

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	s: 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

ТҮРЕ	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

ТҮРЕ	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	2	0	0
the street			
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.

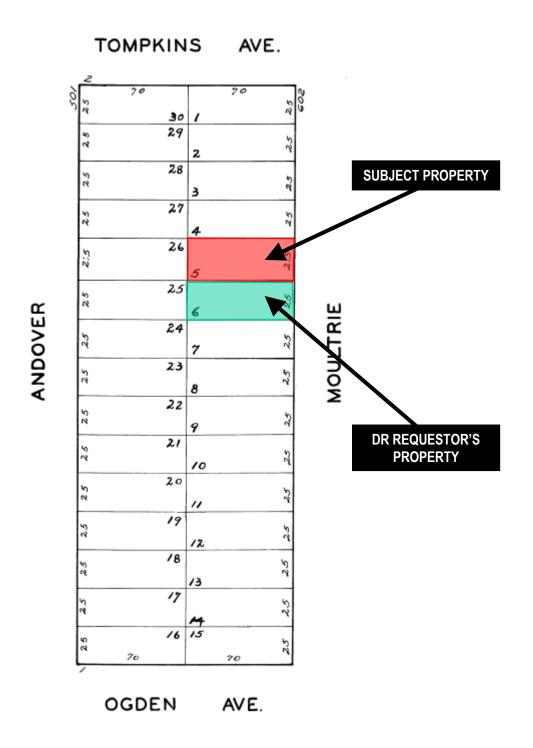
RECOMMENDATION: Do Not Take DR and Approve

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

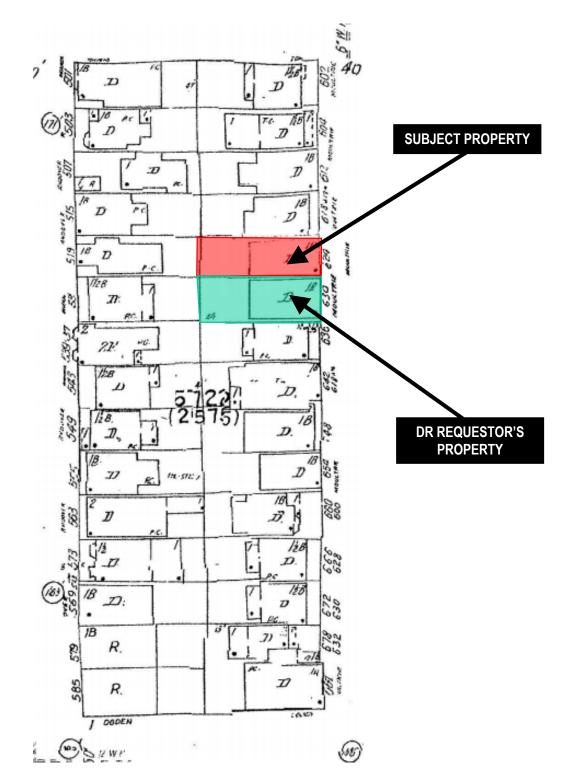
Exhibits

Parcel Map





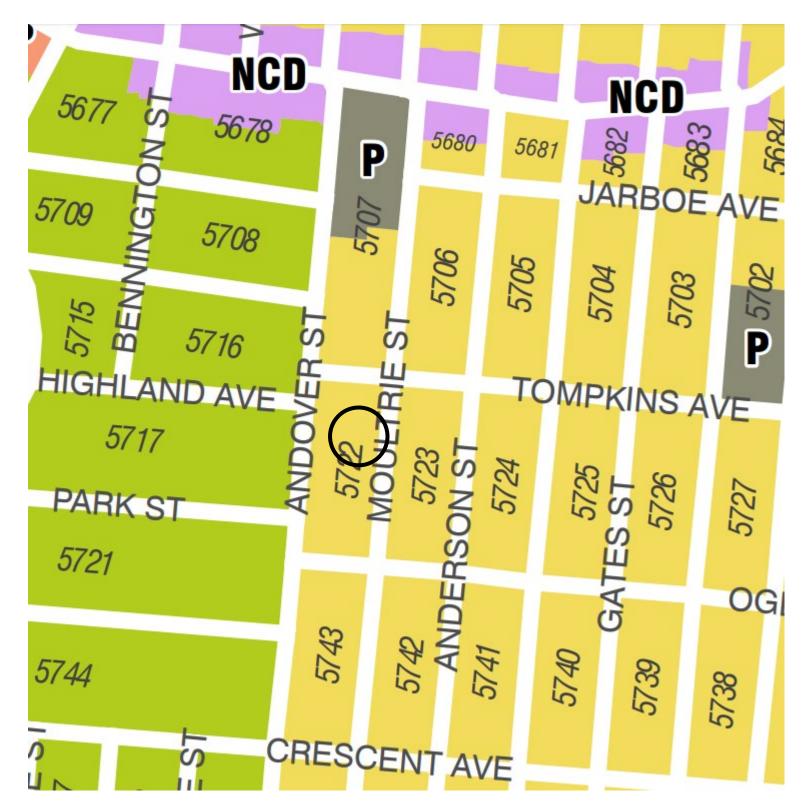
Sanborn Map*



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



Zoning Map













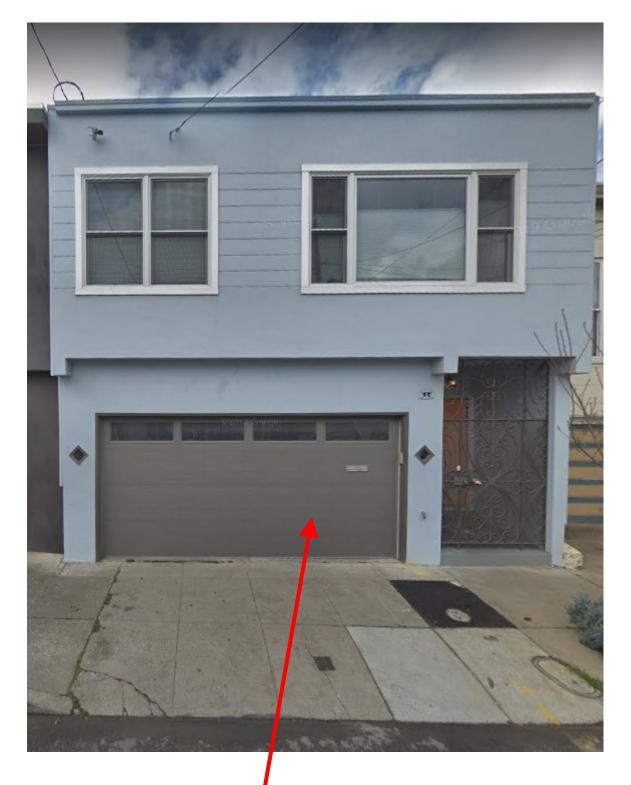








Site Photo



SUBJECT PROPERTY



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		Α	PPLICANT 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	
New Construction	Alteration
Façade Alteration(s)	Front Addition
Side Addition	Vertical Addition
EXISTING	PROPOSED
Single-Family Dwelling	No Change
40-ft	No Change
20-ft 4-in	32-ft 5-in (to Upper Roof Peak)
31-ft 3-in	No Change
2	3
1	No Change
2	No Change
	 □ Façade Alteration(s) □ Side Addition EXISTING Single-Family Dwelling 40-ft 20-ft 4-in 31-ft 3-in 2 1

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.

