



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: NOVEMBER 2, 2017

Date: October 26, 2017
Case No.: 2016-009062DRP-02
Project Address: 505 Grand View Avenue
Permit Applications: 2016.11.23.3441 & 2016.06.30.1337
Zoning: RM-1 [Residential-Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 2828/044
Project Sponsor: Kerman Morris Architects
137 Noe Street
San Francisco, CA 94114
Staff Contact: Nancy Tran – (415) 575-9174
Nancy.H.Tran@sfgov.org
Recommendation: **Do not take DR and approve as revised**

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

The Project Sponsor submitted two separate Building Permit Applications for work at 505 Grand View Avenue, an existing six-unit 3-story over basement residential building. According to the project sponsor, three of the six units are vacant. Under Building Permit Application #2016.11.23.3441, the scope of work includes the addition of three new accessory dwelling units at the ground and basement levels and interior/exterior tenant improvements in the common areas and other existing dwelling units within the building. Building Permit Application #2016.06.30.1337 proposes to construct a fourth floor (vertical addition) with additional interior unit remodeling and new roof decks.

Since Discretionary Review application filings, the Project Sponsor revised the plans and the following changes have been made to both building permit applications:

- Removed two off-street vehicle parking spaces and relocated bicycle parking to rear yard
- Introduced a fourth Accessory Dwelling Unit (Unit 103, approximately 990 sq. ft. with terrace)
- Reconfigured dwelling unit and area (see below for highlights and table on next page):
 - Units B01, 101, 102: No changes to the proposed Accessory Dwelling Units
 - Unit 201: Remodel no longer proposed; unit size still reduced to maintain compliant open space
 - Unit 202: Remodel no longer proposed; unit size still increased for new closets
 - Unit 203: Remodel still proposed; unit size increased (private elevator removed)
 - Unit 301: Remodel modified; unit size increased to 4th floor with enlarged open space
 - Unit 302: Remodel no longer proposed; unit size unchanged from existing condition
 - Unit 303: Remodel modified; unit size reduced (private elevator and private lounge removed)
- Refined the façade changes (e.g. windows and materials)

		EXISTING CONDITIONS	PREVIOUS PROPOSED CONDITIONS	REVISED PROPOSED CONDITIONS
NUMBER OF UNITS		6	6 + 3 ADU	6 + 4 ADU
PARKING SPACES		6	2 + 10 bicycle	0 + 8 bicycle
UNIT BREAKDOWN	B01	N/A	± 1,186 GFA (1bed /1ba)	± 1,186 GFA (2bed/2ba)
	101	N/A	± 1,118 GFA (1bed+den/2ba)	± 1,118 GFA (1bed+den/2ba)
	102	N/A	± 601 GFA (0bed/1ba)	± 601 GFA (0bed/1ba)
	103	N/A	N/A	± 990 GFA (2bed/1ba)
	201	± 1,151 GFA (2bed/2ba)	± 1,092 GFA (2bed/2ba)	± 1,092 GFA (2bed/2ba)
	202	± 1,023 GFA (2bed/1ba)	± 1,023 GFA (2bed/1ba)	± 1,023 GFA (2bed/1ba)
	203	± 800 GFA (1bed/1ba)	± 724 GFA (1bed/1ba)	± 773 GFA (1bed/1ba)
	301	± 1,151 GFA (2bed/2ba)	± 1,092 GFA (2bed/2ba)	± 2,167 GFA (3bed/4.5ba)
	302	± 1,023 GFA (2bed/1ba)	± 1,023 GFA (2bed/1ba)	± 1,023 GFA (2bed/1ba)
	303	± 788 GFA (1bed/1ba)	± 3,383 GFA (3bed+den, office,lounge/4ba)	± 1,938 GFA (4bed/3.5ba)

ISSUES AND OTHER CONSIDERATIONS

- *Mandatory Seismic Upgrade* – The property is subject to the City’s Mandatory Seismic Retrofit program as required by law. A separate Building Permit Application #2016.11.23.3434 was submitted to comply with program requirements to seismically strengthen the building but has not yet been issued by the Department of Building Inspection. This permit was not reviewed by the Planning Department.
- *Passthroughs* –
 - Capital Improvement passthrough is rent increase type that may be petitioned to the Rent Board for approval as it “materially adds to the value of the property, appreciably prolongs its useful life, or adapts it to new uses, and which may be amortized over the useful life of the improvement of the building.”
 - The entire cost of Seismic Work required by Law, Other Work Required by Laws Enacted After 11/14/02 and particular energy conservation work may be passed through to tenants regardless of the number of units in the property. The amount “may not exceed the greater of \$30.00 or 10% of a tenant’s petition base rent in any 12-month period” for work required by law and there is no annual limit on the amount for energy conservation work.
- *Enforcement* – On June 20, 2016, the Office of Short-Term Rentals opened an enforcement case for unregistered rentals at the subject property. Following notice of violation, the owner ceased the activity, paid penalties and abated the violation.
- *Rent Board* – On May 11, 2016, the Project Sponsor filed with the Rent Board declarations to commence Pre-Buyout Negotiations with tenants of the three occupied units (the remaining three units were vacant). The negotiations did not move forward and the tenants remain.

SITE DESCRIPTION AND PRESENT USE

The project is located at the corner of Grand View Avenue and Elizabeth Street, Block 2828, Lot 044 in District 8. The subject property is located within the RM-1 (Residential-Mixed, Low Density) Zoning District with a 40-X Height and Bulk designation. The approximately 4,160 square feet downward sloping lot (from front and north sides) has 64’ of frontage and a depth of 65’. On site is an existing three-story over basement residential building with six dwelling units and six off-street parking spaces constructed circa 1961.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the eastern side of Noe Valley bordering Twin Peaks and in District 8. Parcels within the vicinity consist of residential single-, two- and three- and multi-family dwellings of varied design and construction dates. Much of the neighborhood is at 20% or more in grade; from the subject lot, the topography downslopes along Grand View Avenue south toward 24th Street and on Elizabeth Street east toward Hoffman Avenue. Building heights, depths and setbacks differ within the subject property neighborhood.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Aug. 2 – Sep. 1, 2017	Aug. 22, 2017	Nov. 2, 2017	72 days

No notification is required for building permit applications proposing Accessory Dwelling Units.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Oct. 23, 2017	Oct. 23, 2017	10 days
Mailed Notice	10 days	Oct. 23, 2017	Oct. 23, 2017	10 days

PUBLIC COMMENT

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

*Represented by San Francisco Tenants Union

- The Project Sponsor held a pre-application meeting with neighbors prior to submitting the building permit application and plans.
- One neighbor outside the block raised concern via phone over the proposed Project's height and its impact to downtown views.

DR REQUESTOR

DR #1 (ADU) – Jennifer Fieber for San Francisco Tenants Union, 558 Capp Street, San Francisco, CA 94110
Dated August 16, 2017

DR #2 – Jennifer Fieber for San Francisco Tenants Union, 558 Capp Street, San Francisco, CA 94110
Dated August 22, 2017

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The façade changes and interior remodeling “are wholly unnecessary,” will require tenants to “temporarily move and, if they return, will be given pass-thru rent increases to pay for the changes...they cannot afford to pay.” The project will result “in the removal of low- and moderate-income tenants and causing the permanent reduction in affordability of the existing units” by violating General Plan Policies:

Objective 2: Retain existing housing units and promote safety and maintenance standards, without jeopardizing affordability; and

Objective 3: Protect the affordability of the existing housing stock, especially rental units.

Issue #2: The project will reduce Unit 201 size and livability (currently occupied) to accommodate one ADU.

Alternatives Proposed: The DR Requestor recommends the following:

- (1) Disapprove Unit 301 size reduction
- (2) Disapprove window upgrades and interior remodeling
- (3) Improve ADU configurations
- (4) Require owner statement of intent to move-in
- (5) Require owner statement indicating which improvements will included in pass-through costs

Reference the attached *Discretionary Review Applications* for additional information.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

Issue #1: The Project adds four new rent controlled ADUs to San Francisco’s housing stock, provides for the longterm life safety (seismic retrofit, added fire sprinklers and fire alarm system) and incorporates changes to benefit current tenants and address concerns raised by the DR Requestor. Since the DR filing, the Project was revised to create two more affordable family sized townhome units instead of a large owner’s penthouse unit, no longer proposes remodels in the three occupied units “to reduce work impact/cost passthroughs to existing tenants” and remove the garage to provide another ADU to add to “the City’s housing stock and prioritizing housing over parking.”

The Project Sponsor has also agreed to the DR Requestor’s request “to allow the three current tenants to stay in their units during construction as long as feasible, with an anticipated maximum displacement time of 3-6 months (during which period they will be compensated per SF Rent Control ordinance/regulations.”

Issue #2: “The deck must be reduced to enable the addition of the two ADU’s below” as ADU regulations require a minimum exposure of “no less than 15’ x 15’ at any floor and open to the sky,” thus requiring partial deck removal. To accommodate two new ADUs, “the planning department required that

compliant open space be provided to this unit, requiring we either take approximately 60 square feet (5% of the unit) of unit 201 and convert it to deck (as proposed in our plans), or seek a variance. While the project sponsor went through the effort and expense of setting up this variance (ordering neighborhood labels, setting up the intake meeting, etc.) the DR Applicant decided that they could not support the effort, making its approval unlikely; therefore, we are proceeding as designed.”

Alternatives Proposed, per Sponsor:

(1) *Disapprove Unit 301 size reduction* – See above.

(2) *Disapprove window upgrades and interior remodeling* –

“The alteration of the exterior is necessary to the addition of the ADUs, the proposed plan changes on the 3rd/4th floors, and the thermal performance of the structure. With the Planning Department required removal of the decks to accommodate the 15’x15’ open space serving 2 ADUs, the units above will need to alter their respective exterior wall areas. Also, the wall changes associated with the upper floors will not be feasible with the existing window locations. Finally, the window upgrades are part of California’s Title-24, Part 6 Energy Efficiency Standards, and are part of a larger effort to make the building more energy efficient.

The project is required by the Planning Department to make exterior changes to add the ADU’s (removal of decks and reconfiguration of existing windows), as well as accommodate new upper floor unit layouts, and increase overall building energy efficiency. These changes are integral to the design and function of the project. The owner will not be able to make the wholesale changes requested by the DR applicant to ‘Disapprove the window changes’ to the entire building.”

Alterations to Existing Unit Interiors, While the Owner, in conjunction with the Contractor, will do their best to minimize the impact on the tenants, we will not be able to accommodate the DR applicant’s request that, ‘no interior alterations of the existing occupied units shall be made.’ California Building Code requires that this project be fully sprinklered. That in conjunction with the above mentioned changes make this request impossible.”

(3) *Improve ADU configurations* – To address the DR Requestor’s concern, the proposed ADU Unit 102 was altered to “include a code complying sleeping nook instead of media room.”

(4) *Require owner statement of intent to move-in* – No response.

(5) *Require owner statement indicating which improvements will included in pass-through costs* – No response.

See attached *Response to Discretionary Review*, dated October 19, 2017.

PROJECT ANALYSIS

The Planning Department reviewed both Building Permit Applications’ revised scopes of work and determined that the proposals meet all applicable requirements of the Planning Code. Further, the proposed massing/scale and redesigned façade are deemed to be compatible with the neighborhood and consistent with the Residential Design Guidelines.

The building will also undergo seismic retrofitting as required by law (SF Building Code Chapter 34B) and would require temporary eviction to perform the work, according to the sponsor. Scopes of work under separate permits for the vertical addition and for the ADUs would also be completed to minimize tenant displacement during this time, as the project sponsor has indicated. Per the Rent Board website, any temporary evictions that would result from seismic upgrades are subject to the review under the Rent Stabilization and Arbitration Ordinance, with respect to tenant protections, notification, compensation, etc.¹

As revised, the overall project will retain existing units, remove off-street vehicle parking and result in a net gain of four dwelling units, adding to the City's housing stock during a period of significant housing demand throughout the City. The new and reconfigured existing units provide a range of unit types that foster a housing stock that meets the needs of all residents across lifestyles. The Project meets a number of policies outlined in the Housing Element of the General Plan, such as:

- *Policy 2.3* – Prevent the removal or reduction of housing for parking.
- *Policy 2.4* – Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.
- *Policy 2.5* – Encourage and support the seismic retrofitting of the existing housing stock.
- *Policy 3.1* – Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.
- *Policy 4.1* – Develop new housing, and encourage the remodeling of existing housing, for families with children.
- *Policy 5.4* – Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.
- *Policy 11.1* – Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.
- *Policy 11.3* – Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

In order to construct four ADUs within the existing building footprint (Building Permit Application #2016.11.23.3441), the Project Sponsors seek Zoning Administrator waivers, as eligible per Sections 207(c)(4) and 307(l) of the Planning Code, for the following:

- *Open Space* – The property is nonconforming with respect to open space. Only two units (201 & 301) presently provide compliant private open space in the form of private balconies; the remaining four units do not have access to open space on site. A waiver is requested from open space requirements

¹ Landlords may petition "the Rent Board to pass through to tenants the costs of certain renovations to the property, which are considered capital improvements. A capital improvement is one that materially adds to the value of the property, appreciably prolongs its useful life, or adapts it to new uses, and which may be amortized over the useful life of the improvement of the building. Examples of capital improvements include new windows, a roof replacement and exterior painting." For properties with 6+ units, "in general, only 50% of the certified capital improvement costs may be passed through to the tenants...may not exceed the greater of \$30.00 or 10% of a tenant's petition base rent in any 12-month period. However...a majority of the tenants in any unit may elect an alternative passthrough method based on 100% of the certified capital improvements costs, to be imposed at the rate of 5% of the tenant's base rent per year, with the total passthrough limited to 15% of the tenant's base rent."

for the proposed ADUs as it would require creation of vertical circulation that would further impact dwelling units with tenants.

- *Exposure* – A partial waiver for reduced exposure is requested for two ADUs (Units B01 & 101). These units have windows that face onto an open area at least 15 feet in every horizontal direction and are open to the sky. In order to meet this minimum requirement, the Project Sponsor has opted to reduce a portion of the existing building and balconies from the basement level up to the third floor to create this 15 foot clear area. With that, the Project proposes a 5% reduction (approximately 60 square feet) of the existing Unit 201’s overall floor area, reconfiguring its existing balcony (open space) to provide exposure for the ADUs below as well as be more Code-compliant. Existing Unit 301’s open space is also proposed to be reconfigured; its overall unit size, however, would expand from 1,151 to 2,167 square feet with the majority of its open space located at the townhome’s upper level (4th floor).
- *Density* – The property is nonconforming with respect to density as it is located within the RM-1 (Residential-Mixed, Low-Density) and presently contains six units where five are allowed based on lot area. The project will maintain the existing six units and introduce four Accessory Dwelling Units at the basement and first floors. The waiver is to intensify the density on site beyond the quantity permitted in the Zoning District.
- *Parking* – The Project proposes to remove six off-street vehicle spaces, replacing them with ADUs and bicycle parking. A partial waiver from parking requirements is requested.

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 ADVISORY TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances.

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 revised
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Attachments:

Design Review Checklist
Parcel Map
Sanborn Map
Aerial Photographs
Context Photographs
Zoning Map
Height & Bulk Map
CEQA Categorical Exemption Determination
Section 311 Notice & Plans
DR Notice
DR Applications dated August 16 & 22, 2017
Response to DR Application dated October 19, 2017
Revised Plans & Renderings

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Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of two-, three- and four-story buildings, containing mostly one- or two- residential dwelling-units constructed in the Queen Anne style of architecture characterized by pitched roofs. The residential neighborhood contains dwellings respecting the topography of the up-sloping street as one heads south. The adjacent property to the corner site is two-stories-over-garage with attic as are many buildings on the subject block-face. Directly across the street on Castro Street is a two-story structure with mostly three-story-over-garage buildings. Further south on Castro Street across 21st, the neighborhood character is a bit more mixed with buildings constructed more recently than those in the first decade of the 20th century.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?			X
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?	X		
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?	X		
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments:

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments:

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?		X	
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and			X

on light to adjacent buildings?			
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Comments:

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

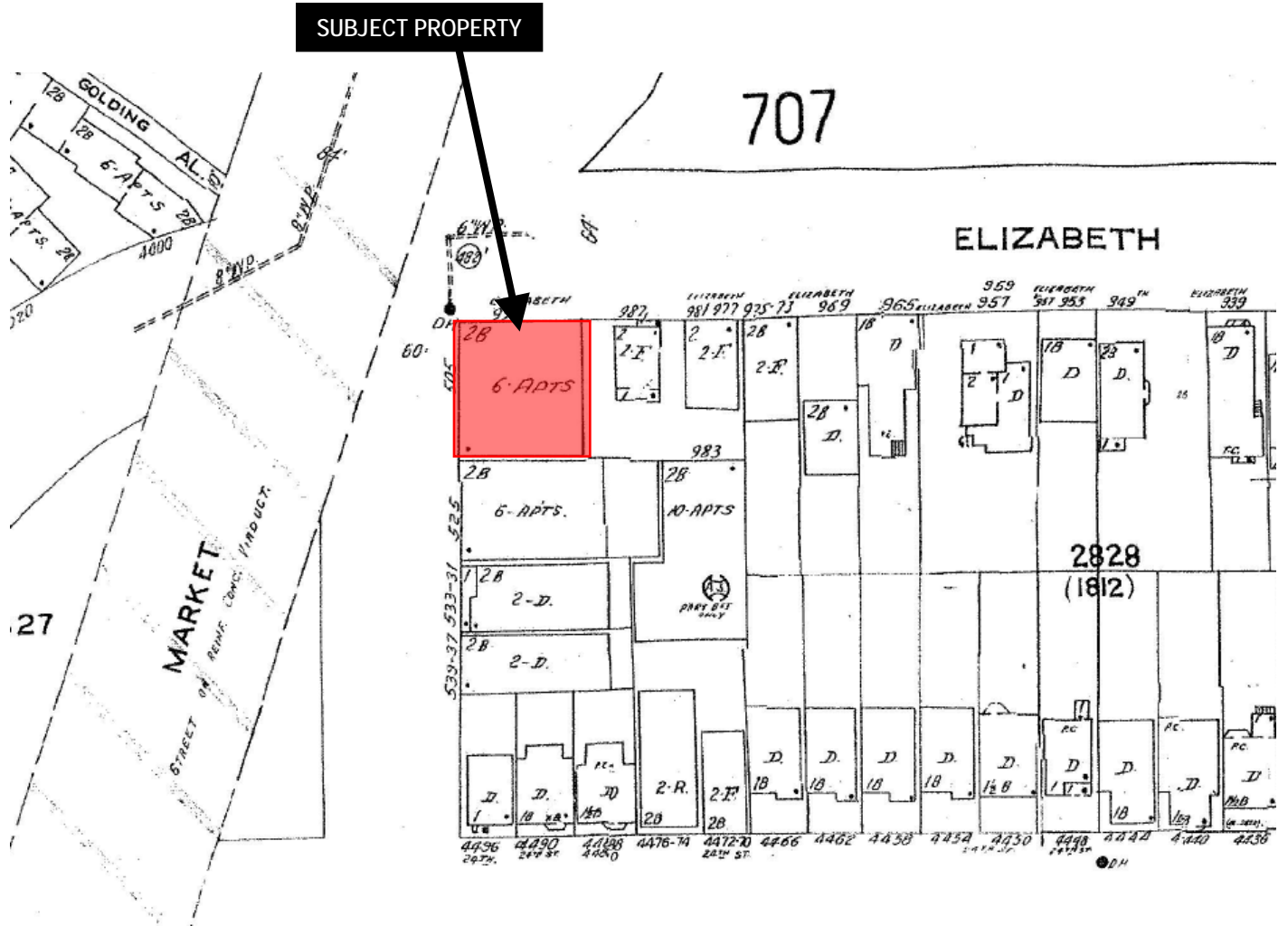
Comments:

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project has been determined not to be an historical resource for the purposes of CEQA.

Sanborn Map*



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



Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue

Aerial Photos



SUBJECT PROPERTY



Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue



SUBJECT PROPERTY



Discretionary Review Hearing
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505 Grand View Avenue



SUBJECT PROPERTY



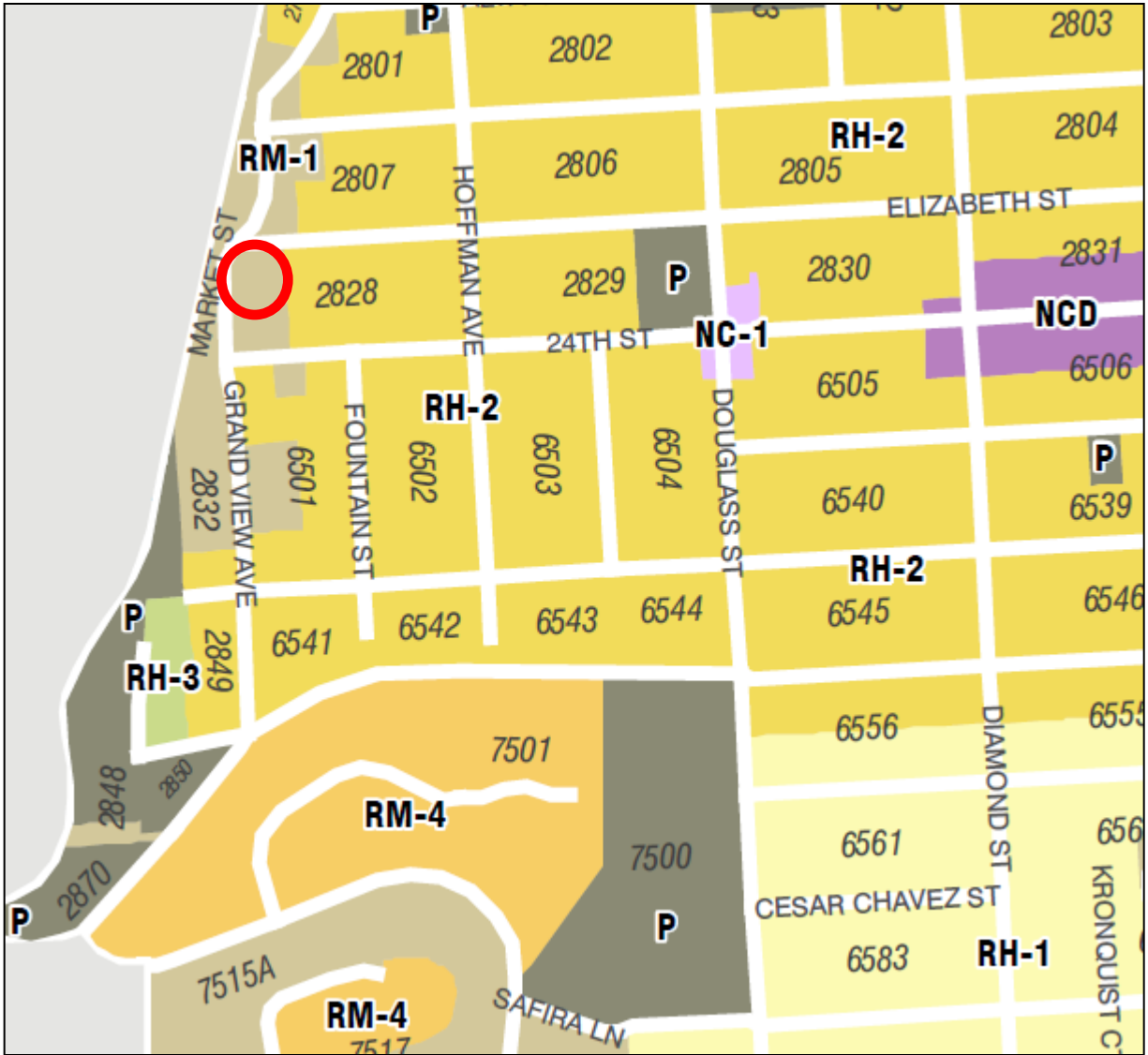
Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue

Context Photos



Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue

Zoning Map



Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue

Height & Bulk Map



Discretionary Review Hearing
Case Numbers 2016-009062DRP -02
505 Grand View Avenue



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
505 Grand View Avenue		2828/044	
Case No.	Permit No.	Plans Dated	
2016-009062ENV		06/28/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed vertical addition to add a new penthouse level to an existing four-story, six-dwelling building. Interior and exterior renovations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	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)? <i>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)</i>
<input type="checkbox"/>	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. <i>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</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (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. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Erica Russell <div style="float: right; font-size: small;"> Digitally signed by Erica Russell DN: cn=Erica Russell, o=Environmental Planning, ou=City Planning, email=erica.russell@sfgov.org, c=US Date: 2018.09.19 13:12:39 -0700 </div>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): Per PTR form dated October 17, 2016.</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Elizabeth Gordon Jonckheer</p> <p style="font-size: small; text-align: right;">Digitally signed by Elizabeth Gordon Jonckheer DN: cn=Gordon Jonckheer, email=Elizabeth.Gordon.Jonckheer@sfgov.org, ou=CityPlanning, ou=Current Planning, ou=Elizabeth Gordon Jonckheer, cn=Elizabeth Gordon Jonckheer@sfgov.org Date: 2016.10.18 15:59:51 -0700</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Elizabeth Gordon Jonckheer</p>	<p>Signature:</p> <p>Elizabeth Gordon Jonckheer</p> <p style="font-size: small;">Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2016.10.18 15:59:51 -0700</p>
	<p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

**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:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	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. LATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	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:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 10/3/2016	Date of Form Completion: 10/3/2016
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PROJECT INFORMATION:		
Planner: Elizabeth Jonckheer	Address: 505 Grandview Avenue	
Block/Lot: 2828/044	Cross Streets: Grandview Avenue at Elizabeth Street	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2016-009062ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW: 08/31/2016

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted Supplemental Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2014). Proposed Project: Proposed vertical addition to add a new penthouse level to an existing four-story, six-dwelling building. The Project also includes interior renovations and the exterior renovation of the entire building facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

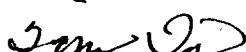
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated May 2014), and information found in the Planning Department files, the subject property at 505 Grandview Avenue was originally constructed in 1961 by contractors Jacks & Irvine and engineer Eric Elsesser (source: original Building Permit Application). The two-story over basement, rectangular plan apartment building is clad in stucco and capped with a flat roof. The building has not had alterations aside from a re-roof in 1998 and repair work in 2005. The primary façade features a shallow two story recess at center. Other architectural features of the building include wooden shingles, aluminum sash windows, metal fire escapes, a metal security gate, and a segmented garage door at the basement level. All facades terminate with a shaped molding. Pauline Martinez was the original owner of the building and occupied Unit 4 and then Unit 1 until 1971. There was regular turnover in the owners and tenants of the property over time.

No known historic events occurred at the subject property. Neither the original contractor, nor the owners/occupants of the subject property have been identified as important to local, California or national history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject building is a nondescript example of a modern apartment building from the 1960s. The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on blocks that exhibit a variety of architectural styles, construction dates, and later alterations to the earliest buildings. The subject block contains another modern apartment building and two two-family residences, all built in the late 1950s. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district and is not a historic resource under CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-17-2016

Photographs of Subject Property



Primary Facade, 505 Grand View Ave facing west



Secondary façade facing north



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 30, 2016**, the Applicant named below filed Building Permit Application No. **2016.11.23.3441** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	505 Grand View Ave	Applicant:	Toby Morris Kerman Morris Architects
Cross Street(s):	Elizabeth & 24th Streets	Address:	137 Noe Street
Block/Lot No.:	2828/044	City, State:	San Francisco, CA 94114
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 749-0302
Record No.:	2016-009062PRJ	Email:	toby@kermanmorris.com

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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	54 feet – 10 ½ inches	No Change
Rear Yard	10 feet – 1 ½ inches	No Change
Building Height	21 feet – 6 ¾ inches	34 feet
Number of Stories	3 + basement	4 + basement
Number of Dwelling Units	6	6
Number of Parking Spaces	6	6

PROJECT DESCRIPTION

The proposal is to construct a fourth floor vertical addition to the existing six-unit 3+basement residential building. The project includes interior remodeling and new roof decks. See attached plans.

Under a separate building permit (#2016.11.23.3441), three new accessory dwelling units at the ground and basement levels and interior/exterior tenant improvements are proposed.

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: Nancy Tran
 Telephone: (415) 575-9174
 E-mail: nancy.h.tran@sfgov.org

Notice Date: 8/2/17
 Expiration Date: 9/1/17

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

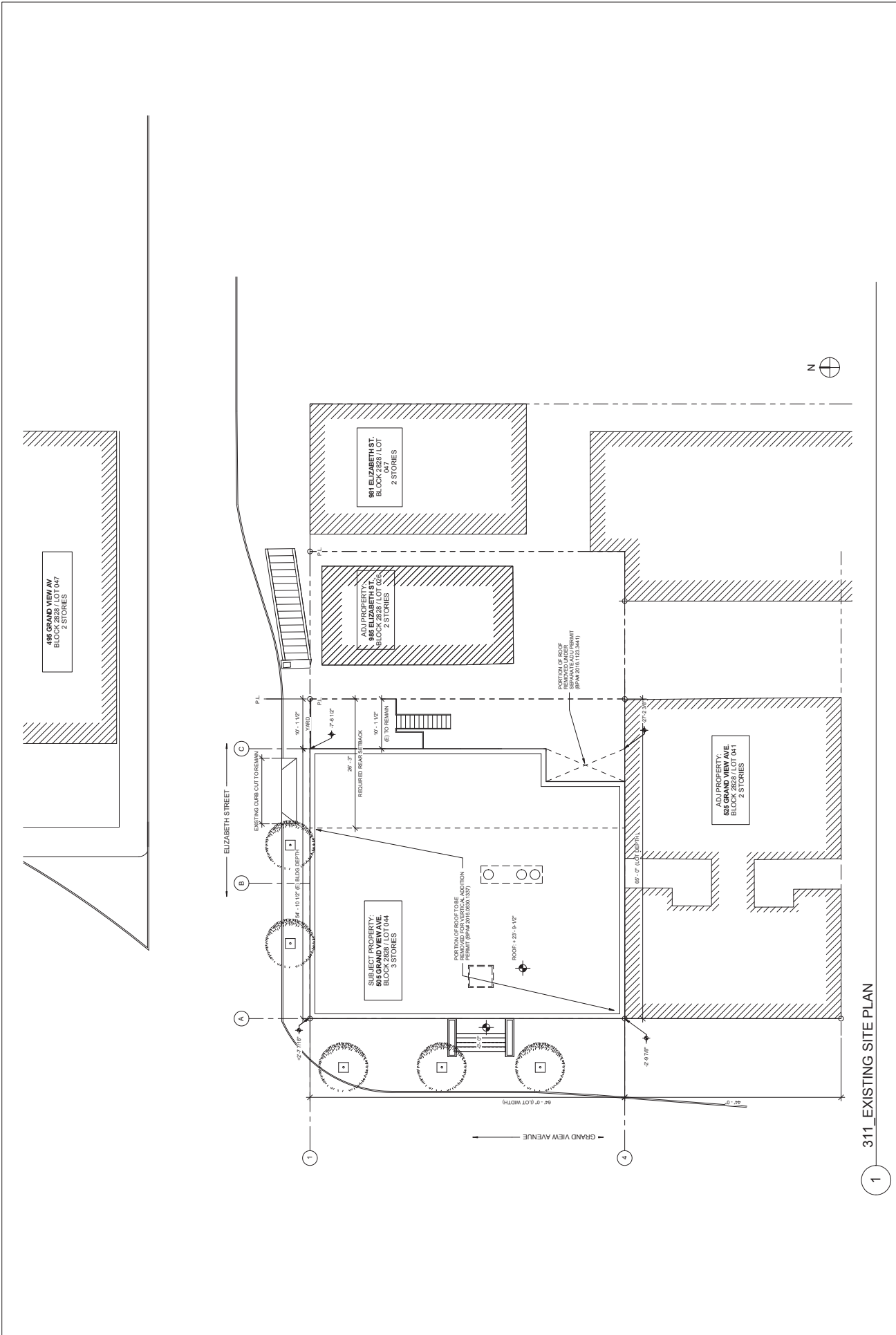
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission 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

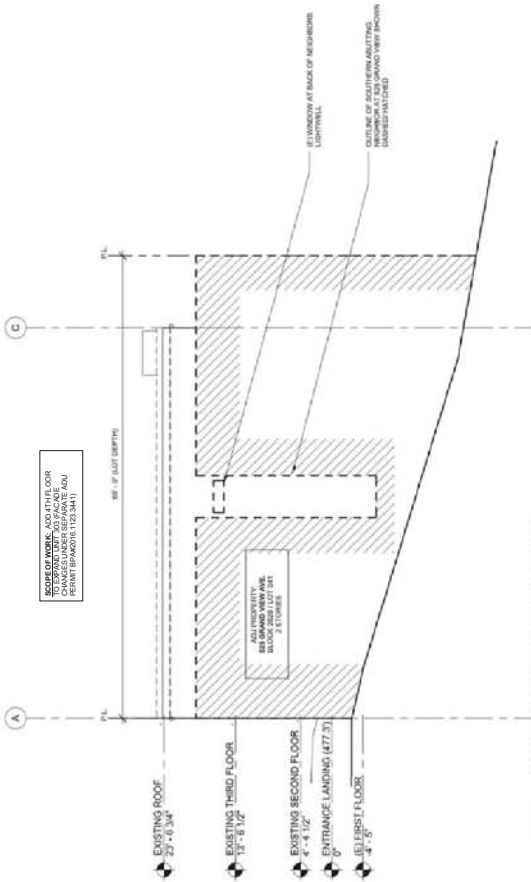
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can 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.

