

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 3, 2019

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

Date:	September 20, 2019
Case No.:	2019-013111DRP
Project Address:	240 Chenery Street
Permit Application:	2019.0513.0493
Zoning:	RH-2 (Residential House, Two-Family)
	40-X Height and Bulk District
Block/Lot:	6685 / 049
Project Sponsor:	Edward Gama
	2261 Market Street # 600
	San Francisco, CA 94114
Staff Contact:	David Winslow - (415) 575-9159
	David.Winslow@sfgov.org
Recommendation:	Do not take DR and Approve

PROJECT DESCRIPTION

The project proposes to construct windows at an interior property line to a previously permiited construction of 3-story, one-family dwelling at the street front.

SITE DESCRIPTION AND PRESENT USE

The site is a 35'-9" wide x an approximately 140' deep lot that has an existing 2-story, single-family dwelling built in 1908 located at the rear of the lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Chenery Street consists predominantly of 2 to 3-story wood and stucco clad single-family homes with garages at the ground floor. The alignment of buildings retain a consistent mid-block open space with the exdcetpion of the subject parcel.

BUILDING PERMIT NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	NA	NA	June 21, 2019	October 3, 2019	104 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	September 15, 2019	September 15, 2019	20 days
Mailed Notice	20 days	September 15, 2019	September 15, 2019	20 days
Online Notice	20 days	September 15, 2019	September 15, 2019	20 days

PUBLIC COMMENT

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

DR REQUESTOR

David Wang, 238 Chenery Street, adjacent neighbor to the Northeast.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

- 1. The size and materials of the windows are unknown;
- 2. The property line windows would create privacy imapcts.

Proposeda alternatives:

1. Eliminate or reduce the proposed window changes .

See attached Discretionary Review Application, dated June 21, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The propsoed windows look over the roof of the neighboring property and do not look directly into the neighbor's windows or yard.

See attached Response to Discretionary Review, dated July 5, 2019.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

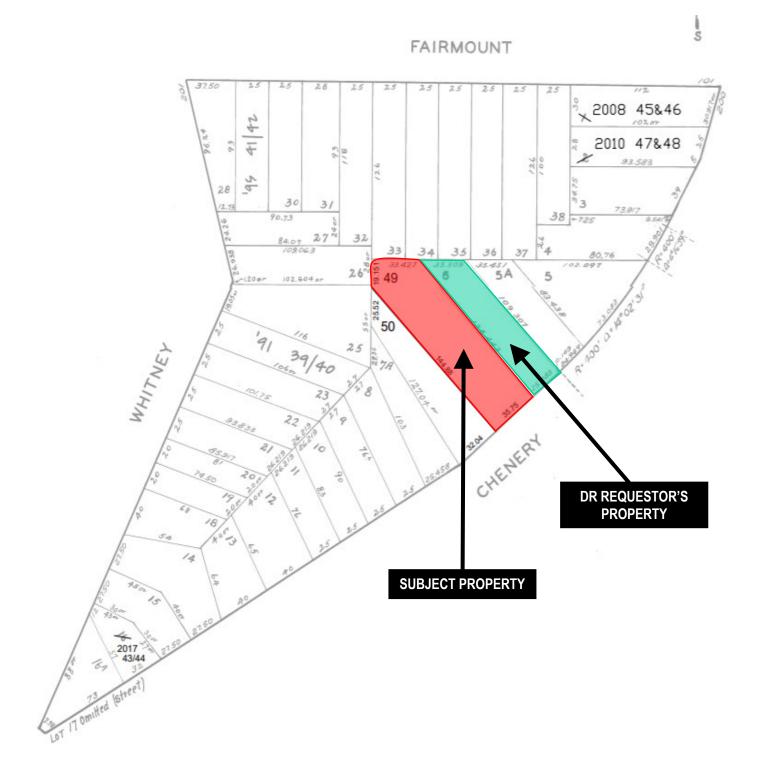
RDAT found that the proposed property line windows do not diminish privacy to any spaces of the neighbors property.

RECOMMENDATION: Do not take DR and Approve

Attachments: Block Book Map Sanborn Map Zoning Map Aerial Photographs Context Photographs CEQA Determination DR Application Response to DR Application dated July 5, 2019 Reduced Plans

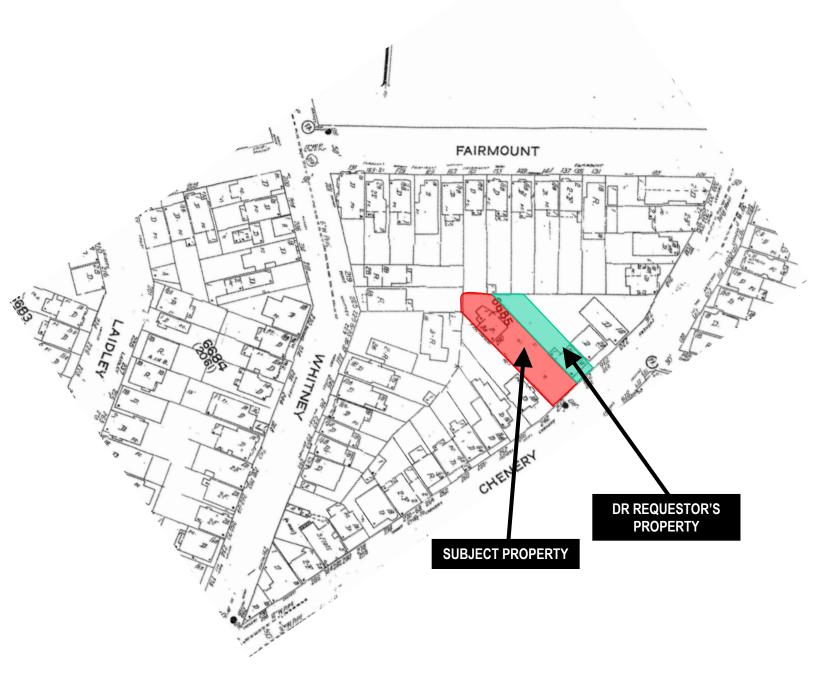
Exhibits

Parcel Map





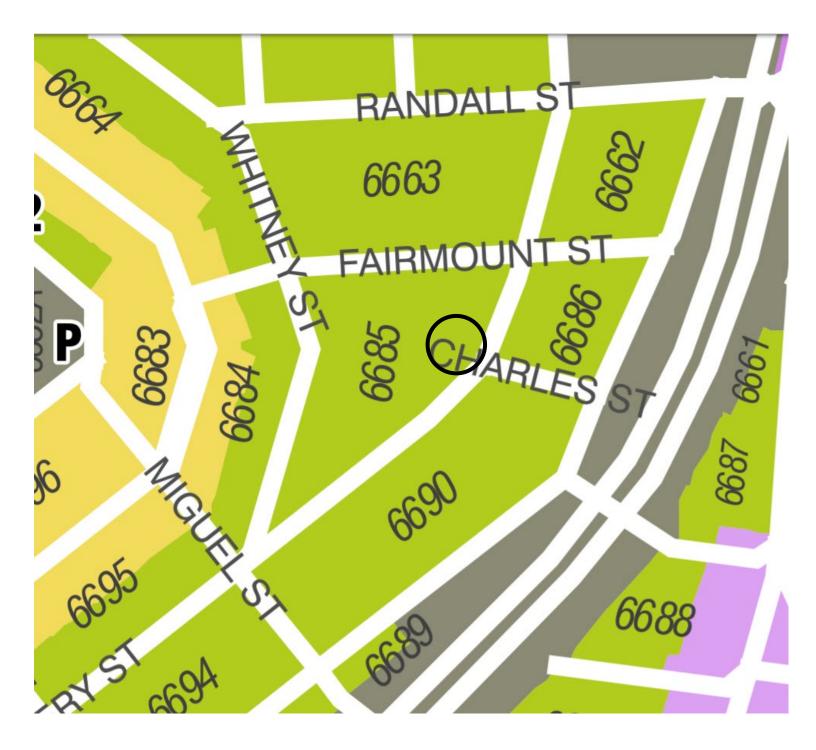
Sanborn Map*



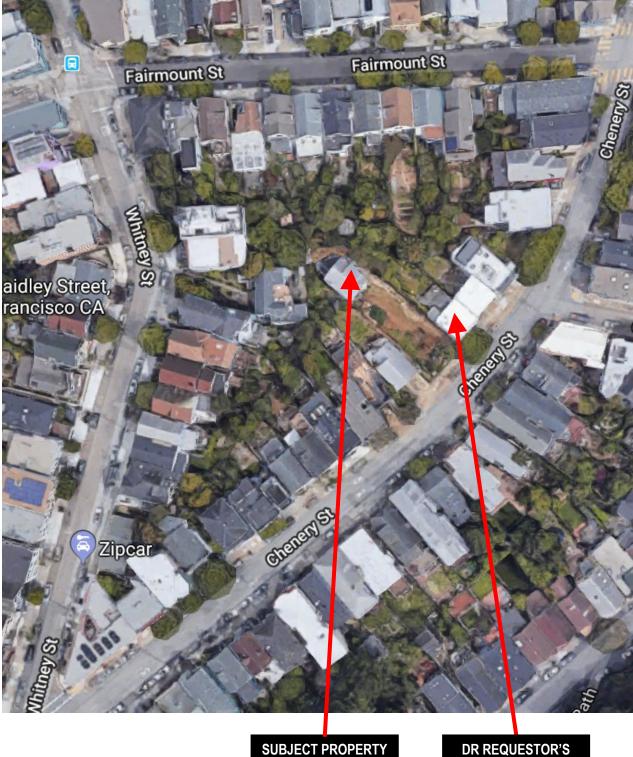
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map







PROPERTY

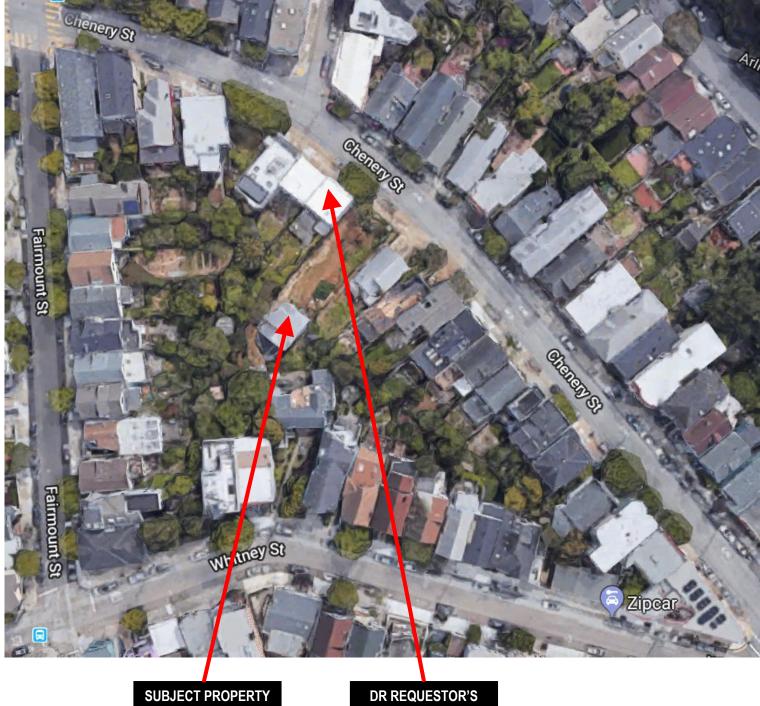




Z



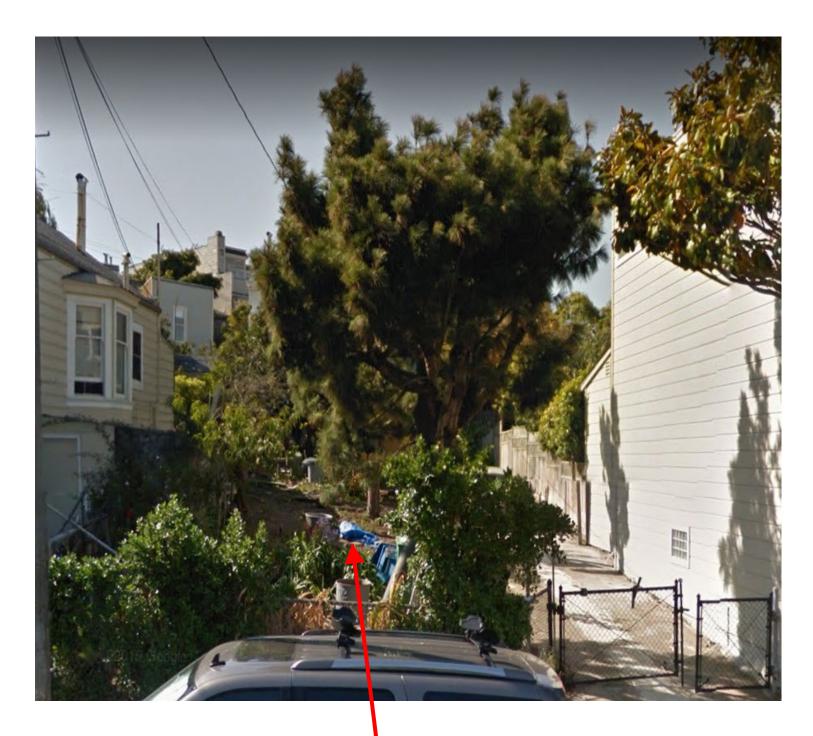
e



PROPERTY



Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
240 Chenery St.		6685/006A	
Case No.	Permit No.	Plans Dated	····
2015-003919ENV	201504153737 and 201504153735	Received 5/19/15	
Addition/	Demolition	New	Project Modification
Alteration	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)
Project description for Planning Department approval.			

Repair and horizontal addition to an existing non-conforming three-story single-family residence at the rear of the lot, and new construction of a four-story single-family residence at the front of the lot.

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If n	either Class 1 or 3 applies, an Environmental Evaluation Application is required.
\checkmark	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
\checkmark	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation : Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area</i>)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>)
	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental</i> <u>Application is required, unless reviewed by an Environmental Planner.</u></u>
	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments	and Planner Signature (optional): Jean Poling
Enrolled in	DPH Maher program. Archeo clearance.

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

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

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER

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

	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):				
	9. Other work that would not materially impair a historic district (specify or add comments):				
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)				
	10. Reclassification of property status to Category C. (<i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i>)				
	a. Per HRER dated: <u>1/20/2015</u> (attach HRER) b. Other (specify):				
Note	e: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.				
	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6 .				
	Project can proceed with categorical exemption review . The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6 .				
Com	ments (<i>optional</i>):				
Prese	ervation Planner Signature: Justin Greving				
	P 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER				
	Further environmental review required. Proposed project does not meet scopes of work in either (<i>check all t</i> .	ıat			
	apply):				
	Step 2 – CEQA Impacts				
	Step 5 – Advanced Historical Review				
	STOP! Must file an Environmental Evaluation Application.				
	No further environmental review is required. The project is categorically exempt under CEQA.				
	Planner Name: Justin A Greving				
	Project Approval Action: JUSTIN Greving ou=CityPlanning, ou=Cutrent Planning, Greving, email=Justin, Greving@stgov.c				
	If Discretionary Review before the Planning Commission is requested,				
	the Discretionary Review hearing is the Approval Action for the project.				
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of Administrative Code	the			
	Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30				
	days of the project receiving the first approval action.				

