



# 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](mailto: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

| TYPE       | 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 the street | 0       | 0       | 0           |
| 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. Th 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.

|  |
|--|
| <b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b> |
|--|

### 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

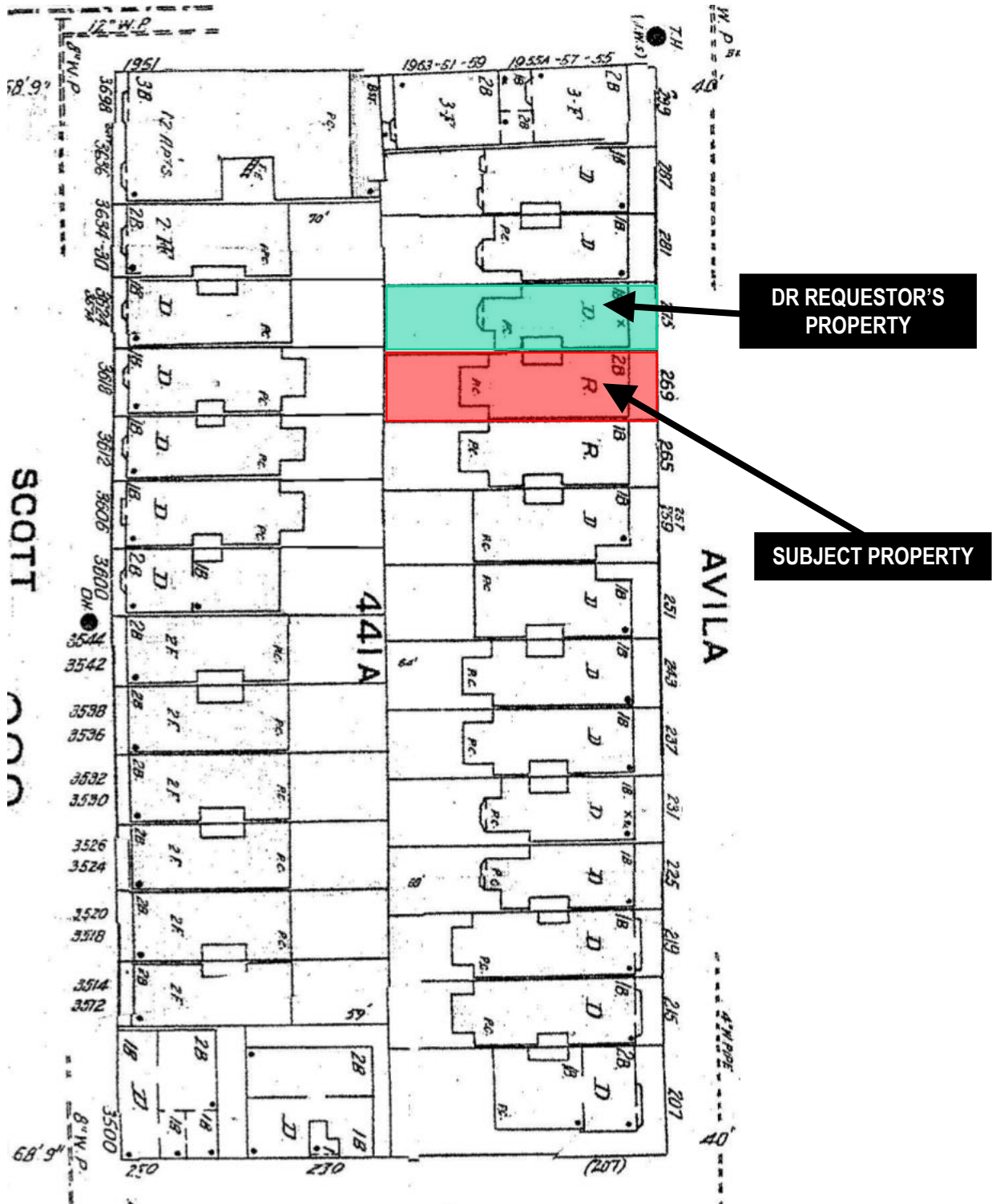
# Exhibits

## BEACH



**SAN FRANCISCO  
PLANNING DEPARTMENT**

# Sanborn Map\*

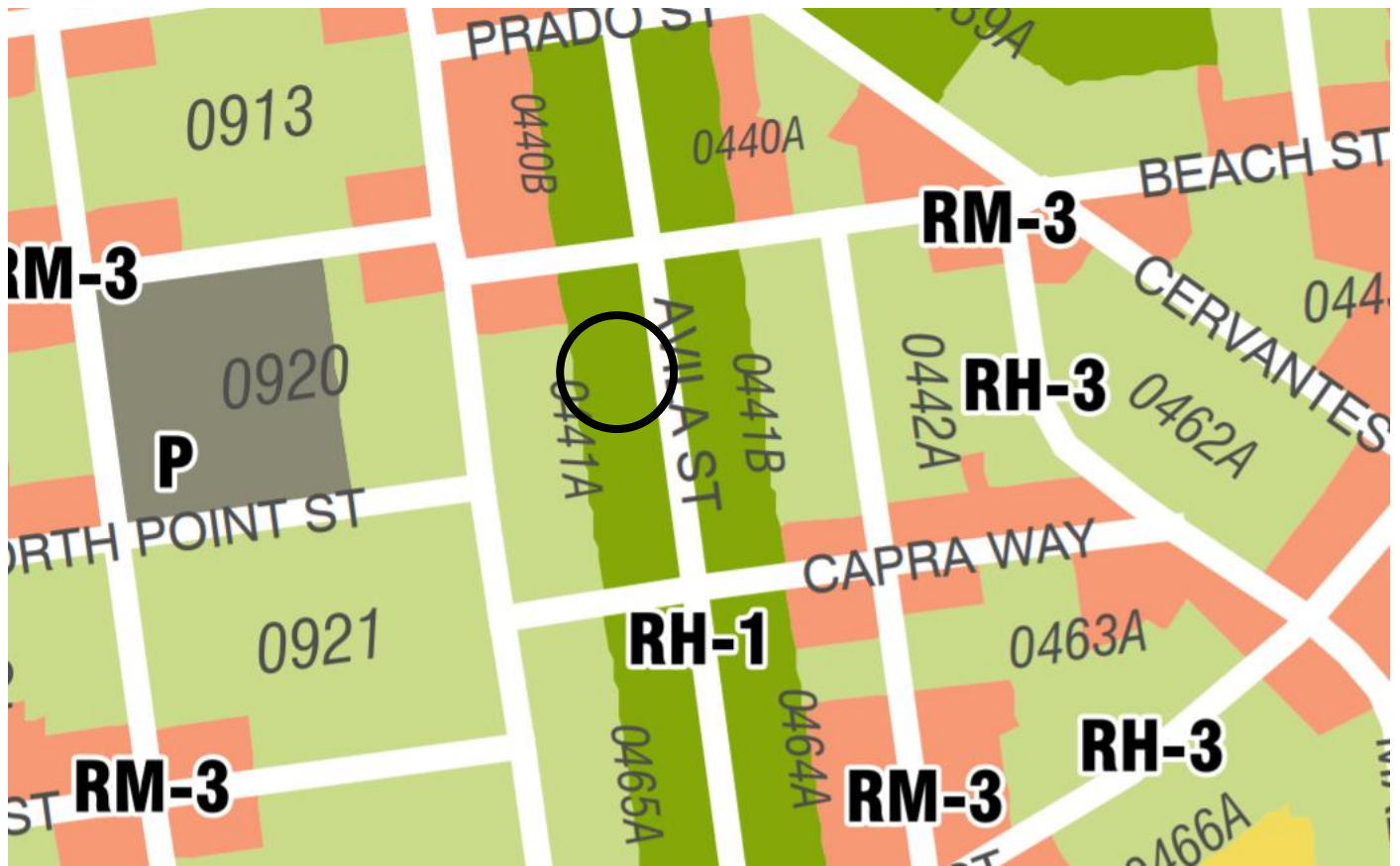


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing  
**Case Number 2018-007690DRP**  
 269 Avila Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street



# Aerial Photo



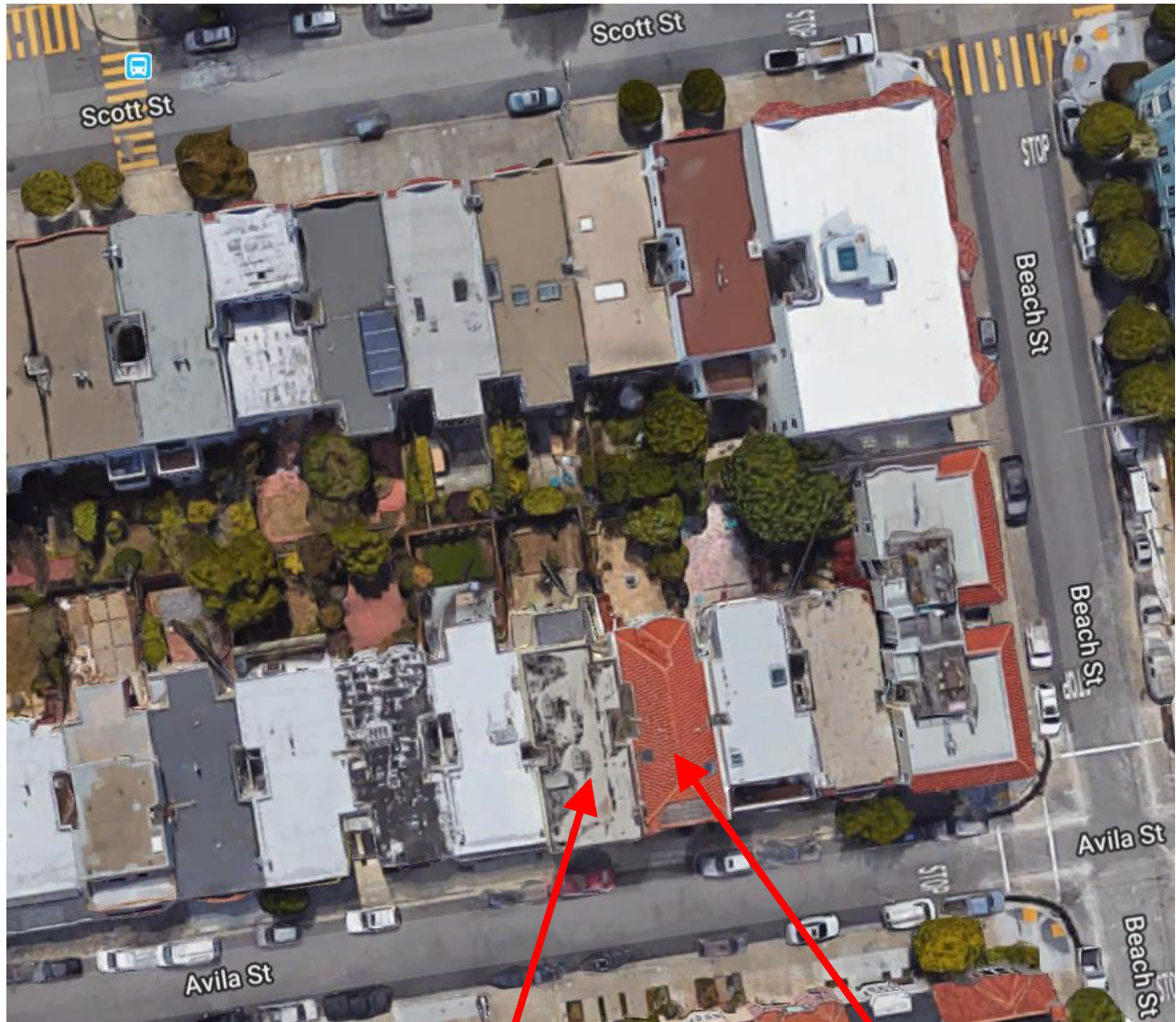
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street