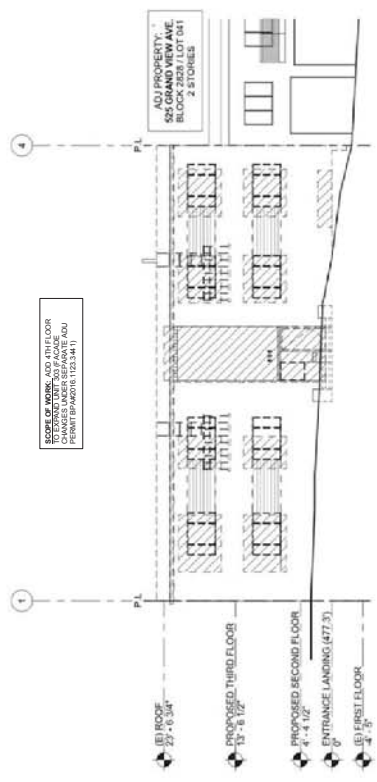
Section 311 Plans



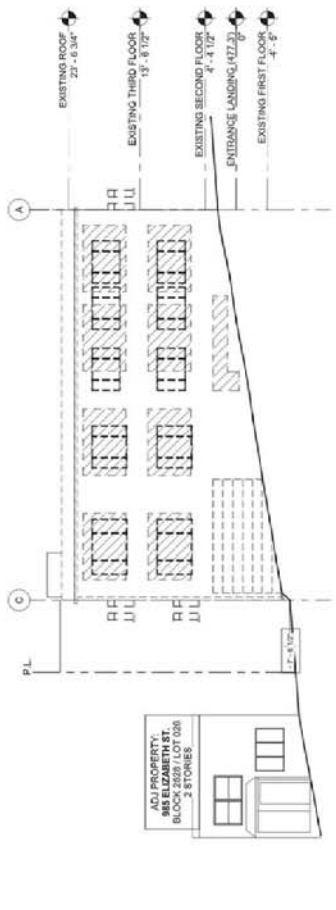
1 311_EXISTING SITE PLAN



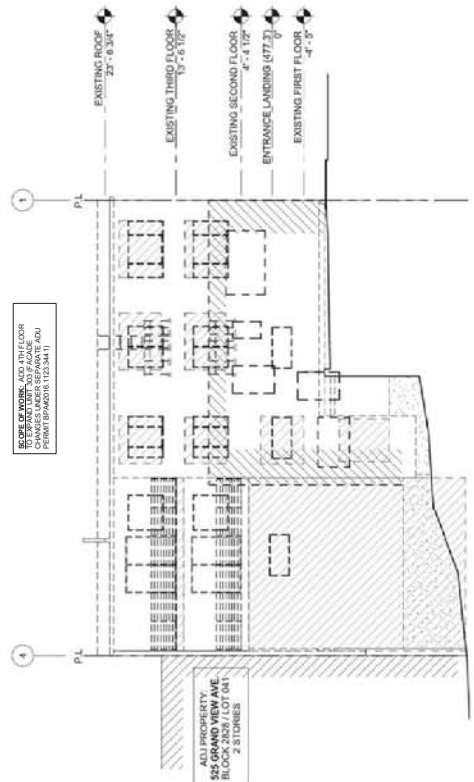
4 311_(E) SOUTH ELEVATION



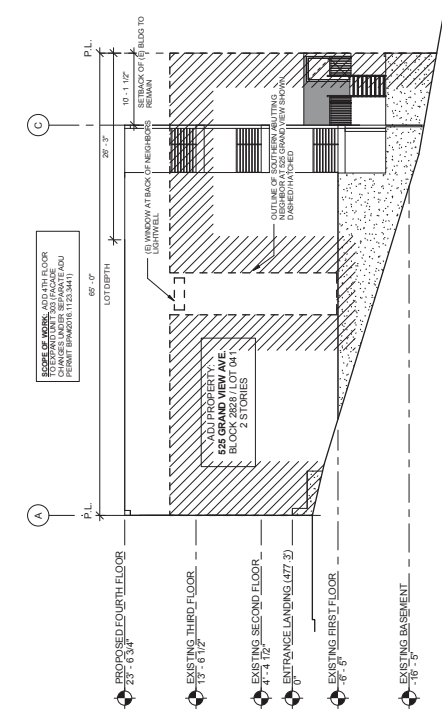
2 311_(E) WEST ELEVATION



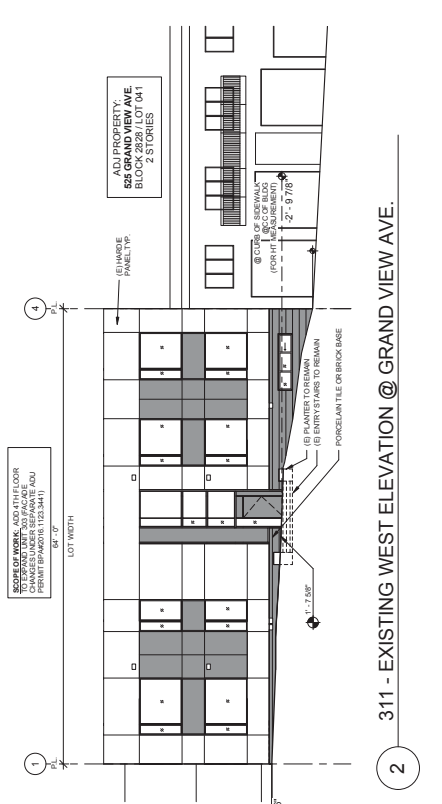
3 311_(E) NORTH ELEVATION



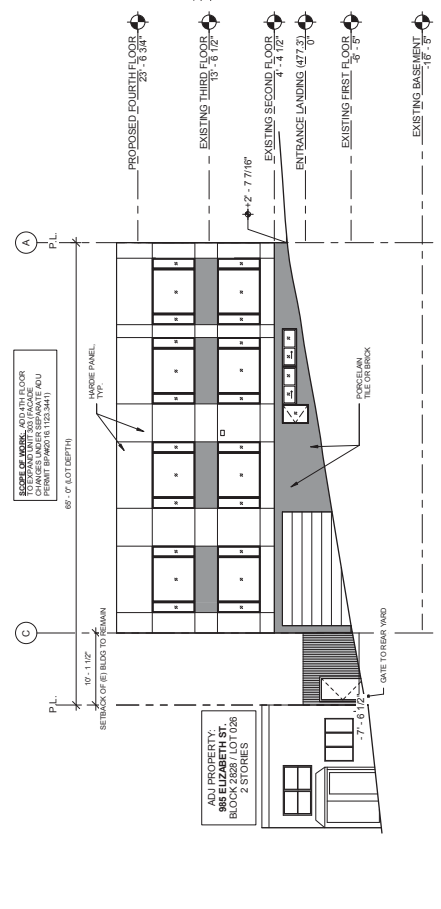
1 311_(E) EAST ELEVATION



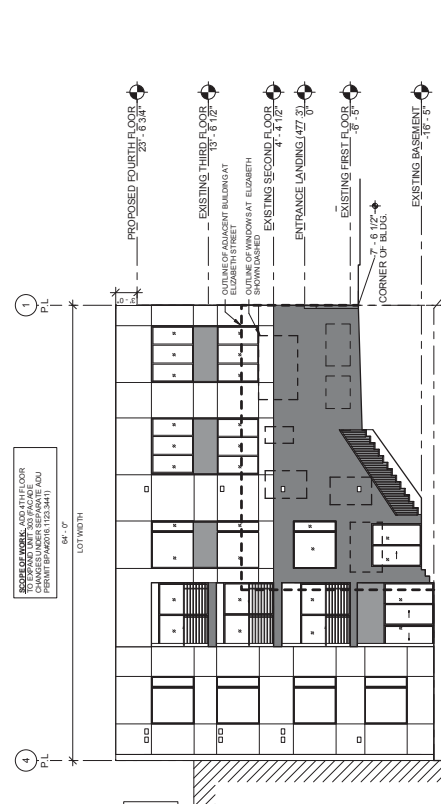
311 - EXISTING SOUTH ELEVATION



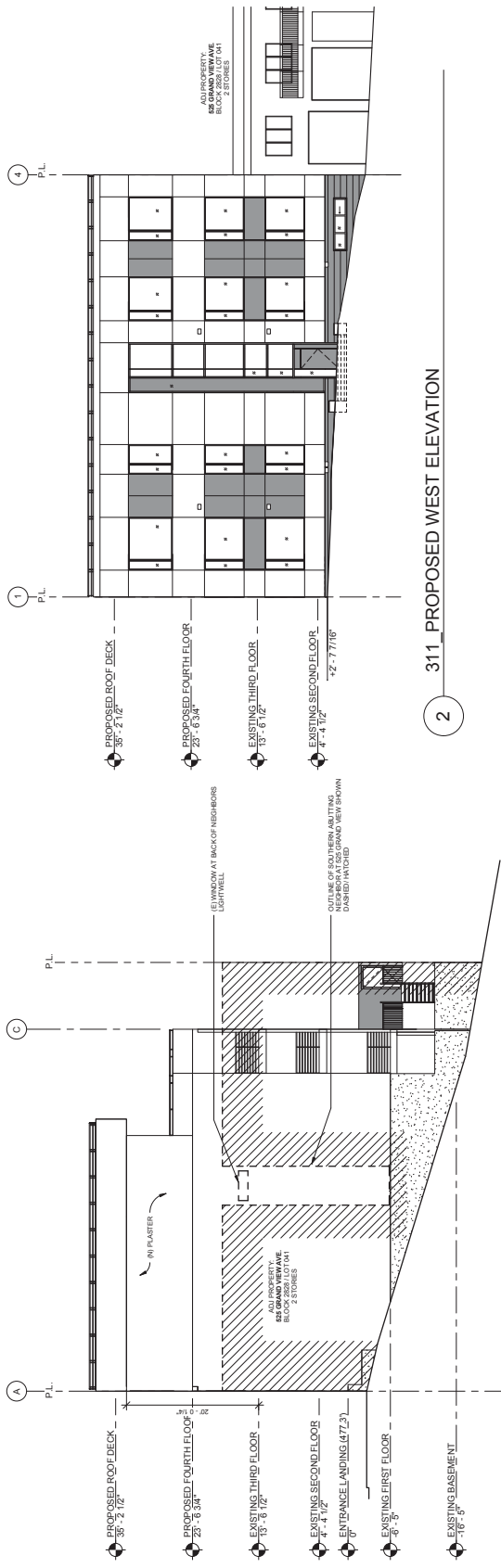
311 - EXISTING WEST ELEVATION @ GRAND VIEW AVE.



311 - EXISTING NORTH ELEVATION @ ELIZABETH ST.

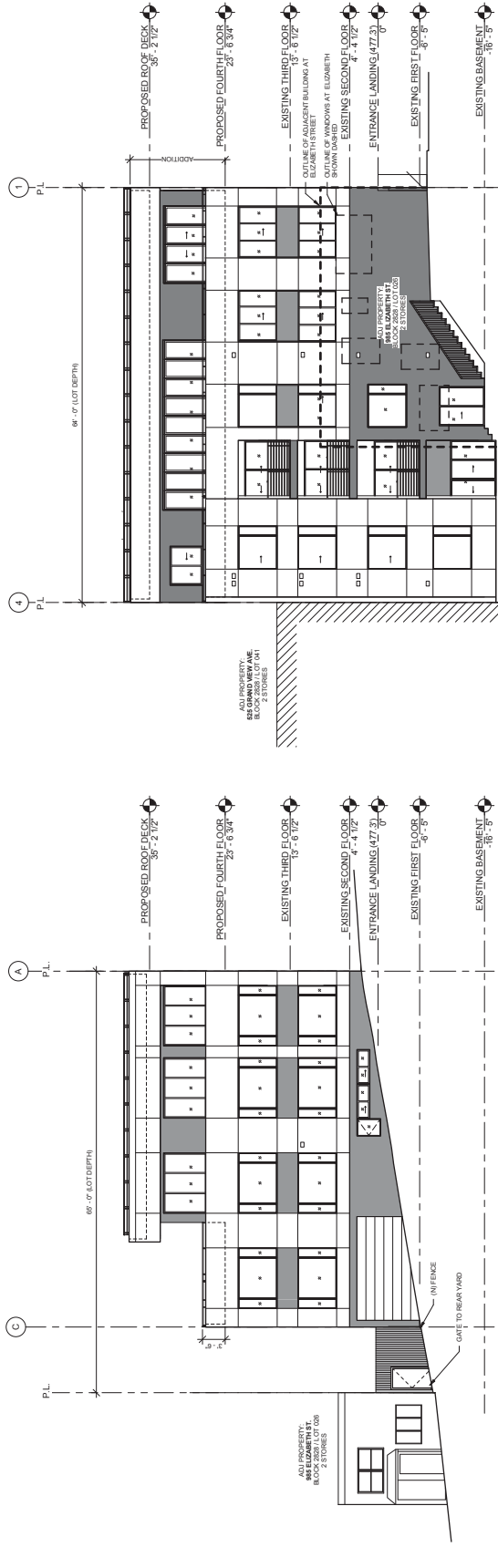


311 - EXISTING EAST ELEVATION



311_PROPOSED WEST ELEVATION

311_PROPOSED SOUTH ELEVATION



311_PROPOSED EAST ELEVATION

311_PROPOSED NORTH ELEVATION



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, November 2, 2017**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Discretionary Review**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 505 Grand View Avenue	Case No.: 2016-009062DRP-01,-02
Cross Street(s): Elizabeth & 24th Streets	Building Permits: 2016.11.23.3441 & 2016.06.30.1337
Block /Lot No.: 2828 / 044	Applicant: Kerman Morris Architects
Zoning District(s): RM-1 / 40-X	Telephone: (415) 749-0302
Area Plan: N/A	E-Mail: toby@kermanmorris.com

PROJECT DESCRIPTION

The two Requests are for **Discretionary Review** of two separate Building Permit Applications:

- 2016.11.23.3441 (DRP-01) – proposing to add three new accessory dwelling units at the ground and basement levels and interior/exterior tenant improvements are proposed.
- 2016.06.30.1337 (DRP-02) – proposing to construct a fourth floor vertical addition to the existing six-unit 3+basement residential building. The project includes interior remodeling and new roof decks.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: nancy.h.tran@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.



CASE NUMBER:
For Staff Use only

2016-009062 P2J

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Jennifer Fieber on behalf of the San Francisco Tenants Union

DR APPLICANT'S ADDRESS:

558 Capp St

ZIP CODE:

94110

TELEPHONE:

(415) 282-6543

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Otto Miller / Grandview Joc LLC

ADDRESS:

PO Box 121 Burlingame, CA

ZIP CODE:

94010

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

(415) 282-6543

E-MAIL ADDRESS:

jennifer@sftu.org

2. Location and Classification

STREET ADDRESS OF PROJECT:

505 Grand View Ave

ZIP CODE:

94114

CROSS STREETS:

Elizabeth St

ASSESSORS BLOCK/LOT:

2828 /044

LOT DIMENSIONS:

63' x 64'

LOT AREA (SQ FT):

4,159

ZONING DISTRICT:

RM-1

HEIGHT/BULK DISTRICT:

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

6 rental units

Present or Previous Use:

Proposed Use: 3 add'l ADUs and floor and elevator addition to "owners unit"

Building Permit Application No. 201611233441 & 201606301337

Date Filed: 11/23/2016

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(See below)

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.

I reached out to tenants in the building upon receiving mailed notification from planning. The owner has made it clear he prefers a vacant building. When told of the Temporary/Relocation, one tenant informed the owner that she wanted to return and was told by Mr. Miller "My lawyers will see about that." The tenant informed him she was a protected tenant and knew her rights. Three declarations of buyout offers are filed at the Rent Board for units #1, 3 and 5 and two short-term rental violations occurred in vacant units 4 & 6. How units 4 and 6 became vacant are unknown. (Determination of STR penalties letter attached.)



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 next page for Sections 1-3.

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:

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?

1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

The clear purpose of this project is to increase the cash flow for its new owner by forcing tenants out through unnecessary unit remodeling and enlargement and adding three ADUs. Every project like this that is approved results in existing tenants losing their homes, often forced from the City entirely. It also replaces affordable housing purchased at reduced cost due to the presence of tenants with unaffordable housing and thereby spurs other developers to do the same thing. For each project, the City should be asking, "Does the monetary benefit the sponsor is getting come as a result of the loss of affordable housing?" and, if answered affirmatively, "Can the project be modified to allow the sponsor to make building changes and thereby increase his profit without removing affordable housing and causing tenant dislocation?" We believe the answers to both questions in this instance is a resounding, "yes."

The Tenants Union is requesting Discretionary Review of two permits: 201611233441, for existing unit demolition work and the installation of 3 ADUs and 201606301337, for exterior alterations (that also affect the interior), unit remodels and vertical addition. Some work in both permits is related to and causing the sponsor to remove tenants from six existing rent-controlled apartments. We do not object in principle to the installation of ADUs but one change made to accommodate one ADU is reducing the size and livability of an already existing and occupied unit, and both permits include unnecessary work that will result in tenants having to move out and/or in pass thru costs that may permanently force tenants out because they will not be able to pay the rent increases. Even if the new owner buys out every tenant, the pass thru costs will result in rents so high that affordability will be lost. (Note: current law requires owners to re-rent to subsequent tenants at the same price the original tenant paid if bought out, but pass thru construction costs can still be added to the rent-controlled units. This is now a common strategy owners are using to get around the three-year-old requirement of vacancy control for units cleared via buyouts.)

This project violates what has historically been two of the most important General Plan Policies:

OBJECTIVE 2: RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY and

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS

The façade changes, which include changing window locations and sizes, and remodeling of all kitchens and bathrooms are wholly unnecessary. In unit 301, currently occupied by a protected tenant, the unit itself is being made smaller to provide for increased exposure for one of the proposed ADUs is on a lower floor. The chief result of all this work is to cause so much disruption on the interior that tenants will have to temporarily move and, if they return, will be given pass-thru rent increases to pay for the changes – that is, rent increases they cannot afford to pay. This in turn makes them vulnerable to buyouts – because they know they will have to move and also know they won't be able to afford to move back. The owner hopes all tenants will accept these 'gun-to-the-head' buyouts before this project gets to a public hearing. Then

Continuation: DR APPLICATION for 505 Grand View Avenue

he will testify, as so many sponsors do "But there are no tenants in the building so no one is being displaced and the building will still be subject to rent control so no affordability will be lost." We as a City cannot continue to accept this sham. Tenants are being forced out *in advance* of project approvals so that the sponsor can say the project has no effect on tenants. And once the project is approved, the sponsor moves on to the next building and the next after that ad infinitum until all low- and middle-income tenants have had to leave the City. If we stop approving the parts of these proposed projects that unnecessarily result in tenants having to move or being pushed into buyouts, then sponsors will stop pressuring tenants to take buyouts because the sponsors will understand the project will not be approved if they have emptied a rent controlled building.

The other important thing to understand here is that several years ago the Rent Stabilization law changed to say that if tenants in a rent-controlled unit are bought out, there is no vacancy decontrol. In these cases the new tenant must be offered the same rent the previous tenant had. But when the owner makes substantial improvements to the building between the time the last tenant moves out and the next set of wealthier tenants moves in, the sponsor can increase the rents with pass thrus to recoup the construction improvement costs. So the improvements remove affordability even after tenants have left. The whole point of that change to the rent rules was to preserve the unit affordability and dis-incentivize coercive buyouts. Speculative developers understand the loophole to this rule is to substantially renovate the building after the buyouts.

The exceptional circumstance is the housing affordability crisis in San Francisco which this project exacerbates by resulting in the removal of low- and moderate-income tenants and causing the permanent reduction in affordability of the existing units. New ADUs can be added in a way that does not also result in tenants being forced out and units being made less affordable.

2. *Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.*

See above.

3. *What alternatives or changes would respond to the exceptional and extraordinary circumstances?*

(i) Disapprove the size reduction in Unit 301 which is being proposed to accommodate required exposure for the ground floor ADU beneath it. Forcing the existing protected tenant out of an affordable unit in order to make that unit both less affordable and smaller and to add an ADU benefits one person – the sponsor – at the expense of a protected tenant. Does this even make sense given the purpose of ADUs is to improve housing affordability?

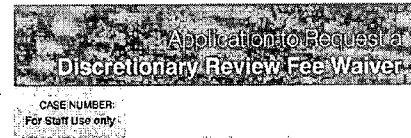
(ii) Disapprove the window changes and bath and kitchen reconfigurations and remodels because they will require tenants to temporarily move out and also prevent them from moving back because the tenants will be unable to afford the pass thru rent increases that recaptures the cost of these alterations.

(iii) Require the improved layout of proposed ADUs. The unit beneath 301 lacks adequate dwelling unit exposure with the existing configuration of the occupied unit 301. One of the other new ADUs has a "media room" with no exposure that will obviously be used illegally as a bedroom given that unit has no bedrooms. This is one of the many clear-cut instances in which the City is so willing to approve new units that it is creating unlivable and unsafe new units and forcing existing tenants out of adjacent units to get them. Not only do these ADU units need to be improved in layout but the City needs to develop and adopt guidelines for these all such units Citywide to force speculators to create livable new units and at the same time prevent them from forcing rent-controlled tenants out of buildings. Without them we are unwittingly creating an entire class of substandard housing that reflects and thereby bolsters income disparities between ADU and non-ADU tenants.

(iv) We also ask that the Commission requires a written statement signed by the owner that he is indeed going to live in the unit he has identified as the "owner's unit" – the unit being expanded to the 4th floor and also associated with the new roof deck and basement "owner's unit lounge." If this unit is to become permanently unaffordable – which it will clearly become with a tripling in size-- it's only justification could be to provide a home for the owner and his family. Notably, the owner illegally rented out this unit through Airbnb through a high-volume third-party Property Management Company (guestshop.com) until the City shut it down (see attached document), which causes us to question the true purpose of the extensive deck, lounge and grill area. That he owns multiple properties also raises suspicions.

(v) We also ask the Commission requires a written statement signed by the owner indicating which improvements to the building he will be seeking pass-throughs on so that the Commission only approves those aspects of the project they believe will not unduly and unnecessarily affect future unit affordability.

DR Application #1



APPLICATION FOR Discretionary Review Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: Jennifer Fieber	
APPLICANT ADDRESS: 558 Capp St San Francisco CA 94110	TELEPHONE: (415) 282-6543
	EMAIL: jennifer@sftu.org

NEIGHBORHOOD ORGANIZATION NAME: San Francisco Tenants Union	
NEIGHBORHOOD ORGANIZATION ADDRESS: 558 Capp St San Francisco CA 94110	TELEPHONE: (415) 282-6543
	EMAIL: jennifer@sftu.org

PROJECT ADDRESS: 505 Grand View Ave		
PLANNING CASE NO.: 2016-009062PRJ	BUILDING PERMIT APPLICATION NO.: 201611233441 & 201606301337	DATE OF DECISION (IF ANY):

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

SAN FRANCISCO
TENANTS UNION


558 Capp Street • San Francisco CA • 94110 • (415) 282-6543 • www.sftu.org

August 11, 17

To Whom It May Concern:

Jennifer Fieber, Political Campaign Director of the San Francisco Tenants Union, is hereby authorized to file Discretionary Review applications with the Planning Department on behalf of the San Francisco Tenants Union.

Thank you,



Deepa Varma
Executive Director
San Francisco Tenants Union
558 Capp St
San Francisco, CA 94110



SAN FRANCISCO OFFICE OF SHORT-TERM RENTALS

June 29, 2017

GRANDVIEW JOC LLC
P O BOX 121
BURLINGAME, CA 94010

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

DETERMINATION OF ADMINISTRATIVE PENALTY SF Administrative Code Chapter 41A Short Term Residential Rental

Site Address: 505 Grand View Avenue
Assessor's Block/Lot: 1000/011
Zoning District: RH-3 (Residential House, Three-Family)
Complaint Number: 2016-016379ENF
Staff Contact: Omar Masry, (415) 575-9116 or Omar.Masry@sfgov.org

DESCRIPTION OF PROPERTY AND VIOLATION

1. The Office of Short-Term Rentals (OSTR) received multiple complaints that unauthorized short-term rental activity was occurring in multiple apartments (dwelling units) at the subject property located at 505 Grand View Avenue.
2. OSTR staff initially found unauthorized short-term rental listings for one (1) dwelling unit at 505 Grand View Avenue through the online reservation websites Airbnb.com and VRBO.com¹
3. A Notice of Violation was issued on March 15, 2017.

UNLAWFUL CONVERSION

Chapter 41A of the San Francisco Administrative Code prohibits the offering of residential units for Tourist or Transient use (which is a rental for less than 30 days), unless the units are registered on the Short-term Residential Rental Registry. Under Administrative Code Section 41A.6, if the Hearing Officer determines that a violation has occurred, an administrative penalty shall be assessed as follows:

1. For the initial violation, not more than four times the standard hourly administrative rate of \$121.00 for each unlawfully converted unit, or for each identified failure of a Hosting Platform to comply with the requirements of subsection (g)(4), per day from the notice of Complaint until such time as the unlawful activity terminates;
2. For the second violation by the same Owner(s), Business Entity, or Hosting Platform, not more than eight times the standard hourly administrative rate of \$121.00 for each unlawfully converted unit, or for each identified failure of a Hosting Platform to comply with the requirements of subsection (g)(4), per day from the day the unlawful activity commenced until such time as the unlawful activity terminates; and
3. In the event of multiple violations of any Owner's or Business Entity's obligations under this Chapter 41A, the Department shall remove the Residential Unit(s) from the Registry for one year and include the Residential Unit(s) on a list maintained by the Department of Residential Units that may not be offered for Tourist or Transient Use until compliance. Any Owner or Business Entity who continues to offer for rent a Residential Unit in violation of this Section 41A.6 shall be liable for additional administrative

¹ Two (2) dwelling units were utilized by the property owner ("Millers") for illegal short-term rentals.

Determination of Administrative Penalty
Date: June 29, 2017

Complaint No. 2016-008015ENF
505 Grand View Avenue

It appears illegal short-term rentals were offered for the one-bedroom unit (appears to be Unit 6; advertised as "Large Bright Apartment, Great Neighborhood!"), with a two-night minimum stay, on March 15, 2017. The listing was removed after the notice of violation was issued, and it appears there were no further short-term guest stays.

Second Dwelling Unit - "Otto"

Illegal short-term rental activity continued in another unit (Unit 4 – 2 bedroom – advertised on Airbnb as "Apt for 6 new Twin Peaks, Amazing Views!"), with multiple guest stays, throughout March and April 2017.

OSTR staff received another report that short-term rental guests checked-in on April 27, 2017 and indicated at that time they checked-in that they planned to depart on May 2, 2017. Chelsea Miller indicated they were offered a no charge extension (to a 30-day stay), but that they declined.

It appears illegal short-term rental activity ceased, at the dwelling unit (when the last short-term guest checked out) at some point, on, but not before, May 2, 2017.

ADMINISTRATIVE PENALTY CALCULATION

Based on the review of the record as a whole, OSTR staff calculates the administrative penalty as follows:

1 dwelling unit (Unit 6) X 1 day (for illegal advertisement) X \$484.00 = \$484.00

TOTAL DUE = \$484.00

Because this is a first violation, OSTR may assess administrative penalties from the date of the Notice of Violation (here March 15, 2017) until the date the violation is cured (apparently cured after May 2, 2017) on both a per diem and per unit basis. Thus, by this determination, OSTR assesses administrative penalties against the Responsible Parties for the total described above.



CASE NUMBER: 2016-009062DRP-02
For Staff Use only.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Jennifer Fieber on behalf of the San Francisco Tenants Union

DR APPLICANT'S ADDRESS:

558 Capp St

ZIP CODE:

94110

TELEPHONE:

(415)282-6543

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Otto Miller / Grandview Joc LLC

ADDRESS:

PO Box 121 Burlingame, CA

ZIP CODE:

94010

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above

ADDRESS:

ZIP CODE:

TELEPHONE:

(415) 282-6543

E-MAIL ADDRESS:

jennifer@sftu.org

2. Location and Classification

STREET ADDRESS OF PROJECT:

505 Grand View Ave

ZIP CODE:

94114

CROSS STREETS:

Elizabeth St

ASSESSORS BLOCK/LOT:

2828 /044

LOT DIMENSIONS:

4,159

ZONING DISTRICT:

RM-1

HEIGHT/BULK DISTRICT:

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

6 rental units

Present or Previous Use:

Proposed Use: Vertical addition and elevator to "owners unit"

Building Permit Application No. 201606301337

Date Filed: 11/23/2016

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(See below)

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.

I reached out to tenants in the building upon receiving mailed notification from planning. The owner has made it clear he prefers a vacant building. When told of the Temporary Relocation, one tenant informed the owner that she wanted to return and was told by Mr. Miller "My lawyers will see about that." The tenant informed him she was a protected tenant and knew her rights. Three declarations of buyout offers are filed at the Rent Board for units #1, 3 and 5 and two short-term rental violations occurred in vacant units 4 & 6. How units 4 and 6 became vacant are unknown. (Determination of STR penalties letter attached.)

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 next page for Sections 1-3.