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.

To view plans or related documents, visit <u>sf-planning.org/notices</u> 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.
- Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>). **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 <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review must be submitted, with all required materials and fee, for <u>each permit that you feel will have an impact on you</u>. 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 <u>www.sfplanning.org</u>. 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	
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction	
Draiget description for	Blanning Department enpressel		

Project description for Planning Department approval.

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.

STEP 1: EXEMPTION CLASS

 project has been determined to be categorically exempt under the California Environmental Quality CEQA).
Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
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.
 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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
Class

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

	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.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)
	 Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? 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).
	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?
	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 (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.
	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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	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.
	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.
Com	ments and Planner Signature (optional): Richard Sucre

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

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

	7. Addition(s), including mechanical equipme and meet the Secretary of the Interior's Stand	ent that are minimally visible from a public right-of-way dards for Rehabilitation.		
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic <i>Properties</i> (specify or add comments):			
	9. Other work that would not materially impa	ir a historic district (specify or add comments):		
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)			
	10. Reclassification of property status . (Requires approval by Senior Preservation Planner/Preservation			
	Reclassify to Category A	Reclassify to Category C		
	a. Per HRER or PTR dated	(attach HRER or PTR)		
	b. Other <i>(specify)</i> :			
	Note: If ANY box in STEP 5 above i	s checked, a Preservation Planner MUST sign below.		
		ption review. The project has been reviewed by the ategorical exemption review. GO TO STEP 6.		
Comm	ents (optional):			
Brocor	Preservation Planner Signature: Richard Sucre			
STE	STEP 6: CATEGORICAL EXEMPTION DETERMINATION			
TO E	TO BE COMPLETED BY PROJECT PLANNER			

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:	Signature:	
Building Permit	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 C 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can onl 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 appr		

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

	The proposed modification would not result in any of the above changes.			
approv website with Ch	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 B	eing Developed
Name:	
Company/Organization:	
Address:	Email Address:
	Telephone:
Property Information and Related Applicati	ons
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 seperate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

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

Date: _

For Department Use Only Application received by Planning Department:

By: _

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 to 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)



Zip Code:

Phone:



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

Project Information

Property Address:

Building Permit Application(s):

Record Number:

Project Sponsor

Name:

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.)

Assigned Planner:

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 explaination 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.

n aha Signature: Date: Property Owner **Printed Name:** Authorized Agent

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

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 that 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, Winnnie, their architects and the construction team will handle this responsibly and with minimal impact to the neighbors.

Regards,

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 that 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,

JRE

Jeffrey Couture

ABBREVIATIONS

NOTES

@	AT	MAX
A/C	AIR CONDITIONING	MEMB.
ACOUS.	ADJACENT	MET.
ADJUS.	ADJUSTABLE	MFR
AFF	ABOVE FINISH FLOOR	MIN
ALT	ALTERNATIVE	MISC.
APPROX.	APPROXIMATE	MTD. MULL.
BD.	BOARD	MULL.
BD. BET.	BETWEEN	N.
BLDG.	BUILDING	N.I.C.
BLK.	BLOCK	NO.
BLKG.	BLOCKING	NOM.
BOT.	воттом	N.T.S.
-		-
CAB.	CABINET	0.A.
CER.	CERAMIC	0.C.
CHAMF.	CHAMFER	0.D.
CIRC.	CIRCLE	OH.
CLG	CEILING	OPP.H.
CLR	CLEAR(ANCE)	OPNG.
CNTER	COUNTER	OPP.
COL.	COLUMN	
CONC.	CONCRETE	P.BD
CONST.	CONSTRUCTION	P.G.
CONT.	CONTINUOUS	P-LAM
CONTR.	CONTRACTOR	PLWD.
CPT.	CARPET	PNL.
C.T. CTR	CERAMIC TILE CENTER	PR. PTN
CIR	CENTER LINE	PIN
		RE
DEMO.	DEMOLITION	REF.
DET.	DETAIL	REFL.
DIAM.	DIAMETER	REFR.
DIM.	DIMENSION	REG
DN.	DOWN	REINF.
DR.	DOOR	REQ
DWG.	DRAWING	REV
DWR.	DRAWER	R.H.
		RM.
E	EAST	R.0.
EA.	EACH	0
EL.	ELEVATION	S
ENCL	ENCLOSE(URE)	S.C.
EQ	EQUAL	SCH.
EQUIP EST	EQUIPMENT ESTIMATE	SEAL SECT.
ETC	ET CETERA	SECT. SH.
EXH	EXHAUST	SHT.
(E)	EXISTING	SIM.
EXP.	EXPANSION	SPEC
EXT.	EXTERIOR	SQ
		SS
F.E.	FIRE EXTINGUISHER	SSD
F.F.	FACTORY FINISH	STD
F.H.	FULL HEIGHT	STL.
FIN.	FINISH(ED)	STRG
FLR	FLOOR	STRUC
FLOUR.	FLUORESCENT	SP
F.O.S.	FACE OF STUD(S)	
F.O.C.	FACE OF CONCRETE	T.B.
F.O.F	FACE OF FINISH	TEL.
FT	FOOT/ FEET	TEMP.
FURR	FURRED/ FURRING	TERR.
FUT.	FUTURE	thk Thresh.
GA	GAGE/ GAUGE	TV
G.B.	GRAB BAR	TYP.
G.C.	GENERAL CONTRACTOR	
GEN.	GENERAL	UNFIN.
GL.	FLASS/ GLAZING	U.O.N.
GWB	GYPSUM WALL BOARD	
GYP.	GYPSUM	VEN.
ЦО		VERT.
H.C. HD.	HOLLOW CORE HEAD	VFY. VIF
HD. HDR.X	HEADER	VII
HDR.A	HARDWARE	W
H.M.	HOLLOW METAL	WC
HORIZ.	HORIZONTAL	WP
HR.	HOUR	W/
HT.	HEIGHT	WD
H.V.A.C.	HEATING VENTILATING	WP
	AIR CONDITIONING	W/O
INCLU		WT
INSUL.	INSULATION	
INT.	INTERIOR	
JT.	JOINT	
KIT.	KITCHEN	
LAM.		
LAV.		
L.H.	LEFT HAND	
L. LT.	length/ long Light	

LIGHT

LVR.

LOUVER

MAXIMUM MEMBRANE METAL MANUFACTURE(R) MINIMUM MISCELLANEOUS MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER OVERHEAD **OPPOSITE HAND** OPENING OPPOSITE PARTICLE BOARD PAINT GRADE PLASTIC LAMINATE PLYWOOD PANEL PAIR PARTITION RELOCATED REFERENCE REFLECTED REFRIGERATOR REGISTER REINFORCING REQUIRED REVISION **RIGHT HAND** ROOM ROUGH OPENING SOUTH SOLID CORE SCHEDULE SEALANT SECTION SHELF SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL SEE STRUCTURAL DWGS STANDARD STEEL STORAGE STRUCTURAL SUSPENDED TOWEL BAR **TELEPHONE** TEMPERED TERRAZZO THICKNESS THRESHOLD TELEVISION TYPICAL UNFINISHED UNLESS OTHERWISE NOTED VENEER VERTICAL VERIFY VERIFY IN FIELD WEST WATER CLOSET WATER PROOFING WITH WOOD WORK POINT WITHOUT WEIGHT

1. PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY ARCHITECT MASON KIRBY, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND-PROOFING STANDARDS

3. THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABLITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

4. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. IN THE EVENT OF A CONFLICT THE MOST STRINGENT SHALL APPLY.

5. THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSION, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINE AT SUBJECT PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. THE CONTRACTOR SHALL PAY ATTENTION TO IMPLIED PLAN AND SECTION SPATIAL RELATIONSHIPS AND VERIFY ALL AXES AND IMPLIED SYMMETRIES BEFORE BEGINNING WORK. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

7. THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

8. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

9. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSION OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

10. ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HEREWITHIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON THE PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

11. ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

12. THE WORK INCLUDED IN THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE BY THE OWNER.

13. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT DOCUMENTS AS REQUIRED.

14. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING CONDITIONS OR DEFECTS IN EXISTING CONSTRUCTION.

15. ALL HORIZONTAL DIMENSIONS SHOWN IN PLAN ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. WHERE ARE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATION REQUIRED.

16. ALL VERTICAL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. WHERE DIMENSIONS ARE NOTED AS "CLEAR" THEY ARE CODE OR FUNCTIONAL REQUIREMENTS AND MUST BE MAINTAINED FROM FINISHED FACES. CONFER WITH THE ARCHITECT FOR ANY CLARIFICATIONS REQUIRED.

17. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

18. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT AND ADJUSTMENT.

19. INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

20. COORDINATE WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, GAS LINES, WASTE SYSTEMS, ETC.

21. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING INTERIOR, EXTERIOR, TREES, SHRUBS, PAVING, FENCES, ETC.

22. DETAILS SHOWN ARE TYPICAL, U.O.N. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

23. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, ELECTRICAL AND MECHANICAL CONDITIONS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.

24. WHERE LOCATIONS OF NEW DOORS OR WINDOWS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.

25. ALL CHANGES OF MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING U.O.N.

26. COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN WALLS FOR WALL-MOUNTED OR WALL-SUPPORTED ITEMS SUCH AS CABINETRY.

27. ALL GLASS AND GLAZING USED IN THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT CBC.

28. FINISHED WORK SHALL BE FIRM, WELL AND SECURELY ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT, AND WELL SCRIBED. FINISHED WORK SHALL NOT HAVE EXPOSED, UNSIGHTLY, ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.

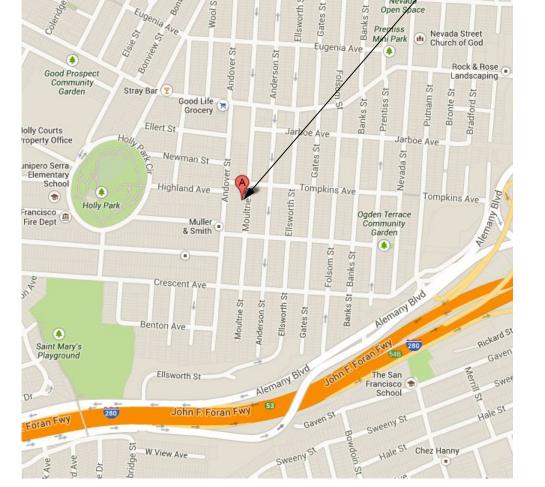
29. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION TO MINIMIZE DISTURBANCES OR DISRUPTION TO ADJACENT STRUCTURE, PROPERTY, OCCUPANTS, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE ALL REASONABLE CONTROL AND PRECAUTION TO MINIMIZE DUST, NOISE, ODOR NUISANCE, AND THE LIKE TO THE PREMISES AND OCCUPANTS.

30. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES FOR SEALANTS, FLASHING AND CAULKING.

31. VERIFY ALL FINAL EQUIPMENT, APPLIANCES, LIGHTING, CABINET AND MATERIAL SELECTIONS WITH OWNER.

VICINITY MAP





SHEET INDEX

STRUCTURAL:

S1	
S2	
S3	
S4	
S5	
S6	

GENERAL NOTES FOUNDATION PLAN & 2ND FLOOR FRAMING PLAN THIRD FLOOR, LOWER ROOF & UPPER

ROOF FRAMING PLANS STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS

ADDRESS: 624 MOULTRIE ST. SAN FRANCISCO, CA, 94110

SCOPE OF WORK:

APPLICABLE CODES:

2. THE 2016 SAN FRANCISCO ELECTRICAL CODE CONSISTS OF THE 2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS

CODE.

ZONING: RH-1

PARCEL: 5722

CURRENT # O

NEIGHBORHO

HEIGHT RESTRICTION: 40-X

GROSS SQUARE FO FLOOR: GARAGE: 1ST FLOOP 2ND FLOO 3RD FLOO

GROSS:

PROJECT DIRECTORY

ARCHITECT ARCHITECT MASON KIRBY INC 306 PRECITA AVE SAN FRANCISCO, CA 94110 (T) 415.867.5357

ARCHITECTURAL:

PROJECT DATA

SITE PLANS

ROOF PLANS

1ST FLOOR PLANS

2ND FLOOR PLANS

3RD FLOOR PLANS

FRONT EAST ELEVATIONS

REAR WEST ELEVATIONS

SOUTH SIDE ELEVATIONS

NORTH SIDE ELEVATIONS

LONGITUDINAL SECTIONS

TRANSVERSE SECTIONS

SF GREEN BUILDING FORM

SF ENERGY SPECIAL INSPECTIONS

BUILDING SECTIONS

DETAILS

DETAILS

DETAILS

TITLE 24

TITLE 24

GENERAL NOTES

SFDBI PRE-APP MEETING LETTER

SLOPE PROTECTION CHECKLIST

MASS REDUCTION DIAGRAMS, SFDBI

A0.0

A0.1

A0.2

A0.3

A1.0

A2.0

A2.1

A2.2

A2.3

A3.0

A3.1

A3.2

A3.3

A4.0

A4.1

A4.2

A5.0

A5.1

A5.2

A6.0

A6.1

A6.2

A6.3

OWNER/ADDRESS WINNIE AOLEONG AND MICHAEL COATES 624 MOULTRIE ST. SAN FRANCISCO, CA 94110 (T) 415.905.0098

STRUCTURAL ENGINEER DOUBLE D ENGINEERING 72 OTIS ST. SAN FRANCISCO, CA 94103 (T) 415.551.5150

BUILDING CODE REFERENCE

CHAPTER 3/6: OCCUPANCY CLASS: R-3(NO CHANGE)

TYPE OF CONSTRUCTION: 5B

CHAPTER 5: CBC 504.2 - MAX 4 STORIES

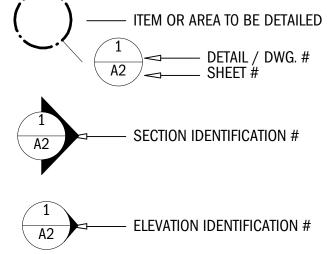
CHAPTER 9: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

CHAPTER 10: EXITING: CBC 1006.3.2 SINGLE EXITS: GROUP R-3 AND R-4 OCCUPANCIES SHALL BE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.

COMMON PATH OF EGRESS TRAVEL: 75' WITHOUT SPRINKLERS PROVIDED. SPRINKLERS REQUIRED - SEE SHEET A0.2

CBC 1017.2 EXIT ACCESS TRAVEL DISTANCE: TABLE 1017.2 - 200' WITHOUT SPRINKLERS PROVIDED.

