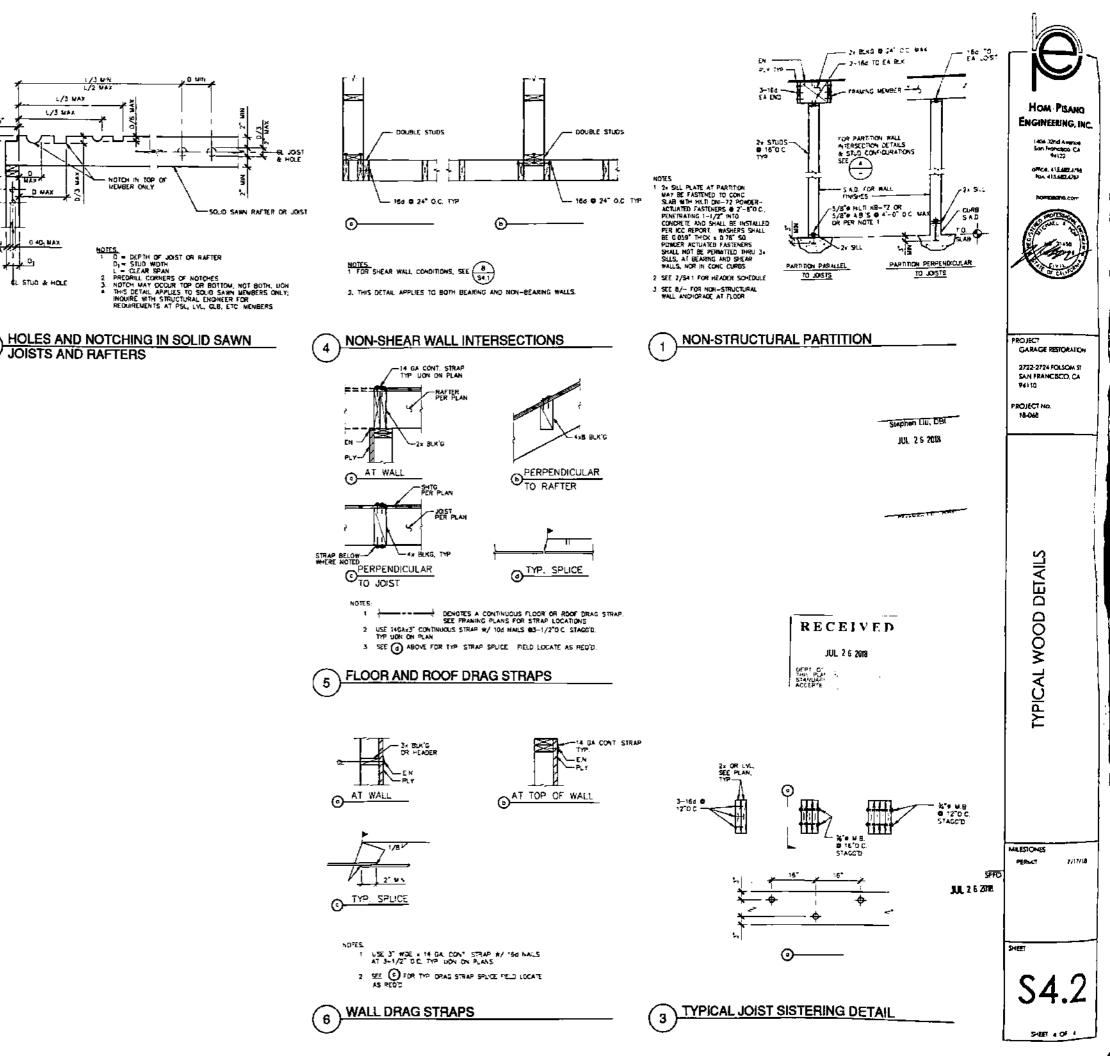
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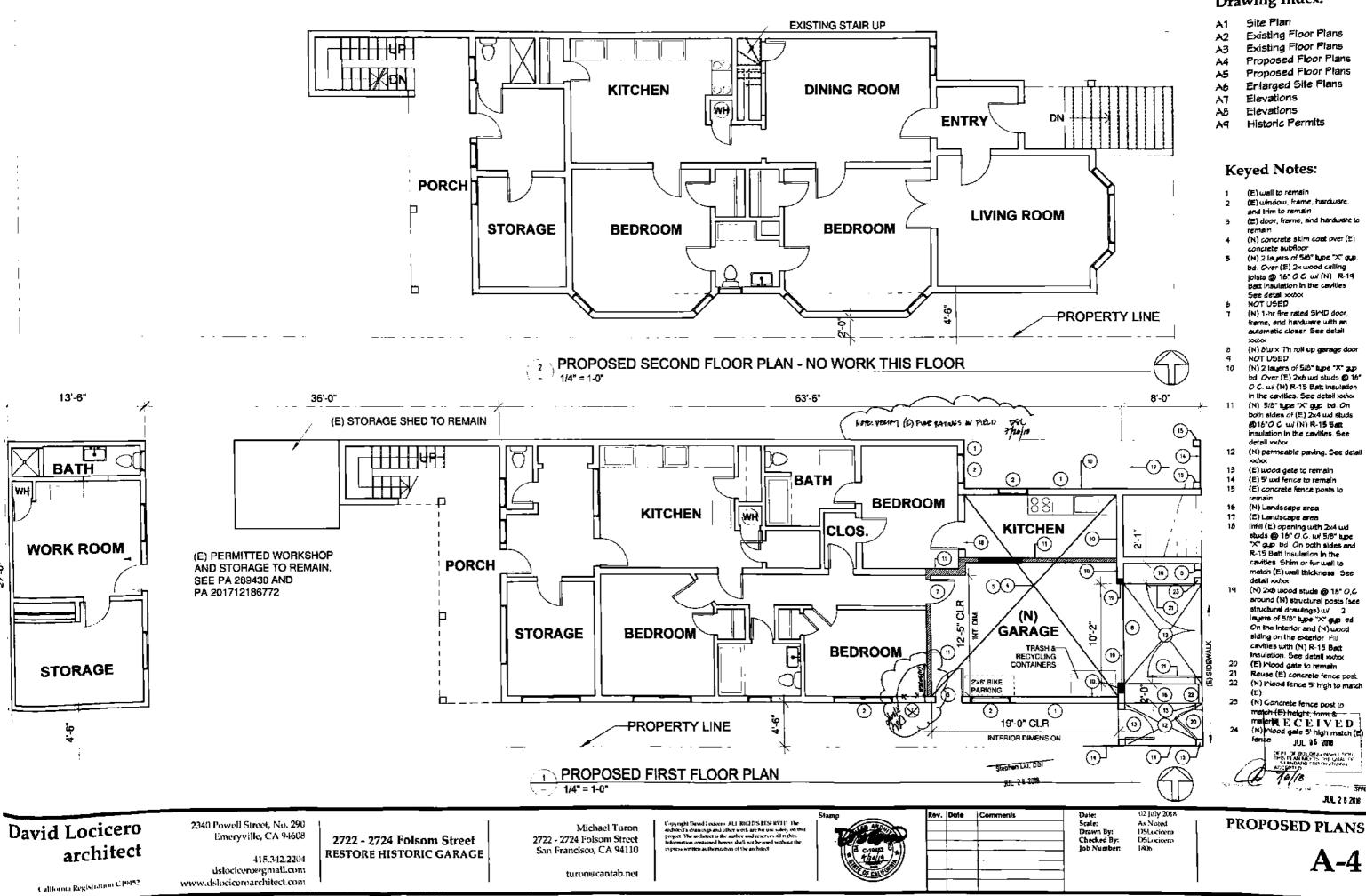
FOOTNOTES

Use common was note except where otherwise stated

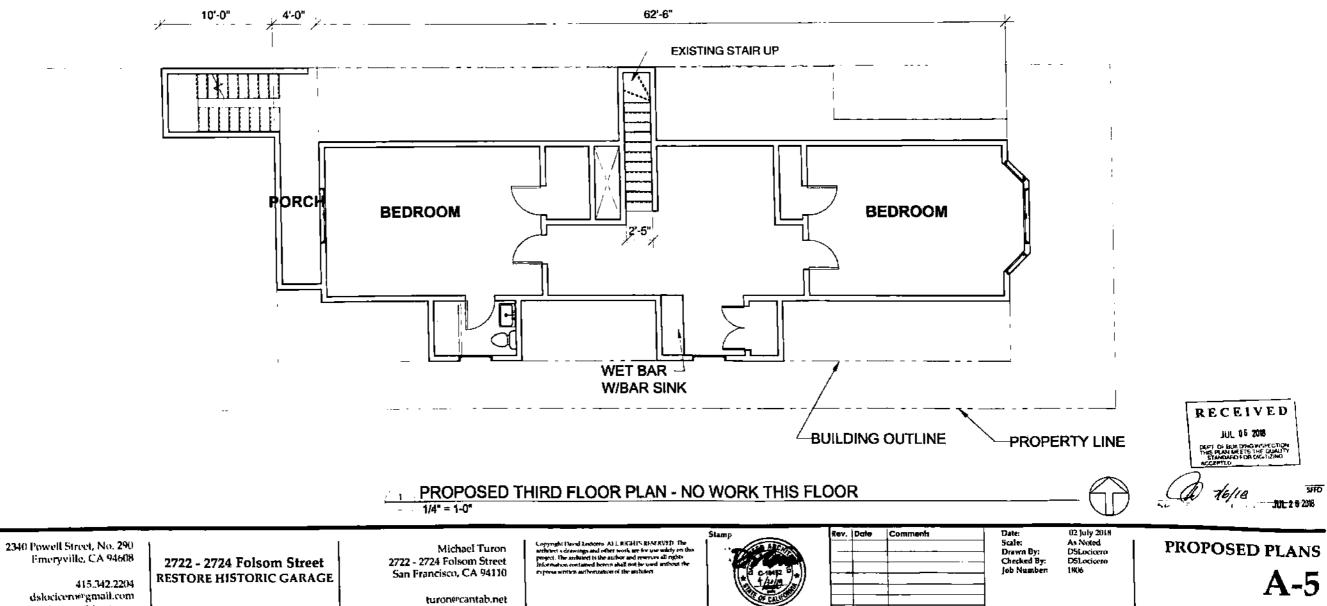
11 MINIMUM NAILING SCHEDULE ref. CBC TABLE 2304.9.1







Drawing Index:



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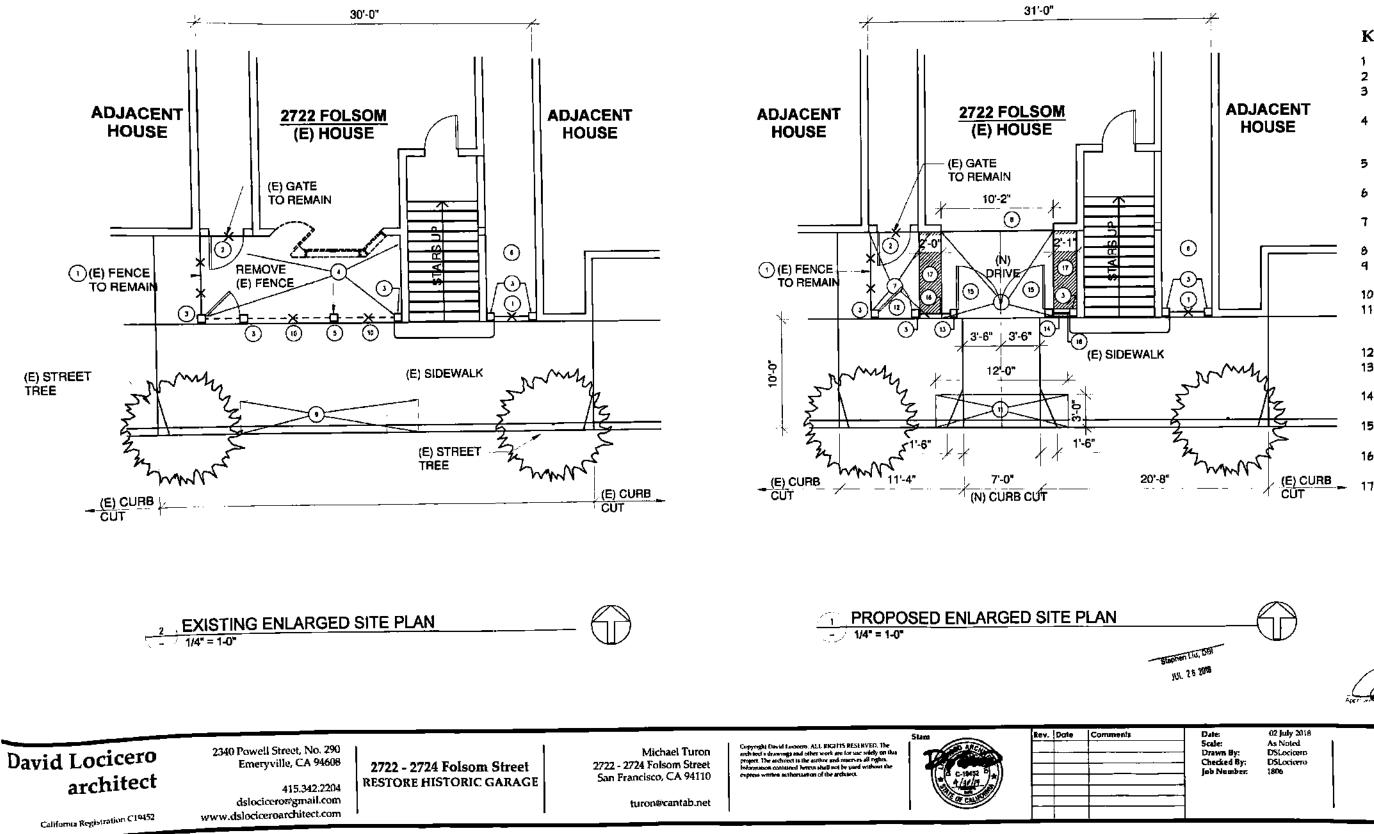
415.342.2204 dslocicero@gmail.com www.dslociceroarchitect.com

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- Elevations Aβ
- Historic Permits A٩





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- Existing Floor Plans A3
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- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations
- A1 Elevations Að
- Historic Permits A٩

Keyed Notes:

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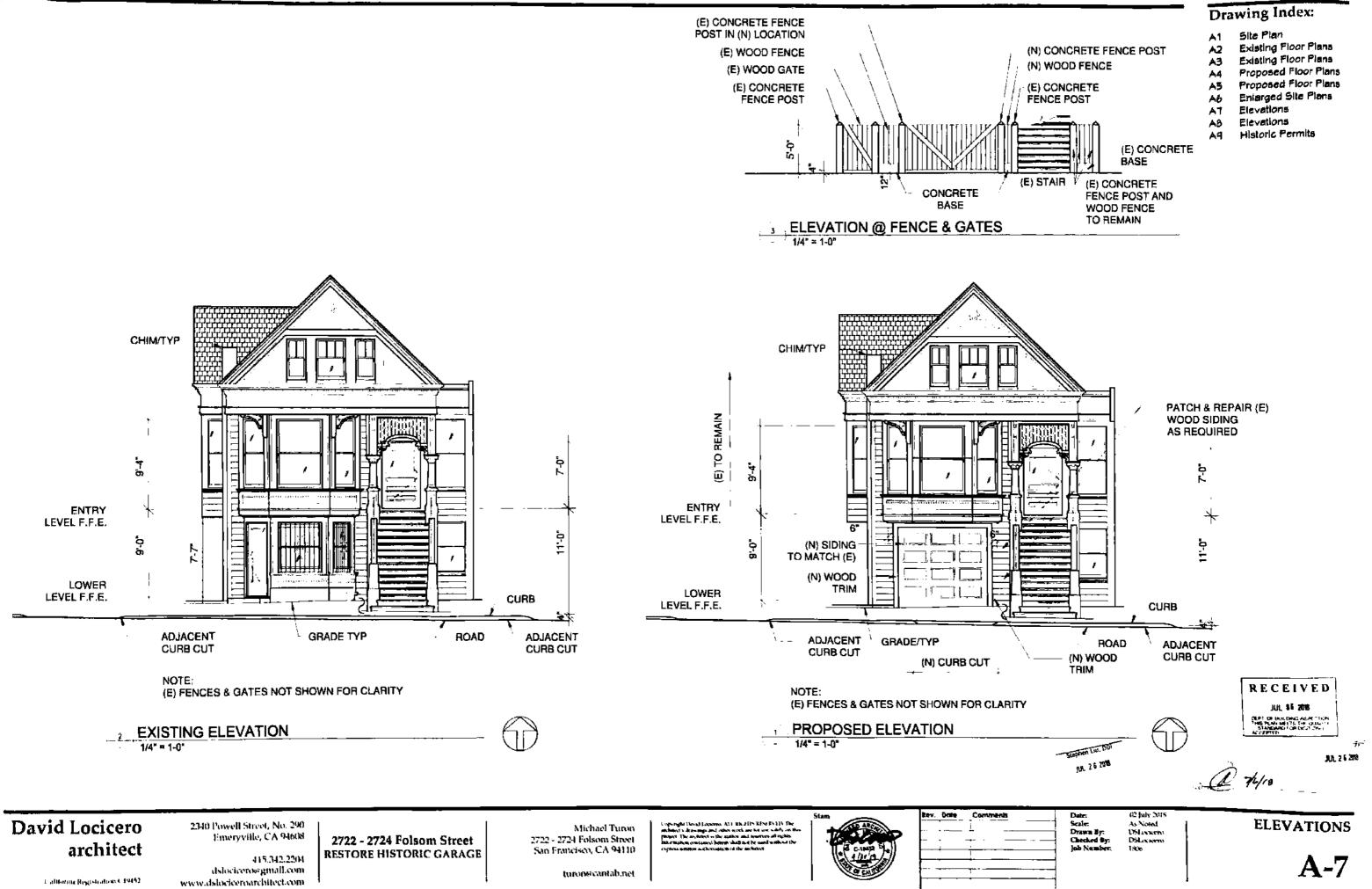
- (E) fence to remain
- (E) we gate to remain 2
- (E) concrete fence post to з remain
- Remove (E) brick paving 4 and landscaping from this area
- Remove (E) concrete fence 5 posts, retain for future use
- (E) landscape area to remain
- (N) permeable paving. See 7 detail xx/xx
- (N) 8'w x 7'h roll up door Remove (E) concrete side 4 walk and curb
- Remove (E) fence 10
- (N) concrete curb, curb cut, 11 and side walk. See details xx/xx and xx/xx
- (E) Mood gate to remain 12 Reuse (E) concrete fence 13
 - post
 - (N) Concrete fence post to match (E)
- (N) 5' Wood gate to match 15 (E) wood fence 16
 - (N) 5' Mood fence to match (E)
 - (N) Landscaping in area shown shaded

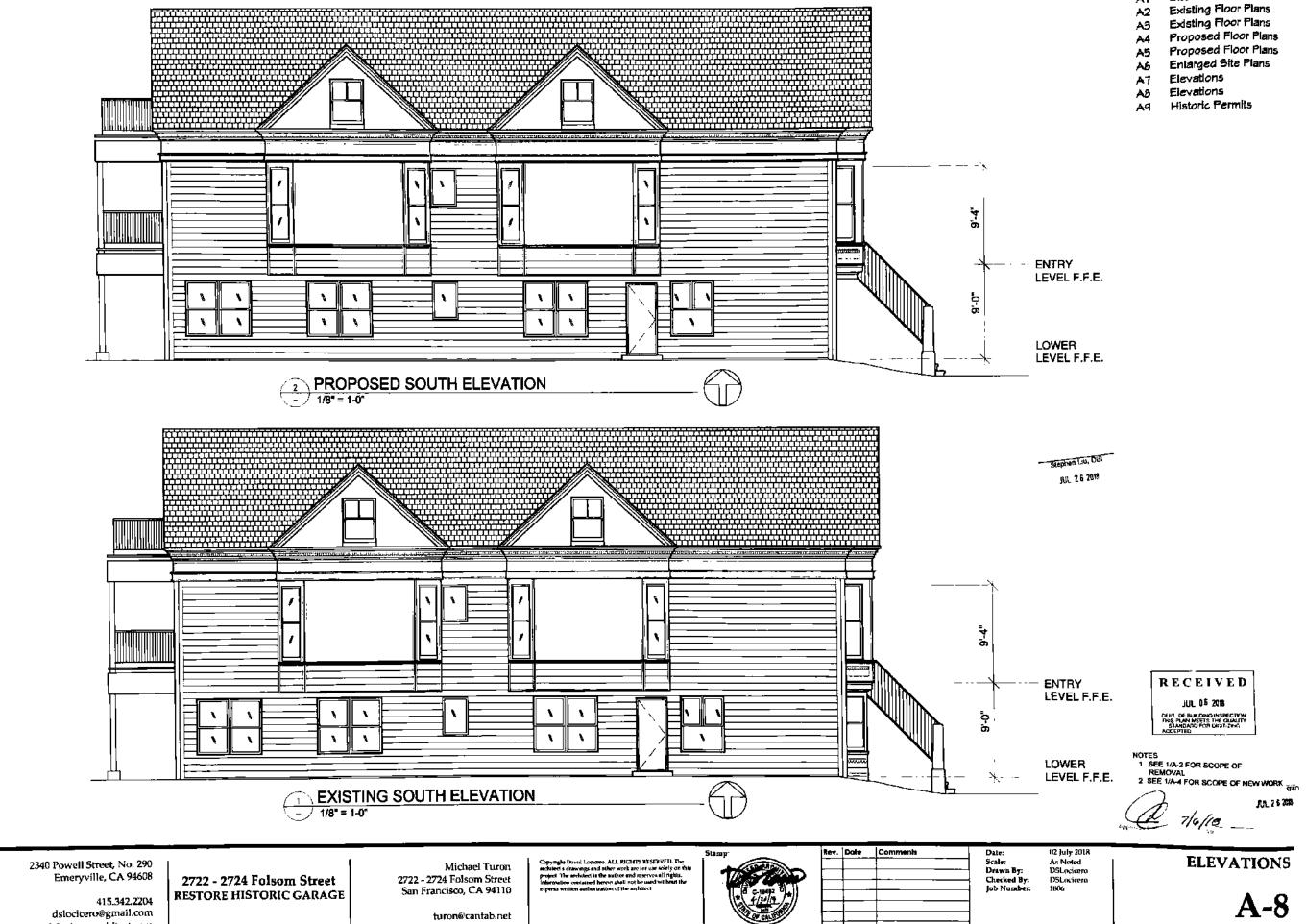


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www.dslociceroarchitect.com

California Registration C19452

architect

David Locicero

Drawing Index:

- Site Plan A1

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2340 Powell Street, No. 290 Emeryville, CA 94608

www.dslociceroarchitect.com

415.342.2204 dslocicero@gmail.com

2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110 Copyright David Linners, ALL RUG ITS RESERVED, the architect a drawings and other work are for use solvity on this project. The architects is the author and reserves all rights laformation evaluated thereas will not be used without the copyreas written authorization of the architect.

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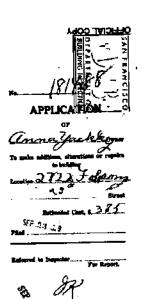
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California Registration C19452

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- Proposed Floor Flans Α4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations A7
- Elevations Að
- Historic Permits A٩



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02 July 2018 As Noted DSLocicero DSLocicero 1806



L GENERAL

- NERAL AL CONSTRUCTION AND INSPECTION SHALL CONFIDENT THE 2016 CANFORNA BULLING CONSTRUCTS BY LOGAL LR SOLETON CONTACTOR THALL USERY ALL DIMENSIONS AT THE LOB BUTE BETCHI COUVENEND WORK ANT CHALL REPENDENT AND USERFARICES TO THE ARCHITECT OF ENDERED ADD 2014 IS SHALL BE BUT GOT TO THE ARCHITECT OF THE LOBAL NOS NOTES RECOVER DEVELOPS BUTCHTS THE ATTENTION OF THE ARCHITECT AND DO NOT THE DECALED UMENSIONS, USE ARTIND OF THE ARCHITECT OF USERCEND S HEAD LOD. THE DECENDENCE, USE ARTIND OF THE ARCHITECT OF USERCEND S HEAD LOD. THE ARCHITECT FOR CLARENCE REPORTED WITH THE WORK

- THE WORK SHALL SE NOORAGRATED NTO THE PODJECT AT ALL APPROPRIATE COTATIONS WHETHER SECONDALLY CALLED OUT OF NOT TYPICAL DETAILS ARE NOT OFFICIENDLY TO APPLICABLE STUATIONS UCH IN SEMERAL, TYPICAL DETAILS ARE NOT OFFICIENCE THE REPROT NO. THEREPROT THEREPROT THEREPROT THEREPROT THEREPROT THEREPROT THEREPROT NO. THEREPROT THEREPROT

- C. WATCHIRDO, M.G. PREPROEF VG. ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
 STELEVANDA COTHER THAN, STRUCTURAL FOR WINLI OF FLOOR FLACH AND THER LICELICA FOR LEPERSTLY AL AND VECHANICAL FEATURES. FOR PRIVATE AND THER HED. RED BY ARCHIRDTVAL AND VECHANICAL FEATURES. FOR PRIVATE AND THER WALKS SAMPS, STAIPS CORES, ETC.
 TOLES AND OPENINGS THEOLOH WALLS AND FLOORS FOR DUCTS, PRIVE AND VENTIATION SHALL BE CHECKARD BY THE CONTRACTOR MID SHALL VERY STEES AND LECATORIS OF SUCH WALLS AND FLOORS FOR DUCTS, PRIVE AND VENTIATION SHALL BE CHECKARD BY THE CONTRACTOR MID SHALL VERY STEES AND LECATORIS OF SUCH WALLS AND FLOORS FOR DUCTS, PRIVE AND VENTLATION AND ELECTRICAL DEPLANDS WIT THE POLYBRIC HEATING WENTLATION AND ELECTRICAL BE PLACED IN SLABS OF WALLS UNLESS SPECIFICALLY DETAMED OF AFRICAL BE PLACED IN SLABS OF WALLS UNLESS SPECIFICALLY DETAMED OF AFRICANS REPRESENT FINISED STRUCTORS CONTRACTORS SHALL DRAWNOC AND SECTION THE VENDOUS OF CONSTRUCTOR SHALL UNDERTAKE ALL NECESSARY VEASURES TO ENSURE SAFETY OF ALL PERCONTRACTOR SHALL INFEST TO ADDALLS FOR UNDAS AND VENDOS OF CONSTRUCTOR SHALL UNDERTAKE ALL NECESSARY VEASURES TO ENSURE SAFETY OF ALL PRECONTRACTOR SHALL UNDERTAKE ALL NECESSARY VEASURES TO ENSURE SAFETY OF ALL PRECONTRACTOR SHALL UNDERTAKE ALL NECESSARY VEASURES TO ENSURE SAFETY OF ALL PRECONTRACTOR SHALL UNDERTAKE ALL NECESSARY VEASURES TO ENSURE SAFETY OF ALL PLACES TO STUDYES AT THE STE AND ADJACENT TO THE SITE CONTRACTOR SHALL UNDERTAKE AND THE STE AND ADJACENT OF THE SITE CONTRACTOR SHALL UNDERTAKE AT THE STE AND ADJACENT OF THE SITE CONTRACTOR SHALL UNDERTAKE AT THE STE AND ADJACENT OF THE SITE CONTRACTOR SHALL STORES TO THE AND THE STE AND ADJACENT OF THE SITE CONTRACTOR SHALL THE CONTRACTOR OF SUCH RESPONSELITY

9. DESIGN CRITERIA

- APPLICABLE BULDING CODES CALIFORNIA BULDING CODE (CBC), 2016 EDITION; SAN FRANCISCO BUILDING CODE (SFED), 2015 EDITION
- VERTICAL LIVE LOADS
- 2 EXITS & COARIDGRS (NON-REDUDBLE), 100 FEF 3 ROOF 20 PSF
- ς. LATERAL LOADS
- WIND BASIC WIND SPEED = 115 MPM, EXPOSURE = 8. 14 = 1.0
- Z STISVIC BASE SHEAR (EQUIVALENT LATERAL FORCE PROCEDURE)
 - STE CLASS = D, Sa = 150%, S1 = 0 670, = 1 00, OCC CAT = 0 SEISUIC DES CS (DATECORY = E, 4 = 6.5 (PLYMODD SHEAR WALLS), V = 0.154W
- J SAW STREAM STRE

III. MATERIALS

- CONCRETE ALL CONCRETE SHALL BE RENTORCED LON 2 ALL CONCRETE SHALL BE THORSUGHY CONSOLDATED 3 ALL CONCRETE SHALL BE INKED AND PLACED IN ACCORDANCE WITH ACH 318. USE WINES WITH MAXWUM ACORECAITE SIZE ACTACHMENTE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED (SEE ACH) 4 CONCRETE STRENST AND WEGHT

LOCATION	MA 28-DAY STRENSTH	MAX WEICHT (PSC)	AGGREGATE SIZE	SLUMP	WATER/ CEMENI RATIO	MIN-44X 8 FLY AS-
SI AB-ON-GRADE	2500	145	3/4*		0.45	15-25%
BU LONG WALLS	3500	145	3/4-	4*	635	0-25\$
FOOTINGS/GRADE BEANS	2000	145	3/4"	«°	555	0-50%

- PORTLAND CEVENT SHALL CONFORM TO ASTW CISC, TYPE + CR U, LOW ALKAL FLY ASH SHALL CONFORM TO ASTM CBIB, TYPE + MIN-WAX & FLYASH REFERS TO PERCENTACE REPLACEMENT OF CEVENT BY WEIGHT ACCREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM CISL EXCEPTIONS WAY BE USED ONLY AITH THE PERMISSION OF THE STRUCTURAL EXCERTIONS WAY BE USED ONLY AITH THE PERMISSION OF THE STRUCTURAL EXCERTIONS WAY BE USED ONLY AITH THE PERMISSION
- OF THE STRUCTURAL ENGINEER CONDULT OR PITE SIZE (O D) SHALL NOT EXCEED SOR OF SLAS THICKNESS AND SHALL BE PLACED FULH DIANETERS WINNUM APART, UNLESS SPECTICALLY DETAILED OTHERWISE PROJECTING CORMERS OF BEAVS, WALLS, COLUMNS, ETC. SHALL BE FORVED WITH A STATE CONSERVICE DIANOTHER TANKING FOR
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- PROJECTING COMMENS OF DENVS, MULTICUTED TO THE OF THE ASTRONOMENT OF THE OF THE CONTRACTOR SHALL ENSURE THAT ALL ENGINE TO PLACENS ECONCRETE. THE CONTRACTOR SHALL ENSURE THAT ALL ENGINE TO INTELLOING COLUMN ANCHOR BODYS, SIL, BOLTS, MOLDOWN ANCHOR BODYS, ETC. HARE FROMENY LOCATED AND SECURELY THED IN PLACE.
- BC. "S. ETC. ARE PHONENT FOUNDED AND SEMENT FROM DELED APPROVENTS THE ADVIS STELL I BARS ASTM AND, GRADE SD. #4 AND SVALLER, GRADE 40, WELDED REINFORCING SUAL BE 4706 2 WELDED WET FABRIC ASTM ANDS 3 WINNUN CONCRETE COVER FOR REINFORCING STEEL 0. TURFACES FOUNDED AST GROUND 3 0 FORMED SUBFACES BELON GRADE 2 2

- D TOTALED SURFACES BELOW GRADE. 2 SURFACES EXPOSED TO WEATHER 2⁻⁻ TERMINATION OF REATORED TO WEATHER 2⁻⁻ TERMINATE ALL BARS IN LAPS 90 DEGREE BENDS, OR WITH DOMELS INTO EXISTING (MILLETE VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BOTION BARS AT ENDS B RIND "OF VAL OR FOOTING BARS COMING BAROVE AT MALLS AND ECOLUNG TO B REVE COMELS IN 0 FOOTING BARS LOW WITH STANDARD 90 LOCASE BENDS C REVERSE COMING STREEL AND ENDSEDVENTS TO BE HELD SEDURELY IN PLACE PRICE ALL REVERSE CONTECT PROVIDE DET SUPPORTS TO ALLOW WALKING CH REVERSERVENT REVERSERVENT REVERSERVENT .
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- C MODD MARY VOI LUVELS DOUDLAS FIR-LARCH, "YP JON S. -EADTRS, POSTS, REAVS & LOSTS IN 1 D. FLATES, STUDS & BLOCK VS IN 2 E ALLUVBER IN CONTACT WTH CONCRETE 6'-D' OR LESS ABOVE GROUND FRESSERE-PRESERVATIVE THEATER DOUDLAS FIRE TREAT IN ACCORDANCE WITH AMMA STANDARD D' FOR ABOVE-GROUND USL PRESERVATIVE THEAT VILL SPALL USE WATER-BOXE GRESSEVATIVES 2 ALL FRANSE LUMBER SHALL HAVE 19% NAXIVUN NO STURE CONTENT AT THE C' INSTALLATON 3 P YMODD SHEATHING (STRUCTURAL LUCK)

GENERAL STRUCTURAL NOTES

V. SPECIAL INSPECTIONS

City and County of Ban Francisco

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NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special happections form issued with the permit and required for this project. The employment of special inspectors is the direct responsibility of the owner of the

These special inspections are required in addition to the called inspections parformed by the Department of Building Imspection. The name of the special inspector shell be furnished to the district building inspector prior to elart of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-5132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-5570.