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

The pro	posed modification would not result in any of the above changes.
	the proposed modifications are categorically exempt under CEQA, in accordance with prior project ional environmental review is required. This determination shall be posted on the Planning
1	nd office and mailed to the applicant, City approving entities, and anyone requesting written notice.
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

reservatio	n Team Meeting Dat		Date of Form Com	pletion 7/16/2	015
PROJECT IN	FORMATION:			and a start of the start of the	
Planner:		Address:			
ustin Grevir	Ig	240 Chenery Stree	et		<u></u>
Block/Lot:		Cross Streets:			
685/006A		Charles and Whitr	ney streets		
CEQA Categ	jory:	Art. 10/11:	BPA/Ca	ase No.:	e na seren a s
		n/a	2015-00)3919ENV	
PURPOSE C	F REVIEW:		PROJECT DESCRIP	PTION:	
CEQA	Article 10/11	C Preliminary/PIC	Alteration	C Demo/New	Construction
	N. Talong) - anexten yiers - three - an *****				
	ANS UNDER REVIEW	5/19/2015 (received	<i>,</i>		
PROJECT IS	SUES:				
S Is the	e subject Property an	eligible historic resourc	ce?		
	are the proposed cha	inges a significant impa	act?		- u
	are the proposed that	inges a significant impo	act:		
Additiona	· · ·		act:		
Additional Submitt	al Notes:	rce Evaluation prep		ostura (dated	November,
Additiona	al Notes:			ostura (dated	November,
Additiona Submitt 2014)	al Notes: ed: Historic Resou	rce Evaluation prep	oared by William K		
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Complies with the Secretary's Standards/Art 10/Art 11:	C Yes	C No	⊙ N/A
CEQA Material Impairment:	C Yes	No	
Needs More Information:	C Yes	No	
Requires Design Revisions:	C Yes	• No	
Defer to Residential Design Team:	• Yes	C No.	1

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated November, 2014) and information found in the Planning Department files, the subject property at 240 Chenery Street contains a one-and-a-half story over basement wood-frame single-family residence constructed in 1915 (source: building advertisement). 240 Chenery is a minimally detailed Queen Anne building with some Greek Revival details and features a prominent front gable with discontinuous frieze band and lower decorative cornice line. The property was built originally by William J. Sullivan and stood at the corner of Charles and Arlington Streets. In 1928 the house was auctioned off to Elizabeth A. Kelly and moved to its current location to make way for expansion and conversion of the Bernal Cut from a railway to automobile thoroughfare. Kelly is listed as an occupant in the house from 1933 up until her death in 1940. The only permitted alteration to the property includes fire damage repair that was performed in 1940. Upon visual inspection it appears the front stairway has been replaced, portions of the porch have been infilled, and most window and window surrounds have been altered or replaced. Recent fire damage has also destroyed the first floor bay window and surrounding siding on the primary elevation.

No known historic events occurred at the subject property (Criterion 1). Although William J. Sullivan appears to have been a prominent developer in Glen Park there are other rows of houses closely associated with him and his history in the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). Elizabeth Kelly owned the subject property along with buildings on the adjacent parcels (addresses 236, 238, and 240 Chenery Street), but there is no indication that she was of particular individual importance and her occupation is unclear. Although the other residents of note are Ernest and Betty Solon who lived in the house from 1959 to the early 2000s and ran a sign making business, they are also not of individual importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the building has some Greek Revival details it is not an excellent example of either the Queen Anne or Greek Revival style.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood and while it may exhibit some individual homes that date to before 1900, these are interspersed with buildings constructed anywhere from 1920 to 1940 or have been substantially altered. Altogether the neighborhood does not represent a significant concentration of buildings.

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

Signature of a Senior Preservation Planner / Preservation Coordinator	: Date:
ima In	7/20/2015

SAN FRANCISCO PLANNING DEPARTMENT

HISTORICAL EVALUATION (1 240 CHENERY STREET, SAN FRANCISCO

According to California Register Criteria





2.40 Chenery ST. Ca. 1928 photo of Hids When therefore at 2=4 Antinston ST. SFPL DPW Photo collection Album 32 #8474.

APPLIC			JL	JN 212	019
	onary Review Requestor's Information		CITY &	COUNTY	OF S.I
Name:	David Wang			110	
Address:	238 Chenery St.	Email Address:	wangissimo@g	mail.com	
	San Francisco, CA 94131	Telephone:	415-794-9264		
Informa	tion on the Owner of the Property Being De	veloped			
Name:	Edward P. Gama				
Company	/Organization:				
Address:	2261 Market St. #600	Email Address:	edward@edwa	ardgama.	com
	San Francisco, CA 94114	Telephone:	415-860-7174		
Propert	y Information and Related Applications		We shall a		
Project Ad	ddress: 240 Chenery St. San Francisco, CA	A 94131			
Block/Lot	(s): 6685/006A				
Building F	Permit Application No(s): 2019051	30493			
ACTION	IS PRIOR TO A DISCRETIONARY REVIEW REQU	JEST			
	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) \checkmark Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

RECEIVED

DISCRETIONARY REVIEW PUBLIC (DRP)

San Francisco

1

DISCRETIONARY REVIEW REQUEST

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

 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.

1. The submitted change doesn't include dimensions or materials for the proposed additions, thus the precise changes are unknown

2. The additions are adjacent to the requestor's property; it butts up agains the 238/240 Chenery property line, further eroding the privacy the existed before.

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.

238 Chenery has already been significantly & negatively impacted by the double unit ~6000SF construction at 240 Chenery. The requestor is already experiencing a permanent reduction in privacy and sunlight directly from this development. The requestor wants to be a good, cooperative, non-NIMBY neighbor, but at some point, ultimately, the erosion and encroachment of privacy needs to be examined or stopped. The proposed change would eliminate privacy at the top level of the requestor's property, and to the requestor's back yard.

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?

Rescind or reduce the proposed window changes to remove effects of privacy erosion.

·

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature 415-794-9264 self

David Wang

Name (Printed)

wangissimo@gmail.com

Email

Relationship to Requestor (i.e. Attorney, Architect, etc.) Phone

For Department Use Only

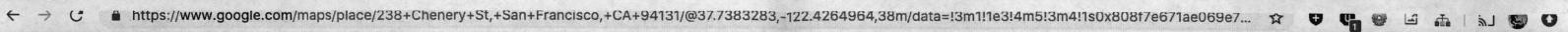
By:

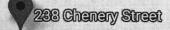
Application received by Planning Department:

Date: ____

PAGE 4 | PLANNING APPLICATION - DISCRETIONARY REVIEW PUBLIC

V. 02.07.2019 SAN FRANCISCO PLANNING DEPARTMENT





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RESPONSE TO DISCRETIONARY REVIEW (DRP)



Plan Francisco

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

Project Information

Property Address: 240 Chenery

Building Permit Application(s): 2019-0513-0493

Record Number:

Assigned Planner: Veronica Flores

Project Sponsor

Name: Edward P Gama

Phone: (415) 860-7174

Zip Code: 94131

Email: edward@edwardgama.com

Required Questions

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

The changes to the windows look over the roof of the neighbors property. They do not look directly into neighbors windows. They do not effect privacy. These windows are needed for light and air circulation.

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.

I would be willing to partially film window 301, which looks over neighbors future roof deck.

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

The windows look over the roofs of all neighbors. They do not looking into any direct windows. There are three windows. Two window are fire rated. These windows give needed light to the room. The third window was already approved. It is not a lot line window. We changed the sizing of this window from hortizonal to vertical. This window is needed for light and air circulation.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	3	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	3	3
Bedrooms	4	4
Height	34' 61/2"	34' 61/2"
Building Depth	50' 4 1/2"	50' 4 1/2"
Rental Value (monthly)	5000	5000
Property Value	2,500,000	2,500,000

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

Edward Gana Signature: Date: Property Owner Printed Name: 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.

DIRECTORY

OWNER:

EDWARD P. GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114

DESIGN:

MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAEL KAO

T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET

STRUCTURAL:

HARRELL KANE STRUCTURAL ENGINEERS 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE

T: 415-501-9000 X100 E: DKANE@HK-SE.COM

CONTRACTOR:

GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114

CONTACT: EDWARD P. GAMA T: 415-860-7174 EDWARD@EDWARDGAMA.COM

VICINITY MAP

GREEN POINT RATER:

BAY AREA HERS CONTACT: KATERINA DANEK

T: 650-759-7709 E: KATERINA@BAYAREAHERS.COM

TITLE 24:

ENERGY SOFT 1025 5TH STREET, SUITE A NOVATO, CA 94945

CONTACT: NATHAN MITNICK

T: 415-897-6400 E: NATHAN@ENERGYSOFT.COM

PROJECT DESCRIPTION

REVISION TO PERMIT# 201508063603-R1 240 CHENERY SAN FRANCISCO, CA 94131

THE SCOPE OF WORK INCLUDES: 1. INTERIOR PLAN CHANGES WHERE NOTED 2. ADDITION OF PROPERTY LINE WINDOWS ALONG NE ELEVATION

SQUARE FOOTAGE

Floor First Floor Second Floor Third Floor Total

for Both Units

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE CITY OF SAN FRANCISCO MUNICIPAL CODE

PLAN LEGEND

NEW WALL NEW 1 HOUR RATED FIRE RESISTIVE WALL

| Fairmount St |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Fair | Whitney St | | PROJECT SITE | Chenenco | |
| | St | | | Jieren 3 | Charles St |
| | Whitney St | | | | |
| | | | hery St | | N |
| | oners | | | 1 1 | |

