



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JULY 23, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 16, 2020
Case No.: **2019-016947DRP**
Project Address: **624 Moultrie Street**
Permit Applications: 2019.0904.0581
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Bernal Heights SUD
Block/Lot: 5722 / 005
Project Sponsor: Gabriel Guerrero
Mason Kirby Architect
306 Precita Avenue
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes construction of a one-story 514 sq. ft. vertical addition on top of an existing two-story single-family residence. In addition to the vertical addition, the project would construct a new roof deck, which is set back from the building edge. The new vertical addition includes a shaped sloped roof, which falls within the limits established by the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The site is a 25'-0" wide x 70'-0" deep up sloping lot with an existing 2-story, one-family house built in 1961 and is categorized as a 'B' – a Potential Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Moultrie Street are primarily 2-story stucco and wood clad houses with a slight varied alignment at the street face. The small mid-block open space is well-defined by a consistent alignment of rear building walls except for the DR requestor which has recessed side setbacks.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 20, 2020 – April 21, 2020	4.21.2020	7.23.2020	93 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 3, 2020	July 3, 2020	20 days
Mailed Notice	20 days	July 3, 2020	July 3, 2020	20 days
Online Notice	20 days	July 3, 2020	July 3, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	2	0	0
Neighborhood groups	0	0	0

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).

DR REQUESTOR

Brian Fabian of 630 Moultrie, adjacent neighbor to the south of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor is concerned that:

1. The proposed building is not articulated to prevent impact light and privacy to their rear yard;
2. Noise from construction and roof deck.

Proposed alternatives:

1. Setback the third floor 15'-0" from the rear;
2. Design a dual pitched roof to lessen the impact of privacy;
3. Reduce the number and size of windows and use translucent glass;

4. Remove roof deck and;
5. Provide sound insulation in adjacent wall.

See attached *Discretionary Review Application*, dated 4.21.2020

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The scale of the project is compatible with the scale of the existing pattern on this block. The project does not impact light in any significant way since the project is due north of the DR requestor. The project does not propose any features that impact privacy in any new or unique ways, the windows and roof deck are located with no direct views to the adjacent property's windows. The project sponsor intends to provide sound dampening insulation and is willing to make changes that include reducing the roof to be flat; and providing a setback adjacent to the neighbor.

See attached *Response to Discretionary Review Applications*, dated 6.1.20

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and found that the building is articulated to minimize impacts to light and privacy to adjacent properties.

The project is north of the DR requestor, which naturally minimizes impact to direct light to their property.

The massing of the vertical addition is set back 15 feet from the front building wall to maintain a scale at the street compatible with the immediate 2-story neighboring buildings.

The addition is set over the footprint of the existing house, which aligns with the main rear walls of adjacent neighbors – but extends approximately 8'-6" beyond the neighbor's wall at their side setback.

The height of third floor is modest and the clerestory roof has a low slope that pitches away from neighbors.

The rear windows are sized and located appropriately so as not to present any exceptional intrusion of privacy. (Views into rear yards are typical and not considered in the application of the guideline regarding privacy.)

The roof deck at the front is modest in size, serves a bedroom and is setback 5 feet from all building edges

There are nor exceptional or extraordinary circumstances and therefore, staff recommends not taking Discretionary Review.

RECOMMENDATION: Do Not Take DR and Approve
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Application

letters

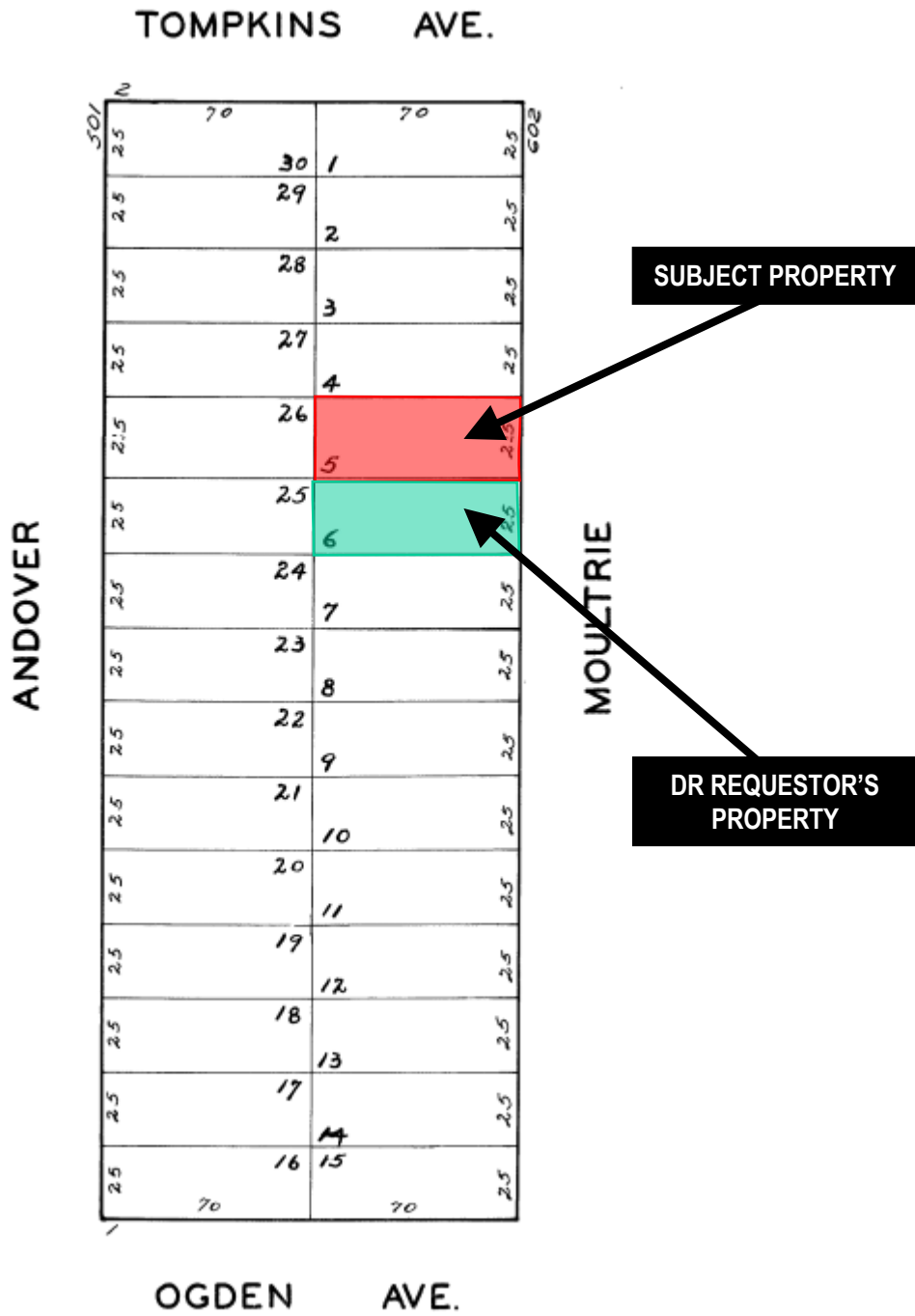
Response to DR Application dated 6.1.20

311 Notification plans and 3-D renderings dated 9.14.19

Exhibits

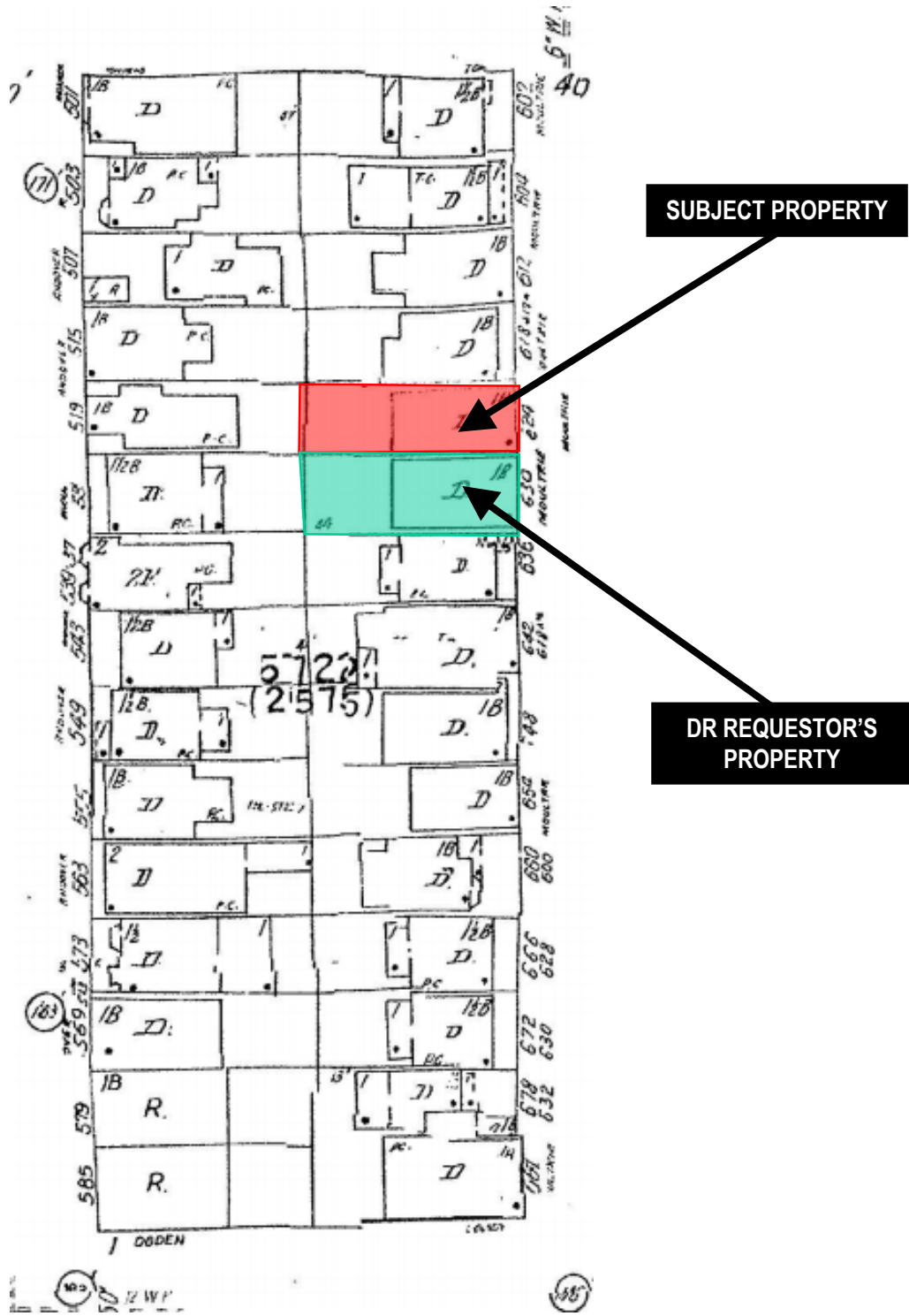
Discretionary Review Hearing
Case Number 2019-016947DRP
624 Moultrie Street

Parcel Map



Discretionary Review Hearing
 Case Number 2019-016947DRP
 624 Moultrie Street

Sanborn Map*

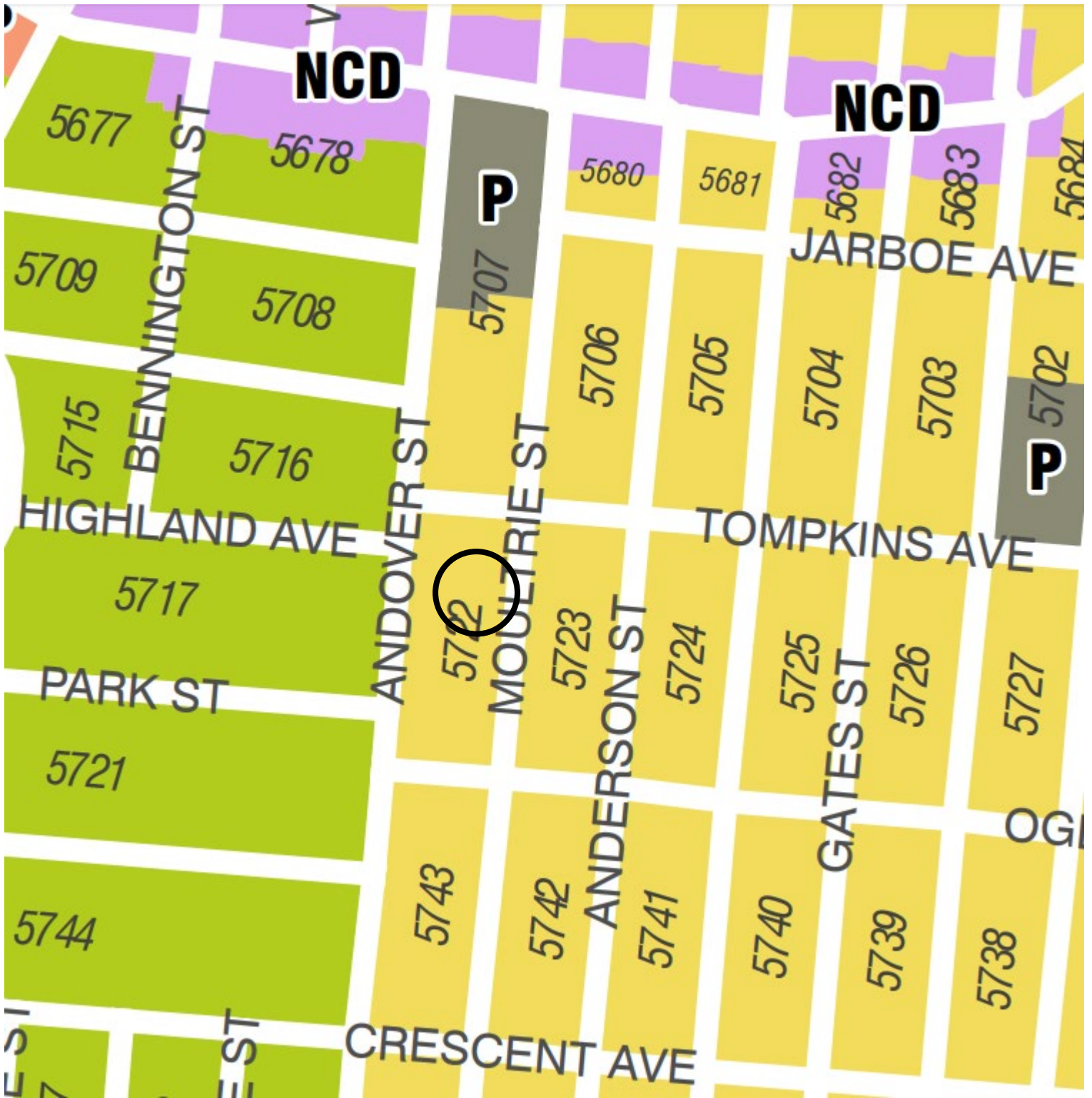


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-016947DRP
624 Moultrie Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-016947DRP
624 Moultrie Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-016947DRP
624 Moultrie Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-016947DRP
624 Moultrie Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 4, 2019**, Building Permit Application No. **2019.09.04.0581** was filed for work at the Project Address below.

Notice Date: March 20, 2020

Expiration Date: April 21, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	624 Moultrie Street	Applicant:	Gabriel Guerriero, Architect Mason Kirby
Cross Street(s):	Ogden and Tompkins Avenues	Address:	306 Precita Avenue
Block/Lot No.:	5722 / 005	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 / 40-X / Bernal Heights SUD	Telephone:	(415) 867-5357
Record No.:	2019-016947PRJ	Email:	gg@masonkirby.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Dwelling	No Change
Building Depth	40-ft	No Change
Height	20-ft 4-in	32-ft 5-in (to Upper Roof Peak)
Rear Yard	31-ft 3-in	No Change
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Off-Street Parking	2	No Change
PROJECT DESCRIPTION		
<p>The proposed project includes construction of a one-story vertical addition on top of an existing two-story single-family residence. In addition to the vertical addition, the project would construct a new roof deck, which is set back from the building edge. The new vertical addition includes a shaped sloped roof, which falls within the limits established by the Planning Code. Overall, the project would increase the square footage of the existing residence from 1,873 to 2,387.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Rich Sucre, 415-575-9108, richard.sucre@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. **If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
624 MOULTRIE ST		5722005
Case No.		Permit No.
2019-016947PRJ		201909040581
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project includes construction of a one-story vertical addition on top of an existing two-story single-family residence. In addition to the vertical addition, the project would construct a new roof deck, which is set back from the building edge. The new vertical addition includes a shaped sloped roof, which falls within the limits established by the Planning Code. Overall, the project would increase the square footage of the existing residence from 1,873 to 2,387.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Richard Sucre</p>	

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

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

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

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

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

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

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Richard Sucre	

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

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Richard Sucre
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/10/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of 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 approval action. 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.

MODIFIED PROJECT DESCRIPTION

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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 summarize the result, including any changes that were made to the proposed project.		

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 cite specific sections of the Residential Design Guidelines.

-
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.

-
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?

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.

brian fabian

Signature

Name (Printed)

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Discretionary Review Request | Building Permit 201909040581

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.

We participated in the pre-application meeting with the property owners and their architect. At this meeting and through subsequent email correspondence, we expressed our concern that this addition would negatively affect our quality of life as their next door neighbor. All our email correspondence should be on file for review. They have shown no willingness to compromise or work with us to mitigate the negative impact this addition will have. No changes or alterations to their plans have been made or considered, and our last email communication with the architect explaining our concerns was ignored entirely.

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.

This Discretionary Review is being requested primarily for concerns about the project's lack of neighborhood scale and common character, and the negative impact it will have on light and privacy to adjacent properties.

Scale and common character

The proposed addition at 624 Moultrie St. is poorly scaled and incompatible with surrounding homes largely because there is no dual pitched roof or rear set back to mitigate the impact on immediate neighbors. It creates an increased massing of the existing structure that is out of scale with our block. Our Bernal neighborhood has very tight lots and narrow streets. This gives our neighborhood a unique, common character. The existing architecture of 3-story homes on our St. all contain a similar feature – dual pitched roofs on the top floor. This feature allows for the additional square footage but minimizes massing to fit the scale of the neighborhood. In doing so, this type of scale lessens the impact of privacy to its immediate neighbors. The type of expansion proposed is not in scale with our lot sizes and will detract from the common character of the neighborhood. It will cause us and immediate neighbors to feel boxed in. This sentiment is echoed by many of the neighbors we've spoken with. Additionally, Guy Barbaro emailed Principal Planner Richard Sucre on 12/06/2019 to express he and his partner's concerns on scale and privacy.

Light and Privacy

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide

adequate light, air, privacy and convenience of access to property in San Francisco. This proposed addition will create a special situation where we, as their next door neighbor, will suffer a significant loss of both our indoor and outdoor privacy. This addition is not articulated to minimize impact on light and privacy to adjacent properties.

There is no rear step back to this addition that would provide a transition from the private space at 624 Moultrie to ours. Instead, this proposed addition extends upwards, flush with the existing structure. The resulting increase of mass of this addition creates a large flat façade with large windows that will look directly down into our outdoor patio and living space. This outdoor living space is an extension of our home, where we spend a significant amount of time. The increased mass and articulation of this addition would create an extreme loss of privacy because it would place 3 large bedroom windows looking directly down onto us and our property.

The house to our immediate south at 636 Moultrie St. is a great example of how a 3 story house can be articulated in our neighborhood and lessens the negative privacy impacts on their immediate neighbors. The third story has a dual pitched roof, and only small windows. Even though it has a third story, it is scaled in such a way to minimize privacy impacts on immediate neighbors.

Additionally, this proposed project would cause a dramatic loss of light and excessive shade at 618 Moultrie, the home to Janee Gavette. Throughout the day, the sun moves across the street and crosses Moultrie St. just south of us. Because of this trajectory, the proposed addition at 624 Moultrie will likely cause an inadequate amount of sunlight on Janee's space.

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.

This proposed addition would create an unreasonable and unnecessary loss of privacy for us as their immediate neighbor and others. We have spent a considerable amount of time and sweat equity over the years to effectively utilize the space in our rear yard. We've created an outdoor living space that we use daily. It is an extension of our home, and a second workspace for my wife. Given our small, tight lots, privacy is already at a premium. The proposed addition would strip us of the remaining privacy in this space. The massing of the proposed addition extending straight up, flush with the back of the existing structure placing three large bedroom windows looking directly down over our fence on our main sitting area that we frequently use. This negative impact on us is unnecessary. A design in common with other houses on our street that is stepped back from the rear with a dual pitched roof would greatly reduce our loss of privacy and the impact on us and others.

We are also deeply concerned about loss of privacy due to increased noise pollution coming from a third story addition. There is virtually no space between our homes causing acoustic

issues when new construction or remodeling takes place. About 5 years ago, a minor kitchen remodel was completed at 624 Moultrie St. This resulted in reducing acoustic mass between our homes and increased sound transmission. We now hear everything coming from their kitchen including – talking, chopping food, appliances being run, their nanny/maid talking and singing, a piano/keyboard being played, and kids running up and down the hallway causing rumbling and vibrations in our house. We did not expect a minor kitchen remodel to cause such intrusive noise in our home. This is even more intrusive because their kitchen adjoins with our living room, where we spend a lot of down time. Our privacy and quality of life is negatively affected on a daily basis because we constantly hear them. Whether it is in or living room of home office, we are constantly aware of their presence because of the noise transferring from their house to ours. Therefore, we are extremely concerned about the additional acoustical impact that a third story addition, an additional staircase, and a roof deck will have on sound transmission between our homes.

We would also be unreasonably affected because of scope and duration of this project. Given the tight proximities of our homes, the noise and physical impact of construction projects is extreme. When they remodeled their kitchen and added a downstairs bathroom, we felt this construction like it was in our own home. These were minor construction projects, yet the noise was extreme and our house would literally shake during the construction.

My wife works from home and has been for the past 6 years. She does not have the luxury or option of going into work at the corporate office of her employer. We have experienced two minor renovation projects from 624 Moultrie St. already. Both greatly impacted her ability to work. Because we essentially share walls and our lots are so tight, the noise and physical shaking that occurs in our home make it virtually impossible to focus. There is no way that she will be able to effectively do her job while a large scale 9-12+ month construction project is going on next door. Our small lots and extremely tight houses would result in an unreasonable impact on us. This construction project is not necessary.

Furthermore, since the COVID-19 pandemic I have been directed to work from home as well. I work for UCSF with my office at Zuckerberg San Francisco General Hospital. I help to manage the research portfolio of Dr. Geoff Manley, Chief of Neurotrauma at ZSFGH. Given that I am non-clinical personnel, my work from home orders are extended indefinitely as there is reduced access to the hospital and surrounding offices to lessen the risk of COVID-19 transmission. I understand this is not permanent, but given my unique circumstances of having my office at ZSFGH, there currently is no timetable for me to be able to return.

Finally, this will create unreasonable impacts for our immediate neighbor on the other side for many of the same reasons listed above. We have spoken with Janee Gavette, who lives at 618 Moultrie St. She is a senior neighbor that is retired and lives alone. She experienced the same extreme noise and shaking in her home during their minor renovation projects as well. She is rightly worried about the impact of a significant construction project would place on her quality of life.

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?

There are a number of changes that would help to reduce the adverse effects noted above:

- A 15' step back in rear that will reduce the loss of privacy that the mass of vertical addition will cause, and reduce the feeling of being boxed in by the addition
- A dual pitched roof on a stepped back vertical addition will lessen the loss of privacy and put the home more in scale with the neighborhood
- Reduction in the number and size of windows on the back addition will lessen the loss of privacy
 - Glazed or frosted windows on the back addition will lessen the loss of privacy
- Removal of the roof deck will lessen noise pollution
- Sound proofing of all existing and planned south-facing walls will reduce noise transmission from their house to ours and add privacy for both families
 - Spray-in foam insulation
 - Sound isolation clips under drywall

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

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

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

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.)

RESPONSE:

Scale and Common Character

Ongoing residential developments in Bernal Heights are aimed at bringing buildings up to their highest potential use. In a neighborhood that consists of a mixture of both 2 and 3 story residential buildings, we feel that the scale of the 3 floor addition proposed at 624 Moultrie is compatible with the mixed pattern of houses on the same block. The proposed addition is stepped back from the front to minimize it's visual impact on the street and reduce its overall building mass. We believe the proposed addition should be approved because it contributes to the mixed visual character of the neighborhood and complies with planning code height limits.



Impacts to Light and Privacy

1. Position of property relative to sun path - The DR requester's adjacent property is located due south of the subject addition and any new shadows cast by the addition would not impact sunlight coming from the east, south or west.
2. Access to Light - Neighboring properties, including the property of the DR requester, have significant access to light from the street side of the property and from the backyard of the property due to the neighborhood layout that places backyards directly adjoining from the street behind. There is (+/-)32 feet from the property of the DR requester to the back edge of their property and another (+/-)30 feet to the property on the street behind. This allows for significant access to light, none of which is impacted by the proposed project.
3. Impacts to Privacy - The proposed changes do not alter the privacy of neighboring property in any new or unique ways. The front roof deck is streetside and can only view common street space of Moultrie St. The DR requestor does not have any skylights or windows that could be viewed from the front roof deck. The back facing portion of the proposed addition has no unique features that would unreasonably impact privacy. The presence of two normal sized windows, which face directly onto the 624 Moultrie backyard, are in-line with all other houses that also have backyard facing windows. The

DR requestors property is already facing windows from the three properties behind it which are at an elevation and cause direct viewing access to their backyard. The addition of normal sized windows in the proposed project do not impact privacy in any significant or abnormal fashion.

4. Impact to 618 Moultrie Street - The homeowner of 618 Moultrie Street, Janee Gavette, attended our Pre-application meeting and voiced concern about construction noise. While construction may be noisy, we've explained that noise generated from construction is allowed to occur during city appointed hours. We recommended that direct and open communication is the best way to resolve noise complaints. Janee did not raise any concerns about light at the pre-app meeting.

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.

RESPONSE:

1. We provided an additional vertical awning/fin along the rear of the rear at the shared property line. The purpose of this full height fin, would be to help limit visibility to the rear facade and block the view into the proposed rear addition windows.
2. In response to the DR requesters concern regarding noise, we intend to provide sound dampening insulation throughout the third floor addition. We can also provide new insulation for existing wall cavities on the 2nd floor, where reasonably accessible and without requiring modifications to the existing kitchen or bathroom.
3. In response to the DRs request for additional privacy, we are open to providing a setback for a portion of the rear wall. The setback would occur at the bedroom and extend a distance of approximately 4-5ft from the rear facade. The exterior open space would be converted into a covered roof deck and a sliding glass door would provide access to the roof deck. The sliding glass door could also be located to minimize the view of the DR requester's rear yard. We propose that any drawing revisions be discussed at a reconciliation meeting.
4. In response to the DR requester's concern about shadows and height, we would consider removing the high shed roof and converting it to be coplanar with the lower flat roof. We propose that any drawing revisions be discussed at a reconciliation meeting.

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.

RESPONSE:

While some loss of light to the north at 618 Moultrie can be expected with any addition, a 15ft setback is maintained at the front of the building to allow for access to light at the front of adjacent buildings.

Windows facing the rear yard is a commonly recognized building pattern for all 2 and 3 story houses in the neighborhood. Bedrooms facing the rear yard require that they have access to light and air. The proposed windows located at 3rd floor bedroom level do not face the neighboring properties, but rather face directly into the rear yard. The angled view from the windows are no more or less direct than any other windows facing into the neighboring buildings. The windows are neither full height or over-sized for the building. We feel that the proposed windows are not unreasonably large and will not elect to make them smaller than they already are. We can be flexible with the window location and orientation as described in Question #2, however we are unwilling to remove any rear facing windows from the proposed addition.



Backyard view from 624 Moultrie St showing the three rear facades of properties located directly behind the DR requestor's residence.

July 16, 2020

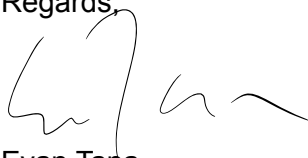
re: 624 Moultrie St

To: SF Planning,

We're writing this letter in support of the 3rd floor renovation project planned at 624 Moultrie St. We've lived in Bernal Heights for the past 8 years and have watched the neighborhood grow and adapt as families grow and enhance their properties. We're thrilled that Michael and Winnie are making this addition in order to stay in Bernal Heights with their growing family. We've made a number of modifications to our home as well and have worked with the same architect that Michael and Winnie are using, Mason Kirby Architects. It's great they've chosen a local architect that lives in Bernal Heights who really understands the neighborhood and its charm.

We live just 1 block away at 760 Moultrie St. We understand there may be some noise and extra street activity required for this project. This is not uncommon on Moultrie or within Bernal Heights, as many projects are going on at all times. We're confident that Michael, Winnie, their architects and the construction team will handle this responsibly and with minimal impact to the neighbors.

Regards,

A handwritten signature in black ink, appearing to read 'Evan Tana', written over a thin horizontal line.

Evan Tana
760 Moultrie St
San Francisco, CA 94110
415 307-9603

June 11, 2020
604 Moultrie Street
San Francisco, CA 94110
Jeff.couture@gmail.com
415.963.1667

re: 624 Moultrie St

Dear SF Planning,

I am a neighbor of the residence at 624 Moultrie and I'm writing in support of their proposed addition. I have lived at 604 Moultrie (3 lots North) for more than 10 years. Since I've moved in I've gotten married and started a family. We love the neighborhood and plan to stay here for some time to come.

I've reviewed the plans for the 624 Moultrie Street addition. It is completely consistent with the kind of remodels I've seen all over the neighborhood in the past ten years and from what I can tell is also consistent with section 242 of the planning code which was written to ensure that new construction in Bernal Heights maintains the character of our neighborhood. It appears that they are simply trying to make a little more space for their growing family.

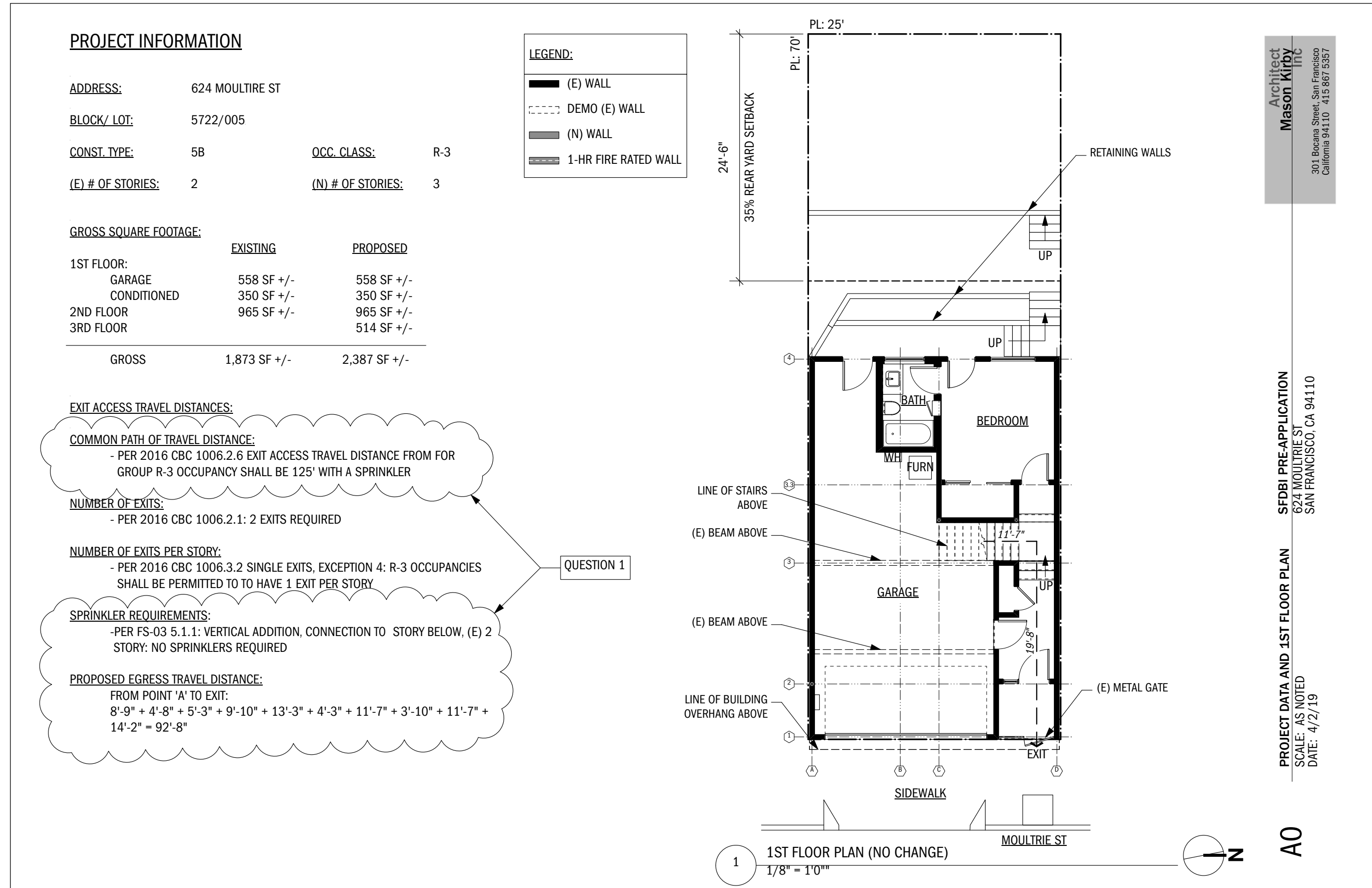
The new bedroom on the top floor will be visible from my rear roofdeck. While it may partially block a nice view of Candlestick point that we currently enjoy, I have always known that the city is constantly changing and we are fortunate that we even had the view to begin with. Similarly, I suspect that from their new bedroom, they will be able to see my roof deck and possibly even my rear yard. In this densely populated neighborhood this is quite common. Moultrie Street is significantly lower in elevation than neighboring Andover Street. As such there are already at least five houses that can see my roof deck, backyard, and even my master bedroom if I leave my curtains open. This is true of every house on the west side of my block of Moultrie Street. I should also mention that although 624 is to the South of my house I do not expect that their remodel will have any significant affect on the sunlight at my property, even in the winter when the sun is at its lowest.

In closing I want to reiterate that I fully support the addition at 624 Moultrie. It is consistent with neighborhood architecture, it makes no material change to the level of privacy we currently enjoy, and it will not affect light on our property. I hope you will approve it so that we can keep our wonderful neighbors who simply need a little more space for their family. Please feel free to contact me with any questions.

Sincerely,



Jeffrey Couture



Architect Mason Kirby, Inc.
306 Precita Ave
San Francisco, CA 94110
415.867.5357

April 17, 2019

Cyril Yu, M.S., P.E.
Department of Building Inspection
1660 Mission St, 2nd Floor
San Francisco, CA 94103

Re.: 3rd floor addition to an existing 2 story single family home, R-3 Occ. at 624 Moultrie St.

The following is the confirmation letter following our pre-application meeting held April 15, 2019.

Question:

1. Per 2016 CBC 1006.2.6, the exit access travel distance from an R-3 occupancy shall be 125' with a sprinkler system. Per FS-03 No. 5.1.1 an existing R-3 occupancy 2 story building (with vertical addition and connection to story below), no sprinklers are required. The proposed travel distance to the exit is 92'-8". Please confirm no sprinklers are required for the proposed 3rd floor vertical addition.

Response: The egress travel distance from the furthest point of the proposed 3rd story exceeds 75' with a single exit to the exterior of the building and public right of way. Sprinklers throughout the building are required.

Sincerely,

Jamie Pratt
Architect Mason Kirby, Inc.
e: jp@masonkirby.com
p: 415.867.5357

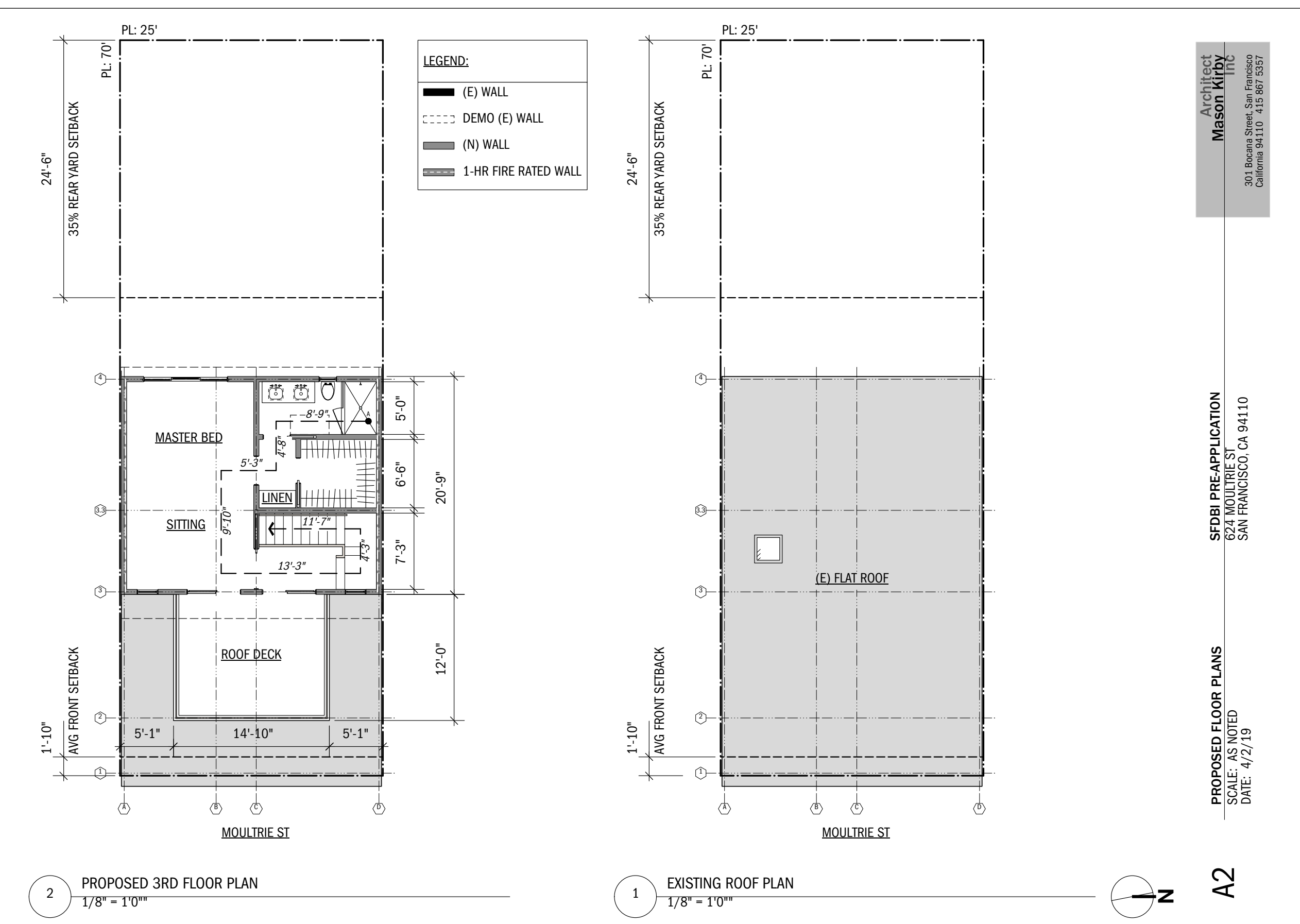
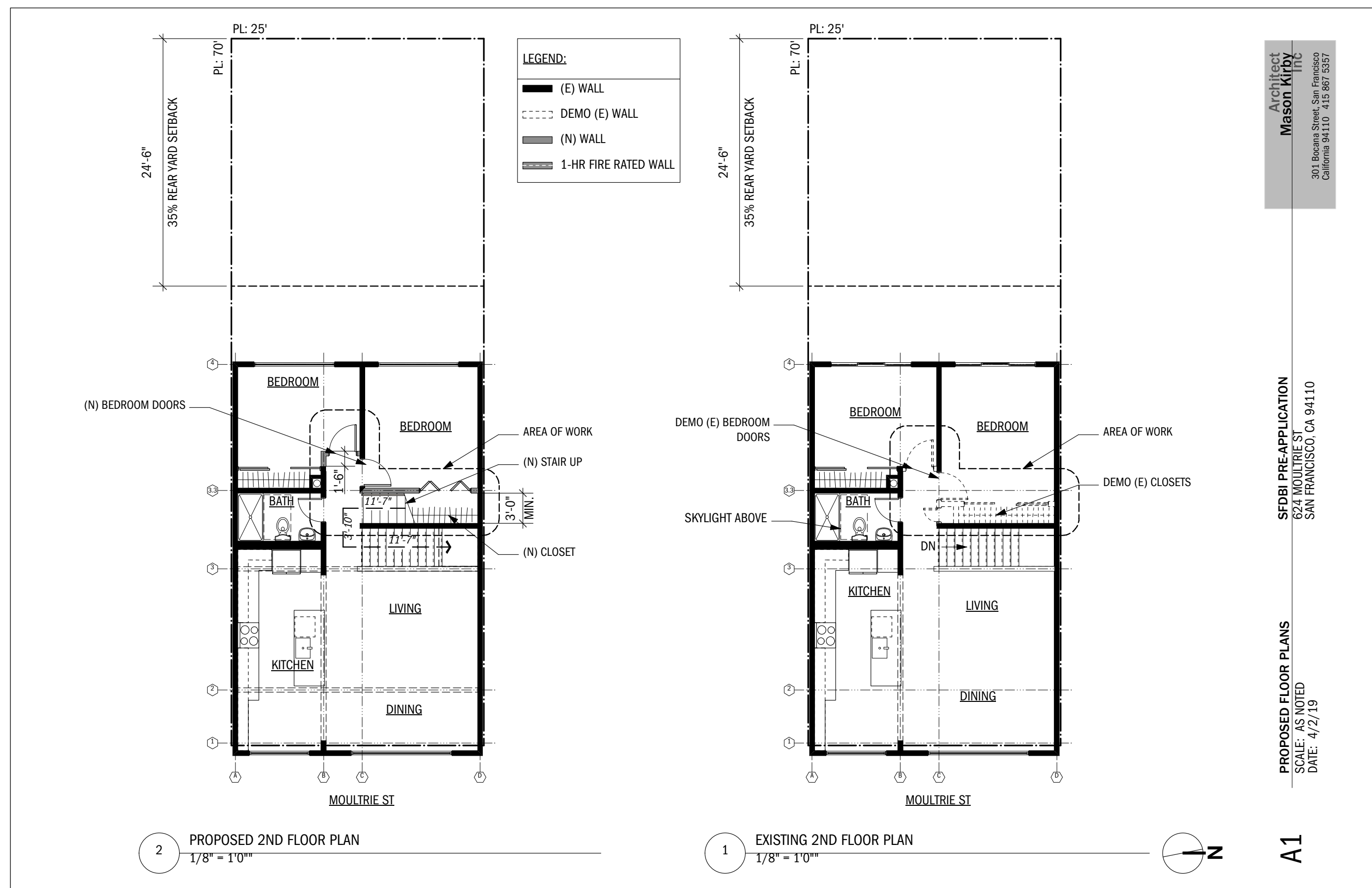
Agreed to the above responses:

Cyril Yu, M.S., P.E., SFDBI

Enclosed: 624 Moultrie St proposed 3rd floor drawings.

C. Yu SFDBI
 MINIMUM NFPA 13R SPRINKLER SYSTEM ENTIRE BUILDING
 APR 23 2019

NO. DATE BY REVISION NOTES



A 9/4/19 ISSUE FOR PERMIT

NO. DATE BY ISSUE NOTES

PROJECT MANAGER GG

DRAWN BY JP

REVIEWED BY GG



SCALE:

SFDBI PRE-APP MEETING LETTER



Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

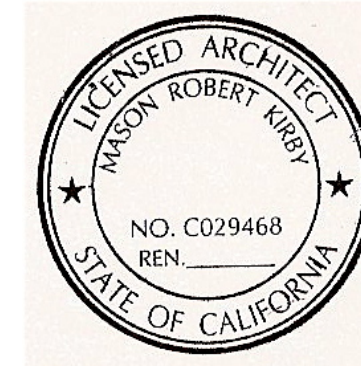
JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME WINNIE AOLEONG AND MICHAEL COATES OWNER PHONE NO. (415) 905.0098

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4:1 V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i> (E) SLOPE: 12.25%	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	SHORING
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	UNDERPINNING
GRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	RETAINING WALL:
		YES <input type="checkbox"/>	OTHERS: _____
		YES <input type="checkbox"/>	

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: ARCHITECT MASON KIRBY, INC.
Engineer/Architect of Record
415.867.5357 Telephone GG@MASONKIRBY.COM Email
Signature _____ Date _____



Technical Services Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
DBI Plan Review Engineer

Comment: _____

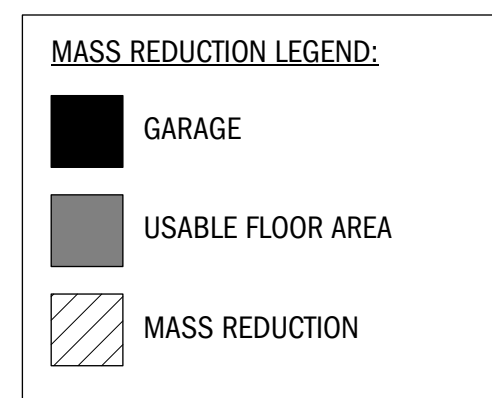


624 MOULTRIE STREET
SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

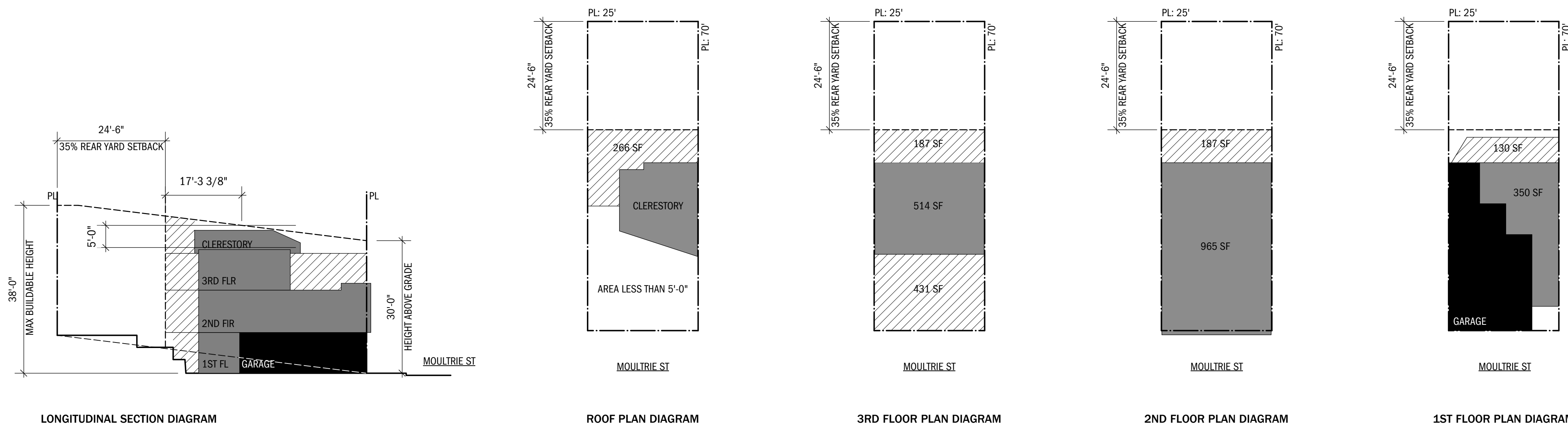
NO. DATE BY REVISION NOTES

2 SFDBI SLOPE PROTECTION CHECKLIST
1/8" = 1'0"



USABLE FLOOR AREA:
1ST FLOOR: 350 SF +/-
2ND FLOOR: 965 SF +/-
3RD FLOOR: 514 SF +/-
TOTAL: 1829 SF +/-

MASS REDUCTION:
1ST FLOOR: 130 SF
2ND FLOOR: 187 SF
3RD FLOOR: 618 SF
CLERESTORY: 266 SF
TOTAL: 1201 SF



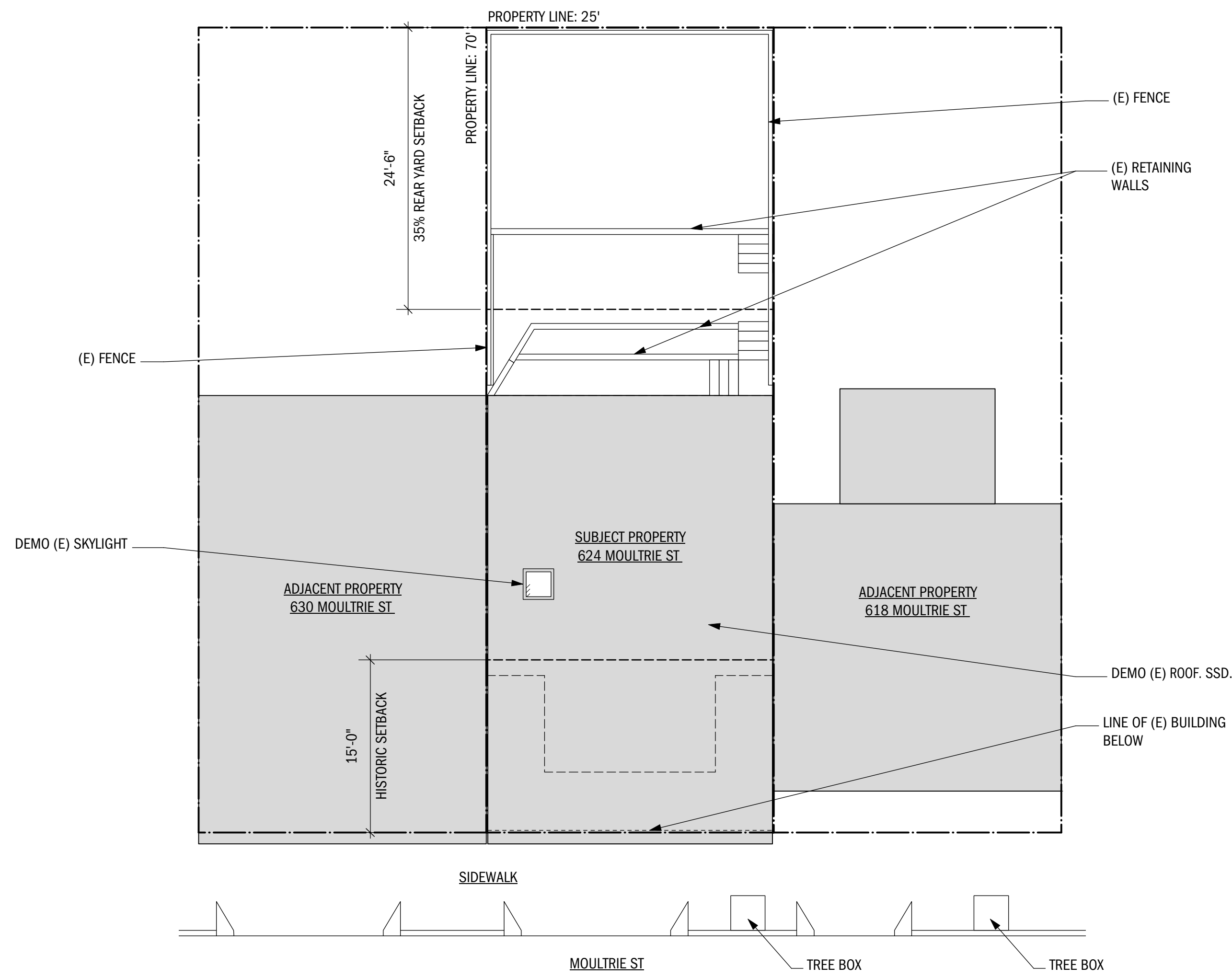
A 9/4/19 ISSUE FOR PERMIT
NO. DATE REVISION NOTES
PROJECT MANAGER GG
DRAWN BY JP
REVIEWED BY GG



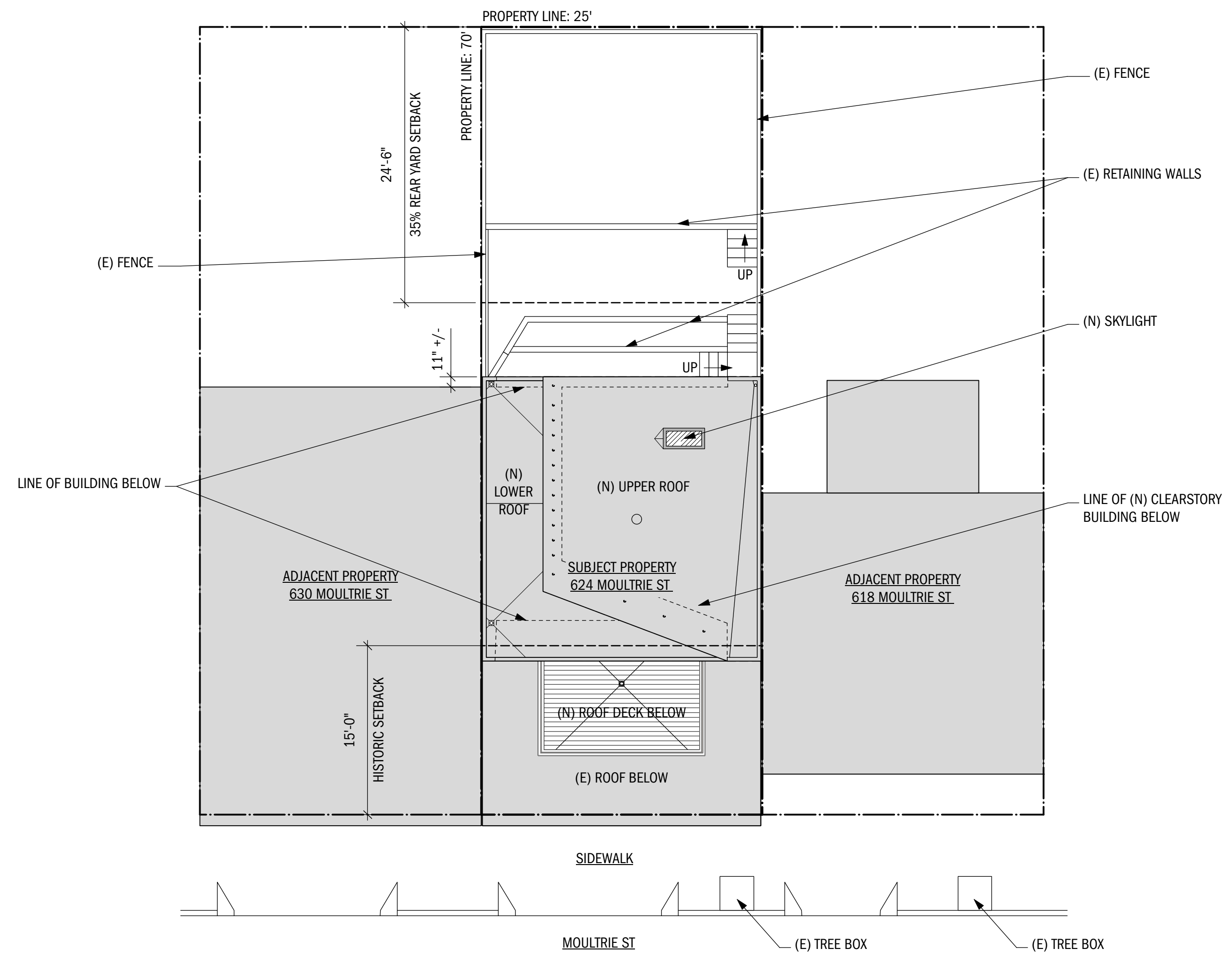
SCALE:
MASS REDUCTION DIAGRAMS, SFDBI
SLOPE PROTECTION CHECKLIST

RESIDENTIAL ADDITION

NO.	DATE	BY	REVISION NOTES



2 (E) SITE PLAN
SCALE: 1/8" = 1'-0"



1 (N) SITE PLAN
SCALE: 1/8" = 1'-0"

A	9/4/19	ISSUE FOR PERMIT
NO.	DATE	ISSUE NOTES
PROJECT MANAGER		GG
DRAWN BY		JP
REVIEWED BY		GG



SCALE: 1/8" = 1'-0"

SITE PLANS

A1.0

RESIDENTIAL ADDITION

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ELEMENT TO DEMO
- NEW WALL
- NEW 1 HR FIRE RATED WALL
- EXISTING WALL TO RECEIVE NEW FIRE SENSITIVE CONSTRUCTION.