CALIFORNIA CIVIL CODE, § 832 CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CALIFORNIA CIVIL CODE 832.1: EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND, SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON THE SAME FOR PURPOSES OF CONSTRUCTION OR **IMPROVEMENT... SEE ADDITIONAL** CONDITIONS UNDER THE CALIFORNIA CIVIL CODE § 832.





PROJECT INFORMATION

- 3RD FLOOR ADDITION, APPROXIMATELY 514 SQ FT - NFPA 13R SPRINKLERS REQUIRED FOR ENTIRE BUILDING UNDER SEPARATE PERMIT

1. THE 2016 SAN FRANCISCO BUILDING CODE CONSISTS OF THE 2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS

3. THE 2016 SAN FRANCISCO ENERGY CODE CONSISTS OF THE 20

4. THE 2016 SAN FRANCISCO HOUSING CODE

5. THE 2016 SAN FRANCISCO MECHANICAL CODE CONSISTS OF THE MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS

6. THE 2016 SAN FRANCISCO PLUMBING CODE CONSISTS OF THE CODE WITH SAN FRANCISCO AMENDMENTS

7. THE 2016 GREEN BUILDING CODE CONSISTS OF THE 2016 CALI CODE WITH SAN FRANCISCO AMENDMENTS.

8. THE 2016 SAN FRANCISCO EXISTING BUILDING CODE.

I-1	<u>REAR SETBACK:</u> 24'-9" (35%)				
22	<u>LOT:</u> 005				
<u>OF UNITS:</u> 1	CURRENT # OF STORIES: 2 STORIES				
100D: BERNAL HEIGHTS	PROPOSED # OF STORIES: 3 STORIES	NO.	DATE	ВҮ	REVIS

SQUARE FOOTAGE

GROSS SQUARE FOOT AREA

OOTAGE:	
	EXISTING
	558 SF +/-
R:	350 SF +/-
DR:	965 SF +/-
)R	

PROPOSED 558 SF +/-350 SF +/-965 SF +/-514 SF +/-

2,387 SF +/-

1,873 SF +/-

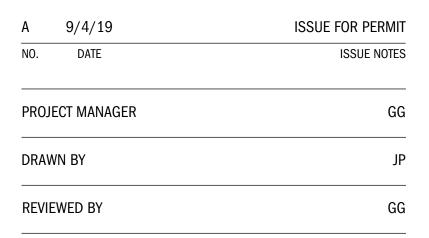
LEGEND

ELEVATION HT. SYMBOL

EXISTING FULL HEIGHT PARTITION TO REMAIN **NEW PARTITION/INFILL** Room Name ROOM NAME Room Number 0" x 0" 0.00 S.F. 1 SHEET NOTE X **REVISION REFERENCE** X DOOR NUMBER OR WINDOW TYPE

ARROW HEADS

ITEM TO BE REMOVED





SCALE:

PROJECT DATA



Mason k 301 Bocana Street, San Francisco California 94110 415 867 5357

624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

16 CALIFORNIA ENERGY				
IE 2016 CALIFORNIA				
2016 CALIFORNIA PLUMBING				
FORNIA GREEN BUILDING				
4'-9" (35%)				
<u>)RIES:</u> 2 STORIES				
<u>TORIES:</u> 3 STORIES	NO.	DATE	BY	REVISION NOTES

GENERAL REQUIREMENTS & NOTES

01000 GENERAL CONDITIONS:

A.Only the highest quality of workmanship shall be considered acceptable and shall be firmly secured and relative to elevations and dimensions as shown in the drawings; true to plumb, level, square, and line.

B.All work shall conform with all applicable codes and ordinances and with accepted local standards of the trades. C.All nailing shall conform to the before mentioned building code regulations.

D. Individual prints or partial sets of prints shall be considered part of the whole set of these | C. If during the course of excavation, solid rock formations are encountered, requiring drilling | drawings and specifications for this project. The recipient of individual prints or partial sets shall be | and/or blasting, the additional costs shall be the Owner's responsibility and shall be | responsible for information and intent not represented on the individual sheets or partial sets but | determined and agreed to with the Owner prior to proceeding with additional work. found elsewhere in these drawings and specifications. The General Contractor shall make available all | D. The General Contractor shall provide for de-watering of excavations from either surface | D necessary Drawings (including these General Notes) to Subcontractors and suppliers.

E.The General Contractor shall be responsible for coordinating all aspects of the Work and shall | E. Barricade open holes, trenches, and depressions occurring as part of the work. Provide inform the Owner of his work schedule and any anticipated changes that may occur in it. Place orders and install all cribbing, shoring and bracing required to safely retain earth embankments. for all materials included in the Work by General Contractor or Subcontractors in time to prevent any delays in the Construction schedule or completion of the Work.

F. The General Contractor shall not proceed with any work which he believes to be contrary to his | A. All fill shall be free-draining, predominately granular material and free of organic and | knowledge of good construction standards and practices and shall not use any substandard materials. G. The General Contractor shall inform the Owner of any costs of materials, labor, overhead and profit | B. All fill under footings to be compacted to 95% of ASTM D698.

which are caused by any changes or additions in the work intended by these Plans and Specifications prior to ordering materials and proceeding with the Work. H. The General Contractor shall be responsible to the Owner for the acts and omissions by himself

and of his employees and Subcontractors, involved in the completion of work contracted. I.The General Contractor shall be expected to inspect the site for conditions affecting work and for 02950 TREES, PLANTS, AND GROUND COVER anticipating the effects of those conditions upon his work.

K. Minor details not usually shown or specified but necessary for the proper installation or conformance with codes or standards listed herein shall be included in the work. J. All work and material or equipment shall be guaranteed for a minimum of one year from date of

substantial completion. K. Protect and maintain benchmarks for the duration of the project.

L.Items noted "Not In Contract", "N.I.C.", or "By Owner" are to be neither furnished nor installed under this contract, but are shown for informational purposes only. M.The General Contractor will report any and all discrepancies or omissions found in the Drawings

and Specifications to Architect Mason Kirby, Inc. The Work affected shall not proceed until any clarification or revision has been completed or permission to continue is given. N. All information shown on the Drawings relative to existing conditions is given as the best present | A. No concrete work shall be placed on frozen, soft, loose, wet, or soggy soil.

knowledge, but without guarantee of accuracy. Where actual conditions conflict with the Drawings, | B. Bottom of excavations shall be clean, flat, and free of any lose dirt, debris, or organic they shall be reported to the architect so that proper revisions can be made. 0. The Contract Documents represent the finished structure and do not indicate the methods of

construction. The General Contractor shall supervise and direct the Work and shall be solely responsible for construction means, methods, techniques, sequences, and procedures.

shall not include inspections of the protective measures or the construction procedures, and these visits shall not be construed as such. Any support services performed by the Designer and/or | F. Provide over-excavation and compacted backfill as required. Structural Engineer during the construction shall be distinguished from continuous and detailed inspection services as furnished by others. These support services performed by the Designer and/or | H. Provide 1/2" expansion joint material between all concrete slabs (1" rigid foam at Structural Engineer, whether of material or work, and whether performed prior to, during, or after completion of construction, are performed solely for the purpose of assisting in quality control and in achieving general conformity with Contract Documents, but do not guarantee contractor's performance and shall not be construed as supervision of construction.

01014 DIMENSIONS, MEASUREMENTS, AND LAYOUT

A. Dimensions shall take precedence over graphic representations. Scaling of the drawings for dimensions or locations of materials or equipment is considered unacceptable.

