

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 8, 2018

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377**

 Date:
 October 20, 2018

 Case No.:
 2018-007690DRP

Project Addresses: 269 Avila

Permit Applications: 2018.0524.0036;

Zoning: RH-1[Residential House, One-Family]

40-X Height and Bulk District

Area Plan: NA

Block/Lot: 0441A/002 Project Sponsor: Jamie Maestro

> CM- Architects 3442 Adell Ct. Oakland, CA 94601

Staff Contact: David Winslow – (415) 575-9159

David.Winslow@sfgov.org

Recommendation: Do not take DR and approve as proposed

PROJECT DESCRIPTION

The project consists of new construction of a new accessory dwelling unit within an existing building per ordinance 162-16. No expansion of the building envelope is proposed.

SITE DESCRIPTION AND PRESENT USE

An existing 3-story, 2- unit building with garage and storage space at the ground floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Avila Street consists of primarily 2-story single family stucco houses. The buildings are consistent with respect to their scale at the street and mid=-block open space.

BUILDING PERMIT NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	Not Req'd.	N/A	07.27. 2018	11.8. 2018	83 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 29, 2018	October 29, 2018	10 days
Mailed Notice	10 days	October 29, 2018	October 29, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the			
block or directly across	0	0	0
the street			
Neighborhood groups	0	0	0

DR REQUESTOR

Winston Ashmeade of 275 Avila, adjacent neighbor directly to the North from the proposed project.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

- 1. Adding an Accessory Dwelling Unit to an existing non-conforming 2-unit building unduly intensifies the allowed use, contrary to Planning Code section 181.
- 2. Impacts related to the density of the tenant occupied building will detract from the cleanliness and safety of the neighborhood.

See attached Discretionary Review Application, dated July 27, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project includes landscaping and permeable paving in the front setback. The project sponsor has indicated willingness to revise the project to contribute to an attractive safe and clean neighborhood.

See attached Response to Discretionary Review, dated October 4, 2018.

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).

DEPARTMENT REVIEW

Adding an accessory dwelling unit is allowed by Code. This does so without an increase in building envelope.

No causality between the safety, cleanliness, and attractiveness of the neighborhood has been made with respect to the tenancy or residential intensification.

RECOMMENDATION:

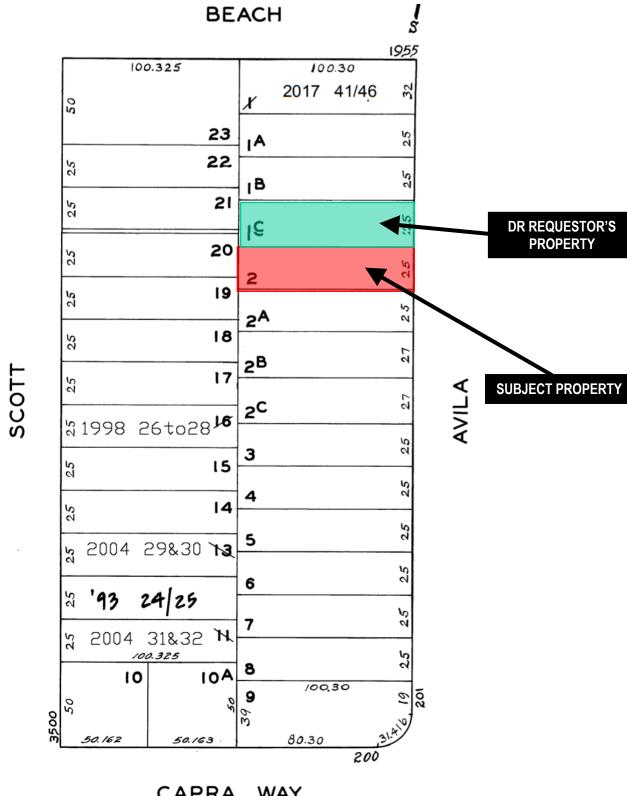
Do not take DR and approve project as proposed

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated October 4, 2018
Reduced Plans

Exhibits

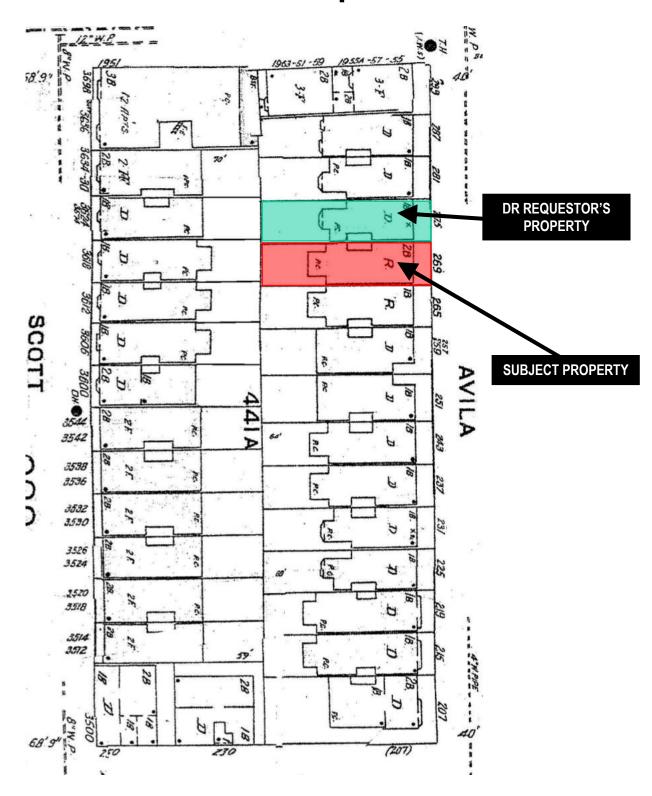
Parcel Map



CAPRA WAY



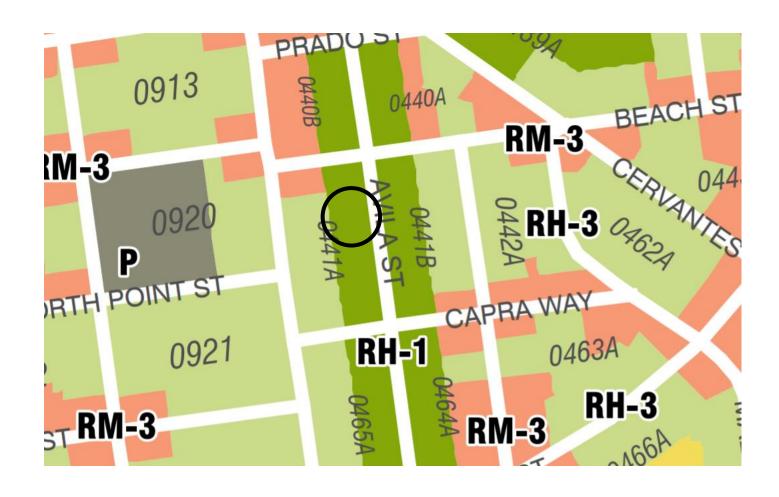
Sanborn Map*



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



Zoning Map











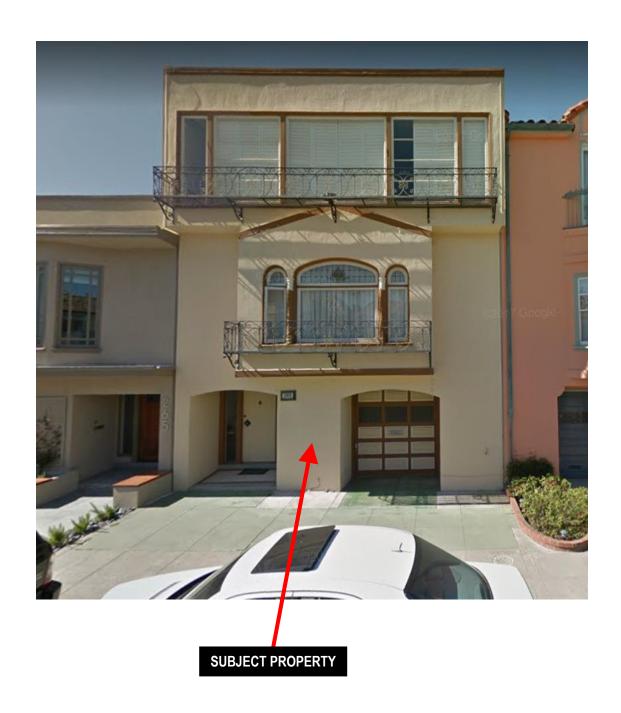








Site Photo



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Proje	ct Address		Block/Lot(s)
269 A	VILA ST		0441A002
Case	No.		Permit No.
2018-	007690PRJ		201805240036
Ad	ldition/	☐ Demolition (requires HRE for	New
Alt	teration	Category B Building)	Construction
· ·	=	Planning Department approval.	
		DRY DWELLING UNIT PER ORDINANCE 162-16	. **MAHER N/A** Addition of new
openi	ng for pedestrian d	loor within the garage recess.	
STEP 1: EXEMPTION CLASS			
STE	P 1: EXEMPTIC	ON CLASS	
		ON CLASS applies, an Environmental Evaluation Application	on is required.*
	: If neither class a		
	e: If neither class a	applies, an Environmental Evaluation Application	ions under 10,000 sq. ft.
	c: If neither class a Class 1 - Existin Class 3 - New Co building; commen	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family residential/office structures; utility extensions; change of	ions under 10,000 sq. ft. nces or six dwelling units in one
	Class 1 - Existin Class 3 - New Coulding; commen	g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family residential/office structures; utility extensions; change of a CU.	ions under 10,000 sq. ft. nces or six dwelling units in one use under 10,000 sq. ft. if principally
	Class 3 - New Cobuilding; commen permitted or with	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family residential/office structures; utility extensions; change of a CU. Development. New Construction of seven or mo	ions under 10,000 sq. ft. nces or six dwelling units in one use under 10,000 sq. ft. if principally
	Class 3 - New Cobuilding; commen permitted or with Class 32 - In-Fill 10,000 sq. ft. and	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resident recial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below:	ions under 10,000 sq. ft. nces or six dwelling units in one use under 10,000 sq. ft. if principally re units or additions greater than
	Class 1 - Existin Class 3 - New Cobuilding; commet permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family residential/office structures; utility extensions; change of a CU. Development. New Construction of seven or mo	ions under 10,000 sq. ft. nces or six dwelling units in one use under 10,000 sq. ft. if principally re units or additions greater than nation and all applicable general plan
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	Class 3 - New Cobuilding; commen permitted or with 10,000 sq. ft. and (a) The project is policies as well a (b) The proposed substantially sur	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident of a CU. Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project rounded by urban uses.	ions under 10,000 sq. ft. nces or six dwelling units in one tuse under 10,000 sq. ft. if principally re units or additions greater than nation and all applicable general plan ons. et site of no more than 5 acres
	Class 1 - Existin Class 3 - New Coulding; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surice) The project s	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident reial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project	ions under 10,000 sq. ft. nces or six dwelling units in one tuse under 10,000 sq. ft. if principally re units or additions greater than nation and all applicable general plan ons. et site of no more than 5 acres threatened species.
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	Class 1 - Existin Class 3 - New Cobuilding; commen permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surrice) The project state (d) Approval of the water quality. (e) The site can see the control of	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family resident acultoffice structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulated development occurs within city limits on a project rounded by urban uses. The project would not result in any significant effect the adequately served by all required utilities and project according to the project would not result in any significant effects.	ions under 10,000 sq. ft. nces or six dwelling units in one tuse under 10,000 sq. ft. if principally re units or additions greater than nation and all applicable general plan ons. et site of no more than 5 acres threatened species. s relating to traffic, noise, air quality, or

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any b	ox is checked below, an Environmental Evaluation Application is required.
	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	Slope = or > 20%: Does the project involve 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.
	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.
	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.
1	boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an ronmental Evaluation Application is required, unless reviewed by an Environmental Planner.
Com	ments and Planner Signature (optional): David Weissglass

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

	k all that apply to the project.
Cilec	k all that apply to the project.
	 Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