GENERAL SHEET NOTES:

- PROVIDE BATT INSULATION IN ALL OPEN CAVITIES, TYP. ALL DRYWALL TO MATCH (E) WALL FINISH
- INTERIOR BASEBOARD AND TRIM TO MATCH (E)
- ALL CLOSETS TO RECEIVE ROD AND SHELF, U.O.N.
- PATCH AND REPAIR ALL FINISHES AS REQUIRED FOR NEW WORK.
- PROVIDE 3/4" PLYWOOD EACH SIDE OF ALL POCKET DOORS
- CONTRACTOR SHALL UPGRADE (E) ELECTRICAL PANEL AND SERVICE AS REQUIRED.
- UPGRADE (E) WATER SERVICE AS REQUIRED BY CODE.
- CONTRACTOR TO VERIFY WINDOW AND DOOR SIZES IN FIELD PRIOR TO ORDERING AND PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW.
- ARCHITECT REVIEW ALL FRAMING AND ROUGH TRADES LAYOUT PRIOR TO GWB INSTALLATION.
- EXISTING DUCTING TO REMAIN AS FEASIBLE. (N) DUCTING TO BE INSTALLED FOR 3RD FLOOR FROM (E) FAU.
- ALL SURFACE-MOUNTED EXTERIOR UTILITIES TO BE RELOCATED WITHIN EXTERIOR WALL CAVITY @ REAR ELEVATION.
- NEW EXTERIOR WOOD SIDING AT REAR. ALL DOORS AND WINDOWS TO RECEIVE WOOD EXTERIOR TRIM TO MATCH (E).

MECHANICAL NOTES:

- GAS VENT TERMINATIONS SHALL MEET THE REQ. OF CMC 802.6 + SFMC 802.6.2
- COMBUSTION AIR SHALL MEET ALL REQ. OF CMC CH. 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3' FROM PL + 3' FROM OPENINGS INTO BUILDINGS PER CMC 504.1 AND BE PROVIDED WITH BACKDRAFT DAMPERS PER CMC 504.1.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ SPACE HEATING PER CBC 1204.1
- CLOTHES DRYER EXHAUST SHALL BE MIN. 4", TERMINATE TO EXT. OF BLDG. SHALL BE EQUIPPED W/ A BACKDRAFT DAMPER, + MEET REQ. OF CMC 504.3. PROVIDE 100 SQ.IN. MIN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LUMINAIRES: ALL LUMINAIRE IN BATHROOM SHALL BE HIGH EFFICIENCY (LED). BEDROOMS SHALL BE PROVIDED WITH DIMMERS (D).

CONTRACTOR NOTES:

- CONTRACTOR TO VERIFY CONDITION OF (E) FOOTINGS AND FOUNDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING AND UNDERPINNING. CONTRACTOR TO HIRE A REGISTERED ENGINEER FOR THIS WORK IF REQUIRED, AND PERFORM AND COORDINATE ANY REQUIRED SPECIAL INSPECTIONS.

TRAVEL DISTANCES

FROM POINT A:
8'-0" + 4'-6" + 4'-3" + 9'-8" + 12'-2" + 4'-2" +
11'-1" + 3'-10" + 10'-10" + 19'-3" = **87'-9"**

NO.	DATE	BY	REVISION NOTES
A	9/4/19		ISSUE FOR PERMIT
			ISSUE NOTES

PROJECT MANAGER	GG
DRAWN BY	JP
REVIEWED BY	GG

PROJECT MANAGER	GG
DRAWN BY	JP
REVIEWED BY	GG

PROJECT MANAGER	GG
DRAWN BY	JP
REVIEWED BY	GG

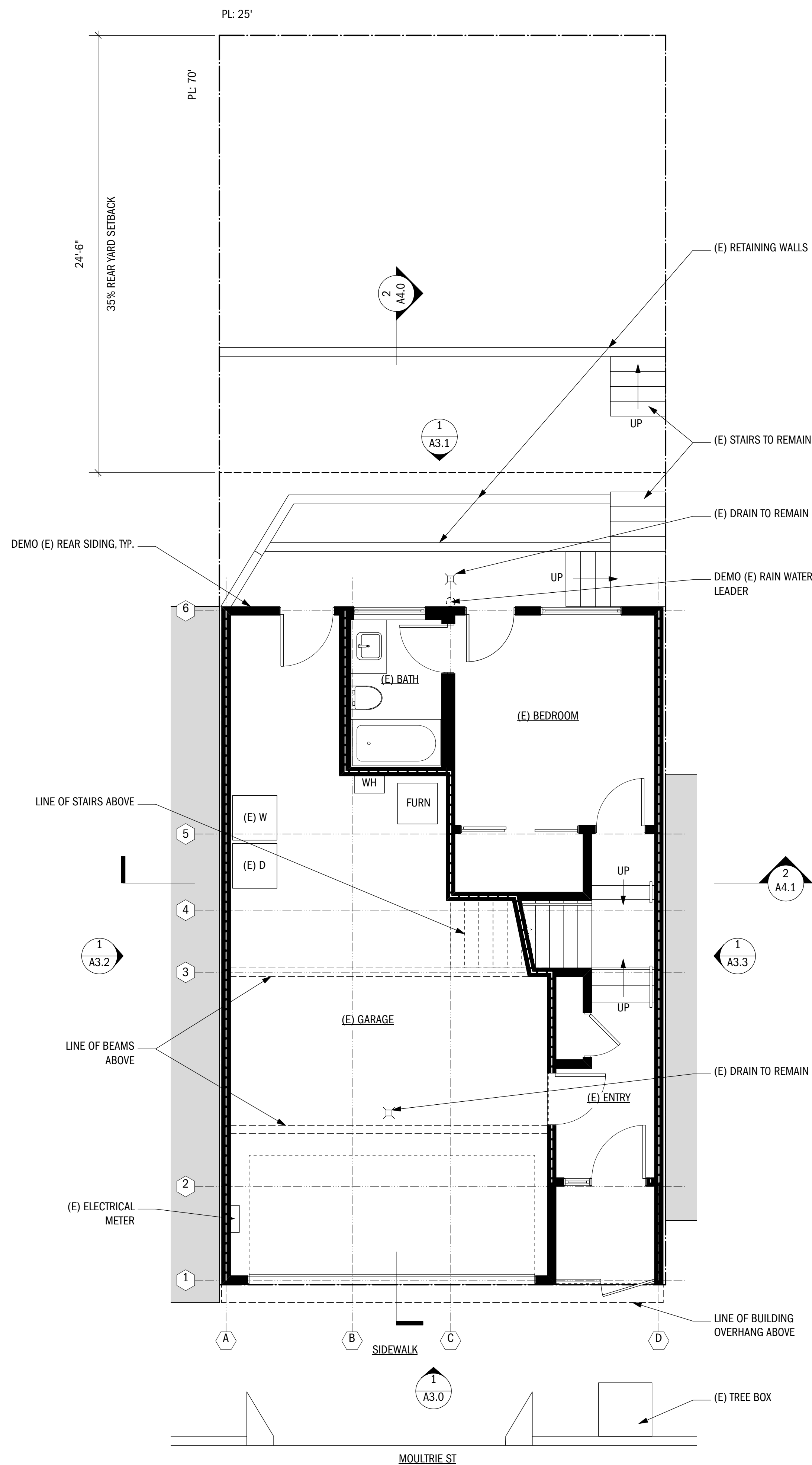
PROJECT MANAGER	GG
DRAWN BY	JP
REVIEWED BY	GG



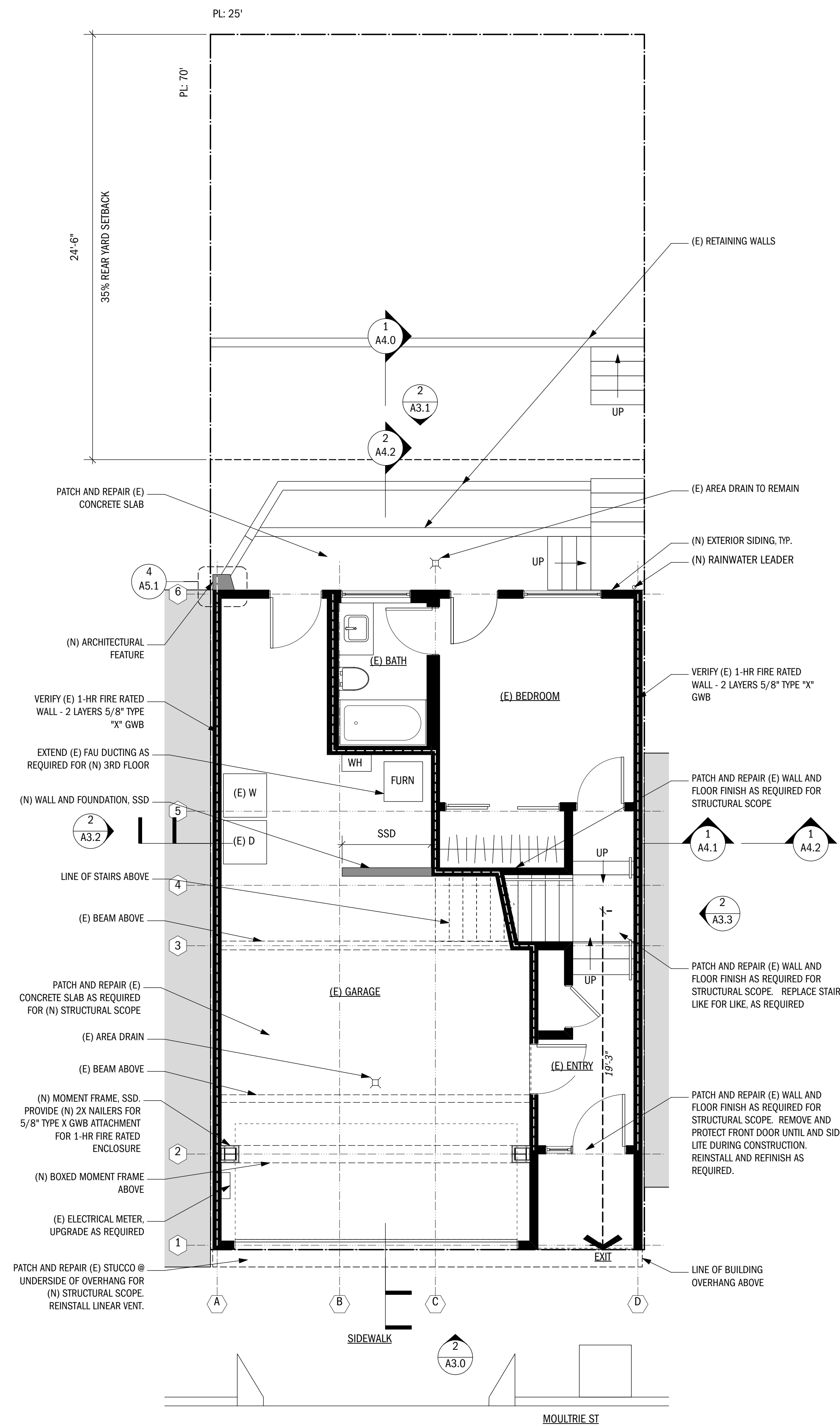
SCALE: 1/4" = 1'-0"

1ST FLOOR PLANS

A2.0



2 (E) 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

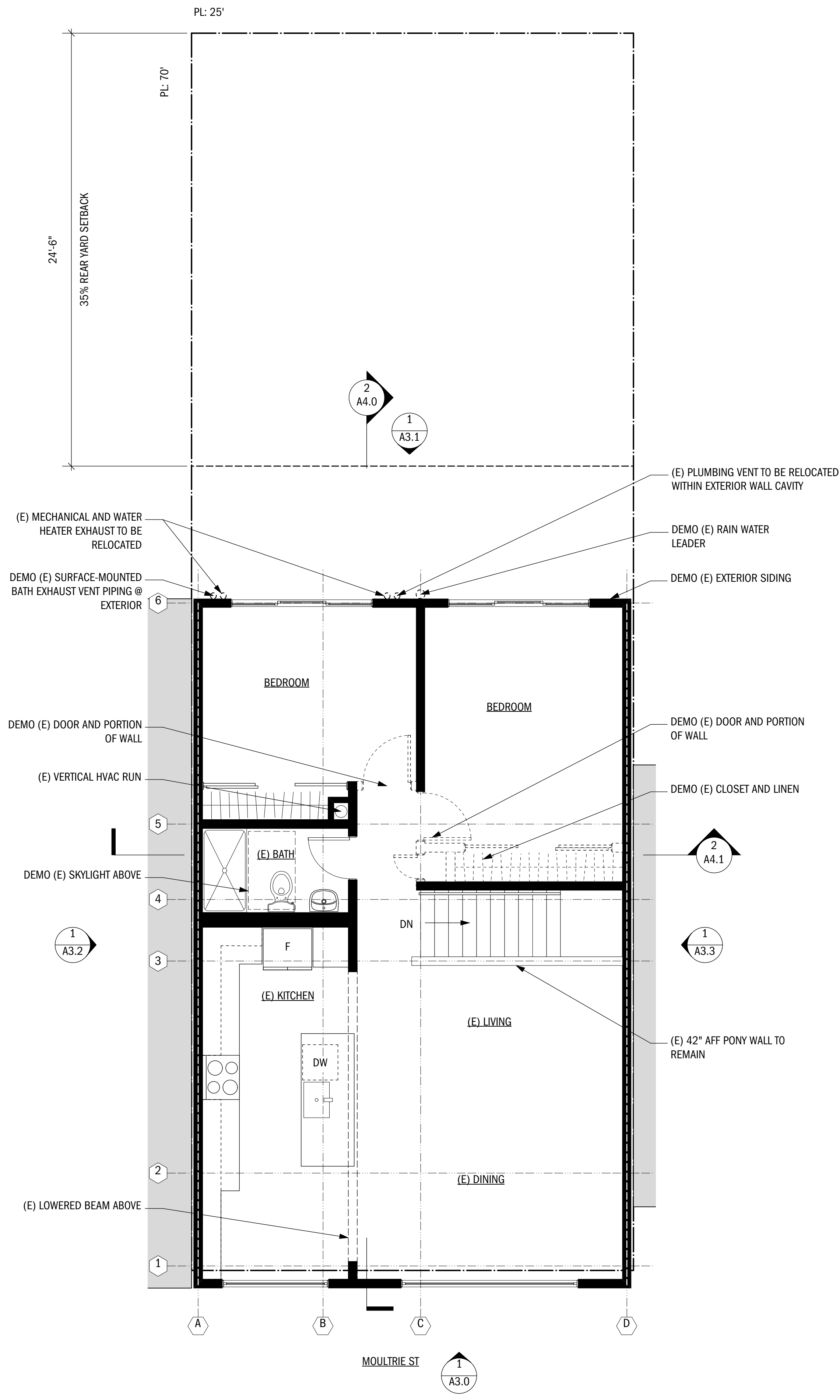


1 (N) 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

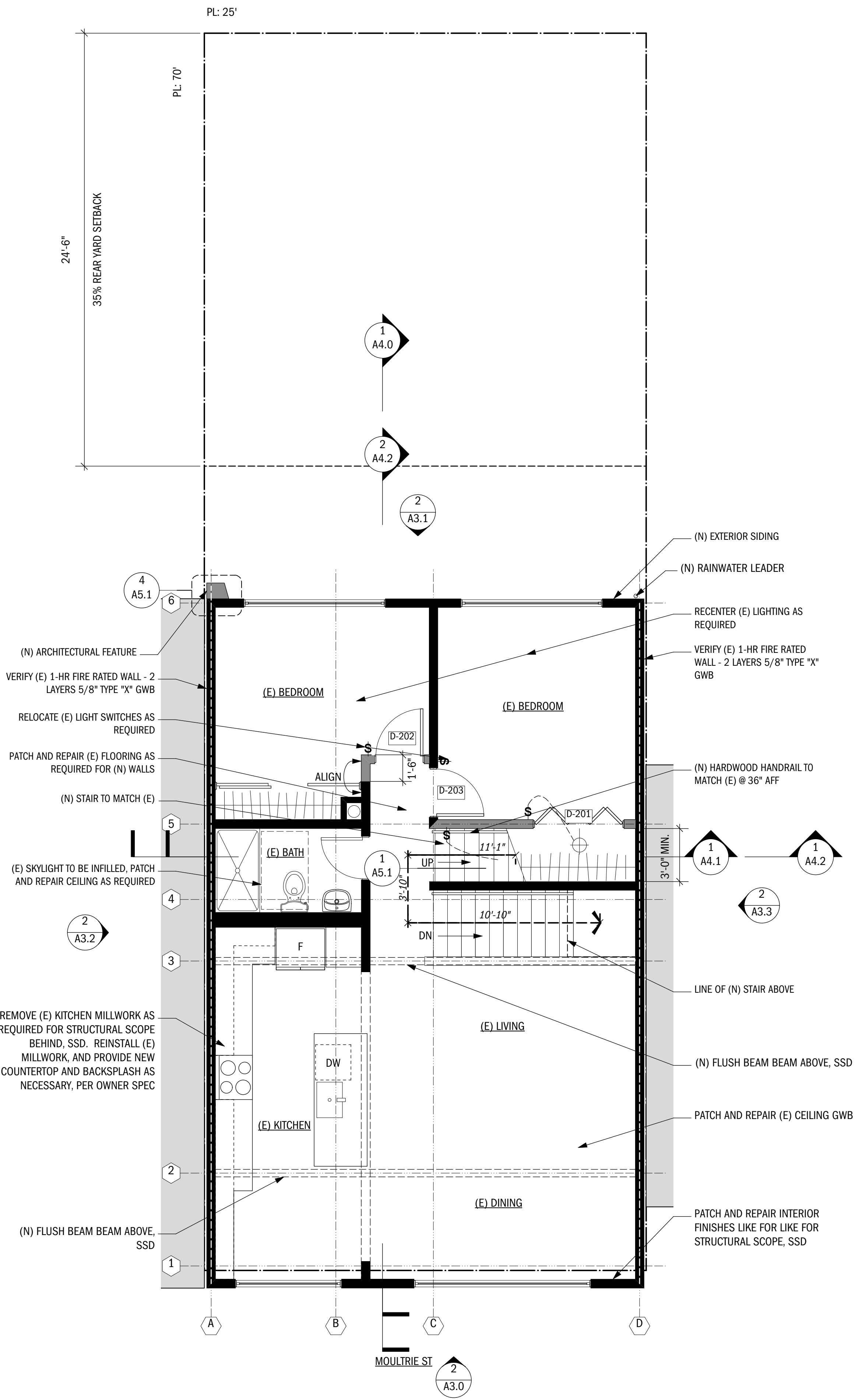


RESIDENTIAL ADDITION

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO DEMO
	NEW WALL
	NEW 1 HR FIRE RATED WALL
	EXISTING WALL TO RECEIVE NEW FIRE SENSITIVE CONSTRUCTION.



2 (E) 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 (N) 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION NOTES

A	9/4/19		ISSUE FOR PERMIT
NO.	DATE		ISSUE NOTES
PROJECT MANAGER			GG
DRAWN BY			JP
REVIEWED BY			GG



SCALE: 1/4" = 1'-0"

2ND FLOOR PLANS

A2.1

RESIDENTIAL ADDITION

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO DEMO
	NEW WALL
	NEW 1 HR FIRE RATED WALL
	EXISTING WALL TO RECEIVE NEW FIRE SENSITIVE CONSTRUCTION.

Window Schedule

Mark	Width	Height	Configuration	Glazing Type	Egress Win	Comments
W-301	8'0"	3'4"	Horizontal Slider		TRUE	
W-302	1'8"	3'0"	Casement	FROSTED, TEMP	FALSE	
W-303	1'6"	3'10"	Casement	TEMPERED	FALSE	MULLED W/ W-304
W-304	3'6"	3'10"	Fixed Glass	TEMPERED	FALSE	MULLED W/ W-303
W-305	1'6"	3'10"	Casement	TEMPERED	FALSE	MULLED W/ W306
W-306	1'6"	3'10"	Fixed Glass	TEMPERED	FALSE	MULLED W/ W-305
W-401	2'10 3/8"	2'0"	Fixed Glass		FALSE	
W-402	2'10 3/8"	2'0"	Fixed Glass		FALSE	
W-403	2'10 3/8"	2'0"	Fixed Glass		FALSE	
W-404	2'10 3/8"	2'0"	Fixed Glass		FALSE	
W-405	2'10 3/8"	2'0"	Fixed Glass		FALSE	
W-406	3'8 5/8"	4'0"	Fixed Glass		FALSE	INTERIOR GLASS

Door Schedule

Mark	Width	Height	Configuration	Glaz. Style	Comments
# 201	5'0"	6'8"	Bi-fold Bi-part	None	
# 202	2'8"	6'8"	Swing Simple	None	
# 203	2'8"	6'8"	Swing Simple	None	
# 301	5'0"	6'8"	Slider	TEMPERED	
# 302	5'0"	6'8"	Slider	TEMPERED	
# 303	3'9"	8'0"	Pocket Simple	None	HIDDEN POCKET DOOR.
# 304	2'4"	6'8"	Pocket Simple	None	
# 305	2'6"	6'8"	Pocket Simple	None	

LIGHTING AND POWER/SIGNAL SCHEDULE

MARK	HIGH-EFFIC.	LOCATION	OUTLET, GROUND FAULT PROTECTED (GFI) WHERE REQ'D BY CODE
	YES	EXTERIOR	W.P. SCONCE @ REAR EXTERIOR DOORS
	NO	BATHROOM	PANASONIC BATHROOM FAN ON TIMER W/ HUMIDISTAT ON SEPARATE SWITCH
	YES	BATHROOM	VANITY SCONCE
	YES	THROUGHOUT	CEILING MOUNT LIGHT
	YES	THROUGHOUT	4" LED RECESSED LIGHT
	YES	LIVING	3" RECESSED WALL WASHER
	YES	CLOSETS	LED SCONCE
		THROUGHOUT	OUTLET, GROUND FAULT PROTECTED (GFI) WHERE REQ'D BY CODE

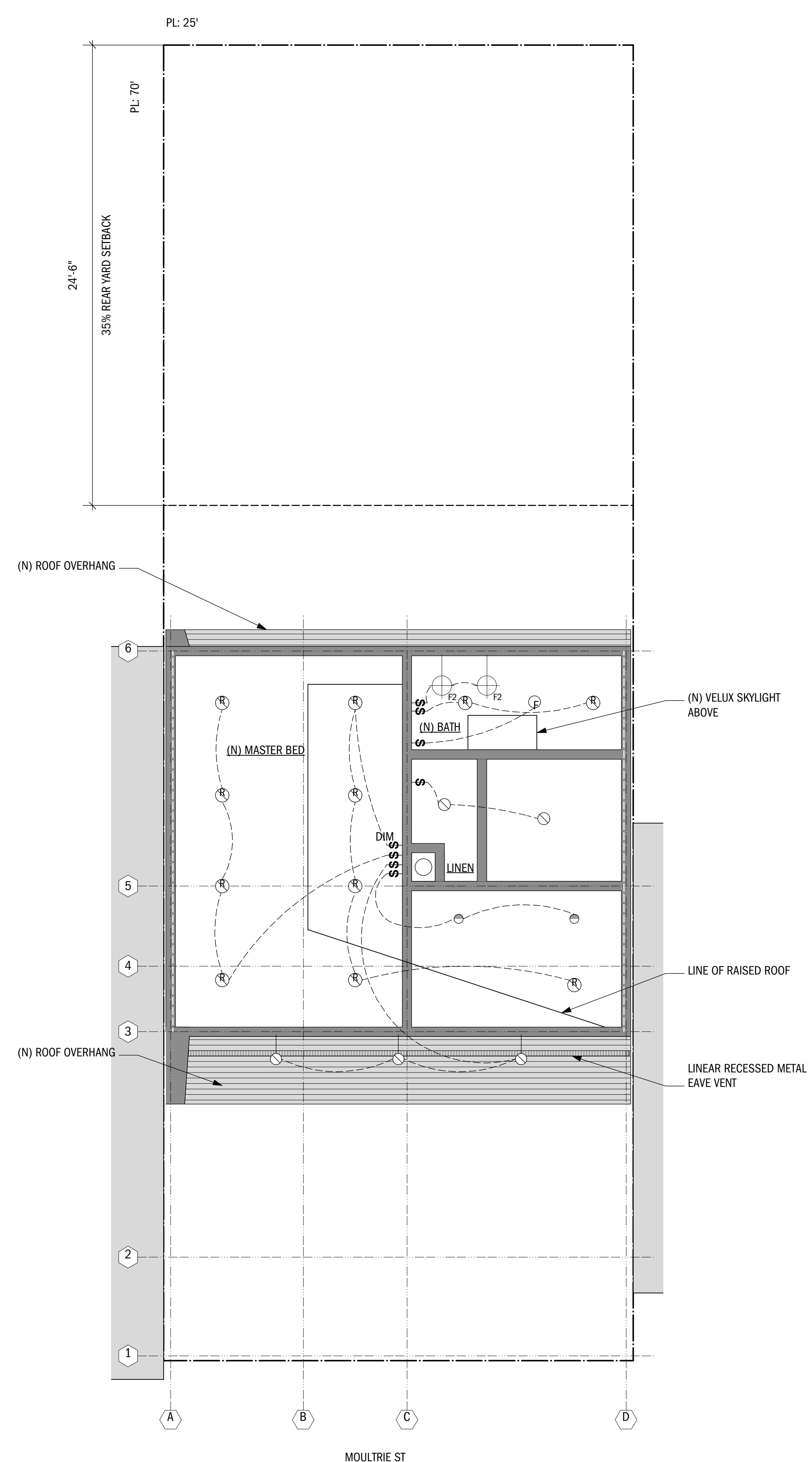
NO.	DATE	BY	REVISION NOTES
A	9/4/19		ISSUE FOR PERMIT
			ISSUE NOTES

PROJECT MANAGER	GG
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REVIEWED BY	GG

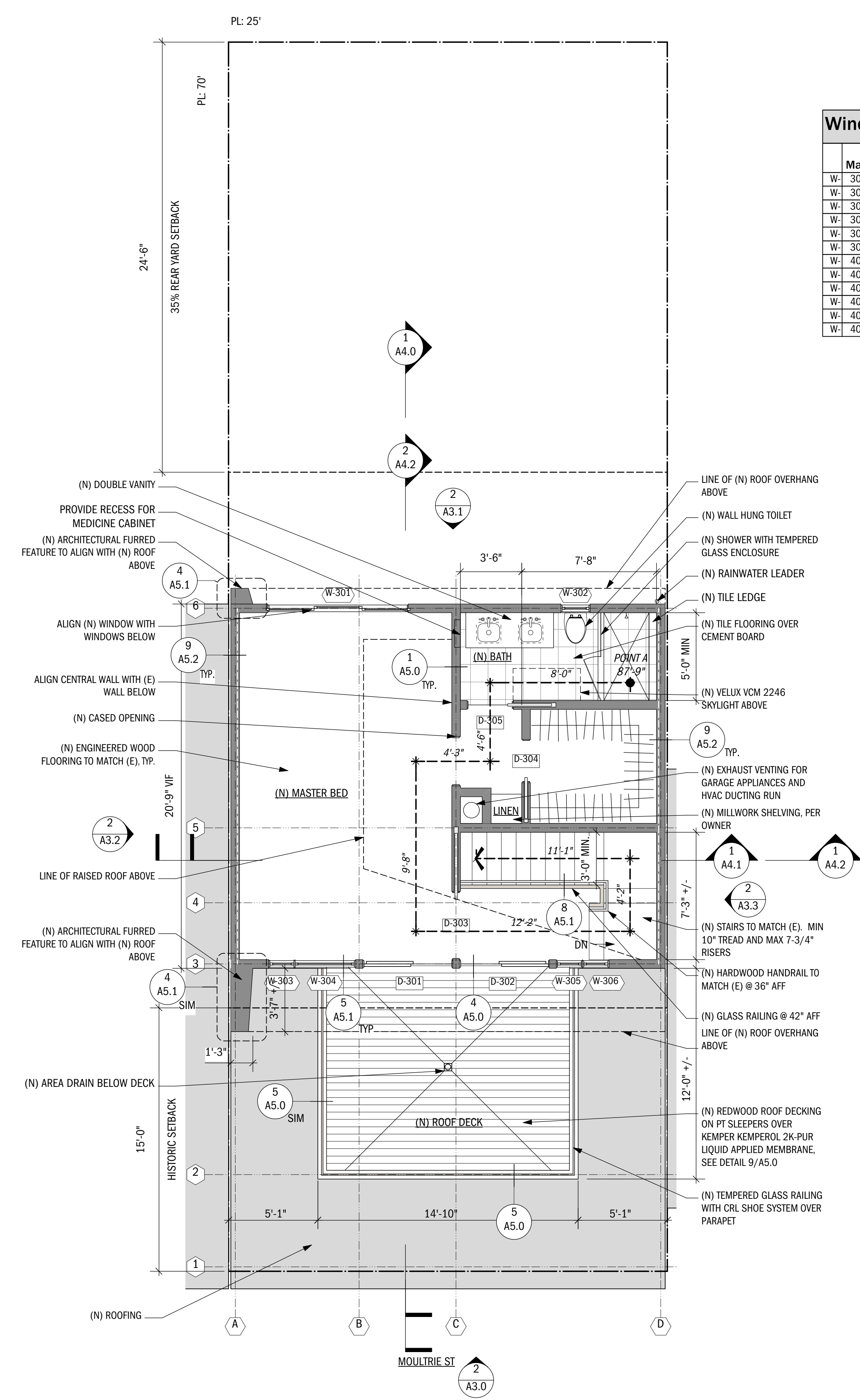


SCALE: 1/4" = 1'-0"
3RD FLOOR PLANS

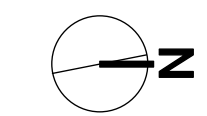
A2.2



2 (N) 3RD FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 (N) 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



RESIDENTIAL ADDITION

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING ELEMENT TO DEMO
	NEW WALL
	NEW 1 HR FIRE RATED WALL
	EXISTING WALL TO RECEIVE NEW FIRE SENSITIVE CONSTRUCTION.

NO.	DATE	BY	REVISION NOTES
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NO.	DATE		ISSUE NOTES

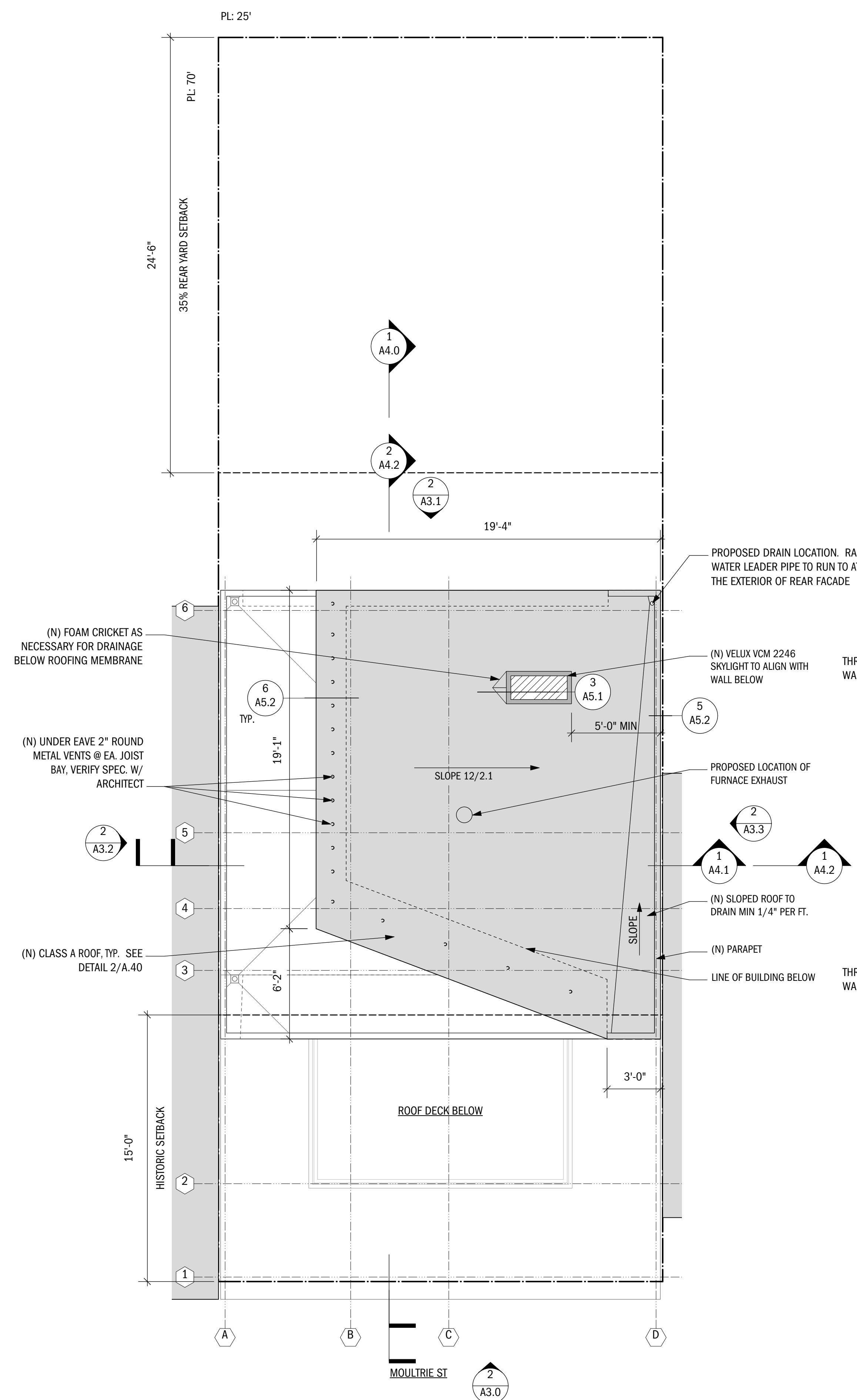
PROJECT MANAGER	GG
DRAWN BY	JP
REVIEWED BY	GG



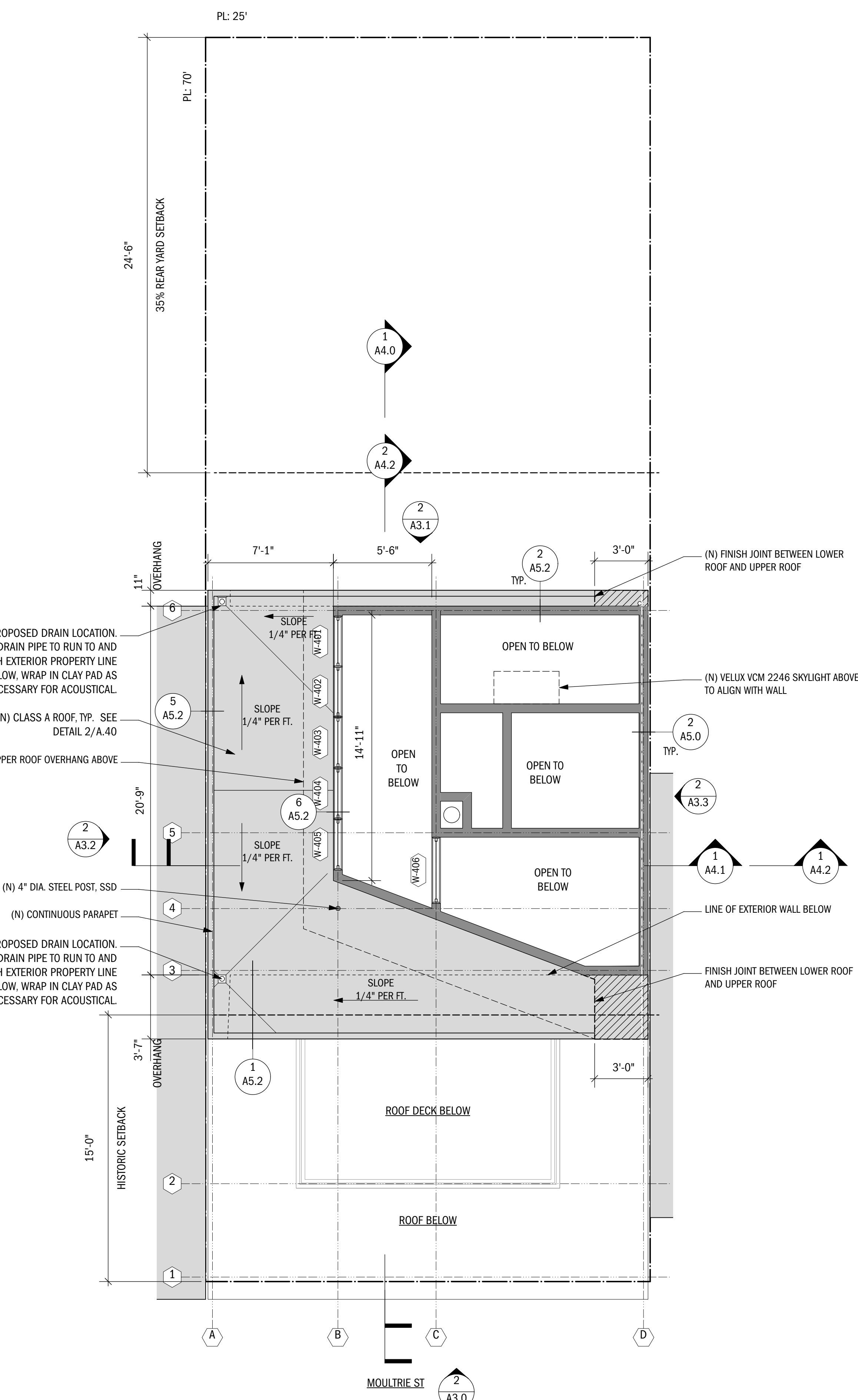
SCALE: 1/4" = 1'-0"

ROOF PLANS

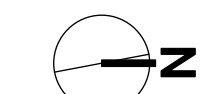
A2.3



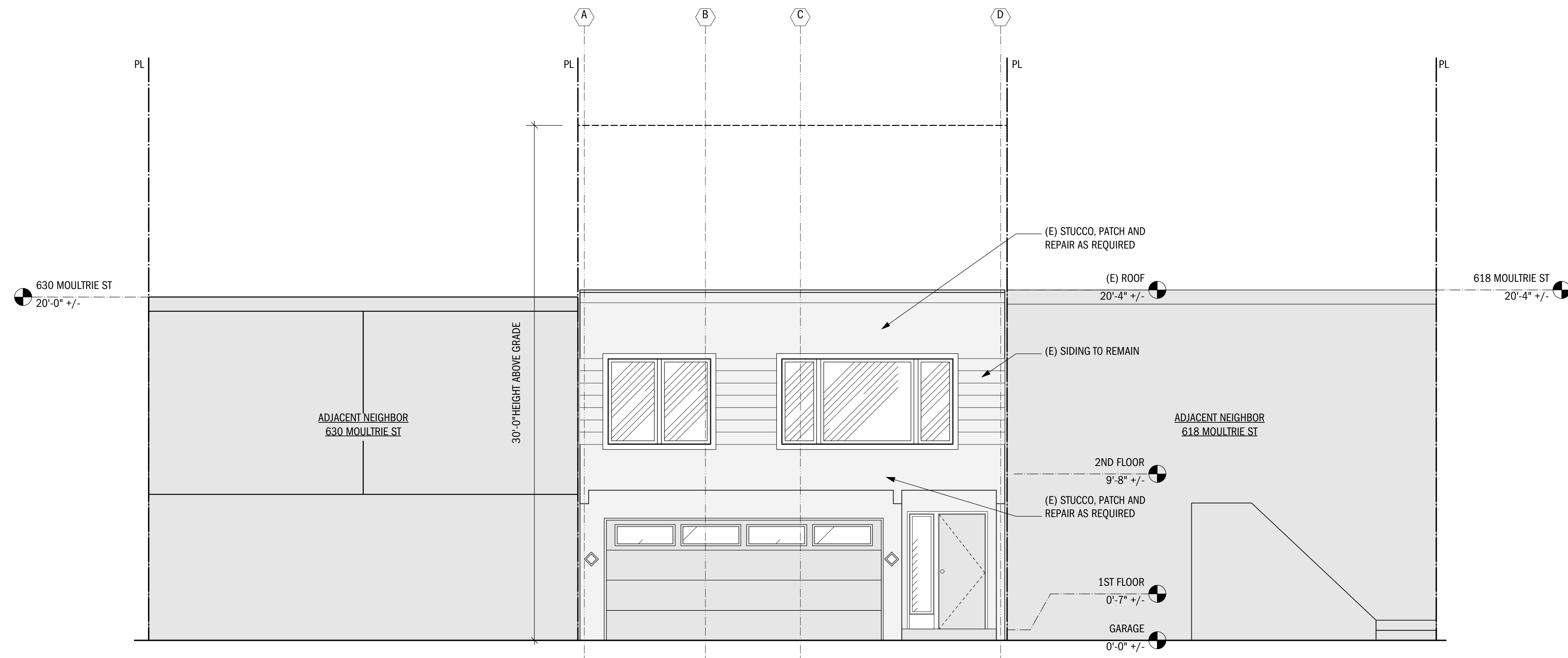
1 (N) UPPER ROOF PLAN
Scale: 1/4" = 1'-0"



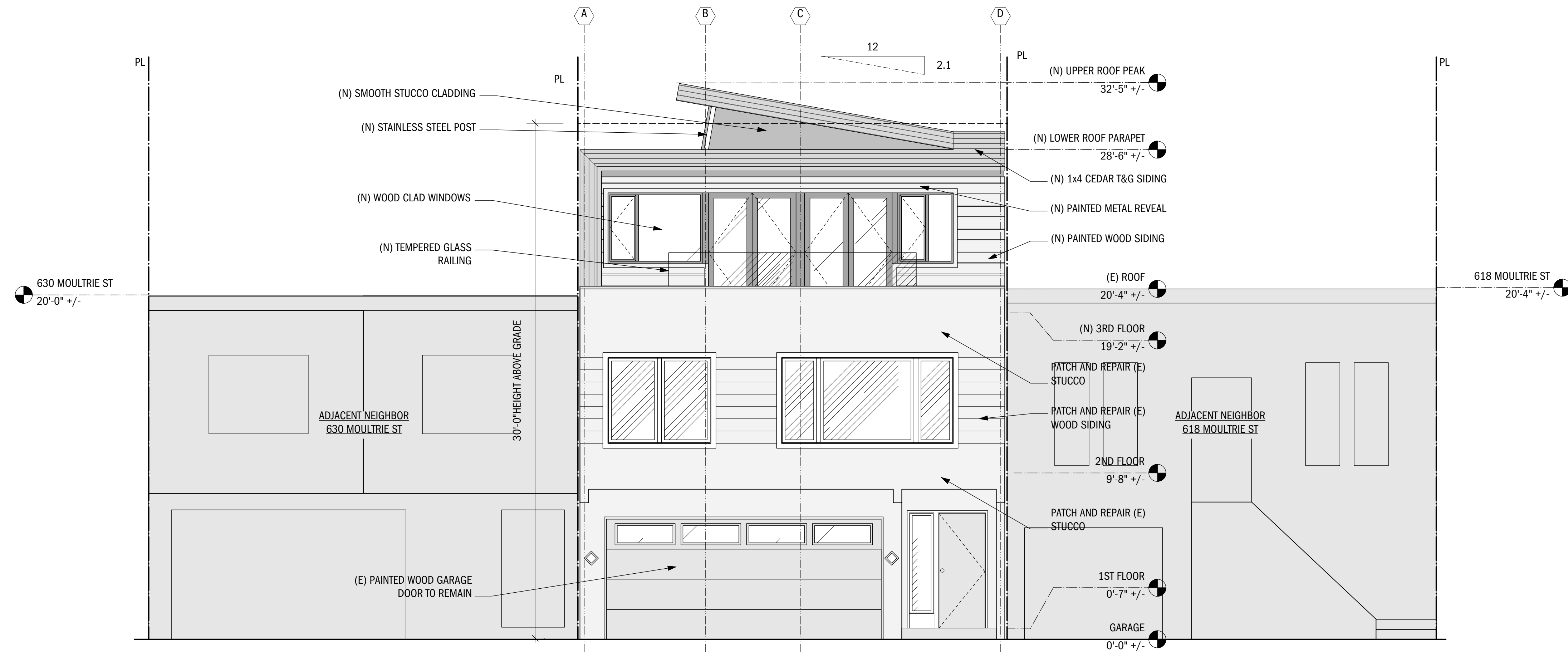
2 (N) LOWER ROOF PLAN
Scale: 1/4" = 1'-0"



RESIDENTIAL ADDITION



1 (E) FRONT EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) FRONT EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION NOTES

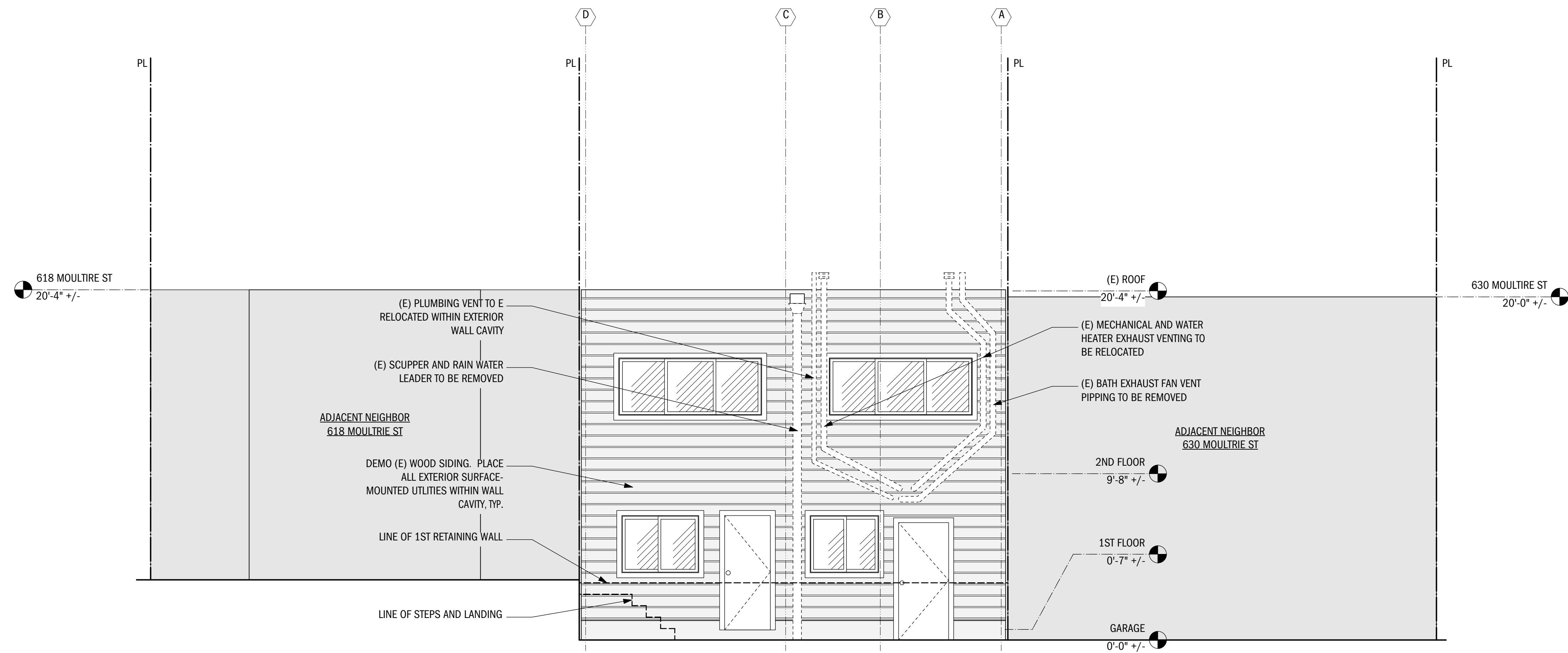
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NO.	DATE	ISSUE NOTES
PROJECT MANAGER	GG	
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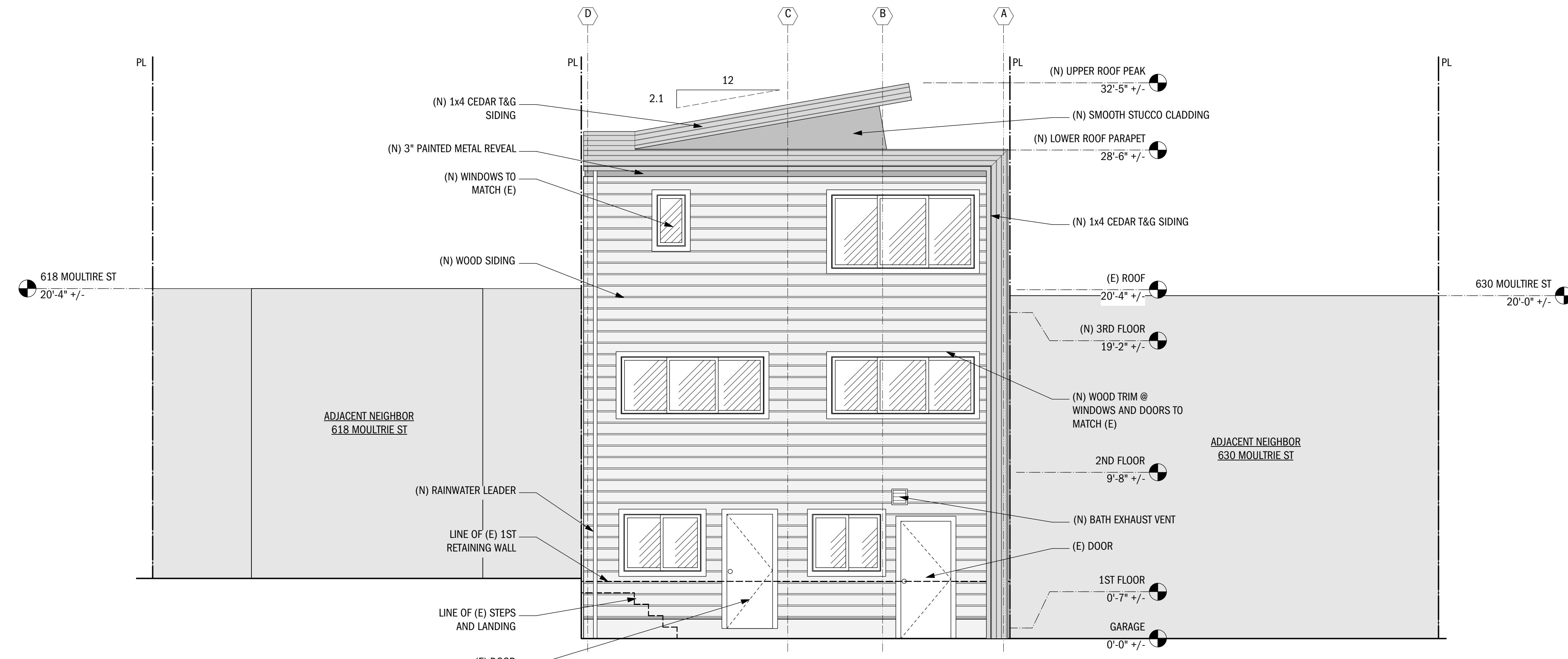
SCALE: 1/4" = 1'-0"

FRONT EAST ELEVATIONS

RESIDENTIAL ADDITION



1 (E) REAR WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) REAR WEST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION NOTES