ABBREVIATIONS

			0																				
0	AT	C.B.	CATCH BASIN	DBL.	DOUBLE	ESMT.	EASEMENT		FACE OF STUD	HT.	HEIGHT	MISC.	MISCELLANEOUS	PERF.	PERFORATED			S.L.D.	SEE LANDSCAPE	TEMP.	TEMPERED	VNR.	VENEER
@ A.B.	ANCHOR BOLT	С.В. CAB.	CABINET	DBL. DEPT.	DEPARTMENT		ELECTRIC WATER		FACE OF WALL	ht. HTG.	HEATING	M.O.	MASONRY OPENING	PERF. PFB.	PREFABRICATED	R.B. R.C.	RUBBER BASE REINFORCED CONCRETE		DRAWINGS	TEMF. T.O.C.	TOP OF CONCRETE	VIND. V.T.	VINYL TILE
A.B. ACOUS		CAB. C.A.T.	CADINE I COLD AIR RETURN	DEFT. DET.	DEFAIL	E.VV.C.	COOLER	F.O.W. F.P.	FIREPLACE		C. HEATING/VENTILATING/	M.R.	MOISTURE RESISTANCE		POCKET	R.D.	ROOF DRAIN	SLR.	SEALER	T.O.C.	TOP OF CONCRETE TONGUE AND GROOVE	V.I.	
ACCOUS	ACOUSTICAL TILE	C.A.T. CATV	CABLE TELEVISION	DLT. D.F.	DOUGLAS FIR	E.X.H.			FIREPROOF	11. V.A.	AIR CONDITIONING		MASONRY ROUGH	PLT.	PLATE	RDWD.		SLN. S.M.D.	SEE MECHANICAL	THK.	THICK/THICKNESS	\٨/	WEST
A.C.T.	ABOVE COUNTER TOP		CENTER TO CENTER	D.I.B.	DRILL-IN-BOLT	EXP.	EXPOSED		FRAMING	H.W.	HOT WATER	MOD.	OPENING		POUNDS PER LINEAL		REINFORCING STEEL	3.IVI.D.	DRAWINGS	THR.	THRESHOLD	۷۷. \\\/	WITH
A.D.	AREA DRAIN	C.F.	CUBIC FEET	DIA.	DIAMETER	EXT.	EXTERIOR	FTG.	FOOTING	11	HOT WATER	MOU.	MODULE	1.6.1.	FOOT	REF.	REFERENCE	S.N.D.	SANITARY NAPKIN	T.O.B.	TOP OF BEAM	W.C.	WATER CLOS
ADDN'L	ADDITIONAL	C.G.	CORNER GUARD	DIAPH.	DIAPHRAGM	L/(1.	EXTENION	FUR.	FURRED/FURRING	IB	INFILTRATION BARRIER	MTD.	MOVABLE	P.I.AM.	PLASTIC LAMINATE	REFR.	REFRIGERATOR/	0.N.D.	DISPENSER	т.о.д. т.о.д.	TOP OF GRATE	WD.	WOOD
ADJ.	ADJACENT	C.I.P.	CAST-IN-PLACE	DIM.	DIMENSION	F.A.	FIRE ALARM	T OTI.		I.D.	INSIDE DIAMETER	MTG.	MOUNTED		PLASTER		REFRIGERATION	S.N.R.	SANITARY NAPKIN	T.O.P.	TOP OF PAVING	W/D	WASHER/DR
A.F.F.	ABOVE FINISH FLOOR	0.1.1	CONCRETE	DISP.	DISPENSER		P. FIRE ALARM CONTROL	G	GAS	INCL.	INCLUDED/INCLUDING	MTL.	MOUNTING METAL		PLYWOOD	REG.	REGISTER	0.14.11.	RECEPTACLE	T.O.S.	TOP OF SLAB	W.G.	WIRED GLAS
AGGR.	AGGREGATE	C.J.	CONTROL JOINT	DIV.	DIVISION/DIVIDER		PANEL	GA.	GAUGE	INFO.	INFORMATION	MUL.	MULLION	P.H.	PAPERHOLDER	REQ'D.	REQUIRED	SPECS		T.O.STL.	TOP OF STEEL	W.H.	WATER HEAT
ALUM.	ALUMINUM	CL	CENTER LINE	D.L.	DEAD LOAD	F.A.U.	FORCED AIR UNIT	GALV.	GALVANIZED	INSUL		MOL.	WOLLION	PNT.	PAINT	RET.	RETAIN/RETAINING	S.P.D.	SEE PLUMBING DRAWINGS		TOP OF WALL	W.HYD	
ALT.	ALTERNATE	CLKG	CAULKING	DN.	DOWN		FIRE CONTROL CENTER		GRAB BAR	INT.	INTERIOR	N.	NORTH	PRJ.	PROJECT/PROJECTED	REV.	REVISION		K. SPLASH BLOCK	T.P.D.	TOILET PAPER DISPENSER	WNDW	
ANC.	ANCHOR/ANCHORAGE	CLG	CEILING	DR.FNT				G.C.	GENERAL CONTRACTOR	INTER		(N)	NEW	P.S.F.	POUNDS PER SQUARE	RM.	ROOM	SQ.	SQUARE	T.S.	TUBE STEEL	W/O	WITHOUT
ARCH.	ARCHITECTURAL	CLR.	CLEAR	DR.	DOOR	F.D.	FLOOR DRAIN	G.F.I.	GROUND FAULT	INV.	INVERT	N.I.C.	NOT IN CONTRACT		FOOT		ROUGH OPENING	S&P	SHELF AND POLE	Т.Т.В.	TELEPHONE TERMINATION	,	WATERPRO
AVG.	AVERAGE	C.M.U.	CONCRETE MASONRY	DS.	DOWN SPOUT		FIRE DEPARTMENT		INTERRUPTER			N/A	NOT APPLICABLE	P.S.I.	POUNDS PER SQUARE		G. ROOFING	S.S.	SANITARY SEWER	111.0.	BOARD	W.P.	WORK POIN
		0.111.0.	UNIT	DW.	DISHWASHER		CONNECTION	GL.	GLASS	JST.	JOIST	NO.	NUMBER		INCH		RAIN WATER LEADER	S.S.D.	SEE STRUCTURAL	TV.	TELEVISION	WSCT.	
BD	BOARD	C.M.P.	CORRUGATED METAL	DWG.	DRAWING	FDN.	FOUNDATION	G.I.	GALVANIZED IRON	JT.	JOINT	N.T.S.	NOT TO SCALE	PT.	POINT			0.0.0	DRAWINGS	TXT.	TEXTURE	WT.	WEIGHT
B.F.	BOTH FACES		PIPE			F.E.	FIRE EXTINGUISHER	G.L.B.	GLU-LAM BEAM					P.T.	PRESSURE TREATED	S.	SOUTH	S.SK.	SERVICE SINK	TYP.	TYPICAL	W.W.F.	. WELDED WI
BLDG.	BUILDING	CNTR.	COUNTER	E.	EAST	F.E.C.	FIRE EXTINGUISHER	GND.	GROUND	K.D.	KILD DRIED	O/	OVER	P.T.D.	PAPER TOWEL DISPENSER	S.B.	SOLID BLOCKING	S.ST.	STAINLESS STEEL				
BLK.	BLOCK	CO.	CLEANOUT	(E)	EXISTING		CABINET	GR.	GRADE	K.P.	KICK PLATE	OBS.	OBSCURE		PRESSURE TREATED	S.C.	SOLID CORE	STA.	STATION	U.B.C.	UNIFORM BUILDING CODE	YD.AL'	V. YARD
BLKG.	BLOCKING	CO.T.G.	CLEANOUT TO GRADE	EA.	EACH	F.F.	FINISH FLOOR	GRDR.	GIRDER	KIT.	KITCHEN	O.A.	OVER ALL		DOUGLAS FIR	S.C.D.	SEAT COVER DISPENSER		SOUND TRANSMISSION	UNF.	UNFINISHED		
BM.	BEAM	COL.	COLUMN	E.B.	EXPANSION BOLT	F.F.B.	FINISH FLOOR BREAK	G.S.	GYPSUM SHEATHING			O.C.	ON CENTER			SCHED	. SCHEDULE		COEFFICIENT	U.O.N.	UNLESS OTHERWISE		
B.O.W.	BOTTOM OF WALL	CONC.	CONCRETE	E.I.F.S.	EXTERIOR INSULATION	N F.F.E.	FINISH FLOOR	G.S.M.	GALVANIZED SHEET	MAS.	MASONRY	O.D.	OUTSIDE DIAMETER	P.T.D.F	R. PAPER TOWEL DISPENSER	S.D.	SOAP DISPENSER	STD.	STANDARD		NOTED		
B.P.	BUILDING PAPER	CONN.	CONNECTION		FINISH SYSTEM		ELEVATION		METAL	MAT'L	. MATERIAL	OFF.	OFFICE		AND RECEPTACLE	S.DR.	STORM DRAIN	STL.	STEEL	UR.	URINAL		
BDRM.	BEDROOM	CONSTR	R. CONSTRUCTION	E.J.	EXPANSION JOINT	F.G.	FIXED GLASS/GLAZING	G.W.B.	GYPSUM WALL BOARD	MAX.	MAXIMUM	O.F.D.	OVERFLOW DRAIN			SECT.	SECTION	STO.	STORAGE				
BLW.	BELOW	CONT.	CONTINUOUS	ELECT.	ELECTRIC/ELECTRICAL		FIRE HYDRANT	H.B.	HOSE BIB	M.B.	MACHINE BOLT	OH.	OVERHEAD	P.T.R.	PAPER TOWEL	S.E.D.	SEE ELECTRICAL	STRUC	T. STRUCTURE/STRUCTURAL	V.B.	VINYL BASE		
BRG.	BEARING	CONTR.	CONTRACTOR	ELEV.	ELEVATION	F.H.C.	FIRE HOSE CABINET	H.C.	HOLLOW CORE	M.C.	MEDICINE CABINET	O.H.	OPPOSITE HAND		RECEPTACLE		DRAWINGS	SUSP.	SUSPENDED	V.BR.	VAPOR BARRIER		
BRKT.	BRACKET	CORR.	CORRUGATED	EMER.	EMERGENCY	F.H.V.	FIRE HOSE VALVE	H.D.	HOLD DOWN	MECH		OPNG.	OPENING		POLYVINYLCHLORIDE PIPE	S.F.	SQUARE FOOT	S.W.	SHEAR WALL	V.C.P.	VITRIFIED CLAY PIPE		
BRZ.	BRONZE	CPT.	CARPET	E.N.	EDGE NAILING	FIN.	FINISH	HDR.	HEADER	MED.	MEDIUM	OPP.	OPPOSITE	PVMT.	PAVEMENT	S.F.B.	SPLIT FACE BLOCK	S.Y.	SQUARE YARD	V.C.T.	VINYL COMPOSITION TILE		
BTM.	BOTTOM	CRS.	COURSE/COURSES	ENCL.	ENCLOSURE	FL.	FLOWLINE	HDWD	. HARDWOOD	MEME		OVHG.	OVERHANG			S.F.S.D	. SEE FOOD SERVICE	SYM.	SYMMETRICAL	VENT.	VENTILATOR/VENTILATION		
BTN.	BATTEN	CSK.S.	COUNTERSUNK SCREV		EDGE OF PAVEMENT	F.J.	FLUSH JOINT	HDWR.	HARDWARE	MFD.	MANUFACTURED			Q.T.	QUARRY TILE		DRAWINGS	SYS.	SYSTEM	VERT.	VERTICAL		
BTR.	BETTER	C.T.	CERAMIC TILE	E.O.S.	EDGE OF SLAB		G. FLASHING	HGR.	HANGER	MFR.	MANUFACTURER	PART.	PARTITION	_		SHT.	SHEET			VEST.	VESTIBULE		
BTWN.	BETWEEN	CTR.	CENTER	E.P.B.	ELECTRICAL PANEL	FLR.	FLOOR	H.M.	HOLLOW METAL	M.H.	MANHOLE	P.C.	PRECAST CONCRETE	R.	RISER	SHTHG	SHEATHING	Τ.	THREAD	V.G.D.F.			
B.U.R.	BUILT-UP ROOFING	CUST.	CUSTODIAN		BOARD		R. FLUORESCENT	HORIZ.	HORIZONTAL		D. MICROWAVE	P.C.F.	POUNDS PER CUBIC	(R)	REMODELED	SHLVS	SHELVES/SHELVING	T.B.	TOWER BAR		DOUGLASS FIR		
BVL.	BEVELED	C.W.	COLD WATER	EQ.	EQUAL		FACE OF CONCRETE	H.P.	HIGH POINT	MIN.	MINIMUM		FOOT	RAD.	RADIUS	SHWR.	SHOWER	T.C.	TRASH COMPACTOR	V.I.F.	VERIFY IN FIELD		
B.W.	BOTH WAYS	C.Y.	CUBIC YARD	EQUIP.	EQUIPMENT	F.O.M.	FACE OF MASONRY	HR.	HOUR	MIR.	MIRROR	P.D.F.	POWDER DRIVEN	R.A.G.	RETURN AIR GRILLE	SIM.	SIMILAR	TEL.	TELEPHONE	VIN.	VINYL		

FASTENER

Proposed House 1: Gross Square Footage <u>G.S.F.</u> 1483 G.S.F. 1411 G.S.F. 999 G.S.F. 3893 G.S.F

Parking Garage/Basement 1541 G.S.F.

1 SHEET NOTES

(A) WALL TYPES, SEE DETAILS SHEETS

PROJECT INFORMATION

PROJECT ADDRESS:

BLOCK / LOT ZONING: HEIGHT: LOT AREA:

240 CHENERY ST SAN FRANCISCO, CA 94131 6685/006A RH-2 40-X (40' MAX.) 4948 S.F.

EXISTING BUILDING (AT REAR OF LOT):

V-B WOOD FRAME CONSTRUCTION TYPE: R-3 OCCUPANCY: # OF DWELLING UNITS: # OF FLOORS: 3 2 SPACES PARKING: NO SPRINKLERS:

PROPOSED (BUILDING AT FRONT OF LOT):

CONSTRUCTION TYPE: OCCUPANCY: # OF DWELLING UNITS: # OF FLOORS:

FLOORS

REAR YARD:

SPRINKLERS:

PARKING:

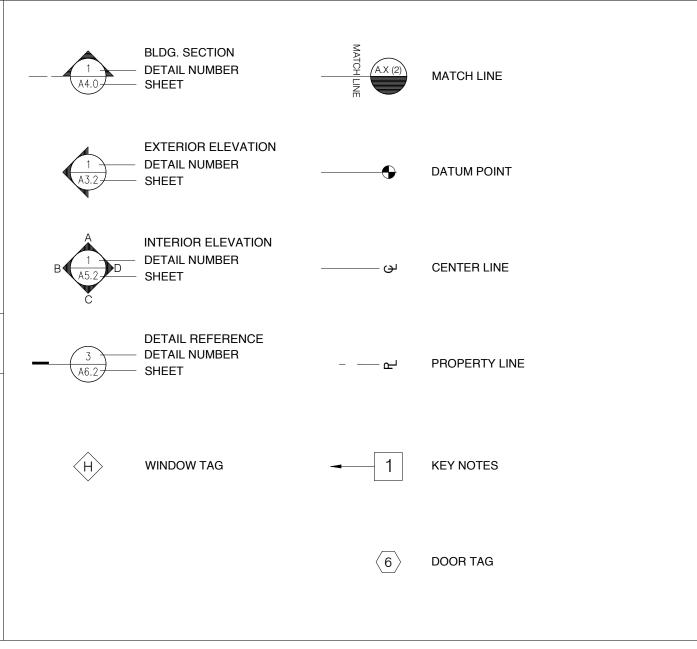
R-3

V-B WOOD FRAME

HOUSE 1: (NEW AT FRONT OF LOT) 4 FLOORS (3 OVER SHARED UNDERGROUND GARAGE)

25% OF LENGTH OF LOT (BETWEEN HOUSE 1 AND 2) 2 SPACES (OUT OF TOTAL 3 IN SHARED GARAGE) YES

SYMBOLS



	DRAWING INDEX	
	ARCHITECTURAL	MAK STUDIO
	A0.0COVER SHEETA0.2TITLE 24	1228 Sutter Street, San Francisco, CA 94109 Tel. 415.861.5646 Fax. 415.861.5641
	 A2.0 HOUSE 1: GARAGE AND FIRST FLOOR PLANS A2.1 HOUSE 1: SECOND AND THIRD FLOOR PLANS A2.2 HOUSE 1: PROPOSED ROOF PLAN A2.3 HOUSE 1: PROPOSED GARAGE RCP AND POWER PLAN A2.4 HOUSE 1: PROPOSED FIRST FLOOR RCP AND POWER PLAN A2.5 HOUSE 1: PROPOSED SECOND FLOOR RCP AND POWER PLAN A2.6 HOUSE 1: PROPOSED THIRD FLOOR RCP AND POWER PLAN A3.0 HOUSE 1: PROPOSED ELEVATIONS A3.1 HOUSE 1: PROPOSED ELEVATIONS A6.0 HOUSE 1: PROPOSED WINDOW AND DOOR SCHEDULE A6.1 ADMINISTRATIVE BULLETIN AB-005, LOT LINE WINDOW 	CONSULTANTS DWNER: EDWARD P, GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114 DESIGN: MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAEL KAO 1: 415:305-8419 E: MICHAEL@MAKSTUDIO.NET CONTACT: MICHAEL KAO 2:415:305-8419 E: MICHAEL@MAKSTUDIO.NET CONTACT: EDWARD P. GAMA 1: 415:360-7174 E: EDWARD@EDWARDGAMA.COM ENERGY SOFT 1025 STH STREET, SUITE A NOVATO, CA 94945-2413 1: 415:897-6400 E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK SM FRANCISCO, CA 94108 20X FRANCY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: NATHAN MITNICK SMA FRANCISCO, CA 94108 CONTACT: NATHAN MITNICK SAN FRANCISCO, CA 94108 CONTACT: AXTHAN MITNICK SAN FRANCISCO, CA 94108 CONTACT: AXTHAN MITNICK SAN FRANCISCO, CA 94108 CONTACT: AXTHAN MITNICK SAN FRANCISCO, CA 94108
		ERV ST. CO, CA 94131
		240 CHENERY SAN FRANCISCO, CA 94131
	DEFERRED SUBMITTALS	
ET ER IT	DETAILED DRAWINGS OF ALL FIRE SPRINKLER SYSTEM MODIFICATIONS, INCLUDING SPRINKLER PLANS, CUT SHEETS, LISTING SHEETS, AND CALCULATIONS, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL SPRINKLER SYSTEM COMPONENTS SHALL REMAIN IN COMPLIANCES WITH THE APPLICABLE N.F.P.A. 13R STANDARD, THE CALIFORNIA FIRE CODE, AND THE CALIFORNIA BUILDING CODE. IF IT IS NECESSARY TO INSTALL A FIRE ALARM MONITORING SYSTEM OR MODIFY AN EXISTING SYSTEM IN ORDER TO OBTAIN A CERTIFICATED OR PLACARDED ACCOUNT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL OF THE INSTALLATIONS OR MODIFICATIONS.	DESCRIPTIONDATESITE PERMIT3-26-15REVISION #13-26-15PER NEIGHBOR AGREEMENT8-30-17REVISION PER DBI COMMENTS11-20-17ARCHITECTURAL ADDENDUM3-16-18REVISION PER DBI COMMENTS10-8-18REVISION PER MECH COMMENTS1-11-19REVISION 23-15-19
		Cover Sheet