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1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

The clear purpose of this project is to increase the cash flow for its new owner by forcing tenants out through unnecessary unit remodeling and enlargement and adding three ADUs. Every project like this that is approved results in existing tenants losing their homes, often forced from the City entirely. The vertical addition will mean the owner will probably claim a “substantial rehab” for the “owner’s unit” which will take the unit out of rent control, if this permit is allowed by the Planning Dept. Replacing affordable housing purchased at reduced cost due to the presence of tenants with unaffordable housing thereby spurs other developers to do the same thing. For each project, the City should be asking, “Does the monetary benefit the sponsor is getting come as a result of the loss of affordable housing?” and, if answered affirmatively, “Can the project be modified to allow the sponsor to make building changes and thereby increase his profit without removing affordable housing and causing tenant dislocation?” We believe the answers to both questions in this instance is a resounding, “yes.”

The Tenants Union is requesting Discretionary Review of two permits: 201611233441, for existing unit demolition work and the installation of 3 ADUs and 201606301337, for exterior alterations (that also affect the interior), unit remodels and vertical addition including new elevator. Some work in both permits is related to and causing the sponsor to remove tenants from six existing rent-controlled apartments. We do not object in principle to the installation of ADUs but one change made to accommodate one ADU is reducing the size and livability of an already existing and occupied unit, and both permits include unnecessary work that will result in tenants having to move out and/or in pass thru costs that may permanently force tenants out because they will not be able to pay the rent increases. Even if the new owner buys out every tenant, the pass thru costs will result in rents so high that affordability will be lost. (Note: current law requires owners to re-rent to subsequent tenants at the same price the original tenant paid if bought out, but pass thru construction costs can still be added to the rent-controlled units. This is now a common strategy owners are using to get around the three-year-old requirement of vacancy control for units cleared via buyouts.)

This project violates what has historically been two of the most important General Plan Policies:

OBJECTIVE 2: RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY and

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS

The façade changes, which include changing window locations and sizes, and remodeling of all kitchens and bathrooms are wholly unnecessary. In unit 301, currently occupied by a protected tenant, the unit itself is being made smaller to provide for increased exposure for one of the proposed ADUs is on a lower floor. The chief result of all this work is to cause so much disruption on the interior that tenants will have to temporarily move and, if they return, will be given pass-thru rent increases to pay for the changes –that is, rent increases they cannot afford to pay. This in turn makes them vulnerable to buyouts – because they

know they will have to move and also know they won't be able to afford to move back. The owner hopes all tenants will accept these 'gun-to-the-head' buyouts before this project gets to a public hearing. Then he will testify, as so many sponsors do "But there are no tenants in the building so no one is being displaced and the building will still be subject to rent control so no affordability will be lost." We as a City cannot continue to accept this sham. Tenants are being forced out *in advance* of project approvals so that the sponsor can say the project has no effect on tenants. And once the project is approved, the sponsor moves on to the next building and the next after that ad infinitum until all low- and middle-income tenants have had to leave the City. If we stop approving the parts of these proposed projects that unnecessarily result in tenants having to move or being pushed into buyouts, then sponsors will stop pressuring tenants to take buyouts because the sponsors will understand the project will not be approved if they have emptied a rent controlled building.

The other important thing to understand here is that several years ago the Rent Stabilization law changed to say that if tenants in a rent-controlled unit are bought out, there is no vacancy decontrol. In these cases the new tenant must be offered the same rent the previous tenant had. But when the owner makes substantial improvements to the building between the time the last tenant moves out and the next set of wealthier tenants moves in, the sponsor can increase the rents with pass thrus to recoup the construction improvement costs. So the improvements remove affordability even after tenants have left. The whole point of that change to the rent rules was to preserve the unit affordability and dis-incentivize coercive buyouts. Speculative developers understand the loophole to this rule is to substantially renovate the building after the buyouts.

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See above.

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(i) Disapprove the size reduction in Unit 301 which is being proposed to accommodate required exposure for the ground floor ADU beneath it. Forcing the existing protected tenant out of an affordable unit in order to make that unit both less affordable and smaller and to add an ADU benefits one person – the sponsor – at the expense of a protected tenant. Does this even make sense given the purpose of ADUs is to improve housing affordability?

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SAN FRANCISCO OFFICE OF SHORT-TERM RENTALS

June 29, 2017

GRANDVIEW JOC LLC
P O BOX 121
BURLINGAME, CA 94010

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

DETERMINATION OF ADMINISTRATIVE PENALTY SF Administrative Code Chapter 41A Short Term Residential Rental

Site Address: 505 Grand View Avenue
Assessor's Block/Lot: 1000/011
Zoning District: RH-3 (Residential House, Three-Family)
Complaint Number: 2016-016379ENF
Staff Contact: Omar Masry, (415) 575-9116 or Omar.Masry@sfgov.org

DESCRIPTION OF PROPERTY AND VIOLATION

1. The Office of Short-Term Rentals (OSTR) received multiple complaints that unauthorized short-term rental activity was occurring in multiple apartments (dwelling units) at the subject property located at 505 Grand View Avenue.
2. OSTR staff initially found unauthorized short-term rental listings for one (1) dwelling unit at 505 Grand View Avenue through the online reservation websites Airbnb.com and VRBO.com¹
3. A Notice of Violation was issued on March 15, 2017.

UNLAWFUL CONVERSION

Chapter 41A of the San Francisco Administrative Code prohibits the offering of residential units for Tourist or Transient use (which is a rental for less than 30 days), unless the units are registered on the Short-term Residential Rental Registry. Under Administrative Code Section 41A.6, if the Hearing Officer determines that a violation has occurred, an administrative penalty shall be assessed as follows:

1. For the initial violation, not more than four times the standard hourly administrative rate of \$121.00 for each unlawfully converted unit, or for each identified failure of a Hosting Platform to comply with the requirements of subsection (g)(4), per day from the notice of Complaint until such time as the unlawful activity terminates;
2. For the second violation by the same Owner(s), Business Entity, or Hosting Platform, not more than eight times the standard hourly administrative rate of \$121.00 for each unlawfully converted unit, or for each identified failure of a Hosting Platform to comply with the requirements of subsection (g)(4), per day from the day the unlawful activity commenced until such time as the unlawful activity terminates; and
3. In the event of multiple violations of any Owner's or Business Entity's obligations under this Chapter 41A, the Department shall remove the Residential Unit(s) from the Registry for one year and include the Residential Unit(s) on a list maintained by the Department of Residential Units that may not be offered for Tourist or Transient Use until compliance. Any Owner or Business Entity who continues to offer for rent a Residential Unit in violation of this Section 41A.6 shall be liable for additional administrative

¹ Two (2) dwelling units were utilized by the property owner ("Millers") for illegal short-term rentals.

penalties and civil penalties of up to \$1,000 per day of unlawful inclusion.

COMMUNICATIONS FOLLOWING NOTICE OF VIOLATION

OSTR staff spoke with the property owner (Otto Miller, manager of Grandview JOC LLC) by phone shortly after the notice of violation was issued.

Mr. Miller was instructed that short-term rental activity needed to cease at the entire property, including both removing listings and cancelling pending short-term rental reservations.

Mr. Miller did not disclose, at that time, that units under his control were used for illegal short-term rentals in two (2) units (Apartments 4 and 6), at the subject property.

OSTR staff continued to receive complaints that actual short-term guest stays, by guests for periods of less than 30 days, were occurring at the subject property. In follow up conversations, Mr. Miller asserted they were in compliance and demanded the identity of complainants (the ongoing short-term guest stays were not in compliance).

In follow up conversations with the Miller family, OSTR staff repeated the requirement that short-term rental activity cease and also inquired if Emily Benkert of Guesthop² was associated with the operation of short-term rentals at the subject property.

<ul style="list-style-type: none">• Host Name: Jonah (appears to be operated by Emily Benkert)• "Large Bright Apartment, Great Neighborhood!"• https://www.airbnb.com/rooms/5364086• https://www.airbnb.com/users/show/22379731• Bedrooms: 1• Appears to be Unit 6 at 505 Grand View Avenue	<ul style="list-style-type: none">• Host Name: Otto (appears to be Otto Miller - owner)• "Apt for 6 on a Hill near Twin Peaks"• https://www.airbnb.com/rooms/8964795• https://www.airbnb.com/users/show/46851755• Bedrooms: 2• Appears to be Unit 4 at 505 Grand View Avenue
--	---

First Dwelling Unit – "Jonah"

It appears multiple short-term rental guest stays occurred under Airbnb listing ID 5364086 (possibly operated by Emily Benkert³) from March 2015 throughout the beginning of 2017 (typically a 2 night-minimum stay). The listing was changed at some point on/after January 2, 2017 to a 30-day minimum stay; but then changed to less than 30 day minimum stays at points thereafter.

² This is relevant as OSTR staff has observed a pattern of illegal short-term rental violations involving Ms. Benkert. Including listings that offered illegal short-term rentals during non-business hours and were then changed (i.e. back to 30 day stays on Mondays after being a less than 30 day stay on the preceding Sunday) during non-business hours. For example, the listing for "Otto" on Airbnb² offering three (3) day minimum stays on a Sunday. It appears Emily Benkert operated short-term rentals at the subject property and previously visited the property on multiple occasions, with short-term rental guests in tow, through 2015 and 2016. The listing for "Otto" on Airbnb offered two (2) night minimum stays at multiple instances in 2016 and 2017.

³ Profile appears to show a (secondary) photo of Emily Benkert.

It appears illegal short-term rentals were offered for the one-bedroom unit (appears to be Unit 6; advertised as "Large Bright Apartment, Great Neighborhood!"), with a two-night minimum stay, on March 15, 2017. The listing was removed after the notice of violation was issued, and it appears there were no further short-term guest stays.

Second Dwelling Unit - "Otto"

Illegal short-term rental activity continued in another unit (Unit 4 – 2 bedroom – advertised on Airbnb as "Apt for 6 new Twin Peaks, Amazing Views!"), with multiple guest stays, throughout March and April 2017.

OSTR staff received another report that short-term rental guests checked-in on April 27, 2017 and indicated at that time they checked-in that they planned to depart on May 2, 2017. Chelsea Miller indicated they were offered a no charge extension (to a 30-day stay), but that they declined.

It appears illegal short-term rental activity ceased, at the dwelling unit (when the last short-term guest checked out) at some point, on, but not before, May 2, 2017.

ADMINISTRATIVE PENALTY CALCULATION

Based on the review of the record as a whole, OSTR staff calculates the administrative penalty as follows:

1 dwelling unit (Unit 6) X 1 day (for illegal advertisement) X \$484.00 = \$484.00

TOTAL DUE = \$484.00

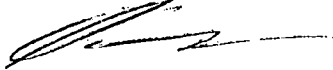
Because this is a first violation, OSTR may assess administrative penalties from the date of the Notice of Violation (here March 15, 2017) until the date the violation is cured (apparently cured after May 2, 2017) on both a per diem and per unit basis. Thus, by this determination, OSTR assesses administrative penalties against the Responsible Parties for the total described above.

Determination of Administrative Penalty
Date: June 29, 2017

Complaint No. 2016-008015ENF
505 Grand View Avenue

Accordingly, administrative penalties in the amount of \$484.00 are now due (within 30 days⁴) to the Planning Department. Please submit a check for the amount of \$484.00, payable to "Planning Department Code Enforcement Fund" immediately⁵.

Sincerely,



Omar Masry, AICP
Senior Analyst

⁴ The host/ owner may request a payment plan within 10 days by sending an e-mail to the staff contact, to request that the Finance group setup a payment plan. Please note the violation would remain open until payments are completed.

⁵ Payment in the form of cash may be provided in lieu of a check, but may only be provided in-person at 1650 Mission Street, 4th Floor, Planning Reception Desk. Credit cards are not accepted. Please indicate the property address or case number in the memo field of the check.

DISCRETIONARY REVIEW (DRP)



Project Information

Property Address: 505 Grandview Ave

Zip Code: 94114

Building Permit Application(s): 201611233441, 201606301337, & 201611233434

Record Number: 2016-009062 DRP

Assigned Planner: Nancy Tran

Project Sponsor

Name: Toby Morris (KMA, LLP)

Phone: (415) 749 0302

Email: toby@kermanmorris.com, & orrin@kermanmorris.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 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 and indicate whether they were made before or after filing your application with the City.

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. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date: 2017/10/19
Printed Name: Edward "Toby" Morris	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



10.19.2017

505 Grand View Ave - RESPONSE TO DISCRETIONARY REVIEW
BPA#s 2016.1123.3441, 2016.0630.1337, & 2016.1123.3434
Answers to Required Questions 1-3 (Kerman Morris Architects LLP)

Question 1:

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

The proposed project should be approved as it,

- is consistent with zoning (no variances required),
- has undergone revisions pursuant to RDAT review consistent with the Residential Design Guidelines,
- adds four (4) new rent controlled ADU units to San Francisco's housing stock,
- provides for the longterm life safety of its residents by seismically retrofitting the entire structure to current standards and adding fire sprinklers and a fire alarm system,
- incorporates many changes (see Question 2 below) to directly benefit current tenants and address concerns raised by the DR Applicant and SF Tenants Union.

For the above stated reasons the project should be approved as designed.

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.

The project sponsor has made many changes, and offered several solutions to the DR Applicant's concerns. Below is a list of a) changes made subsequent to the DR filing and b) proposed changes not effected as they were rejected by the DR Applicant.

a) Revisions made to improve proposal subsequent to DR filing:

Since the site permit submission on 11/23/2016 the project sponsor has made many changes to the project as a result of meetings with the DR applicant including:

- creation of two more affordable family sized townhome units on the 3rd and 4th floors, instead of the formerly proposed large "owner's" penthouse unit (owner will not be occupying the unit),
- removal of the formerly proposed interior elevator, such that existing units are unaffected,
- removal of rooftop amenities,
- alteration of proposed new ADU Unit 102 to include a code complying sleeping nook instead of the media room to address the DR applicant's stated concern regarding ADU layouts,
- removal the kitchen remodels from the scope of work to the three (3) existing/occupied units to reduce work impact/cost pass throughs to existing tenants,
- inclusion of washer/dryer in each unit as opposed to the existing common laundry room,
- removal of the garage to provide one (1) more ADU, bringing the total to four (4) new ADUs added to the City's housing stock and prioritizing housing over parking as requested by DR applicant and SFTU's affordability goals,

In addition to these physical changes requested by the SFTU/DR Applicant, and per request of the DR Applicant, the Project Sponsor has agreed to allow the three current tenants to stay in their units during construction as long as feasible, with an anticipated maximum displacement time of 3-6 months (during which period they will be compensated per SF Rent Control ordinance/regulations).

b) Suggested alternatives that were not agreed upon by DR Applicant:

Decks, Open Space, and Variances:

- While the DR applicant has requested that the deck for Unit 201 remain unchanged, the deck must be reduced to enable the addition of the two ADU's below Unit 201. Per the ADU regulations, the minimum exposure requirement for an ADU is an open area no less than 15' x 15' at any floor and open to the sky, thus requiring the removal of a portion of Unit 201's deck. Because unit 201 was losing some deck space to accommodate two new ADU's, the planning department required that compliant open space be provided to this unit, requiring we either take approximately 60 square feet (5% of the unit) of unit 201 and convert it to deck (as proposed in our plans), or seek a variance. While the project sponsor went through the effort and expense of setting up this variance (ordering neighborhood labels, setting up the intake meeting, etc.) the DR Applicant decided that they could not support the effort, making its approval unlikely; therefore, we are proceeding as designed.

Question 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 explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester

The project sponsor is willing to make additional changes noted above in Question 2. Should the DR Applicant have other alternative modifications they would like to suggest the project sponsor is willing to review and consider them. As designed the project has no adverse effects on adjacent properties.

Alteration of windows:

The alteration of the exterior is necessary to the addition of the ADUs, the proposed plan changes on the 3rd/4th floors, and the thermal performance of the structure. With the Planning Department required removal of the decks to accommodate the 15'x15' open space serving 2 ADUs, the units above will need to alter their respective exterior wall areas. Also, the wall changes associated with the upper floors will not be feasible with the existing window locations. Finally, the window upgrades are part of California's Title-24, Part 6 Energy Efficiency Standards, and are part of a larger effort to make the building more energy efficient.

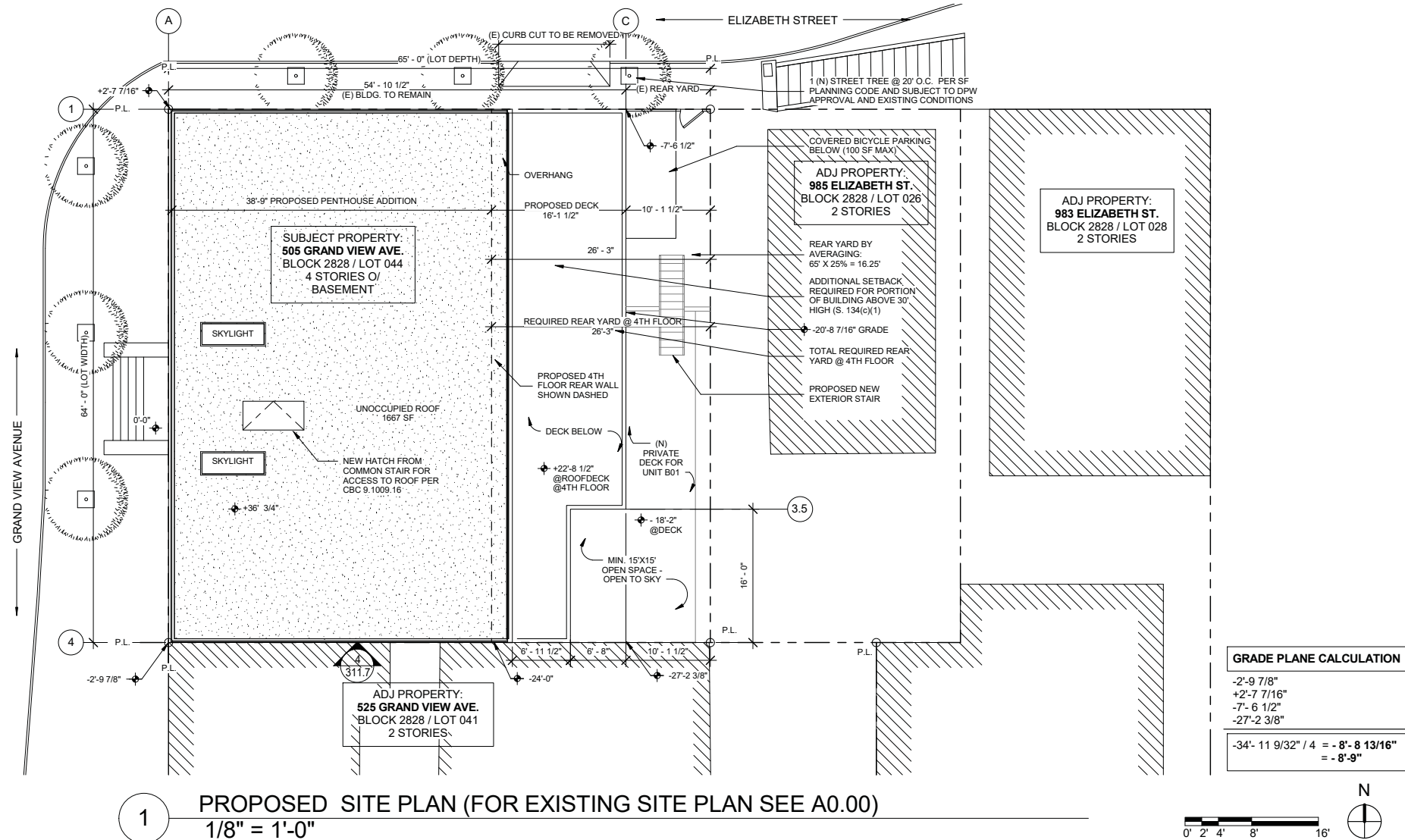
The project is required by the Planning Department to make exterior changes to add the ADU's (removal of decks and reconfiguration of existing windows), as well as accommodate new upper floor unit layouts, and increase overall building energy efficiency. These changes are integral to the design and function of the project. The owner will not be able to make the wholesale changes requested by the DR applicant to "Disapprove the window changes" to the entire building.

Alterations to Existing Unit Interiors

While the Owner, in conjunction with the Contractor, will do their best to minimize the impact on the tenants, we will not be able to accommodate the DR applicant's request that, "no interior alterations of the existing occupied units shall be made." California Building Code requires that this project be fully sprinklered. That in conjunction with the above mentioned changes make this request impossible.

505 GRAND VIEW AVENUE

FOURTH FLOOR AND PENTHOUSE ADDITION
(MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS UNDER SEPARATE PERMIT #2016.11.23.3441)



1 PROPOSED SITE PLAN (FOR EXISTING SITE PLAN SEE A0.00)
1/8" = 1'-0"

LOCATION MAP:



Revisions	
1	Revision 1

DESCRIPTION OF WORK:

The proposed full scope of work consist of improvements, additions and alterations to this existing 3 story, 6-unit apartment building.

Under BPA # 2016.1123.3441 the project proposes 4 ADU's in existing crawl space and garage areas. This work includes the removal of portions of existing decks to provide compliant open space for proposed ADU's, alteration of entire exterior facade to accommodate new units, and removal of vehicle parking replacing it with 8 covered bicycle parking space in rear yard.

Under BPA # 2016.0630.1337 the project proposes the addition of a 4th floor and alteration of (2) of the (3) third floor units to create townhomes on the third and fourth floors. No changes are proposed to the other units.

All work to comply with current Local and State Codes including but not limited to: The 2013 Edition of the California Building Code, The California Plumbing Code, The California Mechanical Code, The California Electrical Code and The California Fire Code, The Current Editions of The San Francisco Building and Planning Codes, Title-24 Energy Standards, Etc...

Note: 4th Floor addition shown in these drawings is for reference only and currently in review under separate permit BPA # 2016.0630.1337

TITLE 24 COMPLIANCE:

See G0.07 for Title 24 Mandatory Measures
See Title 24 for complete energy report

505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.
All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practices, and the Contractor shall be responsible for providing and installing them.

ABBREVIATIONS:

# NUMBER	(E) EXISTING	(N) NEW	TRD TREAD
@ AT	EA EACH	NIC NOT IN CONTRACT	T&G TONGUE AND GROOVE
AB ANCHOR BOLT	ELEC ELECTRICAL	NO# NUMBER	THK TRICK
ADJ ADJACENT	EL ELEVATION	NTS NOT TO SCALE	TOS TOP OF SLAB
ALT ALTERNATE	EQ EQUAL	OC ON CENTER	TP TOILET PAPER
AFF ABOVE FINISH FLOOR	EXT EXTERIOR	OPNG OPENING	TB TOWEL BAR
APPROX APPROXIMATE	FDN FOUNDATION	OPP OPPOSITE	TYP TYPICAL
ASPH ASPHALT	FIN FINISH	PL PROPERTY LINE	UON UNLESS OTHERWISE NOTED
BLDG BUILDING	FLR FLOOR	PLY PLYWOOD	VERT VERTICAL
BTWN BETWEEN	FLUOR FLUORESCENT	PTDF PRESSURE TREATED DOUGLAS FIR	VIF VERIFY IN FIELD
BOT BOTTOM	FOC FACE OF CONCRETE	PTD PAINTED	VPFAM VAPOR PERMEABLE FLUID APPLIED MEMBRANE
CAB CABINET	FOS FACE OF STUD	PTN PARTITION	W/ WITH
CEM CEMENT	FTG FOOTING	R RISER	W/O WITHOUT
CLR CLEAR	FOF FACE OF FINISH	REF REFERENCE	WC WATER CLOSET
CMU CONCRETE MASONRY UNIT	GALV GALVANIZED	RWD REDWOOD	WDW WINDOW
COL COLUMN	GFIC GROUND FAULT INTERRUPT CIRCUIT	REIN REINFORCED	WP WATERPROOF
CONT CONTINUOUS	GND GROUND	RO ROUGH OPENING	WT WEIGHT
CTR CENTER	GYP GYPSUM	RWL RAIN WATER LEADER REQUIRED	WD WOOD
CL CENTER LINE	GWB GYPSUM WALL BOARD	REQ REQUIRED	WH WATER HEATER
CER CERAMIC	HORZ HORIZONTAL	SIM SIMILAR	
CLG CEILING	HT HEIGHT	SHT SHEET	
CONC CONCRETE	INSUL INSULATION	SOG SLAB ON GRADE	
DBL DOUBLE	INT INTERIOR	SPEC SPECIFICATION	
DEPT DEPARTMENT	JT JOINT	STD STANDARD	
DIA DIAMETER	LAV LAVATORY	STRL STRUCTURAL	
DF DOUGLAS FIR	MAX MAXIMUM	SUSP SUSPENDED	
DH DOUBLE HUNG	MIN MINIMUM	SYM SYMMETRICAL	
DIM DIMENSION	MFR MANUFACTURER		
DN DOWN	MTL METAL		
DS DOWNSPOUT			
DTL DETAIL			
DWG DRAWING			

GENERAL LEGEND:

	BLDG / WALL SECTION
	EXTERIOR ELEVATION
	COLUMN LINE
	ELEVATION MARKER
	CENTER LINE
	PROPERTY LINE
	WALL TYPE PARTITION
	KEY NOTE

SHEET INDEX

ARCHITECTURE	
G0.01	SITE PLAN
G0.02	SURVEY
G0.03	SITE PHOTOS
G0.04	GENERAL NOTES AND PROJECT NOTES
G0.05	EXITING DIAGRAM
G0.06	PRE-APP FINDINGS AND FIRE (WATER) FLOW
G0.07	TITLE 24 MANDATORY MEASURES
A0.00	EXISTING SITE PLAN
A0.01	EXISTING BASEMENT FLOOR PLAN
A0.02	EXISTING FIRST FLOOR PLAN
A0.03	EXISTING SECOND FLOOR PLAN
A0.04	EXISTING THIRD FLOOR PLAN
A0.05	EXISTING/DEMO NORTH ELEVATION
A0.06	EXISTING/DEMO EAST ELEVATION
A0.07	EXISTING/DEMO SOUTH ELEVATION
A0.08	EXISTING/DEMO WEST ELEVATION
A0.09	PROPOSED BASEMENT
A1.01	PROPOSED FIRST FLOOR PLAN
A1.02	PROPOSED SECOND FLOOR PLAN
A1.03	PROPOSED THIRD FLOOR PLAN
A1.04	PROPOSED FOURTH FLOOR PLAN
A1.05	PROPOSED ROOF DECK
A1.06	PROPOSED NORTH ELEVATION
A2.01	PROPOSED EAST ELEVATION
A2.02	PROPOSED SOUTH ELEVATION
A2.03	PROPOSED WEST ELEVATION
A2.04	PROPOSED BUILDING SECTION
A3.01	

BUILDING DATA:

OWNER/LEASE:	OTTO MILLER TEL: (650) 796 1554
PROJECT ADDRESS:	505 GRAND VIEW AVENUE SAN FRANCISCO, CA 94114
BLOCK/ LOT:	BLOCK 2828 / LOT 044
ZONING DISTRICT:	RM-1 / 40-X
LOT SIZE:	4159 SQ FT
SFBC OCCUPANCY CLASS:	EXISTING: R-2 RESIDENTIAL / 3 STORIES PROPOSED: TYPE-VA, FULLY SPRINKLERED (SEE SEC #1 A 3.01)
CONSTRUCTION TYPE:	EXISTING: TYPE-VB NON-SPRINKLERED PROPOSED: TYPE-VA, FULLY SPRINKLERED
ARCHITECT:	KERMAN MORRIS ARCHITECTS 139 NOE STREET SAN FRANCISCO, CA 94114 T: (415) 749 0302

SITE PLAN

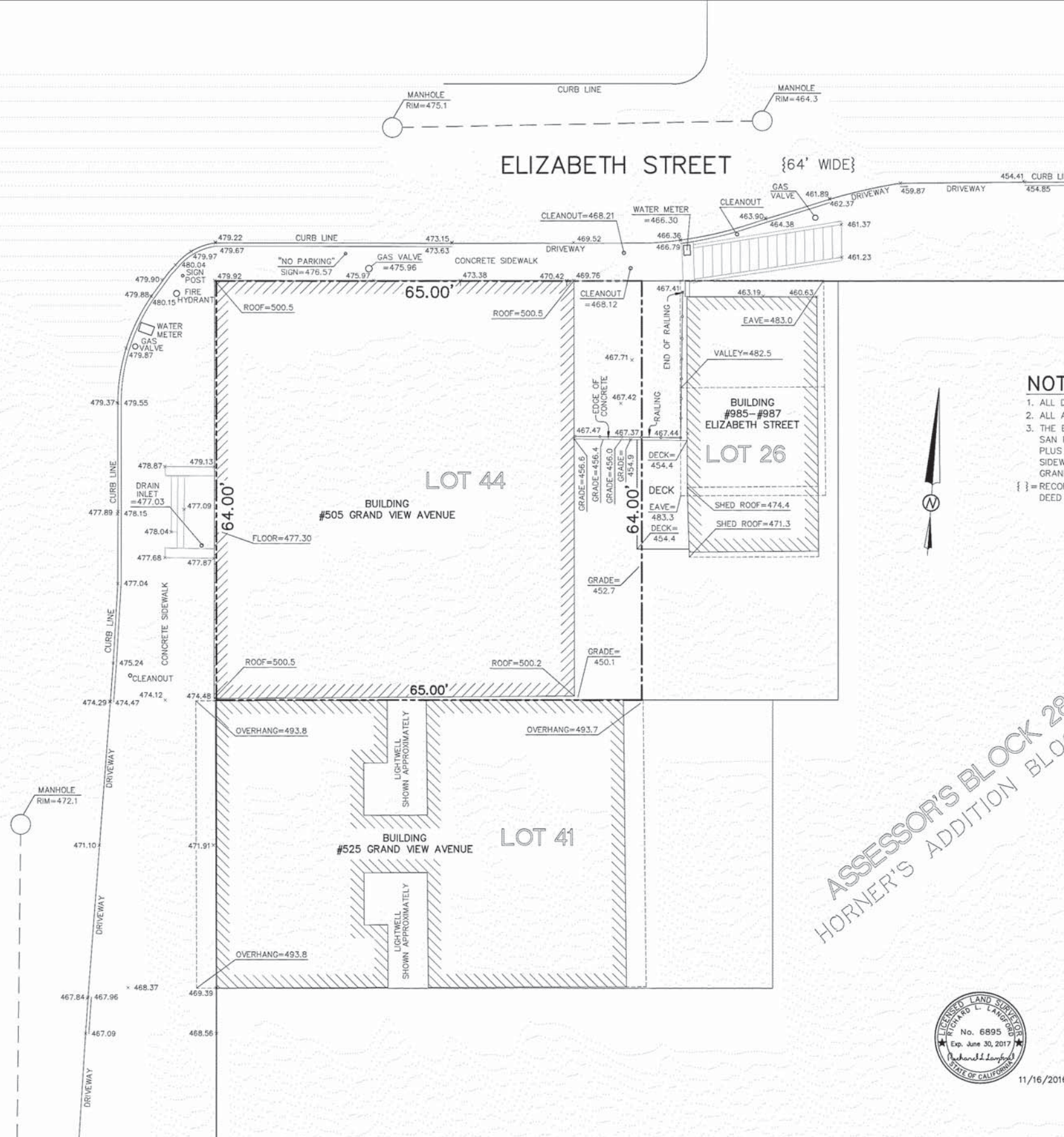
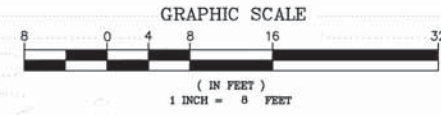
DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