C. Larger scale drawings take precedence over smaller scale drawings. D. Notes and details on Drawings shall take precedence over these General Notes and Typical Details. Written Specifications take precedence over graphic representation of materials and items as well as their locations.

E. All figures on the drawings indicate rough construction with no allowance for finish of any kind, except for the dimensions for details which are to finish work where indicated.

F.Dimensions to side or center of doors or windows are to rough openings. Locate rough openings not dimensioned framing distance (king and trim studs) from closest walls or center between walls. G.The General Contractor shall be responsible for locating and laying out the Work (including grades

and elevations). The General Contractor will exercise proper precaution to verify figures shown on the Drawings while laying out the Work, and be responsible for all errors resulting from failure to exercise such precaution.

01016 SUBCONTRACTORS

A.Each Subcontractor shall furnish a Certificate of Insurance to the General Contractor indicating | A. Portland cement shall conform to ASTM C-150 (Type II) unless alkaline soils are present. policy conditions and limits of liability insurance prior to starting the Work. Each Subcontractor shall B. Water shall be fit to drink. provide the General Contractor with proof of Workman's Compensation for each of his employees. B.Each trade shall coordinate its work as is practical and will interfere as little as possible with the work of other trades and persons. It will be assumed that each trade has accepted the quality of the

work of others upon which his work must be applied. C.During progress of Work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris. Each Subcontractor shall be responsible for cleaning up after their

respective work, as well as maintaining a clean and orderly site. D.Store and handle materials and equipment so as to prevent damage affecting appearances,

performance of material, equipment or finished work. In the event of damage, promptly make repairs | F. Concrete shall achieve a minimum of 2,500 psi compression strength at 28 days, unless or replacements and be responsible for costs incurred and time required for repairs or replacements otherwise noted. at no additional cost to the Owner.

E.All subcontractors shall remove and redo defective work as determined by the General Contractor or the Designer at no additional cost to the General Contractor or Owner.

F.Each subcontractor shall guarantee materials and workmanship against defects which may occur | A. All concrete shall be protected from injurious action of the elements and defacement of under normal usage for a period of one (1) year after final acceptance.

01018 PERMITS, FEES, INSPECTIONS, REGULATIONS, AND COVENANTS

A.Permits and licenses necessary to perform the Work shall be secured by the General Contractor B.The General Contractor shall obtain all code checks, inspections, and laboratory investigations required by ordinances, codes, rules and regulations, building inspectors, city or county engineers, | A. Non-shrink grout shall be cement based with a minimum compressive strength of 3,000

C.The General Contractor and Subcontractors shall comply with all covenants and requirements of the Subdivision (if any) as if included in these documents.

01500 TEMPORARY FACILITIES AND CONTROLS

A.All construction equipment required to perform the Work to be furnished by the General Contractor. B.The General Contractor shall provide and pay for power, light, water, and heat as required during construction.

C.Subcontractors and their employees shall be provided and allowed use of sanitary facilities on the premises.

GENERAL SITE WORK NOTES

02000 GENERAL SITE WORK:

A.Protect all existing trees, vegetation, objects, and structures from damage or removal except those designated for removal on the drawings, or by the Owner, or the landscape and home designers. B.Minimize access and material storage areas as indicated by the Owner, or landscape and home

C.The General Contractor will check with utility companies and the Owner for actual locations of any underground utilities before starting operations. Active underground utilities shall be adequately protected from damage and if damaged shall be immediately repaired at no extra cost to the Owner. D. The locations and routing of utilities as shown on the Site Plan are diagrammatic in nature and shows approximate location of utilities and equipment. Exact routing or locations of equipment to be governed by site conditions and minor changes required and determined on site. E. Any soils data, including soils report, in its entirety shall be included as part of these Contract

Documents. For recommended soil bearing pressure foundation material, and site grading, see soils report and geological report.

0221 1 GRADING

A.Rough grading work and finish grading shall be by the Excavating Contractor and coordinated by the landscape and home designers.B.Grade to smooth, uniform surface to elevations, shown or required for positive drainage, frost protection, and clearances.

C.Slope all grades a minimum 1/4" per foot away from foundations, walls, walkways, decks, etc. D.New topsoil, if required, shall be reasonably free of obnoxious weeds, stones, lumps, plants or their roots, sticks or other extraneous matter, and shall not be worked in a frozen or muddy condition.

GENERAL SITE WORK NOTES

02222 EXCAVATION

A. Excavate to grades indicated in the drawings and to allow footings to bear directly on undisturbed soil at the minimum required depth to provide frost protection.

B. If excavation to design elevations discloses unsuitable bearing soil at that level, obtain authorization from the soils or structural engineer or Architect mason Kirby, Inc. before proceeding with additional excavation. Additional excavation costs shall be determined and agreed to with the Owner prior to proceeding with additional work.

water, ground water, or seepage as necessary.

02223 BACKFILLING expansive material and carefully placed to protect all work and mechanically compacted in | C 6" lifts around foundation, under slabs, and adjacent stem walls, to 90% of ASTM D698.

C. Backfill shall not be placed against basement and retaining walls until concrete or masonry grout has reach its 28 day strength and walls are stabilize with completed and anchored structural floor framing.

A. Reseeding of damaged portions of the lawn around excavated areas as required to refurbish to its original condition and appearance shall be the Owners responsibility unless agreed to otherwise

GENERAL CONCRETE NOTES

03000 GENERAL CONCRETE WORK

materia C. Provide and install block-outs, utility sleeves, connectors, etc. as shown and as necessary.

D. Provide and install insulation, vapor barriers expansion joints, leveling bed, reinforcement, etc. as shown and required. P. Observation visits to the site by field representatives of the Designer and/or Structural Engineer | E. Verify all soil conditions. All footing sizes are calculated for a soil bearing capacity as shown

G. Chamfer all exposed edges of concrete 3/4" (min), U.N.O..

insulated and radiant slabs) and abutting concrete or masonry walls.

03200 CONCRETE REINFORCEMENT

A. Reinforcing steel shall be deformed bars in accordance with ASTM A-615; Grade 40 for reinforced sizes #4 and smaller, Grade 60 for reinforced sizes #5 and larger. B. Concrete slab reinforcement shall be $6 \times 6 \times 10/10$ welded wire fabric or fiber mesh reinforcing; U.N.O., Lap WWF 12" at splices.

C. Steel reinforcement shall be clean and free of rust, scale, dirt or grease.

D. All reinforcing steel, anchor bolts, dowels and other inserts shall be securely fastened in the forms prior to inspection to insure minimum concrete cover as follows: Footings: concrete placed against earth 3" concrete placed against forms exposed to earth 2"Walls: interior face 3/4" :exterior face 1-1/2". Slabs: top or bottom 1". Piers: exterior face 1-1/2"

E. Minimum lap and bend for all rebar shall be 48 diameters. F. Minimum 48 hour notice shall be given TMA Fine Home Design prior to each day of pour

for steel inspection. G. Sills shall be preservative pressure treated and bolted to concrete with 5/8" diameter anchor bolts with 7" min. embedment at 4'-0" o.c., U.N.O., Bolts shall occur not more than 12", nor less than 6" from each end of any piece with a minimum of 2 bolts to any piece. Shop pins may be used at interior locations and as shown. Hardware in contact with preservative pressure treated lumber must be hot dip galvanized per ASTM A653.

