SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: DECEMBER 17, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	December 7, 2015
Case No.:	**2014-002527DRP**
Project Address:	**2186 14TH AVENUE**
Permit Application:	2014.11.25.2509
Zoning:	RH-1 [Residential House, One-Family] 40-X Height and Bulk District
Block/Lot:	2204/014A
Project Sponsor:	John Chow Tsao-Wu, Chow & Yee LLP 595 Market Street, Suite 680 San Francisco, CA 94105
Staff Contact:	Veronica Flores – (415) 575-9173 veronica.flores@sfgov.org
Recommendation:	**Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition with a roofdeck above a stair penthouse for access. The vertical addition will be set back 15 feet from the front of the building with a roof deck within the setback area. There will be a second roof deck on the addition with a stair penthouse that extends 8'-6" above the proposed roof for access. The project includes additions at the rear of the building infilling notches but not extend the overall building depth.

SITE DESCRIPTION AND PRESENT USE

The project is located on the eastern side of 14th Avenue, on the northeast corner of the intersection with Rivera Street, Block 2204, Lot 014A. The property is located within the RH-1 (Residential House, One-Family) District with 40-X height and bulk district. The property is developed with a two-story single family dwelling. The lot is approximately 33% covered by the subject building, with the rear yard abutting a property facing onto Rivera Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of 14th Avenue and Rivera Street. To the southeast is Hawk Hill Park. The Project site is located in an RH-1 District, surrounding by residential and public park uses. The surrounding properties are located within the RH-1(D) (Residential House, One-Family (Detached)) and P (Public) Districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 6, 2015 – August 8, 2015	August 5, 2015	December 17, 2015	135 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 7, 2015	December 7, 2015	10 days
Mailed Notice	10 days	December 4, 2015	December 7, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Sangita and Sukhdev Patel, residents/owners at 330 Rivera Street, San Francisco, CA 94116, which is located to the rear of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 5, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review,* dated September 28, 2015.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The proposed new vertical addition is in keeping with the two- and three-story character of the neighborhood. There is no expansion to the existing building depth. The proposed penthouse is setback

appropriately from the front and rear of the structure. The DR requestor is situated on a higher elevation and is more than 20 feet away from the subject property. The proposed project is not exceptional or extraordinary, and it may be analyzed as an abbreviated DR.

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

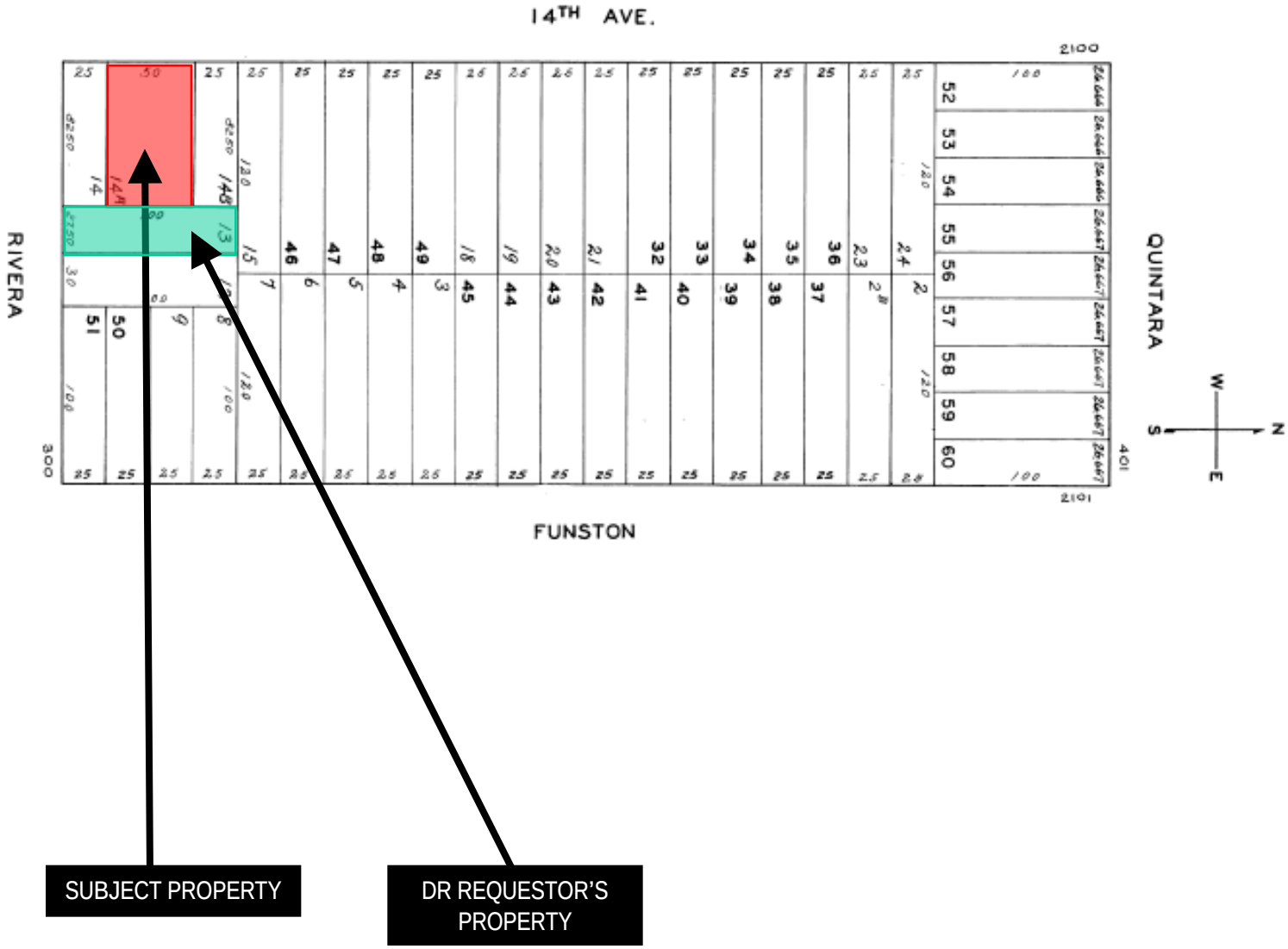
RECOMMENDATION:	**Do not take DR and approve project as proposed**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
Section 311 Notice
DR Application
Response to DR Application dated September 28, 2015
Reduced Plans

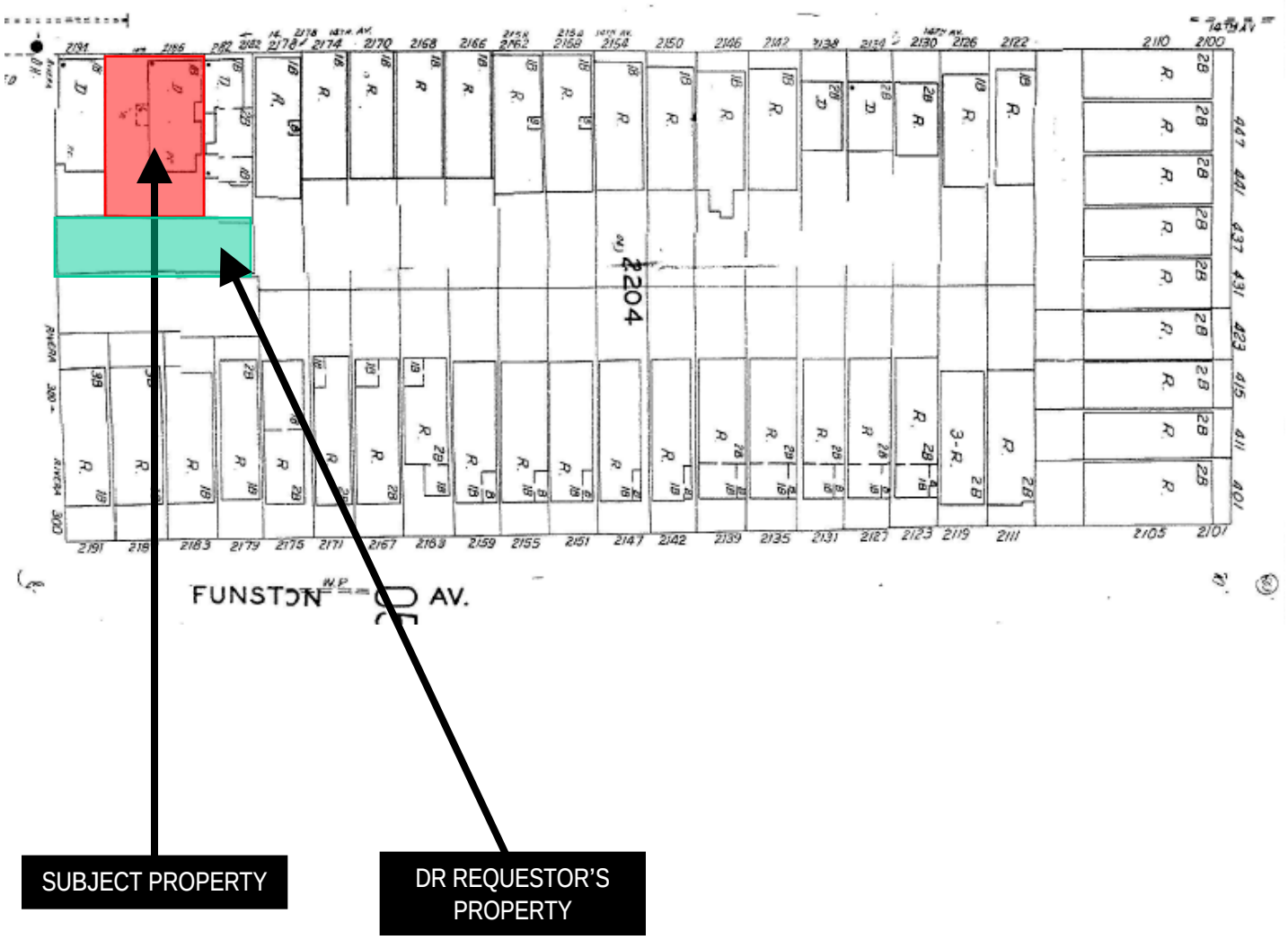
VF: I:\Cases\2014\2014-002527DRP - 2186 14th Ave\2186 14th Ave_DR - Abbreviated Analysis.doc

Exhibits

Parcel Map

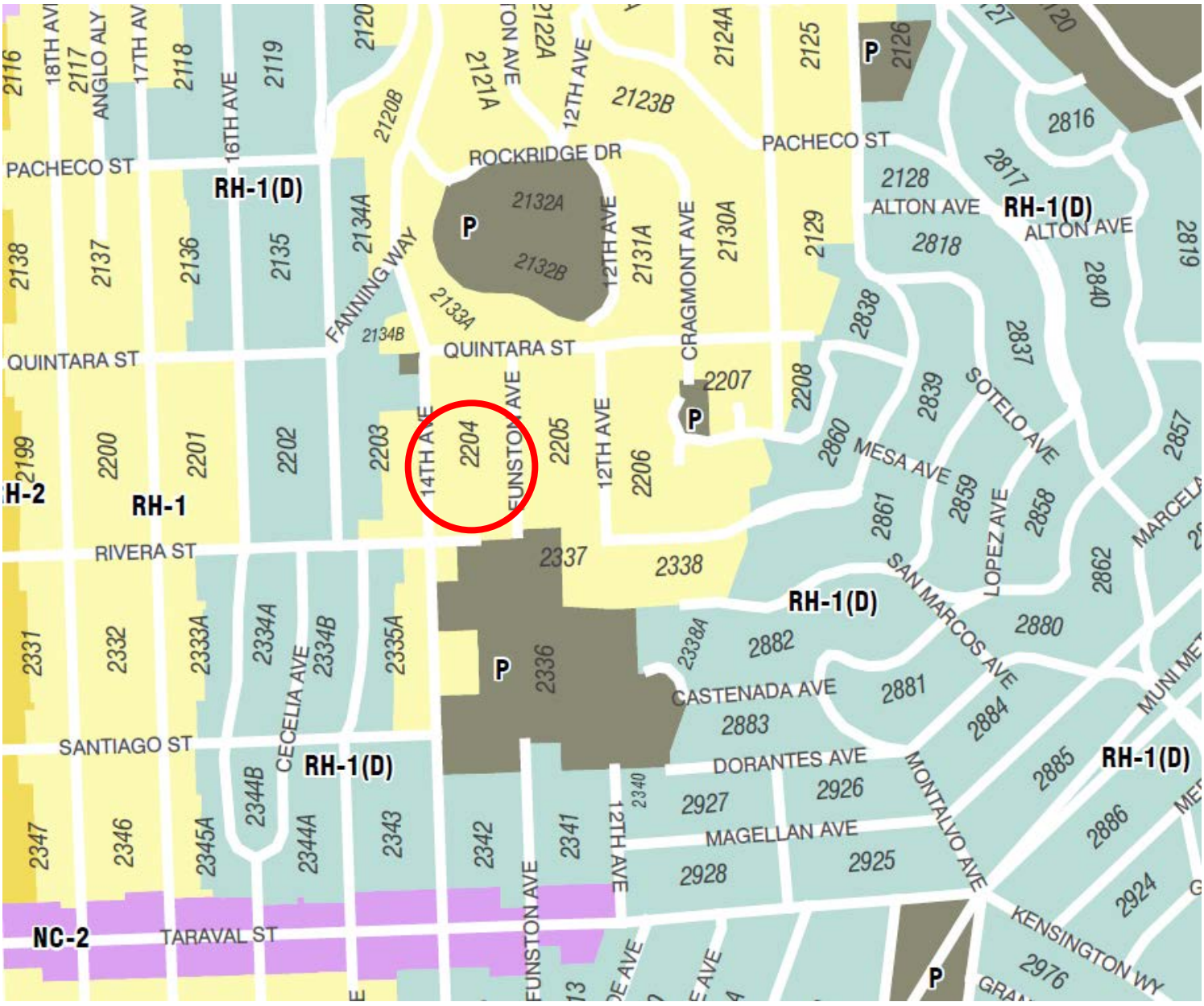

14TH AVE.
2100
RIVERA
QUINTARA
FUNSTON
2101
300
401
SUBJECT PROPERTY
DR REQUESTOR'S PROPERTY

Sanborn Map*



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

Zoning Map



Discretionary Review Hearing
Case Number 2014-002527DRP
2186 14th Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Aerial Photo

Aerial Photo

Aerial Photo

Site Photo

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2186 14th Avenue		2204/014A	
Case No.	Permit No.	Plans Dated	
2014-002527ENV		9/30/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Third floor addition to existing two-story single family home. Excavate at rear of ground floor to increase habitable space. Add internal elevator. Interior renovations. Add roof deck.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class**__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Project will follow recommendations of 12/6/14 Gruen geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*: Based upon historic photograph, the subject property has been drastically altered and retains insufficient integrity to qualify as an eligible historic resource.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Tina Tam	Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.11.30 12:59:00 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**
Planner Name: Tina Tam	**Signature:** Tina Tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2015.11.30 12:59:34 -08'00'
Project Approval Action: Planning Commission Hearin If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Signature or Stamp:**

2186 14th Avenue

BLOCK NO. 2204
LOT NO. 14A

BUILDING CARD
ASSESSORS OFFICE
CITY & COUNTY OF SAN FRANCISCO

STREET & NO. 2186 14th Ave

DATE 11-7-45 K 7-28 1938

STORIES	B	1	M	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	1+B	TOTAL
ROOMS		5																					5+Pr	Pr

GENERAL CONDITION: X EXCEL | GOOD | FAIR | POOR

USE
- RESIDENTIAL
  - X DWELLING
  - FLAT
  - APARTMENT
- NON RESIDENTIAL
  - HOTEL
  - OFFICE BLDG
  - STORE
  - LOFT
  - GARAGE
  - WAREHOUSE
  - INDUSTRIAL
  - THEATRE
  - CLUB
  - BANK
  - CHURCH
  - SCHOOL
  - SERVICE STA.
  - MISC.

CONSTRUCTION: A | B | C
- X WOOD FRAME
- STEEL
- MILL
- BRICK
- REIN. CONC.
- MISC.

FOUNDATION
- X CONCRETE
- BRICK
- PILES
- MISC.

BASEMENT: NONE | PART | X FULL
- X CEMENT FLOOR
- X UNFINISHED
- FINISHED
- 2 NO. CAR GARAGE
- MISC.

EXTERIOR WALLS
- BRICK | PRESS. | COMMON
- CONCRETE
- X RUSTIC
- SHINGLE
- X STUCCO
- STONE
- CORRUG. IRON
- MISC.

TRIM
- X PLAIN
- SPECIAL
- MISC.

ROOF TYPE
- MANSARD
- GABLE
- X FLAT
- DORMER
- PLAIN
- MISC.

MATERIAL
- X TAR & GRAVEL
- SLATE
- ASBESTOS
- SHINGLE
- TILE
- METAL
- MISC.

INTERIOR TRIM: BEST | X FAIR | CHEAP
- X PINE
- 2 HARDWOOD
- X PLASTER
- PLASTER BOARD
- CANVAS
- PANELED
- BEAMED CEILING
- UNFINISHED
- MISC.

No. FLOORS
- 2 HARDWOOD
- 1 PINE
- 1 TILE Bath
- MARBLE
- CEMENT
- COMPOSITION

PLUMBING: SPEC. | X FAIR | CHEAP
- 5 No. FIXTURES
- X HOT WATER

BATHROOMS
- 1 No. ROOMS
- 1 TUB | X BLT. IN
- TILE SHOWER
- TILE WALLS
- 1 SEP. TOILET
- MISC.

HEATING
- X FURNACE
- X GAS | OIL | COAL
- STEAM
- 1-open No. FIREPLACES
- CIRC. HEATER
- MISC.

No. OUT BUILDINGS
- GARAGE
- SHED
- OTHER

ELEVATORS
- ELECTRIC
- HYDRAULIC
- FREIGHT
- PASSENGER
- AUTOMATIC
- MISC.

FEATURES
- FIRE ESCAPES
- VENTILAT. SYSTEM
- VAC. CL. SYSTEM
- SPRINKLER SYS.
- INCINERATOR
- REFRIGERATORS.
- WALL BEDS
- BOOKCASES
- PORCHES
- BARS
- SOCIAL HALL
- 4 No. CLOSETS
- LAUNDRY ROOM
- ATTIC
- SUB BASEMENT

SPECIAL

	29' X 56'- X 100# =	1524	CU. FT. / SQ. FT. @ $	3.75	$	5715
	X X =		CU. FT. / SQ. FT. @ $	.	$	
	X X =		CU. FT. / SQ. FT. @ $	.	$	
	X X =		CU. FT. / SQ. FT. @ $	.	$	
	X X =		CU. FT. / SQ. FT. @ $	.	$	
TOTAL					$	

ALTERATIONS

YEAR	AMOUNT	DESCRIPTION

YEAR BUILT 1926

COMPILED BY
APPROVED BY

RUSSELL L. WOLDEN, JR. COPYRIGHT 1937

8-29-73 ALT DWL BLDG # 425728 [illegible] N II

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **November 25, 2014** the Applicant named below filed Building Permit Application No. **2014.11.25.2509** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**2186 14th Avenue**	Applicant:	**Stacy Lin**
Cross Street(s):	**Rivera and Quintara Sts.**	Address:	**3943 26th Street**
Block/Lot No.:	**2204/014A**	City, State:	**San Francisco, CA 94114**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 613-1859**

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☒ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback (measured to house)	0 feet	No Change
South Side Setback (to main side wall)	20 feet, 8 inches	No Change
Building Depth	54 feet, 1 inch	No Change
Rear Yard	28 feet, 6 inches	No Change
Building Height (measured to roof)	19 feet, 4 inches	28 feet, 10 inches
Number of Stories	1 over garage	2 over garage
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition with a roofdeck above and a stair penthouse for access. The vertical addition will be set back 15 feet from the front of the building with a roof deck witin the setback area. There will be a second roof deck on the roof of the addition with a stairpenthouse that extends 8'-6" above the proposed roof. The project includes additions at the rear of the building that would infill notches but not extend the overall building depth. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Michael Smith

Telephone: (415) 558-6322

E-mail: michael.e.smith@sfgov.org

Notice Date: 7/06/2015

Expiration Date: 8/05/2015

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

RECEIVED
AUG 05 2015
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P1C

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only

2014-002527DRP

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Sangita Patel and Sukhdev Patel		
DR APPLICANT'S ADDRESS:	**ZIP CODE:**	**TELEPHONE:**
330 Rivera Street, San Francisco, CA	94116	(415) 956-8100

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Kong and Wang Family Living Trust		
ADDRESS:	**ZIP CODE:**	**TELEPHONE:**
3943 26th Street, San Francisco, CA	94114	(415) 613-1859

CONTACT FOR DR APPLICATION:		
Same as Above ☐ Ryan J. Patterson, Esq./Justin A. Goodman, Esq. - Zacks & Freedman, P.C.		
ADDRESS:	**ZIP CODE:**	**TELEPHONE:**
235 Montgomery Street, Suite 400, San Francisco, CA	94104	(415) 956-8100
E-MAIL ADDRESS:		
ryanp@zulpc.com/ justin@zulpc.com		

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2186 14th Avenue, San Francisco, CA	94116
CROSS STREETS:	
Rivera and Quintara Streets	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2204 /014A	50 x 82.5	4,120	RH-1	40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: Single-family dwelling

Proposed Use: Single-family dwelling

Building Permit Application No. 2014.11.25.2509 Date Filed: 11-25-14

ORIGINAL

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☐	☒
Did you participate in outside mediation on this case?	☐	☒

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

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

No changes.

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Request

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

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

   See attached.

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

   See attached.

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

   See attached.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: The other information or applications may be required.

Signature: _____ Date: 8/5/15

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

Ryan J. Patterson, Esq.
Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

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

For Department Use Only
Application received by Planning Department:

By: _____ Date: 8/6/15

for Michael Smith on 8/5/15

Application for Discretionary Review (attachment)

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

1) The Patel Family has lived in their home at 330 Rivera Street since 1993 and has enjoyed the open space and consistent aesthetic character of their neighborhood ever since. They are concerned about several of the Project's potential impacts on their home and the neighborhood. First, the Project would interfere with their privacy, particularly when they are in the kitchen, dining room, and living room. Further, the expansion would wall off their home and block natural light into the main living areas in the afternoon and evening.

The Project would also impact existing housing and neighborhood character and park/open space access to sunlight and vistas (see, Planning Code, §§ 101.1(b)(2), (8)). The Project's proposed building scale and massing is incompatible with that of its neighbors. The height increase would also be mismatched with the slope of the neighboring homes along the hillside, and it would diminish the visual emphasis of the adjacent, corner building, which is currently the appropriately dominant building on the block.

Discretionary Review is justified for several reasons. The proposed rooftop party deck is unnecessarily large at 472 square feet, especially given that a second, 425-square-foot deck is proposed on top of the third level at the front. Moreover, the ground level of this double-sized lot has ample open space. In its proposed form, it will cause unnecessary intrusion into the privacy of the Patels' home and that of their neighbors. Further, the rooftop stair penthouse is an unnecessary feature, as the proposed third-story staircase could be built with an internal stair court. (Further, Permit Application Number 201411252509, on file with the Department of Building Inspection, refers to these as a "rooftop garden" and an "internal elevator" respectively, so the Section 311 notice may be inaccurate.) The proposed parapet will exacerbate the Project's impacts and, if the rooftop party deck is to remain, the parapet should be replaced with an open handrail.

References from the Residential Design Guidelines:

- GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings. Page 9.
  GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context. Page 10.
- GUIDELINE: Respect the topography of the site and the surrounding area. Page 11.
- GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. Page 16.
- GUIDELINE: Protect major public views from public spaces. Page 18.
- GUIDELINE: Provide greater visual emphasis to corner buildings. Page 19.
- GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. Page 23.
- GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street. Page 24.
- GUIDELINE: Design the building's form to be compatible with that of surrounding buildings. Page 28.
- GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings. Page. 29.
- GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building. Page 38.
- GUIDELINE: Design stair penthouses to minimize their visibility from the street. Page 38.

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

2) The proposed Project will cause unreasonable impacts to privacy, access to light and enjoyment of the mid-block open space, and others as described above.

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

3) The rooftop party deck should be eliminated. If it is to be built, the solid parapet should be replaced with an open handrail. The large stair penthouse should be replaced with an internal stair court.

ZACKS & FREEDMAN
A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zulpc.com

July 17, 2015

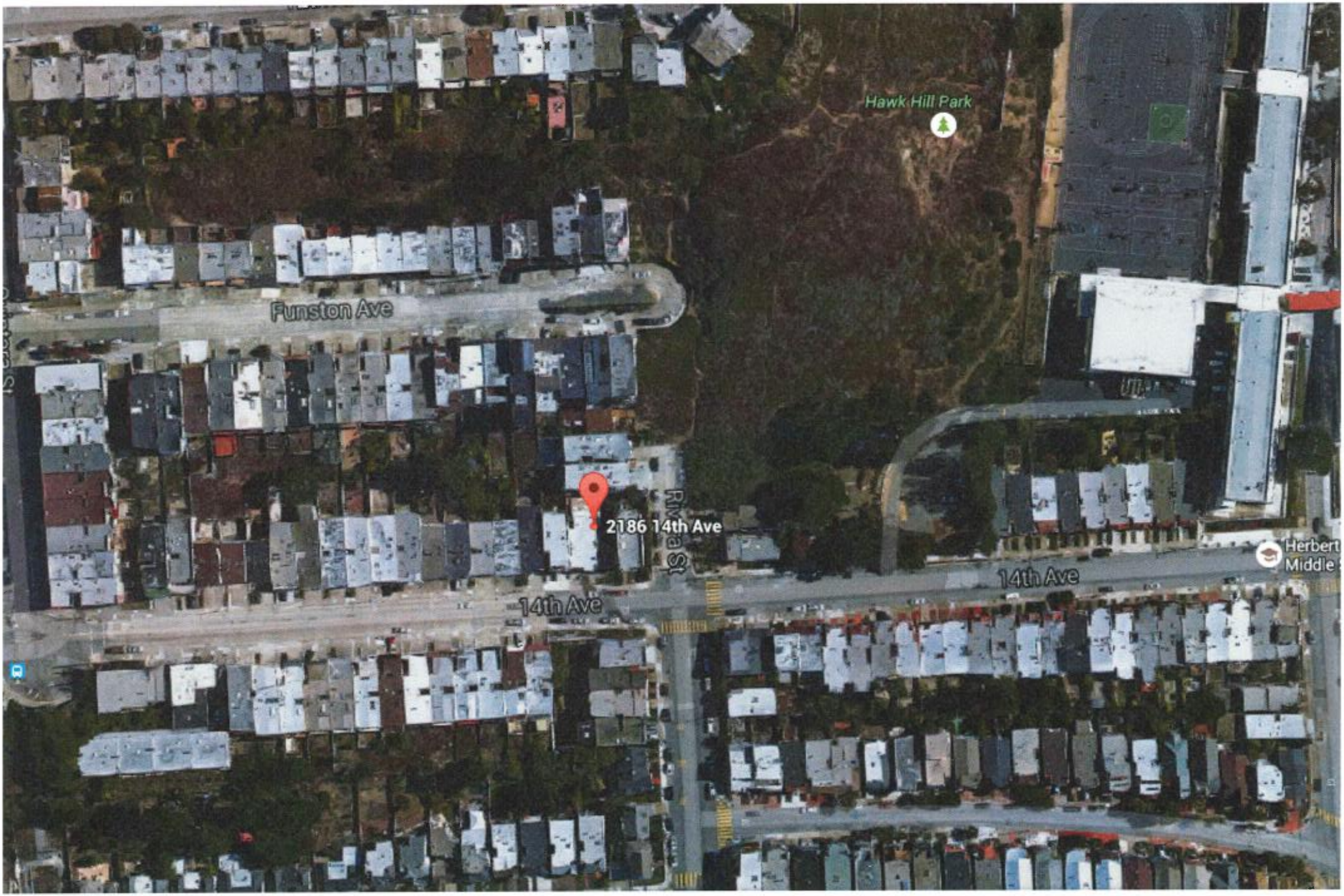
To Whom It May Concern:

We, the undersigned owners of 330 Rivera Street, hereby authorize Zacks & Freedman, P.C., including but not limited to Ryan J. Patterson, Esq., to file a Discretionary Review Request on our behalf.