# Aerial Photo



**SUBJECT PROPERTY**

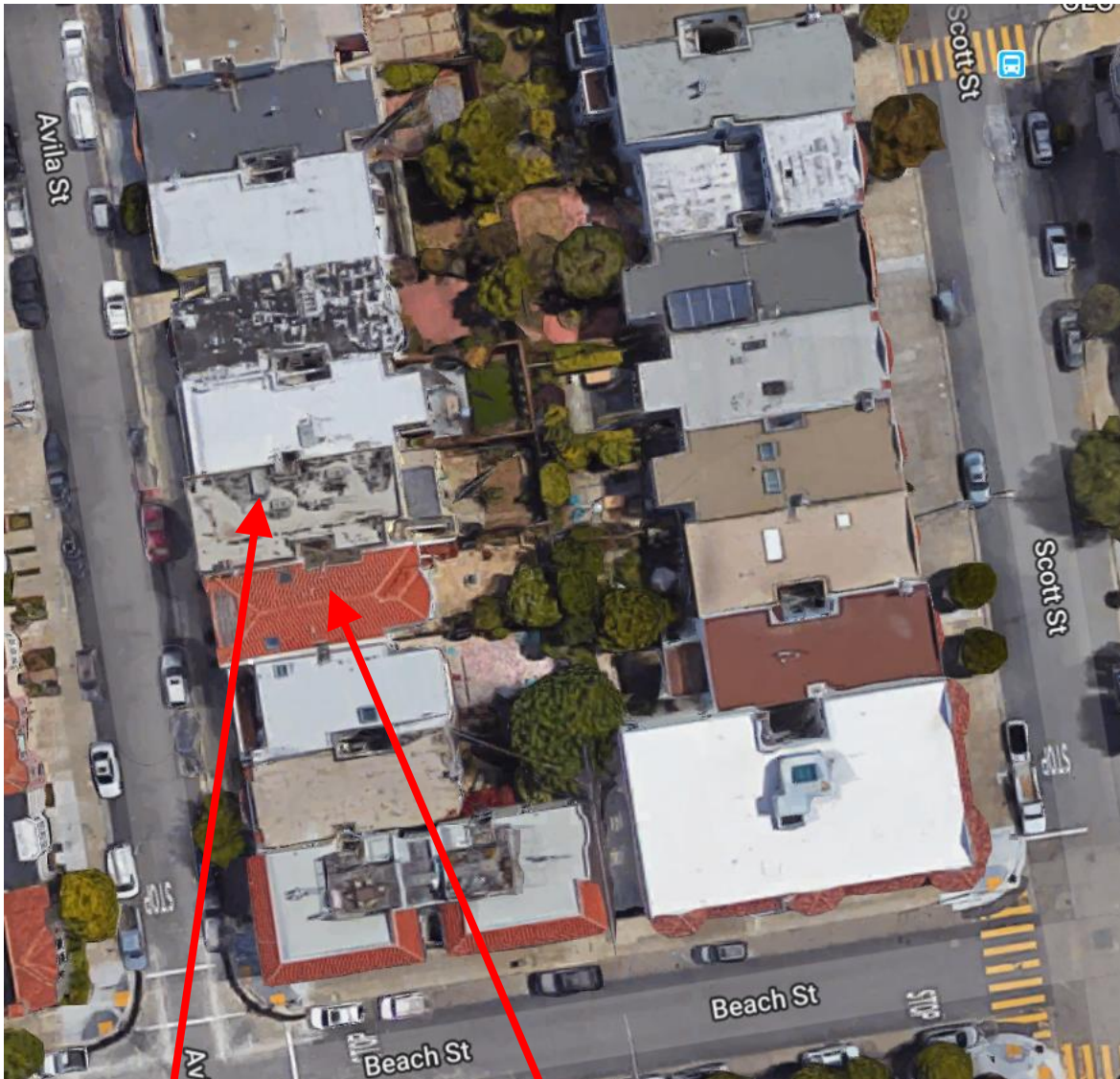
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2018-007690DRP  
269 Avila Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |   |  |
|--|---|--|
| <b>Project Address</b>   |   | <b>Block/Lot(s)</b>                                  |
| 269 AVILA ST   |   | 0441A002   |
| <b>Case No.</b>  |   | <b>Permit No.</b>                                    |
| 2018-007690PRJ   |   | 201805240036   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>  | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <b>Project description for Planning Department approval.</b><br>ADDITION OF ACCESORY DWELLING UNIT PER ORDINANCE 162-16. **MAHER N/A** Addition of new opening for pedestrian door within the garage recess. |   |  |

### STEP 1: EXEMPTION CLASS

|  |  |
|--|--|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |  |
| <input checked="" type="checkbox"/>  | <b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.  |
| <input type="checkbox"/>   | <b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.   |
| <input type="checkbox"/>   | <b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:<br>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.<br>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.<br>(c) The project site has no value as habitat for endangered rare or threatened species.<br>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.<br>(e) The site can be adequately served by all required utilities and public services.<br><br><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b> |
| <input type="checkbox"/>   | <b>Class ____</b>  |



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | <b>Air Quality:</b> 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)   |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?  |
| <input type="checkbox"/> | <b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)  |
| <input type="checkbox"/> | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)  |
| <input type="checkbox"/> | <b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>   |
| <input type="checkbox"/> | <b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>   |
| <input type="checkbox"/> | <b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>  |

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): David Weissglass

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

|   |  |
|---|--|
| <b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i> |  |
| <input checked="" type="checkbox"/>   | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>  | <b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>  | <b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|  |  |
|--|--|
| <b>Check all that apply to the project.</b>                          |  |
| <input type="checkbox"/>   | 1. <b>Change of use and new construction.</b> Tenant improvements not included.  |
| <input type="checkbox"/>   | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.  |
| <input type="checkbox"/>   | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.   |
| <input type="checkbox"/>   | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.  |
| <input type="checkbox"/>   | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .  |
| <input type="checkbox"/>   | 8. <b>Addition(s)</b> 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. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>   | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>   |

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

|   |  |
|---|--|
| <b>Check all that apply to the project.</b> |  |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.           |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>  |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                  |
| <input checked="" type="checkbox"/>         | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

|   |  |
|---|--|
| <input type="checkbox"/>  | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .  |
| <input type="checkbox"/>  | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  |
| <input type="checkbox"/>  | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator)  |
| <input type="checkbox"/>  | 10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation<br><div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A<br/>           a. Per HRER dated<br/>           b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C<br/>           (attach HRER)         </div> </div> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>  |  |
| <input type="checkbox"/>  | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>   |
| <input checked="" type="checkbox"/>   | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>  |
| <b>Comments (optional):</b><br>proposal conforms with SOIS (proportions, materials, and dimensions) and existing character of building and surrounding neighborhood. work at secondary elevation. |  |
| <b>Preservation Planner Signature:</b> Marcelle Boudreaux   |  |

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

|                                     |   |   |
|-------------------------------------|---|---|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 - CEQA Impacts<br><input type="checkbox"/> Step 5 - Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>   |   |
| <input checked="" type="checkbox"/> | <b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>   |   |
|                                     | <b>Project Approval Action:</b><br>Building Permit<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | <b>Signature:</b><br>David Weissglass<br>10/19/2018 |
|                                     | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.<br>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. |   |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |                              |   |
|--|------------------------------|---|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
| 269 AVILA 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              |   |
| Modified Project Description:                  |                              |   |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|  |   |
|--|---|
| <input type="checkbox"/>   | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |   |
| Planner Name:  | Date:   |
|  |   |



# San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2018-007690 DRP

## DISCRETIONARY REVIEW APPLICATION

### Property Owner's Information

Name: c/o Jamie Mastro, Architect

Address: 3442 Adell St, Oakland

Email Address:

Telephone:

### Applicant Information (if applicable)

Name: Winston Ashmeade

Same as above ☐

Company/Organization:

Address: 275 Avila St, San Francisco, CA 94123

Email Address: ashmeade@pacbell.net

Telephone: 415-474-4676

### Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

### Property Information

Project Address: 269 Avila St, San Francisco

Block/Lot(s): 0441A/002

Plan Area:

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Building Permit Application #2018.0524.0036

Application by landlord-developer to add ADU to a non-conforming 2-unit building in an RH-1 single family zoning district, thereby resulting in a 3-unit building within the single-family neighborhood, and the intensifying in use of a non-conforming structure.

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**Project Details:**

- ☒ Change of Use    ☐ New Construction    ☐ Demolition    ☐ Facade Alterations    ☐ ROW Improvements  
☐ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☐ Other \_\_\_\_\_

**Estimated Construction Cost:** \_\_\_\_\_

- Residential:**    ☐ Special Needs    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization  
☐ Inclusionary Housing Required    ☐ State Density Bonus    ☒ Accessory Dwelling Unit

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment  
☐ Financial Service    ☐ Massage Establishment    ☐ Other: \_\_\_\_\_

**Related Building Permits Applications**

Building Permit Applications No(s): 2018.0524.0036

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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?                          | ✓   |    |
| Did you discuss the project with the Planning Department permit review planner?     | ✓   |    |
| Did you participate in outside mediation on this case? (including Community Boards) |     | ✓  |

### 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 separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the 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
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be 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

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

Signature

DR requester

Relationship to Project  
(i.e. Owner, Architect, etc.)

415-474-4676

Phone

Winston Ashmeade

Name (Printed)

ashmeade@pacbell.net

Email

## APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

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PIC

For Department Use Only

Application received by Planning Department:

By:

*S. J. J. J.*

Date:

7/27/18

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco**  
**Planning**

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

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## Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

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## Project Sponsor

Name:

Phone:

Email:

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## Required Questions

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

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

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

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## Project Features

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

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|  | 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.

|                      |  |
|----------------------|--|
| <b>Signature:</b>    | <b>Date:</b>   |
| <b>Printed Name:</b> | <input type="checkbox"/> Property Owner<br><input type="checkbox"/> Authorized Agent |

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

GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM 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.
- THE CONTRACTOR SHALL COORDINATE ALL TRADES, UTILITIES, AND ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES IMMEDIATELY IN WRITING.
- ALL WORK AND MATERIAL SHALL BE EXECUTED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES.
- GENERAL CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL COSTS FOR PUBLIC PROTECTION AS REQUIRED BY THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT AGENCIES.
- 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 ARCHITECT.
- GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
- 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.
- 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.
- 'TYP.' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALL, U.O.N.
- 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.
- COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
- 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 INSTABILITY.
- 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.
- 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 UTILITY SERVICE AND TEMPORARILY DEACTIVATE THEN WHEN THEY CONSTITUTE A HAZARD. LOCATION OF GAS, ELECTRIC, AND WATER METERS TO CONFORM TO UTILITY COMPANY REQUIREMENTS.
- PROTECT THE EXISTING CONSTRUCTION FINISHES, ADJACENT PROPERTY, PLANTINGS AND TREES. PROTECT THE WORK FROM RAIN AND OTHER NATURAL ELEMENTS, REPAIR, REFINISH, OR REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION.

ABBREVIATIONS:

|          |  |
|----------|--|
| ABV      | ABOVE                                  |
| AFF      | ABOVE FINISH FLOOR                     |
| AL, ALUM | ALUMINUM                               |
| ANOD     | ANODIZED                               |
| ARCH     | ARCHITECT                              |
| BD       | BOARD                                  |
| BDRM     | BEDROOM                                |
| BLDG     | BUILDING                               |
| BLKG     | BLOCKING                               |
| BLW      | BELOW                                  |
| BTWN     | BETWEEN                                |
| BO       | BOTTOM OF                              |
| CAB      | CABINET                                |
| CLG      | CENTERLINE                             |
| CH       | CEILING                                |
| CLR      | CEILING HEIGHT                         |
| COL      | CLEAR                                  |
| CONC     | COLUMN                                 |
| CONC     | CONCRETE                               |
| CONSTR   | CONSTRUCTION                           |
| CONT     | CONTINUOUS                             |
| COORD    | COORDINATE                             |
| C/C      | CENTER TO CENTER                       |
| DF       | DOUGLAS FIR                            |
| DIA      | DIAMETER                               |
| DIM      | DIMENSION                              |
| EA       | EACH                                   |
| ELEV     | ELEVATION                              |
| EQ       | EQUAL                                  |
| (E)      | EXISTING                               |
| EXT      | EXTERIOR                               |
| FD       | FLOOR DRAIN                            |
| FF       | FINISH FLOOR                           |
| FLG      | FLOORING                               |
| FLUOR    | FLUORESCENT                            |
| FO       | FINISHED OPENING                       |
| FRMG     | FRAMING                                |
| FRF      | FIRE RESISTIVE TREATED                 |
| GL       | GLASS                                  |
| GSM      | GALVANIZED SHEET METAL                 |
| GYP BD   | GYPSPUM BOARD                          |
| HDF      | HIGH DENSITY FIBERBOARD                |
| HT       | HEIGHT                                 |
| HORIZ    | HORIZONTAL                             |
| HM       | HOLLOW METAL                           |
| HR       | HOUR                                   |
| HVAC     | HEATING, VENTILATION, AIR CONDITIONING |
| ID       | INTERIOR DESIGNER                      |
| INCAND   | INCANDESCENT                           |
| INCL     | INCLUDED                               |
| INT      | INTERIOR                               |
| L        | LEVEL                                  |
| LED      | LIGHT EMITTING DIODE                   |
|          | TYPE LIGHT FIXTURE                     |
| MAX      | MAXIMUM                                |
| MDF      | MEDIUM DENSITY FIBERBOARD              |
| MECH     | MECHANICAL                             |
| MFG      | MANUFACTURER                           |
| MISC     | MISCELLANEOUS                          |
| MIN      | MINIMUM                                |
| MTL      | METAL                                  |
| MTR      | UTILITY METER                          |
| (N)      | NEW                                    |
| NA       | NOT APPLICABLE                         |
| NC       | NOT IN CONTRACT                        |
| NS       | NOT SPECIFIED                          |
| NTS      | NOT TO SCALE                           |
| OC       | ON CENTER                              |
| OPNG     | OPENING                                |
| P        | PAINT                                  |
| PL       | PLATE                                  |
| PLEX     | PLEXIGLASS                             |
| PLYWD    | PLYWOOD                                |
| PREFIN   | PREFINISHED                            |
| PM       | PROJECT MANAGER                        |
| PT       | PRESSURE TREATED                       |
| RAD      | RADIUS                                 |
| REQD     | REQUIRED                               |
| REF      | REFERENCE                              |
| RCP      | REFLECTED CEILING PLAN                 |
| RO       | ROUGH OPENING                          |
| SC       | SOLID CORE                             |
| SECT     | SECTION                                |
| SHT      | SHEET                                  |
| SHWR     | SHOWER                                 |
| SIM      | SIMILAR                                |
| STC      | SOUND TRANSMISSION COEFFICIENT         |
| SQ       | SQUARE                                 |
| SF       | SQUARE FEET                            |
| STL      | STEEL                                  |
| STRUCT   | STRUCTURE                              |
| TRAN     | TRANSOM                                |
| TEMP     | TEMPERATURE                            |
| TEMP GL  | TEMPERED GLASS                         |
| THRU     | THROUGH                                |
| TO       | TOP OF                                 |
| TYP      | TYPICAL                                |
| UON      | UNLESS OTHERWISE NOTED                 |
| VCB      | VOLUME CONTROL                         |
| VERT     | VERTICAL                               |
| VG       | VERTICAL GRAIN                         |
| VIF      | VERIFY IN FIELD                        |
| W/       | WITH                                   |
| W/C      | WATER CLOSET                           |
| WO       | WALL OPENING                           |
| W/O      | WITHOUT                                |
| WD       | WOOD                                   |