Before final building inspection is scheduled, documentation of special inspection compliance

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

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without complemose with the structural observation requirements.

Special Inspection Services Contact Information

vie: We are moving lowards a "pepariasa" mode of operation. All special inspection Annitale, including final letters, may be emailed (preferred) or faxed. We will also be ifting to a paperiaus fax receipt mode.

Special Inspection Services 1980 Maxim Street – San Francisco CA 94183 Office (416) 568-6122 – FAX (415) 568-6474 – www.siddlorg

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

JOB ADDRESS 2722-2724 FOLSOM ST APPLICATION NO 2018 0706 3408 ADDENDUM NO.

Employment of Special Impaction is the direct responsibility of the DRVNER, or the empiriser/section of special impaction is the direct responsibility of the DRVNER, or the empiriser/section of special impacts shall be credited in Sec. 1704. Name of special impactor shall be fundamented to DB District Impactor prior to shart of the work for which the Special Special DB comparison of the Section of Section 2014. The section of Section 2014. The section of Section 2014. The section of the Section 2014 of the section of the Section 2014 of the

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CHANNER HANKE MICHAEL TURON CHANGE PHONE NO. 1 212 1 777-2563

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Propared by NEMAEL A HOW HOW-PISANO ENGINEERING, NOTION (_____415 |___662-4798

NARETICHES AUCULT UPECIAL INSPECTION AND STRUCTURAL ORISERVATION SHOULD BE DIRECTED TO: Install Installed Services (415) 558-5132, cr. do manufacture during show out : or PAX (416) 558-5474

) Grannya | Byacal grainy, antonika | Ani Way (Con Bryanson

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Telephone: (415) 555-5132 Fax: (415) 558-6474

Event: <u>dbl exercielinso actions & stants</u> in person: 3rd floor at 1660 Mission Street

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Stephen Liu, DBI

APPROVAL (Depart on subscripting reports.)

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FAX 1 415 1 682-4787

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in accordance with Chepter 17 (SFBC), Special Ins

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Eduits III. Los, Elayer Tom C. Hul, B.E., C.B.O., Sherma

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- AVE COMMON COOL SPECIFED MIN WIM EMBEDMENT ALL MALING TO CONFORM TO CEC TABLE 2324 91, UCN ALL NALS FOR PLYMODD SHALL BE CALVANZED PLYMORD MALIS
 BOLTS FASTENAIS WOOD WEVERS SHALL BE FITTED WITH MALLEALE FROM WASHERS AGAINST WOOD AND STANDARD CLI MASHER ACASIST WIT HOLDS FOR BOLTS SHALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BE BORED 1/32 WAXMUN OVERSZE RETIGHTEN ALL BOLTS BEFORE CLOSNO IN ALL BO TS SHALL BE CALVANKED
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- LEADERS, CÓLLIVIS & POSTS: GRADE 1 JE
 LEADERS, CÓLLIVIS & POSTS: GRADE 1 JE
 ESLAPES AND PLATES. ASTU AJE, UDN. WTO: FLANCES: ASTW A992, GRADE 50. TUBES (SDUARE DR RECTANGULAR HSS) ASTM A500, GRADE C
 BOLTS ASTM A107, UDN
 SHCAR STUDS NELSON HAL OR SIL (ICC-ES ESR-2856)
 WELDING FLECTRODES: ETO TOR FULL PENETRATION WELDS USE CHARPY V-NOTCH WIRE, WN 20 IL-# O OT
 ALL STRUCTURAL STELL TO BE DÉTAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AUSS SPECT CATONS.
 ALL WELDARGE TO CONFORM TO AWS AND TO BE "ERFORMED BY CERTAILED WELDERS B ALL BUT WELDS ARE: TO BE CONFLET PREMICATED AND ERECTED IN ACCORDANCE WITH AUSS SPECT CATONS.
 ALL WELDARGE TO CONFORM TO AWS AND TO BE "ERFORMED BY CERTAILED WELDERS B ALL BUT WELDS ARE: TO BE CONFLET PREMICHATION UON.
 BOL "OLES FOR WACHINE BOLTS STALL BE NO WORE THAN 1/16" OWERSE UON. WERE SVERSIZED HOLE IS REQUIRED. PROVIDE 5/15"XJ"XS" PLATE WASHER WEIDED TO THE STRUCTURAL WEWBER
 GONTRACTORS SHALL SUBMIT DETAILED SHOP DRAMMOS FOR ALL STEL TO ARCHITCT FOR REVER PROR TO FARICATION
 CONTRACTORS SHALL SUBMIT DETAILED SHOP DRAMMOS FOR ALL STEL TO ARCHITCT FOR REVERSION ACCHORS

- 6

- ADMONAL PROVE OF REARCHONS PDVY ANCHORS / EXPANSION ANCHORS 1 INSTALLATION: CHOICES FOR POST-INSTALLED ANCHORS SHALL BE DELLED WITH A ROTARY ANAVER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING RELYCOROUS IS NOT DALAGED ALL MESTRILED OR UNACCEPTABLE HOLES SHALL BE
 - GROUTED SOLID MOLES SALL BE DAY CLEAN HOLES WITH NYLON BRUSH TO REMOVE LOOSE VATERIAL AND BLOW DUT HOLES WITH DLEFREE COMPRESSED AR. "NSTALL ANCHORS IN ACCORDANCE WITH THE APPLICABLE "CO-LES REPORT AND THE WANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO USE CORRECT C

 - THE WHEN ADDITED THE CALL IF ELEVENTS WITHIN THE EXISTING STRUCTURE NOTIFY ARCHITECT IMMEDIATELY IF ELEVENTS WITHIN THE EXISTING STRUCTURE PREVENT DRULING IN THE LOCATIONS SHOWN DN THE DRAWNOS VINAUM CONCRETE THICKNESS SHALL BE 1.5 TWES THE DEPTH OF

- 2 EP9EDUENT 2 EPOXY 5-ALL BE ONE OF THE FOLCANO: 4 HEID HTT-RE 500 V3 (CC-E5 ESR-3314) 5 SUMPSON SET-XP (ICC-SE ESR-2308) 3 HREADED STELE RODS EVERONED IN EPOXY SHALL BE ASTW F1554, FY = 35 KS
- OR ASTM ASOT, UON 4. REINFORCING STELL BARS EMBEDDED IN EPOXY 5-ALL BE ASTM AGIS, GRADE 60.
- 5 EXPANSION ANCHORS SHALL BE CARBON STEEL HUTLING-TZ ("CC ESR-1917), UON

	REBARS/SOL	TS IN CONCRETE - TESTIN	G SCHEDULE	
REBAR SIZE/ BOLT DIAMETER	TORQUE REQUIREMENT (FT-LBS)	TEST CLANTITY OF BOLTS (WINING TWO PER 500 S.F. OF OR FOUR PER WALL/BEAM/COL)"	PULL-TEST REQUIREMENT (LBS)	TEST DUANTIT OF BOUTS (RANDOMLY SELECTED) ⁽²⁰¹³⁾
¥*	10	257	3,500	5%
#4 - X	20	253	4,400	5%
15 - 7	30	25%	5,000	5%
15 - 74 16 - 74	45	25%	10,000	58
67 - 74°	60	25%	14,700	5%
48 - 1*		25%	17,700	5%

NOTES

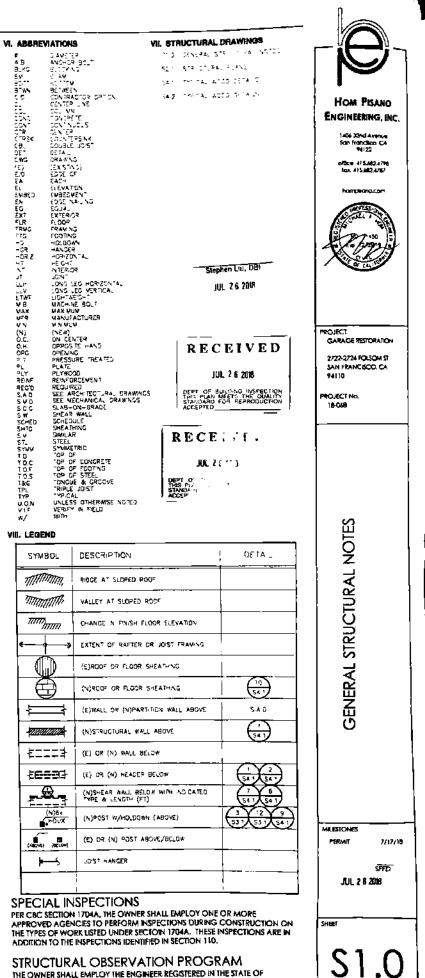
- I THE CUANTITY OF TORQUE-TESTED BOLTS MAY BE REDUCED TO TOR WHEN PERIODS SPECIAL INSPECTION IS PROVIDED 2 PULL-TEST A WINNUM OF TWO BOLTS 3 AN ADDITONAL 2005 BUT NOT LESS THAN THREE BOLTS. SHALL BE TORQUE TESTED

IV. EXPOSURE TO WEATHER

STEEL EXPOSED WENDERS SHALL BE COATED WITH A ZING RICH PRIMER 2. BOLTS, NUTS AND WISCELLANEOUS HARDWARE SHALL BE GALVAN ZED.

3 ALL PLYNOOD SHALL BE OF AN EXTENSE OR CRADE

- REDSTANCE TO DECAY 2. ALL EXTENSION HANGERS AND DTHER SUPSON TYPE PRODUCTS SHALL BE CALVANZED



4 B 91/5

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VIII. LEGEND

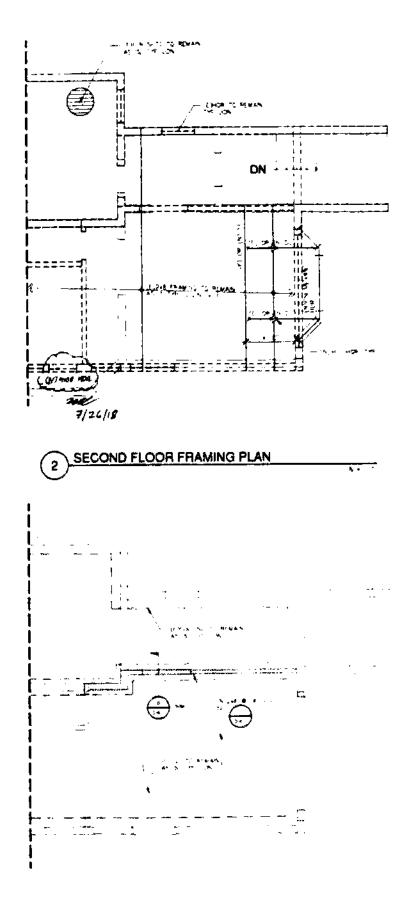
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No.400 2 23-17

THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION. 72 HOURS NOTICE IS REQUIRED FOR MEETINGS AND OBSERVATIONS.

SHEET 1 OF 4

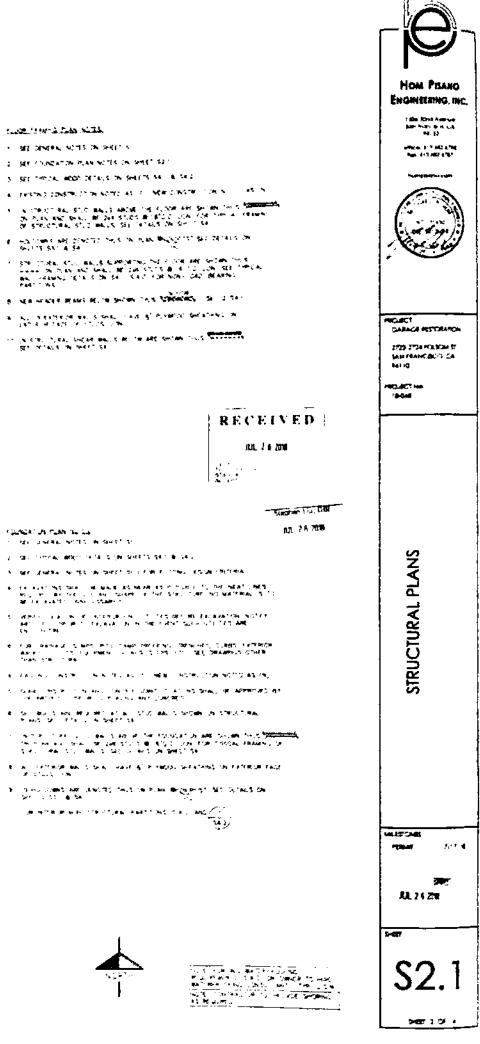


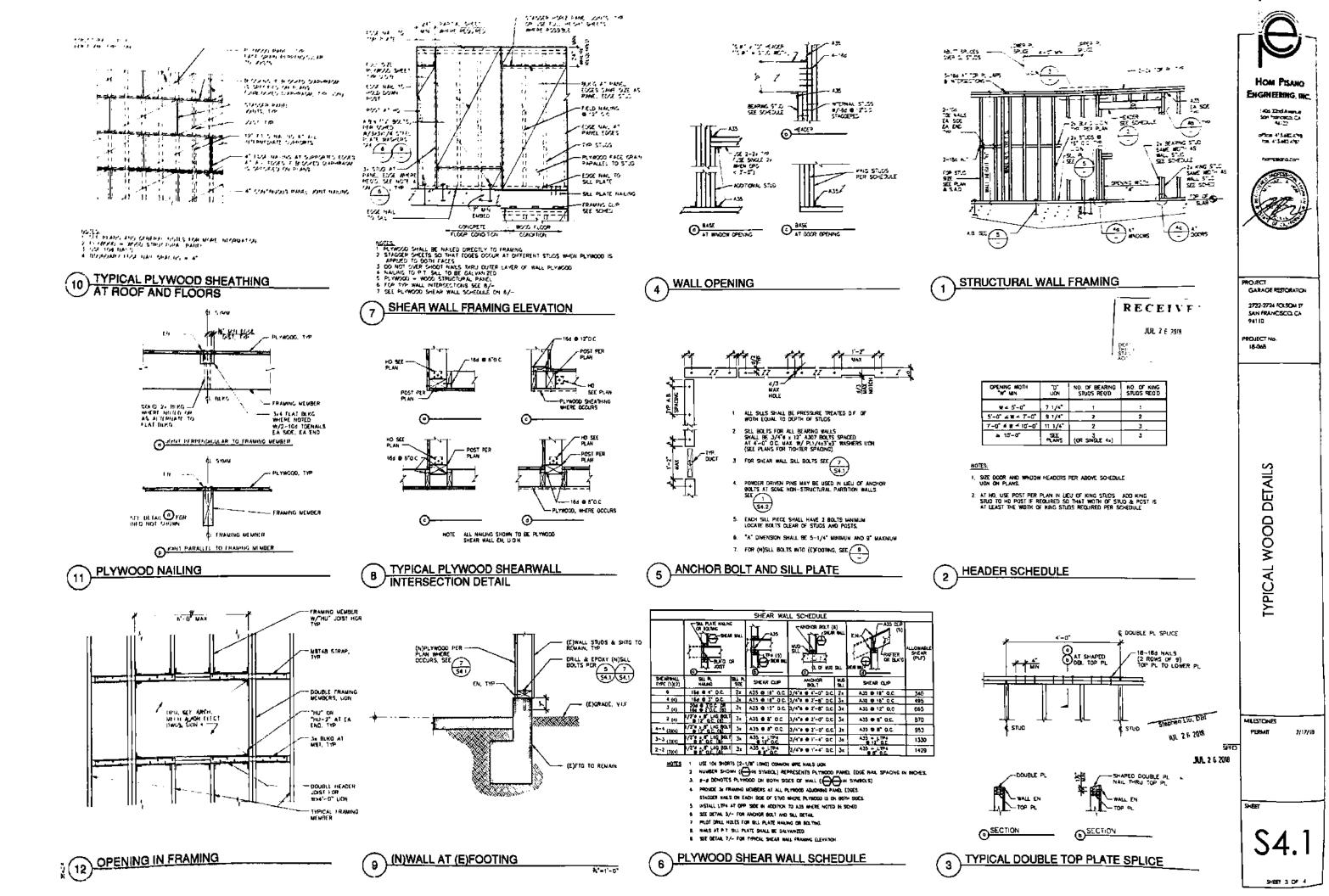


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CONSECTION	NAILING ¹
shart or rolling to allow of stude	
B-975 pat or last	3-154
For erran post and 4 motes in depth of your	1-166
2 Broging to keeps scored used and a Blanking between points or inters.	2-Bc
a post of reflece-tomate apon ade each and	2-10412
t florers between stics each and	2-100** 2-100 toesols or 2-16c
3 1" + 4" sublicion or ress to dech jorst take not	
	2-64
4 Wider than 1" = 5" subfloor to each joint, take not	3-64
2" sublinger to point or gurder, brend and face neal	2-164
6 Scie prote to post or blocking, typical take not	15d of 16 a c
Sole plate to joint or blocking, at braced wall porme	3-164 ct 16"
7 top state to stud, and not	2-16d
A Stud to note proce	4-Bd, Laenad or
	2-16d, and real
a Double study, face not	16d al 24 o c.
10 Double top plotes, typical toce not	16d of 16 ⁴ o c
It Blacking Letimen josts or rollers to top plote, Loenal	3-86
17 Run, yout to top plate, toenail	10 g et 6* e c
13 Top plotes, lops and intersections, face and	3-18d
14 Continuous header, two places	life at 16° oc
	clong soch side
13 Ceivig points la plate, laenad	3-8d
15 Continuova hieder ta atud, toenail	4-Bd
17 Caling plat, leps over partitions, face not	3-164
18 Ceiling joints to parallel rollers, loca not	3-164
19 jour or rollars at oil bearings-toenails, each side	2-104
20 1" brace to each stud and plate, face not	3-8d
21 1" = 8" sheathing or isse to each bedring, foce not	3-8d
22 Weler than 1 = 8 shoothing to each bearing, fore not	3-8a
23. Bust-up corner sluds	16d dl 12° a c

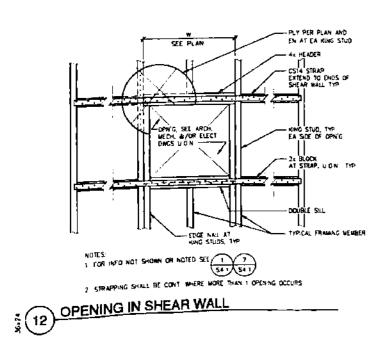
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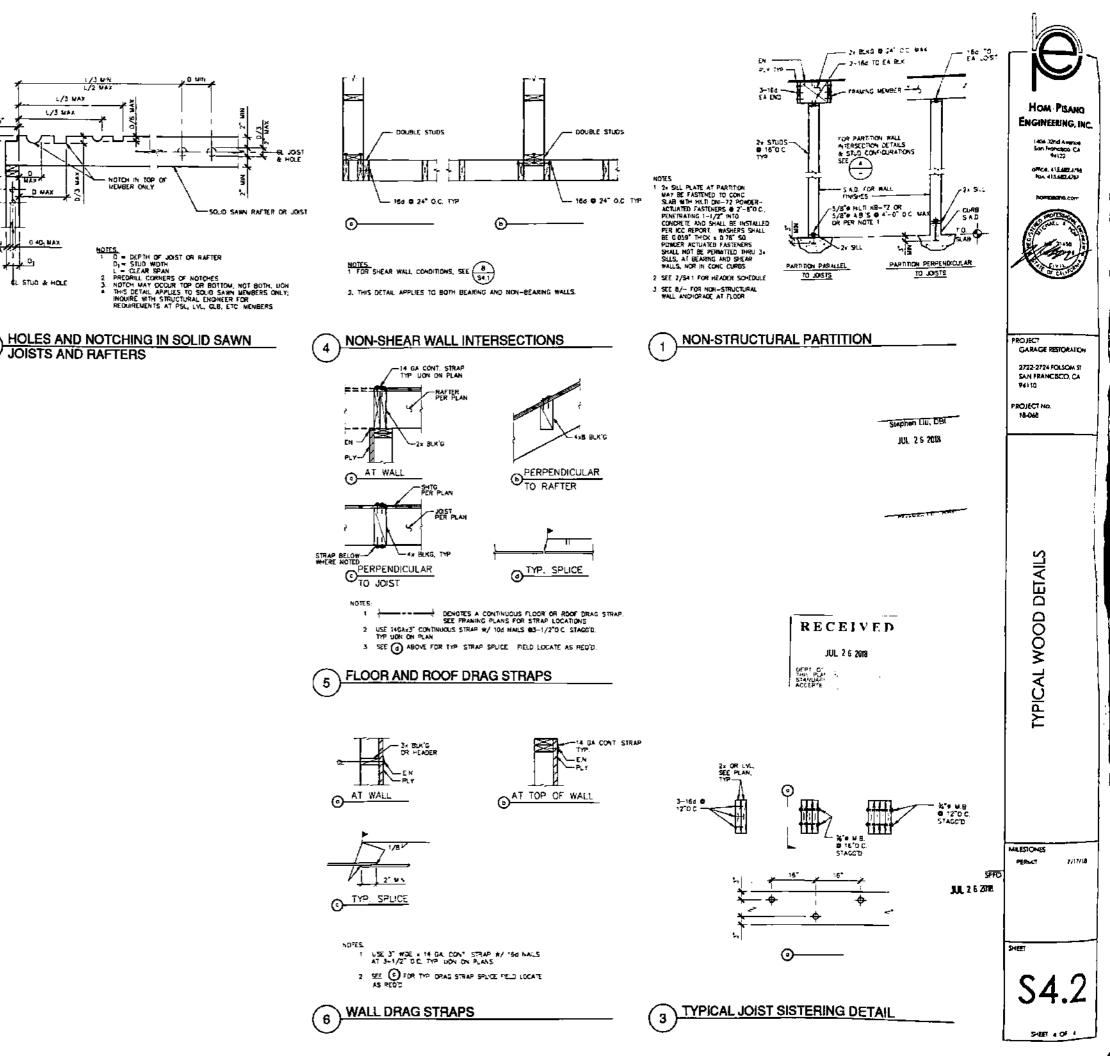
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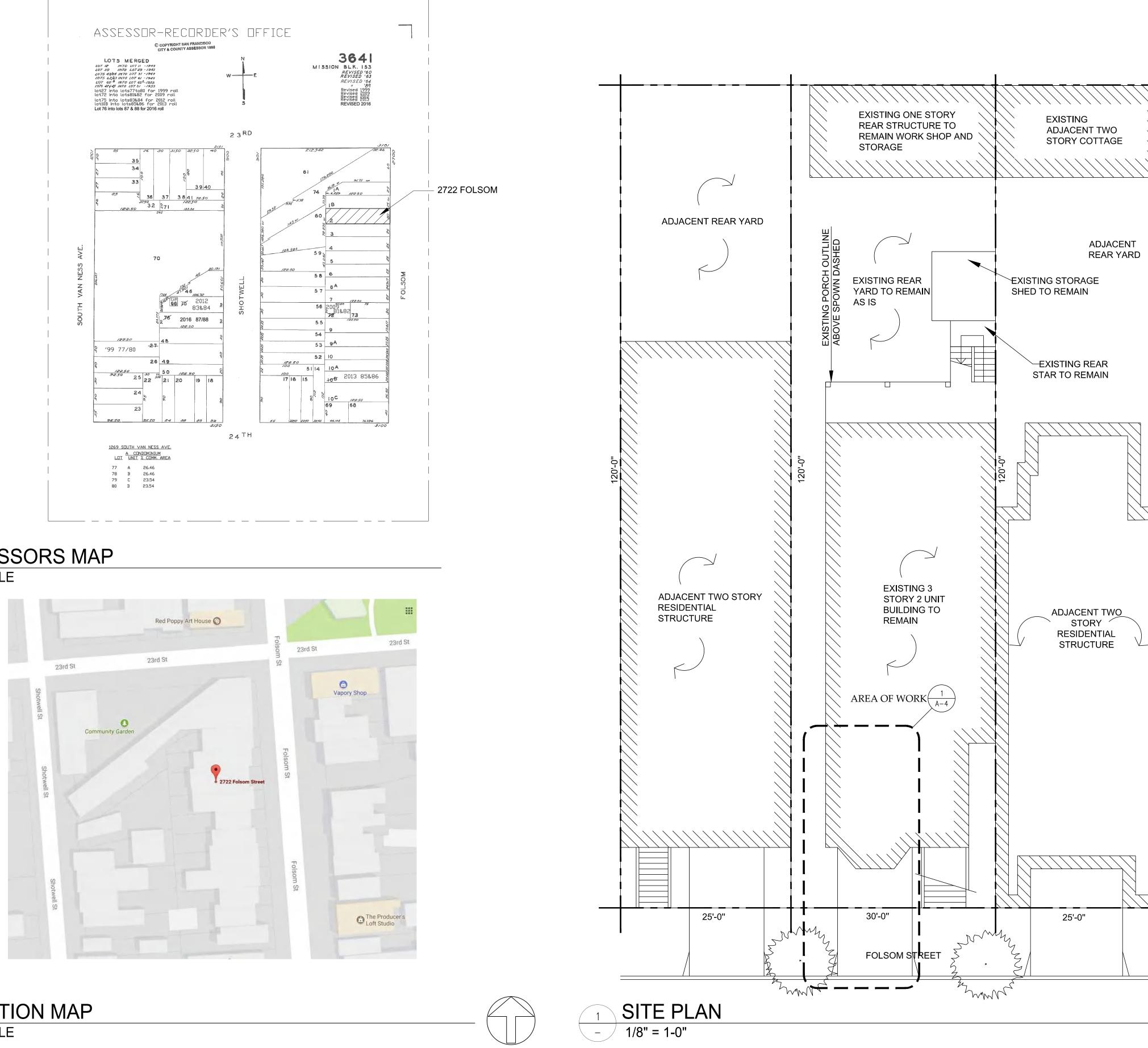
FOOTNOTES

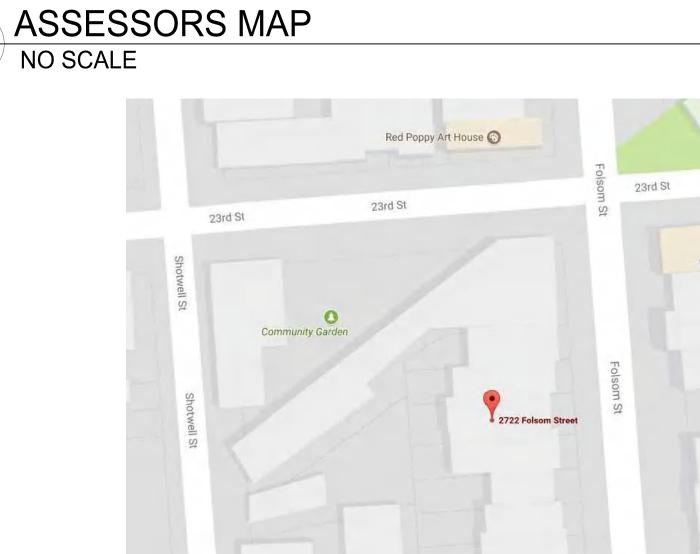
Use common was note except where otherwise stated

11 MINIMUM NAILING SCHEDULE ref. CBC TABLE 2304.9.1











David Locicero architect

2340 Powell Street, No. 290 Emeryville, CA 94608

415.342.2204 dslocicero@gmail.com www.dslociceroarchitect.com

2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

California Registration C19452

Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110 Copyright David Locicero. ALL RIGHTS RESERVED. The architect's drawings and other work are for use solely on this project. The architect is the author and reserves all rights. Information contained herein shall not be used without the express written authorization of the architect.