Signed,

Sukhdev Patel

Sangita Patel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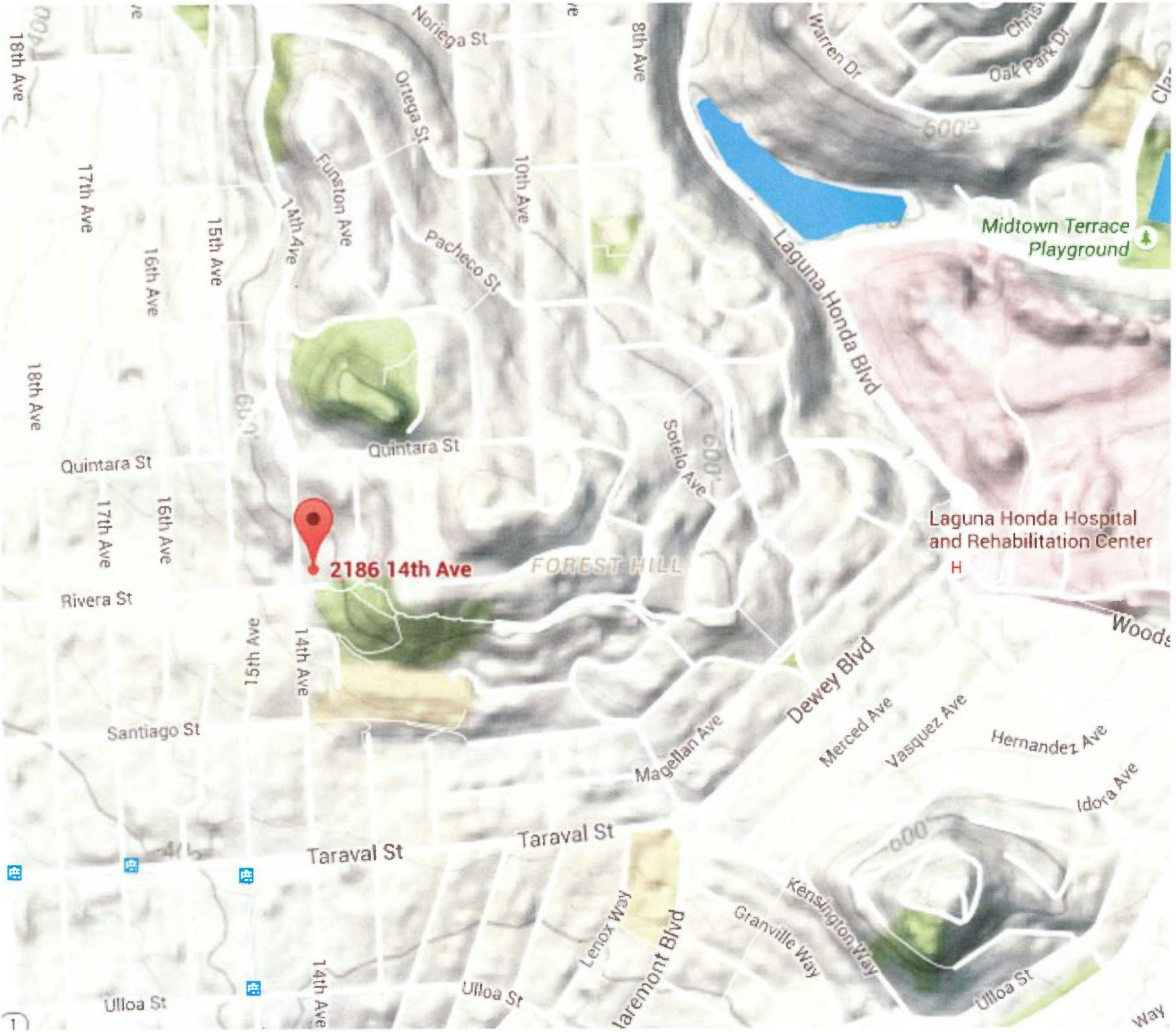
Funston Ave
2186 14th Ave
Rivera St
14th Ave
14th Ave
Herbert
Middle

2186 14th Ave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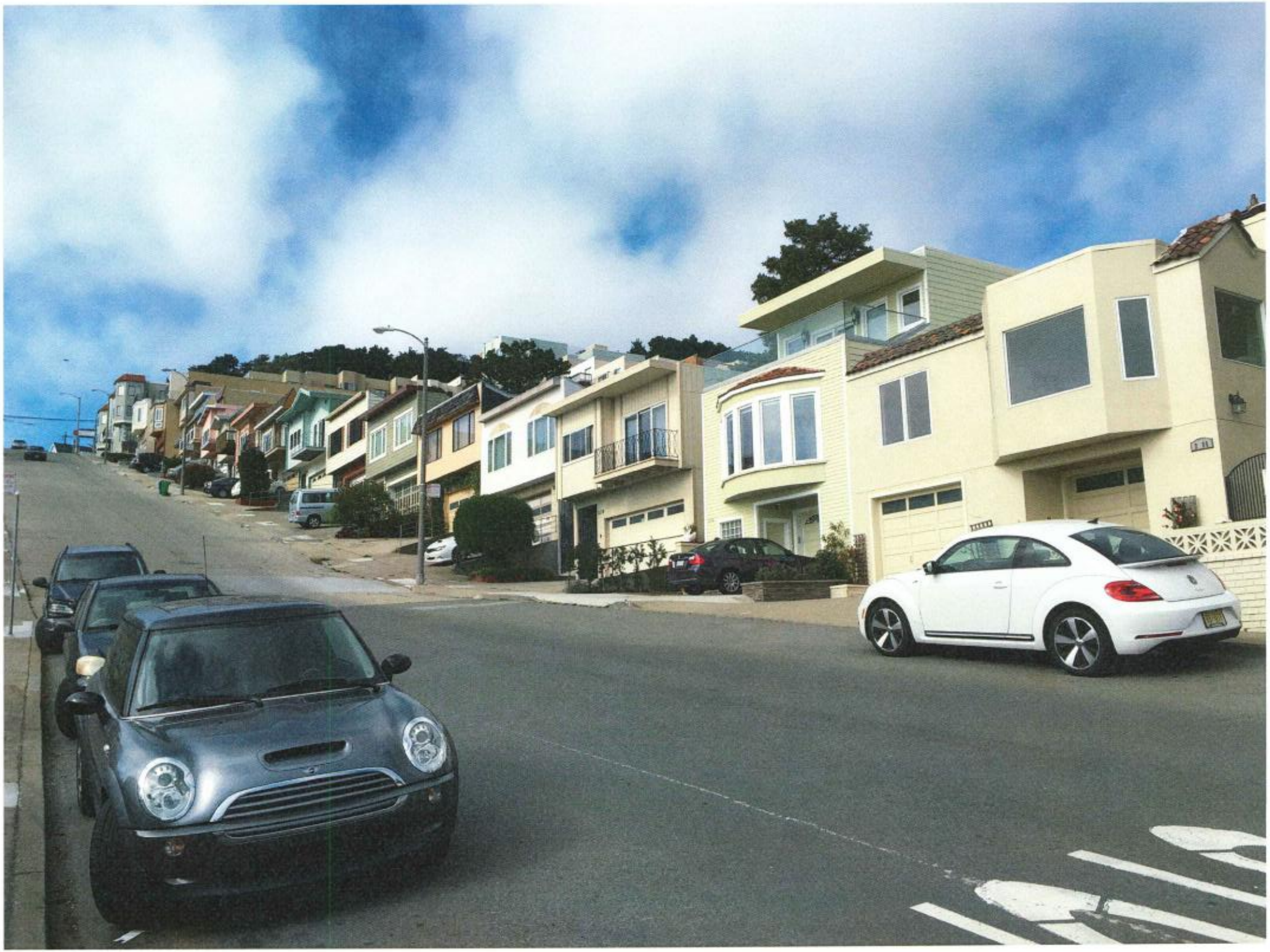
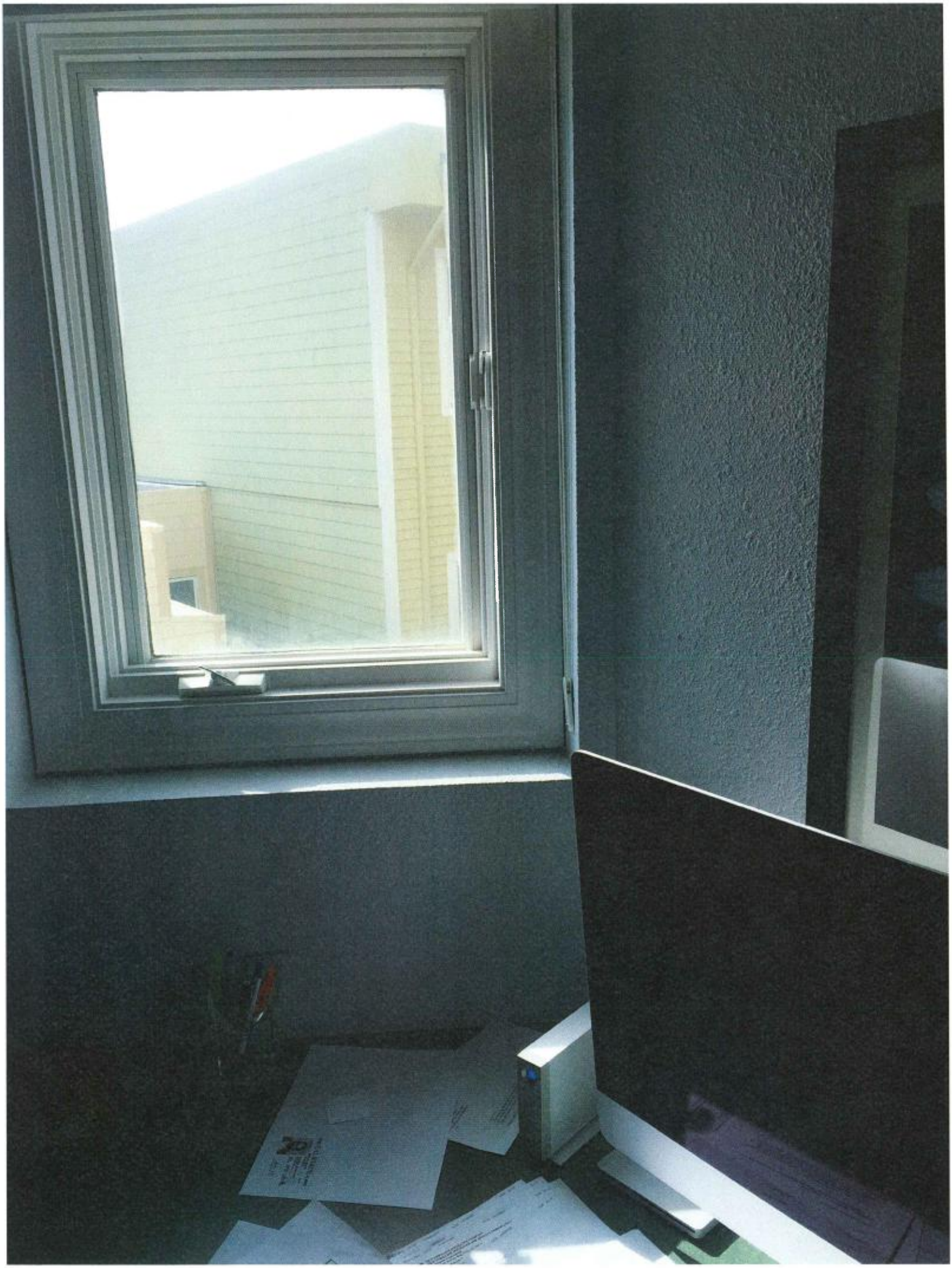
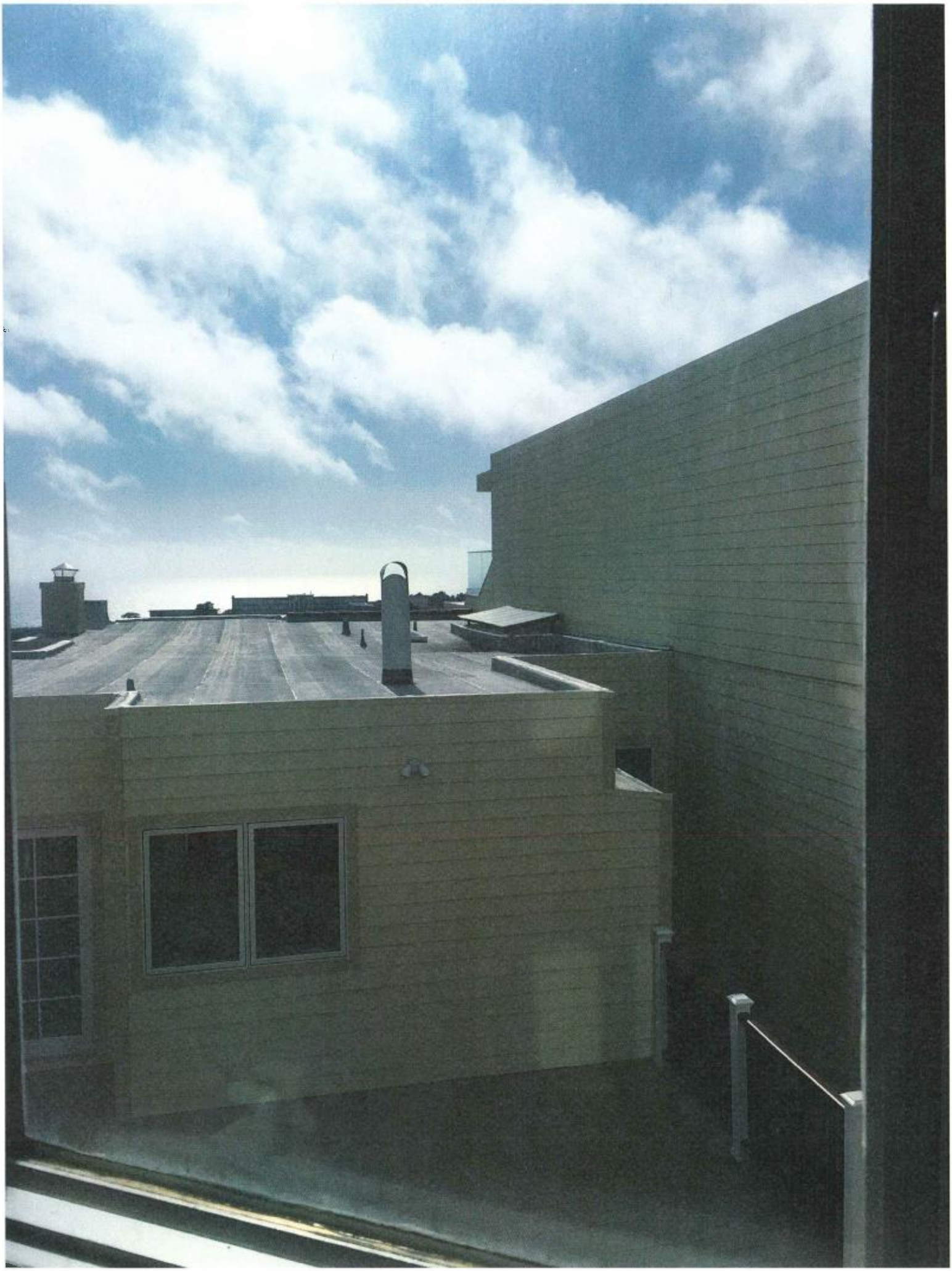
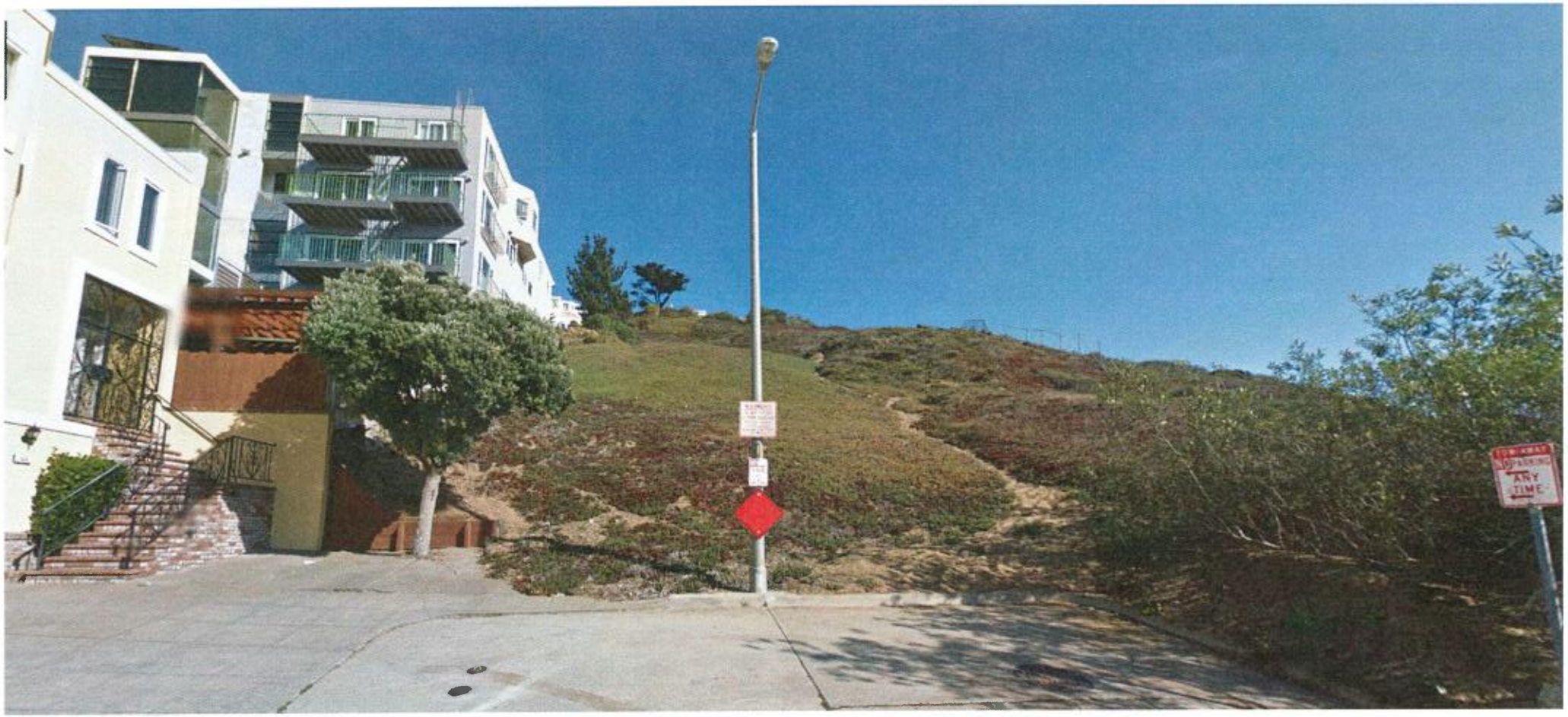
Ortega St
Funston Ave
10th Ave
8th Ave
Warren Dr
Oak Park Dr
18th Ave
17th Ave
16th Ave
15th Ave
14th Ave
Pacheco St
Midtown Terrace Playground
Laguna Honda Blvd
Quintara St
Sotelo Ave
2186 14th Ave
FOREST HILL
Laguna Honda Hospital and Rehabilitation Center
Rivera St
15th Ave
Dewey Blvd
Santiago St
Magellan Ave
Merced Ave
Vasquez Ave
Hernandez Ave
Idora Ave
Taraval St
Lenox Way
Kensington Way
Granville Way
Ulloa St
Woods

2 86








ANY
TIME

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On November 25, 2014 the Applicant named below filed Building Permit Application No. 2014.11.25.2509 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2186 14th Avenue	Applicant:	Stacy Lin
Cross Street(s):	Rivera and Quintara Sts.	Address:	3943 25th Street
Block/Lot No.:	2204/014A	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 613-1859

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☒ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback (measured to house)	0 feet	No Change
South Side Setback (to main side wall)	20 feet, 8 inches	No Change
Building Depth	54 feet, 1 inch	No Change
Rear Yard	28 feet, 6 inches	No Change
Building Height (measured to roof)	19 feet, 4 inches	28 feet, 10 inches
Number of Stories	1 over garage	2 over garage
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition with a roofdeck above and a stair penthouse for access. The vertical addition will be set back 15 feet from the front of the building with a roof deck within the setback area. There will be a second roof deck on the roof of the addition with a stairpenthouse that extends 8'-6" above the proposed roof. The project includes additions at the rear of the building that would infill notches but not extend the overall building depth. See attached plans.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Michael Smith
Telephone: (415) 558-6322
E-mail: michael.e.smith@sfgov.org

Notice Date: 7/06/2015
Expiration Date: 8/05/2015

中文詢問請電: (415) 575-9010

Para Información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415) 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the **Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals** within 15 calendar days after the building permit is issued (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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SAN FRANCISCO
PLANNING DEPARTMENT

July 6, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

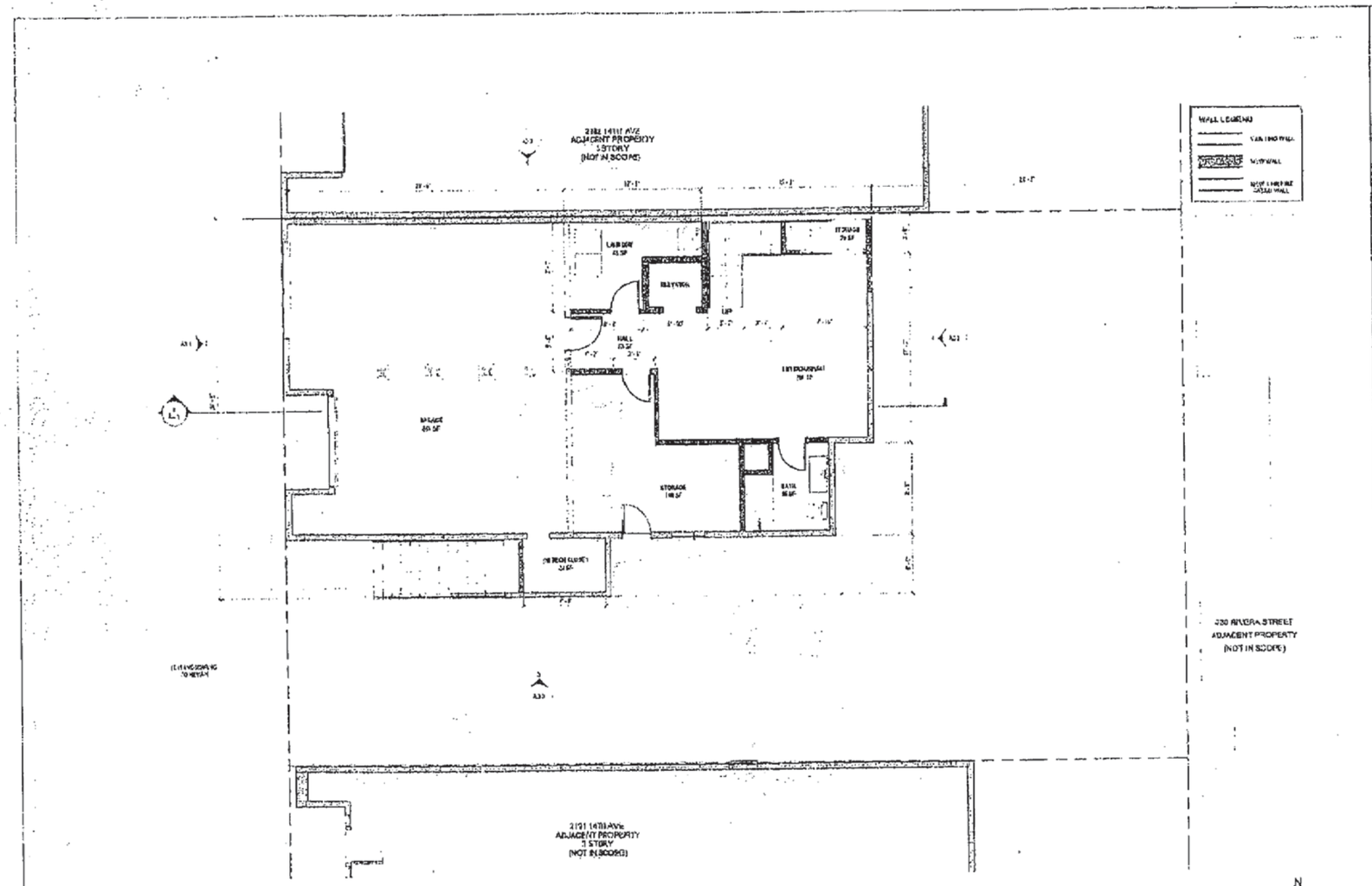
Planning
Information:
415.558.6377

The attached notice is provided under the Planning Code. It concerns property located at **2186 14th Avenue, Building Permit Application No. (2014.11.25.2509)** A hearing may occur, a right to request review may expire or a development approval may become final by **8/05/2015.**

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。
2186 14th Avenue, Building Permit Application No. (2014.11.25.2509). 的建築計劃有關。如果在**8/05/2015** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃**最終**會被核准。
如果你需要用華語獲得關於這通告的細節,請電 (415) 575-9010,
然後, 請按 "8" · 及留言.
城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la propiedad en la siguiente dirección at **2186 14th Avenue, Building Permit Application No. (2014.11.25.2509).** Es un requisito del Código de Planeamiento (Planning Code) mandarle este aviso. Hay una posibilidad de que ocurra una audiencia para aprobar el proyecto en esta dirección. Usted tiene derecho a revisar el archivo pero debe ser antes del: **8/05/2015.** Para obtener más información en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.



