

# SAN FRANCISCO PLANNING DEPARTMENT

# Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 16, 2015

Date:	July 2, 2015
Case No.:	2014.0395D
Project Address:	735 - 737 CLAYTON STREET
Permit Application:	2013.08.22.5028
Zoning:	RH-3 [Residential House, Three-Family]
	40-X Height and Bulk District
Block/Lot:	1253/009
Project Sponsors:	Golden Properties LLC, Sergio Iantorno (member)
	2170 Sutter Street
	San Francisco, CA 94115
	Contacts: Paolo Iantorno, George Price
	Reuben, Junius, & Rose (representative)
	One Bush Street, Suite 600
	San Francisco, CA 94104
	Contact: Tuija Catalano
	SIA Consulting Corporation (designers)
	1256 Howard St.
	San Francisco, CA 94103
	Contacts: Amir Afifi, Reza Khoshnevisan
Staff Contact:	Sharon M. Young - (415) 558-6346
	sharon.m.young@sfgov.org
Recommendation:	Do not take DR and approve as proposed

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

> Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

# PROJECT DESCRIPTION

This is a request for Discretionary Review of Building Permit Application No. 2013.08.22.5028, proposing to add a third dwelling unit on the fourth floor of an existing two-unit residential building. On the fourth floor, interior alterations are proposed which include converting an existing unconditioned storage space (which was constructed as a social room during the late 1940s) into an approximately 1,850 square-foot dwelling unit. The proposal will not involve an expansion of the existing building envelope.

The project sponsor submitted a revised proposal after the Section 311 notification period expired to remove the scope of work involving elimination of an illegal dwelling unit on the third floor and exploratory interior demolition work on the fourth floor which were filed under separate permits (Building Permit Application Nos. 2013.12.06.3597, 2014.01.21.6659, and 2014.01.15.6408). Under Building Permit Application No. 2013.08.22.5028, no additional work is proposed on the first through third floors of the building.

The Planning Department verified with the Rent Stabilization and Arbitration Board that no no-fault eviction notices for the subject property have been filed at the Rent Board after December 10, 2013.

# SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the west side of Clayton Street between Waller and Frederick Streets; Lot 009 in Assessor's Block 1253 in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The subject lot is 3,123 square feet (25 feet wide by 125 feet deep) and is occupied by a four-story residential building. The existing building, constructed circa 1908, is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. The Report of Residential Record (3-R), issued by the Department of Building Inspection (DBI) which typically establishes the legality of existing dwelling units, authorizes the use of this building as a two-family dwelling. On March 1, 1948, Building Permit Application No. 105465 was issued for Permit #96701 for a vertical addition to "add a social room on top" of the existing three-story residential building.

# SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Haight Ashbury Neighborhood. The surrounding neighborhood consists of a mix of three to four-story residential buildings with two and three units, as well as a few residential buildings with four or more units. The subject block, and the blocks around it are zoned RH-3 (Residential, House, Three-Family) District zoning.

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	February 11, 2014 – March 13, 2014	March 13, 2014	July 16, 2015	480 days*

# BUILDING PERMIT NOTIFICATION

\*The project sponsors had considered cancelling Building Permit Application No. 2013.08.22.5028 and filing the current scope of work under a separate permit and were engaged in negotiations with the DR Requestor to possibly work out a resolution. On April 17, 2014, the Board of Supervisors passed Ordinance No. 00-43-14 modifying Section 311 to not require noticing for the addition of new dwelling unit(s) within the existing buildable envelope. In addition, the project sponsors requested additional time to seek a legal representative for their project.

# **HEARING NOTIFICATION**

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 6, 2015	July 6, 2015	10 days
Mailed Notice	10 days	July 6, 2015	July 6, 2015	10 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	 	

The Planning Department received correspondence from one neighbor asking the status of the proposed project and who indicated concerns regarding the proposal based on the property owners' maintenance of the residential building with previous violations.

# DR REQUESTOR

**Norbert Joseph Verville,** tenant and resident of 735 Clayton Street Unit #2A, second floor of the subject building.

# DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached Discretionary Review Application, dated March 13, 2014.

# PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 11, 2015.

# ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

# **RESIDENTIAL DESIGN TEAM REVIEW**

Because the proposed project does not involve exterior design modifications or an expansion to the existing building envelope, the proposed project did not require review by the Department's Residential Design Team (RDT). As such, a Design Review Checklist is not included with this analysis.

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 Section 311 Notice DR Application Response to DR Application dated June 11, 2015 (and brief) Reduced Plans

# **Zoning Map**





# **Parcel Map**





# Sanborn Map\*



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



# **Aerial Photo\***



\*The Aerial Maps reflect existing conditions in May 2012.

SUBJECT PROPERTY AT 735 - 737 CLAYTON ST & DR REQUESTOR'S PROPERTY AT 735 CLAYTON ST #A (Unit 2 on 3<sup>rd</sup> floor)



# **Site Photo**



FRONT VIEW OF SUBJECT PROPERTY AT 735 - 737 CLAYTON ST & DR REQUESTOR'S PROPERTY AT 735 CLAYTON ST #A (Unit 2 on 3<sup>rd</sup> floor)

# **Site Photo**



REAR VIEW OF SUBJECT PROPERTY AT 735 - 737 CLAYTON ST & DR REQUESTOR'S PROPERTY AT 735 CLAYTON ST #A (Unit 2 on 3<sup>rd</sup> floor)

# **Site Photo**

(subject and opposite block)



SUBJECT PROPERTY AT 735 - 737 CLAYTON ST & DR REQUESTOR'S PROPERTY AT 735 CLAYTON ST #A (Unit 2 on 3<sup>rd</sup> floor)

# APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
NORBERT VERVILLE		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
735 CLAYTON ST. #A	94117	(415) 203-8141
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRET	ICRIARY REVIEW NAME:	
GOLDEN PROPERTIES LLC , SERGIO	IANTORNO	MEMBER
ADDRESS:	ZIP CODE:	TELEPHONE:
2170 SUTTER ST.	94115	(415) 440 3713
CONTACT FOR DR APPLICATION:		
Same as Above 🔀		
ADURESS:	ZIP-CODE:	TELEPHONE
		( )
E-MAIL ADDRESS:		

Lisbucciou e los castral Auton

14.03950

CASE NUMBER: For Staff Use only

# 2. Location and Classification

STREET ADDRESS OF PROJECT: 735-737		SAN FRANCISCO	ZIP CODE: 94117
CROSS STREETS:			
WALLER	AND FREDE	RICK	
ASSESSORS BLOCK/LOT	LOT DIMENSIONS: LOT AREA	(SQ FT): ZONING DISTRICT	HEIGHT/BULK DISTRICT.
1253 1009	87' × 28' 243	6 RH-3 140-X	40

# 3. Project Description

Please check all that apply Change of Use 🔀	Change of Hours 🗌	New Construction	n 🗌 Alteratio	ns 🔀 Demo	olition 🗌	Other 🗌
Additions to Buildin	ng: Rear 🗌 From	nt 🗌 🛛 Height 🗌	] Side Yard [			
Present or Previous U	Jse: RESIDEN	TIAL 2	UNITS			
Proposed Use:	RESIDEN	TIAL 3	UNITS			
Building Permit App	lication No. 2013	08.22.50	028	Date Filed:	AUG	22,2013

# 14.03950

# 4. Actions Prior to a Discretionary Review Request

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

# 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.

THIS	PROJECT	HAS	NOT	BEEN	DISCUSSED	WITH	THE
APF	LICANT.	NO	MEDIA	TION			
10 million (1990)	all ref. as seen as former of the second second	of ANTI-1, NT-1, SATE CONTRACTOR AND A STREET			11.00.000 (M.1993) (M.1-(M.1-, H.1M. 1-1)) (M.1-M.1-M.1-M.1-M.1-M.1-M.1-M.1-M.1-M.1-		

# 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.

CASE NUMBER For Staff Use only

SEE ATTACHED The proposed upper floor unit does not appear subordinate to the primary facade

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 The proposed design detracts from the historic character of the house and neighborhood

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 The plan should conform to the Residential Design Guidelines. therefore the planshould be modified to reflect the standard 15 foot set back

# 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.  $\gamma 3/3/14$
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

APPLICANT Date: 3/13/14

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

NORBERT VERVILLE Owner / Authonized Agent (Circle One) APPLICANT N 3/13/14

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	X
Address labels (copy of the above), if applicable	R
Photocopy of this completed application	R
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

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street

# RECEIVED

For Department Use Only Application received by Planning Department:

By: m. corrette

1 3 2014

CITY & COUNTY OF

Date:

Application for Discretionary Review 735-737 Clayton street Block 1253/Lot 009

The Proposed fourth floor unit does not appear subordinate to the primary facade.