SCALE

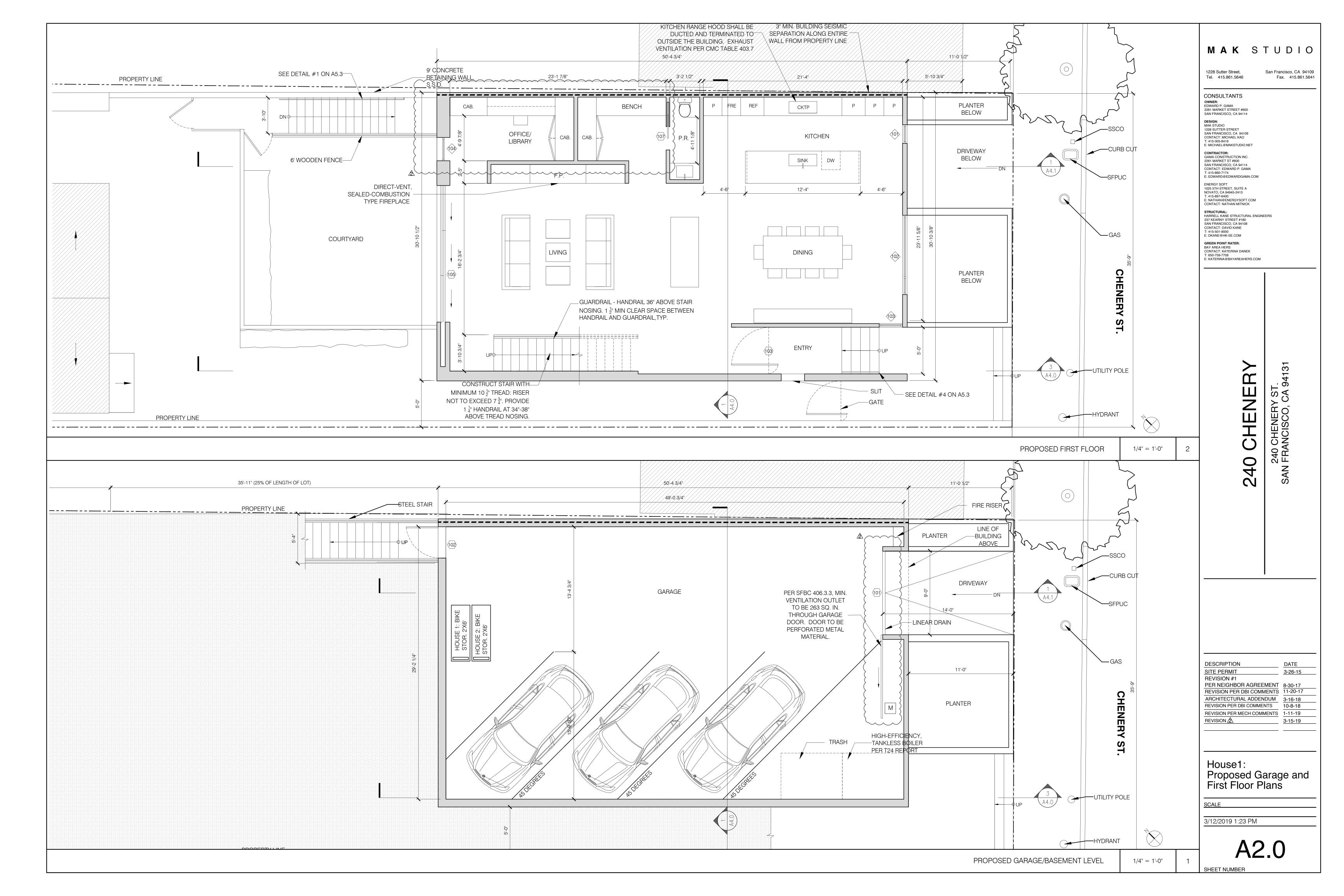
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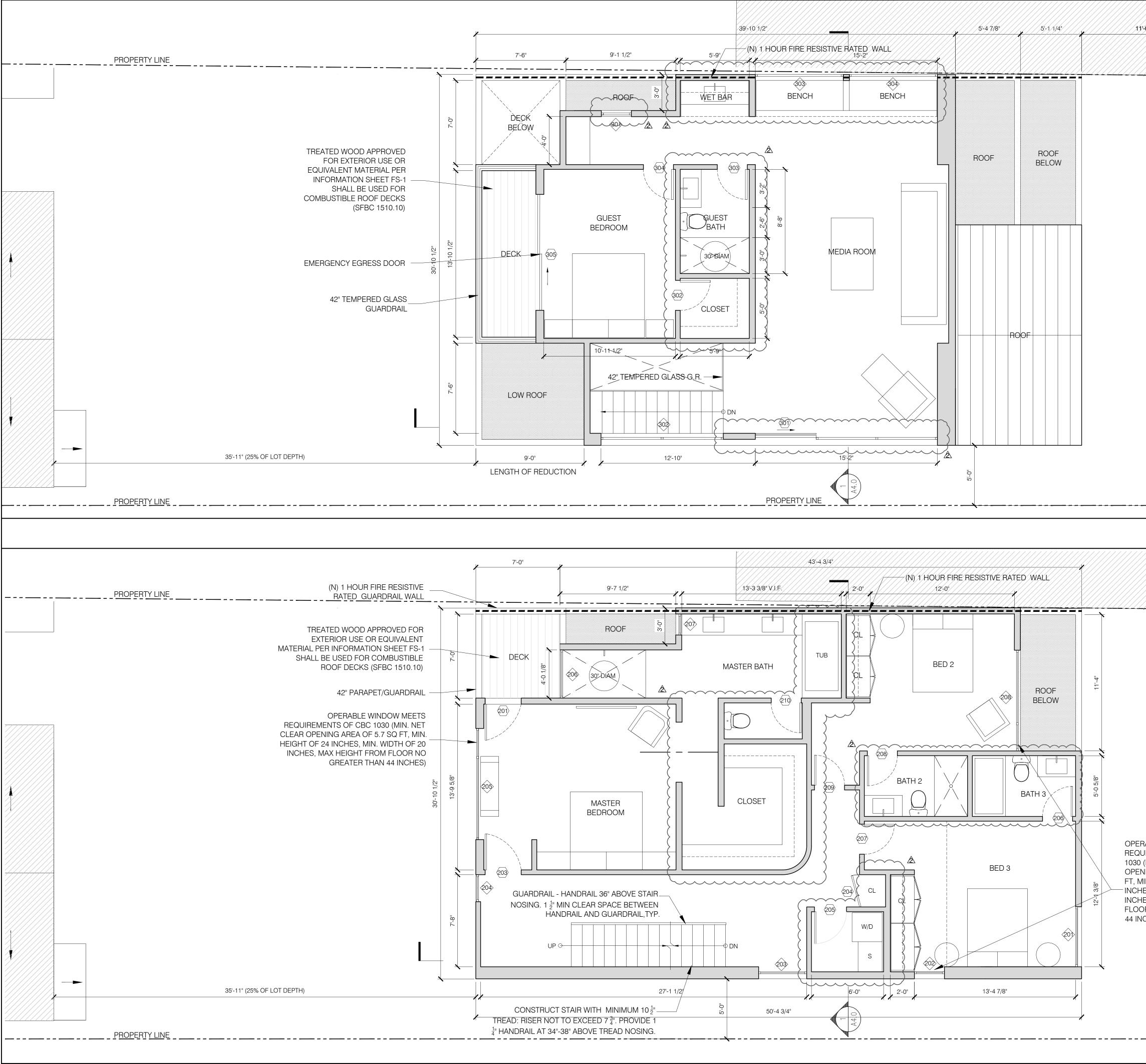
A0.0 SHEET NUMBER

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				Approximation App	<form>iii<!--</th--><th></th><th></th><th></th><th>ect Location</th><th>240 Chenery St</th><th>0</th><th>05</th><th></th><th>Sta</th><th>andards V</th><th>ersion Co</th><th>mpliance 2</th><th>015</th></form>				ect Location	240 Chenery St	0	05		Sta	andards V	ersion Co	mpliance 2	015
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Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: 000000000000000000000000000000000000		Window 7	Window		North Wall 3 (Right-45)								Insect Screen
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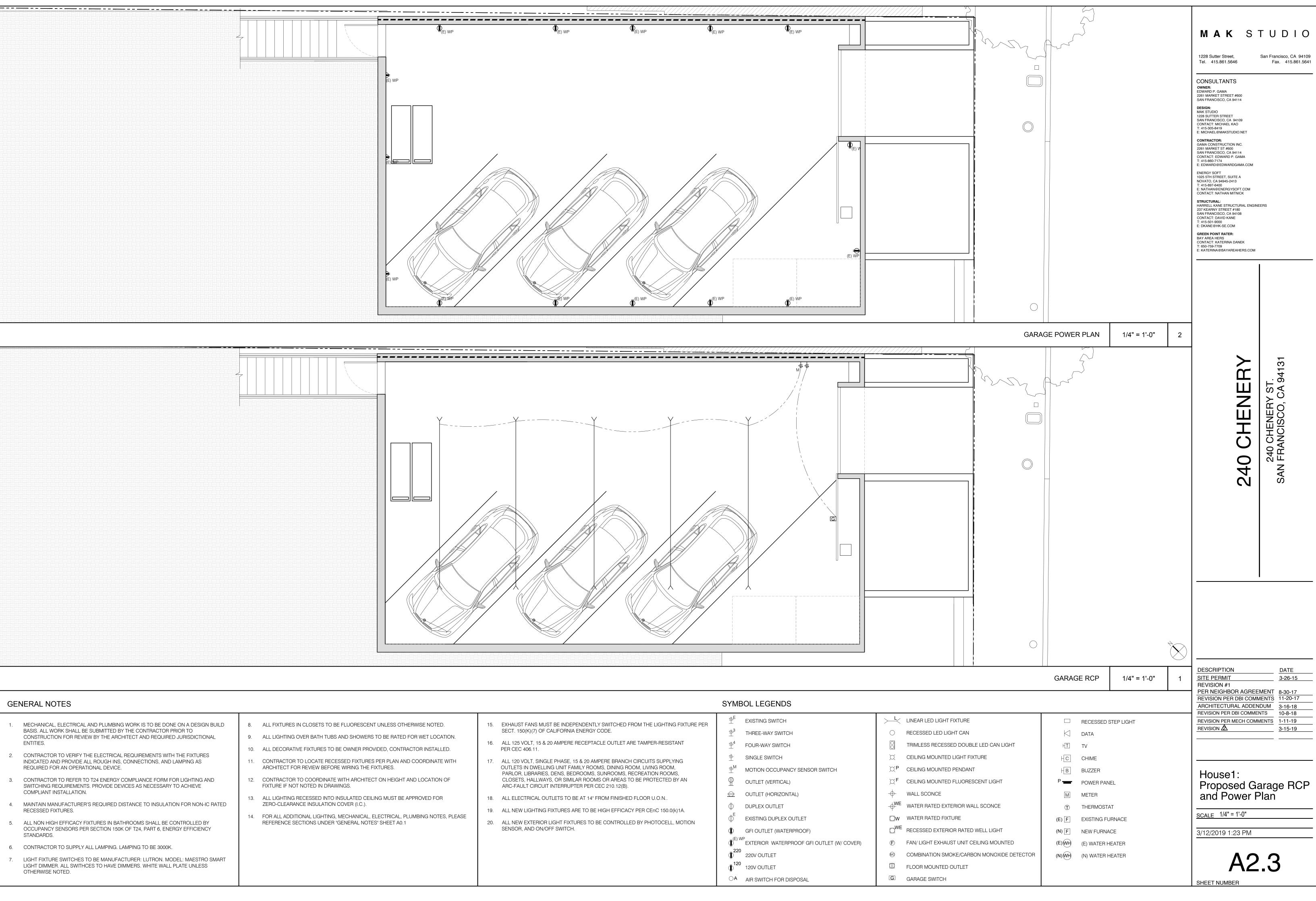
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHODCF1R-PRF-01Project Name: 240 Chenery (House 1)Calculation Date/Time: 16:38, Thu, Mar 28, 2019Page 2 of 8	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 3 of 8	
Calculation Description: Title 24 Analysis Input File Name: 240Chenery(House 1) V6.ribdx	Calculation Description: Title 24 Analysis Input File Name: 240Chenery(House 1) V6.ribdx	MAK STUDIO
REQUIRED SPECIAL FEATURES The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	OPAQUE SURFACES	
NO SPECIAL FEATURES REQUIRED	01 02 03 04 05 06 07 08 Name Zone Construction Azimuth Orientation Gross Area (ft ²) Window & Door Area (ft ²) Tilt (deg)	1228 Sutter Street, San Francisco, CA 94109 Tel. 415.861.5646 Fax. 415.861.5641
HERS FEATURE SUMMARY	North Wall 1st Floor R-19 Wall 45 Right 479 48 90	
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.	East Wall 1st Floor R-19 Wall 135 Front 295 100 90 South Wall 1st Floor R-19 Wall 225 Left 479 24 90	CONSULTANTS
Building-level Verifications: IAQ mechanical ventilation Cooling System Verifications: 	West Wall 1st Floor R-19 Wall 315 Back 295 168 90 Interior Floor 1st Floor>>_Garage_ R-19 Floor No Crawlspace 735 5	OWNER: EDWARD P. GAMA 2261 MARKET STREET #600
None HVAC Distribution System Verifications:	Interior Floor 2 1st Floor>>Garage R-19 Floor No Crawlspace 735	SAN FRANCISCO, CA 94114 DESIGN:
None Domestic Hot Water System Verifications: None	North Wall 2 2nd Floor R-19 Wall 45 Right 428 26 90 East Wall 2 2nd Floor R-19 Wall 135 Front 264 137 90	MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109
	South Wall 2 2nd Floor R-19 Wall 225 Left 428 55 90 West Wall 2 2nd Floor R-19 Wall 45 Right 289 144 90	CONTACT: MICHAEL KAO T: 415-305-8419
This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an	North Wall 3 3rd Floor R-19 Wall 45 Right 280 55 90	E: MICHAEL@MAKSTUDIO.NET
on-site renewable energy system.	East Wall 3 3rd Floor R-19 Wall 135 Front 248 90 South Wall 3 3rd Floor R-19 Wall 225 Left 280 130.5 90	GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114
Total Energy (kTDV/f2-yr)* 58.92 56.74 2.18 3.7%	West Wall 3 3rd Floor R-19 Wall 315 Back 248 77 90 North Wall 4	CONTACT: EDWARD P. GAMA T: 415-860-7174 E: EDWARD@EDWARDGAMA.COM
* includes calculated Appliances and Miscellaneous Energy Use (AMEU)	East Wall 4 Garage R-0 Wall 135 Front 248 90	ENERGY SOFT
BUILDING - FEATURES INFORMATION	South Wall 4 Garage R-0 Wall 225 Left 140 90	1025 5TH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-897-6400
01 02 03 04 05 06 07 Number of Dwelling Number of Ventilation Number of Water	OPAQUE SURFACES - Cathedral Ceilings 01 02 03 04 05 06 07 08 09 10 11	E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK
Project NameConditioned Floor Area (ft2)UnitsNumber of BedroomsNumber of ZonesCooling SystemsHeating Systems240 Chenery (House 1)388714301	Name Zone Type Orientatio n Skylight Area (ft2) Roof Rise (ft2) Roof Rise (x in 12) Roof Pitch Roof (deg) Roof Roof Roof	STRUCTURAL: HARRELL KANE STRUCTURAL ENGINEERS 237 KEARNY STREET #180
ZONE INFORMATION	Roof 1st Floor R-30 Roof No Attic - specify - 56 0 0 0 0.1 0.85 0.1	SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE
01 02 03 04 05 06 07 Zone Floor Area Avg. Ceiling	Roof 2 2nd Floor R-30 Roof No Attic - specify - 411 0 0 0 0.1 0.85 0.1 Roof 3 3rd Floor R-30 Roof No Attic Right 1003 0 0 0 0.1 0.85 0.1	T: 415-501-9000 E: DKANE@HK-SE.COM
Zone Name Zone Type HVAC System Name (ft ²) Height Water Heating System 1 Water Heating System 2		GREEN POINT RATER: BAY AREA HERS CONTACT: KATERINA DANEK
1st Floor Conditioned Radiant Floor1 1470 8 DHW Sys 1 2nd Floor Conditioned Radiant Floor1 1414 8 DHW Sys 1		T: 650-759-7709 E: KATERINA@BAYAREAHERS.COM
3rd Floor Conditioned Radiant Floor1 1003 8 DHW Sys 1		
Registration Number: 219-N0072846A-000000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc.	Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc.	
CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42	CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42	
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 5 of 8	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 6 of 8	
Calculation Description: Title 24 Analysis Input File Name: 240Chenery(House 1) V6.ribdx	Calculation Description: Title 24 Analysis Input File Name: 240Chenery(House 1) V6.ribdx	
OPAQUE SURFACE CONSTRUCTIONS	WATER HEATERS	
01 02 03 04 05 06 07 Total Cavity Winter Design	01 02 03 04 05 06 07 08 Tank Exterior	
Construction Name Surface Type Construction Type Framing R-value U-value Assembly Layers Image: Construction Name Surface Type Construction Type Framing R-value U-value Assembly Layers Image: Construction Name Image: Construction Type Framing R-value U-value Assembly Layers Image: Construction Name Image: Construction Type Framing Image: Construction Type	Name Heater Element Type Tank Type Tank Volume (gal) Energy Factor or Efficiency Insulation Standby Loss Name Heater Element Type Tank Type (gal) Efficiency Input Rating R-value (Fraction)	
R-0 Wall Exterior Walls Wood Framed Wall 2x4 @ 16 in. O.C. none 0.302 Siding/sheathing/decking	DHW Heater 1 Natural Gas Small Instantaneous 0 0.92 157000-Btu/hr 0 0	ଞ ଅ ≻ । ଲ
R-0 Wall Exterior Walls Wood Framed Wall 2x4 @ 16 in. O.C. none 0.302 Siding/sheathing/decking Image: Construction of the state of the s	WATER HEATING - HERS VERIFICATION	C 4
R-19 Wall Exterior Walls Wood Framed Wall 2x6 @ 16 in. O.C. R 19 0.069 Siding/sheathing/decking	01 02 03 04 05 06 07 Image: Constraint of the second secon	
Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking	Name Pipe Insulation Parallel Piping Compact Distribution Point-of Use Control Distribution DHW Sys 1 - 1/1	
R-19 Floor No Crawlspace Interior Floors Wood Framed Floor 2x6 @ 16 in. O.C. R 19 0.048 • Cavity / Frame: R-19 / 2x6 • Ceiling Below Finish: Gypsum Board	SPACE CONDITIONING SYSTEMS	Δ μ μ ο
Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x12 Deals Wood Siding/cheathing/deal/ing	01 02 03 04 05 06	
R-30 Roof No Attic Cathedral Ceilings Wood Framed Ceiling 2x12 @ 16 in. O.C. R 30 0.036 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)	SC Sys Name System Type Heating Unit Name Cooling Unit Name Fan Name Distribution Name	
• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: no insul. / 2x12	Radiant Floor1 Other Heating and Cooling System Heating Component 1 None None	
R-0 Floor No Crawlspace Interior Floors Wood Framed Floor 2x12 @ 16 in. O.C none 0.196 • Ceiling Below Finish: Gypsum Board	Radiant Floor1 Other Heating and Cooling System Cooling Component 1 None None	
BUILDING ENVELOPE - HERS VERIFICATION	HVAC - HEATING UNIT TYPES	
01 02 03 04 Quality Insulation Installation (QII) Quality Installation of Spray Foam Insulation Building Envelope Air Leakage CFM50	010203NameTypeEfficiency	
	Heating Component 1 CombHydro - Combined hydronic space and water heating 76 AFUE	N v
Not Required Not Required Not Required		
WATER HEATING SYSTEMS	HVAC - COOLING UNIT TYPES	
	HVAC - COOLING UNIT TYPES 01 02 03 04 05 06 07 Efficiency Multi-speed	
WATER HEATING SYSTEMS 01 02 03 04 05 06	01 02 03 04 05 06 07	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%)	O1 O2 O3 O4 O5 O6 O7 Name System Type EER SEER Zonally Controlled Multi-speed Compressor HERS Verification	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%)	Name O2 O3 O4 O5 O6 O7 Name System Type EER SEER Zonally Controlled Multi-speed Compressor HERS Verification Image: Complex System Type Image: Complex Steps Ste	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%)	Name O2 O3 O4 O5 O6 O7 Name System Type EER SEER Zonally Controlled Multi-speed Compressor HERS Verification Image: Complex System Type Image: Complex Steps Ste	
WATER HEATING SYSTEMS010203040506NameSystem TypeDistribution TypeWater HeaterNumber of HeatersSolar Fraction (%)DHW Sys 1 - 1/1DHWStandardDHW Heater 11.0%	01020304050607NameSystem TypeEERSEERZonally ControlledMulti-speed CompressorHERS VerificationCooling Component 1NoCooling	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%) DHW Sys 1 - 1/1 DHW Standard DHW Heater 1 1 .0%	O1 O2 O3 O4 O5 O6 O7 Name System Type EER SEER Zonally Controlled Multi-speed Compressor HERS Verification Cooling Component 1 NoCooling Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-0418 13:38:25 HERS Provider: CalCERTS inc.	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%) DHW Sys 1 - 1/1 DHW Standard DHW Heater 1 1 .0% Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42	Offer Offer Offer Offer Multi-speed Offer Name System Type EER SEER Zonally Controlled Multi-speed Multi-speed	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%) DHW Sys 1 - 1/1 DHW Standard DHW Heater 1 1 .0% Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42	Offer Offer Offer Offer Multi-speed Offer Name System Type EER SEER Zonally Controlled Multi-speed Multi-speed Cooling Component 1 NoCooling Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 HERS Provider: CalCERTS inc. Report Generated at: 2019-03-28 16:38:42 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%) DHW Sys 1 - 1/1 DHW Standard DHW Heater 1 1 0% Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:8:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 7 of 8 Calculation Description: Input File Name: 240Chenery (House 1) V6.ribdx Input File Name: 240Chenery (House 1) V6.ribdx	Old O2 O3 O4 O5 O6 O7 Name System Type Efficiency Zonally Controlled Multi-speed Compressor HERS Verification Cooling Component 1 NoCooling Cooling Component 1 NoCooling Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Celtulation Date/Time: 16:38, Thu, Mar 28, 2019 Page 8 of 8 Calculation Description: Title 24 Analysis Input File Name: 240Chenery(House 1) V6.ribdx Page 8 of 8 DOCUMENTATION AUTHOR'S DECLARATION STATEMENT DOCUMENTATION AUTHOR'S DECLARATION STATEMENT Celtulation Date/Time: 16:38, Thu, Mar 28, 2019 Page 8 of 8	
WATER HEATING SYSTEMS 01 02 03 04 05 06 Name System Type Distribution Type Water Heater Number of Heaters Solar Fraction (%) DHW Sys 1 - 1/1 DHW Standard DHW Heater 1 1 .0% Registration Number: 219-N0072846A-00000000-0000 Registration Date/Time: 2019-04-18 13:38:25 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-01212016-433 Report Generated at: 2019-03-28 16:38:42 CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Page 7 of 8 Project Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 7 of 8 Input File Name: 240 Chenery (House 1) Calculation Date/Time: 16:38, Thu, Mar 28, 2019 Page 7 of 8 IAQ (Indoor Air Quality) FANS Input File Name: 240 Chenery (House 1) V6.ribdx IAQ Recovery O4 05 06	Oto and other of the second	
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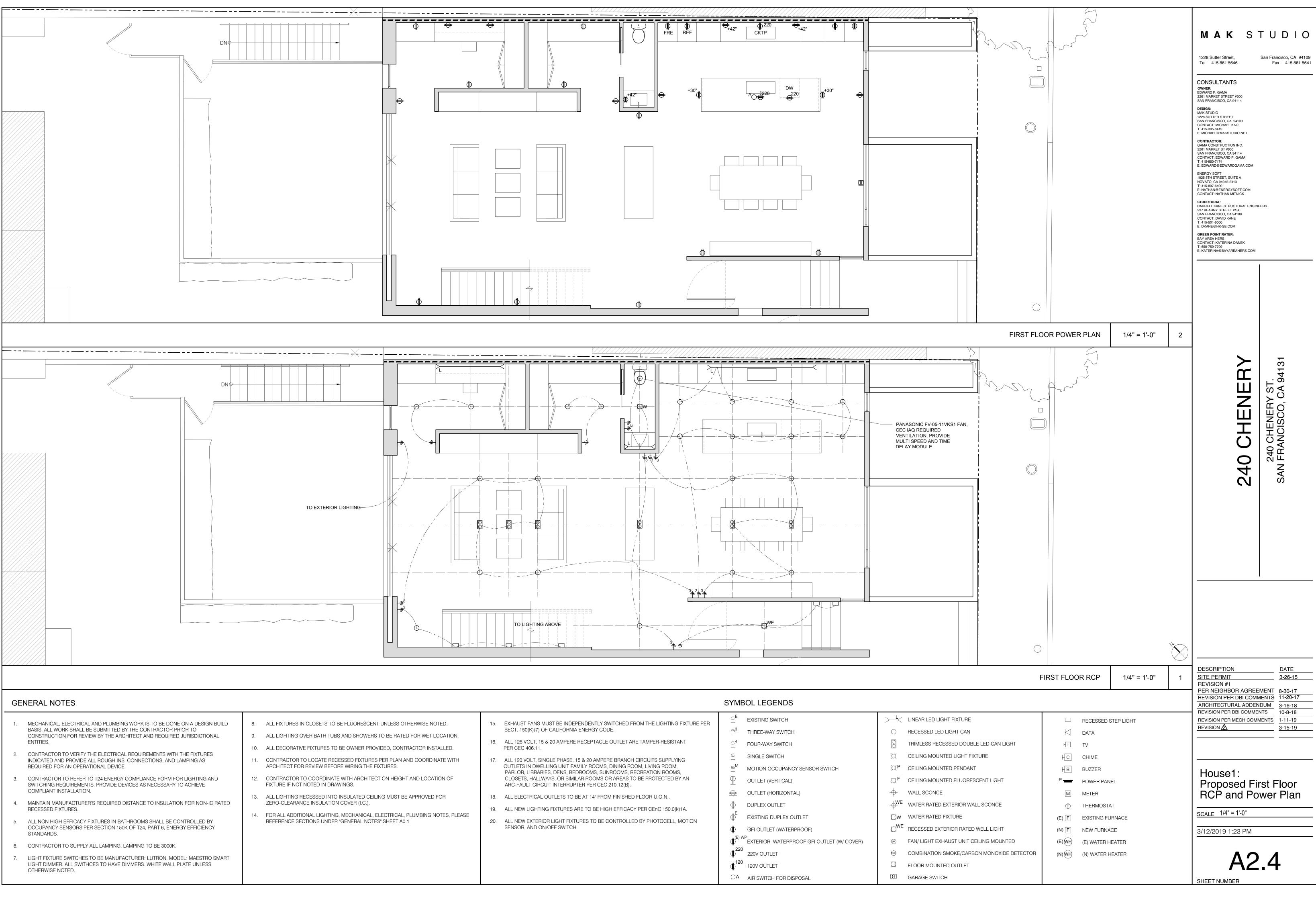