PROJECT DATA:

PROJECT ADDRESS: 269 AVILA ST  
SAN FRANCISCO  
CA 94123  
BLOCK: 0441A / LOT: 002  
TYPE V-B  
BUILDING TYPE: R-2  
OCCUPANCY GROUP: 3 STORIES  
# OF STORIES: 3 STORIES  
ZONING DISTRICT: RH-1  
LOT SQ. FT.: 2,504 SF

SCOPE OF WORK:

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 GROUND FLOOR.

CODES & ORDINANCES:

CALIFORNIA CODES  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA FIRE CODE  
AMENDMENTS OF THE CITY AND COUNTY OF SAN FRANCISCO  
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  
2016 SF FIRE CODE  
2016 SF PLANNING CODE

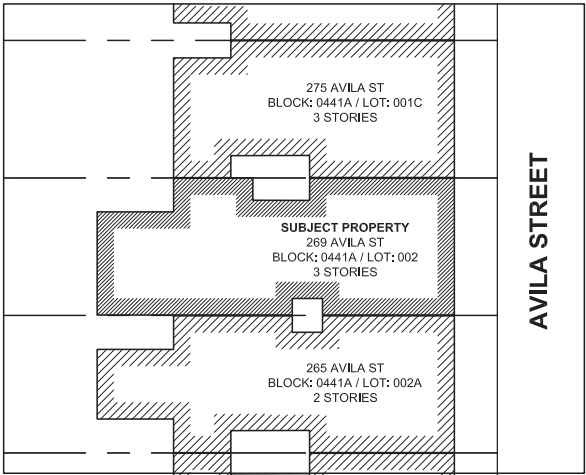
SEPARATE PERMITS:

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

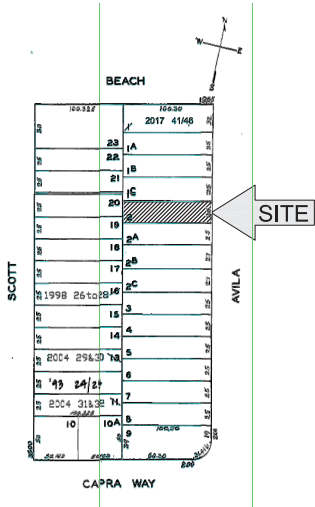
(N) SPRINKLER SYSTEM; SPRINKLER HEADS PER 2013 NFPA 13R AND INFO SHEET FS-05 D; EXTENT INDICATED BY KEYNOTES ON A0.0a AND PRE-APPLICATION DETERMINATION.



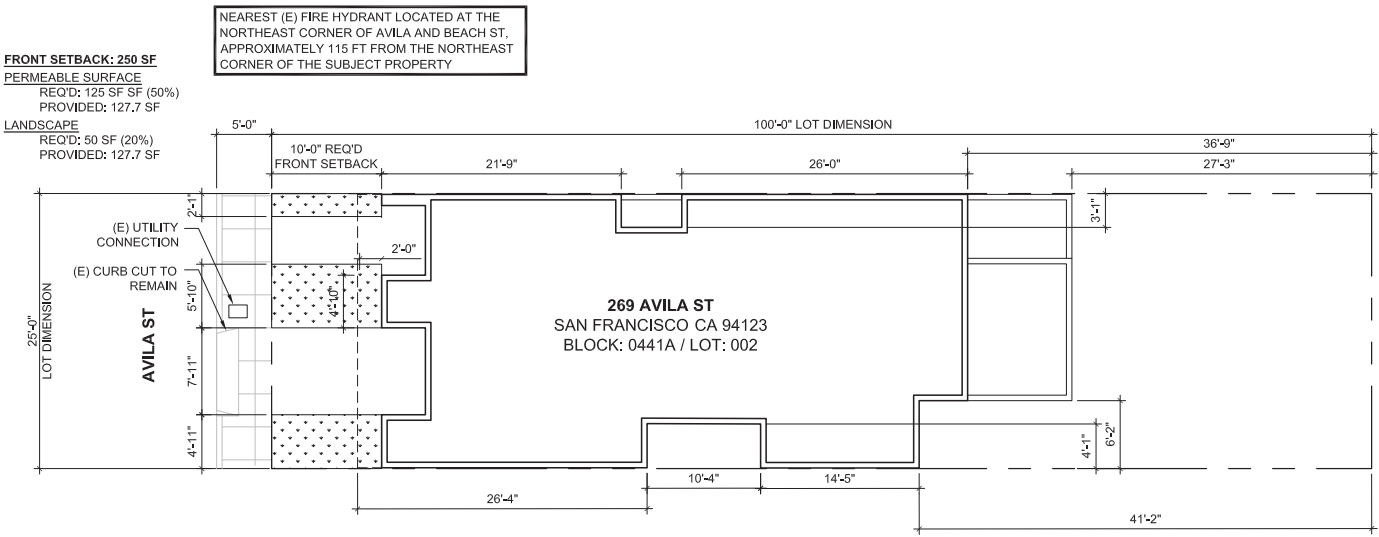
2 PLAT MAP  
NTS



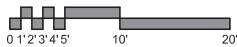
3 FACADE PHOTO  
NTS



4 ASSESSOR BLOCK MAP  
NTS



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

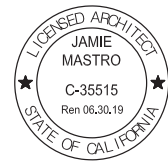


| SHEET INDEX |   | X.X.2018<br>PERMIT<br>SUBMITTAL |
|-------------|---|---------------------------------|
| A0.0        | COVER SHEET AND SITE PLAN                 | X                               |
| A0.0a       | CODE ANALYSIS AND EXISTING FLOOR PLANS    | X                               |
| A0.0b       | PRE-APPLICATION PLAN REVIEW DETERMINATION | X                               |
| A0.0c       | WINDOW / DOOR SCHEDULES AND DETAILS       | X                               |
| A0.0d       | GREEN BUILDING NOTES                      | X                               |
| A2.0        | 1ST FLOOR PLAN - EXISTING                 | X                               |
| A2.1        | 1ST FLOOR PLAN - PROPOSED                 | X                               |
| A3.0        | PROPOSED RCP & EQUIPMENT PLAN             | X                               |
| A5.0        | CONSTRUCTION DETAILS                      | X                               |
| GS-5        | GREEN BUILDING                            | X                               |
| T-24        | ENERGY ANALYSIS                           | X                               |

lcm|  
architects

lcm| 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                     |
|-----|------------|---------------------------|
|     | 05.24.2018 | BUILDING PERMIT SUBMITTAL |
|     | 09.24.2018 | REV 1                     |

Date 09.24.2018

Project No. 1809

Scale

Sheet Title COVER SHEET AND  
SITE PLAN

A0.0

1 **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 UPGRADE ENTIRE GROUND FLOOR CEILING TO 1HR PER PER FS-05 ITEM A.1(I)).

**1.1 UNPROTECTED OPENINGS:** PER CBC TABLE 705.8 FOR UNPROTECTED, UNSPRINKLERED OPENINGS AND PRE-APPLICATION MEETING MINUTES

**2. 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.

1.3 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.

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 AS IS

7 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

**8. 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.
- 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 SFCB SECTION 1008.1
- THE PATH OF TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFCB SECTION 1006.

OCCUPANT LOAD OF LIGHT COURT = 9 OCC

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

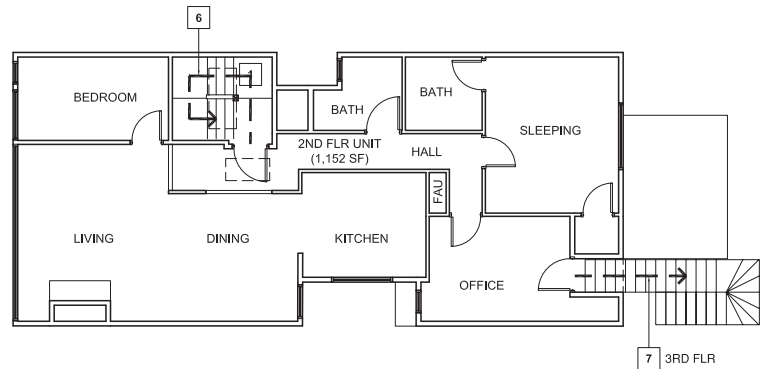
OPEN SPACE (SFPC SEC 135.1): WAIVER REQUEST AS PROVIDED FOR IN ORDINANCE 162-16

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

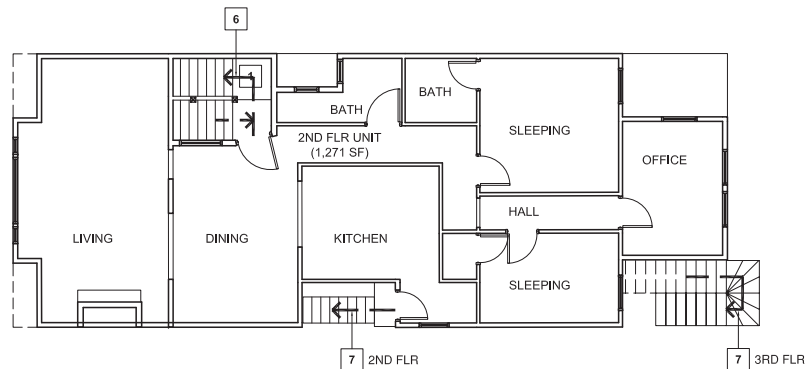
**LANDSCAPING (SFPC SEC 132(g)): A MINIMUM OF 20% OF THE FRONT SETBACK AREA TO REMAIN UNPAVED AND DEVOTED TO PLAN MATERIAL: 250 SF x 20% = 50 SF LANDSCAPED. SEE SHEET A0.0**