SITE PERMIT - ADDITION - R2
BPA #201606301337
(Sprinklers under separate permit)

G0.01

GRAND VIEW AVENUE {60' WIDE}

ELIZABETH STREET {64' WIDE}



NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 3. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE PLUS CUT ON THE NORTH RIM OF THE BELL SYSTEM MANHOLE IN THE SIDEWALK 20' WEST AND SOUTH OF THE CENTERLINE INTERSECTION OF GRAND VIEW AVENUE AND 24TH STREET. ELEVATION = 455.175 FEET.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

----- = ELEVATION BREAK
 - - - - - = PROPERTY LINE

ASSESSOR'S BLOCK 2828
 HORNER'S ADDITION BLOCK 245



11/16/2016

SITE SURVEY

THE PARCEL DESCRIBED IN THE DEED RECORDED MARCH 5, 2014 AS DOCUMENT 2014-J846542-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING LOT 44 OF ASSESSOR'S BLOCK 2828 SAN FRANCISCO, CALIFORNIA

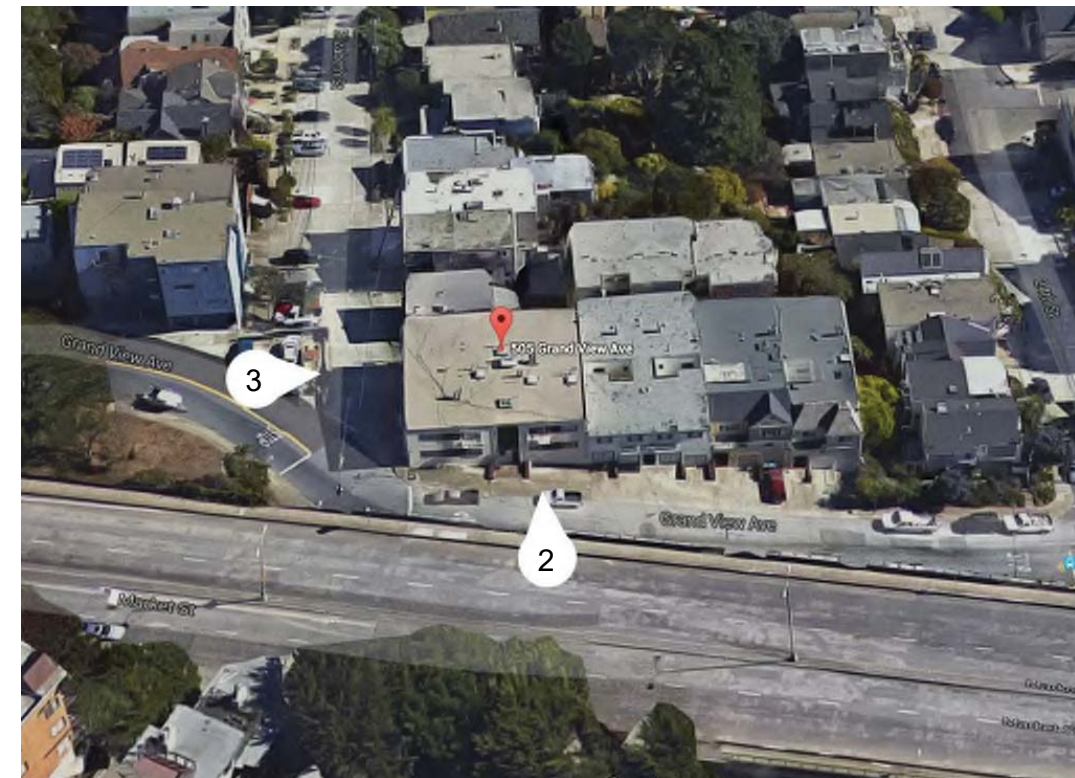
SEPTEMBER 2016

REVISED 11/16/2016 - CHANGE SCALE AND SHEET SIZE

LANGFORD LAND SURVEYING
 424 PRESTON COURT
 LIVERMORE, CA 94551
 PHONE (510) 530-5200
 JOB#16-3386 DRAWING=3386GRAN.DWG

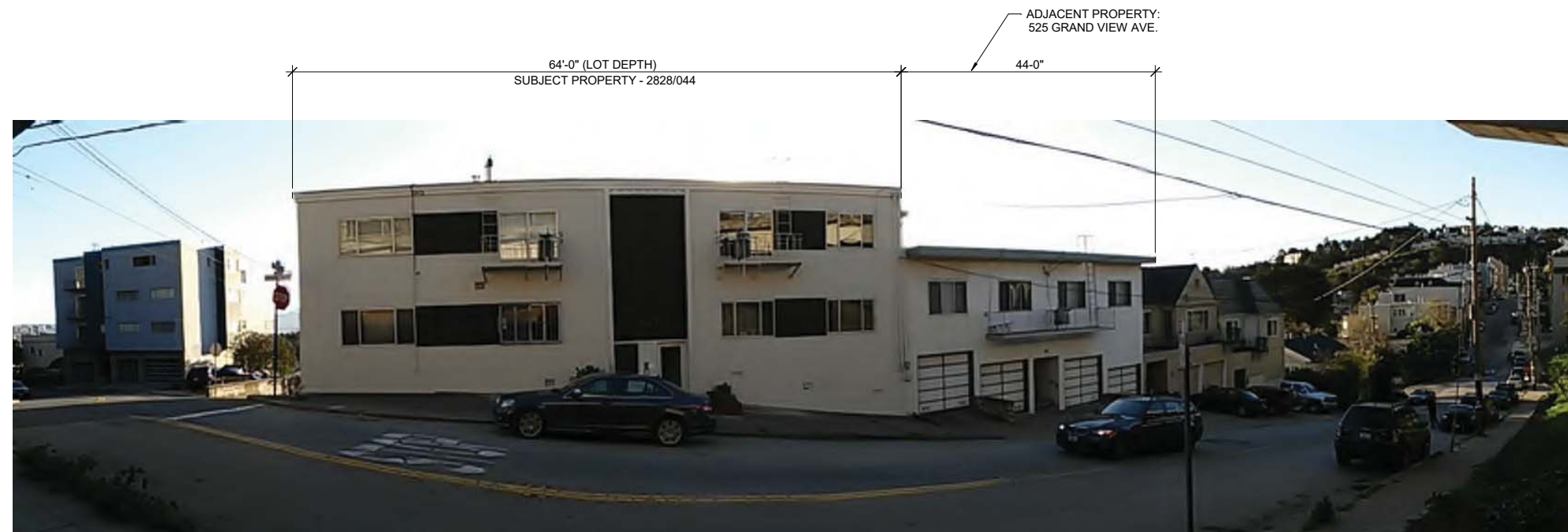
SHEET 1 OF 1

1053.1705 GRAND VIEW AVENUE (0.01) SITE PERM



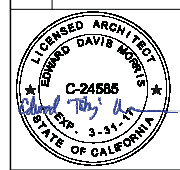
3 SUBJECT PROPERTY / BUILDINGS ALONG ELIZABETH ST.

1 PHOTO LEGEND



2 SUBJECT PROPERTY / BUILDINGS ALONG GRAND VIEW AVE.

Revisions



505 GRAND VIEW AVE.
 MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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 All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

SITE PHOTOS

DATE	10/16/17
SCALE	
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

G0.03

WATERPROOFING (DESIGN-BUILD BY CONTRACTOR):

1. ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.
2. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS AND DOOR SILLS, INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS.
3. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING, BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL/ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.
4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

MISCELLANEOUS NOTES:

1. IN THE ABSENCE OF A CONTRACT FOR CONSTRUCTION ADMINISTRATION AND REGULAR SITE VISITS ADEQUATE TO ENSURE THAT THESE DRAWINGS AND SPECIFICATIONS ARE BEING GENERALLY FOLLOWED, ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETED WORK, SUCH RESPONSIBILITY BEING THAT OF THE GENERAL CONTRACTOR. OWNER'S REPRESENTATIVE, HIS/HER SUBCONTRACTORS AND ANY PARTIES RESPONSIBLE FOR SPECIAL INSPECTIONS.
2. ALL GLAZING WITHIN 18" OF FLOOR SHALL BE TEMPERED PER CBC 2406.3.
3. WATER HEATERS SHALL BE STRAPPED TO WALL FOR LATERAL FORCE PROTECTION, AND RAISED 18" AT GARAGE AREAS.
4. HEATING UNITS, INCLUDING FIREPLACE HEATERS TO BE U.L. LISTED AND INSTALLED PER MFR'S SPECIFICATIONS.
5. FURNACES AND GAS HEATERS: DIRECT VENTED OR PROVIDE HI/LOW COMBUSTION AIR PER CALIF. MECHANICAL CODE.
6. GARAGE TO BE VENTED AS PER SFBC SECTION 406.1.3
7. BUILDING/PUBLIC HALLWAY VENTILATION REQUIREMENTS TO COMPLY WITH SECTION 1203.4 OR 1203.5.
8. BUILDING SECURITY TO COMPLY WITH CBC 1008.1.9, READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
9. SOFFITS SHALL BE VENTED.
10. ROOFING SHALL BE CLASS-A.
11. FIRE ALARM SYSTEM TO BE PROVIDED PER SFBC 907.2.9 FOR APARTMENT BUILDINGS OF 3 OR MORE STORIES OR MORE THAN 6 APARTMENTS.
12. BATHROOM AND KITCHEN EXHAUST PER CALIF. MECHANICAL CODE AND/OR SF MECHANICAL CODE.
13. ROOF DRAINS AND OVERFLOWS AT ROOF OR DECKS SHALL CONNECT TO THE CITY STORM/SEWER SYSTEM.
14. PROVIDE EXIT SIGNS PER CBC 1011.

GENERAL CONDITIONS:

ASSEMBLIES:

- (SEE GENERAL LEGEND ON PLANS FOR RATED WALL DESIGNATIONS AND OTHER WALL TYPES)
1. PROVIDE MINIMUM 1-HR WALL AND FLOOR/ CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.
 2. PROVIDE MINIMUM 50 STC RATED ASSEMBLIES AT FLOORS, CEILINGS, AND WALLS, AND MINIMUM 50 IIC RATE ASSEMBLIES AT FLOORS AT THE FOLLOWING CONDITIONS: BETWEEN DWELLING UNITS, BETWEEN GUEST ROOMS, BETWEEN THESE AREAS AND PUBLIC/SERVICE AREAS PER CBC 1207. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS.
 3. INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, R-30 AT ROOFS, R-19 AT WALLS, R-19 AT FLOORS, MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.
 4. PROVIDE VENTILATION OF ALL JOIST, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, AND PARAPET AND RAILING WALLS, ETC.
 5. ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.
 6. ALL PROPERTY LINE WINDOWS (INDICATED ON DRAWINGS BY "PL") SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAR PROTECTION PER 2010 S.F. BUILDING CODE ADMINISTRATIVE BULLETIN AB-009.
 7. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONT VAPOR BARRIER BETWEEN MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB/SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS. USE 5/8" TYPE "X" GWB.

DRAWINGS:

1. DO NOT SCALE DRAWINGS! ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
 2. ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.
 3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.
 4. REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING.
- CONTRACTOR'S RESPONSIBILITIES:**
1. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2010 CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.
 2. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.
 3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY, WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
 5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/ CAPPING OFF ALL EXISTING UTILITIES AND RE-CONNECTIONS WHERE RE-USE IS POSSIBLE.
 7. CONFIRM ALL WINDOW SIZES WITH ACTUAL/ EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
 8. SLOPE ALL FLOORS/ ROOFS TO DRAIN IN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.
 9. CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER 36" IN HEIGHT, INVOLVING EXCAVATION OVER 5' AND AS OTHERWISE REQUIRED.
 10. OWNER/ CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING DESIGN AND INSTALLATION FOR WEATHERTIGHT ASSEMBLIES/ INSTALLATIONS. DETAILS INCLUDED IN THIS SET ARE FOR CLARIFICATION OF INSTALLATION OF FINISH MATERIALS.
 11. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL SPECIAL INSPECTIONS, INCLUDING BUT NOT LIMITED TO ORDERING INSPECTIONS AND TESTS AS REQUIRED FOR COMPLIANCE WITH SPECIAL INSPECTIONS/BUILDING PERMIT APPROVALS.
 12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SOUND TRANSMISSION REQUIREMENTS PER CBC 1207, INCLUDING STC AND IIC RATINGS OF ASSEMBLIES AND EXTERIOR ASSEMBLY REQUIREMENTS FOR EXTERIOR SOUND TRANSMISSION CONTROL.

FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS): UNDER SEPARATE PERMIT

1. CONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL APPLICABLE BUILDING AND FIRE CODES INCLUDING, BUT NOT LIMITED TO S.F. BUILDING CODE, S.F. FIRE CODE AND NFPA-13. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL SPRINKLER HEADS, PIPING, CONNECTIONS, FIRE DEPARTMENT PANELS, ALARMS, PULL STATIONS, VISUAL WARNING DEVICES, AUTOMATIC SYSTEM MONITORING CONNECTIONS (AS REQUIRED) AND ALL ELSE AS REQUIRED.
2. THIS WORK SHALL BE UNDER A SEPARATE PERMIT. THE SYSTEM SHALL BE DESIGNBUILD, REQUIRING A COMPLETE SET OF CALCULATIONS AND DRAWINGS, AS NECESSARY FOR BUILDING AND FIRE DEPARTMENT REVIEW / APPROVAL.
3. THE FIRE SPRINKLER SYSTEM IS NOT INCLUDED IN THE CALCULATION OF THE BUILDING PERMIT COST.

FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS): UNDER SEPARATE PERMIT

1. CONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL APPLICABLE BUILDING AND FIRE CODES INCLUDING, BUT NOT LIMITED TO S.F. BUILDING CODE, S.F. FIRE CODE AND NFPA-13. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL SPRINKLER HEADS, PIPING, CONNECTIONS, FIRE DEPARTMENT PANELS, ALARMS, PULL STATIONS, VISUAL WARNING DEVICES, AUTOMATIC SYSTEM MONITORING CONNECTIONS (AS REQUIRED) AND ALL ELSE AS REQUIRED.
2. THIS WORK SHALL BE UNDER A SEPARATE PERMIT. THE SYSTEM SHALL BE DESIGNBUILD, REQUIRING A COMPLETE SET OF CALCULATIONS AND DRAWINGS, AS NECESSARY FOR BUILDING AND FIRE DEPARTMENT REVIEW / APPROVAL.
3. THE FIRE SPRINKLER SYSTEM IS NOT INCLUDED IN THE CALCULATION OF THE BUILDING PERMIT COST.

MECHANICAL AND ELECTRICAL:

1. MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE, CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
2. ALL WORK TO BE PERFORMED UNDER THIS PERMIT.
3. PARKING GARAGE(S), COORIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.
4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL, AS REQUIRED PER CODE.
5. ALL EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.
6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS NOT SERVED BY DAYLIGHTING WINDOWS SHALL BE PROVIDED WITH ELECTRICAL LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.
7. STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BETWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATING. SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC REQUIREMENTS.
8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) AS REQUIRED BY CODE.
9. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED ACOUSTICAL (STC/IIC) RATING OF THE ASSEMBLY.
10. VENTILATION DESIGNS SHALL NOT COMPROMISE A DWELLING UNIT'S INTERIOR ALLOWABLE NOISE LEVELS AS REQ'D PER CBC 1207.11. WHERE INTERIOR ALLOWABLE NOISE LEVELS ARE MET BY REQUIRING THAT WINDOWS BE UNOPENABLE OR CLOSED, AN ALTERNATE COMPLYING VENTILATION SYSTEM (SUCH AS USAGE OF Z-DUCTS) IS TO BE PROVIDED.
11. ALL MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO COMPLY WITH TITLE 24 REQUIREMENTS AS SPECIFIED IN TITLE 24 ENERGY COMPLIANCE STATEMENT.

UNIT COUNT:

	EXISTING	PROPOSED
BASEMENT	-	1 UNIT <small>(1 UNIT ADDED UNDER BPA# 2016.1123.3441)</small>
1ST FLOOR	-	3 UNITS <small>(3 UNITS ADDED UNDER BPA# 2016.1123.3441)</small>
2ND FLOOR	3	3 EXISTING TO REMAIN
3RD FLOOR	3	3 EXISTING TO REMAIN <small>(3 UNITS ALTERED UNDER BPA# 2016.0630.1337)</small>
TOTAL	6	10

UNIT MIX:

UNIT MIX	EXISTING	PROPOSED
STUDIO	-	-
1-BR	-	2
2-BR +	6	8
TOTAL	6	10

BUILDING DEPT. NOTES:

2013 C.B.C. With San Francisco Amendments and California State Code.
2013 C.H.B.C.

CONSTRUCTION TYPE:

Existing: 3 Stories of Type-VB, Non-Rated Constuction
Proposed: 4 Stories over Basement of Type-VA, Fully Sprinklered

OCCUPANCY CLASSIFICATIONS:

Group R-2 Multi-unit Residential

OCCUPANCY LOAD / EXITING SCHEME:

One exit required for R-2 Apartment Building per Sec. 1021, Table 1021.2(1) with maximum number of dwelling units per story not exceeding 4 units, and Maximum exit access travel distance greater than 125 ft. Top/4th floor units, egress through 3rd floor entrance

BUILDING AREA SQ FT:

FLOOR	(E) GROSS SQ. FT. <small>(PRIOR TO BOTH BPA# 2016.1123.3441 & # 2016.0630.1337)</small>	(N) GROSS SQ. FT. <small>(AFTER BOTH BPA# 2016.1123.3441 & # 2016.0630.1337)</small>	CHANGE
BASEMENT	0 sq ft	2,003 sq ft	2,003 sq ft
1ST FLOOR	2,938 sq ft	3,345 sq ft	407 sq ft
2ND FLOOR	3,340 sq ft	3,294 sq ft	- 46 sq ft
3RD FLOOR	3,340 sq ft	3,340 sq ft	0 sq ft
4TH FLOOR	0 sq ft	2,457 sq ft	2,457 sq ft
TOTAL:	9,618 sq ft	14,439 sq ft	4,821 sq ft

(E) SQ FT. UNIT SUMMARY (CURRENT (E) CONDITIONS)

FLOOR	UNIT NUMBER	AREA
2ND FLOOR	UNIT 201	1,151 sq ft
2ND FLOOR	UNIT 202	1,023 sq ft
2ND FLOOR	UNIT 203	800 sq ft
3RD FLOOR	UNIT 301	1,151 sq ft
3RD FLOOR	UNIT 302	1,023 sq ft
3RD FLOOR	UNIT 303	788 sq ft
TOTAL:		5,936 sq ft

PROPOSED SQ FT. UNIT SUMMARY

FLOOR	UNIT NUMBER	AREA
BASEMENT	UNIT B01	1,186 sq ft
1ST FLOOR	UNIT 101	1,118 sq ft
1ST FLOOR	UNIT 102	601 sq ft
1ST FLOOR	UNIT 103	990 sq ft
2ND FLOOR	UNIT 201	1,092 sq ft
2ND FLOOR	UNIT 202	1,023 sq ft
2ND FLOOR	UNIT 203	724 sq ft
3RD FLOOR	UNIT 301	<small>(1141 sq ft = 1026 sq ft)</small> 2,167 sq ft
3RD FLOOR	UNIT 302	1,023 sq ft
3RD FLOOR	UNIT 303	<small>(788 sq ft = 1152 sq ft)</small> 1,938 sq ft
TOTAL:		11,862 sq ft

NOTE: ALL EXITING COMPLIES WITH TABLE 1021.2(1) FOR UP TO 3 STORY R-2 OCCUPANCY APARTMENT BUILDING FULLY SPRINKLERED - 1 MEANS OF EGRESS ALLOWED / PROVIDED.

505 GRAND VIEW

PLANNING DEPARTMENT NOTES:

PROJECT LOCATION: 505 Grand View Avenue San Francisco, CA 94114

ZONING DISTRICT: RM-1

HEIGHT DISTRICT: 40-X
HEIGHT LIMIT: 40 feet maximum

LOT SIZE: 4160 SQ FT (Lot Width – 64'; Lot Depth = 65')

CURRENT AND PROPOSED BUILDING USE:

Existing: 6 Unit Multi-family Dwelling
Proposed: 10 Unit Multi-family Dwelling (4 Units added under BPA# 201611233441)
(No Units added under BPA# 201606301337)

HISTORIC RESOURCE STATUS:

C - NOT ELIGIBLE FOR THE CA REGISTER - PER 10/17/2016 CATEGORICAL EXEMPTION

DENSITY:

Per SFPC, section 209.2, RM-1 Districts may have 1 dwelling unit per 800 square feet of lot area. 4,159 sf / 800 sf = 5.19 dwelling units. Project proposes no change to the number of units (ADU's not counted)

ARTICLE 1: GENERAL ZONING PROVISIONS

Height Definition

Per Sec. 102. HEIGHT (OF A BUILDING OR STRUCTURE)
Height (of a building or structure).The vertical distance by which a building or structure rises above a certain point of measurement. See Section 260 of this Code for how height is measured.

Front Setback

Sec. 132 FRONT SETBACKS
Required. Based on average of adjacent properties. No setback required as adjacent properties have zero front setback.

Rear Yard

Sec. 134 (a)(2) The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated;
Sec. 134 (c) The rear yard is subject to averaging, however it may not be thus reduced to less than a depth equal to 25 percent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.
Sec. 134(c)(1) Rear yard may be reduced to the average depth of the rear building walls of the two adjacent buildings; provided the last 10' of depth is limited to 30' in height. Project complies. Rear yard at top floor addition = 25% of lot depth + 10' = 26.25'

Side Yard: None required for RM-1 zoning districts.

Residential Design Guidelines:

Sec. 311(c)(1) The construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines" as adopted and periodically amended for specific areas or conditions by the Planning Commission.

Street Trees:

Sec. 138.1 Addition does not exceeds 20% of existing so no new street trees required. Project Complies.

Usable Open Space:

Sec. 135 Table 135 A
In RM-1 districts, 100 S.F. private or 133 S.F. common open space is required per dwelling unit. (E) decks to be cut back, and new private open space to be provided for unit 201 by cutting into (E) unit under BPA# 2016.1123.3441. Private open space provided for units 301 and 303 under BPA# 2016.0630.1337. (E) units w/o open space to remain as (E) Non-Conforming. Proposed ADU's are not required to have compliant open space. Project Complies

Parking requirements:

Sec. 151. Generally a minimum of one space for every dwelling unit required. Per Sec. 150(e) Reduction and Replacement of Off-Street Parking Spaces. Notwithstanding subsection (d) above, off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d) of this Code. ZA waiver may be supplied for bike parking where not feasible. (8) covered bicycle parking spaces provided in rear yard. Project Complies.

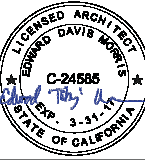
ARTICLE 2.5: HEIGHT AND BULK DISTRICTS

Height:

Sec. 260: HEIGHT LIMITS: MEASUREMENT
Building Height is measured from one point on the street frontage from curb to top of flat roof. See height definition above.
Building shall be 40'-0" high



Revisions	
1	Revision 1



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

GENERAL NOTES AND PROJECT NOTES

DATE 10/16/17

SCALE

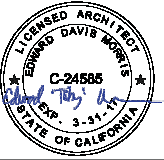
DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

G0.04

Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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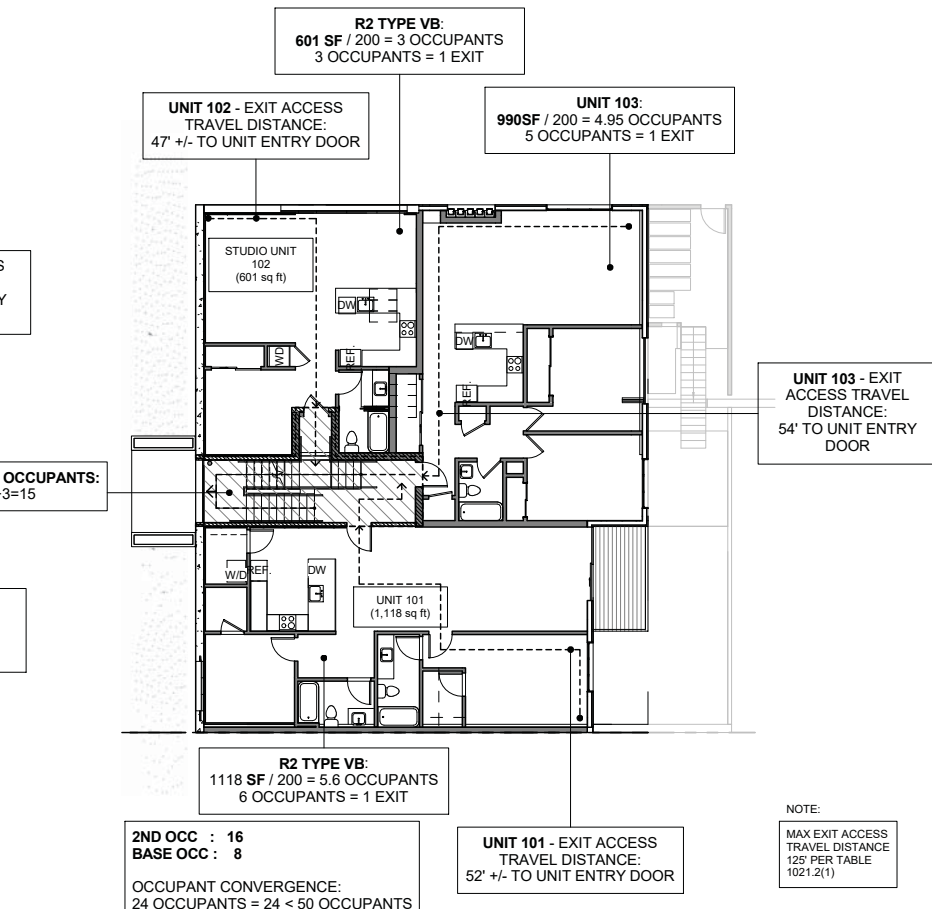
All attachments, connections, fasteners, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXITING DIAGRAM

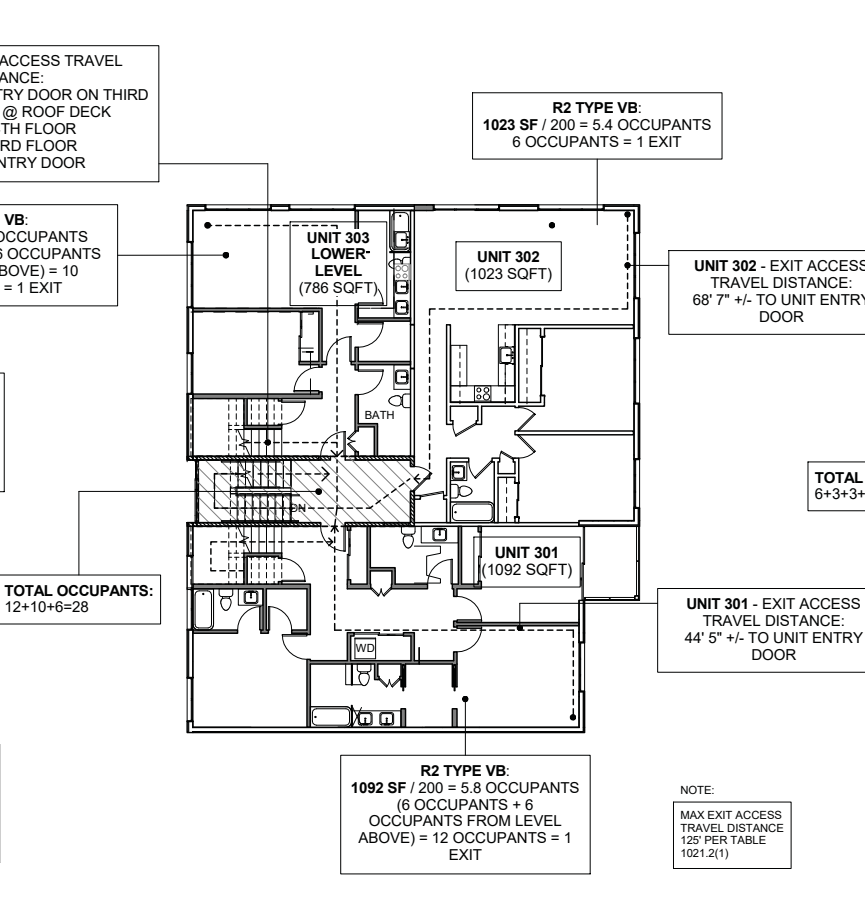
DATE	10/16/17
SCALE	3/32" = 1'-0"
DRAWN BY	CG
CHECKED BY	TM
JOB NO.	1314

G0.05

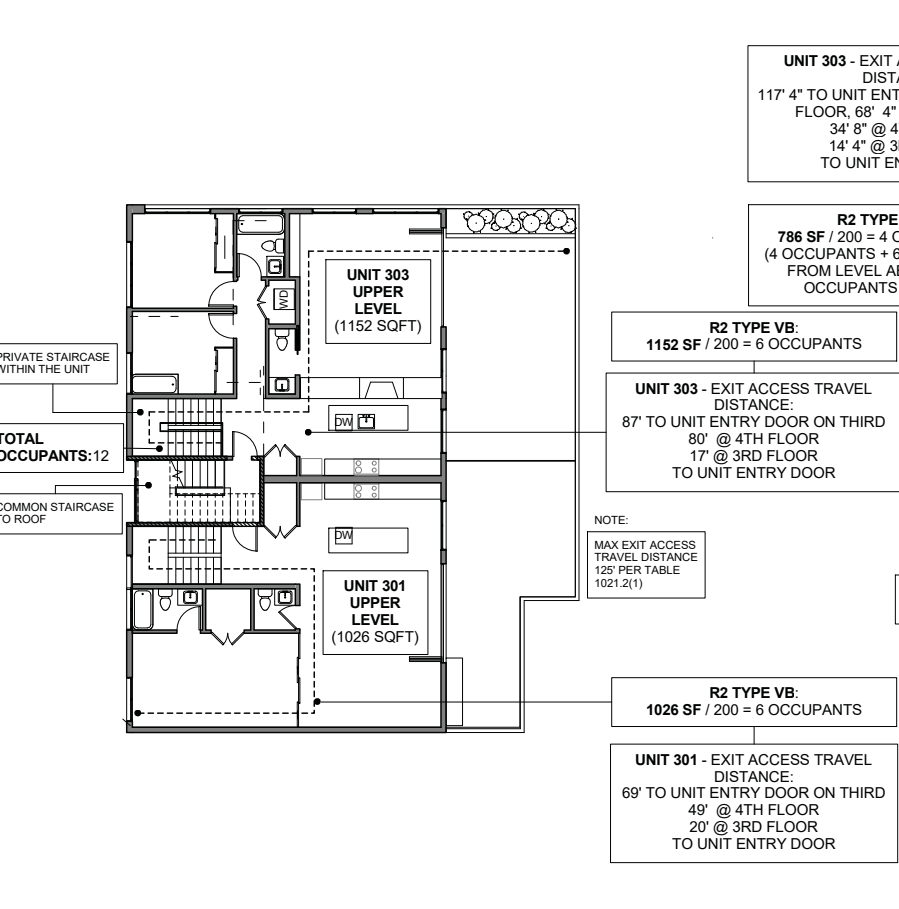
15-BV-1700 GRAND VIEW AVENUE ADD SITE PERMIT



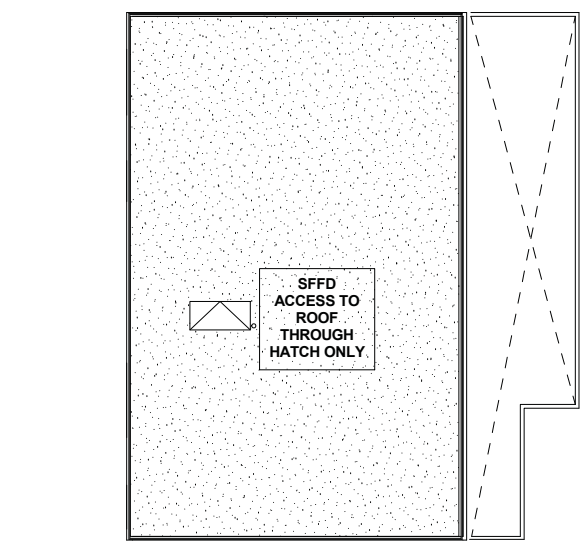
2 EXITING DIAGRAM FIRST FLOOR
3/32" = 1'-0"



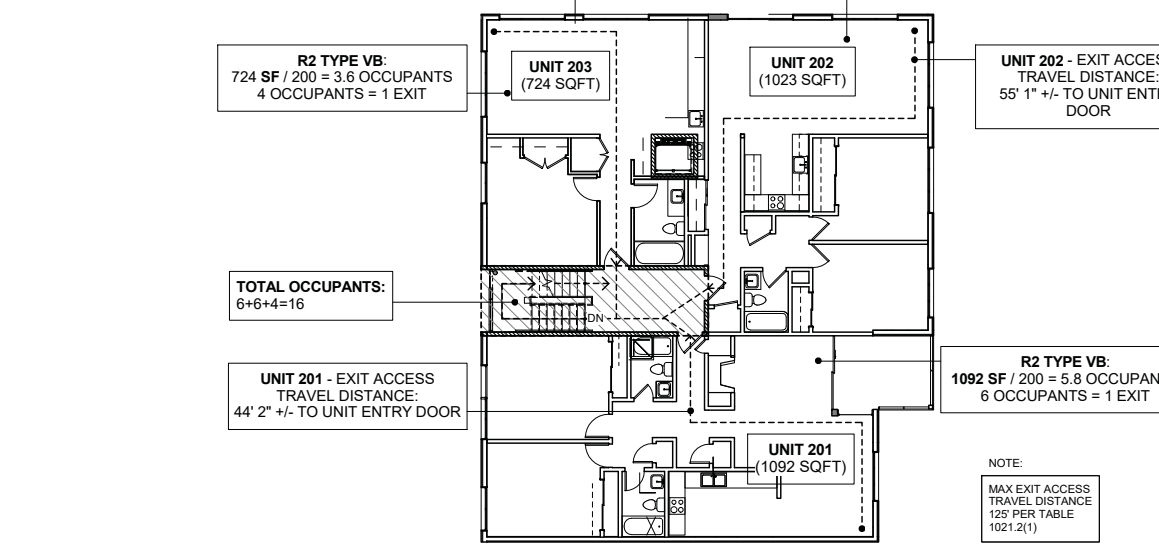
3 EXITING DIAGRAM SECOND FLOOR
3/32" = 1'-0"



5 EXITING DIAGRAM FOURTH FLOOR
3/32" = 1'-0"



6 EXITING DIAGRAM ROOF DECK
3/32" = 1'-0"



1 EXITING DIAGRAM BASEMENT
3/32" = 1'-0"



7th of July, 2016
 Department of Building Inspection
 1660 Mission Street, 2nd Floor
 San Francisco, CA 94103

PRE-APPLICATION MEETING REQUEST

CODE RULING REGARDING 505 GRAND VIEW AVE.
 Addition/Alteration:
 Existing: 6-unit residential and garage
 Proposed: 10-Unit Residential and Private Garage
 2013 California Building Code

Project Information:
 Property Address: 505 Grand View Ave, San Francisco
 Block/Lot: 2828/ LOT 044

Type of Construction:
 Existing: Type V-B (non-rated)
 Proposed: Type V-A (1-hr rated), fully sprinklered per Sec. 903.3.1.1 (NFPA 13 sprinkler system)
Stories: Existing: 3 stories over basement
 Proposed: 4 stories over basement

Use of Building:
 This work consists of addition/alteration to the existing 3-story, 6 unit, residential building. The scope of work includes, 4 additional units (1 new basement unit and 3 first floor units), and a fourth floor addition as an extension of an existing unit on the 3rd floor.