The illegal apartment addition dominates the appearance of the building and the block face and it is not sensitively located, setback or screened.

14.03

Page 1 of 8



Picture of 735-737 Clayton Street and 739-741 Clayton Street.

In addition to being a blight from the sidewalk. The illegal apartment addition does not respect the topography of the surrounding area. It's height and proximity to the projecting eaves, interrupt the roofline stepping down to the bottom of the hill. This design is completely out of character with the neighborhood creating a broken roofline. Application for Discretionary Review 735-737 Clayton street Block 1253/Lot 009

As a result of not having any setback, the illegal apartment had a large balcony style fire escape overhanging the projecting eaves. This bolt on eyesore is currently part of the proposed plan. This blight could be removed with a design that followed the city's residential design guidelines and a proper set back.



Picture of 735-737 Clayton Street and 739-741 Clayton Street.



The window treatment of the proposed addition is inconsistent with the overall historic character of the building and neighborhood. Assuming the owner made an effort to meet the cities guidelines and regulations the windows would not be visible from the street as seen with other rooftop additions.

Note the owner of the building next door found it necessary to add a small fence to his roof in an attempt to repair the broken roofline.

Picture of 735-737 Clayton Street and 739-741 Clayton Street.

Across the street (724 and 726 Clayton.) is a design that is more sensitive to the historic nature of the neighborhood and respects residential design guidelines. The addition is subordinate to the facade and the windows are not an issue as they are largely invisible from the street.



A setback keeps the roofline from being broken.





Approximately one block away another example of a home that respects the character of the neighborhood and follows residential design guidelines.

641 CLAYTON ST. Photo taken standing in front of 641 CLAYTON ST.



The view from the sidewalk directly in front of 735-737 Clayton St.

I am unable to find any other rooftop additions in the neighborhood that are similar to this design. It appears as if a double wide trailer was dropped on top of a historic 100+ year old building. The original permit was for a "social room" addition however it's always been converted



into an illegal apartment. The current proposal for change of use should follow design guidelines to complement the neighboring buildings, restore a roofline consistent with the grade of the hill, and respect the architecture of an irreplaceable 100+ year old building.

page 8 of 8 14.03400

Application for Discretionary Review 735-737 Clayton St Block 1253/Lot 009

The proposed building project conflicts with the City's General Plan in the following areas:

# SAN FRANCISCO GENERAL PLAN-HOUSING

OBJECTIVE 2 - Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.

POLICY 2.2 Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

• The merger of 735-A Clayton with the storage unit, as shown in the application for building permit, creates a larger more expensive unit that does not respond to the local need for more affordable housing, nor does it create new family housing. The application for building permit creates a single apartment with only bedrooms, kitchens, and bathrooms without any sort of family room or living room.

POLICY 2.3 Prevent the removal or reduction of housing for parking.

• The project will expand the ground floor garage to accommodate three cars from its current two-car capacity. This will remove a unit at the back of the ground floor that is currently not used and designated as storage. The unit was rented for many years to families as an affordable dwelling however due to several building code violations was designated as illegal (there remains a kitchen that is hidden behind a temporary wall). There are reasonable avenues to legalize this unit to create more habitable space for affordable family housing.

OBJECTIVE 3 - Protect the affordability of the existing housing stock, especially rental units.

POLICY 3.1 Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

• The application for building permit calls for the complete remodeling of the first and second floors. The second floor is to be merged with a storage unit to create a single large apartment; this does not encourage the preservation of affordable rent controlled units. The building plan will remove rent controlled units from the market and cause the displacement of long time residents.



# SAN FRANCISCO PLANNING DEPARTMENT

# RESPONSE TO DISCRETIONARY REVIEW

Case No.: <u>14.0395D</u>

Building Permit No.: 2013.08.22.5028

Address: 735-737 Clayton Street

Project Sponsor's Name: Golden Properties, LLC, c/o Reuben, Junius & Rose, LLP

Telephone No.: (415) 567-9000 (for Planning Department to contact)

 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 attached.

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. Indicate whether the changes were made before filing your application with the City or after filing the application.

See attached.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached.

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Planning Information: 415.558.6377

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

Please supply the following information about the proposed project and the 4. existing improvements on the property.

Number of	Existing	Proposed
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) Occupied stories (all levels with habitable rooms)	2	<u>3</u> <u>3</u>
Basement levels (may include garage or windowless storage rooms) Parking spaces (Off-Street)		03
Bedrooms	. 7	
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas Height		<u>5,450</u> _40'
Building Depth		86'-9"
Most recent rent received (if any)	\$3418.45*	No change
Projected rents after completion of project	No change	\$2,200 for new unit
Current value of property	Unknown	Unknown
Projected value (sale price) after completion of projection (if known)	1.1.1	Unknown

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

6/11/2015

Signature

Tuija Catalano/Reuben, Junius & Rose, LLP

Date

Name (please print)

\*this figure is as of 11/26/2014

2

## **Response to Discretionary Review – 735-737 Clayton Street**

1. Given the concerns of the DR requestor and other concerned parties, why do you feel your project should be approved?

Discretionary Review is meant to provide the Commission with an opportunity to evaluate a Code compliant project that has some exceptional or extraordinary impacts, which without Commission's involvement would significantly affect the public interest. The proposed project does not need any variances, other exceptions or discretionary authorizations. Furthermore, the project complies with all Planning Code requirements and is consistent with the Residential Design Guidelines. There is nothing extraordinary about the project that would justify taking DR; the project simply seeks to make use of an underutilized space in order to add a single-family unit within an existing building, without changing the building envelope. The project is exceptional only in a positive sense by being able to add family housing to the City's housing stock.

The DR requestor contends that the project conflicts with certain General Plan Housing Objectives and Policies. These contentions are unfounded, as noted below:

<u>Objective 2, Policy 2.2 and 2.3</u>: Contrary to the DR requestor's claim, the project will not merge residential units or remove any existing units for parking. The building is currently a two-unit building and the project will add a third unit to the building without impacting the existing two units. The project actually promotes Objective 2 Policies by using existing storage space to add a single-family unit to the building.

<u>Objective 3, Policy 3.1</u>: The DR requestor further claims that the project is inconsistent with Policy 3.1 because it "calls for the complete remodeling of the first and second floors" and "will remove rent controlled units from the market." These claims are inaccurate. The project originally proposed minor modifications to the existing two units, however, the project has been revised and not alterations are proposed to the existing two units, and thus the project has no impact on the current occupants of those units, including the DR requestor. Contrary to the DR requestor's statement, the project does not remove (or in any way impact) any rent controlled units.

In sum, not only does the project further Objectives 2 and 3, it also promotes other General Plan policies such as Objective 4, Policy 4.1 (Develop new housing, and encourage the remodeling of existing housing, for families with children). By adding a unit with multiple bedrooms, the project provides a new family sized house unit, which is ideal for a family.