	7. Addition(s) , including mechanical equipment that and meet the <i>Secretary of the Interior's Standards fo</i>		
	8. Other work consistent with the Secretary of the In Properties (specify or add comments):	nterior Stand	ards for the Treatment of Historic
	Other work that would not materially impair a history	oric district (s	pecify or add comments):
	(Requires approval by Senior Preservation Planner/F	Preservation	Coordinator)
	10. Reclassification of property status. (Requires a Planner/Preservation Reclassify to Category A	_	
╽└┤╽	a. Per HRER dated	(attach HRE	ify to Category C
		(allacii i inc	^/
	b. Other (specify):		
	Note: If ANY box in STEP 5 above is checked, a	Preservatio	n Planner MUST check one box below.
	Further environmental review required. Based on tenvironmental Evaluation Application to be submitted.		
	Project can proceed with categorical exemption re Preservation Planner and can proceed with categoric		
propos	ents (optional): sal conforms with SOIS (proportions, materials, and dimending neighborhood, work at secondary elevation.	nensions) and	d existing character of building and
Preser	vation Planner Signature: Marcelle Boudrea	ux	
	EP 6: CATEGORICAL EXEMPTION DETERMINER BE COMPLETED BY PROJECT PLANNER	INATION	
	Further environmental review required. Proposed processed processe		not meet scopes of work in either
	No further environmental review is required. The partners are no unusual circumstances that would reffect.	-	-
	Project Approval Action:		Signature:
	Building Permit If Discretionary Review before the Planning Commission is reques	sted,	David Weissglass 10/19/2018
	the Discretionary Review hearing is the Approval Action for the pr Once signed or stamped and dated, this document constitutes a c	-	
	31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrativ filed within 30 days of the project receiving the first approval action Please note that other approval actions may be required for the project.	re Code, an appe n.	eal of an exemption determination can only be

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STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

SAN FRANCISCO

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		t page)	Block/Lot(s) (If different than front page)
269 A	VILA ST		0441A/002
Case	No.	Previous Building Permit No.	New Building Permit No.
2018-	007690PRJ	201805240036	
Plans	Dated	Previous Approval Action	New Approval Action
		Building Permit	
Modi	fied Project Description:		
DET	TERMINATION IF PROJECT	CONSTITUTES SUBSTANTIAL MODIF	ICATION
Com	pared to the approved project, w	ould the modified project:	
	Result in expansion of the building envelope, as defined in the Planning Code;		
	Result in the change of use th Sections 311 or 312;	at would require public notice under Planni	ng Code
	Result in demolition as define	d under Planning Code Section 317 or 190	05(f)?
		ented that was not known and could not have rmination, that shows the originally approve ption?	
If at I	east one of the above boxes is	s checked, further environmental review	is required.
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION	
	The proposed modification wo	ould not result in any of the above changes.	
approv	al and no additional environmental revi	ons are categorically exempt under CEQA, in according to the capture of the applicant, City approving entities, and anyone re	n the Planning
Plani	ner Name:	Date:	



DISCRETIONARY REVIEW APPLICATION

Property	Owner's Information			
Name:	c/o Jamie Mastro, Architect			
Address:	3442 Adell St, Oakland		Email Address:	
	3442 Auen St, Oakianu		Telephone:	
Applican	t Information (if applicable)			
Name: V	Vinston Ashmeade			Same as above
Company/	Organization:			
Address:	275 Avila St, San Franc	risco CA 94123	Email Address:	ashmeade@pacbell.net
	273 TIVIII St, Sull I Tull		Telephone:	415-474-4676
Please S	elect Billing Contact:	Owner	Applicant	Other (see below for details)
Name:	Er	mail:		Phone:
Please S	elect Primary Project Conta	ct: Owner	☑ Applicant	☐ Billing
Property	Information			
Project Add	dress: 269 Avila St, San Franc	isco	Block/Lot(s): 04	141A/002
Plan Area:	-		The same of the sa	
Project I	Description:			
Please prov	vide a narrative project description t	that summarizes the proj	ect and its purpos	se
Building	Permit Application #2018.	0524.0036		
family z		ting in a 3-unit build		2-unit building in an RH-1 single e single-family neighborhood, and
			F	RECEIVED
				JUL 2 7 2018
			Cl	TY & COUNTY OF S.F. PLANNING DEPARTMENT

Project Details:	t comment of the state of the s	AND THE PROPERTY OF THE PROPER		No. all all also consider considering the principle and a section of the first of the section of
Change of Use	New Construction	☐ Demolition ☐ Fa	cade Alterations	☐ ROW Improvements
☐ Additions ☐	Legislative/Zoning Changes	Lot Line Adjustment-Sul	bdivision 🗌 Ot	her
Estimated Çonstr	uction Cost:			
	Special Needs	sing 🔲 100% Affordable 🗀 Stu	udent Housing Dv	
Non-Residential:		☐ Medical Cannabis Dispensary. ☐ Massage Establishment	☐ Tobacco Par	aphernalia Establishment
Related Building P	ermits Applications			
Dutiding Daymit Applic	entions No(s): 2018.0524.0	0036		

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ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	J	
Did you discuss the project with the Planning Department permit review planner?	J	
Did you participate in outside mediation on this case? (including Community Boards)		1

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 attach a summary of the result, including any changes that were made to the proposed project.

N/A

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DISCRETIONARY REVIEW REQUEST

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

- 1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. 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.
- a. The addition of a third dwelling unit to an existing non-conforming 2-unit building in a single family zoned RH-1 neighborhood does not comply with Priority Policy #2 of the City's General Plan that mandates that "existing housing and neighborhood character be conserved and protected."
 b. The addition would result in the intensification of use in a non-conforming structure, contrary to Planning Code sec. 181 which mandates that use in non-conforming structures may not be intensified
- 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 unreasonably affected, please state who would be affected, and how.

The resulting 3-unit building, entirely tenant-occupied, and without on-site management, is being introduced into the neighborhood of primarily owner-occupied single family homes, by an out-of-town landlord-developer solely for his financial gain. He will have no incentive to participate in the ongoing work of keeping our neighborhood street clean, attractive, and secure for our many children for whom it is home.

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?

No changes have been made. The landlord-developer is insisting on his third unit in this non-conforming structure.

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APPLICANT'S AFFIDAVIT

c) Other information or applic	ations may be required.	
MARATA	un I	Winston Ashmeade
Signature	· · · · · · · · · · · · · · · · · · ·	Name (Printed)
DR requester	415-474-4676	ashmeade@pacbell.net
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email
	VISIT CONSENT FOR	
interior and exterior accessible.	ty or San Francisco Planning staff to co	enduct a site visit of this property, making all portions of the
Signature		Name (Printed)
	'	
Date	_	
Date	-	
Date	<u>-</u>	
Date	<u> </u>	
Date		
Date		
Date		RECEIVED
Date		
Date		PECEIVED JUL 2 7 2018 CITY & COUNTY OF S.F. PLANNING DEPARTMENT PIC

RESPONSE TO DISCRETIONARY REVIEW (DRP)





SAN FRANCISCO PLANNING DEPARTMENT

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

Pr	ect Information	
Pro	erty Address: Zip Code:	
Bu	ng Permit Application(s):	
Re	rd Number: Assigned Planner:	
Pr	ect Sponsor	
Na	Phone:	
Em		
Re	uired 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 equester in addition to reviewing the attached DR application.)	
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 neet neighborhood concerns, please explain those changes and indicate whether they were made be after filing your application with the City.	
3.	f you are not willing to change the proposed project or pursue other alternatives, please state why yo hat your project would not have any adverse effect on the surrounding properties. Include an explair of your needs for space or other personal requirements that prevent you from making the changes equested by the DR requester.	

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

	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:
Printed Name:	□ Property Owner□ 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.

Project Features

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION
- 2. THE CONTRACTOR SHALL COORDINATE ALL TRADES, UTILITIES, AND ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES
- 3. ALL WORK AND MATERIAL SHALL BE EXECUTED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES
- 4. GENERAL CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL COSTS FOR PUBLIC PROTECTION AS REQUIRED BY THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT AGENCIES.
- 5. GENERAL CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN
 APPROVAL OF THE ARCHITECT AND/OR OWNERS
 REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY BE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY
- 6. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING
- 7. WHEN CONTRACTOR ACCEPTS DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO THESE ITEMS.
- 8. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EMERGENCY EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 9. 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE
- 10. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. THE DETAILS ON THE DRAWINGS SHALL BE USED WHEREVER APPLICABLE, UNLESS OTHERWISE NOTED, NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- 11. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT'S AND ENGINEER'S FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- 12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS
 SHALL AS BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. LOCATIONS NOTED ON ARCHITECTURAL PLANS SUPERSEDE LOCATIONS SHOWN ON OTHER CONSULTANT DRAWINGS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
- 13. ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALL, U.O.N.
- 14. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUBCONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- 15. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
- 16. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING CONDITIONS. INCLUDING ALL STRUCTURAL ELEMENTS, AFTER COMPLETION OF DEMOLITION AND NOTIFY THE OWNER'S AND LANDLORDS REPRESENTATIVE IMMEDIATELY OF ANY DAMAGES AND/OR
- 17. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- 18. UTILITY SERVICES: CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFIRM LOCATIONS OF ALL UTILITIES AND NOTIFY ALL PERSONS WORKING ON THE SITE OF EXISTING UTILITIES. CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE LITHIUTS SERVICE AND TEMPORARILY DEACTIVATE THEN WHEN THEY CONSTITUTE A HAZARD. LOCATION OF GAS, ELECTRIC, AND WATER METERS TO CONFORM TO UTILITY COMPANY
- 19. PROTECT THE EXISTING CONSTRUCTION FINISHES, ADJACENT PROPERTY, PLANTINGS AND TREES. PROTECT THE WORK FROM RAIN AND OTHER NATURAL ELEMENTS, REPAIR, REFINISH, OF REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION

ABBREVIATIONS:

AFF ABOVE FINISH FLOOR AL, ALUM ALUMINUM ANOD ANODIZED ARCH ARCHITECT BUILDING BLOCKING BELOW. BOTTOM OF

CAB CABINET CENTERLINE CEILING CEILING HEIGHT CLEAR COLUMN

CONCRETE CONSTRUCTION CONT CONTINUOUS COORD COORDINATE CENTER TO CENTER DOUGLAS FIR DIAMETER DIMENSION

EQUAL EXISTING EXTERIOR FLOOR DRAIN FINISH FLOOR FLOORING FLUORESCENT FINISHED OPENING FRAMING

FIRE RESISTIVE TREATED GLASS GALVAN**I**ZED SHEET METAL GYP BD GYPSUM BOARD HIGH DENSITY FIBERBOARD HORIZONTAL

HOLLOW METAL HOUR HEATING, VENTILATION. AIR CONDITIONING INTERIOR DESIGNER INCAND INCANDESCENT INCLUDED

INTERIOR LEVEL LED LIGHT EMITTING DIODE TYPE LIGHT FIXTURE

MEDIUM DENSITY FIBERBOARD MECHANICAL MANUFACTURER MISCELLANEOUS MINIMUM METAL UTILITY METER

NOT APPLICABLE NOT IN CONTRACT NOT SPECIFIED NOT TO SCALE ON CENTER

OPENING PAINT PLYWOOD PREFIN PREFINISHED

PROJECT MANAGER RADIUS REQUIRED REFERENCE REFLECTED CEILING PLAN ROUGH OPENING SOLID CORE SECTION

SIM SIMILAR SOUND TRANSMISSION COEFFICIENT SQUARE FEET STEEL

STRUCTURE TEMPERATURE TEMPERED GLASS THROUGH TYPICAL UNLESS OTHERWISE NOTED VOLUME CONTROL VERTICAL VERTICAL GRAIN VERIFY IN FIELD

WATER CLOSET

WALL OPENING WITHOUT WOOD

PROJECT DATA:

PROJECT ADDRESS: 269 AVILA ST SAN FRANCISCO CA 94123 BLOCK: 0441A / LOT: 002 OCCUPANCY GROUP: R-2 # OF STORIES: 3 STORIES

SCOPE OF WORK:

ZONING DISTRICT:

LOT SQ. FT.:

ADDITION OF ONE (1) ACCESSORY DWELLING UNIT (ADU), TO AN EXISTING TWO (2) UNIT BUILDING FOR A TOTAL OF THREE (3) UNITS PER ORDINANCE 162-16. THE PROPOSED ADUS ARE LOCATED WITHIN THE EXISTING BUILDING ENVELOPE AT THE

2 504 SE

CODES & ORDINANCES:

CALIFORNIA CODES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA BELECTRICAL CODE
2016 CALIFORNIA BELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE

2016 SF FIRE CODE

2016 SF PLANNING CODE

AMENDMENTS OF THE CITY AND COUNTY OF SAN

FRANCISCO 2016 SF BUILDING CODE AMENDMENTS 2016 SF BUILDING CODE AMENDMENTS 2016 SF ELECTRICAL CODE AMENDMENTS 2016 SF HOUSING CODE AMENDMENTS 2016 SF MECHANICAL CODE AMENDMENTS 2016 SF PLUMBING CODE AMENDMENTS

SEPARATE PERMITS:

PERMITS FOR THIS WORK TO BE OBTAINED SEPARATELY: FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, ELECTRICAL AND PLUMBING

SFFD NOTES:

EXISTING BUILDING DESCRIPTION: NO EXISTING BUILDING ALARM SYSTEM: UNSPRINKLERED

(N) SPRINKLER SYSTEM: SPRINKLER HEADS PER 2013 NFPA 13R AND INFO SHEET FS-05 D; EXTENT INDICATED BY KEYNOTES ON A0.0a AND PRE-APPLICATION DETERMINATION.