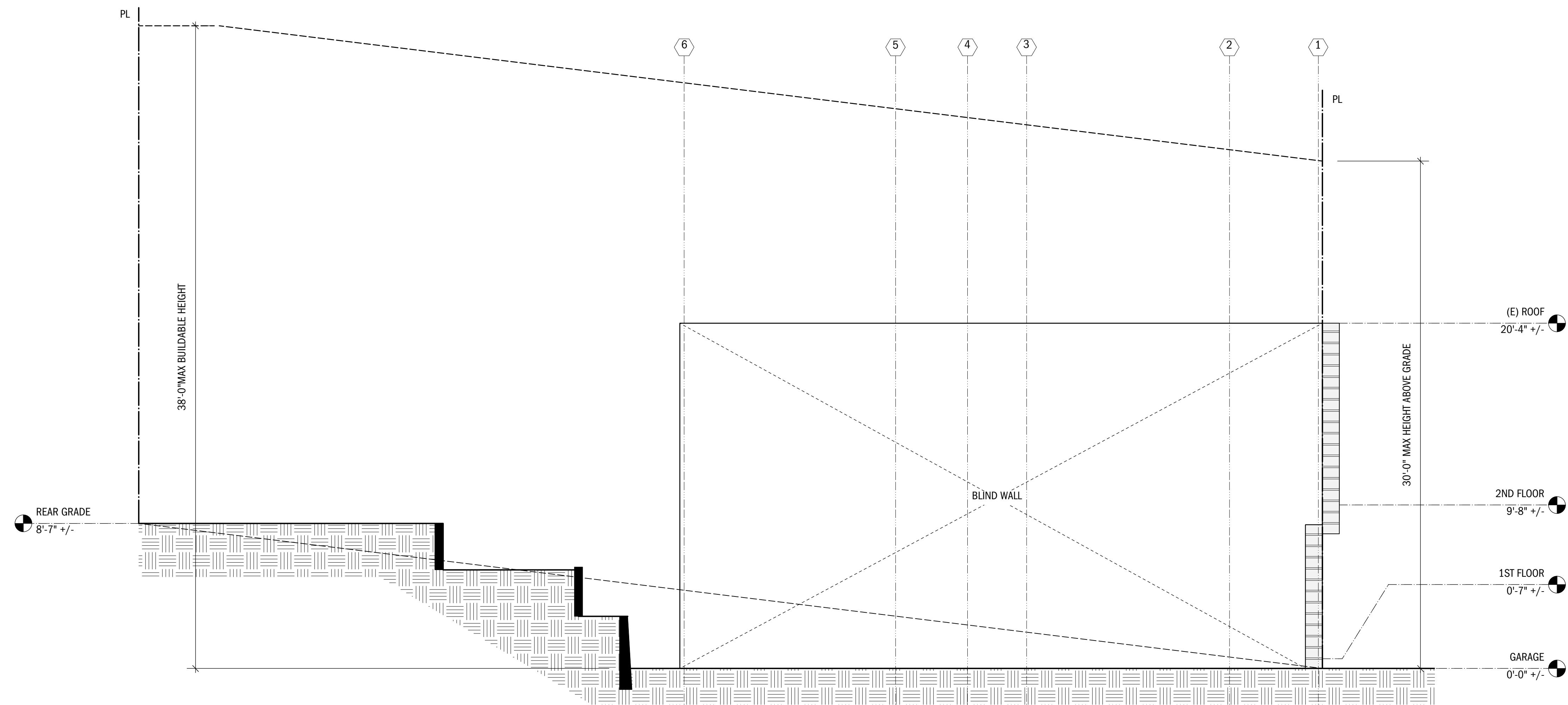
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NO.	DATE	ISSUE NOTES
PROJECT MANAGER	GG	
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REVIEWED BY	GG	



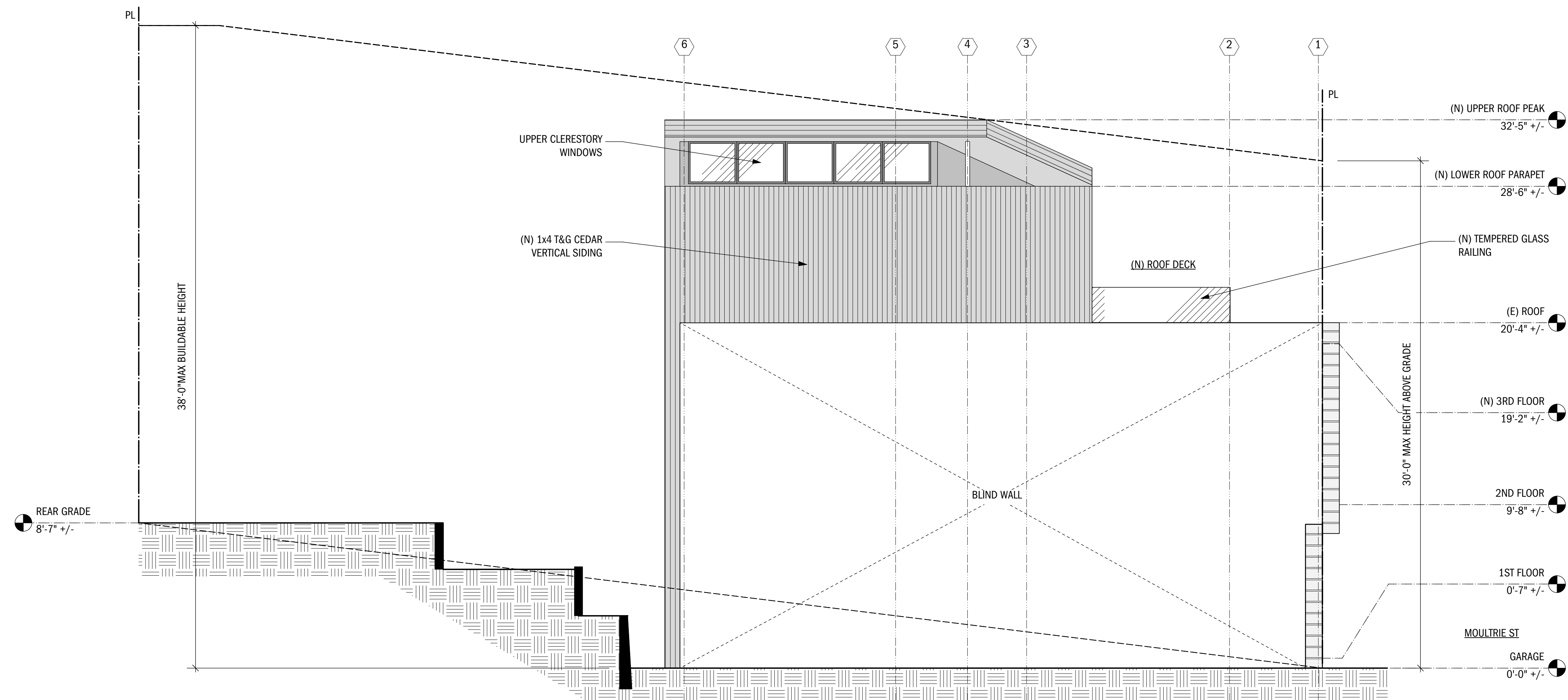
SCALE: 1/4" = 1'-0"

REAR WEST ELEVATIONS

RESIDENTIAL ADDITION



1 (E) SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION NOTES

A	9/4/19	ISSUE FOR PERMIT
NO.	DATE	ISSUE NOTES
PROJECT MANAGER	GG	
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REVIEWED BY	GG	

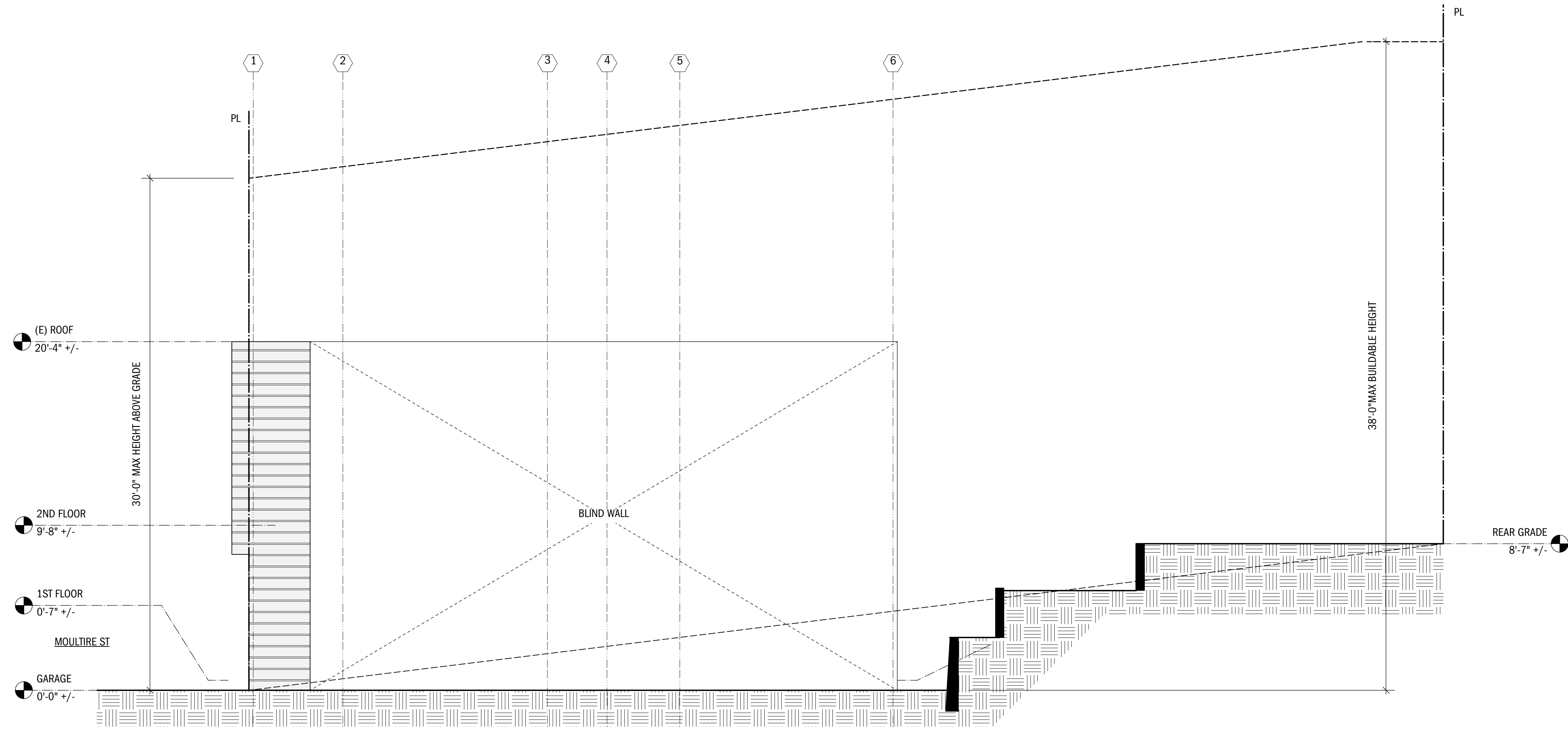


SCALE: 1/4" = 1'-0"

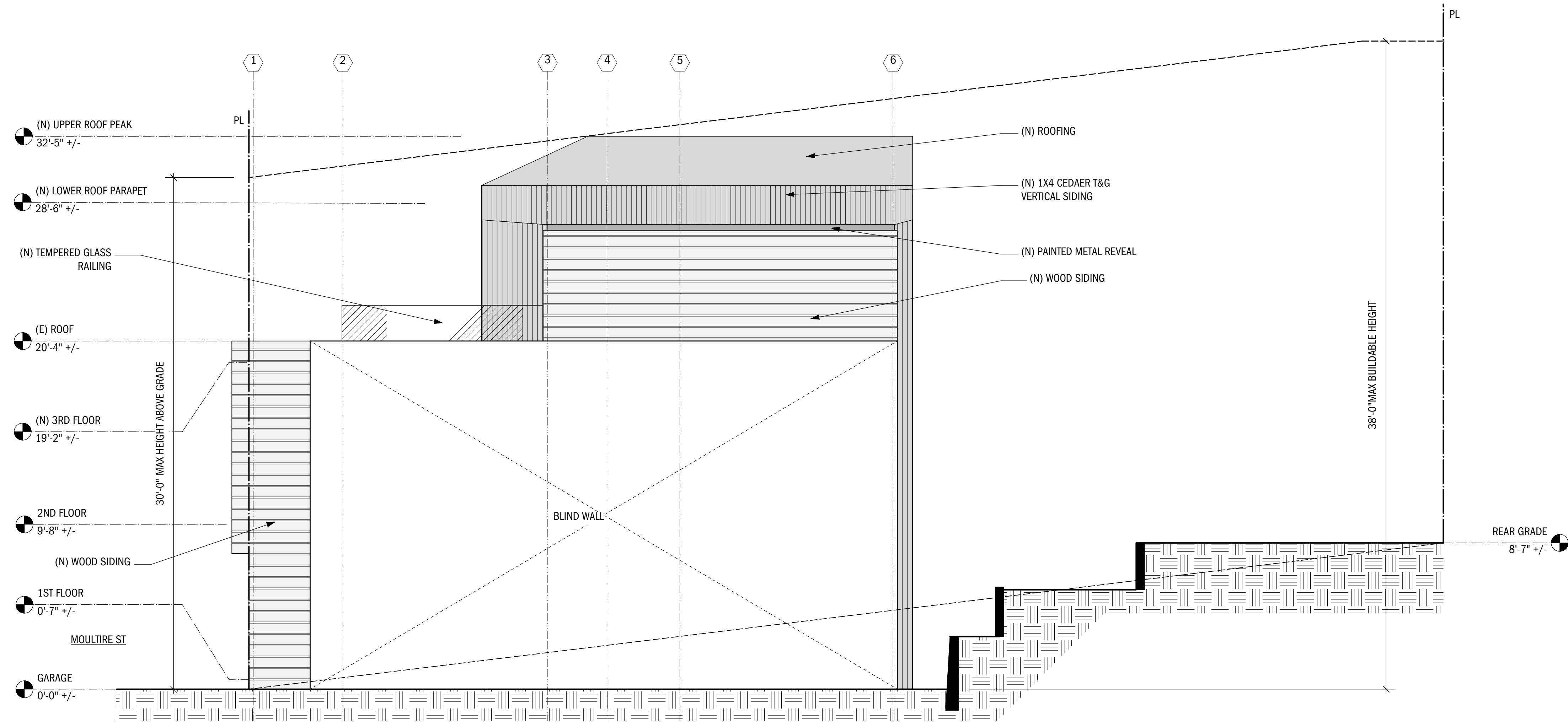
SOUTH SIDE ELEVATIONS

A3.2

RESIDENTIAL ADDITION



1 (E) NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION NOTES

A	9/4/19	ISSUE FOR PERMIT
NO.	DATE	ISSUE NOTES
PROJECT MANAGER	GG	
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SCALE: 1/4" = 1'-0"

NORTH SIDE ELEVATIONS

A3.3

RESIDENTIAL ADDITION

NO.	DATE	BY	REVISION NOTES

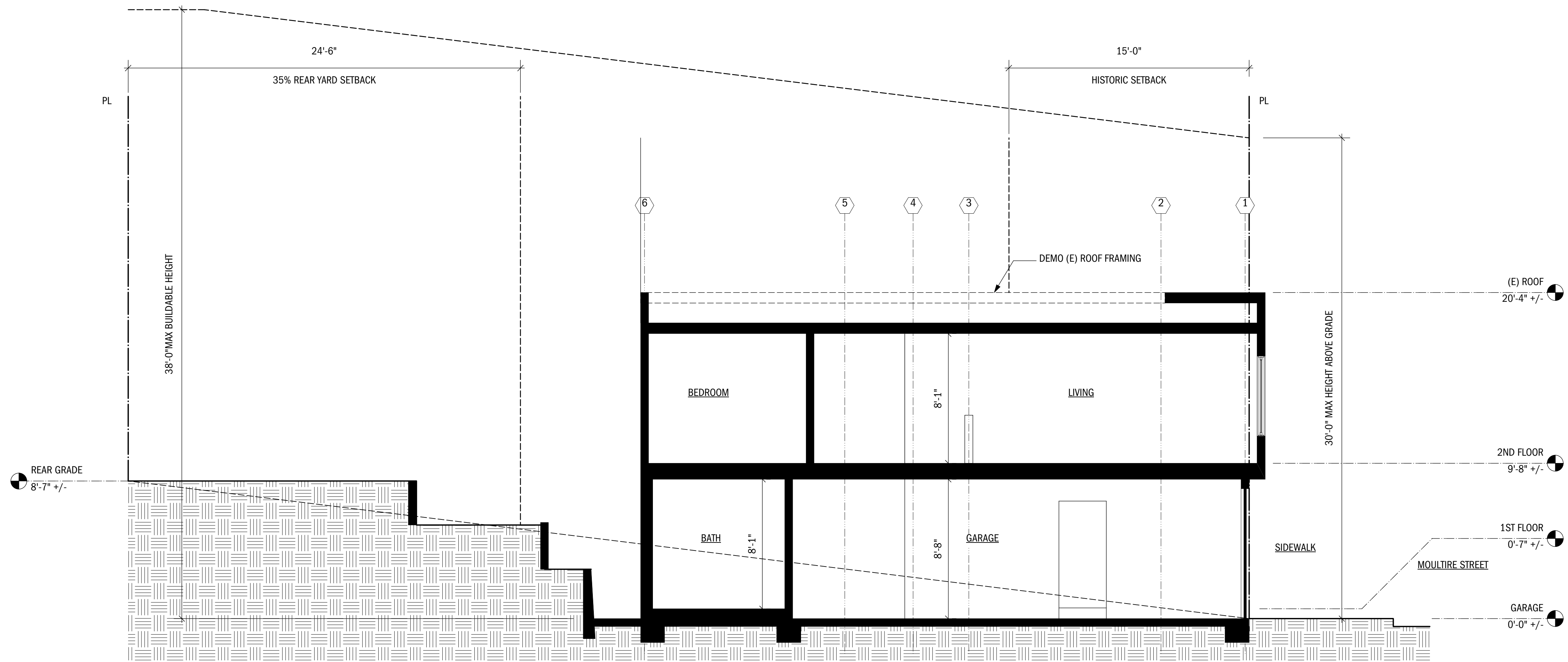
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NO.	DATE	ISSUE NOTES
PROJECT MANAGER	GG	
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REVIEWED BY	GG	



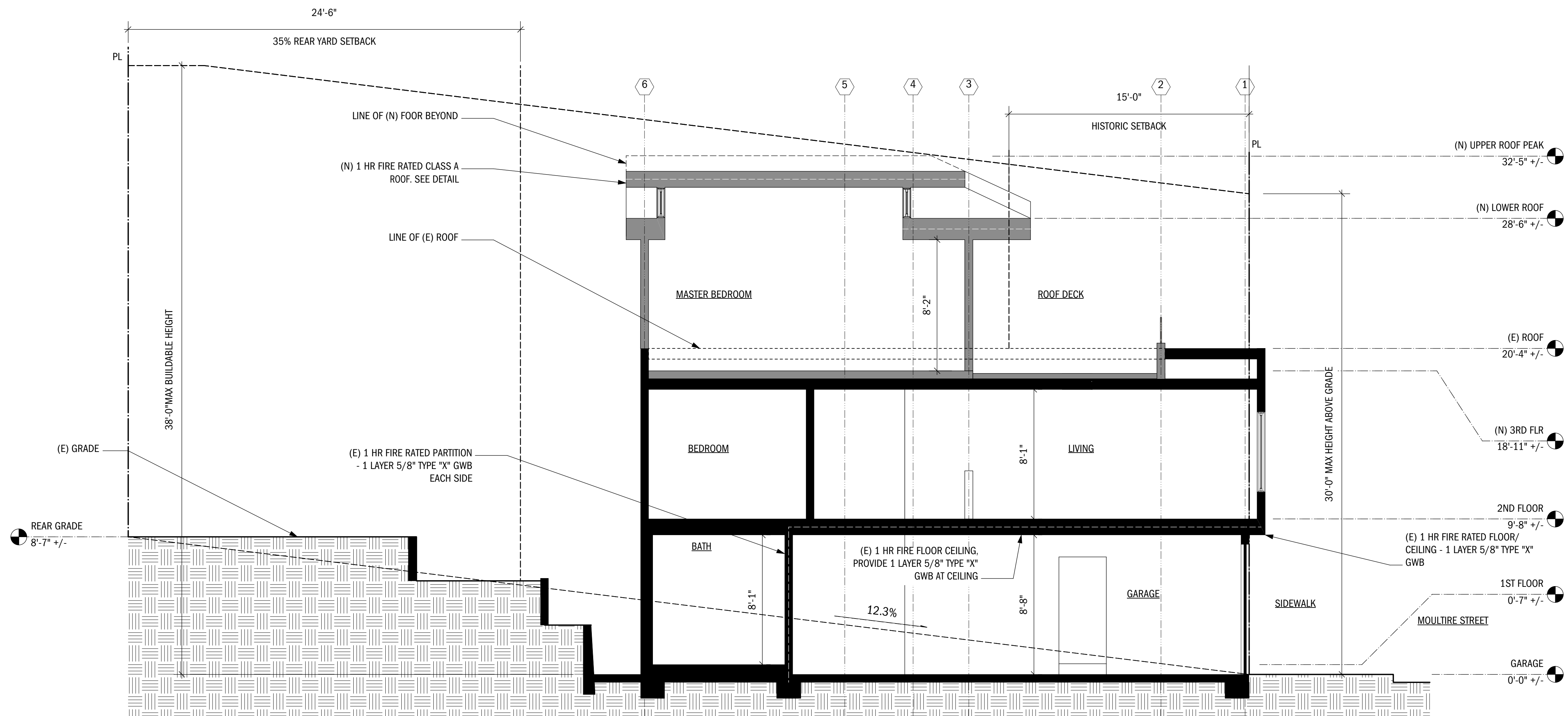
SCALE: 1/4" = 1'-0"

LONGITUDINAL SECTIONS

A4.0



2 (E) LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



1 (N) LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

RESIDENTIAL ADDITION

NO.	DATE	BY	REVISION NOTES

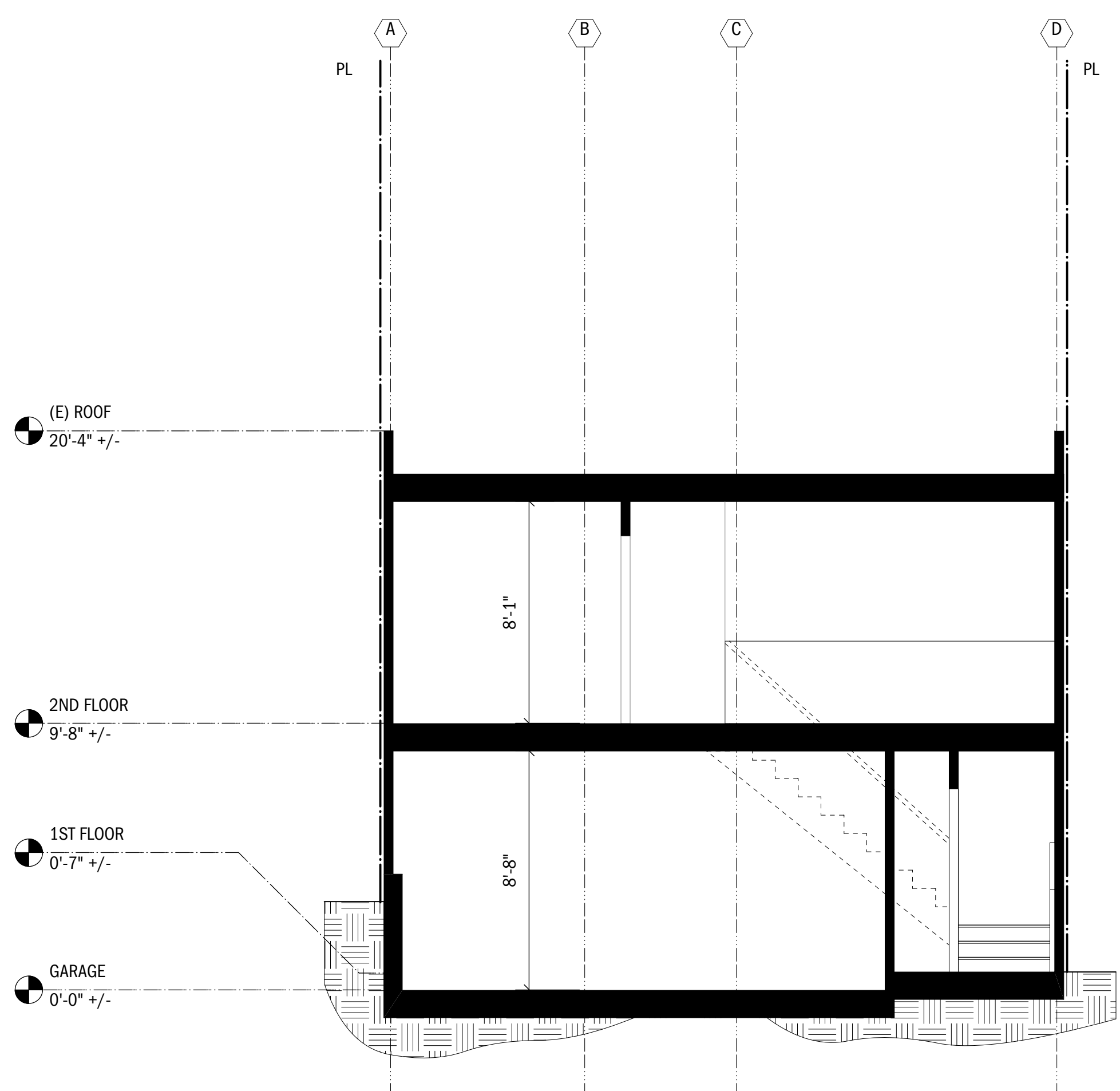
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PROJECT MANAGER			GG
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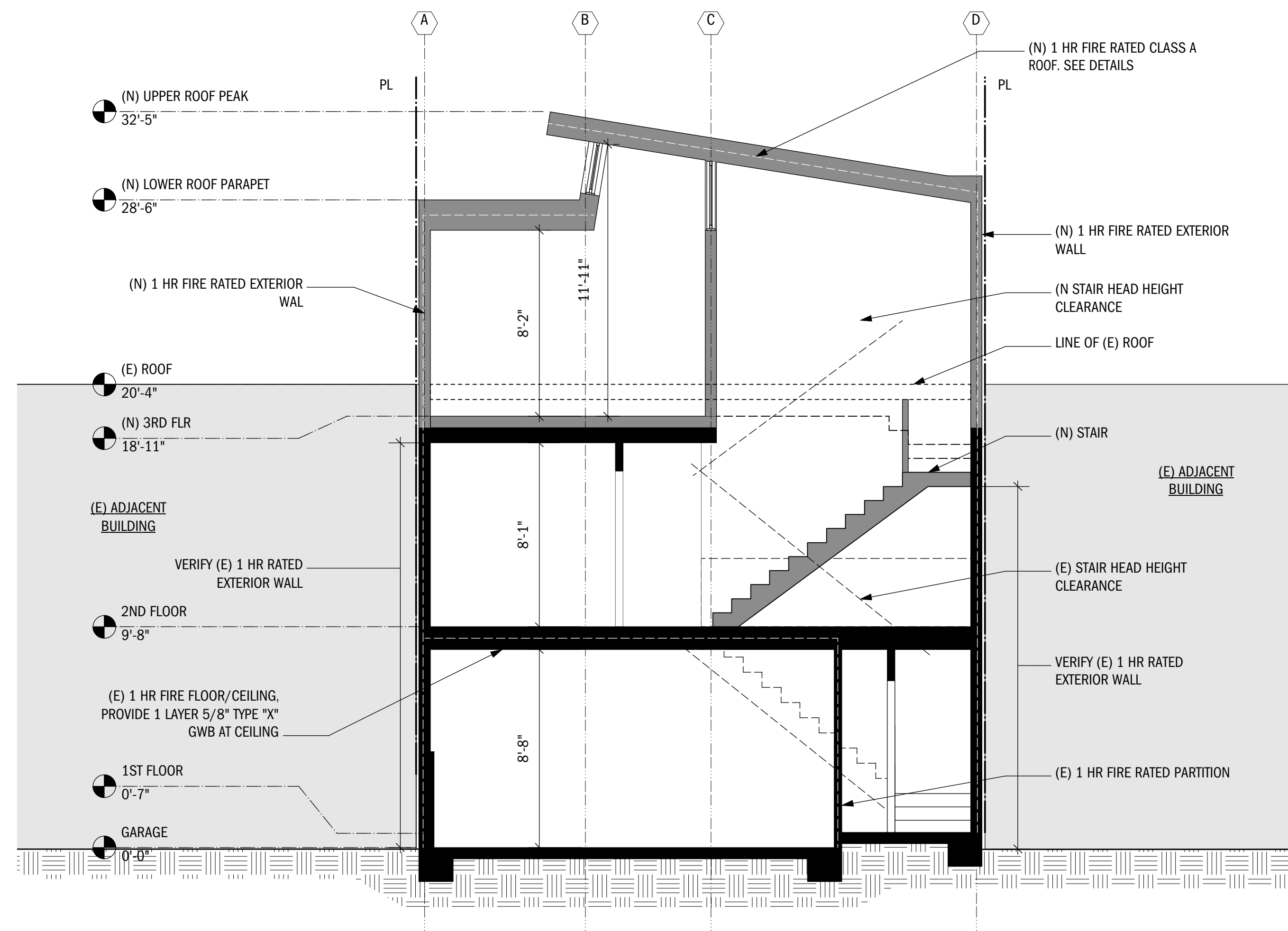
SCALE: 1/4" = 1'-0"

TRANSVERSE SECTIONS

A4.1

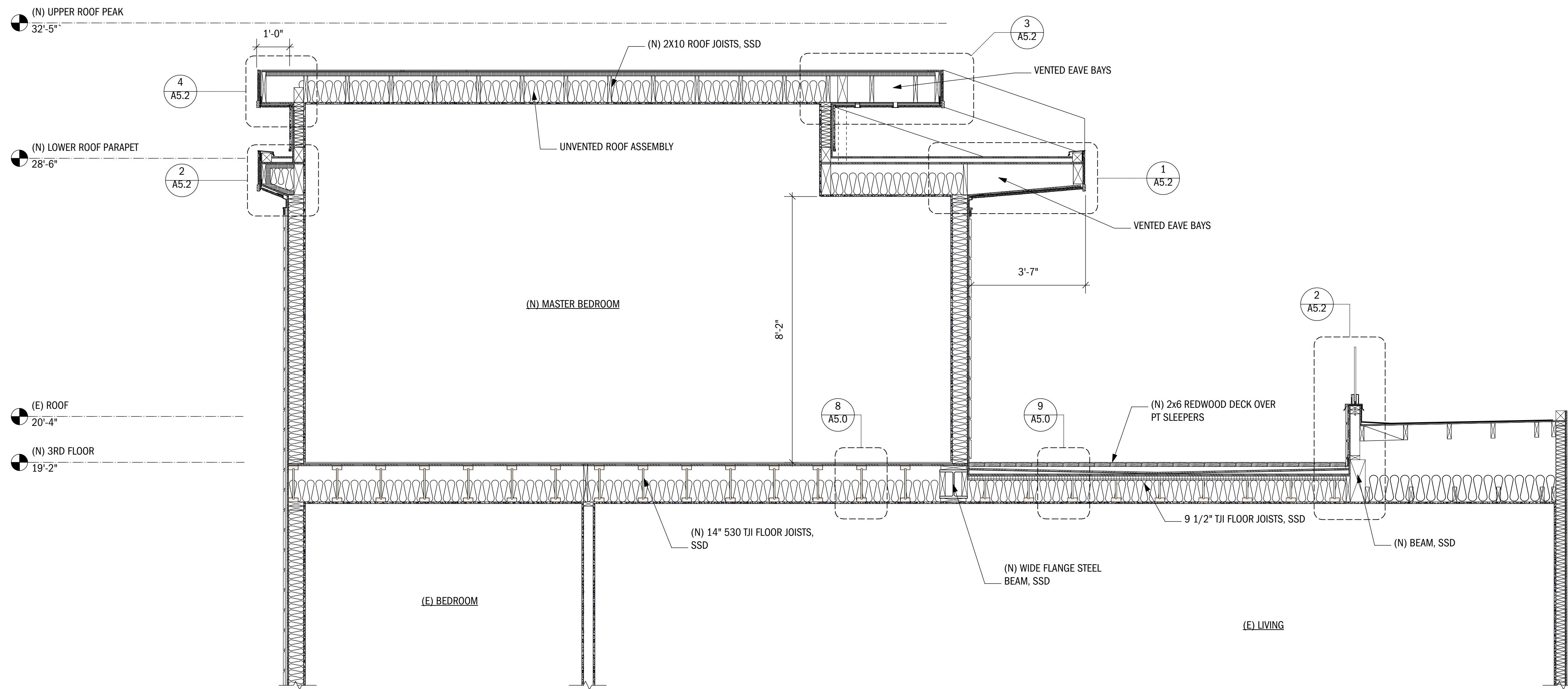


2 (E) TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

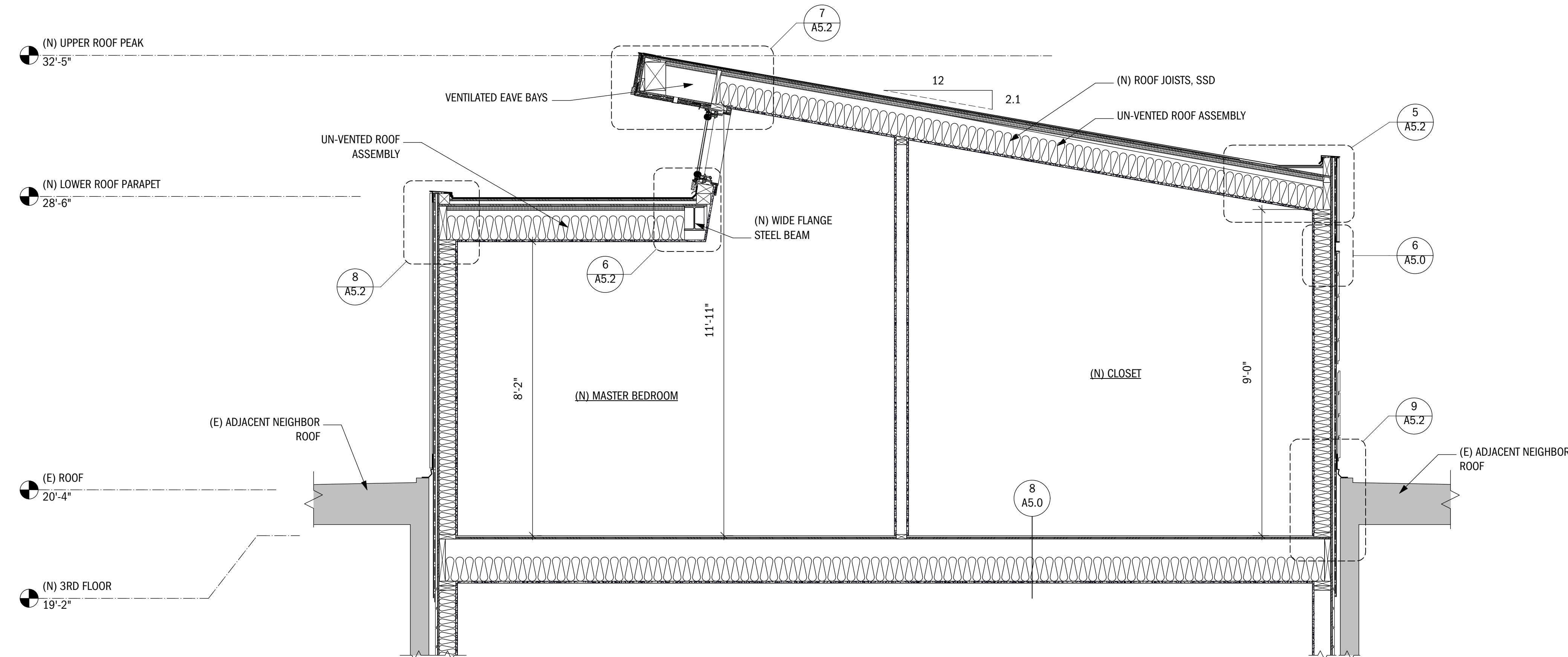


1 (N) TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

RESIDENTIAL ADDITION



SECTION A
Scale: 1/2" = 1'-0"



(N) ROOF SECTION
Scale: 1/2" = 1'-0"

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PROJECT MANAGER			GG
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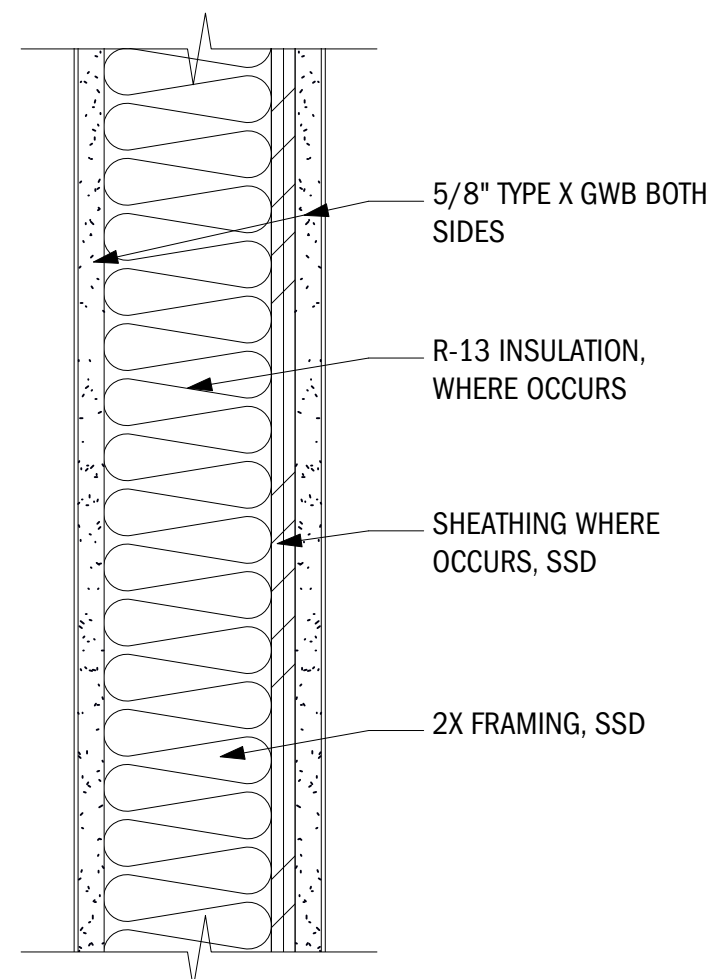


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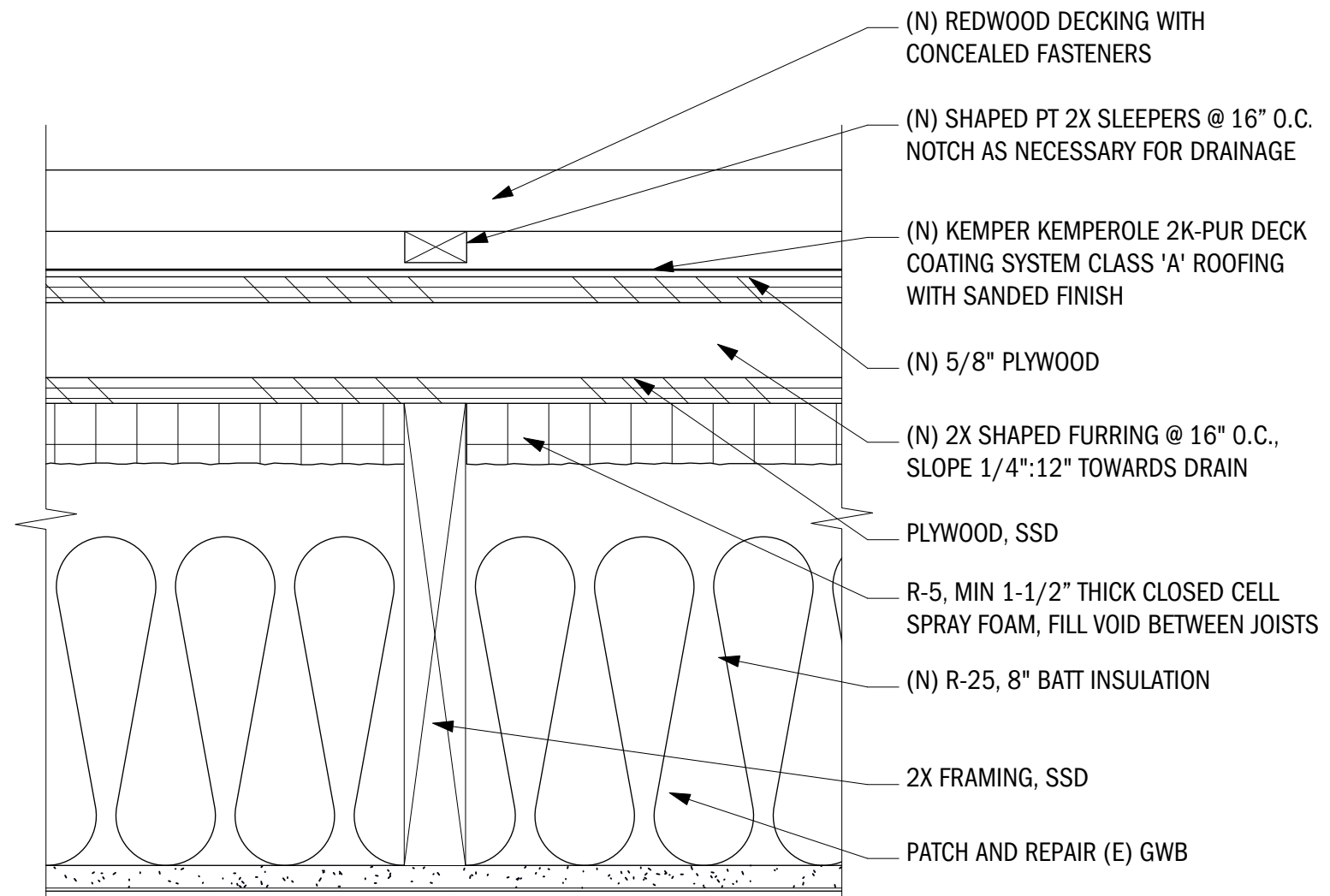
BUILDING SECTIONS

A4.2

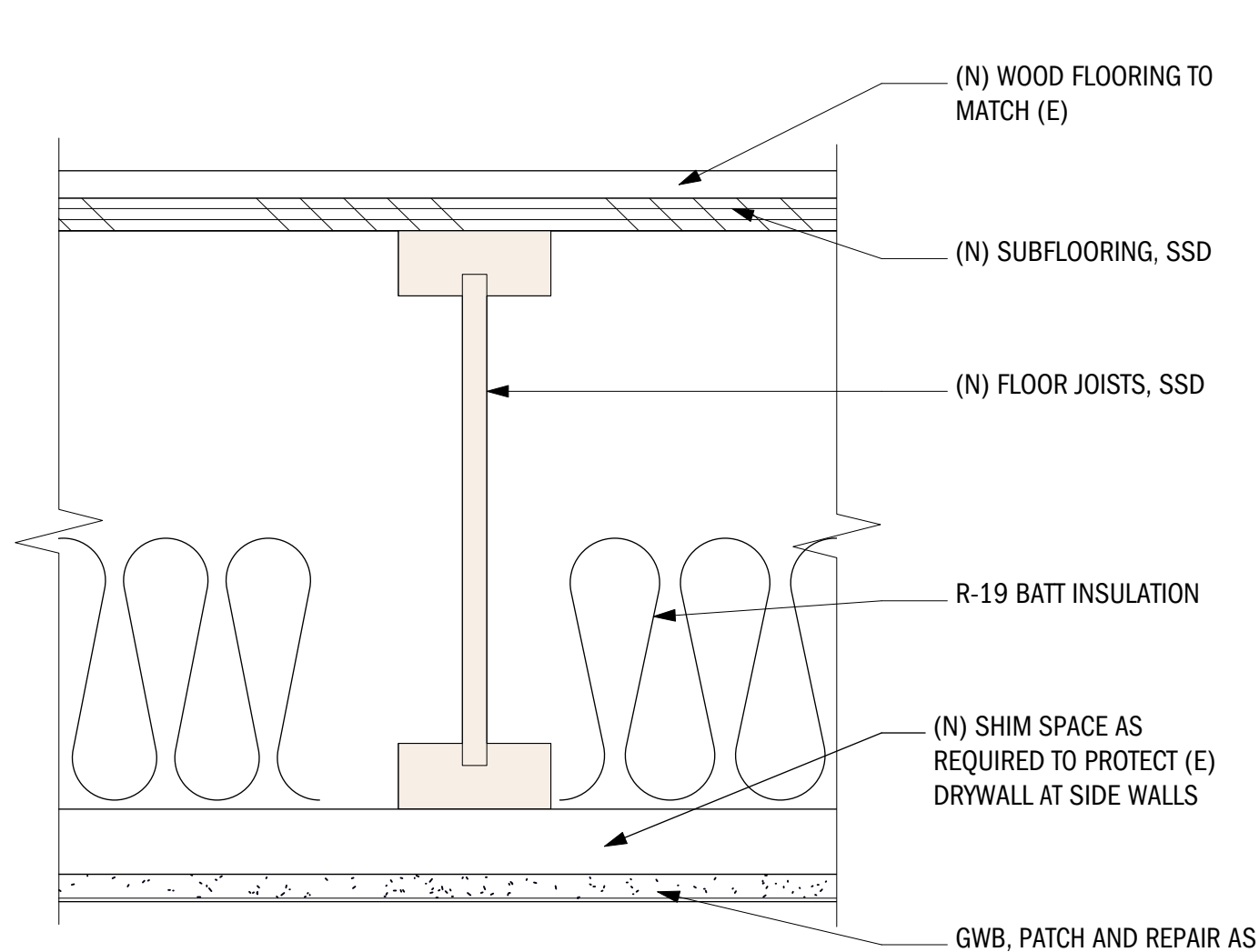
RESIDENTIAL ADDITION



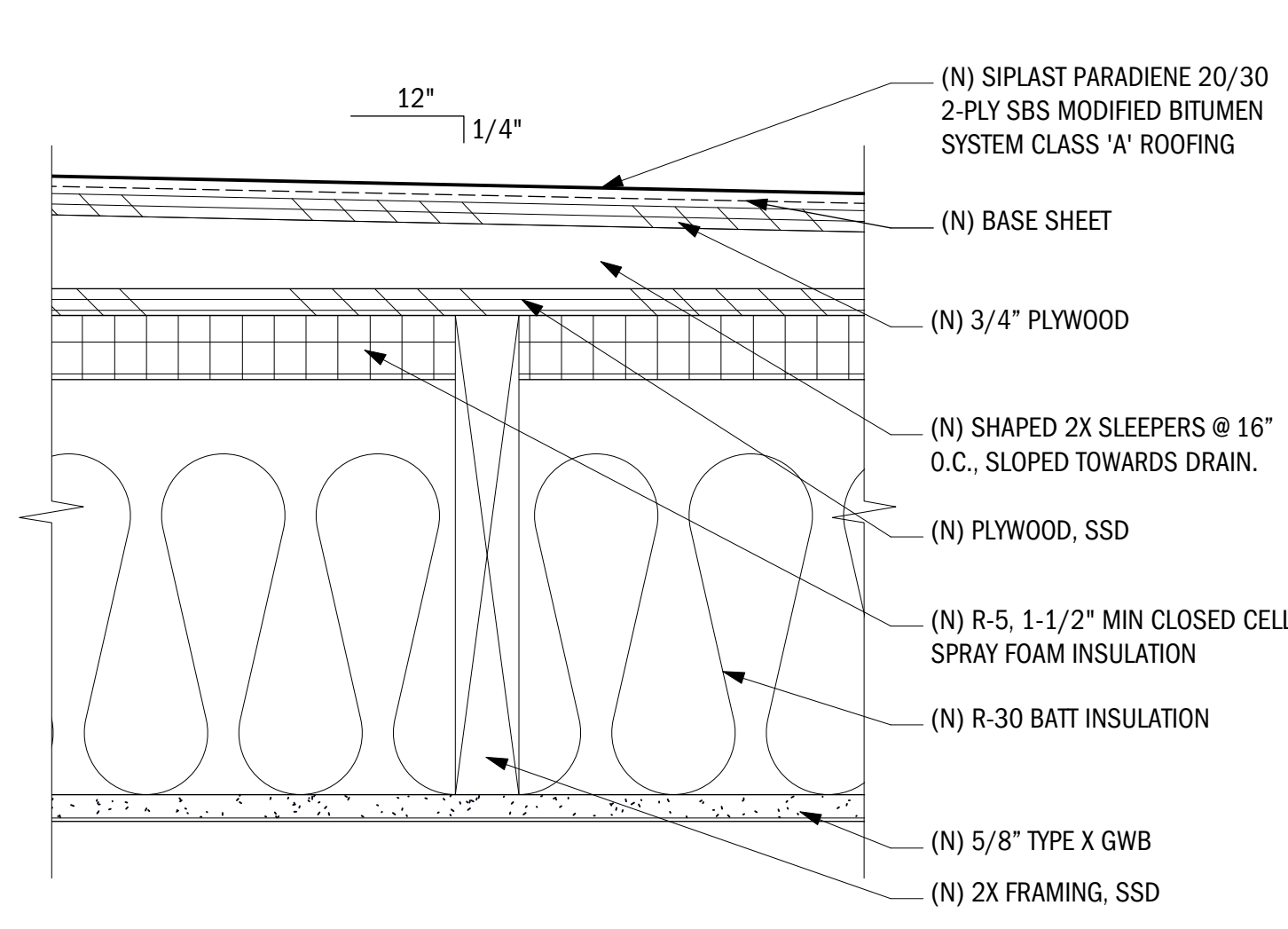
10 TYPICAL 1-HR FIRE-RATED WALL DETAIL @ 1ST FLR
SCALE: 3" = 1'-0"



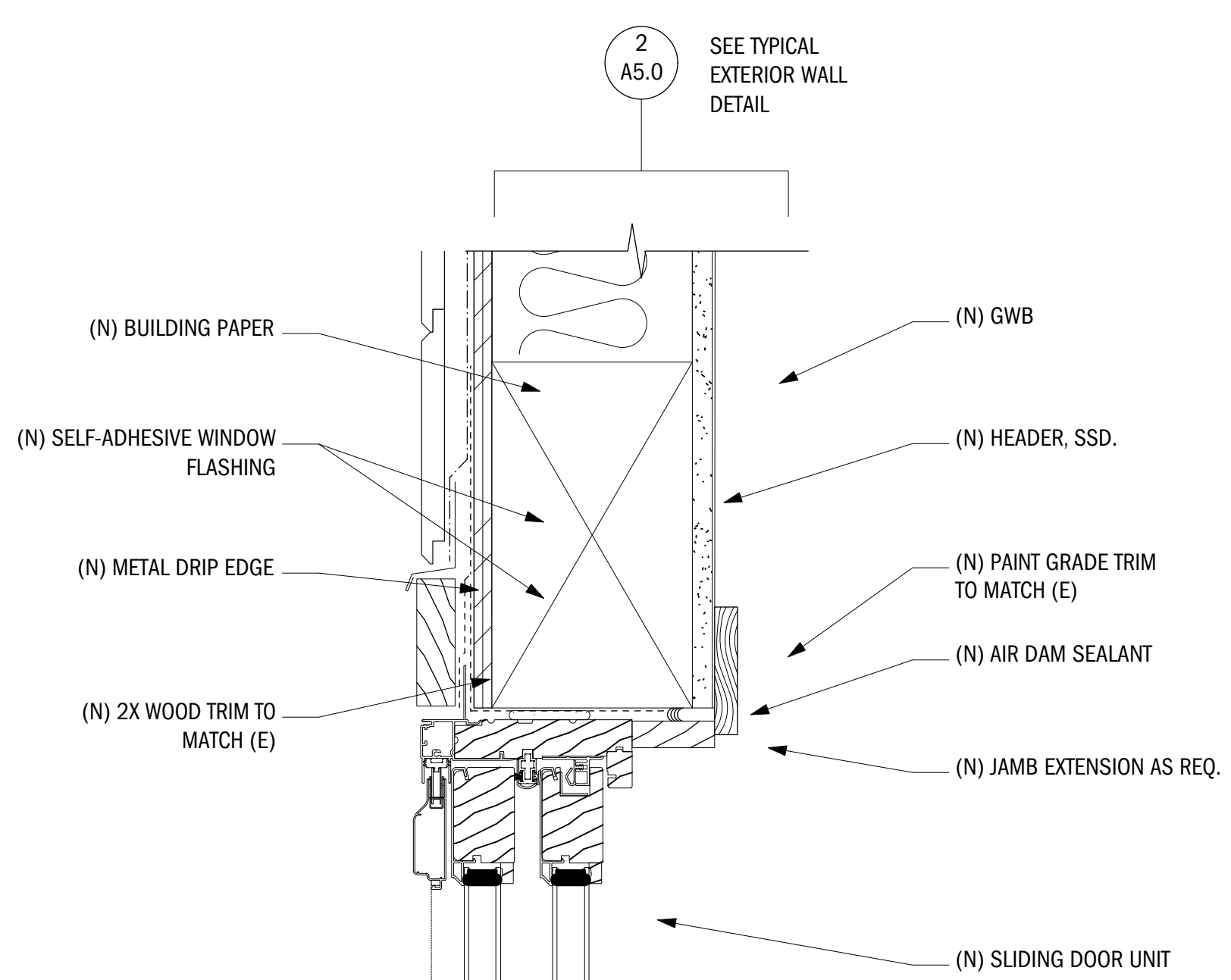
9 TYPICAL ROOF DECK DETAIL
SCALE: 3" = 1'-0"



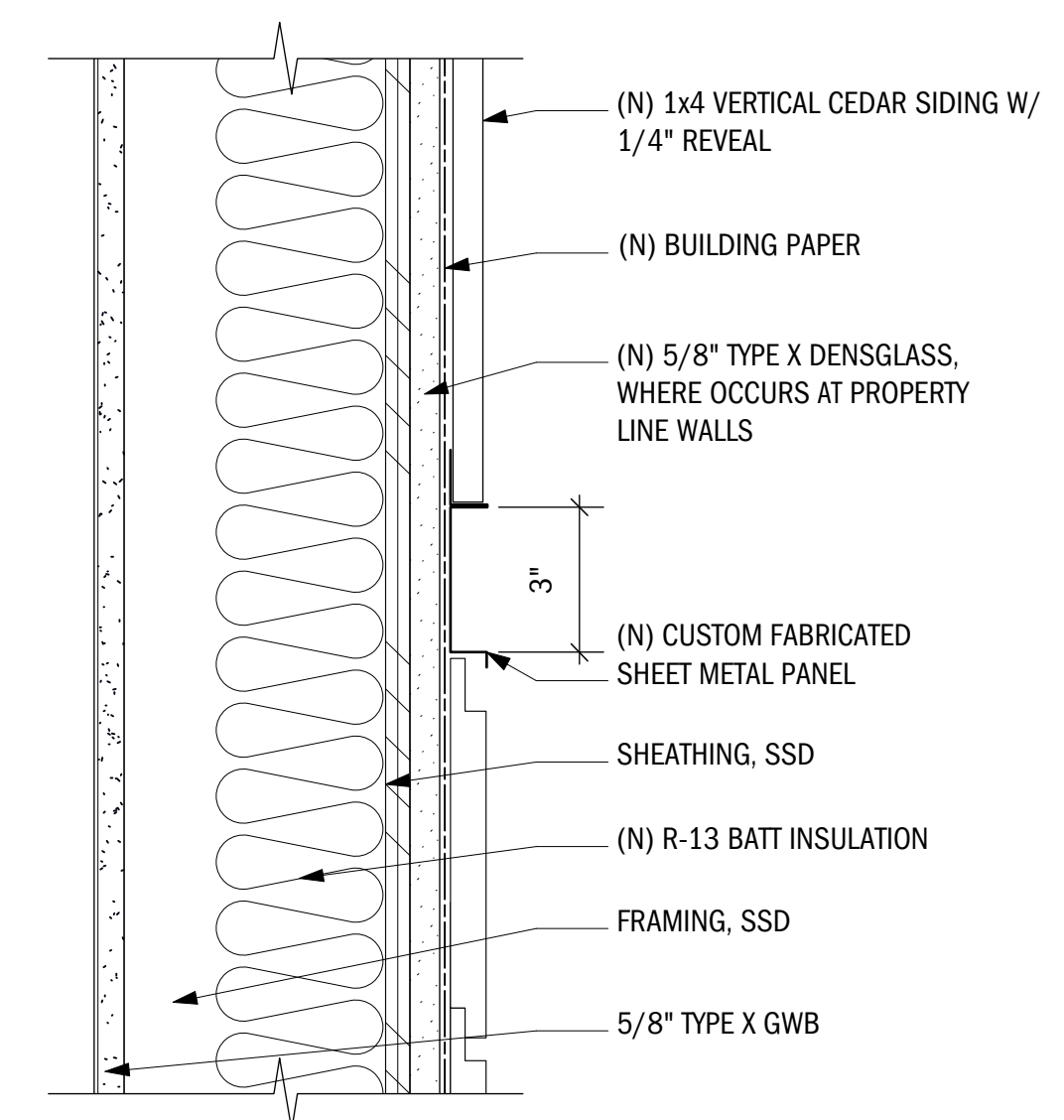
8 TYPICAL 3RD FLOOR ASSEMBLY DETAIL
SCALE: 3" = 1'-0"