1 PROPOSED FLOOR PLAN - LEVEL 1

ARKICHIK

Stacey Lin

VERTICAL EXPANSION & INTERIOR RENOVATION

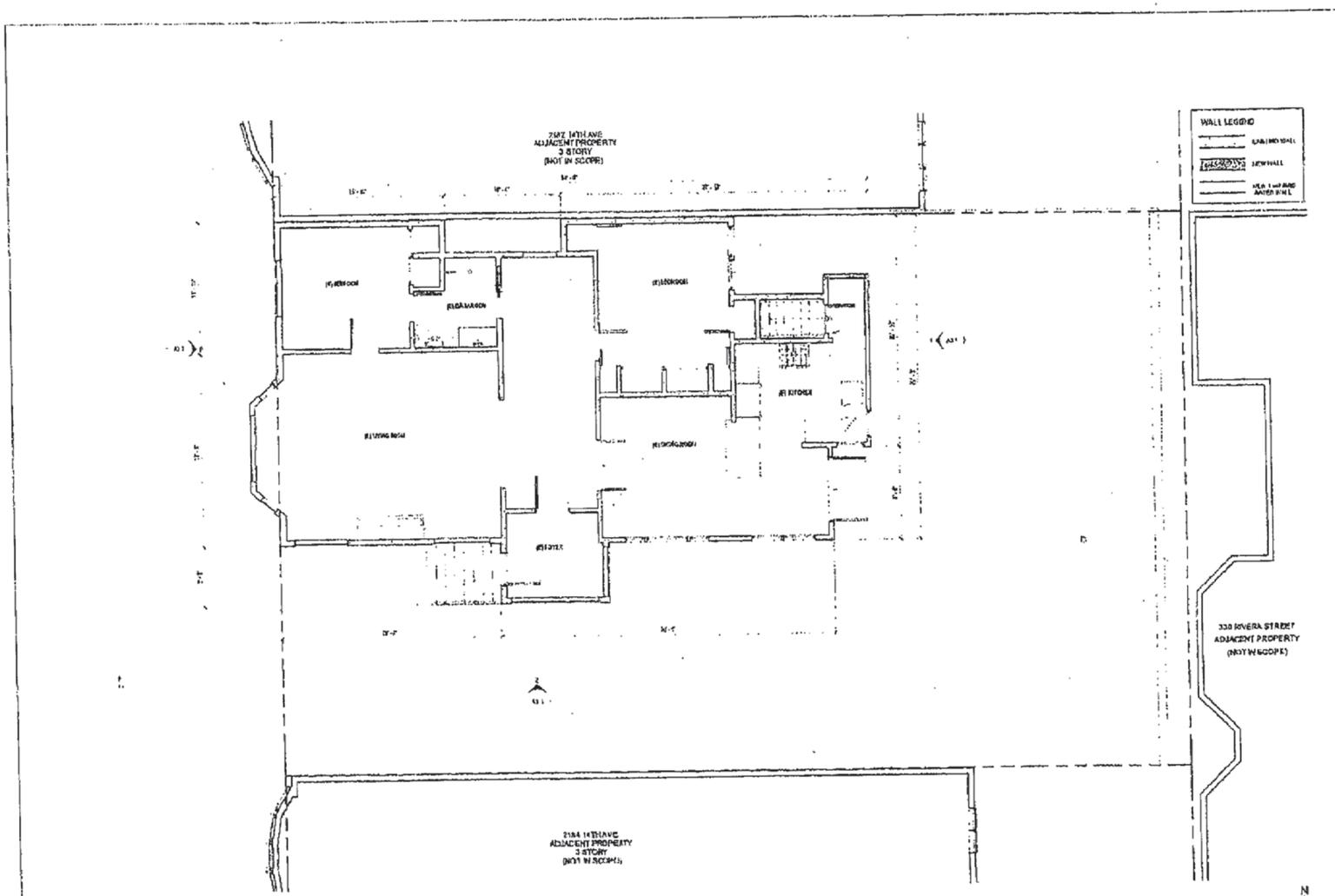
KONG RESIDENCE

2184 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

PROPOSED FLOOR PLAN L1

A2.3

PAGE 4-1



1 EXISTING FLOOR PLAN - LEVEL 2

ARKICHIK

Stacy Lin

VERTICAL EXPANSION & INTERIOR RENOVATION

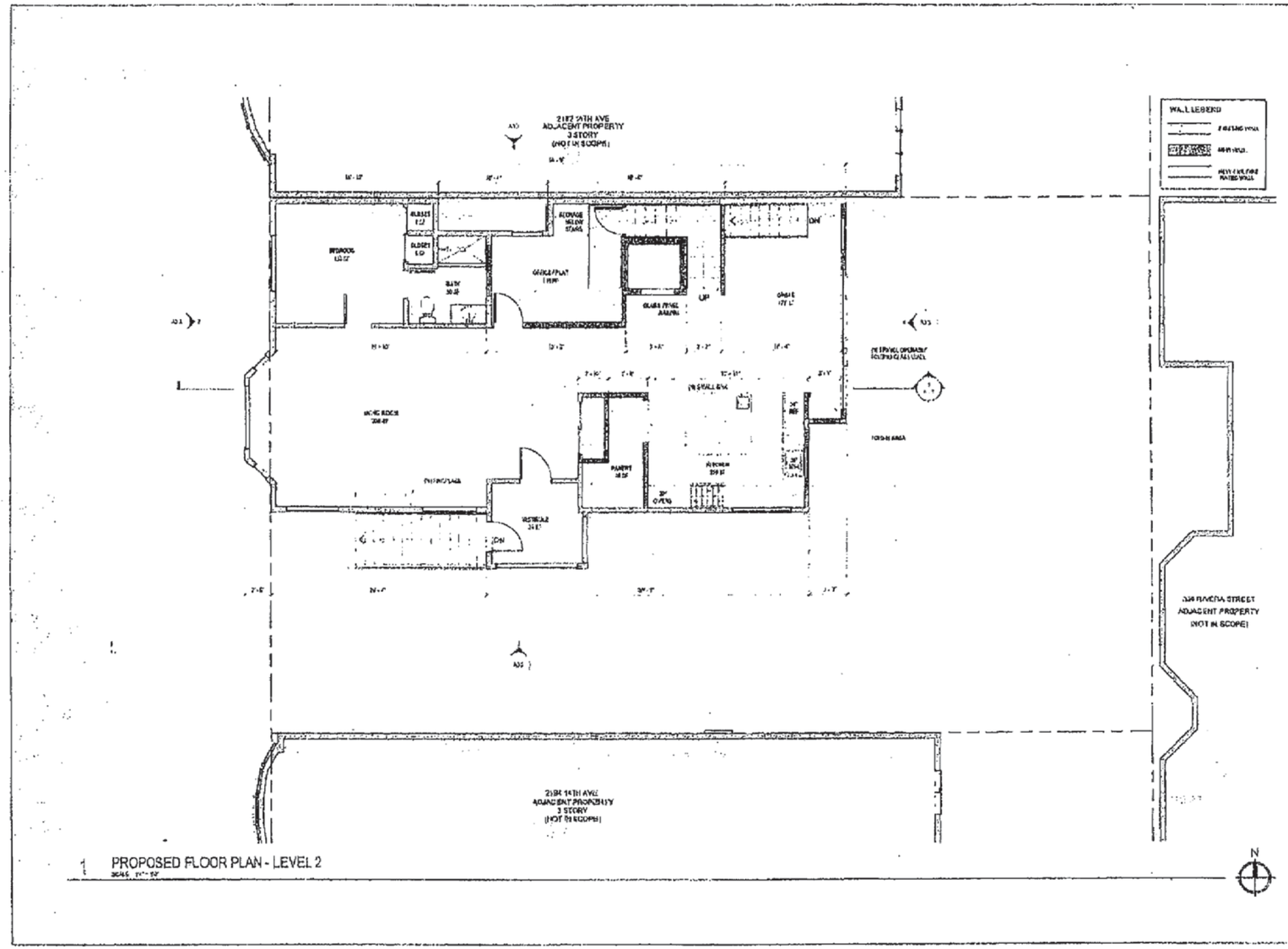
KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

EXISTING FLOOR PLAN L2

A2.2

PAGE 2 of 7



1 PROPOSED FLOOR PLAN - LEVEL 2

ARKICHIK

VERTICAL EXPANSION & INTERIOR RENOVATION

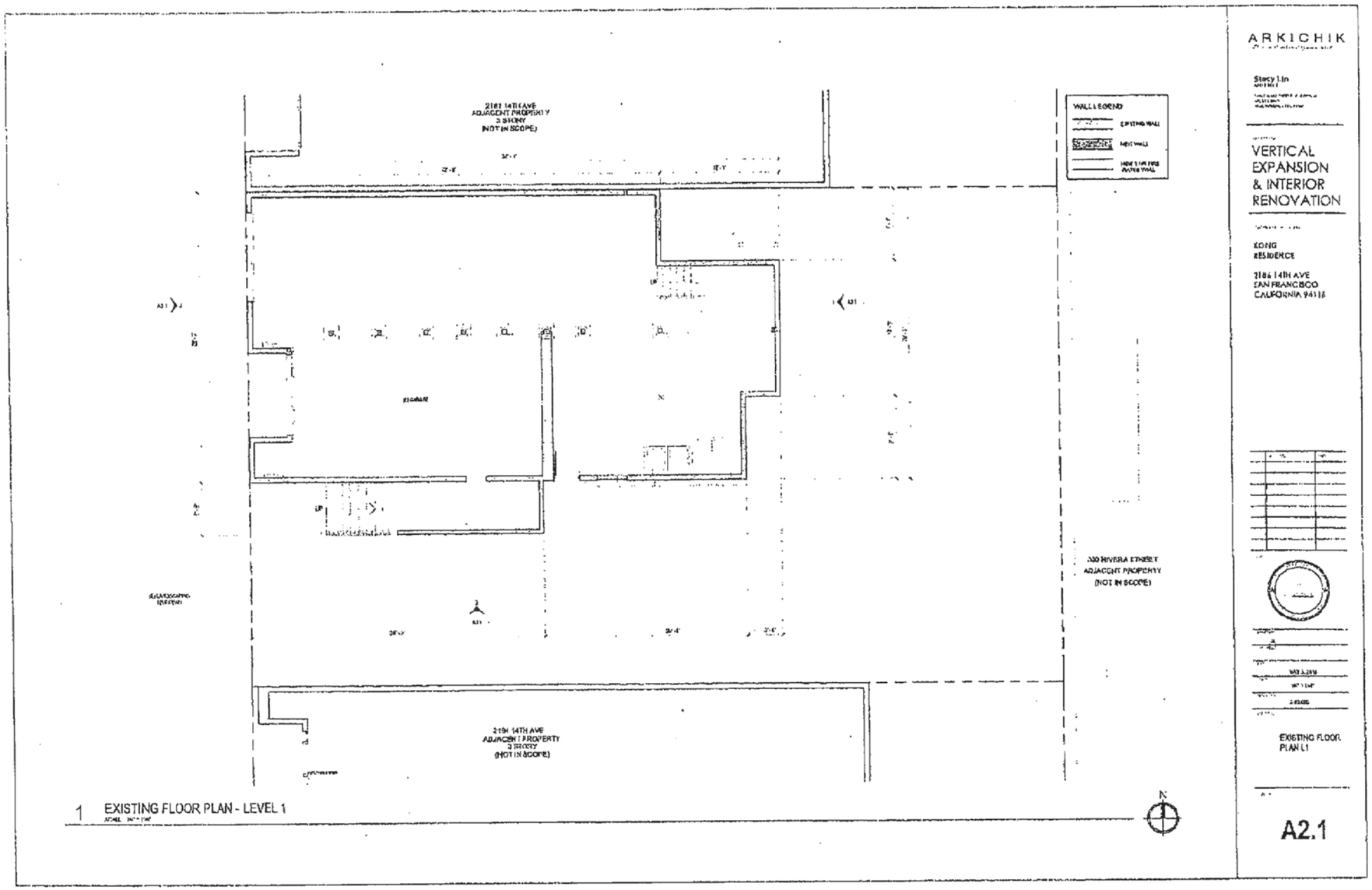
KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

PROPOSED FLOOR PLAN L2

A2.4

PAGE 4-2



1 EXISTING FLOOR PLAN - LEVEL 1

ARKICHIK

Stacy Lin

VERTICAL EXPANSION & INTERIOR RENOVATION

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

EXISTING FLOOR PLAN L1

A2.1

PAGE 3-1

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: **8/3/2015 5:03:35 PM**

Application Number:	201411252509
Form Number:	3
Address(es):	2204 / 014A / 0 2186 14TH AV
Description:	CONVERT GARAGE LEVEL STORAGE INTO AN ENTERTAINMENT ROOM & A BATH. ADDITION OF AN INTERNAL ELEVATOR. KITCHEN RENOVATION, VERTICAL ADDITION OF A FLOOR WITH 3 BEDROOMS + 2 BATHS ROOMS, ROOFTOP GARDEN.
Cost:	$100,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/25/2014	TRIAGE	
11/25/2014	FILING	
11/25/2014	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	11/26/14	11/26/14			11/26/14	SECONDEZ GRACE	415-558-6070	
2	CP-ZOC	11/26/14	3/30/15	3/30/15			SMITH MICHAEL	415-558-6377	
3	CP-NP	6/11/15					SMITH MICHAEL	415-558-6377	Sec. 311 cover letter mailed: 6/11/15 Sec. 311 mailed: 7/6/15 exp: 8/5/15 (Milton)
4	BLDG							415-558-6133	
5	DPW-BSM							415-558-6060	
6	SFPUC							415-575-6941	
7	PPC							415-558-6133	
8	CPB							415-558-6070	

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 558-6570 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

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City and County of San Francisco ©2000-2009

R A D I U S services

1221 HARRISON STREET #18
SAN FRANCISCO, CA 94103

P: 415-391-4775
F: 415-391-4777
radiusservices@sfradius.com

AFFIDAVIT OF PREPARATION OF RADIUS NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS FOR PUBLIC NOTIFICATION

RADIUS SERVICES hereby declares as follows:

1. We have prepared the NOTIFICATION MAP, MAILING LIST, and DELIVERY MATERIALS for the purpose of public notification in accordance with the requirements and instructions stipulated by San Francisco City Planning Department Planning Code / San Francisco Department of Building Inspection / San Francisco Public Works Code:

[ ]	Section 311 (Residential)	[ ]	Mobile Food Facility (MFF) Truck: 75' minimum radius measured from the outer boundaries of the assumed curbside and all properties across the street that directly fronts, in whole or in part.
[ ]	Section 312 (Commercial)		
[ ]	Variance	[ ]	Mobile Food Facility (MFF) Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located.
[ ]	Environmental Evaluation		
[ ]	Conditional Use Permit	[ ]	Minor Sidewalk Encroachment (MSE) 150' radius **fronting** the subject property.
[ ]	Conditional Use Permit for Wireless Antenna Installation	[ ]	Major Sidewalk Encroachment (ME) 300' complete radius.
[X]	Other D/R	[ ]	Section 106.3.2.3 (Demolition)

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require remailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California and the City and County of San Francisco that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 7/30/15.

RADIUS SERVICES
Professional Service Provider

Kevin Chuck
Radius Services

220414AT
Radius Services Job Number

2186 14th Ave
Project Address

2204 / 14A
Block / Lot

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 220414AT	2186 14TH AVE	FREEDMAN	15	0721
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ZACKS & FREEDMAN	235 MONTGOMERY ST #400	SAN FRANCISCO	CA	94104
0001	005					
2203	006	ALEXANDRA SHUMELDA	400 RIVERA ST	SAN FRANCISCO	CA	94116-1847
2203	045	D & C CHAN	2175 14TH AV	SAN FRANCISCO	CA	94116-1840
2203	046	S & M CHU TRS	2179 14TH AV	SAN FRANCISCO	CA	94116-1840
2204	013	S & S PATEL	330 RIVERA ST	SAN FRANCISCO	CA	94116-1905
2204	014	H & B TSENG TRS	2194 14TH AV	SAN FRANCISCO	CA	94116-1839
2204	014A	WANG KONG TRS	2186 14TH AV	SAN FRANCISCO	CA	94116-1839
2204	014B	SONNE TRS	2182 14TH AV	SAN FRANCISCO	CA	94116-1839
2204	014B	OCCUPANT	2182A 14TH AV	SAN FRANCISCO	CA	94116-1839
9999	999					

THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE

2203/046
S & M CHU TRS
2179 14TH AV
SAN FRANCISCO CA 94116-1840

2204/013
S & S PATEL
330 RIVERA ST
SAN FRANCISCO CA 94116-1905

2204/014
H & B TSENG TRS
2194 14TH AV
SAN FRANCISCO CA 94116-1839

2204/014A
WANG KONG TRS
2186 14TH AV
SAN FRANCISCO CA 94116-1839

2204/014B
SONNE TRS
2182 14TH AV
SAN FRANCISCO CA 94116-1839

2204/014B
OCCUPANT
2182A 14TH AV
SAN FRANCISCO CA 94116-1839

9999/999
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. . . . . .

0000/007
RADIUS SERVICES BELIEVES THAT
THE INFORMATION CONTAINED HEREIN

0000/008
WHILE NOT GUARANTEED HAS BEEN
SECURED FROM SOURCES DEEMED
RELIABLE

0001/001
RADIUS SERVICES NO. 220414AT
2186 14TH AVE
FREEDMAN 15 0721

0001/002
. . . . . .
. . . . . .
. . . . . .

0001/003
R A D I U S S E R V I C E S
1221 H A R R I S O N S T #18
SAN FRANCISCO CA 94103

0001/004
ZACKS & FREEDMAN
235 MONTGOMERY ST #400
SAN FRANCISCO CA 94104

0001/005
. . . . . .
. . . . . .
. . . . . .

2203/006
ALEXANDRA SHUMELDA
400 RIVERA ST
SAN FRANCISCO CA 94116-1847

2203/045
D & C CHAN
2175 14TH AV
SAN FRANCISCO CA 94116-1840

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: **8/3/2015 5:03:35 PM**

Application Number:	201411252509
Form Number:	3
Address(es):	2204 / 014A / 0 2186 14TH AV
Description:	CONVERT GARAGE LEVEL STORAGE INTO AN ENTERTAINMENT ROOM & A BATH. ADDITION OF AN INTERNAL ELEVATOR. KITCHEN RENOVATION, VERTICAL ADDITION OF A FLOOR WITH 3 BEDROOMS + 2 BATHS ROOMS, ROOFTOP GARDEN.
Cost:	$100,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/25/2014	TRIAGE	
11/25/2014	FILING	
11/25/2014	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	11/26/14	11/26/14			11/26/14	SECONDEZ GRACE	415-558-6070	
2	CP-ZOC	11/26/14	3/30/15	3/30/15			SMITH MICHAEL	415-558-6377	
3	CP-NP	6/11/15					SMITH MICHAEL	415-558-6377	Sec. 311 cover letter mailed: 6/11/15 Sec. 311 mailed: 7/6/15 exp: 8/5/15 (Milton)
4	BLDG							415-558-6133	
5	DPW-BSM							415-558-6060	
6	SFPUC							415-575-6941	
7	PPC							415-558-6133	
8	CPB							415-558-6070	

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

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TSAO-WU, CHOW & YEE LLP
ATTORNEYS AT LAW

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jchow@tsaochow.com

595 Market Street, Suite 680
San Francisco, California 94105
Telephone: 415.777.1688
General Facsimile: 415.777.2298
www.tsaochow.com

VIA CERTIFIED MAIL
FOLLOWED BY PRIORITY MAIL AND E-MAIL

September 28, 2015

Veronica Flores, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Tel: (415) 575-9173
Fax: (415) 558-6409
Veronica.Flores@sfgov.org

Re: Discretionary Review Case Number: 2014-002527DRP
Project Address: 2186 14th Avenue, San Francisco CA 94116
Building Permit Application No. 2014.11.25.2509

Dear Ms. Flores:

I write as a follow-up to my voicemail to you on September 25, 2015 in regards to the above-referenced matter. We understand that this matter has been assigned to you as well as Mr. Michael Smith.

This law firm has been retained to represent Kong and Wang Family Living Trust, the property owners of 2186 14th Avenue, San Francisco, CA 94116. On November 25, 2014 the property owners filed an application for an alteration to add height to their single-family dwelling. The Building Application Number is 2014.11.25.2509.

On August 5, 2015 Discretionary Applicants Sangita Patel and Sukhdev Patel, through their authorized agent attorney Ryan J. Patterson, submitted an application for Discretionary Review (see attached). Although the Patels had previously discussed the project with the property owners, they never discussed this project with the Planning Department permit review planner.

Had the Patels inquired into this approved permit with the Planning Department before lodging their application for Discretionary Review, the Planners would have advised the Patels that the property owners' building permit application was obtained appropriately, and that there

is no need for Discretionary Review. No modifications to the property owners' proposed project are necessary in order to protect the public interest.

Please find below the property owners' responses to this meritless Discretionary Review Application.

Question 1: Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Discretionary Review is unnecessary for this matter and the Project should be approved. The concerns about the Project are alleviated with the following:

1. The Project would not substantially block off natural light nor would the Project cause any interference with the Patel's privacy.

The project site has a rear setback requirement of 20'-8". However, the proposed project provides a 28'-6" rear setback instead, so there will be a tremendous amount of space between the properties (see attached). Additionally, the Project seeks to vertically add a story not to exceed the neighbors' building height. With a substantial distance between both properties and the Project being, at most, the same height as that of the Patels' house, there is an insignificant, if any, impediment of natural light reaching the Patels' house. Rather, the Patels seek to maintain their unobstructed view; a claim unsupported by California law.

Further, the Patels can simply close their curtains or blinds to preserve their privacy. On the other hand, if the Patels do not have any blinds or curtains installed in the first place, then it is clear that there was no expectation of privacy to begin with.

It is also not the property owners' intent to infringe on any privacy. The property owners have already reduced the maximum square-footage allowed to the detriment of the property's value with the rear setback. The property owners are not building this project for investment purposes but rather are merely creating a reasonable addition to the existing building.

2. The Project's proposed building scale is consistent with adjacent neighbors.

Both the neighbors in the north (2194 14th Avenue) and in the south (2182 14th Avenue) are three-story, single family homes. The property owners, being cognizant of the neighborhood's character as residents themselves, have carefully proposed the Project to vertically add a story not to exceed the neighbors' building height. As such, the Project's proposed building scale is perfectly compatible with that of its neighbors.

3. The proposed roof top garden is reasonably sized, the deck does not interfere with the Patel's privacy, and the stairs are a reasonable feature to be added.

The Project has a total of 1878 square-feet in modifications. The 472 square-foot roof top garden encompasses only a small portion of the overall square-footage of the Project. As a result, in totality, the roof top garden does not and mathematically cannot dominate the appearance of the building.

Further, as stated in Section 1 above, the property owners have not and are not trying to maximize on the square-footage allowed. In doing so, the property owners have kept the proposed roof top garden reasonably sized and have not extended the roof top garden out to the full extent allowed. Also addressed in Section 1 above, the Patel's privacy will not be interfered with upon the use of blinds, curtains, or screens.

The internal elevator for the proposed project is to serve the three habitable floors only and does not reach the rooftop. There is a mechanical enclosure roughly 4' in height on top of the elevator. After the Project Review Meeting on October 14, 2014 with Planning staff, the stairs enclosure leading to the rooftop has been reduced in massing by a sloping roof resulting in a much smaller footprint as well. The rooftop guardrails were called out on the submitted plans as "3' – 6" Glass Panel Guardrail" on sheet A2.6. Thus, the proposed stairs and elevator are reasonable features that have already been addressed and altered by the property owners and Planning staff working together.

Question 2: What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the city.

1. The property owners have already changed its initial Project proposal in anticipation and consideration of neighbor concerns.

The rear setback, the internal elevator, and the stairs massing were addressed prior to the submittal as a result of the Project Review Meeting with Planning staff. These were recommendations from the staff that the staff felt might be forthcoming issues from neighbors. The property owners followed the Planning staff's recommendations and increased the rear setback, shortened the elevator travel to only habitable floors, reduced the massing on the stairs enclosure, and added glass guardrails instead of stucco parapets.

Thus, the property owners have already performed their due diligence in addressing concerns and have been proactive in voluntarily altering their Project prior to submittal.

Thank you for your attention to this matter. We are confident that the Planning Commission will agree that my clients' permit application does not require any changes, and will allow them to proceed with the proposed build as is. Please contact me or Project Sponsor Mr. Jeffery Kong with any questions or comments. We look forward to your prompt response.

Very truly yours,

JOHN CHOW
Attorney at Law
Enclosures: As described.

RESPONSE TO

DISCRETIONARY REVIEW (DRP)

San Francisco Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 2186 14th Avenue Zip Code: 94116

Building Permit Application(s): 2014.11.25.2509

Record Number: 2014-002527DRP Assigned Planner: Michael Smith / Veronica Flores

Project Sponsor

Name: Jeffery Kong Phone: (415) 867-7352

Email: Jeffery.Kong@gmail.com

Required Questions

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

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.
   (See additional sheet for response)

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

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	2	4
Height	19'-4"	28'-10" (+3'-6" parapet)
Building Depth	54'-1"	54'-1"
Rental Value (monthly)		
Property Value		

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

Signature: **Date:**

☐ Property Owner
☐ Authorized Agent

Printed Name:

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

1. The three major concerns of the Patel Family are:
    a. Privacy. Response: The project site has a rear setback requirement of 20'-8". The proposed project provides a 28'-6" rear setback. The property owners' interest is not to maximize on the buildable area but to create a reasonable addition to the existing building.
    b. The scale and massing of the proposed addition is not consistent with the immediate adjacent neighbors. Response: Both the neighbors in the north (2194 14th Ave) and in the south (2182 14th Ave) are three-story, single family homes. The proposed project was to vertically add a story not to exceed the neighbors' building height.
    c. Rooftop garden, stair access, and the internal elevator. Response: The internal elevator for the proposed project is to serve the three habitable floors only and does not reach the rooftop. There is a mechanical enclosre roughly 4' in height on top of the elevator. After the Project Review Meeting on October 14, 2014 with Planning staff, the stairs enclosure leading to the rooftop has been reduced in massing by a sloping roof resulting in a much smaller footprint as well. The rooftop guardrails were called out on the submitted plans as "3'-6" Glass Panel Guardrail" on sheet A2.6.
2. The rear setback, the internal elevator, and the stairs massing were addressed prior to submittal as a result of Project Review Meeting with Planning staff. These were recommendations from the staff that the staff felt might be issues arisen from neighbors. We followed the Planning staff recommendation and increased the rear setback, shorten the elevator travel to only habitable floors, reduced the massing on the stairs enclosure, and added glass guardrails instead of stucco parapets.