SHEE	T INDEX	
A0.0	COVER SHEET AND SITE PLAN	Х
A0.0a	CODE ANALYSIS AND EXISTING FLOOR PLANS	Х
A0.0b	PRE-APPLICATION PLAN REVIEW DETERMINATION	Х
A0.0c	WINDOW / DOOR SCHEDULES AND DETAILS	Х
A0.0d	GREEN BUILDING NOTES	Х
A2.0	1ST FLOOR PLAN - EXISTING	Х
A2.1	1ST FLOOR PLAN - PROPOSED	Х
A3.0	PROPOSED RCP & EQUIPMENT PLAN	Х
A5.0	CONSTRUCTION DETAILS	Х
GS-5	GREEN BUILDING	Х

BEACH

a '93 24/29

2004 31&32 H

CAPRA WAY

ASSESOR BLOCK MAP

T-24 ENERGY ANALYSIS

architects

cm architects 3442 Adell Court Oakland, CA 94602 c | 213.361.2483 e | info@cm-architects.com

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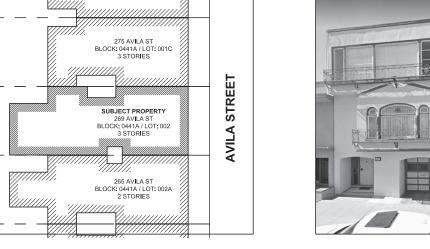
SITE

I FRANCISCO, CA 9 0441A / 002 SAN



No.	Date	Issue
	05.24.2018	BUILDING PERMIT SUBMITT.
	09.24.2018	REV 1
Date	9 09.2	4.2018
Proj	ect No. 1809	
Scal	le	
She	et Title CO	VER SHEET AND
		E PLAN

No.	Date		Issue			
	05.24.	2018	BUILDIN	G PERM I T	SUBMITT	ΓAL
	09.24.	2018	REV 1			
Date		09.2	4.2018			
Proje	ect No.	1809				
Scal	е					
Shee	et Title	CO	VER SH	ieet an	ID	
		SIT	E PLAN	V		



FACADE PHOTO

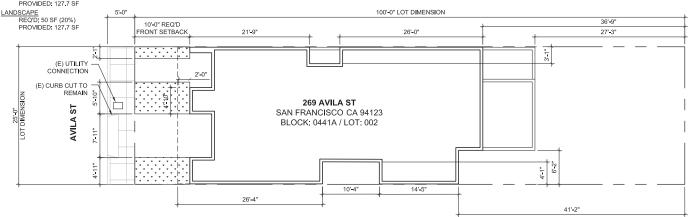
EAREST (E) FIRE HYDRANT LOCATED AT THE ORTHEAST CORNER OF AVILA AND BEACH ST PROXIMATELY 115 FT FROM THE NORTHEAS RNER OF THE SUBJECT PROPERTY

PLAT MAP

NTS

2

FRONT SETBACK: 250 SF





FIRE SEPARATION AND PROTECTION:

- SPRINKLER SYSTEM: THE ENTIRE FIRST LEVEL SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA 13R STANDARDS PER FS-05 ITEM A.1(I). SEE PRE-APPLICATION DETERMINATION FOR ADDITIONAL REQUIREMENTS.
- 2 UTILITIES: NEW METER TO BE ADDED TO EXISTING MANIFOLDS TO SERVE NEW DWELLING UNITS, OR METERS TO BE ADDED TO NEW GEAR / MANIFOLDS WHERE INDICATED ON PLANS

VERTICAL FIRE RATED ASSEMBLIES: SEE WALL HATCH LEGEND

- 3 HORIZONTAL FIRE RATED ASSEMBLIES: 2 HR FIRE RATED FROM CEILING SIDE ONLY AT PROPOSED DWELLING UNIT, TO BE MADE CONTINUOUS WITH 2 HR VERTICAL FIRE RATED ASSEMBLIES WHERE THE FIRE RATING OF THE CEILING AT A CONTIGUOUS SPACE IS NOT UPGRADED (IN LIEU OF UPGRADING ENTIRE GROUND FLOOR CEILING TO 1HR PER PER FS-05 ITEM A.1(II).
- LI UNPROTECTED OPENINGS: PER CBC TABLE 705.8 FOR UNPROTECTED, UNSPRINKLERED OPENINGS AND PRE-APPLICATION MEETING MINUTES
- PROTECTED OPENINGS: FIRE RATED AS 45 MIN OPENING ASSEMBLIES OR THE OPENING SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM HAVING ORDINARY TEMPERATURE, QUICK-RESPONSE TYPE HEADS INSTALLED WITHIN 18" OF THE OPENINGS AND SPACED AT 6 FEET ON CENTER OR AT THE MANUFACTURER'S RECOMMENDED MINIMUM SPACING, OR TO ACHIEVE 3GPM / LF, WHICHEVER PROVIDES THE CLOSER SPACING,
- PROTECTED OPENINGS: FIRE RATED AS 45 MIN OPENING ASSEMBLIES AND THE OPENING SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM HAVING ORDINARY TEMPERATURE, QUICK-RESPONSE TYPE HEADS INSTALLED WITHIN 18" OF THE OPENINGS AND SPACED AT 6 FEET ON CENTER OR AT THE MANUFACTURER'S RECOMMENDED MINIMUM SPACING, OR TO ACHIEVE 3GPM / LF, WHICHEVER PROVIDES THE CLOSER SPACING

FIRE SEPARATION AND PROTECTION:

- 5 EXIT ACCESS TRAVEL DISTANCE / COMMON PATH OF TRAVEL:

 MAX COMMON PATH OF TRAVEL (SINGLE EXIT) 75' FOR UNSPRINKLERED BUILDING
- 6 EXISTING EGRESS PATH: SERVING EXISTING DWELLING UNITS TO REMAIN
- T EMERGENCY ESCAPE OPENINGS: ONE REQ'D FOR EACH BEDROOM; MIN 5 SF AT GROUND FLOOR; 5.7 AT FLOORS ABOVE GROUND FLOOR; MIN DIMENSIONS 24" H X 20" W, SILL HEIGHT MAX 44" FROM FINISHED FLOOR

- EMERGENCY ESCAPE PATH OF TRAVEL:
 THE PATH OF TRAVEL THROUGH THE GARAGE SHALL BE MARKED BY AT LEAST 2" WIDE STRIPES PLACED PARALLEL AT 24" ON CENTER IN CLEARLY CONTRASTING COLORS.
 THE EMERGENCY ESCAPE PATH OF TRAVEL THROUGH THE GARAGE SHALL BE 3 FEET WIDE. USED SOLELY FOR EXITING, AND SEPARATED FROM ANY PARKING AREA OR COVERED DRIVEWAY BY NONCOMBUSTIBLE BOLLARDS AT LEAST 3 FEET HIGH AND NOT MORE THAN 5 FT APART ON CENTER. BOLLARDS SHALL EXTEND THE FULL LENGTH OF THE PATHWAY ON EACH SIDE THAT IS OPEN TO THE GARAGE OR DRIVEWAY.
- LENGTH OF THE PATHWAY ON EACH SIDE THAT IS OPEN TO THE
 GARAGE OR DRIVEWAY.

 THE PATH OF TRAVEL THROUGH THE GARAGE SHALL BE POSTED WITH
 A PERMANENT, PROMINENTLY DISPLAYED SIGN IN BLOCK

 LETTERS NOT LESS THAN 3 INCHES IN HEIGHT READING; "EXIT PATH,
 DO NOT OBSTRUCT"

 ALL DOORWAYS OR OPENINGS IN THE PATH OF TRAVEL SHALL BE A
 MINIMUM OF THREE FEET WIDE AND SHALL MEET THE REQUIREMENTS
 OF SERFY SECTION JOB 1 OF SFBC SECTION 1008.1
- THE PATH OF TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFBC SECTION 1006.

OCCUPANT LOAD OF LIGHT COURT = 9 OCC

OTHER REQUIREMENTS:

EXPOSURE (SFPC SEC 140); PARTIAL WAIVER REQUEST AS PROVIDED FOR IN ORDINANCE 162-16

BIKE PARKING (SFPC SEC 155.2): 1 CLASS 1 SPACE PROVIDE AT REAR YARD

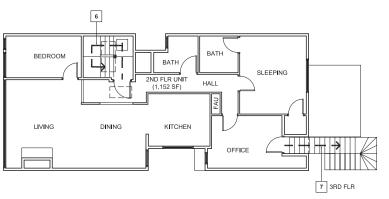
OPEN SPACE (SFPC SEC 135.1): WAIVER REQUEST AS PROVIDED FOR IN ORDINANCE 162-16

PERMEABILITY (SFPC SEC 132(h)): FRONT SETBACK AREA TO BE 50% PERMEABLE: 250 SF x 50% = 125 SF PERMEABLE. SEE SHEET A0.0

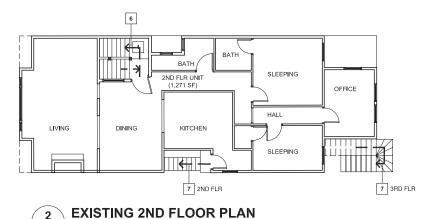
LANDSCAPING (SFPC SEC 132(g)): A MINIMUM OF 20% OF THE FRONT SETBACK AREA TO REMAIN UNPAVED AND DEVOTED TO PLAN MATERIAL: 250 SF x 20% = 50 SF LANDSCAPED. SEE SHEET A0.0

STREET TREE (SFPC SEC 138.1): SEE SHEET A0.0

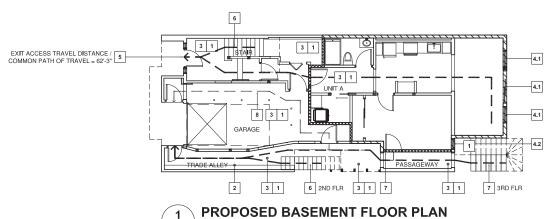
OFF-STREET PARKING (SFPC SEC 151): WAIVER REQUEST AS PROVIDED FOR IN ORDINANCE 162-16



EXISTING 3RD FLOOR PLAN 1/8"=1'0" NOT IN SCOPE

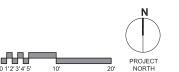


NOT IN SCOPE



1/8"=1'0'

1/8"=1'0"



WALL HATCH LEGEND 1 HR RATED EXTERIOR WALL (FROM INSIDE ONLY)

2 HR RATED
FIRE PARTITION

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|cm| architects 3442 Adell Court Oakland, CA 94602 c | 213.361.2483 e | info@cm-architects.com

S AVILA

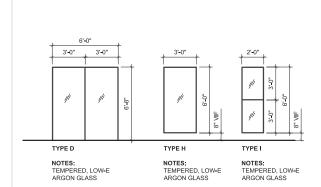
269

SAN FRANCISCO, CA 0441A / 002

JAMIE MASTRO C-35515 Ren 06.30.19

No. Date Issue 05.18.2018 BUILDING PERMIT SUBMITTAL 05.18.2018 Project No. 1809 Scale Sheet Title CODE ANALYSIS AND EXISTIGN PLANS