(MIN. NET CLEARREVISION PER DBI COMMENTS11-20-17NING AREA OF 5.7 SQARCHITECTURAL ADDENDUM3-16-18IN. HEIGHT OF 24REVISION PER DBI COMMENTS10-8-18ES, MIN. WIDTH OF 20REVISION PER MECH COMMENTS1-11-19ES, MAX HEIGHT FROM3-15-193-15-19	-0 1/2"					MAK SUSSA 1228 Sutter Street, Tel. 415.861.5646 CONSULTANTS OWNER: EDWARD P. GAMA 261 MARKET STREET #600 SAN FRANCISCO, CA 94114 DESIGN: MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAELKAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET CONTRACTOR: GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: DWARD P. GAMA T: 415-806-7174 E: EDWARD@EDWARDGAMA.COM ENERGY SOFT 1025 STH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-800-717 DE: STH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-897-6400 E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK STRUCTURAL: HARRELL KANE STRUCTURAL ENGIN 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE T: 415-501-9000 E: DKANE@HK-SE.COM GREEN POINT RATER: BAY AREA HERS CONTACT: KATERINA DANEK T: 650-759-7709 E: KATERINA@BAYAREAHERS.COM	San Francisco, CA 94109 Fax. 415.861.5641
ABLE WINDOWS MEET 3-26-15 JIREMENTS OF CBC REVISION #1 (MIN. NET CLEAR 8-30-17 ING AREA OF 5.7 SQ 11-20-17 IN. HEIGHT OF 24 3-16-18 ES, MIN. WDTH OF 20 3-16-18 ES, MIN. WDTH OF 20 3-15-19 ES, MIN. WORRATER THAN 3-15-19 INO GREATER THAN 3-16-18 INO GREATER THAN 3-16-18 INO GREATER THAN 3-10 INO GREATER			D FLOOR PLAN	$1/4^{"} = 1^{"} - 0^{"}$	2	40 CF	240 CHENERY ST. SAN FRANCISCO, CA 94131
PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0" 1	JIREMENTS OF CBC (MIN. NET CLEAR NING AREA OF 5.7 SQ IIN. HEIGHT OF 24 ES, MIN. WIDTH OF 20 ES, MAX HEIGHT FRQ	T M				SITE PERMIT REVISION #1 PER NEIGHBOR AGREE REVISION PER DBI COMM ARCHITECTURAL ADDEN REVISION PER DBI COMME REVISION A REVISION A SCALE 3/12/2019 1:23 PM	3-26-15 IMENTS 8-30-17 MENTS 11-20-17 IDUM 3-16-18 NTS 10-8-18 MENTS 1-11-19 3-15-19 3-15-19