Project Scope:
 Permit 1: mandatory seismic upgrade interior renovation, additional dwelling units
 Permit 2: fourth floor addition tied into one existing third floor unit, exterior skin improvements

Attached Documents:
 Please find attached a set of plans titled "505 Grand View Avenue Pre-App Review 07-07-16" that documents our proposal.



Our Basic Code Assumptions to be Confirmed and Questions/ Code Ruling Requested:

General Building Height and Area

1. Please confirm that building additions to this fully sprinklered building may be up to 45'-0" tall and be constructed with 4 stories of Type V-A (rated), per Table 503 and Sec. 504.2 Sprinkler Allowance.
Confirmed.

2. Story Count: please confirm that the subject building based on provided grade plane information meets both requirements 1 & 2 set forth by the CBC chapter 2 definition of "Story Above Grade Plan" and shall be considered as terraced structure with portion of building identified as 4 stories over basement and portion of building identified as 4 stories (see G0.01 and A3.01 in drawing set)
Confirmed.

Fire-Resistance Rated Construction

3. Please confirm that in the conversion of this type V-B building to type V-A, the existing exterior walls may be considered 1-hr construction by adding 1 layer of Type X 5/8" gypsum board on the interior face of the wall only. This occurs at locations where access to the existing exterior side of the wall is not possible (i.e. existing siding or blind wall conditions).
Confirmed.

4. Please confirm private roof decks may be constructed of wood if less than 500 SF total between all decks. S.F.B.C. 1509.10.
Confirmed.

5. Please confirm that interior exit stairway enclosure shall have a fire-resistance rating of not less than 2 hours where connecting four stories, per CBC section 1022.2.
Confirmed.

6. Please confirm that sprinkler protection shall be provided for exterior balconies on all levels provided there is a roof or deck above per Sec. 903.3.1.2.1. [See Plans A1.01-A1.04, and Proposed East Elevation 1 / A2.02]
Confirmed.



Egress

7. Please confirm that only one exit is required in this fully sprinklered building for units on basement, first, second and third floors, per CBC section 1021.2 and Table 1021.2(1), provided that the exit access travel distance does not exceed 125 feet and the maximum number of dwelling units does not exceed 4 units per story. NOTE: For top floor unit exit access travel distance has been calculated from most remote point on the roof deck to 3rd floor common stair entry.
Confirmed.

8. No longer applicable

9. No longer applicable

10. Please confirm access to the roof from the exit enclosure/ stair shall be permitted to be a roof hatch not less than 16 SF in area and having a minimum dimension of 2 feet, where the roof access is going to an unoccupied roof, per CBC 1009.16.1, Exception, and where private roof access is provided through a separate access stair.
Confirmed.

11. Garage [U Occupancy 570 SF]: Please confirm that only one exit is required from the private garage with access leading to the public way, per CBC section 1021.2 and Table 1021.2(1), provided that the exit access travel distance does not exceed 75 feet and the occupant load does not exceed 49 persons.
Confirmed.

12. Please confirm emergency escape and rescue openings shall be provided for all units below the fourth floor for R-2 occupancies apartment, per CBC Section 1029.
Confirmed.

13. Emergency Escape and Rescue:
 Please confirm the egress window in Studio Unit 103 complies with the emergency escape and rescue per Sec 1029. Egress window area is 10.6 SF, the bottom of the clear opening is 43.5" measured from the floor [See Proposed North Elevation 1/A2.01]
Confirmed.

14. Please confirm that the exit stairs may be 36" wide, per Sec. 1009.4, exception #1 when the occupant load is less than 50.
Confirmed.



Accessibility

15. The proposed fourth floor addition will be an extension to an existing unit. Please confirm that CBC Ch.11A Accessibility will not be applicable to the penthouse/ fourth floor level of this existing unit. NOTES: Furthermore. Please confirm that because no units are being added to the 4th floor (only expansion of an existing unit) and no more than 1 unit is added to the new floor at the basement level, no units are required to be accessible per CBC CH.11A.
Confirmed.

Interior Environment:

16. Please confirm that Studio Unit 103 meets requirements for Natural ventilation per Sec. CBC 1203.4.1 and meets requirements for Natural light per CBC Sec. 1205.2 and SF DBI info sheet IE-01. Total window area for natural light is 49 SF. 49SF/ 571 SF [Unit 103] = 8.5%. Total window area for natural light is 22.9. 22.9SF/ 571 SF [Unit 103] = 4%. [See Proposed First Floor Plan 1/A1.02 and Proposed North Elevation 1/A2.01]
Confirmed.

Reviewed and agreed by

Jeffrey Ma
 SFD BI

3/14/16
 Date

Janice Hayes
 SFFD

7/15/16
 Date



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

REQUEST FOR WATER FLOW INFORMATION

DATE: 06/08/2016 REQUEST IS FOR: FIRE FLOW SPRINKLER DESIGN

CONTACT PERSON: Toby Morris ADDRESS: 137 New & SF CA 94119 KERMAN MORRIS ARCHITECTS

PHONE NO. (415) 799 / 062 FAX NO. (415) 918 / 5152

EMAIL: toby@kermanmorris.com

OWNER'S NAME: Otto Miller PHONE #: (650) 716 / 1554

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

305 GRAND VIEW AVENUE

CROSS STREETS (BOTH ARE REQUIRED):

GRAND VIEW AVE. / ELIZABETH ST.

SPECIFY STREET FOR POINT OF CONNECTION: GRAND VIEW AVE.

OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK COMMERCIAL OTHER

HAZARD CLASSIFICATION: LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES NO

NUMBER OF STORIES: 4 HEIGHT OF BLDG.: 36 FT.

- SUBMIT FORM WITH A \$120.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$240.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data provided by: W. Massey Date Forwarded: 6-15-16

Flow data: FIELD FLOW TEST RECORDS ANALYSIS STATIC 47 PSI RESIDUAL 40 PSI

Gate Page: 100 FLOW 825 GPM

6" MAIN on Grand View

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015



137 New Street
 San Francisco, CA
 94114
 415.749.0302

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PRE-APP FINDINGS AND FIRE (WATER) FLOW

DATE	10/16/17
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DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

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**TITLE 24 MANDATORY MEASURES
SPACE CONDITIONING, WATER HEATING, AND
PLUMBING SYSTEM**

§ 110.0-§ 110.3: CERTIFICATION, HEATING, VENTILATION AND AIR CONDITIONING (HVAC) EQUIPMENT, WATER HEATERS, SHOWERHEADS, FAUCETS, AND ALL OTHER REGULATED APPLIANCES MUST BE CERTIFIED BY THE MANUFACTURER TO THE ENERGY COMMISSION.*

§ 110.2(A): HVAC EFFICIENCY. EQUIPMENT MUST MEET THE APPLICABLE EFFICIENCY REQUIREMENTS IN TABLE 110.2-A THROUGH TABLE 110.2-K.*

§ 110.2(B): CONTROLS FOR HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS. HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS MUST HAVE CONTROLS THAT PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE, AND IN WHICH THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING.*

§ 110.2(C): THERMOSTATS. ALL UNITARY HEATING OR COOLING SYSTEMS NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MUST HAVE A SETBACK THERMOSTAT.*

§ 110.3(C)5: WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS. WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS MUST MEET THE AIR RELEASE VALVE, BACKFLOW PREVENTION, PUMP PRIMING, PUMP ISOLATION VALVE, AND RECIRCULATION LOOP CONNECTION REQUIREMENTS OF § 110.3(C)5.

§ 110.3(C)7: ISOLATION VALVES. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.5 BTU/HR (2 KW) MUST HAVE ISOLATION VALVES WITH HOSE BIBBS OR OTHER FITTINGS ON BOTH COLD WATER AND HOT WATER LINES OF WATER HEATING SYSTEMS TO ALLOW FOR WATER TANK FLUSHING WHEN THE VALVES ARE CLOSED.

§ 110.5: PILOT LIGHTS. CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED FOR NATURAL GAS, FAN-TYPE CENTRAL FURNACES, HOUSEHOLD COOKING APPLIANCES (APPLYANCES 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(F)1: BUILDING COOLING AND HEATING LOADS. HEATING AND/OR COOLING LOADS ARE CALCULATED IN ACCORDANCE WITH ASHRAE HANDBOOK, EQUIPMENT VOLUME, APPLICATIONS VOLUME, AND FUNDAMENTALS VOLUME; SMACNA RESIDENTIAL COMFORT SYSTEM INSTALLATION STANDARDS MANUAL; OR ACCA MANUAL J USING DESIGN CONDITIONS SPECIFIED IN § 150.0(H)2.

§ 150.0(H)3A: CLEARANCES. INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS MUST HAVE A CLEARANCE OF AT LEAST 5 FEET FROM THE OUTLET OF ANY DRYER VENT.

§ 150.0(H)3B: LIQUID LINE DRIER. INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS MUST BE EQUIPPED WITH LIQUID LINE FILTER DRIERS IF REQUIRED, AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS.

§ 150.0(J)1: STORAGE TANK INSULATION. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, MUST 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: WATER PIPING AND COOLING SYSTEM LINE INSULATION. FOR DOMESTIC HOT WATER SYSTEM PIPING, WHETHER BURIED OR UNBURIED, ALL OF THE FOLLOWING MUST BE INSULATED ACCORDING TO THE REQUIREMENTS OF TABLE 120.3-A: 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.*

§ 150.0(J)2B: WATER PIPING AND COOLING SYSTEM LINE INSULATION. ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE.*

§ 150.0(J)2C: WATER PIPING AND COOLING SYSTEM LINE INSULATION. PIPE FOR COOLING SYSTEM LINES MUST BE INSULATED AS SPECIFIED IN § 150.0(J)2A. DISTRIBUTION PIPING FOR STEAM AND HYDRONIC HEATING SYSTEMS OR HOT WATER SYSTEMS MUST MEET THE REQUIREMENTS IN TABLE 120.3-A.*

§ 150.0(J)3: INSULATION PROTECTION. INSULATION MUST BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND.

§ 150.0(J)3A: INSULATION PROTECTION. INSULATION EXPOSED TO WEATHER MUST BE INSTALLED WITH A COVER SUITABLE FOR OUTDOOR SERVICE. FOR EXAMPLE, PROTECTED BY ALUMINUM SHEET METAL, PAINTED CANVAS, OR PLASTIC COVER. THE COVER MUST BE WATER RETARDANT AND PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL.

§ 150.0(J)3B: INSULATION PROTECTION. INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE A CLASS I OR CLASS II VAPOR RETARDER.

§ 150.0(N)1: GAS OR PROPANE SYSTEMS. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE ALL OF THE FOLLOWING: 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 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. RECIRCULATING LOOPS SERVING MULTIPLE DWELLING UNITS MUST MEET THE REQUIREMENTS OF § 110.3(C)5.

§ 150.0(N)3: SOLAR WATER-HEATING SYSTEMS. SOLAR WATER-HEATING SYSTEMS AND COLLECTORS MUST BE CERTIFIED AND RATED BY THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) OR BY A LISTING AGENCY THAT IS APPROVED BY THE EXECUTIVE DIRECTOR.

**TITLE 24 MANDATORY MEASURES
LIGHTING**

§ 110.9: LIGHTING CONTROLS AND COMPONENTS. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.*

§ 110.9(E): JAS HIGH EFFICACY LIGHT SOURCES. TO QUALIFY AS A JAS HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH § 150.0(K), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO REFERENCE JOINT APPENDIX JAS.

§ 150.0(K)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

§ 150.0(K)1B: BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

§ 150.0(K)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING, AIR LEAKAGE, SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. A JAS-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

§ 150.0(K)1D: ELECTRONIC BALLASTS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

§ 150.0(K)1E: NIGHT LIGHTS. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH § 150.0(C). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

§ 150.0(K)1F: LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS (EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K)1.*

§ 150.0(K)1G: SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAS. INSTALLED LAMPS MUST BE MARKED WITH "JAS-2016" OR "JAS-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAS.*

§ 150.0(K)1H: ENCLOSED LUMINAIRES. LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JAS COMPLIANT AND MUST BE MARKED WITH "JAS-2016-E"*

§ 150.0(K)2A: INTERIOR SWITCHES AND CONTROLS. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

§ 150.0(K)2B: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.*

§ 150.0(K)2C: INTERIOR SWITCHES AND CONTROLS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

§ 150.0(K)2D: INTERIOR SWITCHES AND CONTROLS. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

§ 150.0(K)2E: INTERIOR SWITCHES AND CONTROLS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH § 150.0(K)1.*

§ 150.0(K)2F: INTERIOR SWITCHES AND CONTROLS. LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF § 110.9.

§ 150.0(K)2G: INTERIOR SWITCHES AND CONTROLS. 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 THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; MEETS THE EMCS REQUIREMENTS OF § 130.5(F); AND MEETS ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2H: INTERIOR SWITCHES AND CONTROLS. AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN § 150.0(K)1 IF IT MEETS ALL OF THE FOLLOWING: IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO § 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; THE EMCS REQUIREMENTS OF § 130.5(F); AND ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2I: INTERIOR SWITCHES AND CONTROLS. A MULTIScene PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN § 150.0(K)1 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)2J: INTERIOR SWITCHES AND CONTROLS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.

§ 150.0(K)2K: INTERIOR SWITCHES AND CONTROLS. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAS, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.*

§ 150.0(K)2L: INTERIOR SWITCHES AND CONTROLS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

§ 150.0(K)3A: RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3A (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM

§ 150.0(K): 3AII (PHOTOCELL AND MOTION SENSOR) OR ITEM § 150.0(K)3AIII (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

§ 150.0(K)3B: RESIDENTIAL OUTDOOR LIGHTING. 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 MUST COMPLY WITH EITHER § 150.0(K)3A OR WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3C: RESIDENTIAL OUTDOOR LIGHTING. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY

§ 150.0(K)3B OR § 150.0(K)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3D: RESIDENTIAL OUTDOOR LIGHTING. OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7, AND 141.0.

§ 150.0(K)4: INTERNALLY ILLUMINATED ADDRESS SIGNS. INTERNALLY ILLUMINATED ADDRESS SIGNS MUST COMPLY WITH § 140.8, OR MUST CONSUME NO MORE THAN 5 WATTS OF POWER AS DETERMINED ACCORDING TO § 130.0(C).

§ 150.0(K)5: RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES. LIGHTING FOR RESIDENTIAL PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST 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)6A: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A LOW-RISE MULTI-FAMILY 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 MUST BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY AN OCCUPANT SENSOR.

§ 150.0(K)6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A LOW-RISE MULTI-FAMILY 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 MUST:

- 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 MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 30 PERCENT. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

**TITLE 24 MANDATORY MEASURES
ENVELOPE**

§ 110.6(A)1: AIR LEAKAGE. MANUFACTURED FENESTRATION, EXTERIOR DOORS, AND EXTERIOR PET DOORS MUST LIMIT AIR LEAKAGE TO 0.3 CFM/FT² OR LESS WHEN TESTED PER NFRC-400 OR ASTM E283 OR AAMA-940M/ICSA 1011.5.2/2440-2011.*

§ 110.6(A)5: LABELING. FENESTRATION PRODUCTS MUST HAVE A LABEL MEETING THE REQUIREMENTS OF § 10-111(A).

§ 110.6(B): FIELD FABRICATED EXTERIOR DOORS AND FENESTRATION PRODUCTS MUST USE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES FROM TABLES 110.6-A AND 110.6-B FOR COMPLIANCE AND MUST BE CAULKED AND/OR WEATHERSTRIPPED.*

§ 110.7: AIR LEAKAGE. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CAULKED, GASKETED, OR WEATHER STRIPPED.

§ 110.8(A): INSULATION CERTIFICATION BY MANUFACTURERS. INSULATION SPECIFIED OR INSTALLED MUST MEET STANDARDS FOR INSULATING MATERIAL.

§ 110.8(G): INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB FLOORS MUST BE INSULATED PER THE REQUIREMENTS OF § 110.8(G).

§ 110.8(I): ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. THE THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE VALUES OF THE ROOFING MATERIAL MUST MEET THE REQUIREMENTS OF § 110.8(I) WHEN THE INSTALLATION OF A COOL ROOF IS SPECIFIED ON THE CFIR.

§ 110.8(J): RADIANT BARRIER. A RADIANT BARRIER MUST HAVE AN EMITTANCE OF 0.05 OR LESS AND BE CERTIFIED TO THE DEPARTMENT OF CONSUMER AFFAIRS.

§ 150.0(A): CEILING AND RAFTER ROOF INSULATION. MINIMUM R-22 INSULATION IN WOOD-FRAME CEILING, OR THE WEIGHTED AVERAGE U-FACTOR MUST NOT EXCEED 0.043. MINIMUM R-19 OR WEIGHTED AVERAGE U-FACTOR OF 0.054 OR LESS IN A RAFTER ROOF ALTERATION. ATTIC ACCESS DOORS MUST HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS MUST BE PERMANENTLY ATTACHED TO PREVENT AIR LEAKAGE. INSULATION MUST BE INSTALLED IN DIRECT CONTACT WITH A CONTINUOUS ROOF OR CEILING WHICH IS SEALED TO LIMIT INFILTRATION AND EXFILTRATION AS SPECIFIED IN § 110.7, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING.*

§ 150.0(B): LOOSE-FILL INSULATION. LOOSE FILL INSULATION MUST MEET THE MANUFACTURER'S REQUIRED DENSITY FOR THE LABELED R-VALUE.

§ 150.0(C): WALL INSULATION. MINIMUM R-13 INSULATION IN 2X4 INCH WOOD FRAMING WALL, R-19 INSULATION IN 2X6 INCH WOOD FRAMING WALL, OR HAVE A U-FACTOR OF 0.102 OR LESS (R-19 IN 2X6 OR U-FACTOR OF 0.074 OR LESS). WOOD NON-FRAMED ASSEMBLIES MUST HAVE AN OVERALL ASSEMBLY U-FACTOR NOT EXCEEDING 0.102, EQUIVALENT TO AN INSTALLED VALUE OF R-13 IN A WOOD FRAMED ASSEMBLY.*

§ 150.0(D): RAISED-FLOOR INSULATION. MINIMUM R-19 INSULATION IN RAISED WOOD FRAMED FLOOR OR 0.037 MAXIMUM U-FACTOR.*

§ 150.0(F): SLAB EDGE INSULATION. SLAB EDGE INSULATION MUST MEET ALL OF THE FOLLOWING: HAVE A WATER ABSORPTION RATE, FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS, NO GREATER THAN 0.3%; HAVE A WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERMINCH; BE PROTECTED FROM PHYSICAL DAMAGE AND UV LIGHT DEGRADATION, AND, WHEN INSTALLED AS PART OF A HEATED SLAB FLOOR, MEET THE REQUIREMENTS OF § 110.8(G).

§ 150.0(G): VAPOR RETARDER. IN CLIMATE ZONES 1-16, THE EARTH FLOOR OF UNVENTED CRAWL SPACE MUST BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER. THIS REQUIREMENT ALSO APPLIES TO CONTROLLED VENTILATION CRAWL SPACE FOR BUILDINGS COMPLYING WITH THE EXCEPTION TO § 150.0(D).

§ 150.0(G)2: VAPOR RETARDER. IN CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER MUST 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(Q): FENESTRATION PRODUCTS. FENESTRATION, INCLUDING SKYLIGHTS, SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE OR OUTDOORS MUST HAVE A MAXIMUM U-FACTOR OF 0.58; OR THE WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION MUST NOT EXCEED 0.58.*

**TITLE 24 MANDATORY MEASURES
DUCTS AND FANS**

§ 110.8(D)3: DUCTS. INSULATION INSTALLED ON AN EXISTING SPACE-CONDITIONING DUCT MUST COMPLY WITH § 604.0 OF THE CALIFORNIA MECHANICAL CODE (CMC). IF A CONTRACTOR INSTALLS THE INSULATION, THE CONTRACTOR MUST CERTIFY TO THE CUSTOMER, IN WRITING, THAT THE INSULATION MEETS THIS REQUIREMENT.

§ 150.0(M)1: CMC COMPLIANCE. ALL AIR-DISTRIBUTION SYSTEM DUCTS AND PLENUMS MUST BE INSTALLED, 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. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS MUST BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR HIGHER IF REQUIRED BY CMC § 605.0) OR A MINIMUM INSTALLED LEVEL OF R-4.2 WHEN ENTIRELY IN 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 MUST BE MECHANICALLY FASTENED. OPENINGS MUST 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 1/4 INCH, THE COMBINATION OF MASTIC AND EITHER MESH OR TAPE MUST BE USED. BUILDING CAVITIES, SUPPORT PLATFORMS FOR AIR HANDLERS, AND PLENUMS DESIGNED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL, DUCT BOARD OR FLEXIBLE DUCT MUST NOT BE USED FOR CONVEYING CONDITIONED AIR. BUILDING CAVITIES AND SUPPORT PLATFORMS MAY CONTAIN DUCTS. DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS MUST NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.*

§ 150.0(M)2: FACTORY-FABRICATED DUCT SYSTEMS. FACTORY-FABRICATED DUCT SYSTEMS MUST COMPLY WITH APPLICABLE REQUIREMENTS FOR DUCT CONSTRUCTION, CONNECTIONS, AND CLOSURES, JOINTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS MUST 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: FIELD-FABRICATED DUCT SYSTEMS. FIELD-FABRICATED DUCT SYSTEMS MUST COMPLY WITH APPLICABLE REQUIREMENTS FOR PRESSURE-SENSITIVE TAPES, MASTICS, SEALANTS, AND OTHER REQUIREMENTS SPECIFIED FOR DUCT CONSTRUCTION.

§ 150.0(M)7: BACKDRAFT DAMPERS. 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 VENTILATION DAMPERS. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE MUST HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION INLET AND OUTLET AIR OPENINGS AND ELEVATOR SHAFT VENTS.

§ 150.0(M)9: PROTECTION OF INSULATION. INSULATION MUST BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND. INSULATION EXPOSED TO WEATHER MUST BE SUITABLE FOR OUTDOOR SERVICE. FOR EXAMPLE, PROTECTED BY ALUMINUM SHEET METAL, PAINTED CANVAS, OR PLASTIC COVER. CELLULAR FOAM INSULATION MUST BE PROTECTED AS ABOVE OR PAINTED WITH A COATING THAT IS WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION.

§ 150.0(M)10: POROUS INNER CORE FLEX DUCT. POROUS INNER CORE FLEX DUCT MUST HAVE A NON-POROUS LAYER BETWEEN THE INNER CORE AND OUTER VAPOR BARRIER.

§ 150.0(M)11: DUCT SYSTEM SEALING AND LEAKAGE TEST. WHEN SPACE CONDITIONING SYSTEMS USE FORCED AIR DUCT SYSTEMS TO SUPPLY CONDITIONED AIR TO AN OCCUPIABLE SPACE, THE DUCTS MUST BE SEALED AND DUCT LEAKAGE TESTED, AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH § 150.0(M)11AND REFERENCE RESIDENTIAL APPENDIX RA3.

§ 150.0(M)12: AIR FILTRATION. 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, MUST BE PROVIDED WITH AIR FILTER DEVICES THAT MEET THE DESIGN, INSTALLATION, EFFICIENCY, PRESSURE DROP, AND LABELING REQUIREMENTS OF § 150.0(M)12.

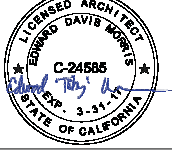
§ 150.0(M)13: DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING. SPACE CONDITIONING SYSTEMS THAT USE FORCED AIR DUCTS TO SUPPLY COOLING TO AN OCCUPIABLE SPACE MUST HAVE A HOLE FOR THE PLACEMENT OF A STATIC PRESSURE PROBE (HSP), OR A PERMANENTLY INSTALLED STATIC PRESSURE PROBE (PSP) IN THE SUPPLY PLENUM. THE SPACE CONDITIONING SYSTEM MUST ALSO DEMONSTRATE AIRFLOW ≥ 250 CFM PER TON OF NOMINAL COOLING CAPACITY THROUGH THE RETURN GRILLES, AND AN AIR-HANDLING UNIT FAN EFFICACY ≥ 0.58 WOPM AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.3. THIS APPLIES TO BOTH SINGLE ZONE CENTRAL FORCED AIR SYSTEMS AND EVERY ZONE FOR ZONALLY CONTROLLED CENTRAL FORCED AIR SYSTEMS.*

§ 150.0(O): VENTILATION FOR INDOOR AIR QUALITY. ALL DWELLING UNITS MUST 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 WHOLE-BUILDING VENTILATION.

§ 150.0(O)1A: FIELD VERIFICATION AND DIAGNOSTIC TESTING. WHOLE-BUILDING VENTILATION AIRFLOW MUST BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.7.