Stam NSED ARCANT ້ (ລັ C-19452

turon@cantab.net

Drawing Index:

- A1 Site Plan
- A2 Existing Floor Plans
- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations A7
- **A**8 Elevations
- A9 Historic Permits

SCOPE OF WORK :

RESTORE HISTORICAL ELEMENTS TO BUILDING. RESTORE HISTORICAL AND PERMITTED GARAGE

PROJECT DATA:

ADDRESS:

2722-2724 FOLSOM STREET SAN FRANCISCO, CA 94110

R-2 - SEE PERMIT #201803234544

BLOCK: LOT:

3641 002

BUILDING CODE:

OCCUPANCY CLASS:

TYPE OF CONSTRUCTION: V-B

STORIES: ZONING:

3 RH-2 RESIDENTIAL, 2 FAMILY

PRESENT USE: PROPOSED USE: RESIDENTIAL RESIDENTIAL



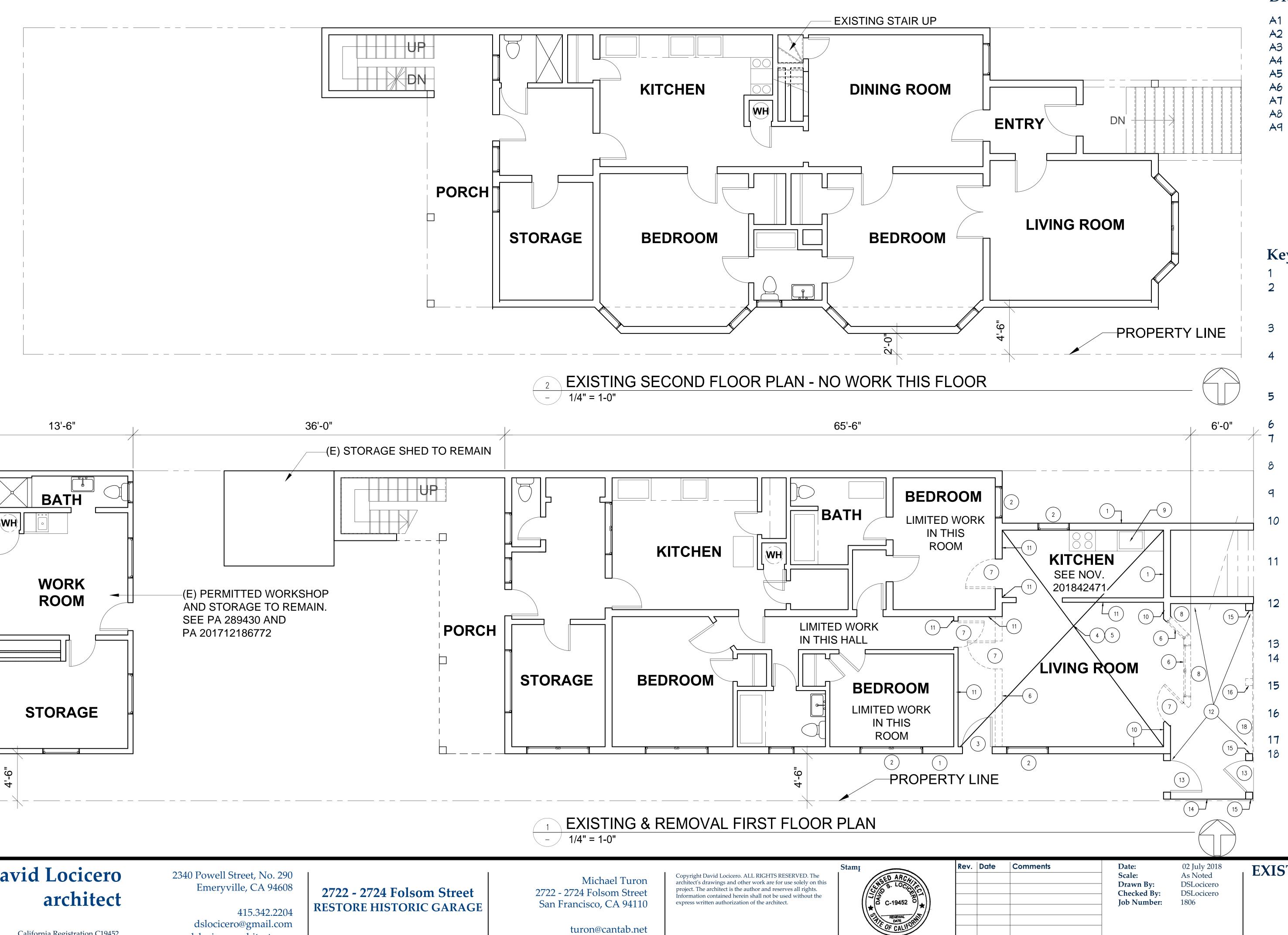
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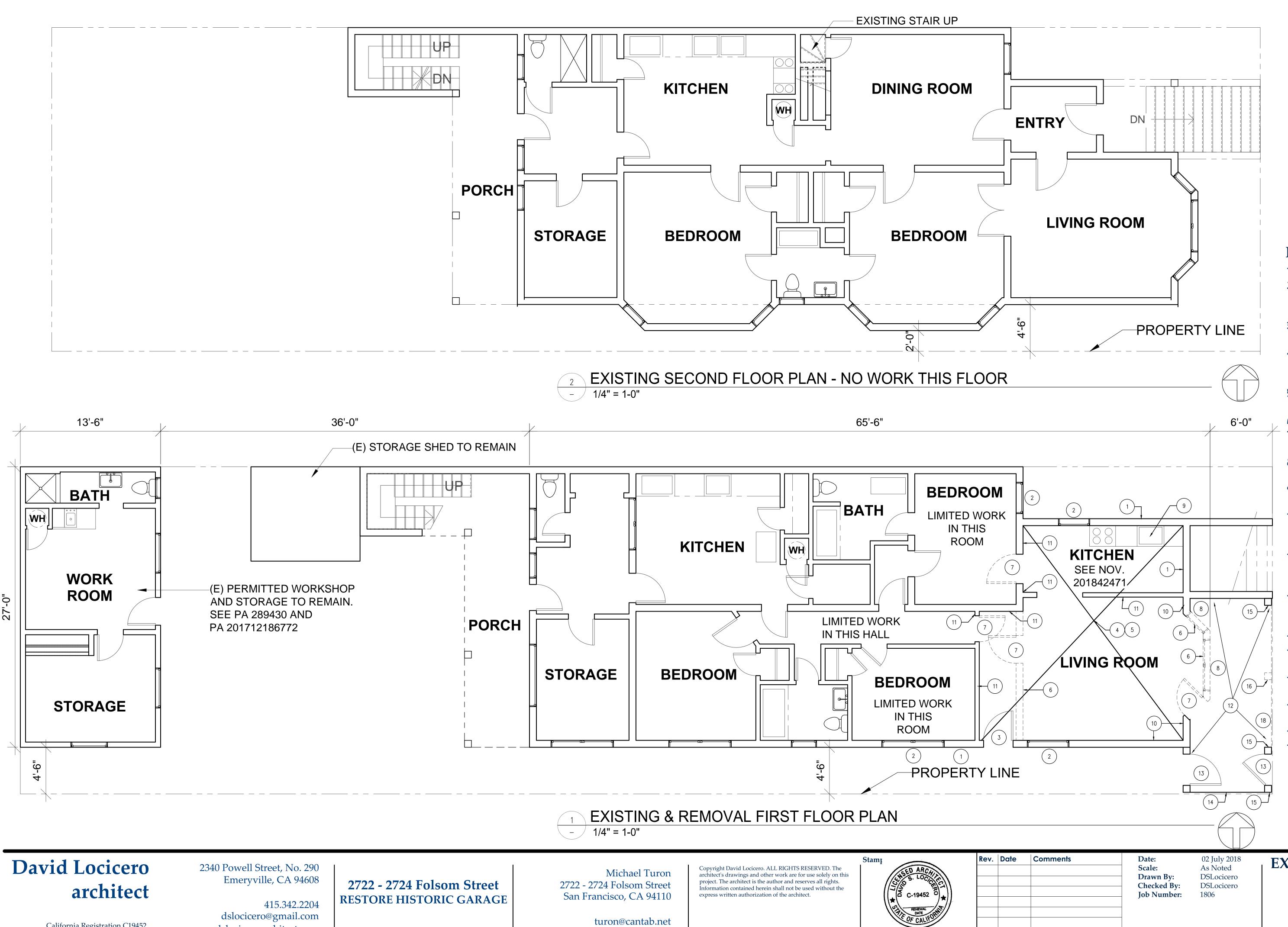
Date: Scale: Drawn By: Checked By: Job Number:

02 July 2018 As Noted DSLocicero DSLocicero 1806









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Drawing Index:

- Site Plan A1
- A2 Existing Floor Plans
- Existing Floor Plans A3
- Proposed Floor Plans A4 Proposed Floor Plans A5
- Enlarged Site Plans A6
- Elevations A7
- Elevations **A**8
- Historic Permits A9

Keyed Notes:

- (E) wall to remain
- (E) window, frame, hardware, and trim to remain
- (E) door, frame, and hardware to remain
- Remove (E) flooring to expose existing conc. Subfloor, this area
- Remove (E) plaster ceiling to expose existing structure
- Remove (E) walls as shown Remove (E) door, frame, and hardware
- Remove (E) window, frame, hardware, and trim
- (E) Kitchen see Permit Application #201804065675 Remove (E) plaster wall finish to expose existing
- structure Remove (E) plaster wall finish from both sides of (E) framing
- Remove (E) brick paving and landscaping from this area
- (E) wood gate to remain
- (E) 5 ft wood fence to remain
- (E) concrete fence posts to remain
- Remove (E) concrete fence posts, retain for future use
- Not used
- Remove (E) Fence

EXISTING-REMOVAL PLANS **A-2**

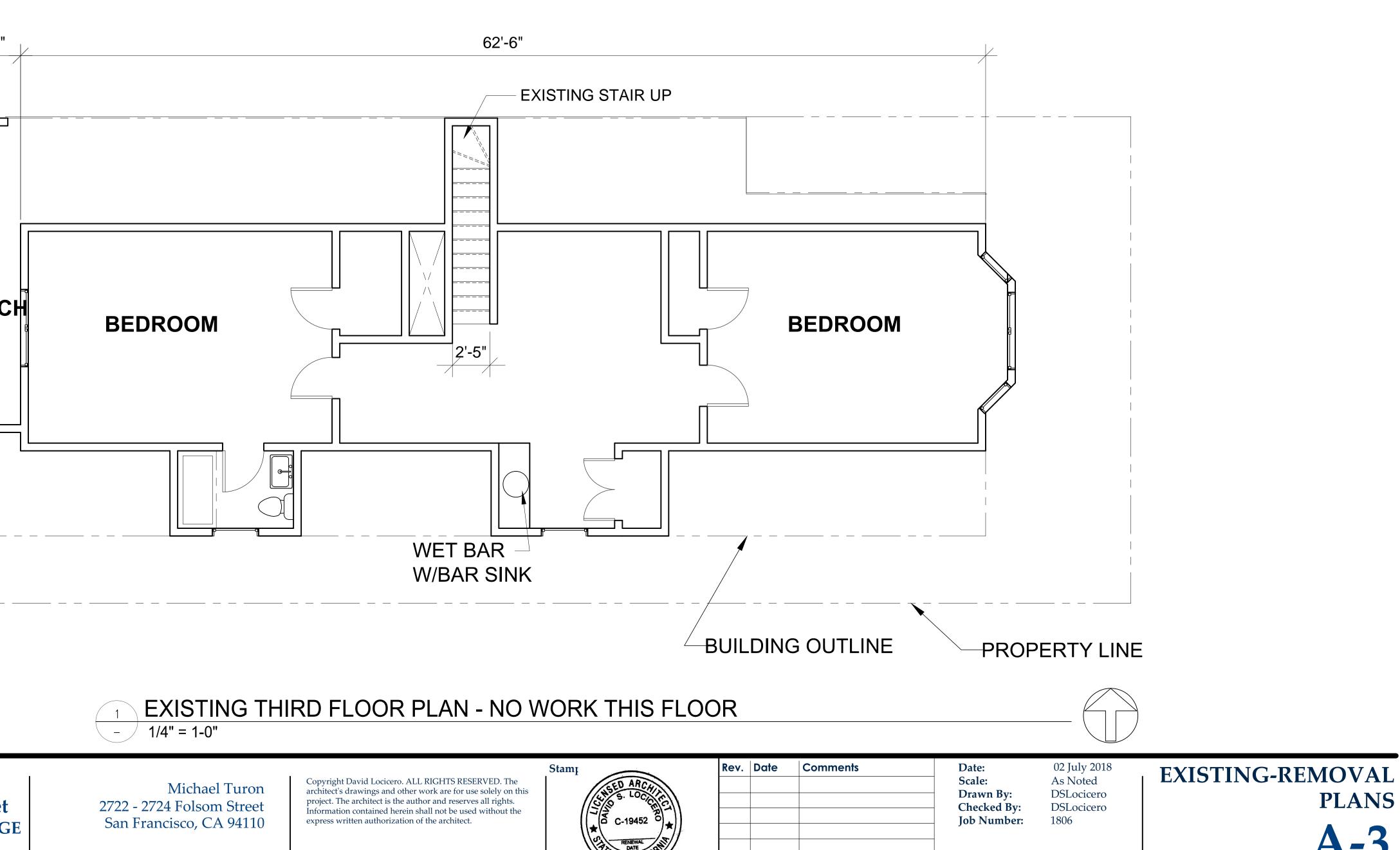
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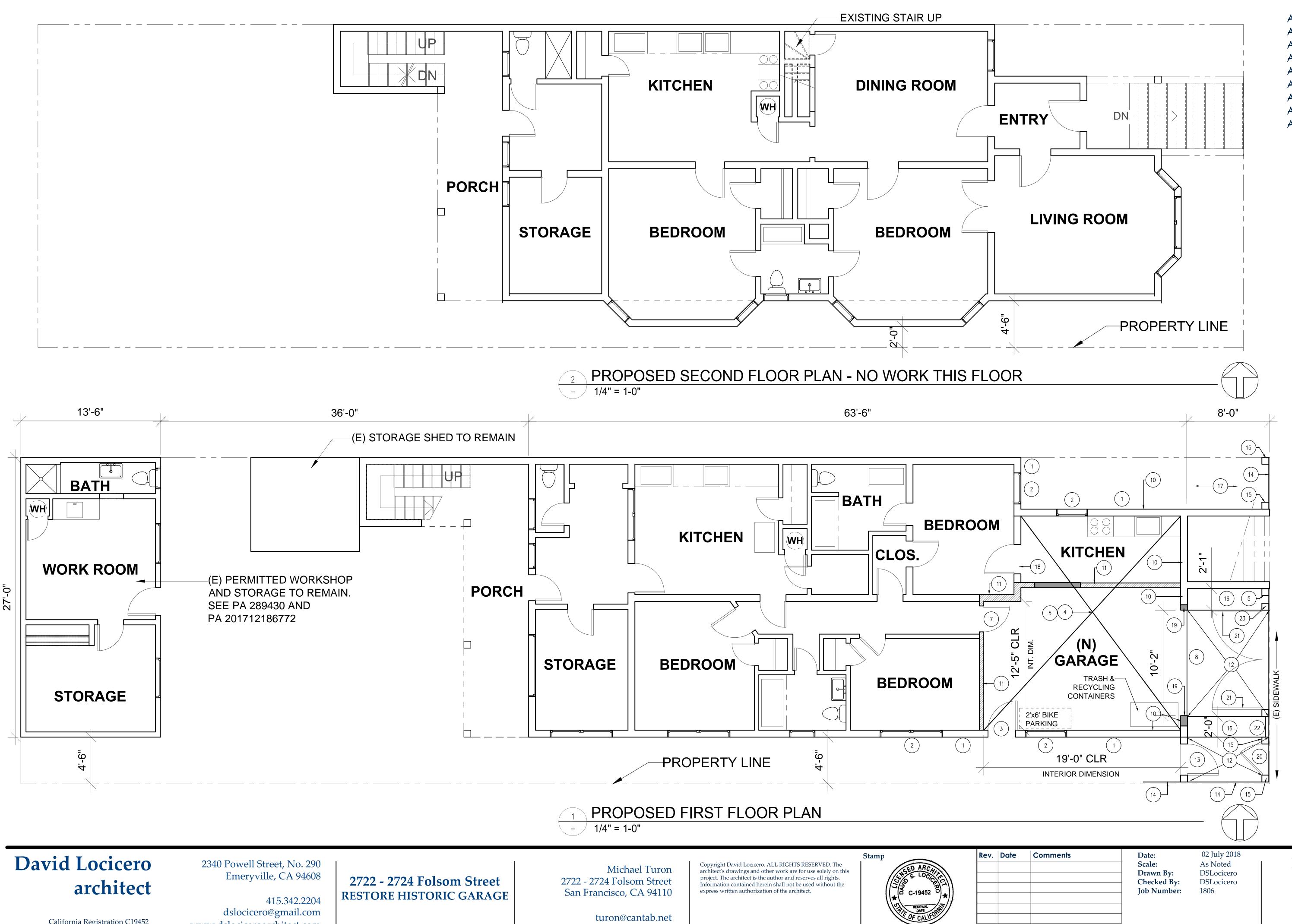
Drawing Index:

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- A4 Proposed Floor Plans

PLANS

A-3

- A5 Proposed Floor Plans A6 Enlarged Site Plans
- A7 Elevations
- A8 Elevations
- A9 Historic Permits



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Drawing Index:

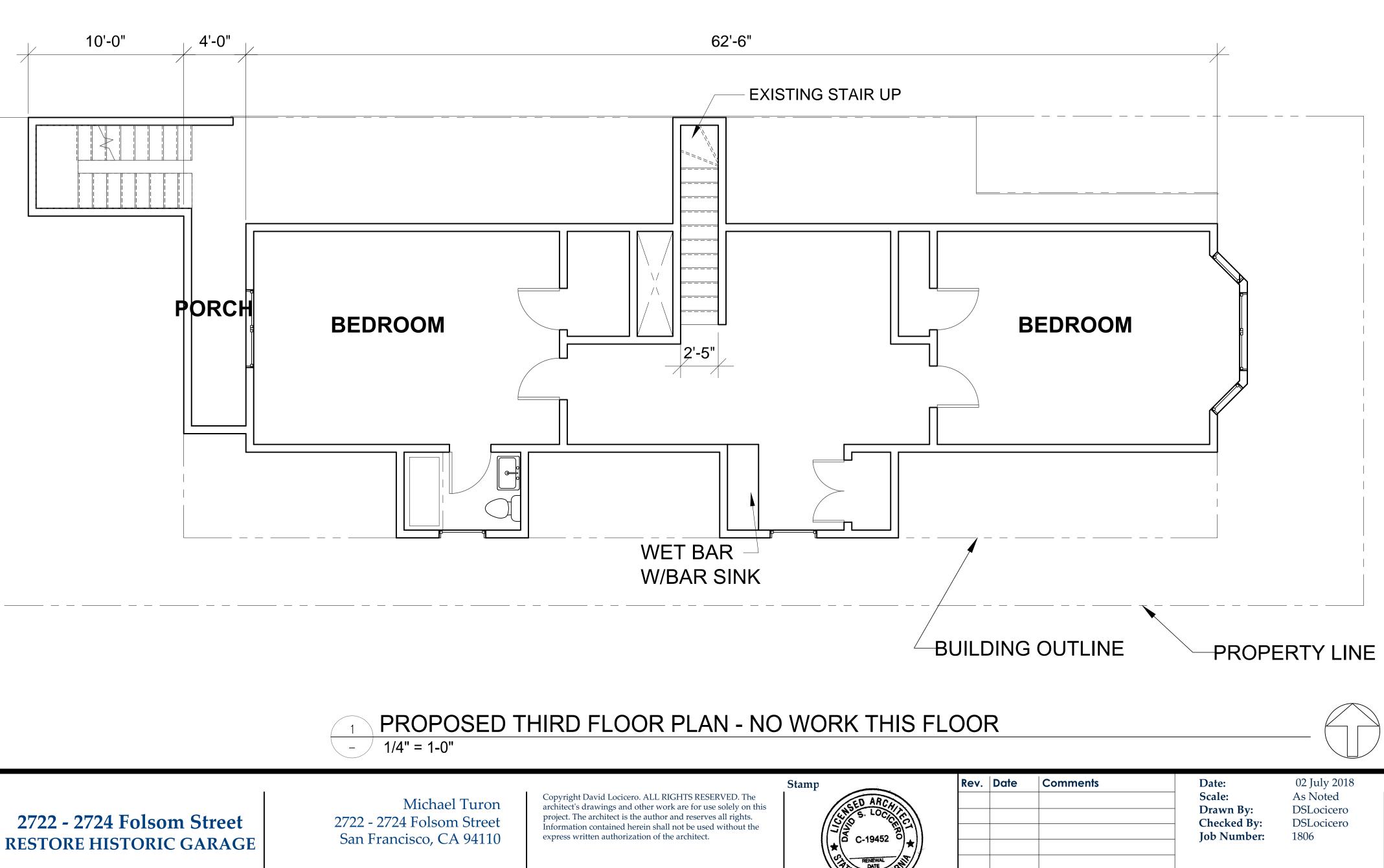
- Site Plan A1
- Existing Floor Plans A2
- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5
- Enlarged Site Plans A6
- Elevations A7
- Elevations A8
- **Historic** Permits A9

Keyed Notes:

- (E) wall to remain 1
- 2 (E) window, frame, hardware,
- and trim to remain (E) door, frame, and hardware to remain
- 4 (N) concrete skim coat over (E) concrete subfloor
- 5 (N) 2 layers of 5/8" type "X" gyp. bd. Over (E) 2x wood ceiling joists @ 16" O.C. w/ (N) R-19 Batt insulation in the cavities. See detail xx/xx
- NOT USED 6
- (N) 1-hr fire rated SMD door, frame, and hardware with an automatic closer. See detail $\times \times \times \times$
- (N) $8'w \times 7'h$ roll up garage door NOT USED
- 10 (N) 2 layers of 5/8" type "X" gyp. bd. Over (E) 2×6 wd studs @ 16" O.C. w/ (N) R-15 Batt insulation in the cavities. See detail \times / \times
- (N) 5/8" type "X" gyp. bd. On 11 both sides of (E) 2×4 wd studs @16"O.C. w/ (N) R-15 Batt insulation in the cavities. See detail xx/xx
- 12 (N) permeable paving. See detail $\times\times/\times$
- (E) wood gate to remain 13
- (E) 5' wd fence to remain 14 (E) concrete fence posts to 15
- remain
- (N) Landscape area 16
- (E) Landscape area 17
- Infill (E) opening with 2×4 wd 18 studs @ 16" O.C. w/ 5/8" type "X" gyp. bd. On both sides and R-15 Batt insulation in the cavities. Shim or fur wall to match (E) wall thickness. See detail xx/xx
- 19 (N) 2×6 wood studs @ 16" O,C. around (N) structural posts (see structural drawings) w/ 2 layers of 5/8" type "X" gyp. bd. On the interior and (N) wood siding on the exterior. Fill cavities with (N) R-15 Batt Insulation. See detail xx/xx.
- (E) Wood gate to remain. 20
- Reuse (E) concrete fence post. 21 22 (N) Wood fence 5' high to match
- (E)(N) Concrete fence post to 23
- match (E) height, form & material.
- (N) Wood gate 5' high match (E) 24 fence.

PROPOSED PLANS





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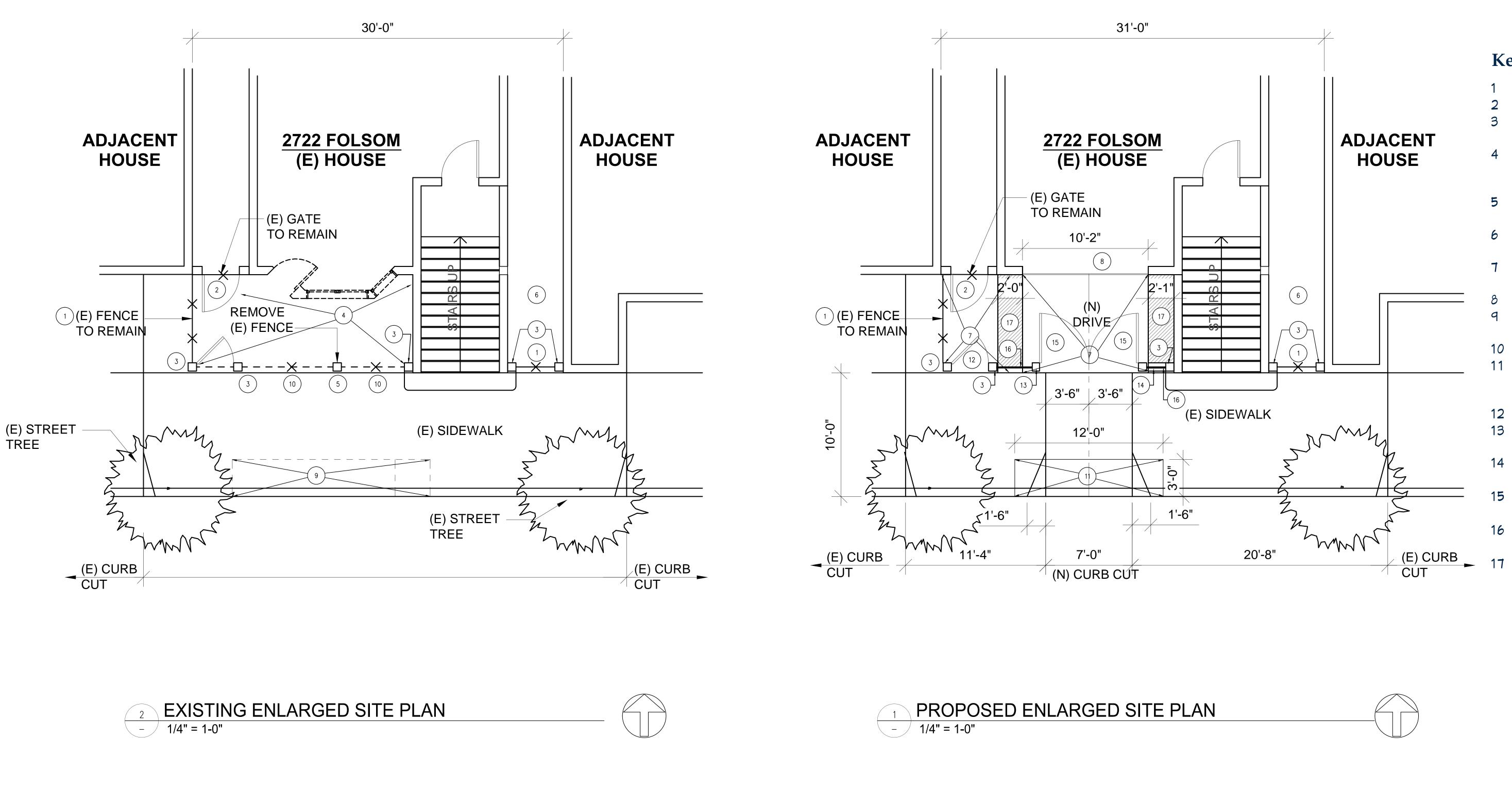
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A-5

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2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

California Registration C19452

Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110

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am	Rev.	Date	Comments
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145 5. 200 CR			
((S C-19452 3))			
C- RENEWAL			
DATE OF CALLFOR			
CALL			

turon@cantab.net

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- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations A7
- Að Elevations
- A9 Historic Permits

Keyed Notes:

- (E) fence to remain
- (E) wd gate to remain
- (E) concrete fence post to remain
- Remove (E) brick paving and landscaping from this area
- Remove (E) concrete fence 5
- posts, retain for future use (E) landscape area to 6 remain
- (N) permeable paving. See detail xx/xx
- (N) $8'w \times 7'h$ roll up door
- Remove (E) concrete side walk and curb
- Remove (E) fence 10

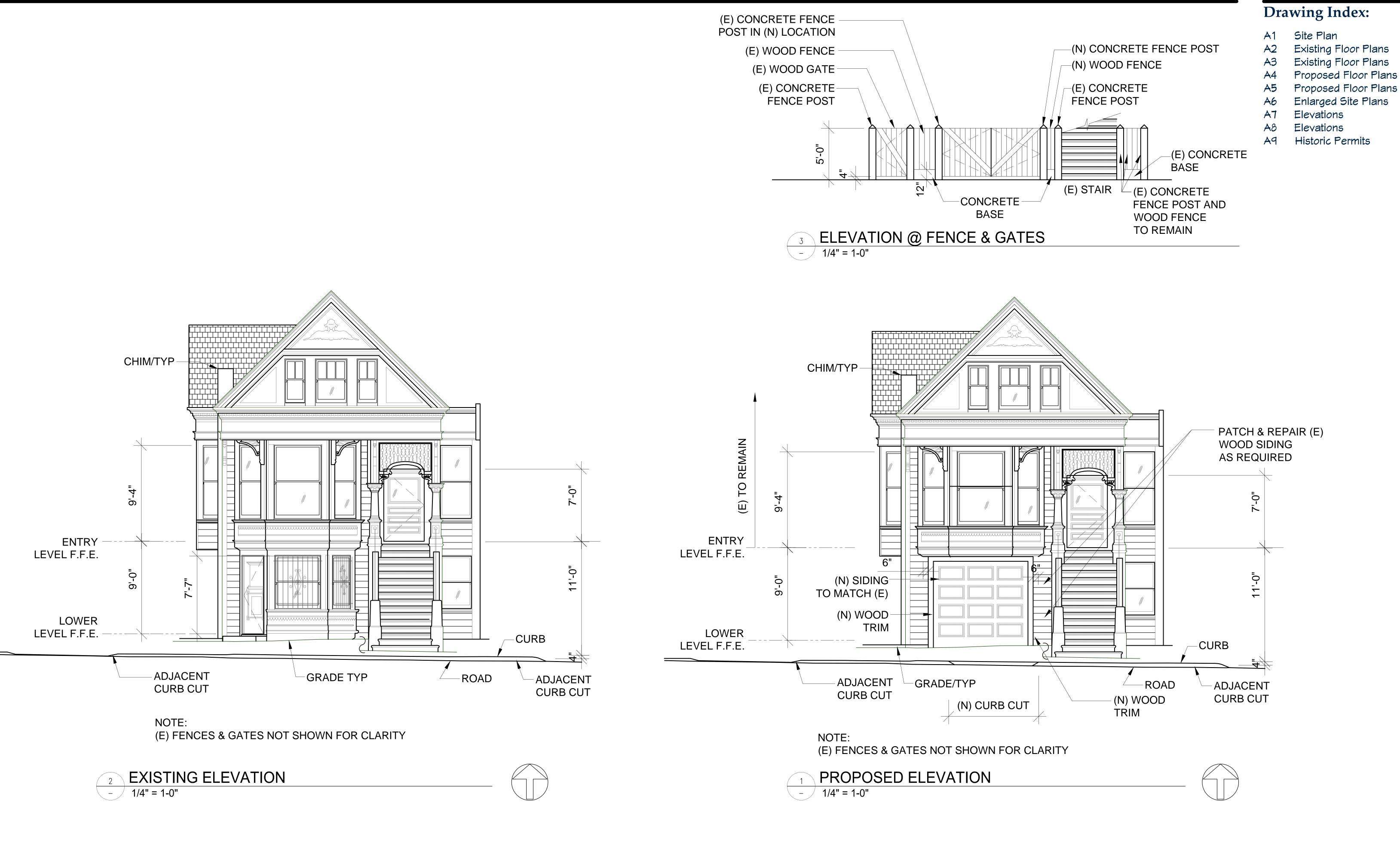
a

15

16

- 11 (N) concrete curb, curb cut, and side walk. See details xx/xx and xx/xx
- (E) Wood gate to remain 12
- Reuse (E) concrete fence 13 post
- (N) Concrete fence post to 14 match (E)
 - (N) 5' Wood gate to match (E) wood fence
 - (N) 5' Mood fence to match (E)
 - (N) Landscaping in area shown shaded

02 July 2018 Date: Scale: ENLARGED As Noted DSLocicero **Drawn By:** SITE PLANS Checked By: DSLocicero Job Number: 1806 **A-6**



2340 Powell Street, No. 290 Emeryville, CA 94608

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2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

California Registration C19452

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C-19452

Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110

turon@cantab.net

Rev.

Date	Comments	Date: Scale: Drawn By: Checked By: Job Number:	02 July 2018 As Noted DSLocicero DSLocicero 1806	
			ľ	

ELEVATIONS







2340 Powell Street, No. 290 Emeryville, CA 94608

415.342.2204 dslocicero@gmail.com www.dslociceroarchitect.com

2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

California Registration C19452

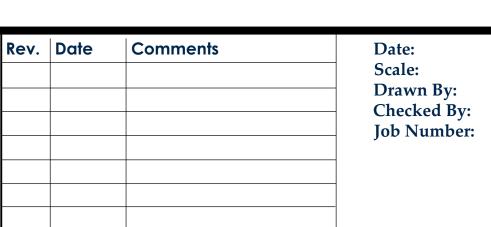
Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110

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02 July 2018 As Noted DSLocicero DSLocicero 1806

ELEVATIONS



Drawing Index:

SAN FRANCISCO Bureau of Philding Inspection Dept. of Public Works No. 1 DEPARTMENT OF BUILDING INSPECTION **ALTERATION BLANKS** WRITE IN INK-FILE TWO COPIES TO THE HONORABLE THE BOARD OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO Gentlemen : The undersigned respectfully petition your Honorable Board for permission to do the following work at corner side of Jakang street h of box 23 + 24 the WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE 44. 44. 44. 194 + + Estimated cost of work, \$ 57. In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the side-walk, stream sub-sidewalk space in the said work. L. Schmight Owner 919 7 Huga Ad . Name of Architect ... Address _ Name of Builder_____ Per____ Address _____ • • • • • • Report ________ favorably ______ eleverate and black to the state of the second Seo Beagley Inspector Mar 27_1919 And a second sec ¥* .

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2722 - 2724 Folsom Street **RESTORE HISTORIC GARAGE**

California Registration C19452

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To make additions, altera	uions or repairs to building			OF PUBLIC			anna yack & owner
Location 27-24 Location 27-24	+ taleamon	Ge	ntlemen: The undersigned respectfully petition			work	To make additions, alterations or repairs to building
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Estima	alod Cast. \$ 57	sid	e of	CUCTTAIreet	ieet si	treet	23 Street
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			-				Chief Building-Inspector.
		 E	stimated cost of work, \$_375	. t		••••••	Lept 26/20
			uilding to be used as private I hereby agree to save, indemnify an	te garage	d County of San Francisco an	nd its	
		a) tl	ficials against all liabilities, judgments, of and county in consequence of the granting he use or occupancy of any sidewalk, str trictly comply with the conditions of this	costs and expenses which may g of this permit, and all costs reet or sub-sidewalk place by a permit.	and damages which may accrue	from	
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Michael Turon 2722 - 2724 Folsom Street San Francisco, CA 94110

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Rev. Date

Comments

turon@cantab.net

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- Site Plan A1
- Existing Floor Plans A2
- Existing Floor Plans A3
- Proposed Floor Plans A4
- Proposed Floor Plans A5 Enlarged Site Plans
- A6 Elevations
- A7 Elevations **A**8
- Historic Permits A9

02 July 2018 As Noted DSLocicero DSLocicero Job Number: 1806

Date:

Scale:

Drawn By:

Checked By:

HISTORIC

PERMITS

A-9

- I. GENERAL
- A. ALL CONSTRUCTION AND INSPECTION SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE W/AMENDMENTS BY LOCAL JURISDICTIONS.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER. C. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES
- AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. TYPICAL DETAILS ARE INTENDED TO APPLY TO APPLICABLE SITUATIONS UON. IN GENERAL, TYPICAL DETAILS ARE NOT SPECIFICALLY REFERENCED.
- F. FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
- G. 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 ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- H. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATIONS OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING,
- VENTILATION AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS. I. NO PIPES NOR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT. J. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL
- BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

II. DESIGN CRITERIA

- A. APPLICABLE BUILDING CODES: CALIFORNIA BUILDING CODE (CBC), 2016 EDITION; SAN FRANCISCO BUILDING CODE (SFBC), 2016 EDITION
- B. VERTICAL LIVE LOADS: 1. FLOOR: 40 PSF
- 2. EXITS & CORRIDORS (NON-REDUCIBLE): 100 PSF
- 3. ROOF: 20 PSF C. LATERAL LOADS:
 - WIND: BASIC WIND SPEED = 115 MPH; EXPOSURE = B; Iw = 1.0
 - 2. SEISMIC:
 - a. BASE SHEAR (EQUIVALENT LATERAL FORCE PROCEDURE) SITE CLASS = D, Ss = 1.503, S1 = 0.670; I = 1.00; OCC CAT = II SEISMIC DESIGN CATEGORY = E; R = 6.5 (PLYWOOD SHEAR WALLS); V = 0.154W
 - b. COMPONENT ANCHORAGE
 - SDS = #.###; ap, Rp = VARIES (SEE ASCE 7-10 TABLES 13.5-1 & 13.6-1); Ip = 1.0; Fp SUBJECT TO COMPONENT ATTACHMENT ELEVATIONS $F_{p} MAX = 1.600 W_{p}; F_{p} MIN = 0.300 W_{p}$
- D. FOUNDATION DESIGN CRITERIA ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL. BOTTOM OF FOOTINGS
- SHOWN ON THE DRAWINGS ARE MINIMUM AND SHALL BE LOWERED AS REQUIRED TO REMOVE SOFT AND LOOSE MATERIAL.
- 2. SPREAD FOOTINGS: ALLOWABLE SOIL BEARING PRESSURES ARE: a. DEAD LOADS 1500 PSF
- 1500 PSF b. DEAD + LIVE LOADS
- 2000 PSF c. DEAD + LIVE + SEISMIC LOADS

III. MATERIALS

- A. CONCRETE ALL CONCRETE SHALL BE REINFORCED UON.
- 2. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
- 3. ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM AND REBAR CLEARANCES TO BE ENCOUNTERED (SEE ACI).