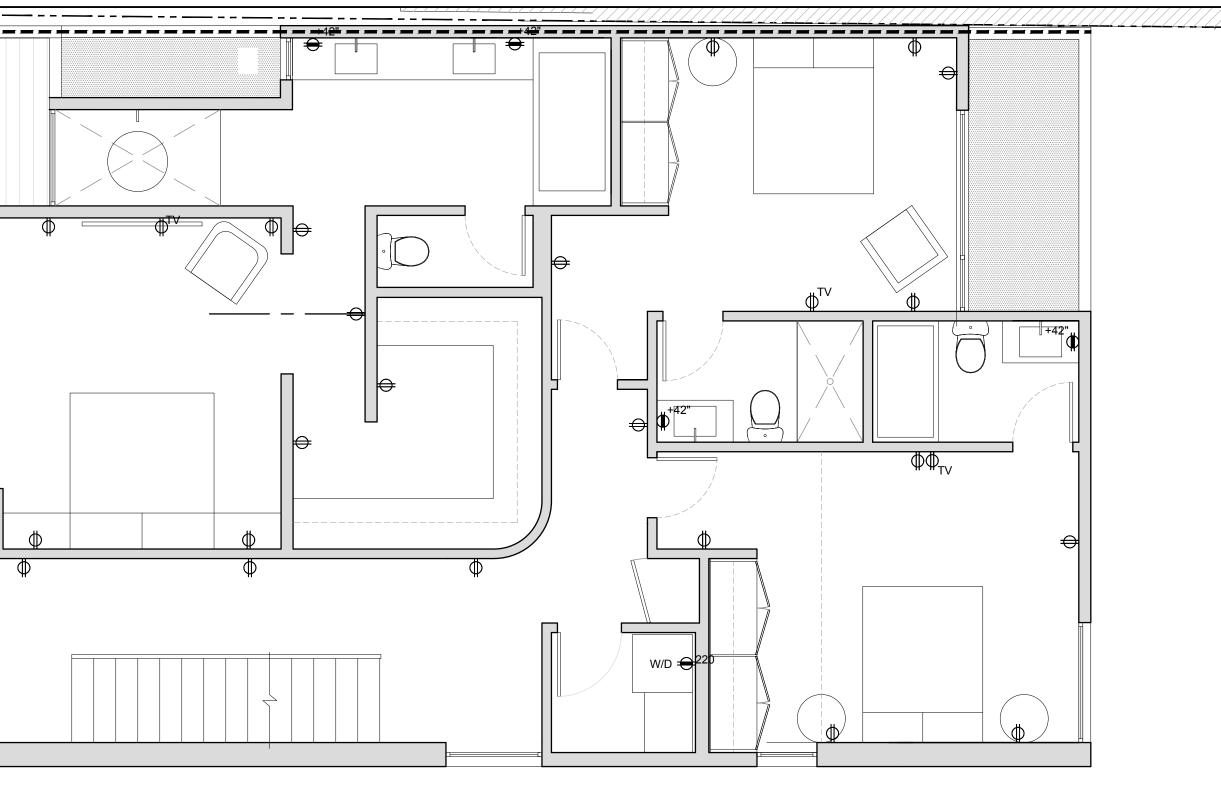
			SYME	OL LEGENDS		
NOTED.	15.	EXHAUST FANS MUST BE INDEPENDENTLY SWITCHED FROM THE LIGHTING FIXTURE PER	₽ ^E	EXISTING SWITCH	\succ L \lt	LINE
LOCATION.		SECT. 150(K)(7) OF CALIFORNIA ENERGY CODE.	₽ ³	THREE-WAY SWITCH	\bigcirc	RECE
ISTALLED.	16.	ALL 125 VOLT, 15 & 20 AMPERE RECEPTACLE OUTLET ARE TAMPER-RESISTANT PER CEC 406.11.	\$⁴	FOUR-WAY SWITCH	00	TRIM
DINATE WITH	17.	ALL 120 VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS SUPPLYING	\$	SINGLE SWITCH	X	CEILI
		OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOM, LIVING ROOM, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS,	₽ ^M	MOTION OCCUPANCY SENSOR SWITCH	ДP	CEILI
ATION OF		CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS TO BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER PER CEC 210.12(B).	\mathbb{P}	OUTLET (VERTICAL)	ДF	CEILI
D FOR	18.	ALL ELECTRICAL OUTLETS TO BE AT 14" FROM FINISHED FLOOR U.O.N	\oplus	OUTLET (HORIZONTAL)		WALI
	19.	ALL NEW LIGHTING FIXTURES ARE TO BE HIGH EFFICACY PER CEnC 150.0(k)1A.	(((((((((((((((((((DUPLEX OUTLET	⊕ ^{WE}	WATI
NOTES, PLEASE	20.	ALL NEW EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCELL, MOTION	ϕ^{E}	EXISTING DUPLEX OUTLET	Øw	WAT
	20.	SENSOR, AND ON/OFF SWITCH.	۴	GFI OUTLET (WATERPROOF)	WE	RECE
			(E) W	P EXTERIOR WATERPROOF GFI OUTLET (W/ COVER)	Ē	FAN/
			¢ ²²⁰	220V OUTLET	6/0	COM
				120V OUTLET	\square	FLOC
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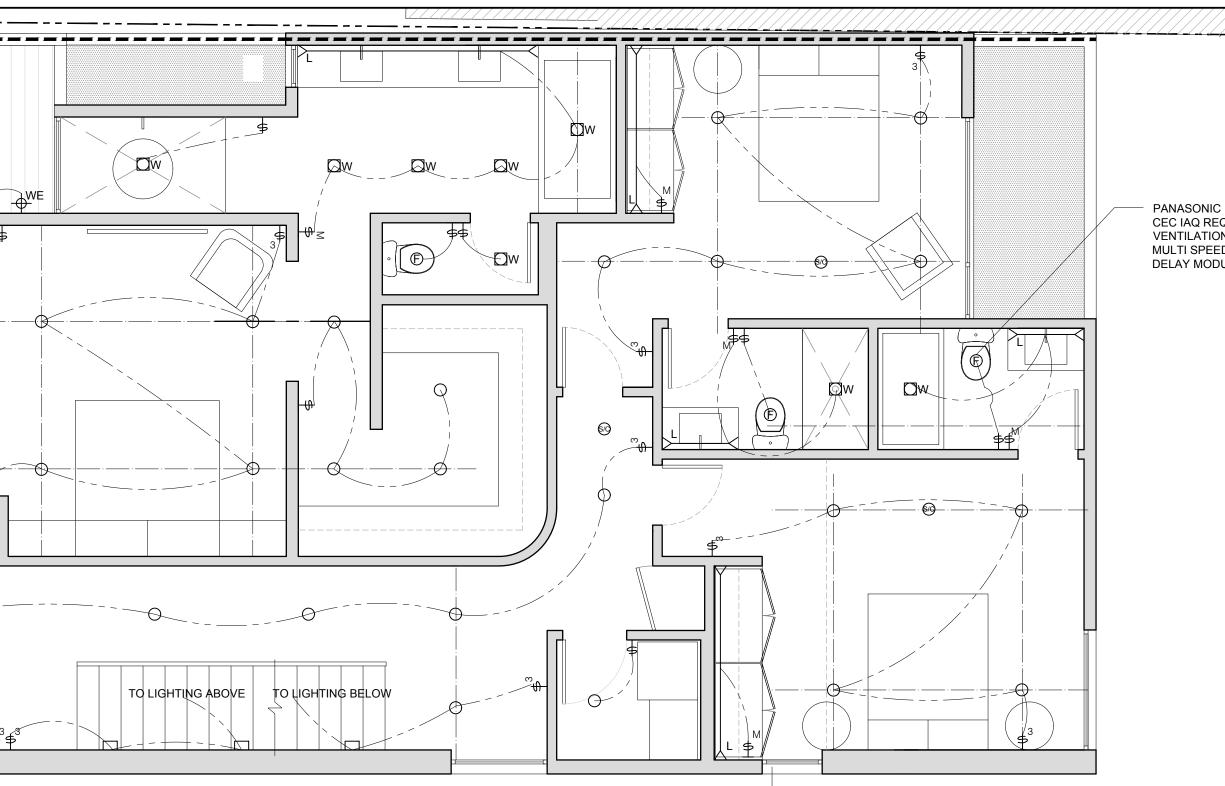


			SYMB	OL LEGENDS		
NOTED.	15.	EXHAUST FANS MUST BE INDEPENDENTLY SWITCHED FROM THE LIGHTING FIXTURE PER	₽ ^E	EXISTING SWITCH	\succ L \lt	LINE
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DINATE WITH	17.	ALL 120 VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS SUPPLYING	\$	SINGLE SWITCH	X	CEIL
	17.	OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOM, LIVING ROOM, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS,	₽M	MOTION OCCUPANCY SENSOR SWITCH	ДP	CEIL
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	19.	ALL NEW LIGHTING FIXTURES ARE TO BE HIGH EFFICACY PER CEnC 150.0(k)1A.	(()	DUPLEX OUTLET	−∲ ^{WE}	WAT
G NOTES, PLEASE	20.	ALL NEW EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCELL, MOTION	Φ^{E}	EXISTING DUPLEX OUTLET	W	WAT
	20.	SENSOR, AND ON/OFF SWITCH.	Ф	GFI OUTLET (WATERPROOF)	₩E	REC
			(E) ₩	P EXTERIOR WATERPROOF GFI OUTLET (W/ COVER)	Ð	FAN
			¢ ²²⁰	220V OUTLET	60	CON
			↓ ¹²⁰	120V OUTLET	\square	FLO
			⊖A	AIR SWITCH FOR DISPOSAL	G	GAF

GEN	NERAL NOTES	
1.	MECHANICAL, ELECTRICAL AND PLUMBING WORK IS TO BE DONE ON A DESIGN BASIS. ALL WORK SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION FOR REVIEW BY THE ARCHITECT AND REQUIRED JURISDICTION	
2.	ENTITIES. CONTRACTOR TO VERIFY THE ELECTRICAL REQUIREMENTS WITH THE FIXTURES INDICATED AND PROVIDE ALL ROUGH INS, CONNECTIONS, AND LAMPING AS REQUIRED FOR AN OPERATIONAL DEVICE.	 ALL DECORATIVE FIXTURES TO BE OWNER PROVIDED, CONTRACTOR INST 11. CONTRACTOR TO LOCATE RECESSED FIXTURES PER PLAN AND COORDIN ARCHITECT FOR REVIEW BEFORE WIRING THE FIXTURES.
3.	CONTRACTOR TO REFER TO T24 ENERGY COMPLIANCE FORM FOR LIGHTING A SWITCHING REQUIREMENTS. PROVIDE DEVICES AS NECESSARY TO ACHIEVE COMPLIANT INSTALLATION.	AND 12. CONTRACTOR TO COORDINATE WITH ARCHITECT ON HEIGHT AND LOCAT FIXTURE IF NOT NOTED IN DRAWINGS.
4.	MAINTAIN MANUFACTURER'S REQUIRED DISTANCE TO INSULATION FOR NON-IC RECESSED FIXTURES.	14. FOR ALL ADDITIONAL LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING NO
5.	ALL NON HIGH EFFICACY FIXTURES IN BATHROOMS SHALL BE CONTROLLED BY OCCUPANCY SENSORS PER SECTION 150K OF T24, PART 6, ENERGY EFFICIENC STANDARDS.	BY REFERENCE SECTIONS UNDER "GENERAL NOTES" SHEET A0.1
6. 7.	CONTRACTOR TO SUPPLY ALL LAMPING. LAMPING TO BE 3000K. LIGHT FIXTURE SWITCHES TO BE MANUFACTURER: LUTRON. MODEL: MAESTRC LIGHT DIMMER. ALL SWITHCES TO HAVE DIMMERS. WHITE WALL PLATE UNLESS	

OTHERWISE NOTED.

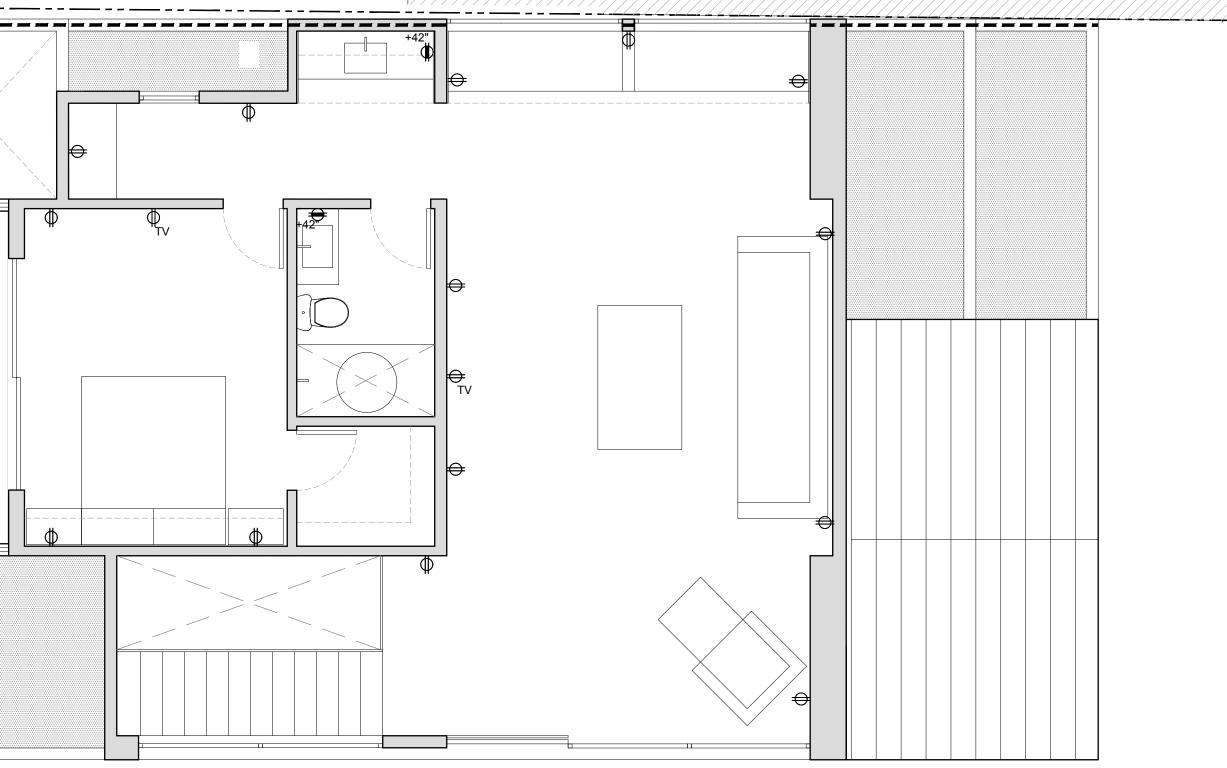


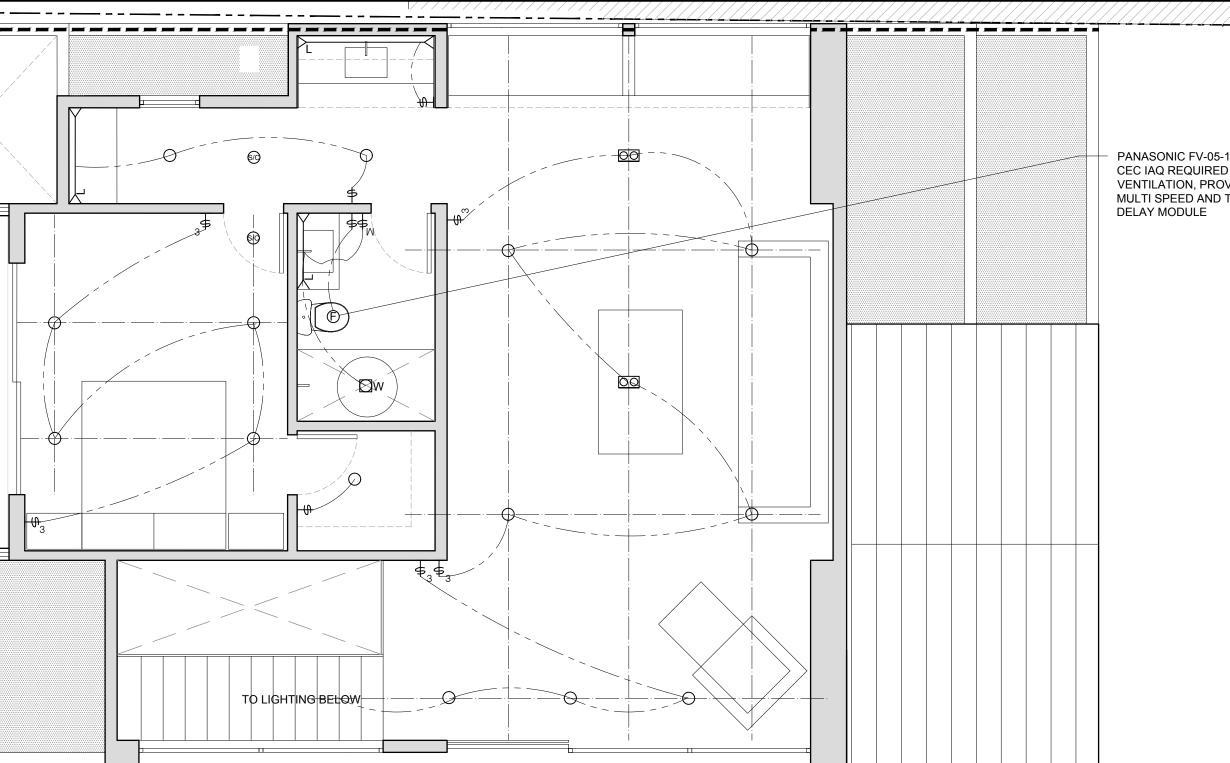


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		OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOM, LIVING ROOM, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS,	₽M	MOTION OCCUPANCY SENSOR SWITCH	ДP	CEI
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NOTES, PLEASE	20.	ALL NEW EXTERIOR LIGHT FIXTURES TO BE CONTROLLED BY PHOTOCELL, MOTION	ϕ^{E}	EXISTING DUPLEX OUTLET		WA
		SENSOR, AND ON/OFF SWITCH.	Ф	GFI OUTLET (WATERPROOF)		REC
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			¢ ²²⁰	220V OUTLET	610	COI
			↓ ¹²⁰	120V OUTLET		FLC
			⊖A	AIR SWITCH FOR DISPOSAL	G	GA