A0.0a



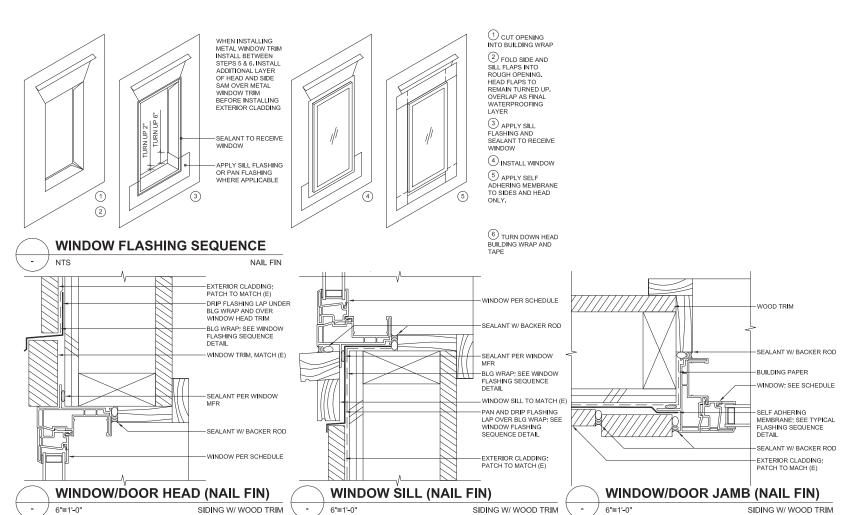
6 WINDOW & DOOR TYPE

NTS

DOO	R AND WINDOW SCHEDU	LE										
TYPE	COMPONENT	WIDTH	HEIGHT	HRDWR SET	INT FRAME MATERIAL	EXT FRAME MATERIAL	OPERATION TYPE	GLAZING	FIRE RTG	BRAND	MODEL NO / SERIES	COMMENTS
Α	INT DOOR	3'-0"	6'-8"	ENTRY	WOOD	WOOD	SEE PLANS	N/A	90 MIN			INTEGRAL HINGE CLOSER
В	EXT DOOR	3'-0"	6'-8"	PASS	WOOD	WOOD	SEE PLANS	NA	-			NO LOCK FROM UNIT SIDE, LOCK FROM LOBBY SIDE, CLOSER
B.1	INT DOOR	3'-0"	6'-8"	SEE NOTES	WOOD	WOOD	SEE PLANS	NA	45 MIN			CLOSER, LOCK FROM CORRIDOR SIDE OK, NO LOCK FROM LOBBY SIDE
B.2	INT DOOR	3'-0"	6'-8"	ENTRY	WOOD	WOOD	SEE PLANS	NA	45 MIN			CLOSER
B.3	INT DOOR	2'-10"	6'-8"	PASS	WOOD	WOOD	SEE PLANS	NA	45 MIN			NO LOCK FROM GARAGE SIDE, ALARM OK, CLOSER
С	INT DOOR	2'-10"	6'-8"	PRIVACY	WOOD	WOOD	SEE PLANS	NA	-			
D	EXT SLIDING DOOR	6'-0"	6'-8"	BY MFR	ALUMINUM	ALUMINUM	SLIDING	TEMPERED	-		JELD-WEN: PREMIUM ALUMINUM SERIES	
Е	INT BYPASS DOOR	7'-0"	6'-8"	RECESSED	WOOD	WOOD	SIDING	NA	-			
F	INT POCKET DOOR	3'-0"	6'-8"	RECESSED	WOOD	WOOD	SEE PLANS	NA	-			FULL LOUVERED PANEL
G	INT BI-FOLD	3'-0"	6'-8"	KNOB	WOOD	WOOD	SEE PLANS	NA	-			FULL LOUVERED PANEL
Н	EXT WIN	3'-0"	6'-0"	N/A	ALUMINUM	ALUMINUM	FIXED	TEMPERED	-		JELD-WEN: PREMIUM ALUMINUM SERIES	
1	EXT WIN	2'-0"	6'-0"	N/A	ALUMINUM	ALUMINUM	SINGLE-HUNG		-		JELD-WEN: PREMIUM ALUMINUM SERIES	SPRINKLER PROTECTED PER A0.0a AND A0.0b
J	EXT DOOR	2'-10"	6'-8"	ENTRY	WOOD	WOOD	SEE PLANS	N/A	-			NO LOCK FROM INSIDE

NOTES: SEE ENERGY COMPLIANCE DOCUMENTATION FOR MAX U-FACTOR & MAX SHGC SEE WINDOW AND DOOR TYPES FOR DIMENSIONS; ROUGH OPENING PER MFG SEE PLANS FOR HANDEDNESS

5 WINDOW & DOOR SCHEDULE



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|cm| architects 3442 Adell Court Oakland, CA 94602 c | 213.361.2483 e | info@cm-architects.com

269 AVILA ST

SAN FRANCISCO, CA 94123
0441A / 002

No.	Date		Issue			
	05.18.2	2018	BUILD	ING PE	RMIT S	UBMIT
Date		05.1	8.2018			
Proje	ct No.	1809				
Scal	е					

A0.0c

GREEN BUILDING REFERENCE:

CAL GREEN TABLE	4.504.3						
VOC CONTENT LIMITS FOR ARCHI	TECTURAL COATINGS						
Grams of VOC per Liter Coating							
Less Water and Less Exemp	ot Compounds						
COATING CATEGORY CURRENT LIMI							
Flat coatings	50						
Nonflat coatings	100						
Nonflat-high gloss coatings	150						
Specialty Coatings							
Aluminum roof coatings	400						
Basement specialty coatings	400						
Bituminous roof coatings	50						
Bituminous roof primers	350						
Bond breakers	350						
Concrete curing compounds	350						
Concrete/masonry sealers	100						
Driveway sealers	50						
Dry fog coatings	150						
Faux finish coatings	350						
Fire resistive coatings	350						
Floor coatings	100						
Form-release coatings	250						
Graphic arts coatings (sign paints)	500						
High temperature coatings	420						
Industrial maintenance coatings	250						
Low solids coatings	120						
Magnesite cament coatings	450						
Mestic texture coatings Metallic pigmented coatings	100						
Multicolor coatings	500						
Pretreatment wash primers	250 420						
Primers, sealers and undercoaters	100						
Reactive penetrating sealers	350						
Recycled coatings	250						
Roof coatings	50						
Rust preventative coatings	250						
Shellacs	200						
Clear	730						
Opaque	550						
Specialty primers, sealers and undercoaters	100						
Stains	250						
Stone consolidants	450						
Swimming pool coatings	340						
Traffic marking coatings	100						
Tub and tile refinish coatings	420						
Waterproofing membranes	250						
Wood coatings	275						
Wood preservatives	350						
Zinc-rich primers	340						

CAL GREEN TABLE 4.504.5					
FORMALDEHYDE	ELIMITS				
Maximum Formaldehyde Emissions in Parts per Million					
PRODUCT	CURRENT LIMIT				
Hardwood plywood veneer core	0.05				
Hardwood plywood composite core	0.05				
Particle board	0.09				
Medium density fiberboard	0.11				
Thin medium density fiberboard	0.13				

Thin medium density floorboard

1. Wates in the table are denied from those specified by the California Air Resources Essent, Air Traiss Control Massers for Composite
Wood as tested in Accordance with Air It is 1533. For additional information, see California Code of Registrion, 1756 17, designs 69120
through 69120.12
This medium density floorboard has a maximum thisdness of 616 inches (8 mm).

GREEN BUILDING REFERENCE:

CAL GREEN TABLE 4	.504.1
ADHESIVE VOC LII	MIT
Less Water and Less Exempt Compou	nds in Grams per Liter
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIM
Indoor Carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesive	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and sphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

If an adheave is used to bond desimitar substates together, the achieving with the highest VOC content shall be allowed.
 For additional information regarding methods to measure VOC content specified in these tables, see South Coest Air Quality Managemen District, Rule 1189.
 Bush 1189

CAL GREEN TAE	BLE 4.504.2			
SEALANT VO	C LIMIT			
Less Water and Less Exempt Cor	npounds in Grams per Liter			
SEALANTS CURRENT VO				
Architectural	250			
Marine Deck	760			
Nonmembrane roof	300			
Roadway	250			
Single-ply roof membrane	450			
Other	420			
SEALANT PRIMERS				
Architectural				
Nonporous	250			
Porous	775			
Modified bituminous 500	500			
Marine deck	760			
Other	750			

Note: For additional information regarding methods to measure VOC content specified in these table, see South Coast Air Quality Management District Rule 1168

CAL GREEN TAB	LE 4.303.1
FIXTURE FLOW	RATES
FIXTURE TYPES	MAXIMUM ALLOWABLE FLOW RATE
Showerheads (controlled by a single valve)	2 gpm @ 80 psi
Lavatory Faucets, residential	1.5 gpm @ 60 psi ¹
Lavatory Faucets, nonresidential	0.5 gpm @ 60 psi ²
Metered Faucets, residential	0.25 gal/cycle
Kitchen Faucets	1.8 gpm @ 60 psi ³
Water closets	1.28 gallons/flush [≜]
Urinals	0.5 gallons/flush

- Lavelory Faucets shall not have a flow rate less than 0.5 gpm at 20 paj.
 Kitchin flaucets may temporary increase the wadows the maximum flas, but not above 2.2 gpm git 80 pai and must celefault to a maximum flow rate of 1.2 gpm git 90 pai and must celefault to a maximum flow rate of 1.2 gpm git 90 pai and must celefault to a maximum flow rate of 1.2 gpm git 90 pai and must celefault to 3.
 Where complying flaucists are a must label, sention rated a.3 gpm git 90 pai and paid to 1.3 gpm git 90 paid 1.3 gpm git 90 paid

GREEN BUILDING NOTES:

Construction and Demolition Debris	reference	
100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco construction and demolition debris ordinance		
Indoor Water Efficiency	reference	
Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Fixture Flow Rates" at left). Replace all noncompliant fixtures in project area	CalGreen 3.301.1.1 SF Housing Code 12/	
Building Envelope	reference	
See T-24 Sheets for envelope specifications	T-24 Sheets	
Pest Protection	reference	
Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents	CalGreen 4.406.1	
Moisture Content of Bldg Materials	reference	
Verify wall and floor framing does not exceed 19" moleture content grior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following:		
 Moleture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirement in Section 101.8 	CalGreen 4.505.3	
2. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the vall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in well or floor cavities. Manufacture's drying recommendations shall be followed for we-applied insulation products prior to enclosure	Using 18811 4.000.3	
Capillary Break for Concrete Slab on Grade	reference	

Supmary Broak for Solloroto Slab of Stado	1010101100
Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following:	CalGreen 4.505.2
1. A 4" thick base of 1/2" or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will addres bleeding, shrinkage and ourling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06	CalGreen 4.505.2.1
2. A slab design specified by a licensed design professional	CalGreen 4.505.2.1

HVAC System	reference
Design and Install HVAC system to ACCA 2 Manual J, D, and S	CalGreen 4.507.2
HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the department of building inspection	CalGreen 702.1

Covering Duct Openings and Protecting Mech Equipment	reference
Duct openings and other air distribution component openings shall be covered during all phases of construction with tape, plastic, sheetmet/CF1AL, or other acceptable methods to reduce the amount of water, dust, and debris entering the system	CalGreen 5.504.3

Bathroom Exhaust Fans	reference
Must be energy star compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to max of 80%. Humidity control may be a separate component from the exhaust fan.	CalGreen 4.506.1
Carnet	reference

74 da per most most one of ale following.	1
Carpet and Rug Institute's Green Label Plus Program	1
California Department of Public Health Standard Practice for the Testing of VOCs (Specification 01350)	CalGreen 4.504.3
3. NSF/ANSI 140 at the Gold Level	1
Scientific Certifications Systems Sustainable Choice	1
5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive and carpet pad adhesive must not exceed 50 GI/L VOC content	CalGreen 4.504.3.1 and 4.504.3.2

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

California Department of Public Health criteria	
Low-VOC Aerosol Paints and Coatings	reference
Meet BAAQMD VOC Limits (Regulation 8, Rule 49) and product-weighted MIR limits for ROC	CalGreen 4.504.2.3
1 Certified under the Beelliest Floor Covering Institute (BECI) Flooreors Program	l

GREEN BUILDING NOTES:

Lighting	reference
General: Luminaires shall be classified as high efficecy or low efficacy per Table 150.0-A and/or Table 150.0-B Where and electrical box that can be used for a luminaire is finished with a blank cover, it shall be considered as a low efficacy luminaire. High efficacy luminaires shall be switched separately from low efficacy luminaires. Exhaust fans shall be switched separately from lighting. Luminaires shall be connected to readity accessible manual ON/OFF switches. Controls and equipment shall be installed per MFG. No controls shall bypass a dimmer or vacancy sensor Recessed ceiling luminaires shall be in complance with 150.0(k)8	T-24 Part 6 Section150.0(k)1
Kitchens: Min 50% of total wattage shall be high efficiency; Low efficacy lighting areas adjacent to kitchen shall be separately switched Exception - Lighting installed by MFG in hood vents.	T-24 Part 6 Sections 150.0(k)1.F &150.0(k)3
Internal Cabinet Lighting: Max 20 watts per linear foot of cabinet.	T-24 Part 6 Sections 150.0(k)4
Bathrooms: Min one high efficacy luminaire shall be installed in each bathroom; Low efficacy lighting shall be controlled by vacancy sensors;	T-24 Part 6 Sections 150.0(k)5
Closets < 70 SF: Shall not be required to be high efficacy or be controlled by either dimmers or vacancy sensors.	T-24 Part 6 Sections 150.0(k)6 & 7
Outdoor Lighting: Shall be high efficacy; or be controlled by a motion sensor, be controlled by a photo sensor, and be controlled by a switch that does not override automatic actions.	T-24 Part 6 Sections 150.0(k)6 & 7
Other Rooms: Shall be high efficacy or be controlled by wither dimmers or vacancy sensors.	T-24 Part 6 Sections 150.0(k)6 & 7

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DEMO PLAN GENERAL NOTES

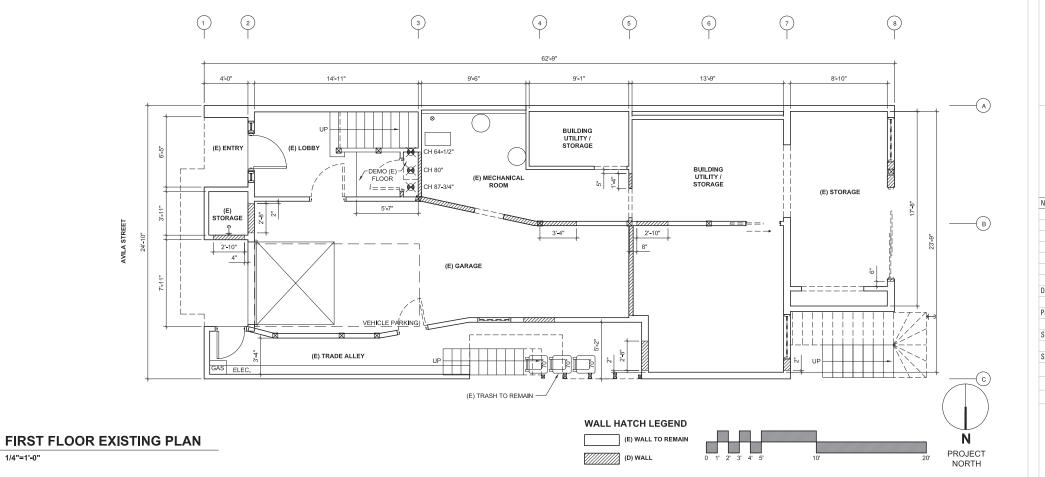
GENERAL NOTES

- 1. DEMOLITION DRAWINGS MAY NOT SHOW ENTIRE SCOPE OF WORK. CONTRACTOR IS TO REMOVE ALL EXISTING CONSTRUCTION AND SYSTEMS TO FACILITATE CONSTRUCTION OF NEW SCOPE OF WORK
- 2. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK
- 4. CONTRACTOR SHALL PHASE DEMOLITION IN ACCORDANCE WITH AND OWNER-APPROVED CONSTRUCTION SCHEDULE
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING WORK TO REMAIN. DAMAGE TO EXISTING WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER

1/4"=1'-0"

- 6. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE, PROVIDE AND PLACE BRACING AND SHORING, BE RESPONSIBLE FOR SAFETY AND SUPPORT OF THE STRUCTURE AND ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY
- CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. OPERATIONS SHALL NOT BE RESUMED UNTIL SAFETY IS RESTORED.
- 3. CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK

 8. CONTRACTOR SHALL PROTECT EXISTING FOUNDATION, GRADE BEAMS AND SUPPORTING STRUCTURAL MEMBERS TO REMAIN, COORDINATE WITH STRUCTURAL DRAWINGS AS APPLICABLE.
 - 9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION. IN THE EVENT OF DAMAGE TO NEIGHBORING PROPERTIES, CONTRACTOR SHALL IMMEDIATELY CEASE ALL OPERATIONS AND NOTIFY THE ARCHITECT AND OWNER. OPERATIONS SHALL NOT BE RESUMED UNTIL SAID DAMAGE IS RESOLVED AND A SOLUTION APPROVED BY ARCHITECT AND OWNER.
- 10. CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FORM SITE UPON COMPLETION OF WORK AND LEAVE THE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND OWNER.
- 12. ALL DEMOLITION DEBRIS TO BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL APPLICABLE CODES AND CITY REQUIREMENTS
- 13. CONTRACTOR SHALL CAP OFF ANY EXISTING UTILITY NOT USED. DISCONNECT UTILITIES WITHIN DEMOLITION AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW WORK, PROVIDE NOTIFICATION AND OBTAIN APPROVALS TO/FROM UTILITY COMPANIES





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FLOOR PLAN GENERAL NOTES

GENERAL NOTES

- ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH, U.N.O.; VERTICAL DIMENSIONS ARE SHOWN FROM TOP OF FINISH FLOOR, U.N.O.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF (E) AND (N) WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN DIMENSIONS IN THE FIELD AND ON THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.

CONSTRUCTION NOTES

- 4. (N) LVT FLOOR: SUB-FLOORS TO BE INSPECTED AND APPROVED FOR WOOD FLOORING INSTALLATION BY FLOORING CONTRACTOR PRIOR TO INSTALLATION OF FINISH FLOOR.
- 5. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CRC SECTION R308.
- 6. ALL COUNTERS, TUB DECKS AND WALLS AT TUBS 12. USED UNFACED BATT INSULATION U.O.N

- AND SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE OVER CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +70" MINIMUM ABOVE DRAIN INLET, REF CRC 2103.
- 8. WHERE (E) PLASTER IS DEMOLISHED REMOVE TO ARCHITECTURAL LIMITS AND REPLACE WITH (N)
- 9. ADEQUATE BLOCKING, BRACING, BACKING AND/OR ADDITIONAL STUDS PER MANUFACTURER MUST BE PROVIDED BY THE CONTRACTOR TO SUPPORT ANY FRITURES, SHELVES, MILLWORK, DECORATIVE ELEMENTS, OR TRIM FASTENED TO THE WALLS.
- 10. ALL WALLS CONTAINING HORIZONTAL VENTS OR 4" PIPES SHALL BE MADE OF 2X6 STUDS MINIMUM.
- 11. SEE GREEN BUILDING AND ENERGY DOCUMENTATION FOR MANDATORY REQUIREMENTS FOR ALL ALTERED ENVELOPE ASSEMBLIES AND NEW FIXTURES

PLUMBING NOTES

- 14. ALL WATER SUPPLY LINES SHALL BE SECURELY ATTACHED TO THE STRUCTURE.
- 15. COPPER PLUMBING SHALL BE USED AT ALL NEW SUPPLY LINES, EXCEPTION: WHERE A REFRIGERATOR IS CONNECTED TO AN UNDER COUNTER WATER FILTRATION UNIT COPPER SHALL NOT BE USED.
- 16. ANY WASTE LINES ADJACENT TO SLEEPING ROOMS SHALL BE CAST IRON. <u>ABS</u> SHALL NOT BE
- 17. BATHTUBS AND SHOWERS SHALL HAVE SOLID CONNECTIONS THEREBY ELIMINATING ACCESS PANELS, IF SOLID CONNECTIONS ARE NOT USED LOCATE A 12"x12" ACCESS PANELS AS DIRECTED BY ARCHITECT.
- 18. HOT WATER SUPPLY LINES SHALL BE INSULATED IN UNCONDITIONED SPACE.

KEYNOTES

- 1 BOLLARDS; SEE A0.0aitem 8 AND A0.0b ITEM 2
- 2 STRIPING; SEE A0.0altem 8 AND A0.0b ITEM 2
- 3 EXIT SIGNAGE; SEE A0.0aitem 8 AND A0.0b ITEM 2
- VERIFY HEAD CLEARANCE AT STAIR:
 MAINTAIN AT LEAST 80" CLEAR HEIGHT FOR 3"
 DEPTH AT DOOR; COORDINATE DOOR
 LITCH AND ADDRESS OF THE STANKER OF LOCATION ACCORDINGLY
- 5 2'X6' BICYCLE PARKING

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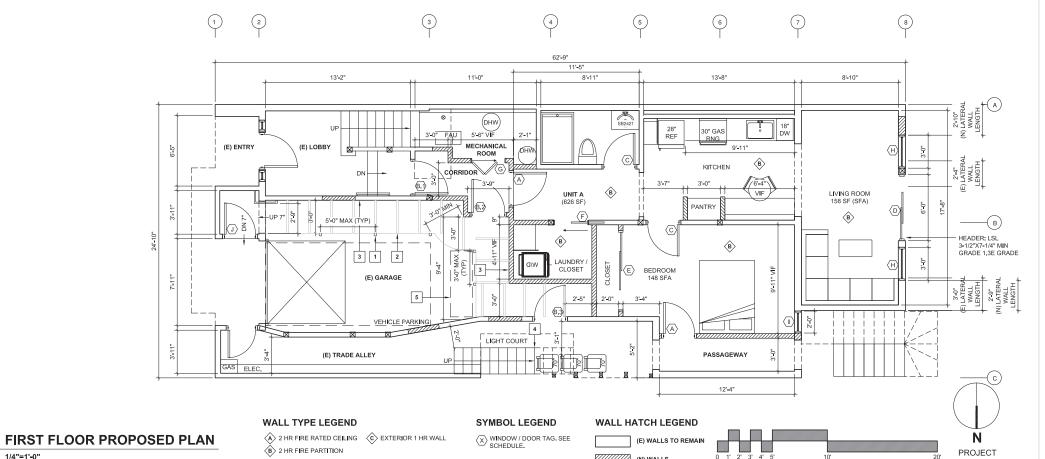
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No. Date Issue 05.24.2018 BUILDING PERMIT SUBMITTAL 09.24.2018 REV 1 Date 09.24.2018 Project No. 1809 Scale Sheet Title PROPOSED

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FIRST FLOOR PLAN



REFLECTED CEILING PLAN NOTES

GENERAL NOTES

- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS OF THE INDIVIDUAL DWELLING
- 2. ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE UL LISTED AND PER CSFM 13-006 SHALL DISPLAY THE FOLLOWING: THE DATE OF MANUFACTURE ON THE DEVICE
- PROVIDE A PLACE ON THE DEVICE WHERE THE DATE OF INSTALLATION CAN BE WRITTEN
- AND INCORPORATE A HUSH FEATURE
- 3. SEE CLIENT SPECIFICATION FOR EXACT LOCATION OF ALL FIXTURES AND RECEPTACLES
- 4. SOFFIT AND DROP CEILING HEIGHTS ARE APPROXIMATE. COORDINATE W/ (E) AND (N) MEP TO MAXIMIZE CEILING HEIGHT

- ALL CONVENIENCE RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 6°-0" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET
- 2. ALL RECEPTACLES SHALL BE MOUNTED AT +18° AFF UNLESS OTHERWISE NOTED

 6. ALL SWITCHES TO BE INSTALLED AT 40° HEIGHT ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- 3. ALL RECEPTACIES, OTHER THAN THOSE LOCATED IN KITCHEN BATHROOMS, AND OTHER UTILITY SPACES TO BE CONNECTED TO AFCI BREAKER
- 4. APPLIANCE RECEPTACLES TO BE LOCATED AND INSTALLED PER APPLIANCE MFR. COORDINATE WITH CABINETRY
- 5. ALL RECEPTACLES LOCATED ON THE EXTERIOR OF THE BUILDING TO BE INSTALLED IN WATER PROOF HOUSING
- 6. KITCHEN, BATH, AND UTILITY RECEPTACLES TO BE GFCI

ALL RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT, EXCEPT RECEPTACLES LOCATED MORE THAN 5'6" ABOVE THE FLOOR AND/OR RECEPTACLES SERVING LUMINAIRES OR

- ALL LIGHT FIXTURES LOCATED ON THE EXTERIOR OF THE BUILDING AND IN SHOWER SPACES TO BE VAPOR RATED
- 2. PROVIDE HUMIDISTAT CONTROL FOR ALL BATHROOM VENTILATION FANS CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAX OF 80% SENSORS MAY BE INSTALLED AT SWITCH LOCATIONS
- BATHROOM FAN LIGHT FUNCTION TO BE CONNECTED TO MAIN LIGHTING CIRCUIT AND SWITCH FOR ROOM, WHERE APPLICABLE
- 4. PROVIDE CLOCKING TO SUPPORT CEILING MOUNTED HANGING LIGHT FIXTURES AS REQUIRED
- ALL LOW EFFICACY FIXTURES (WHERE REQUIRED PER TITLE 24 SECTION 150,0 (K)) TO BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.