4. CONCRETE STRENGTH AND WEIGHT:

LOCATION	MIN 28–DAY STRENGTH (PSI)	MAX WEIGHT (PSF)	AGGREGATE SIZE	SLUMP +/-1"	WATER/ CEMENT RATIO	MIN—MAX % FLY ASH
SLAB-ON-GRADE	2500	145	3/4"		0.45	15-25%
BUILDING WALLS & RETAINING WALLS	3000	145	3/4"	4"	0.55	0-25%
FOOTINGS/GRADE BEAMS	3000	145	3/4"	4"	0.55	0-30%

- 5. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II, LOW ALKALI
- 6. FLY ASH SHALL CONFORM TO ASTM C618, TYPE F MIN-MAX % FLYASH REFERS TO PERCENTAGE REPLACEMENT OF CEMENT BY WEIGHT. 8. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS
- AND TESTS OF ASTM C33. EXCEPTIONS MAY BE USED ONLY WITH THE PERMISSION OF THE STRUCTURAL ENGINEER. 9. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND
- SHALL BE PLACED FOUR DIAMETERS MINIMUM APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.
- 10. PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER, UON ON ARCHITECTURAL DRAWINGS. 11. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL ENSURE THAT ALL
- EMBEDMENTS, INCLUDING COLUMN ANCHOR BOLTS, SILL BOLTS, HOLDOWN ANCHOR BOLTS, ETC. ARE PROPERLY LOCATED AND SECURELY TIED IN PLACE. B. REINFORCING STEEL
- 1. BARS: ASTM A615, GRADE 60; #4 AND SMALLER, GRADE 40; WELDED REINFORCING SHALL BE A706

2. WELDED WIRE FABRIC: ASTM A185 3. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

- a. SURFACES POURED AGAINST GROUND
- b. FORMED SURFACES BELOW GRADE
- c. SURFACES EXPOSED TO WEATHER 4. TERMINATION OF REINFORCEMENT:
- a. TERMINATE ALL BARS IN LAPS, 90 DEGREE BENDS, OR WITH DOWELS INTO EXISTING CONCRETE.
- b. BEND TOP MAT OR FOOTING BARS DOWN TO BOTTOM BARS AT ENDS. C. BEND BOTTOM MAT OR FOOTING BARS UP WITH STANDARD 90 DEGREE BENDS.
- d. PROVIDE DOWELS INTO FOOTINGS AND SLABS ABOVE AT WALLS AND COLUMNS OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT.
- 5. ALL REINFORCING STEEL AND EMBEDMENTS TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
- 6. PROVIDE DOWELS AT ALL CONSTRUCTION JOINTS (I.E. WALL TO FOOTING) OF SAME SIZE AND SPACING MINIMUM UON. 7. PROVIDE CONTINUOUS REINFORCEMENT WHERE POSSIBLE. PLACE ONLY AS SHOWN
- OR APPROVED. STAGGER SPLICES WHERE POSSIBLE. 8. DETAIL ACCORDING TO ACI-315, MANUAL OF STANDARD PRACTICE FOR DETAILING
- REINFORCED CONCRETE STRUCTURES. 9. REINFORCE ALL ARCHITECTURAL CONCRETE FLOOR FILLS WITH WELDED WIRE FABRIC 6x6 W1.4xW1.4 UON.

BE TORQUE TESTED.

GENERAL STRUCTURAL NOTES

V. SPECIAL INSPECTIONS

1. FRAMING LUMBER - DOUGLAS FIR-LARCH, TYP UON: a. HEADERS, POSTS, BEAMS & JOISTS: No. 1

b. PLATES, STUDS & BLOCKING: No. 2

C. WOOD

OF INSTALLATION.

PLYWOOD NAILS.

ANCHORS EACH END.

(ICC-ES ESR-1387):

D. STEEL

1. INSTALLATION:

UON

IV. EXPOSURE TO WEATHER

<u>NOTES:</u>

A. STEEL

GROUTED SOLID.

DRILL BIT SIZE.

EMBEDMENT.

c. ALL LUMBER IN CONTACT WITH CONCRETE 6'-0" OR LESS ABOVE GROUND: PRESSURE-PRESERVATIVE TREATED DOUGLAS FIR. TREAT IN ACCORDANCE WITH AWPA STANDARD U1 FOR ABOVE-GROUND USE. PRESERVATIVE TREATMENT SHALL USE WATER-BORNE PRESERVATIVES. d. ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME

2. PLYWOOD SHEATHING (STRUCTURAL II UON): a. ROOF SHEATHING: 5/8" CD EXTERIOR APA RATED 32/16, PS1

b. FLOOR SHEATHING: 3/4" CD EXTERIOR APA RATED 48/24, PS1 c. WALL SHEATHING: 15/32" STRUCT I APA RATED, EXPOSURE 1, PS1, 5-PLY 3. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONGTIE CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED. USE NAILS PER ICC APPROVAL FOR EACH DEVICE. ALL FRAMING HARDWARE AND JOIST HANGERS SHALL BE HOT-DIP GALVANIZED.

4. NAILS: COMMON WIRE GAGE, UON. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO CONFORM TO CBC TABLE 2304.9.1, UON. ALL NAILS FOR PLYWOOD SHALL BE GALVANIZED

5. BOLTS: ASTM A307. ANCHOR RODS: ASTM F1554, FY = 36 KSI BOLTS FASTENING WOOD MEMBERS SHALL BE FITTED WITH MALLEABLE IRON WASHERS AGAINST WOOD AND STANDARD CUT WASHER AGAINST NUT. HOLES FOR BOLTS SHALL BE BORED 1/32" MAXIMUM OVERSIZE. RETIGHTEN ALL BOLTS BEFORE CLOSING IN. ALL BOLTS SHALL BE GALVANIZED.

6. FASTENERS IN PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN

ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. 7. ALL CUTS OR HOLES DRILLED IN PRESSURE-TREATED LUMBER AFTER TREATMENT SHALL BE FIELD-TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN MINIMUM OF 2% COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. 8. ALL NEW BLOCKING INSTALLED AGAINST EXISTING JOISTS SHALL HAVE SIMPSON A35

9. ALL LAG SCREWS SHALL HAVE A CUT THREAD, NOT A ROLLED THREAD. DRILL HOLE FOR THREADED PORTION OF LAG SCREW 75% OF THE SHANK DIAMETER. DRILL HOLE FOR THE SHANK PORTION OF THE SCREW EQUAL TO THE SHANK DIAMETER. 10. GLULAM BEAMS: 24F - V4 FOR SIMPLE SPANS (FB = 2400 PSI)

11. PARALLAM PARALLEL STRAND LUMBER (PSL) TO BE FABRICATED BY WEYERHAEUSER a. HEADERS & BEAMS: GRADE 2.2E

b. POSTS: GRADE 1.8E 12. MICROLLAM LAMINATED VENEER LUMBER (LVL) TO BE FABRICATED BY

WEYERHAEUSER (ICC-ES ESR-1387): GRADE 1.9E 13. TIMBERSTRAND LAMINATED STRAND LUMBER (LSL) TO BE FABRICATED BY WEYERHAEUSER (ICC-ES ESR-1387):

a. HEADERS, COLUMNS & POSTS: GRADE 1.3E

1. SHAPES AND PLATES: ASTM A36, UON; WIDE FLANGES: ASTM A992, GRADE 50; TUBES (SQUARE OR RECTANGULAR HSS): ASTM A500, GRADE C 2. BOLTS: ASTM A307, UON

3. ANCHOR RODS: ASTM F1554, FY = 36 KSI, UON

4. SHEAR STUDS: NELSON H4L OR S3L (ICC-ES ESR-2856) 5. WELDING ELECTRODES: E70.

FOR FULL PENETRATION WELDS USE CHARPY V-NOTCH WIRE, MIN 20 ft-# @ 0°F 6. ALL STRUCTURAL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.

7. ALL WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED WELDERS. 8. ALL BUTT WELDS ARE TO BE COMPLETE PENETRATION UON. ALL FILLET WELDS TO BE AISC MINIMUM SIZES BASED UPON THICKNESS OF MATERIAL JOINED UON. 9. BOLT HOLES FOR MACHINE BOLTS SHALL BE NO MORE THAN 1/16" OVERSIZE UON. WHERE OVERSIZED HOLE IS REQUIRED, PROVIDE 5/16"x3"x3" PLATE WASHER

WELDED TO THE STRUCTURAL MEMBER. 10. CONTRACTORS SHALL SUBMIT DETAILED SHOP DRAWINGS FOR ALL STEEL TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

11. CONTRACTOR SHALL SUBMIT WELDING PROCEDURE TO CITY AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION. E. EPOXY ANCHORS / EXPANSION ANCHORS

> a. HOLES FOR POST-INSTALLED ANCHORS SHALL BE DRILLED WITH A ROTARY HAMMER OR OTHER SUITABLE METHOD TO ENSURE THAT EXISTING REINFORCING IS NOT DAMAGED. ALL MISDRILLED OR UNACCEPTABLE HOLES SHALL BE

> b. HOLES SHALL BE DRY. CLEAN HOLES WITH NYLON BRUSH TO REMOVE LOOSE MATERIAL AND BLOW OUT HOLES WITH OIL-FREE COMPRESSED AIR. c. INSTALL ANCHORS IN ACCORDANCE WITH THE APPLICABLE ICC-ES REPORT AND THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO USE CORRECT

NOTIFY ARCHITECT IMMEDIATELY IF ELEMENTS WITHIN THE EXISTING STRUCTURE PREVENT DRILLING IN THE LOCATIONS SHOWN ON THE DRAWINGS. MINIMUM CONCRETE THICKNESS SHALL BE 1.5 TIMES THE DEPTH OF

2. EPOXY SHALL BE ONE OF THE FOLLOWING:

a. HILTI HIT-RE 500 V3 (ICC-ES ESR-3814) b. SIMPSON SET-XP (ICC-ES ESR-2508)

3. THREADED STEEL RODS EMBEDDED IN EPOXY SHALL BE ASTM F1554, FY = 36 KSI OR ASTM A307, UON 4. REINFORCING STEEL BARS EMBEDDED IN EPOXY SHALL BE ASTM A615, GRADE 60,

5. EXPANSION ANCHORS SHALL BE CARBON STEEL HILTI KB-TZ (ICC ESR-1917), UON

	REBARS/BOL	TS IN CONCRETE – TESTIN	G SCHEDULE	
REBAR SIZE/ BOLT DIAMETER	TORQUE REQUIREMENT (FT–LBS)	TEST QUANTITY OF BOLTS (MINIMUM TWO PER 500 S.F. OF OR FOUR PER WALL/BEAM/COL) ⁽¹⁾	PULL–TEST REQUIREMENT (LBS)	TEST QUANTITY OF BOLTS (RANDOMLY SELECTED) ⁽²⁾⁽³⁾
#3 −¾"	10	25%	3,500	5%
#4 - ½"	20	25%	4,400	5%
#5 — 5⁄8"	30	25%	5,000	5%
#6 — ¾"	45	25%	10,000	5%
#7 — ⁷ ⁄8"	60	25%	14,700	5%
#8 - 1"	80	25%	17,700	5%

1. THE QUANTITY OF TORQUE-TESTED BOLTS MAY BE REDUCED TO

10% WHEN PERIODIC SPECIAL INSPECTION IS PROVIDED. 2. PULL-TEST A MINIMUM OF TWO BOLTS.

3. AN ADDITIONAL 20%, BUT NOT LESS THAN THREE BOLTS, SHALL

ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRIMER. 2. BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.

1. ALL EXTERIOR TIMBER BEAMS SHALL BE PRESSURE TREATED OR WOOD OF NATURAL

2. ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE

3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.

City and County of San Francisco Department of Building Inspection



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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

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

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

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

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

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

Telephone: (415) 558-6132

(415) 558-6474 Fax: Email:

2.

3.

4.

dbi.specialinspections@sfgov.org In person: 3rd floor at 1660 Mission Street

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

> Special Inspection Services 1660 Mission Street - San Francisco CA 94103

Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org

Revised 9-22-17

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 2722-2724 FOLSOM ST APPLICATION NO. ADDENDUM NO. OWNER PHONE NO. (212) 777-2563 OWNER NAME MICHAEL TURON

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

 Concrete (Placement & sampling Bolts installed in concrete 	6. 🔲 High-strength bolting 7. 💭 Structural masonry	18. Bolts Installed in existing concrete m
3. Special moment-	8. Reinforced gypsum concrete	Pull/torque tests
Resisting concrete frame 4. Reinforcing steel and prestressing tendons	9. ☐ Insulating concrete fill 10. ☐ Sprayed-on fireproofing	 Shear walls and floor systems used a shear diaphragms
5. Structural welding:	11. Piling, drilled piers and caissons	20. Holdowns
A. Periodic visual inspection	12. Shotcrete	21. Special cases:
Single pass fillet welds 5/16" or smaller	13. Special grading, excavation	□ Shoring
Steel deck	And filling (Geo. Engineered)	Underpinning: Not affecting adjace
☐Welded studs	14. Smoke-control system	Affecting adjacent property: PA
Cold formed studs and joists	15. Demolition	Others
Stair and railing systems	16. Exterior Facing	22. Crane safety (Apply to the operation
Reinforcing steel	17. Retrofit of unreinforced masonry buildings:	Tower cranes on highrise building)
B. Continuous visual inspection and NDT	Testing of mortar quality and shear tests	(Section 1705.21)
(Section 1704)	Inspection of repointing operations	23. Others: "As recommended by profess
All other welding (NDT exception: Fillet wel		record"
Reinforcing steel; and [] NDT required	Pre-installation inspection for embedded bolts	
Moment-resisting frames	Pull/torque tests per SFBC Sec.1607C & 16150	
D Others	-	
24. Structural observation per Sec. 1704.6 for	the following:	Steel framing
Concrete construction Masonry co		
☐Other:		
25. Certification is required for: Glu-lam comp	onents	
26. Firestops in high-rise building		
and the second s		
Prepared by: MICHAEL A. HOM, HOM-F	PISANO ENGINEERING, INCPhone: (415) 682-4798
Engineer/Architect of Record		
Required information:		
FAX: (415) 682-4787	Email:hom@hompi	sano.com
Review by:	Phone: (41	5) 558-
DBI Engineer or Pla	n Checker	
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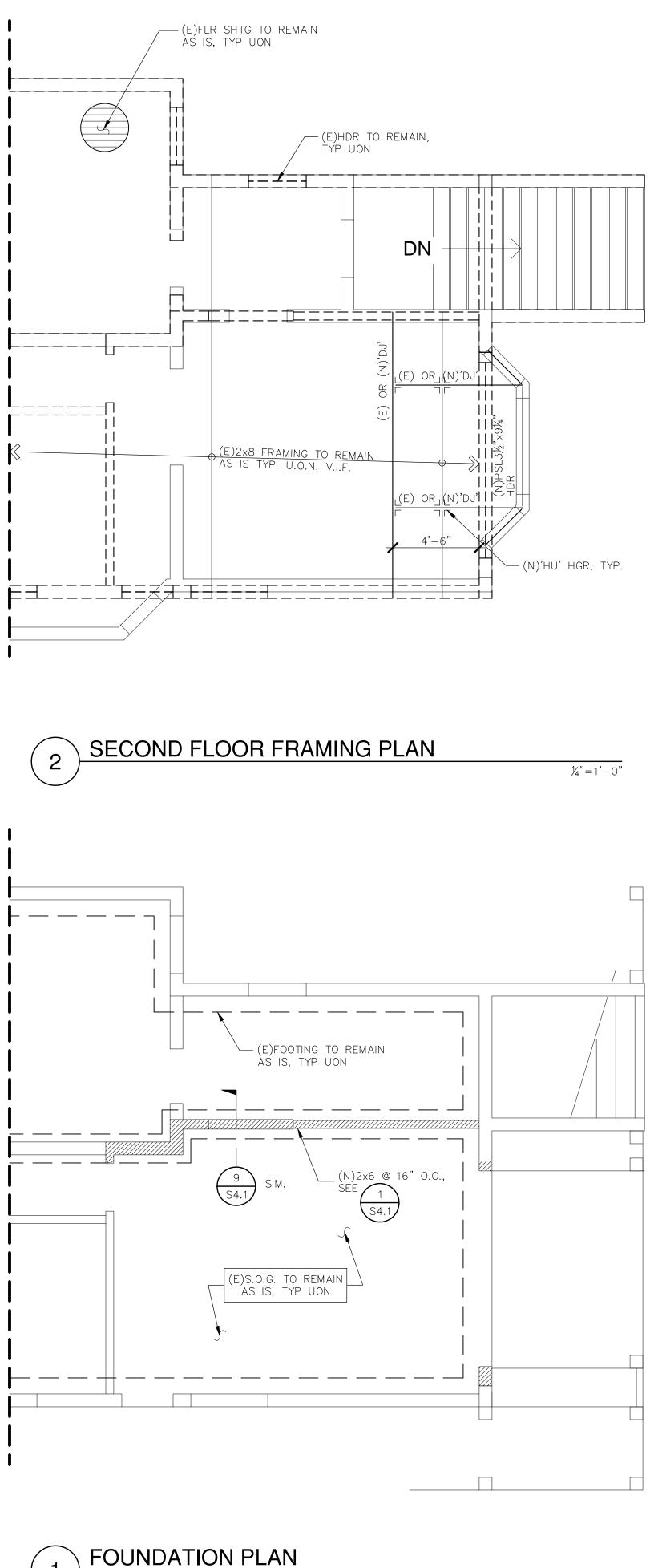
APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

. ABBREVIATION					
Ø DIAMET A.B. ANCHO BLKG BLOCKI	R BOLT	GENERAL STRU STRUCTURAL P	CTURAL NOTES		
BM BEAM BOTT BOTTON		TYPICAL WOOD			
	ACTOR OPTION S4.2	TYPICAL WOOD	DETAILS		
CL CENTEF COL COLUM CONC CONCR	N				
CONT CONTIN CTR CENTER	UOUS			ENGINEERIN	IG, II
CTRSK COUNT DBL DOUBLE				1406 32nd A San Francisc	
DET DETAIL DWG DRAWIN (E) (EXISTI				94122	
E.O. EDGE (EA EACH				office. 415.68 fax. 415.682	
EL ELEVAT EMBED EMBEDI	/ENT			hompisano	.com
EN EDGEN EQ EQUAL				OFFSS	
EXT. EXTERI FLR FLOOR FRMG FRAMIN				AND CHAEL A	NAL CI
FTG FOOTIN HD HOLDO'	G			(응) (영) (영) (영) (영) (영) (영) (영) (영) (영) (영	50
HGR HANGE HORIZ HORIZC	NTAL			★ Exp. 12/31	/19
HT HEIGHT INT. INTERIC JT. JOINT				OF CAL	FORM
LLH LONG L	EG HORIZONTAL EG VERTICAL				
	E BOLT				
MAX MAXIMU MFR MANUF MIN MINIMU	ACTURER				
(N) (NEW) 0.C. ON CEI				PROJECT	
O.H. OPPOS OPG OPENIN	TE HAND G			GARAGE RESTO	RATIO
P.T. PRESSU PL PLATE PLY PLYWO	JRE TREATED			2722-2724 FOLS SAN FRANCISCO	
	RCEMENT			94110	
S.A.D. SEE AF S.M.D. SEE ME	CHITECTURAL DRAWINGS CCHANICAL DRAWINGS			PROJECT No.	
S.W. SHEAR				18-068	
SCHED SCHEDU SHTG SHEATH SIM SIMILAF	ling				
STL STEEL SYMM SYMME	TRIC				
	CONCRETE				
T.O.S. TOP OF	FOOTING STEEL & GROOVE				
TPL TRIPLE TYP TYPICA	JOIST				
	S OTHERWISE NOTED IN FIELD				
II. LEGEND				OTES	
SYMBOL	DESCRIPTION		DETAIL		
111111111	RIDGE AT SLOPED ROOF			AL A	
777777777777	VALLEY AT SLOPED ROOF			UR, I	
	CHANGE IN FINISH FLOOR ELEVA	TION			
«	EXTENT OF RAFTER OR JOIST FR	AMING			
	(E)ROOF OR FLOOR SHEATHING				
	(N)ROOF OR FLOOR SHEATHING			GENERAL STRUCTURAL	
	(E)WALL OR (N)PARTITION WALL	ABOVE	S.A.D.		
	(N)STRUCTURAL WALL ABOVE		1 (S4.1)	U U	
	(E) OR (N) WALL BELOW		34.1	-	
	(E) OR (N) HEADER BELOW			-	
	(N)SHEAR WALL BELOW WITH IND		S4.1 S4.1 7 6	-	
	TYPE & LENGTH (FT)		S4.1 S4.1		
	(N)POST W/HOLDOWN (ABOVE)		3 Y 12 Y 9 3.1 S3.1 S4.1	MILESTONES	
(ABOVE) (BELOW)	(E) OR (N) POST ABOVE/BELOW			PERMIT	7/17
	JOIST HANGER				
	PECTIONS				
r CBC SECTION 1	PECTIONS 704A, THE OWNER SHALL EMPI IES TO PERFORM INSPECTIONS			l SHEET	
r CBC SECTION 1 PROVED AGENC E TYPES OF WORK	704A, THE OWNER SHALL EMPI IES TO PERFORM INSPECTIONS LISTED UNDER SECTOIN 1704A	DURING CON A. THESE INSPE	ISTRUCTION ON		
R CBC SECTION 1 PROVED AGENC E TYPES OF WORK DDITION TO THE IN	704A, THE OWNER SHALL EMPI IES TO PERFORM INSPECTIONS	DURING CON A. THESE INSPE TON 110.	ISTRUCTION ON CTIONS ARE IN		(

SHEET 1 OF 4

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FLOOR FRAMING PLAN NOTES:

- 1. SEE GENERAL NOTES ON SHEET S1.0.
- 2. SEE FOUNDATION PLAN NOTES ON SHEET S2.1.
- 3. SEE TYPICAL WOOD DETAILS ON SHEETS S4.1 & S4.2.
- 4. EXISTING CONSTRUCTION NOTED AS (E); NEW CONSTRUCTION NOTED AS (N).
- 5. (N)STRUCTURAL STUD WALLS ABOVE THE FLOOR ARE SHOWN THUS: ON PLAN AND SHALL BE 2x4 STUDS @ 16"O.C. UON. FOR TYPICAL FRAMING OF STRUCTURAL STUD WALLS, SEE DETAILS ON SHEET S4.1.
- 6. HOLDOWNS ARE DENOTED THUS ON PLAN: ♥ (N)POST SEE DETAILS ON SHEETS S3.1 & S4.1.
- 7. STRUCTURAL STUD WALLS SUPPORTING THE FLOOR ARE SHOWN THUS ==== ON PLAN AND SHALL BE 2x6 STUDS @ 16"O.C. UON. SEE TYPICAL WALL FRAMING DETAILS ON S4.1. S.A.D. FOR NON-LOAD-BEARING PARTITIONS.
- 8. NEW HEADER BEAMS BELOW SHOWN THUS: 5-E-E-E-E-S. SEE 2/S4.1.
- 9. ALL (N)EXTERIOR WALLS SHALL HAVE ½" PLYWOOD SHEATHING ON EXTERIOR FACE OF STUDS, UON.
- 10. (N)STRUCTURAL SHEAR WALLS BELOW ARE SHOWN THUS: SEE DETAILS ON SHEET S4.1.

FOUNDATION PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S1.0.

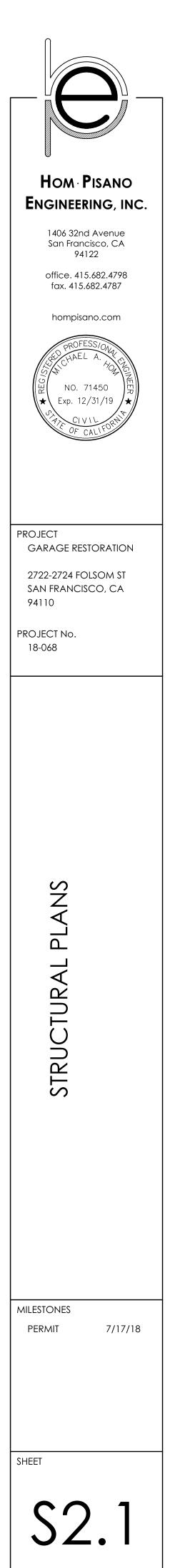
- 2. SEE TYPICAL WOOD DETAILS ON SHEETS S4.1 & S4.2.
- 3. SEE GENERAL NOTES ON SHEET S1.0 FOR FOOTING DESIGN CRITERIA.
- 4. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
- 5. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
- 6. FOR DRAINAGE, SUMPS, PITS, DAMP PROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
- 4. EXISTING CONSTRUCTION NOTED AS (E); NEW CONSTRUCTION NOTED AS (N).
- 5. SLAB CONSTRUCTION AND CONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING ANY CONCRETE.
- 6. SILL BOLTS ARE REQUIRED AT ALL STUD WALLS SHOWN ON STRUCTURAL PLANS. SEE DETAILS ON SHEET S4.1.
- 7. (N)STRUCTURAL STUD WALLS ABOVE THE FOUNDATION ARE SHOWN THUS: ON PLAN AND SHALL BE 2x6 STUDS @ 16"O.C. UON. FOR TYPICAL FRAMING OF STRUCTURAL STUD WALLS, SEE DETAILS ON SHEET S4.1.
- 8. ALL EXTERIOR WALLS SHALL HAVE $\frac{1}{2}$ " PLYWOOD SHEATHING ON EXTERIOR FACE OF STUDS, UON.
- 9. (N)HOLDOWNS ARE DENOTED THUS ON PLAN: $\mathbb{Z}_{(N)}$ Post. See details on SHEETS S3.1 & S4.1.

10. FOR INTERIOR NON-STRUCTURAL PARTITIONS, S.A.D. AND $\left(1 \right)$

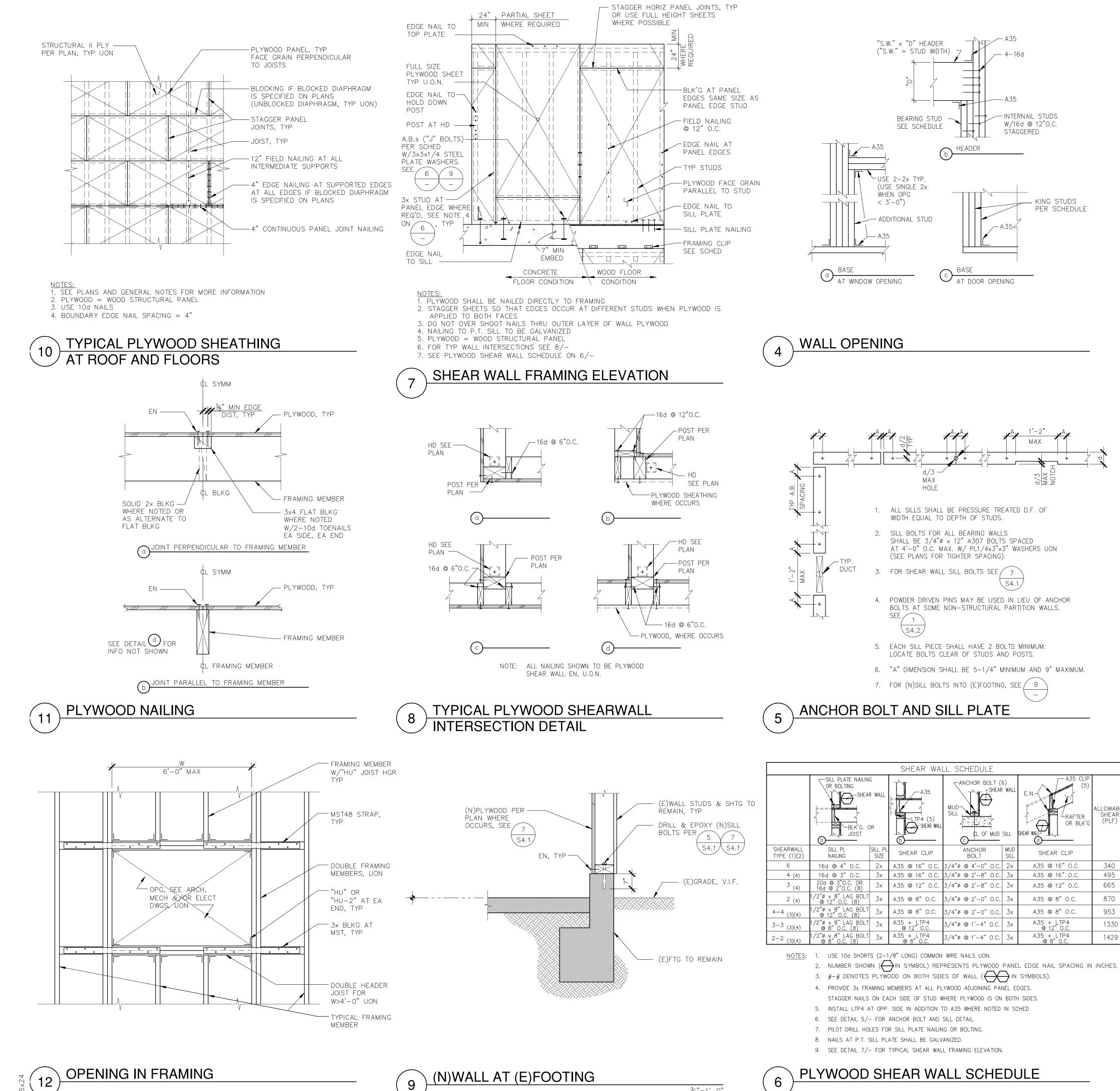
NORTH

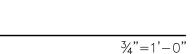


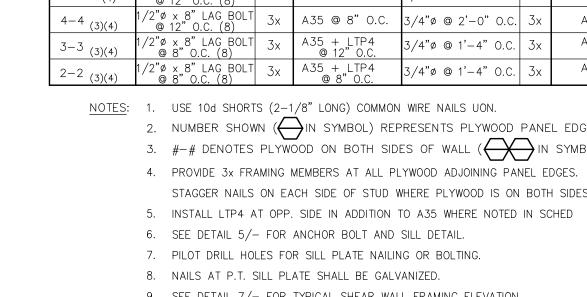
REQUIRE	DR ALL WATERPROOFING MENTS, S.A.D. OR OWNER TO H COOFING CONSULTANT. TYP. U.	IRE .O.N.
NOTE: C AS REQU	ONTRACTOR TO PROVIDE SHORI IRED	NG

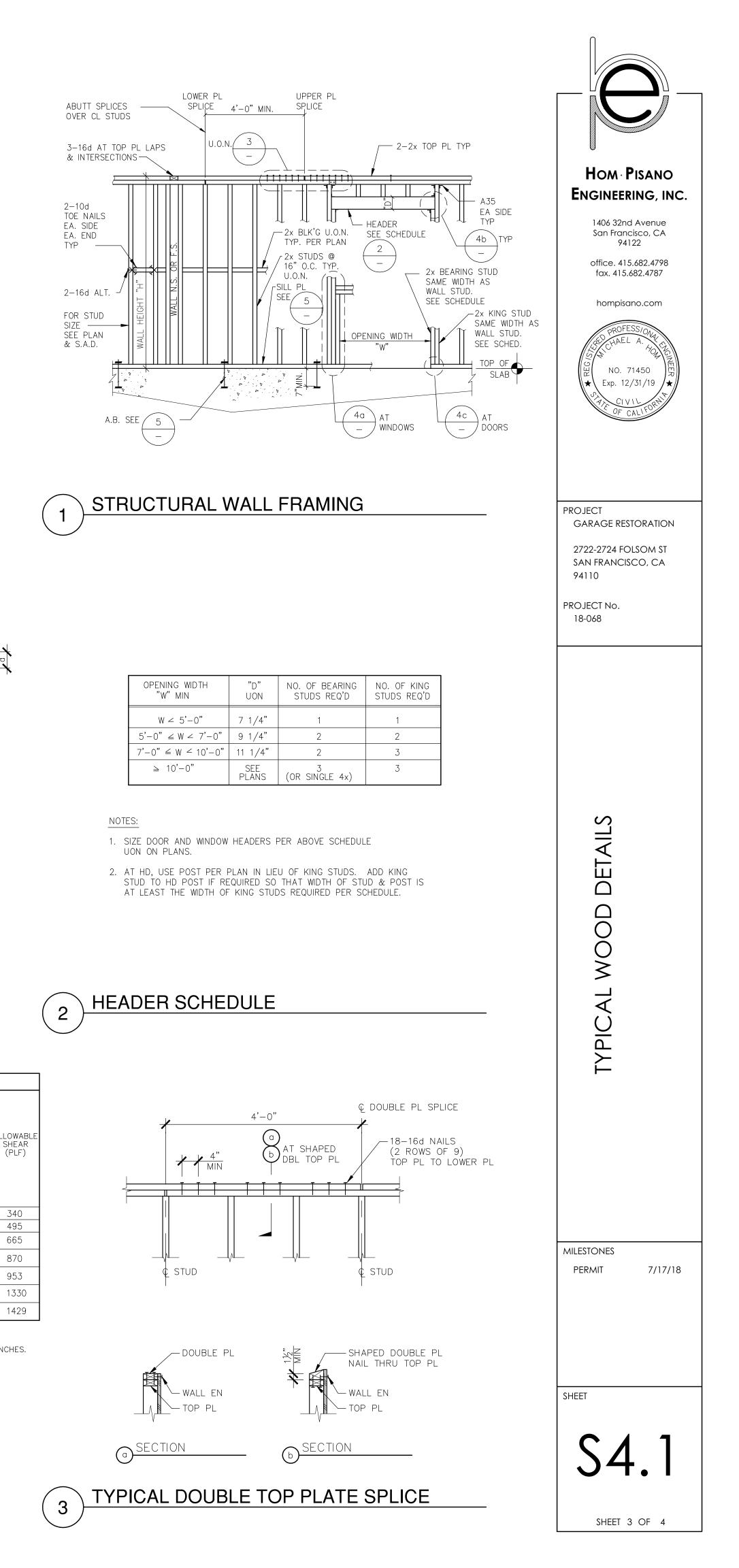


SHEET 2 OF 4

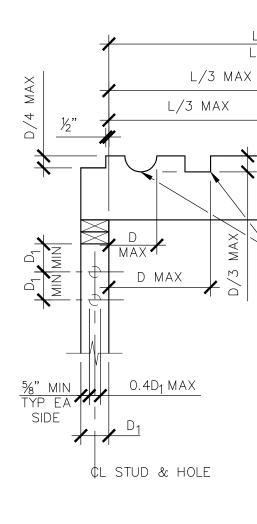








CONNECTION	NAILING ¹
 Joist or rafters to sides of studs 8—inch joist or less For each additional 4 inches in depth of joist 	3-16d 1-16d
 Bridging to joists, toenail each end Blocking between joists or rafters—	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2–16d
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3—16d at 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4—8d, toenail or 2—16d, end nail
9. Double studs, face nail	16d at 24"o.c.
10. Double top plates, Typical face nail	16d at 16" o.c.
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	10d at 6"o.c.
13. Top plates, laps and intersections, face nail	3–16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3–16d
18. Ceiling joists to parallel rafters, face nail	3–16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	3-8d
21. 1" x 8" sheathing or less to each bearing, face nail	3-8d
22. Wider than $1" \times 8"$ sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d at 12" o.c.