- / A					
				MAKS	Τυριο
				1228 Sutter Street, Tel. 415.861.5646	San Francisco, CA 94109 Fax. 415.861.5641
				CONSULTANTS OWNER: EDWARD P. GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114 DESIGN: MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAEL KAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET CONTRACTOR: GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: EDWARD P. GAMA T: 415-860-7174 E: EDWARD@EDWARDGAMA.COM ENERGY SOFT 1025 STH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-897-6400 E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK STUCTURAL: HARRELL KANE STRUCTURAL ENGINI 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE T: 415-501-9000 E: DKANE@HK-SE.COM GREEN POINT RATER: BAY AREA HERS CONTACT: KATERINA DANEK T: 650-759-7709 E: KATERINA@BAYAREAHERS.COM	EERS
SECOND FLC	OOR POWER PLAN	1/4" = 1'-0"	2		
		1/4 - 1-0	2		
C FV-05-11VKS1 FAN, EQUIRED ON, PROVIDE ED AND TIME DULE				240 CHENERY	240 CHENERY ST. SAN FRANCISCO, CA 94131
			${\underbrace{}}$		
SEC	COND FLOOR RCP	1/4" = 1'-0"	1	DESCRIPTION SITE PERMIT REVISION #1	DATE <u>3-26-15</u>
NEAR LED LIGHT FIXTURE ICESSED LED LIGHT CAN IMLESS RECESSED DOUBLE LED CAN LIGHT ILING MOUNTED LIGHT FIXTURE ILING MOUNTED PENDANT ILING MOUNTED FLUORESCENT LIGHT	□ RECESSED S └ DATA HT TV HC CHIME HB BUZZER P POWER PAN M METER	EL		PER NEIGHBOR AGREE REVISION PER DBI COMM ARCHITECTURAL ADDEN REVISION PER DBI COMME REVISION PER MECH COMM REVISION A	MENTS 11-20-17 IDUM 3-16-18 NTS 10-8-18 MENTS 1-11-19 3-15-19 3-15-19
ATER RATED EXTERIOR WALL SCONCE	THERMOSTA(E) F EXISTING FU			SCALE 1/4" = 1'-0"	
CESSED EXTERIOR RATED WELL LIGHT N/ LIGHT EXHAUST UNIT CEILING MOUNTED	(N) F NEW FURNA (E) WH (E) WATER H			3/12/2019 1:23 PM	
OMBINATION SMOKE/CARBON MONOXIDE DETECTOR OOR MOUNTED OUTLET ARAGE SWITCH	(N) (N) (N) WATER H			A2 Sheet NUMBER	.5

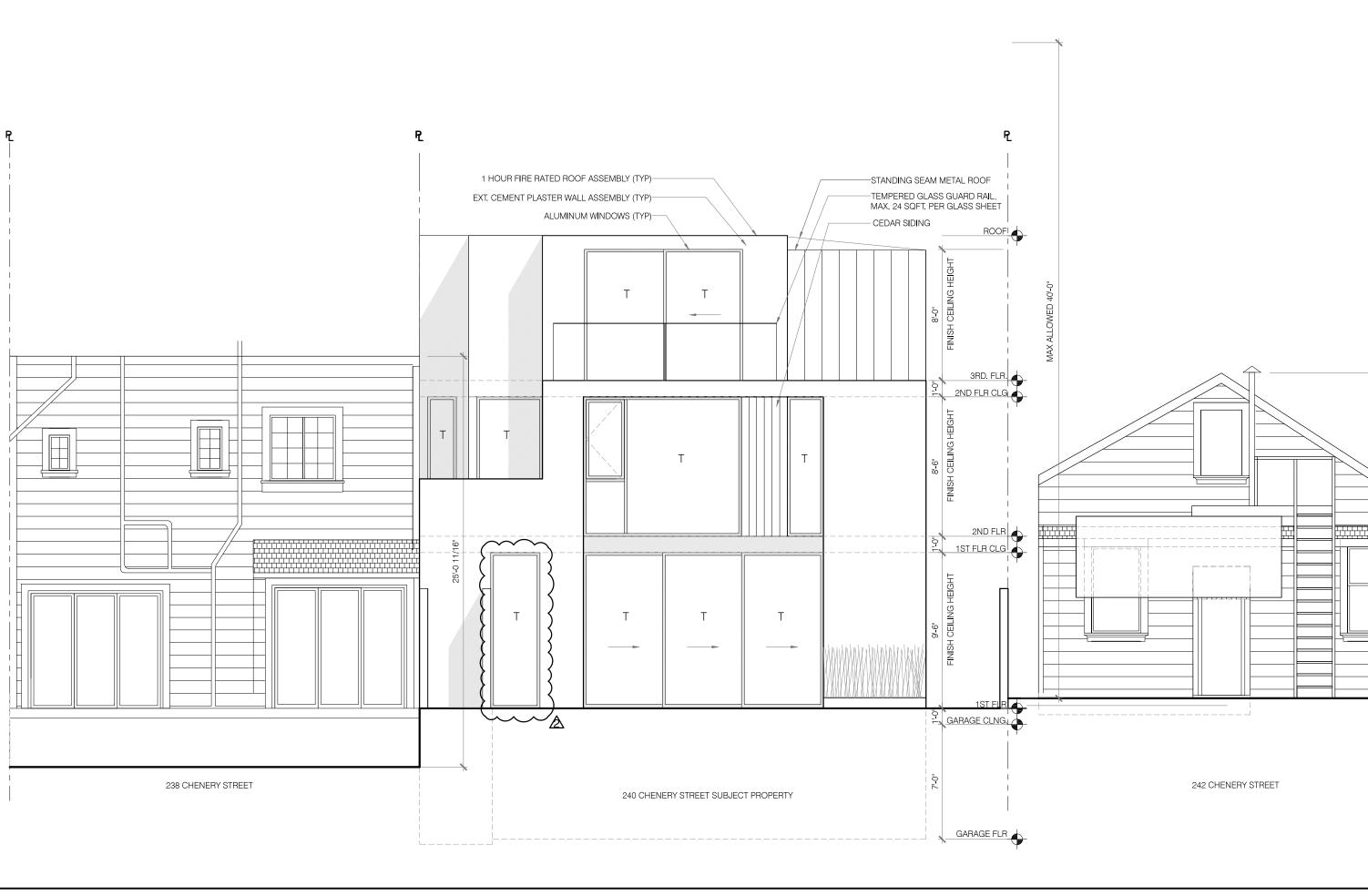
GENERAI	NOTES	
BASIS. / CONSTI ENTITIE 2. CONTR. INDICAT REQUIF 3. CONTR. SWITCH COMPL 4. MAINTA RECESS 5. ALL NO OCCUP STAND/ 6. CONTR. 7. LIGHT F LIGHT F	ACTOR TO VERIFY THE ELECTRICAL REQUIREMENTS WITH THE FIXTURES TED AND PROVIDE ALL ROUGH INS, CONNECTIONS, AND LAMPING AS RED FOR AN OPERATIONAL DEVICE. ACTOR TO REFER TO T24 ENERGY COMPLIANCE FORM FOR LIGHTING AND HING REQUIREMENTS. PROVIDE DEVICES AS NECESSARY TO ACHIEVE IANT INSTALLATION. IN MANUFACTURER'S REQUIRED DISTANCE TO INSULATION FOR NON-IC RATED SED FIXTURES. N HIGH EFFICACY FIXTURES IN BATHROOMS SHALL BE CONTROLLED BY ANCY SENSORS PER SECTION 150K OF T24, PART 6, ENERGY EFFICIENCY	 ALL FIXTURES IN CLOSETS TO BE FLUORESCENT UNLESS OTHERWISE I ALL LIGHTING OVER BATH TUBS AND SHOWERS TO BE RATED FOR WET ALL DECORATIVE FIXTURES TO BE OWNER PROVIDED, CONTRACTOR IN CONTRACTOR TO LOCATE RECESSED FIXTURES PER PLAN AND COORD ARCHITECT FOR REVIEW BEFORE WIRING THE FIXTURES. CONTRACTOR TO COORDINATE WITH ARCHITECT ON HEIGHT AND LOC FIXTURE IF NOT NOTED IN DRAWINGS. ALL LIGHTING RECESSED INTO INSULATED CEILING MUST BE APPROVE ZERO-CLEARANCE INSULATION COVER (I.C.). FOR ALL ADDITIONAL LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING REFERENCE SECTIONS UNDER "GENERAL NOTES" SHEET A0.1

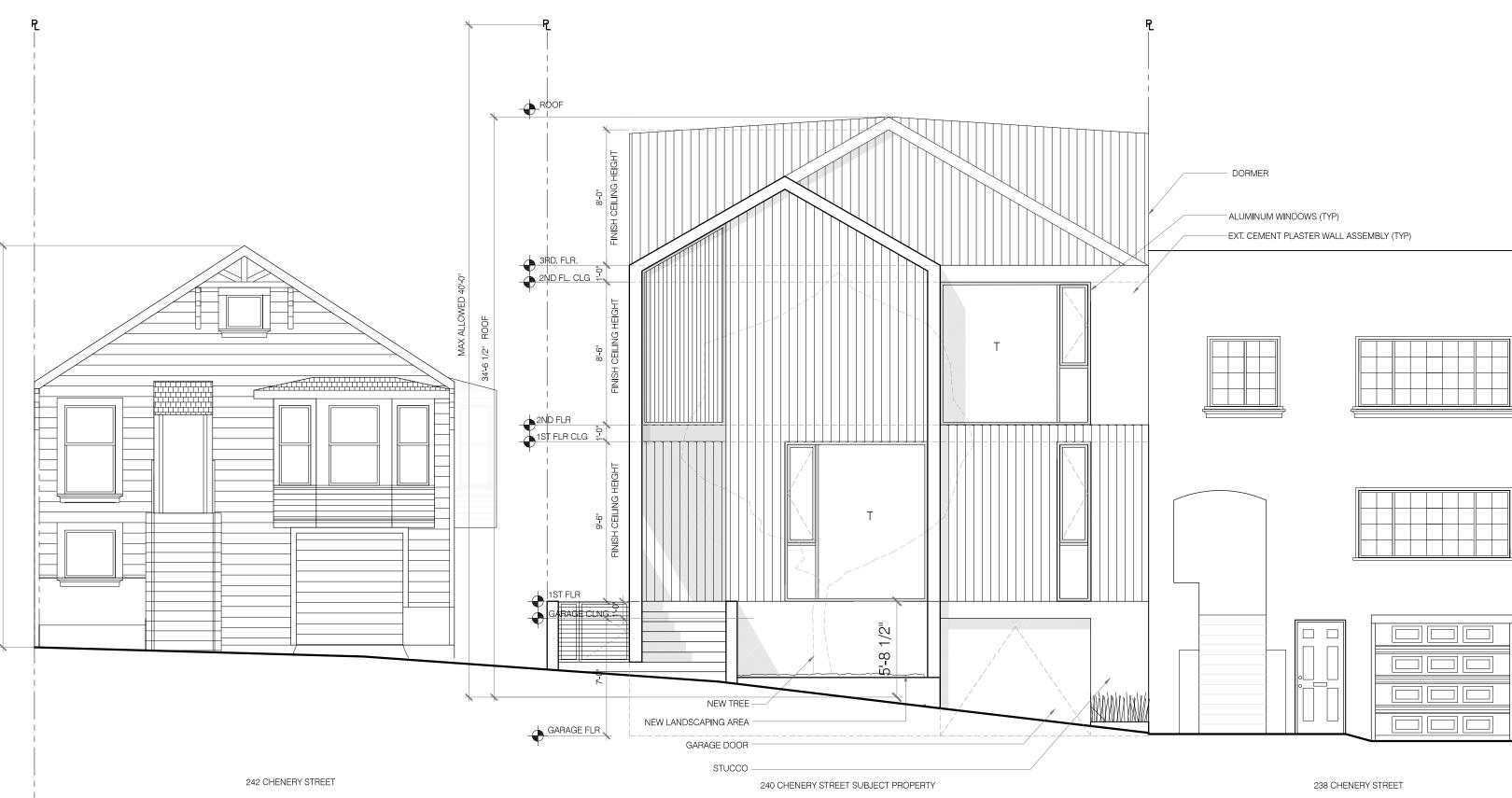




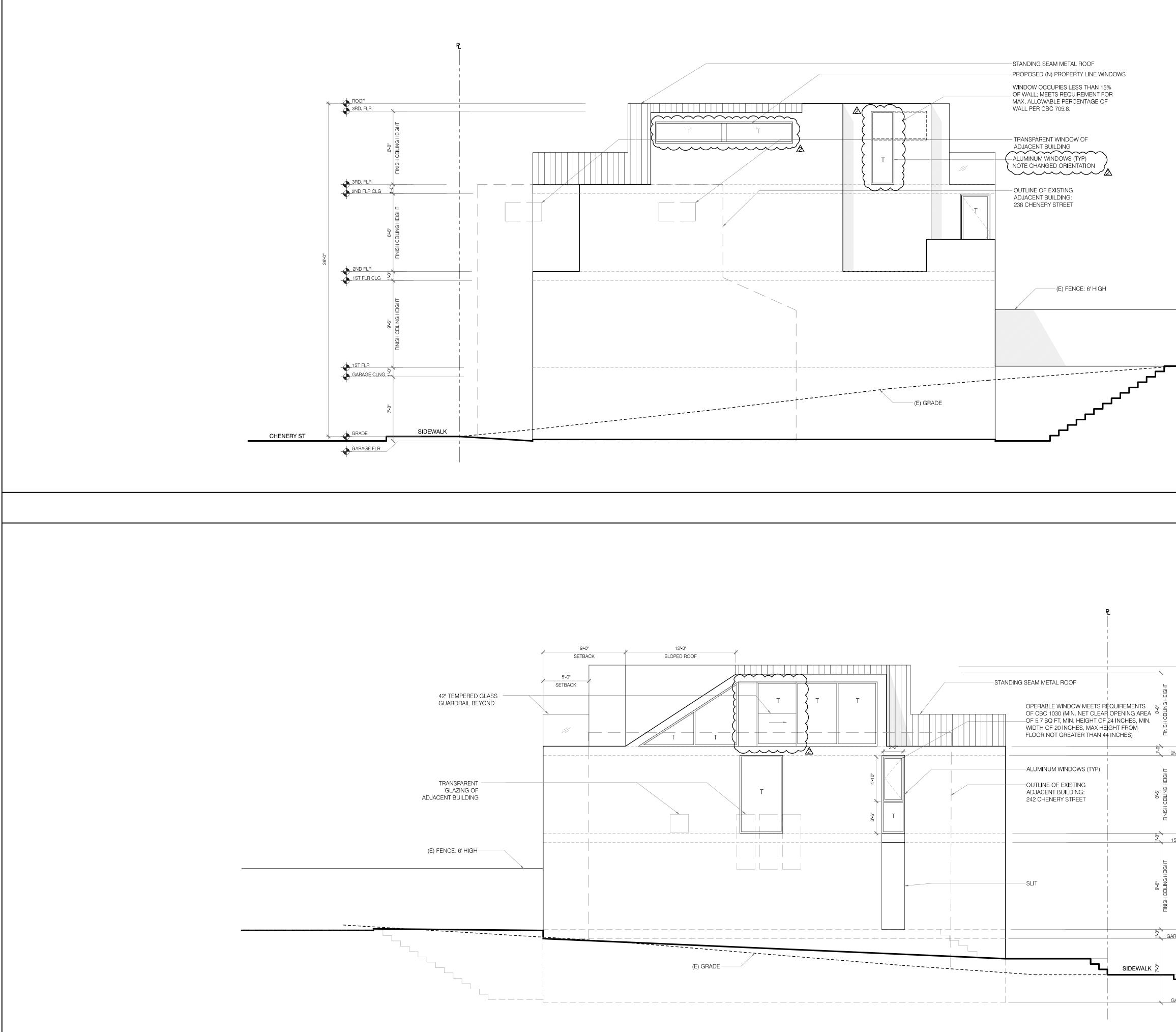
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			SYMB	OL LEGENDS		
NOTED.	15.	EXHAUST FANS MUST BE INDEPENDENTLY SWITCHED FROM THE LIGHTING FIXTURE PER	₽ ^E	EXISTING SWITCH	\succ	LINE
T LOCATION.		SECT. 150(K)(7) OF CALIFORNIA ENERGY CODE.	≜ ³	THREE-WAY SWITCH	\bigcirc	REC
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		OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOM, LIVING ROOM, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS,	₽ ^M	MOTION OCCUPANCY SENSOR SWITCH	ДP	CEIL
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	20.	SENSOR, AND ON/OFF SWITCH.	$(\blackblackblackblackblackblackblackblack$	GFI OUTLET (WATERPROOF)	\square^{WE}	REC
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						MAK S	тиріо
	1					1228 Sutter Street,	San Francisco, CA 94109
						Tel. 415.861.5646	Fax. 415.861.5641
	1					CONSULTANTS	
						OWNER: EDWARD P. GAMA 2261 MARKET STREET #600	
	1					SAN FRANCISCO, CA 94114 DESIGN:	
						MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109	
	1					CONTACT: MICHAEL KAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET	
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	1					2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: EDWARD P. GAMA	
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						ARCHITECTURAL ADDE	NDUM 3-16-18
><	LINEAR LED LIGHT FIXTURE		RECESSED	STEP LIGHT		REVISION PER DBI COMM REVISION PER MECH COM	
\bigcirc	RECESSED LED LIGHT CAN						3-15-19
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ДF	CEILING MOUNTED FLUORES		P P POWER PAN	IEL		House1:	hird Class
<i>∞</i>	WALL SCONCE		M METER			Proposed T RCP and Po	
⊕we	WATER RATED EXTERIOR WAL	L SCONCE	THERMOST	ΔT			
Ψ	WATER RATED FIXTURE		(E) F EXISTING FU			<u>SCALE</u> 1/4" = 1'-0"	
	RECESSED EXTERIOR RATED	WELL LIGHT	(E) F EXISTING FORMATION (N) F NEW FURNA			2/10/0010 1:00 PM	
Ē	FAN/ LIGHT EXHAUST UNIT CE		(E) (E) (E) WATER F			3/12/2019 1:23 PM	
60	COMBINATION SMOKE/CARBO		(N)(WH) (N) WATER F				
	FLOOR MOUNTED OUTLET					A2	<u>'</u> 6
G	GARAGE SWITCH						
			l			SHEET NUMBER	