Revisions	



**505 GRAND
VIEW AVE.**

**MANDATORY
SEISMIC UPGRADE
AND ADDITIONAL
DWELLING UNITS**

BLOCK 2828 / LOT 044

NOTICE

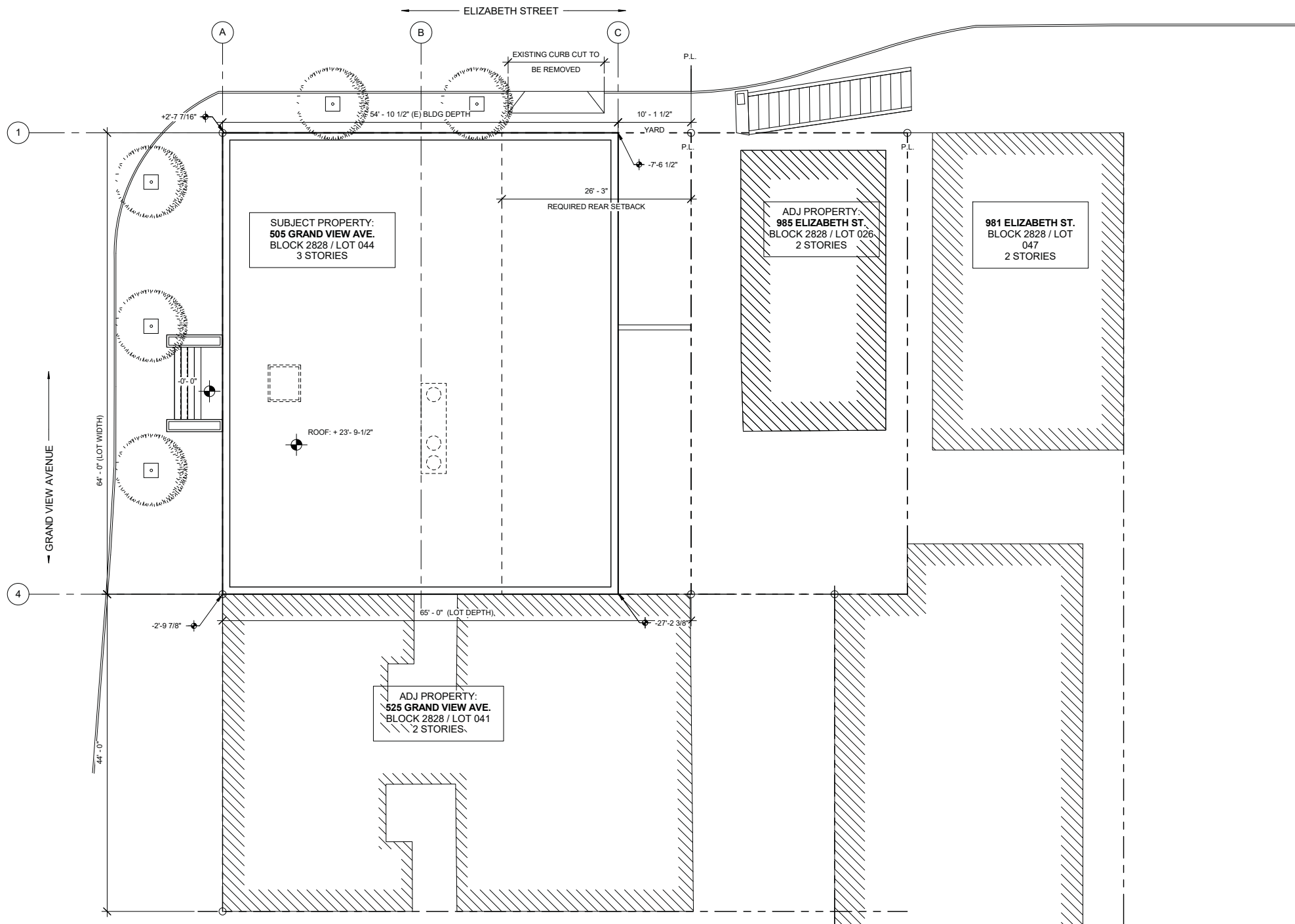
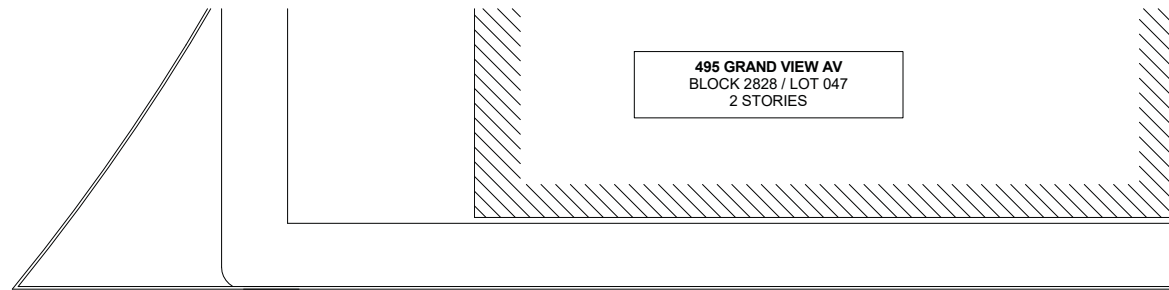
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**TITLE 24
MANDATORY
MEASURES**

DATE	10/16/17
SCALE	1" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1314

G0.07

15-06-17-000 GRAND VIEW AVENUE ADD SITE PERMIT

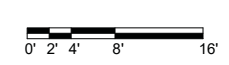


GRADE PLANE CALCULATION

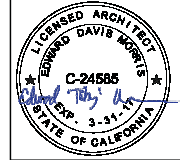
-2'-9 7/8"
+2'-7 7/16"
-7'-6 1/2"
-27'-2 3/8"
-34'-11 9/32" / 4 = -8'-8 13/16"
= -8'-9"

PARTITION / DEMO LEGEND

	WALL TO REMAIN
	NEW WALL (1-HR)
	WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED
	2-HR RATED PARTITION
	CONCRETE RETAINING WALL



Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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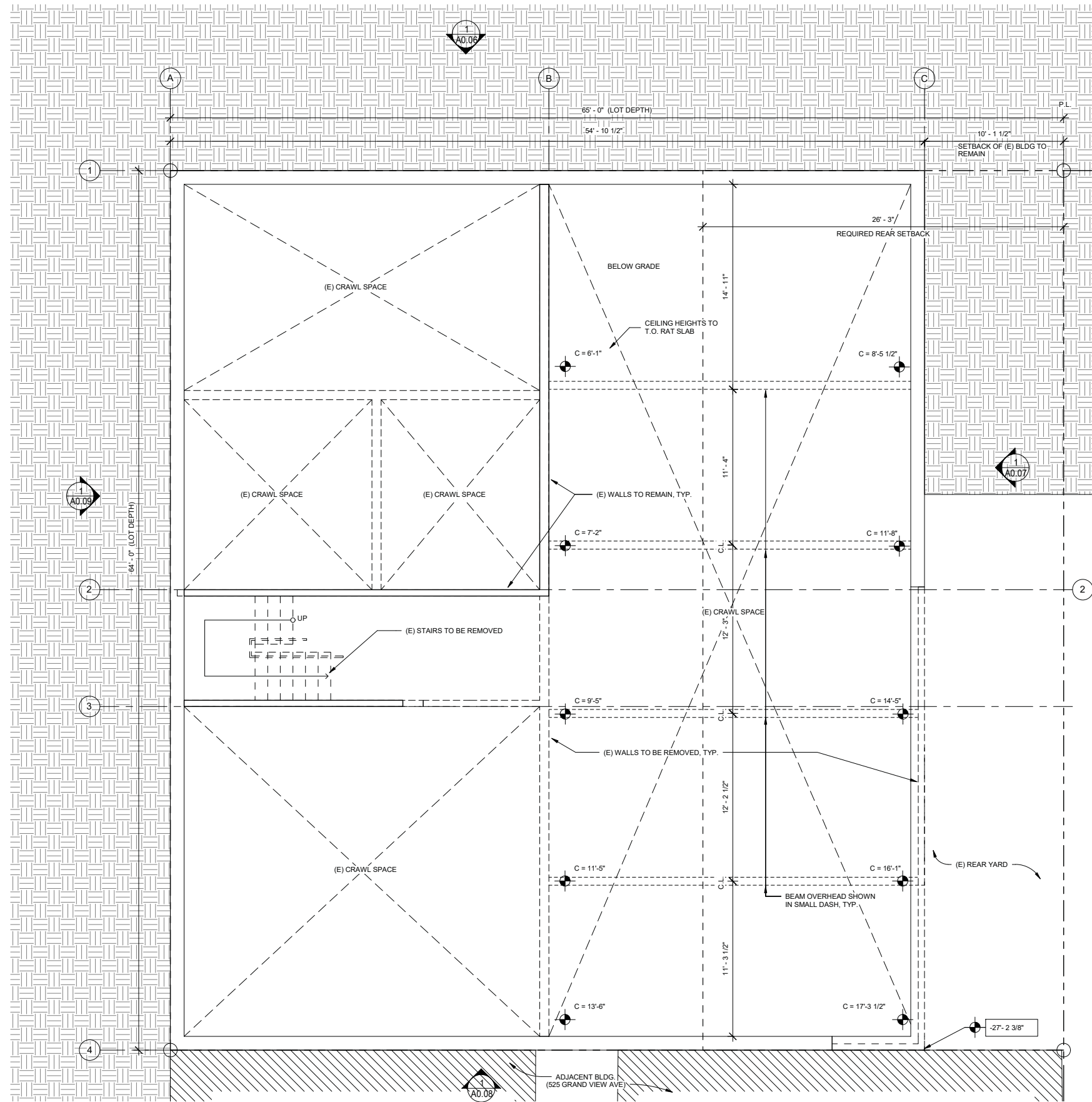
EXISTING SITE PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314







A0.00

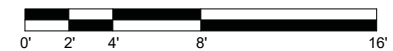
1 EXISTING SITE PLAN
1/8" = 1'-0"

15-03-17-00 GRAND VIEW AVENUE ADU SITE PERMIT



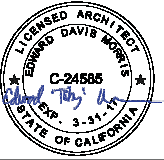
PARTITION / DEMO LEGEND

-  WALL TO REMAIN
-  NEW WALL (1-HR)
-  WALL TO BE REMOVED
-  FLOORPLATE / WALL AREA TO BE REMOVED
-  2-HR RATED PARTITION
-  CONCRETE RETAINING WALL



1 EXISTING/ DEMO BASEMENT FLOOR PLAN
1/4" = 1'-0"

Revisions	



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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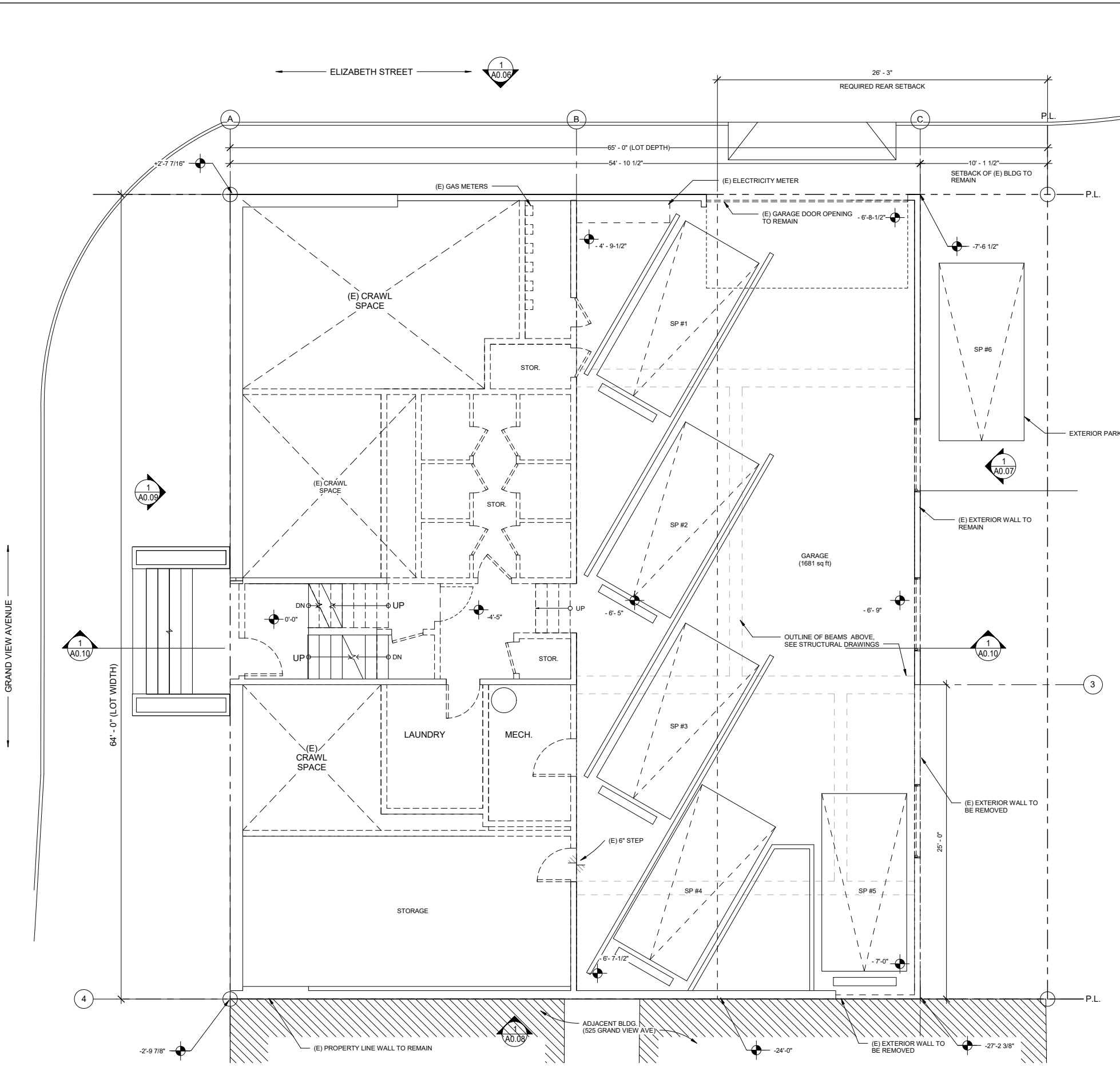
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EXISTING BASEMENT FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	CG, SN
CHECKED BY	TM
JOB NO.	1314

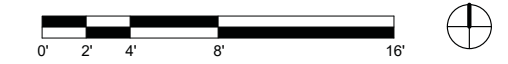
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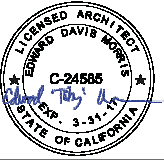
NOTE: OF EXISTING 6-CAR PARKING, 4 SPACES ARE TO BE REMOVED TO MAKE SPACE FOR ADDITIONAL DWELLING UNITS. SEE G0.04 FOR PLANNING DEPARTMENT NOTES REGARDING CAR PARKING AND BICYCLE PARKING.

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



Revisions



505 GRAND VIEW AVE.
 MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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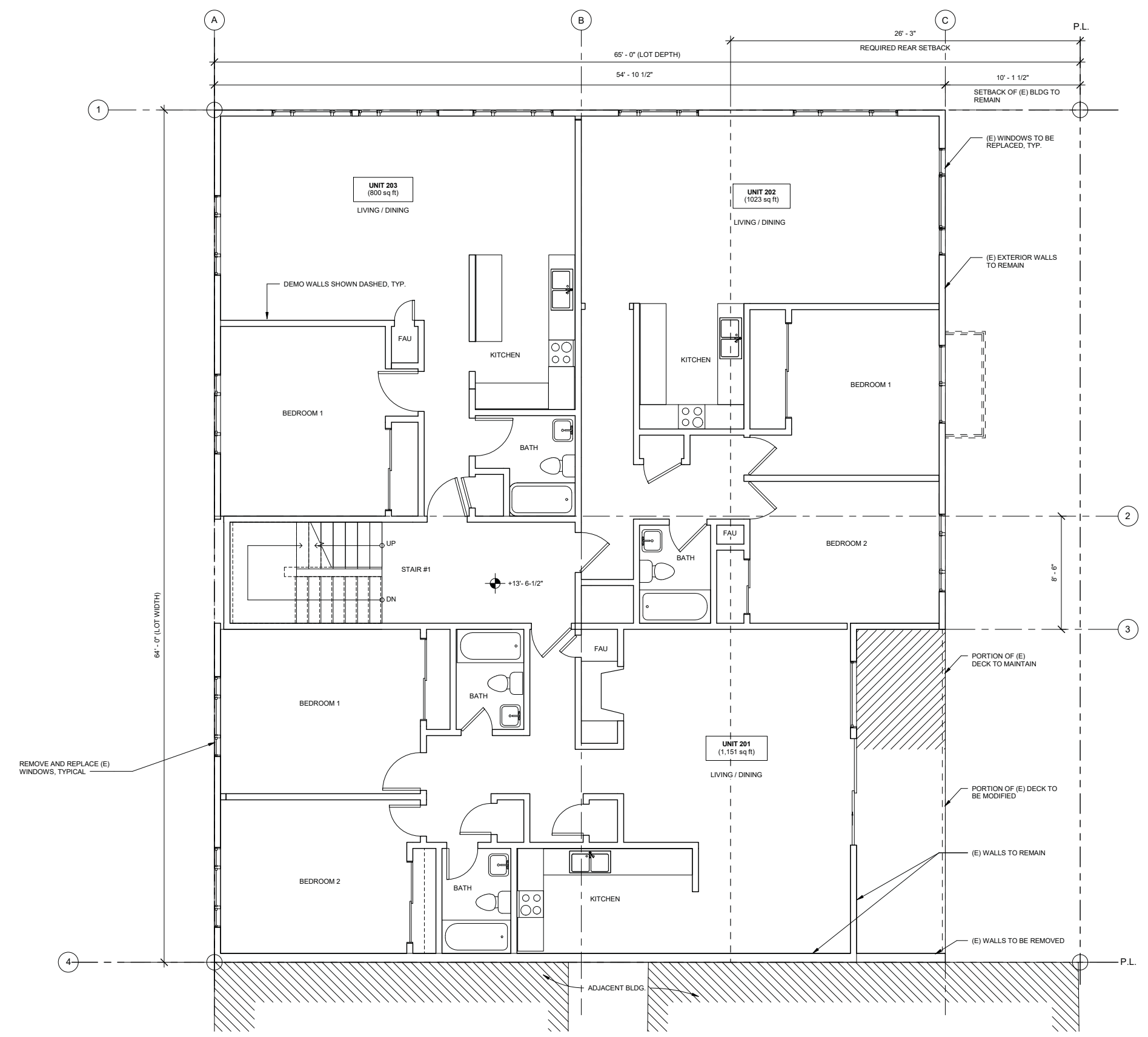
EXISTING FIRST FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

A0.02

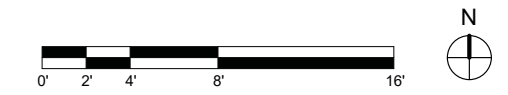
1 EXISTING AND DEMOLITION FIRST FLOOR PLAN
 1/4" = 1'-0"

15-03-1700 GRAND VIEW AVENUE ADD SITE PERMIT



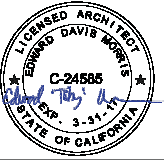
PARTITION / DEMO LEGEND

	WALL TO REMAIN
	NEW WALL (1-HR)
	WALL TO BE REMOVED
	FLOORPLATE / WALL AREA TO BE REMOVED
	2-HR RATED PARTITION
	CONCRETE RETAINING WALL



1 EXISTING/ DEMO SECOND FLOOR PLAN
1/4" = 1'-0"

Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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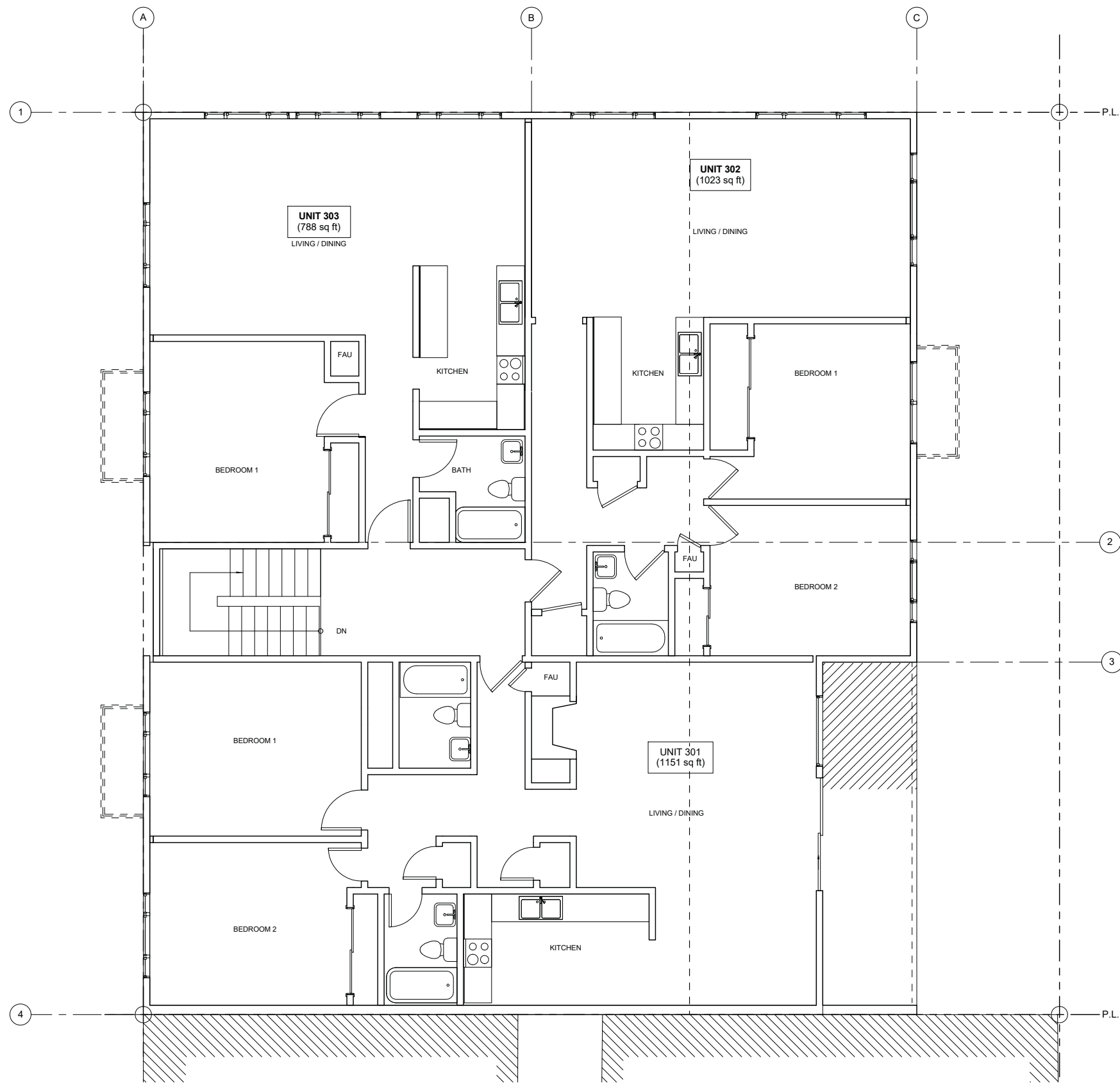
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EXISTING SECOND FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

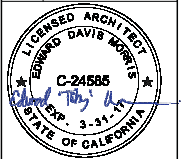
A0.03

15-03-17-00 GRAND VIEW AVENUE ADD SITE PERMIT



1 EXISTING/ DEMO THIRD FLOOR PLAN
1/4" = 1'-0"

Revisions



**505 GRAND
VIEW AVE.**

**MANDATORY
SEISMIC UPGRADE
AND ADDITIONAL
DWELLING UNITS**

BLOCK 2828 / LOT 044

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**EXISTING THIRD
FLOOR PLAN**

DATE 10/16/17

SCALE As indicated

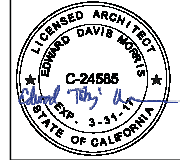
DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

A0.04

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING/DEMO ROOF PLAN

DATE 10/16/17

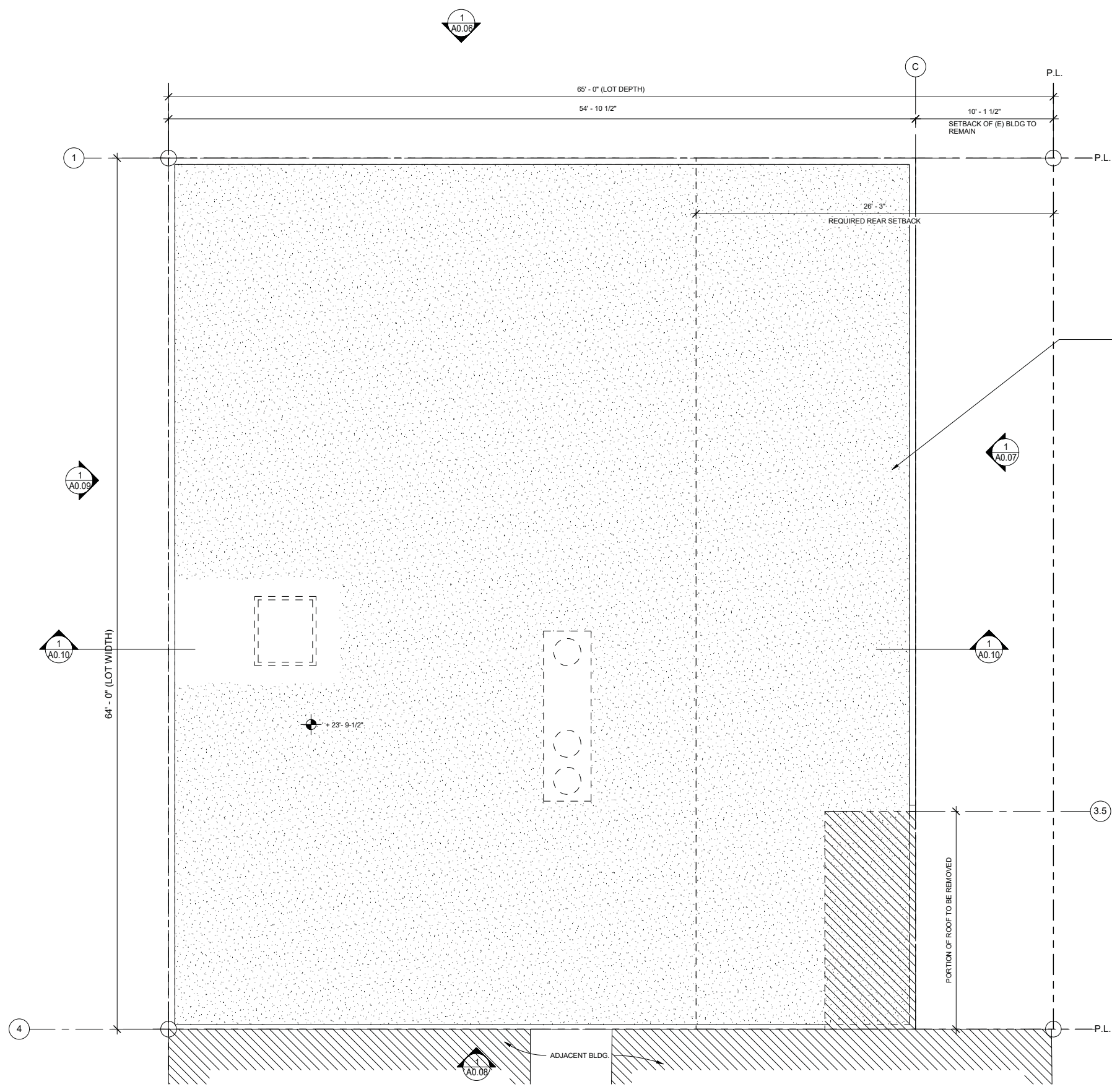
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

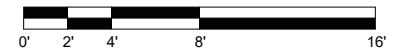
JOB NO. 1314

A0.05



PARTITION / DEMO LEGEND

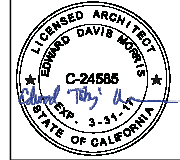
- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



1 EXISTING/ DEMO ROOF PLAN
1/4" = 1'-0"

15-B-1700 GRAND VIEW AVENUE ADU SITE PERMIT

Revisions



505 GRAND VIEW AVE.

 MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING / DEMO NORTH ELEVATION

DATE 10/16/17

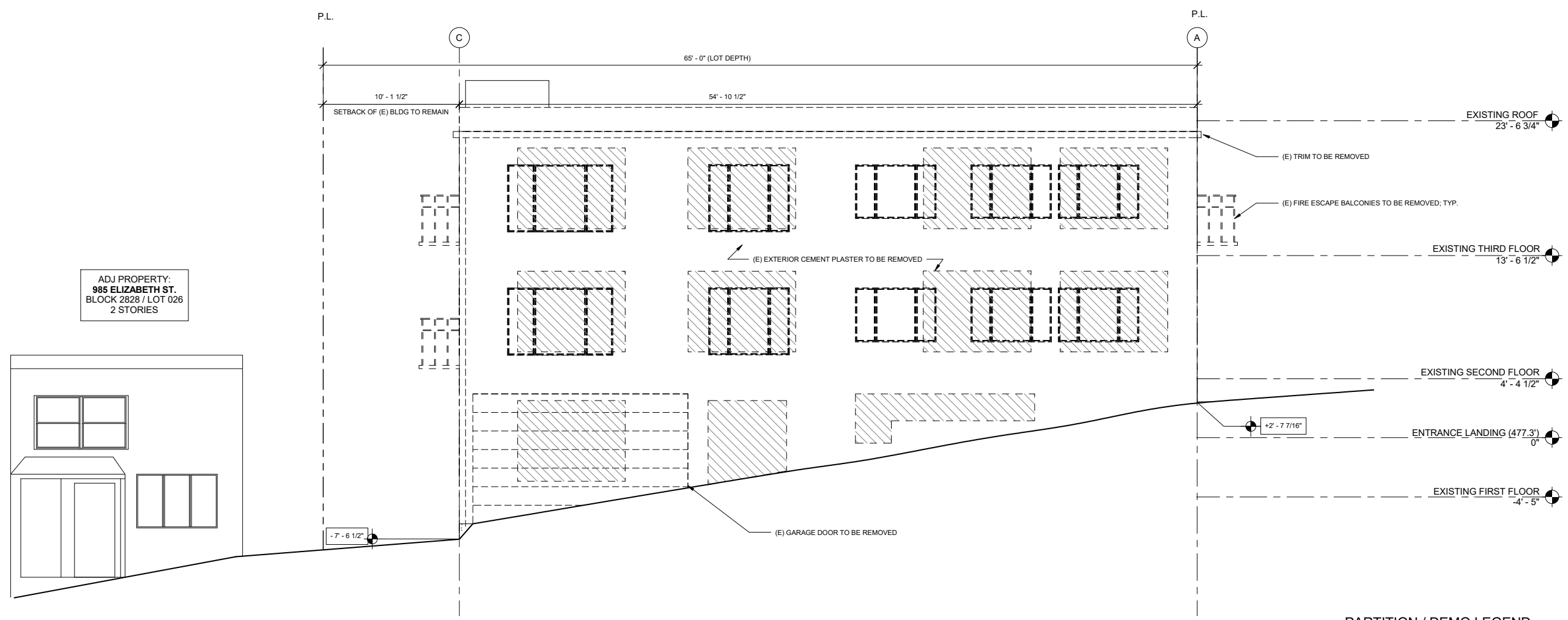
SCALE As indicated

DRAWN BY SN







CHECKED BY TM

JOB NO. 1314

A0.06



PARTITION / DEMO LEGEND

-  WALL TO REMAIN
-  NEW WALL (1-HR)
-  WALL TO BE REMOVED
-  FLOORPLATE / WALL AREA TO BE REMOVED
-  2-HR RATED PARTITION
-  CONCRETE RETAINING WALL

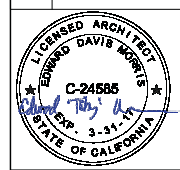


1 EXISTING / DEMO NORTH ELEVATION @ ELIZABETH ST.

 1/4" = 1'-0"