The DR requestor also expressed concern that the proposed design would detract from the historic character of the house and neighborhood. Importantly, the project is not a new construction project. The only exterior alterations are the reinforcement of the existing rear yard staircase and fire rescue stairs, which do not involve an expansion or alteration of the building façade. According to building permit records, the building's fourth floor has existed in its current and proposed exterior configuration since approx. 1948. The project proposed interior modifications only, and thus the project does not trigger an obligation to make any exterior alterations.

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

The DR requestor did not contact the project sponsor prior to the filing of the DR, and thus there was no opportunity to address the DR requestor's comments beforehand. However, as of today, the project plan has been altered to address the DR requestor's concerns. After the filing of the DR application, the project was modified and no longer includes plans to make any changes to the two existing units. The project alters the interior of the existing fourth floor area, wherein a new unit will be added within the existing storage area. This interior work will have absolutely no impact on the building's façade.

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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

As explained in item 2, the project no longer involves plans to do any work within the two existing units. The project simply seeks to add a single-family unit to the City's housing stock by using underutilized space within an existing building envelope. The project will not impact the existing units or the building façade. This project only seeks to provide a more beneficial use of the property's existing fourth floor, and would not result in the sort of extraordinary or exceptional impacts for which DR is intended to address and which are required before DR can be taken.

# REUBEN, JUNIUS & ROSE, LLP

June 26, 2015

President Rodney Fong San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

> Re: 735-737 Clayton Street Brief in Opposition to Discretionary Review Request Planning Department Case No. 2014.0395D Hearing Date: July 16, 2015 Our File No.: 1916.22

Dear President Fong and Commissioners:

Our office represents Golden Properties, LLC, the owner of a property at 735-737 Clayton Street, Assessor's Block 1253, Lot 009 ("**Property**"). The Property is currently improved with a 4-story residential building with two (2) dwelling units. The Project Sponsor proposes to convert the existing fourth (4<sup>th</sup>) floor of the building into a family-sized unit without altering or otherwise impacting the existing two (2) units on the second and third floors in any way and without any changes to the existing building envelope ("**Project**").

The request for discretionary review ("**DR Request**") was filed by Norbert Verville, an existing tenant on the third  $(3^{rd})$  floor ("**DR Requestor**"). The DR Request should be denied because:

- It does not establish exceptional or extraordinary circumstances that are necessary to justify the Commission's use of special discretionary review powers;
- The Project is minimal in scope without any impact on the DR Requestor's unit and without any changes to the exterior building envelope, which are the basis for the DR Requestor's reasons for filing the DR Request;
- The Project complies with the Planning Code and the Residential Design Guidelines without requiring any permits beyond a building permit, and does not require (or request) any exceptions from Planning Code requirements; and
- The DR Requestor's modification request for the removal of pre-existing (since 1948) building envelope and floor area is excessive, unwarranted and inconsistent with City policies.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny | David Silverman Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup> One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

www.reubenlaw.com

## A. Building History and Description of the Property and Project

The Project involves an existing residential building built in 1908. The Property is located in the RH-3 zoning district, which principally permits three-family dwellings. According to the Property's permit history and a 3R report, with the latter attached as **Exhibit** <u>A</u> hereto, the fourth floor of the building that is the subject of the building permit application and the DR Request was added in 1948 as a social room. As of today, and at least since 1948, the building legally is, and has been, a two-family dwelling within the existing building envelope. The two existing, legal units consist of a 1,836-sf unit on the second floor and DR Requestor's 1,254-sf unit on the third floor.

After 1948 and the addition of the existing fourth floor as a social room, there appears to have been at least few different uses therein. It is our understanding that, for example in 1955 the Property was listed as a convent, and in 1962 the building appeared to have been occupied by a rooming house called Woman's House of Mercy. At some point, the fourth floor social room had been divided into several rooms. More recently, a notice of violation no. 201258902 ("**NOV**") was issued in 2012 whereby a third unit (noted in the NOV as the second floor with reference to 735A & B, which are located on the third level of the building) was required to be removed or permitted (the NOV has been copied onto the Project plans; see page A-2.3). Compliance with the NOV was achieved with the removal of the unit under building permit application no. 2013.12.16.3597 and the issuance of a certificate of final completion and occupancy for the same on December 13, 2013 (copies of the building permit record and the certificate of final completion and occupancy are attached as **Exhibit B** hereto), including a revision thereafter under building permit no. 2014.01.21.6659 (copy of the building permit record attached as **Exhibit C** hereto).

After the receipt of the NOV, on August 22, 2013 the Project Sponsor also filed building permit application no. 2013.08.22.5028 to legalize the fourth floor area as a dwelling unit, which is permitted under the RH-3 zoning ("**Building Permit**") (copy of the building permit record is attached as <u>Exhibit D</u>). The DR Request was filed on this Building Permit.

The Building Permit that is the subject of the DR Request originally included some interior remodeling on all floors of the building. However, after the filing of the DR Request, the Building Permit and related plans were revised so that no work is proposed to the building's existing second and third floors, wherein the DR Requestor's unit and the other legal unit are located. Despite the revisions, the DR Requestor has not withdrawn the DR Request. The DR Requestor also did not contact the Project Sponsor prior to the filing of the DR Request regarding his concerns.

The Project that is the subject of this DR Request is shown on the plans (with the last revision date of January 26, 2015) that are provided in the Commission packets. In sum, the Project proposes to convert the currently existing storage area on the fourth floor into a dwelling unit. No changes are proposed at the first, second or third floors. The only exterior

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tel: 415-567-9000 fax: 415-399-9480

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alterations involve the reinforcement of the staircase and fire rescue at the rear of the building, which do not result in expansion of building envelope.

# B. The Standard for Discretionary Review Has Not Been Met

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."<sup>1</sup> The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code, and moreover, pursuant to the City Attorney's advice, it is a "sensitive discretion … which must be exercised with the utmost restraint".

No exceptional or extraordinary circumstances relating to the Project have been provided by the DR Requestor that would justify Planning Commission's exercise of its DR power. The Project is exceptional only in a positive sense by being able to add family housing to the City's housing stock. Thus, the DR Request should be denied.

# C. <u>Response to Discretionary Review Comments</u>

The DR Requestor's main objection is the size and location of the (existing) fourth floor. The DR Requestor's primary reasons for filing the DR Request appear to be the upper floor unit not being "subordinate to the primary façade" and being "out of character," and a demand that the upper floor be subjected to a 15-foot setback in order to conform to the Residential Design Guidelines ("**RDG**"). The DR Requestor also argues that the design is not compatible with the historic character of the house or the neighborhood. None of DR Requestor's arguments justify taking discretionary review and none of the citations to RDG are relevant to the Project, as is explained in greater detail below.

# 1. Project involves existing building with an existing fourth floor, not new construction.

The RDG provide for a variety of guidelines so that "...some of the guidelines may conflict, and certain guidelines may not apply to a project...", and thus "...it is necessary to identify the particular issues related to a project to use [the RDG] effectively."<sup>2</sup> In this case, the DR Requestor fails to acknowledge that the fourth floor that is the subject of the Building Permit and the Project is an *existing* fourth floor. *No new construction is proposed* that would in any way alter the exterior façade, location, size or the appearance of the existing fourth floor.

In terms of building scale, the RDG addresses the compatibility of building height and depth within the existing context. The 15-foot upper floor setback recommendation expressly applies to projects that are "modifying the height and depth of the building."<sup>3</sup> This is not the case here. No modifications are proposed to exterior height, depth or any other feature, and thus

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<sup>&</sup>lt;sup>1</sup> Planning Department publication for the Application Packet for Discretionary Review; emphasis added.

<sup>&</sup>lt;sup>2</sup> RDG, "How are the Guidelines Used", p. 5.

<sup>&</sup>lt;sup>3</sup> RSD, p. 25.

the RDG recommendations in this regard simply do not apply to the Project in the way suggested by the DR Requestor.