SCOPE OF WORK

1. CONVERT GARAGE LEVEL STORAGE INTO ENTERTAINMENT ROOM WITH A BATHROOM
2. ADDITION OF AN INTERNAL ELEVATOR
3. KITCHEN RENOVATION
4. VERTICAL ADDITION OF A FLOOR WITH 3 BEDROOMS AND 2 BATH ROOMS ROOFTOP GARDEN

VICINITY MAP

PROJECT DATA

APN:	2204-014A
ZONING:	RH-1
HT. LIMIT:	40-X
OCCUPANCY:	R-3 & U
STORIES:	1 OVER GARAGE
TYPE:	V-B
YEAR BUILT:	1926
LOT AREA:	4,120 SQ. FT.

(E) BUILDING AREA/HABITABLE (CONDITIONED) AREA:

GARAGE	0 SF
1ST FLOOR	1,524 SF
TOTAL	1,524 SF

(N) BUILDING AREA/HABITABLE (CONDITIONED) AREA:

GARAGE	600 SF
1ST FLOOR	1,600 SF
2ND FLOOR	1,287 SF
TOTAL	3,487 SF

FAR = 3,487/4,120 = 0.846 < 1.8 ALLOWABLE

SHEET INDEX

ARCHITECTURAL

A1.1 PROJECT DATA & SITE PLAN
A1.2 PROPOSED SITE PLAN
A2.1 EXISTING FLOOR PLAN - L1
A2.2 EXISTING FLOOR PLAN - L2
A2.3 PROPOSED FLOOR PLAN - L1
A2.4 PROPOSED FLOOR PLAN - L2
A2.5 PROPOSED FLOOR PLAN - L3
A2.6 PROPOSED FLOOR PLAN - ROOF
A3.1 EXISTING BUILDING ELEVATIONS
A3.2 PROPOSED BUILDING ELEVATIONS
A3.3 PROPOSED BUILDING FACADE MATERIAL
A4.1 BUILDING SECTIONS
A5.1 PHOTOGRAPHS & PERSPECTIVE VIEWS FROM STREET
A6.1 DOOR & WINDOW SCHEDULE
A7.1 DETAILS

ELECTRICAL

E.1 ELECTRICAL NOTES, MECHANICAL NOTES
E.2 (N) 1ST & 2ND FLOOR LIGHTING PLAN
E.3 (N) 3RD FLOOR & ROOF LIGHTING PLANS

MECHANICAL

M.1 CALIFORNIA TITLE 24 REPORT
M.2 CALIFORNIA TITLE 24 REPORT

STRUCTURAL

G.1 ENERGY INSPECTIOIN
G.2 GREEN BUILDING NOTES

STRUCTURAL

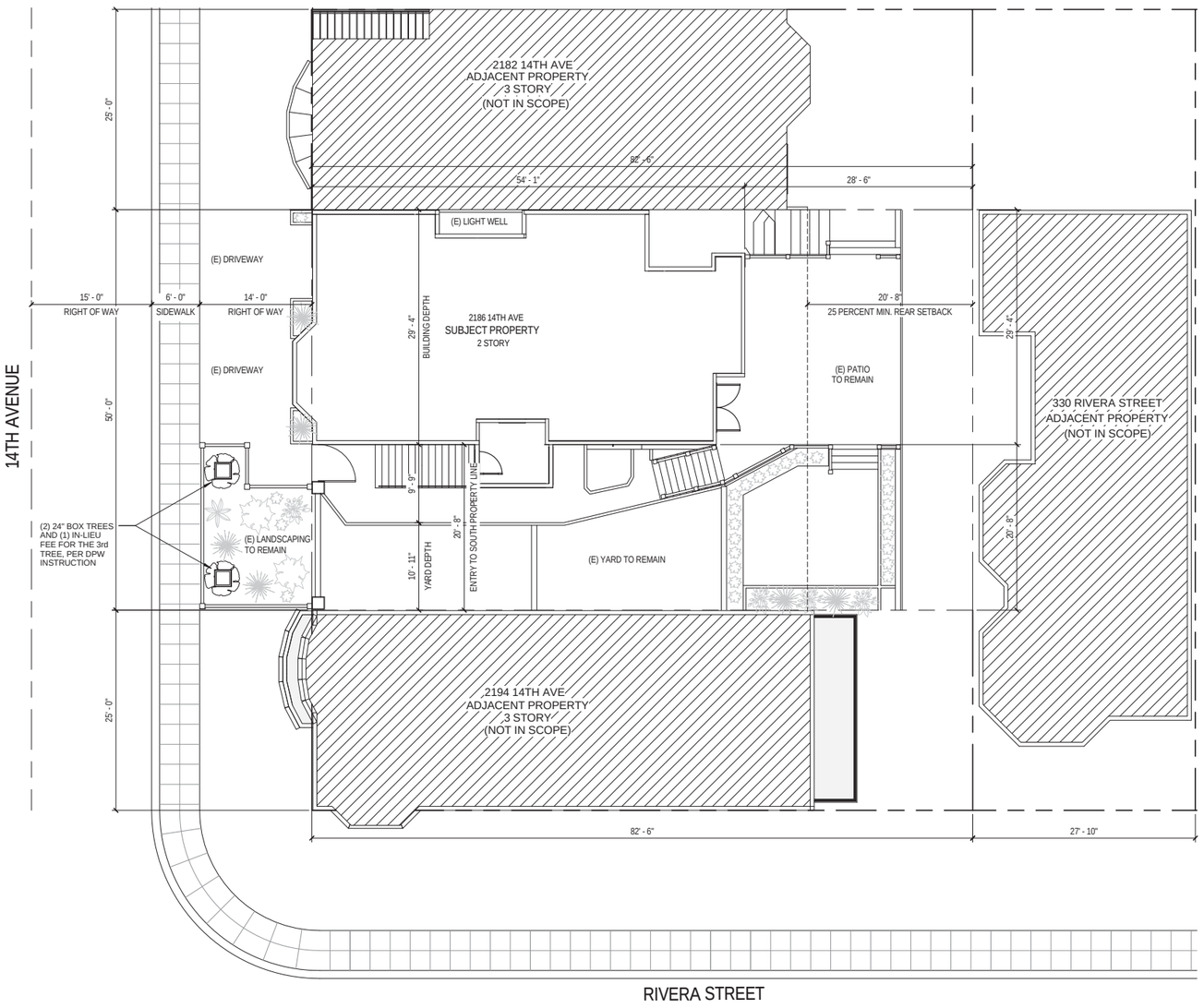
S-1.1 GENERAL STRUCTURAL NOTES
S-1.2 GENERAL STRUCTURAL DETAILS
S-1.3 GENERAL STRUCTURAL DETAILS CONTINUED
S-2.0 FOUNDATION AND FIRST FLOOR FRAMING PLAN
S-2.1 SECOND FLOOR FRAMING PLAN
S-2.2 THIRD FLOOR FRAMING PLAN
S-2.3 ROOF FRAMING PLAN
S-3.0 STRUCTURAL DETAILS

CIVIL

Ci-1 GENERAL NOTES GRADING PLAN AND CROSS SECTION
Ci-2 DRAINAGE PLAN AND DETAILS

APPLICABLE CODES

2013 SAN FRANCISCO BUILDING CODE
2013 SAN FRANCISCO PLANNING CODE
2013 SAN FRANCISCO FIRE CODE
2013 SAN FRANCISCO MECHANICAL CODE
2013 SAN FRANCISCO PLUMBING CODE
2013 SAN FRANCISCO ELECTRICAL CODE
2013 SAN FRANCISCO ENERGY CODE
2013 CALIFORNIA HISTORICAL BUILDING CODE



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

ARKICHIK
It's all about your nest

Stacy Lin
ARCHITECT

SAN FRANCISCO, CALIFORNIA
415.613.1859
STACY@ARKICHIK.COM

PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

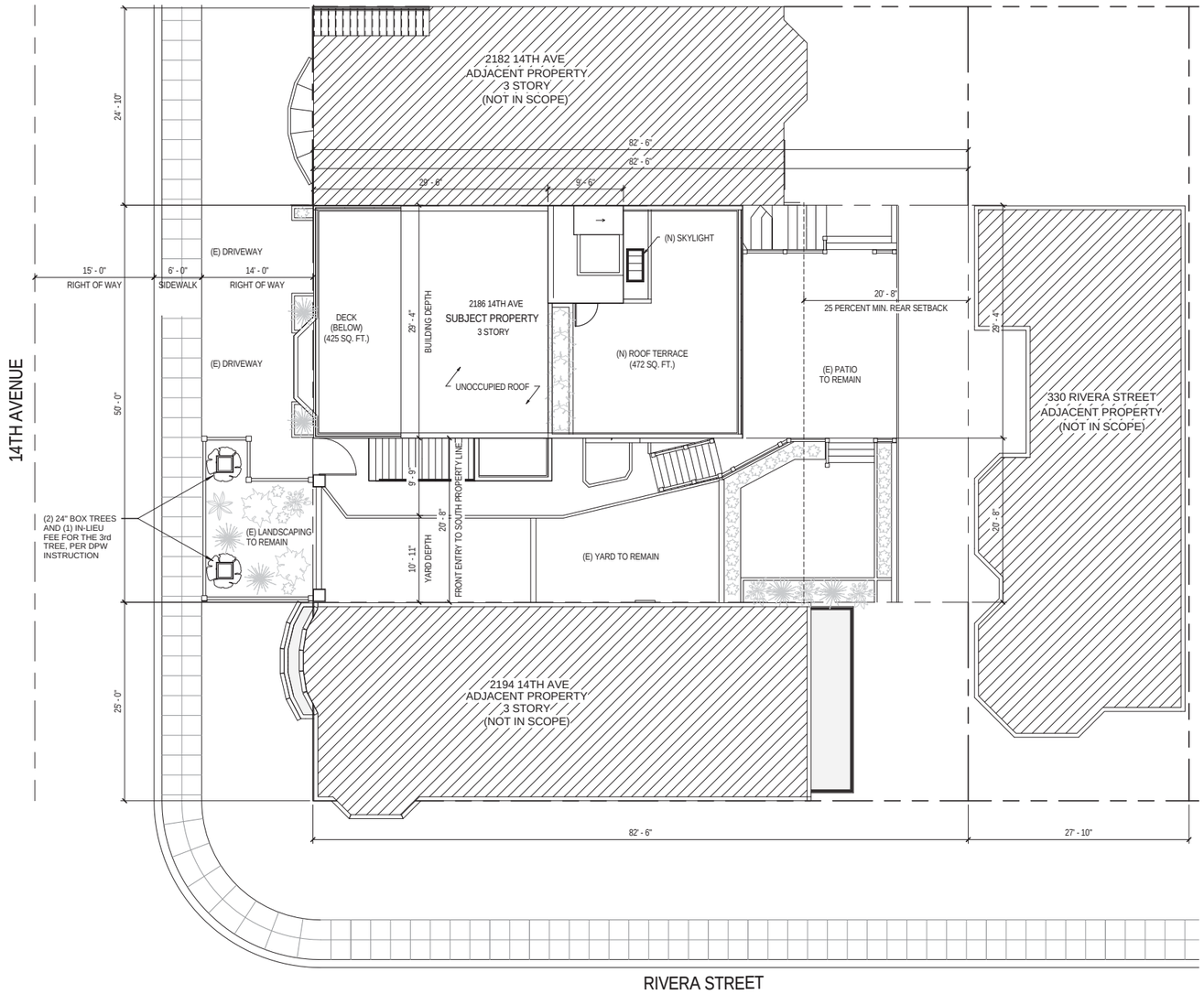
STAMPS

DRAWN BY
SL

DATE
SEPTEMBER 30, 2015

SHEET TITLE
PROJECT DATA & SITE PLAN

SHEET #
A1.1



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

N

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	REVISIONS	DATE

STAMPS

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SL

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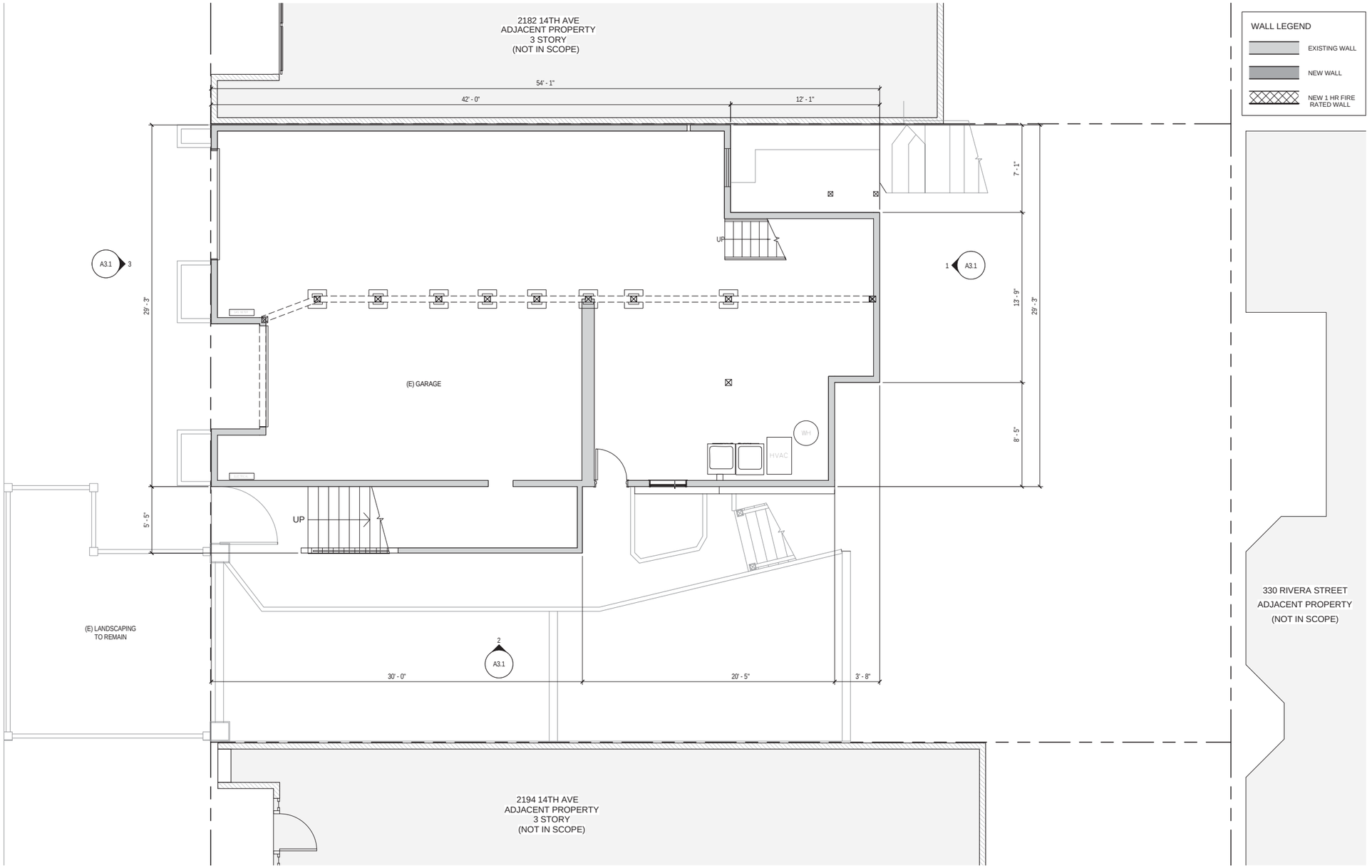
SEPTEMBER 30, 2015

SHEET TITLE

PROPOSED SITE PLAN

SHEET #

A1.2



1 EXISTING FLOOR PLAN - LEVEL 1

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

N

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2186 14TH AVE
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CALIFORNIA 94116

REVISIONS	DATE

STAMPS

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SL

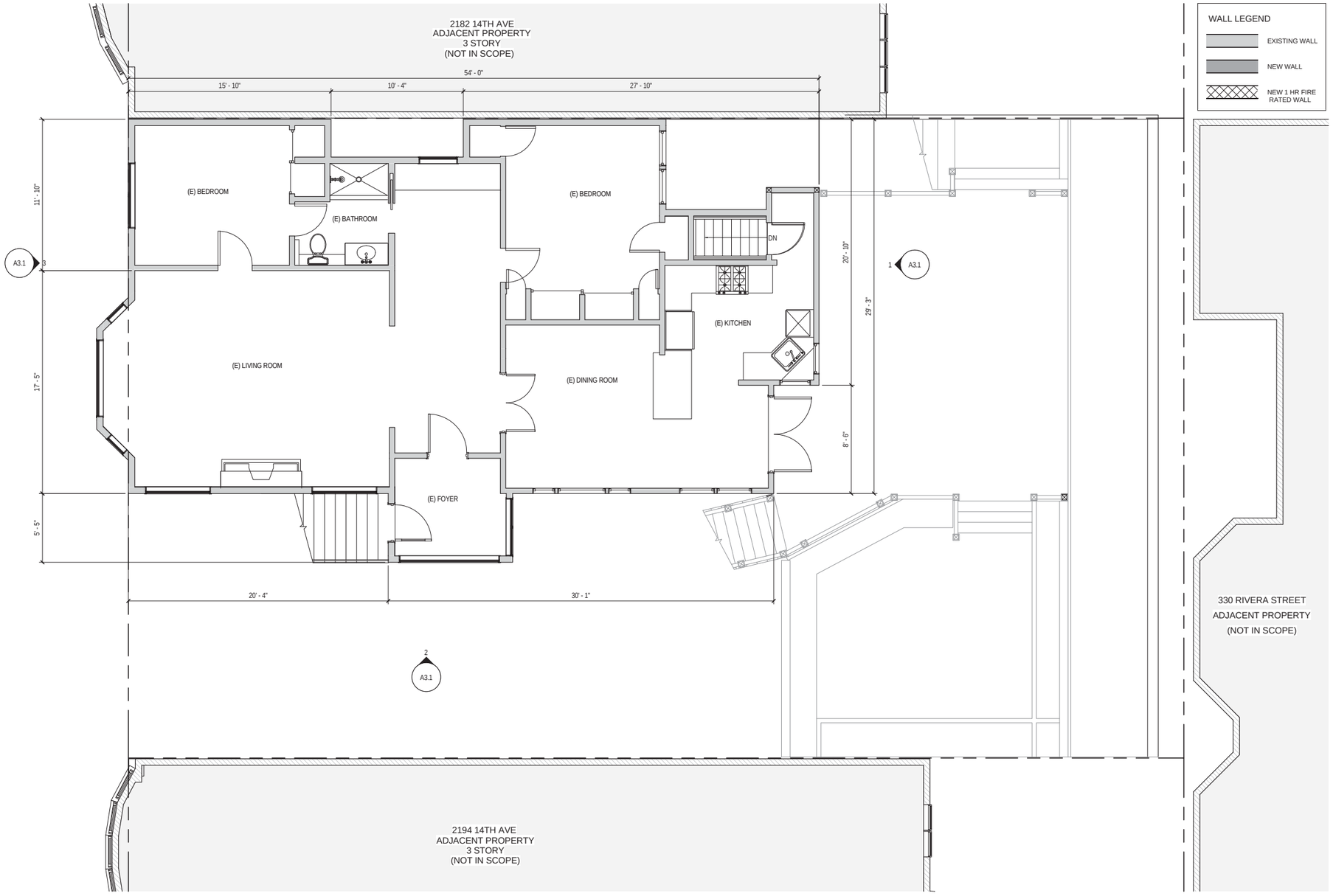
DATE
SEPTEMBER 30, 2015

SHEET TITLE

EXISTING FLOOR PLAN L1

SHEET #

A2.1



1 EXISTING FLOOR PLAN - LEVEL 2

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

N

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PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

REVISIONS	DATE

STAMPS

DRAWN BY
SL

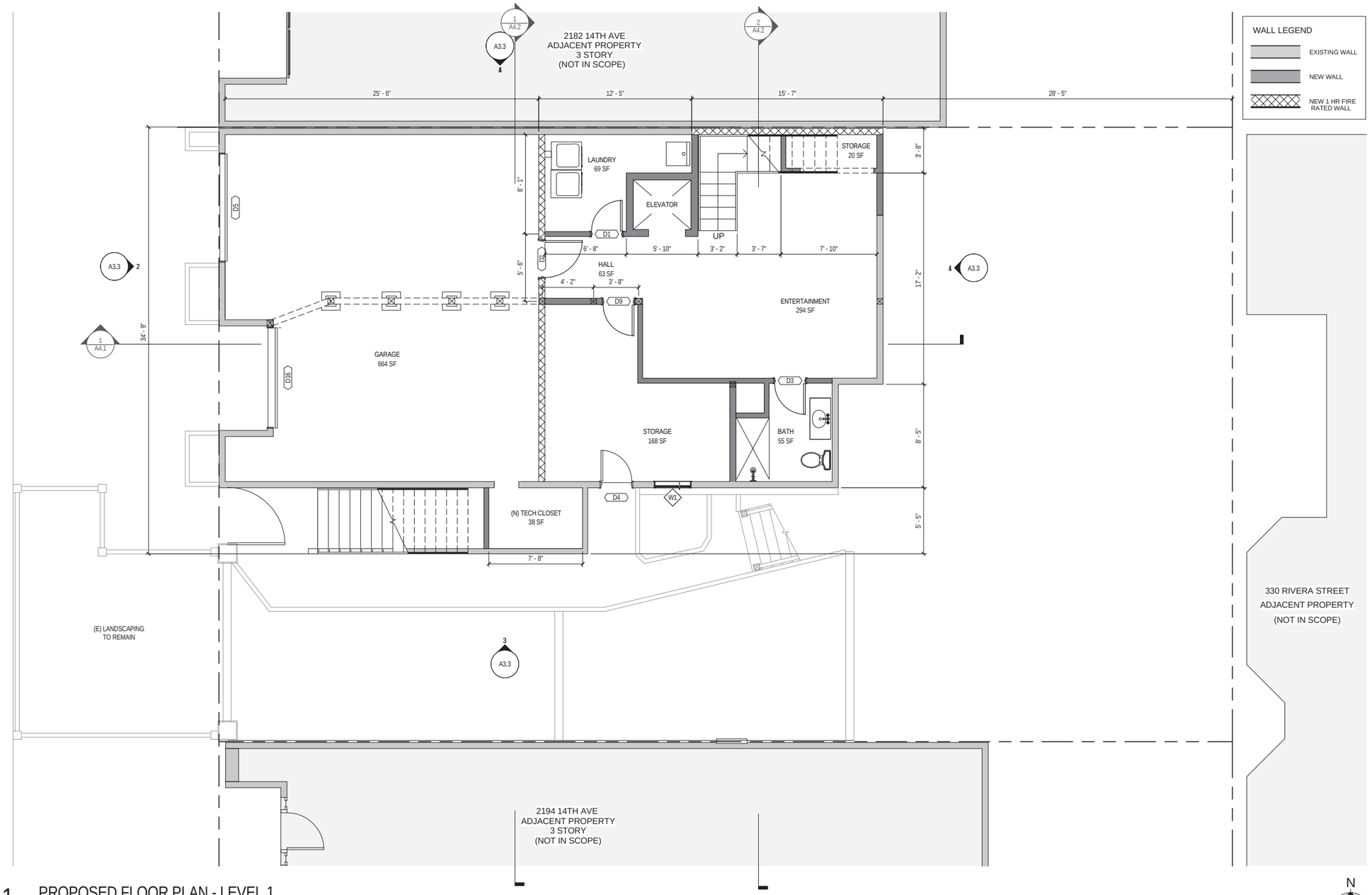
DATE
SEPTEMBER 30, 2015

SHEET TITLE

EXISTING FLOOR PLAN L2

SHEET #

A2.2



1 PROPOSED FLOOR PLAN - LEVEL 1

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

N

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It's all about your nest

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PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