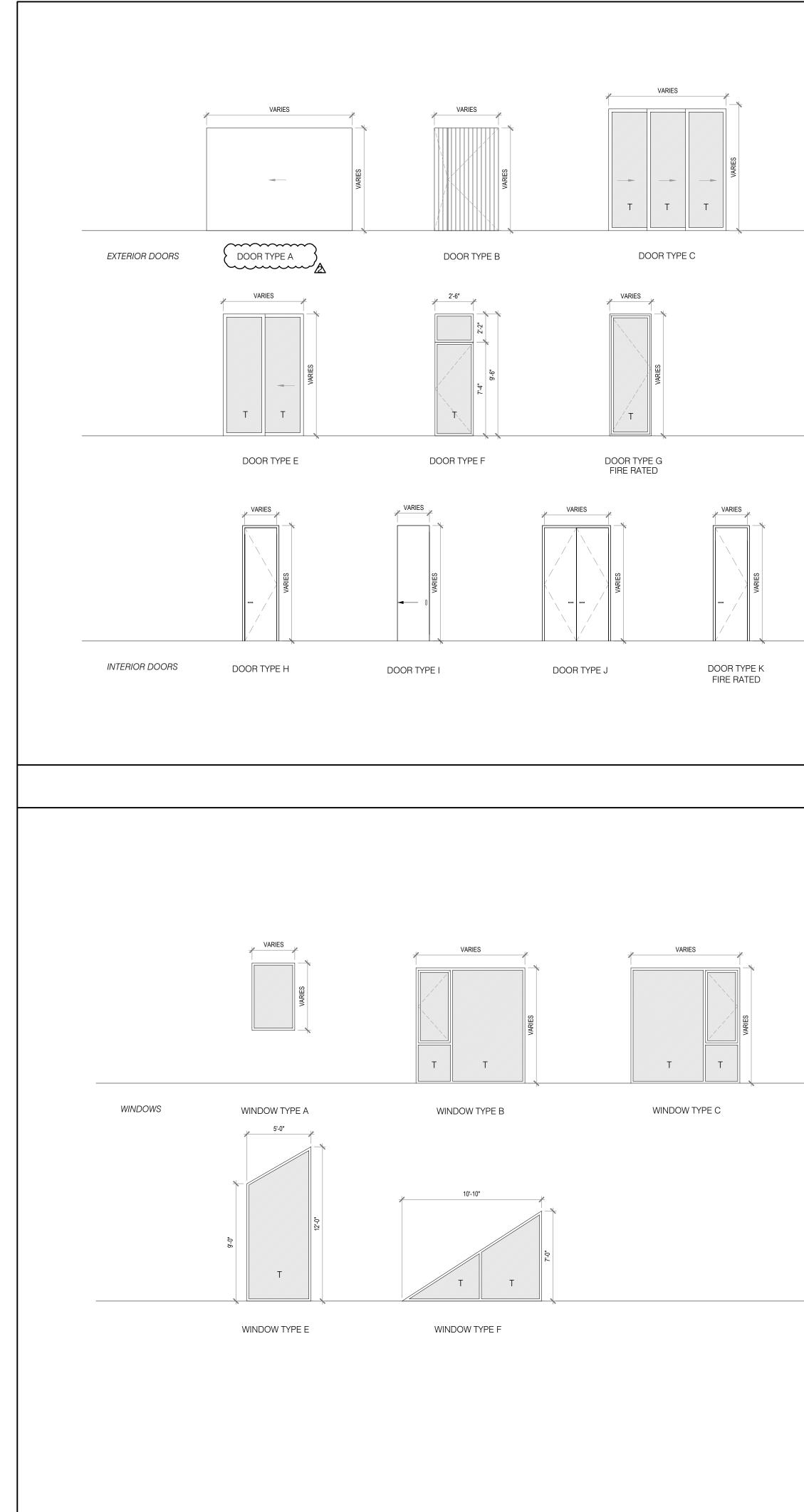




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PROPOSED WEST ELEVATION	3/16" = 1'-0"	2	240 CHENERY 240 CHENERY SI SAN FRANCISCO, CA 94131
PROPOSED EAST ELEVATION	3/16" = 1'-0"	1	DESCRIPTION DATE SITE PERMIT 3-26-15 REVISION #1 8-30-17 PER NEIGHBOR AGREEMENT 8-30-17 REVISION PER DBI COMMENTS 3-16-18 REVISION PER DBI COMMENTS 11-20-17 ARCHITECTURAL ADDENDUM 3-16-18 REVISION PER DBI COMMENTS 1-11-19 REVISION A 1-11-19 REVISION A 1-15-19 HOUSE 1: Proposed Elevations SCALE 3/12/2019 1:23 PM



				MAAK S 1228 Sutter Street, Tel. 415.861.5646 CONSULTANTS OWNER: EDWARD P. GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114 DESION: MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAEL KAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET CONTRACTOR: GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: BWARD P. GAMA T: 415-860-7174 E: EDWARD @ EDWARDGAMA.COM ENERGY SOFT 1025 STH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-897-8400 E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK SINCULAL MARELL KANE STRUCTURAL ENGIN 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: NATHAN MITNICK SAN FRANCISCO, CA 94108 CONTACT: NATHAN MITNICK SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE T: 415-501-9000 E: DKANE@HK-SE.COM GEEN POINT RATER: BAY AREA HERS CONTACT: KATERINA DANEK T: 450-759-7709 E: KATERINA@BAYAREAHERS.COM	San Francisco, CA 94109 Fax. 415.861.5641
ROOF	PROPOSED NORTH ELEVATION	J 3/16" = 1'-0"	2	240 CHENERY	240 CHENERY ST. SAN FRANCISCO, CA 94131
3RD. FLR. 2ND FLR CLG				DESCRIPTION SITE PERMIT REVISION #1 PER NEIGHBOR AGREE REVISION PER DBI COMM ARCHITECTURAL ADDEN REVISION PER DBI COMME REVISION PER MECH COMME REVISION A	MENTS 11-20-17 NDUM 3-16-18 INTS 10-8-18
	CHENERY ST			House 1: Proposed E SCALE 3/12/2019 1:23 PM	
	PROPOSED SOUTH ELEVATION	J 3/16" = 1'-0"	1	A3 Sheet NUMBER	3.1



VARIES				DOOR SCHE DOOR NO.	DULE 240 C	HENERY HO	USE 1 DESCRIPTION	LOCATION	
				BASEMENT					WIDTH
				101 102	A K	EXT EXT	GARAGE SINGLE SWING	GARAGE GARAGE	9'-0" 3'-0"
DOOR TYPE D									
			NOT USED -	FIRST FLOC 103 104	B H	EXT INT	PIVOT SINGLE SWING	ENTRY HALL CLOSET	5'-0" <u>3'-0"</u>
			NOT USED	104 105 106	C E	EXT EXT	POCKET SLIDER SINGLE SWING	LIVING ROOM	14'-7" <u>2'-6</u> "
			NOT USED	107		INT	SINGLE POCKET	POWDER ROOM	2'-6"
				SECOND FL	OOR				
			NOT USED -	201 202	G	EXT INT	SINGLE SWING SINGLE POCKET	MASTER BEDROOM MASTER CLOSET	3'-0" <u>3'-10"</u>
				203 204	H	INT INT	SINGLE SWING SINGLE SWING	MASTER BEDROOM HALL CLOSET	3'-0" 2'-6"
				205 206	J	INT INT	DOUBLE SWING SINGLE SWING	LAUNDRY CLOSET BATHROOM 3	2'-6" 2'-6"
				207 208	H	INT INT	SINGLE SWING SINGLE SWING	BEDROOM 3 BATHROOM 2	2'-6" 2'-6"
				209 210	H	INT INT	SINGLE SWING SINGLE SWING	BEDROOM 2 MASTER BATHROOM	2'-6"
				THIRD FLOO 301	D	EXT	SLIDER	MEDIA ROOM	15'-2"
				302 303	H	INT INT	SINGLE SWING SINGLE SWING	GUEST CLOSET GUEST BATHROOM	2'-6" 2'-6"
				304 305	H	INT EXT	SINGLE SWING SLIDER	GUEST BEDROOM GUEST BEDROOM	2'-6" 9'-7"
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VARIES				101 102		D B	CASEMENT CSM/FIXED	KITCHEN DINING ROOM	
т				103		A A	FIXED FIXED	DINING ROOM OFFICE/LIBRARY	
		-							
WINDOW TYPE D				SECOND F		E	FIXED	BEDROOM 3	
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						1228 Sutter Street, Tel. 415.861.5646	San Francisco, CA 94109 Fax. 415.861.5641
						CONSULTANTS	
	LEAF SIZE		MATERIAL F	INISH REMARKS		OWNER: EDWARD P. GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114	
WIDTH	HEIGHT					DESIGN: MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109	
9'-0" 3'-0"	7'-0" 7'-0"	1 3/4"	WD WD	FIRE-RATED		CONTACT: MICHAEL KAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET CONTRACTOR:	
5'-0"	9'-6"	1 3/4"	WD			GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: EDWARD P. GAMA T: 415-860-7174	
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3'-0"	8'-6"	1 3/4"	WD/GL	TEMPERED; FIRE-RATED		HARRELL KANE STRUCTURAL ENGINE 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE T: 415-501-9000	ERS
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	2'-6"	9'-6"	TEMPERED				
	5'-0"	12'-0"		IRREGULAR SHAPE			
	2'-6" 4'-0"	8'-6" 8'-6"	TEMPERED TEMPERED	OPERABLE DIM. 2'-2" W X 4'-10" H			
4	2'-3" 9'-7"	8'-6" 8'-6"	TEMPERED TEMPERED	OPERABLE DIM. 2'-4" W X 4'-10" H		DESCRIPTION SITE PERMIT	DATE <u>3-26-15</u>
л Л	4'-0" 1'-9" 9'-0"	8'-6" 5'-0" 8'-6"	TEMPERED TEMPERED TEMPERED	OPERABLE DIM. 1'-8" W X 5'-2" H		REVISION #1 PER NEIGHBOR AGREEI REVISION PER DBI COMM	IENTS 11-20-17
						ARCHITECTURAL ADDEN REVISION PER DBI COMMEN REVISION PER MECH COMM	NTS 10-8-18
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SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.

2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.

3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating party. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.

4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.

5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.

6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.

7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29, added by Ord. 559-85, App. 12/27/85, amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be \$2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property. The application fees and any additional amounts required to cover the cost of preparing and processing agreements

shall be deposited to the credit of the Real Estate Department. (Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

Page | 2

Sec. 23.45. Authority of Director of Property. Sec. 23.46. Determination of Value. Sec. 23.47. Requirements for Lot Line Window Agreements.

Sec. 23.48. Fees and Fee Payments.

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY. An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 23.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

Proposed Modification or Alternate

R

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than \$50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is \$50 or less, a one-time fee of \$1,000 shall be paid by the building owner and no monthly fees shall be payable. (Formerly Sec. 23.28, added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

	NTS:		
ECOMMENDATIONS; igned off/dated by:]	Approve	Approve with conditions	Disapprove
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SAN FRANCISCO ADMINISTRATIVE CODE CHAPTER 23: REAL PROPERTY TRANSACTIONS **ARTICLEV: LOT LINE WINDOW AGREEMENTS**

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1/We, 240 ch. 240 cher	ERY STREET	in San Francisco,	rein described pr	operty Commonly known No. 6/85 Lot No. 6	as 49
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commonly know	at the property located at 23 wn as Block No. 685 Lot No		in such a mat	τ ter that the openings in the	e
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Recording Requested By And When Recorded

ATTACHMENT B

Property Address: Block and Lot: _____ / ___Occupancy Group: _____ Type of Construction: _____ No. of Stories: _____ Describe Use of Building Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 3013; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached. Regular Code Requirement (specify Code and Sections) Page | 1

Recording Requested by and when Recorded Mail to: Edward Grama 2261 MARICH St # 600 JAN FRANCISCER CA 94/14	San Francisco Assessor-Recorder Carmen Chu, Assessor-Recorder DOC- 2019-K761905-00 Tuesday, APR 30, 2019 14:56:25 Ttl Pd \$92.00 Rcpt # 0005990324 ofa/FT/1-2
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MAK STUDIO

1228 Sutter Street, Tel. 415.861.5646 San Francisco, CA 94109 Fax. 415.861.5641

CONSULTANTS OWNER: EDWARD P. GAMA 2261 MARKET STREET #600 SAN FRANCISCO, CA 94114 DESIGN:

MAK STUDIO 1228 SUTTER STREET SAN FRANCISCO, CA 94109 CONTACT: MICHAEL KAO T: 415-305-8419 E: MICHAEL@MAKSTUDIO.NET

CONTRACTOR: GAMA CONSTRUCTION INC. 2261 MARKET ST #600 SAN FRANCISCO, CA 94114 CONTACT: EDWARD P. GAMA T: 415-860-7174 E: EDWARD@EDWARDGAMA.COM

ENERGY SOFT 1025 5TH STREET, SUITE A NOVATO, CA 94945-2413 T: 415-897-6400 E: NATHAN@ENERGYSOFT.COM CONTACT: NATHAN MITNICK

STRUCTURAL: HARRELL KANE STRUCTURAL ENGINEERS 237 KEARNY STREET #180 SAN FRANCISCO, CA 94108 CONTACT: DAVID KANE T: 415-501-9000 E: DKANE@HK-SE.COM GREEN POINT RATER:

BAY AREA HERS CONTACT: KATERINA DANEK T: 650-759-7709 E: KATERINA@BAYAREAHERS.COM

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DESCRIPTION DATE SITE PERMIT <u>3-26-15</u> **REVISION #1** PER NEIGHBOR AGREEMENT 8-30-17 REVISION PER DBI COMMENTS 11-20-17 ARCHITECTURAL ADDENDUM 3-16-18 REVISION PER DBI COMMENTS 10-8-18 REVISION PER MECH COMMENTS 1-11-19 REVISION 2 <u>3-15-19</u>

Admin. Bulletin AB-005, Lot Line Window

SCALE

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