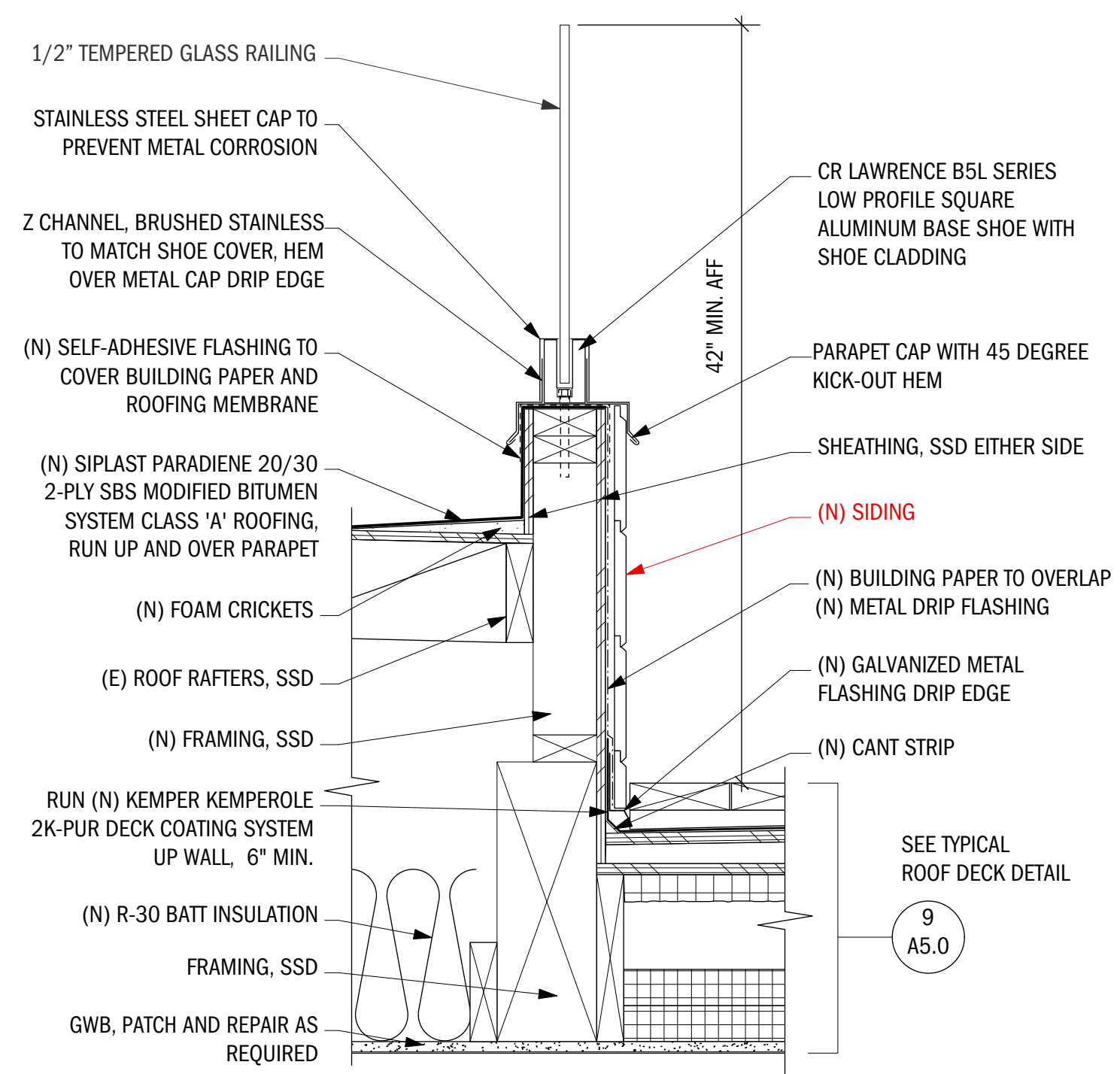
7 TYPICAL LOWER ROOF DETAIL
SCALE: 3" = 1'-0"



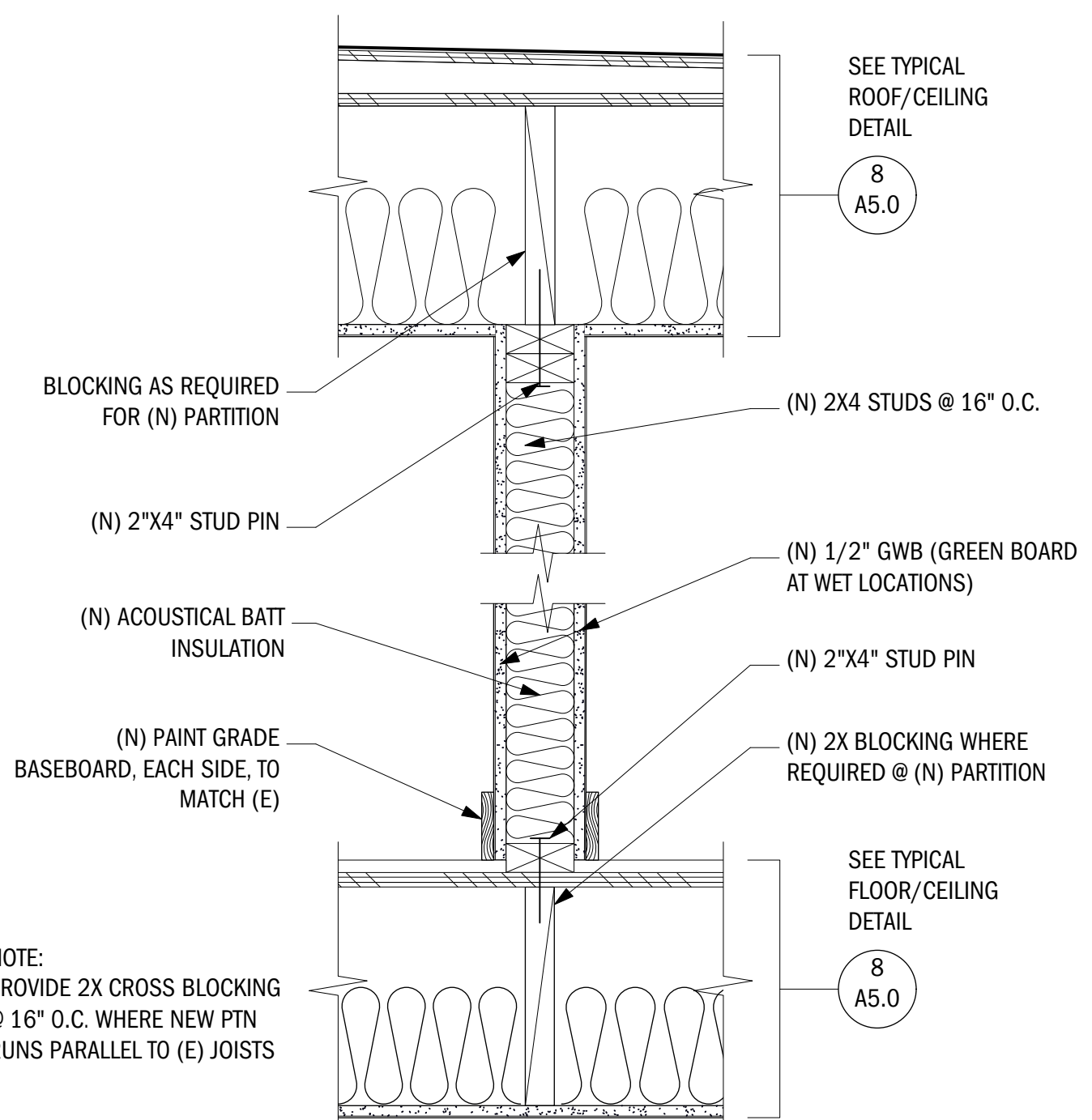
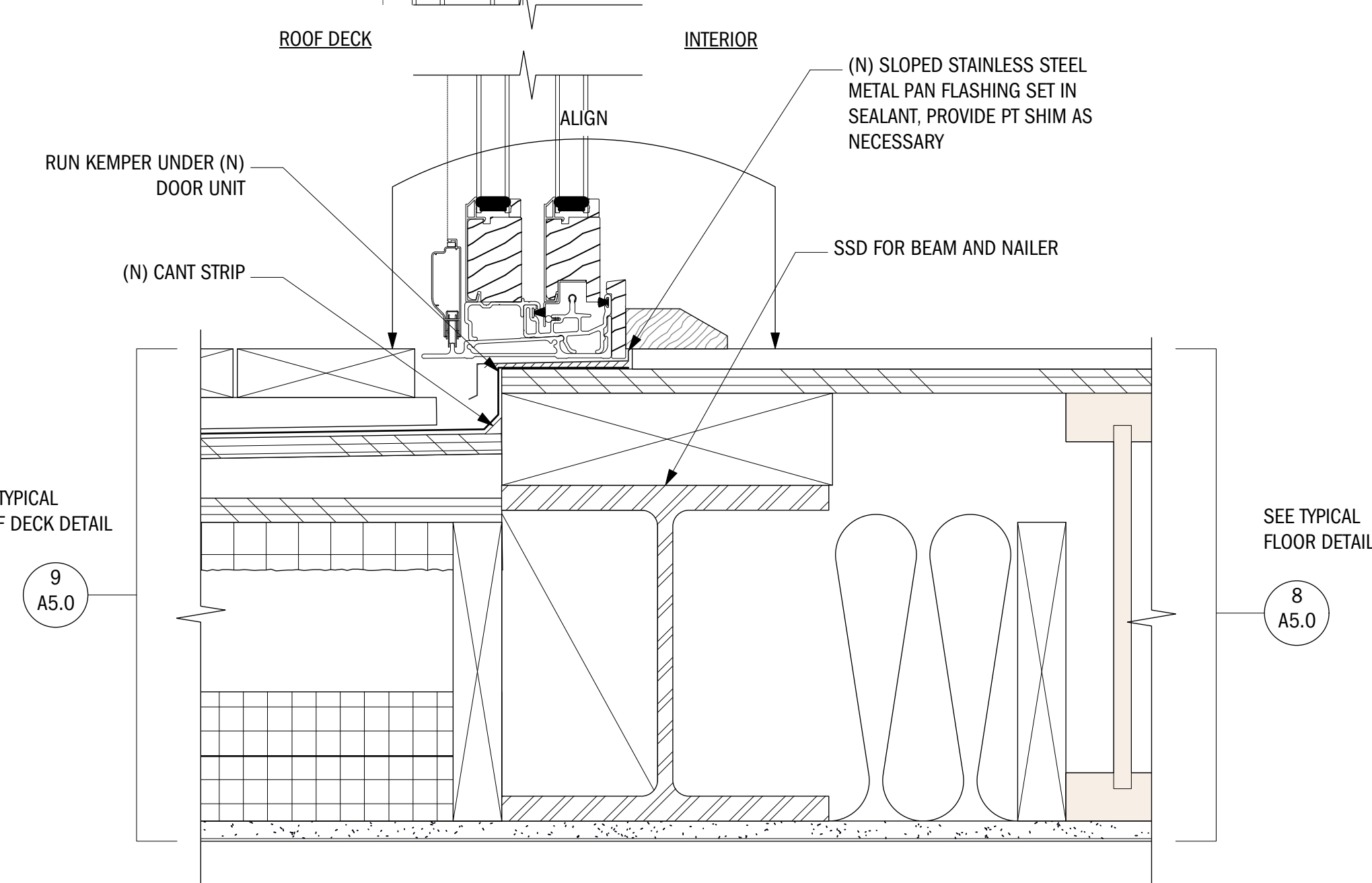
4 DECK DOOR DETAIL
SCALE: 3" = 1'-0"



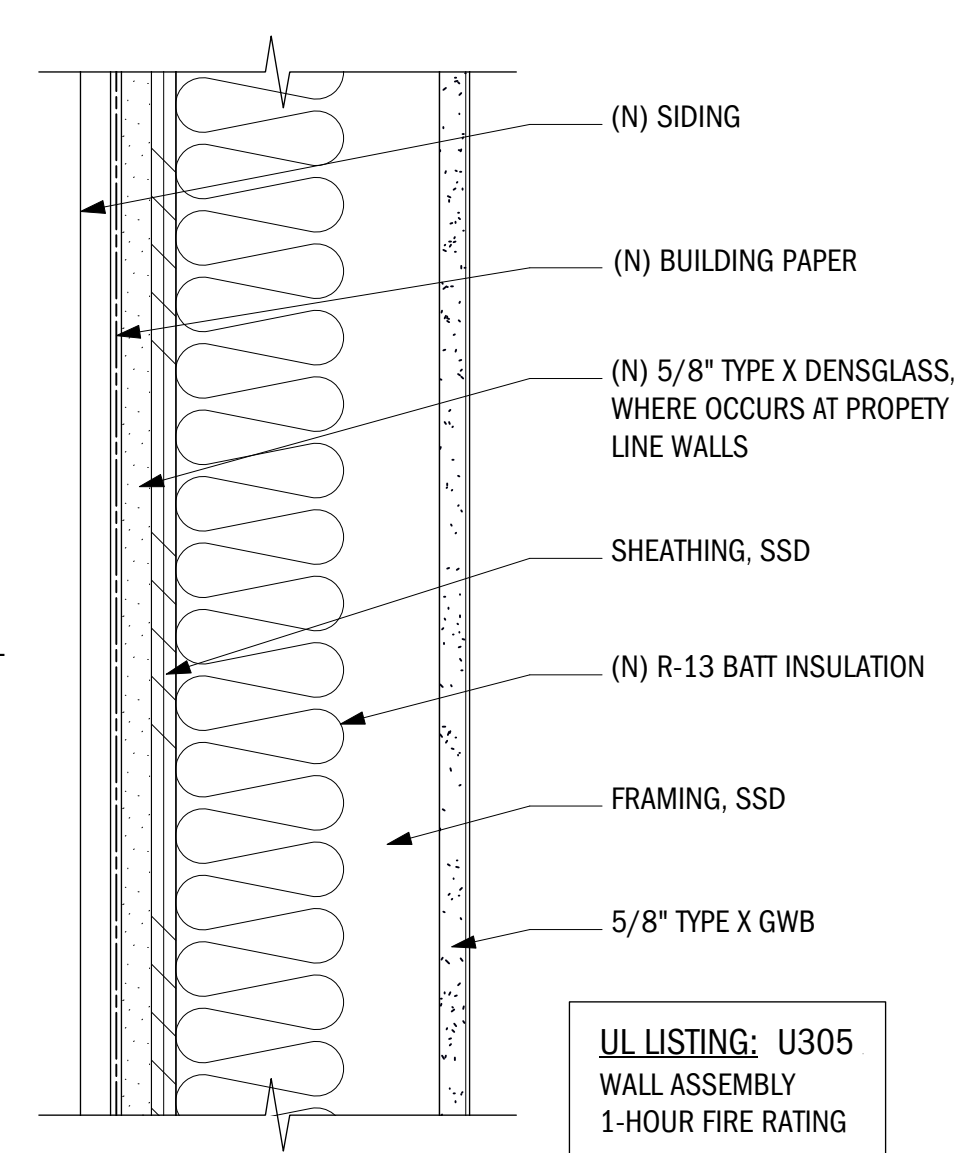
6 TYPICAL EXTERIOR WALL W/ METAL REVEAL DETAIL
SCALE: 3" = 1'-0"



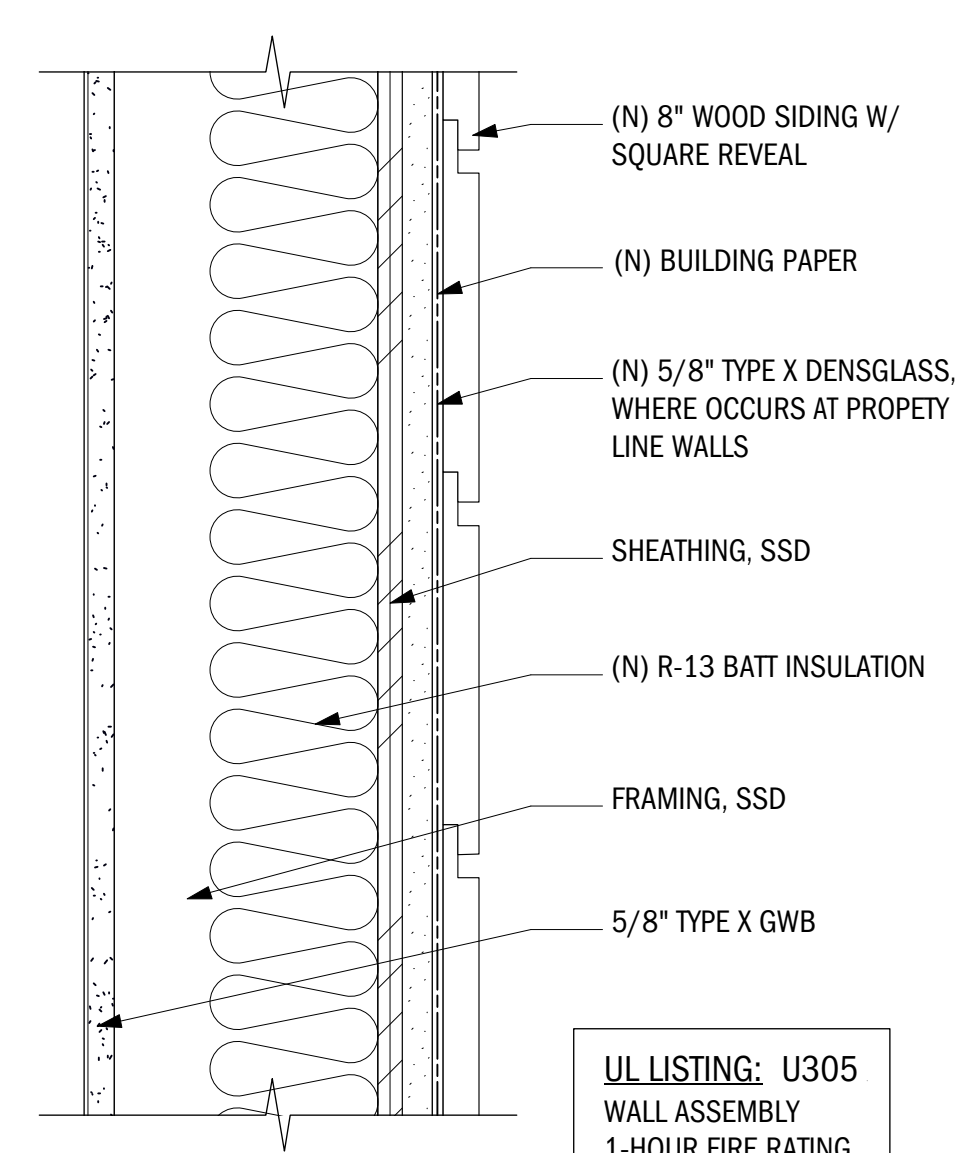
5 ROOF DECK RAILING
SCALE: 1 1/2" = 1'-0"



1 TYPICAL INTERIOR PARTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYPICAL EXTERIOR 1 HOUR RATED WALL W/ VERT. SIDING DETAIL
SCALE: 3" = 1'-0"



2 TYPICAL EXTERIOR 1-HOUR RATED WALL W/ WIDE SIDING
SCALE: 3" = 1'-0"

NO.	DATE	BY	REVISION NOTES

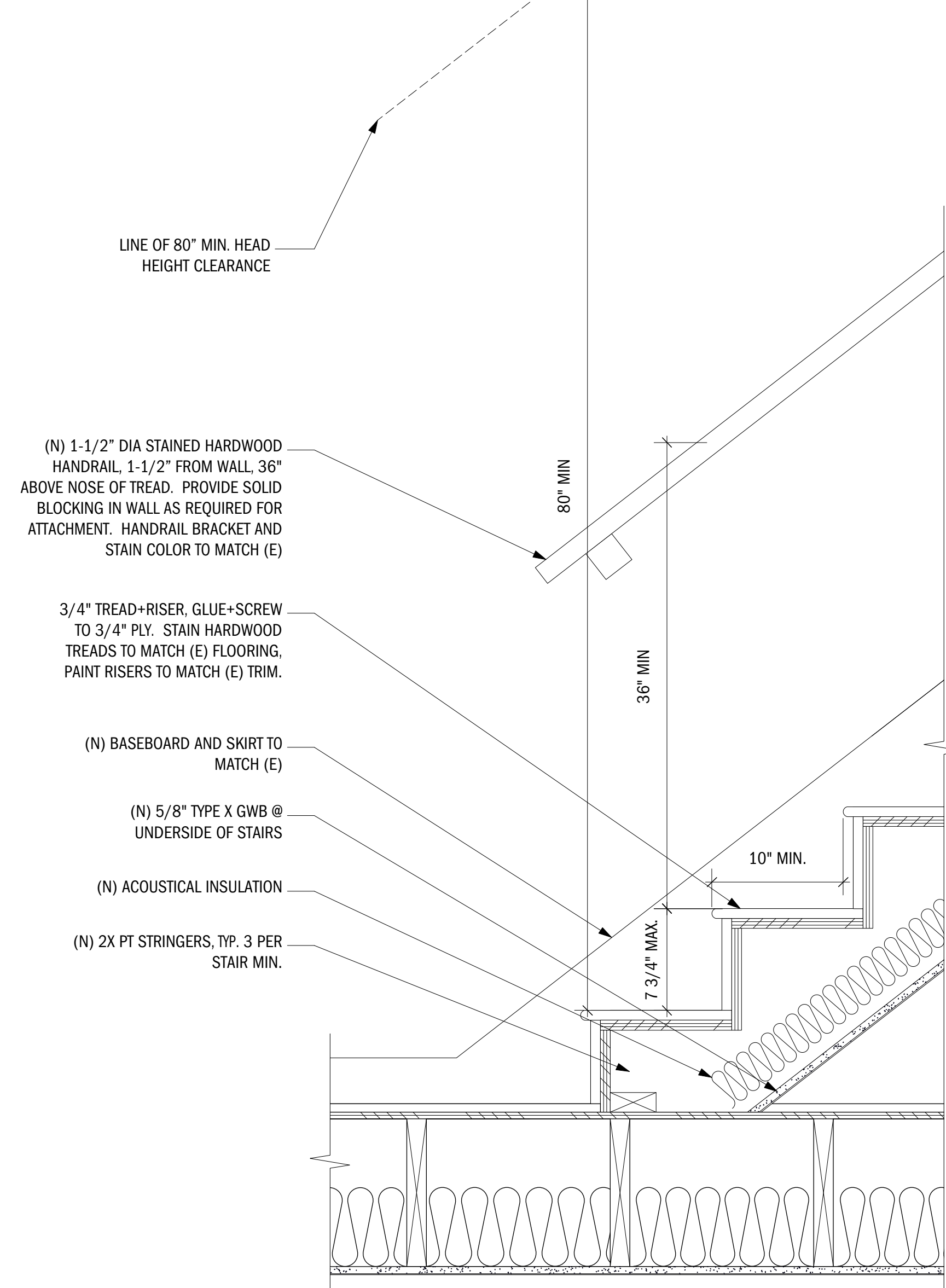
A	9/4/19		ISSUE FOR PERMIT
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PROJECT MANAGER	GG
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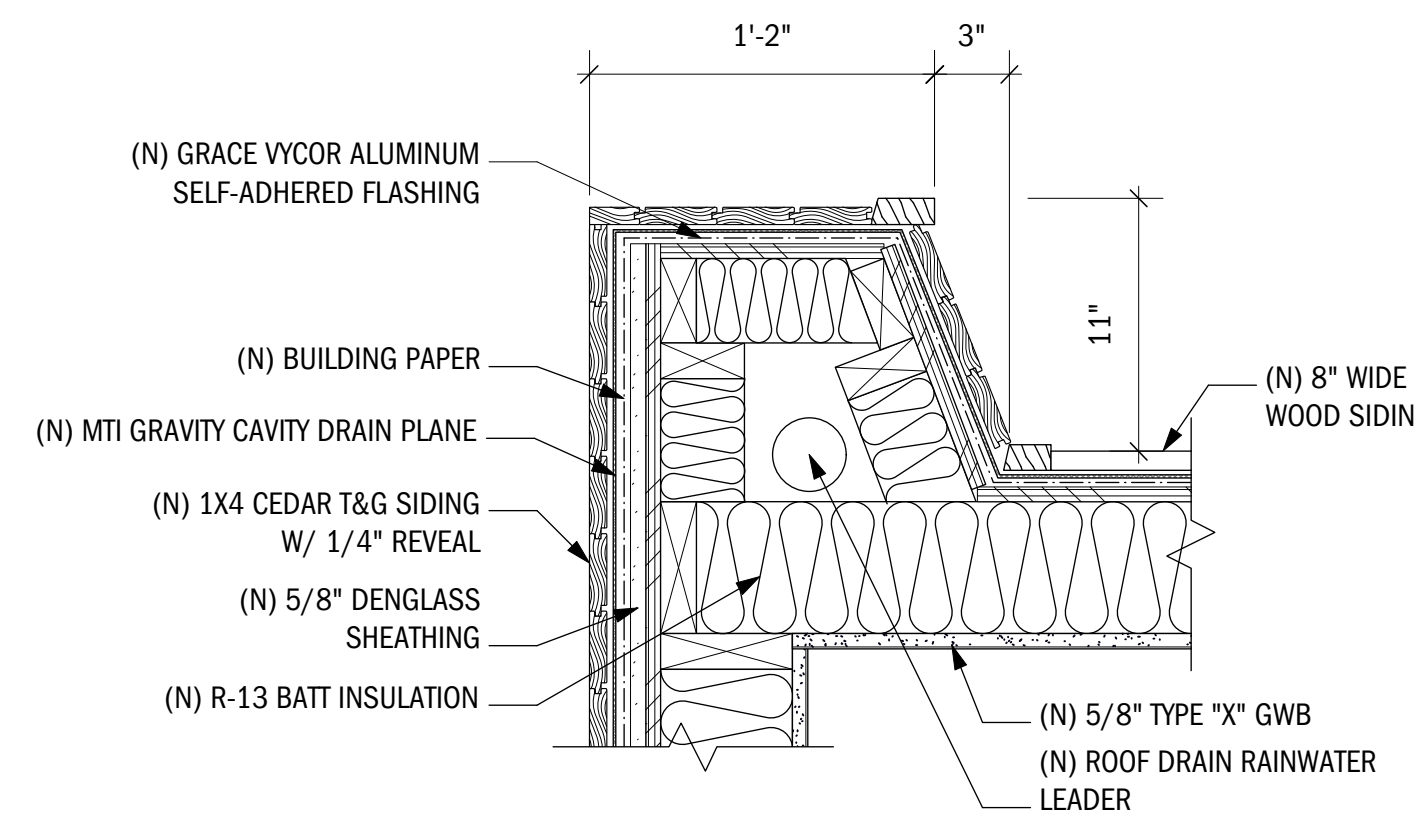


SCALE: AS NOTED
DETAILS

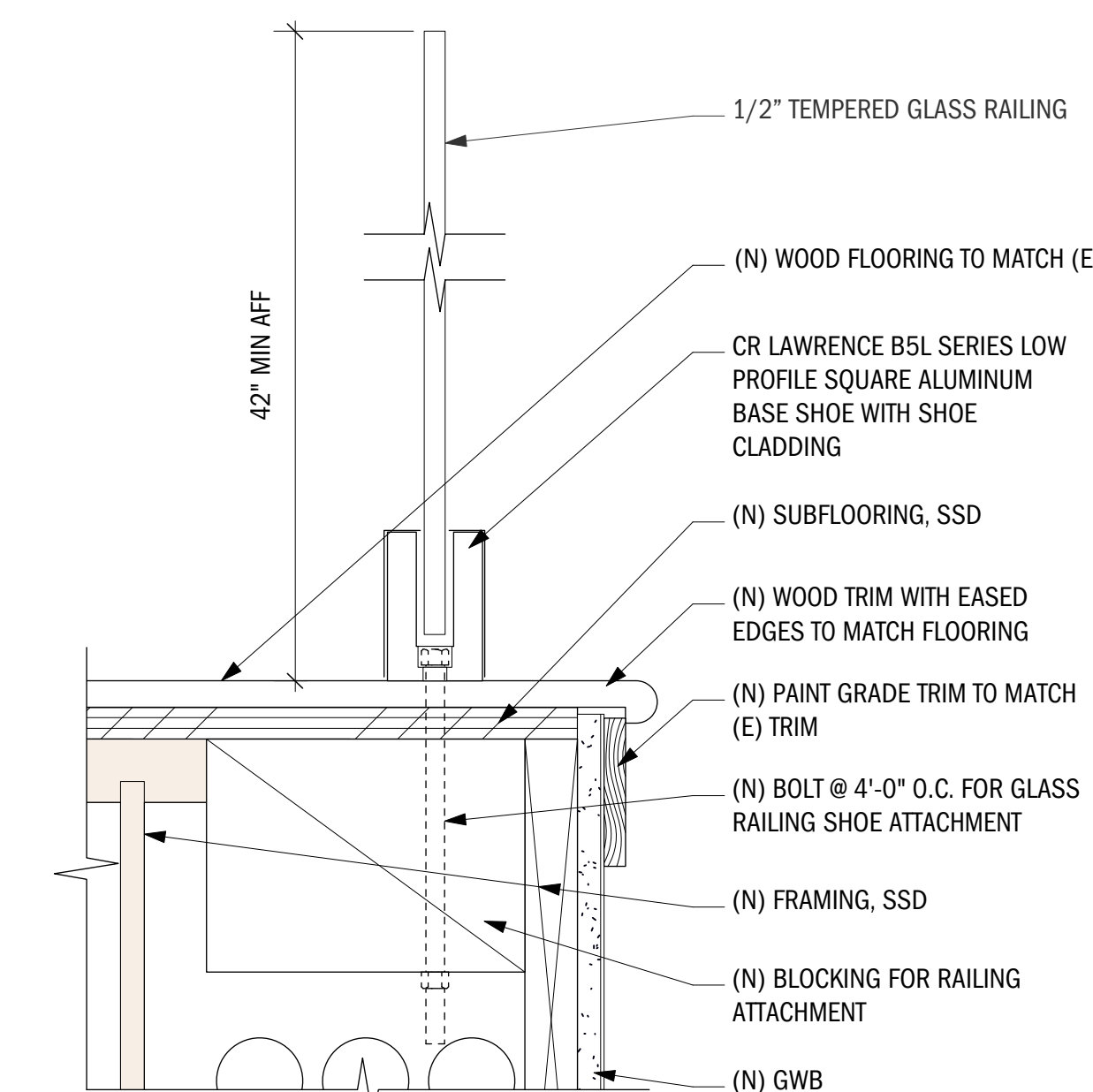
A5.0



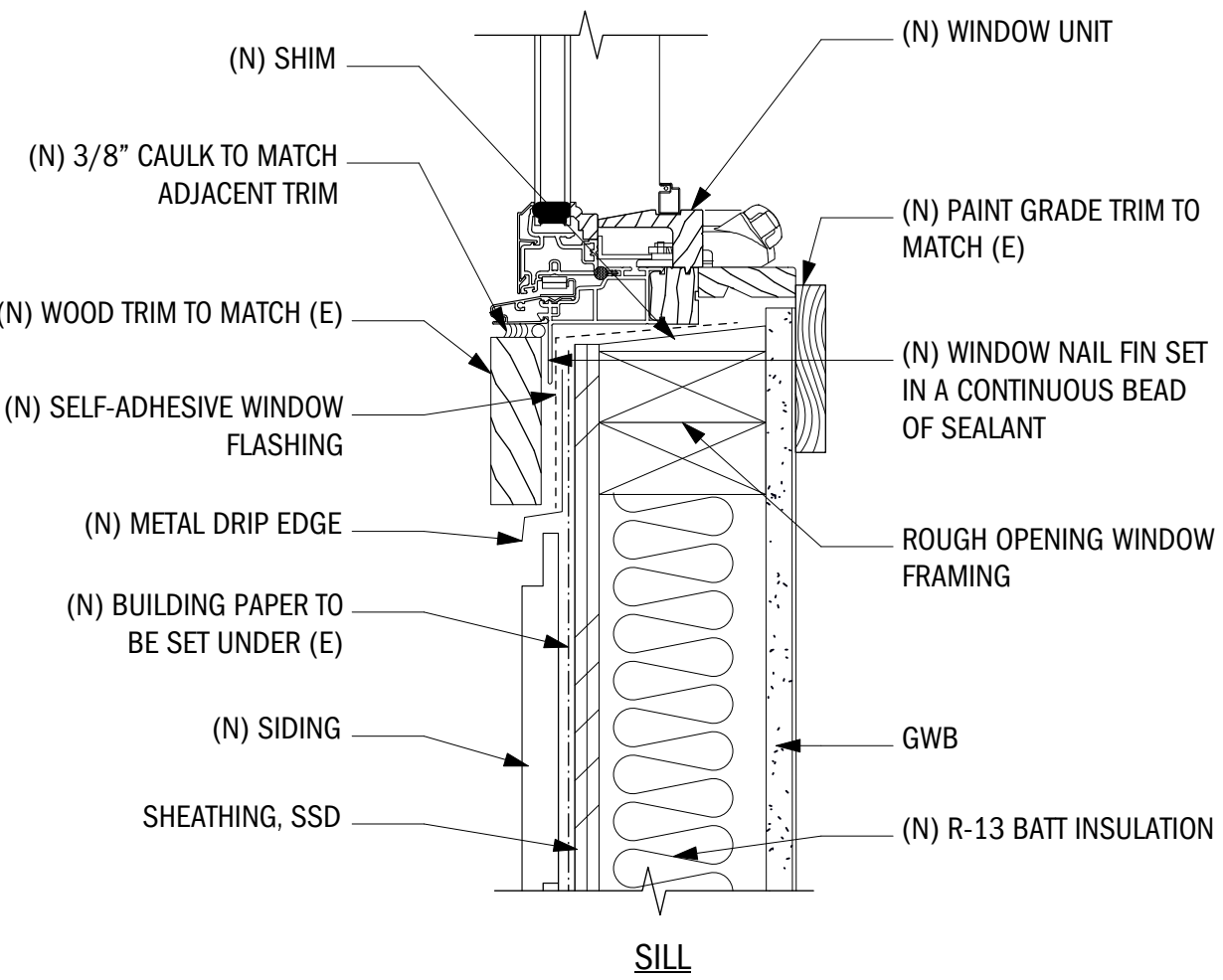
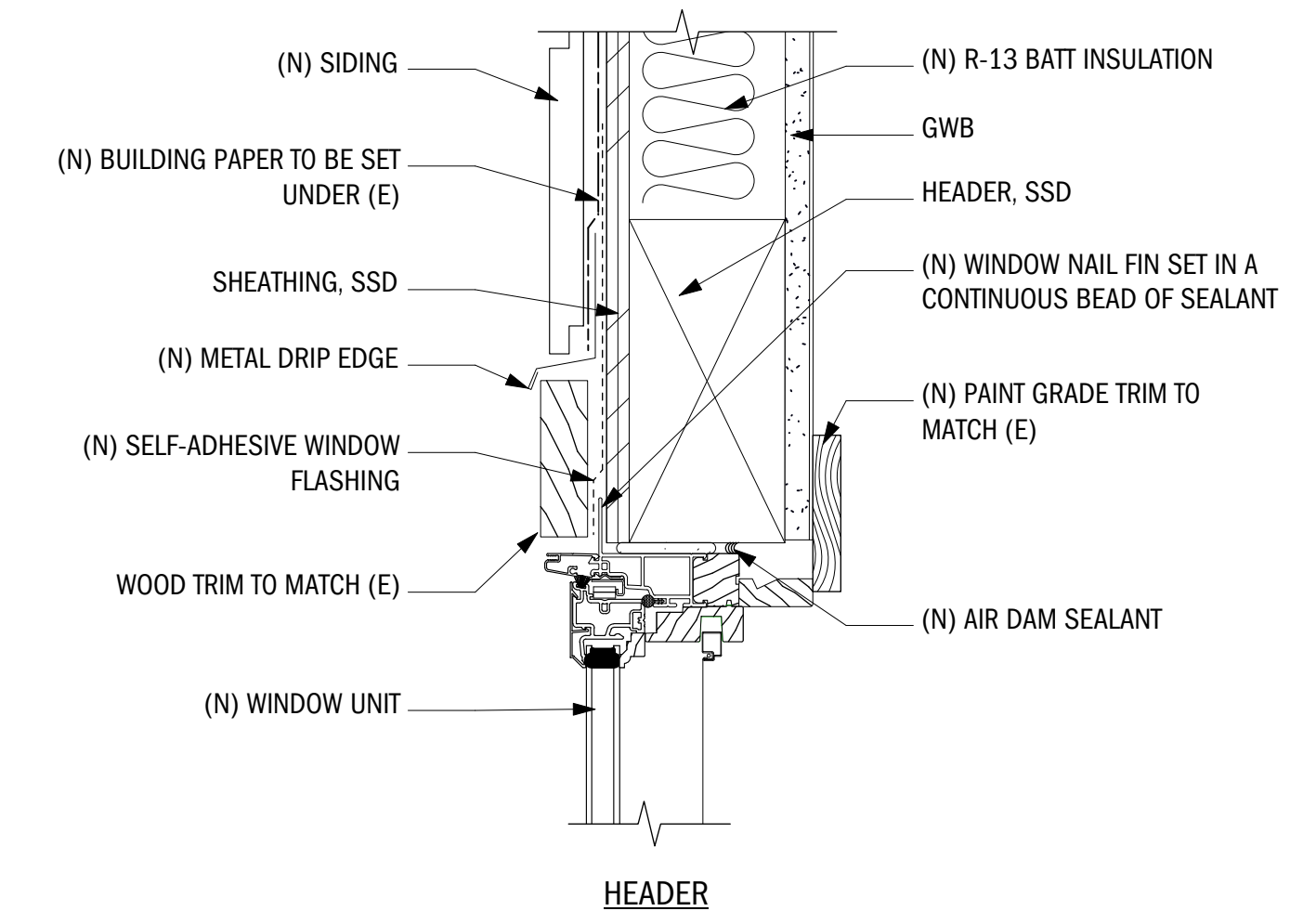
1 TYPICAL INTERIOR STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



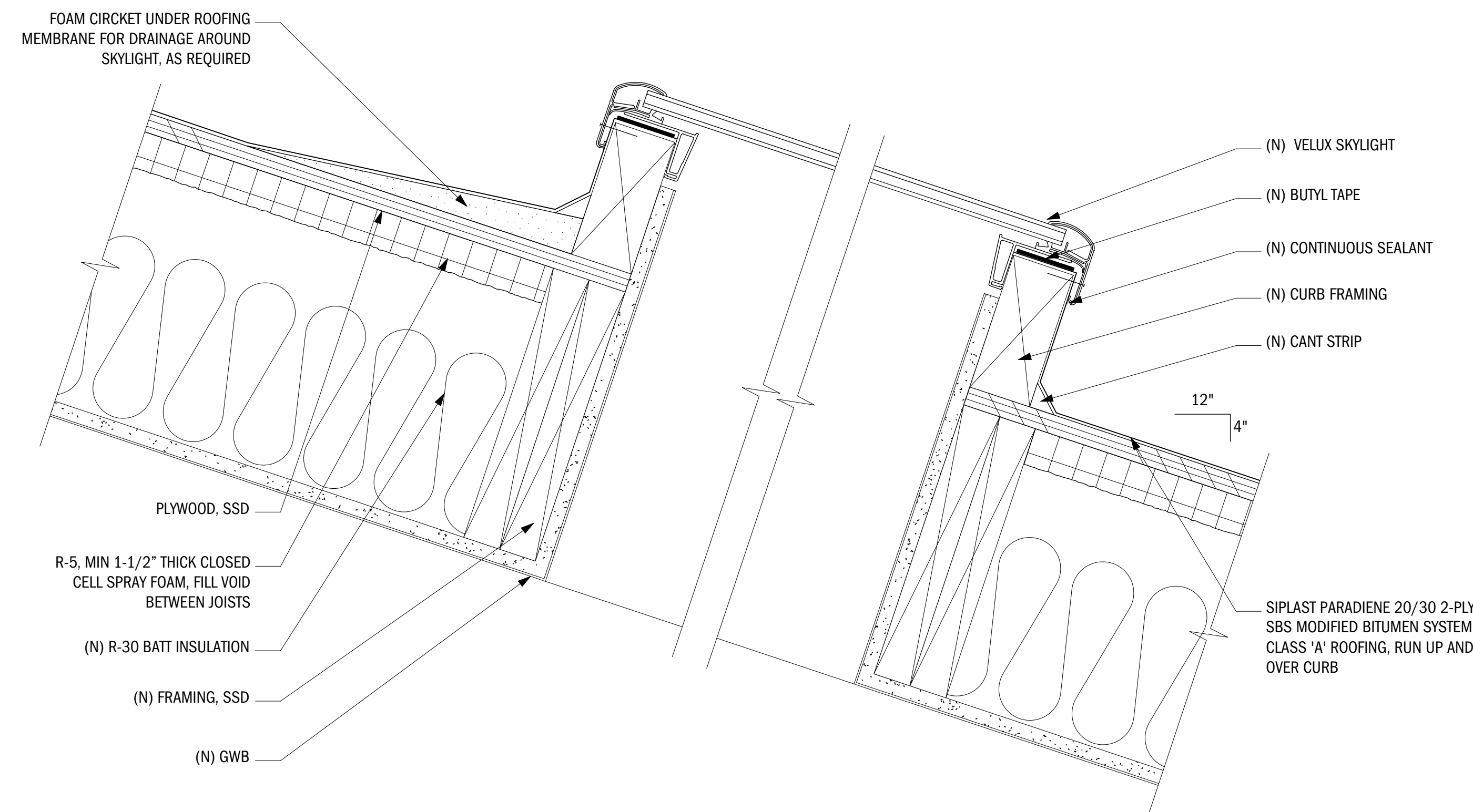
4 ARCHITECTURAL FURRED FEATURE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



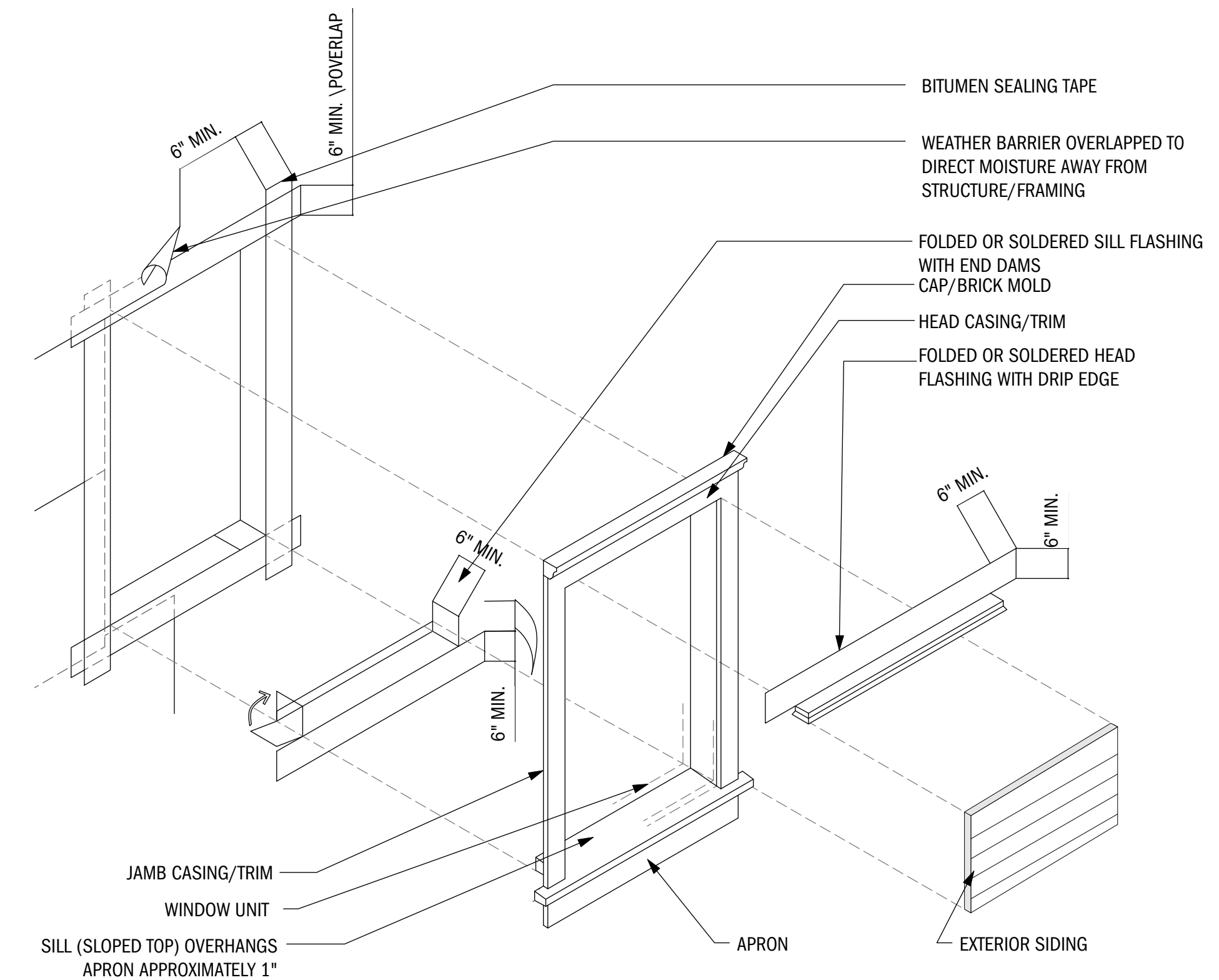
8 INTERIOR GUARDRAIL DETAIL
SCALE: 3" = 1'-0"



5 TYPICAL WINDOW DETAILS
SCALE: 3" = 1'-0"



3 SKYLIGHT DETAIL
SCALE: 3" = 1'-0"



NOTE: WINDOW INSTALLATION TO COMPLY WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.