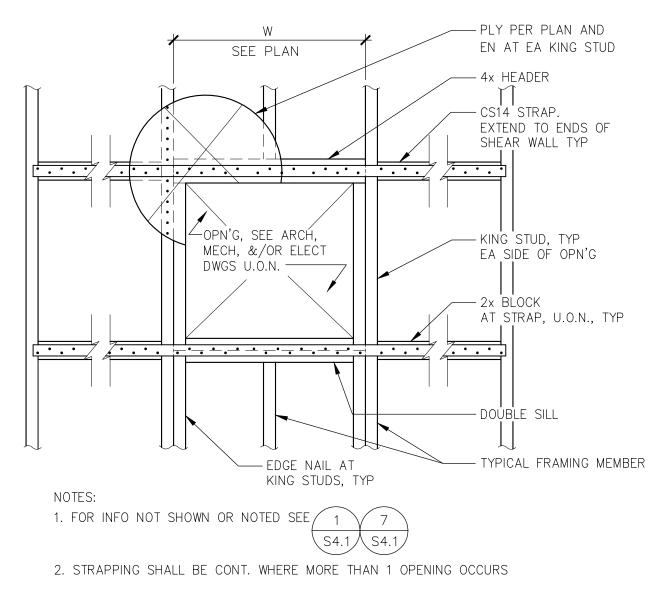


JOISTS AND RAFTERS

FOOTNOTES:

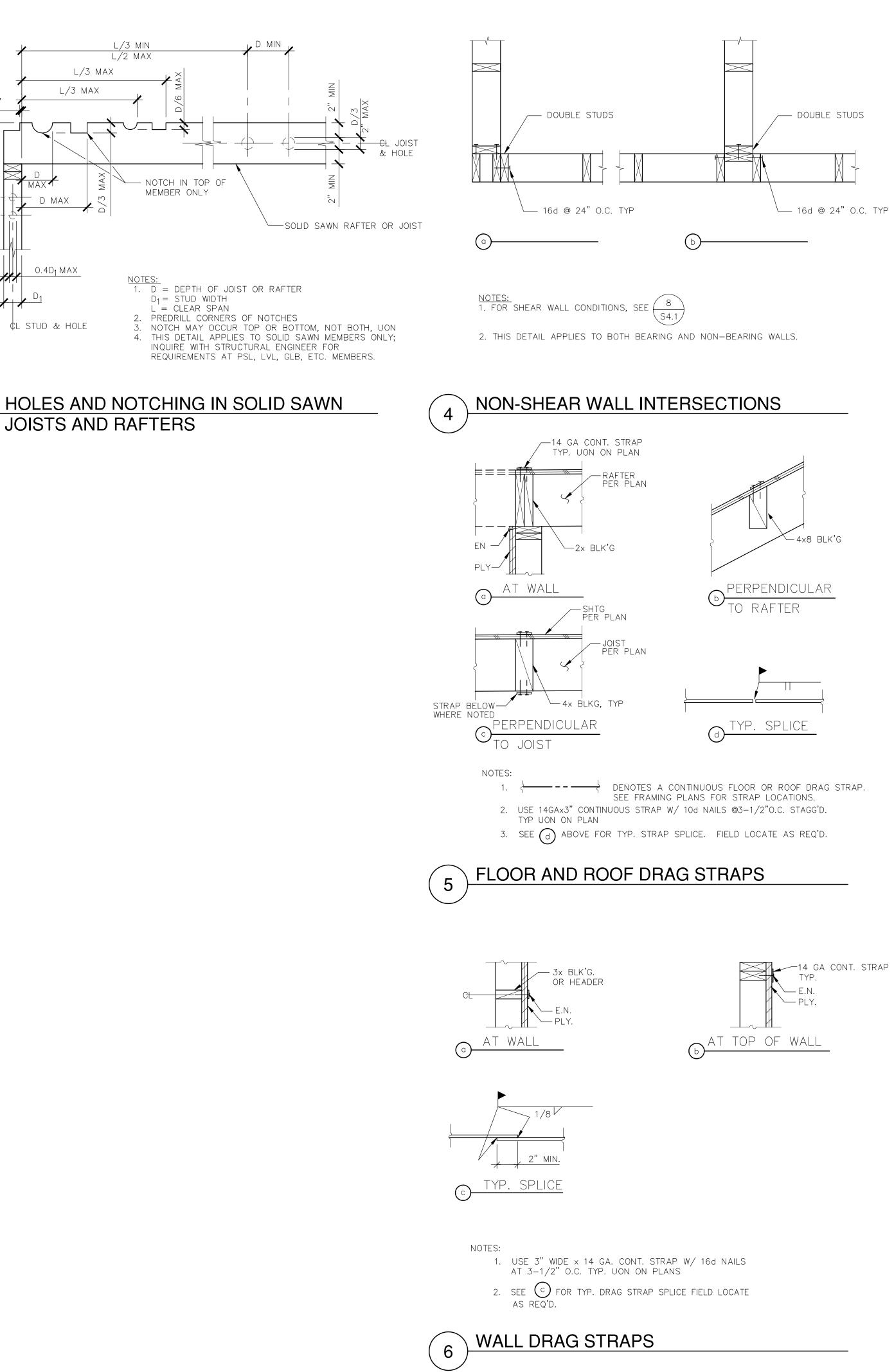
¹ Use common wire nails except where otherwise stated.

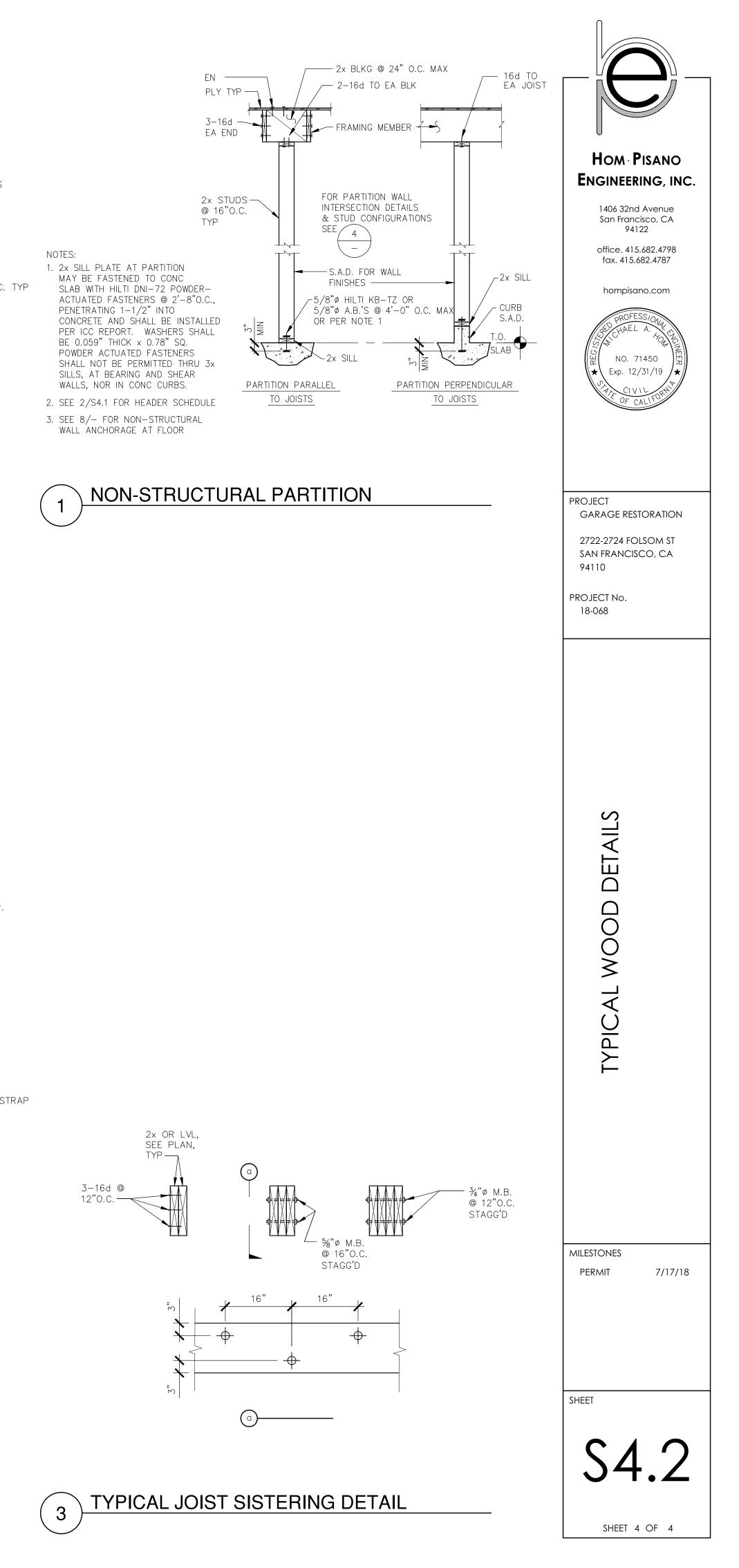






OPENING IN SHEAR WALL





AFFIDAVIT

I, Ryan J. Patterson, declare as follows:

I. I am an attorney at Zacks, Freedman & Patterson, PC, the law firm hired to represent Michael Turon regarding 2722-2724 Folsom Street, San Francisco, CA. I make this declaration based on facts personally known to me, except as to those facts stated on information and belief, which facts I believe to be true.

2. Attached hereto as **Exhibit A** is a true and correct copy of a scan of Building Permit Application Number 2018.0706.3908 and associated records, produced by the Department of Building Inspection on or about December 31, 2020 in response to a public records request made pursuant to the San Francisco Sunshine Ordinance.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on March 16, 2021.

Ryan J. Patterson, Esq

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

))

State of California County of San Francisco

On <u>March 16, 2021</u>, before me, <u>Emma Maia Heinichen</u>, a Notary Public, personally appeared <u>Ryan 3. Patterson</u>, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

groma Monadeino Signature



1

Exhibit A

ADDRESS:	2720	1+	- 10	5		E PERMIT	COMPL	AINTS:	D NO	D	YES D	IVISION	0
ADDRESS: 2722-	LIU	4 +	2170	m Jt	- I SO	FT STORY		BID	DAS	EID	PID	CES	Ø
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STATION CP-ZOC	RDV BLDG	MECH	FIRE	BSM	SFPUC	DPH	SFMTA	DICU				PPC	CPB
ACCEPT			V	and	1				-	-			
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DATE	7/26	18	7241	7201	5	ΛΛ	106	25	202	0			
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I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statem of conditions or stipulations, which are hereby made a part of this application.			ion, and attached statement





49 South Van Ness Avenue. Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

MEMORANDUM REQUESTING CANCELLATION OF A BUILDING PERMIT APPLICATION

Date:	October 7, 2020							
To:	Patrick O'Riordan, Interim Director							
	Department of Building Inspection							
Attention:	Patrick O'Riordan, Manager of Permi	t Services						
From:	Rich Sucré, Principal Planner for							
	Corey A. Teague, Zoning Administrat	or						
RE:	Building Permit Application No.:	2018-0706-3908						
	Address:	2018-009379PRL						

The above referenced application for a building permit is being returned for cancellation. The application cannot be approved for one or more of the following reasons:

2722 Folsom St

Failure to submit requested or required revisions

Assessor's Block/Lot:

- Failure to provide proof of Occupancy, Agency, or Ownership
- Failure to provide recorded Notice of Special Restrictions
- Failure to submit Conditional Use, Variance or other Discretionary Application
- Project disapproved by Planning Commission or Board of Appeals
- Withdrawn at applicant's request per letter
- □ No response from applicant dated
- De facto abandonment of project
- □ No Building Permit "Pink" Form attached
- Disapproved dated
- □ Other:

cc:

Simon Tam, Permit Processing Center, Department of Building Inspection

APPLICATION FOR STREET IMPROVEMENT PERMIT

(Minimum 10 business days for approval and activation. No exceptions will be allowed.)

	(Minimum 10 bu	isiness days for approval and activat		F	1E-0693			
atthe			BLDG. PERMIT AP	00.	1807063908	В		
PUBLIC	SITE INFORMA	TION						
WORKS	Site Address:	2722 - 2724 Folse			_			
Mark Farrell	Cross Street:	23rd Street	Bloc	k: 3641	Lot: 002			
Mayor Mohammed Nuru	Owner Name:	Michael Turon						
Director	Phone:		E-Mail: turon	@cantab.	net			
Jerry Sanguinetti Manager	APPLICANT/AU	JTHORIZED AGENT INFORM	ATION					
Street Use and Mapping	Name:	Michael Turon		_		EF		
1155 Market St., 3rd floor San Francisco, CA 94103 tel 415-554-5810	State License:	0704 Falaam		Engineer	Contractor	Gome 2 # 67 8831		
sfpublicworks.org facebook.com/sfpublicworks	Address:	2724 Folsom S		٨	0/110	-1-001		
twitter.com/sfpublicworks	City:	San Francisco	Juice.		94110			
	Phone:		E-Mail: turon	@cantab.	net			
	SF Business Cer	tificate:	Driver's Lic	ense:				
	PROJECT INFORMATION							
	Brief Description of Proposed Work:							
	Standar	d Residential cu	rb cut.			_		
	Non-R	APPLICATION REQUIREMEN efundable Fee (See Fee Sche tion Bond \$		DEC N jul	E I V E . 3 0 2018			
		Plans (Please fold sheet sepa (2) Physical/Hard Copy Set of Plans		PERMI	T SECTIO	M		
		(1) Electronic /.pdf Copy Set of Plan		ivision@sfdpw.org				
		IM		4				
	11/1	44		07/30/	'18			
	Signature of A	pplicent/Authorized Agen	t	Date				
		\bigvee						

APPLICATION FOR MINOR ENCROACHMENT PERMIT

BSM PERMIT # 18m5e-0541

	Cross Street:	23rd Street	Block: 3641	002	
	Owner Name:	Michael J. Turon			
	Phone:	_ E-Mail:	turon@cantal	o.net	
orks	APPLICANT/AU Name: State License: Address:	Michael J. Turon	Agent of Owner	Lessee	EF Gomez # 67863.
15	City:	San Francisco		zip: <u>94110</u>	
		E-Mail	turan@oonta	b.net	
	Phone:				

PROJECT INFORMATION

List each encroachment and purpose: Historical encroachment - Steps of Historical Category A Building. See attached pictures from SFPD BUREAU OF ACCIDENT PREVENTION PHOTO REPORT dated 10/1/40 of view North of Folsom St towords 23rd St. SF Library Call No. SFH 61 Box 6

Signature of Owner(s) of Record or Authorized Agent of Owner(s) of Record

07/30/18 Date

(See Instructions - OVER)

We encourage all applicants to submit plans by e-mail to BSMPermitDivision@sfdpw.org.

Mark Farrell Mayor Mohammed Nuru Director

Jerry Sanguinetti Manager

Street Use and Mapping 1155 Market St., 3rd floor San Francisco, CA 94103 tel 415-554-5810

sfpublicworks.org facebook.com/sfpublicworks twitter.com/sfpublicworks

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JUL 3 0 2018

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DBI2020 - 2722 Folsom - 202000006

Department of Public Works



CONDITIONAL BUILDING PERMIT APPLICATION RELEASE LETTER

Department of Public Works/BSM 1155 Market Street, 3rd Floor San Francisco, Ca 94103 Date: 7/30/18

Re:	2722-2724 Folso	m St.	(3641/002)	(Location/ Property)
	BPA application:		7 / 30 / 18	
	Street Improvement Per	mit:	181E - 0 6 9 3	
	Minor [if applicable]:		18MSE - 0541	

Dear DPW/BSM,

I, <u>Michael</u> two understand that this written agreement is between DPW/BSM and all parties associated with this process. By requesting this conditional release of Building Permit Application (BPA), I, <u>Michael</u> understand that there is a risk involved; i.e., if for some reason this property cannot be occupied due to the fact that permits for this property have not been approved by DPW/BSM, I, <u>Michael</u> Two shall not get a temporary and/or final sign off on my building permit. In the event, any permit(s) are denied, I, <u>Michael</u> Two agree to re-design the project without the benefit of the encroachment and the reconstruction of public right of way per City Standards, holding the City harmless from any action that may be taken against this property.

I, <u>Michae</u> will, in addition, provide any necessary documentation with the required information in a timely manner as directed by the plan checker. If these items are not submitted by the date specified by DPW/BSM, the permit(s) for this property will be placed on "Inactive" status. The change of status will occur automatically. An additional processing fee will be charged; in addition, a follow up letter regarding the failure of submittal of the required documentation shall be required in order to reactivate the permit(s).

We are requesting you to authorize the release of the BPA on a conditional basis set forth above.

Please do not hes	itate to call me if you have any questions.	
Phone Number :	or E-Mail turon @ Cantab.net	

Sincenely yours

(Signature of Applicant)

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

	7/30)18
BSM PERMIT NUMBER	1815-0693; 18mse-0541
	2722-2724 Folson St (3641/002)
ADDRESS	Quine: Michael Turon
OWNER / AUTHORIZED AGENT	
	turon@cantab.net
EMAIL	
PHONE #	
	201807063908
BUILDING PERMIT APPLICATION #	
BUILDING PERMIT RELEASE DATE	
DPW COMMENTS	
PLANS SUBMITTED (Y /N)	Y
ESSER / GREATER COMPLEXITY	

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City and County of San Francisco San Francisco Public Works · Bureau of Street Use and Mapping 1155 Market Street, 3rd Floor · San Francisco, CA 94103 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Fee Type	Amo	ount	FUND	SOBJ
boasurcharge		\$7.00		60126
Administrative	*	\$176.00	01/001	60639
Received of:				
Agent Name: K	earney & O'Ban	ion, Inc.		
Contact: <u>M</u>	lichael Turon			d:
Billing Address:				
2051 Coffee Lane				
Sebastopol	C/	A		95472
Property Owner	Name:			
TURON MICHA	<u>EL J</u>			
2724 FOLSOM ST				
SAN FRANCISCO	C/	Ą		94110
nvoice #		234994		
Project Location:	<u> 2722 - 2724 FO</u>	LSOM ST	<u>c</u>	
Permit Type:	MinorEnc		Permit Nu	umber: <u>18MSE-0541</u>
Fee Amount:	<u>\$183.00</u>	Che	ck Number	Credit Card**********228
y:		Colle	ected Date	7/30/2018

DBI2020 - 2722 Folsom - 202000009

Payment Receipt



City and County of San Francisco San Francisco Public Works · Bureau of Street Use and Mapping 1155 Market Street, 3rd Floor · San Francisco, CA 94103 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Invoice Total : \$183.00

Kearney & O	Banion, Inc.	Reference : 18MSE-0541
2051 Coffe	e Lane	Invoice Amount Paid : \$183.00
Sebastopol	CA 95472	Credit Card Surcharge : \$4.12
	ORMATION	Payment Total : \$187.12
Invoice ID	description	Sub Total
234994	Administrative	\$176.00
	boasurcharge	\$7.00
	consultation	\$0.00
	inspection	\$0.00
	mse assessment	\$0.00
	streetspace	\$0.00
	structural	\$0.00
	TowAway	\$0.00

Fransaction ID 3736375059

Paid on 7/30/2018 12:33:56 PM by *********2282
nvoice : 234994
Payment : 157468
Payment Reference : Credit Card********2282



City and County of San Francisco

San Francisco Public Works · Bureau of Street Use and Mapping 1155 Market Street, 3rd Floor · San Francisco, CA 94103 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Fee Type	Amou	nt	FUND	SOBJ
boasurcharge		\$7.00		60126
inspection	\$	476.00	09/097	60630
Administrative	\$	909.00	01/001	60639
Received of:				
Agent Name: K	earney & O'Banion	n, Inc.		
Contact: M	lichael Turon			
Billing Address:				
2051 Coffee Lane				
Sebastopol	CA			95472
Property Owner	Name:			
TURON MICHA	EL J			
2724 FOLSOM ST				
SAN FRANCISCO	CA			94110
voice #	2	34995		
roject Location:	<u> 2722 - 2724 FOLS</u>	OM ST		
ermit Type:	<u>StrtImprov</u>		Permit No	umber: <u>18IE-0693</u>
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y:			cted Date	7/30/2018

DBI2020 - 2722 Folsom - 2020000011

Payment Receipt



City and County of San Francisco San Francisco Public Works · Bureau of Street Use and Mapping 1155 Market Street, 3rd Floor · San Francisco, CA 94103 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Kearney & O	Banion, Inc.		Reference : 18IE-0693
2051 Coffe	e Lane		Invoice Amount Paid : \$1,392.00
Sebastopol	CA	95472	Credit Card Surcharge : \$31.32
NVOICE INF			Payment Total : \$1,423.32
Invoice ID	description		Sub Total
234995	Administrative		\$909.00

234995	Administrative		\$909.00
	boasurcharge		\$7.00
	consultation		\$0.00
	curb cut assessment		\$0.00
	inspection		\$476.00
	meters		\$0.00
	st. sp assessment		\$0.00
	streetspace		\$0.00
	structural		\$0.00
	TowAway		\$0.00
-		,	Invoice Total : \$1,392.00

Fransaction ID 3736375240

Paid on 7/30/2018 12:35:46 PM by *********2282

nvoice : 234995

²ayment : 157469

Payment Reference : Credit Card*********2282

DBI2020 - 2722 Folsom - 2020000012



DEPARTMENT OF BUILDING INSPECTION City & County of San Francisco 1660 Mission Street, San Francisco, CA 94103-2414

Documentation of Findings for Priority Permit Application Processing

This form shall accompany all requests for priority processing of permit applications. A copy shall be maintained in the office of the Deputy Director for Permit Services, a copy shall accompany the permit application, and a copy shall be recorded as a permit document

Note: Boldface items are to be completed by the Permit Applican	t.			
Received Date: 03/19/2021	Time: 8:00am			
Permit Application # 2018-0706-3908				
Property Address: 2722 0 2724 Folsom St.				
Block and Lot: 3641 /002 Occupancy Gr	oup: R-3 Use: 2-Family Dwelling			
Description of Proposed Work (1) Restore Historical Elements To Building. (2) Resto	re Historical and Permitted Garage.			
underlane und complete me project described herein in	compliance with the requirements for Priority Parmit			
Signature of Applicant Michael J. Turon	Date			
Print Name of Applicant	Phone Number			
Block and Lot: 3641 /002 Occupancy Group: R-3 Use: 2-Family Dwelling Description of Proposed Work 1) Restore Historical Elements To Building. (2) Restore Historical and Permitted Garage. Image: State of the information provided is accurate to the best of my knowledge and that I intend to undertake and complete the project described herein in compliance with the requirements for Priority Permit Processing detailed in DB/ Administrative Bulletin AB-004. 03/19/2021 Bignature of Applicant 03/19/2021 Date (415) 938-7855				
Approved by:				
Print Name and Title				
FERE INGINE AND THE	Date			

PLEASE TAKE NOTICE that Building Permit Application ("BPA") No. 201807063908 is a Development Project under the Permit Streamlining Act, Government Code § 65920 et seq.

Planning Record 2018-009379PRL / Permit Application 2018.0706.3908

SAN FRANCISCO PLANNING DEPARTMENT

and the second s

Application for Priority Application Processing

This form shall be used for requests for Priority Application Processing as set forth in Director's Bulletin No. 2. Please submit completed applications to the Office of the Planning Director.

	Case and as Parmin Applemention Munitisities	Onte Racoived
PROPERTY ADDRESS:		
2722-2724 Folson	n St. San Francisco CA 94110	BLOCK(S) & LOT(S): 3641/002
ZONING:	HEIGHT/BULK DISTRICT:	SUD/HISTORIC DISTRICT (# any)
RH-2	40-X	Article 10: None
DESCRIPTION OF PROPOS	ED WORK (ATTACH ADDITIONAL PAGES IF NECH)	Resource Status A: Historic Resource Present
(1) Restore Historic	al Elements To Building. (2) Resto	re Historical and Permitted Garage.
Basis for Priority A	Application Review	
	_	
	fordable housing] 1A (< 100% affordable i	
	Y WITH DIRECTOR'S BULLETIN NO. 2 (ATTACH	ACOMONAL PAGESIE AFLEDVARIA: Janset recycled by CCSF staff. Reference BoA Case 20-077,
Applicant's Deciar I hereby declare that t accepted, and should with the requirement	he information I have provided is a the project described herein be imp s described in Director's Bulletin I te to do so may subject the project to	ccurate to the best of my knowledge. Should this application b blemented, I commit to complete the project in full compliance No. 2 for the particular type of application indicated above. o penalties and/or other remedies articulated in Planning Code 03/19/2021
Michael J. Turon		(415) 938-7855
NAME OF APPLICANT (PRIND		PHONE NUMBER AND EMAIL ADDRESS
For Starf Use Only Check One: ACCE		
Signature and Printed Name	of Staff [Zoning Administrator's Office or Direct	Ior's Office staff only] Date

Attachment A

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DEPARTMENT OF PUBLIC WORKS

City and County of San Francisco 875 Stevenson Street, Room 460

Documentation of Findings for Priority Permit Processing

	03/19/2021	Time 8:00am
	2018-7006-3908	
Property Address: 2	722 - 2724 Folsom St.	
Block and Lot: 3	3641 / 002 Permit Ty	Ref. BSM 18IE-0693 & 18MSE-0541 ype: Use:
Description of Propo	sed Work:	
(1) Restore Histor	rical Elements To Building	g. (2) Restore Historical and Permitted Garage.
Findings/Desis for D	iority Permit Review:	
		e 3
Other (circle	e one) Rule 2, or Rule	le 3
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PLEASE TAKE NOTICE that Building Permit Application ("BPA") No. 201807063908 is a Development Project under the Permit Streamlining Act, Government Code § 65920 et seq.

Attachment B

Editor's Note:

The provision guoted in this attachment was amended after the approval of this Administrative Bulletin. For the convenience of the user, the amended version is presented below.

THE SAN FRANCISCO CAMPAIGN AND GOVERNMENTAL CONDUCT

CODE CHAPTER4: PERMIT APPLICATION PROCESSING

Sec. 3.400. Permit Application Processing.

SEC. 3.400. PERMIT APPLICATION PROCESSING.

(a) EQUAL TREATMENT OF PERMIT APPLICANTS. It shall be the policy of the Department of Building Inspection, the Planning Department, the Department of Public Works and the officers and employees of such departments to treat all permit applicants the same regardless of the relationship of the applicant and/or the applicant's representatives to any officer or employee of the City and County and regardless of whether the applicant hires a permit consultant to provide permit consulting services. Intentional preferential treatment of any permit applicant and/or the applicant's representatives by any officer or employee of the Department of Building Inspection, the Planning Department, or the Department of Public Works shall subject the officer or employee to disciplinary action for official misconduct.

(b) APPLICATION PRIORITY. It shall be the policy of the Department of Building Inspection, the Planning Department, the Department of Public Works and the officers and employees of such departments to review, consider, and process all applications, revisions, corrections and other permit-related material in the order In which that type of material is received unless there is a written finding of a public policy basis for not doing so, such as the involvement of public funds in the project for which the permit is sought, or the response to a delay caused by an earlier procedural error in processing the permit or another permit for the same project. Absent such a finding, any officer or employee of the Department of Building Inspection, the Planning Department, the or Department of Public Works who intentionally fails to review, consider and process all applications, revisions, corrections and other permit-related material in the order in which that type of material is received shall be subject to disciplinary action for official misconduct. The Department of Building Inspection, the Planning Department, and the Department of Public Works shall each adopt written guidelines for determining when there is a public policy basis for processing permit material out of order. For purposes of this section, and any corresponding written guidelines, expediting of work consisting primarily of disability access improvements for real property shall quality as a public policy basis for processing permit material out of order, on a priority basis.

(c) PERMIT PROCESSING CODE OF CONDUCT. No later than 60 days after the effective date of this Article, the Ethics Commission shall adopt a code of conduct for permit processing (the "Permit Processing Code of Conduct") containing ethical guidelines for permit applicants, permit consultants, and officers and employees of the Department of Building Inspection, the Planning Department, the and Department of Public Works. The Permit Processing Code of Conduct shall be posted in a conspicuous place in each department, and a copy shall be distributed to each officer of the City and County who makes or participates in making decisions related to permit applications.

(Added by Ord. 115-04, File No. 040907, App. 7/1/2004; amended by Ord. 187-12, File No. 111047, App. 9/11/2012, Eff. 10/11/2012)

Attachment C

ETHICS COMMISSION CITY AND COUNTY OF SAN FRANCISCO

Permit Processing Code of Conduct

(Adopted by Ethics Commission January 10, 2005)

Preamble

The people of San Francisco are entitled to fair and equitable processes for the review and approval of permit applications by City departments. To this end and pursuant to Section 3.400(c) of the San Francisco Campaign and Governmental Conduct Code, the Ethics Commission adopts this Permit Processing Code of Conduct to guide the Department of Building Inspection, the Planning Department and the Department of Public Works, and members of the public who use their services.

For the Staff

As an employee or officer working on matters related to permits issued by the Department of Building Inspection, the Planning Department or the Department of Public Works, I will be honest in my dealings with permit applicants, permit consultants, members of the public and my colleagues. I will enforce compliance with Building, Planning and Public Works Codes and requirements in a consistent manner.