The DR Requestor also suggests that the "addition does not respect the topography of the surrounding area". The topography is the setting existing *before* the Project is completed, which in this case is the same as the topography *before and after* the Project completion since no exterior alterations are proposed. The RDG recommendations with respect to topography apply expressly to new buildings and additions to existing buildings, which are not relevant to the Project.

The Project involves a mere change of use, without exterior alterations. The existing fourth floor is already part of the pattern, context and topography of the neighborhood. The Project simply seeks to make use of an underutilized space on the fourth floor in order to add a unit within an existing building, without changing the building envelope.

# 2. <u>The "proposed design" does *not* detract from historic character, since no exterior design is being proposed</u>.

The DR Requestor argues that "the proposed design detracts from the historic character of the house and neighborhood", and further that the "window treatment of the proposed addition is inconsistent with the overall historic character of the building and neighborhood". The building at the Property was built in 1908 with the fourth floor addition dating back to 1948 (both having occurred before the adoption of the RDG). Although the existing building has not been listed in any historic register and otherwise has not been recognized as a historic building, due to its age the building is a potential historic resource. Nevertheless, with respect to RDG recommendations for historic properties, the guidelines apply to the removal or alteration of (character-defining) features. In this case, no addition, removal or alteration of any of the exterior features is proposed, and thus, whether the subject building or any of the surrounding buildings are historic is irrelevant for the purpose of evaluating an interior change of use at the Property, as is proposed by the Project.

In fact, and quite to the contrary of the DR Requestor's arguments, even if the subject building was historic (which has *not* been determined) and even if exterior alterations were proposed (which is *not* the case), the RDG recommend that the windows be kept in their original locations and maintain their original style, trim and functional features, and not be relocated or otherwise changed, as the DR Requestor suggests.

# 3. <u>The Project is consistent with the General Plan Objectives and Policies</u>.

The DR requestor contends that the Project conflicts with certain General Plan Housing Objectives and Policies. These contentions are unfounded, as noted below:

<u>Objective 2, Policy 2.2 and 2.3</u>: Contrary to the DR Requestor's claim, the Project will not merge residential units or remove any existing units for parking. The building is

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currently a two-unit building and the Project will add a third unit, consistent with RH-3 zoning, to the building without impacting the existing two units. The Project actually promotes Objective 2 Policies by using existing storage space to add a unit.

<u>Objective 3, Policy 3.1</u>: The DR Requestor further claims that the Project is inconsistent with Policy 3.1 because it "calls for the complete remodeling of the first and second floors" and "will remove rent controlled units from the market." These claims are inaccurate. The Project originally proposed minor, interior modifications to the existing two units, however, the Project was revised and no alterations are proposed to the existing two units, and thus the Project has no impact on the current occupants of those units, including the DR Requestor. Contrary to the DR Requestor's statement, the Project does not remove (or in any way impact) any rent controlled units.

In sum, not only does the Project further Objectives 2 and 3, it also promotes other General Plan policies such as Objective 4, Policy 4.1 (Develop new housing, and encourage the remodeling of existing housing, for families with children). By adding a unit with multiple bedrooms, the Project provides a new family sized house unit, which is ideal for a family.

# D. Conclusion

The DR Request should be denied. The DR Requestor has not established exceptional or extraordinary circumstances about the Project to justify the Commission's exercise of its special discretionary review powers. The Project is reasonable and relatively minor in scope. The Project provides an opportunity to add a new family-sized housing unit into an existing building without any vertical or horizontal expansion of existing building envelope. The modifications suggested by the DR Requestor along with the citations to RDG guidelines, apply to new construction projects, not to a project without any exterior changes.

We respectfully request the Planning Commission to <u>not</u> take discretionary review, and to allow the Project to move forward. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP** 

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Tuija I. Catalano

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## Exhibits:

Exhibit A – 3R report Exhibit B – Building permit no. 2013.12.06.3597 and CFCO, dated Dec. 13, 2013 Exhibit C – Building permit no. 2014.01.21.6659 Exhibit D – Building permit that is the subject of the DR (no. 2013.08.22.5028)

cc: Vice President Cindy Wu Commissioner Michael Antonini Commissioner Rich Hillis Commissioner Christine Johnson Commissioner Kathrin Moore Commissioner Dennis Richards John Rahaim – Planning Director Scott Sanchez – Zoning Administrator Jonas Ionin – Commission Secretary Sharon Young – Project Planner

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# **EXHIBIT A**

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



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

## Report of Residential Building Record (3R)

(Housing Code Section 351(a))

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

Address of Building	735 - 732	7 CLAYTON ST	•			Block 1253	Lo	t <i>009</i>
Other Addresses								
<ol> <li>A. Present authorize</li> <li>B. Is this building c</li> </ol>		•		WELLING Yes	3 No ✔			
C. Does this building	g contain an	y Residential Ho	otel Guest Roo	ms as def	fined in Chap. 4	l, S.F. Admin. Code?	Yes	No 🗸
2. Zoning district in w	hich located	: RH-3		3. Bui	lding Code Occ	upancy Classification: R3		
<ol> <li>Do Records of the I If Yes, what date?</li> </ol>	· · ·		그는 것 같은 것은 것을 가지 않는 것이 가지 않는 것이 없다.	양가장 관계 전쟁 감사 제품 영상	특히 여러 가슴을 위한 것은 것은 것 같아. 것이 많이 많이 많이 했다.	ng use of this property? g Department, (415) 558-63	Yes 77, for the	No ✓ current status
5. Building Construct	ion Date (Co	mpleted Date):	UNKNOWN					
6. Original Occupancy	y or Use: U	NKNOWN						
7. Construction, conve	ersion or alte	ration permits is	ssued, if any:					
Application #	Permit #	Issue Date	Type of Wo	rk Done				Status
105465	96701	Mar 01, 1948	ADD SOCIAL	ROOM ON	V TOP - CFC			С

105465	96701	Mar 01, 1948	ADD SOCIAL R	OOM ON TOP - CFC		С
271283	257588	Sep 23, 1963	COMPLY WITH	DPH NOTICE 2-2-62 - CFC		С
428200	382853	Oct 31, 1973	INSTALL FIRE S	SPRINKLER SYSTEM - CFC		С
419320	380422	Aug 17, 1975	COMPLY WITH	ADMINISTRATIVE BULLETIN A-29 -CFC		С
8312755	510333	Jan 18, 1984	COMPLY WITH	BB1 FILE 1253-9-8 - CFC 2FD		С
9316983	730951	Sep 29, 1993	<b>RE-ROOFING</b>			х
201003047573	1206280	Mar 04, 2010	RE-ROOFING			С
<ol> <li>A. Is there an acti B. Is this property</li> </ol>				e violations?	Yes Yes	No ✔ No ✔
9. Number of reside	·	100 00 00 00 00 00 00 00 00 00 00 00 00	cecumes for cou	e violations.	res	110 1
10. A. Has an energy	y inspection be	en completed? Y	'es No ✔	B. If yes, has a proof of compliance been issue	ed? Yes	No 🗸

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

# **EXHIBIT** A

Department of Building Inspection 1660 Mission Street - San Francisco CA 94103 - (415) 558-6080 Report of Residential Record (3R) Page 2

Address of Building 735 - 737 CLAYTON ST

Other Addresses

Date of Issuance: 14 SEP 2012 Date of Expiration: 14 SEP 2013 By: NOREEN MURPHY

Report No: 201208314462

Block 1253 Lot 009

Patty Herrera, Manager, Records Management Division

Pamela J Levin

Pamela J. Levin, Deputy Director Department of Building Inspection

THIS REPORT IS VALID FOR ONE YEAR ONLY.