7 TYPICAL WINDOW WATERPROOFING AXON
NO SCALE

NO.	DATE	BY	REVISION NOTES

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NO.	DATE		ISSUE NOTES
PROJECT MANAGER			GG
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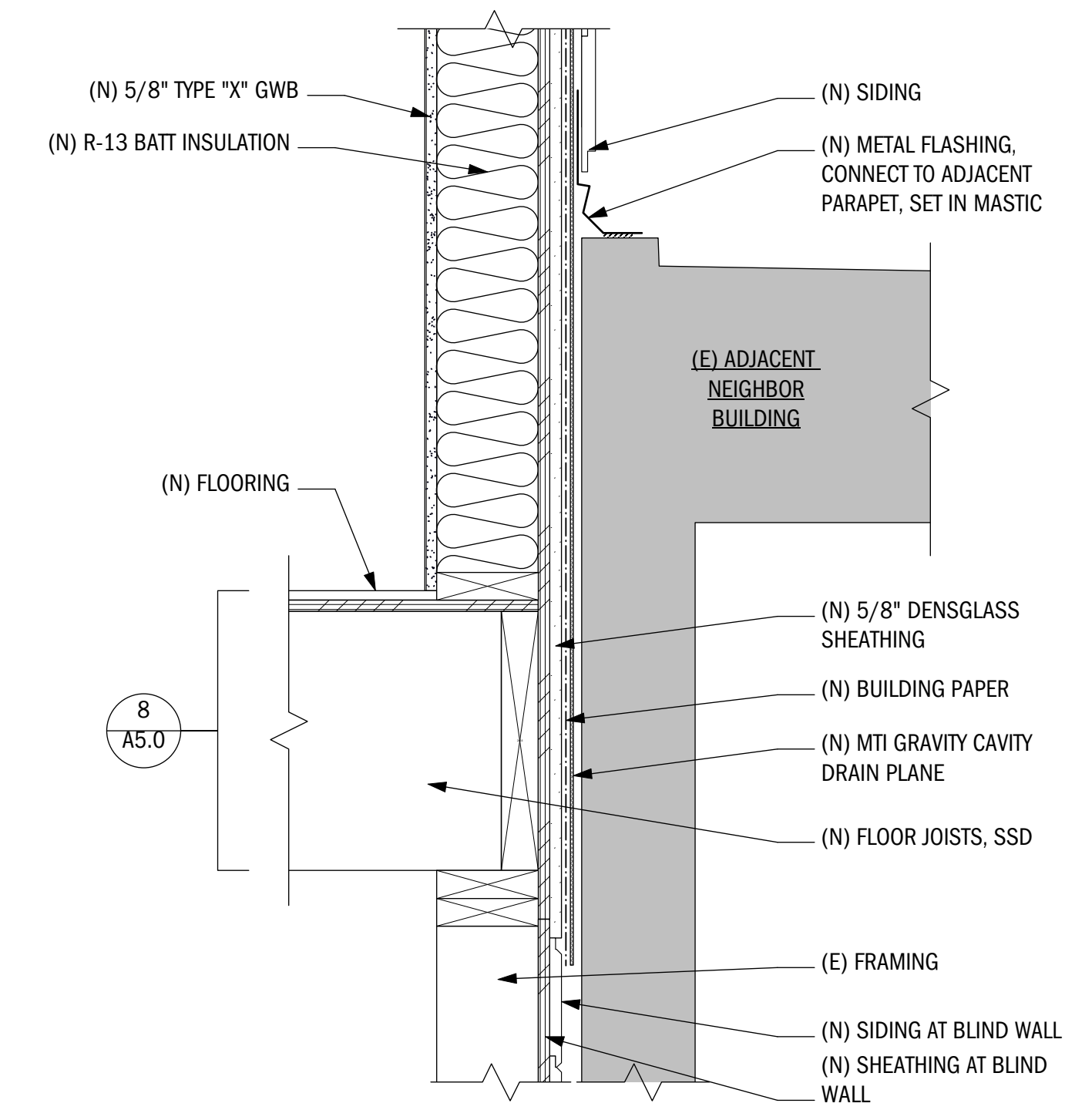


SCALE: AS NOTED

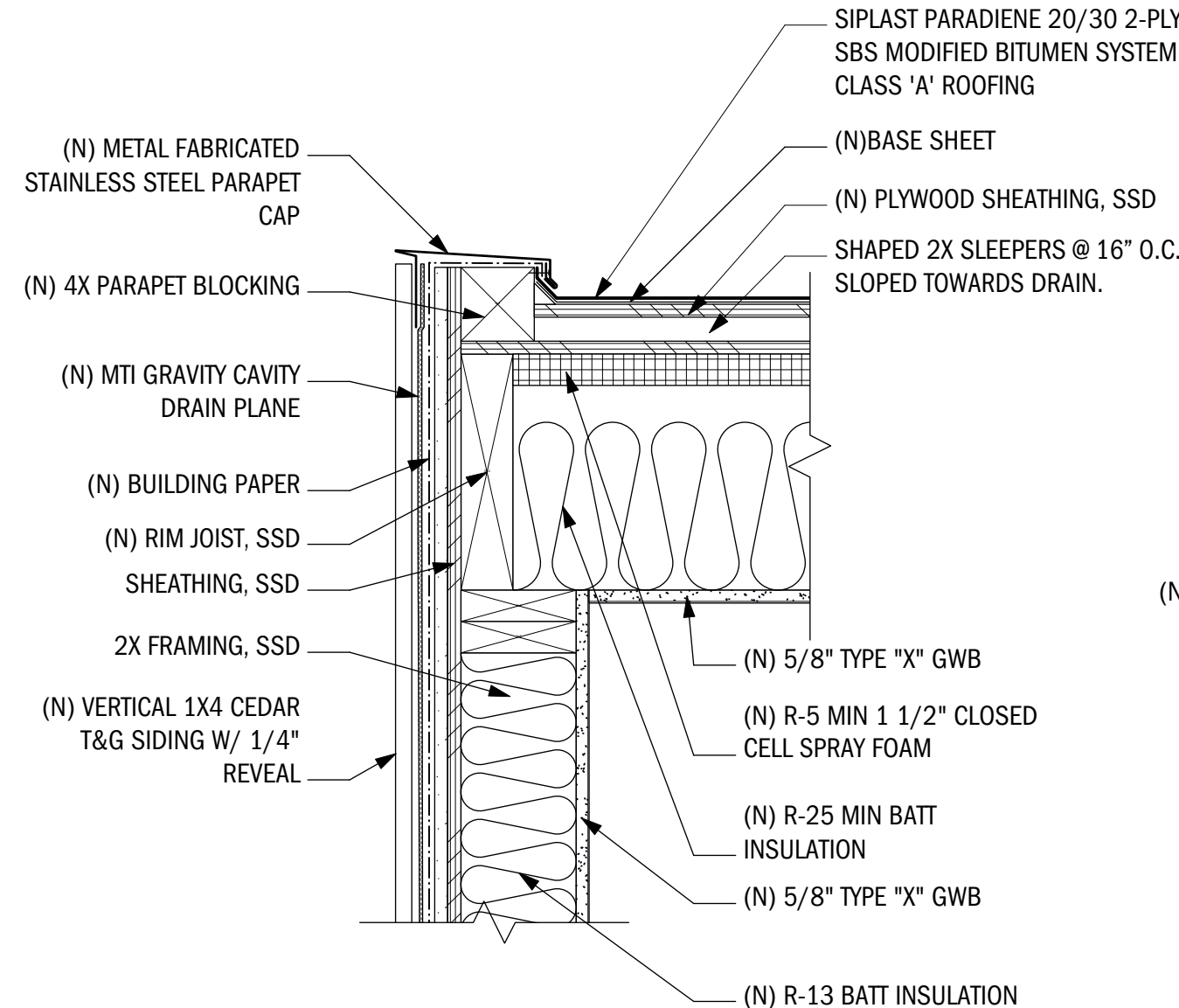
DETAILS

A5.1

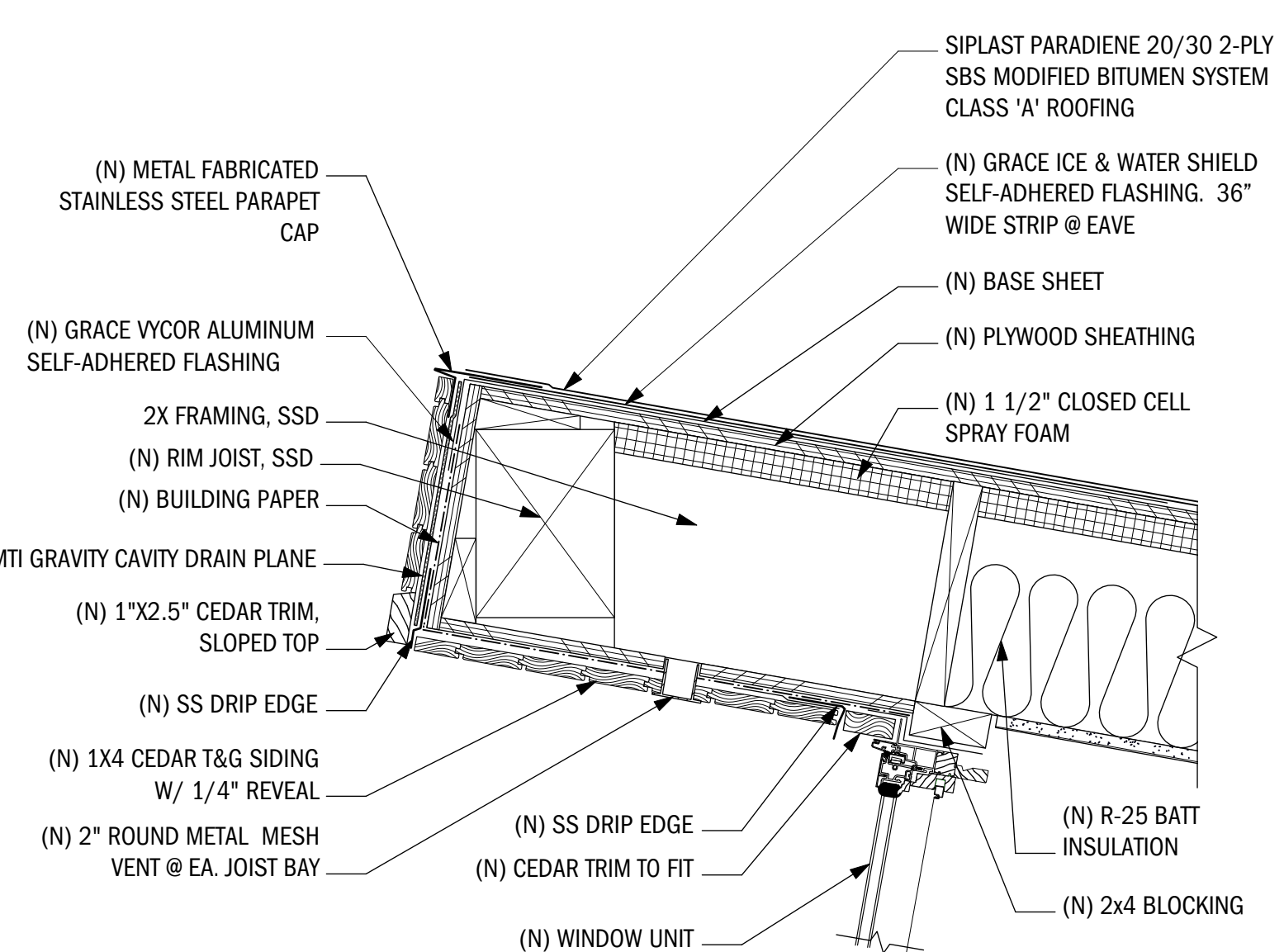
RESIDENTIAL ADDITION



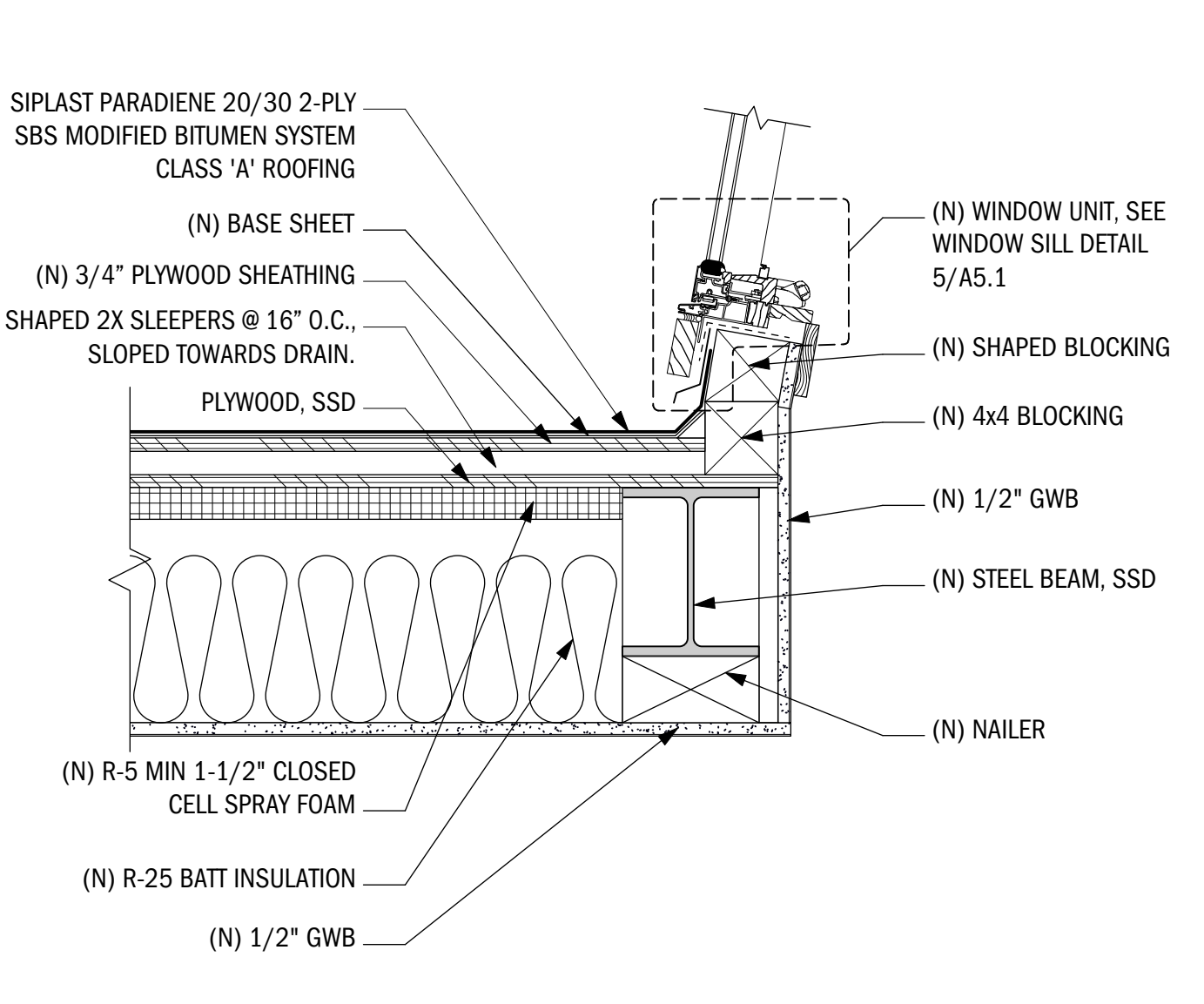
9 PROPERTY LINE FLASHING DETAIL
1/8" = 1'0"



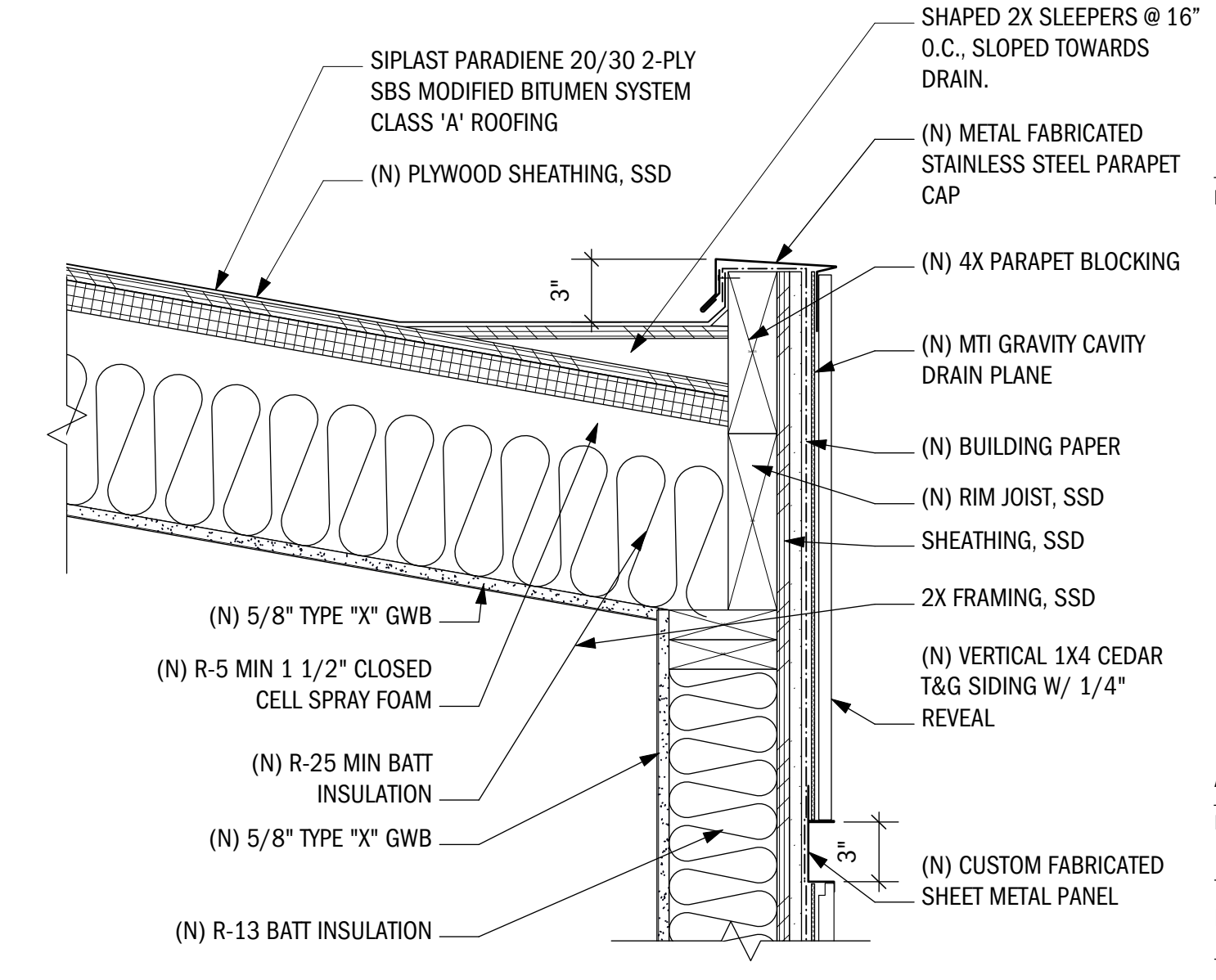
8 ROOF PARAPET DETAIL
1/8" = 1'0"



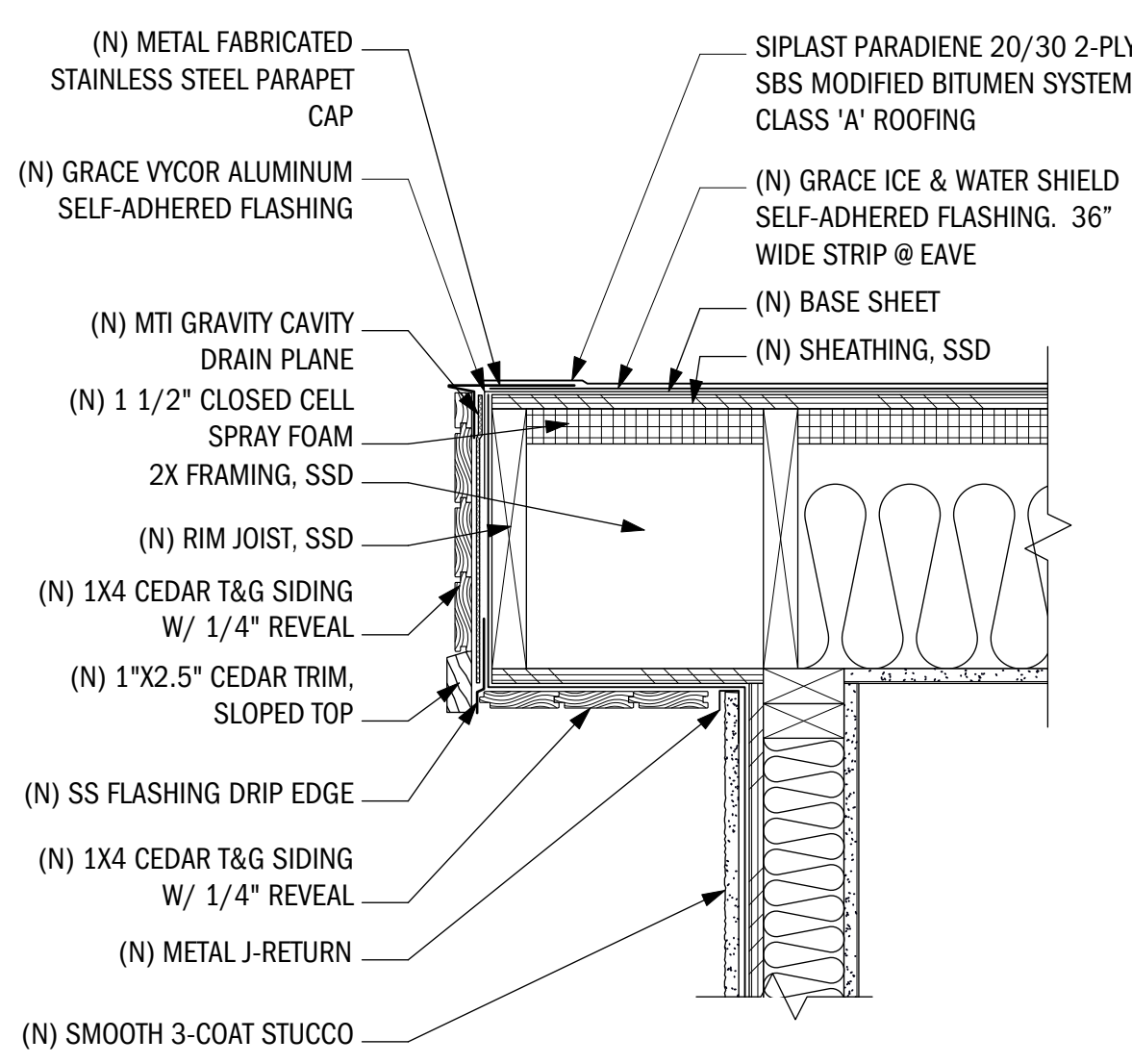
7 ROOF CELESTORY WINDOW HEAD DETAIL
1/8" = 1'0"



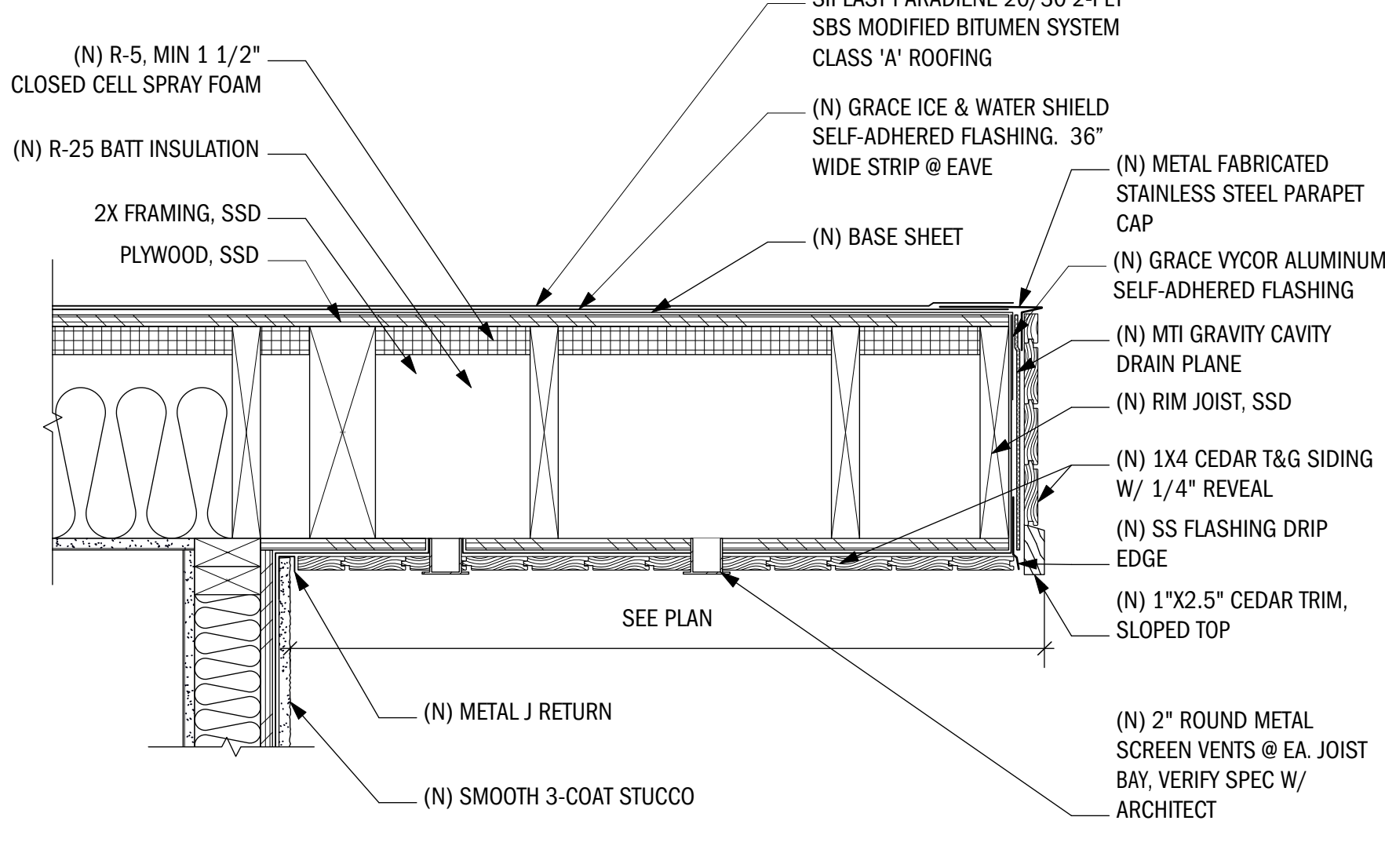
6 ROOF CELESTORY WINDOW SILL DETAIL
1/8" = 1'0"



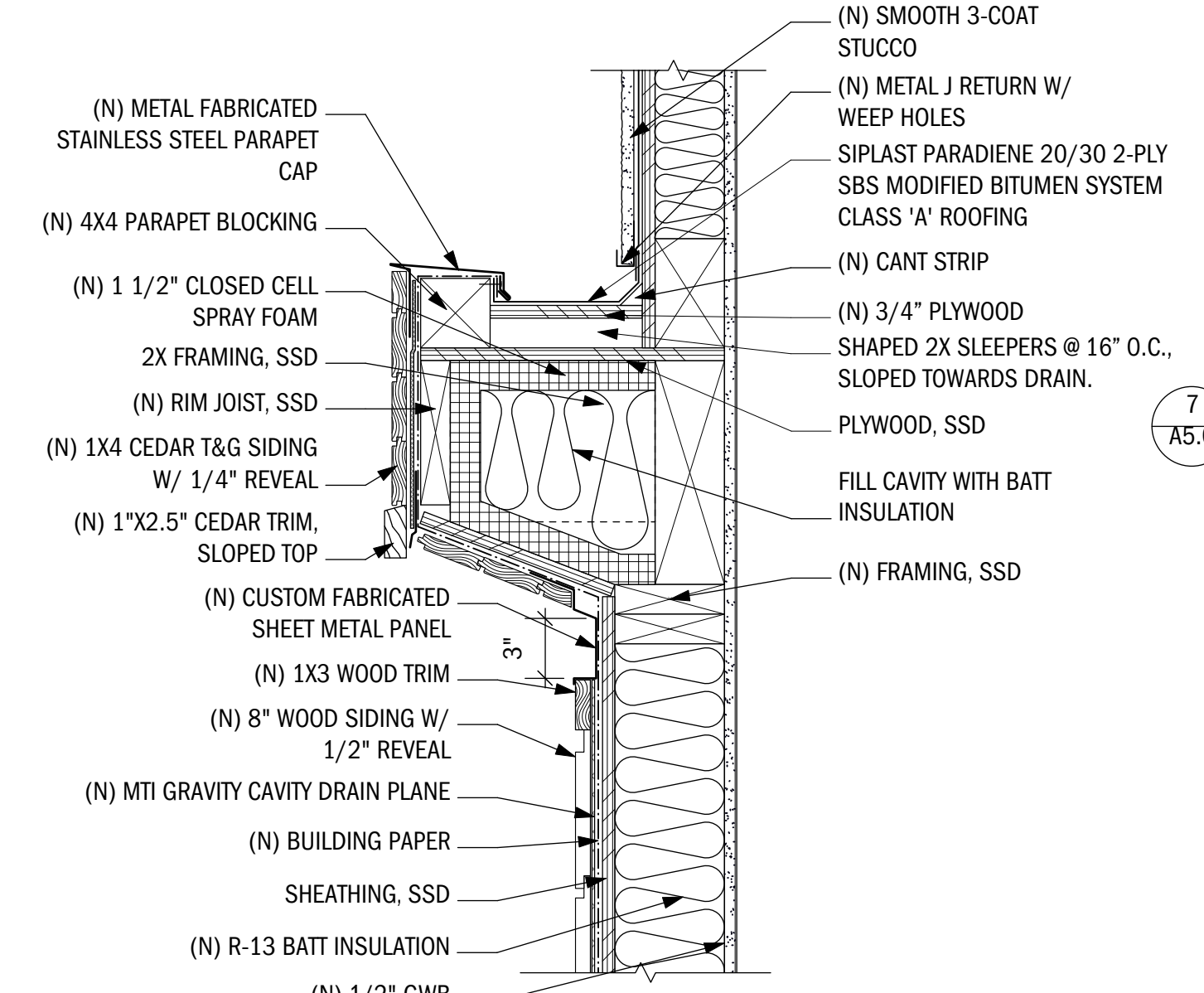
5 ROOF PARAPET DETAIL
1/8" = 1'0"



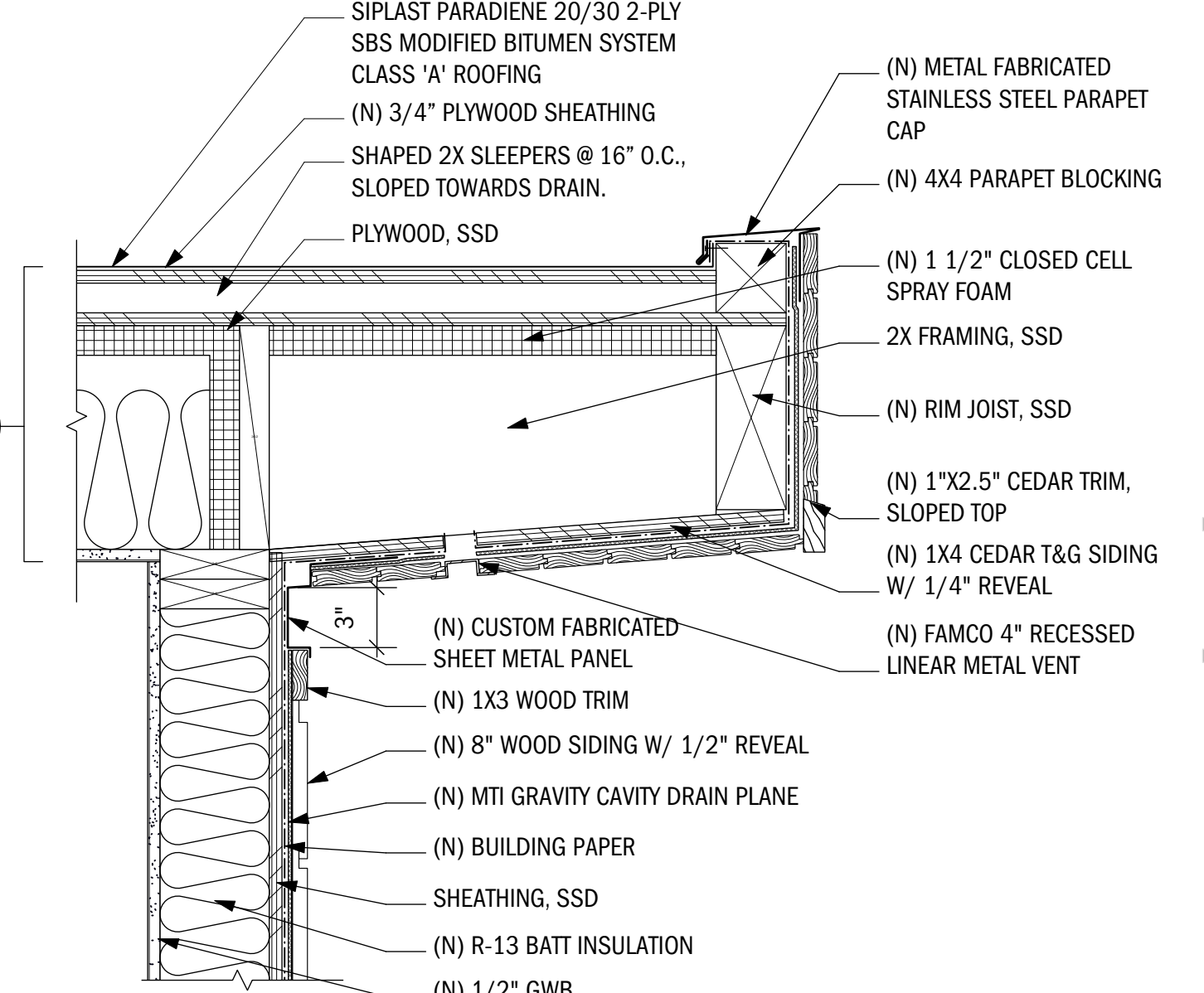
4 UPPER ROOF OVERHANG DETAIL
1/8" = 1'0"



3 UPPER ROOF OVERHANG DETAIL
1/8" = 1'0"



2 LOWER ROOF PARAPET OVERHANG DETAIL
1/8" = 1'0"



1 LOWER ROOF PARAPET OVERHANG DETAIL
1/8" = 1'0"

NO.	DATE	BY	REVISION NOTES
A	9/4/19		ISSUE FOR PERMIT
			ISSUE NOTES
PROJECT MANAGER			GG
DRAWN BY			JP
REVIEWED BY			GG



SCALE: AS NOTED
DETAILS

A5.2



2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (Revised 04/2017)

Table with 2 columns: Measure ID and Description. Includes sections for Building Envelope Measures, Space Conditioning, Water Heating, and Plumbing System Measures.



2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Clearances, Liquid Line Drier, Water piping and cooling system line insulation, and various duct and fan measures.



2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Duct System Sizing and Air Filter Grille Sizing, Ventilation for Indoor Air Quality, Field Verification and Diagnostic Testing, and Pool and Spa Systems and Equipment Measures.



2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Interior Switches and Controls, Residential Outdoor Lighting, Internally Illuminated Address Signs, and Solar Ready Buildings.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 624 Moultrie Addition Calculation Date/Time: 12:50, Wed, Aug 28, 2019
Calculation Description: Title 24 Analysis Input File Name: 16932.rbd16x

CF1R-PRF-01 Page 1 of 7

GENERAL INFORMATION table with columns for Project Name, Calculation Description, Project Location, City, Zip Code, Climate Zone, Building Type, Project Scope, Total Cond. Floor Area, Slab Area, Addition Cond. Floor Area, Addition Slab Area, Standards Version, Compliance Manager Version, Software Version, Front Orientation, Number of Dwelling Units, Number of Zones, Number of Stories, Natural Gas Available, Glazing Percentage.

ENERGY USE SUMMARY table with columns for Energy Use (kTDD/ft²-yr), Standard Design, Proposed Design, Compliance Margin, Percent Improvement. Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Photovoltaic Offset, and Compliance Energy Total.

REQUIRED SPECIAL FEATURES table with 2 columns: ID and Description. Includes Building COMES with Computer Performance, This building DOES NOT require HERS Verification, and This building incorporates one or more Special Features shown below.

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance Registration Date/Time: Report Version - CF1R-06232018-1149 HERS Provider: Report Generated at: 2019-08-28 12:50:33

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 624 Moultrie Addition Calculation Date/Time: 12:50, Wed, Aug 28, 2019
Calculation Description: Title 24 Analysis Input File Name: 16932.rbd16x

CF1R-PRF-01 Page 2 of 7

HERS FEATURE SUMMARY table with 2 columns: ID and Description. Includes Building-level Verifications, Cooling System Verifications, HVAC Distribution System Verifications, Domestic Hot Water System Verifications, and None.

BUILDING - FEATURES INFORMATION table with columns for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

ZONE INFORMATION table with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System 1, Water Heating System 2.

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance Registration Date/Time: Report Version - CF1R-06232018-1149 HERS Provider: Report Generated at: 2019-08-28 12:50:33

Architect Mason Kirby Inc

301 Bocana Street, San Francisco California 94110 415 867 5357

624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

NO. DATE BY REVISION NOTES

A 9/4/19 ISSUE FOR PERMIT

NO. DATE BY ISSUE NOTES

PROJECT MANAGER GG

DRAWN BY JP

REVIEWED BY GG



SCALE:

TITLE 24

A6.0

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Wall Exception	Status	Verified Existing Condition
North Wall	Existing 1st floor	R-0 Wall	0	Left	120	0	90	n/a	Existing	No
East Wall	Existing 1st floor	R-0 Wall	90	Back	163	8	90	n/a	Existing	No
South Wall	Existing 1st floor	R-0 Wall	180	Right	120	0	90	n/a	Existing	No
West Wall	Existing 1st floor	R-0 Wall	270	Front	163	28	90	n/a	Existing	No
North Wall 4	Existing 1st floor	R-0 Wall			64	0		n/a	Existing	No
North Wall 2	Existing 2nd Floor	R-0 Wall	0	Left	320	0	90	n/a	Existing	No
East Wall 2	Existing 2nd Floor	R-0 Wall	90	Back	192	80	90	n/a	Existing	No
South Wall 2	Existing 2nd Floor	R-0 Wall	180	Right	320	0	90	n/a	Existing	No
West Wall 2	Existing 2nd Floor	R-0 Wall	270	Front	192	56	90	n/a	Existing	No
East Wall 4	Existing 2nd Floor->3rd Floor Addition	R-0 Wall			64	0		n/a	Existing	No
Roof 2	Existing 2nd Floor	R-0 Roof Attic			541			n/a	Existing	No
Floor	Existing 2nd Floor	R-0 Floor No Crawlspace			615			n/a	Existing	No
North Wall 3	3rd Floor Addition	R-13 Wall	0	Left	176	0	90	n/a	New	n/a
East Wall 3	3rd Floor Addition	R-13 Wall	90	Back	192	107	90	n/a	New	n/a
South Wall 3	3rd Floor Addition	R-13 Wall	180	Right	176	36	90	n/a	New	n/a
West Wall 3	3rd Floor Addition	R-13 Wall	270	Front	192	41	90	n/a	New	n/a

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition
Roof	3rd Floor Addition	R-30 Roof Cathedral	Left	514	0	0	0.1	0.85	No	New	n/a

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Existing 2nd Floor	Attic Roof/Existing 2nd Floor	Ventilated	0	0.1	0.85	No	No	Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: Report Version - CF1R-06232018-1149
 HERS Provider: Report Generated at: 2019-08-28 12:50:33

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
East Window	East Wall (Back-90)	----	----	1	8.0	1.19	0.83	Insect Screen (default)	Existing	No
West Windows	West Wall (Front-270)	----	----	1	28.0	1.19	0.83	Insect Screen (default)	Existing	No
East Window 2	East Wall 2 (Back-90)	----	----	1	80.0	1.19	0.83	Insect Screen (default)	Existing	No
West Windows 2	West Wall 2 (Front-270)	----	----	1	56.0	1.19	0.83	Insect Screen (default)	Existing	No
East Windows	East Wall 3 (Back-90)	----	----	1	107.0	0.32	0.29	Insect Screen (default)	New	n/a
South Windows	South Wall 3 (Right-180)	----	----	1	36.0	0.32	0.29	Insect Screen (default)	New	n/a
West Windows 3	West Wall 3 (Front-270)	----	----	1	41.0	0.32	0.29	Insect Screen (default)	New	n/a

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-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)
Attic Roof/Existing 2nd Floor	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	<ul style="list-style-type: none"> Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4
R-0 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.240	<ul style="list-style-type: none"> Other Side Finish: Gypsum Board Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.053	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R 30	0.037	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x10 Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: Report Version - CF1R-06232018-1149
 HERS Provider: Report Generated at: 2019-08-28 12:50:33

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	Existing 1st floor	350	42	None	0.8	No	Existing	No

01	02	03	04
Quality Installation (QI)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	0	Existing	No

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 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	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Storage	1	50	0.7 EF	<= 75 kBtu/hr	0	n/a	n/a	n/a	n/a

01	02	03	04	05	06	07	08
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition
FAU1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Existing	No

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: Report Version - CF1R-06232018-1149
 HERS Provider: Report Generated at: 2019-08-28 12:50:33

01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in outdoor locations	Existing (not specified)	2.1	Outside	Outside	None	Existing	No	n/a

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
Sfam IAQVentRpt	0	0.25	Default	0	Not Required

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: Report Version - CF1R-06232018-1149
 HERS Provider: Report Generated at: 2019-08-28 12:50:33

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Atousa Yazdanfar	Documentation Author Signature: <i>Atousa Yazdanfar</i>
Company: Energy Compliance Services	Signature Date: 8/28/2019
Address: 5702 Hersholt Avenue	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Livermore, CA 90712	Phone: 562 461-3749
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
<ol style="list-style-type: none"> 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. 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. 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. 	
Responsible Designer Name: Architect Mason Kirby	Responsible Designer Signature:
Company: Architect Mason Kirby	Date Signed:
Address: 306 Precita Ave	License:
City/State/Zip: San Francisco, CA 94110	Phone: 415 867-5357

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: Report Version - CF1R-06232018-1149
 HERS Provider: Report Generated at: 2019-08-28 12:50:33



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (BUILDING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition* to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any **field** problems regarding documentation or testing, please call your District Building Inspector or (415) 558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: dbi.energyinspections@sfgov.org
- In person: 3rd Floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2016standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment RB

JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME ARCHITECT MASON KIRBY, INC PHONE NO. (415) 867.5357

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 building elements in this project:

1. Installation	2. Verification
Addition and Alteration	Existing Conditions
<input type="checkbox"/> CF2R-ADD-02-E Non HERS - Prescriptive Additions Simple (IB53)	<input type="checkbox"/> CF3R-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (VB47)
<input type="checkbox"/> CF2R-ALT-05-E Non HERS - Prescriptive Alterations Simple (IB54)	
Envelope	Envelope
<input checked="" type="checkbox"/> CF2R-ENV-01-E Non HERS - Fenestration Installation (IB1)	<input type="checkbox"/> CF3R-ENV-20-H HERS - Building Envelope Air Leakage Test (VB48)
<input checked="" type="checkbox"/> CF2R-ENV-03-E Non HERS - Insulation Installation (IB3)	<input checked="" type="checkbox"/> CF3R-ENV-21-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - Batt, Loose Fill, and SPF (VB6)
<input type="checkbox"/> CF2R-ENV-04-E Non HERS - Roofing-Radiant Barrier (IB4)	<input type="checkbox"/> CF3R-ENV-22-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Ceiling/Roof Deck (VB34)
<input type="checkbox"/> CF2R-ENV-20-H HERS - Building Envelope Air Leakage Test (IB58)	<input type="checkbox"/> CF3R-ENV-23-H HERS - Quality Insulation Installation (QII) - Insulation Stage (VB7)
Mechanical	Mechanical
<input type="checkbox"/> CF2R-MCH-01-E Non HERS - Space Conditioning Systems (IB57)	<input type="checkbox"/> CF3R-ENV-24-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - SIP and ICF (VB35)
<input type="checkbox"/> CF2R-MCH-02-E Non HERS - Whole house fan (IB13)	
<input type="checkbox"/> CF2R-MCH-21-H HERS - Duct Leakage (IB59)	<input type="checkbox"/> CF3R-MCH-20-H HERS - Duct Leakage Test (VB49)
<input type="checkbox"/> CF2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (IB59)	<input type="checkbox"/> CF3R-MCH-21-H HERS - Duct Location (VB12)
<input type="checkbox"/> CF2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (VB50)	<input type="checkbox"/> CF3R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (VB50)
<input type="checkbox"/> CF2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (IB61)	<input type="checkbox"/> CF3R-MCH-23-H HERS - Space Conditioning System Airflow Rate (VB51)
<input type="checkbox"/> CF2R-MCH-25-H HERS - Refrigerant Charge Verification (IB62)	<input type="checkbox"/> CF3R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (VB52)
<input type="checkbox"/> CF2R-MCH-25-E Non HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26)	<input type="checkbox"/> CF3R-MCH-25-H HERS - Refrigerant Charge Verification (VB53)
<input type="checkbox"/> CF2R-MCH-26-H HERS - Verified EER or SEER (IB27)	<input type="checkbox"/> CF3R-MCH-26-H HERS - Verified EER or SEER (VB21)
<input type="checkbox"/> CF2R-MCH-27-H HERS - IAQ (IB63)	<input type="checkbox"/> CF3R-MCH-27-H HERS - IAQ (VB64)
<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)	<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)
<input type="checkbox"/> CF2R-MCH-29-H HERS - Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (IB32)	<input type="checkbox"/> CF3R-MCH-29-H HERS - Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (VB27)
<input type="checkbox"/> CF2R-MCH-30-E Non HERS - Ventilation Cooling Compliance Credit (IB66)	

Required information:

Prepared by: ARCHITECT MASON KIRBY, INC Date: 8/21/19
Engineer/Architect of Record Signature
Fax: _____ Email: JP@MASONKIRBY.COM
Review by: _____ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE _____ DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Rev 2/28/2017



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (ELECTRICAL)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition* to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any **field** problems regarding documentation or testing, please call your District Electrical Inspector or (415) 558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: dbi.energyinspections@sfgov.org
- In person: 3rd Floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2016standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment RE

JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME ARCHITECT MASON KIRBY, INC PHONE NO. (415) 867.5357

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: ARCHITECT MASON KIRBY, INC Date: 8/21/19
Engineer/Architect of Record Signature
Fax: _____ Email: JP@MASONKIRBY.COM
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) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Rev 2/28/2017



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS LOW-RISE RESIDENTIAL (PLUMBING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition* to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any **field** problems regarding documentation or testing, please call your District Plumbing Inspector or (415) 558-6570.

Before final plumbing inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: dbi.energyinspections@sfgov.org
- In person: 3rd Floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2016standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

Attachment RP

JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. _____ ADDENDUM NO. _____
ENGINEER/ARCHITECT NAME ARCHITECT MASON KIRBY, INC PHONE NO. (415) 867.5357

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 plumbing work in this project:

1. Installation

Plumbing

- CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6)
- CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP5)
- CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (IP7)
- CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP8)
- CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP8)

Solar

- CF2R-STH-01-E Solar Water Heating System (IP1)

Mechanical

- CF2R-MCH-04-E Non HERS - Evaporative coolers (IP2)

2. Verification

- CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP2)
- CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)

Required information:

Prepared by: ARCHITECT MASON KIRBY, INC Date: 8/21/19
Engineer/Architect of Record Signature
Fax: _____ Email: JP@MASONKIRBY.COM
Review by: _____ Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE _____ DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Rev 2/28/2017

RESIDENTIAL ADDITION

NO. DATE BY REVISION NOTES

A 9/4/19 ISSUE FOR PERMIT
NO. DATE BY ISSUE NOTES

PROJECT MANAGER GG

DRAWN BY JP

REVIEWED BY GG



SCALE:

SF ENERGY SPECIAL INSPECTION

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:				OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
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.				adds any amount of conditioned area, volume, or size if applicable
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	
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.	•

VERIFICATION

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 <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

624 MOULTRE STREET

PROJECT NAME
5722/005

BLOCK/LOT
624 MOULTRE STREET

ADDRESS
R-3 SINGLE FAMILY HOME

PRIMARY OCCUPANCY
2,387 SF +/-

GROSS BUILDING AREA
514 SQ FT +/-

INCREASE IN CONDITIONED FLOOR AREA

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.

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

I am a LEED Accredited Professional
 I am a GreenPoint Rater
 I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

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.

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY	Indoor Water Efficiency	Water Efficiency of Existing Non-Compliant Fixtures																			
	Each fixture must not exceed CALGreen 4.303 maximum flow rates:	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.																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">FIXTURE TYPE</th> <th style="width: 50%;">MAXIMUM FIXTURE FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>Showerheads²</td> <td>2 gpm @ 80 psi</td> </tr> <tr> <td>Lavatory Faucets: residential</td> <td>1.2 gpm @ 60 psi</td> </tr> <tr> <td>Kitchen Faucets</td> <td>1.8 gpm @ 60 psi default</td> </tr> <tr> <td>Wash Fountains</td> <td>1.8 gpm / 20 [rim space (inches) @ 60 psi]</td> </tr> <tr> <td>Metering Faucets</td> <td>.20 gallons per cycle</td> </tr> <tr> <td>Tank-type water closets</td> <td>1.28 gallons / flush¹ and EPA WaterSense Certified</td> </tr> <tr> <td>Flushometer valve water closets</td> <td>1.28 gallons / flush¹</td> </tr> <tr> <td>Urinals</td> <td>Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush</td> </tr> </tbody> </table>	FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE	Showerheads ²	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 ¹ and EPA WaterSense Certified	Flushometer valve water closets	1.28 gallons / flush ¹	Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush	NOTES: 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) 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)	
FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE																				
Showerheads ²	2 gpm @ 80 psi																				
Lavatory Faucets: residential	1.2 gpm @ 60 psi																				
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Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush																				
		NON-COMPLIANT PLUMBING FIXTURES INCLUDE: 1. Any toilet manufactured to use more than 1.6 gallons/flush 2. Any urinal manufactured to use more than 1 gallon/flush 3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm 4. Any interior faucet that emits more than 2.2 gpm																			
		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.																			

STRUCTURAL NOTES

I. GENERAL

- A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2016 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.
B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
C. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
F. SEE DRAWINGS OTHER THAN STRUCTURAL FOR KINDS OF FLOOR FINISH AND THEIR LOCATION FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY THE ARCHITECTURAL AND MECHANICAL FEATURES, OF ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
G. HOLES AND OPENINGS THROUGH WALLS AND FLOOR FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS.
H. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS FOR TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
I. THE CONTRACTOR SHALL PROVIDE WATERPROOFING, DRAINAGE, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
J. AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES. NOTIFY ENGINEER.
K. WHEREVER PRACTICABLE, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.

II. DESIGN CRITERIA

- A. APPLICABLE CODE: 2016 CALIFORNIA BUILDING CODE
B. DEAD LOADS: ROOF 15 PSF, FLOOR AT INTERIOR 15 PSF, ROOF DECK 30 PSF
C. LIVE LOADS: ROOF (BASIC LIVE LOAD) 20 PSF, FLOORS 40 PSF, ROOF DECKS 60 PSF
D. LATERAL LOADS: SEISMIC: STATIC FORCE PROCEDURE V = 0.1 * Sps / (R/I) * P * W, Sps = 1551, S1 = 0.15 DESIGN CATEGORY D, SITE CLASS D, Sds = 1.038, Sd1 = 0.15, Cs = 0.16, P = 13, V = 0.145 * W (ASD)
WIND: RISK CATEGORY II, BASIC WIND SPEED 110 MPH, EXPOSURE CATEGORY B (URBAN), Pz30 = 14.3 (ZONE C), X = 10, Kzt = 1, ZONE C: Pz = 0.6 * X * Kzt * Pz30 = 8.6 PSF (ASD)

III. EXISTING CONDITIONS

- 1. EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS REPRESENT BASED ON EXISTING DRAWINGS (IF AVAILABLE), DOCUMENTATION BY OTHERS, AND KNOWN CONSTRUCTION PRACTICES. DOUBLE-D ENGINEERING DOES NOT WARRANT THESE CONDITIONS ARE REPRESENTATIVE OF THOSE EXISTING. THE OWNER AND CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
2. WHERE DRAWINGS INDICATE EXISTING CONDITIONS, OR VERIFY IN THE FIELD (V.I.F.), IT IS REQUIRED THAT CONTRACTOR EITHER VERIFY THE EXISTING CONDITION, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY THE DESIGNER OF CONFLICTING CONDITIONS.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE DESIGNER IF VISUAL OBSERVATION OR DEMOLITION EXPOSE CONDITIONS THAT CONFLICT WITH THE DRAWINGS.

IV. GEOTECHNICAL NOTES

- 1. DOUBLE-D ENGINEERING HAS NOT MADE A SUBSURFACE INVESTIGATION OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SUITABILITY FOR THE PROPOSED PROJECT. A REVIEW BY A SOIL ENGINEER OR GEOLOGIST MAY BE DESIRABLE BY THE OWNER.
2. FOUNDATION DESIGN IS BASED ON THE MAXIMUM SOIL PRESSURES AS SET FORTH IN THE TABLE 1606.2 OF THE CBC CHAPTER 18. THE DESIGN ASSUMES A CLASS 5 SOIL WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION OF INDEX LESS THAN 20.
3. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON DRAWINGS.
4. ALL FOOTING EXCAVATIONS SHALL BE NEAT. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.

V. MATERIALS

A. CONCRETE

- 1. REINFORCING STEEL: ASTM A615, GRADE 40 #4 AND SMALLER, GRADE 60 FOR #5'S AND LARGER. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM-305.
2. CONCRETE: NORMAL WEIGHT READY MIX CONFORMING TO CBC STANDARD 6-13-8 DEVELOPING COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL CONFORM TO THE FOLLOWING:

Table with 4 columns: SLAB-ON-GRADE, FOUNDATIONS, 2500 psi, 3000 psi, 4" SLUMP, 4" SLUMP, 3/8" AGGREGATE, 3/4" AGGREGATE

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

Table with 2 columns: A. SURFACE POURED AGAINST GROUND, B. FORMED SURFACES BELOW GRADE, C. SURFACES EXPOSED TO WEATHER, D. BEAM BARS (INCLUDING STIRRUPS), E. ALL OTHERS, 3", 2", 2", 1 1/2", 1"

B. WOOD (UWPA GRADING RULES AGENCY)

- 1. FRAMING LUMBER-DOUGLAS FIR LARCH
A. JOISTS, HEADERS, FLATES: No. 1
B. STUDS, BLOCKING: No. 2
C. SILL'S, NAILERS AND LEDGERS IN CONTACT WITH CONCRETE: PRESERVATIVE TESTED DOUGLAS FIR
D. POSTS AND BEAMS: No. 1
2. FRAMING HARDWARE AND JOIST HANGERS: AN MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
3. COMMON NAILS, UNLESS OTHERWISE NOTED SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO BE PER CBC TABLE NO. 2304.10, UNLESS OTHERWISE NOTED.
4. ALL SPECIFIED PLYWOOD SHEATHING TO BE APA RATED STRUCTURAL I, UON, EXPOSURE I IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 SHEATHING PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE CLASSIFIED AS EXTERIOR.
5. WOOD IN CONTACT WITH MASONRY OR CONCRETE OR PERMANENT EXPOSURE TO WEATHER SHALL BE PRESURE TREATED AND MARKED WITH THE UWPA QUALITY MARK. OR SHALL BE FOUNDATION GRADE REDWOOD. ALL CONNECTORS SHALL BE SIMPSON Z-MAX OR BETTER.
6. ANCHORS AND FASTENERS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER METAL AND/OR RECOMMENDED BY WOOD MANUFACTURER PER CBC 2304.9.5.
7. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND TAG EDGES PER APA, AFG-01 FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.

C. STEEL

- 1. STRUCTURAL STEEL: WIDE FLANGE SHAPES ASTM A992, OTHER STEEL SHAPES AND PLATES ASTM A36, STEEL TUBES ASTM A 50, GRADE B, STEEL PIPES ASTM A53, TYPE E OR S
2. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR BETTER. ALL BOLTS HOLES SHALL BE FINCHED OR DRILLED AND SHALL BE THE NOMINAL DIAMETER OF THE BOLT PLUS 1/16". BURNED HOLES ARE NOT ACCEPTABLE. SEE DRAWINGS.
3. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS-D1-LATEST EDITION WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES.

City and County of San Francisco Department of Building Inspection



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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required in addition to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. The permit will not be finalized without compliance with the special inspection requirements.

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services 1660 Mission Street - San Francisco CA 94103 Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org

Revised 9-22-17

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. ADDENDUM NO. OWNER NAME WINNIE AOIEONG & MICHAEL COATES OWNER PHONE NO.

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- 1. Concrete (Placement & sampling)
2. Bolts installed in concrete
3. Special moment-Resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. Structural welding:
A. Periodic visual inspection
B. Continuous visual inspection and NDT (Section 1704)
6. High-strength bolting
7. Structural masonry
8. Reinforced gypsum concrete
9. Insulating concrete fill
10. Sprayed-on fireproofing
11. Piling, drilled piers and caissons
12. Shotcrete
13. Special grading, excavation
14. And filling (Geo. Engineered)
15. Smoke-control system
16. Demolition
17. Exterior Facing
18. Retrofit of unreinforced masonry buildings:
A. Testing of mortar quality and shear tests
B. Inspection of repointing operations
C. Installation inspection of new shear bolts
D. Pre-installation inspection for embedded bolts
E. Pull/torque tests per SFBC Sec. 1607C & 1615C
18. Bolts Installed in existing concrete masonry:
A. Concrete
B. Masonry
C. Pull/torque tests
19. Shear walls and floor systems used as shear diaphragms
20. Holdowns
21. Special cases:
A. Shoring
B. Underpinning
C. Not affecting adjacent property
D. Affecting adjacent property: PA
E. Others
22. Crane safety (Apply to the operation of tower cranes on highrise building) (Section 1705.21)
23. Others: As recommended by professional of record

- 24. Structural observation per Sec. 1704.6 for the following:
A. Concrete construction
B. Masonry construction
C. Foundations
D. Steel framing
E. Wood framing
F. Other

- 25. Certification is required for:
A. G10-lam components
26. Firestops in high-rise building

Prepared by: DON DAVID Phone: 415 558 1510 Engineer/Architect of Record

Required information: FAX: 415 558 1551 Email: TONY@DOUBLEENGINEERING.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports.)