15-03-17-00 GRAND VIEW AVENUE ADD SITE PERMIT

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING / DEMO EAST ELEVATION

DATE 10/16/17

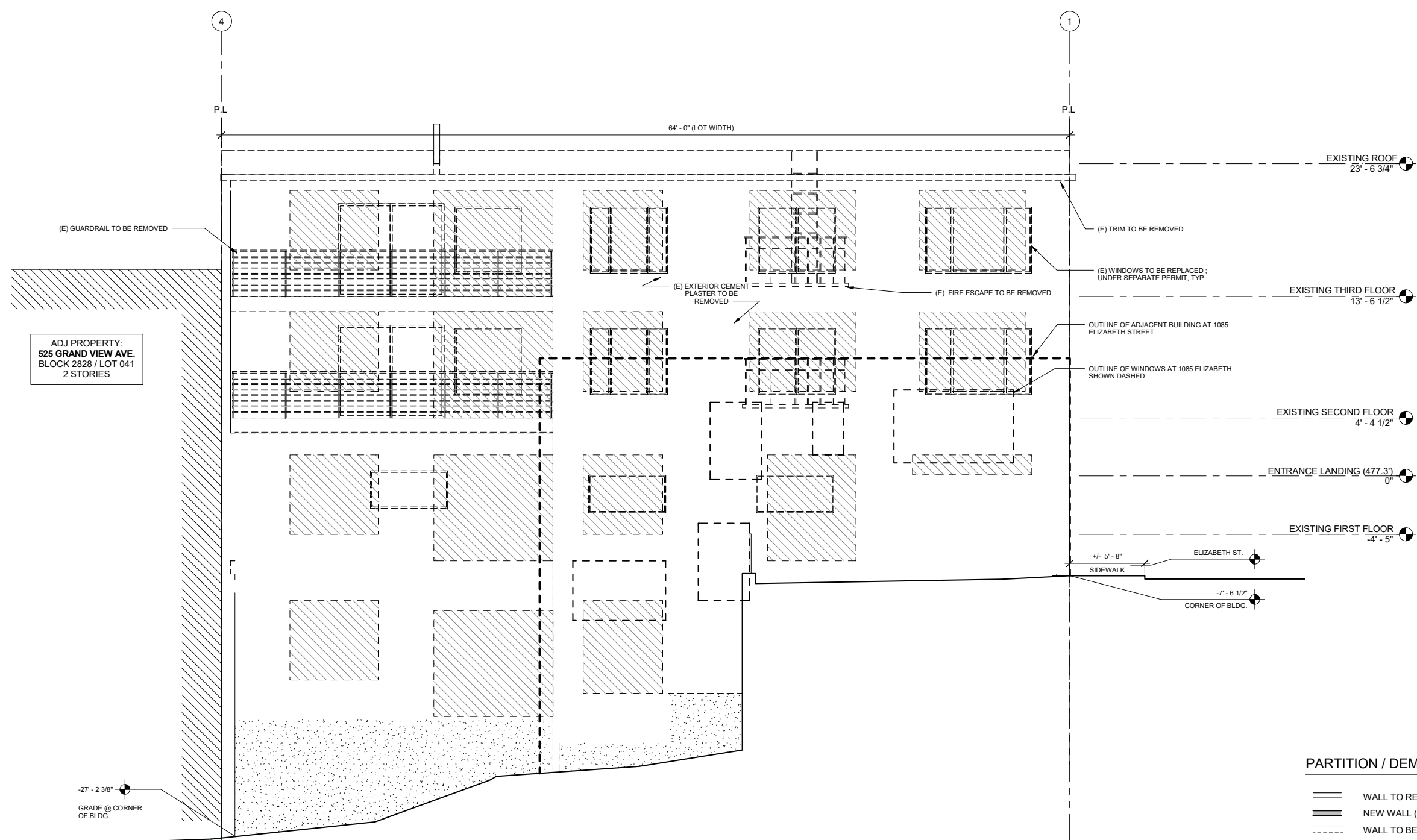
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

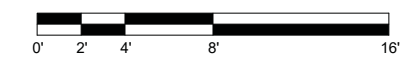
JOB NO. 1314

A0.07



PARTITION / DEMO LEGEND

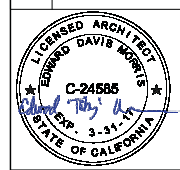
- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



1 EXISTING / DEMO EAST ELEVATION
1/4" = 1'-0"

15-03-1700 GRAND VIEW AVENUE ADD SITE PERMIT

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING / DEMO SOUTH ELEVATION

DATE 10/16/17

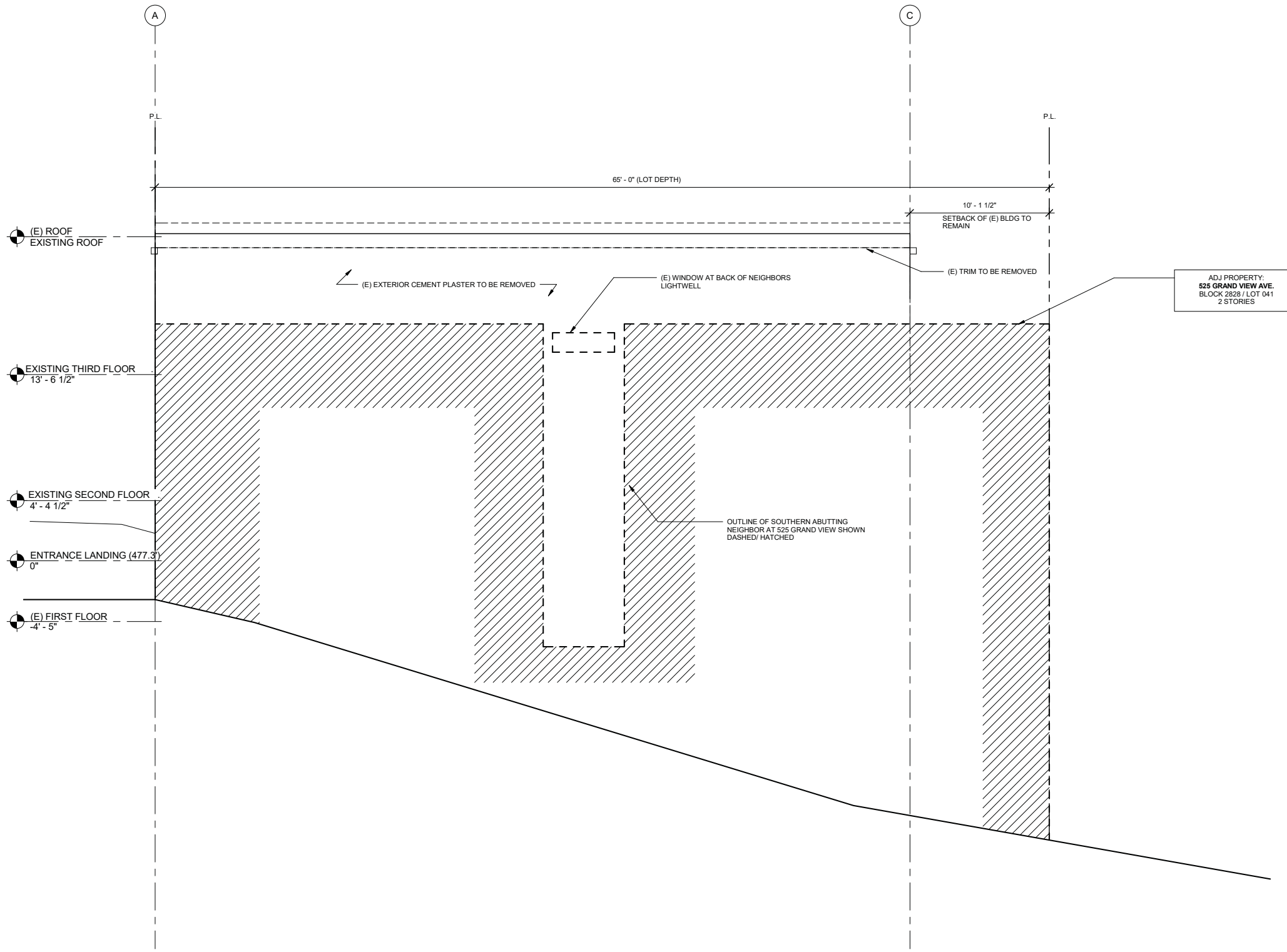
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

A0.08



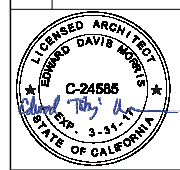
PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



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

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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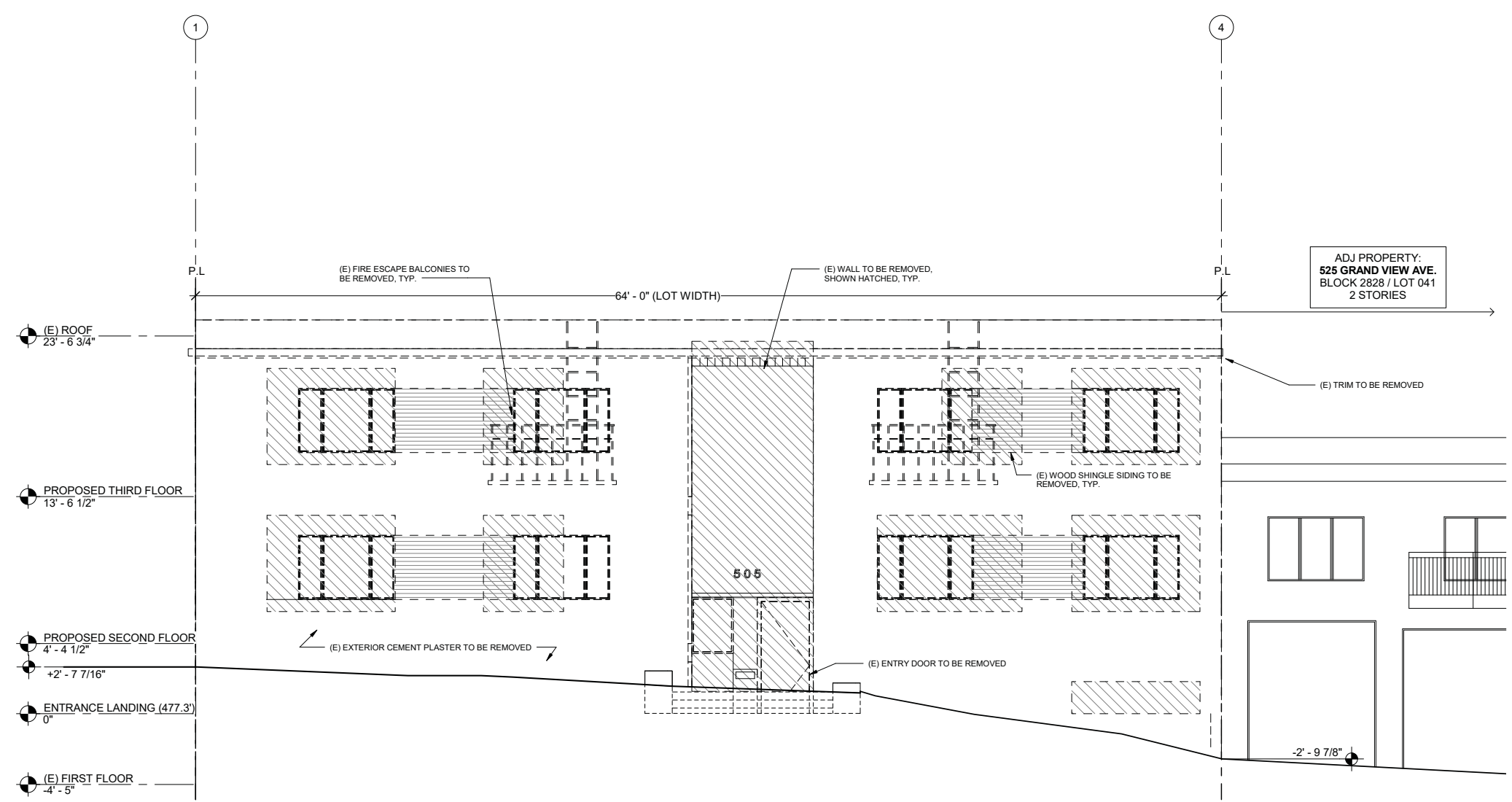
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EXISTING / DEMO WEST ELEVATION

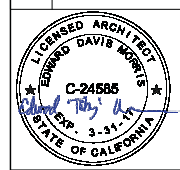
DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

A0.09



1 EXISTING / DEMO WEST ELEVATION @ GRAND VIEW AVE.
 1/4" = 1'-0"

Revisions



**505 GRAND
 VIEW AVE.**
 MANDATORY
 SEISMIC UPGRADE
 AND ADDITIONAL
 DWELLING UNITS

BLOCK 2828 / LOT 044

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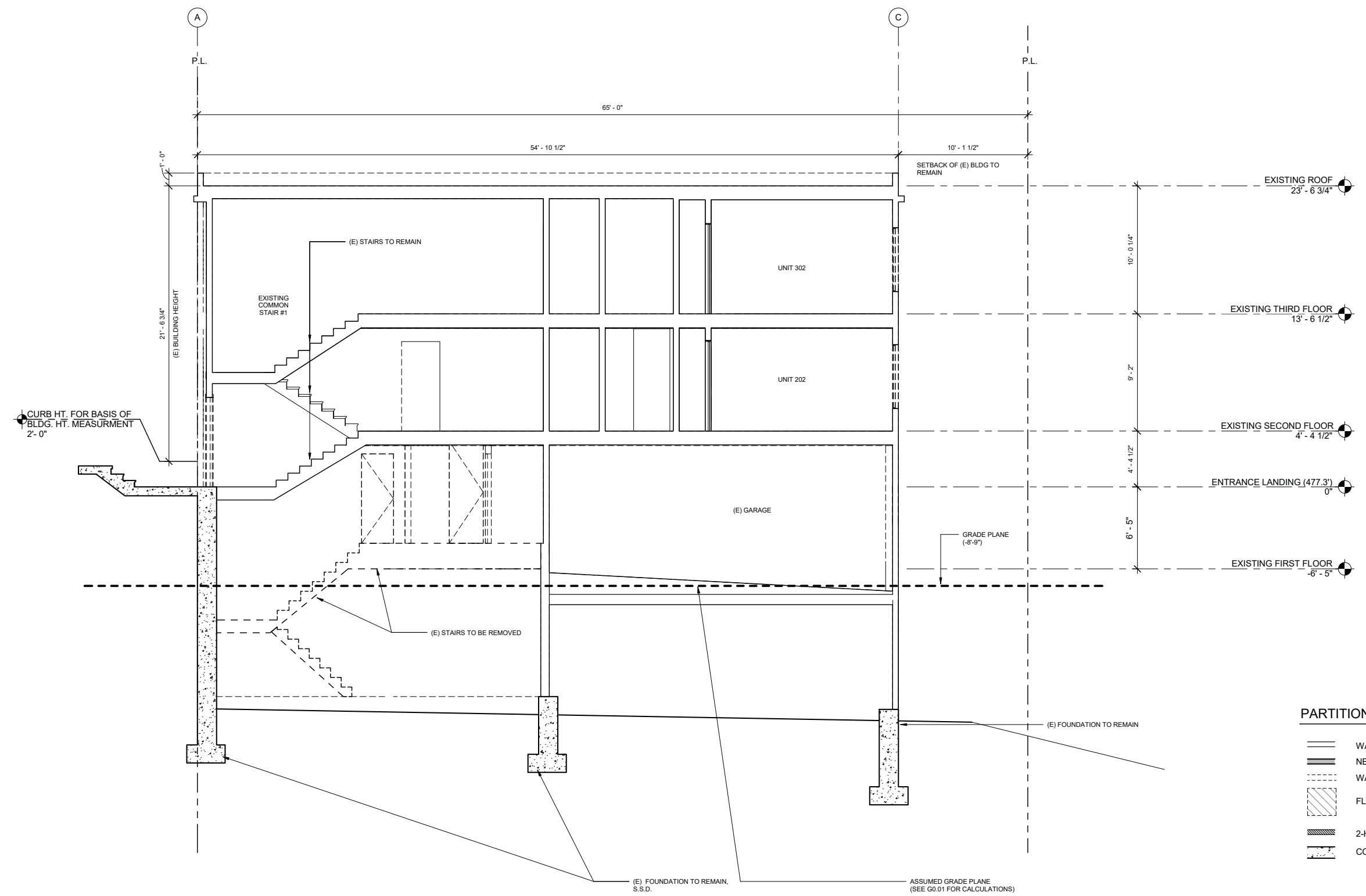
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EXISTING/ DEMO BUILDING SECTION

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

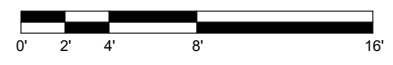
A0.10

15-03-17-00 GRAND VIEW AVENUE ADD SITE PERMIT

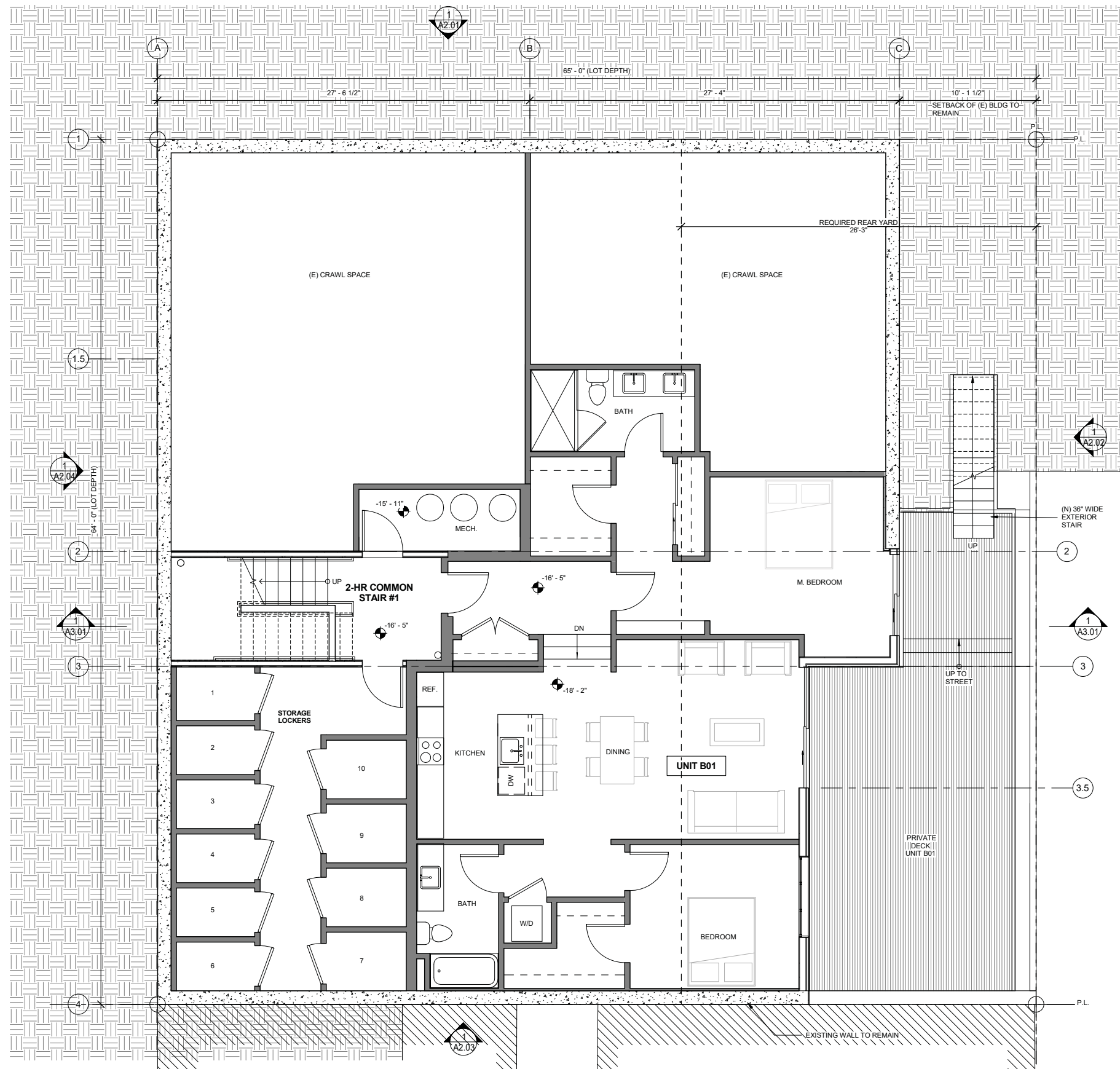


PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



1 EXISTING BUILDING SECTION
 1/4" = 1'-0"



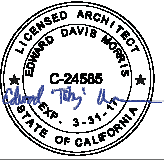
1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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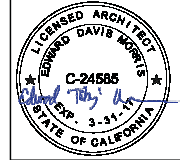
PROPOSED BASEMENT

DATE	10/16/17
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1314

A1.01

15/06/17 505 GRAND VIEW AVENUE ADD SITE PERMIT

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED FIRST FLOOR PLAN

DATE 10/16/17

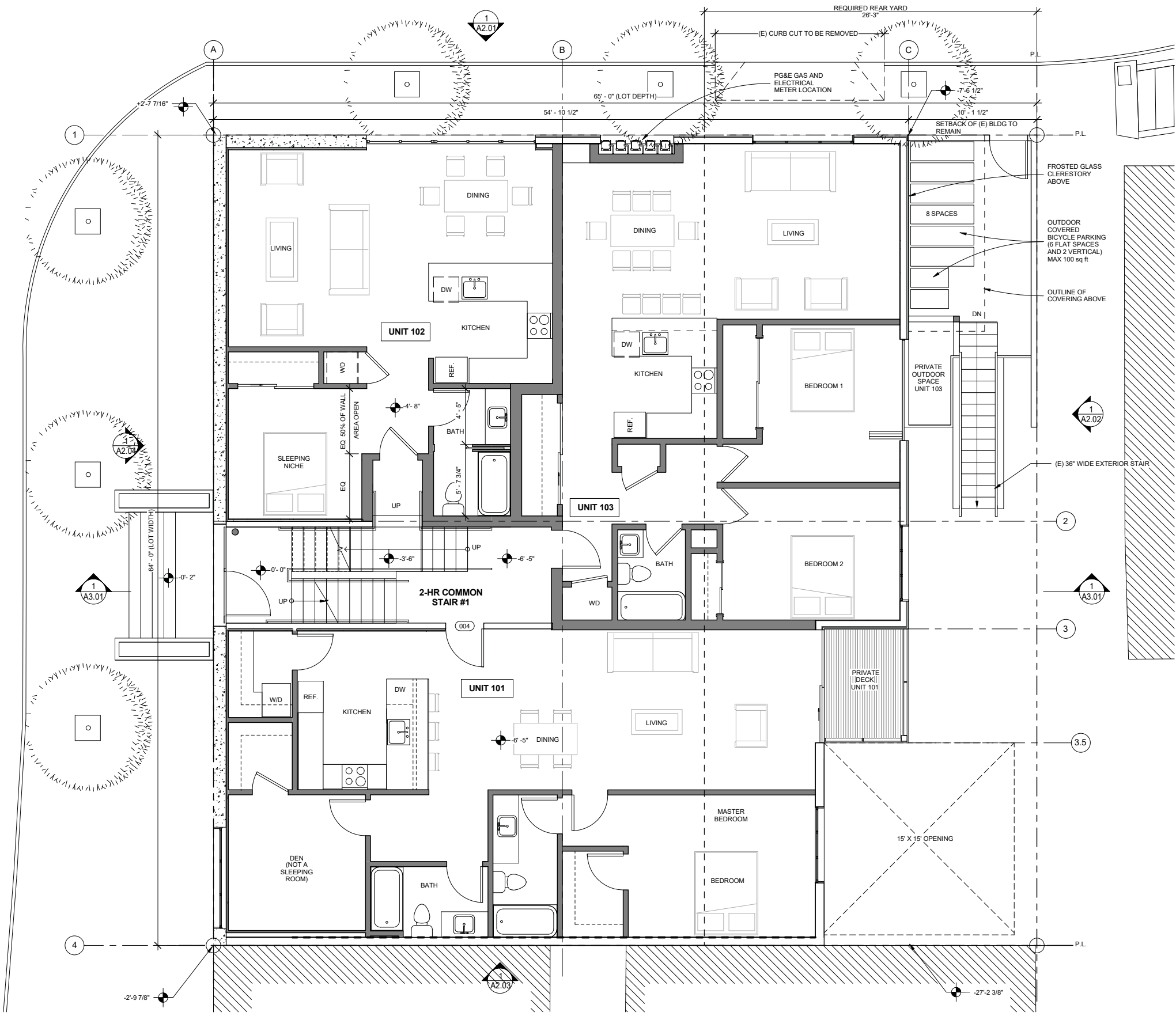
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

A1.02

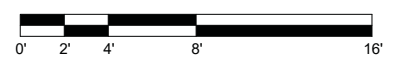


KEYNOTE LEGEND

42 (E) PLANTER TO REMAIN

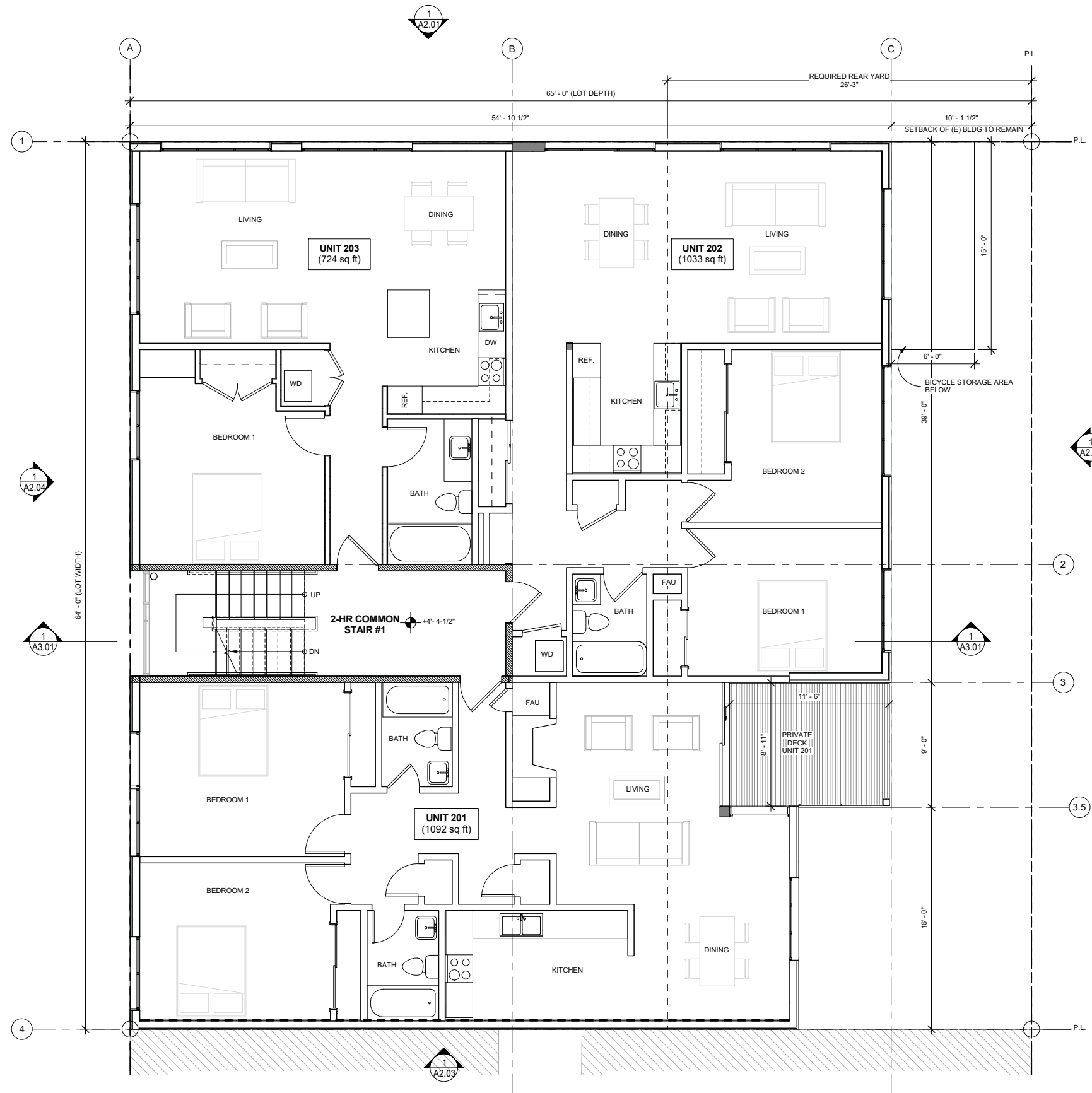
PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- - - WALL TO BE REMOVED
- ▨ FLOORPLATE / WALL AREA TO BE REMOVED
- ▨ 2-HR RATED PARTITION
- ▨ CONCRETE RETAINING WALL



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

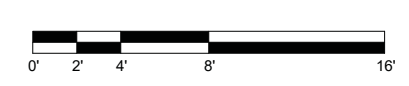
15-BV-1700 GRAND VIEW AVENUE ADD SITE PERMIT



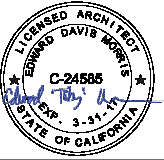
1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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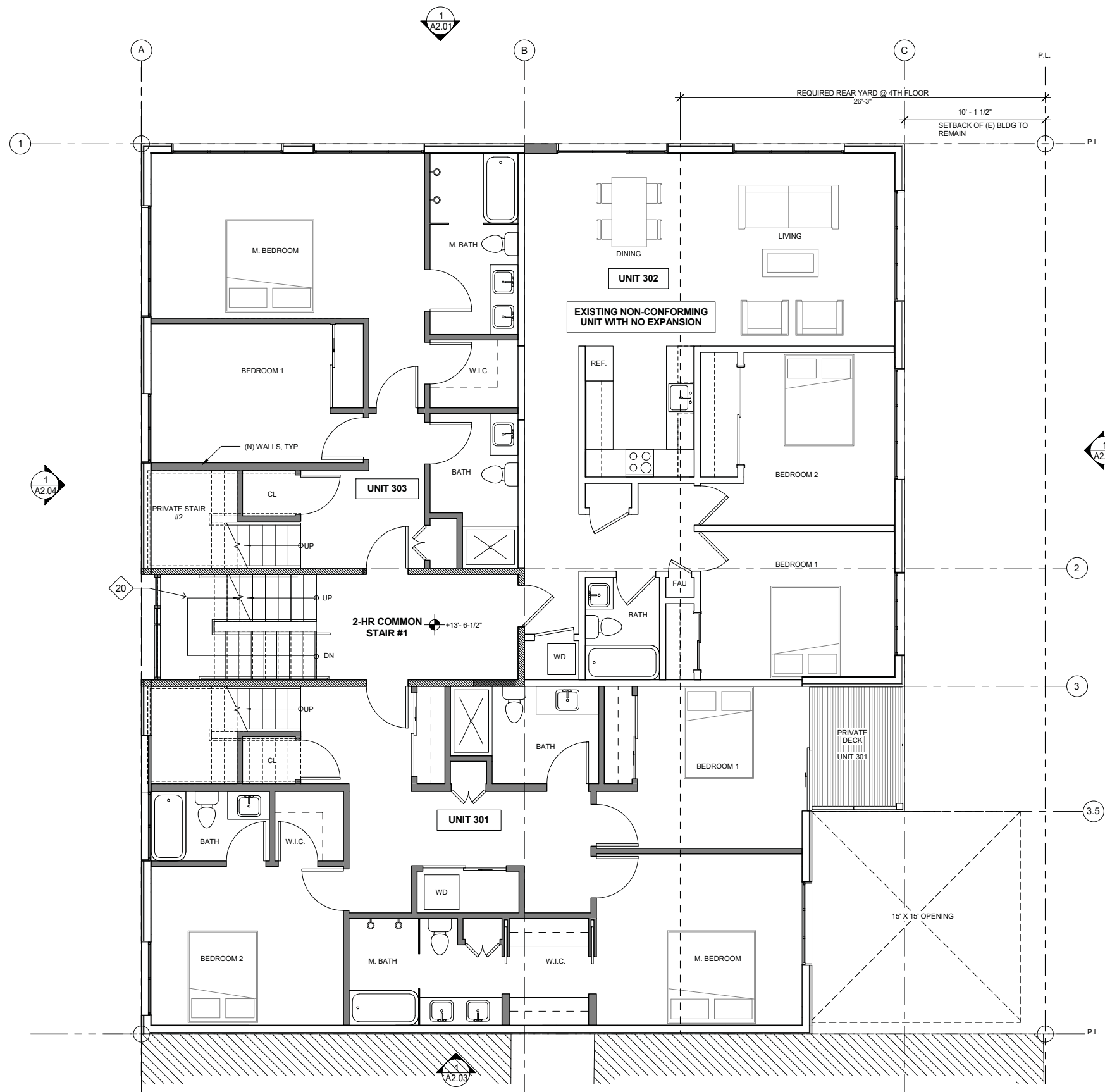
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PROPOSED SECOND FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