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

(For Explanation of terminology, see attached)

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

#### Permit Details Report

## Report Date: 6/25/2015 2:18:26 PM

Application Number	: 201312063597
Form Number:	8
Address(es):	1253/009/0 735 CLAYTON ST
Description:	to comply with removal of illegal unit C#201258902
Cost:	\$700.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
12/6/2013	TRIAGE	
12/6/2013	FILING	
12/6/2013	FILED	
12/9/2013	APPROVED	
12/9/2013	ISSUED	
12/13/2013	COMPLETE	CFC Issued

#### Contact Details:

#### Contractor Details:

License Number:	514861
Name:	CARLOS NIEVES
Company Name:	AMPEX CONSTRUCTION *** SEE NOTICE***
Address:	2126 LINDEN ST * OAKLAND CA 94609-0000
Phone:	2790798

## Addenda Details:

## Description:

Step	Station	Arrive	Start	Out Hold	Finish	Checked By	Hold Description
1	CP-ZOC	12/6/13	12/6/13		12/6/13	BANALES JULIAN	
2	BLDG	12/9/13	12/9/13			CHAN JOSEPH	Approved OTC
3	HIS	12/6/13	12/6/13		12/6/13		
-		12/9/13			12/9/13		OTC FDR

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

#### Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
6/18/2014	AM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1
12/13/2013	AM	CS	Clerk Scheduled	FINAL INSPECT/APPRVD	1

#### Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
6/18/2014	Edward Greene	FINAL INSPECT/APPRVD	PRE-FINAL
12/13/2013	Christopher Schroeder	FINAL INSPECT/APPRVD	NO ENTRY/NO PROGRESS
12/13/2013	Christopher Schroeder	FINAL INSPECT/APPRVD	CFC ISSUED

#### Special Inspections:

Addenda No. Completed Date Inspected By Inspection Code Description Remarks
City and County of San Francisco Department of Building Inspection	
CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY	
LOCATION: 735 Cloth St (number) (street) Stock Permit Application No: 2013063597 Type of Construction: Stories: Dwelling Units.	09 block and lot) nits:
ation: <u>23</u> No. of Guestrooms: <u>0</u> with co w <u>011</u> <u>10</u> <u>301258902</u> <u>10</u>	ib-
To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.	conforms both roved pursuant
Any change in the use or occupancy of these premisesor any change to the building or premisescould cause the property to be in violation of the <i>Municipal Codes</i> of the City and County of San Francisco and, thereby, would invalidate this <i>Certificate of Final Completion and Occupancy</i> . A copy of this <i>Certificate</i> shall be maintained on the premises and shall be available at all times. Another copy of this <i>Certificate</i> should be kept with your important property documents.	pal Codes of the intained on the
Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the <i>Municipal Codes</i> of the City and County of Sur Francisco. This certificate issued on:           This certificate issued on: <ul> <li></li></ul>	hange that you

## Permit Details Report

Report Date:	6/25/2015 2:17:08 PM					
Application Number:	201401216659					
Form Number:	8					
Address(es):	1253 / 009 / 0 735	CLAYTON	ST			
Description:			REMOVAL OF ILLEGAL UNIT ORAGE" AREA FOR THE UNIT.			
Cost:	\$1.00					
Occupancy Code:	R-2					
Building Use:	28 - 2 FAMILY DWELLING	;				

## Disposition / Stage:

Action Date	Stage	Comments
1/21/2014	TRIAGE	
1/21/2014	FILING	
1/21/2014	FILED	
1/21/2014	APPROVED	
1/21/2014	ISSUED	
1/28/2014	COMPLETE	CFC Issued

## Contact Details:

# Contractor Details:

License Number:	514861
Name:	CARLOS NIEVES
Company Name:	AMPEX CONSTRUCTION *** SEE NOTICE***
Address:	2126 LINDEN ST * OAKLAND CA 94609-0000
Phone:	2790798

## Addenda Details:

Des	Description:							
Step	Station	Arrive			Out Hold	Finish	Checked By	Hold Description
1	HIS	1/17/14	1/17/14			1/17/14	MCKENZIE PATRICK	
2	BLDG	1/17/14	1/17/14			1/17/14	HO GARY	
3	CPB		1/21/14				GALIZA DELIA	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

## Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Tim Slot
1/28/2014	AM	cs	Clerk Scheduled	CFC ISSUED	1

## Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
1/28/2014	Christopher Schroeder	CFC ISSUED	CFC ISSUED

## 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.

Permit Details Report		
Report Date:	6/25/2015 2:19:37 PM	
Application Number:	201308225028	
Form Number:	3	
Address(es):	1253 / 009 / 0 735 CLAYTON ST	
Description:	LEGALIZING (E) UNIT @ TOP FL TO COMPLY W/ NOV 201228902, INTERIO REMODEL @ ALL FLOORS, POST REMOVE @ GARAGE, RETURN 2ND FL & UNIT TO ORIGINAL STATE. REMODEL @ 4TH FL	
Cost:	\$250,000.00	
Occupancy Code:	R-2	
Building Use:	24 - APARTMENTS	

## Disposition / Stage:

Action Date	Stage	Comments
8/22/2013	TRIAGE	
8/22/2013	FILING	
8/22/2013	FILED	

# Contact Details:

Contractor Details:

# Addenda Details:

Desc	Description:								
I	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	1	Hold Description
1	HIS	8/22/13	8/22/13			8/22/13		415-558-6220	HIS
2	CPB	8/22/13	8/22/13			8/22/13	CHEUNG	415-558-6070	
3	CP-ZOC	8/23/13	10/2/13	8/27/13			YOUNG SHARON	415-558-6377	10/23/13: Notice of Planning Department Requirements #1 mailed.
4	CP-NP	1/30/14	2/11/14				YOUNG SHARON	415-558-6377	Section 311 Cover Letter Mailed: 1/30/14 Section 311 Mailed: 2/11/14 Exp: 3/13/14 (Milton)
5	CP-DR	3/14/14	4/29/14				YOUNG SHARON	415-558-6377	DR accepted at PIC 3/13/14 1:36PM 4/29/2014 - BPA & DR cases reassigned from Christine Lamorena to Sharon Young
6	BLDG							415-558-6133	
7	DPW-BSM							415-558-6060	
8	SFPUC							415-575-6941	
9	PPC							415-558-6133	
10	CPB							415-558-6070	

## Appointments:

Appointment Appointment	Appointment	Appointment	Description Slots
Date AM/PM	Code	Type	

# Inspections:

Activity Date Inspector Inspection Description Inspection Status



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

# NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **August 22**, **2013**, the Applicant named below filed Building Permit Application No. **2013.08.22.5028** with the City and County of San Francisco.

PROP	ERTY INFORMATION	APPL	APPLICANT INFORMATION		
Project Address:	735-737 Clayton Street	Applicant:	Aidin Massoudi		
Cross Street(s):	Waller & Frederick	Address:	1256 Howard Street		
Block/Lot No.:	1253/009	City, State:	San Francisco, CA 94103		
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 922-0200		

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	None	No Change
Side Setbacks	None	No Change
Building Depth	Approx. 87 feet	No Change
Rear Yard	Approx. 28 feet	No Change
Building Height	40 feet	No Change
Number of Stories	3 over garage	No Change
Number of Dwelling Units	2	3
Number of Parking Spaces	3	No Change
5 1	PROJECT DESCRIPT	

The proposal is to legalize a third dwelling unit on the fourth level. The project includes removing a second kitchen on the third level, interior alterations on all levels, and new landscaping at the front of the building. No expansion to the existing building are proposed. See attached plans.

# For more information, please contact Planning Department staff:

Planner: Christine Lamorena

Telephone: (415) 575-9085

E-mail: christine.lamorena@sfgov.org

中文詢問請電: (415) 575-9010

Notice Date: **02/11/2014** Expiration Date: **03/13/2014** 

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 <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>). 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 <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each</u> 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 <u>www.sfplanning.org</u>. 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.