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

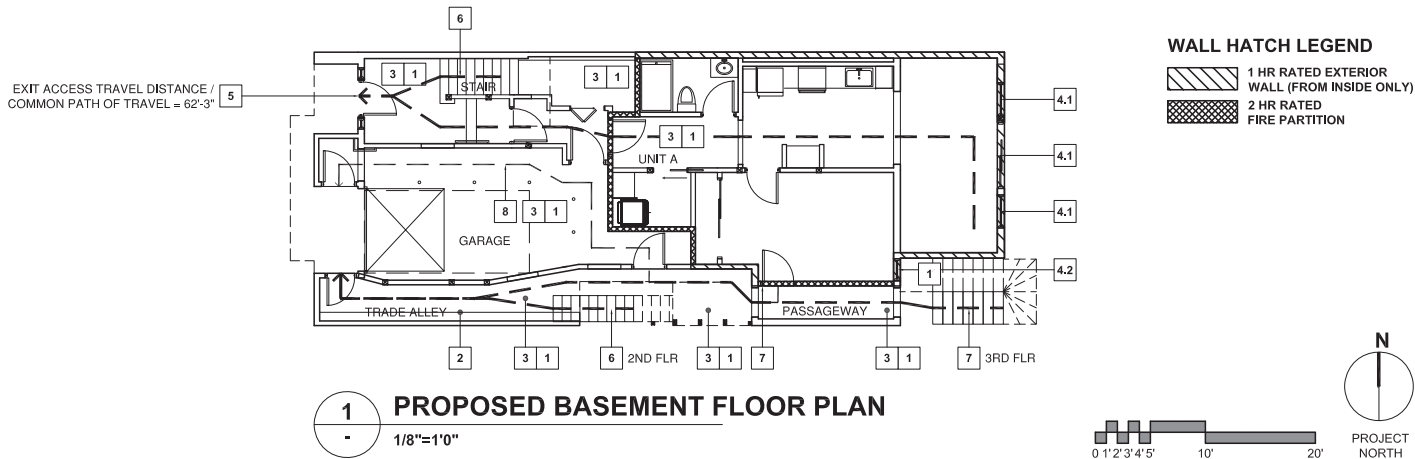
OFF-STREET PARKING (SFPC SEC 151): WAIVER REQUEST AS PROVIDED FOR IN ORDINANCE 162-16



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



**2** **EXISTING 2ND FLOOR PLAN**  
- 1/8"=1'0" NOT IN SCOPE



**[cm]** architects  
3442 Adell Court  
Oakland, CA 94602  
c | 213.361.2483  
e | [info@cm-architects.com](mailto:info@cm-architects.com)

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**0441A / 002**



| No. | Date       | Issue                     |
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|     | 05.18.2018 | BUILDING PERMIT SUBMITTAL |

|      |            |
|------|------------|
| Date | 05.18.2018 |
|------|------------|

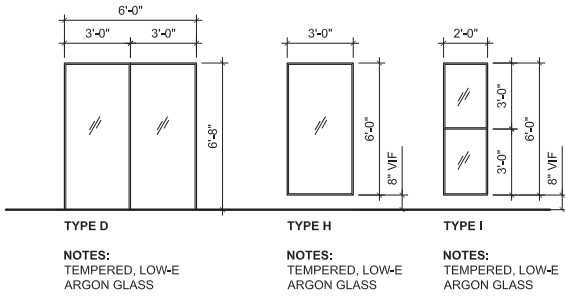
Project No. 1809

Scale

|             |                                     |
|-------------|-------------------------------------|
| Sheet Title | CODE ANALYSIS<br>AND EXISTIGN PLANS |
|-------------|-------------------------------------|

# A0.0a





6

WINDOW & DOOR TYPE

NTS

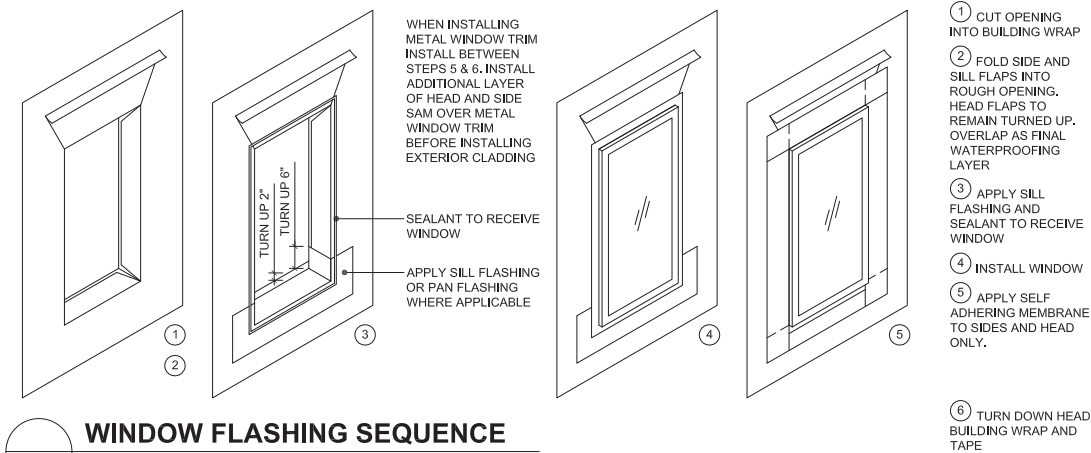
| DOOR AND WINDOW SCHEDULE |                  |        |        |           |                    |                    |                |          |          |       |                                   |   |
|--------------------------|------------------|--------|--------|-----------|--------------------|--------------------|----------------|----------|----------|-------|-----------------------------------|---|
| TYPE                     | COMPONENT        | WIDTH  | HEIGHT | HRDWR SET | INT FRAME MATERIAL | EXT FRAME MATERIAL | OPERATION TYPE | GLAZING  | FIRE RTG | BRAND | MODEL NO / SERIES                 | COMMENTS  |
| A                        | INT DOOR         | 3'-0"  | 6'-8"  | ENTRY     | WOOD               | WOOD               | SEE PLANS      | N/A      | 90 MIN   |       |                                   | INTEGRAL HINGE CLOSER                                       |
| B                        | 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                  |
| C                        | 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 |   |
| E                        | 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   |
| H                        | EXT WIN          | 3'-0"  | 6'-0"  | N/A       | ALUMINUM           | ALUMINUM           | FIXED          | TEMPERED | -        |       | JELD-WEN; PREMIUM ALUMINUM SERIES |   |
| I                        | 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

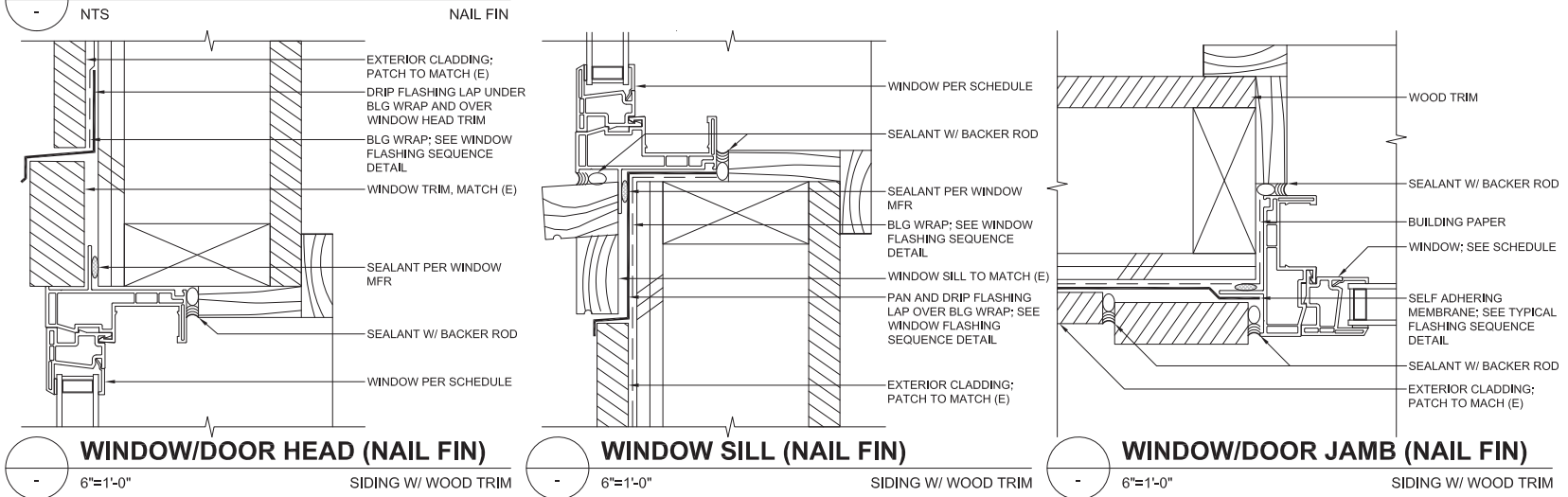
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WINDOW FLASHING SEQUENCE

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lcm  
architects

lcm 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



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Project No. 1809

Scale

Sheet Title DOOR AND WINDOW  
SCHEDULE AND DETAILS

A0.0c

| CAL GREEN TABLE 4.504.3                       |               |
|---|---------------|
| VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS |               |
| Grams of VOC per Liter Coating                |               |
| Less Water and Less Exempt Compounds          |               |
| COATING CATEGORY                              | CURRENT LIMIT |
| Flat coatings                                 | 50            |
| Norflat coatings                              | 100           |
| Norflat-high gloss coatings                   | 150           |
| <b>Specialty Coatings</b>                     |               |
| 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 retentive 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 cement coatings                     | 450           |
| Mastic texture coatings                       | 100           |
| Metallic pigmented coatings                   | 500           |
| Multicolor coatings                           | 250           |
| Pretreatment wash primers                     | 420           |
| Primers, sealers and undercoaters             | 100           |
| Reactive penetrating sealers                  | 350           |
| Recycled coatings                             | 250           |
| Roof coatings                                 | 50            |
| Rust preventative coatings                    | 250           |
| Shellacs                                      |               |
| 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 LIMITS                                 |               |
| Maximum Formaldehyde Emissions in Parts per Million |               |
| PRODUCT   | CURRENT LIMIT |
| Hardwood plywood veneer core                        | 0.05          |
| Hardwood plywood composite core                     | 0.05          |
| Particle board                                      | 0.08          |
| Medium density fiberboard                           | 0.11          |
| Thin medium density fiberboard                      | 0.13          |

| CAL GREEN TABLE 4.504.1                                 |                   |
|---|-------------------|
| ADHESIVE VOC LIMIT                                      |                   |
| Less Water and Less Exempt Compounds in Grams per Liter |                   |
| ARCHITECTURAL APPLICATIONS                              | CURRENT VOC LIMIT |
| Indoor Carpet adhesives                                 | 50                |
| Carpet pad adhesives                                    | 50                |
| Outdoor carpet adhesives                                | 150               |
| Wood flooring adhesive                                  | 100               |
| Rubber floor adhesive                                   | 80                |
| Subfloor adhesives                                      | 50                |
| Ceramic tile adhesives                                  | 65                |
| VCT and spallt tile adhesives                           | 80                |
| 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                |
| <b>SPECIALTY APPLICATIONS</b>                           |                   |
| PVC welding   | 510               |
| CPVC welding  | 490               |
| ABS welding   | 325               |
| Plastic cement welding                                  | 260               |
| Adhesive primer for plastic                             | 550               |
| Contact adhesive  | 80                |
| Special purpose contact adhesive                        | 250               |
| Structural wood member adhesive                         | 140               |
| Top and trim adhesive                                   | 250               |
| <b>SUBSTRATE SPECIFIC APPLICATIONS</b>                  |                   |
| Metal to metal  | 30                |
| Plastic foams   | 50                |
| Porous material (except wood)                           | 50                |
| Wood  | 30                |
| Fiberglass  | 80                |

| SEALANT VOC LIMIT                                       |                   |
|---|-------------------|
| Less Water and Less Exempt Compounds in Grams per Liter |                   |
| SEALANTS  | CURRENT VOC LIMIT |
| 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   | 780               |
| Other   | 750               |

| 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 @ 80 psi <sup>1</sup>   |
| Lavatory Faucets, nonresidential           | 0.5 gpm @ 80 psi <sup>2</sup>   |
| Metered Faucets, residential               | 0.25 gal/cycle                  |
| Kitchen Faucets                            | 1.8 gpm @ 80 psi <sup>3</sup>   |
| Water closets                              | 1.28 gallons/flush <sup>4</sup> |
| Urinals                                    | 0.5 gallons/flush               |

| 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 |           |

|   |   |
|---|---|
| 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<br>SF Housing Code 12A |
|---|---|

|   |             |
|---|-------------|
| See T-24 Sheets for envelope specifications | T-24 Sheets |
|---|-------------|

|  |                  |
|--|------------------|
| 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 |
|--|------------------|

|  |                         |
|--|-------------------------|
| <p>Verify wall and floor framing does not exceed 19" moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> <li>1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods shall be approved by the enforcing agency and shall satisfy requirement in Section 101.8</li> <li>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 wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturer's drying recommendations shall be followed for we-applied insulation products prior to enclosure</li> </ol> | <p>CalGreen 4.505.3</p> |
|--|-------------------------|

|   |                  |
|---|------------------|
| 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 address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06 | CatGreen 4.505.2.1 |
|---|--------------------|

|  |                  |
|--|------------------|
| 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 |                  |

|  |                  |
|--|------------------|
| Duct openings and other air distribution component openings shall be covered during all phases of construction with tape, plastic, sheetmetal/CF1AL, or other acceptable methods to reduce the amount of water, dust, and debris entering the system | CalGreen 5.504.3 |
|--|------------------|

|  |                  |
|--|------------------|
| 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 |
|--|------------------|

|   |  |                                  |
|---|--|----------------------------------|
| All carpet must meet one of the following:  |  |                                  |
| 1. Carpet and Rug Institute's Green Label Plus Program  |  |                                  |
| 2. 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   |  |                                  |
| 4. Scientific Certifications Systems Sustainable Choice   |  |                                  |
| 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 g/L VOC content |  | CalGreen 4.504.3.1 and 4.504.3.2 |

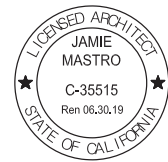
|  |                  |
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| For 80% of floor area receiving resilient flooring, install resilient flooring complying with:   |                  |
| 1. Certified under the Resilient Floor Covering Institute (RFCI) Floorcore Program   |                  |
| 2. Compliant with the VOC-Emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v1.1 | CalGreen 4.504.4 |
| 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database   |                  |
| 4. Certified under the Greenguard Children and Schools program to comply with California Department of Public Health criteria  |                  |

|  |                    |
|--|--------------------|
| Meet BAAQMD VOC Limits (Regulation 8, Rule 49) and product-weighted MIR limits for ROC | CalGreen 4.504.2.3 |
| 1. Certified under the Resilient Floor Covering Institute (RFCI) Floorscore Program    |                    |

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



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| Date        | 05.18.2018           |                           |
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| Sheet Title | GREEN BUILDING NOTES |                           |

# A0.0d

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

3. CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW 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
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

7. 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.