ELECTRICAL AND MECHANICAL LEGEND

LIGHTING SYMBOLS -D- RECESSED HIGH EFFICACY LED FIXTURE

- "WP" DENOTES WATER PROOF -C- FLUSH MOUNT HIGH EFFICACY LED FIXTURE
- Ю WALL MOUNTED HIGH EFFICACY FIXTURE
- **(** PENDANT HIGH EFFICACY LED FIXTURE
- LOW EFFICACY FIXTURE (W/O "L") CONNECTED TO VACANCY SENSOR IN BATHROOM, KITCHEN AND UTILITY
 - ROOMS CONNECTED TO DIMMER SWITCH IN ALL
- HOp HIGH EFFICACY WALL MOUNTED EXTERIOR RATED FIXTURE; INTEGRATED MOTION AND DAYLIGHT SENSOR
- EXPLOSION PROOF UTILITY FIXTURE

ELECTRICAL SYMBOLS

- USB WALL OUTLET APPLIANCE RECEPTACLE
- TV / VIDEO CABLE OUTLET
- DATA / TELEPHONE PORT
- ELECTRICAL PANEL
- "V" DENOTES VACANCY SENSOR "H" DENOTES HUMIDISTAT "D" DENOTES DIMMER
- S SMOKE DETECTOR

2

GAS ELEC

C CARBON MONOXIDE DETECTOR

MECHANICAL SYMBOLS

- ENVIRONMENTAL EXHAUST FAN; CONNECTED TO HUMIDISTAT SWITCH; FAN FUNCTION TO BE SWITCHED INDEPENDENTLY OF OTHER INTEGRATED FUNCTIONS
- "H" DENOTES HEAT FUNCTION "L" DENOTES LIGHT FUNCTION
- THERMOSTAT CONTROLS WITH SETBACK
- RADIANT BASEBOARD HYDRONIC PANEL
- TANKLESS WATER HEATER: TAKAGI T-H3J-OS SEE MFR FOR INSTALLATION REQ'S
- "DHW" SERVES DOMESTIC HOT WATER
- "HTR" SERVES SPACE HEATING
 "CMB" SERVES DOMETIC HOT WATER
 AND SPACE HEATING
- → ENVIRONMENTAL VENT TERMINATION; LOCATED 3'-0" MIN FORM OPERABLE OPENINGS INTO HABITABLE SPACE

FIRE PROTECTION SYMBOLS

- ☐ FIRE ALARM
- FIRE HYDRANT
- FIRE SPRINKLER CONTROL
- FIRE SPRINKLER
- EXIT EXIT SIGN

4

MISCELLANEOUS SYMBOLS €+ HOSE BIB

KEY NOTES

- (N) ELEC MTR FOR NEW DWELLING UNIT CONNECTED TO (E) MANIFOLD PER PGE GREENBOOK
 STANDARDS; GAS FOR NEW DWELLING UNIT CONNECTED TO HOUSE METER GC TO VERIFY (E)
 CAPACITY
- 2 RECESSED TANKLESS HOT WATER HEATERS

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PROGRESS SET

No. Date Issue XX.XX.2018 BUILDING PERMIT SUBMITTAL

05.10.2018

Project No. 1809

Scale

PROJECT

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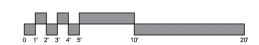
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(DHW) FAU ·\$\\ (E) ENTRY -Ø--12 \odot --LIVING ROOM UNIT A MIN. 7'-6" CLG 40E_-® (EXISTING) ф-(E) GARAGE MIN. 7'-6" CLG \square ____2 EXIT BATH FAN. LIGHT COURT PASSAGEWAY **-**₩ (E) TRADE ALLEY

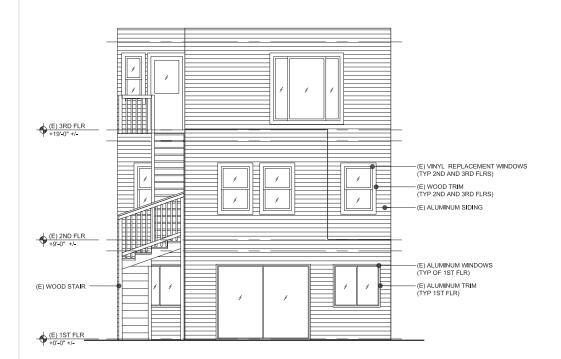
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FIRST FLOOR PROPOSED PLAN

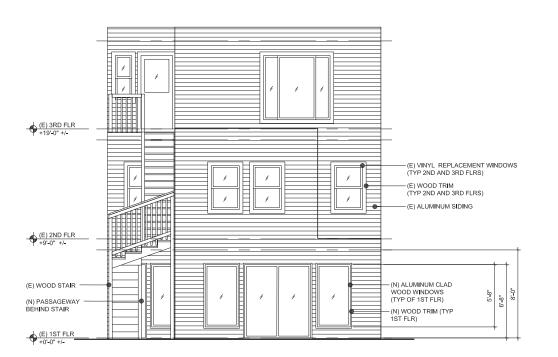




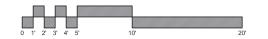
CONNECT TO HOUSE CIRCUIT











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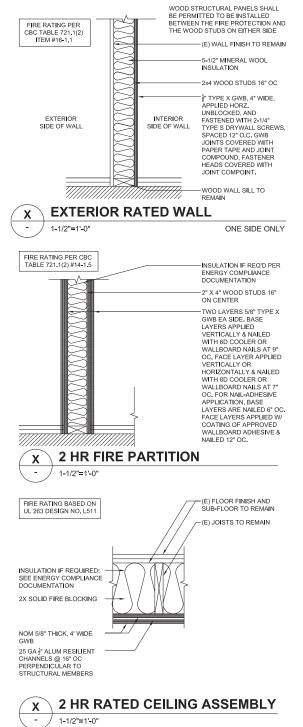
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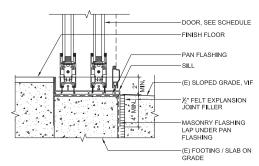
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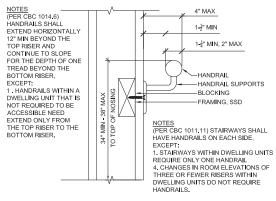


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EXT. SLIDING DOOR THRESHOLD
3"=1"-0"

X HANDRAIL AND BRACKET (TYPE I)
3" = 1'-0"



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RTIFICATE OF COMPLIA oject Name: 269 Avila	ANCE - RESIDENT	FIAL PERFORMANCE		on Date/Time: 0	9:47, Fri, May 1	18, 2018		CF1R-PRF-01 Page 1 of 6	Project Name: 269 Avila	ANCE - RESIDENTIAL PERF	ORMANCE COMPLIANCE	E METHOD Calculation Da	ate/Time: 0	9:47, Fri, May 1	18, 2018		CF1R-PR Page 2
culation Description: Tit	tle 24 Analysis		Input File	e Name: tmpAC0	00.tmp.xml				Calculation Description:	itle 24 Analys is		Input File Nam	ne: tmpAC0	0.tmp.xml			
IERAL INFORMATION				_					REQUIRED SPECIAL FEATU								
	Project Name								The following are features that NO SPECIAL FEATURES RE	must be installed as condition for	meeting the modeled energy p	erformance for this	s computer a	nalysis.	-		
Calc	culation Description Project Locatio									, with the same of							
		y San Francisco	05	1	Stand	dards Version	Compliance 2017		HERS FEATURE SUMMARY The following is a summary of	he features that must be field-ver	fied by a certified HERS Rater	as a condition for r	meeting the	modeled energy	performance for th	nis computer and	alvais. Additional det
		e 94123	07		Compliance Mana	ager Version	BEMCmpMgr 2016.3	3.0 (1016 SP2)	provided in the building compo	nents tables below.					ponom a no no no		,
	Climate Zon		09				EnergyPro 7.2		Building-level Verifications: • None —								
		e Single Family Newly Constructed (Add	dition Alone) 13		ont Orientation (d Number of Dw		90		Cooling System Verification None	:							
	Cond. Floor Area (ft		15			ber of Zones	1		HVAC Distribution System V	rifications:							
	Slab Area (ft	+	17		Numbe	er of Stories	1		Domestic Hot Water System None	Verifications:							
Addition (Cond. Floor Area(ft	2) 682	19		Natural G	as Avallable	Yas										
Ad	dition Slab Area (ft	²) 682	21		Glazing Pe	ercentage (%)	12.5%		BUILDING - FEATURES INFO	RWATION 02	03	04		05	0	6	97
TION ALONE PROJECT A	ANALYSIS PARAME	TERS								<u> </u>	Number of Dwelling				Number of	Ventilation	Number of Wat
01		0)2	03	04	34	05	06	Project Name 269 Avila	Conditioned Floor Area (f 682	²) Units N	lumber of Bedroo	oms Num	nber of Zones	Cooling		Heating System
Existing Area (excl. new a	addition) (ft ²)		xcl. existing) (ft ²)	Total Area	Existing B	Bedrooms	Addition Bedrooms	Total Bedrooms		662	1 1			1		,	1
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PLIANCE RESULTS									01	02	03	Zone Flo		Avg. Ceiling	06		07
	Complies with Comp								Zone Name	Zone Type	HVAC System Name	(ft	t ²)	Height	Water Heating		Vater Heating Syste
02 This buildi	ing DOES NOT requ	ire HERS Verification							Unit A	Conditioned	No Cool1	68	82	12	DHW S	ys 1	n/a
		· · · · · · · · · · · · · · · · · · ·		_					OPAQUE SURFACES								
			ENERGY USE SUM	MMARY					01	02	03		04	05	08	07	
04		05		06		07		08	Name Catalog Mall, North	Zone	Constru		Azimuth	Orientation	Gross Area (ft²)		
Energy Use (kTD	DV/ft²-yr)	Standard De	esign Pro	posed Design	Compl	oliance Margin	Percer	nt Improvement	Exterior Wall - North Exterior Wall - North 2	Unit A Unit A	R-21+ Wall @ 24		0	Right Right	188	20	
Space Heat		47.41		49.90		-2.49		-5.3%	Exterior Wall - West	Unit A	R-21 Wall @ 24		270	Back	255.9	85.	
Space Cool IAQ Ventilat		0.00		2.81	_	0.00	_	0.0%	Exterior Wall - South	Unit A	R-21 Wall @ 24	OC-Wood	180	Left	158	0	
Water Heati		19.64		16.95	_	2.69	_	13.7%	Exterior Wall - South 2	Unit A	R-30+ Wall @ 2-		180	Left	118	0	
Photovoltaic (0.00		0.00			Interior Surface - Wall	Unit A	R-21 W		n/a	n/a	240	0	
Compliance Ener	ergy Total	69.86		69.66		0.20		0.3%	Interior Surface - Cellin	Unit A>>Unit A	R-30 Roof I	No Attic	n/a	n/a	882	n/a	a n/s
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e | info@cm-architects.com

269 AVILA ST

SAN FRANCISCO, CA 94123 0441A / 002



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Date 05.18.2018

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Scale

Sheet Title ENERGY COMPLIANCE DOCUMENTATION

T24-1

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Project Name: 269 Avila Calculation Description: Title 24 Analysis	Calculation Date/Time: 09:47, Fri, May 18, 2018 Input File Name: tmpAC00.tmp.xml	Page 6 of
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	,	
1. I certify that this Certificate of Compliance documentation is accurate and or	complete.	
Documentation Author Name:	Documentation Author Signature: Jamie Digitally signed by DN: cm=Jamie Mas	tro, o, ou,
Company: CM Architects	Signature Date: C=US Date: 2018.05.180	
Address:	CEA/HERS Certification Identification (If applicable):	
City/State/Zip:	Phone: (213)361-2483	
RESPONSIBLE PERSON'S DECLARATION STATEMENT	13.	
I certify that the energy features and performance specifications identi Regulations.	to accept responsibility for the building design identified on this Certificate of Compliance. Itided on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the Californ this Certificate of Compliance are consistent with the information provided on other applicable compliance docu	
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIA	NCE METHOD	CF1R-PRF-01
Project Name: 269 Avila	Calculation Date/Time: 09:47, Fri, May 18, 2018	Page 5 of 6
Calculation Description: Title 24 Analysis	Input File Name: tmpAC00.tmp.xml	