1 2 3	4 5 6	7 8 9	10 PROJECT NAME
SANBORN MAP	SCOPE OF WORK	GENERAL NOTES	
100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100       100     100     100     100     100     100	<ul> <li>CONVERT UNCONDITIONED STORAGE SPACE PREVIOUSLY USED AS SOCIAL ROOM ON TOP FLOOR TO ACCOMODATE ONE NEW DWELLING UNIT.</li> <li>ALL WORKS TO BE PERFORMED WITHIN EXISTING BOUNDARY OF THE BUILDING.</li> </ul>	<ol> <li>ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.</li> <li>ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION,</li> </ol>	735-737 Clayton St. SAN FRANCISCO, CA
	ABBREVIATION	MECHANICAL, PLUMBING, AND ELECTRICAL THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES. 5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO DEMAIN SHALL BE PROTECTED, ALL MATERIALS DELIVERED TO THE SITE SHALL BE REORDED AND	SIA SIA
ARCHITECTURAL A.0.1 COVER SHEET A.1.0 SITE PLAN & NOTES A.2.0 FIRST & SECOND FLOOR PLANS A.2.1 THIRD FLOOR PLAN A.2.2 FOURTH FLOOR PLANS (CFC FOR STORAGE CONVERSION) A.2.4 ROOF PLAN A.2.5 SECTION & FRONT ELEVATION A.3.1 GENERAL NOTES & DETAILS A.3.2 AERIAL PHOTOS GP-0.1 GREEN BUILDING CHECKLIST	#         POLIND OR NUMBER         H.C.         HANDICAPPED           8         AND         HIM         HIGH         HIGH           9         AT         HIM         HOLLOW METAL           9         ACUSTIC CELLING TILE         HR         HOUR         MEAT           ACT         ACOUSTIC CELLING TILE         HR         HOUR         MEAT MOUR           AT         ACOUSTIC CELLING TILE         HR         HOUR         MEAT MOUR           ALIM         ALIMINIAN         HEATING VENTILATING         MEAT TESISTANT           APROA         APROXIMATE         IRGWIN MEAT         HIGUN           BURSD         BURSD         NO         ILO         IN LIEU OF           BURSD         BURSD         MAX         MAXIMUM         MEAT           BURSD         BURSD         MAX         MAXIMUM         MEAT           BURSD         BURSD         MAX         MAXIMUM         MEAT           BURSD         BURSD         BURSD         MAX         MAXIMUM           BURSD         BURSD         HEAT         MEMERANE         MAX           BURSD         BURSD         BURSD         MAX         MAXIMUM           BURSD         BURSD	<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	
	FIXT     FIXTURE     TLT     TOLLET       FLR     FLOOR     TO     TOP OF       FLUORESCENT     TOC     TOP OF CONCRETE       FM     FILLED METAL     TOS     TOP OF STEEL       FND     FOUNDATION     TP     TOILET PAPER DISPENSER       FO     FACE OF     T/D     TELEPHONE/DATA       F.O.F.     FACE OF FININSH     TST     TOP OF STAIRS       FURR     FURRING     TYP     TYPICAL       GA     GAUGE     U.N.O.     UNLESS NOTED OTHERWISE       G.B.     GRAB BAR     V.I.F.     VERIFY IN FIELD       GND     GROUND     VP     VISION PANEL	APPLICABLE CODES: 2010 CALIFORNIA	









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Any change in the use or occupancy of these premises—ould cause the property to be in violation of the <i>Municipal Codes</i> of the City and Coanty of San Francisco and, thereby, would invalidate this <i>Carificate de Final Completion and Occupance</i> , A copy of this <i>Carificate shall</i> be maintained on the <i>Municipal Codes</i> of the City and Coanty of San Francisco and, thereby, would invalidate this <i>Carificate shall</i> be maintained on the <i>Municipal Codes</i> of the City and Coanty of San Francisco and, thereby, would invalidate this <i>Carificate shall</i> be maintained on the <i>Municipal Codes</i> of the City and Coanty of San Francisco and, thereby, would invalidate this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times. Another copy of this <i>Carificate shall</i> be available at all times	1/4"=1'-0" City and County of San Francisco Department of Building Inspection CERTIFICATE OF FINAL COMPLETION AND OCCUPANCE	су	Departm CERTIFICATE OF FI	nent of Building Inspect		City and County o T660 Mission 5t. S ADDRESS: 735 CI OCCUPANCY/USE Will be issued. Will be issued. MAILING GG ADDRESS 5E 21 SA PERSON CONTACT WORK WITHO ADDITIONALY EXPIRED OR	Sub DE BUILDING INSPECTIO If San Francisco an Francisco, CA 94103 LAYTON ST :: 0 mailou is based apons site-observ OLDEN PROPERTIES LLC REGIO IANTORNO, MEMBI 70 SUTTER ST INN FRANCISCO CA TED @ SITE: GOLDEN FI VICO DUT PERMIT WORK-PERMIT REQUIRE CANCELLED PERMIT F
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_		<u>(E) KITCHI</u>	<u>:N/DINING</u>	( <u>E)</u> _PANTRY	<u>(E) BATH</u>	( <u>E)</u> <u>CLO.</u>	( <u>e) bedroom</u> Unit 2	<u>(E) BE</u>	<u>DROOM</u>	<u>(E)</u> <u>CLO.</u>	(E) STORAGE	11°-0"±	(E) STORAGE
_		<u>(E) KITCH</u>	<u>IN/DINING</u>	(E) PANTRY	<u>(E) BATH</u>	(E) <u>CLO.</u>	(E) BEDROOM	<u>(E)</u> BE	DROOM	( <u>E)</u> <u>CLO.</u>	( <u>E) BEDROOM</u>	+ ا و (E) LIVING ROOM	UNIT 1
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### DOOR / WINDOW NOTES:

1. ALL ESCAPE OR RESCUE DOORS & WINDOWS FROM SLEEPING ROOMS SHALL COMPLY WITH SEC. 1029: - NET CLEAR HEIGHT: 24" MIN

- NET CLEAR WIDTH: 20" MIN
- NET OPENING: 5.7 SQ. FT. MIN.

- FINISHED SILL HEIGHT: 44" MAX. ABOVE THE FINISHED FLOOR

2. VERIFY IN FIELD FOR EXACT DOORS & WINDOWS SIZE PRIOR TO PURCHASE 3. VERIFY ALL ROUGH OPENINGS DIMENSIONS IN FIELD PRIOR TO INSTALLATION OF WIDOWS 4. U-FACTOR OF GLAZING SHALL BE 0.55, UNLESS SPECIFIED ON PLANS OR ENERGY COMPLIANCE REPORT. 5. NFRC LABELS ON NEW DOOR / WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION 6. COORDINATE INSTALLATION OF ALL FLASHINGS AND WINDOWS WITH INSTALLATION INSTRUCTIONS OF WINDOW MANUFACTURER. OBTAIN APPROVAL OF INSTALLATION METHODOLOGY FROM WINDOW MANUFACTURER PRIOR TO COMMENCING INSTALLATION.

4. UTILIZE PRIMERS AND / OR ADHESIVES COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY MANUFACTURER OF SELF-ADHERED MEMBRANE TO ACHIEVE TENACIOUS BOND OF MEMBRANE TO ALL SUBSTRATES.

5. UTILIZE SEALANTS COMPATIBLE WITH ALL MATERIALS AND AS RECOMMENDED BY WINDOW AND SELF-ADHERED MEMBRANE MANUFACTURERS

#### KITCHEN NOTES

BRANCH CIRCUITS: MIN. TWO 20A SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KICHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE RECEP. OUTLETS FOR THE KITCHEN, PANTRY, BREAKEAST ROOM DINING ROOM & SIMILAR AREAS THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES, ONLY THE REQUIRED COUNTERTOP/WALL OUTLEST INCLUDING THE REFRIGERATOR.

LIGHTING: 50% OR MORE OF THE KITCHEN LIGHTING WATTAGE MUST BE FLUORESCENT. INCANDESCENT LIGHTING MUST BE SWITCHED SEPARATELY.