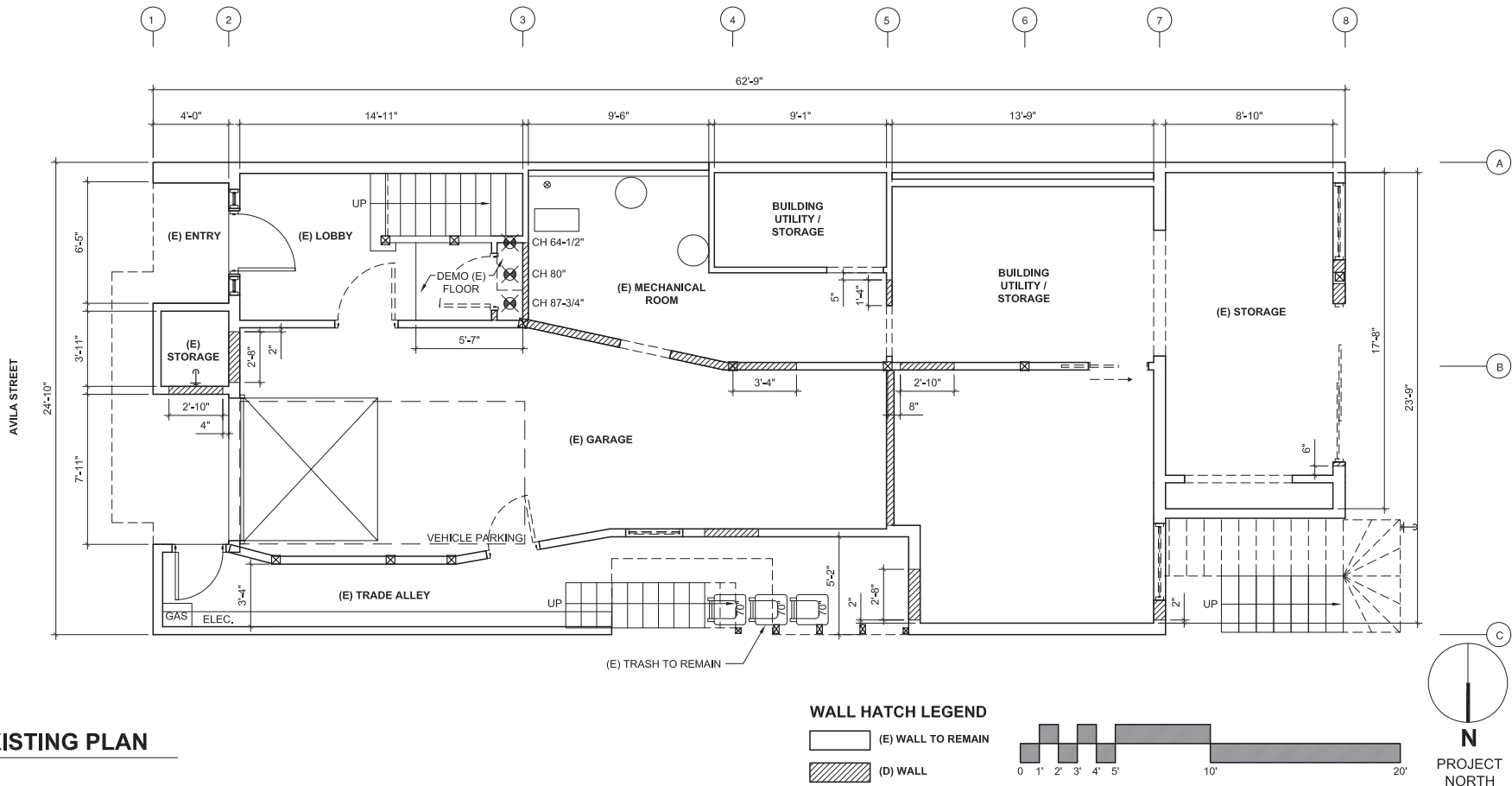
8. CONTRACTOR SHALL PROTECT EXISTING FOUNDATION, GRADE BEAMS AND SUPPORTING STRUCTURAL MEMBERS TO REMAIN, COORDINATE WITH STRUCTURAL DRAWINGS AS APPLICABLE.

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.

11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM 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 AS REQUIRED.

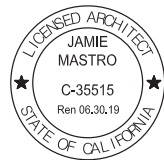


1 FIRST FLOOR EXISTING PLAN  
1/4"=1'-0"

cm  
architects

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

269 AVILA ST  
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Sheet Title EXISTING  
FIRST FLOOR PLAN

A2.0



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

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

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.

- SEE CLIENT SPECS FOR TILE INSTALLATION STANDARDS AND TYPICAL DETAILS
- WHERE (E) PLASTER IS DEMOLISHED REMOVE TO ARCHITECTURAL LIMITS AND REPLACE WITH (N) DRYWALL
- ADEQUATE BLOCKING, BRACING, BACKING AND/OR ADDITIONAL STUDS PER MANUFACTURER MUST BE PROVIDED BY THE CONTRACTOR TO SUPPORT ANY FIXTURES, SHELVES, MILLWORK, DECORATIVE ELEMENTS, OR TRIM FASTENED TO THE WALLS.
- ALL WALLS CONTAINING HORIZONTAL VENTS OR 4" PIPES SHALL BE MADE OF 2X6 STUDS MINIMUM.
- SEE GREEN BUILDING AND ENERGY DOCUMENTATION FOR MANDATORY REQUIREMENTS FOR ALL ALTERED ENVELOPE ASSEMBLIES AND NEW FIXTURES
- USED UNFACED BATT INSULATION U.O.N

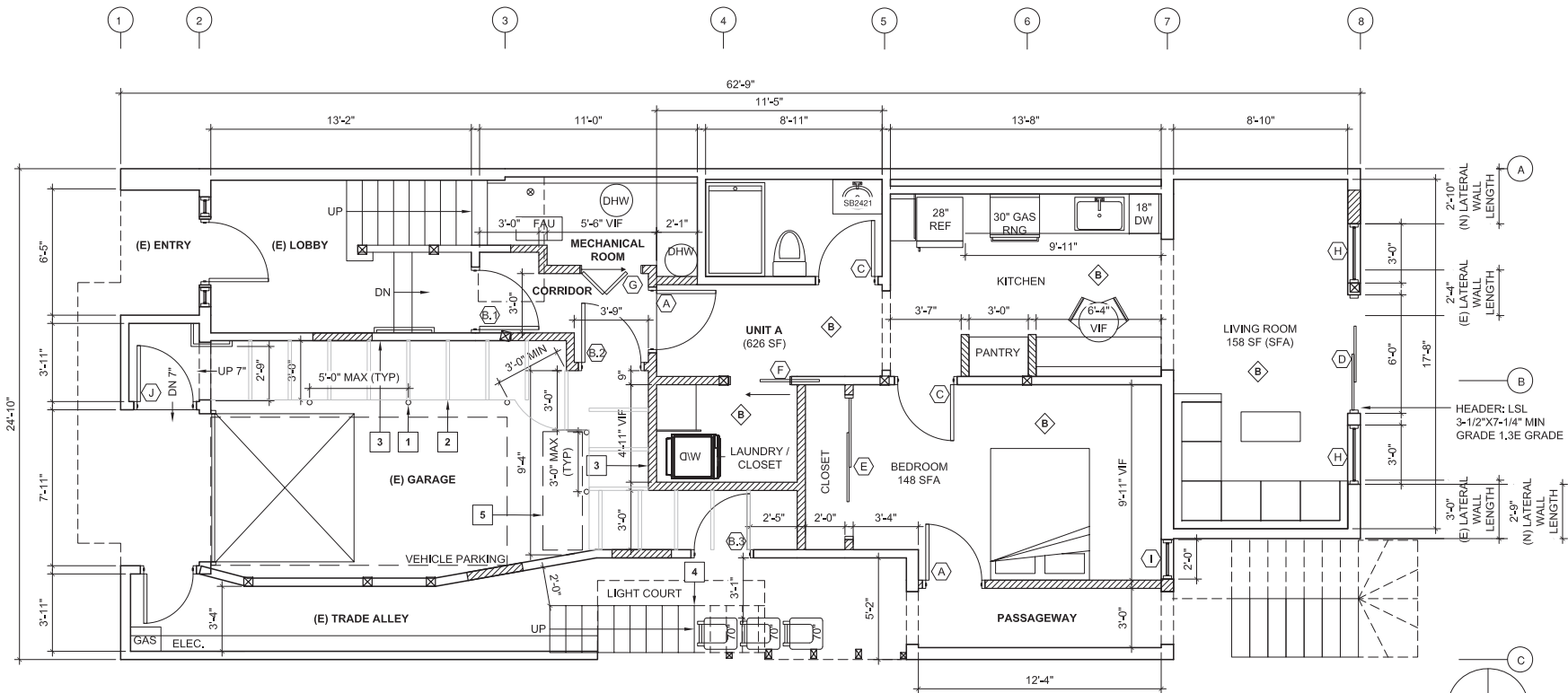
- SIZE WASHER/DRYER CLOSET PER APPLIANCE MFG AND TO ACCOMMODATE MIN DOOR SIZE PER SCHEDULE. SEE CLIENT SPECS AND DETAILS.

PLUMBING NOTES

- ALL WATER SUPPLY LINES SHALL BE SECURELY ATTACHED TO THE STRUCTURE.
- 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.
- ANY WASTE LINES ADJACENT TO SLEEPING ROOMS SHALL BE CAST IRON. ABS SHALL NOT BE USED.
- 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.
- HOT WATER SUPPLY LINES SHALL BE INSULATED IN UNCONDITIONED SPACE.

KEYNOTES

- BOLLARDS; SEE A0.0aItem 8 AND A0.0b ITEM 2
- STRIPING; SEE A0.0aItem 8 AND A0.0b ITEM 2
- 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 LOCATION ACCORDINGLY
- 2'X6' BICYCLE PARKING



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

WALL TYPE LEGEND

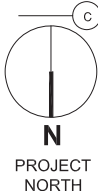
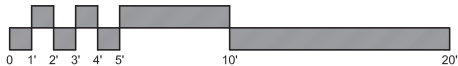
- (A) 2 HR FIRE RATED CEILING
- (B) 2 HR FIRE PARTITION
- (C) EXTERIOR 1 HR WALL

SYMBOL LEGEND

- (X) WINDOW / DOOR TAG. SEE SCHEDULE.