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt 1-1	150	0.0686667	Exhaust	0	Not Required

gistration Number: Registratio	in Date/Time:	HERS Provider:
A Building Energy Efficiency Standards - 2016 Residential Compliance Report Ve	sion - CF1R-04302018-1016 SP2	Report Generated at: 2018-05-18 09:

Registration Number: Registration Date/Time: Registration Date/Time: Report Version - CF1R-04302018-1016 SP2

HERS Provider: Report Generated at: 2018-05-18 09:48:04

			Attachment
JOB ADDRESS 269 Avila	APPLIC	CATION NO	ADDENDUM NO.
ENGINEER/ARCHITECT NAME_C	M Architects	PHONI	ENO. (213) 361-2483
Ensuring the completion of insta direct responsibility of the unders the installation. Verification testin In accordance with the requirement	igned. Installation docu g must be completed by	mentation must be comple a certified HERS rater.	ated by the contractor performing
building elements in this project:			T
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APPROVAL (Based on submitted			
DATE		or Energy Inspection Service	27.0

Rev 2/28/2017

ADDENDUTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6474 APPROVAL (Based on submitted reports) DATE DBI Electrical Inspection Services (415) 558-6132; or, dbi energy inspections@algov.org; or FAX (415) 558-6474	DDENDUM NO
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CFPR-TG-01-E Lighting - Single Family Dwellings (E1)	
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© CF2R-STH-01-E. Solar Water Heating System (IP1) Mechanical © CF2R-MCH-04-E. Non HERS – Evaporative coolers (IP2) 2. Verification © CF3R-PLB-21-H. DHW HERS – HERS Multifamily Central Hot Water System Distribution (VP2) © CF3R-PLB-22-H. DHW HERS – HERS Single Dwelling Unit Hot Water System Distribution (VP3) Required information: Prepared by: Engineer/Architect of Record Signature Fax: Email:	JOB ADDRESS 269 A	Avila	_ APPLICATION NO			_ADDENDUM N
direct responsibility of the undersigned. Installation documentation must be completed by the contractor performit the installation. Verification testing must be completed by a certified HERS rater. In accordance with the requirements of the 2016 California Energy Code, the following documentation is required to plumbing work in this project: 1. Installation Plumbing OPER-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6) X CP2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP6) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP7) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP7) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP7) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP7) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP7) OPER-PLB-02-E DHW Non-HERS - Prool and Spa Healing System (IP8) OPER-PLB-02-E DHW Non-HERS Single Dwelling Unit Hot Water System Distribution (IP8) OPER-PLB-02-E DWH Water Healing System (IP1) Mechanical OPER-PLB-02-E Non HERS - Evaporative coolers (IP2) 2. Verification OPER-PLB-02-E Non HERS - HERS Multifamily Central Hot Water System Distribution (IVP2) OPER-PLB-02-E DHW HERS - HERS Multifamily Central Hot Water System Distribution (IVP2) OPER-PLB-02-E DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IVP2) OPER-PLB-02-E DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IVP2) OPER-PLB-02-E DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IVP2) Distribution (IVP2) Distribution (IVP3) OPER-PLB-02-E DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IVP2) Distribution (IVP3) OPER-PLB-02-E DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IVP3)	ENGINEER/ARCHITEC	NAME CM Architects		PHONE NO.	(213	361-2483
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□ CP2R-PLB-01-E DHVN Non-HERS - Single Dealing Unit to Water System Distribution (IPS) □ CP2R-PLB-03-E DHVN Non-HERS - Single Dealing Unit to Water System Distribution (IPS) □ CP2R-PLB-03-E DHVN Non-HERS - Pool and Spa Healing System (IPT) □ CP2R-PLB-03-E DHVN Non-HERS - Pool and Spa Healing System (IPT) □ CP2R-PLB-03-E DHVN Non-HERS - Pool and Spa Healing System (IPT) □ CP2R-PLB-03-E DHVN HERS - HERS Single Dwelling Unit Hot Water System Distribution (IPS) □ CP2R-STH-01-E Solar Water Healing System (IPT) Mochanical □ CP2R-STH-01-E Solar Water Healing System (IPT) Mochanical □ CP2R-NCH-04-E Non HERS - Evaporative coolers (IP2) 2. Varification □ CP3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP3) □ CP3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot W	1. Installation	0 0 0 11	IN IN			
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© CF2R-STH-01-E. Solar Water Heating System (IP1) Mechanical © CF2R-MCH-04-E. Non HERS — Evaporative coolers (IP2) 2. Varification © CF3R-PL8-21-H. DHW HERS — HERS Multifamily Central Hot Water System Distribution (VP2) © CF3R-PL8-22-H. DHW HERS — HERS Single Dwelling Unit Hot Water System Distribution (VP3) Required information: Prepared by: Engineer/Architect of Record Signature Fax: Email: Review by: DBI Engineer or Plan Checker APPROVAL (Based on submitted reports)	CF2R-PLB-21-H DHW H	IERS - HERS Multifamily Central IERS - HERS Single Dwelling Un	Hot Water System Distribution Hot Water System Distribution	ition (IP9) oution (IP8)		
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cm architects
3442 Adell Court
Oakland, CA 94602
c | 213.361.2483
e | info@cm-architects.com

SAN FRANCISCO, CA 94123 0441A / 002

269 AVILA ST



No.	Date		ssue			
	05.18.	2018	BUILDIN	G PERM I T	SUBMIT	TAL
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Project Name	•				_	Date	
269 Avila ROOM INFORMATION		DEC	IGN CONDITIO	NC			5/18/2018
Room Name	Unit A		of Peak	140	-		Jan 1 AM
Floor Area	682.00 ft²		e of Peak door Dry Bulb Te	mn-	eath tra		38 %
Indoor Dry Builb Temperature	68 °F	Oute	200F Dry Build 18	mpe	latera		,
noor bry baro romperature							
Conduction	Area		U-Value		ΔT°F		Btu/hr
2-21+ Wall @ 24" OC- Wood Siding	148.0	l x l	0.0660	x	30	= [29
Vood Door	20.0	x	0.5000	X	30	- F	30
3-21 Wall @ 24" OC- Wood Siding	448.6	x	0.0880	х	30	- [88
eld Wen Premium Alum - 590 Silding Patio	40.0	x	0.5000	х	30	- [80
Residential Prescriptive	11.3	x	0.3200	х	30	- [10
eld Wen Premium Alum - Fixed Window	34.0		0.3700	х	30	- [37
3-30+ Wall @ 24" OC- Wood Siding	118.0	x	0.0505	х	30	- [17
lieb-On-Grade	perim = 64.0		0.7300	х	30	- [1,40
		x		x		<u>-</u>	
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have above with an estadel Wildow	and the section of			X		- H	4,14
Items shown with an asterisk (*) denote conducti	on through an interior suff	ace to	anomer room		Page To	ISH _	4,14
Infiltration: 1.00 x 1.0	078 x 682 x		12.00 X 0.	228	/601 x	30	_ 1,00
Schedule Air Sensil			ing Height AC		ΔŤ	50	=
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TOTAL HOURLY HEAT LOSS FOR RO	OOM			_			5,15
TOTAL HOURLY REAL LUSS FOR KE	JOM				-		0,750
EnergyPro 7.2 by EnergySoft User Number: 1	1032			ID: I	M 1809		Page 11 of 11



§ 150.0(m)13:

§150.0(o):

§ 150.0(o)1A:

§ 110.4(b)1:

§ 110.4(b)2: § 110,4(b)3:

§ 110.5: § 150.0(p): Lighting Measures:

§ 110.9: § 150.0(k)1A: § 150.0(k)1B: § 150.0(k)1C: § 150.0(k)1D:

\$ 150.0(k)1F: § 150.0(k)1F:

§ 150.0(k)1G:

§ 150.0(k)2F: § 150.0(k)2G: § 150.0(k)2H: § 150.0(k)2I:

§ 150.0(k).

2016 Low-Rise Residential Mandatory Measures Summary

Building Envelop	e Masures:
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDM/4/CSA 101/1.5.2/A440-2011.*
§ 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
§ 110.7:	110.6-A and 110.6-B for compliance and must be caulised and/or weatherstripped.* Aff Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulised, pasketed, 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 Stab Floors. Heated stab 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() when the installation of a cool roof is specified on the CF1R.
§ 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):	Calling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average Unicor must not exceed 0.048 Minimum R-10 evelighted average Unicor of 0.054 or idea in a rafter nor of laterian. Also access abono must hee permanently attached insulation using achievive or mechanical fasteners. The attic access must be geaketed to prevent air leakage. Insulation must be installed in ideal contact with a continuous mod or celling which is seeled to limit initiration and exhibition as specified in § 110.7, including but not limited topicaling insulation either above or below the not deck or not spot of sylvest celling."
§ 150.0(b):	Leose-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 or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 o less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in 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):	Sibb Edge Insulation. Slab adge insulation must meet all of the following: have a vater absorption rate, for the insulation material alone witho facing, no greater han 0.3%; have a vater approximate properties on greater than 0.20 permithor; be greated after physical demage and UV light deterration; and when installed approximate has 0 permithor; be greated as 1 10.2(g).
§ 150.0(g)1:	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):	Fanestration 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.
Fireplaces, Deco	rative Gas Appliances, and Gas Log Measures:
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.'
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Condition	ing, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Cartification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be cartified 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 Pumpa with Supplementary Electric Resistance Heaters. Heat pump with supplementary section resistance heaters must have controls that prevent supplementary heater porestor when the heating load can be met by the heat pump slower, and in which the cut-on temperature for compression heating is higher than the cut-on 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(o)5:	Water Heating Recirculation Loops Serving Multiple Owelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release velve, 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 6.8 kBTU/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 gast fan-type central furnaces; household cooking appliances (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heater
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentalist Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual Jusing design conditions specified in § 150.0/In/2.

2016 Low-Rise Residential Mandatory Measures Summary

Duet System Sizing and Air Filter Grills Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupitable space must have a note for the placement of a static pressure probe (HSPF), or a permanently installed static pressure probe (HSPF) in the apply Service. In the space conditioning system must also demandating afford a 500 CP/lip for the online discipling appared by must probe the most price of the space conditioning system must also demandating afford as 500 CP/lip for the onlined continued by the order of the space of t

forced all systems.

Varialision for for Indoor Air Quality, Ail dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of control forced air system air handlers used in central fan integrated ventilation systems are permisable methods of

contribute operator in central lorder at system are nanoes seen in central an integrator verification systems are permission heartood or providing which sudding verification and format of the contribute of the

winds against a see an expension of the control of

Covers. Outdoor pools or spes that have a heat pump or gas leater must have a cover.

Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that

Directional interes and time switches for pools. Provisition terres checked in their time that design the pool water, and a time switch that will allow all purpose to be set or post-partial for burning vibratilities. General periods.

Pilot Light Natural gas pool and spe heaters must not have a confinuously burning pilot light.

Pool Systems and Equipment installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

In Lighting Cortrols and Components. All lighting control devices and systems, ballests, and luminaires must meet the applicable requirements of \$110.0°.

JAS High Efficacy Light Sources, Toqualify as a JAS high efficacy light source for compliance with \$150.0(k), a residential light source must be certified in the Energy Commission according to Reference Joint Appendix JAS.

Luminaire Efficiency, All installation intenser must be being efficacy in according entire the \$150.0-A.

Blank Blackmiss I Source in the state of the efficiency in according entire the state of the device of the efficiency in according must be served by a dimmer, vessing search control, or fair speed control.

Receased Control.

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Control of the Control of the efficiency in according must meet be served by a control of the efficiency in a search control. Or the efficiency in a search control or the efficiency in a search of the efficiency in the efficiency in a search of the efficiency in a search of the efficiency in the effic

20 bits.

Night Lights. Permanently installed night lights and night lights inlegate to installed luminaires or exhaust from such to consume no more than 5 water of power per terminate or exhaust fan as determined in accordance with § 190.0(c). Night lights do not need to be controlled by viscening seasons.