A1.03



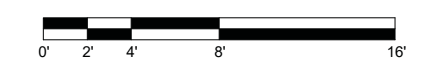
1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

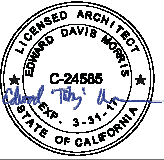
- 20 2-HR RATED ENCLOSURE AT COMMON STAIR #1
- 51 (N) CLASS 1 WETTED/DRY STANDPIPE, SEE A-0.1 FOR REQ'S

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- - - WALL TO BE REMOVED
- ▨ FLOORPLATE / WALL AREA TO BE REMOVED
- ▨ 2-HR RATED PARTITION
- ▨ CONCRETE RETAINING WALL



Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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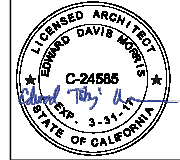
PROPOSED THIRD FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

A1.04

15-BK-1700 GRAND VIEW AVENUE (A0) SITE PERMIT

Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

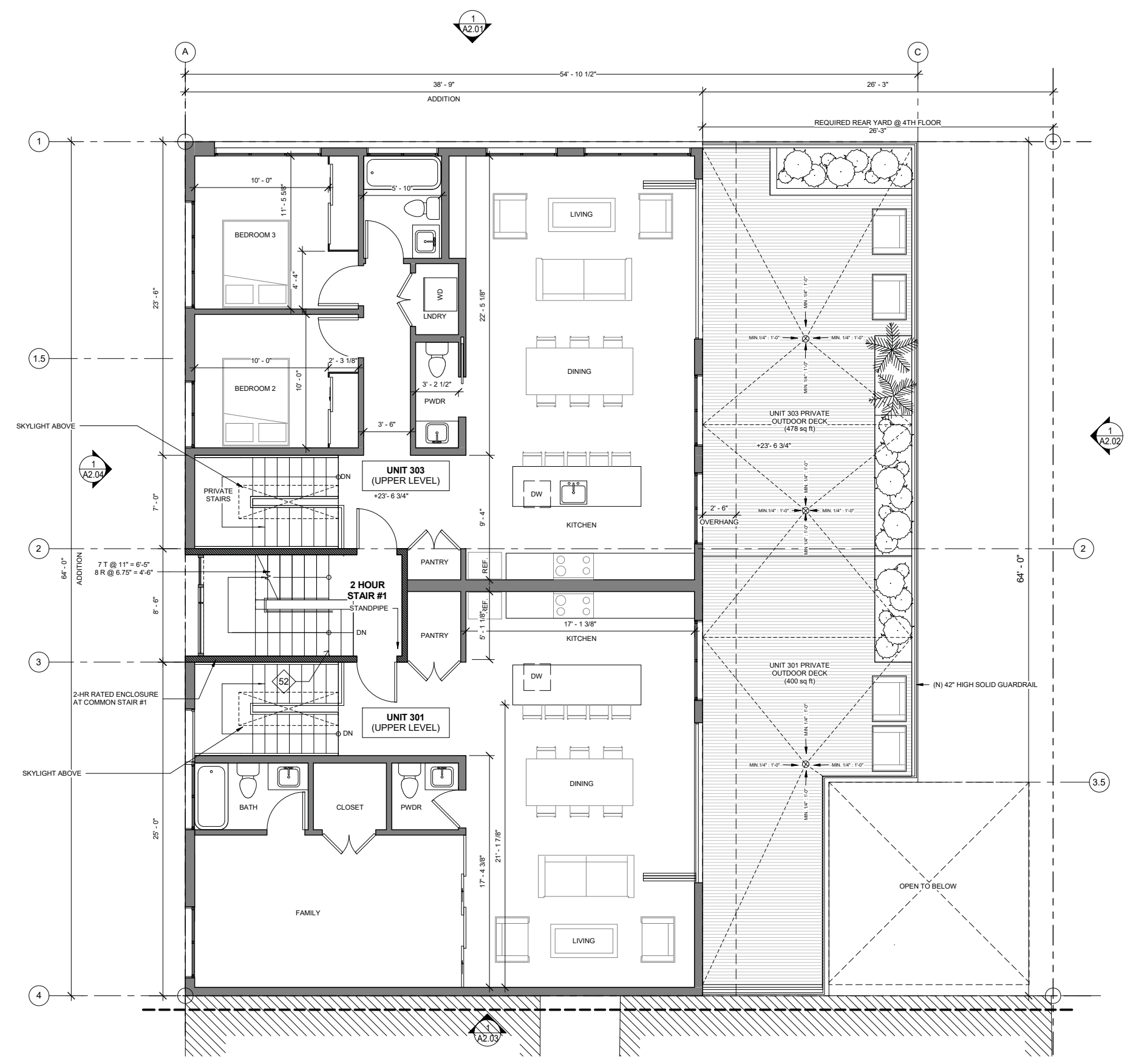
BLOCK 2828 / LOT 044

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PROPOSED FOURTH FLOOR PLAN

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

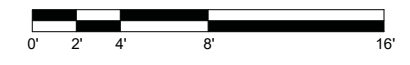
A1.05

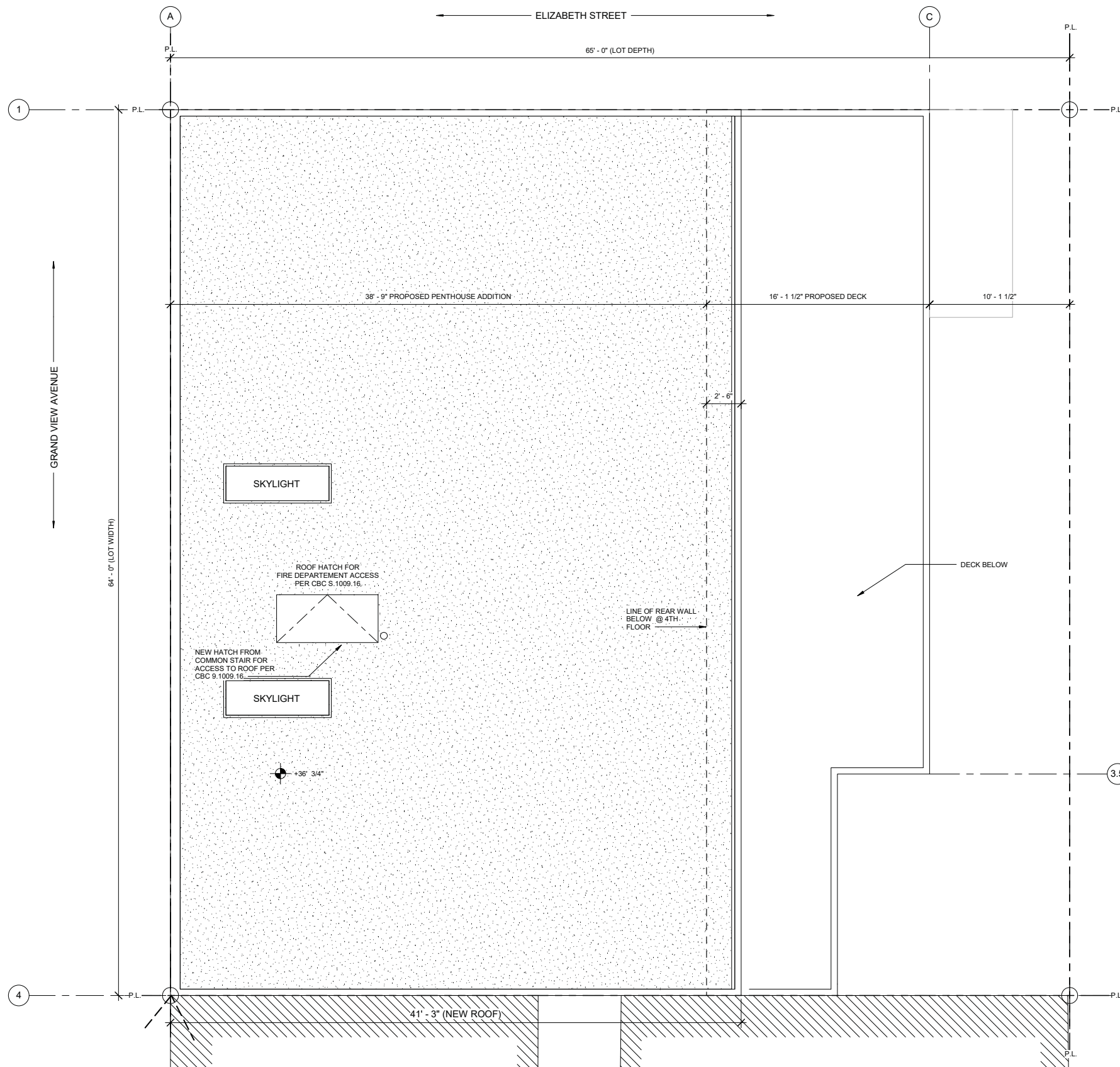


1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL

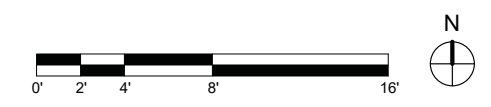




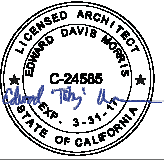
1 PROPOSED ROOF DECK OVER FOURTH FLOOR ADDITION
1/4" = 1'-0"

PARTITION / DEMO LEGEND

- WALL TO REMAIN
- NEW WALL (1-HR)
- WALL TO BE REMOVED
- FLOORPLATE / WALL AREA TO BE REMOVED
- 2-HR RATED PARTITION
- CONCRETE RETAINING WALL



Revisions	
1	Revision 1



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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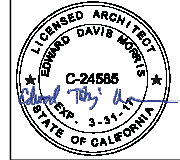
PROPOSED ROOF DECK

DATE	10/16/17
SCALE	As indicated
DRAWN BY	SN
CHECKED BY	TM
JOB NO.	1314

A1.06

15/16/17 505 GRAND VIEW AVENUE ADD SITE PERMIT

Revisions



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED NORTH ELEVATION

DATE 10/16/17

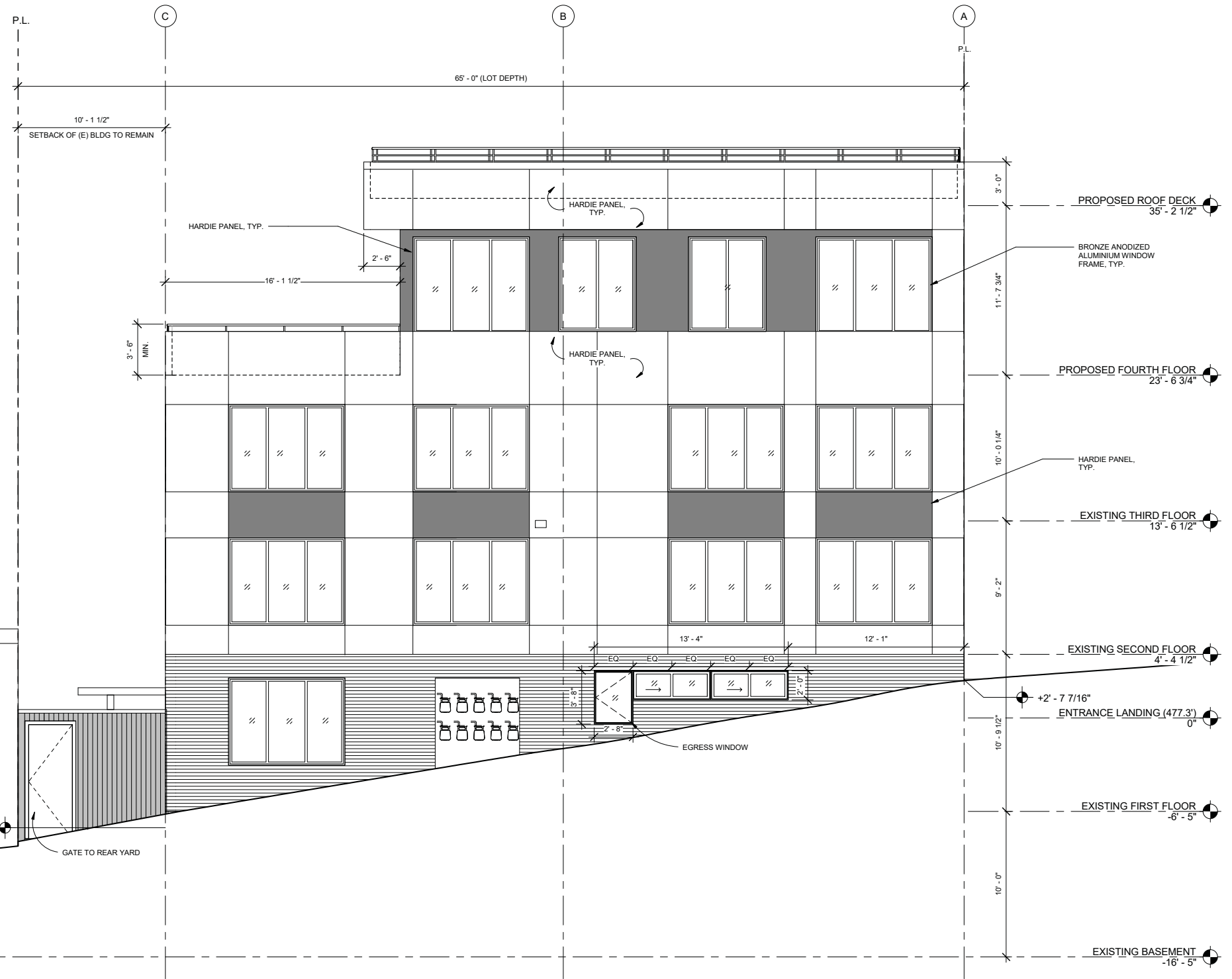
SCALE 1/4" = 1'-0"

DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

A2.01



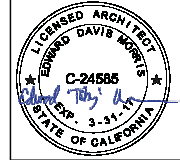
ADJ PROPERTY:
985 ELIZABETH ST.
BLOCK 2828 / LOT 026
2 STORIES

1 PROPOSED NORTH ELEVATION @ ELIZABETH ST.
1/4" = 1'-0"



15-06-17-00 GRAND VIEW AVENUE ADU SITE PERMIT

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED EAST ELEVATION

DATE 10/16/17

SCALE 1/4" = 1'-0"

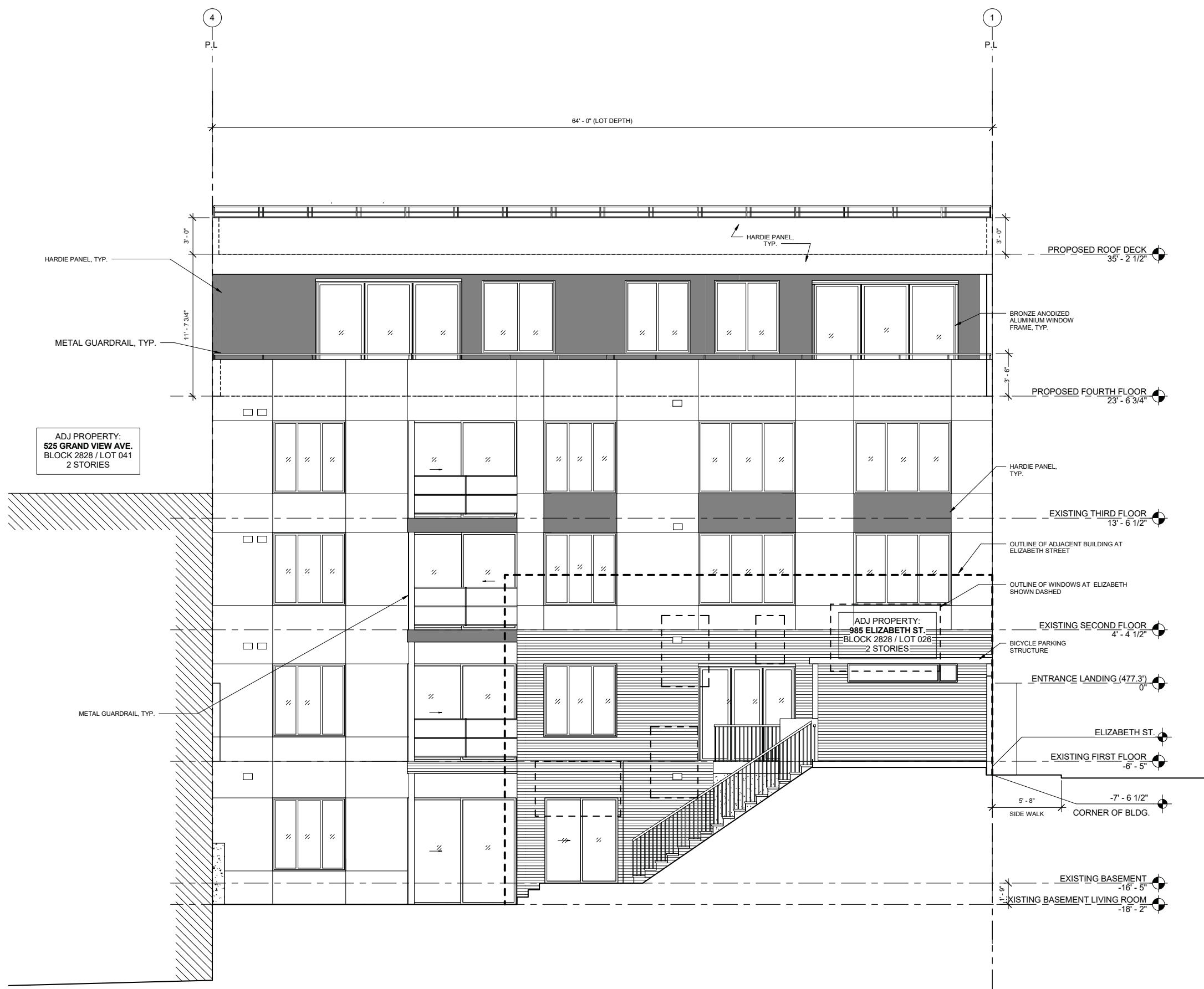
DRAWN BY SN

CHECKED BY TM

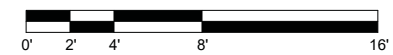
JOB NO. 1314

A2.02

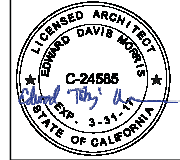
15-06-1750 GRAND VIEW AVENUE ADU SITE PERMIT



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



Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED SOUTH ELEVATION

DATE 10/16/17

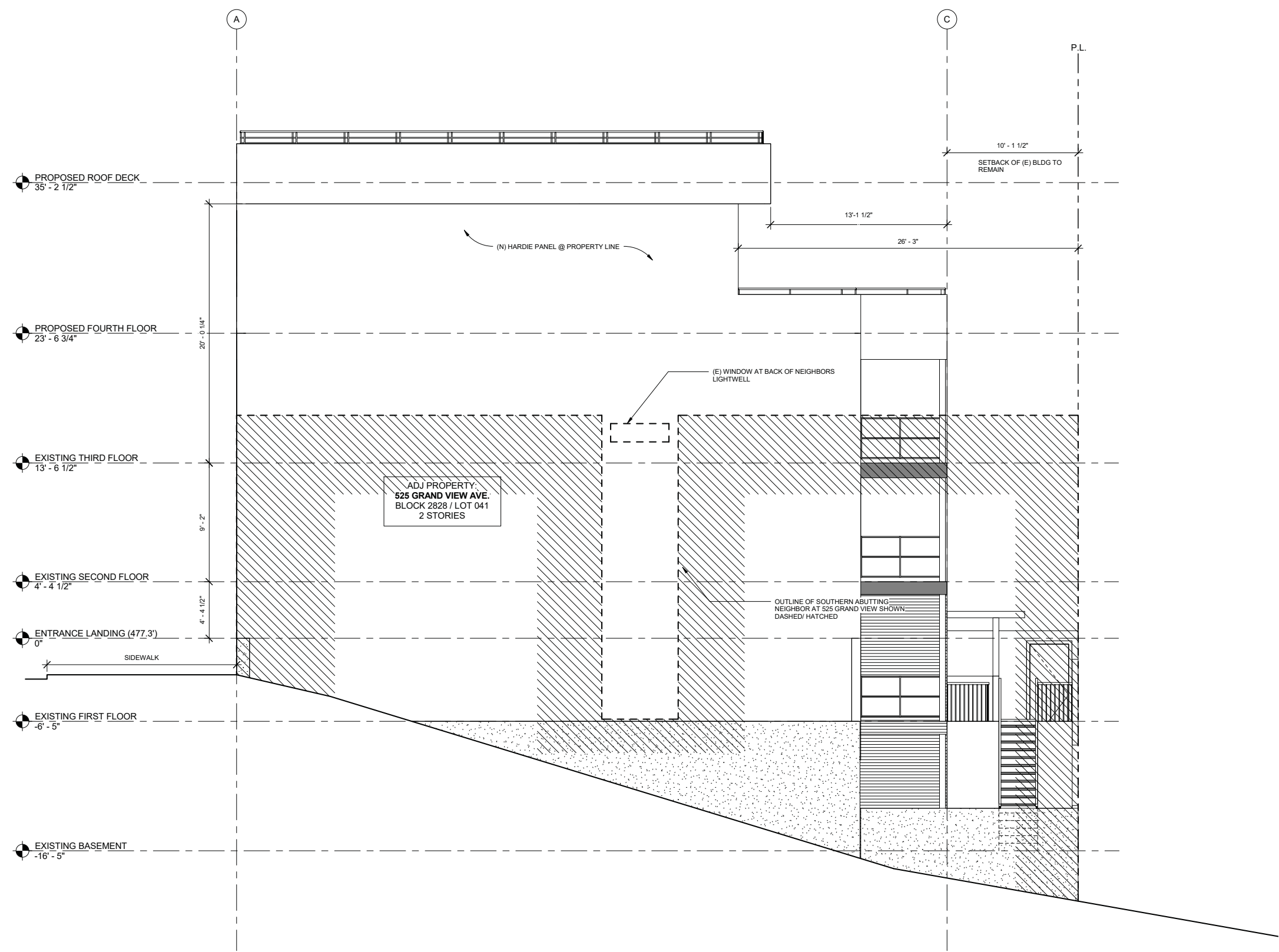
SCALE 1/4" = 1'-0"

DRAWN BY SN

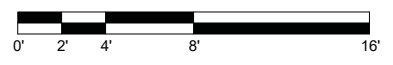
CHECKED BY TM

JOB NO. 1314

A2.03

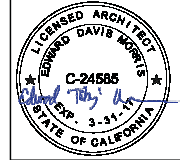


1 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"



15-BV-1700 GRAND VIEW AVENUE ADU SITE PERMIT

Revisions



505 GRAND
 VIEW AVE.

MANDATORY
 SEISMIC UPGRADE
 AND ADDITIONAL
 DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED
 WEST
 ELEVATION

DATE 10/16/17

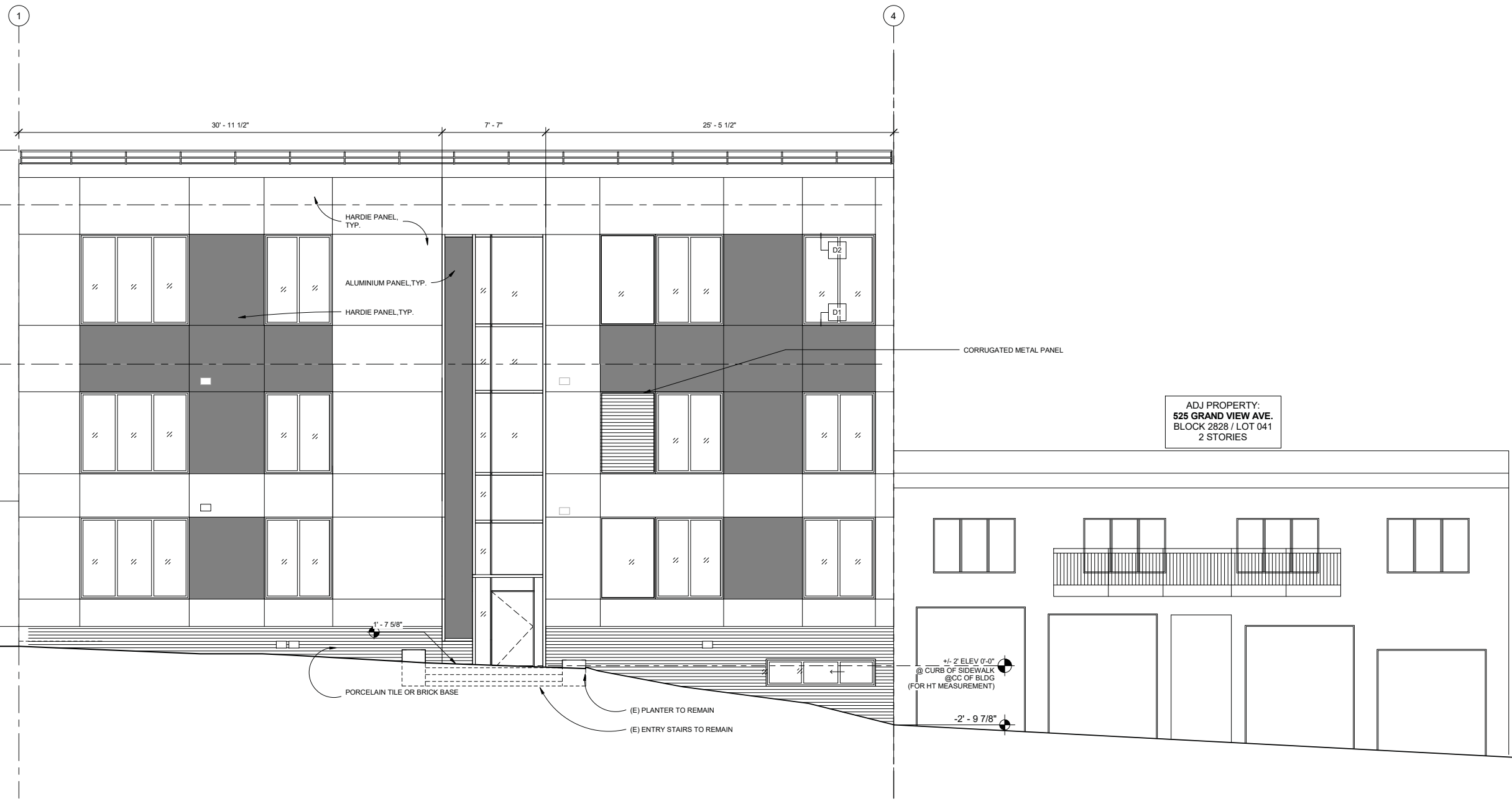
SCALE 1/4" = 1'-0"

DRAWN BY SN

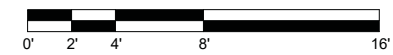
CHECKED BY TM

JOB NO. 1314

A2.04

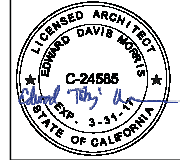


1 PROPOSED WEST ELEVATION @ GRAND VIEW AVE.
 1/4" = 1'-0"



15-16-17-500 GRAND VIEW AVENUE (ADJ) SITE PERMIT

Revisions	
1	Revision 1



505 GRAND VIEW AVE.
MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED BUILDING SECTION

DATE 10/16/17

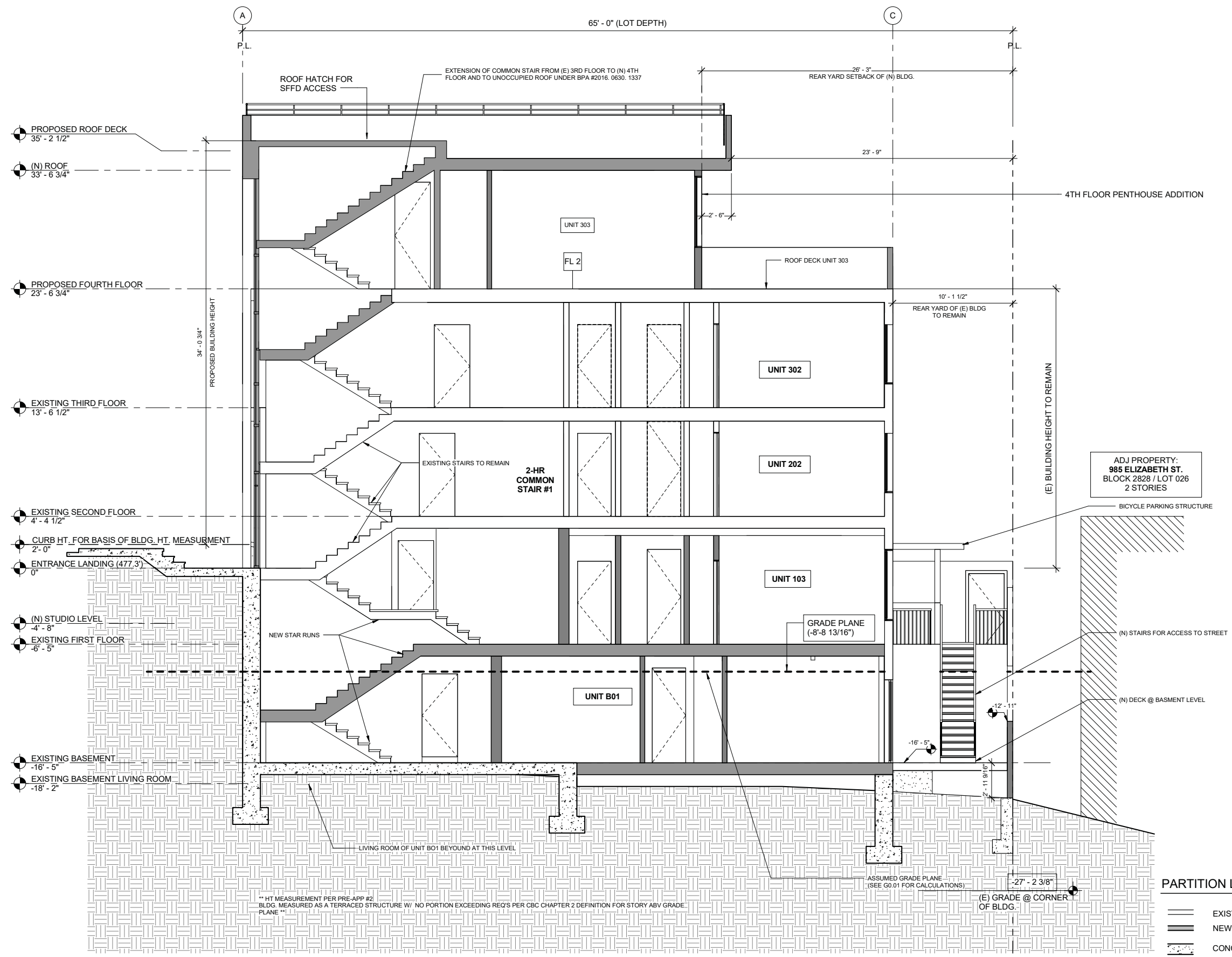
SCALE As indicated

DRAWN BY SN

CHECKED BY TM

JOB NO. 1314

A3.01



1 PROPOSED BUILDING SECTION
1/4" = 1'-0"



View from Grand View Ave (front facade)



View at Grand View Ave & Elizabeth St Corner (front/side)



View from Elizabeth St (side/rear)



Rear Facade