WALL HATCH LEGEND

- (E) WALLS TO REMAIN
- (N) WALLS



lcm|  
architects

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

269 AVILA ST  
SAN FRANCISCO, CA 94123  
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Project No. 1809

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Sheet Title PROPOSED  
FIRST FLOOR PLAN

A2.1

### GENERAL NOTES

- RECEPTACLE NOTES

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

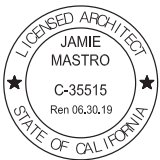
### LIGHTING NOTES

- ## LIGHTING SYMBOLS

- ## MECHANICAL SYMBOLS

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

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| 09.24.2018 | 09.24.2018 | REV 1                     |

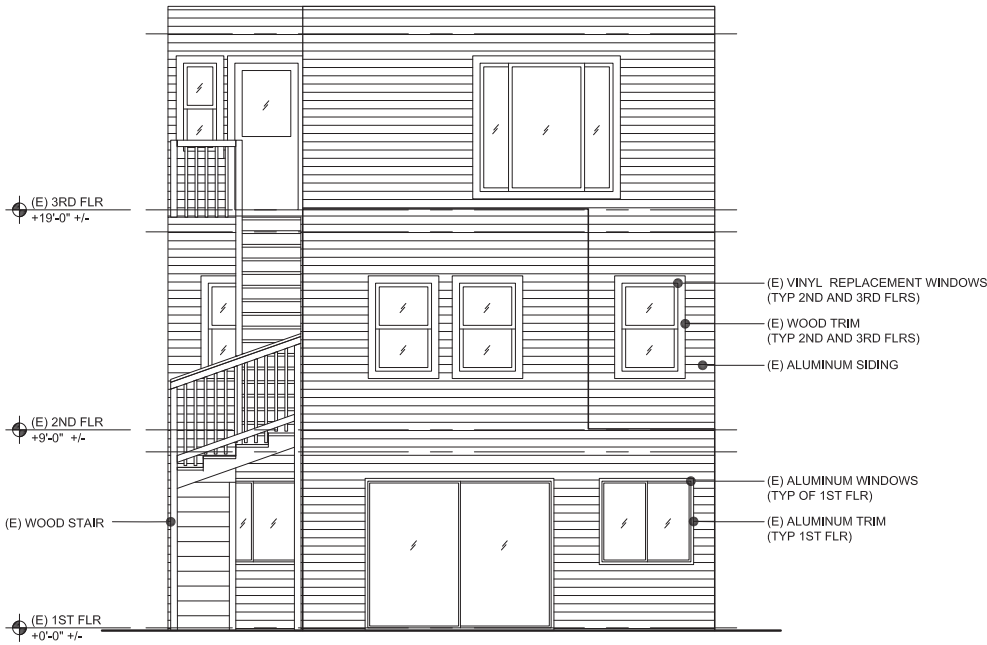
Date 09.24.2018

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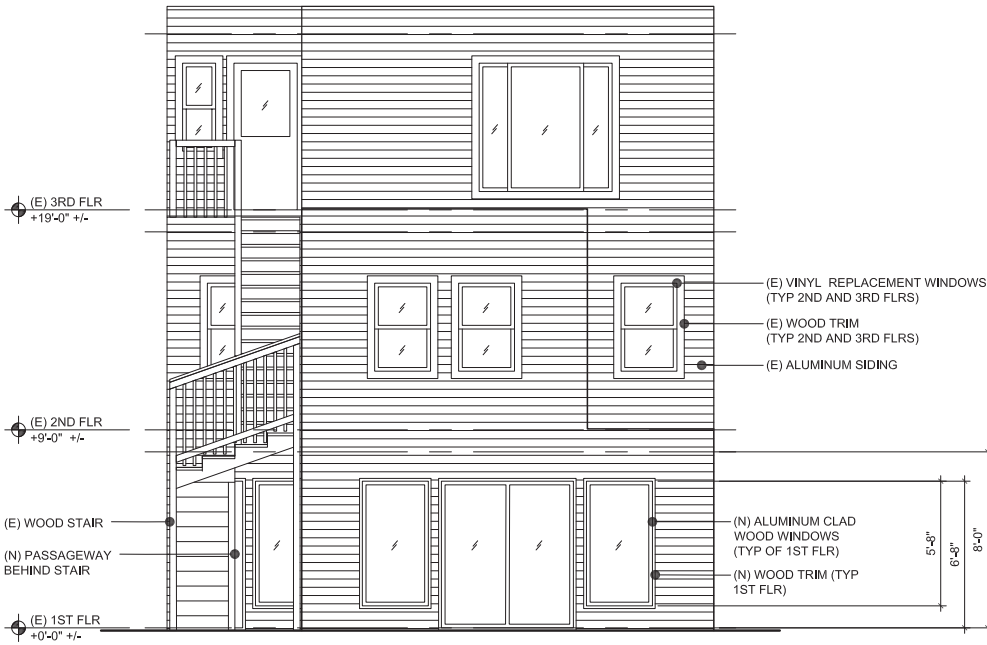
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Sheet Title EXISTING AND PROPOSED  
REAR ELEVATIONS

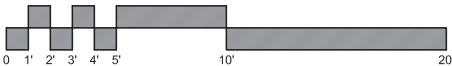
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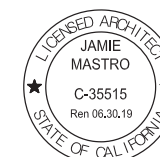


2 EXISTING REAR ELEVATION  
1/4"=1'-0"



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





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## A5.0





lcm 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  
05.18.2018 BUILDING PERMIT SUBMITTAL

Date 05.18.2018

Project No. 1809

Scale

Sheet Title ENERGY COMPLIANCE  
DOCUMENTATION

T24-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: 269 Avila Calculation Date/Time: 09:47, Fri, May 18, 2018  
Calculation Description: Title 24 Analysis Input File Name: tmpAC00.tmp.xml

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| GENERAL INFORMATION |   |                                    |    |                                  |                               |
|---------------------|---|------------------------------------|----|----------------------------------|-------------------------------|
| 01                  | Project Name                                | 269 Avila                          |    |                                  |                               |
| 02                  | Calculation Description                     | Title 24 Analysis                  |    |                                  |                               |
| 03                  | Project Location                            | 269 Avila                          |    |                                  |                               |
| 04                  | City  | San Francisco                      | 05 | Standards Version                | Compliance 2017               |
| 06                  | Zip Code                                    | 94123                              | 07 | Compliance Manager Version       | BEMComMgr 2016.3.0 (1016 SP2) |
| 08                  | Climate Zone                                | C23                                | 09 | Software Version                 | EnergyPro 7.2                 |
| 10                  | Building Type                               | Single Family                      | 11 | Front Orientation (deg/Cardinal) | 90                            |
| 12                  | Project Scope                               | Newly Constructed (Addition Alone) | 13 | Number of Dwelling Units         | 1                             |
| 14                  | Total Cond. Floor Area (ft <sup>2</sup> )   | 682                                | 15 | Number of Zones                  | 1                             |
| 16                  | Slab Area (ft <sup>2</sup> )                | 682                                | 17 | Number of Stories                | 1                             |
| 18                  | Addition Cond. Floor Area(ft <sup>2</sup> ) | 682                                | 19 | Natural Gas Available            | Yes                           |
| 20                  | Addition Slab Area (ft <sup>2</sup> )       | 682                                | 21 | Glazing Percentage (%)           | 12.5%                         |

| ADDITION ALONE PROJECT ANALYSIS PARAMETERS            |   |            |                   |                   |                |
|---|---|------------|-------------------|-------------------|----------------|
| 01  | 02  | 03         | 04                | 05                | 06             |
| Existing Area (excl. new addition) (ft <sup>2</sup> ) | Addition Area (excl. existing) (ft <sup>2</sup> ) | Total Area | Existing Bedrooms | Addition Bedrooms | Total Bedrooms |
| 2655  | 682   | 3340       | 4                 | 1                 | 5              |

| COMPLIANCE RESULTS |  |
|--------------------|--|
| 01                 | Building Complies with Computer Performance      |
| 02                 | This building DOES NOT require HERS Verification |

| ENERGY USE SUMMARY                    |                 |                 |                   |                     |
|---------------------------------------|-----------------|-----------------|-------------------|---------------------|
| 04                                    | 05              | 06              | 07                | 08                  |
| Energy Use (kTOU/ft <sup>2</sup> -yr) | Standard Design | Proposed Design | Compliance Margin | Percent Improvement |
| Space Heating                         | 47.41           | 49.90           | -2.49             | -5.3%               |
| Space Cooling                         | 0.00            | 0.00            | 0.00              | 0.0%                |
| IAQ Ventilation                       | 2.81            | 2.81            | 0.00              | 0.0%                |
| Water Heating                         | 19.64           | 16.85           | 2.69              | 13.7%               |
| Photovoltaic Offset                   | ---             | 0.00            | 0.00              | ---                 |
| Compliance Energy Total               | 69.98           | 69.66           | 0.20              | 0.3%                |

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance  
Registration Date/Time: Report Version - CF1R-04302018-1016 SP2  
HERS Provider: Report Generated at: 2018-05-18 09:48:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
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| FENESTRATION / GLAZING    |        |                                 |            |             |            |                         |          |      |                         |
|---------------------------|--------|---------------------------------|------------|-------------|------------|-------------------------|----------|------|-------------------------|
| 01                        | 02     | 03                              | 04         | 05          | 06         | 07                      | 08       | 09   | 10                      |
| Name                      | Type   | Surface (Orientation-Azimuth)   | Width (ft) | Height (ft) | Multiplier | Area (ft <sup>2</sup> ) | U-factor | SHGC | Exterior Shading        |
| Glazed Sliding Patio Door | Window | Exterior Wall - West (Back-270) | ---        | ---         | 1          | 40.0                    | 0.50     | 0.37 | Insect Screen (default) |
| Single Hung Window        | Window | Exterior Wall - West (Back-270) | ---        | ---         | 1          | 11.3                    | 0.32     | 0.35 | Insect Screen (default) |
| Fixed Window              | Window | Exterior Wall - West (Back-270) | ---        | ---         | 1          | 34.0                    | 0.37     | 0.38 | Insect Screen (default) |

| OPAQUE DOORS |                       |                         |          |
|--------------|-----------------------|-------------------------|----------|
| 01           | 02                    | 03                      | 04       |
| Name         | Side of Building      | Area (ft <sup>2</sup> ) | U-factor |
| Door (wood)  | Exterior Wall - North | 20.0                    | 0.50     |

| OPAQUE SURFACE CONSTRUCTIONS |                   |                     |                    |                      |                        |  |
|------------------------------|-------------------|---------------------|--------------------|----------------------|------------------------|--|
| 01                           | 02                | 03                  | 04                 | 05                   | 06                     | 07   |
| Construction Name            | Surface Type      | Construction Type   | Framing            | Total Cavity R-value | Winter Design U-factor | Assembly Layers  |
| R-21+ Wall @ 24 OC- Wood     | Exterior Walls    | Wood Framed Wall    | 2x8 @ 24 in. O.C.  | R 21                 | 0.045                  | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-21 / 2x8<br>• Sheathing / Insulation: RS Sheathing<br>• Exterior Finish: Wood Siding/sheathing/decking  |
| R-21 Wall @ 24 OC- Wood      | Exterior Walls    | Wood Framed Wall    | 2x8 @ 24 in. O.C.  | R 21                 | 0.063                  | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-21 / 2x8<br>• Exterior Finish: Wood Siding/sheathing/decking  |
| R-30 Roof No Attic           | Interior Ceilings | Wood Framed Ceiling | 2x12 @ 16 in. O.C. | R 30                 | 0.032                  | • Ceiling Below Finish: Gypsum Board<br>• Cavity / Frame: R-30 / 2x12<br>• Floor Deck: Wood Siding/sheathing/decking<br>• Floor Surface: Carpeted            |
| R-30+ Wall @ 24 OC- Wood     | Exterior Walls    | Wood Framed Wall    | 2x8 @ 16 in. O.C.  | R 30                 | 0.026                  | • Inside Finish: Gypsum Board<br>• Sheathing / Insulation: R16 Sheathing<br>• Cavity / Frame: R-30 / 2x8<br>• Exterior Finish: Wood Siding/sheathing/decking |
| R-21 Wall                    | Interior Walls    | Wood Framed Wall    | 2x8 @ 16 in. O.C.  | R 21                 | 0.064                  | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-21 / 2x8<br>• Other Side Finish: Gypsum Board   |