REVISIONS	DATE

STAMPS

DRAWN BY
SL

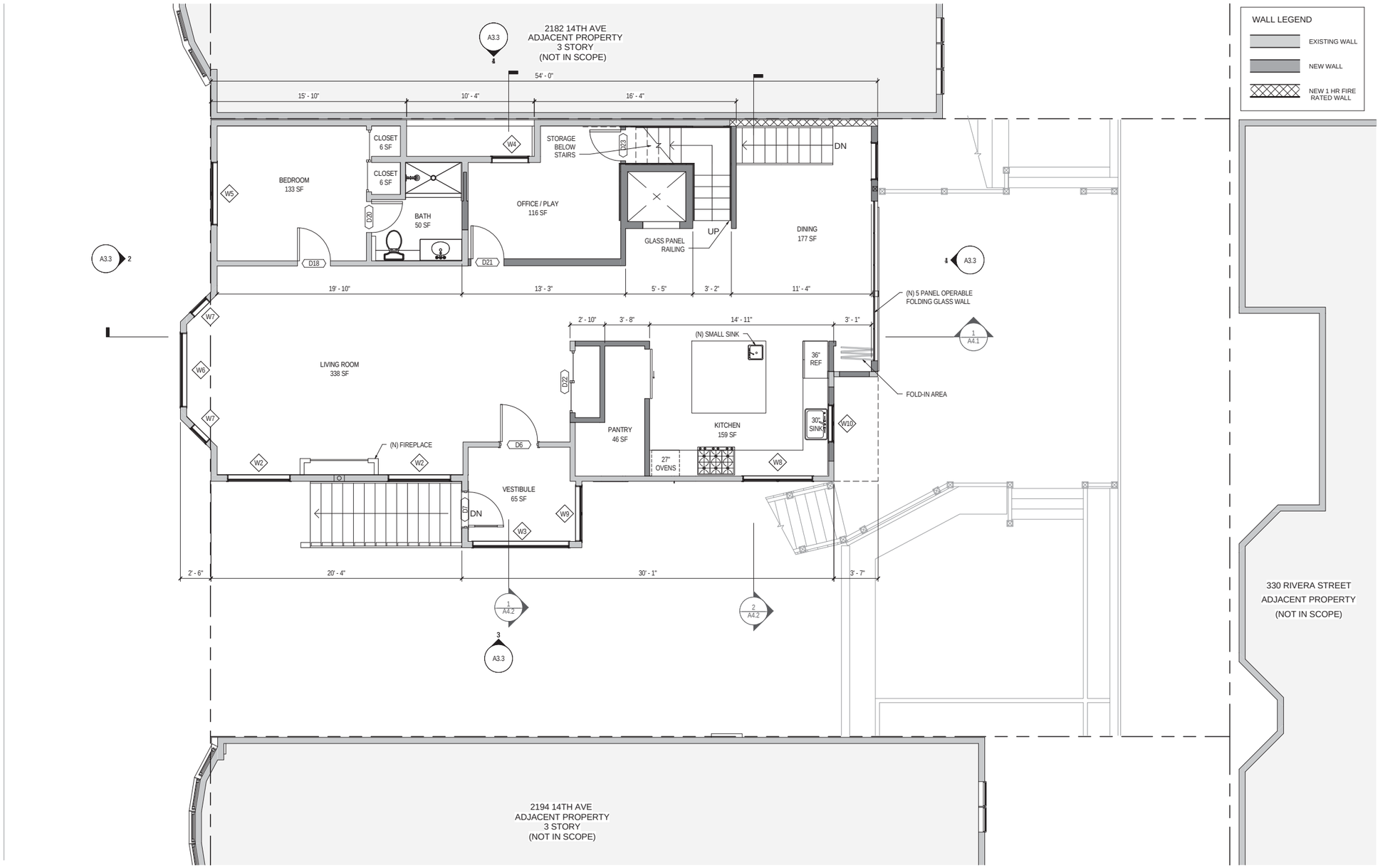
DATE
SEPTEMBER 30, 2015

SHEET TITLE

PROPOSED FLOOR PLAN L1

SHEET #

A2.3



1 PROPOSED FLOOR PLAN - LEVEL 2

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

N

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	REVISIONS	DATE

STAMPS

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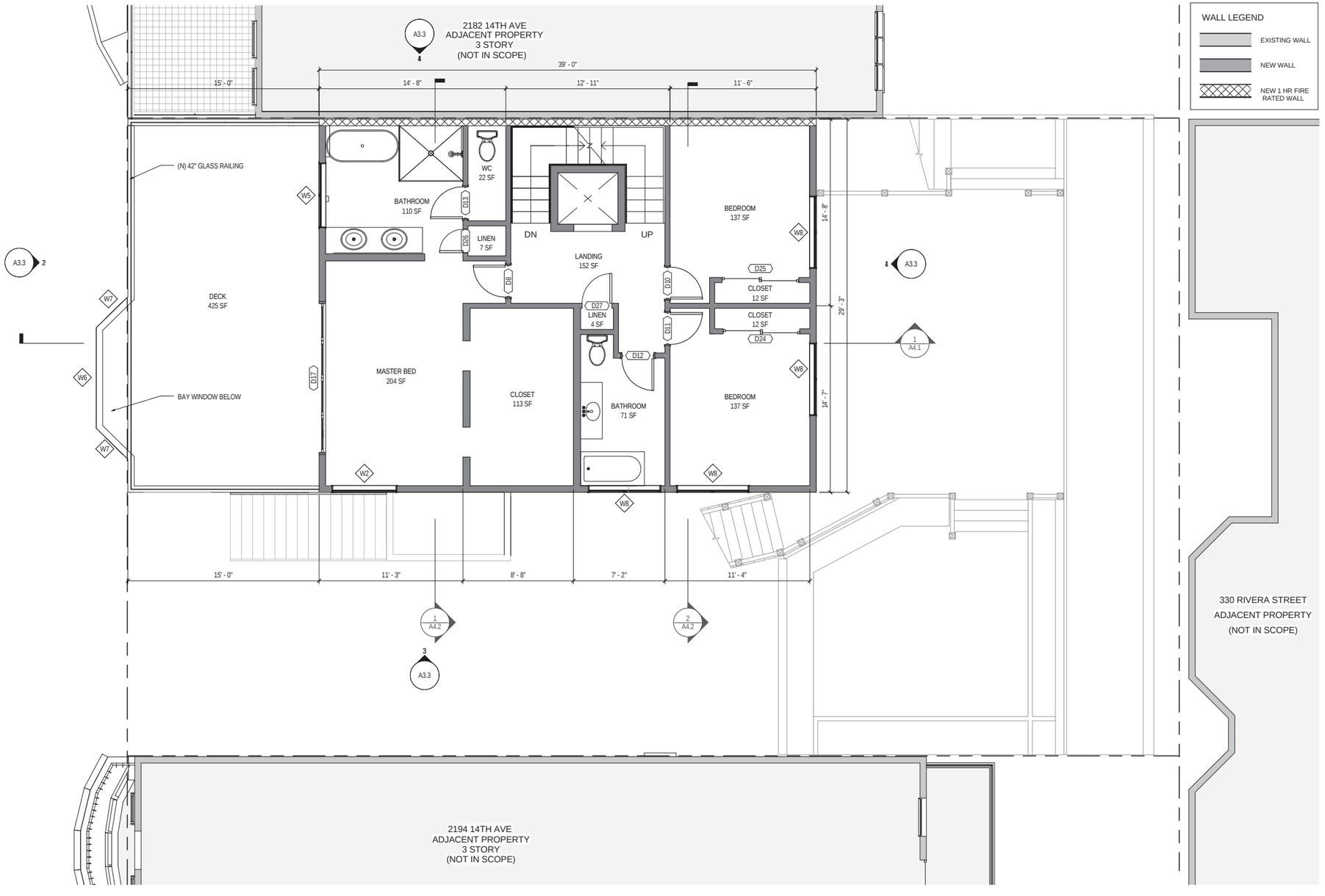
SHEET TITLE

PROPOSED
FLOOR PLAN L2

SHEET #

A2.4



1 PROPOSED FLOOR PLAN - LEVEL 3

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

ARKICHIK
It's all about your nest

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PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
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CALIFORNIA 94116

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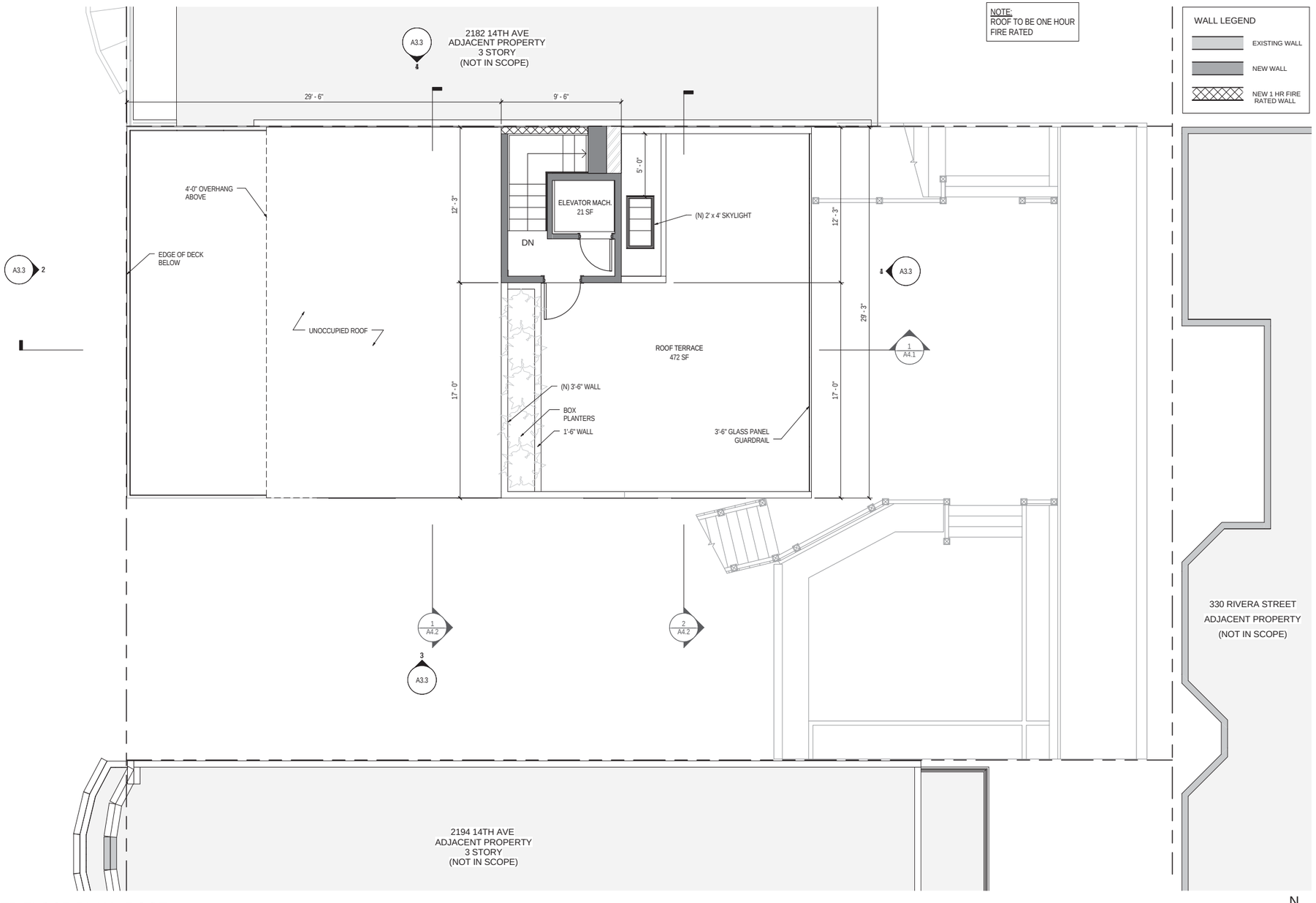
PROPOSED FLOOR PLAN L3

SHEET #

A2.5



1 PROPOSED FLOOR PLAN - ROOF

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

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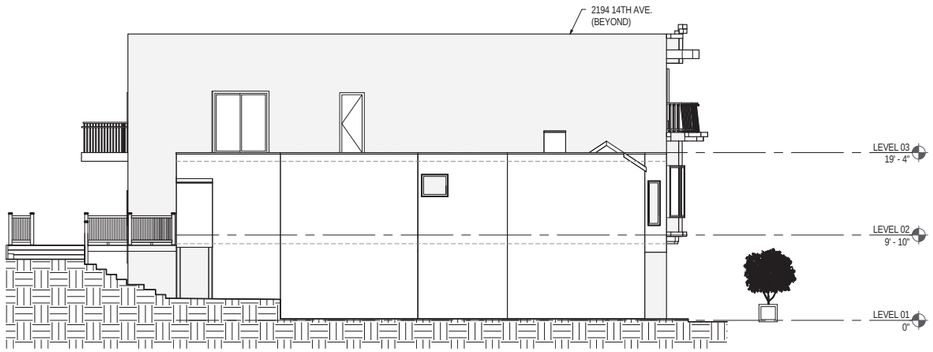
PROPOSED FLOOR PLAN - ROOF

SHEET #

A2.6

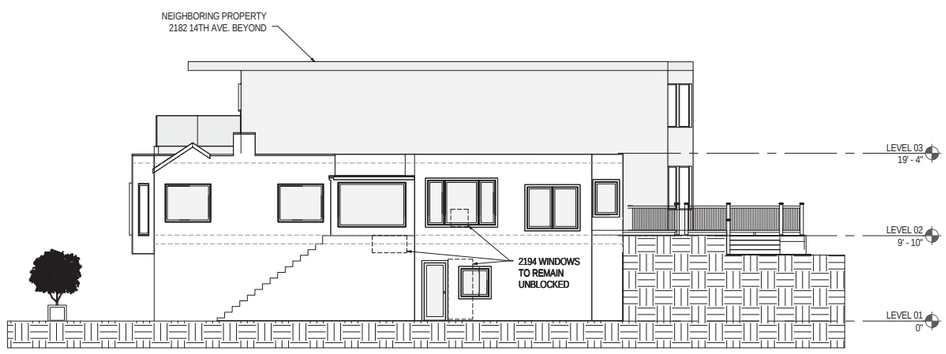


4 EXISTING NORTH ELEVATION

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

3 EXISTING WEST ELEVATION

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



2 EXISTING SOUTH ELEVATION

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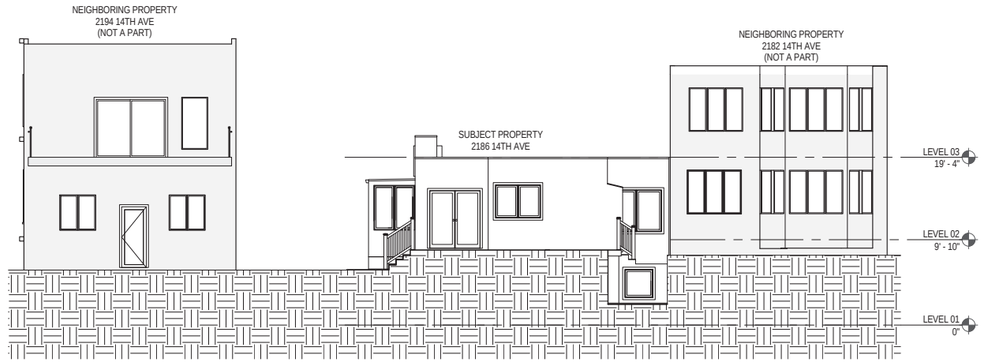

1 EXISTING EAST ELEVATION

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

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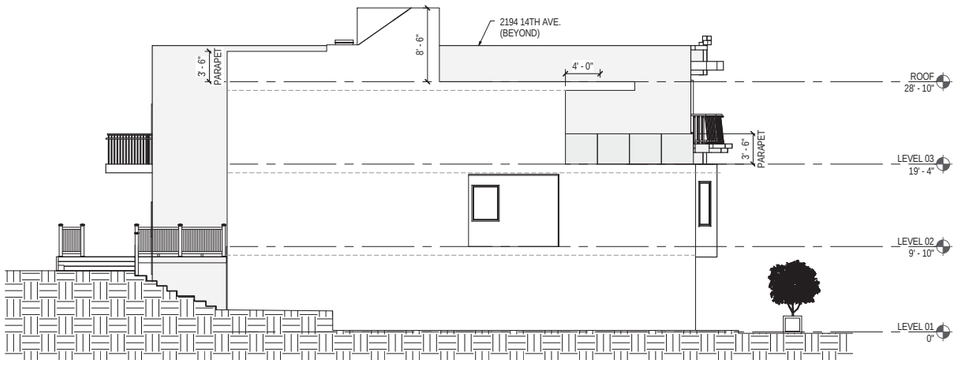
EXISTING BUILDING ELEVATIONS

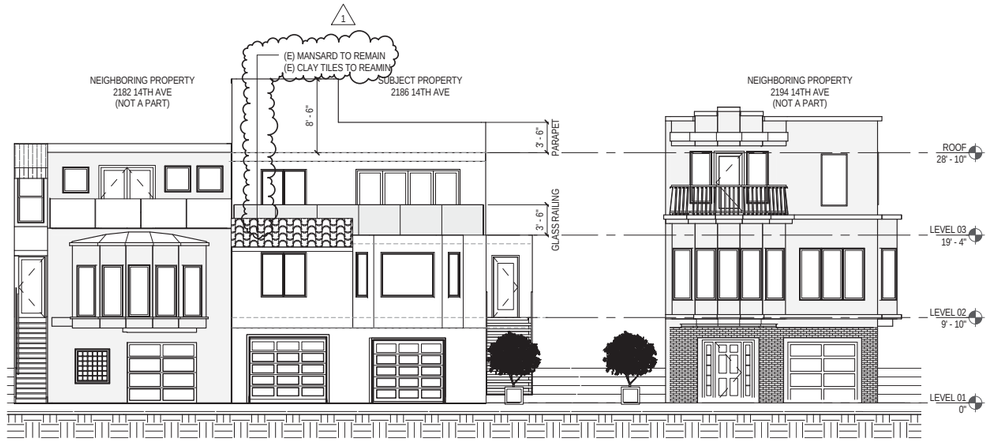
SHEET #

A3.1



4 PROPOSED NORTH ELEVATION

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



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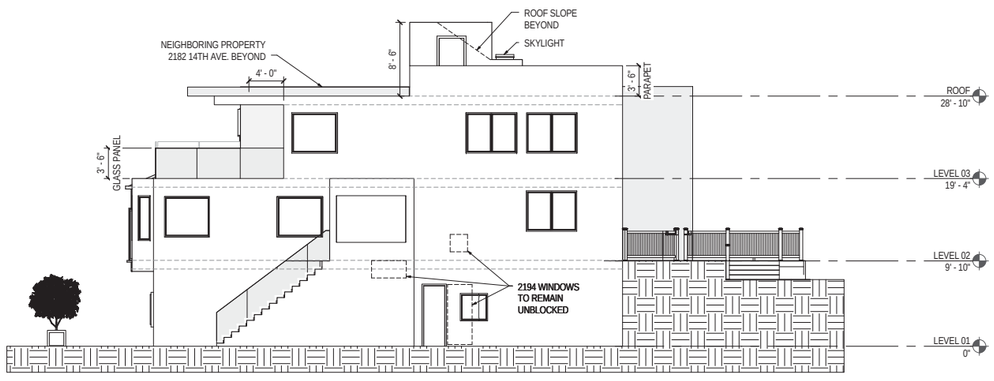
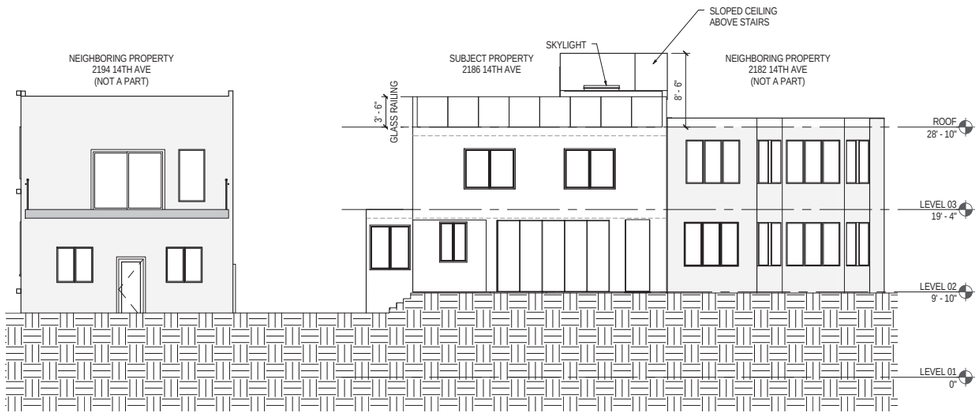
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION

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



1 PROPOSED EAST ELEVATION

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

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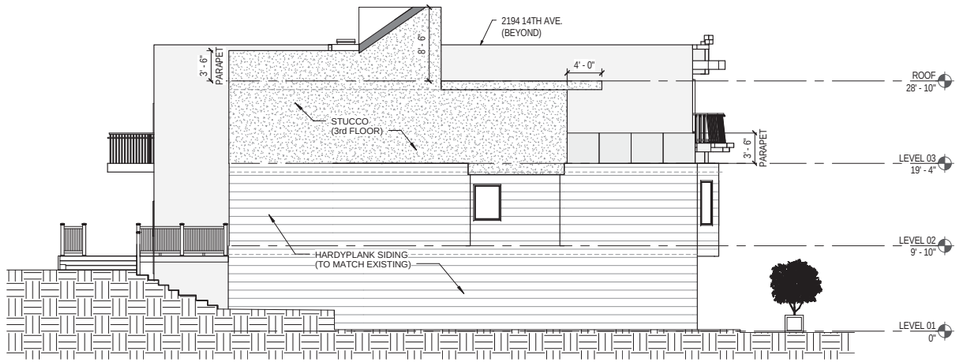
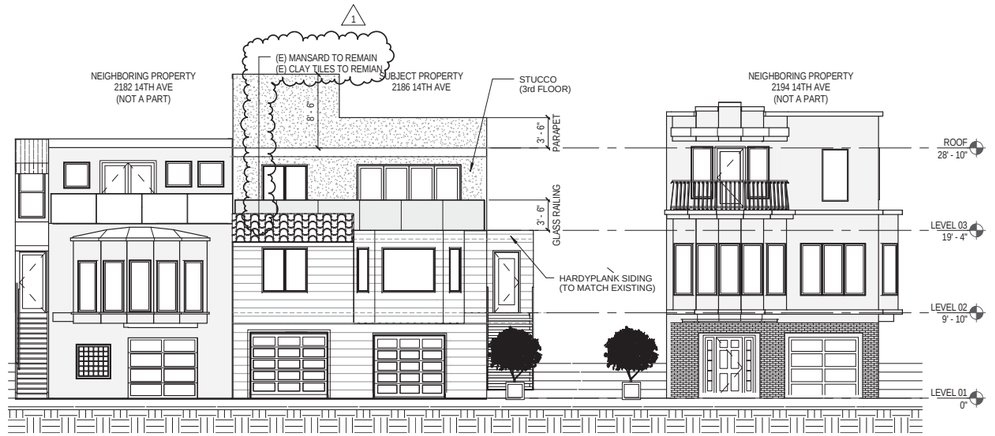
PROPOSED BUILDING ELEVATIONS

SHEET #

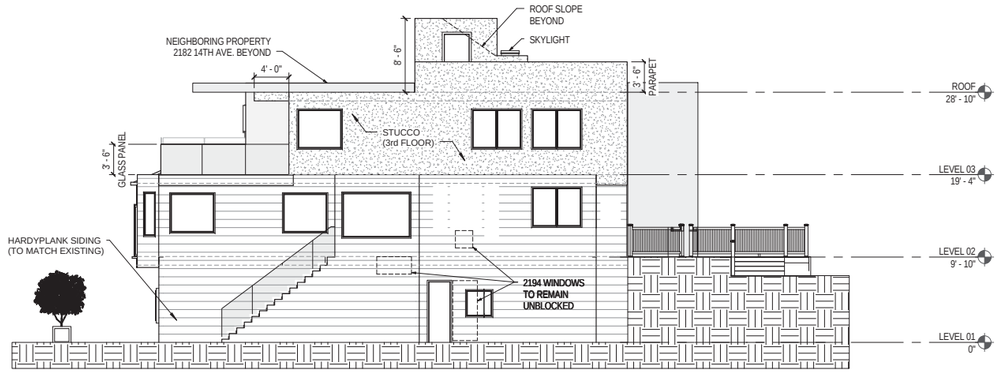
A3.2



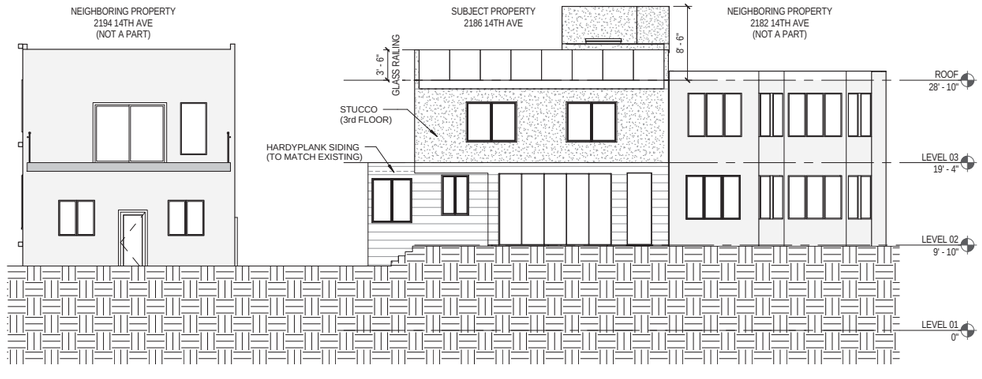
1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



3 Copy of PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
1/8" = 1'-0"

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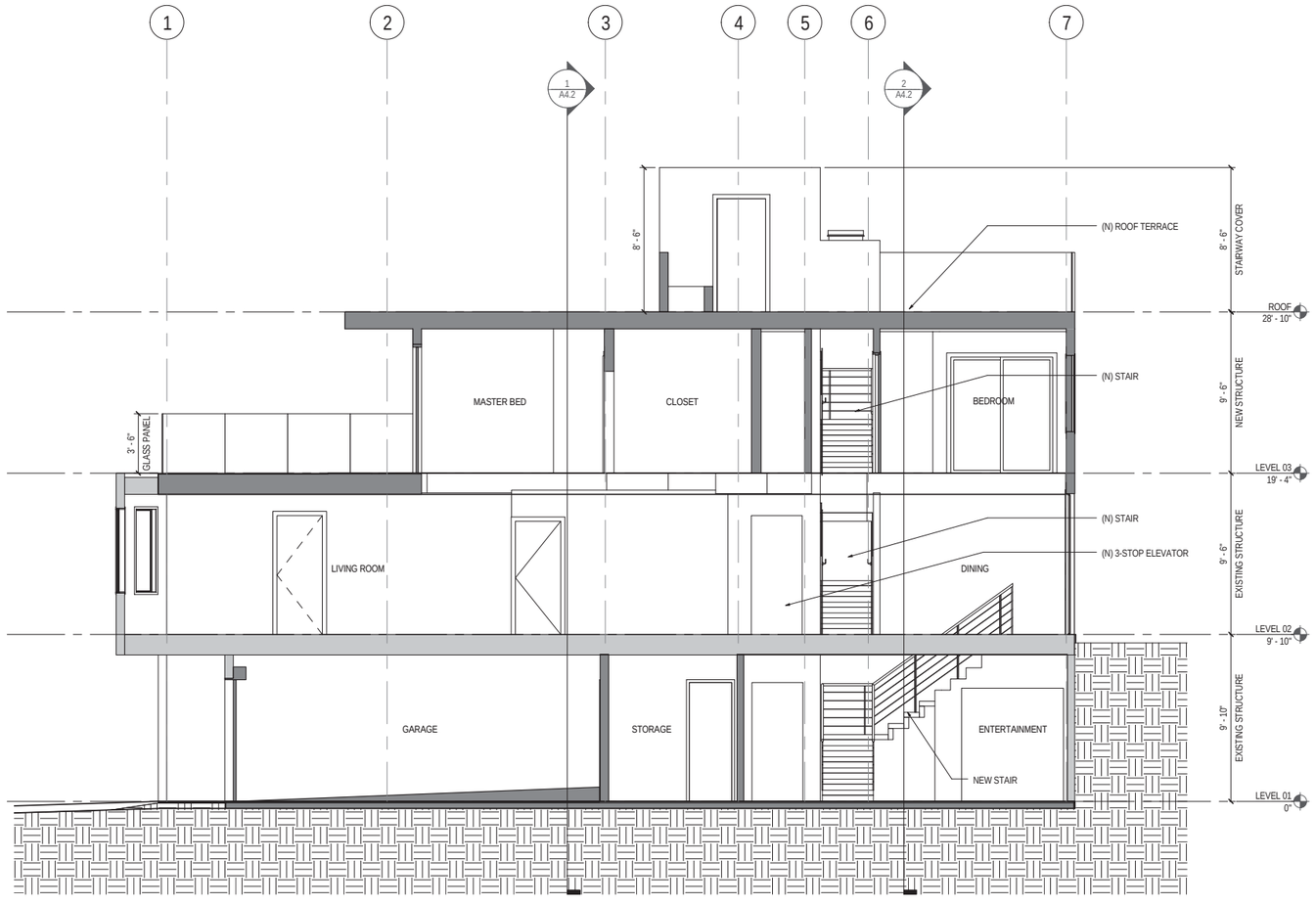
SHEET TITLE