RECEPTACLE OUTLETS: PROVIDE AT LEAST ONE RECEPTACLE OUTLET FOR EACH COUNTER SPACE 12° OR WIDER, KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL IS GREATER THAN 24" FROM AN OUTLET. AT LEAST ONE GFCI RECEPTACLE FOR THE PENINSULA COUNTER SPACE (CEC 210.52 (C) (3) & 210.8 (A) (6)

## BEDROOM NOTES:

RESCUE WINDOW: EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN, CLEAR OPENING AREA OF 5.7 SO, FT. MIN. CLEAR WIDTH OF 20"; MIN. CLEAR HEIGHT OF 24"; AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"

ARC FAULT CIRCUIT INTERRUPTER ("AFCI") PROTECTION FOR ALL RECEPTACLES, LIGHTING CIRCUITS, SWITCHES, AND HARD-WIRED SMOKE DETECTORS INSTALL IN ALL BEDROOMS, THE "AFCI" SHALL BE LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT.

### BATHROOM NOTES:

EXHAUST FANS ARE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. EXHAUST VENTS W/ BACK DRAFT DAMPER SHALL TERMINATE MIN. 3 FEET FROM ANY PROPERTY LINE & BUILDING OPENINGS

BRANCH CIRCUITS: A 20A CIRCUIT IS REUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEP. LIGHTS, FANS, ETC.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE, (CPC 418.0)

WHIRLPOOL TUB: LIGHT FIXTURES INSTALLED ABV. AND WITHIN 5' FROM THE INSIDE WALLS OF THE WHIRLPOOL TUB SHALL BE AT LEAST 7'-6" ABV THE MAX. WATER LEVEL AND GFCI PROTECTED. FIXTURES MAY BE INSTALL LESS THAN 7'-6" PROVIDED THEY ARE LISTED FOR USE IN DAMPED LOCATIONS AND GFCI PROTECTED. CEC ARTICLE 680-43(B)(1a-c)

#### NOTES:

1. SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.

2 CARBON MONOXIDE ALARM IN EACH OCCUPIED LEVEL

3. ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.

4. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR. AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LING, EXCEPT A PUBLIC WAY. 5. SMOKE ALARMS ARE REQUIRED IN ALL COMMON CORRIDORS, SEE FIRE ALARM SYSTEM PLAN FOR DETAILS

6. PROVIDE STAIRWAY IDENTIFICATION SIGNS AS PER CBC 1003 3 313

LAUNDRY ROOM NOTES: A DEDICATED 20A CIRCUITT THAT IS IN ADDITION TO THE OUTLETS FOR THE WASHER AND DRYER.

### NOTES:

& LOCATION

1. PROVIDE STAIRWAY IDENTIFICATION SIGNS AS PER CBC 1003.3.313

2. SMOKE ALARMS ARE REQUIRED IN ALL COMMON CORRIDORS, SEE FIRE ALARM SYSTEM PLAN FOR DETAILS & LOCATION.

3. SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM

4. ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.

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## **ELECTRICAL NOTES:**

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.

(A) GARAGE (B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES. (C) WITHIN 6' OF SINK OR BASIN (D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS. (A) 12' O.C. MAX, AND WITHIN 6' OF THE END OF WALLS. (B) ANY WALL SPACE 2 OR MORE FEET WIDE. (C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12'. SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACIES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE NOT BEHIND APPLIANCE

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

## **ENERGY NOTES:**

PERMANENETLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF WATTAGE, AS DETERMINED IN SECTION 130(C), OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY AIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPERATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES

FACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LIMENS PER WATT FOR 15 WATT OR SMALLER, 50 LUMENS PER WATT FOR 15 WATT-40WATT, 8 60 LUMENS PER WATT FOR 16 WATT OR HIGHER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HEIGHT EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM

LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL

INCLUDE: (A)CLOSABLE METAL OR GLASS DOORS.

(ACCOGNALE METAL OF GLASS DOORS). (B) COMBUSTION AIR INTAKE (6 SQ, IN, MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READLY ACCESSIBLE. OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR

CONTROL DEVICE. EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.

(c) A FLIE DAMPER WITH AN READLY ACCESSIBLE CONTROL EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

### PLUMBING AND MECHANICAL NOTES:

AIR DUCTS SHALL BE NO 26 GA GALVANIZED SHEET METAL OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY ARATION BETWEEN THE GARAGE AND THE HOUS

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS. MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURERS INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION U.P.C. 4107

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED. LAMINATED SAFETY GLASS OR APPROVED PLASTIC

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

## SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET

MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C.

## ROOF DRAIN WITH - ROOF SHEATHING DOME STRAINER CARRYING PROVIDE SUMF ROOFING OVER RECEIVER PLATE FLASHING RING, TYP (FLASHING RING FROM 24 GA. G.I. 3" CANT. UNDER DECK CLAMP 2X3 & 2X4 DRAIN ROOF DRAIN PIPE SUPPORTS AS REQUIRED **ROOF & OVER FLOW DRAIN**

subfloor and 1" nominal wood finish floor













neads. 7" o.c.







Project Name	Block/Lot	Address
737 Clayton Street	1253/009	737 Clayton Street
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
8,154± s.f.	R-3 to R-2	Sia Tahbazof
# of Dwelling Units 3	Height to highest occupied floor 40' ±	Number of occupied floors . 3