Lighting integral to Exhauset Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods)

Digitarily strength of Charles and Charles

§ 150.0(b).

Interior Switchse and Controle. Lighting controls must comply with the applicable requirements of § 110.9.

Interior Switchse and Controle. Lighting controls must comply with the applicable requirements of § 110.9.

Interior Switchse and Controle. An esergy management control system (EMCS) may be used to comply with dimmer requirements if it fundiose as a dimmer according to § 110.9; mest the interior equirements of § 100.4; mests the EMCS requirements of § 100.4; mests all other requirements in § 150.0(b). If the interior Switchse and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 100.0(b) if it meets all of the interior Switchse and Controls. An EMCS may be used to comply with vacancy sensor requirements of § 100.4; the EMCS requirements of § 100.0(b) if it provides the functionality of a dimmer according to § 110.8, and complies with all other applicable requirements in § 150.0(b) 2.

§ 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(t)(26: Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.

§ 150.0(t)(26: Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.

§ 150.0(t)(26: 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 bypess a dimmer or vacency sensor function if the control is installed to comply with

Pool and Spa Systems and Equipment Measures:

Certification by Manufactures: Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficit fill that oncycles with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjustment the thermost are stated in the state of the heater that allows shutting off the heater without adjustment the electric variables are card with operating instructions; and must be electric variables headen.

§ 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 outli dryer vent.
§ 150.0(h)3B:	Liquid Line Orier. Installed air conditioner and heat pump systems must be equipped with liquid line filter oriers if required, as spec 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 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 foll be insulated according to the requirements of TABLE 120.34; the first 5 feet of hot and cold water pipes from the storage tank; all promised identifies of 44 indh or larger, sit piping associated with a domestic hot water restrictation system regardless of the pipe dispiping from the heading source to atorage tank or between tanks; piping buried below grader, and all hot water pipes from the heading storage tanks.
§ 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 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. Dis 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,
§ 150.0(j)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, prote aluminum, sheel makel, painted cervas, or plastic cover. The cover must be weter retardant and provide shielding from solar radiatio cause degregation of the material.
§ 150.0(j)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located cutside the conditioned space of 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 foll 2014 decidinal processors with the system of the syst
§ 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 Cert Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
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 contractor installs the Insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CNIC Compilance. All in-cladification system ducts and plenums must be installed, seeked, and installed to meet the mayarements is \$6.01.0.002.0.003.0.004.0.005.000.000.0000.0000.000
§ 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 achies 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 tay 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 cutside of the building must have be automatic dampers.
§ 150.0(m)8:	Gravity Ventitation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessib manually operated dampers in all openings to the outside, except combustion in let and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of insultation, insulation must be protected from damaps, including that due to surfight, moisture, equipment maintenant undurit, insultation exposed to weather miss the suitable for couldons service. For example, protected by adminum, where thest, painted plastic cover. Calludar foam insulation must be protected as above or painted with a coating that is water retardant and provides shield as adminument of the coating that is water retardant and provides shield as a discount of the coating that is water retardant and provides shield as a discount of the coating that is water retardant and provides shield as a discount of the coating that is water retardant and provides shield as a discount of the coating that is water retardant and provides shield as a discount of the coating that is not provided to the coating that t
§ 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 be
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to cocupieble space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, if accordance with § 1500/mil 14nd Reference Residential Appendix R3.
	Air Filtration, Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through

	2016 Low-Rise Residential Mandatory Measures Summary
§ 150.0(k)2J:	Interior Switches and Controls. In bethrooms, 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 JAB, except luminaires in closets less than 70 aquare 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 obtuidings on the sense lot, must meet the requirement in line in § 15.00,0(34.0 ft and OFF switch in other recoluments in either item; § 150,0(53.4 ft photocell and motion sensor) or item § 150,0(5).34 ft photocontrol and submatic firms switch control, astronomical time clock, EMCS).
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise multifamily redicertial buildings, outdoor lighting for private patios, entrances, belcondes, and promotes; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either \$ 190,01(8)A or with the applicable regularements in §§ 110.8, 1900, 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)38 or § 150.0(k)3D must compty 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 compty 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 power as determined according to § 190.0(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 multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in the building must be high efficacy furnishings and controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-vise Multi-Family Real/sintial Buildings. In a low-line multifamily residential building where the total interio common area in a single building equals more than 20 percent of the floor area, premanently installed lighting in that building must: I. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.8 and 141.0; and II. Lighting installed in contriors and stainveils must be controlled by cooppart sensors that reduce the lighting power in each space by at least 90 percent. The occupant sensors must be capable of turning the light flatly on and if through its designed paths of ingress and egrees.
Solar Ready Bul	
SOME READY DU	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the
§ 110.10(a)1:	Supplication for a tentative subthistion map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Area. The solar zone must have a minimum total area as described before. The solar zone must comply with access, pathway, more variation, and speciagn requirements appealed in Tall 64. Part 90 or other plant of Tille 24 or in any requirements accepted by a local jurisdiction. The solar zone stotal area must be comprised of areas that have no dimension less than 5 feet and are no less than 60 equare feet each for buildings with roof areas less than or equal to 10,000 square feet, or loss than 100 equare feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 50 equare feet. For other an multi-ferming buildings the solar zone must be located on the roof or overhang of the building, or on the roof or solar acceptance of a roof and the residences within 250 feet of the building, or on covered parting installed with the building project, and have a total area no let than 15 person to the building can for the building and have a total area no let than 15 person to the building can be the building and have a total area no let than 15 person to the building can be the building and the project, and have a total area no let than 15 person to the building can be the building and the project.
§ 110.10(b)2:	Orientation, All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north
§ 110.10(b)2.	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	Finding any department of the state of the roof or any other part of the building that projects above a solar zone must be located at least twice t distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest coin of the solar zone, measured in the various plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the alectical service (for single family residences the point of interconnection will be the main service panel); and a pariway for routing of plumting from the solar zone to the water-heafing system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.19(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circ



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AVILA 269

SAN FRANCISCO, CA 94123 0441A / 002



No. Date		ssue		
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T24-3

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

						Form version: October 11, 2017 (For permit applications January 2017 - December 201		
1. Fill o	FRUCTIONS: out the project information in the Verificat mittal must be a minimum of 11" x 17".	ion box at the right.			OTHER RESIDENTIAL ALTERATIONS +	VERIFICATION Indicate below who is responsible for ensuring green		
	form is for permit applications submitte	d January 2017 through Decembe	ADDITIONS	building requirements are met. Projects that increase				
	be submitted until January 1, 2018.		adds any amount of conditioned	total conditioned floor area by ≥1,000 sq. ft. are required				
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT		area, volume, or size	to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For		
	GRADING & PAVING	1		tou from outsting the heilding	if applicable	projects that increase total conditioned floor area by		
AL	GRADING & PAVING	CALGreen 4.106.3	how how surface drainage (grading, swales, drains, retention areas) will keep surface wa	ter from entering the building.	if applicable	<1,000 sq. ft., the applicant or design professional may		
	RODENT PROOFING FIREPLACES &		eal around pipe, cable, conduit, and other openings in exterior walls with cement mortar of	•	sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion			
I	WOODSTOVES	CALGreen 4.503.1	stall only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.		•	' '		
RESIDENTIAL	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	lab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 rofessional.	4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed	•	PROJECT NAME		
	MOISTURE CONTENT	CALGreen 4.505.3	/all + floor <19% moisture content before enclosure.		•	0441A / 002		
	BATHROOM EXHAUST	CALGreen 4.506.1	lust be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be	canable of adjusting between <50% to >80% (humidistat may be separate component)	•	BLOCK/LOT		
	BATTITOGIAL EXTINCEST	O/AEGIGGII 4.000.1	dot be ENERGY 617 th compliant, added to building extendit, and no namidotal shall be t	(hamiliation may be departed destributed).		269 AVILA STREET, SAN FRANCISCO CA 94123		
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	se products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 to esilient flooring (80% of area), and composite wood products.	for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives,	•	ADDRESS MULTI-FAMILY LOW RISE RESIDENTIAL PRIMARY OCCUPANCY XXX SF		
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10		werheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets m/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per	•	GROSS BUILDING AREA 626 SF INCREASE IN CONDITIONED FLOOR AREA		
WA	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate estrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,50		•	I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It		
ENERGY	ENERGY EFFICIENCY	CA Energy Code	omply with all provisions of the CA Energy Code.		•	is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if		
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	rovide short- and long-term bike parking to meet requirements of SF Planning Code sec.	155.1-2.	if applicable	I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.		
TE	RECYCLING BY OCCUPANTS	SF Building Code AB-088	rovide adequate space and equal access for storage, collection, and loading of composta	able, recyclable and landfill materials.	•	JAMIE MASTRO 04/26/18 LICENSED PROFESSIONAL (sign & date)		
WASTE	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	or 100% of mixed C&D debris use registered transporters and registered processing facil	ities with a minimum of 65% diversion rate.	•	May be signed by applicant when <1,000 sq. ft. is added. AFFIX STAMP BELOW:		
ပ	HVAC INSTALLER QUALS	CALGreen 4.702.1	stallers must be trained in best practices.		•	GED AROX		
HVAC	HVAC DESIGN	CALGreen 4.507.2	VAC shall be designed to ACCA Manual J, D, and S.		•	JAMIE MASTRO		
OD IBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	lass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat	their glass for opacity.	•	C-35515 V/J. Ren (6,30,19		
GOC	TOBACCO SMOKE CONTROL	Health Code art.19F	rohibit smoking within 10 feet of building entries, air intakes, and operable windows and e	perable windows and enclosed common areas.		OF CALIFOR		
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	rojects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 FPUC Stormwater Management Requirements.	impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting	if project extends outside envelope	Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.		
POLL PREVE	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	rovide a construction site Stormwater Pollution Prevention Plan and implement SFPUC B	Best Management Practices.	if project extends outside envelope	of Record will verify compliance.		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	eal permanent HVAC ducts/equipment stored onsite before installation.		•	GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)		
□		1/1				FIRM		
		Water Efficiency ad CALGreen 4.303 maximum flo	rates:	Efficiency of Existing Non-Compliant Fixtures		I am a LEED Accredited Professional		
Äζ	FIXTURE TYPE	MAXIMUM FIXTURE FLOW RA	NOTES: All fixtures that are n	ot compliant with the San Francisco Commercial Water Conservation or are located within the project area must be replaced with fixtures				
FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY	Showerheads ²	2 gpm @ 80 psi	1. For dual flush toilets, effective flush volume or fittings meeting the	e maximum flow rates and standards referenced above. For more		I am a GreenPoint Rater		
	Lavatory Faucets: residential	1.2 gpm @ 60 psi	volume of two reduced flushes and one full	information, see the Commercial Water Conservation Program Brochure, available at SFDBI. org.		I am an ICC Certified CALGreen Inspector		
SI	Kitchen Faucets	1.8 gpm @ 60 psi default	flush. The referenced standard is ASME			Tam an 100 octulied OALGreen Inspector		
声胀	Wash Fountains	1.8 gpm / 20 [rim space (inches) @	psil Type High Efficiency Toilet Specification –	PLUMBING FIXTURES INCLUDE:				
R H	Metering Faucets	.20 gallons per cycle	1.28 gal (4.8L)	Any toilet manufactured to use more than 1.6 gallons/flush Any urinal manufactured to use more than 1 gallon/flush		GREEN BUILDING COMPLIANCE PROFESSIONAL		
ַּ	Tank-type water closets	1.28 gallons / flush¹ and EPA W	2. The combined how rate of all showerheads	manufactured to have a flow capacity of more than 2.5 gpm		(sign & date)		
7,8		-	maximum flow rate for one showerhead, or 4. Any interior fauce	t that emits more than 2.2 gpm		Signature by a professional holding at least one of the above certifications is required. If the Licensed		
E S	Flushometer valve water closets	1.28 gallons / flush¹	the shower shall be designed to allow only one showerhead to be in operation at a time Exceptions to this re-	quirement are limited to situations where replacement of fivtura(s) would		Professional does not hold a certification for green		
ĽΞ	Urinals	Wall mount: 0.125 gallons / flush	(CALGreen 5.303.2.1) detract from the history	quirement are limited to situations where replacement of fixture(s) would oric integrity of the building, as determined by the Department of Building to San Francisco Building Code Chapter 13A.		design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.		