03300 CONCRETE

C. Fine aggregates shall be natural sand or crushed stone or gravel to 1/4" maximum. Coarse aggregates shall be crushed stone or gravel 1/4" to 1-1/2" and not greater than 1/5 of thickness at walls and footings, and not greater than 1/3 of thickness at slabs. D. Concrete shall be placed with a maximum slump of 4". Use plasticizers where more

workable concrete is desired. E. Concrete shall be maintained in a moist condition for a minimum of five (5) days after

placement. Alternate methods of curing will be approved if satisfactory performance can be demonstrated.

03370 PROTECTION AND CURING

any nature during construction operations. B. Provide and maintain proper curing conditions required for all concrete work in accordance with ACI 301-72 (revised 1975).

03600 NON-SHRINK GROUT

when tested in accordance with ASTM C-109. B. Grout shall be mixed and placed in accordance with manufacturer's recommendations.

GENERAL MASONRY NOTES

04000 GENERAL MASONRY WORK

A. Remove all mortar stains as a result of new masonry work.

B. See Concrete Notes for reinforcing description.

04100 MORTAR AND GROUT

A. All mortar for reinforced masonry walls shall be as per ASTM C270 and Section 2103 and shall attain a minimum compressive strength of 1,800 psi at 28 days. B. All mortar shall be mixed by mechanical means and proportioned by accurate

measurement. C.All grout for grouted voids shall attain a minimum compressive strength at 28 days of

psi. Fine grout shall be a mix of one part portland cement and 2 1/4 to 3 parts sand. Coarse grout shall be one part portland cement and 2 1/4 to 3 parts sand, and 2 parts (max) pea gravel (3/8"). See ASTM C\$&^ and Section 2103.

D.Cement shall conform to ASTM C-150. The use of plastic/masonry cements will not be allowed. E.Water shall be fit to drink.

04200 UNIT MASONRY

A.Concrete masonry units to be ASTM C 90-70 grade N Type 1, 1000 psi, ASTM C331 and C33 moisture content 30% maximum of total absorption.04400STONE OR BRICK VENEER B.All veneer shall be anchored to struct. elements using corrosion resistant anchor ties. Ties shall be a min 22 ga x 1" with max vert and horiz spacing of 16" B.C.

04800 INSTALLATION AND CURING

A.No masonry work shall be laid when the temperature of the outside air is below that required by the mortar product for proper installation and curing, unless provision is made to maintain the masonry above this temperature and keep it from freezing.