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| REQUIRED SPECIAL FEATURES   |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.   |  |  |  |  |  |  |
| NO SPECIAL FEATURES REQUIRED  |  |  |  |  |  |  |
| HERS FEATURE SUMMARY  |  |  |  |  |  |  |
| The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below. |  |  |  |  |  |  |
| Building-Level Verifications:<br>• -- None --<br>Cooling System Verifications:<br>• -- None --<br>HVAC Distribution System Verifications:<br>• -- None --<br>Domestic Hot Water System Verifications:<br>• -- None --   |  |  |  |  |  |  |

| BUILDING - FEATURES INFORMATION |   |                          |                    |                 |                                       |                                 |
|---------------------------------|---|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01                              | 02  | 03                       | 04                 | 05              | 06                                    | 07                              |
| Project Name                    | Conditioned Floor Area (ft <sup>2</sup> ) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| 269 Avila                       | 682                                       | 1                        | 5                  | 1               | 0                                     | 1                               |

| ZONE INFORMATION |             |                  |                                    |                     |                        |                        |
|------------------|-------------|------------------|------------------------------------|---------------------|------------------------|------------------------|
| 01               | 02          | 03               | 04                                 | 05                  | 06                     | 07                     |
| Zone Name        | Zone Type   | HVAC System Name | Zone Floor Area (ft <sup>2</sup> ) | Avg. Ceiling Height | Water Heating System 1 | Water Heating System 2 |
| Unit A           | Conditioned | No Cool1         | 682                                | 12                  | DHW Sys 1              | n/a                    |

| OPAQUE SURFACES           |                |                          |         |             |                               |                                       |            |
|---------------------------|----------------|--------------------------|---------|-------------|-------------------------------|---------------------------------------|------------|
| 01                        | 02             | 03                       | 04      | 05          | 06                            | 07                                    | 08         |
| Name                      | Zone           | Construction             | Azimuth | Orientation | Gross Area (ft <sup>2</sup> ) | Window & Door Area (ft <sup>2</sup> ) | Tilt (deg) |
| Exterior Wall - North     | Unit A         | R-21+ Wall @ 24 OC- Wood | 0       | Right       | 168                           | 20                                    | 90         |
| Exterior Wall - North 2   | Unit A         | R-21 Wall @ 24 OC- Wood  | 0       | Right       | 120                           | 0                                     | 90         |
| Exterior Wall - West      | Unit A         | R-21 Wall @ 24 OC- Wood  | 270     | Back        | 265.9                         | 85.3                                  | 90         |
| Exterior Wall - South     | Unit A         | R-21 Wall @ 24 OC- Wood  | 180     | Left        | 188                           | 0                                     | 90         |
| Exterior Wall - South 2   | Unit A         | R-30+ Wall @ 24 OC- Wood | 180     | Left        | 118                           | 0                                     | 90         |
| Interior Surface - Wall   | Unit A         | R-21 Wall                | n/a     | n/a         | 240                           | 0                                     | n/a        |
| Interior Surface - Ceilin | Unit A>>Unit A | R-30 Roof No Attic       | n/a     | n/a         | 682                           | n/a                                   | n/a        |

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| SLAB FLOORS   |        |                         |                |                             |                   |        |
|---------------|--------|-------------------------|----------------|-----------------------------|-------------------|--------|
| 01            | 02     | 03                      | 04             | 05                          | 06                | 07     |
| Name          | Zone   | Area (ft <sup>2</sup> ) | Perimeter (ft) | Edge Insul. R-value & Depth | Carpeted Fraction | Heated |
| Slab-on-Grade | Unit A | 682                     | 64             | None                        | 1                 | No     |

| BUILDING ENVELOPE - HERS VERIFICATION |   |                               |       |
|---------------------------------------|---|-------------------------------|-------|
| 01                                    | 02  | 03                            | 04    |
| Quality Insulation Installation (QII) | Quality Installation of Spray Foam Insulation | Building Envelope Air Leakage | CFM50 |
| Not Required                          | Not Required                                  | Not Required                  | n/a   |

| WATER HEATING SYSTEMS |                   |                   |                  |                   |                    |        |
|-----------------------|-------------------|-------------------|------------------|-------------------|--------------------|--------|
| 01                    | 02                | 03                | 04               | 05                | 06                 | 07     |
| Name                  | System Type       | Distribution Type | Water Heater     | Number of Heaters | Solar Fraction (%) | Status |
| DHW Sys 1             | Combined Hydronic | Standard          | DHW Heater 1 (1) | 1                 | .0%                | New    |

| WATER HEATERS |                     |                     |                 |                   |  |   |                                   |                             |                               |                                      |                                    |
|---------------|---------------------|---------------------|-----------------|-------------------|--|---|-----------------------------------|-----------------------------|-------------------------------|--------------------------------------|------------------------------------|
| 01            | 02                  | 03                  | 04              | 05                | 06   | 07  | 08                                | 09                          | 10                            | 11                                   | 12                                 |
| Name          | Heater Element Type | Tank Type           | Number of Units | Tank Volume (gal) | Uniform Energy Factor / Energy Factor / Efficiency | Input Rating / Pilot / Thermal Efficiency | Tank Insulation R-value (Int/Ext) | Standby Loss / Recovery Eff | First Hour Rating / Flow Rate | NEEA Heat Pump Brand / Model / Other | Tank Location or Ambient Condition |
| DHW Heater 1  | Gas                 | Small Instantaneous | 1               | 0                 | 0.95 EF  | 160,000 Btu/hr                            | R-0/R-0                           | n/a                         | n/a                           | n/a                                  | n/a                                |

| SPACE CONDITIONING SYSTEMS |                                  |                     |                     |            |                   |        |
|----------------------------|----------------------------------|---------------------|---------------------|------------|-------------------|--------|
| 01                         | 02                               | 03                  | 04                  | 05         | 06                | 07     |
| SC Sys Name                | System Type                      | Heating Unit Name   | Cooling Unit Name   | Fan Name   | Distribution Name | Status |
| No Cool1                   | Other Heating and Cooling System | Heating Component 1 | Cooling Component 1 | HVAC Fan 1 | - none -          | New    |

| HVAC - HEATING UNIT TYPES |             |                 |            |
|---------------------------|-------------|-----------------|------------|
| 01                        | 02          | 03              | 04         |
| Name                      | System Type | Number of Units | Efficiency |
| Heating Component 1       | CombHydro   | 1               | 76 AFUE    |

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



| <b>CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD</b><br><b>Project Name:</b> 269 Avila<br><b>Calculation Description:</b> Title 24 Analysis   |   | <b>CF1R-PF-01</b><br><b>Page 6 of 8</b>   |
|---|---|---|
| <b>Documentation Author's Declaration Statement</b><br>1. I certify that this Certificate of Compliance documentation is accurate and complete.   |   | <b>Calculation Date/Time:</b> 09:47, Fri, May 18, 2018<br><b>Input File Name:</b> tmpAC00.tmp.xml   |
| <b>Documentation Author Name:</b>   | <b>Documentation Author Signature:</b>                        | Digitally signed by Jamie Mastro<br>DN: cn=Jamie Mastro, o, ou,<br>email=jmastro@jamiegnatt.com,<br>c=US<br>Date: 2018.05.18 09:53:59 -0700 |
| <b>Company:</b><br>CM Architects  | <b>Signature Date:</b><br>5/18/2018                           | <b>Mastro</b>   |
| <b>Address:</b>   | <b>CEA/HERS Certification Identification (if applicable):</b> |   |
| <b>City/State/Zip:</b>  | <b>Phone:</b><br>(213)361-2483                                |   |
| <b>Responsible Person's Declaration Statement</b><br>I certify the following under penalty of perjury, under the laws of the State of California:<br>1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.<br>2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.<br>3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. |   |   |
| <b>Responsible Designer Name:</b><br>CM Architects  | <b>Responsible Designer Signature:</b>                        | Digitally signed by Jamie Mastro<br>DN: cn=Jamie Mastro, o, ou,<br>email=jmastro@jamiegnatt.com,<br>c=US<br>Date: 2018.05.18 09:56:02 -0700 |
| <b>Company:</b><br>CM Architects  | <b>Date Signed:</b>   | <b>Mastro</b>   |
| <b>Address:</b> 6308 Doyle St   | <b>License:</b><br>C-355515                                   |   |
| <b>City/State/Zip:</b><br>Emeryville, CA 94608  | <b>Phone:</b><br>(213)361-2483                                |   |
| <div style="display: flex; justify-content: space-between;"> <div> <b>Registration Number:</b><br/>           CA Building Energy Efficiency Standards - 2016 Residential Compliance         </div> <div> <b>Registration Date/Time:</b><br/>           Report Version - CF1R-04302018-1018 SP2         </div> <div> <b>HERS Provider:</b><br/>           Report Generated at: 2018-05-18 09:48:04         </div> </div>   |   |   |

|  |         |               |              |                               |   |
|--|---------|---------------|--------------|-------------------------------|---|
| <b>CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD</b> |         |               |              |                               | <b>CF1R-PRF-01</b>  |
| <b>Project Name:</b> 289 Avila   |         |               |              |                               | <b>Page 5 of 6</b>  |
| <b>Calculation Description:</b> Title 24 Analysis                            |         |               |              |                               | <b>Calculation Date/Time:</b> 09:47, Fri, May 18, 2018<br><b>Input File Name:</b> tmpAC00.tmp.xml |
| <b>IAQ (Indoor Air Quality) FANS</b>   |         |               |              |                               |   |
| 01   | 02      | 03            | 04           | 05                            | 06  |
| Dwelling Unit  | IAQ CFM | IAQ Watts/CFM | IAQ Fan Type | IAQ Recovery Effectiveness(%) | HERS Verification   |
| SFam IAQ/Vent/Rpt 1-1  | 150     | 0.0586657     | Exhaust      | 0                             | Not Required  |

|   |  |  |
|---|--|--|
| Registration Number:<br>CA Building Energy Efficiency Standards - 2016 Residential Compliance | Registration Date/Time:<br>Report Version - CF1R-04302018-1018 SP2 | HERS Provider:<br>Report Generated at: 2018-05-18 09:48:04 |
|---|--|--|

| <b>TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING)</b><br><b>A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET</b>  |   | <b>Attachment RB</b>      |
|--|---|---------------------------|
| <b>JOB ADDRESS</b> <u>269 Avila</u>  | <b>APPLICATION NO.</b> _____  | <b>ADDENDUM NO.</b> _____ |
| <b>ENGINEER/ARCHITECT NAME</b> <u>CM Architects</u>  | <b>PHONE NO.</b> <u>(213) 361-2483</u>  |                           |
| <p>Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.</p>  |   |                           |
| <p>In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the <b>building elements</b> in this project:</p>   |   |                           |
| <b>1. Installation</b><br><br><b>Addition and Alteration</b><br><input type="checkbox"/> CF2R-ADD-02-E Non HERS – Prescriptive Additions Simple (IB53)<br><input type="checkbox"/> CF2R-ALT-05-E Non HERS – Prescriptive Alterations Simple (IB54)<br><br><b>Envelope</b><br><input checked="" type="checkbox"/> CF2R-ENV-01-E Non HERS – Fenestration Installation (IB1)<br><input type="checkbox"/> CF2R-ENV-03-E Non HERS – Insulation Installation (IB3)<br><input type="checkbox"/> CF2R-ENV-04-E Non HERS – Roofing-Radiant Barrier (IB4)<br><input type="checkbox"/> CF2R-ENV-20-H HERS – Building Envelope Air Leakage Test (IB56)<br><br><b>Mechanical</b><br><input checked="" type="checkbox"/> CF2R-MCH-01-E Non HERS – Space Conditioning Systems (IB57)<br><input type="checkbox"/> CF2R-MCH-02-E Non HERS – Whole house fan (IB13)<br><input type="checkbox"/> CF2R-MCH-20-H HERS – Duct Leakage (B18)<br><input type="checkbox"/> CF2R-MCH-21-H HERS – Duct Location (B18)<br><input type="checkbox"/> CF2R-MCH-22-H HERS – Space Conditioning System Fan Efficacy (IB59)<br><input type="checkbox"/> CF2R-MCH-23-H HERS – Space Conditioning System Airflow Rate (IB60)<br><input type="checkbox"/> CF2R-MCH-24-H HERS – Building Envelope Air Leakage Worksheet (IB61)<br><input type="checkbox"/> CF2R-MCH-25-H HERS – Refrigerant Charge Verification (IB62)<br><input type="checkbox"/> CF2R-MCH-25E-H Non HERS – Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26)<br><input type="checkbox"/> CF2R-MCH-26-H HERS – Verified EER or SEER (IB27)<br><input type="checkbox"/> CF2R-MCH-27-H HERS – IAQ (IB63)<br><input type="checkbox"/> CF2R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (IB31)<br><input type="checkbox"/> CF2R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (IB32)<br><input type="checkbox"/> CF2R-MCH-30-E Non HERS – Ventilation Cooling Compliance Credit (IB55) | <b>2. Verification</b><br><br><b>Existing Conditions</b><br><input type="checkbox"/> CF3R-EXC-20-H HERS – HERS Verification of Existing Conditions for Residential Alterations (VB47)<br><br><b>Envelope</b><br><input type="checkbox"/> CF3R-ENV-20-H HERS – Building Envelope Air Leakage Test (VB48)<br><input type="checkbox"/> CF3R-ENV-21-H HERS – Quality Insulation Installation (CI) - Air Infiltration Sealing - Framing Stage - Bat, Loose Fill, and SPF (VB6)<br><input type="checkbox"/> CF3R-ENV-22-H HERS – Quality Insulation Installation (CI) - Air Infiltration Sealing - Ceiling/Roof Deck (VB34)<br><input type="checkbox"/> CF3R-ENV-23-H HERS – Quality Insulation Installation (CI) - Insulation Stage (VB7)<br><input type="checkbox"/> CF3R-ENV-24-H HERS – Quality Insulation Installation (CI) - Air Infiltration Sealing - Framing Stage - SIP and ICF (VB35)<br><br><b>Mechanical</b><br><input type="checkbox"/> CF3R-MCH-20-H HERS – Duct Leakage Test (VB49)<br><input type="checkbox"/> CF3R-MCH-21-H HERS – Duct Location (VB12)<br><input type="checkbox"/> CF3R-MCH-22-H HERS – Space Conditioning System Fan Efficacy (VB50)<br><input type="checkbox"/> CF3R-MCH-23-H HERS – Space Conditioning System Airflow Rate (VB51)<br><input type="checkbox"/> CF3R-MCH-24-H HERS – Building Envelope Air Leakage Worksheet (VB52)<br><input type="checkbox"/> CF3R-MCH-25-H HERS – Refrigerant Charge Verification (VB53)<br><input type="checkbox"/> CF3R-MCH-26-H HERS – Verified EER or SEER (VB21)<br><input type="checkbox"/> CF3R-MCH-27-H HERS – IAQ (VB54)<br><input type="checkbox"/> CF3R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (VB25)<br><input type="checkbox"/> CF3R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (VB27) |                           |
| <p><b>Required information:</b></p> <p><b>Prepared by:</b> _____ <b>Date:</b> _____</p> <p style="text-align: center;">Engineer/Architect of Record Signature</p> <p><b>Fax:</b> _____ <b>Email:</b> _____</p> <p><b>Review by:</b> _____ <b>Phone:</b> <u>(415) 558-</u> _____</p> <p style="text-align: center;">DBI Engineer or Plan Checker</p>  |   |                           |
| <p><b>APPROVAL (Based on submitted reports)</b></p>  |   |                           |
| <p><b>DATE</b> _____ <b>DBI Building Inspector or Energy Inspection Services Staff</b></p>   |   |                           |
| <p>QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:<br/>           Energy Inspection Services (415) 558-6132; or, <a href="mailto:dbi.energyinspections@sfgov.org">dbi.energyinspections@sfgov.org</a>; or FAX (415) 558-6474</p>   |   |                           |