	<b>Green Build</b> BASIC INFORMATION: These facts, plus the primary occupancy						As par under will be	San Franc due with ti	ation for site isco Buildin ne applicabl	g Code Char le addendum	orm acknowledges the specific green building requirements t ter 13C, California Title 24 Part 11, and related local codes. A To use the form: oject in the box at left. This info determines which green buildi	ttachment	C3, C4, or C5	735-737 C SAN FI	Clayton S
					-										
						_	(b) Ind	licate in or	e of the col	umns below	which type of project is proposed. If applicable, fill in the blank	lines below	v to identify the		
		and a pre- back			Date		permit	application	n, but such	tools are stro	ngly recommended to be used .	e submitted	i with the site		
							- Solid c	circles in th	e column in	dicate mand	tory measures required by state and local codes. For project	s applying	LEED or	CORSULITA	
	3	40' ±		. 3			Green Chapte	Point Rate er 13C for	d, prerequis details.	sites of those	systems are mandatory. This form is a summary; see San Fr	ancisco Bu	ilding Code	SI/	
	ALL PROJECTS, AS APPL	CABLE	1	LE	EED PF	ROJEC	rs				OTHER APPLICABLE NON-RESIDENTIA	L PROJ	ECTS	or poratio	•/
	prevention and site runoff controls - Provi	ea				Residentia	Residential	1			references below are applicable to New Non-Residential buildings. Corresponding re-	Man	>2,000 sq ft OR	1:	256 HOWARD ST
	Plan and implement SFPUC Best Manageme	nt	Type of Project	Proposed (Indicate at right)							after.?	Residentia		WEBSITE·WW	TEL: (415) 92 FAX: (415) 92 W SIACONSUL
	Stormwater Control Plan: Projects disturbin	g≥	_								Type of Project Proposed (Check box if applicable)				
	Control Plan meeting SFPUC Stormwater De	ter sign			SILVER	SILVER	SILVER	SILVER	SILVER	SILVER	recycling, compost and trash. (13C.5.410.1, et al) - See Administrative Bulletin 088 for		0		
		de		and the second Development of the	50	2	50	1	50	50	Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008		n/r		
Improvide formation	≥ 1,000 square feet of new or modified lands	ape 🍥	features / building	1				n/a	1.		California Energy Code, Title 24, Part 6. (13C.5.201.1.1) Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total			Green	Buildin
								50			whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	•	0		
Description Datio Channel       Operating Source Market All Systems       Operating Source Market All Systems<	least 65% of construction and demolition deb	is by	Specific Require	ements: (n/r indicates a measure is no	ot required)						low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	-		• • • •	
				ste Management – 75% Diversion	•	0	•			•	or >100 gal/day if in buildings over 50,000 sq. ft.				
CREEPPOINT RATE PROJECTS         Life DA 1, South         Employee           Properting a GroupPoint         70         Bain Annual A South         Bain											for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	•	•		
Conversion	GREENPOINT RATED PRO	JECTS	LEED EA 1, 3 points Renewable Ener		-		-		prerequ	isite only	shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	•			
Indicates and public for exposing for board of public for exposing and public f		1	Generate renewable e				-				(13C.5.504.3)	•	•		
Base number of required of requ	(Indicate at right by checking the box.)	_	Demonstrate an additi compared to Title 24 P Purchase Green-E ce	onal 10% energy use reduction (total of 25% Part 6 2008), OR tified renewable energy credits for 35% of	•	n/r	n/r	n/r	n/r	n/r	VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1) Paints and coatings: Comply with VOC limits in the Air Resources Board	0	•		
Adjustment for relation of humblics of building:	Base number of required Greenpoints:	75	Enhanced Commis				Meet	LEED prerequ	isites		Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C,5,504.4.3)	•	•		
under trading in the data large in				Reduction LEED WE 3, 2 points	0	n/r				sites	1. Carpet and Rug Institute Green Label Plus Program	4		and are not to be produ	ced changed or copi
adjustment)       Indo C Air Caulity Maragement Plan LED IG 3.1       n/h		-	Enhanced Refrig	erant Management LEED EA 4	•	n/r	n/r	n/r	n/r	n/r	(Specification 01350) 3, NSF/ANSI 140 at the Gold level	0	0	CONSULTING ENGINE	ERS.
GreenPoint Rated (i.e., meds all prerequisites)       Low-Emitting Materials LEED (EG 1, 4, 2, 4, 3, 4, 4, 4       n'r       0		+/-	Indoor Air Quality	Management Plan LEED IEQ 3.1	0	n/r	n/r	n/r	n/r	n/r	AND Carpet cushion must meet CRI Green Label,			NO. DATE	DESCRIPTION
Energy Efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy code       Individual gradewater of efficiency: Demonstrate a 15% energy cod	GreenPoint Rated (i.e. meets all processible				0	n/r	•	0	0	•	E Contraction of the second seco	0	•		
The 24. Part 8.       Bicycle parking: Provide short-term and long-term bloycle short motors of parking costs of costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs of costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs of costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs of costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs of costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking costs.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term and long-term bloycle short motors of parking.       Discreparking: Provide short-term bloycle short motors of parking.	Energy Efficiency: Demonstrate a 15% energy	y use	collection, and loading requirements of LEED	of compost, recycling, and trash. Exceeds	•	•	•	0	•	0	resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor		•		
(Cal Green measures for residential projects have been integrated into the GreenPoint Rated system.)       met LEED credit \$50.42, (13C, 510.64)       See San Francisco Planning Code 155       met n/r       n/r </td <td>Title 24, Part 6. Neet all California Green Building Standard</td> <td></td> <td>Bicycle parking: parking for 5% of total San Francisco Plannin</td> <td>motorized parking capacity each, or meet g Code Sec 155, whichever is greater, or</td> <td></td> <td></td> <td></td> <td>0</td> <td>n/r</td> <td>n/r</td> <td>Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)</td> <td></td> <td>Limited acceptions</td> <td></td> <td></td>	Title 24, Part 6. Neet all California Green Building Standard		Bicycle parking: parking for 5% of total San Francisco Plannin	motorized parking capacity each, or meet g Code Sec 155, whichever is greater, or				0	n/r	n/r	Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		Limited acceptions		
Notes       n/r       n/r       n/r       n/r       n/r       n/r       n/r       Acoustical Control: Wall and roof-ceilings STC 50, extendor windows STC 30, party       See CAT24 Part 11 Section S. ST4-4       MRWN       AA         Notes       1) New residential projects of 75' or greater must use the 'New Residential projects with >3 occupied dential High-Rise' column. New residential projects with >3 occupied dors and less that 75 feet to the highest occupied floor mer than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C,5.303.1)       n/r       n/r       n/r       n/r       n/r       n/r       n/r       n/r       n/r       Acoustical Control: Wall and roof-ceilings STC 40, (13C,5.303.1)       Bee CAT24 Part 11 Section S. STR 40.       Bee	CalGreen measures for residential projects ha		·									0	See CA T24 Part 11		
Water Meters: Provide submeters for speces projected to building sore than 100 gal/day if in fir m/r m/r m/r m/r m/r m/r m/r m/r m/r m/			for low-emitting, fuel eff (13C.5.106.5)	īcient, and carpool/van pool vehicles.	•			•	n/r	n/r		•	Part 11 Section		
Dors and less than 75 feet to the highest occupied floor may choose of points required to an phyte LEED for Homes Mid-Rise rating system; if so, you must use the "Silver standard, nocluding all prerequisites. The number of points required to achieve system to confirm the base number of points required to achieve system to confirm the base number of points required.       Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet       DATE       08/15/13         Northold Result and for the system is the system; if so, you must use the "Silver standard, nocluding all prerequisites. The number of points required to achieve system to confirm the base number of points required to achieve system to confirm the base number of points required.       Nr       n/r       n/r       Nr       n/r       Nr       n/r       Nr       n/r       Nr       08/15/13         No previous all ess than 75 feet to the highest occupied floor may choose at the "Silver" standard, nocluding all prerequisites. The number of points required to achieve system to confirm the base number of points required to achieve system to confirm the base number of points required.       Ar Filtration: Provide AlEXV-13 filters in regularity nocludings in air-quality hot-spois (or LEED credit IEQ 5). (SF Health Code Artide 38 and r./r       n/r       n/r       Nr       N/r       Neet C&D ordinance on rely to 1% of total annual energy or points required.       Meet C&D ordinance on rely to 1% of total annual energy or site equal to 21% of total annual energy cost. (LEED Credit IEQ 5). (SF Health Code Artide 38 and SF Building Code 1203.5)       N/r       N/r       N/r       N/r       N/r       N/r	) New residential projects of 75' or greater must use		consume more than 1,0	000 gal/day, or more than 100 gal/day if in	0	n/r	n/r	n/r	n/r	n/r	CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	0	•	CHECKED	R.K.
use the "New Residential Mid-Rise column, of point, radii y of activity of construction and demolition or addential Mid-Rise column, or addential Mid-Rise	oors and less than 75 feet to the highest occupied fl	or may choose			-							000 - 25,000 \$	Square Feet	DATE	08/15/13
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Ardide 38 bilver depends on unit size. See LEED for Homes Mid-Rise Rating system to confirm the base number of points required.       Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Ardide 38 and SF Building Code 1203.5)       n/r       n/r       n/r       Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2). OR       JOB NO.       13-1567         Acoustical Control: wall and roof-ceilings STC 50, exterior       See CBC 1207       p/r       p/r       p/r       n/r       SHEET NO.	se the "New Residential Mid-Rise" column.		occupied spaces of me credit IEO 5) (13C 5 50	chanically ventilated buildings (or LEED	0	n/r	n/r	0	n/r	n/r	debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris	•		REVISED DATE	01/26/15
) Requirements for additions or alterations apply to applications Acoustical Control: wall and roof-ceilings STC 50, exterior See CBC 1207 n/r SHEET NO.	ncluding all prerequisites. The number of points requiver depends on unit size. See LEED for Homes Mi	red to achieve -Rise Rating	Air Filtration: Provis air-quality hot-spots (or L	EED credit IEQ 5). (SF Health Code Article 38	n/r		C	n/r	n/r	n/r	Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total			JOB NO.	13-1567
purchase Green-E cartified renewable energy credits for 35% of total electricity use (LEED EAc6).					0	See CBC	2 1207	0	n/r	n/r	demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use	•	n/r		ר ח חי