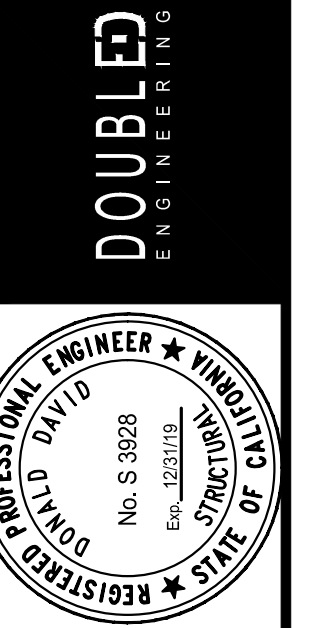
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

Revised 9-22-17

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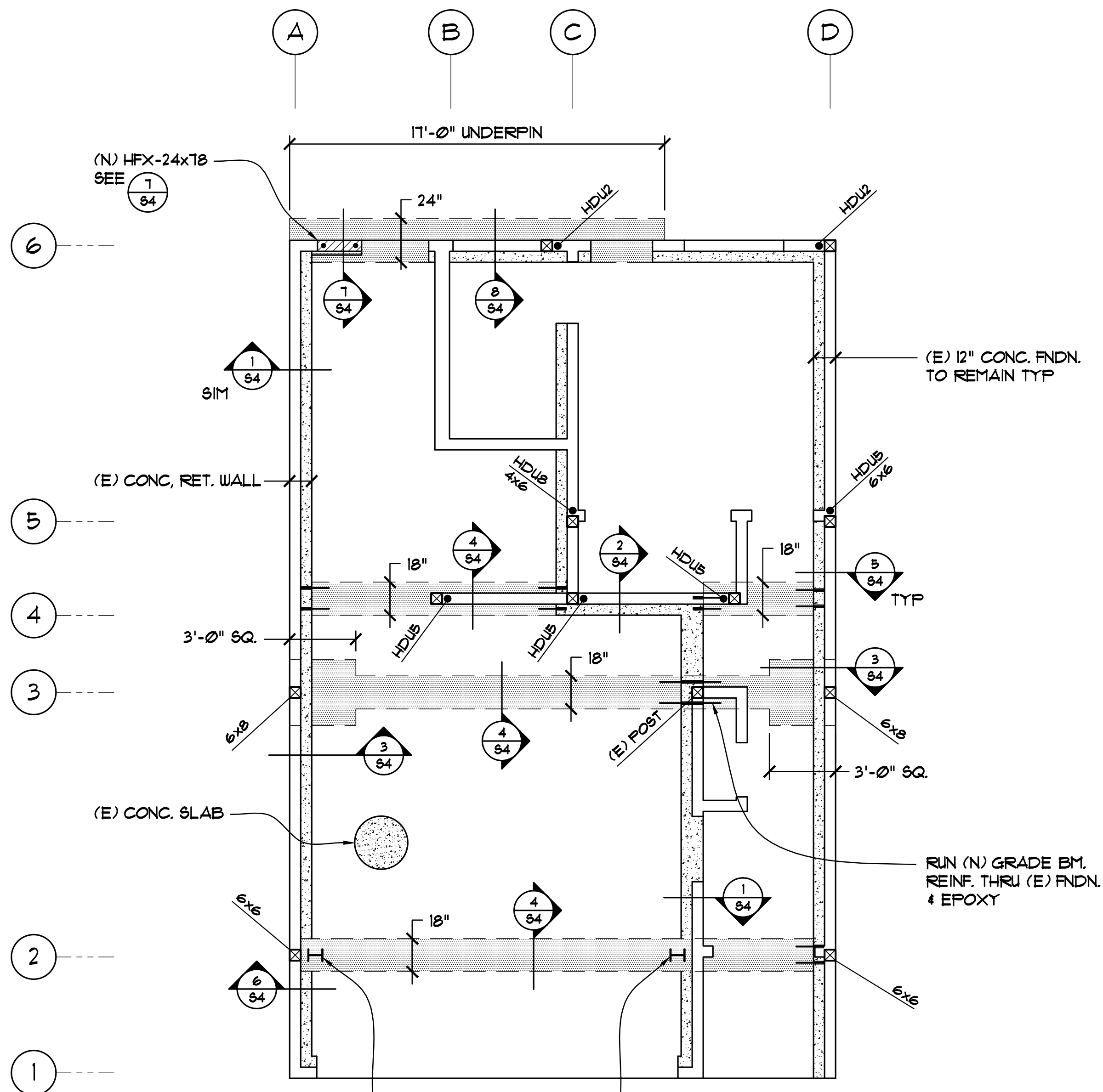
72 Otis Street San Francisco, CA 94103 P: 415-551-5150 F: 415-551-5151 W: doubleengineering.com



GENERAL NOTES

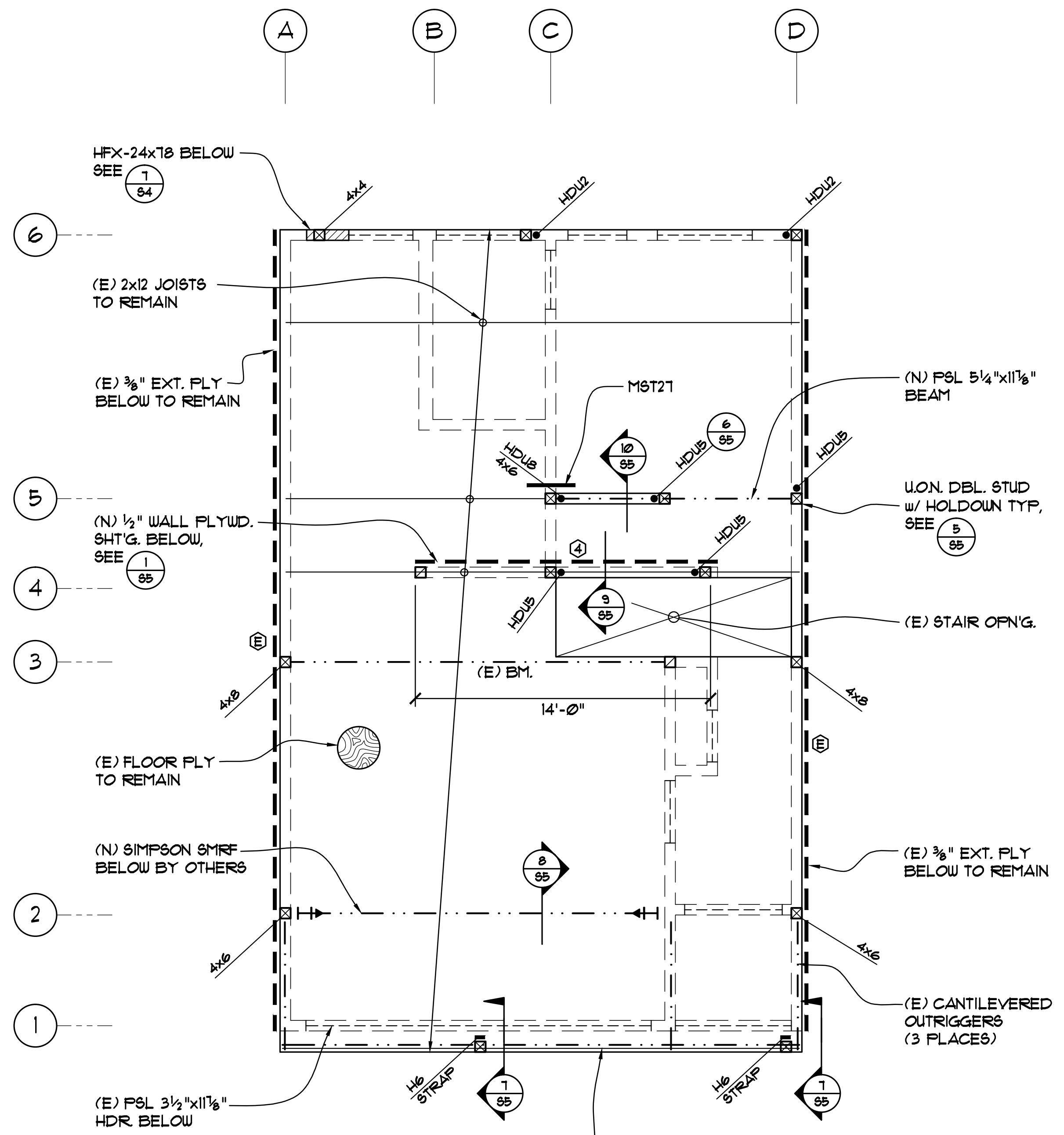
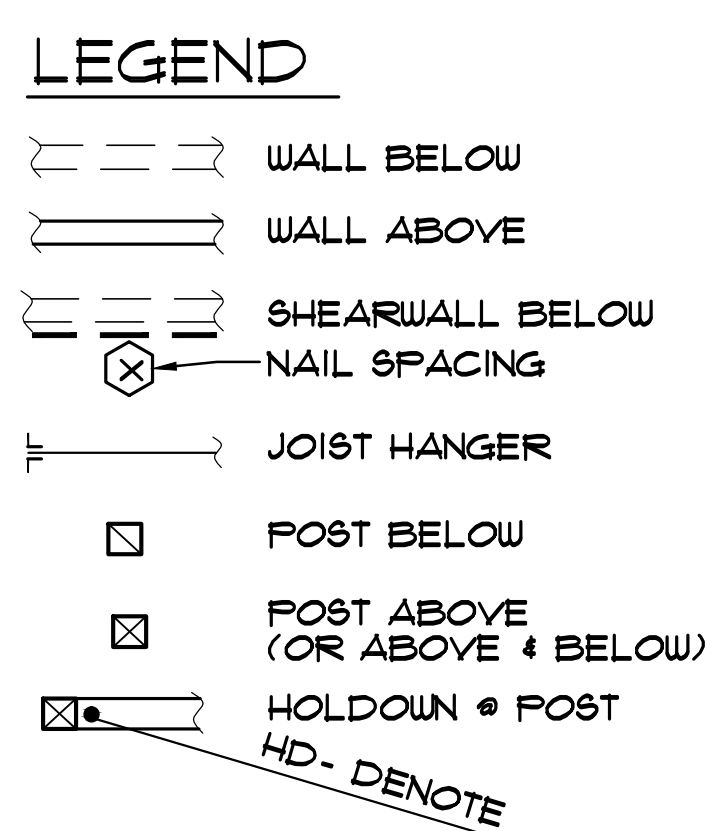
ADDITION & ALTERATIONS 624 MOULTRIE STREET SAN FRANCISCO, CA

Date: 7/30/19 Scale: AS NOTED Drawn By: AA Job No: 1856 Sheet 51 Of 51X Sheets



- NOTES:**
1. FOR HOLDDOGS TO (E) FNDN, SEE 12/84
 2. FOR HOLDDOGS TO (N) FNDN, SEE 15/84

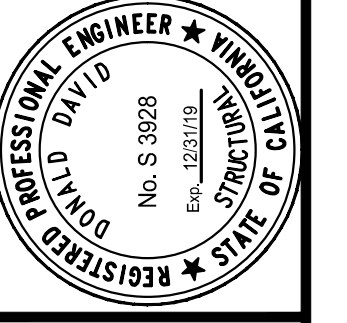
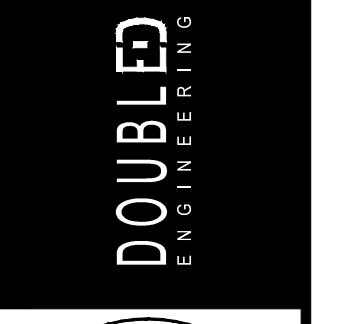
FOUNDATION PLAN
1/4" = 1'-0"



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

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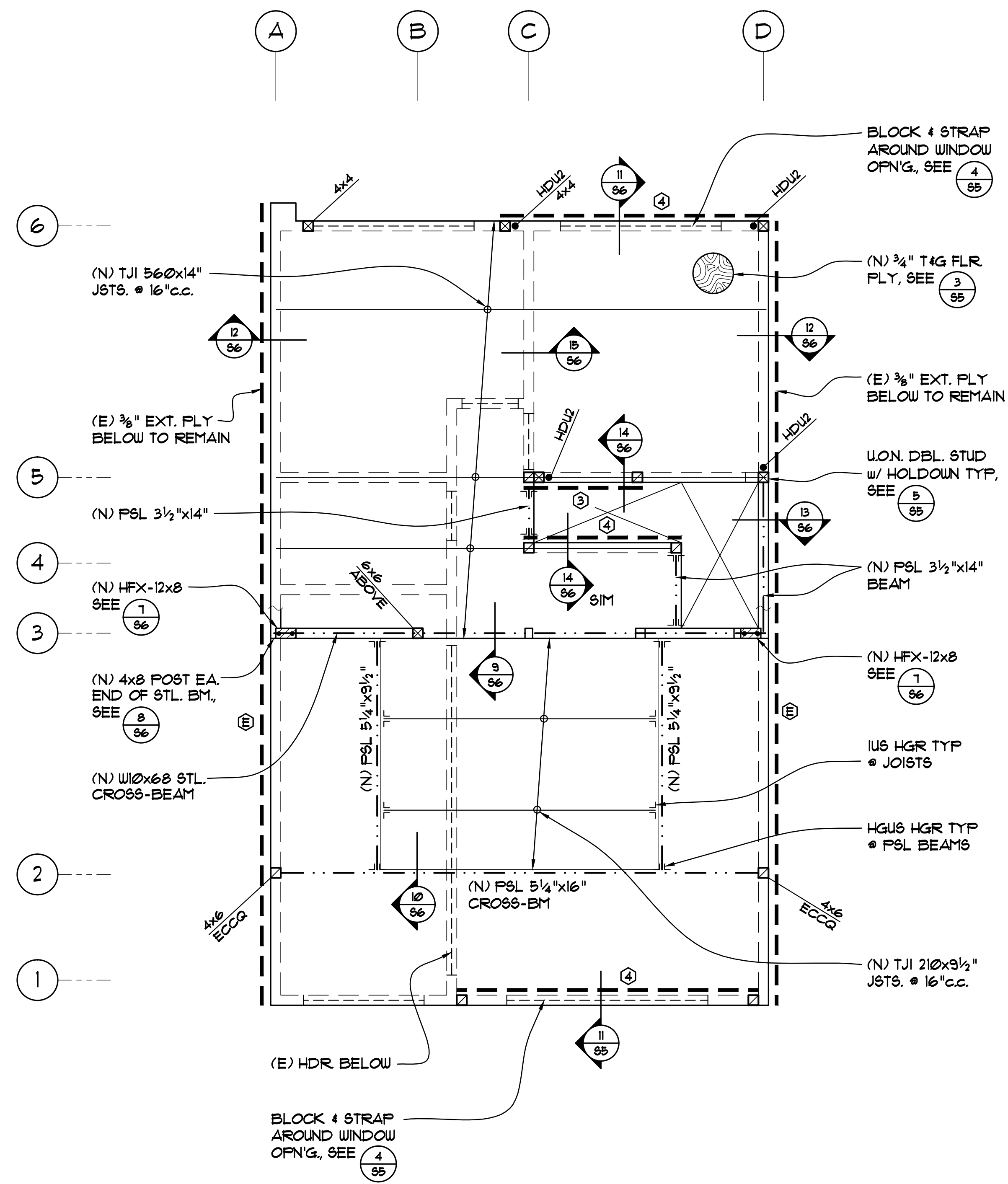
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FOUNDATION PLAN &
SECOND FLOOR FRAMING
PLAN

ADDITION & ALTERATIONS
624 MOULTRIE STREET
SAN FRANCISCO, CA

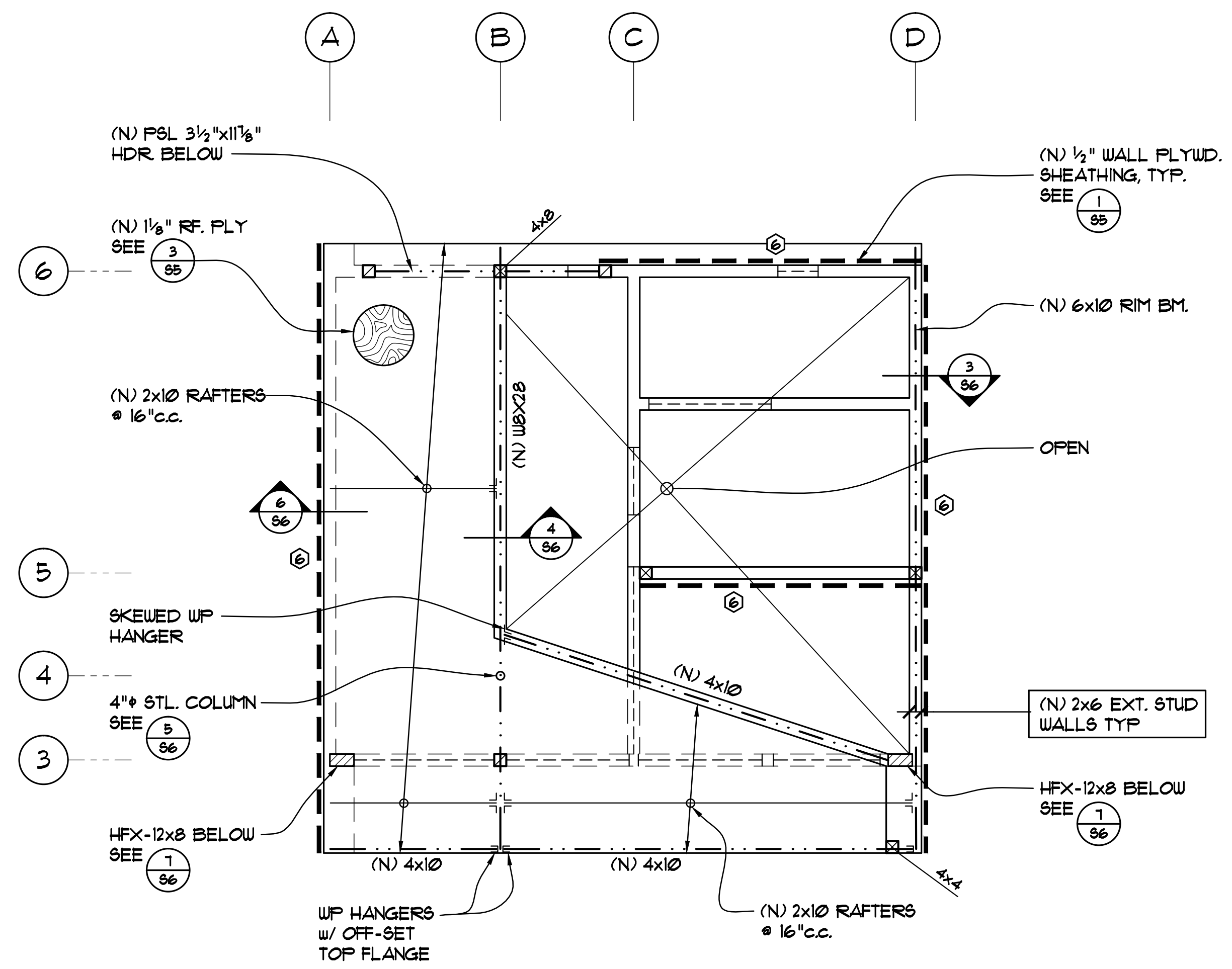
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Scale: AS NOTED
Drawn By: AA
Job No: 1856
Sheet
S2
Of 61X Sheets



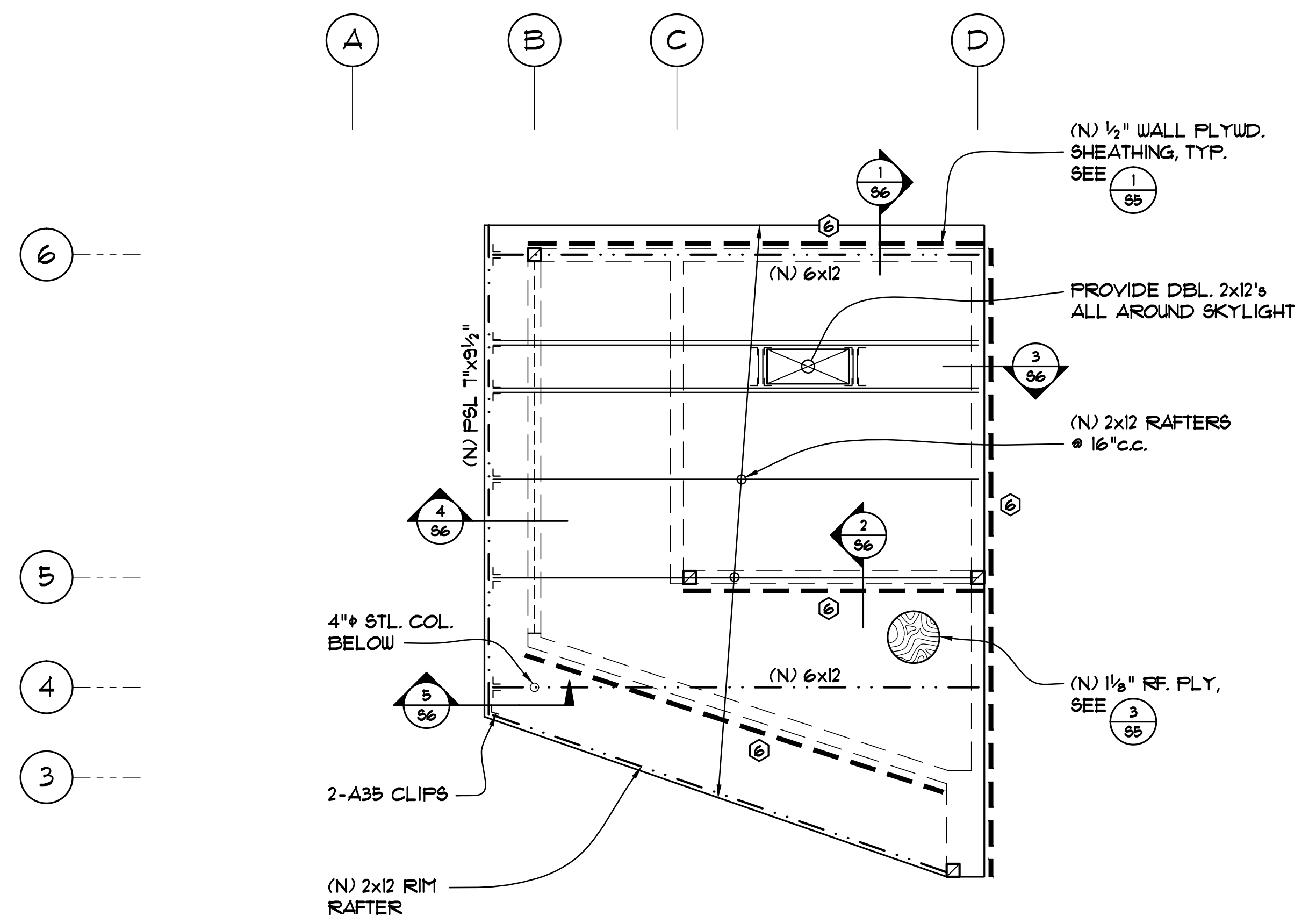
THIRD FLOOR FRAMING PLAN
1/4" = 1'-0" N

LEGEND

- WALL BELOW
- WALL ABOVE
- SHEARWALL BELOW
- NAIL SPACING
- JOIST HANGER
- POST BELOW
- POST ABOVE (OR ABOVE & BELOW)
- HOLDOWN @ POST
- HD - DENOTE



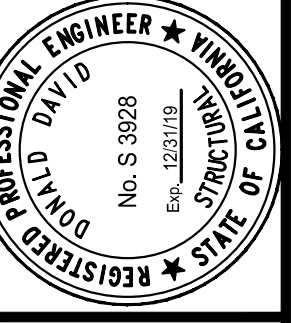
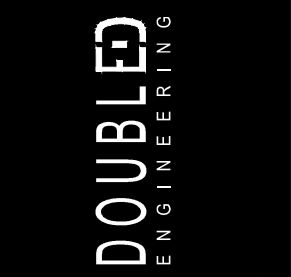
LOWER ROOF FRAMING PLAN
1/4" = 1'-0" N



UPPER ROOF FRAMING PLAN
1/4" = 1'-0" N

REVISIONS BY

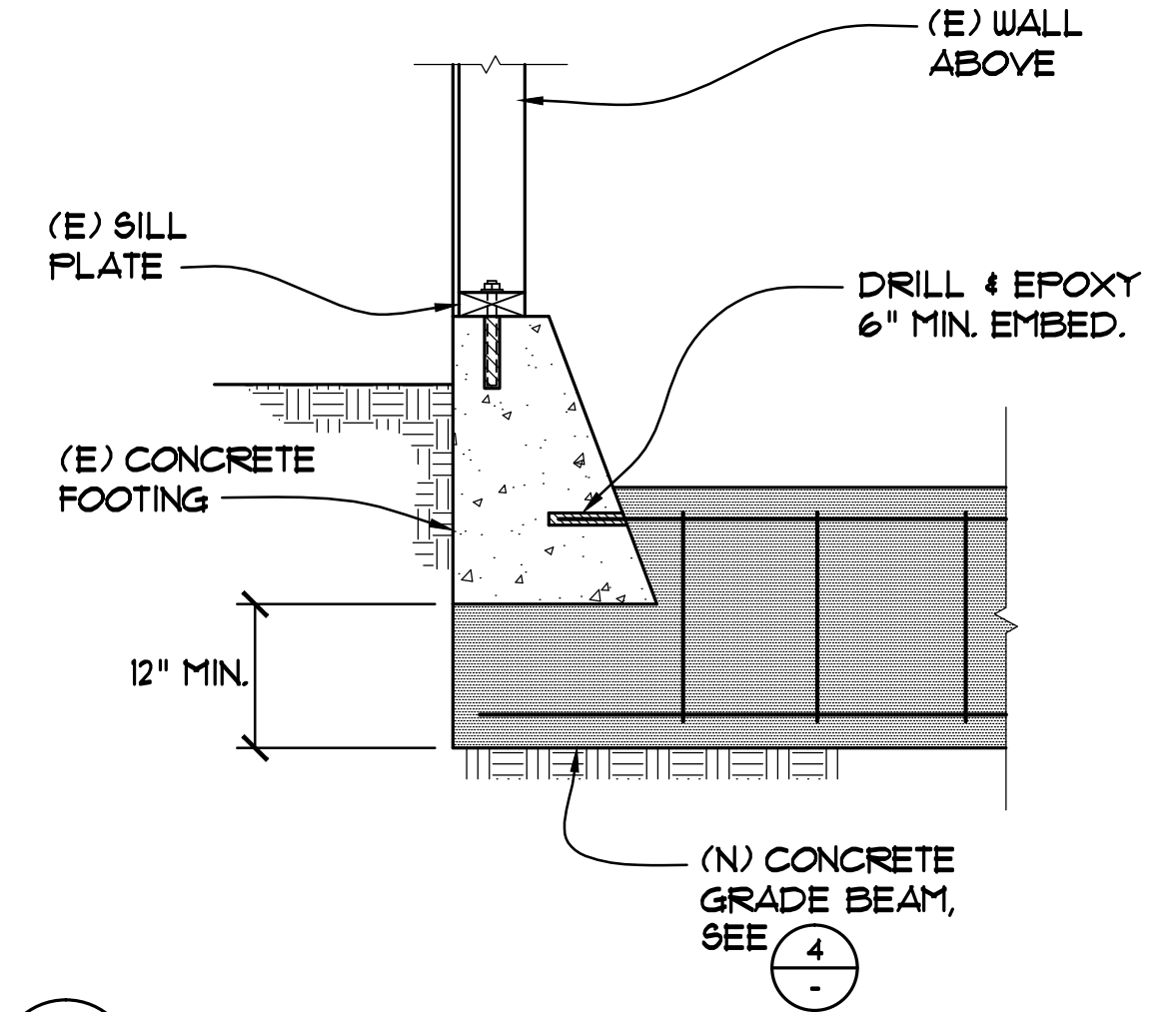
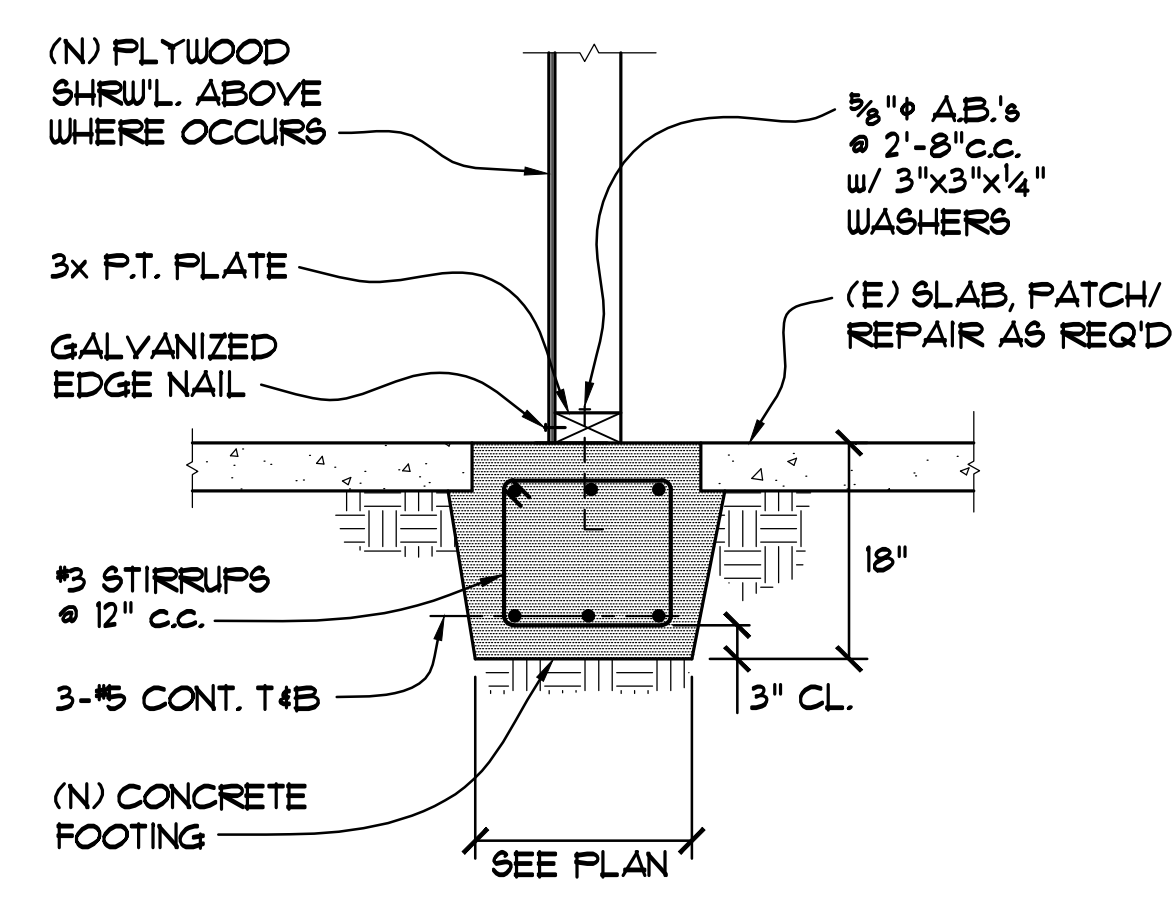
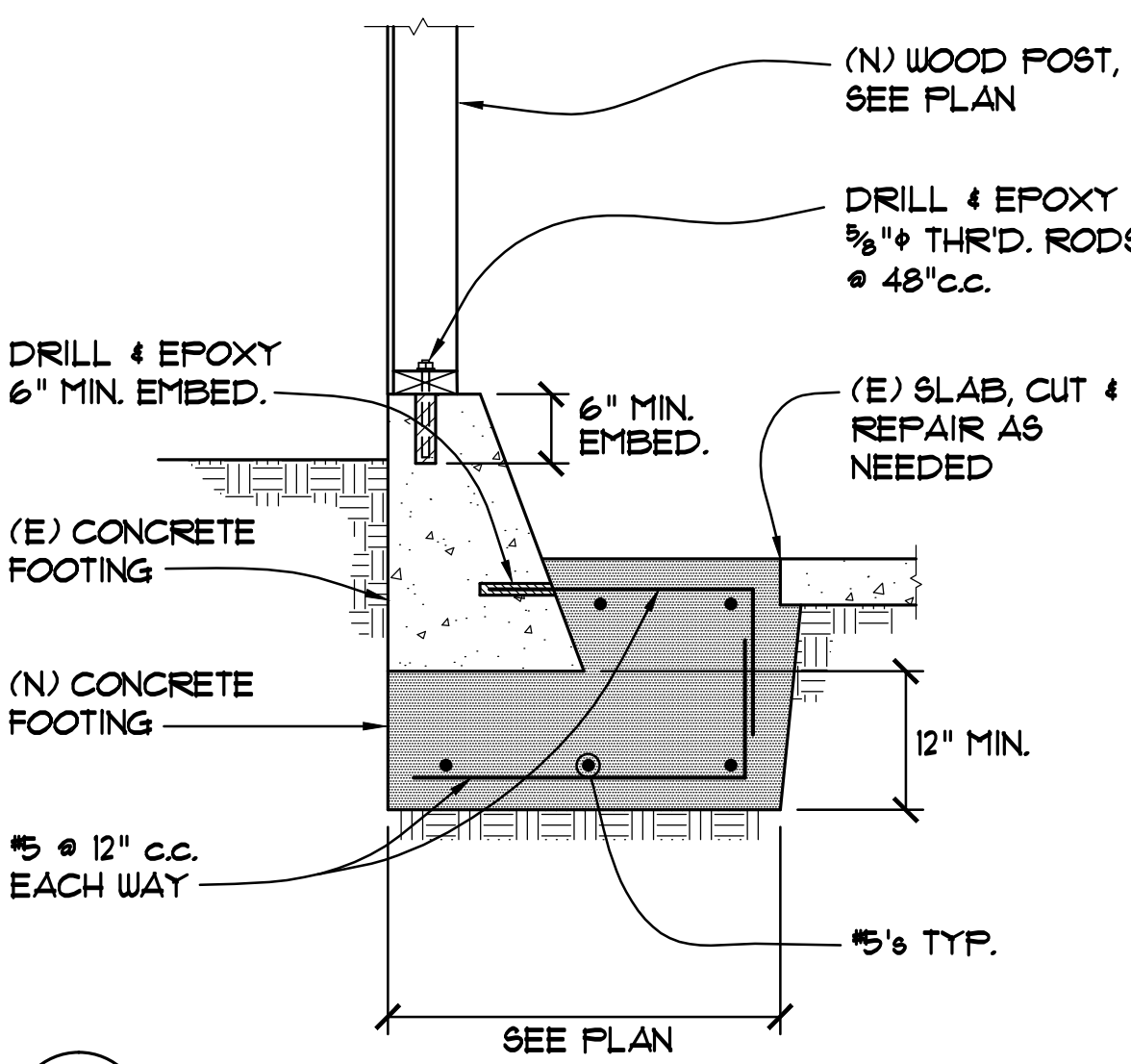
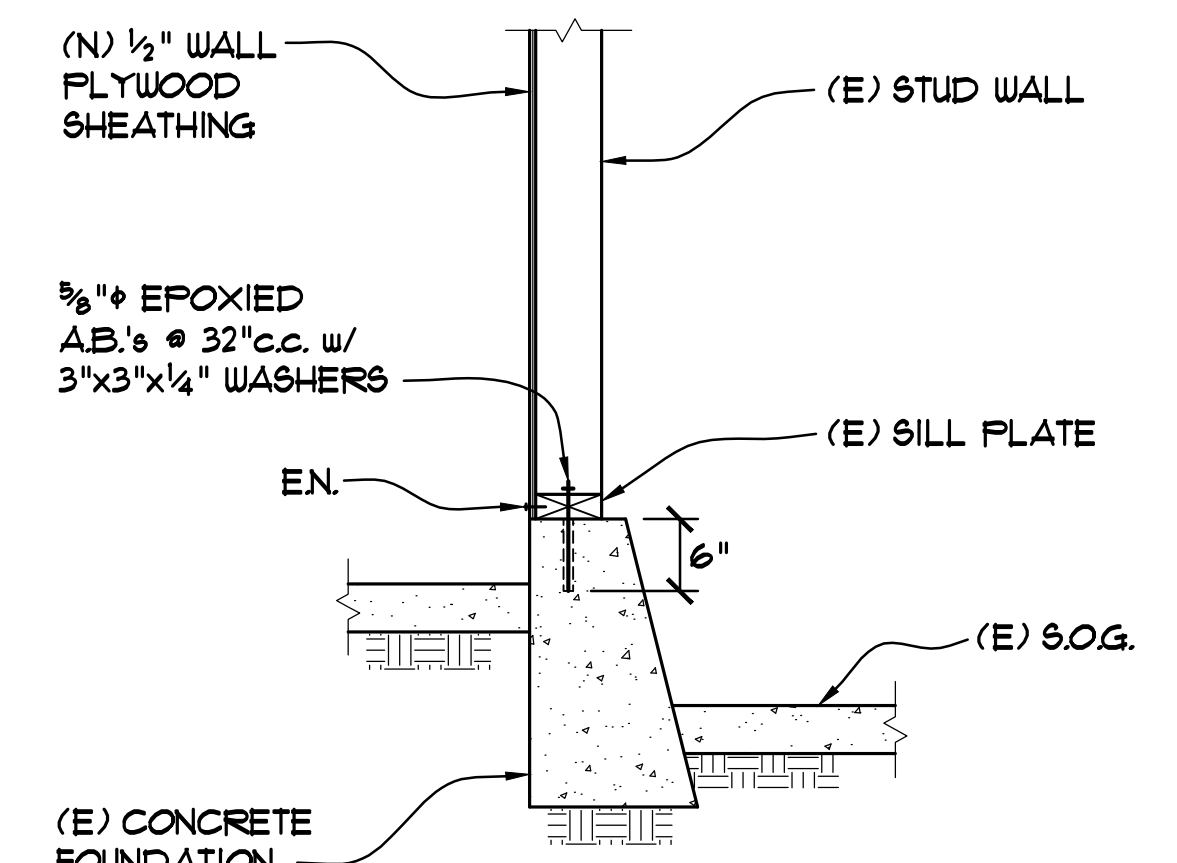
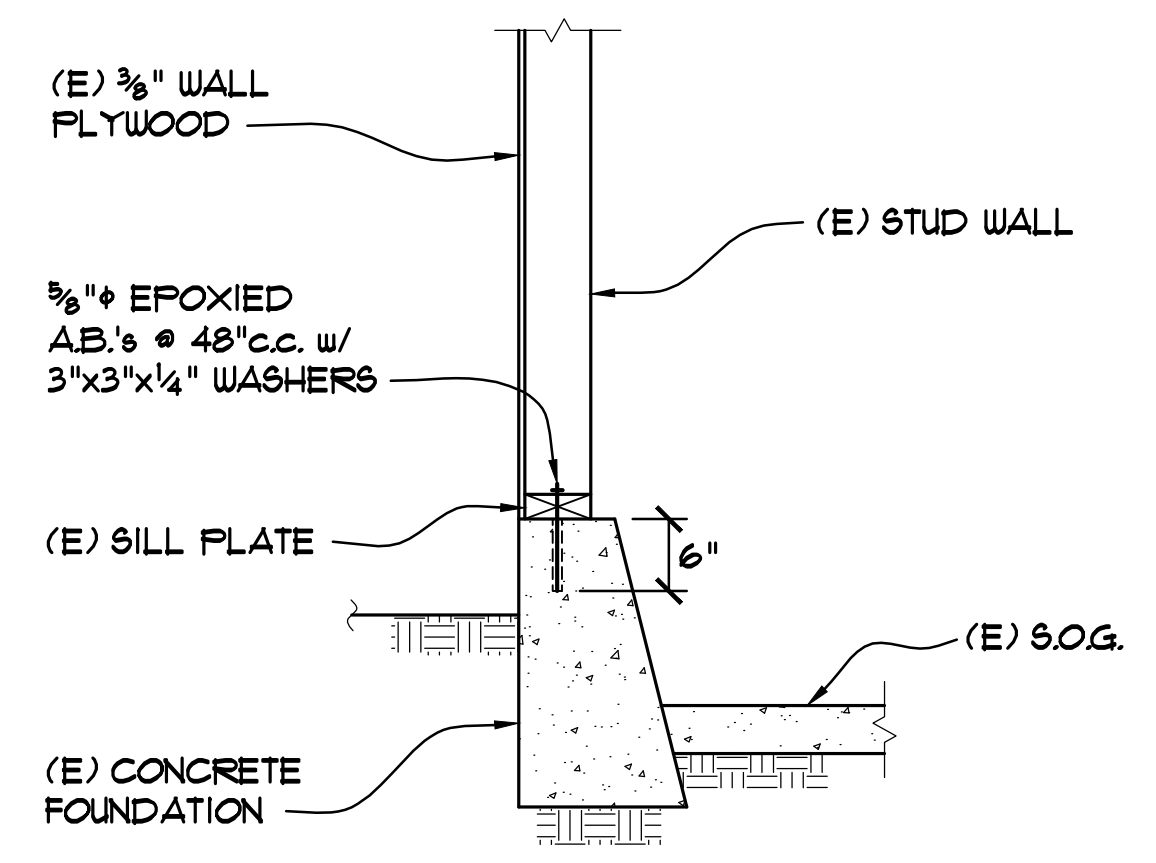
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THIRD FLOOR, LOWER ROOF & UPPER ROOF FRAMING PLANS

ADDITION & ALTERATIONS
624 MOULTRIE STREET
SAN FRANCISCO, CA

Date: 7/30/19
Scale: AS NOTED
Drawn By: AA
Job No: 1856
Sheet
S3
Of 61X Sheets



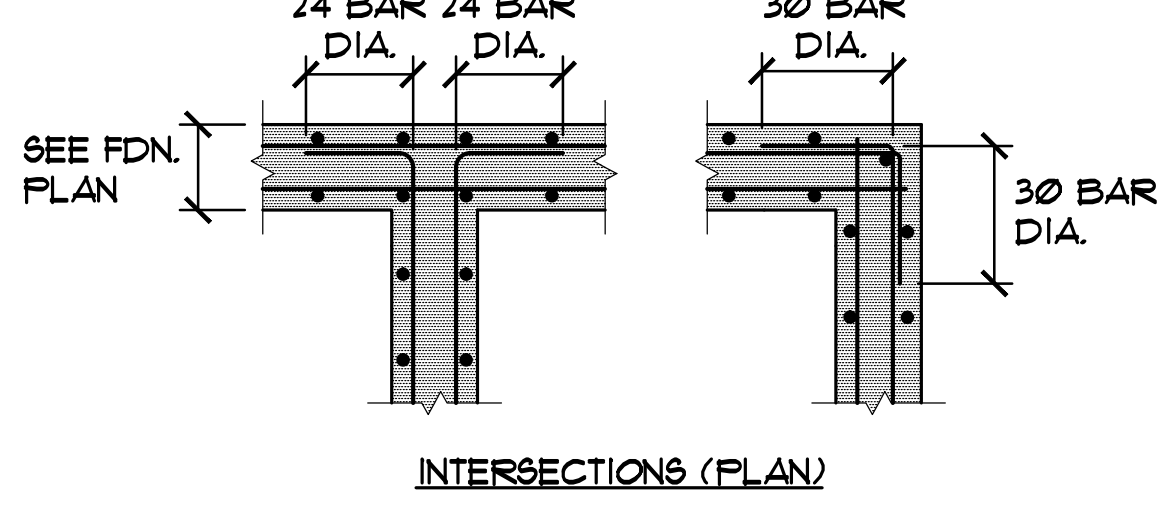
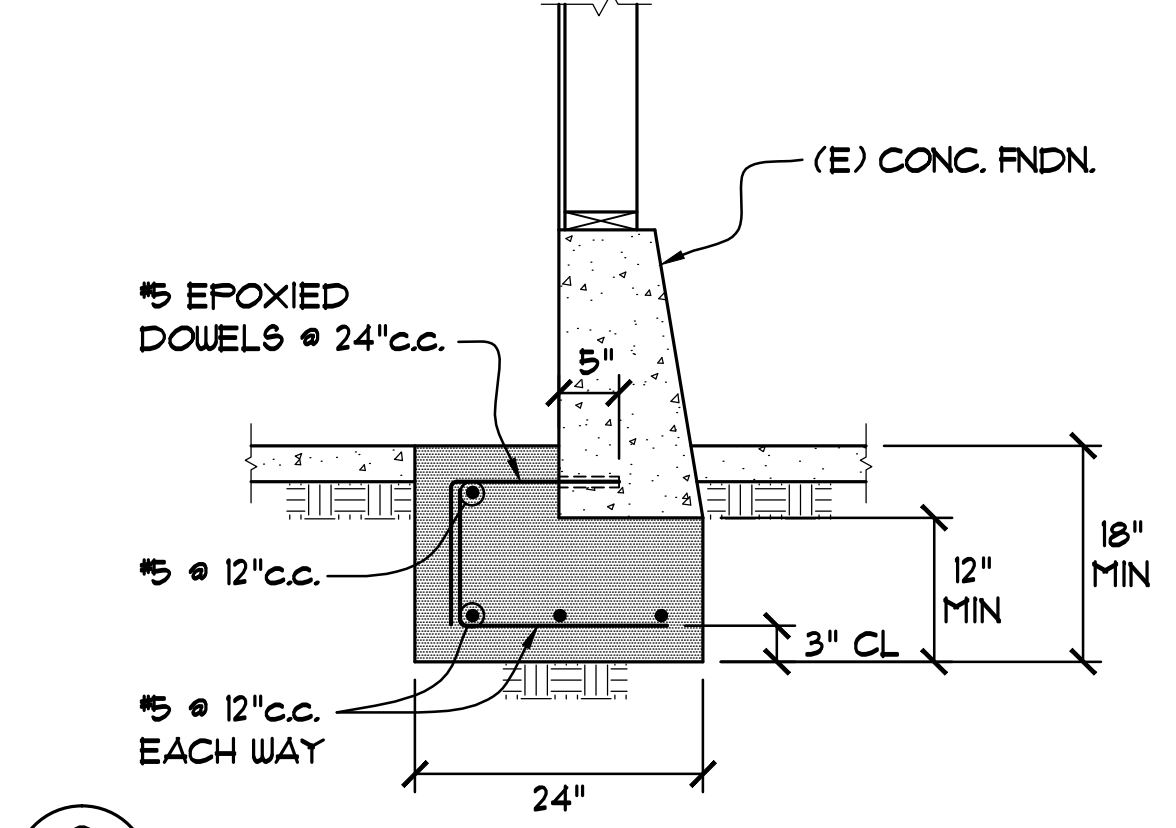
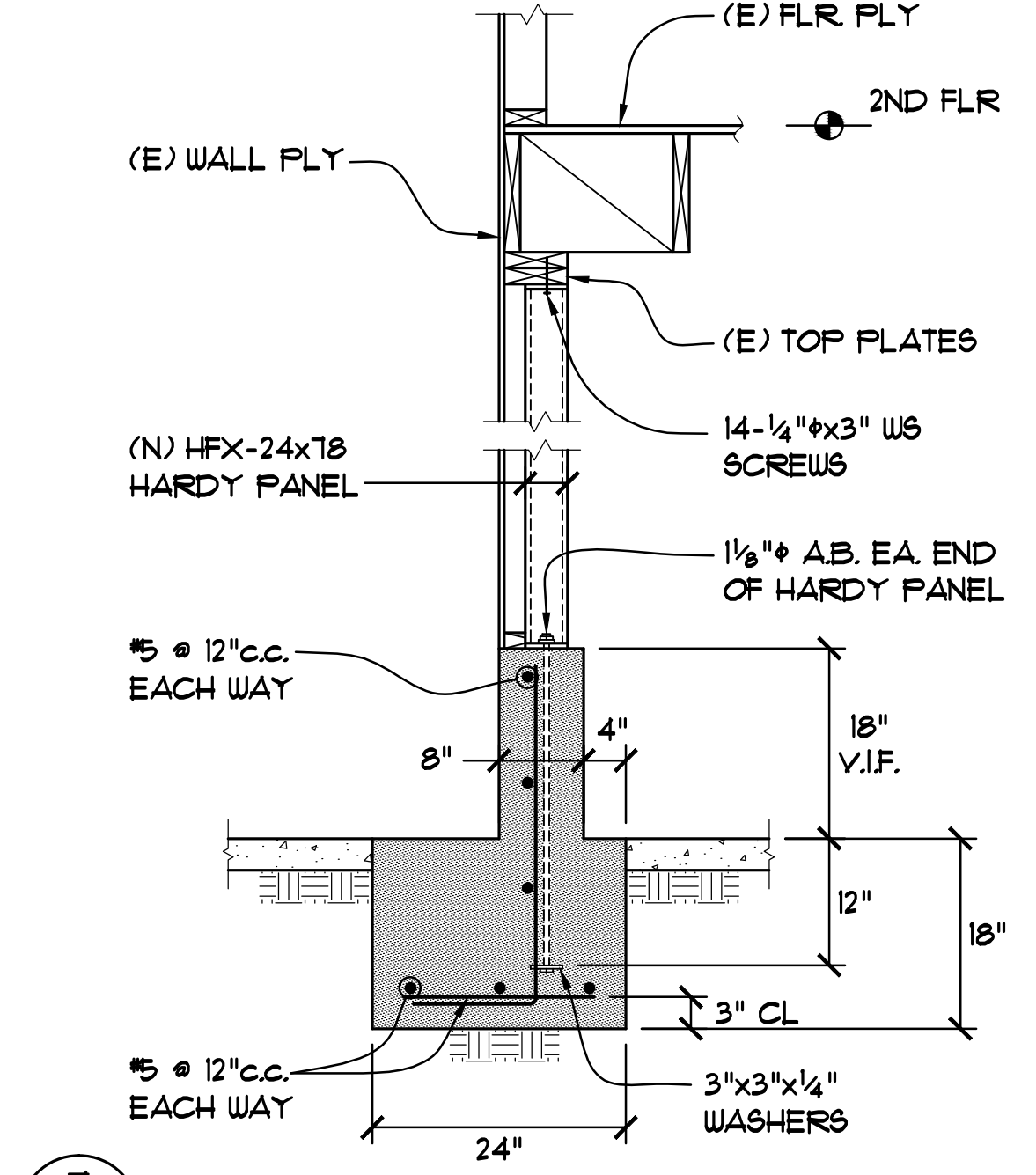
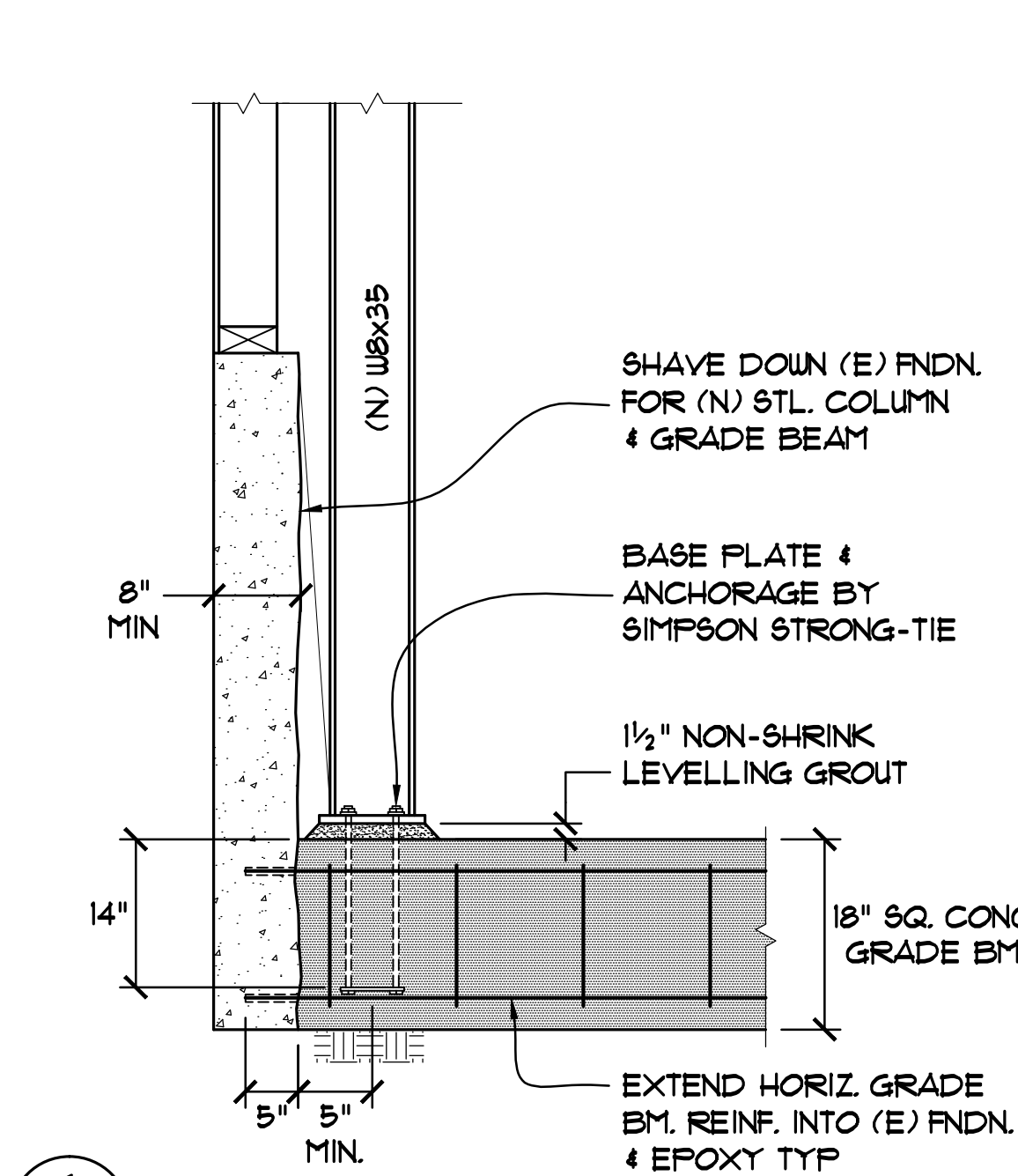
1
-
3/4" = 1'-0"

2
-
3/4" = 1'-0"

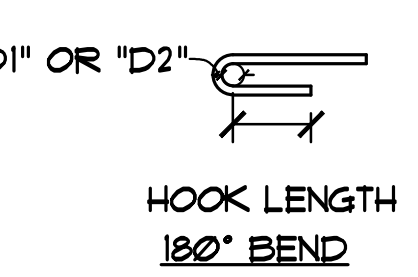
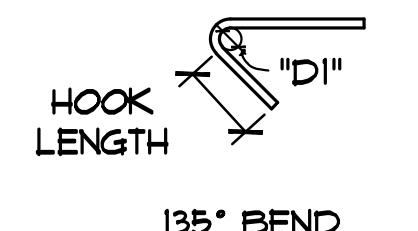
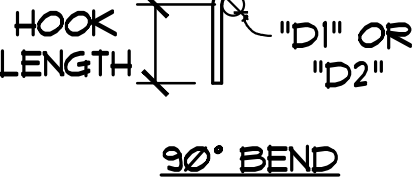
3
-
3/4" = 1'-0"

4
-
3/4" = 1'-0"

5
-
3/4" = 1'-0"



BAR SIZE	STANDARD HOOK LENGTH			
	MAIN REINFORCEMENT		STIRRUP AND TIE HOOKS	
	90°	180°	90°	180°
#3	6"	4"	3"	4 1/2"
#4	8"	4"	4"	6"
#5	9 1/2"	4 1/2"	5"	7 1/2"
#6	11 1/2"	5 1/2"	11 1/2"	10"
#7	13 1/2"	6 1/2"	13 1/2"	11 1/2"
#8	15"	7"	15"	13"



RADIUS	DIAMETER OF BENDS
D1	1 1/2" FOR #3 BARS
	2" FOR #4 BARS
	2 1/2" FOR #5 BARS
D2	6d FOR #3 THRU #8 BARS
	8d FOR #3 THRU #11 BARS
	10d FOR ABOVE #11 BARS

NOTES:
1) "D1" TO BE USED FOR STIRRUPS, TIES & WALLS REINFORCING AT OPNG'S.
2) ALL BENDS TO BE MADE COLD

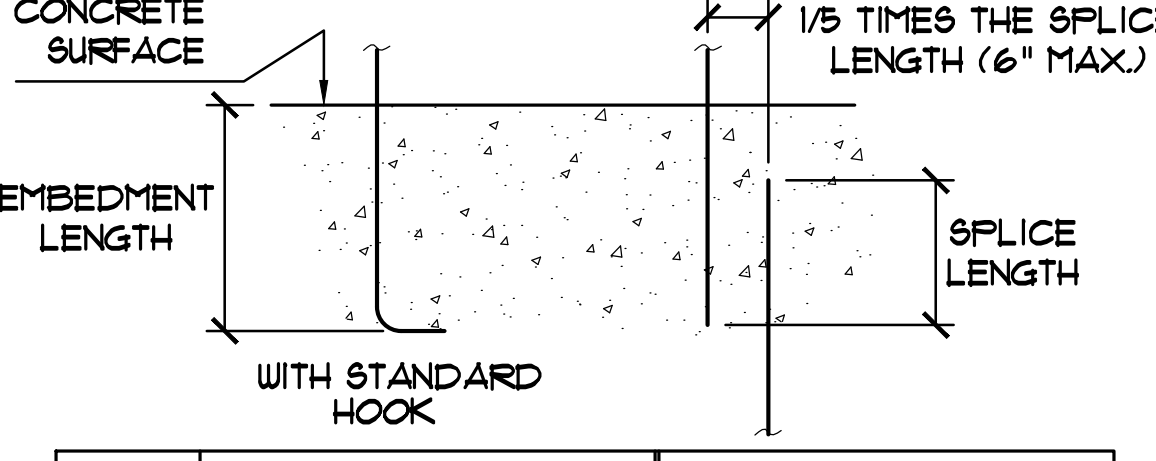
6
-
3/4" = 1'-0"

7
-
3/4" = 1'-0"

8
-
3/4" = 1'-0"

9 GRADE BEAM INTERSECTIONS
- N.T.S.

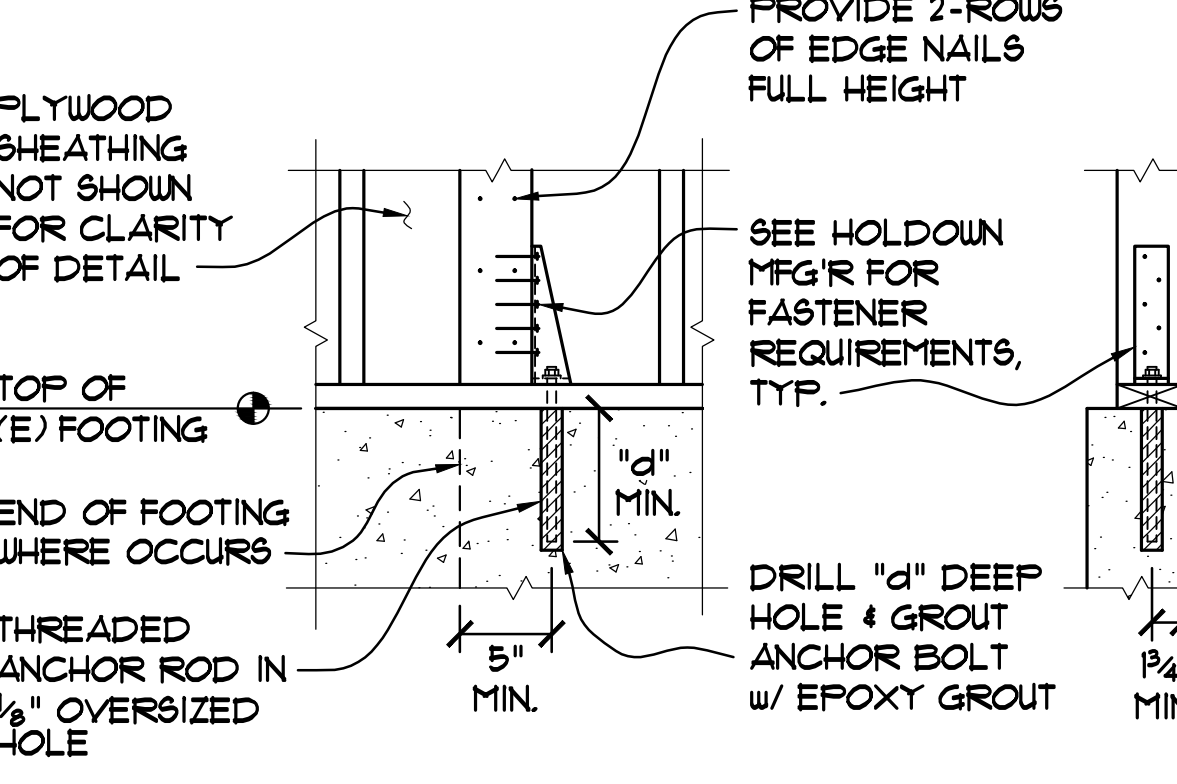
10 STANDARD HOOKS & TIE DETAILS
- N.T.S.