|  |                                      |                    |
|--|--------------------------------------|--------------------|
| <h1 style="margin: 0;">TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)</h1> <p style="margin: 0;">A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET</p> <p style="text-align: right; margin: 0;"><b>Attachment RE</b></p> |                                      |                    |
| JOB ADDRESS <u>269 Ayala</u>   | APPLICATION NO. _____                | ADDENDUM NO. _____ |
| ENGINEER/ARCHITECT NAME <u>CM Architects</u>   | PHONE NO. <u>213</u> <u>361-2483</u> |                    |

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

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the **electrical** elements in this project:

---

**1. Installation**

*Electrical*

☐ CF2R-LTG-01-E Lighting - Single Family Dwellings (IE1)  
☒ CF2R-LTG-02-E Lighting - Multi-Family Dwellings (IE2)

*Solar*

☐ CF2R-SPV-01-E Photovoltaic Systems Compliance Credit (IE17)

**Required Information:**

|  |                         |
|--|-------------------------|
| Prepared by: _____                     | Date: _____             |
| Engineer/Architect of Record Signature |                         |
| Fax: _____                             | Email: _____            |
| Review by: _____                       | Phone: (415) 558- _____ |
| DBI Engineer or Plan Checker           |                         |

**APPROVAL** (Based on submitted reports)

---

|      |  |
|------|--|
| DATE | DBI Electrical Inspector or Energy Inspection Services Staff |
|------|--|

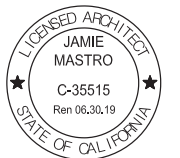
QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:  
 Energy Inspection Services (415) 558-0132; or, [dbi.energyinspections@sfgov.org](mailto:dbi.energyinspections@sfgov.org) ; or FAX (415) 558-8474

| <b>TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING)</b><br><b>A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET</b><br><div style="text-align: right;"><b>Attachment RP</b></div>   |  |                                 |  |
|--|--|---------------------------------|--|
| JOB ADDRESS <b>269 Avila</b>   |  | APPLICATION NO. _____           |  |
| ENGINEER/ARCHITECT NAME <b>CM Architects</b>   |  | PHONE NO. <b>(213) 361-2483</b> |  |
| ADDENDUM NO. _____<br>Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.   |  |                                 |  |
| In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the <b>plumbing</b> work in this project:  |  |                                 |  |
| <b>1. Installation</b><br><i>Plumbing</i><br><input type="checkbox"/> CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6)<br><input checked="" type="checkbox"/> CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP5)<br><input type="checkbox"/> CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (IP7)<br><input type="checkbox"/> CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP9)<br><input type="checkbox"/> CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP8)<br><br><i>Solar</i><br><input type="checkbox"/> CF2R-STH-01-E Solar Water Heating System (IP1)<br><br><i>Mechanical</i><br><input type="checkbox"/> CF2R-MCH-04-E Non HERS --Evaporative coolers (IP2) |  |                                 |  |
| <b>2. Verification</b><br><input type="checkbox"/> CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP2)<br><input type="checkbox"/> CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)  |  |                                 |  |
| <b>Required Information:</b><br><br>Prepared by: _____ Date: _____<br><div style="text-align: center;">Engineer/Architect of Record Signature</div><br>Fax: _____ Email: _____<br><br>Review by: _____ Phone: <u>(415) 558-</u> _____<br><div style="text-align: center;">DBI Engineer or Plan Checker</div>   |  |                                 |  |
| <b>APPROVAL (Based on submitted reports)</b><br><br>_____<br><div style="text-align: center;">DBI Plumbing Inspector or Energy Inspection Services Staff</div>   |  |                                 |  |
| DATE _____   |  |                                 |  |
| QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:<br>Energy Inspection Services (415) 558-8132; or, <a href="mailto:dbi.energyinspections@sfgov.org">dbi.energyinspections@sfgov.org</a> ; or FAX (415) 558-6474   |  |                                 |  |



**[cm]** architects  
3442 Adell Court  
Oakland, CA 94602  
c | 213.361.2483  
e | [info@cm-architects.com](mailto:info@cm-architects.com)

**269 AVILA ST**  
**SAN FRANCISCO, CA 94123**  
**0441A / 002**



| No.         | Date                                   | Issue                     |
|-------------|--|---------------------------|
|             | 05.18.2018                             | BUILDING PERMIT SUBMITTAL |
|             |  |                           |
|             |  |                           |
|             |  |                           |
|             |  |                           |
| Date        | 05.18.2018                             |                           |
| Project No. | 1809                                   |                           |
| Scale       |  |                           |
| Sheet Title | EARTHQUAKE COMPLIANCE<br>DOCUMENTATION |                           |
|             |  |                           |

**T24-2**







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

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

## INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

| TITLE                        |  | SOURCE OF REQUIREMENT                       | DESCRIPTION OF REQUIREMENT   | OTHER RESIDENTIAL ALTERATIONS + ADDITIONS |
|------------------------------|--|---|--|---|
| RESIDENTIAL                  | GRADING & PAVING                                 | CALGreen 4.106.3                            | Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.   | if applicable                             |
|                              | RODENT PROOFING                                  | CALGreen 4.406.1                            | Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.  | •   |
|                              | FIREPLACES & WOODSTOVES                          | CALGreen 4.503.1                            | Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.  | •   |
|                              | CAPILLARY BREAK, SLAB ON GRADE                   | CALGreen 4.505.2                            | Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.   | •   |
|                              | MOISTURE CONTENT                                 | CALGreen 4.505.3                            | Wall + floor <19% moisture content before enclosure.   | •   |
|                              | BATHROOM EXHAUST                                 | CALGreen 4.506.1                            | Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).  | •   |
| MATERIALS                    | LOW-EMITTING MATERIALS                           | CALGreen 4.504.2.1-5, SFGBC 4.103.3.2       | Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.   | •   |
| WATER                        | INDOOR WATER USE REDUCTION                       | CALGreen 4.303.1, SF Housing Code sec.12A10 | Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. | •   |
|                              | WATER-EFFICIENT IRRIGATION                       | Administrative Code ch.63                   | If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.  | •   |
| ENERGY                       | ENERGY EFFICIENCY                                | CA Energy Code                              | Comply with all provisions of the CA Energy Code.  | •   |
| PARKING                      | BICYCLE PARKING                                  | Planning Code sec.155.1-2                   | Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.  | if applicable                             |
| WASTE DIVERSION              | RECYCLING BY OCCUPANTS                           | SF Building Code AB-088                     | Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.  | •   |
|                              | CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT | SFGBC 4.103.2.3                             | For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.  | •   |
| HVAC                         | HVAC INSTALLER QUALS                             | CALGreen 4.702.1                            | Installers must be trained in best practices.  | •   |
|                              | HVAC DESIGN                                      | CALGreen 4.507.2                            | HVAC shall be designed to ACCA Manual J, D, and S.   | •   |
| GOOD NEIGHBOR                | BIRD-SAFE BUILDINGS                              | Planning Code sec.139                       | Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.  | •   |
|                              | TOBACCO SMOKE CONTROL                            | Health Code art.19F                         | Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.  | •   |
| POLLUTION PREVENTION         | STORMWATER CONTROL PLAN                          | Public Works Code art.4.2 sec.147           | Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.  | if project extends outside envelope       |
|                              | CONSTRUCTION SITE RUNOFF                         | Public Works Code art.4.2 sec.146           | Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.  | if project extends outside envelope       |
| INDOOR ENVIRONMENTAL QUALITY | AIR FILTRATION (CONSTRUCTION)                    | CALGreen 4.504.1                            | Seal permanent HVAC ducts/equipment stored onsite before installation.   | •   |

|  |   |                           |   |   |
|--|---|---------------------------|---|---|
| FOR YOUR INFORMATION:<br>INDOOR WATER EFFICIENCY | Indoor Water Efficiency<br><i>Each fixture must not exceed CALGreen 4.303 maximum flow rates:</i> |                           | NOTES:<br><br>1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)<br><br>2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1) | Water Efficiency of Existing Non-Compliant Fixtures<br><br><i>All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.</i><br><br>NON-COMPLIANT PLUMBING FIXTURES INCLUDE:<br><br>1. Any toilet manufactured to use more than 1.6 gallons/flush<br>2. Any urinal manufactured to use more than 1 gallon/flush<br>3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm<br>4. Any interior faucet that emits more than 2.2 gpm<br><br><i>Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.</i> |
|  | FIXTURE TYPE  | MAXIMUM FIXTURE FLOW RATE |   |   |
|  | Showerheads <sup>2</sup>  | 2 gpm @ 80 psi            |   |   |
|  | Lavatory Faucets: residential   | 1.2 gpm @ 60 psi          |   |   |
|  | Kitchen Faucets   | 1.8 gpm @ 60 psi default  |   |   |
| Wash Fountains                                   | 1.8 gpm / 20 [rim space (inches) @ 60 psi]  |                           |   |   |
| Metering Faucets                                 | .20 gallons per cycle   |                           |   |   |
| Tank-type water closets                          | 1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified                                    |                           |   |   |
| Flushometer valve water closets                  | 1.28 gallons / flush <sup>1</sup>   |                           |   |   |
| Urinals  | Wall mount: 0.125 gallons / flush<br>Floor mount: 0.5 gallons / flush                             |                           |   |   |

| VERIFICATION   |
|--|
| <i>Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by &lt;1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion</i>  |
| 269 AVILA STREET   |
| PROJECT NAME   |
| 0441A / 002  |
| BLOCK/LOT  |
| 269 AVILA STREET, SAN FRANCISCO CA 94123   |
| ADDRESS  |
| MULTI-FAMILY LOW RISE RESIDENTIAL  |
| PRIMARY OCCUPANCY  |
| XXX SF   |
| GROSS BUILDING AREA  |
| 626 SF   |
| INCREASE IN CONDITIONED FLOOR AREA   |
| <i>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 is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.</i> |
| JAMIE MASTRO 04/26/18  |
| LICENSED PROFESSIONAL (sign & date)  |
| May be signed by applicant when <1,000 sq. ft. is added.   |
| AFFIX STAMP BELOW:   |
|   |
| Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.   |
| GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)  |
| FIRM   |
| <input type="checkbox"/> I am a LEED Accredited Professional   |
| <input type="checkbox"/> I am a GreenPoint Rater   |
| <input type="checkbox"/> I am an ICC Certified CALGreen Inspector  |
| GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)   |
| <i>Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.</i>   |