For the Public

I will be sensitive to the fact that officers and employees of the City must adhere to laws and rules that govern their conduct and I will respect their procedures. I will provide full, clear and accurate information to the officers and employees of the City.

 30 Van Ness Avenue, Suite 3900 • San Francisco, CA 94102-6027 • Phone (415) 581-2300 • Fax (415) 581-2317

 E-Mail Address: ethics.commission@sfgov.org

 Web site: sfgov.org/ethics



PERMIT APPLICANT AND AUTHORIZED AGENT **DISCLOSURE AND CERTIFICATION**

Date:	03/	19/	20	21

New

Amended

Permit Application No. 201807063908

Job Address: 2722 - 2724 Folsom Street (3641/002)

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 6 and 8). This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expediters/consultants or afford them preferential treatment.

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A. Permit Applicant Informati	on
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I hereby certify that for the purpose of filling an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am Check havles).

CHECK DUX[CS].		
The owner (B)		The lessee (C)
The authorized agent. Check	k entity(ies)):
Architect (D)		Engineer (D)
Contractor (E)		Attorney (F)
	_	Acousty (1)
Permit Consultant/Expe	aunter (G)	
Other Owner	-1	(H)
Pint Applicant Name Michael 7	yon	
Sign Name	$H \rightarrow$	
B. Owner Information	6	
Name Michael J. Turon		
Phone (415) 938-7855		
Address 2722 Folsom St		
San Francisco	CA	94110
City	State	Zip
C. Lessee Information		
Nomo N/A		
Name N/A		
Phone		
Address		
City	State	Zip
D. Architect/Engineer Information	tion	
		ineer(s) on project
A. Name David Locicero		
Architect	i 🗖	Engineer
Phone No. (415) 342-2204		
Firm Name David Locicero Architec	ts	
License # C19452		
Expiration Date 04/30/2021		
Firm Address 22340 Powell St.		
Emeryville	CA	94608
City	State	Zip
P. N. Matt Castles		
B. Name Matt Coelho	-	
Architect		Engineer
Phone No. (415) 1406 32nd Ave.		
Firm Name Hom Pisano Engineerin	g, Inc.	
License # 71450		
Expiration Date 12/31/2021		
Firm Address 1406 32nd Ave		
San Francisco	CA	94110
City	State	Zip

C. Name		
		ngineer
Phone No		
Firm Name		
License #		
Expiration Date		
Firm Address		
City	State	Zîp
	lafa waat'a a	
E. General Contractor		
Note: Complete separat also.	e licensed contractor:	sstatement
Name Kevin Kearney		
Phone		
Firm Name Keamey And	O'Banion Inc	
License # 657757	20	
Expiration Date 10/31/20 Firm Address 405 East D		
Petaluma	CA	94952
-	State	Zip
City	June	τιμ
Contractor not	yet selected. If this bo	ix is checked;
submit an ame	nded form when know	vn.
Owner-Builder	. If this box is checked,	submit Owner-
Builder Declara	ition Form.	
F. Attorney Informatio	20	
	200	
Name Ryan Patterson		and the second s
Phone (415) 956-8100		
Address 601 Montgomery		04444
San Francisco	CA	94111
City	State	Zip
G. Permit Consultant/	Expediter	
Nama		
Name Phone		
Address		
-1201 0.53		
City	State	Zip
		41.00
H. Authorized Agent -	Others	
Name Michael Turon		
Phone (415) 938-7855		
Address 2722 Folsom St.		
San Francisco	CA	94110
City	State	Zip
Please describe your rel Authorized Agent is Owner		ner.

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() R. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Gode, for the performance of the work for which this permit is issued. My worker's compensation insurance currier and policy number are:

- | | III. The cost of the work to be done is \$100 or less.
- I. I certify that in the performance of the work for which this permit is issued, I shall not anaptory any person in any maximum do as to become subject to the workar's compensation have of California. I turther acinowineges that is understand their in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and lath to comply forthwise with the provisions of Saction 3800 of the Labor Code, that the permit herein applied for shall be deemed revision.
- () V. I centry as the owner (or the agen) for the owner) that in the performance of the work for which take performs and when print to issued, ingliamping a contractor who completes with the worksn's componention iswa of California, and when print the chammengament of any work, will ble a completed copy of this form with the Dentral-Warnot Bursau

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS USUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WRINK AND PLUMBING MIRST BE OBTAINED. SEPARATE PERMITS ARE REQURRED IN ANSWER IS "YES" TO ANY OF ABOVE QUESY(IONS (YD) (YT) (YT) (YT) (YT) OR (Z4)...

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS (SSUED.

□ ARCHITEGT □ AGENT □ ENGINEER

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

CONTRACTOR

Signature of Applicant or Agent

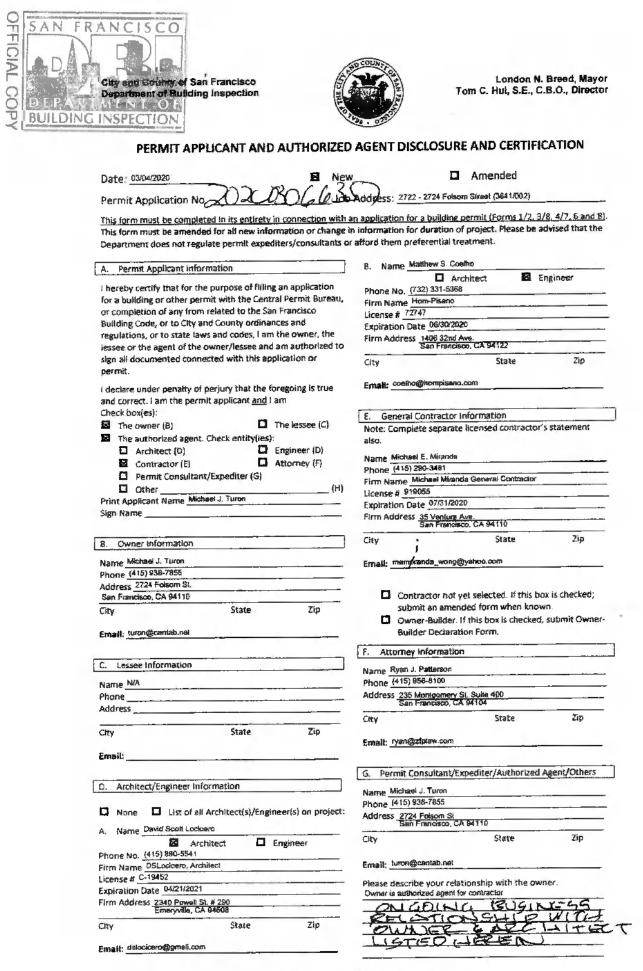
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	APPROVED:		DATE:
			REASON:
		DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	
	APPROVED:		DATE: 8
			REASON:
		MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	
	APPROVED:		DATE:
			NOTIFIED MR. OG DATE:
		CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	
	APPROVED:		DATE:
		BUREAU OF ENGINEERING	
-	APPROVED:		
			NOTIFIED MR.
_		DEPARTMENT OF PUBLIC HEALTH	
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			REASON:
		REDEVELOPMENT AGENCY	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		HOUSING INSPECTION DIVISION	

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHURIZED AGENT



1960 Mission Street – San Francisco CA 94103 Office (415) 558-8088 – Fax (415) 558-6401 Website: www.sfdbl.org





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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2722 - 2724 Folsom Street (3641/002) Job Address:

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

919055	
License Number	
B - General Building Contractor	
License Class	
07/31/2020	
Expiration Date	
Contractor Michael E Miranda	
PRINT NAME	

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

1660 Mission Street - San Francisco CA 94103 Office (415) 558-6088 - Fax (415) 558-6401 Website: www.sfdbi.org

Rev 07/11/2018





MEMGC CONSTRUCTION SOLUTIONS

Lic. # 919055 (415) 290-3481

March 6, 2020

RE: NOV 201842471 2722 Folsom Street

CCSF-DBI

To Whom it May Concern;

I Michael Miranda, as the general contractor, hereby give permission to Michael Turon to use my contractor's license to obtain the necessary building permit(s) in order to perform any building work required to obtain and pass a final inspection for the NOV and address listed above.

Best regards

Michael E Miranda General Contractor

MEMGC 35 Ventura Avenue, San Francisco, CA. www.memgc-cs.com memiranda_wong@yahoo.com

Department of Building Inspection



Gity & County of San Francisco 11560 Mission Street San Francisco, CA 94103-2414



Building Inspection History

BUILDING HISPECTION Appliedion Nomber 202003046121

Block/Lot 3641 / 002

Address 2722 FOLSOM ST 0

Description TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA #201103293028. ALL WORK IS COMPLETE. SEE PA #201905211330.

Owner Name TURON MICHAEL J			Form # 8	Job Cost \$1.00	•	PLETE	Disposition D 03/06/2020	
Owner Phone (415) 938-7855	# UI	of Inits 2	# of Stories 3	Occupancy R-3	Bidg Use 28	• •	xpiration Date 07/04/2020	Penaity O
inspector Name	Activity Date	Statu: Code	-	Status Description	on		Comments	;
Birmingham, Sean	03/05/2020	0 106	FINA	L INSPECT/APPI	ו ס∨א	06		

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Job	2722 FOLS	OM			ST		Init	Unit sfx		BLK/			R
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Owner Name Owner Address	TURON MICHAEL J 2722 FOLS			ST	SAN F	RANCI		CA		wner Pl	ione 41593	87855	- CLOOM
I hereby affirm that I am lice	ensed under provisions of Chapter 9 (Corr	mencing with S	Sec. 7000) (of Division 3 of the	e Business and F	Professions	code, and my licens						0
CONTRACTOR		P1 ftory	142	H	OMEOWN			Approvir	ng Inspector	r:			
Company Name THE GENTEEL P Address 1855 45TH AV	LUMBERS INC			1025 City	nse # 5814 I FRANCIS	C	ass 36		Expiration 04/30/2021 State CA		BTRC # 1068782 Zip 94122-0		
											Phone 4158471	075	
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	Chief Plumbing Insp	BCIOL	N	ا م مجور									

GEC Department of Building Inspection dity & County of San Francisco 1660 Mission Street, San Francisco, CA 94103-2414

Plumbing / Mechanical Inspection History



DEPARTMENT OF BUIL

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IN 22 FILLON PP20200306371

Job Location	2722	OLSON	A ST Unit:	Biock/Lot 3641/002
Inspector Name	Activity Date	Status Code	Status Description	Comments
Lynch, Sean	03/25/2020	405	FINAL PLUMBING INSPECTION APPROVED	final plumbing approved.
Lynch, Sean	03/12/2020	321	ROUGH IN PLUMBING APPROVED	gas line capped off approved. Rough for laundry sink approved. Existing plumbing , only trim out of laundry sink at final, no gas.

-	Projects	cation	Sta <u>G</u> e		Routing/Adde	endi	a Fee <u>S</u>	Payments	[]	wner/Cr	ontractr	or/Agents P	Planning Devi	Impa
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Application no.	Form No.	Floor Number	Pi	oitie Prmt ? n	ne	Sfx	Ünît	Sfx	Current Stage	Stage Date	٦
201905211330	8		TO DOCUMENT THE LEGAL		V	ST				05/22/2019	
201905211330	8		TO DOCUMENT THE LEGAL		V	ST	1			05/22/2019	
201809140154	1.1.1		REAR STRUCTURE: NO DWEL		OM		0		ISSUED	09/14/2018	_
201809140154	_		REAR STRUCTURE: NO DWEL			ST	1-1		ISSUED	09/14/2018	
201808107022			REAR STRUCTURE/NO DWEL		V	ST	í i			08/23/2018	_
201808107022	I		REAR STRUCTURE/NO DWEL		· · · · ·	ST	i i			08/23/2018	
201807063908			Restore historical element to		Planning	ST	1		FILED	07/06/2018	- 1
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City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

JOB CARD



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 5:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK BY CALLING (628) 652-3401

APPLICATION NO. ______

ISSUED 11/05/2020

JOB ADDRESS: _____2272-2274 FOLSOM ST

___вьоск: _3641 __ ьот: _002

NATURE OF WORK: REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING

PREVIOUSLY PROPOSED NEW FULL BATHROOM, PERFORMING VOLUNTARY SEISMIC

RETROFIT. NO CHANGE IN CONSTRUCTION COST.

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED PRIOR TO EXPIRATION DATE OF _______ 10/31/2021

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For Informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this JOB CARD for useful and appropriate telephone numbers.

* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. *

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES. PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE AT ALL TIMES WHEN WORK IS IN PROGRESS. AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS. Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

Job Address: 2272-2274 FOLSOM ST Application #: 202010055941

11/17/2020 OK TO POUR GRAMME BEAM A. Monor 11/17/2020 11-17-2020 PID 1118 500 ZAMITUNA DRIGL STORM PATIN O TO DUAL 1/17/20 OBSENES CTAILE FURN + 15 UNDERPIN SECTORS OK 10 MIR. 8/20 - 14 to pour lakering beade being I Secho -58 R.h. Secs 12/4/2020 at TO POUR GAME TEAMS A-HANTON 311 12/4/20 ale to pour 4 sections a good N, 1 on good line 1, 4 on good fire 5 pending SE BA 12/16/2020 OK TO POUR REMAINE FOOTINGS GERAPE BEAN 1 marsol BID 1/14/20 - 15 Reneiter at too hig + Stairs - SB 1/12/2011 OK TO MOUN SUM -ON-GRADE A. MANN BID 1/10/21 - OF 10 Pour SOG-SI 1-12-20 EID El March OK to cover underground conduct of tchen islandi how prywood SHRAMWAN WAILING A. SAMODI kozi - Ex fly and, See = 1. 5 . K ~ (50 57 1/2.25 21 PID - Rough & ground level approved - has test affind. 10 of to Insilate with EID/10- SB

<u>Name / Date / D</u>		SUPPL cess: 2722	<i>EMENTAL IN</i> 2-2724 FOLSOI	SPECTION	RECORD	2020-1005.	5141
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FORM	City and County of San Francisco
	DEPARTMENT OF BUILDING INSPECTION
8	INSPECTION RECORD



APPLICATION NO. ______00055941

LOT: 002

JOB ADDRESS:	2272-2274 FOLSOM ST
--------------	---------------------

____BLOCK: ____

NATURE OF WORK: REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING

PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC

RETROFIT. NO CHANGE IN CONSTRUCTION COST.

INSPECTIONS	Dates	Inspectors	INSPECTIONS	Dates	Inspecto
Foundation Forms			Special Mar Purant	(1/1+/20)	SAAM
Foundation Steel			Special Man min	14/4/10	Simon.
Grounding Electrode	10-17-2	Ellaste	Special Acom Int	1/10/21	SAMAN
O.K. TO POUR			Fire Alarm		
Do Not CONCRETE SLAB until	the following	are signed	Energy Ordinance	1	
INSPECTIONS	Dates	Inspectors		_	
Plumbing Underground					
Electrical Underground					
Fire Service Underground					
Do Not COVER until the fo	llowing are s	igned	FINAL INSPECTIO	N REQUIRED	
INSPECTIONS	Dates	Inspectors	INSPECTIONS	Dates	Inspecto
Rough Plumbing	3.50 21	MACH_1	Disabled Access		
Shower Pan ×	466/	4.104	Sprinklers (PLBG)		
Flu, Vents & Ducts (PLBG)		T J	Mechanical	_	
Heating Hydrostatic Test			Plumbing		
Rough Sprinklers (PLBG)			Electrical	-	
Rough Electrical	211.4	m	Street Use & Mapping		
Rough Sprinklers (FIRE)	1		Urban Forestry		
Hydrostatic (FIRE)			Fire Department		
Sound Transmission	1	1	Health Department		
Rough Framing	Black	SB	Building		
Insulation	5/01/0	57			
Environmental Air, Vents, Ducts (BLD	3/2/11	513			
Lath Sheetred D- O.K. TO COVER NOTE	4/ KC	St	CERTIFICATE OF FINAL COMPLETION		

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 628-652-3230.

FOR INFORMATION RELEVANT TO VARIOUS ASPECTS OF YOUR PERMITTED WORK UNDER WAY, PLEASE USE THE FOLLOWING PHONE NUMBERS:

BUILDING INSPECTION: CENTRAL PERMIT BUREAU: CODE ENFORCEMENT: PLAN REVIEW SERVICES: DISABLED ACCESS: ELECTRICAL INSPECTION: FIRE INSPECTION: FIRE PLAN CHECK: GENERAL INFORMATION:	628-652-3400 628-652-3240 628-652-3430 628-652-3600 628-652-3730 628-652-3400 415-554-8927 628-652-3472 628-652-3472 628-652-3200 415-252-3800	ENERGY/MECHANICAL PLAN CHECK: RECORDS: PLANNING DEPARTMENT: PLUMBING INSPECTION: REROOFING INSPECTION: SPECIAL INSPECTION: DPW-BSM: STREET USE & MAPPING / PERMIT & INSPECTION OFFICE: 49 South Van Ness Avenue, #300:	628-652-3459 628-652-3420 628-652-7300 628-652-3400 628-652-3401 628-652-3407 628-271-2000
HEALTH INSPECTION: HOUSING INSPECTION:	415-252-3800 628-652-3700	49 South Van Ness Avenue, #300: BUREAU OF URBAN FORESTRY: 49 South Van Ness Avenue, #1000:	628-652-8733

A FINAL REMINDER

AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.

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IMPORTANT!

If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:

San Francisco Department of Buildiug Inspection Housing Inspection Services 49 South Van Ness Avenue, 4th Floor San Francisco, California 94103

Permit Details Report

Report Date:	5/20/2021 10:30:22 AM
Application Number:	202010055941
Form Number:	8
Address(es):	3641 / 002 / 1 2724 FOLSOM ST 3641 / 002 / 1 2722 FOLSOM ST
Description:	REVISION TO PA 202006118414, REVISED FLR PLAN, NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
Cost:	\$40,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/5/2020	TRIAGE	
10/5/2020	FILING	
10/5/2020	FILED	
11/5/2020	APPROVED	
11/5/2020	ISSUED	
4/9/2021	SUSPEND	Per DCP letter dtd 4/8/21 from Scott Sanchez. Action has been appealed - see BOA appeal No 21-035.

Contact Details: Contractor Details

Contractor Details:	
License Number:	883784
Name:	GLEN ROY KIRK
Company Name:	KIRK G CONSTRUCTION
Address:	635 COSTA RICA AV * SAN MATEO CA 94402- 0000
Phone:	

Addenda Details: Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	10/5/20	10/5/20			10/5/20	ROBINSON CHARLES	
2	BLDG	10/13/20	10/13/20			10/13/20	GE MING	Approved
3	MECH	10/16/20	10/16/20			10/16/20	LAI JEFF	WKP999-approved & plans to SFPUC- 10/16/2020
4	SFPUC	10/16/20	10/20/20			11/3/20	IMSON GRACE	Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm). Please note that existing meter is undersized. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco, CA 94102. Telephone: (415) 551-2900 for more info. Route to OTC CPB - 11/03/2020
5	СРВ	11/3/20	11/3/20			11/5/20	LEE ERIC	11/05/20: ISSUED. PERMIT CENTER WILL CONTACT APPLICANT WHEN JOB CARD IS READY FOR PICK UP - EL 11/04/20: RECEIVED FORMS. INVOICED - EL 11/03/20: REQUESTED CONTRACTOR'S STATEMENT VIA EMAIL - EL

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
4/1/2021	PM	CS	Clerk Scheduled	SHEETROCK NAILING	1
3/29/2021	AM	CS	Clerk Scheduled	MECHANICAL	1
3/26/2021	PM	CS	Clerk Scheduled	INSULATION	1
123					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
4/1/2021	Sean Birmingham	SHEETROCK NAILING	SHEETROCK NAILING
3/29/2021	Sean Birmingham	MECHANICAL	MECHANICAL
3/26/2021	Sean Birmingham	INSULATION	OK TO COVER
199			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	3/22/2021	VZENG	1	CONCRETE (PLACEMENT & SAMPLING)	
0	3/15/2021	VZENG		PULL/TORQUE TESTS PER SFBC SEC.1607C & 1615C	
0	3/15/2021	VZENG	24E	WOOD FRAMING	
0	2/10/2021	VZENG	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0	2/10/2021	VZENG		BOLTS INSTALLED IN CONCRETE	
0	11/23/2020	VZENG	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0	11/23/2020	VZENG	24A	FOUNDATIONS	
0	11/23/2020	VZENG	20	HOLDOWNS	
0	11/23/2020	VZENG	4	REINFORCING STEEL AND PRETRESSING TENDONS	

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.

Permit Details Report Report Date:

Report Date:	5/20/2021 10:44:51 AM
Application Number:	202006118414
Form Number:	8
Address(es):	3641 / 002 / 1 2722 FOLSOM ST 3641 / 002 / 1 2724 FOLSOM ST
Description:	REPAIR FIRE, SMOKE & WATER DAMAGE. NO EXTERIOR WORK. ADDING SMALL 30 SF BATHROOM NEAR EXISTING BEDROOM. CONVERT LIVING ROOM TO FAMILY ROOM, OFFICE TO LIVING AND DINING TO STUDY. ALL WORK IS IN UNIT 2724
Cost:	\$158,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/11/2020	TRIAGE	
6/11/2020	FILING	
6/11/2020	FILED	
9/2/2020	APPROVED	
9/2/2020	ISSUED	
4/9/2021	SUSPEND	Per DCP letter dtd 4/8/21 from Scott Sanchez. Action has been appealed - see BOA appeal No 21-035.

Contact Details: Contractor Details

Contractor Details:	
License Number:	883784
Name:	GLEN ROY KIRK
Company Name:	KIRK G CONSTRUCTION
Address:	635 COSTA RICA AV * SAN MATEO CA 94402- 0000
Phone:	

Addenda Details: Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	СРВ	6/11/20	6/11/20			6/11/20	CHAN CHENG	6/11/2020: Scope of work should be under repair permit with plans, per BLDG. Applicant should re-submit with plans cc
	INTAKE					6/29/20	PANGELINAN MARIANNE	PAPER CURBSIED. REVISED SCOPE WITH NEW SET OF PLANS. STARTED AS NO PLANS. CORRECTIONS NEEDED ON PLANS TO REFLECT THE CORRECT UNIT
3	BLDG	6/29/20	6/29/20	6/29/20	8/17/20	8/17/20	LIU STEPHEN	approved otc; wkp999
4	CP-ZOC	9/1/20	9/1/20			9/1/20	EDGAK	N(A - no change to unit count, location orsquare footage - to be used as a dwelling unitnot group housing - please note the planningdepartment is not making a determination ofthe legality if the rear structures interior - asthis is not part of the review - per thisapplication.
5	MECH	6/29/20	6/29/20			6/29/20	ORTEGA REYNALDO	Approved, OTC
		8/28/20	8/28/20				GARCIA JOBEL	OTC - Capacity Charge not applicable. Not enough additional fixtures/GPM but existing water fixtures indicate a larger meter would be appropiate. Permi applicant can contact PUC, New Installation 415,551.2900, for additional information. Returned to Applicant - 08/28/20.
7	DPW- BSM	8/31/20	8/31/20			8/31/20	CHOY CLINTON	Approved. 8/31/20: Street Space onlyCC
8	PERMIT- CTR	7/17/20	7/17/20	7/17/20	8/17/20	8/17/20	BOJORQUEZ GUSTAVO	COMMENTS ISSUED BY PLAN REVIEW STATIONS. PROJECT AGENT MUST PICK- UP PLANS TO ADDRESS COMMENTS. PICK-UP HOURS ARE 10 AM - 3 PM M-F /117/2020 08/17/20 Revd Resubmission / Fwrd to INTAKE for RECHECK 08/17/20
9	СРВ	9/2/20	9/2/20			9/2/20	ROBINSON CHARLES	

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:

-	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	3/15/2021	VZENG	24E	WOOD FRAMING	

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 © 2021



SUSPENSION REQUEST

April 8, 2021

Patrick O'Riordan Interim Director Department of Building Inspection 49 South Van Ness Avenue, Suite 500 San Francisco, CA 94103

Building Permit Nos.:	202006118414 and 202010055941
Property Address:	2722-2724 Folsom Street
Block and Lot:	3641/002
Zoning District:	RH-2 - (Residential - House, Two Family)
Staff Contact:	Kimberly Durandet – (628) 652-7315 or <u>kimberly.durandet@sfgov.org</u>

Dear Patrick O'Riordan,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit Application** (BPA) Nos. 202006118414 and 202010055941 for the property at 2722-2724 Folsom Street.

BPA No. 202006118414 was approved and issued by DBI on September 2, 2020 with the following scope of work: "REPAIR FIRE, SMOKE & WATER DAMAGE. NO EXTERIOR WORK. ADDING SMALL 39 SF BATHROOM NEAR EXISTING BEDROOM. CONVERT LIVING ROOM TO FAMILY ROOM, OFFICE TO LIVING AND DINING TO STUDY. ALL WORK IS IN UNIT 2724." Plans on file with this application show one existing kitchen on the ground floor and one existing laundry room towards the front of the ground floor. This layout is inconsistent with previous plans on file for this property, including plans associated with BPA No. 201807063908 (which is currently under review by the Planning Department), which indicate two existing kitchens on the ground floor. Comparing past plans to the plans on file for BPA No. 202006118414, one kitchen is in the same location on both plans and one kitchen is in the area now shown as a laundry room towards the front of the ground floor. Given this information, it appears that the plans on file with BPA No. 202006118414 misrepresent the existing conditions of the subject property.

BPA No. 202010055941 was approved and issued by DBI on November 5, 2020 with the following scope of work: "REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST." Plans on file with this application show the same inconsistency with respect to the ground floor existing conditions as identified for BPA No. 202006118414 above.

In light of this information, the Planning Department respectfully requests that DBI suspend **BPA Nos.** 202006118414 and 202010055941 to allow time for the Permit Holder to address the inconsistencies between the

Patrick O'Riordan, Interim Director Department of Building Inspection 49 South Van Ness Avenue, Suite 500

Suspension Request 2722-2724 Folsom Street April 8, 2021

existing conditions shown on the subject permits and prior permits and to correct any misrepresentations of these conditions.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,

Scott F. Sanchez Acting Zoning Administrator

CC: Michael Turon, Property Owner Ryan Patterson, Attorney for Property Owner Kimberly Durandet, Planning Department





City and County of San Francisco Department of Building Inspection 1660 Mission Street San Francisco, CA 94103

obtained to document this building as a two unit building .Owner has requested time to go through the permit process on the legal

COMPLAINT DATA SHEET

COMPLAINT NUMBER: 201842471

OWNER/AGENT:	TURON MICHAEL J TURON MICHAEL J 856 FELL ST SAN FRANCISCO CA		DATE FILED: 20-FEB-18 LOCATION: 2722 FOLSOM ST BLOCK: 364i LOT: 002 SITE:		
OWNER'S PHONE CONTACT NAME CONTACT PHONE				OCCUPANCY CODE Angela Tse DIVISION: INS OURCE: TELEPHONE	
COMPLAINANT:	SFFD		ASSIGNED TO	DIVISION: BID	

COMPLAINANT'S PHONE --

DESCRIPTION: Owner was advised to have building inspector come out because unit needs to be red-tagged. Fire damage; not safe to occupy.

INSTRUCTIONS: In order to get access to building, owner needs to notify tenants 24-hours in advance.

	OR INFORMATION INSPECTOR I	ID DISTRICT PRIORITY					
BID	DUFFY 1	100					
REFFERAL INFORMATION DATE REFERRED BY TO COMMENT							
COMPLAI DATE	INT STATUS AND COMME		ONINSPECTO	R STATUS	COMMENT		
20-FEB-18	CASE OPENED	BID	K GONZALEZ	CASE RECEIVED	Owner's name: Michael Turon Phone: 415-938-7855 **In order to get access to building, owner needs to notify tenants 24-hours in advance.**		
21-FEB-18	FIRE DAMAGE	BID	K GONZALEZ	CASE UPDATE	Site visit. Smoke and SFFD selective demo damage only. Scheduled meeting with owner for Wednesday 2/21/18 9:30am CM		
21-FEB-18	OTHER BLDG/HOUSING VI	(INS	K GONZALEZ	FIRST NOV SENT	First NOV issued.		
23-FEB-18	OTHER BLDG/HOUSING VI	(INS	K GONZALEZ	CASE UPDATE	First NOV mailed with Tenant Displacement Notice; Ohuang		
26-MAR-18	OTHER BLDG/HOUSING VI	(BID	D DUFFY	CASE UPDATE	met with building owner Mr Turon.A building permit 201803234544 is being		



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COMPLAINT DATA SHEET

City and County of San Francisco Department of Building Inspection 1660 Mission Street San Francisco, CA 94103

COMPLAINT NUMBER : 201842471

COMPLAINT STATUS AND COMMENTS DATE TYPE DIVISIONINSPECTOR STATUS COMMENTS

COMMENT

use before starting a permit process to comply weith this NOV . J DUFFY

COMPLAINT ACTION BY DIVISION DIVISION DATE DESCRIPTION

ACTION COMMENT

NOV (HIS) NOV (BID)

21-FEB-18

COMPLAINT DATA SHEET

 COMPLAINT DATA SHEE 1

 Complaint Number:
 201842471

 Owner Agent:
 OWNER DATA SUPPRESSED

 Owner's Phone:

 Contact Name:

 Contact Phone:

 Complainant:
 COMPLAINANT DATA

 SUPPRESSED

TELEPHONE BID

Date Filed: Location: Block: Lot: Site:	2722 FOLSOM ST 3641 002
Rating: Occupancy Code: Received By: Division:	Angela Tse INS

INS

0010100

Complainant's Phone: Complaint Source: Assigned to Division: Division: Description: Owner was advised to have building inspector come out because unit needs to be red-tagged. Fire damage; not safe to occupy.

Instructions: In order to get access to building, owner needs to notify tenants 24-hours in advance.

INSPECTOR INFORMATION DIVISION INSPECTOR ID DISTRICT PRIORITY BID BIRMINGHAM/63048

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/20/18	CASE OPENED	BID	Gonzalez	CASE RECEIVED	Owner's name: Michael Turon Phone: 415-938-7855 **In order to get access to building, owner needs to notify tenants 24-hours in advance.**
02/21/18	FIRE DAMAGE	BID	Gonzalez	CASE UPDATE	Site visit. Smoke and SFFD selective demo damage only. Scheduled meeting with owner for Wednesday 2/21/18 9:30am CM
02/21/18	OTHER BLDG/HOUSING VIOLATION	INS	Gonzalez	FIRST NOV SENT	First NOV issued.
02/23/18	OTHER BLDG/HOUSING VIOLATION	INS	Gonzalez	CASE UPDATE	First NOV mailed with Tenant Displacement Notice; Ohuang
03/26/18	OTHER BLDG/HOUSING VIOLATION	BID	Duffy	CASE UPDATE	met with building owner Mr Turon.A building permit 201803234544 is being obtained to document this building as a two unit building. Owner has requested time tog othrough the permit process on the legal use before starting a permit process to comply weith this NOV. J DUFFY
03/27/20	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE CLOSED	ok to close nov per completion of work on pa 202003066357. j duffy

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID): 02/21/18

Inspector Contact Information

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 © 2021

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Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 1650 Mission St. 3rd floor 415-575-6880

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 102A

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 103A.1 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys. omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

an' 140 + + + + + at 200 13 De acuerdo a las Secciones 107A.5 y 106A/4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones immediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción basta que todos los gastos esten pagados, se le cobraran al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102A de el Código de Construcción de - +/S Edificios. 3-120-2-112 3. ine "1

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente S100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarlos ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A.1 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada dia a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa occura.