BAR SIZE	GRADE 40 REINFORCEMENT		GRADE 60 REINFORCEMENT	
	EMBEDMENT WITH HOOK	SPLICE LENGTH	EMBEDMENT WITH HOOK	SPLICE LENGTH
#3	12"	1'-3"		
#4	12"	1'-8"		
#5			12"	3'-0"
#6			12"	3'-8"
#7			1'-3"	5'-4"
#8			1'-6"	6'-0"
#9			2'-0"	7'-0"

1. THE ABOVE LENGTHS ARE FOR CAST-IN-PLACE AND PRECAST CONCRETE.
2. ALL REINFORCING STEEL LAPS OR SPLICES SHALL BE AS INDICATED ON PLANS. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED, LAPS OR SPLICES SHALL BE STAGGERED AT LEAST 2'-0" C.C.

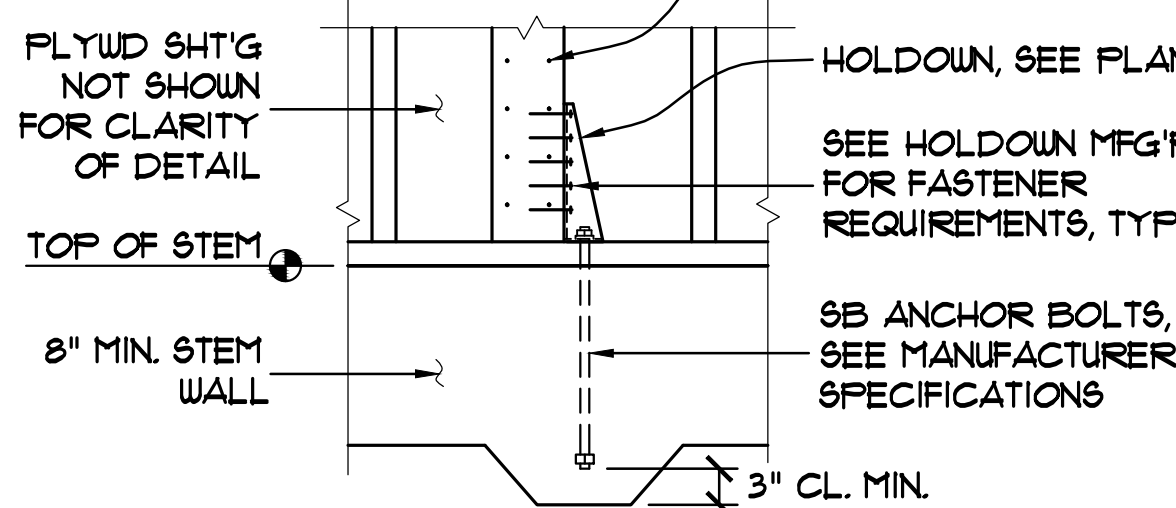
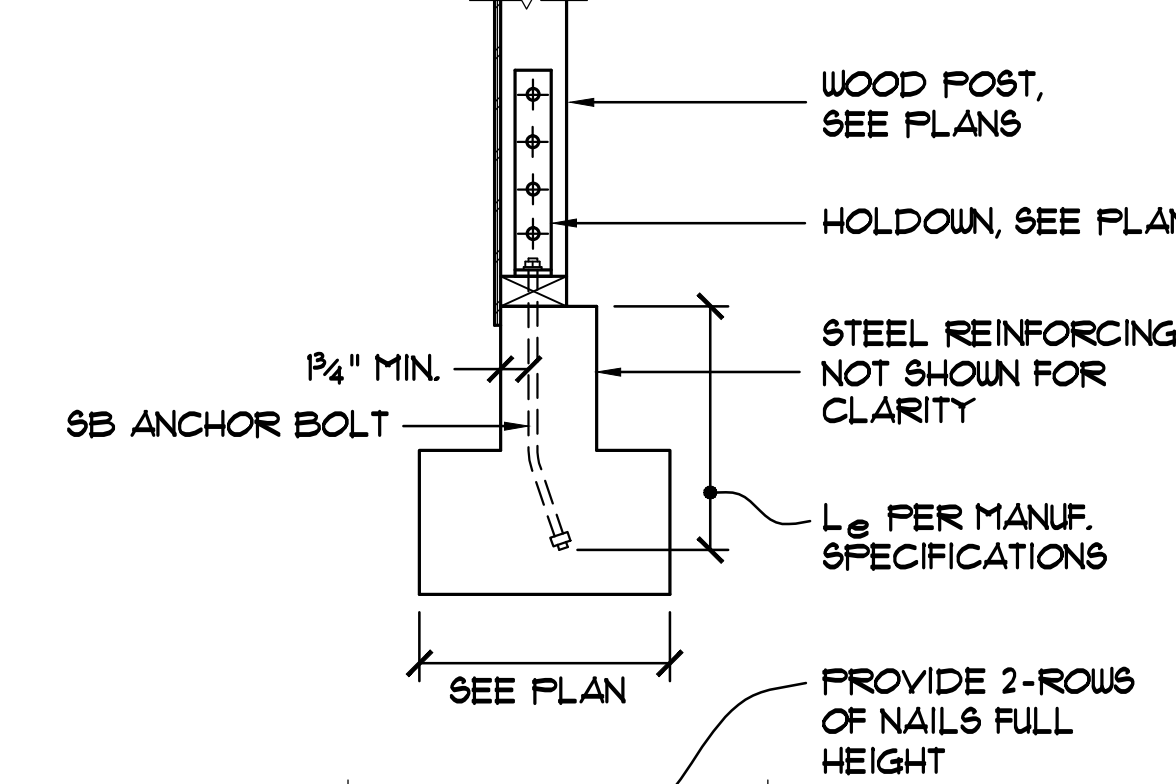
11 BAR EMBEDMENT LENGTHS & SPLICES
- N.T.S.



HOLDOWN SIZE	"d"	TEST FULL (LBS)
HDU2	12"	7,100
HDU4	12"	11,000
HDU5	12"	14,000
HDQ8/HDU8	12"	20,000

NOTES:
1. 25% OF EPOXIED HOLDOWN ANCHORS SHALL BE FULL TESTED.
2. IF ANCHOR FAILS TEST, CONTACT ENGINEER OF RECORD FOR ANCHORAGE & FNDN. REPAIR DETAILS. REVISED STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO DBI FOR REVIEW AND APPROVAL UNDER A SEPARATE PERMIT.

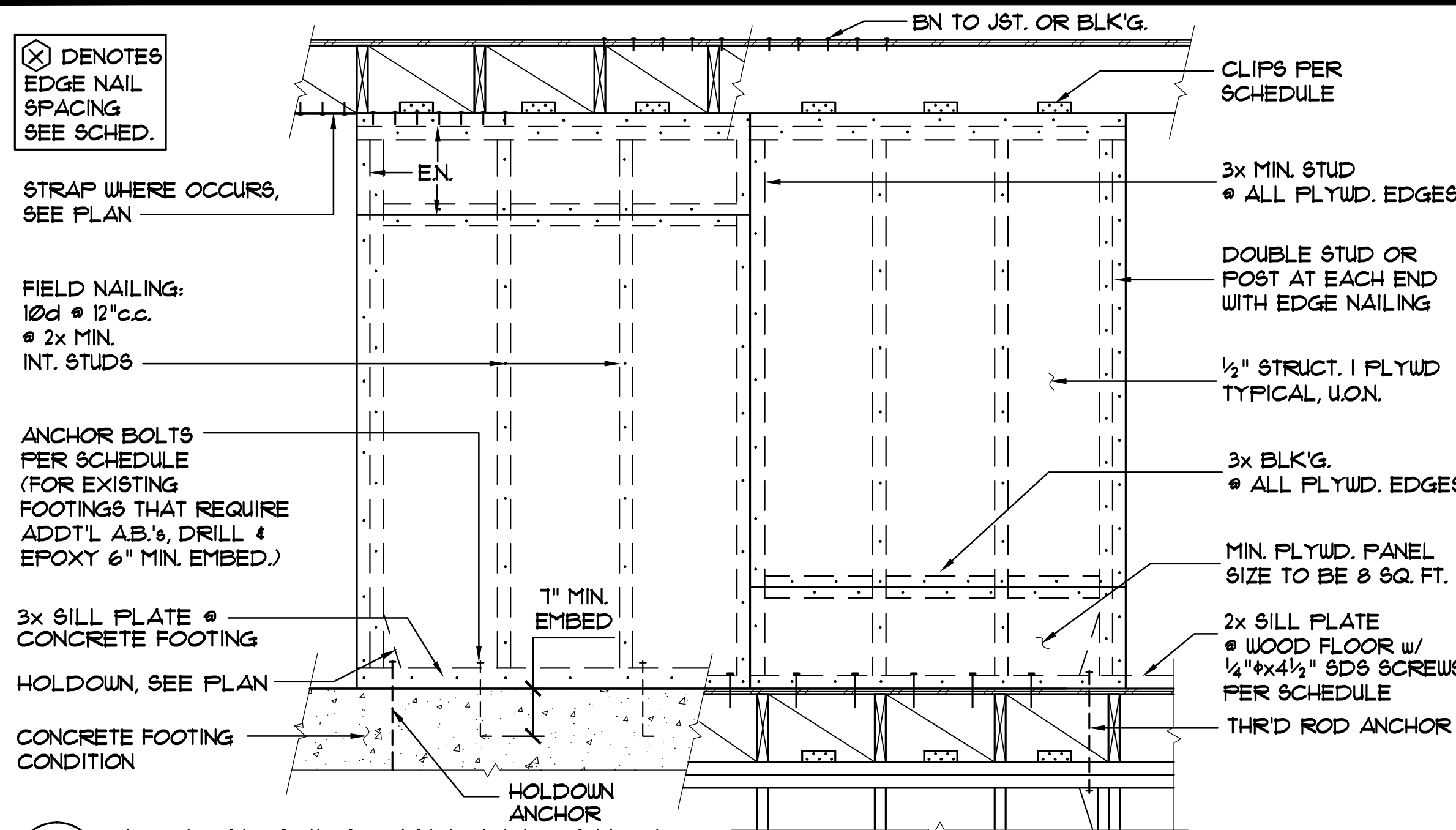
12 HOLDOWN TO (E) FOUNDATION
- N.T.S.



13 HOLDOWN TO NEW FOUNDATION
- N.T.S.

HD SIZE	ANCHOR #	TYPE	EMBED.
HDU2	3/8"	5B 3/8"x24"	18"
HDU4	3/8"	5B 3/8"x24"	18"
HDU5	3/8"	5B 3/8"x24"	18"
HDU8	1/2"	5B 1/2"x24"	18"

14 HOLDOWN ANCHOR SCHEDULE
- N.T.S.



1 TYPICAL SHEARWALL ELEVATION N.T.S.

SHEARWALL CONNECTION SCHEDULE

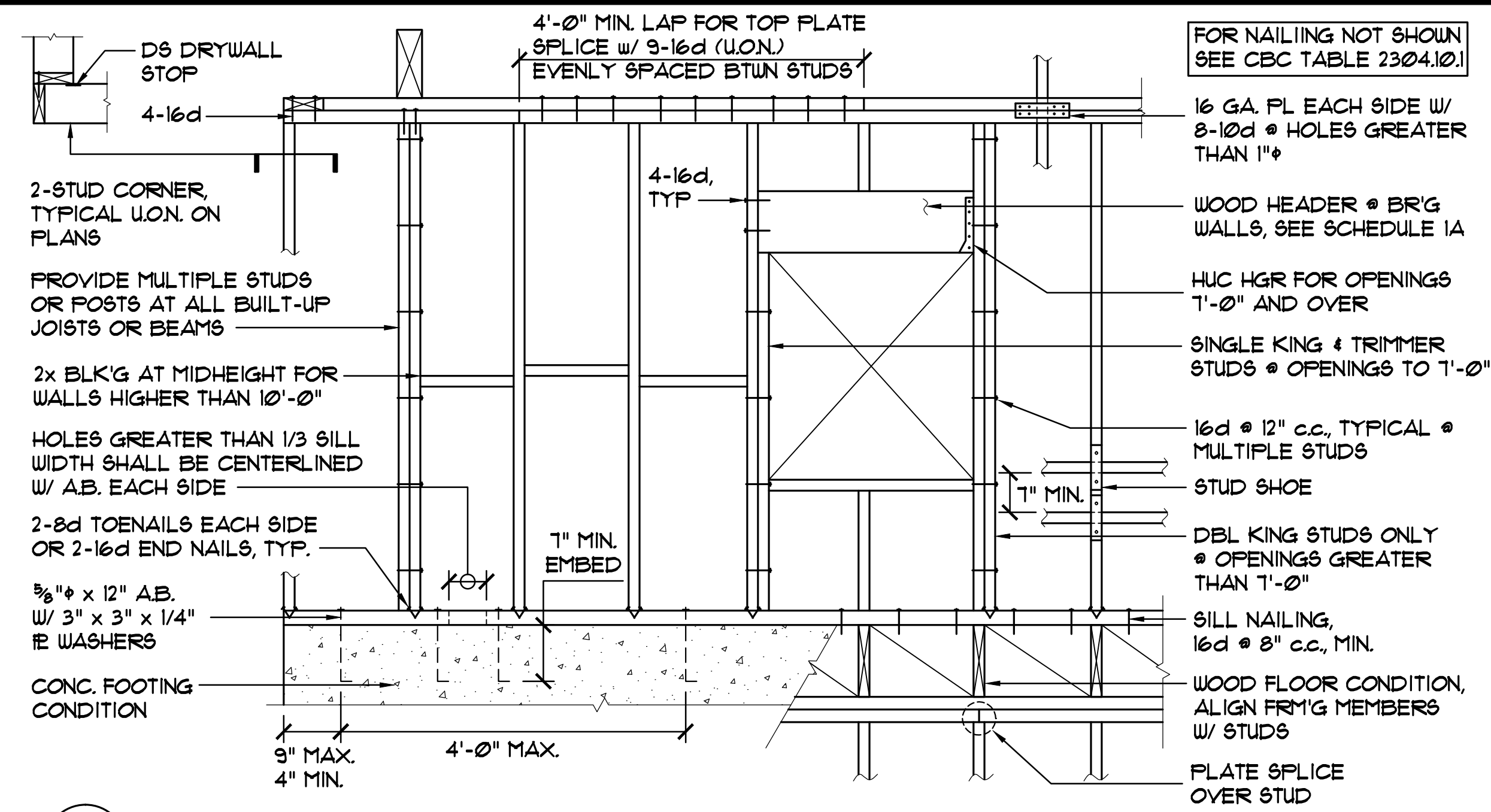
MARK	EN (EDGE NAILING)	A.B. (FDN. PLATE ANCHORS)	SN (SILL NAILING)	A35 SPACING @ JST. OR BLK'G.
②	10d @ 6"	5/8" @ 48"	1/4"x4 1/2" SDS @ 12"	16"
④	10d @ 4"	5/8" @ 32"	1/4"x4 1/2" SDS @ 8"	12"
③	10d @ 3"	5/8" @ 24"	1/4"x4 1/2" SDS @ 6"	12"
①	10d @ 2"	5/8" @ 16"	1/4"x4 1/2" SDS @ 4"	8"

* ALL PLYWD. TO BE STRUCTURAL I
 ** ALL SILL PLATE ANCHOR BOLTS REQUIRE 3"x3"x1/4" WASHERS USE TWICE AS MANY CONNECTORS FOR DOUBLE SIDED SHEARWALL
 *** USE 3x FRAMING MEMBERS AT ABUTTING PANELS WHERE:
 (1) EDGE NAILING IS SPACED CLOSER THAN 6" C.C. AT BUTTING EDGES
 (2) PLYWOOD IS APPLIED TO EACH FACE OF WALL. STAGGER NAILS

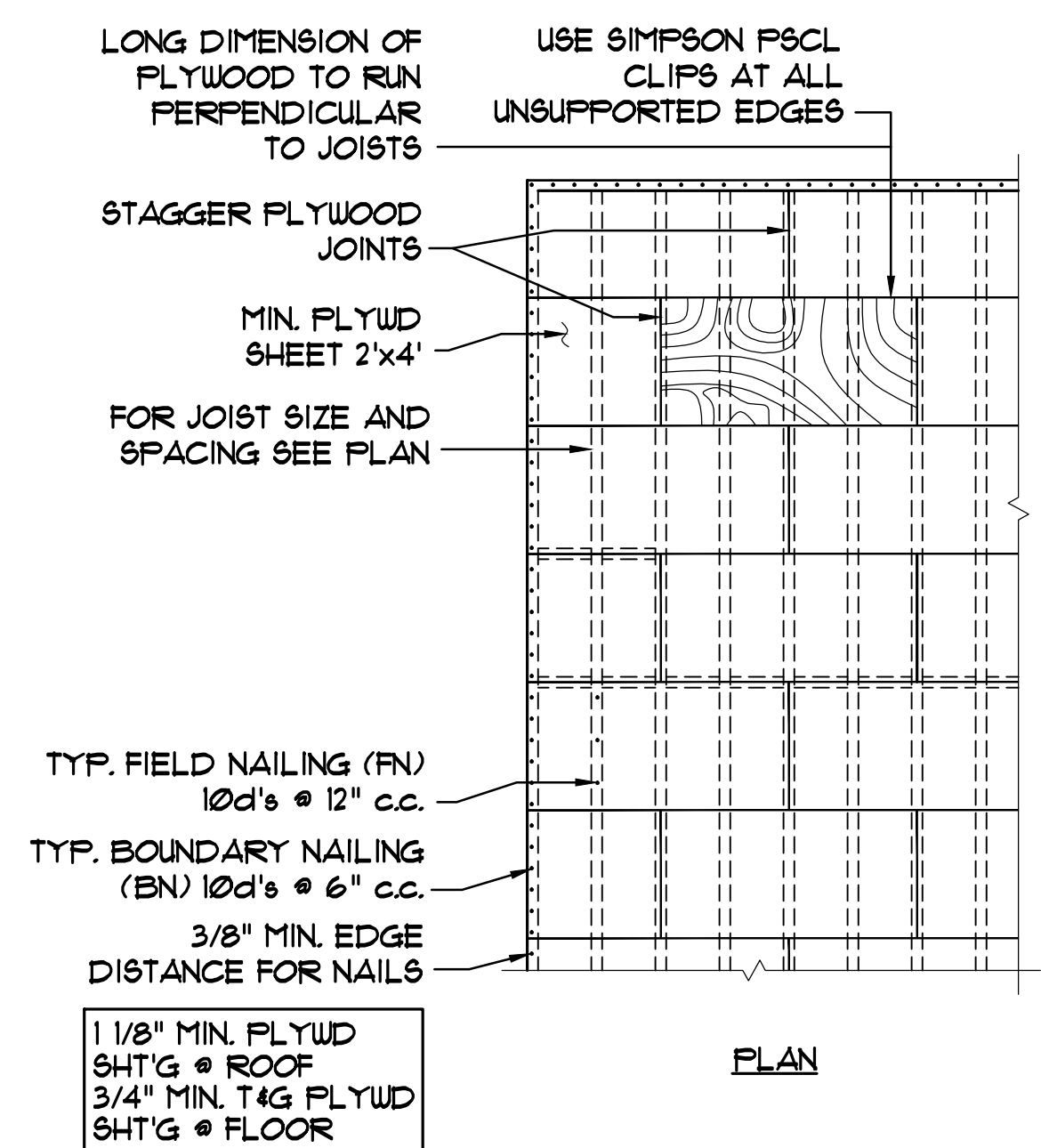
HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER @ BEARING WALL, TYPICAL U.O.N.		HEADER NOT REQ'D AT NON-BEARING WALL
	2x4 WALL	2x6 WALL	
UP TO 3'-0"	2-2x6		1/2" PLYWOOD @ 2x4 WALL
3'-0" TO 5'-0"	2-2x8		
5'-0" TO 7'-0"	2-2x10		
7'-0" TO 9'-0"	2 - 1 3/4" x 9 1/2" ML		RIGID INSULATION @ 2x6 WALL

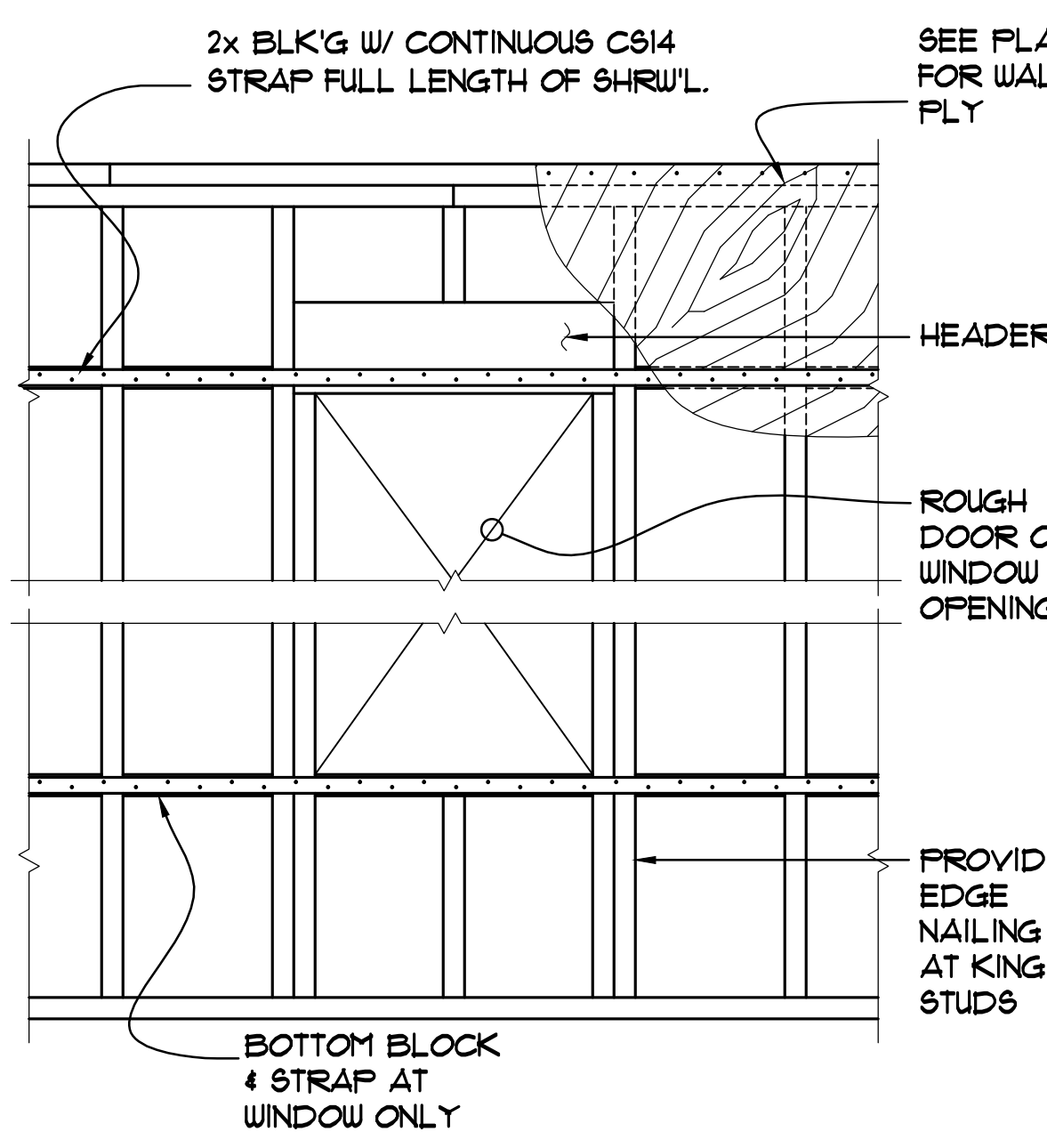
1A SCHEDULES N.T.S.



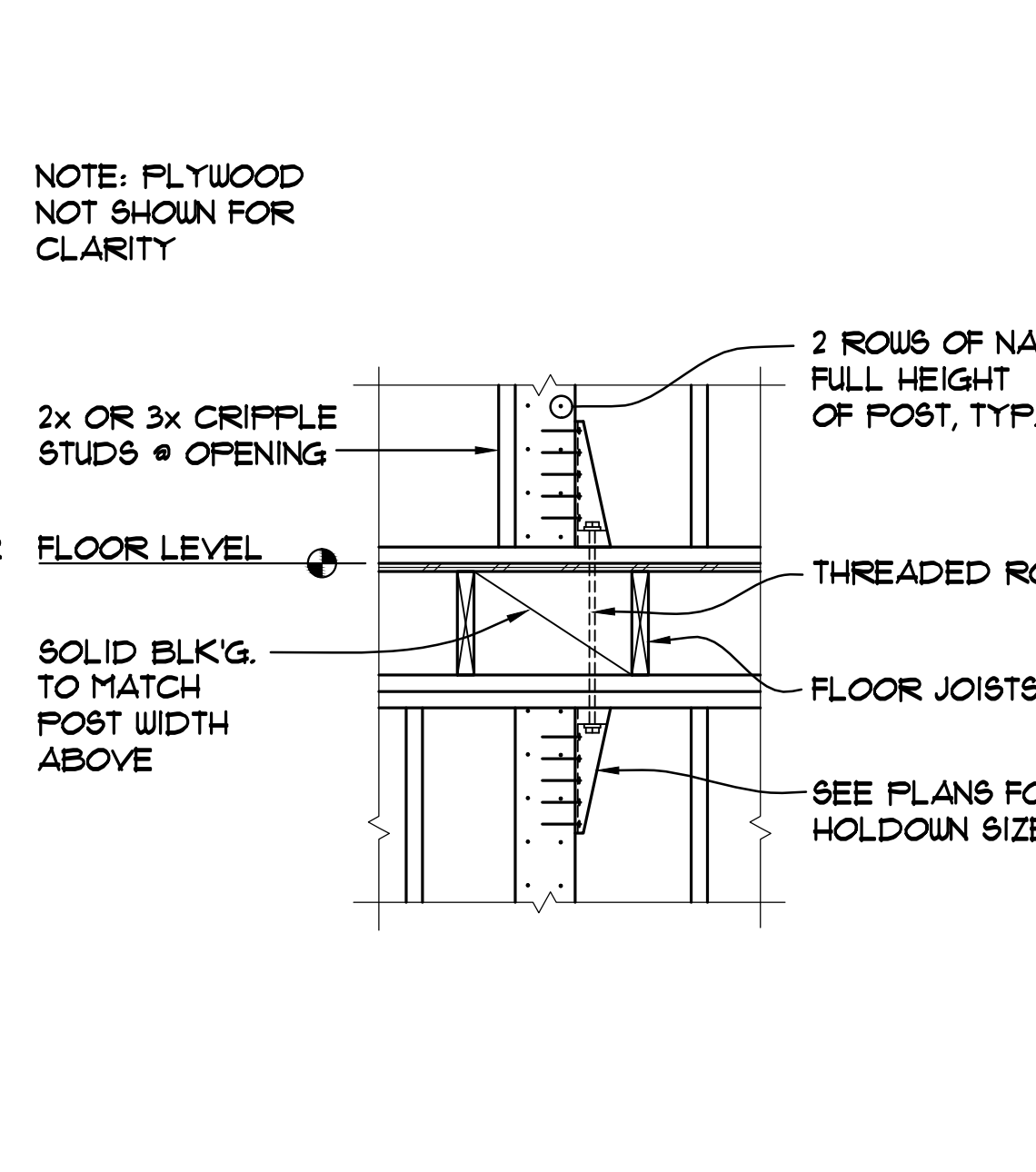
2 TYPICAL WALL CONSTRUCTION (UP TO 10'-0") N.T.S.



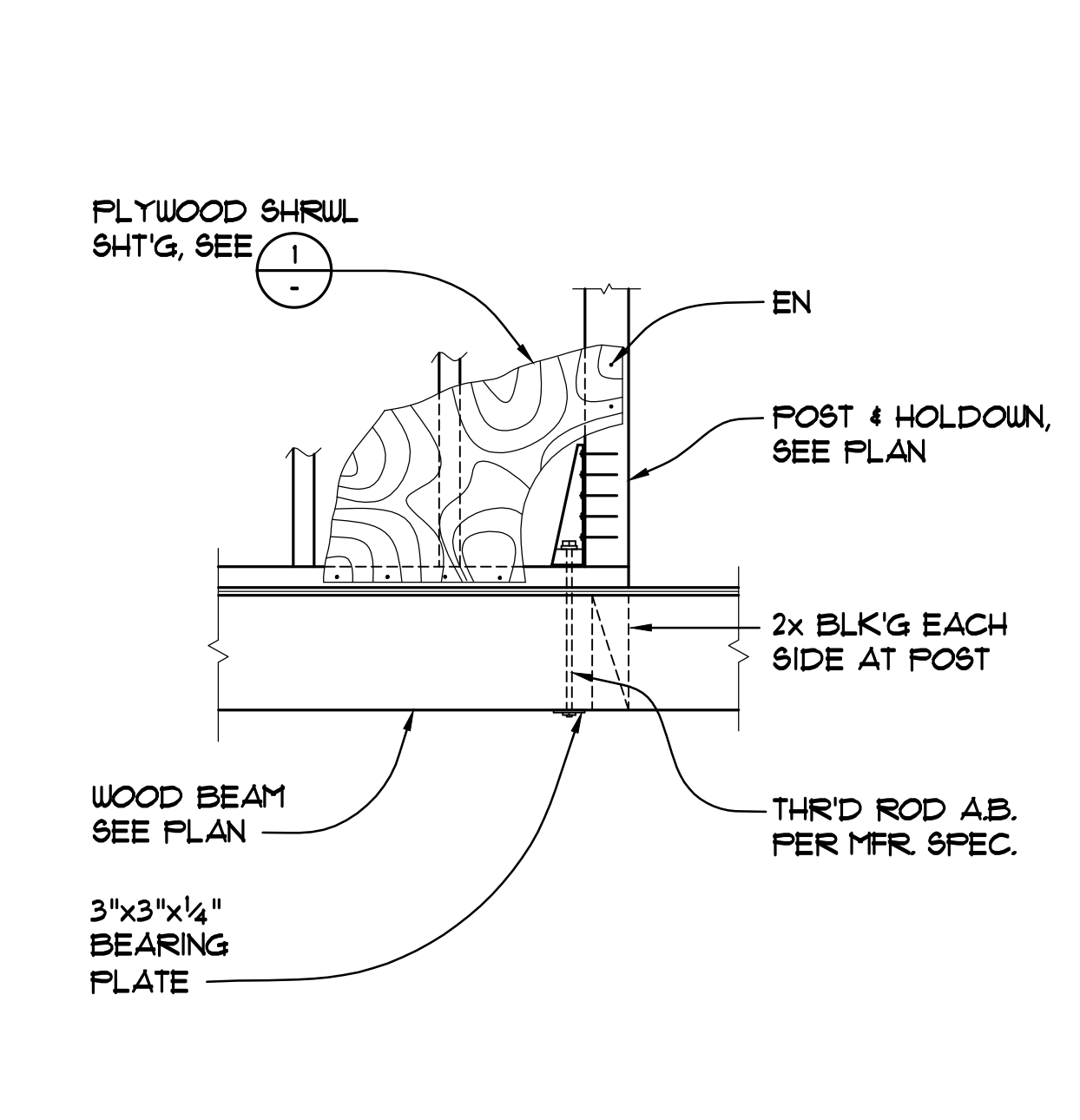
3 PLYWOOD SHEATHING AT ROOF AND FLOORS N.T.S.



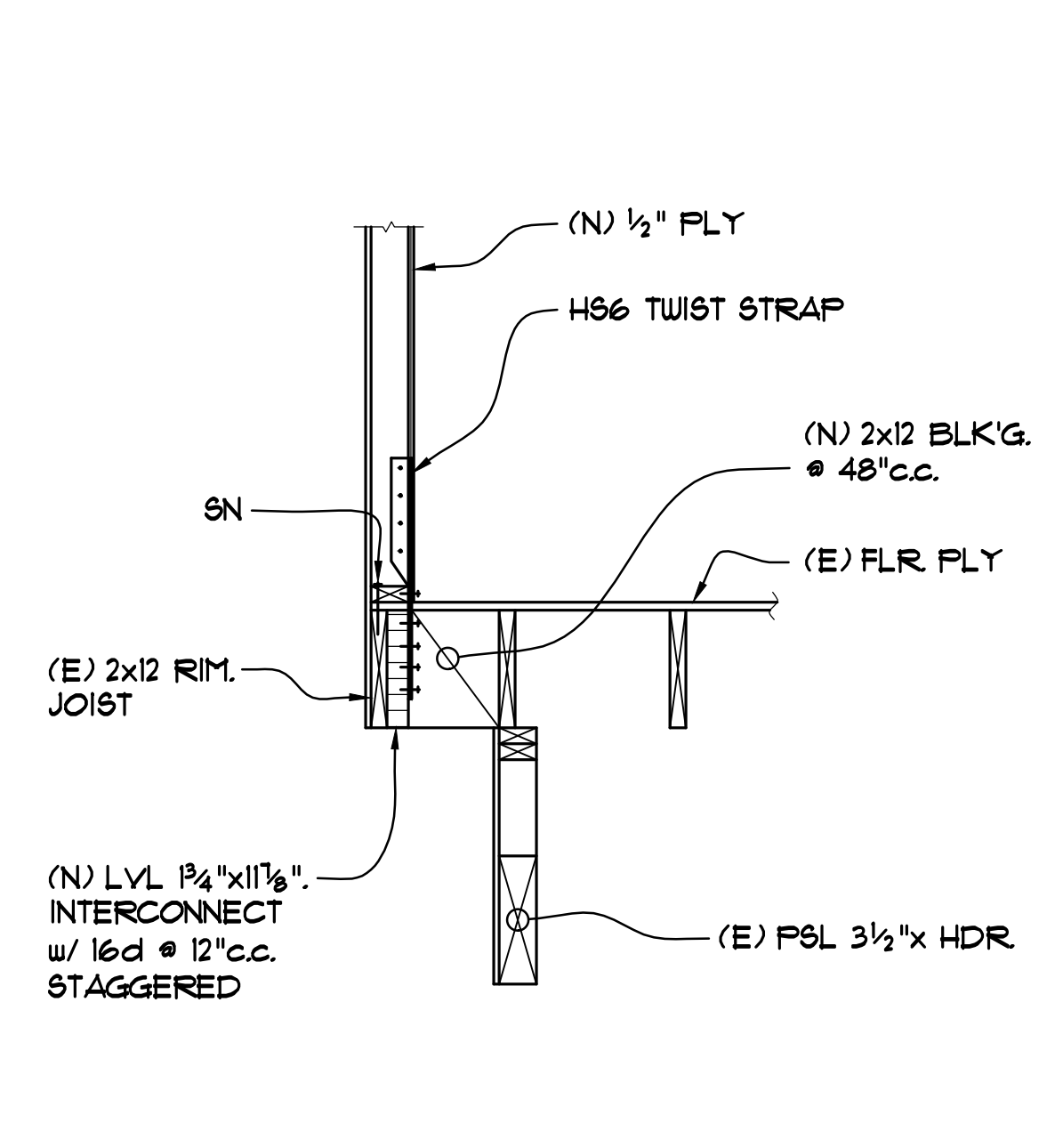
4 BLOCK & STRAP @ OPENING IN SHEARWALL N.T.S.



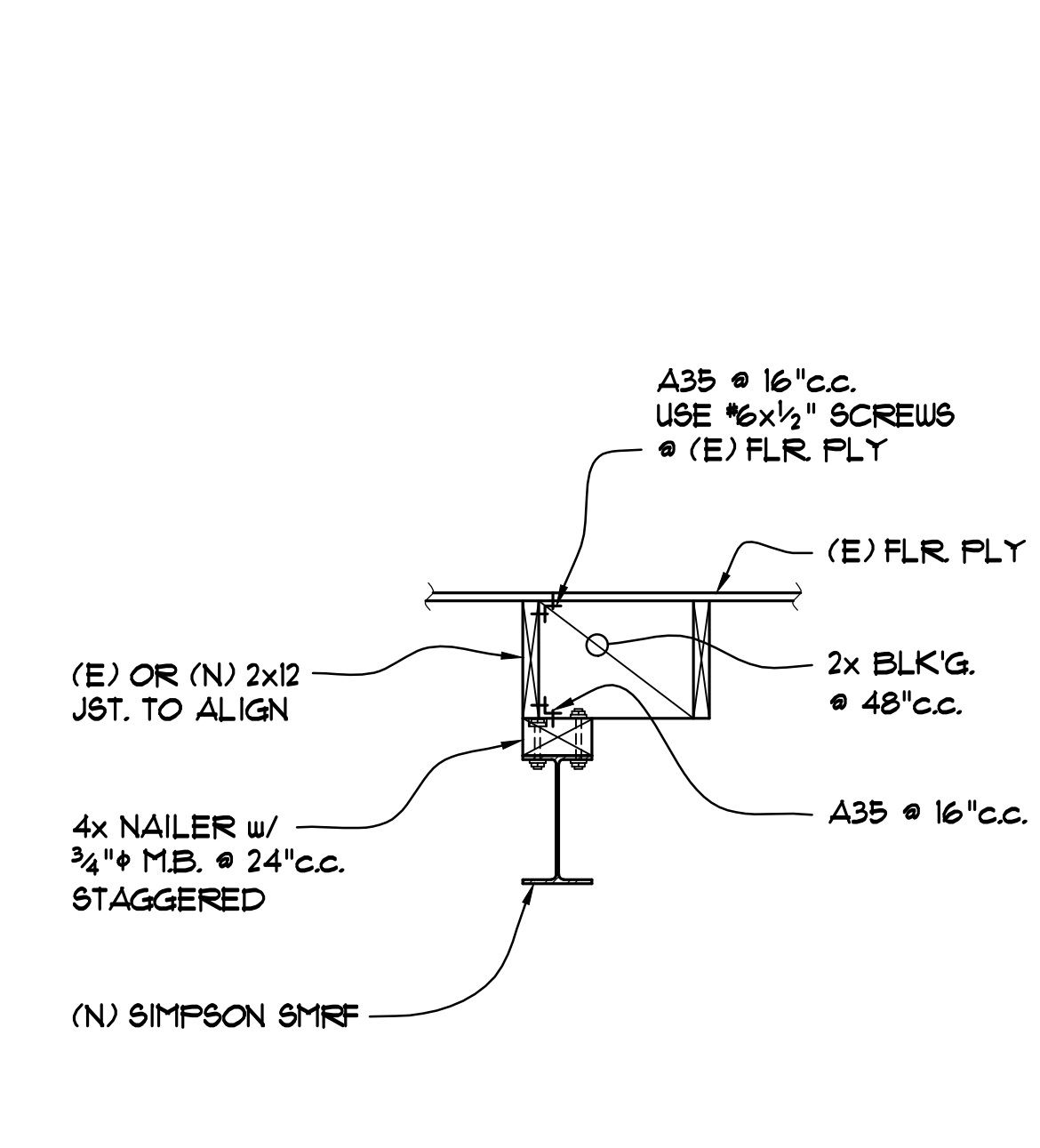
5 HOLDOWN BETWEEN FLOORS 3/4"=1'-0"



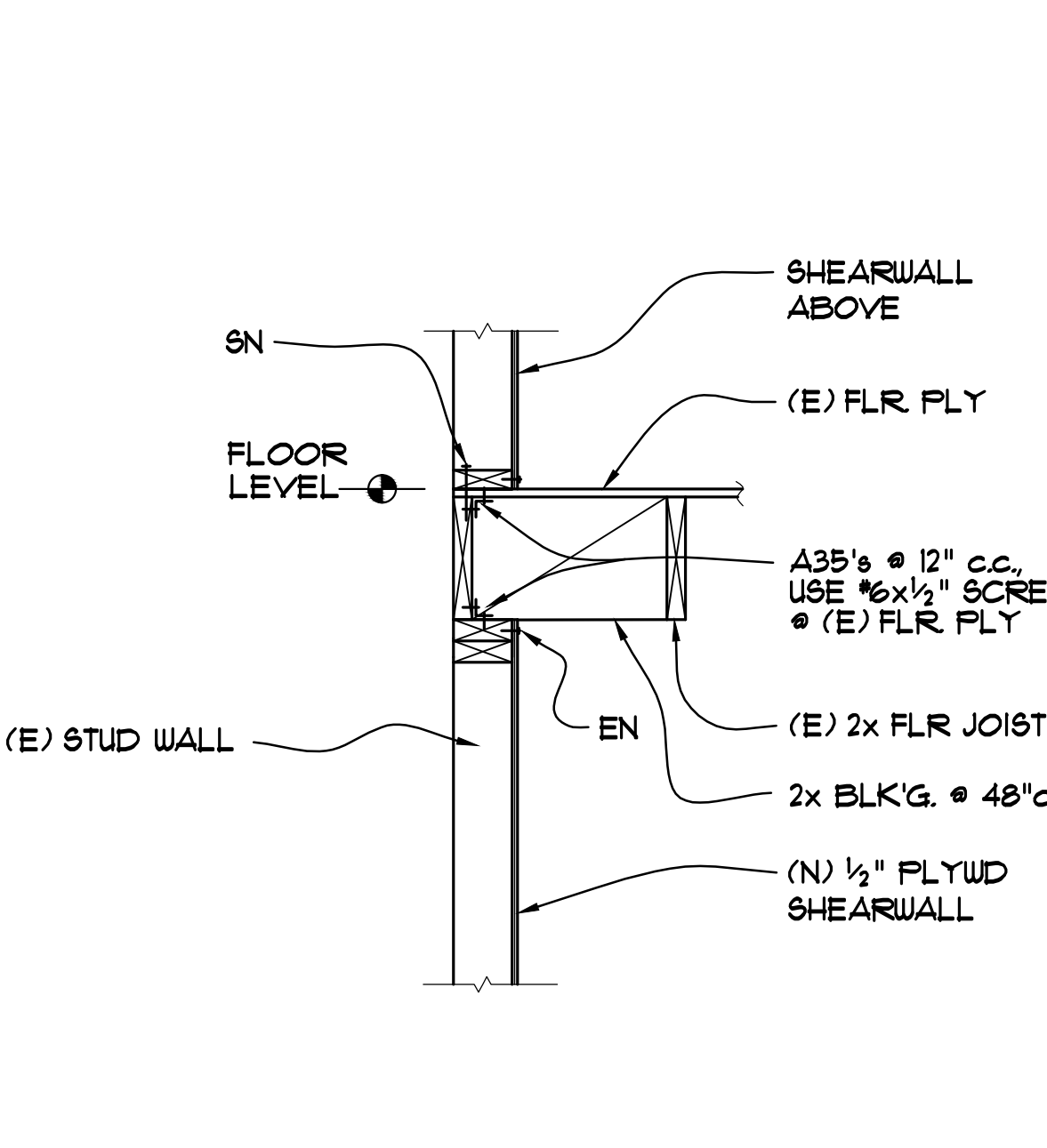
6 HOLDOWN @ BEAM 3/4"=1'-0"



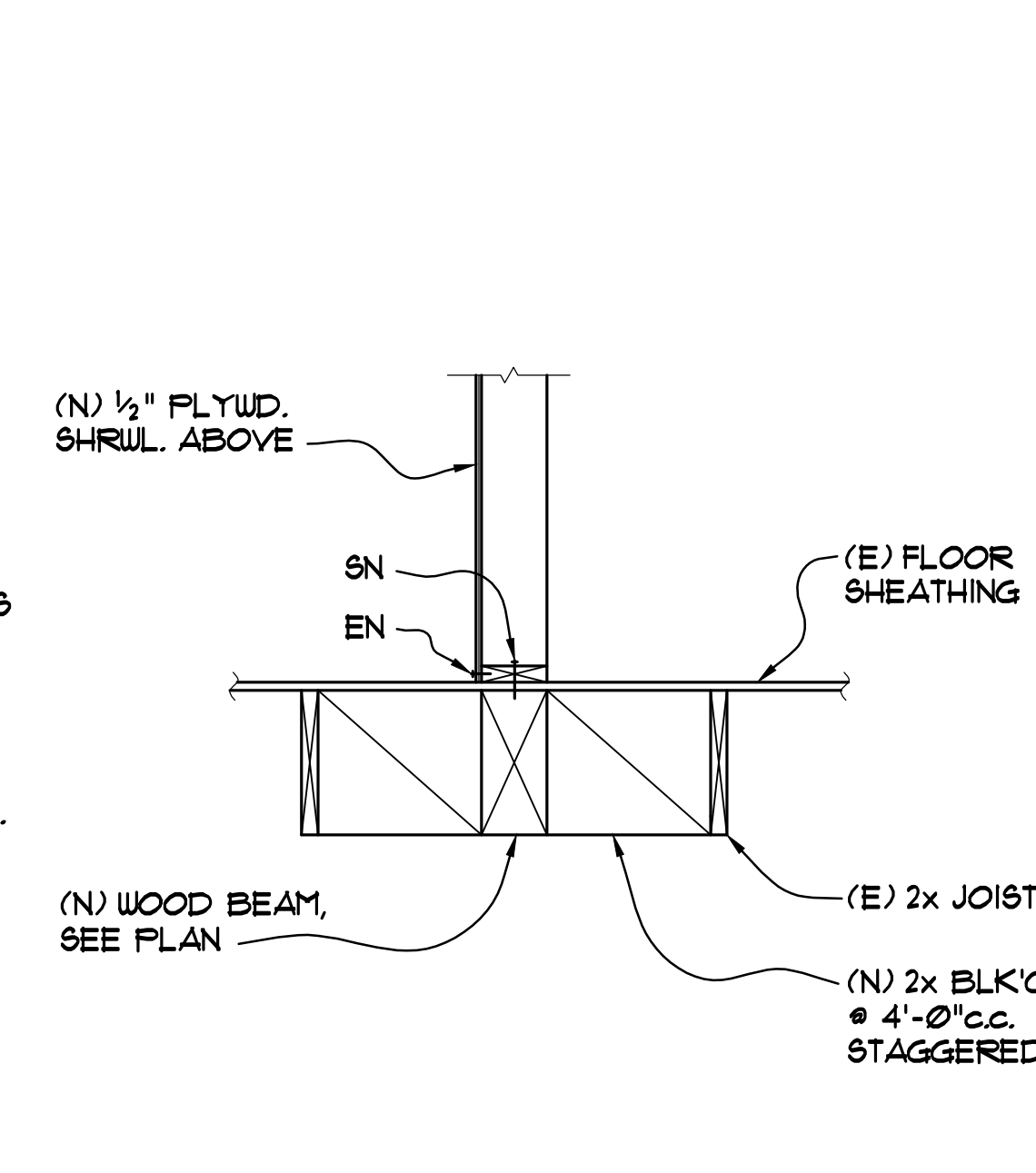
7 ALLOWABLE HOLES AND NOTCHES 3/4"=1'-0"



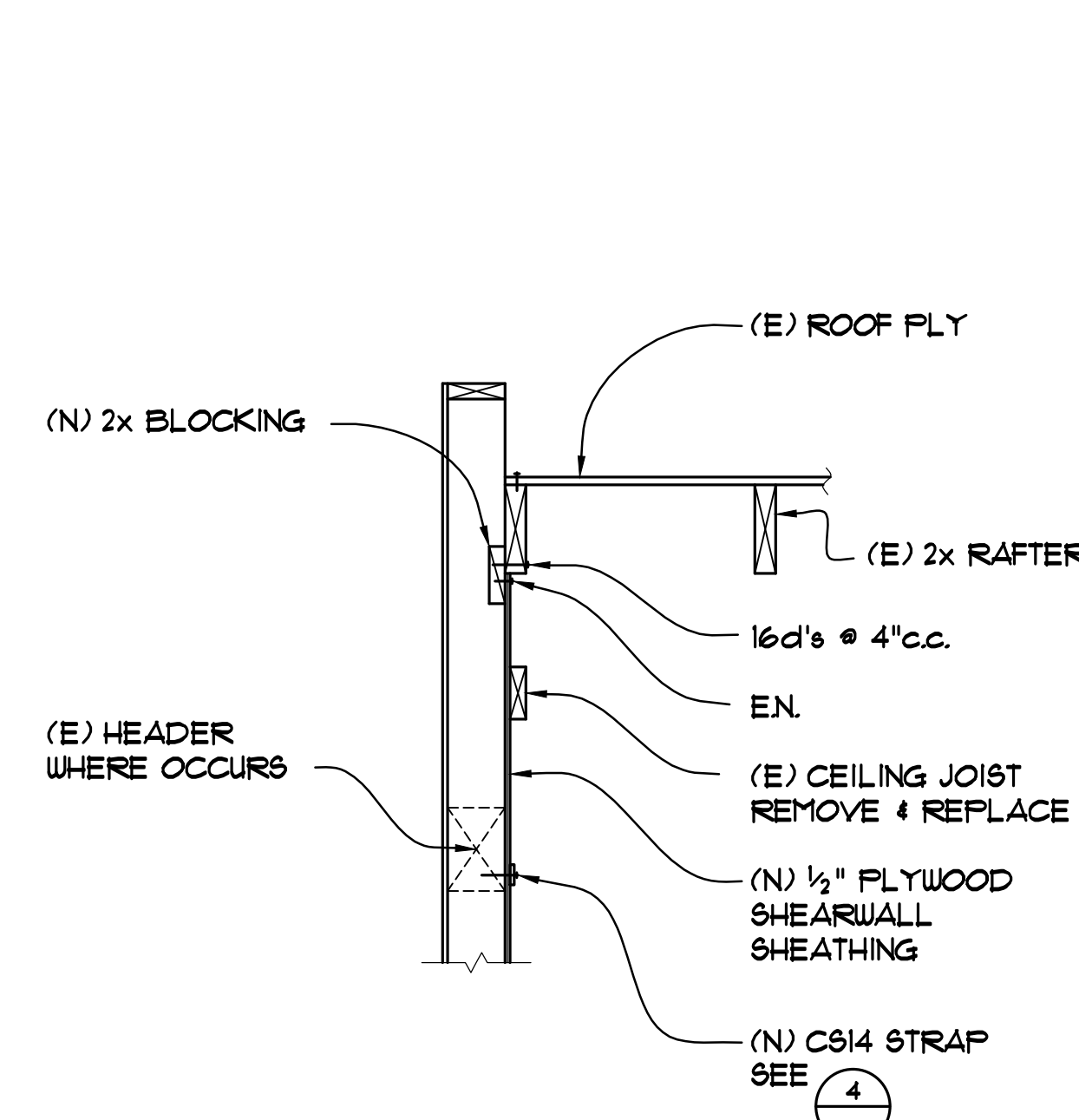
8 (N) SHEARWALL AT (E) FLOOR 3/4"=1'-0"