GENERAL METAL NOTES	GENERAL THERMAL & MOISTURE PROTECTION
05000 GENERAL METAL WORK A.Provide and install all structural steel, connectors, fasteners and accessories as shown on the Drawings, materials list, and as required for proper installation of structural members. B.Prime all exposed steel members with Rustoleum #5769 prior to finish coat. C.Materials, standards, and details shall conform to applicable AISC standards.	 07000 GENERAL THERMAL AND MOISTURE PROTECTION A. Provide and maintain continuous and clear passage of air above insulation and below roof decking, from soffit to ridge, hip, or end wall vents. Provide lateral flow @ valleys, skylights, etc. B. Provide and install all insulations, caulking, sealants, vapor barriers, roofing, ventilation, sidings and trims, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, eliminate infiltration, minimize heat loss and to provide a protected, energy efficient structure.
05120 STRUCTURAL STEEL A.Structural steel shall conform to ASTM A-36. B.Tube and pipe columns shall conform to ASTM A-500 Grade B and ASTM A-53. C.All welding shall be done by certified welders, certified for the type of welds required for the job. D.All steel to steel connections shall be made with A-325 high strength bolts.	07160 DAMP PROOFING & MEMBRANE WATERPROOFING A.Maintain ambient and surface temperatures above 40° for 24 hours before application, and continuously until damp proofing has cured. B.Do not apply damp proofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to applicator. Clean and prepare surfaces to receive damp proofing in accordance with manufacturer's
05600 PREFABRICATED METAL CONNECTORS A.Provide and install all metal connectors as shown and required for proper installation of structural members. B.Use Simpson Strong-Tie Connectors or equal. Follow manufacturer's recommendations for fasteners. C.All fabricated beam and post connectors shall be of same width of structural member plus 1/16" to 1/8" max. D.Holes in fabricated connectors for bolts shall be the same diameter of the bolt plus 1/16" max.	 instructions. Prime surfaces in accordance with manufacturer's instructions. Permit primer to dry. C.Verify surfaces are solid, free of frozen matter, loose particles, cracks, pits, rough projections, and foreign matter detrimental to adhesion and application of damp proofing. D.Verify items which penetrate surfaces to receive damp proofing are securely installed. Apply membrane to seal penetrations, small cracks, and honeycomb in substrate. Use only membrane waterproofing at high water areas. E.Apply 2 coats of cold applied asphalt bitumen damp proofing on all exterior foundation walls. Apply each coat of cold bitumen with roller or brush at a continuous and uniform rate as per manufacturer's instructions. Apply from 2 inches below finish grade elevation to top of footings. F.Protect finished damp proofing from damage during backfill operations.
GENERAL CARPENTRY NOTES 06000 GENERAL CARPENTRY A.Take care to avoid splitting of framing and finish materials during installation.	07180 VENTILATION A. Provide continuous 2" ventilation space above roof insulation and below roof decking, from continuous soffit vents to ridge vents, as shown and necessary. B.Provide attic and crawl space ventilation at a ratio of 1 square foot of vent per 150 square feet of floor area. A properly sized, humidity controlled fan with intake and exhaust vents is also considered acceptable at crawl space areas.
 B.Appropriate connectors and fasteners shall be used (whether indicated or not) to provide proper installation of structural members and finish pieces to develop their strength, rigidity, and proper installation and appearances for the purposes for which they are intended. 06040 FASTENERS A.FRAMING: Common wire nails as shown and required. B.EXTERIOR TRIM and SIDING: Rust resistant stainless steel; hot-dipped galvanized, or high-tension strength aluminum nails. Minimum embedment of 1-1/2" into solid nailing. C.DECKING: 2 (min)-3" deck screws, at each joist per piece; countersunk. D.INTERIOR TRIM: finish nails; blind nail where practical; countersink heads where face nailing. E.POST and BEAM: Bolt, screw or nail as shown or required. F.ROOF DECKING: 10d at 6" o.c. at edges, 10d at 10" o.c. field. 	 07190 VAPOR AND AIR RETARDERS A.Carefully install all vapor barriers to provide a continuous seal against water vapor. B.Overlap all seams and thoroughly staple while avoiding wrinkles in the sheeting. C.Avoid penetrations and unnecessary cutting of the barrier or underlayment. D.Closely cut barrier at window, door, and skylight openings. Install vapor barrier pieces at inside corners of framing. E.Closely cut barrier at electrical outlets and switches, etc. Reseal perimeter with caulk or spray foam insulation. F.Lap permeable roofing and wall underlayments a minimum of 2". G.Install vapor barriers to crawl space floors in wet locations.
 G.FLOOR DECKING: glue with construction adhesive at each joist; 10d at 6" o.c. at edges; 10d at 10" o.c. field. H.LEDGERS: lag screws as indicated. I.FABRICATED CONNECTORS: as indicated. 06112 FRAMING CARPENTRY AND MATERIALS A. All dimension lumber shall be S4S, UNO. Use only graded lumber and wood products as noted and 	 07200 INSULATION A.Insulate all exterior framing cavities that will become inaccessible while framing (ie. headers, corners. partition nailers, etc.) with fiberglass. B.Install 1 x 6 sill sealer at all exterior interfaces between wood framing and stone masonry. C.Loosely install fiberglass or other insulation between door, window, and skylight jambs and framing to avoid bending of jambs. D.Install all insulation to maintain a continuous thermal layer between the interior and exterior.
 appropriate. Materials must be sound, seasoned, well manufactured, free from warp with maximum moisture content of 19%. Joists to have 1 1/2" (min) bearing on wood or metal or 3" (min) on masonry. B. All manufactured 'I-Joist' (LPI, BCI, TJI, etc) members to be installed per manufacturer requirements. Provide 1 3/4" bearing (min) at joist and rafter ends and 3 1/2" (min) at intermediate supports. Substitutions for specified members must meet design criteria . Provide web stiffeners as necessary. C.All glulaminated beams and columns shall be of combination 24F-V4 (24F-V8 for continuous or 	 E.Insulate all heating and plumbing ducts and piping to minimize heat loss for the length of their runs. Provide adequate insulation and to prevent the freezing of water piping in unheated areas. O7300 ROOFING A.Install new felt paper underlayment as shown. Lap a minimum of 2" and thoroughly staple while avoiding wrinkles in the sheeting. Avoid penetrations and unnecessary cutting of the underlayment. B.Install roofing, ridge ventilation, and flashing, etc. and their accessories as shown and required to provide a weather-tight seal, straight and true, and with fasteners set.
cantilevered beams), and shall be fabricated of Douglas Fir laminations and exterior glues, per AITC Standard 117. Camber shall be as shown. Architectural finish standards shall be applied for exposed beams. Provide 1 1/2" (min) bearing at ends; UNO. D. All trusses to be engineered and prefabricated by the truss manufacturer. Verify all layouts, bearing conditions, spans, sizes, etc prior to placing order. E. All headers below 6'-0" span to be provided with 1 1/2" (min) bearing. All headers over 6'-0" span to be provided with 3" (min) bearing; UNO.	07400 SIDING A.Caulking shall be applied at all joints between siding and siding, and between siding and trim. B.Drip cap flashing shall be provided and installed at tops of all windows, doors, horizontal joints between siding, trim, and other exterior finishes and as required. C.Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation.
 F. Sill plates and other structural wood members to be in contact with concrete or masonry shall be pressure-treated Hem-Fir. Foundation grade redwood (an endangered species) shall be used only as indicated on the drawings or as necessary for appearance. See CBC 2303. G.Floor and roof decking shall be installed with grain perpendicular to joists or rafters, while bearing on a minimum of three joists or rafters. H.Lay out plumbing lines prior to joist layout. Adjust joist layout and header-off for plumbing requirements as required. I.Posts shall be as shown and as necessary, and shall provide secure, solid, and full blocking at all bearing points down to the foundation. J.Stagger top and double plate joints 4'-0" (minimum) at exterior walls and bearing partitions. Overlap plates at all corners. K.Install a minimum of three studs with blocking at every corner for wall and finish connections and installations. L.All load bearing studs and floor joists shall be stack-framed, UNO. 	 07620 SHEET METAL FLASHING AND TRIM A.Exercise care when working on or about roof surfaces to avoid damaging or puncturing underlayment, roofing, or flashings. B.Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set. Beginning of installation means acceptance of existing conditions. C.Provide and install bonderized galvanized sheet metal flashing as shown and required at concealed and exposed areas. Color at exposed areas to match roofing; UNO. D.Install flashing sleeves and collars (provided by the General Contractor) for electrical and plumbing items protruding through roofing material. Install starter and edge strips, and cleats before starting installation. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles. E.Secure flashings in place using concealed fasteners. When using exposed fasteners, they are to be of the same finish as the flashings. Apply plastic cement compound between metal flashings and felt flashings.
 M.Double joists and rafters at all openings unless shown otherwise. N.Provide continuous solid bridging at 8'-0" o.c. (max.) between all floor joists and rafters, unless indicated otherwise. O.Provide continuous blocking between joists and rafters at all bearing points. P.Provide blocking under parallel exterior walls and wall partitions @ 4'-0" o.c. (max) and as 	07920 CAULKING AND SEALANTS A.Caulk all exterior joints around siding joints, windows and doors. B.Use colored caulk at exposed areas to blend with adjacent materials or caulk to accept material finish. C.Warm all caulking and sealants prior to use.
necessary. Q.Provide 2 x blocking, furring, nailers, shims, etc required for installation of wall finish materials, cabinets, closet shelving and rods, bathroom accessories, soffits, trim, etc. R. All walls shall be fire stopped with 2 x blocking or other approved material @ floor, ceiling, and at intervals not to exceed 8 feet (vertically between floor and ceiling).	GENERAL WINDOW, DOOR, & HARDWARE NOTES
 S.Provide sway bracing as required; per UBC 2517 (g) 3 and as shown. T. Insulate all framing cavities with fiberglass (i.e., partition nailers, rims, corners, etc) during framing and before covering these cavities to render inaccessible. 06160 EXTERIOR SIDING AND TRIM CARPENTRY A. Caulk all exterior joints around siding joints, windows and doors. B. Install 15# felt, building paper, or Tyvek over wall sheathing prior to siding installation. C. Install siding per manufacturer's recommendations and requirements. 	 O8000 GENERAL WINDOW, DOORS, SKYLIGHTS, AND HARDWARE A. Provide proper rough openings for all windows and doors. Prepare opening to permit correct installation of window unit and air and vapor barrier seal. B. Provide and install all windows, doors, and hardware and their accessories as shown and according to manufacturer's recommendations for complete and proper installation.
 06166 EXTERIOR DECKS, STAIRS, AND RAILINGS A. All structural members shall be pressure-treated hem-fir. B. Install sheet metal flashing behind wall and under decking. C. Install 2X decking with 3/16" spacing between members. D. Hardware in contact with pressure- treated lumber must be hot dip galvanized per ASTM A653. 	08210 DOORSA. All interior and exterior doors shall be prehung, bored, and drilled unless noted otherwise on the Door Schedule and installed by the General Contractor.B. All exterior doors to include full weatherstripping and adjustable threshold as provided by the door manufacturer.C. Provide solid core door with closer for separation between garage and living areas.
06200 FINISH CARPENTRY A. Interior trim material shall be installed as per the highest standards of craftsmanship ready for finishes as specified. B. Sand, stain, and finish interior trim prior to installation. C. Fill all nail holes with color putty to match stain color.	 08360 SECTIONAL OVERHEAD DOORS A. Overhead sectional door, door operator, hardware, track, controls, and all accessories to be provided and installed by a qualified and experienced company. B. Overhead section door shall be insulated with rigid foam insulation and to include full perimeter weatherstripping as provided by the door manufacturer, including 'adjustable' bottom.
06220 INTERIOR STAIRS AND RAILINGS A.Stairs shall conform to all applicable codes and requirements and shall be as per Owner input	08610 WOOD WINDOWS A. All wood windows shall be pre-manufactured with extruded aluminum cladding, high-altitude insulating

A.Stairs shall conform to all applicable codes and requirements and shall be as per Owner input during the construction process.