PROPOSED BUILDING FACADE MATERIAL

SHEET #

A3.3



1 LONG SECTION

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

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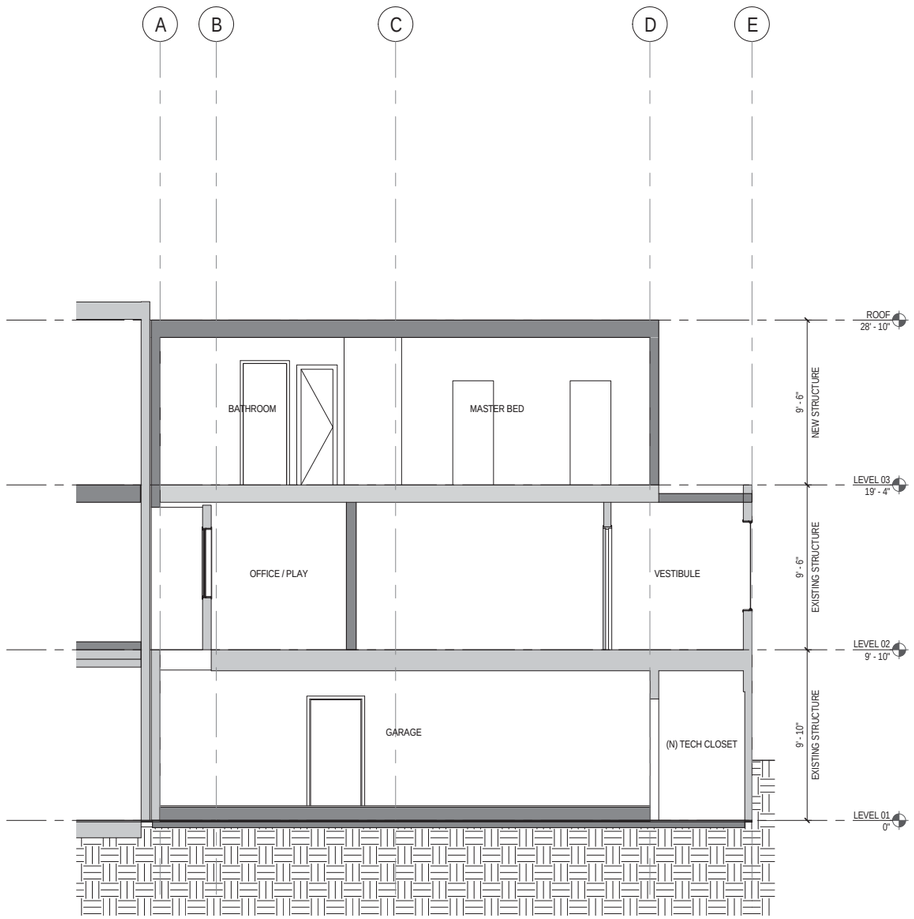
SHEET TITLE

BUILDING SECTIONS

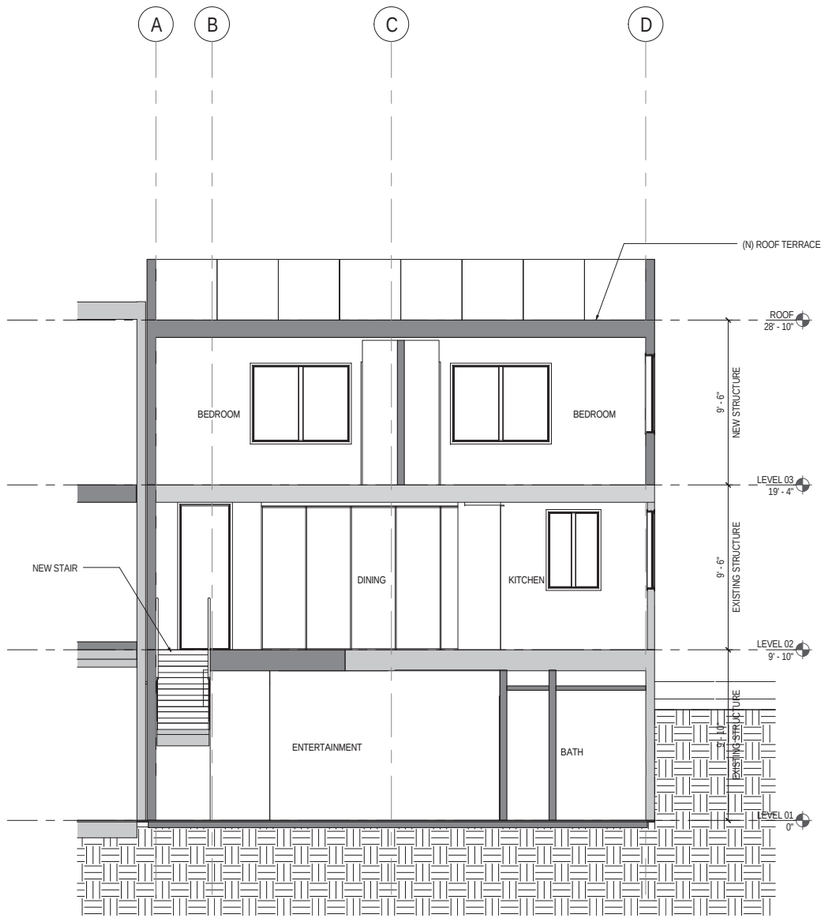
SHEET #

A4.1



1 CROSS SECTION

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



2 CROSS SECTION

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

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BUILDING SECTIONS

SHEET #

A4.2

1

2

3

4

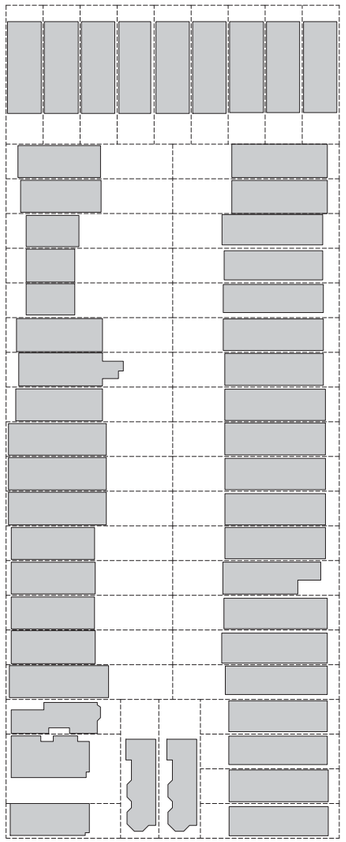
5

6

SUBJECT PROPERTY
7

8

9



KEYMAP
SCALE: 1" = 50'-0"

SUBJECT PROPERTY

SUBJECT PROPERTY AND ADJACENT PROPERTIES

VIEW DIRECTLY ACROSS THE STREET FROM SUBJECT PROPERTY

STREET ACROSS FROM SUBJECT PROPERTY

1 PERSPECTIVE VIEW FROM THE NORTH
SCALE:

2 PERSPECTIVE VIEW FROM ACROSS THE STREET
SCALE:

3 PERSPECTIVE VIEW FROM THE SOUTH
SCALE:

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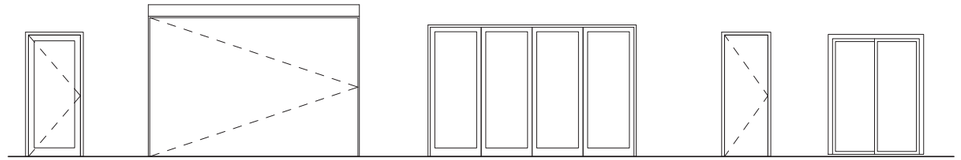
PHOTOGRAPHS & PERSPECTIVE VIEWS FROM STREET

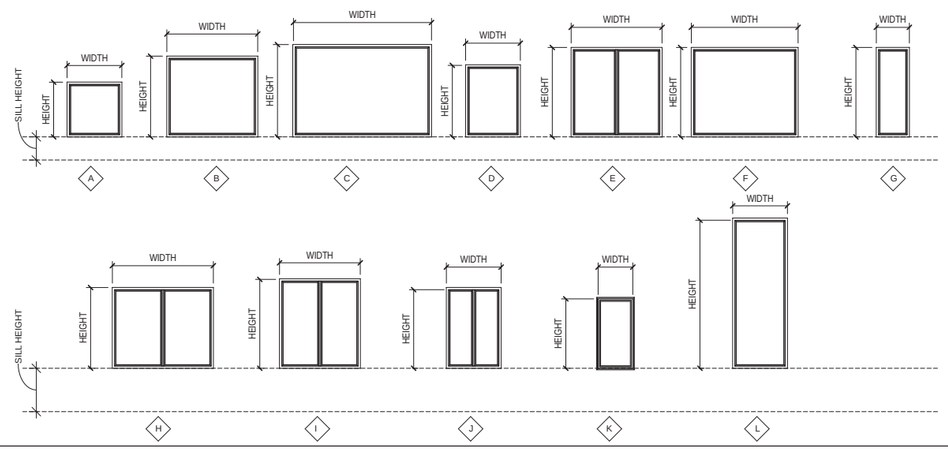
SHEET #

A5.1

DOOR SCHEDULE							
DOOR ID	TAG	WIDTH	HEIGHT	TYPE	MATERIAL	LOCATION	QTY
D1	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	LAUNDRY	1
D2	4	3' - 0"	7' - 0"	20 MIN. SELF CLOSING	SC WOOD	GARAGE	1
D3	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	BATH, ENTERTAINMENT	1
D4	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	STORAGE	1
D5	2	8' - 8 3/4"	7' - 6"	GARAGE DOOR	UPROLLING WOOD PANEL	GARAGE	1
D6	4	3' - 0"	7' - 0"	INTERIOR SWING	SC WOOD	LIVING ROOM	1
D7	1	2' - 10"	7' - 0"	INTERIOR SWING	WOOD/FROSTED PANEL	VESTIBLE	1
D8	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	MASTER BED	1
D9	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	STORAGE	1
D10	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	BED ROOM	1
D11	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	BED ROOM	1
D12	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	BATH, LANDING	1
D13	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	BATHROOM / WC	1
D14	4	2' - 10 1/4"	6' - 8"	EXTERIOR SWING	SC WOOD	ROOF TERRACE	1
D15	4	2' - 6"	7' - 0"	INTERIOR SWING	SC WOOD	ELEVATOR MECH.	1
D16	2	8' - 1"	7' - 2"	GARAGE DOOR	UPROLLING WOOD PANEL	GARAGE	1
D17	3	12' - 0"	7' - 7"	SLIDING	WOOD FRAMED / GLASS	MASTER BED / DECK	1
D18	4	2' - 8"	7' - 0"	INTERIOR SWING	SC WOOD	BEDROOM	1
D19	5	5' - 0"	6' - 8"	2 PANEL SLIDING	WOOD / FROSTED GLASS PANEL	BEDROOM CLOSET	1
D20	4	2' - 6"	6' - 8"	INTERIOR SWING	SC WOOD	BEDROOM / BATH	1
D21	4	2' - 8"	6' - 8"	INTERIOR SWING	SC WOOD	MASTER BATH	1
D22	5	5' - 0"	6' - 8"	2 PANEL SLIDING	WOOD/FROSTED PANEL	LIVING ROOM	1
D23	4	2' - 6"	6' - 8"	INTERIOR SWING	SC WOOD	STAIR	1
D24	5	6' - 0"	6' - 10"	2 PANEL SLIDING	WOOD/FROSTED PANEL	BEDROOM CLOSET	1
D25	5	6' - 0"	6' - 10"	2 PANEL SLIDING	WOOD/FROSTED PANEL	BEDROOM CLOSET	1
D26	4	1' - 10"	6' - 8"	INTERIOR SWING	SC WOOD	LINEN CLOSET	1
D27	4	2' - 4"	6' - 8"	INTERIOR SWING	SC WOOD	LINEN CLOSET	1

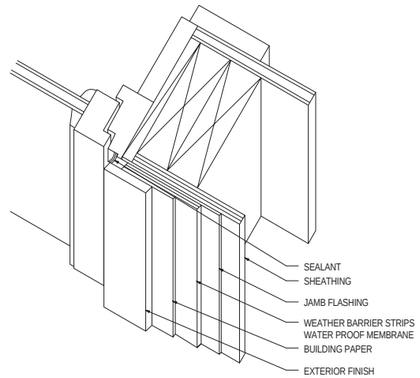


WINDOW SCHEDULE							
WINDOW ID	SYMBOL	HEIGHT	WIDTH	QTY	LOCATION	NOTES	SILL HEIGHT
W1	A	3' - 0"	3' - 0"	1	STORAGE		3'-0"
W2	B	4' - 6"	5' - 1"	3	LIVING ROOM		3'-0"
W3	C	5' - 2"	7' - 10"	1	VESTIBLE		2'-3"
W4	D	4' - 0"	3' - 0"	1	OFFICE PLAY		3'-0"
W5	E	5' - 0"	5' - 1"	2	BATHROOM / BEDROOM		2'-6"
W6	F	5' - 0"	6' - 0"	1	LIVING ROOM		2'-5 1/4"
W7	G	5' - 0"	1' - 9"	2	LIVING ROOM		2'-5 1/4"
W8	H	4' - 6"	5' - 8"	5	KITCHEN / BEDROOM		3'-0"
W9	I	5' - 0"	4' - 6"	1	VESTIBLE		2'-8"
W10	J	4' - 6"	3' - 0"	1	KITCHEN		3'-6"
W11	K	4' - 0"	2' - 0"	1	MASTER BED		SKYLIGHT
W12	L	8' - 6"	3' - 0"	1	DINING		0'-0"

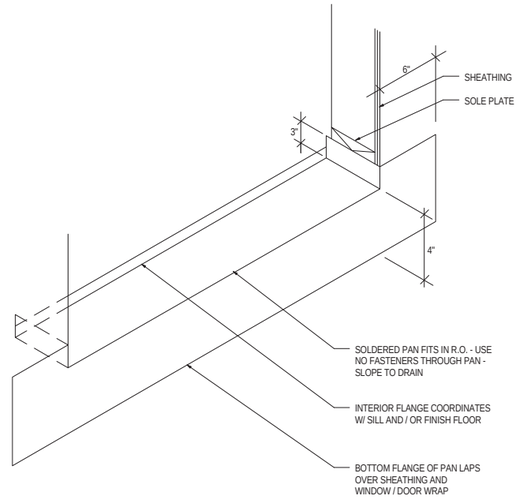


GLAZING NOTES

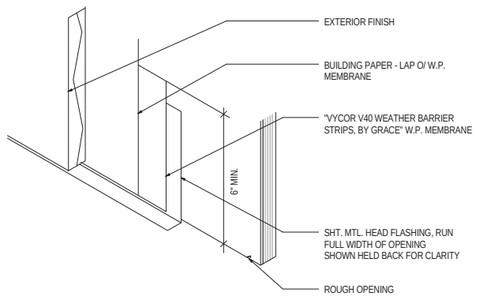
1. ALL NEW WINDOWS AND DOORS SHALL HAVE INSULATED GLAZING WITH LOW "E" GLASS UNLESS OTHERWISE NOTED
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LAMINATED OR SHATTER PROOF SAFETY GLASS PER U.B.G. SEC 2406
3. USE SAFETY GLASS AT DOORS, GLAZING ADJACENT TO DOORS WITHIN 24" OF THE VERTICAL EDGES OF THE DOOR
4. USE SAFETY GLASS IN GLAZING THAT LIES LESS THAN 18" ABOVE FINISH FLOOR
5. USE SAFETY GLASS IN GLAZING THAT LIES WITHIN 5' FROM THE TOP AND BOTTOM OF STAIRS
6. USE SAFETY GLASS IN DOORS AND ENCLOSURES OF TUBS AND SHOWERS AND GLAZING IN WARDROBE DOORS
7. HINGED SHOWER DOORS SHALL BE MINIMUM 24" WIDE AND SHALL OPEN OUT FROM SHOWER
8. OPERABLE SKYLIGHT HINGES ARE TO BE ON UPPER SIDE OF SKYLIGHT



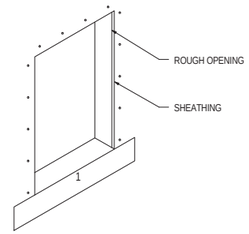
4 WINDOW/DOOR JAMB FLASHING NTS



2 WINDOW/DOOR SILL FLASHING NTS



3 WINDOW/DOOR HEAD FLASHING NTS

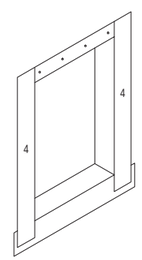


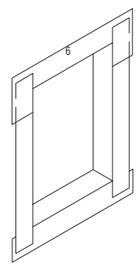
GENERAL NOTES:

WINDOW / DOOR JAMB FLASHING AND FLASHING PAN NOT SHOWN FOR CLARITY.

AT PATIO DOORS, PROVIDE METAL PAN BENEATH THRESHOLD (VERIFY PAN PROVIDED BY MANUFACTURER)

ALTERNATE MEMBRANES MAY BE ACCEPTABLE IF EQUAL IN QUALITY TO THE VYCOR PRODUCT





1. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE AT SILL AND FOLD 6" DOWN EXTENDING 8"-10" TO EACH SIDE. DO NOTE ATTACH LOWER EDGE. IT WILL LAP WALL MOISTURE BARRIER

2. INSTALL WINDOW DOOR FLASHING PAN PER DETAIL 2 SHEET A9

3. INSTALL WINDOW / DOOR JAMB FLASHING PER DETAIL 4, SHEET A8

4. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE TO LAP OVER JAMB FLASHING. WALL MOISTURE BARRIER TO LAP OVER W.P. MEMBRANE

5. INSTALL HEAD FLASHING AT HEAD PER DETAIL 3 SHEET A8

6. INSTALL "VYCOR V40 WEATHER BARRIER STRIPS, BY GRACE" W.P. MEMBRANE TO LAP OVER JAMB FLASHING. W.P. MEMBRANE TO EXTEND 6" BELOW TOP OF ROUGH OPENING. BUILDING PAPER TO LAP OVER W.P. MEMBRANE

1 TYP. DOOR/WINDOW WRAP NTS

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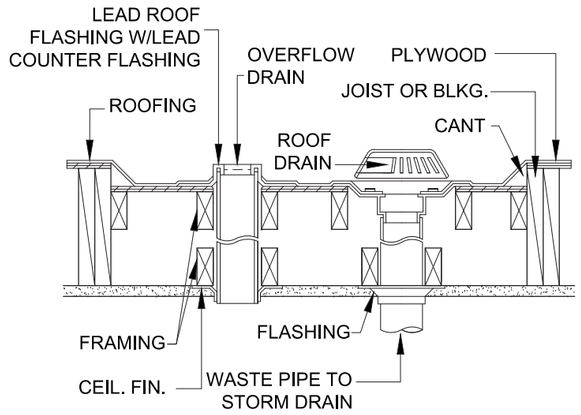
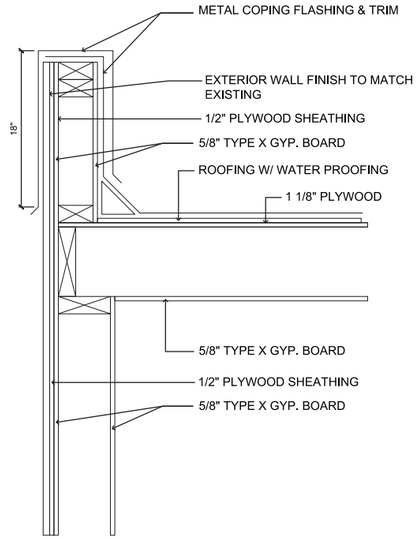
DOOR & WINDOW SCHEDULE

SHEET #

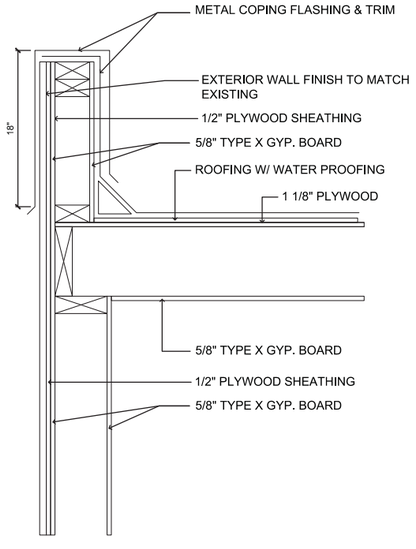
A6.1



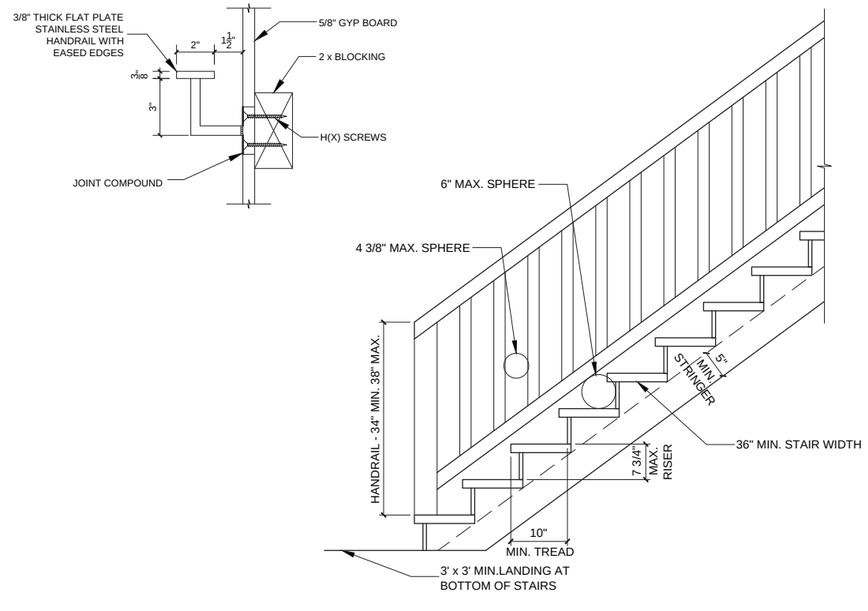
4 ROOF DRAIN DETAIL
N.T.S.



2 ONE-HOUR FIRE SEPARATION DETAIL
1 1/2" = 1'-0"



3 ROOF FLASHING DETAIL
1 1/2" = 1'-0"



1 STAIRS AND HANDRAIL ASSEMBLY
N.T.S.

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PROJECT #
SHEET TITLE
DETAILS

SHEET #
A7.1

ELECTRICAL NOTES

IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, BEDROOM OR SIMILAR ROOM OR SIMILAR ROOM OR AREA, RECEPTABLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE STANDING BAR-TYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6 FOOT MEASUREMENT. "WALL SPACE" SHALL BE CONSIDERED A WALL UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. EACH WALL SPACE 2 FEET OR MORE IN WIDTH SHALL BE TREATED INDIVIDUALLY AND SEPARATELY FROM OTHER WALL SPACES WITHIN THE ROOM. A WALL SPACE SHALL BE PERMITTED TO INCLUDE TWO OR MORE WALLS OR A ROOM (AROUND CORNERS) WHERE UNBROKEN AT THE FLOOR LINE. RECEPTABLE OUTLETS SHALL, INSOFAR AS PRACTICABLE, BE SPACED EQUAL DISTANCES APART. RECEPTACLE OUTLETS IN FLOORS SHALL BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS IF LOCATED WITHIN 18 INCHES OF THE WALL.

FIXTURE & APPLIANCE NOTES
1) PROVIDE SEISMIC ANCHORAGE OF ALL APPLIANCES, BOILERS, HVAC AND WATER HEATERS.
2) VERIFY CLEARANCES FOR BOILERS, WATER HEATERS AND APPLIANCES PER MANUFACTURERS' SPECIFICATIONS AND INSTALL ACCORDINGLY.
3) PROVIDE EXHAUST VENTILATION TO THE OUTSIDE FROM ALL GAS BURNING APPLIANCES. THE VENT IS TO TERMINATE MINIMUM 4' FROM PROPERTY LINE.
4) PROVIDE BACKFLOW PREVENTION VALVE ON MAIN SEWER CONNECTION AND ON ALL POTABLE WATER.

HEATING AND VENTILATION NOTES
1) PROVIDE MIN 150 SQ INCHES EACH UPPER & LOWER COMBUSTION AIR CLEAR OPENINGS FOR WATER HEATER HEATERS, BOILERS, FURNACES AND OTHER GAS BURNING APPLIANCES.
2) LOCATE OPENINGS WITHIN 12" FROM FLOUR & 12" FROM CEILING.
3) PROVIDE ENERGY STAR VENTILATION FOR BATHROOMS AS SPECIFIED IN FIXTURE LIST
4) FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS NOT LESS THAN 1 SQUARE FEET FOR EACH 25 LINEAR FEET OF EXTERIOR WALL. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. THEIR OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION.
5) INTERSTITIAL SPACES ARE NEVER TO BE USED TO SUPPLY OR RETURN FORCED AIR
6) PROVIDE GARAGE VENTILATION MINIMUM 200 SQUARE INCHES AS PER SFBC 406.1.3
7) WATER HEATER TO BE PROVIDED WITH A SEISMIC STRAP AND RAISED 18" ABOVE GARAGE FLOOR
8) ENSURE THAT COMBUSION AIR MEETS REQUIREMENTS OF CMC CHAPTER 7
9) ALL INTERIOR SPACES INTEDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1
10) 1-INCH INSULATION SHALL BE INSTALLED ON FIRST 5 FEET OF HOT AND COLD WATER PIPES AT THE WATER HEATER (CNC 150 (j) 2)

BEDROOMS
ALL OUTLETS IN BEDROOMS SHALL BE AFI (ARC FAULT INTERRUPTED) TYPE OR TIE TO AFI CIRCUIT BREAKER.