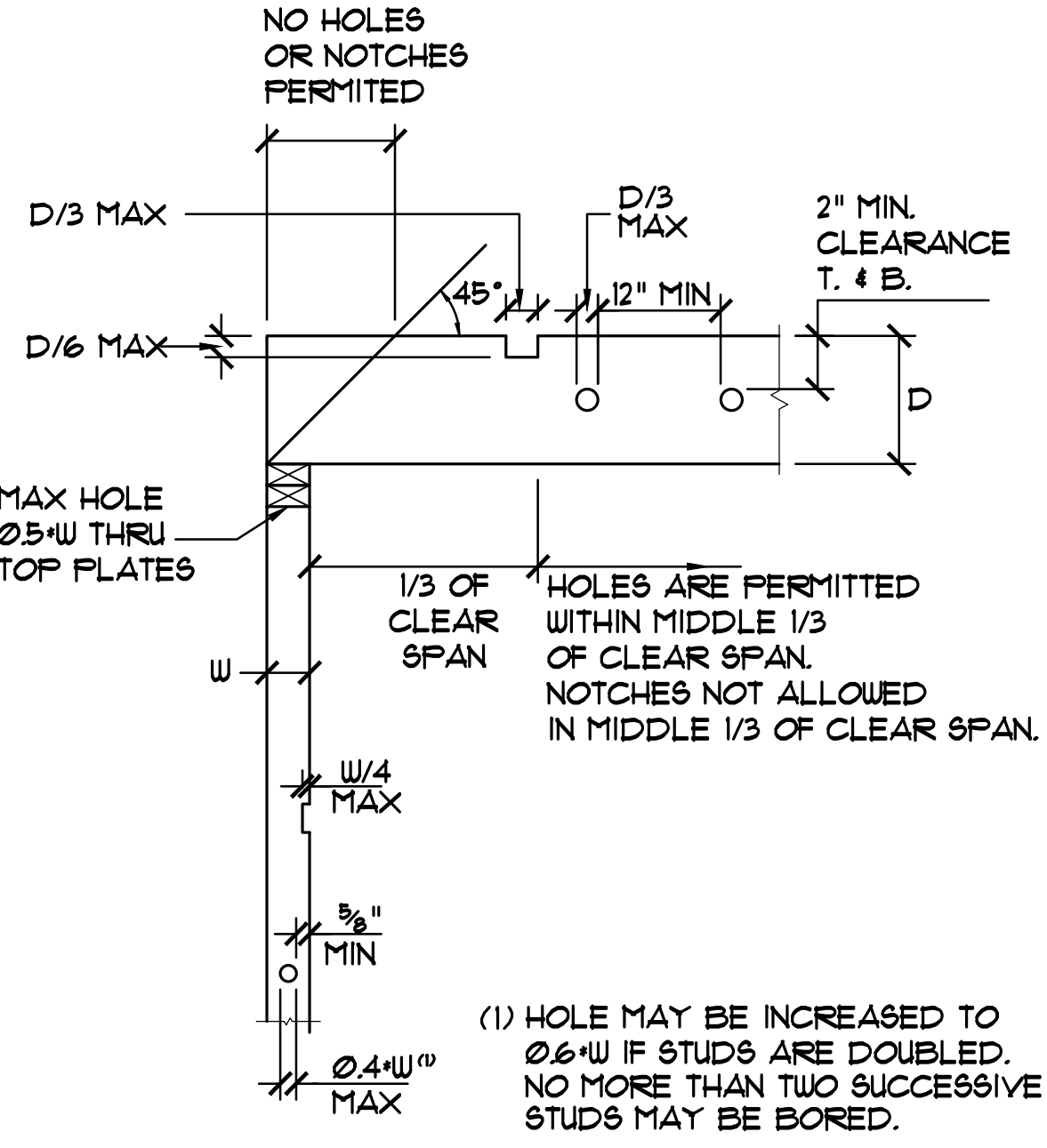
9 BEAM BELOW SHEARWALL 3/4"=1'-0"



10 ALLOWABLE HOLES AND NOTCHES 3/4"=1'-0"



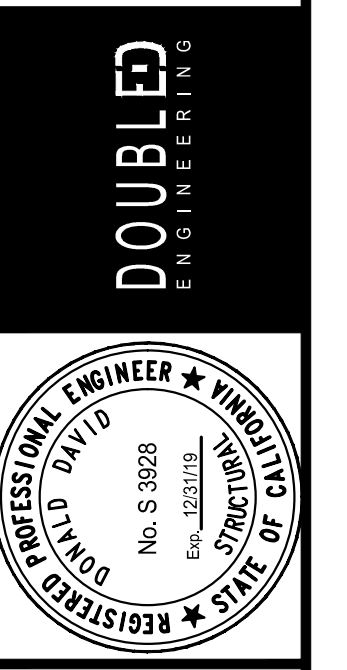
11 SHEARWALL AT (E) FLOOR 3/4"=1'-0"



12 BEAM BELOW SHEARWALL 3/4"=1'-0"

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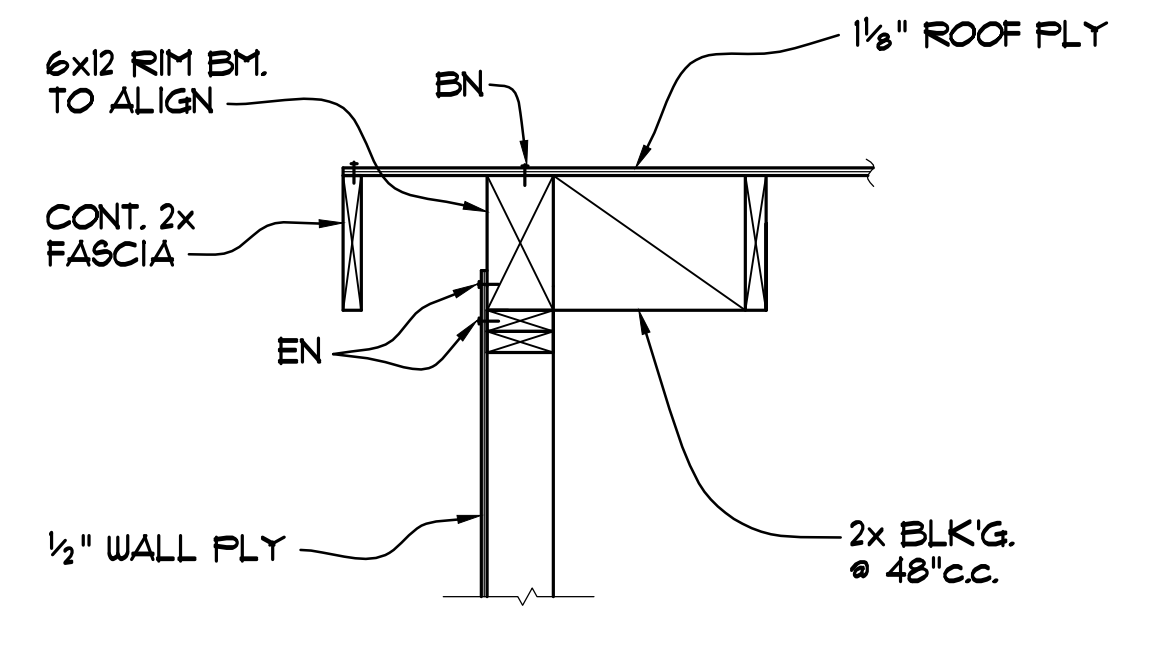
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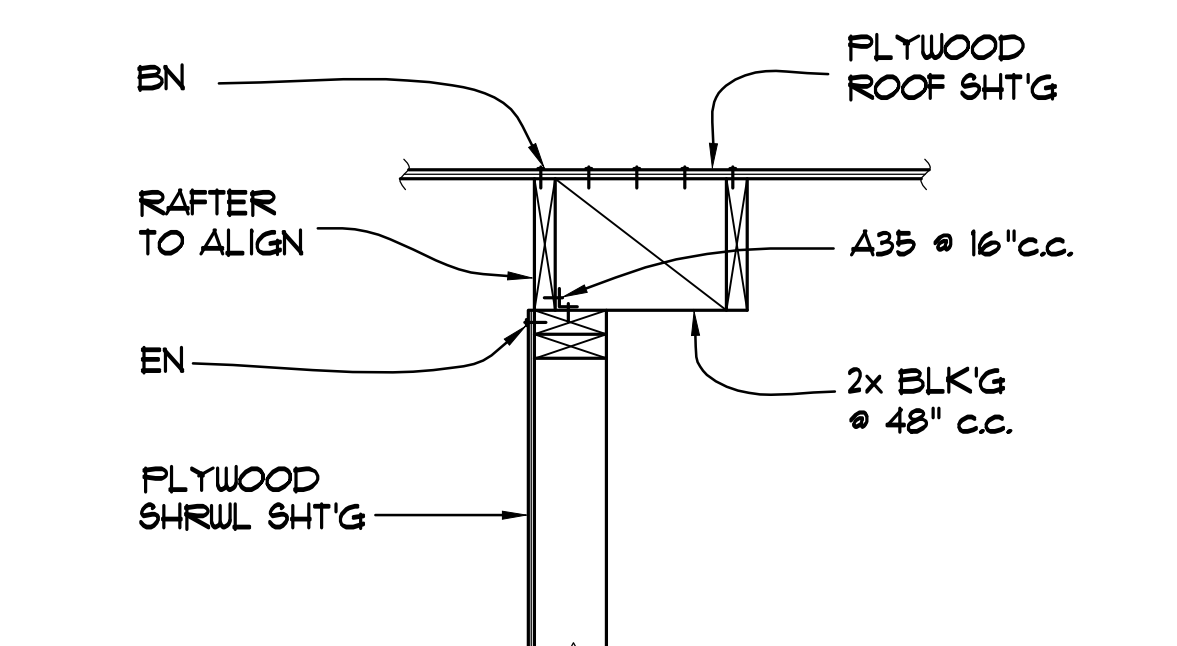
STRUCTURAL DETAILS

ADDITION & ALTERATIONS
 624 MOULTRIE STREET
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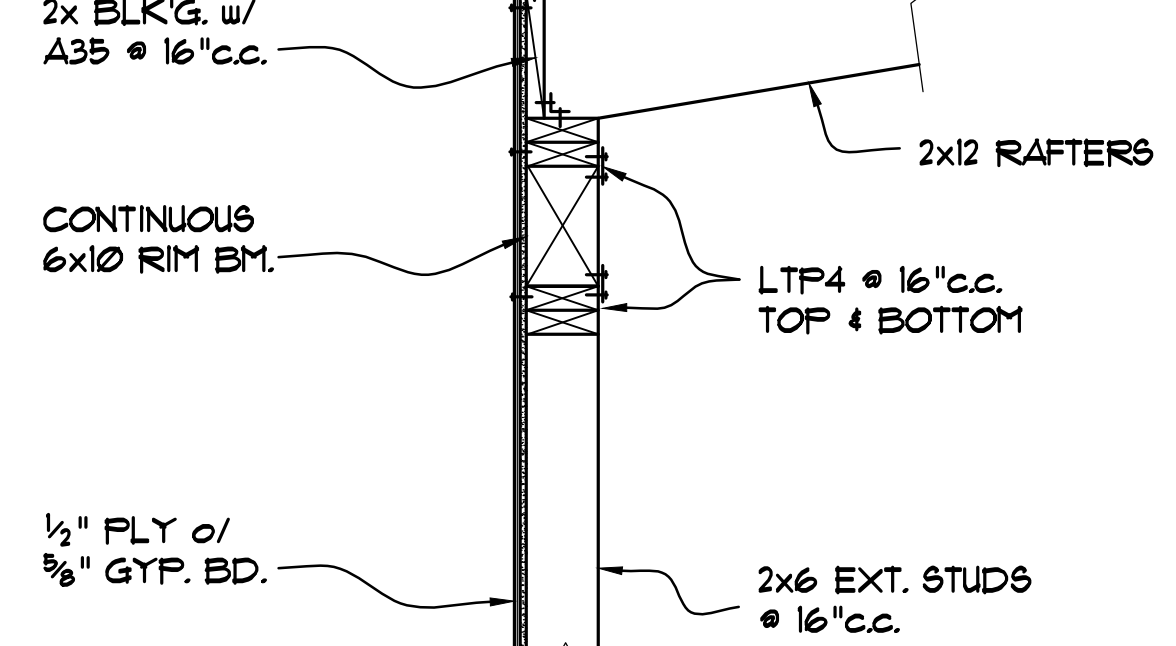
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 Job No: 1856
 Sheet: 55
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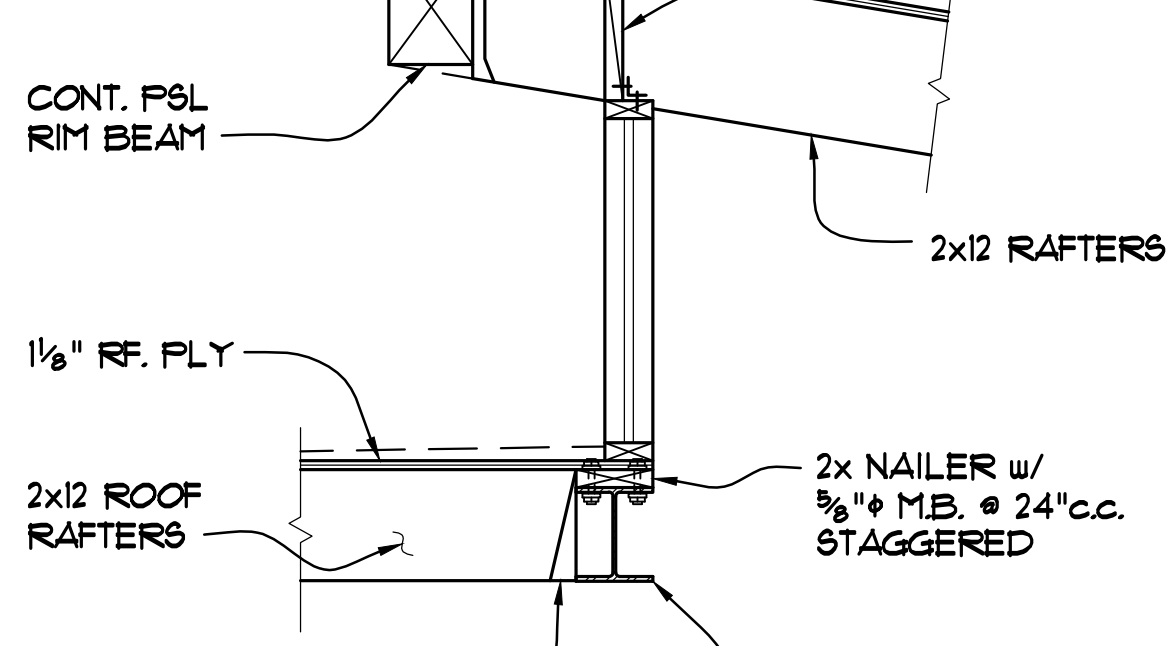
1 ROOF OVERHANG
3/4"=1'-0"



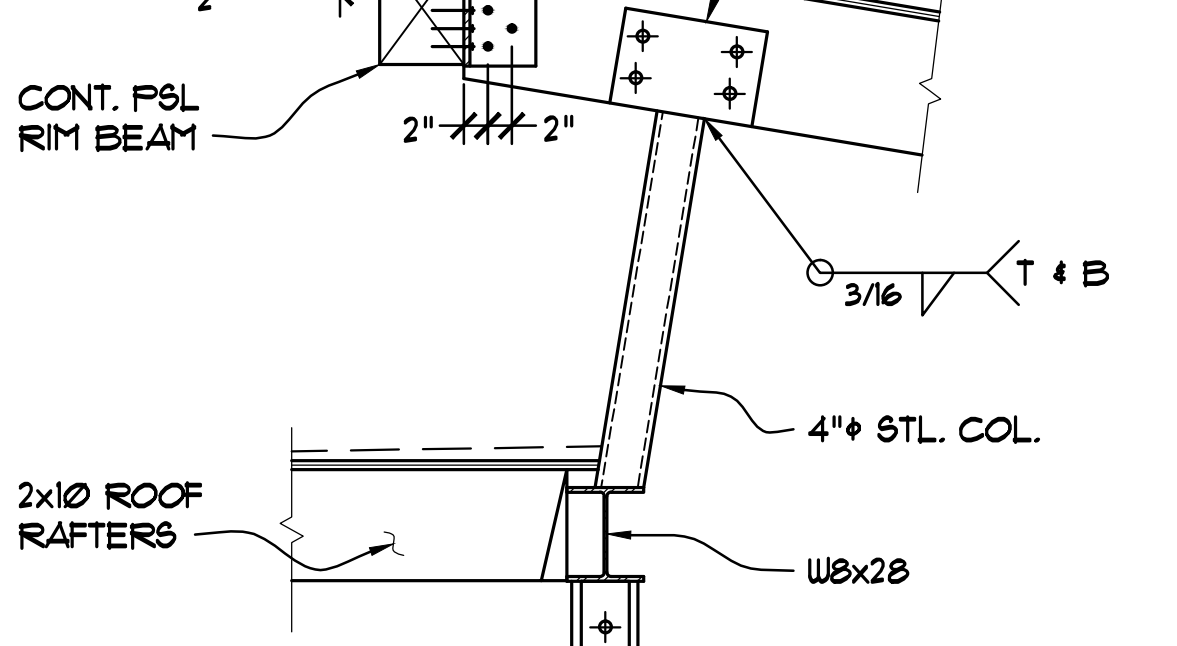
2 RAFTERS PARALLEL @ SHEARWALL
3/4"=1'-0"



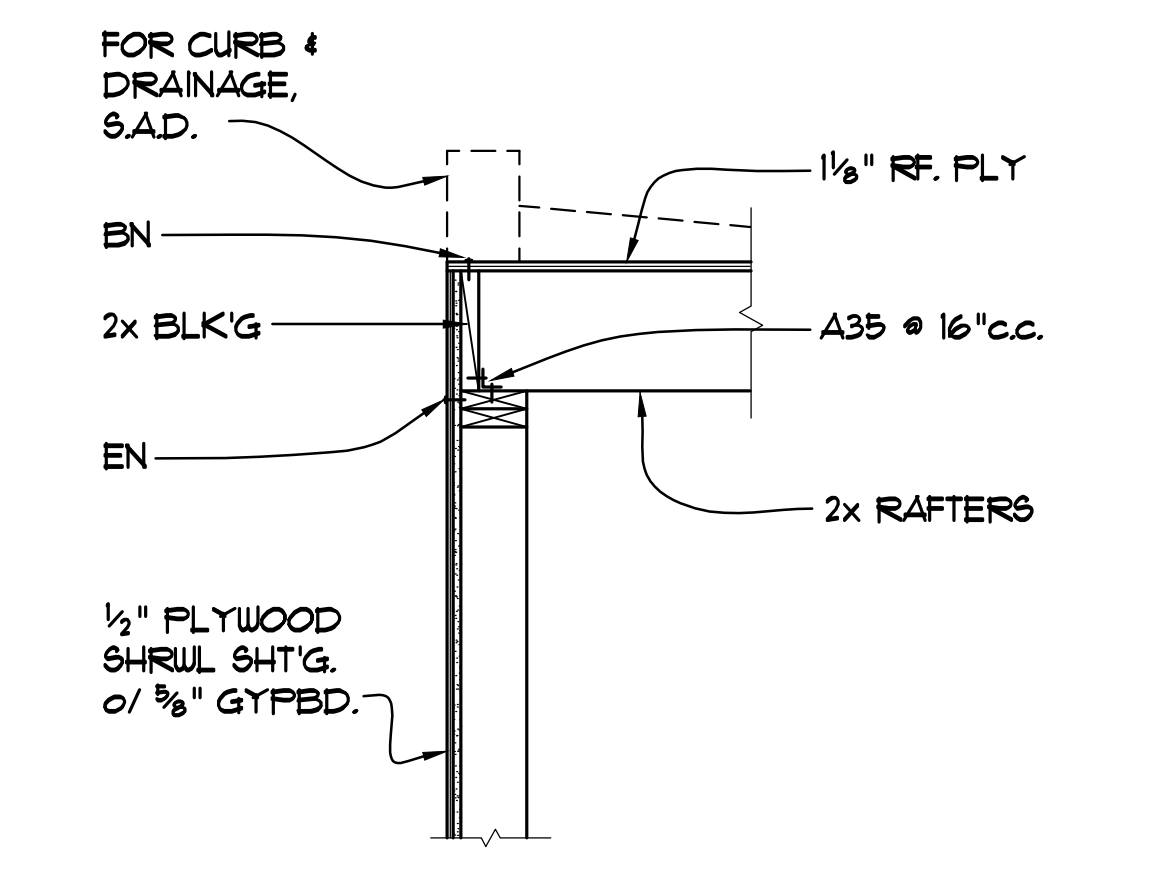
3 RAFTERS PARALLEL @ SHEARWALL
3/4"=1'-0"



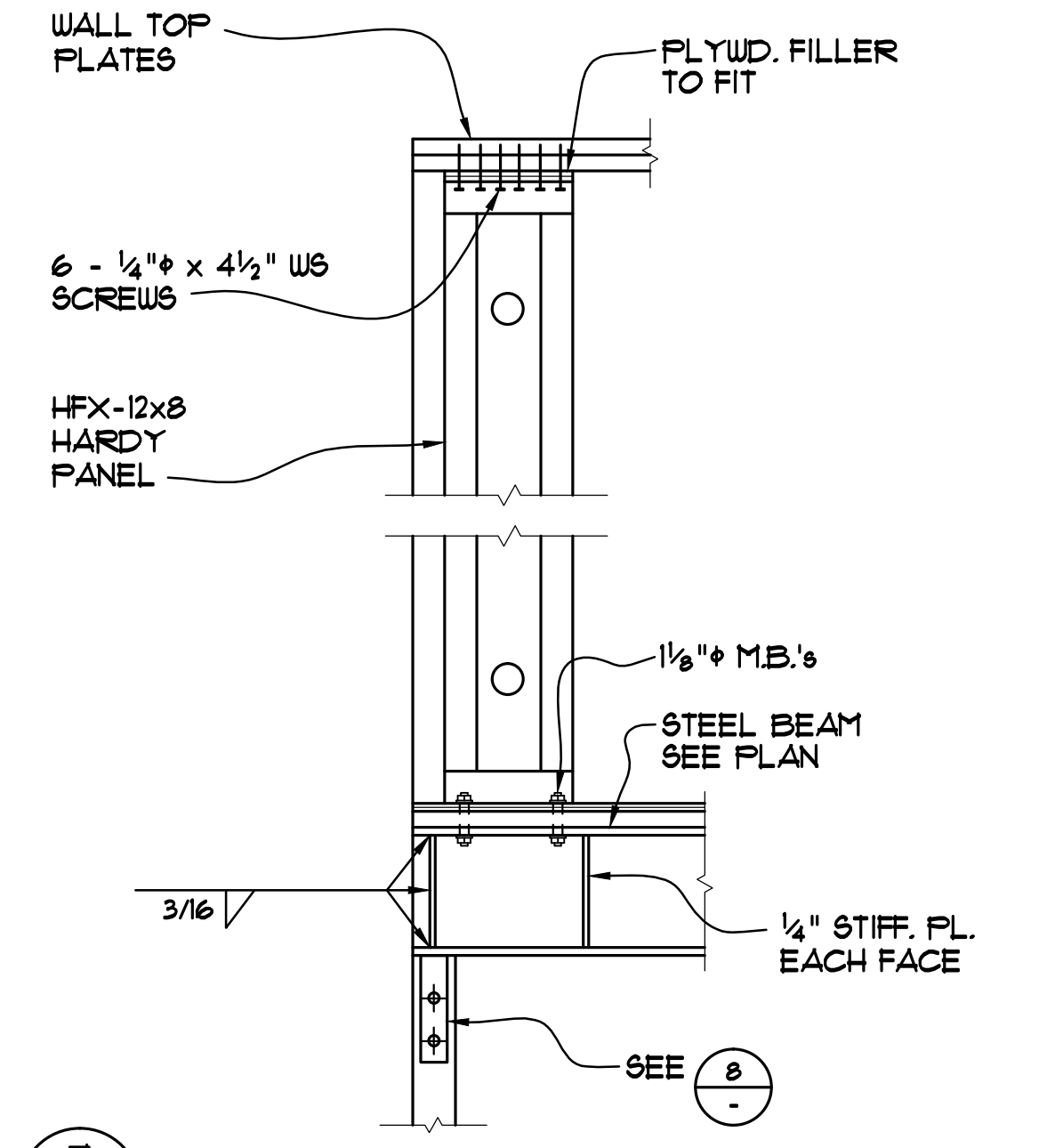
4 RAFTERS PARALLEL @ SHEARWALL
3/4"=1'-0"



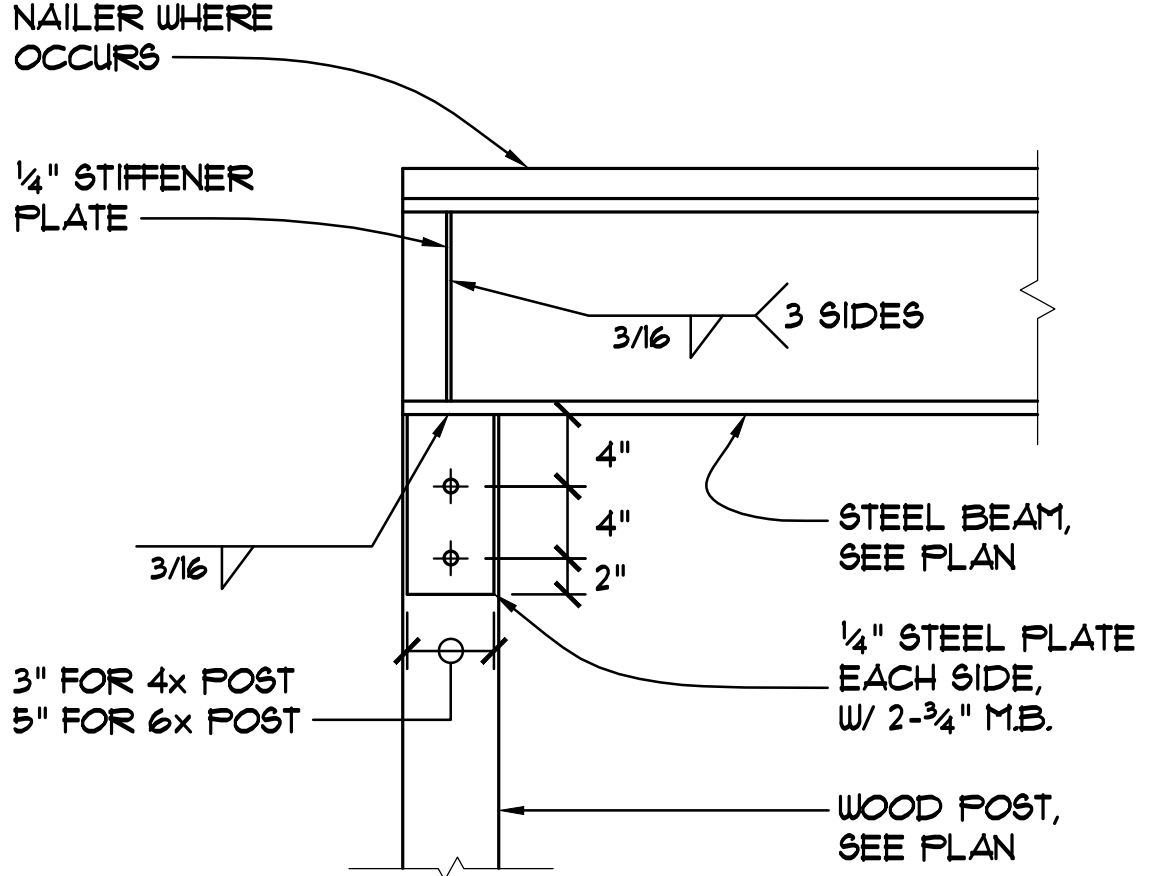
5 RAFTERS PARALLEL @ SHEARWALL
3/4"=1'-0"



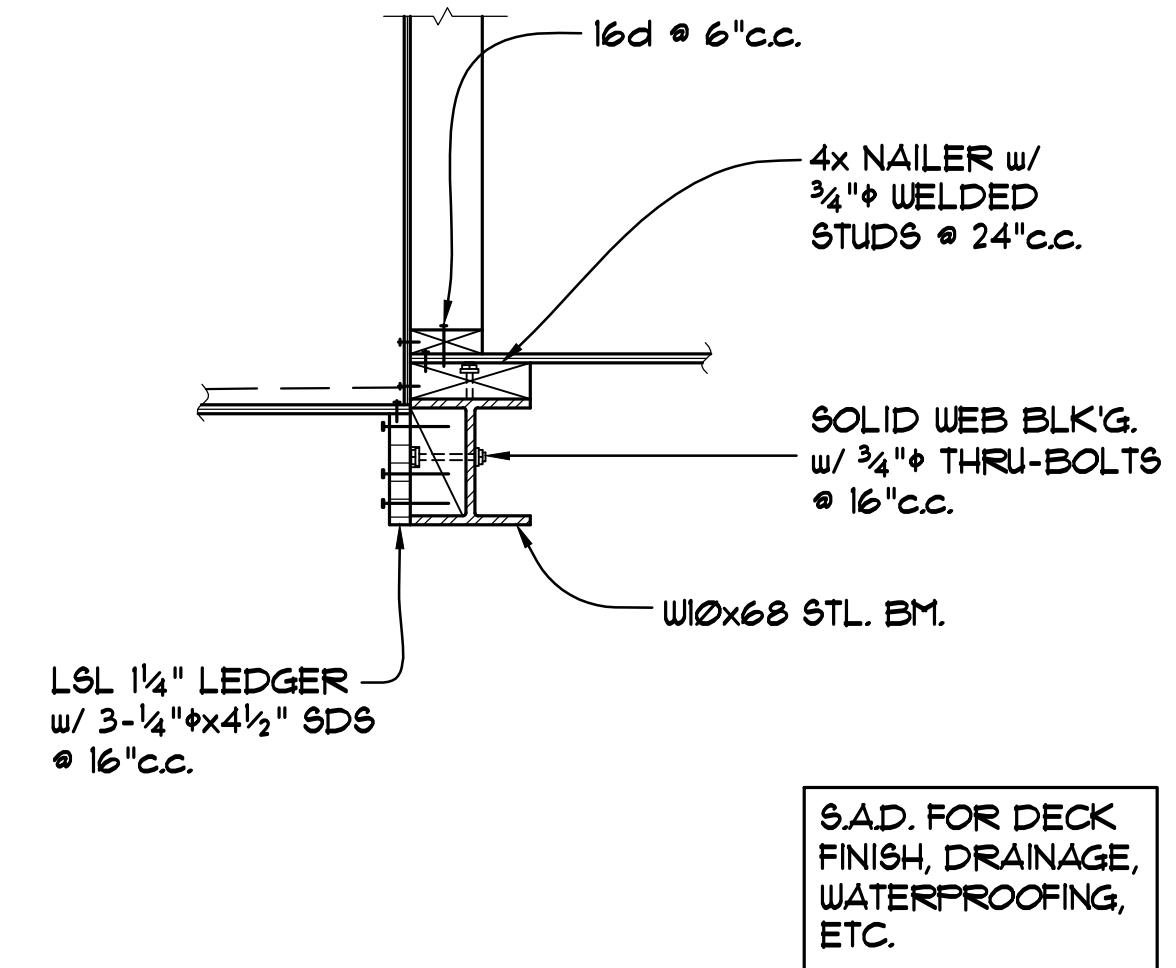
6 RAFTERS PERPENDICULAR
3/4"=1'-0"



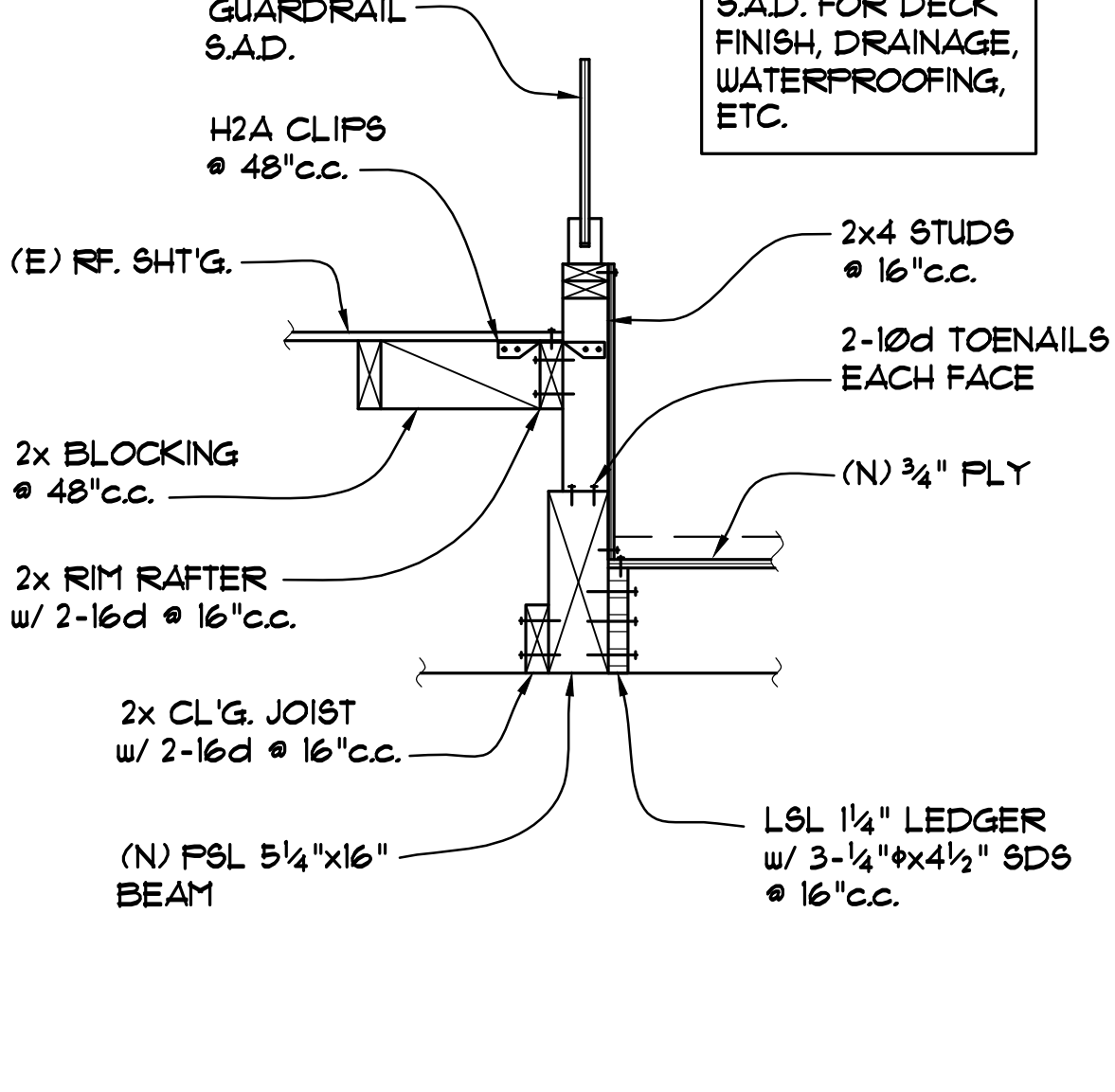
7 RAFTERS PERPENDICULAR
3/4"=1'-0"



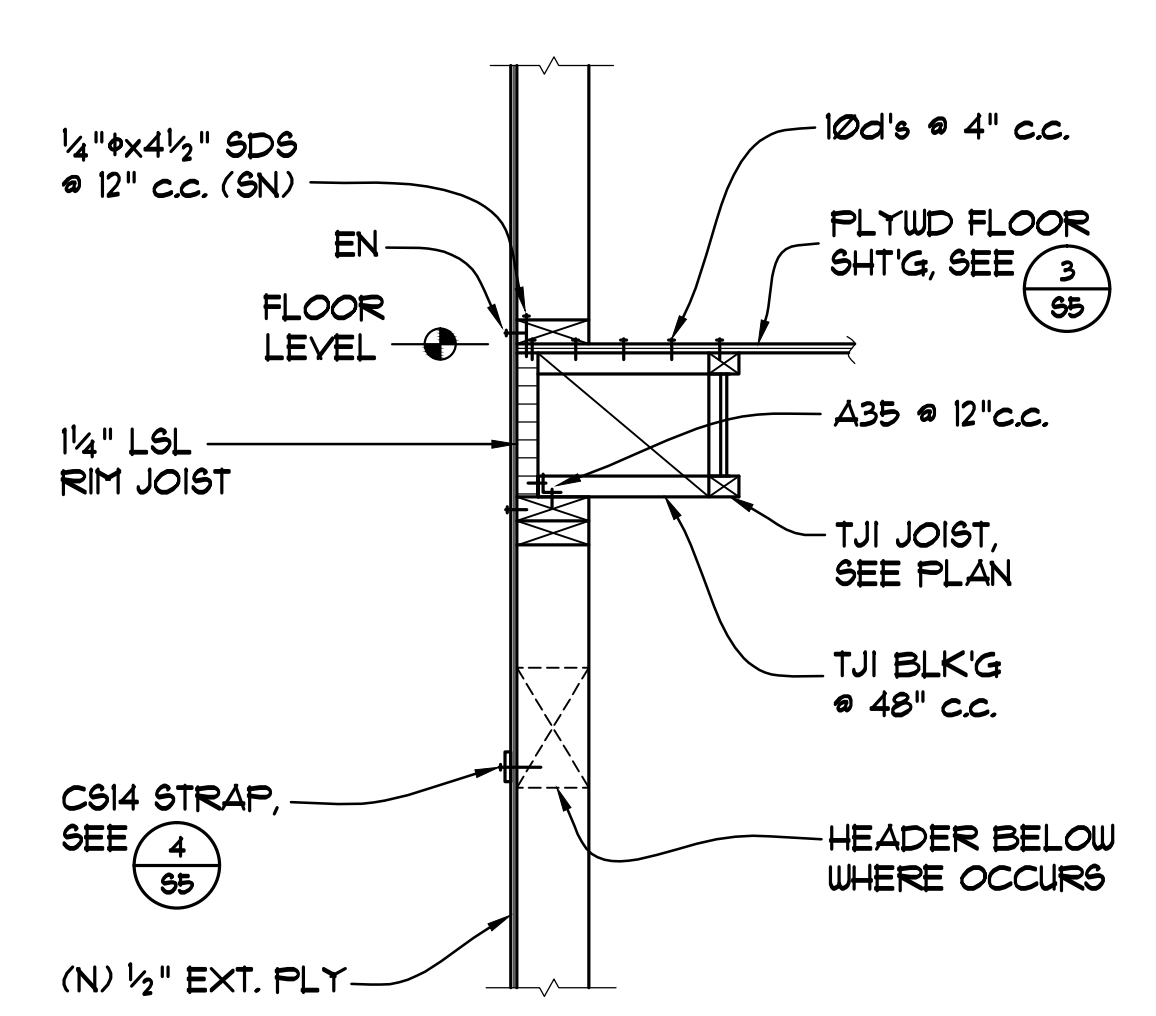
8 STEEL BEAM TO WOOD POST
N.T.S.



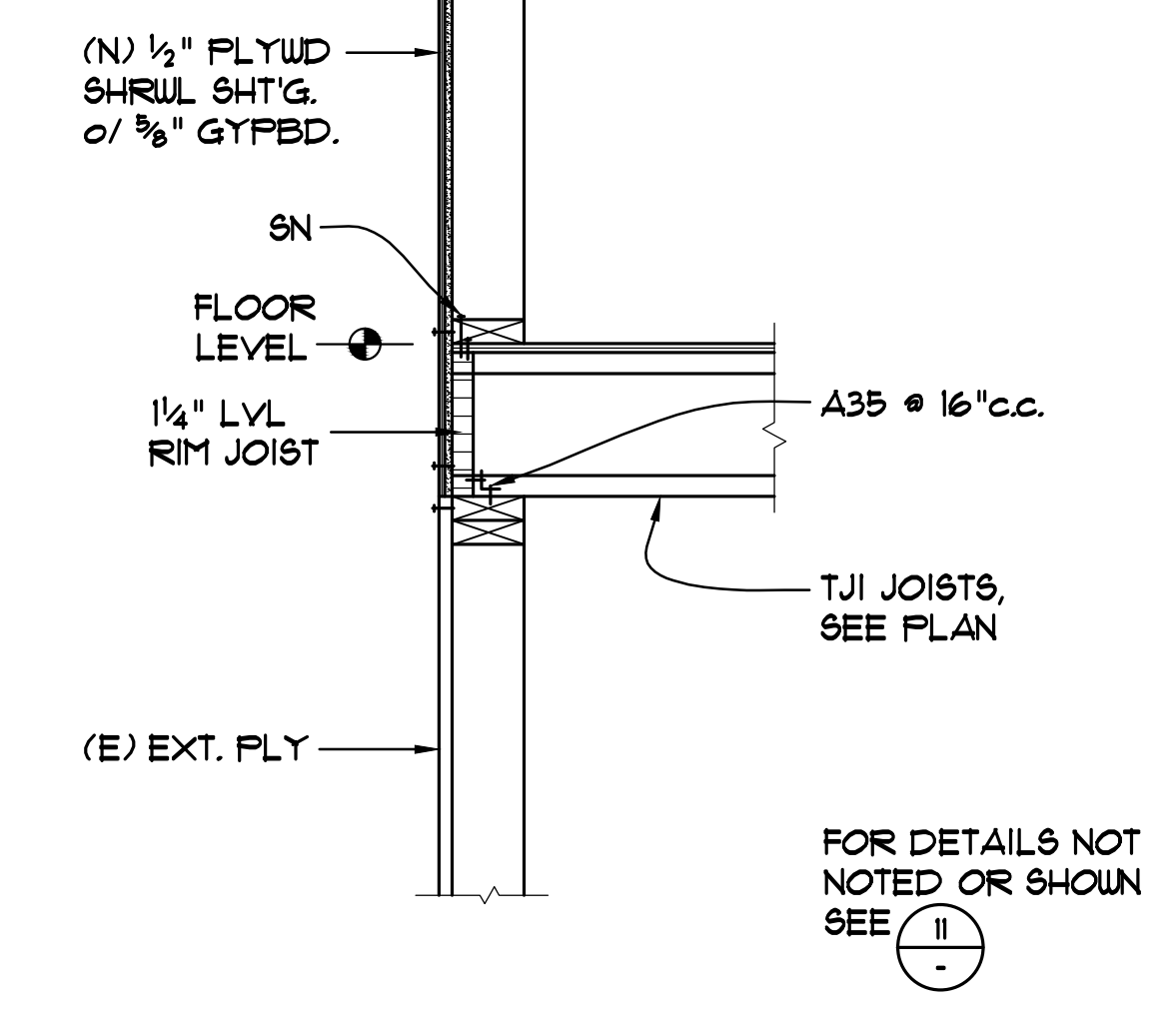
9 DECK LEDGER @ STL. BEAM
3/4"=1'-0"



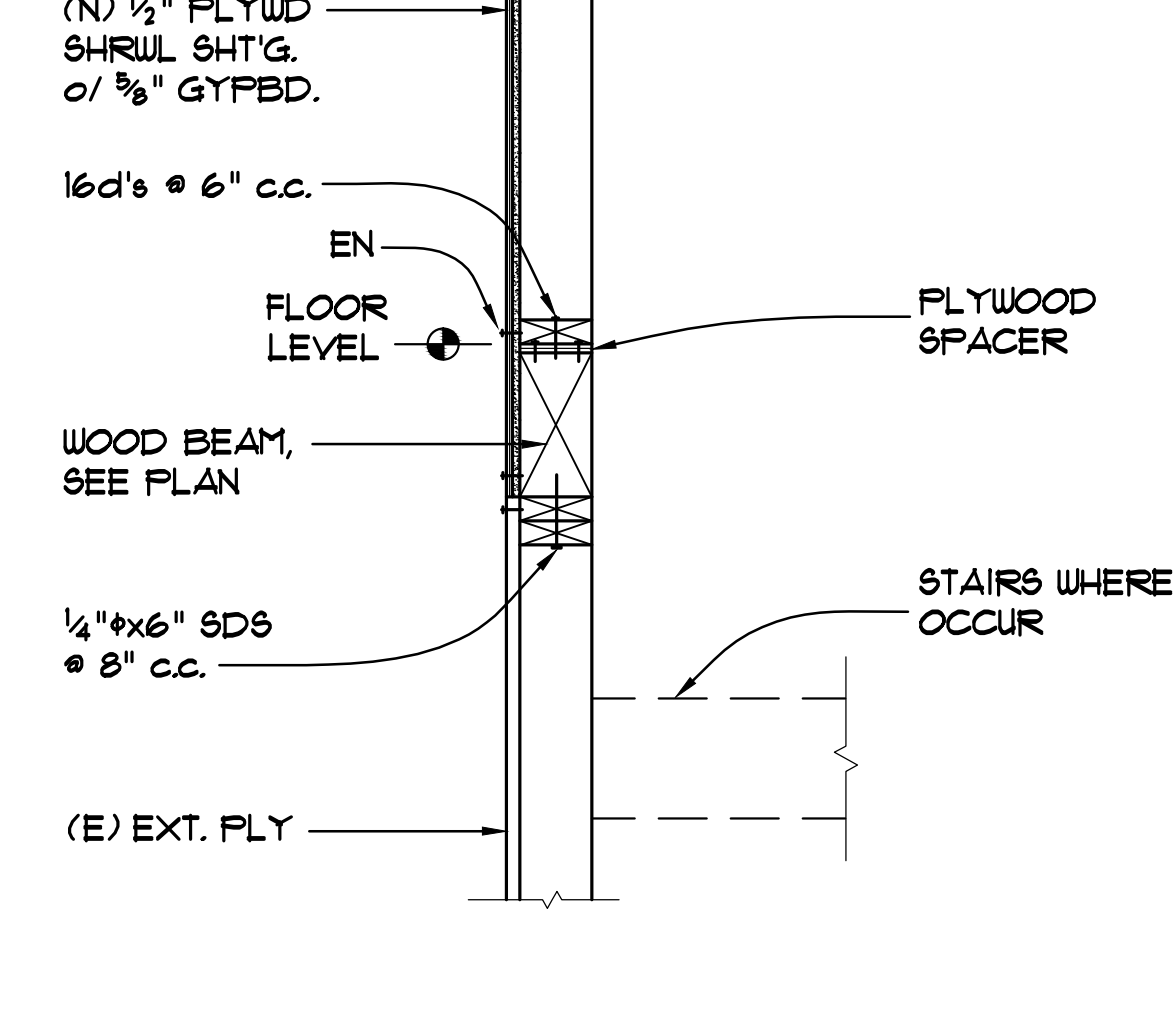
10 DECK JOISTS @ (E) ROOF
3/4"=1'-0"



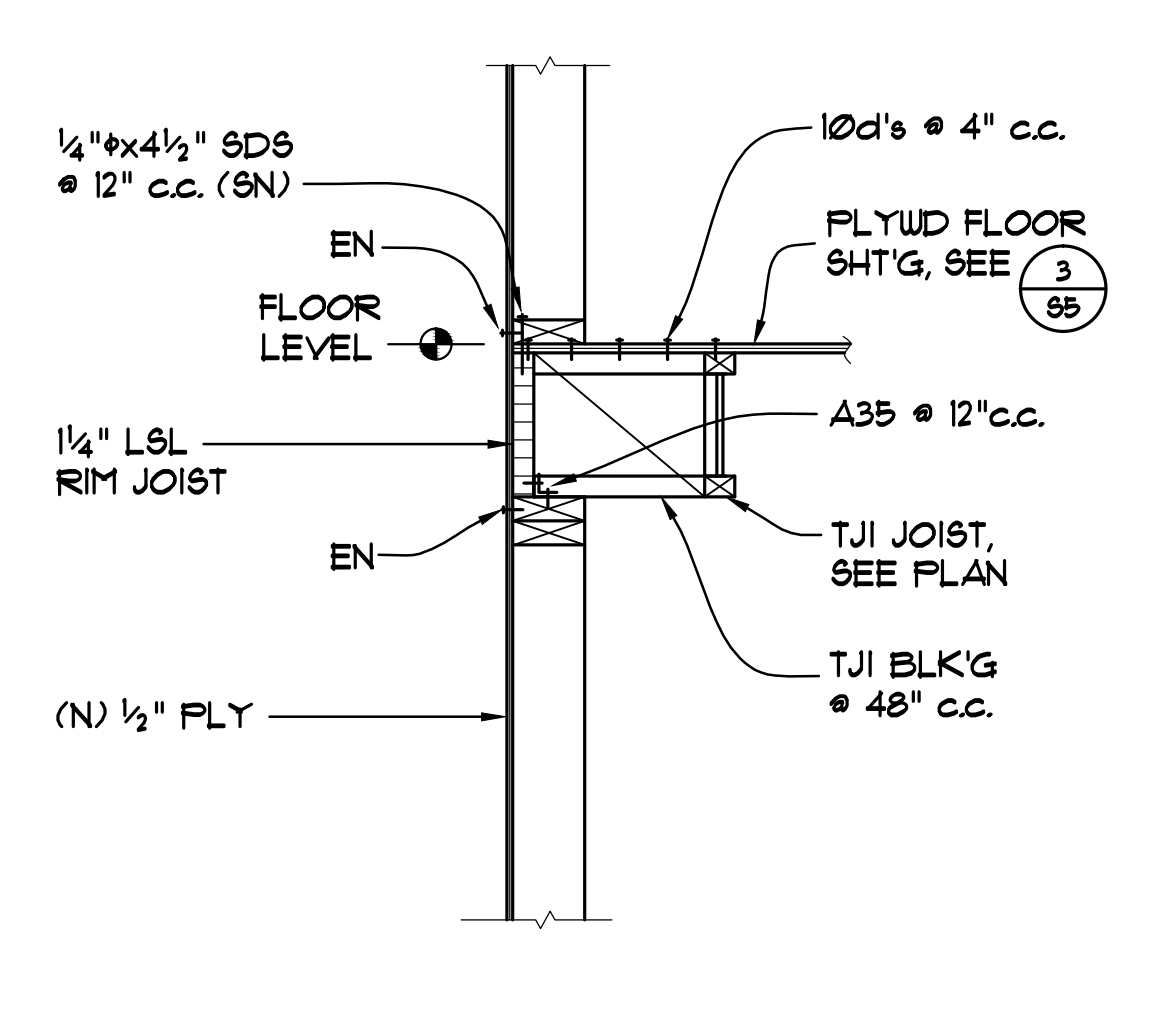
11 TJI JOISTS PARALLEL
3/4"=1'-0"



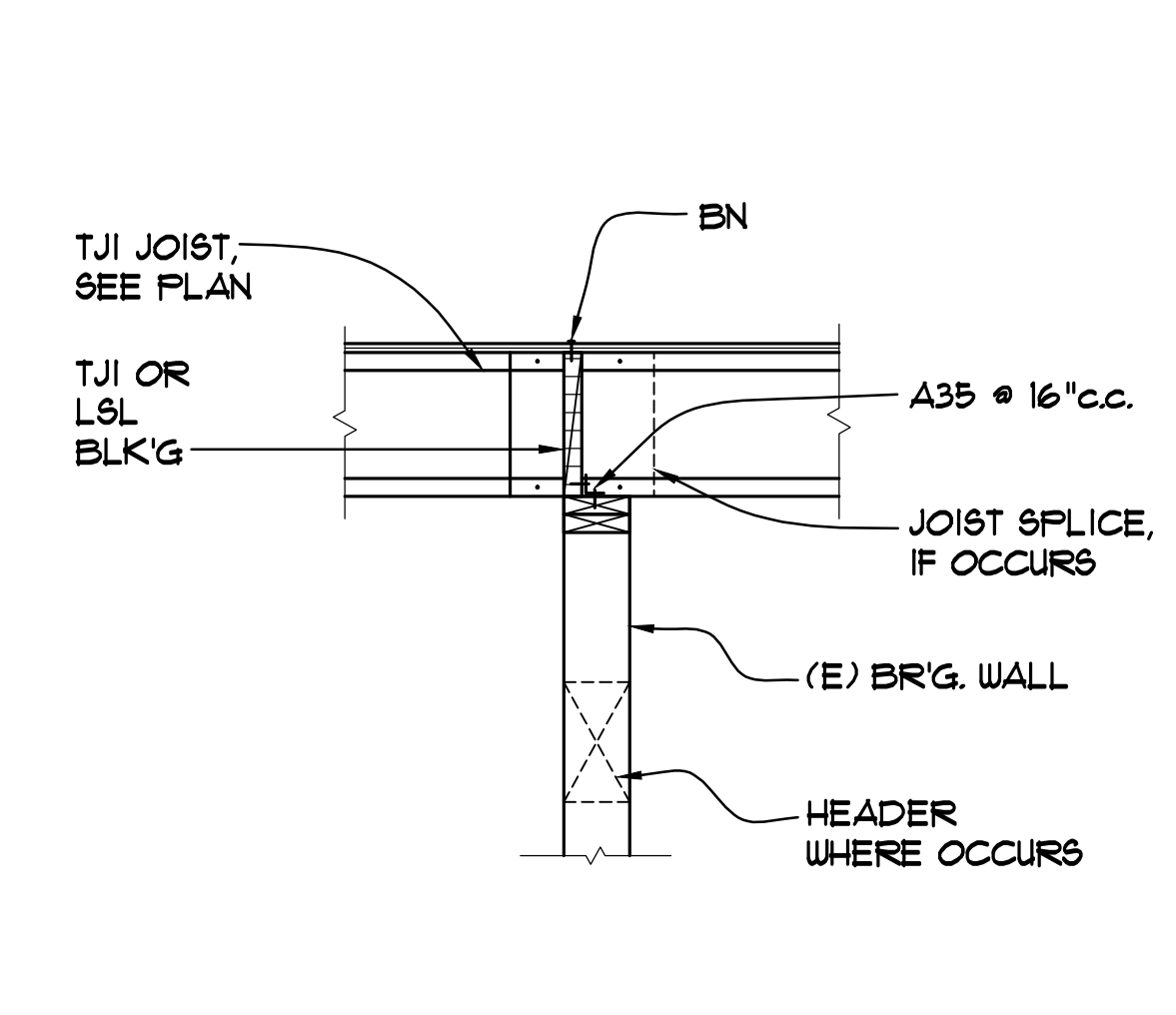
12 TJI JOISTS PERPENDICULAR
3/4"=1'-0"



13 EXT. WALL @ STAIR OPENING
3/4"=1'-0"



14 TJI JOISTS PARALLEL
3/4"=1'-0"



15 TJI JOISTS PERPENDICULAR @ INTERIOR WALL
3/4"=1'-0"

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