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許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程,將收取調查費。 常專人可以在許可證證出日起15天之內,調查費可以向許可上訴委員會提出上訴。該委員 或稅款中扣除稅費。如果在此通告公佈六個月後、改正工程沒有完成,或者沒有積極、迅 會地址在 Stevenson 街 875 號 4 樓, 電話: 554-6720 =

警告:如不按照要求立即采取行動,以糾正上述違章行為,將導致建築檢查局付諸強制糾 正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案,則自違章通知張貼 日起的各項與此糾正程序令有關的費用,將向房地產主素取、或將房地產扣押,直至付清 各項費用。請參閱《三藩市建築法規》第102A項條款。

警告: 《三藩市房產法規》(即SFHC)第204(b)項條款規定:對每一違章初犯者立即將被 罰款 100 元,二次重犯者罰款 200 元,每幢樓宇的最高罰款可達 7,500 元,此項法規選規定 對每一違章輕罪者可提出刑事控告,每日最高罰款可達 1,000元,或/和監禁六個月。

E ... 125 根據《三藩市建築法規》(倚稽 SFBC)第107A.5 項和第106A.4.7 項條款的規定,對沒有 · · 警告:任何人通過出租房屋獲得收入、而該房屋已被建築審查局定當低於規定標準者 · 不 速有效地距纖進行,我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 珀條款 · 通知加州税務委員會 (The Franchise Tax Board) ·

> 警告: 《三藩市建築法規》第103A.1 項條款規定:對於任何違反、不服從、疏忽、忽裡、 或拒絕遵照此法規者,或者抵制,反對實施此法規中的任何條款的個人,將付最高 500 元 的民事制款,此法規還規定對違法者,如果被定罪,對每天所發生的、每一單屬的犯法行 為,將付予高達 500 元的制款,和/或者監禁六個月,

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Re: 2722-2724 Folsom Street - SFBC § 109A.6

Ryan Patterson <ryan@zfplaw.com> To: "Duffy, Joseph (DBI)" <joseph.duffy@sfgov.org> Cc: Michael Turon <turon@cantab.net> Michael Turon <skyrocket@gmail.com>

Thu, Aug 1, 2019 at 10:59 AM

Hi Joe,

Just wanted to give you a heads-up that Michael will be filing the fire-repair permit application soon. Happy to discuss if there are any questions or if you'd like any changes to the application language.

Best,

[Quoted text hidden]

Draft fire - Aug 1 2019 - 10-38 AM.PDF 770K

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Signature of Applicant or Agent OFFICE COPY



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco 1660 Mission Street, San Francisco, California 94103-2414

Date: 03/04/20 08:13:29

Permit details report

201908027791 **Application Number:**

Application COMPLY WITH NOV 201842471 TO PERFORM FIRE DAMAGE REPAIRS. NOT Form Number: 8 Description: REINSTALLING ILLEGAL 2ND KITCHEN WHICH WAS DESTROYED BY FIRE AT NORTHEAST OF THE 1ST FLOOR UNIT (2724 FOLSOM ST) Address:

3641/002/1 2722 FOLSOM ST 2724 FOLSOM ST 3641/002/1

Cost: \$10,000

Occupancy R-3 code:

Building Use:

28 -2 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
02-AUG-2019	TRIAGE	
02-AUG-2019	FILING	
02-AUG-2019	FILED	

Contact Details:

Contractor Details

License No. :	657757
Name:	KEVIN KEARNEY
Company name:	KEARNEY & OBANION INC.
Address:	405 EAST D ST., STE G PETALUMA CA CA 94952

Phone: 4158241069

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	in Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP							
2	INTAKE	02-AUG-2019	02-AUG-2019			02-AUG-2019	PANGELINAN MAR	
3	BLDG					-		
4	CP-ZOC							
5	CPB							

Property owner is going to obtain a new building permit that will reflect the fire damge noted on the WOV

City and County of San Francisco Department of Building Inspection



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

REQUEST FOR WITHDRAWAL, EXTENSION AND RE-ACTIVATION OF BUILDING PERMIT APPLICATIONS THAT ARE NOT ISSUED*

Job	Address:	2722 - 2724 Folsom Street	3641	Building Application #:	201908027791
Nam	ie:	Michael J. Turon		Contact Info/Tel #:	(415) 938-7855
Maili	ng Address:		27	24 Folsom St.	
City:		San Francisco		Zip:	94110
This	is to request (pl	ease check one):		FEE	
	Withdrawa!	\$104	Administ	ration Fee plus 2% Tech.	nology Fee for total of \$106.08
	Extension	\$160 Surc	plus 20% harge	6 of All Plan Review Fees	plus 2% for Technology
	Re-Activation	\$104	Administ	ration Fee plus 2% Tech	nology Fee for total of \$106.08
Reas	ion for Request:	Settlement with CCSF reached	I in case	no. CPF-19-516533. N	ew permit to perform work
to be	e aquired.				
	M	At-			03/04/2020
*Note	1	ant's Signature ation, see Information Sheet No.	G-06		Date
MAIL Upon return	ING INSTRUCTION approval and propriation mail.	ONS: This form may be mailed	to the ado wing app	roval of the request and y	with a check or money order. your receipt will be sent to you by
			······································		
				-	
Appro	oved by Supervi	sor/Manager:			

Central Permit Bureau 1660 Mission Street- San Francisco CA 94103 Office (415) 558-6070 - FAX (415) 558-6170 - <u>www.sfdbi.org</u>

Receipt #:

Date:

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containing more then 750 volts. So Pursuant to San Francisco Building responsible for approved plans and Grade lines as shown on drawings lines are not the same as shown, o datafie of retaining walls and wall ANY STIPULATION REQUIRED WARE BUILDING NOT TO BE OCCUPIED UN PERMIT OF OCCUPANCY GRANTED, APPROVAL OF THIS APPLICATION D PLUMBING INSTALLATIONS, A SEP SEPARATE PERMITS ARE REQUIRED OR (24). THIS IS NOT A BUILDING PERMIT. N	Code, the building permit shall be j i application being kept at building accompanying this application are pused drawings showing correct pr footings must be submitted to this o in GR BY CODE MAY BE APPEALED. THL CERTIFICATE OF FINAL COMPLET	ested on the job. The owner is the . 	s ad grade amplete NG DR DR D. (13) (22)	assume the in conformit have works withchever method of (thereby aff () IL 1 () IL 2 () IV	defense of the City and Court ty with the provisions of sect it's compensation coverage us is applicable. If however item compliance below. Immander penalty of perjury of have and will maintain a cert by Section 3700 of the Labor (have and will maintain work Section 3700 of the Labor (have and will maintain work Code, for the performance of 1 insurance carrier and policy in Carrier Policy Number Carrier Policy Number Carrier acknowledge that 1 compensation provisions of th provisions of Section 3800 of	ty of San Francisco ion 3800 of the Labo nder (I) or (II) design (V) is checked, Hen ne of the following ifficate of consent b loode, for the perform er's compensation i the work for which i umber are:	against all such claims, de or Code of the State of Colif nated below, or shall indica in (IV) must be checked as a declarations: o self-insure for worker's or nance of the work for which insurance, as required by St this permit is issued. My we which this permit is issued, by we which this permit is issued. My we	mands or actions. tomia, the applicant shall ts item (III), (IV), or (V), well. Mark the appropriate ompensation, as provided h this permit is issued. action 3700 of the Labor orker's compensation I shall not employ atton laws of Galifornia, the subject to the worker's

CHECK APPROPRIATE BOX	
D OWNER	ARCHITECT
LESSEE	D AGENT
CONTRACTOR	ENGINEER

APPLICANT'S CERTIFICATION I NEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

REV 06/13

17

Signature of Applicant or A APPLICANT COPY

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3/4/20

x) that in the performance of the work for which who complies with the worker's compensation laws or completed copy of this form

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CONDITIONS AND STIPULATIONS

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FER O:	APPROVED:		DATE:
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	APPROVED:		DATE:
			REASON:
		DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		BUREAU OF ENGINEERING	NOTIFIED MR.
	APPROVED:		DATE:
			REASON:
		DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
	APPROVED:		DATE:
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		HOUSING INSPECTION DIVISION	NOTIFIED MR.

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D&J D&J Processing Date/Time, 03/04/2020 8:42:14 AH	Visa: ##############931 \$ Sale Amt: #106.08 Auth Code: 028590 Receipt Number: 2020063005-30 Signature	Safe Buildingt *** Customer Copy *** *** DUPLICATE RECEIPT 03/04/ ***	DBJ DB1 Prucessina Date/Time: 03/04/2020 8:42:14 AH Visa: ############93] S Sale Amt: \$106.08 Auth Code: 028590 Receipt Number: 2020053005-30	, , , , , , , , , , , , , , , , , , ,	: DUPLICATE RECEIPT 03/04/ ###
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Permit Details Report Report Date:

12/7/2020 12:49:24 PM

Application Number: Form Number:	201908027791 8
Address(es):	3641 / 002 / 1 2722 FOLSOM ST 3641 / 002 / 1 2724 FOLSOM ST
Description:	COMPLY WITH NOV 201842471 TO PERFORM FIRE DAMAGE REPAIRS. NOT REINSTALLING ILLEGAL 2ND KITCHEN WHICH WAS DESTROYED BY FIRE AT NORTHEAST OF THE 1ST FLOOR UNIT (2724 FOLSOM ST)
Cost:	\$10,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/2/2019	TRIAGE	
8/2/2019	FILING	
8/2/2019	FILED	
3/4/2020	WITHDRAWN	

Contact Details:

Contractor Details:				
License Number:	657757			
Name:	KEVIN KEARNEY			
Company Name:	KEARNEY & OBANION INC.			
Address:	405 EAST D ST. , STE G * PETALUMA CA CA 94952			
Phone:	4158241069			

Addenda Details:

Desc	ription:								
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
	BID- INSP	3/4/20	3/4/20			3/4/20	JOSEPH	415- 558- 6096	
2	INTAKE	8/2/19	8/2/19			8/2/19	WARIANNE	415- 999- 9999	
3	СРВ	3/4/20	3/4/20			2/4/20	CHAN CHENG	628- 652- 3240	3/4/2020: Withdrawn per owner's request. Original plans and application lost. Duplicate application made. Joe Duffy approved withdrawal. Withdrawal fee \$106.08 paid.

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.

Contact SFGov Accessibility Policies City and County of San Francisco © 2020

					APPROVED FOR ISSUANCE	BLDG. 3/8
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OR ALTERED? (14) GENERAL CONTRACTOR	ND D CONSTRUC		NO 🗔 PE Zip	RFORMED? PHOME	NO D PERFORMED? CALIF. LIC. NO. EXP	IND 🗔 Iration date
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REPAIRED OR ALTERED		TTY LINE?)		PLOT PLAN)	NO OF OCCUPANCY? CALIF. CERTIFICA	NO D
(26) CONSTRUCTION LENDE	R (ENTER NAME AND BRANCH DESI	GNATION IF ANY.		ADDRE	55	
No change shall be made in the isufaortzing such change. See Si No portion of building or structum containing more than 750 volta. Pursuant to San Francisco Sulidi responsible for approved plans a Grude lines as shown on drawing innes are not the same as shown on drawing waits and wa AANY STIPULATION REQUIRED HER BUILDING NOT TO BE OCCUPIED WER BUILDING NOT TO BE OCCUPIED MER APPROVAL OF THIS APPLICANTED APPROVAL OF THIS APPLICANTE APPROVAL OF THIS APPLICANTE APERANTE OR (24).	ISTRUCTION LENDER, ENTER "UNKA IMPORTANT NOTICES characler of the occupancy or use withou in Francisco Building Code and San Fran to or scattording wead during construction See Sec 385, California Penal Code. Ing Code, the building permit shall be poor and application being kept at building sith as accompanying this application are asa revised drawings showing correct grade il footings must be submitted to this dep EIN OR BY CODE MAY BE APPEALED. INTEL CERTIFICATE OF FINAL COMPLETION by WHEN REQUIRED. DOES NOT CONSTITUTE AM APPROVAL FO PARATE PERMIT FOR THE WIRING AND PI ED IF ANSWER IS "YES" TO ANY OF ABOVI NO WORK SHALL BE STARTED UNTIL A B fails must have a clearance of not loss lin ARCHITECT AGENT CONTREST	A first obtaining a Building Per- sise Housing Code. It is to be closer than 8'0" to a led on the job. The owner is unned to be correct. If actual sines, cuts and fills, and con writtent for approval. It is POSTED ON THE BUILDIN INTHE ELECTRICAL WIRING & UMBING MUST BE OBTAINED E QUESTIONS (10) (11) (12) (1	ithe Ci result result assure ligrade molete i herei 6 0R () 6 0R () 3) (22) (a) () ()	 HARMLESS CLAUSE. The permittee(y and County of San Francisco from ing from operations under this perm is the defense of the City and County forwity with the provisions of Section worker's compensation coursage un- ever is applicable. If however item is d of compliance below. by effirm under penalty of perjury on 1. I have and will maintain a cartific by Section 3700 of the Labor Ce it. I have and will maintain a cartific by Section 3700 of the Labor Ce it. I have and will maintain worker Code, for the performance of the Insurance cartier and policy nu Certier Pelicy Humber	Acate of consumit to self-insure for worker's centred, for the performance of the work for which 's compensation insurance, as required by Sec e work for which this permit is issued. Ny work where are: a le \$100 or less. 9 of the work for which this permit is issued, it to become aubject to the worker's compense derstand that in the event that I should become I abor Code of California and fail to comply for the labor Code, that the permit herein applied it	I actions for damages unty of San Francisco, and io mends or actions. while, the applicant shall a then (10), (10), or (10), refi. Mark the approprise mpensation, as provided this permit is issued. ction 3700 of the Labor rism's compensation shall not employ then faves of California. a subject in the worksr's ribwith with the or shall be downed revolved.
I HEREBY CERTIFY AND AGREE T	PLICANT'S CERTIFICA WAT IF A PERMIT IS ISSUED FOR THE CO INS OF THE PERMIT AND ALL LAWS AND	NSTRUCTION DESCRIBED IN	THIS	this permit is issued, I will emp	pent for the owner) that in the performence of i log a contractor who complies with the works the commencement of any work, will file a con	r's compensation laws

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Signature of Applicant or Agent OFFICE COPY



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	City and County of San Francisco Department of Building Inspection CERTIFICATE OF FINAL COMPLETION AND OCCU	PANCY
LOCATION: 27	22 - 24 Folsom st (street)	3641/002 (block and lot)
Basements: Description of Const Story building C ISSVED permits by DBL. The r This permit also c This permit also c Bo the best of our knowle to the Ordinances of the	ruction: To document the logal use and occupancy of this fortaining two Residential divelling units. This pomit corrects from 1975-present. PA 449293 was issued 12/3/75 and	G CFC ves 15540 2991 (3) Unit building FUNITS. Reissve CFC FC at application was filed, conforms both
City and County of San F premises and shall be ava Before making any chang	occupancy of these premisesor any change to the building or premisescould cause the property to be in rancisco and, thereby, would invalidate this <i>Certificate of Final Completion and Occupancy</i> . A copy of thi illable at all times. Another copy of this <i>Certificate</i> should be kept with your important property document set to the structure in the fature, please contact the Department of Building Inspection, which will provid ist you in making the change to accordance with the <i>Municipal Codes</i> of the City and County of San Fran	s <i>Certificate</i> shall be maintained on the ts
This certificate issue Tom C. A Tom C. Hui, S.E., CJ	don: May 22, 2019 kui by: Pland	s Inspector K D RISRD AN ed Name 9003-M-36 (Rev. 1/15)

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RECORDING REQUESTED BY:

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Ryan J. Patterson, Esq. Zocks, Freedman & Patterson, PC 235 Montgomery Street, Suite 400 San Francisco, CA 94104

WHEN RECORDED MAIL TO: Ryan J. Patterson, Esq. Zacks. Freedman & Patterson, PC 235 Montgomery Street. Suite 400 San Francisco, CA 94104

2722-2724 Folsom Street, San Francisco, CA APN: Lot 3641, Block 002

NOTICE OF SPECIAL RESTRICTIONS

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)

State of California County of San Francisco

MICHAEL J. TURON, of legal age, being duly sworn, says:

Notices of Special Restriction Nos. F279863 and E071290 are hereby revised as to unit count in accordance with the Certificate of Final Completion and Occupancy for Building Permit Application No. 2019052113300 for two residential dwelling units. All other provisions of Notices of Special Restriction Nos. F279863 and E071290 remain in full force and effect. A true and correct copy of the Certificate of Final Completion and Occupancy for Building Permit Application No. 2019052113300, dated May 22, 2019, is attached hereto as Exhibit A.

:

Dated: December 13th , 2019

MICHAEL J. TURON

San Francisco Assessor-Recorder Carmen Chu, Assessor-Recorder DOC- 2020-K897774-00 Fridmy, JAN 31, 2020 10:14:02 Ttl Pd \$115.00 Rcpt # 0005151182 Car/AB/1-10

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a) netter performent of the officer completing the organized operations of the interaction of the individual office thread free document to which the orthined operation of interaction, the truthfulness, a curvey of vehiculary or their community.

COUNTY OF Sun Trancisco

On Drowhow [77,7]][9, 2019, before me, Brown Bola Huno Montaine Roberty Public, (here insert name and title of the officer), personally appeared MICHAEL J. TURON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in hig/her/their authorized capacity(ies); and that by hig/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE WESTERLY LINE OF FOLSOM STREET DISTANT THEREON 110 FEET 1 INCH SOUTHERLY FROM THE SOUTHERLY LINE OF 23RD STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF FOLSOM STREET 29 FEET 11 INCHES; AT A RIGHT ANGLE WESTERLY 122 FEET 6 INCHES; THENCE AT A RIGHT ANGLE NOR THERLY 29 FEET 11 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 122 FEET 6 INCHES TO THE POINT OF BEGINNING.

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BEING A PORTION OF MISSION BLOCK NO. 153.

APN: Lot 002 Block 3641

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EXHIBIT A

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City and County of San Francisco Department of Building Inspection CERTIFICATE OF FINAL COMPLETION AND OCC	UPANCY
LOCATION: 2722-24 Folson of	3641 1002 (block and lot)
Permit Application No: 201905211330 Type of Construction: <u>VC</u> Stories: <u>3</u>	Dwelling Units:
Basements: Occupancy Classification; No. of Guestrooms; w	ith cooking facilities: $_$
Description of Construction: La Occu Ment the local Lie and accurring of the State building of ideases the Residential divelle units. This remit corrects is solved provide the transformer of the Residential divelle units. This remit corrects and the transformer of the building provide the transformer of the transformer of the building provide the City and County of San Francisco and to the Laws of the State of California. The above referenced occur to Section 189A of the San Francisco and, thereby, walld invalidate this Certificate of Final Completion and Occupancy. A copy of the premises and shall be available at all times. Another copy of this Certificate should be kept with your Important property documred.	<u>d G C FC var Larger</u> <u>(2 G C FC var Larger</u> <u>(2 G C FC F)</u> <u>(2 G C FC F)</u> mit application was filed, conforms both pancy classification is approved pursuant in violation of the <i>Municipal Codes</i> of the bis <i>Certificate</i> shall be maintained on the
Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will prov wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Fr This certificate issued on: $\frac{May}{22,22,2019}$	
Tom C. Hui, S.E., C.B.O., Director	ng Inspector K K KI
Cohes wate for Prior an instrument's bitle (in biological assessments reasonable reader on the reasonable r	9003-M-36 (Rev 1/15)

EXHIBIT B

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1	RYAN PATTERSON (SBN 277971) SHOSHANA RAPHAEL (SBN 312254)			
2	ZACKS, FREEDMAN & PATTERSON, PC 235 Montgomery Street, Suite 400			
3	San Francisco, CA 94104 Tel: (415) 956-8100			
4	Fax: (415) 288-9755			
5	ryan@zfplaw.com shoshana@zfplaw.com			
6	Attorneys for Petitioner,			
7	Michael J. Turon			
8	SUPERIOR COURT OF T	HE STATE OF CALIFORNIA		
9		- UNLIMITED CIVIL JURISDICTION		
10				
11	MICHAEL J. TURON,	Case No.: CPF-19-516533		
12	Petitioner,	STIPULATION REGARDING DISMISSAL		
13	VS.			
14	SAN FRANCISCO BOARD OF APPEALS			
15	and SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION; CITY AND			
16	COUNTY OF SAN FRANCISCO,			
17	Respondents.			
18	The parties to the above-entitled action, by and	through their respective attorneys of record, DO		
1 9	HEREBY STIPULATE:	• •		
20	1. The property located at 2722-272	24 Folsom Street ("Property") is a three-story		
21	building containing two legal residential dwelling	ng units. The residential flat located at 2724 Folsom		
22	Street formerly contained a second kitchen that was installed without the benefit of permits, located			
23	in the northeast corner of the residential flat. This second kitchen was destroyed by fire on February			
24	17, 2018.			
25	2. On June 30, 1976, the San Franc	isco Department of Building Inspection ("DBI")		
26	issued a Certificate of Final Completion and Oc			
27	-	tained three dwelling units. Subsequent Certificates		
28	Transferrencedary stated the ripperty con	aansa miyo awonnig anto, babsequen Connigates		
		-		

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of Final Completion and Occupancy issued in 1994 (Building Permit Application No. 8608636) and 2018 (Building Permit Application No. 201712186772) repeated this error, 2

3. On May 22, 2019, Respondent DBI issued a Certificate of Final Completion and Occupancy for Building Permit Permit Application No. 2019052113300, to "document the legal use and occupancy of this building as a 3 story building containing two residential dwelling units," which "corrects errors on previously issued permits from 1975 - present." A true and correct copy of the May 22, 2019 Certificate of Final Completion and Occupancy is attached hereto as Exhibit A.

Accordingly, Petitioner's Petition for Writ of Administrative Mandate is now moot. 4.1 5. A Notice of Revocation of Notices of Special Restrictions will be recorded on title for the Property revising Notice of Special Restrictions Nos. F279863 and E071290 to refer to the Certificate of Final Completion and Occupancy for Building Permit Application No.

2019052113300 for two dwelling units, in substantially the form attached hereto as Exhibit B. IT IS SO STIPULATED.

Dated: December 18, 2019

Dated: Desember

24,2021

ZACKS, FREEDMAN & PATTERSON, PC

RYAN J. PATTERSON, ESO. SHOSHANA RAPHABL, ESQ. Attorneys for Petitioner Michael J. Turon

DENNIS J. HERRERA San Francisco City Attorney

ROBB KAPLA, ESO. Attorneys for Respondents San Francisco Board of Appeals, San Francisco Department of Building Inspection, and City and County of San Francisco

Turon v. San Francisco Board of Appeals, et al., Case No. CPF-19-516533 STIPULATION REGARDING DISMISSAL

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EXHIBIT A

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City and County of San Francisco Department of Building Inspection CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY	•
OCATION: 2722-24 Folsom st 3641/002	
(number) (street) (block and let) rmit Application No: <u>201905211330</u> Type of Construction: <u>VB</u> Stories: <u>3</u> Dwelling Units: <u>2</u>	, , ;
asements: Occupancy Classification; No. of Guestrooms: with cooking facilities:	
Event building or low two Periodatial divelling with. This want corrects errors on prevailly sved parmits From 1975 - present. PA 44-9293 was used 12/2/73 and a CFC was prived	
DBL. The ourse of that time use and a flat the building prise not a logal 3 hat building and a solution of the second of the sec	both
ny change in the use or occupancy of these premises-or any change to the building or premises-could cause the property to be in violation of the Municipal Codes of ity and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be malatained on remises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.	
cfore making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that ish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.	7 00
his certificate issued on: May 12, 2019 Tom C. Hui by: Polo (104) (Signature) Building Inspector	
om C. Hui, S.E., C.B.O., Director pres. White (angunal to uncertidam), Blue (to property owner), Yellow (to Building Inspector). Pink (to Housing Inspector) Printed Name 9003-64-36 (R	4 115)

1	RYAN PATTERSON (SBN 277971) SHOSHANA RAPHAEL (SBN 312254)			
2	ZACKS, FREEDMAN & PATTERSON, PC 235 Montgomery Street, Suite 400			
3	San Francisco, CA 94104 Tel: (415) 956-8100			
4	Fax: (415) 288-9755			
5	ryan@zfplaw.com shoshana@zfplaw.com			
6	Attorneys for Petitioner,			
7	Michael J. Turon			
8	SUPERIOR COURT OF T	HE STATE OF CALIFORNIA		
9		- UNLIMITED CIVIL JURISDICTION		
10				
11	MICHAEL J. TURON,	Case No.: CPF-19-516533		
12	Petitioner,	STIPULATION REGARDING DISMISSAL		
13	VS.			
14	SAN FRANCISCO BOARD OF APPEALS			
15	and SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION; CITY AND			
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18	The parties to the above-entitled action, by and	through their respective attorneys of record, DO		
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25	2. On June 30, 1976, the San Franc	isco Department of Building Inspection ("DBI")		
26	issued a Certificate of Final Completion and Oc			
27	-	tained three dwelling units. Subsequent Certificates		
28	Transferrencedary stated the ripperty con	aansa miyo awonnig anto, babsequen Connigates		
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2019052113300 for two dwelling units, in substantially the form attached hereto as Exhibit B. IT IS SO STIPULATED.

Dated: December 18, 2019

Dated: Desember

24,2021

ZACKS, FREEDMAN & PATTERSON, PC

RYAN J. PATTERSON, ESO. SHOSHANA RAPHABL, ESQ. Attorneys for Petitioner Michael J. Turon

DENNIS J. HERRERA San Francisco City Attorney

ROBB KAPLA, ESO. Attorneys for Respondents San Francisco Board of Appeals, San Francisco Department of Building Inspection, and City and County of San Francisco

ZACES, FREEDRAN & PATTERSON, 235 MONTCOMMER STREET, STITE 400 SAN FLINECOCO, CALIFORNIA 94104

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EXHIBIT 22



EXHIBIT 23

From:	Sanchez, Scott (CPC)			
То:	<u>Duffy, Joseph (DBI)</u>			
Cc:	<u>O"Riordan, Patrick (DBI)</u> ; Lowrey, Daniel (DBI)			
Subject:	RE: Meeting to Approve/Disapprove permit application to document legal use of building			
Date:	Monday, June 18, 2018 10:08:54 AM			

Thanks, Joe. Sounds like he wasn't completely honest when he said DBI and Fire determined that the CFC (for three units) was issued in error and the building was legally 2 units. Imagine that. I'll follow

up with him and have him leave the permit at our 4th floor reception for my review (and disapproval).

Cheers,

Scott F. Sanchez Zoning Administrator San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103 Direct: 415.558.6350 | www.sfplanning.org San Francisco Property Information Map

From: Duffy, Joseph (DBI)
Sent: Monday, June 18, 2018 9:49 AM
To: Sanchez, Scott (CPC)
Cc: O'Riordan, Patrick (DBI); Lowrey, Daniel (DBI)
Subject: RE: Meeting to Approve/Disapprove permit application to document legal use of building

Hi Scott

We have been dealing with this customer for a while on a few issues.

Mr. Turon owns a legal three unit building at 2722-24 Folsom St .DBI issued two separate CFC'S many years ago to confirm this.

Mr. Turon is claiming that the CFC'S were both issued in error.

Patrick and I are not entertaining that at all.

He used the pre application process as well which I was also confused by.

There is a long history of legal units and illegal units by a previous owner.

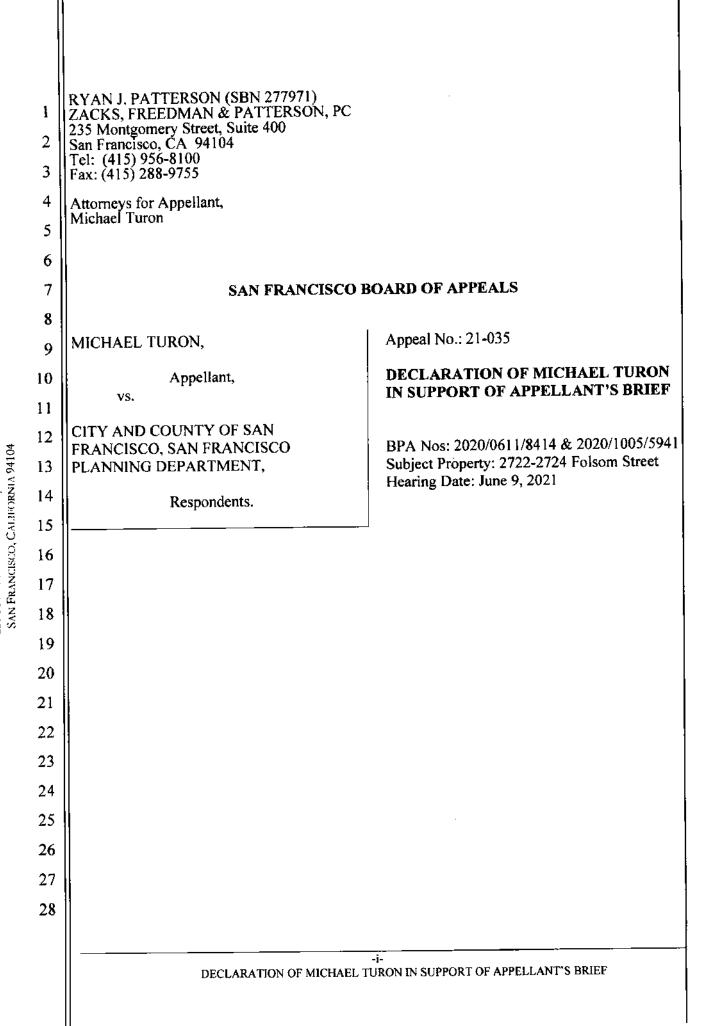
We should met on it if you want because it is confusing when you first read the history.

I advised him to file an application and then have it denied and then he could appeal it to the board of appeals. Or maybe he needs to go to the Planning commission to try to remove the legal third unit.

Your input on a way forward would be helpful.

Thank you

ZACKS, FREEDMAN & PATTERSON, PC 235 MONTCOMERY STREET, SUITE 400



ZACKS, FREEDMAN & PATTERSON, PC 235 Montgomery Streat, Suite 400 San Francisco, California 94104 1

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I, Michael Turon, declare as follows:

- I am the owner of the real property located at 2722-2724 Folsom Street in San Francisco, California (the "Property"), which is the subject of this appeal.
- 2. The facts stated in this declaration are based upon my personal knowledge and I am competent to testify as to these facts.
- 3. Because of my previous difficulty obtaining permits for my home, I brought the Abatement Permit application form to then-Senior Inspector (and now-Chief Building Inspector) Joseph Duffy for his review prior to filing it. Sr. Insp. Duffy was familiar with the situation and had conducted a site inspection of the Property. The draft application form included the following description of work: "To comply with NOV 201842471 - Fire damage repair and install new sheet rock in NE corner only. No structural work."
- 4. I discussed the application with Sr. Insp. Duffy, and he wrote on the application in his own handwriting: "All work in Laundry area only. 90 sq ft s/rock replacement, approx."
 5. The specific area covered by NOV 201842471 was the former illegal kitchen. Rather
- than install a new kitchen in that area, I wished to install new finishes to use the area as a laundry. This work was approved, performed, and finalized under the Abatement Permit. It did not include structural work, and no plans were required (though I did offer to file plans in case the City wanted them). The work did not involve removing a kitchen, because the fire had already done so. And the work did not involve changing the last legal use from a kitchen to something else, because it was never a legal kitchen. My application for the Abatement Permit specified the area as: "in NE corner only."
- 6. Sr. Inspector Duffy and I discussed the Abatement Permit, and it was decided that the I should withdraw the Prior Application contemporaneously with Sr. Inspector Duffy's approval of the Abatement Permit. The reason for withdrawing the Prior Application, as stated in the Permit Tracking System, was "Original plans and application lost. Duplicate application made." The Prior Application was for the same scope of work, and

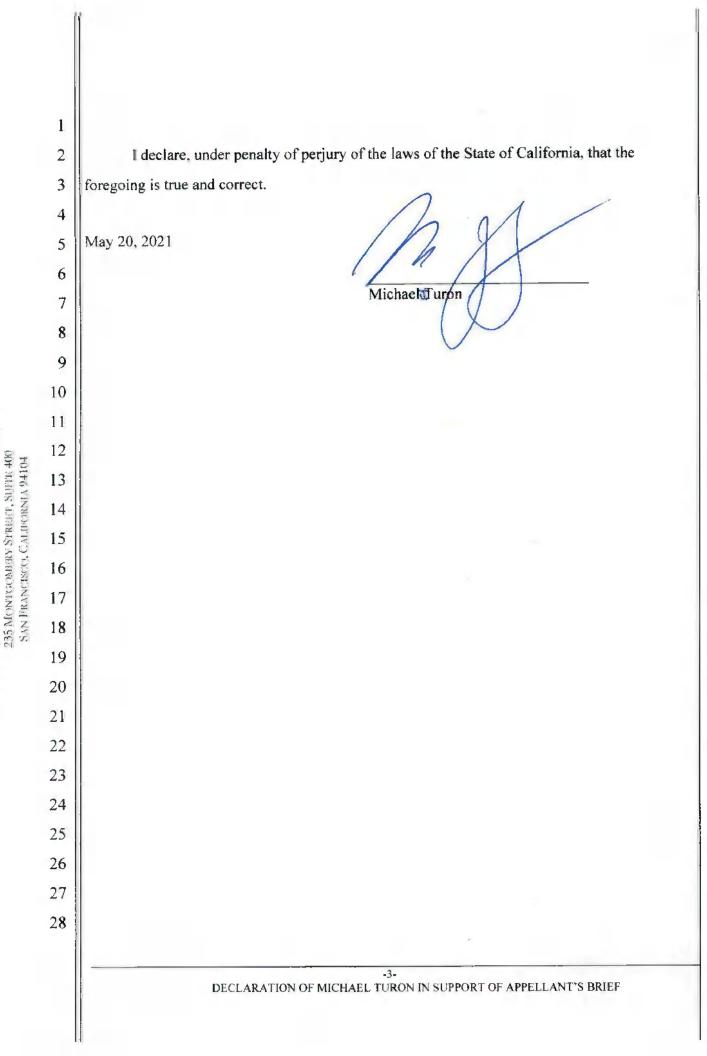
-1-

ZACKS, FREEDMAN & PATTERSON, PC

it was processed as an intake with plans.