KITCHENS
IN KITCHENS, A RECEPTABLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER (COUNTERTOP SPACEDS SEPARATED BY RANGE TOPS, REGRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES). RECEPTABLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY. RECEPTABLE OUTLETS SHALL BE LOCATED NOT MORE THAN 18 INCHES ABOVE THE COUNTERTOP. AT LEAST ONE RECEPTABLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES OR A SHORT DIMENSION OF AT LEAST 12 INCHES.

BATHROOMS
AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN LOCATION. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. GFI RECEPTACLES SHALL BE TAMPER-RESISTANT IN BATHROOMS. A DEDICATED 20-AMP CIRCUIT SHALL BE PROVIDED FOR THE BATHROOM RECEPTACLE OUTLET.
BATH FAN SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM AND SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY AN ACCESSIBLE HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE BETWEEN 50 AND 80%.

OUTDOOR OUTLETS
FOR A ONE-FAMILY DWELLING AND EACH UNIT OF A TWO-UNIT DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTABLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF A DWELLING AND BE W.P. GFCI. OUTDOOR OUTLETS ARE TO BE WATER-PROOF AND TAMPER-RESISTANT.

LAUNDRY AREAS
AT LEAST ONE RECEPTACLE OUTLET ON A DEDICATED CIRCUIT SHALL BE INSTALLED FOR THE LAUNDRY EQUIPMENT

BASEMENTS & GARAGES
AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACHNT AND IN EACH GARAGE.

WET LOCATIONS
ALL OUTLETS IN WET LOCATIONS, SUCH AS ABOVE COUNTERS NEAR SINKS OR IN EXTERIOR LOCATIONS SHALL BE GFCI (GROUND FAULT CIRCUIT INTERRUPTED) TYPE.

HALLWAYS
HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTABLE OUTLET.

ELECTRICAL PANELS
PROVIDE A CLEAR AND LEVEL AREA 30"W X 36"D IN FRONT OF PANELS FOR SERVICING

SMOKE DETECTORS
SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPRARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DEWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS; OR IN BUILDINGS WITHOUT COMMERCIAL POWER.

CARBON MONOXIDE DETECTORS
CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED AT EACH DWELLING LEVELS. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS CAN BE COMBINED AS MULTI-PURPOSE UNIT, OR AS PART OF A PERMANENTLY INSTALLED HOUSEHOLD FIRE ALARM SYSTEM INSTALLED AND MAINTAINED PER NFPA 72.

ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED AND INTERCONNECTED. THIS INCLUDES EXISTING SLEEPING ROOMS WHERE BUILDING WIRING CAN BE INSTALLED WITHOUT THE REMOVAL OF INTERIO FINISHES (CBC 420.4.1.2 & 907.2.11.5)

LIGHTING
LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY OR UP TO 50% OF THE TOTAL WATTAGE CAN BE LOW EFFICACY. ALL HIGH-EFFICACY AND LOW-EFFICACY LIGHTING SHALL BE CONTROLLED SEPARATELY.
LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS GREATER THAN 70 SF, AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR.
LIGHTING IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY, MANUAL-ON OCCUPANCY SENSOR OR ON A DIMMER.
OUTDOOR LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR + PHOTOCONTROL.
NO LIGHT FIXTURES IN CLOTHES CLOSET SHALL BE CLOSER THEN 18" TO COMBUSTIBLE STORAGE ITEMS AS PER N.E.C.
RECESSED LIGHT FIXTURES IN AREAS WITH BATT INSULATION SHALL BE IC RATED.
ALL NEW HIGH EFFICACY LIGHTING SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.

WALL PLATES
USE CLARO WALL PLATES FOR ALL SWITCHES AND WALL PLATES UON

SWITCHING
INSTALL AT 42" OC ABOVE FF UON. USE DIMMERS UON. USE MAESTRO DIMMERS FOR COMMON AREAS, MASTER SUITE, AND POWDER ROOM. USE DIVA DIMMERS IN GUEST BEDROOMS.

FIELD LOCATIONS OF LIGHTING, WIRING AND MECHANICAL POINTS
THIS PLAN'S AUTHORS' AND/OR THE OWNER SHALL APPROVE EXACT LOCATIONS WHEN POINTS HAVE BEEN DRYFIT ALARM
LOCATIONS OF ALARM CONTROLS AND SENSORS TO BE VERIFIED IN THE FIELD BY THIS PLAN'S AUTHOR AND/OR OWNER IN THE FIELD.

RECEPTACLE / SWITCHES
ALL RECEPTACLES TO BE ORIENTED VERTICALLY UON AND GANGED TOGETHER WHEREVER APPROPRIATE. NEAR FLOOR WALL PLATES TO BE LOCATED AT 18" FROM FF UON. AFCI PROTECTION FOR ALL RECEPTACLES AND LIGHTING CIRCUITS, SWITCHES, AND HARD-WIRED SMOKE AND CARBON MONOXIDE ALARMS INSTALLED IN ALL ROOMS, EXCEPT KITCHEN, BATHROOMS, LAUNDRY ROOMS AND GARAGE.

DATA AND PHONE
ALL DATA & PHONE POINTS TO BE DUAL SHIELDED CAT6 UON. ALL SUCH POINTS TO BE CONNECTED TO THE DESIGNATED DATA HUB, NEALTY BUNDLED AND TIED AWAY FROM ELECTRICAL CIRCUIT/WIRING. THE DATA HUB IS TO CONSIST OF A PATCH PANEL. PROPER FUNCTION OF ALL POINTS IS TO BE TESTED PRIOR TO WALLS GETTING CLOSED OFF OR THE SUBCONTRACTOR IN CHARGE SHALL BE DEEMED RESPONSIBLE FOR OPENING THE WALLS AND CLOSING THEM OFF TO ENSURE PROPER FUNCTIONING OF ALL DATA AND PHONE POINTS ON THIS PLAN.

MANUALS
SAVE ALL MANUALS OF THE EQUIPMENT INSTALLED IN THE HOME FOR THE OWNER(S) AND HAND OVER TO THE GENERAL CONTRACTOR TO BE PLACED IN A DESIGNATED LOCATION.

ENERGY-EFFICIENCY FIXTURES
INSTALL ENERGY STAR, HIGH EFFICACY OR EQUIVALENT FIXTURES WHENEVER POSSIBLE. DISCUSS SELECTION OF ANY UNSPECIFIED FIXTURES WITH THIS PLAN'S AUTHOR AND/OR THE OWNER PRIOR TO PURCHASING/INSTALLING THEM.

PRIOR TO BEING CONNECTED TOGETHER TO MINIMIZE REWORK. THE TRADE RESPONSIBLE FOR WIRING IS TO REQUEST SIGN OFF PRIOR TO PROCEEDING WITH CONNECTIONS OR SHALL BE DEEMED RESPONSIBLE FOR ULTERIOR FIELD ADJUSTEMENTS.

KNOB AND TUBE WIRING WITH INSULATION COVER
ALL INSULATION SHALL BE REMOVED WHERE IN CONTACT WITH KNOB AND TUBE WIRING. ALTERNATELY, THE FOLLOWING METHOD MAY BE USED TO ALLOW THE INSTALLATION OF INSULATION WHERE KNOB AND TUBE WIRING IS PRESENT. IF THE ALTERNATE IS TO BE USED, INCLUDE THE FOLLOWING NOTE ON THE PLAN (CEC 394.2 EXCEPTION)
- THE WIRING SHALL BE SURVEYED BY AN ELECTRICAL CONTRACTOR LICENSED BY THE STATE OF CALIFORNIA. CERTIFICATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR THAT THE EXISTING WIRING IS IN GOOD CONDITION WITH NO EVIDENCE OF DETERIORATION OR IMPROPER OVER-CURRENT PROTECTION, AND NO IMPROPER CONNECTIONS OR SPLICES. REPAIRS, ALTERATIONS, OR EXTENSIONS TO THE ELECTRICAL SYSTEM WILL REQUIRE PERMITS AND INSPECTIONS.
- THE CERTIFICATION FORM SHALL BE FILED WITH THE BUILDING DIVISION, AND A COPY FURNISHED TO THE OWNER.
- ALL ACCESSIBLE AREAS IN THE BUILDING WHERE INSULATION HAS BEEN INSTALLED AROUND KNOB AND TUBE WIRING SHALL BE POSTED BY THE INSULATION INSTALLER WITH A NOTICE, CLEARLY VISIBLE, STATING THAT CAUTION IS REQUIRED WHEN ENTERING THESE AREAS. THE NOTICE SHALL BE PRINTED IN BOTH ENGLISH AND SPANISH.
- THE INSULATION SHALL BE NONCOMBUSTIBLE AS DEFINED IN THE CALIFORNIA BUILDING CODE.
- THE INSULATION SHALL NOT HAVE ANY ELECTRICAL CONDUCTIVE MATERIAL AS PART OF OR SUPPORTING THE INSULATION MATERIAL.

MECHANICAL NOTES

1. GAS VENT TERMINATION SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2.
2. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
3. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.5 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.

DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC 504.2.
ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.
CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4", TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC504.3. PROVIDE 100 SQ. IN. MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.

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VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS
KONG RESIDENCE
2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

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C30812
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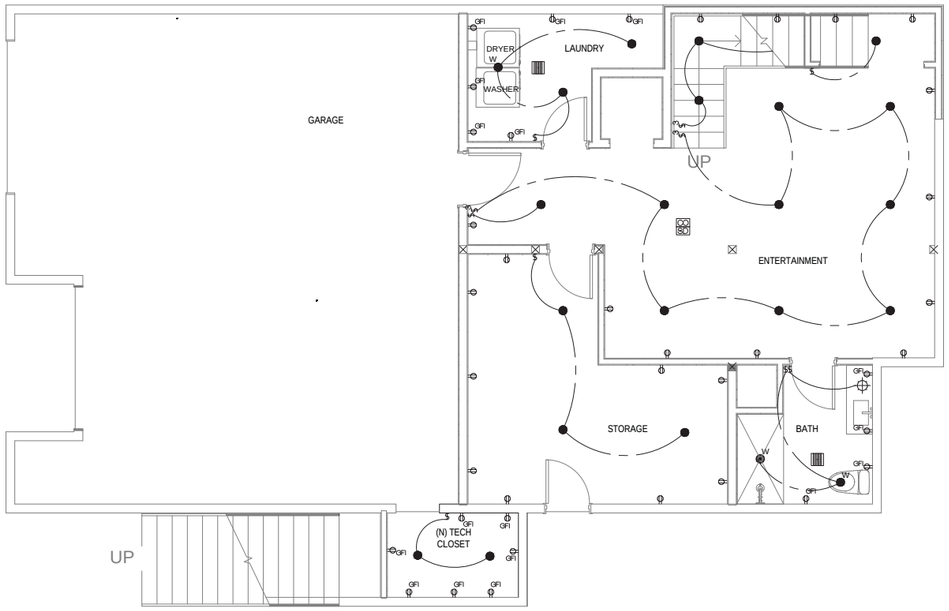
SHEET TITLE
ELECTRICAL NOTES
MECHANICAL NOTES

SHEET #
E.1

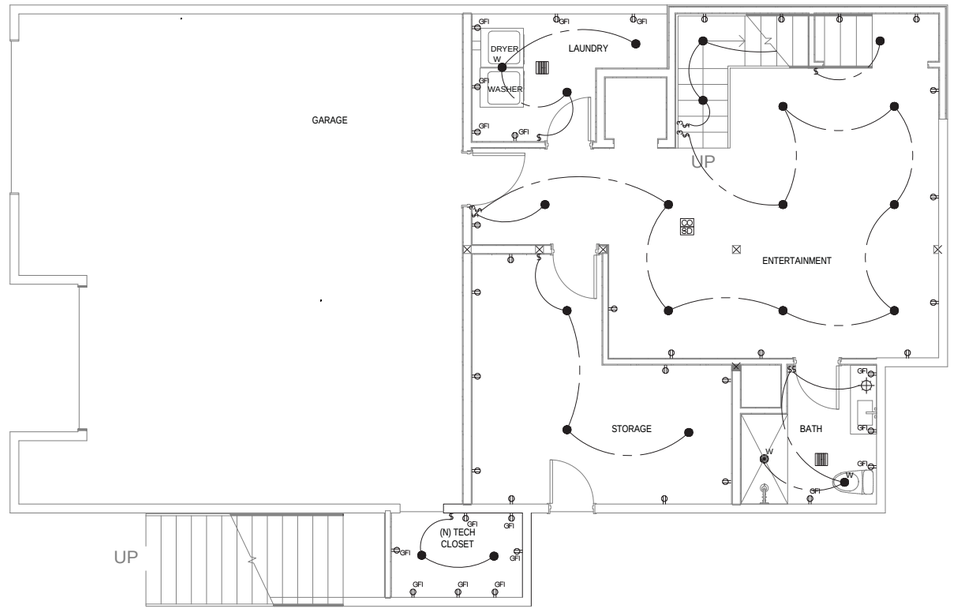
ELECTRICAL LEGEND					
	CEILING MOUNT HIGH EFFICACY LIGHT	F	FLOOR OUTLET		UNDER CABINET LED LIGHTS
R	RECESSED HIGH EFFICACY LIGHT	GFI	GFI OUTLET		BATH EXHAUST FAN/LIGHT COMBO
	RECESSED LED/HIGH EFFICACY LIGHT	S	SINGLE POLE DIMMER SWITCH		NEAR SILENT BATH EXHAUST FAN W/ HUMIDISTAT
	WALL SCONCE HIGH EFFICACY LIGHT	3	THREE WAY DIMMER SWITCH	4	FOUR WAY DIMMER SWITCH
	OUTDOOR FLUORESCENT SCONCE	W	WET AREA RECESSED LED LIGHT		COAXIAL CABLE
	ELECTRICAL RECEPTACLE	SD	SMOKE DETECTOR		WALL REGISTER
3	CEILING OUTLET FOR GARAGE DOOR	CO	CARBON MONOXIDE DETECTOR	M	MOTION DETECTOR

NOTE

- KITCHEN: AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES (CEC 210.52 (B) (1-3))
- BATHROOM: AT LEAST ONE DEDICATED 20-AMP CIRCUIT SHALL BE PROVIDED FOR THE BATHROOM RECEPTACLE OUTLETS (CEC 210.11 (C) (3))
- LAUNDRY AREA: A DEDICATED GFCI PROTECTED 20-AMP CIRCUIT SHALL BE PROVIDED FOR THE LAUNDRY AREA (CEC 210.11 (C) (2) & 210.8 (A))



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



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

N

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SHEET TITLE

(N) 1ST & 2ND FLOOR LIGHTING PLANS

SHEET #

E.2

ELECTRICAL LEGEND					
	CEILING MOUNT HIGH EFFICACY LIGHT	F	FLOOR OUTLET		UNDER CABINET LED LIGHTS
R	RECESSED HIGH EFFICACY LIGHT	GFI	GFI OUTLET		BATH EXHAUST FAN/LIGHT COMBO
	RECESSED LED/HIGH EFFICACY LIGHT	S	SINGLE POLE DIMMER SWITCH		NEAR SILENT BATH EXHAUST FAN W/ HUMIDISTAT
	WALL SCONCE HIGH EFFICACY LIGHT	3	THREE WAY DIMMER SWITCH	4	FOUR WAY DIMMER SWITCH
	OUTDOOR FLUORESCENT SCONCE	W	WET AREA RECESSED LED LIGHT		COAXIAL CABLE
	ELECTRICAL RECEPTACLE	SD	SMOKE DETECTOR		WALL REGISTER
3	CEILING OUTLET FOR GARAGE DOOR	CO	CARBON MONOXIDE DETECTOR	M	MOTION DETECTOR

NOTE

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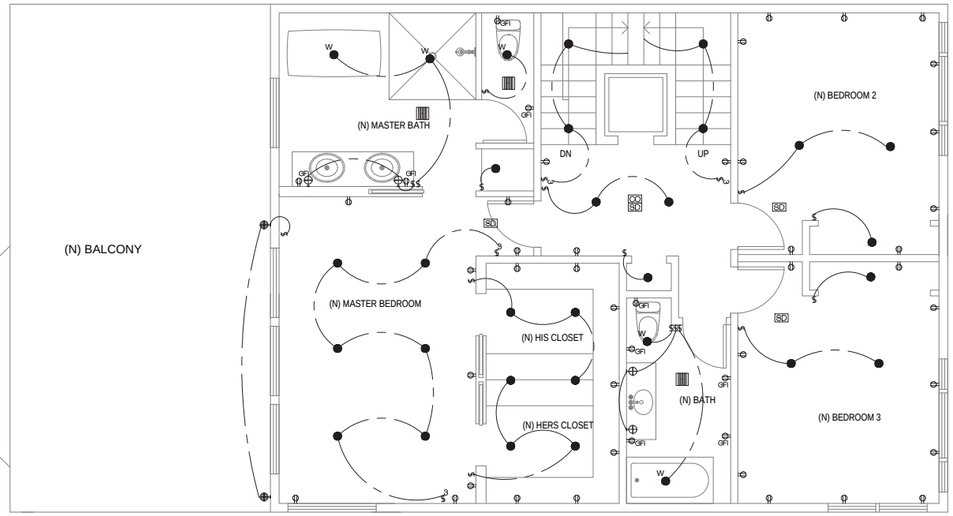

1 (N)3RD FLOOR LIGHTING PLAN
1/4" = 1'-0"

N

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SHEET TITLE
(N) 3RD FLOOR LIGHTING PLAN

SHEET #
E.3

GENERAL INFORMATION

01	Project Name	Kong Residence			
02	Calculation Description	Title 24 Analysis			
03	Project Location	2186 14th Avenue			
04	City	San Francisco	05	Standards Version	Compliance 2015
06	Zip Code	94116	07	Compliance Manager Version	BEMCmpMgr 2013-4 (744)
08	Climate Zone	CZ3	09	Software Version	EnergyPro 6.6
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	270
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	3487	15	Number of Zones	4
16	Slab Area (ft^2)	1200	17	Number of Stories	3
18	Addition Cond. Floor Area	1963	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	1200	21	Glazing Percentage (%)	14.6%

COMPLIANCE RESULTS

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

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	30.76	28.71	2.05	6.7%
Space Cooling	3.36	2.59	0.77	22.9%
IAQ Ventilation	0.76	0.76	0.00	0.0%
Water Heating	7.29	7.29	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**42.17**	**39.35**	**2.82**	**6.7%**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- **Cathedral Ceiling**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- **IAQ mechanical ventilation**

Cooling System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

ENERGY DESIGN RATING

This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.

	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/f2-yr)*	83.51	80.69	2.82	3.4%

* includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Kong Residence	3487	1	4	4	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Level 2 Existing	Conditioned	Heating Zone1	1524	9	DHW Sys 1	
Level one addition	Conditioned	Heating Zone1	600	9	DHW Sys 1	
Level two addition	Conditioned	Heating Zone1	76	9	DHW Sys 1	
Level three addition	Conditioned	Heating Zone1	1287	9	DHW Sys 1	

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)	Status	Verified Existing Condition
North Wall	Level 2 Existing	R-0 Wall	0	Left	215	12	90	Existing	No
East Wall	Level 2 Existing	R-0 Wall	90	Back	136.1	136	90	Existing	No
South Wall	Level 2 Existing	R-0 Wall	180	Right	432	119.2	90	Existing	No
West Wall	Level 2 Existing	R-0 Wall	270	Front	240	97.5	90	Existing	No
North Wall 2	Level 2 Existing	R-0 Wall	0	Left	215		90	Existing	No
East Wall 2	Level 2 Existing	R-0 Wall	90	Back	120		90	Existing	No
Raised Floor 2	Level 2 Existing	R-0 Floor Crawlspace			924			Existing	No
North Wall 3	Level one addition	R-13 Wall	0	Left	108		90	New	N/A
East Wall 3	Level one addition	R-13 Wall	90	Back	124		90	New	N/A
South Wall 2	Level one addition	R-13 Wall	180	Right	216	9	90	New	N/A
West Wall 2	Level one addition	R-13 Wall	270	Front	248		90	New	N/A
North Wall 4	Level one addition	R-13 Wall	0	Left	108		90	New	N/A
East Wall 4	Level one addition	R-13 Wall	90	Back	124		90	New	N/A
North Wall 5	Level two addition	R-13 Wall	0	Left	12		90	New	N/A
North Wall 6	Level two addition	R-13 Wall	0	Left	12		90	New	N/A
East Wall 5	Level two addition	R-13 Wall	90	Back	14		90	New	N/A
Raised Floor	Level two addition	R-19 Floor No Crawlspace			76			New	N/A
North Wall 7	Level three addition	R-13 Wall	0	Left	164		90	New	N/A
East Wall 6	Level three addition	R-13 Wall	90	Back	115	50.8	90	New	N/A
South Wall 3	Level three addition	R-13 Wall	180	Right	312	77.5	90	New	N/A
West Wall 3	Level three addition	R-13 Wall	270	Front	119.6		90	New	N/A
North Wall 8	Level three addition	R-13 Wall	0	Left	164		90	New	N/A
East Wall 7	Level three addition	R-13 Wall	90	Back	115		90	New	N/A

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05		06	07	08	09	10	11	12	13
Name	Zone	Type	Orientation	Area (ft^2)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt(deg)	Roof Reflectance	Roof Emittance	Framing Factor	Status	Verified Existing Condition
Roof	Level 2 Existing	R-0 Roof Cathedral	Left	237	0	0	0	0	0.1	0.85	0.1	Existing	No
Roof 2	Level two addition	R-30 Roof Cathedral	Left	76	0	0	0	0	0.1	0.85	0.1	New	N/A
Roof 3	Level three addition	R-30 Roof Cathedral	Left	1287	8	0	0	0	0.1	0.85	0.1	New	N/A

WINDOWS

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width(ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
North Windows	North Wall (Left-0)	----	----	1	12.0	0.71	0.73	Insect Screen (default)	Existing	No
East Windows	East Wall (Back-90)	----	----	1	136.0	0.71	0.73	Insect Screen (default)	Existing	No
South Windows	South Wall (Right-180)	----	----	1	119.2	0.71	0.73	Insect Screen (default)	Existing	No
West Windows	West Wall (Front-270)	----	----	1	97.5	0.71	0.73	Insect Screen (default)	Existing	No
South Windows 2	South Wall 2 (Right-180)	----	----	1	9.0	0.38	0.35	Insect Screen (default)	New	N/A
Window	East Wall 6 (Back-90)	----	----	1	50.8	0.38	0.35	Insect Screen (default)	New	N/A
South Windows 3	South Wall 3 (Right-180)	----	----	1	77.5	0.38	0.35	Insect Screen (default)	New	N/A
Skylight	Roof 3 (Left-0)	----	----	1	8.0	0.57	0.29	None	New	N/A

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.302	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Exterior Finish: Wood Siding/sheathing/decking*
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.216	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12*
R-0 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	none	0.484	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle*
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R13	0.095	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-13 / 2x4* • *Exterior Finish: Wood Siding/sheathing/decking*
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R19	0.050	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 / 2x6*
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R30	0.036	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-30 / 2x12* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle*

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	Level one addition	600	102	None	0.8	No	New	No
Slab-on-Grade 2	Level three addition	600	102	None	0.8	No	New	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	---

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It's all about your nest

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PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

STAMPS

REGISTERED ARCHITECT
C30812
Exp. 10/31/15
STATE OF CALIFORNIA

DRAWN BY: SL
CHECKED BY:
DATE: MAY 5, 2015
SCALE:
PROJECT #:

SHEET TITLE

CALIFORNIA
TITLE 24 REPORT

SHEET #

M.1

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	Annual	Existing	No

WATER HEATERS

01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fracton)
DHW Heater 1	Natural Gas	Small Storage	50	0.72 EF	40000-Btu/hr	0	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of Use	Recirculation with Manual Control	Recirculation with Sensor Control
DHW Sys 1	n/a	n/a	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03		04		05	06	07	08	09
		Heating System		Cooling System						
Name	System Type	Name	Ducted	Name	Ducted	Distribution Systers	Fan System	Floor Area Served	Status	Verified Existing Condition
Heating Zone1	Other Heating and Cooling System	Heating Component 1	No	Cooling Component 1	No	none	HVAC Fan 1	3487	Existing	No

HVAC - HEATING SYSTEMS

01	02	03
Name	Type	Efficiency
Heating Component 1	CombHydro - Water heating system can be gas storage	76 AFUE

HVAC - COOLING SYSTEMS

01	02	03	04	05	06	07
		Efficiency				
Name	System Type	EER	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	NoCooling - No cooling equipment	N/A	N/A	No	No	N/A

IAQ (Indoor Air Quality) FANS

01	02	03	04	05
Name	IAQ CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	57	Default	0	Required

CalCERTS, Inc. HERS PROVIDER

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Atousa Yazdanfar	Atousa Yazdanfar
Company: Energy Compliance Services	Signature Date: 2015-09-28 11:46:44
Address: 5702 Hersholt Avenue	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Lakewood, CA 90712	Phone: 562-461-3749

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name:	Responsible Designer Signature:
Stacy Lin	Stacy Lin
Company: ARKICHIK	Date Signed: 2015-09-28 13:26:06
Address: 3943 26th St	License: C30812
City/State/Zip: San Francisco, CA 94131	Phone: 415-613-1859

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CalCERTS, Inc. HERS PROVIDER

2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. Exceptions may apply. Review the respective code section for more information.