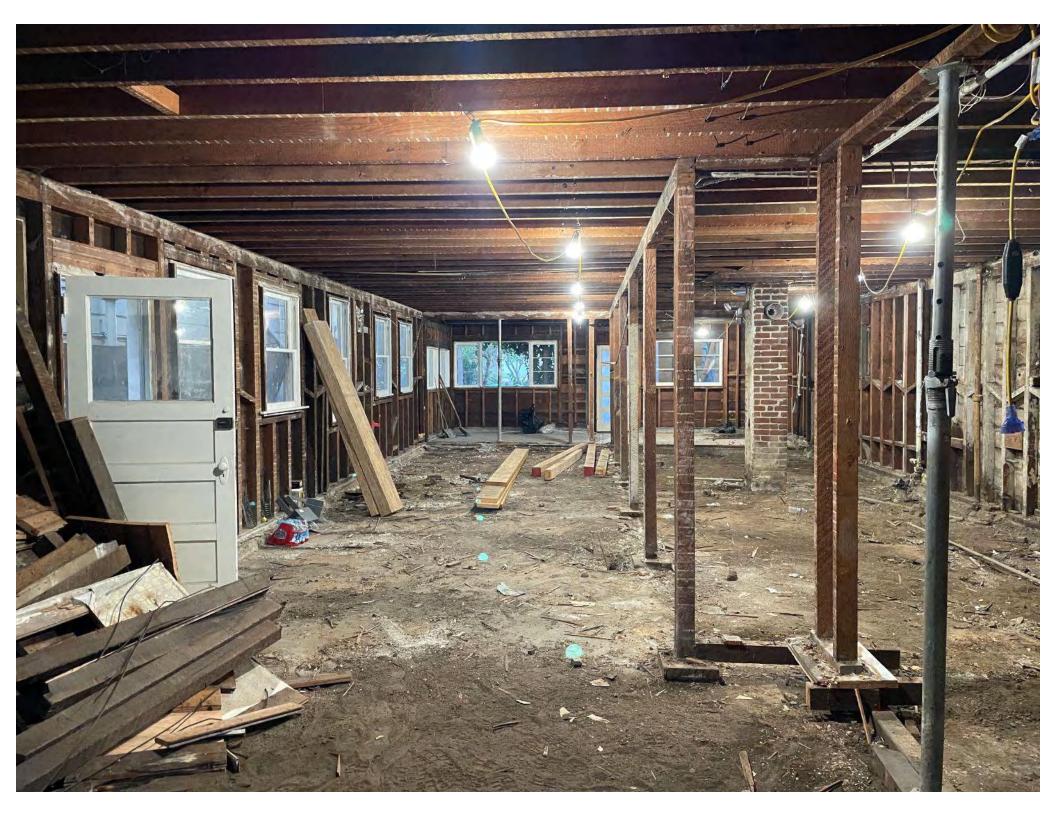
- 7. The Prior Permit's plans were lost, so Sr. Inspector Duffy requested a duplicate application the Abatement Permit. In a March 4, 2020 meeting with me, Sr. Inspector Duffy printed a copy of the Prior Application's Permit Tracking System page and handwrote instructions on it: "Property owner is going to obtain a new building permit that will reflect the fire damage noted on the NOV. Ok to withdraw. [signed and printed] Joseph Duffy 3/4/20."
- Two days later, on March 6, 2020, I met again with Sr. Inspector Duffy at his request.
 He added another handwritten note to the application (regarding 90 sq. ft. of sheetrock) and approved the Abatement Permit.
- 9. The number of residential dwelling units at this Property was the subject of a prior appeal (18-093) and lawsuit (*Turon v. San Francisco Board of Appeals, et al.*, Case No. CPF-19-516533). After reaching a stipulated dismissal with the city acknowledging that there were only two residential dwelling units at the Property, I dismissed the lawsuit on April 17, 2020.
- 10. I was given no notice of the cancellation of the permit action in the Permit Tracking System on October 7, 2020. However, I happened to notice the Permit's undated status on my own accord.
- 11. It has now been almost three years since I was issued a permit to restore the garage in my home. I have spent considerable time and money in reliance on the properly issued permits. If the permits are not reinstated, it will cause me significant harm as no one can occupy the unit until the work is completed. Attached as <u>Exhibit A</u> are true and correct copies of photos I've taken that document some of the work that I've already completed at the Property.
- 12. Attached as <u>Exhibit B</u> is a true and correct copy of a summary of city's inspections based on the CCSF Permit Tracking System that I created.

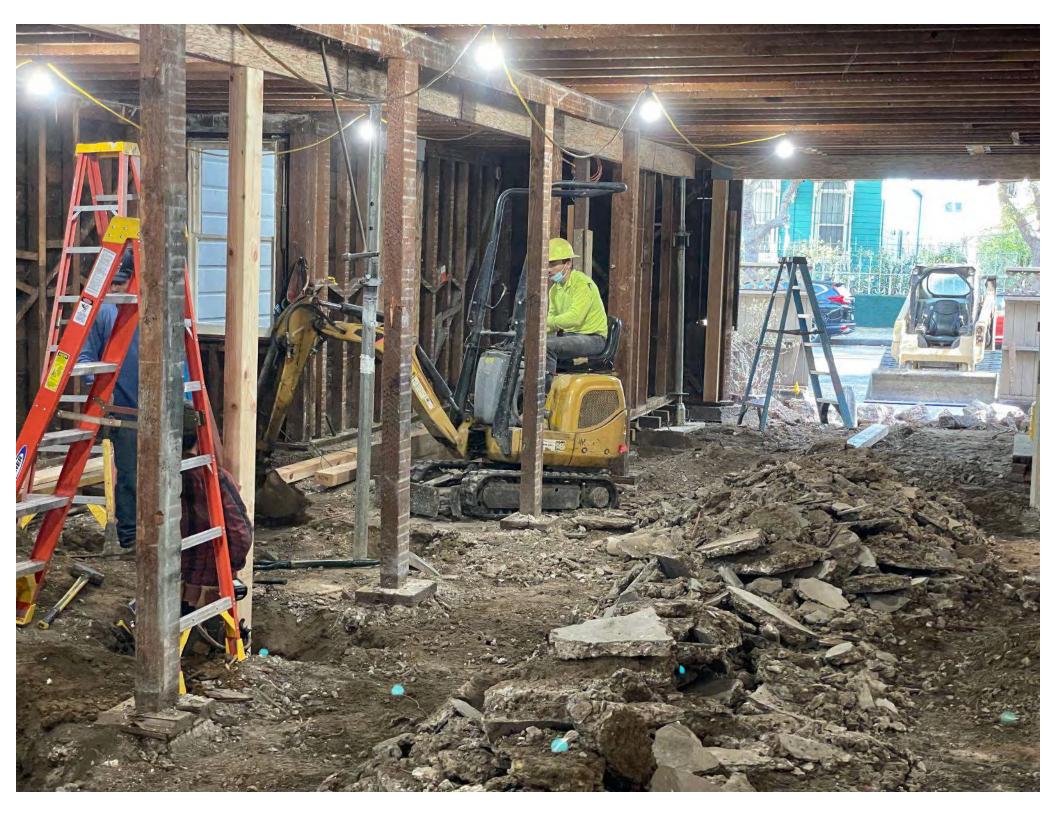
-2-DECLARATION OF MICHAEL TURON IN SUPPORT OF APPELLANT'S BRIEF



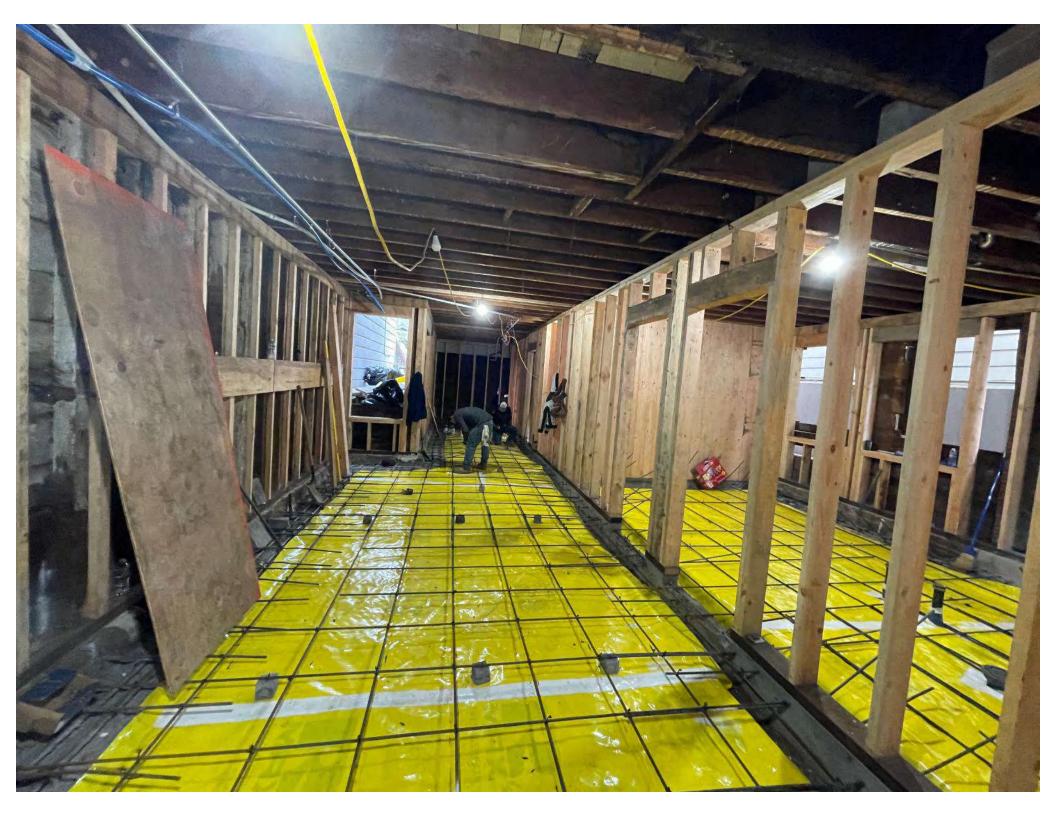
ZACKS, FREEDMAN & PATTERSON, PC

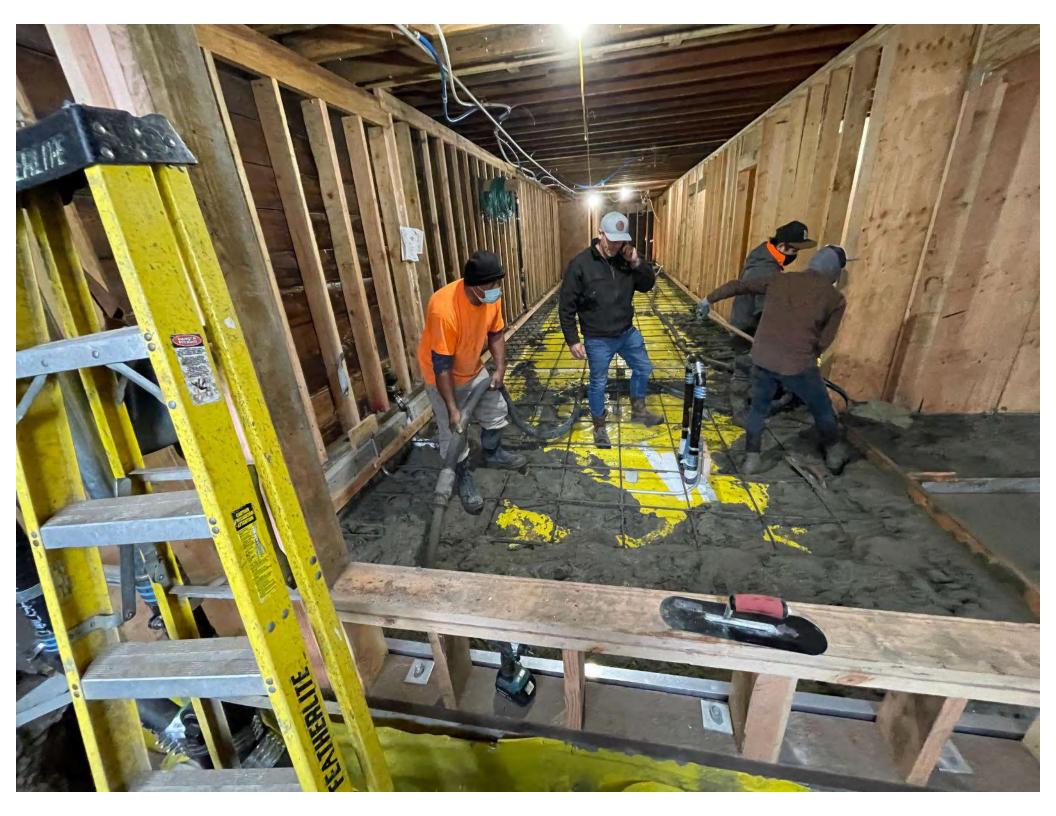
Exhibit A

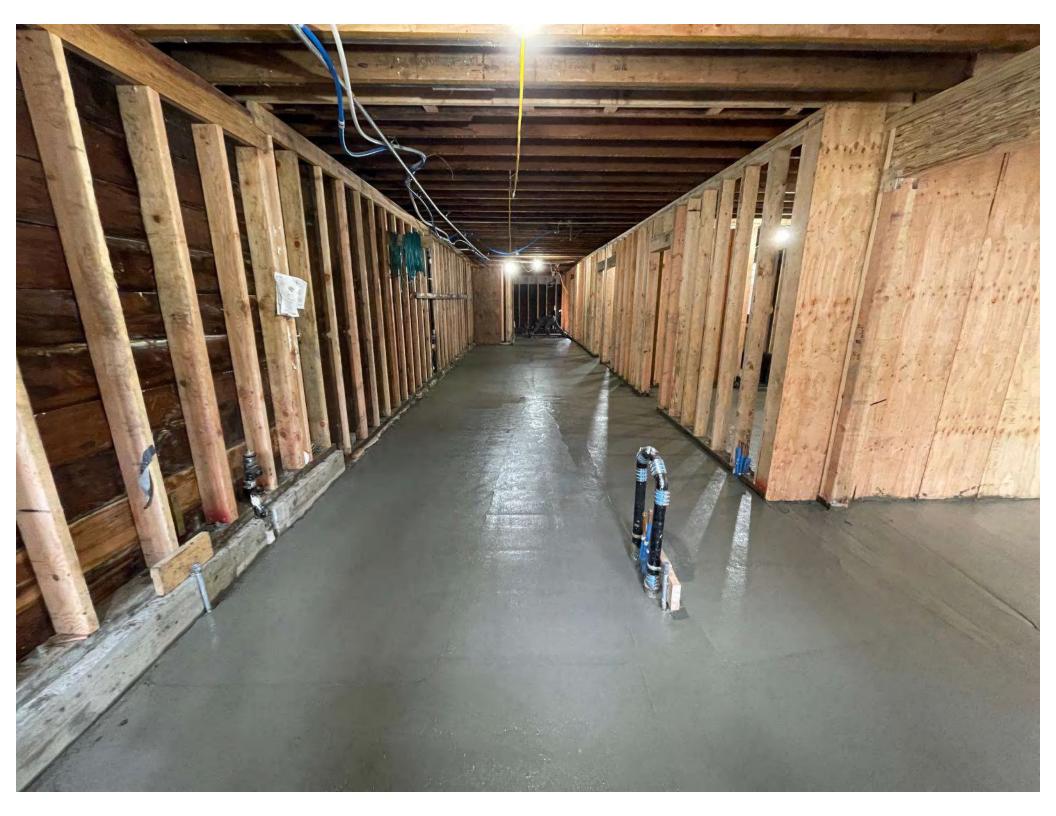


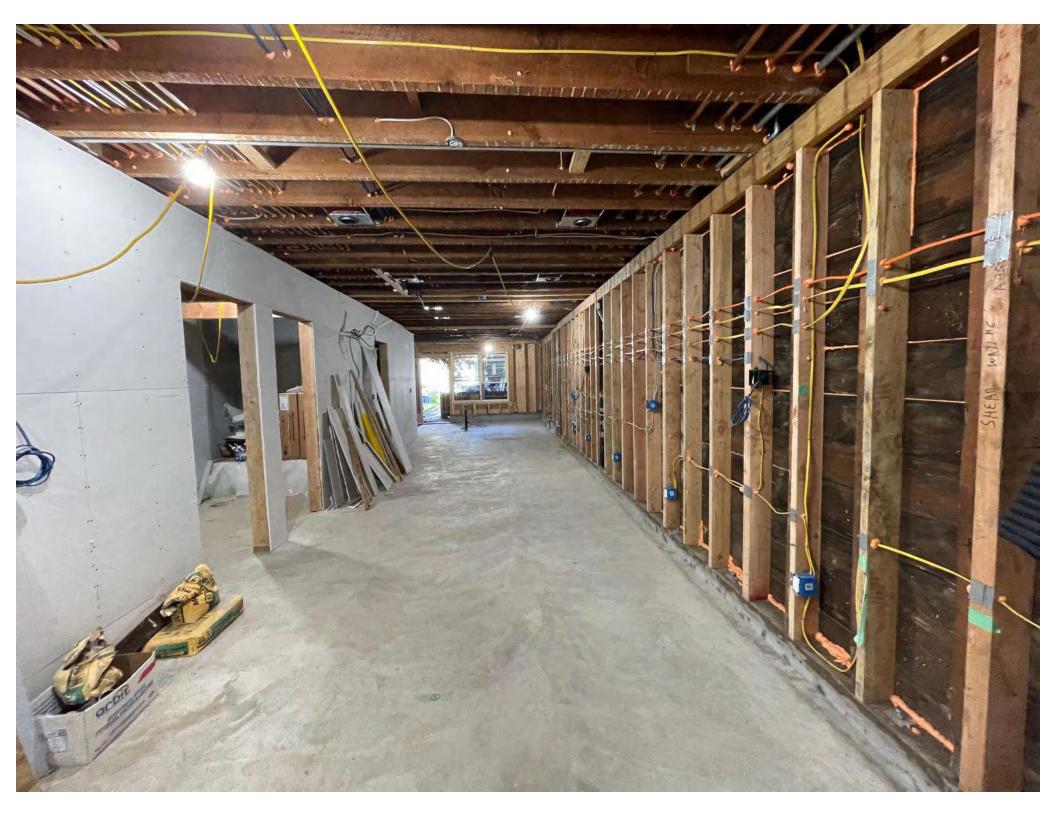


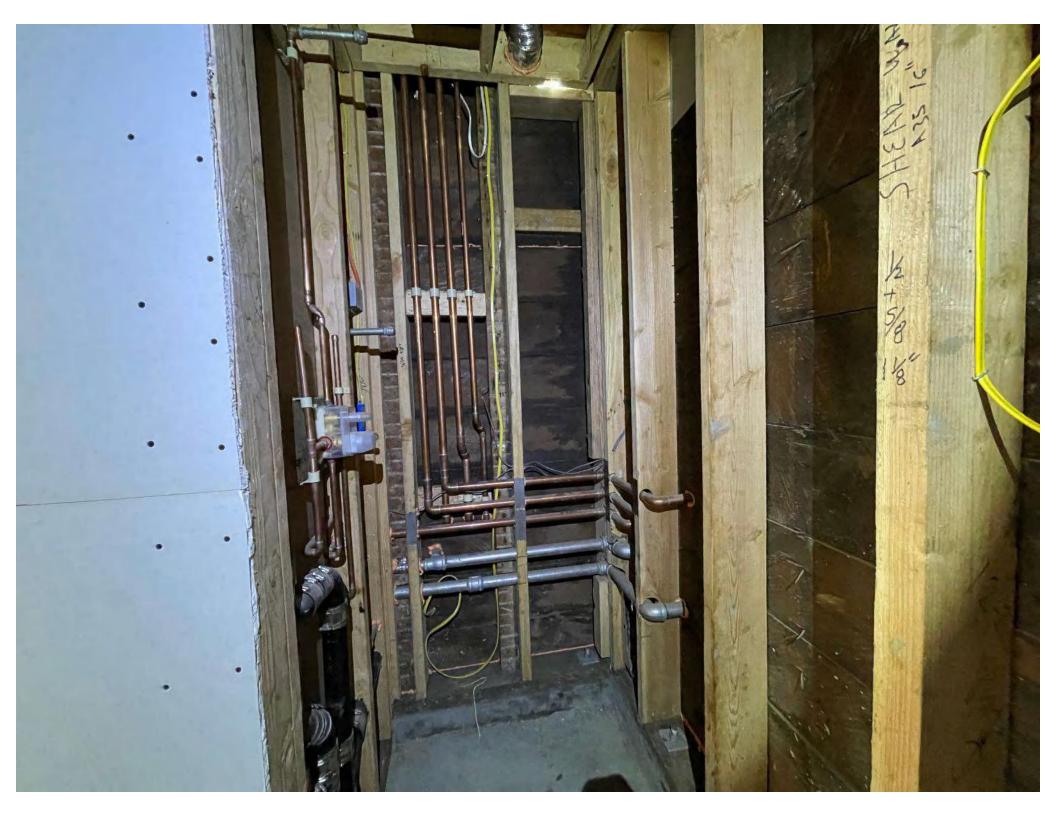


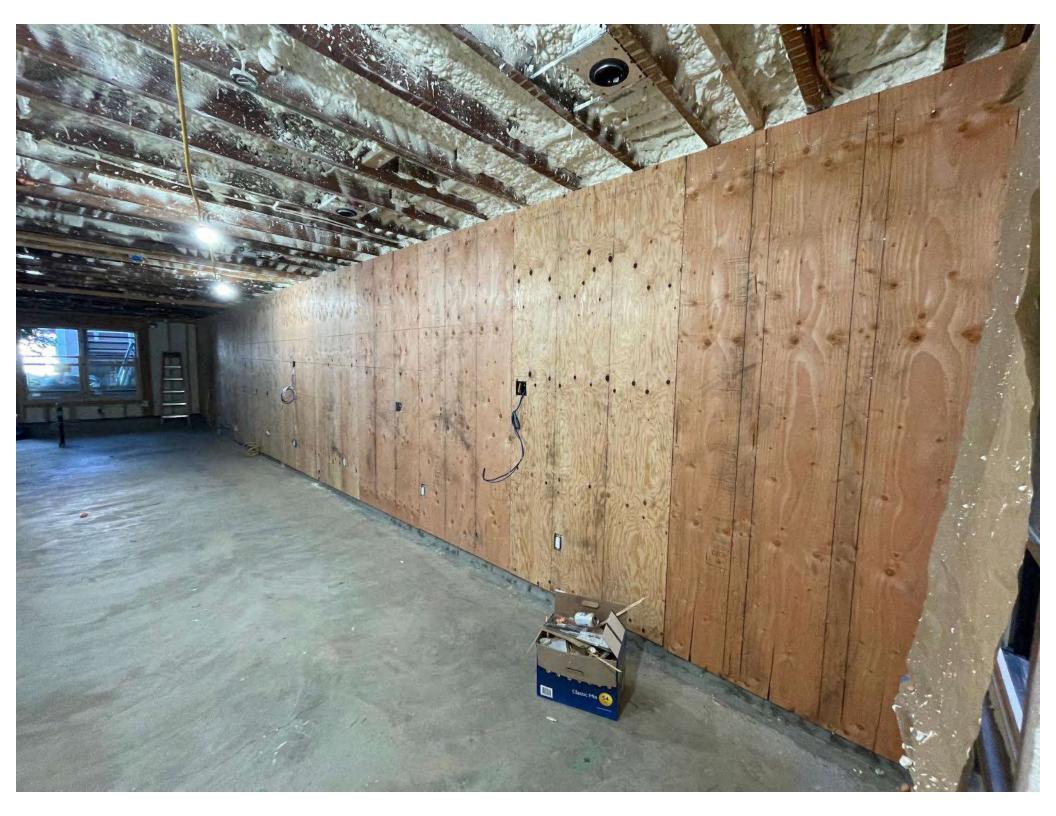












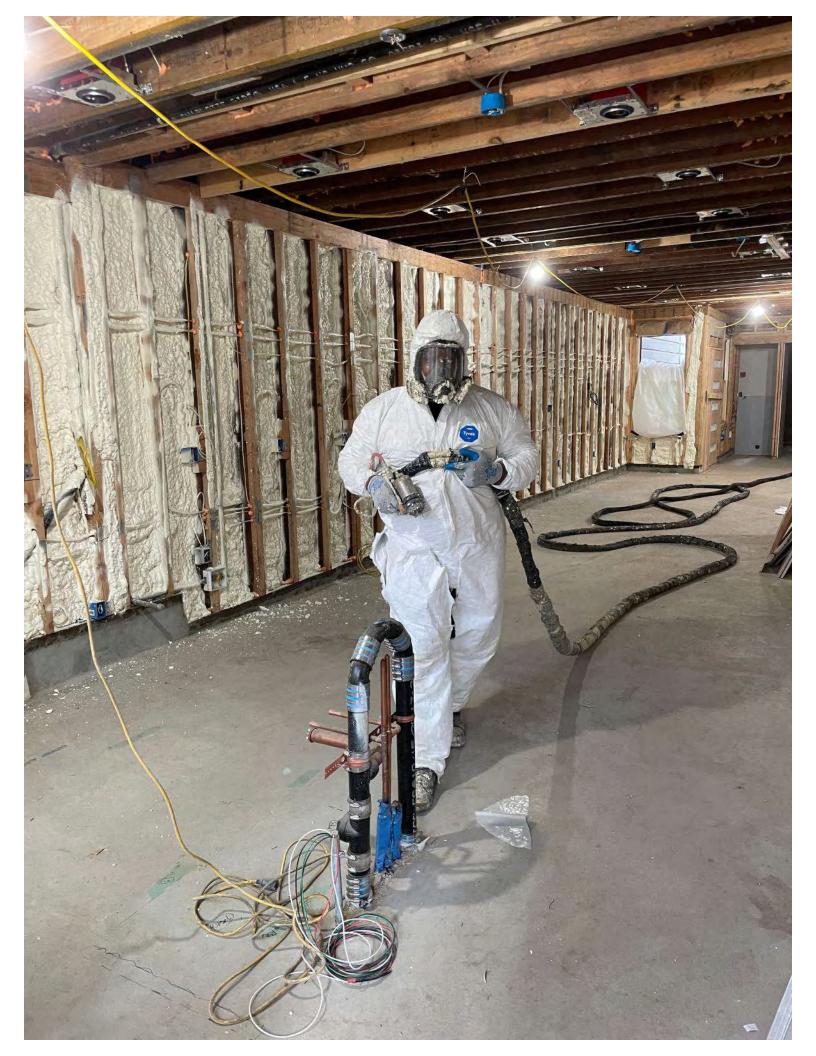






Exhibit B

Summary from the CCSF Permit Tracking System ("PTS")

Permit	Activity Date	Inspector	Inspection Description	Description
PP20200306371	4/30/21	Edward Kelly	SHOWER PAN INSTALLATION	INSTALLATOIN OF SHOWER PAN IN NE CORNER OF 1/F. NO CHANGE IN WALLS OR FLOOR PLAN.
202006048167	4/21/21	U	SHEETROCK NAILING	ALL WORK IN UNIT 2722: Remodel in-kind two bathrooms on the south side of the 2nd floor.
EW202103284466	4/1/21	Paul Zarich	ORANGE TAG & OK TO COVER	INSTALLATION OF CIRCUITRY FOR 2 BATHROOMS, INCLUDING 4 LED CANS, 2 FANS 2 VANITY
202010055941	4/1/21	Sean Birmingham	SHEETROCK NAILING	LIGHTS 2 GFI RECEPTACLES 2 SWITCHING POINTS 1 60AMP SUB PANEL REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
PW20210210585	3/30/21	David Gotelli	ROUGH IN PLUMBING	ROUGH PLUMBING IN 2 UNITS AND TRIM.
202010055941	3/29/21	Sean Birmingham	MECHANICAL	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
202010055941	3/26/21	Sean Birmingham	INSULATION	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
PP20210127971	3/5/21	David Gotelli	SHOWER PAN INSTALLATION	INSTALLATOIN OF SHOWER PAN IN NE CORNER OF 1/F. NO CHANGE IN WALLS OR FLOOR PLAN.
202010055941	3/1/21	Sean Birmingham	ROUGH FRAME	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
PW20210210585	2/25/21	David Gotelli	ROUGH IN PLUMBING	ROUGH PLUMBING IN 2 UNITS AND TRIM.
EW202102163495	2/18/21	Robert Van Koll	ALL ROUGH COVER OK	INSTALLATION OF CIRCUITRY FOR BASEMENT UNIT, 3 BEDROOM, 3 BATH. INSTALLATION OF THIRTY LED CANS. 10 SWITCHES, 40 OUTLETS. 100 AMP SUB PANEL. 3 FANS. DISHWASHER, MICROWAVE. DISPOSAL, 10 LIGHTING POINTS. DEDICATED CIRCUITS, DRYER
202010055941	2/2/21	Sean Birmingham	ROUGH FRAME, PARTIAL	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
EW202101102674	1/12/21	Edward Masck	COMPLETE	REMODEL
202010055941	12/16/20	Sean Birmingham	OK TO POUR	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
202010055941	12/4/20	Brett Howard	OK TO POUR	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
202010055941	11/18/20	Sean Birmingham	OK TO POUR	REVISION TO PA 202006118414. REVISED FLR PLAN. NOT ADDING PREVIOUSLY PROPOSED NEW FULL BATHROOM. PERFORMING VOLUNTARY SEISMIC RETROFIT. NO CHANGE IN CONSTRUCTION COST.
EW202011131680	11/17/20	Edward Masck	PARTIAL ROUGH / PROGRESS	UFER GROUND
202003066357	3/26/20	Sean Birmingham	FINAL INSPECT/APPRVD	TO COMPLY WITH NOV 201842471; FIRE DAMAGE REPAIR AND INSTALL NEW SHEET ROCK IN NE CORNER ONLY, NO STRUCTURAL WORK, ALL WORK IN LAUNDRY AREA ONLY 90 SQFT S/ROCK REPLACEMENT APPROX
PP20200306371	3/25/20	Sean Lynch	FINAL PLUMBING INSPECTION	WORK UNDER BPA 202003066357. CORRECTLY CUT AND CAP OLD GAS LINE FORMALLY USED FOR GAS LIGHTING.
	3/12/20	Sean Lynch	FINAL PLUMBING INSPECTION	WORK UNDER BPA 202003066357. CORRECTLY CUT AND CAP OLD GAS LINE FORMALLY USED FOR GAS LIGHTING.
	3/5/20 3/5/20		FINAL PLUMBING INSPECTION APPROVED FINAL INSPECT/APPRVD	INSTALL ONE TUB. TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA #201103293028. ALL WORK IS COMPLETE. SEE PA #201905211330.
PW20201113333	1/17/20	Wayne Wong	BUILDING DRAIN/SEWER/HOUSE TRAP	ROUGH IN UNDERGROUND RAIN LEADERS AND WASTE LINES FOR GROUND LEVEL PLUMBING AS PER BUILDING PERMIT #2020-1005-5941/2020-0611-8414
PW20190510916	6/11/19	Sean Lynch	FINAL PLUMBING INSPECTION	INSTALL P-TRAP UNDER KITCHEN SINK INSTALL P-TRAP UNDER BATHROOM SINK
201905211330	5/22/19	Patrick O'Riordan	FINAL INSPECT/APPRVD	TO DOCUMENT THE LEGAL USE AND OCCUPANCY OF THIS BLDG AS A 3 STORY BLDG.
				CONTAINING 2 RES. DWELLING UNITS. THIS PERMIT CORRECTS ERRORS ON PREVIOUSLY ISSUED PERMITS FROM 1975 TO PRESENT. PA 449293 WAS ISSUED ON 12/8/75 & A CFC ISSUED BY DBI. THE OWNER AT THAT TIME WAS AWARE THAT THE BLDG WAS NOT
PW20190510916	5/14/19	Sean Lynch	FINAL PLUMBING INSPECTION	INSTALL P-TRAP UNDER KITCHEN SINK INSTALL P-TRAP UNDER BATHROOM SINK