Building Envelope Measures:	
§110.6(a)1:	Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§110.6(a)5:	Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§110.7:	Exterior doors and windows are weatherstripped; all joints and penetrations are caulked and sealed.
§110.8(a):	Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on the CF2R.
§110.8(i):	The thermal emittance and aged solar reflectance values of the cool roofing material meets the requirements of §110.8(i) when the installation of a cool roof is specified on the CF1R.
§110.8(j):	A radiant barrier shall have an emittance of 0.05 or less when the installation of a radiant barrier is specified on the CF1R
§150.0(a):	Minimum R-30 insulation in wood-frame ceiling; or the weighted average U-factor shall not exceed 0.031. Minimum R-19 in a rafter roof alteration. Attic access doors shall have permanently attached insulation using adhesive or mechanical fasteners. The attic access shall be gasketed to prevent air leakage.
§150.0(b):	Loose fill insulation shall conform with manufacturer's installed design labeled R-value.
§150.0(c):	Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or 0.074 maximum U-factor).
§150.0(d):	Minimum R-19 insulation in raised wood-frame floor or 0.037 maximum U-factor.
§150.0(g)1:	In Climate Zones 14 and 16 a Class II vapor retarder shall be installed on the conditioned space side of all insulation in all exterior walls, vented attics and unvented attics with air-permeable insulation.
§150.0(g)2:	In Climate Zones 1-16 with unvented crawl spaces the earth floor of the crawl space shall be covered with a Class I or Class II vapor retarder.
§150.0(g)3:	In a building having a controlled ventilation crawl space, a Class I or Class II vapor retarder shall be placed over the earth floor of the crawl space to reduce moisture entry and protect insulation from condensation, as specified in the exception to Section 150.0(d).
§150.0(i):	Slab edge insulation shall: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have water vapor permeance rate is no greater than 2.0 perm/inch, be protected from physical damage and UV light deterioration; and when installed as part of a heated slab floor meets the requirements of §110.8(g).
§150.0(q):	Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors shall have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration shall not exceed 0.58.
Fireplaces, Decorative Gas Appliances and Gas Log Measures:	
§150.0(e)1A:	Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150.0(e)1B:	Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or a combustion-air control device.
§150.0(e)1C:	Masonry or factory-built fireplaces have a flue damper with a readily accessible control.
§150.0(e)2:	Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating and Plumbing System Measures:	
§110.0-§110.3:	HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified to the Energy Commission.
§110.3(c)5:	Water heating recirculation loops serving multiple dwelling units meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.
§110.5:	Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150.0(h)1:	Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA using design conditions specified in §150.0(h)2.
§150.0(h)3A:	Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least five feet from the outlet of any dryer vent.
§150.0(i):	Heating systems are equipped with thermostats that meet the setback requirements of §110.2(c).
§150.0(j)1A:	Storage gas water heaters with an energy factor equal to or less than the federal minimum standards shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150.0(j)1B:	Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150.0(j)2A:	For domestic hot water system piping, whether buried or unburied: the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger, all piping associated with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between tanks, piping buried below grade, and all hot water pipes from the heating source to kitchen fixtures must be insulated according to the requirements of TABLE 120.3-A.
§150.0(j)2B:	All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve that allows for installation, removal, and replacement of the enclosed pipe and insulation.

2013 Low-Rise Residential Mandatory Measures Summary

§110.4(b)1:	Any pool or spa heating equipment shall be installed with at least 36 inches of pipe between filter and heater or dedicated suction and return lines, or built-up connections for future solar heating.
§110.4(b)2:	Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§110.4(b)3:	Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§110.5:	Natural gas pool and spa heaters shall not have a continuous burning pilot light.
§150.0(p):	Residential pool systems or equipment shall meet specified pump sizing, flow rate, piping, filters, and valve requirements
Lighting Measures:	
§110.9:	All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of §110.9.
§150.0(k)1A:	Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with §150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.
§150.0(k)1B:	When a high efficacy and low efficacy lighting system are combined in a single luminaire, each system shall separately comply with the applicable provisions of §150.0(k).
§150.0(k)1C:	The wattage and classification of permanently installed luminaires in residential kitchens shall be determined in accordance with §130.0(c). In residential kitchens, the wattage of electrical boxes finished with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan, shall be calculated as 180 watts of low efficacy lighting per electrical box.
§150.0(k)1D:	Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150.0(k)1E:	Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with §130.0(c). Night lights do not need to be controlled by vacancy sensors.
§150.0(k)1F:	Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) shall meet the applicable requirements of §150.0(k).
§150.0(k)2A:	High efficacy luminaires must be switched separately from low efficacy luminaires.
§150.0(k)2B:	Exhaust fans shall be switched separately from lighting systems.
§150.0(k)2C:	Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§150.0(k)2D:	Controls and equipment are installed in accordance with manufacturer's instructions.
§150.0(k)2E:	No control shall bypass a dimmer or vacancy sensor function if the control is installed to comply with §150.0(k).
§150.0(k)2F:	Lighting controls comply with applicable requirements of §110.9.
§150.0(k)2G:	An Energy Management Control System (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to §110.9; meets Installation Certificate requirements of §130.4; the EMCS requirements of §130.5; and all other requirements in §150.0(k)2.
§150.0(k)2H:	An Energy Management Control System (EMCS) may be used to comply with vacancy sensor requirements of §150.0(k) if: it functions as a vacancy sensor according to §110.9, meets Installation Certificate requirements of §1303; the EMCS requirements of §130.5; and all other requirements in §150.0(k)2.
§150.0(k)2I:	A multiscene programmable controller may be used to comply with dimmer requirements of this section if it provides the functionality of a dimmer according to §110.9, and complies with all other applicable requirements in §150.0(k)2.
§150.0(k)3A:	A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
§150.0(k)3B:	Kitchen lighting includes all permanently installed lighting in the kitchen except internal lighting in cabinets that illuminate only the inside of the cabinets. Lighting in areas adjacent to the kitchen, including but not limited to dining and nook areas, are considered kitchen lighting if they are not separately switched from kitchen lighting.
§150.0(k)4:	Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150.0(k)5:	A minimum of one high efficacy luminaire shall be installed in each bathroom; and all other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.
§150.0(k)6:	Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.
§150.0(k)7:	Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
§150.0(k)8:	Luminaires recessed into ceilings shall: be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; have a label that certifies that the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and allow ballast maintenance and replacement without requiring cutting holes in the ceiling. For recessed compact fluorescent luminaries with ballasts to qualify as high efficacy for compliance with §150.0(k), the ballasts shall be certified to the Energy Commission to comply with the applicable requirements in §110.9.
§150.0(k)9A:	For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements: i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of Items ii or iii below; and ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours; and iii. Controlled by one of the following methods:

2013 Low-Rise Residential Mandatory Measures Summary

§150.0(j)2C:	Pipe for cooling system lines shall be insulated as specified in §150.0(j)2A. Piping insulation for steam and hydronic heating systems or hot water systems with pressure > 15 psig shall meet the requirements in TABLE 120.3-A.
§150.0(j)3:	Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150.0(j)3A:	Insulation exposed to weather shall either be rated for outdoor use or installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation protected as specified or painted with coating that is water retardant and provides shielding from solar radiation that degrades the material.
§150.0(j)3B:	Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarding facing, or the insulation shall be installed at the thickness that qualifies as a Class I or Class II vapor retarder.
§150.0(n)1:	Systems using gas or propane water heaters to serve individual dwelling units shall include: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§150.0(n)2:	Recirculating loops serving multiple dwelling units shall meet the requirements of §110.3(c)5.
§150.0(n)3:	Solar water-heating systems and collectors shall be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a testing agency approved by the Executive Director.
Ducts and Fans Measures:	
§150.0(m)1:	All air-distribution system ducts and plenums installed are sealed and insulated to meet the requirements of CMC §601.0, §602.0, §603.0, §604.0, §605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-6.0 (or higher if required by CMC §605.0) or enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts are mechanically fastened. Openings shall be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape shall be used. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150.0(m)2:	Factory-Fabricated Duct Systems shall comply with specified requirements for duct construction, connections, and closures; joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§150.0(m)3-6:	Field-Fabricated Duct Systems shall comply with requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction; duct insulation R-value ratings; duct insulation thickness; and duct labeling.
§150.0(m)7:	All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§150.0(m)8:	Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers except combustion inlet and outlet air openings and elevator shaft vents.
§150.0(m)9:	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind but not limited to the following: insulation exposed to weather shall be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§150.0(m)10:	Flexible ducts cannot have porous inner cores.
§150.0(m)11:	When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts shall be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(m)12:	Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, shall be provided with air filter devices that meet the requirements of §150.0(m)12.
§150.0(m)13:	Space conditioning systems that utilize forced air ducts to supply cooling to an occupiable space shall have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(m)15:	Zonally controlled central forced air cooling systems shall be capable of simultaneously delivering, in every zonal control mode, an airflow from the dwelling, through the air handler fan and delivered to the dwelling, of ≥ 350 CFM per ton of nominal cooling capacity, and operating at an air-handling unit fan efficacy of ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(o):	All dwelling units shall meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing the Whole Building Ventilation.
§150.0(o)1A:	Whole Building Ventilation airflow shall be confirmed through field verification and diagnostic testing in accordance with Reference Residential Appendix RA3.
Pool and Spa Heating Systems and Equipment Measures:	
§110.4(a):	Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating.

2013 Low-Rise Residential Mandatory Measures Summary

	a. Photocontrol not having an override or bypass switch that disables the photocontrol; or b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or c. Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with §110.9; meets the Installation Certification requirements in §130.4; meets hardware requirements for an EMCS in §130.5; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
§150.0(k)9B:	For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements: i. Shall comply with §150.0(k)9A; or ii. Shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)9C:	For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by §150.0(k)9B or 150.)(k)9D shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)9D:	Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)10:	Internally illuminated address signs shall comply with §140.8; or shall consume no more than 5 watts of power as determined according to §130.0(c).
§150.0(k)11:	Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in §110.9, §130.0, §130.1, §130.4, §140.6, and §141.0.
§150.0(k)12A:	In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
§150.0(k)12B:	In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall: i. Comply with the applicable requirements in §110.9, §130.0, §130.1, §140.6 and §141.0; and ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§110.10(a)1:	Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete, by the enforcement agency, on or after January 1, 2014, shall comply with the requirements of §110.10(b) through §110.10(e).
§110.10(a)2:	Low-rise multi-family buildings shall comply with the requirements of §110.10(b) through §110.10(d).
§110.10(b)1:	The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater that 10,000 square feet. For single family residences the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§110.10(b)2:	All sections of the solar zone located on steep-sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.
§110.10(b)3A:	No obstructions, including but not limited to, vents, chimneys, architectural features, and roof mounted equipment, shall be located in the solar zone.
§110.10(b)3B:	Any obstruction, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§110.10(b)4:	For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.
§110.10(c):	The construction documents shall indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); a pathway for routing of plumbing from the solar zone to the water-heating system.
§110.10(d):	A copy of the construction documents or a comparable document indicating the information from §110.10(b) through §110.10(c) shall be provided to the occupant.
§110.10(e)1:	The main electrical service panel shall have a minimum busbar rating of 200 amps.
§110.10(e)2:	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be: positioned at the opposite (load) end from the input feeder location or main circuit location, and permanently marked as "For Future Solar Electric".

ARKICHIK
It's all about your nest
Stacy Lin
ARCHITECT
SAN FRANCISCO, CALIFORNIA
415.613.1859
STACY@ARKICHIK.COM

PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

STAMPS

REGISTERED ARCHITECT
C30812
Exp. 10/31/15
STATE OF CALIFORNIA

DRAWN BY: SL
CHECKED BY:
DATE: MAY 5, 2015
SCALE:
PROJECT #:

SHEET TITLE

CALIFORNIA TITLE 24 REPORT

SHEET #

M.2

City and County of San Francisco
Department of Building Inspection

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

NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (BUILDING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.energyinspections@sfgov.org**
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Installation and Verification certificates can be found on the California Energy Commission website at http://energy.ca.gov/title24/2013standards/

Information Sheet MEP-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. MEP-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

IS MEP-03
Attachment RB

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING)

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

JOB ADDRESS 2186 14th Ave. APPLICATION NO. 2014.1125.2509 ADDENDUM NO.

ENGINEER/ARCHITECT/DESIGNER NAME Stacy Lin PHONE NO. (415) 613-1859

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

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the **building** elements in this project:

1. Installation

Envelope
- [ ] CF2R ENV-01-E Non HERS – Fenestration & Site built Fenestration **(IB1)**
- [ ] CF2R ENV-02-E Non HERS - Envelope Air Sealing Requirements **(IB2)**
- [ ] CF2R ENV-03-E Non HERS - Insulation Installation **(IB3)**
- [ ] CF2R ENV-04-E Non HERS - Roofing; Radiant Barrier **(IB4)**
- [X] CF2R ENV-20a-H HERS - Building Envelope Air Leakage Single Point Test with Manual Meter **(IB5)**
- [ ] CF2R ENV-20b-H HERS - Building Envelope Air Leakage Single Point Test with Automatic Meter **(IB6)**
- [ ] CF2R ENV-20c-H HERS - Building Envelope Air Leakage Multi Point Test **(IB7)**
- [ ] CF2R ENV-20d-H HERS - Building Envelope Air Leakage Repeated Single Point with Manual Meter **(IB8)**
- [ ] CF2R ENV-20e-H HERS - Building Envelope Air Leakage Repeated Single Point with Automatic Meter **(IB9)**
- [ ] CF2R ENV-21-H HERS - High Quality Insulation installation (QII) Framing Stage for Batt, Loose Fill, and SPF **(IB10)**
- [ ] CF2R ENV-22-H HERS - High Quality Insulation installation (QII) Ceiling/Roof Deck **(IB36)**
- [ ] CF2R ENV-23-H HERS - High Quality Insulation installation (QII) Insulation **(IB11)**
- [ ] CF2R ENV-24-H HERS - High Quality Insulation installation (QII) Framing Stage for SIP and ICF **(IB39)**

Mechanical
- [ ] CF2R-MCH-01a-E Space conditioning systems ducts and fans Performance **(IB12)**
- [ ] CF2R-MCH-01b-E Space conditioning systems ducts and fans Prescriptive **(IB40)**
- [ ] CF2R-MCH-01c-E Space conditioning systems ducts and fans Prescriptive Newly Constructed Buildings **(IB41)**
- [ ] CF2R-MCH-02-E Non HERS – Whole house fan **(IB13)**
- [ ] CF2R-MCH-20a-H HERS - Duct Leakage - New Systems **(IB14)**
- [ ] CF2R-MCH-20b-H HERS - Duct Leakage - Low Leakage Ducts in Conditioned Space (compliance credit) **(IB15)**
- [ ] CF2R-MCH-20c-H HERS – Duct Leakage - Low Leakage Air-Handling Units **(IB16)**
- [ ] CF2R-MCH-20d-H HERS – Duct Leakage – Altered System **(IB17)**
- [ ] CF2R-MCH-20e-H HERS – Duct Leakage – Sealing All Accessible Leaks **(IB42)**
- [ ] CF2R-MCH-21-H HERS - Duct Location Verification (compliance credit) **(IB18)**
- [ ] CF2R-MCH-22a-H HERS - Forced Air System Fan Efficacy All Zones Calling **(IB19)**
- [ ] CF2R-MCH-22b-H HERS - Forced Air System Fan Efficacy Every Zonal Control Mode **(IB43)**
- [ ] CF2R-MCH-23a-H HERS - Forced Air System Airflow Rate All Zones Calling **(IB20)**
- [ ] CF2R-MCH-23b-H HERS - Forced Air System Airflow Rate Every Zonal Control **(IB44)**
- [ ] CF2R-MCH-23c-H HERS - Forced Air System Airflow Rate Alternative Compliance **(IB45)**
- [ ] CF2R-MCH-23d-H HERS - Forced Air System Airflow Rate Measurement Only **(IB46)**
- [ ] CF2R-MCH-24a-H HERS – Building Envelope Air Leakage Single-Point Test with Manual Meter **(IB47)**
- [ ] CF2R-MCH-24b-H HERS – Building Envelope Air Leakage Single-Point Test with Automatic Meter **(IB48)**
- [ ] CF2R-MCH-24c-H HERS – Building Envelope Air Leakage Multi-Point Test **(IB49)**
- [ ] CF2R-MCH-24d-H HERS – Building Envelope Air Leakage Repeated Single Point with Manual Meter **(IB50)**
- [ ] CF2R-MCH-24e-H HERS – Building Envelope Air Leakage Repeated Single Point with Automatic Meter **(IB51)**
- [ ] CF2R-MCH-25a-H HERS - Refrigerant Charge Verification - Superheat Method **(IB21)**
- [ ] CF2R-MCH-25b-H HERS - Refrigerant Charge Verification - Subcooling **(IB22)**
- [ ] CF2R-MCH-25c-H HERS - Refrigerant Charge Verification - Weigh-in Procedure **(IB23)**
- [ ] CF2R-MCH-25d-H HERS - Refrigerant Charge Verification - Charge Indicator Display (CID) **(IB24)**
- [ ] CF2R-MCH-25e-H HERS - Refrigerant Charge Verification - Winter Setup for Standard Charge Verification **(IB25)**
- [ ] CF2R-MCH-25f-E Refrigerant Charge Verification - New package unit with factory charge **(IB26)**
- [ ] CF2R-MCH-26-H HERS - Verified EER or SEER **(IB27)**
- [ ] CF2R-MCH-27a-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method **(IB28)**
- [ ] CF2R-MCH-27b-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method **(IB29)**
- [ ] CF2R-MCH-27c-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow – Fan Vent Rate Method **(IB30)**
- [ ] CF2R-MCH-27d-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow – Total Vent Rate Method **(IB52)**
- [ ] CF2R-MCH-28-H HERS - Return Duct And Filter Design **(IB31)**
- [ ] CF2R-MCH-29-H HERS - Buried Ducts and Deeply Buried Ducts **(IB32)**

City and County of San Francisco
Department of Building Inspection

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

2. Verification

Mechanical
- [ ] CF3R ENV-20a-H HERS - Building Envelope Air Leakage Single Point Test with Manual Meter **(VB1)**
- [ ] CF3R ENV-20b-H HERS - Building Envelope Air Leakage Single Point Test with Automatic Meter **(VB2)**
- [ ] CF3R ENV-20c-H HERS - Building Envelope Air Leakage Multi Point Test **(VB3)**
- [ ] CF3R ENV-20d-H HERS - Building Envelope Air Leakage Repeated Single Point with Manual Meter **(VB4)**
- [ ] CF3R ENV-20e-H HERS - Building Envelope Air Leakage Repeated Single Point with Automatic Meter **(VB5)**
- [ ] CF3R ENV-21-H HERS - High Quality Insulation Installation (QII) Framing Stage – wood frame **(VB6)**
- [ ] CF3R ENV-22-H HERS - High Quality Insulation Installation (QII) Ceiling/Roof Deck **(VB34)**
- [ ] CF3R ENV-23-H HERS - High Quality Insulation Installation (QII) Insulation **(VB7)**
- [ ] CF3R ENV-24-H HERS - High Quality Insulation Installation (QII) Framing Stage – SIP and ICF **(VB35)**
- [ ] CF3R-MCH-20a-H HERS - Duct Leakage - New Systems **(VB8)**
- [ ] CF3R-MCH-20b-H HERS - Duct Leakage - Low leakage Ducts in Conditioned Space (compliance credit) **(VB9)**
- [ ] CF3R-MCH-20c-H HERS – Duct Leakage - Low Leakage Air-Handling Units **(VB10)**
- [ ] CF3R-MCH-20d-H HERS – Duct Leakage – Altered System **(VB11)**
- [ ] CF3R-MCH-20e-H HERS – Duct Leakage – Sealing All Accessible Leaks **(VB36)**
- [ ] CF3R-MCH-21-H HERS - Duct Location Verification (compliance credit) **(VB12)**
- [ ] CF3R-MCH-22a-H HERS - Forced Air System Fan Efficacy All Zones Calling **(VB13)**
- [ ] CF3R-MCH-22b-H HERS - Forced Air System Fan Efficacy Every Zonal Control Mode **(VB37)**
- [ ] CF3R-MCH-23a-H HERS - Forced Air System Airflow Rate All Zones Calling **(VB14)**
- [ ] CF3R-MCH-23b-H HERS - Forced Air System Airflow Rate Every Zonal Control **(VB38)**
- [ ] CF3R-MCH-23c-H HERS - Forced Air System Airflow Rate Alternative Compliance **(VB39)**
- [ ] CF3R-MCH-23d-H HERS - Forced Air System Airflow Rate Measurement Only **(VB40)**
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- [ ] CF3R-MCH-24c-H HERS – Building Envelope Air Leakage Multi-Point Test **(VB43)**
- [ ] CF3R-MCH-24d-H HERS – Building Envelope Air Leakage Repeated Single-Point with Manual Meter **(VB44)**
- [ ] CF3R-MCH-24e-H HERS – Building Envelope Air Leakage Repeated Single-Point with Automatic Meter **(VB45)**
- [ ] CF3R-MCH-25a-H HERS - Refrigerant Charge Verification - Superheat Method **(VB15)**
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- [ ] CF3R-MCH-25e-H HERS - Refrigerant Charge Verification - Winter Setup for Standard Charge Verification **(VB19)**
- [ ] CF3R-MCH-26-H HERS - Verified EER or SEER **(VB21)**
- [ ] CF3R-MCH-27a-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method **(VB22)**
- [ ] CF3R-MCH-27b-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method **(VB23)**
- [ ] CF3R-MCH-27c-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method **(VB24)**
- [ ] CF3R-MCH-27d-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow – Total Vent Rate Method **(VB46)**
- [ ] CF3R-MCH-28-H HERS - Return Duct and Filter Grille Design **(VB25)**
- [ ] CF3R-MCH-29-H HERS - Supply Duct Surface Area and R-Value; Buried Ducts; Deeply Buried Ducts **(VB27)**

Prepared by: _____ Date: 9/2/2015
Engineer/Architect of Record/ Designer Signature

Required information:
Fax: _____ **Email:** stacy@arkichik.com

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Pan Checker

APPROVAL (Based on submitted reports)

_____ _____
DATE *DBI Building Inspector or Energy Inspection Services Staff*

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, May
Tom C. Hui, S.E., C.B.O., Direct

NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (ELECTRICAL)

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For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Electrical Inspector or 415-558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (415) 558-6132**
2. **Fax: (415) 558-6474**
3. **Email: dbi.energyinspections@sfgov.org**
4. **In person: 3rd floor at 1660 Mission St.**

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Information Sheet MEP-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. MEP-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

Attachment RE

TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)

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

JOB ADDRESS 2186 14th Ave. APPLICATION NO. 2014.1125.2509 ADDENDUM NO.

ENGINEER/ARCHITECT/DESIGNER NAME Stacy Lin PHONE NO. (415) 613-1859

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

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the **electrical** elements in this project:

1. Installation

Electrical
- [X] CF2R-LTG-01-E Lighting types and controls for single family buildings **(IE1)**
- [ ] CF2R-LTG-02-E Lighting types and controls for multifamily buildings **(IE2)**

Solar
- [ ] CF2R-SPV-01a-E Photovoltaic systems compliance credit **(IE3)**
- [ ] CF2R-SPV-01b-E Photovoltaic systems exceptions to solar ready area requirements **(IE4)**
- [ ] CF2R-SPV-01c-E Photovoltaic systems PV compliance credit and exemptions **(IE5)**

Prepared by: _____ Date: 9/2/2015
Engineer/Architect of Record/ Designer Signature

Required information:
Fax: _____ **Email:** stacy@arkichik.com

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Pan Checker

APPROVAL (Based on submitted reports)

_____ _____
DATE *DBI Electrical Inspector or Energy Inspection Services Staff*

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City and County of San Francisco
Department of Building Inspection

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

NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (PLUMBING)

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For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Plumbing Inspector or 415-558-6570.

Before final plumbing inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

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Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

Attachment RP

TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING)

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

JOB ADDRESS 2186 14th Ave. APPLICATION NO. 2014.1125.2509 ADDENDUM NO.

ENGINEER/ARCHITECT/DESIGNER NAME Stacy Lin PHONE NO. (415) 613-1859

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

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the **plumbing** work in this project:

1. Installation

Plumbing
- [ ] CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution **(IP6)**
- [ ] CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution **(IP5)**
- [ ] CF2R-PLB-03-E DHW Non-HERS - Pool and Spa System **(IP7)**
- [ ] CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution **(IP9)**
- [X] CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(IP8)**

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

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

2. Verification
- [ ] CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution **(VP2)**
- [ ] CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(VP3)**

Prepared by: _____ Date: 9/2/2015
Engineer/Architect of Record/ Designer Signature

Required information:
Fax: _____ **Email:** stacy@arkichik.com

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Pan Checker

APPROVAL (Based on submitted reports)

_____ _____
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474

ARKICHIK
It's all about your nest

Stacy Lin
ARCHITECT
SAN FRANCISCO, CALIFORNIA
415.613.1859
STACY@ARKICHIK.COM

PROJECT TITLE

VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS

KONG RESIDENCE

2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

STAMPS

REGISTERED ARCHITECT
C30812
Exp. 10/31/15
STATE OF CALIFORNIA

DRAWN BY
SL

CHECKED BY

DATE
MAY 5, 2015

SCALE

PROJECT #

SHEET TITLE
ENERGY INSPECTION

SHEET #
G.1

City and County of San Francisco Green Building Submittal:
Residential Additions and Alterations

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulleting 93, Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)

Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.

Water Efficient Irrigation: Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)

Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)

Grading and paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)

Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)

Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)

Energy Efficiency: Comply with California Energy Code (Title 24, Part 6 2013)

Rodent Proofing: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)

Moisture content: Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3)
1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified.
3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure

Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2)
1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2) A slab design specified by a licensed design professional.

Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)

Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)

HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)

Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)

ENERGY STAR Compliant Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)

Carpet: All carpet must meet one of the following: (CalGreen 4.504.3)
1. Carpet and Rug Institute Green Label Plus Program,
2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
3. NSF/ANSI 140 at the Gold level,
4. Scientific Certifications Systems Sustainable Choice, OR
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database

AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.

Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4):
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program,
2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,
3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.

Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.

Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.

Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)

Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

INDOOR WATER USE

All fixtures must not exceed the following flow rates (CalGreen Section 4.303.1):

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from California Plumbing Code Table 1401.1
Showerheads[2]	2.0 gpm @ 80 psi per valve and per showerhead[2]	n/a
Lavatory faucets - residential	1.5 gpm @ 60 psi	n/a
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi	n/a
Metering faucets	.25 gallons/cycle	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm	n/a
Tank-type water closets	1.28 gallons/flush[1] and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush[1]	ASME A112.19.2/CSA B45.1 - 1.28 gal
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal

1) For dual flush toilets, effective flush volume is defines as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8 L).
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDBI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

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

VERIFICATION

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

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

Project Name	KONG RESIDENCE
Block/Lot	2204-014A
Address	2186 14TH AVE.
Primary Occupancy	R-3
Gross Building Area	3,487 S.F.
Increase In Conditioned Floor Area	1,963 S.F.

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

9/21/2015

Licensed Professional: Sign & Date
(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:

Projects that increase total conditioned floor area by ≥1,000 square feet:
The Green Building Compliance Professional of Record for this project is:

STACY LIN 415-613-1859
Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

☒ I am a LEED Accredited Professional
☐ I am a GreenPoint Rater
☐ I am an ICC Certified CalGreen Inspector

9/21/2015

Green Building Compliance Professional - Sign & Date

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

ARKICHIK
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Stacy Lin
ARCHITECT
SAN FRANCISCO, CALIFORNIA
415.613.1859
STACY@ARKICHIK.COM

PROJECT TITLE
VERTICAL EXPANSION & INTERIOR RENOVATION

OWNER & PROJECT ADDRESS
KONG RESIDENCE
2186 14TH AVE
SAN FRANCISCO
CALIFORNIA 94116

	REVISIONS	DATE

STAMPS

REGISTERED ARCHITECT C30812 Exp. 10/31/15 STATE OF CALIFORNIA

DRAWN BY: SL
CHECKED BY:
DATE: MAY 5, 2015
SCALE:
PROJECT #:
SHEET TITLE: GREEN BUILDING NOTES
SHEET #: G.2