B.Stair parts shall be site built and installed by the General Contractor as shown in the drawings. C.Provide blocking as required for rigid and solid bearing for stair treads. D.Screw and plug balusters, rails, and cap with deck screws and contrasting plugs as required.

06410 CUSTOM CASEWORK

A.Perform work to custom quality in accordance with "Quality Standards" of the Architectural Woodwork Institute (AWI).

B.Hardware shall be as selected by Owner to match existing.

C.Provide and securely install 3/4" CDX, EXTERIOR grade plywood tops for thinset counter tops. D.Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes, and other fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges. E.Sand work smooth and set exposed nails. Apply wood filler in exposed nail indentations. On items to receive transparent finishes, use wood filler which matches surrounding surfaces and of types recommended for applied finishes. Stain and finish all exposed exterior surfaces. Seal, concealed and semi-concealed surfaces.

F.Set and secure casework in place rigid, plumb, and level. Use purpose designed fixture

attachments at concealed locations for wall mounted components. Secure cabinet and counter bases to floor using appropriate angles and anchorages. Counter-sink anchorage devices at exposed locations used to wall mount components, and conceal with solid plugs of species to match surrounding wood. Finish flush with surrounding surfaces.

G.Adjust doors, drawers, hardware, fixtures and other moving or operating parts to function

smoothly and correctly. Clean casework, counters, shelves, hardware, fittings and fixtures.

E. Grading and Paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building. F. Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must either have an integral or separate rain sensors that connect with the controller. G. Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303. Replace all noncompliant fixtures in project area. H. Energy Efficiency: Comply with California Energy Code. I. Pest Protection: Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortor, concrete masonry, or a similar method acceptable to DBI for protection against rodents. J. Moisture Content of Building Materials: Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed.

A. All wood windows shall be pre-manufactured with extruded aluminum cladding, high-altitude insulating B. The Electrical Contractor shall guarantee materials and workmanship against defects which may glazing, weatherstripping, insect screens (operable units only), operating and locking hardware (as occur under normal usage for a period of one (1) year after final acceptance. All guarantee time selected by the Owner) and without jamb extensions. All windows to be provide and installed by the periods provided by equipment manufacturer's shall continue to be in effect. General Contractor in accordance with manufacturer's instructions and recommendations. Maximum C. The Electrical Work shall include the supply and installation of all rough-in materials, devices, Diagonal Distortion to be: 1/16" measured with straight edge, corner to corner. Adjust for smooth and trim, and scheduled fixtures as required and necessary for all electrical, telephone, appliances, balanced window movement. Window units shall be fabricated to manufacturer's standard fabrication and equipment, etc; UNO. D. The Electrical Contractor shall coordinate the installation of the mechanical systems with the requirements. Mechanical Contractor to insure all components of equipment and controls are included and wired. All electrical power wiring, low voltage control wiring, fuses, conduit, and switches shall be provided and installed by the Electrical Contractor. Thermostats shall be provided and installed by

08712 DOOR HARDWARE

A. Package hardware items individually; label and identify package with door opening code to match hardware schedule

B. Maintain alignment with adjacent work. Secure assembly to frame opening without distortion or stress. C. Provide special wrenches and tools applicable to each different or special hardware components. Provide maintenance tools and accessories supplied by hardware component manufacturer.

D. All door locks to be master keyed as directed by Owner. Supply two keys for each lock.

E. All hardware and trim items shall be selected by the Owner and provided and installed by the General Contractor: UNO.

. Mounting heights for hardware from finished floor to center line of hardware item shall be as indicated below. Verify all mounting heights with manufacturer of hardware item to insure compliance with applicable codes. 1. Lock sets:38" 2. Door Pulls:42" 3. Dead Locks:60"

GREEN BUILDING NOTES

09000 GREEN BUILDING

A. Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the SF Construction and Demolition Debris Ordinance.

B. Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - see administrative bulletin 088 C. Water Efficient Irrigation: Projects that include more than or equal to 1,000 sqft of new or

modified landscape must comply with the SF Water Efficient Irrigation Ordinance. D. Stormwater Control Plan: Projects distrubing more than or equal to 5,000 sqft must implement a stormwater control plan meeting SFPUC stormwater design guidelines.

K. Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break

L. Fireplaces and woodstoves: install only direct-vent or sealed-combustion appliances; comply with US EPA phase II limits.

M. Design and Install HVAC System to ACCA Manual J, D, and S.

N. HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program or other program acceptable to the Department of Building Inspection.

0. Covering duct openings and protecting mechanical equipment during construction: duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal or other acceptable methods to reduce the amount of water, dust, and debris entering the system.

P. Bathroom exhaust fans: Must be Energy compliant, ducted to terminate outside the building and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%.

Q. Carpet: All carpet must meet: NSF/ANSI 140 at the Gold Level

R. Resilient Flooring System: for 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1) certified under resilient floor covering institute floorscore program 2) compliant with the VOC emission limits and testing requirements of Cal Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1 3) Compliant with the collaborative for High Performance Schools EQ2.2 and listed in the CHPS High Performance Datatbase.

S. Composite Wood Products: Hardwood plywood, particleboard, and MDF composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood CALGreen Table 4.504.5

T. Interior Paint and Coatings: comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code Regulations Title 17 for aerosol paints. See CAL green table 4.504.3

U. Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (regulation 8, rule 49) and product-weighted MIR Limits for ROC.

V. Low VOC Caulks, construction adhesives and sealants: Meet SCAQMD Rule 1168. See CALgreen tables 4.504.1 and 4.504.2.

GENERAL MECHANICAL & PLUMBING NOTES

15000 GENERAL PLUMBING AND MECHANICAL:

A. The drawings are considered schematic and are shown as a guide for the plumbing and heating systems. Submit a plumbing and heating design, with possible options, to the Designer, General Contractor, or Owner, along with the bid for work to be performed, in it's entirety, as shown on the submitted plumbing and heating design.

B. Provide and install shut-off valve on cold water line at the water heater.

C. Verify routing and sizes of all new equipment, fixtures, and plumbing prior to beginning work. D. General Contractor to provide and install all fixtures, piping, and fittings for tie-in to new plumbing fixtures for complete mechanical system.

E. General Contractor to offset piping, etc. as necessary to accommodate structure, beams, columns, etc. and existing plumbing lines. Coordinate cutting or drilling of structural members with the General Contractor to

facilitate piping runs and to avoid damage. F. The Plumbing and Heating Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any

compromising of structural members, work of other trades, finishes, or other damage caused while on site and performing plumbing and heating work.

G. Coordinate the installation of the heating system and hot water system with the General Contractor to insure all components of equipment and controls are included and connected as

well as locations of heating units and floor tubing.

H. Provide and install all gas piping verifying required size and stub-in location. I. Coordinate all openings required through roofs or walls with the General Contractor. Provide these openings and weather-tight seals for all building penetrations. Assist the General Contractor

in the installation of these seals. J. Provide and install range hood and clothes dryer vents to the outside; UNO.

K. Inspect water supply main to determine water pressure level and system best suited for increasing pressure level to satisfaction of the Owner.

15260 PIPING INSULATION

A. Insulate water heater, all hot water supply lines and other lines in unheated areas as necessary to prevent freezing.

15440 PLUMBING FIXTURES

A. All plumbing fixtures to be provided and installed by the Plumbing Contractor; unless other arrangements are made with the Owner.

GENERAL ELECTRICAL NOTES

16000 GENERAL ELECTRICAL:

A. All electrical work shall be performed by a licensed electrician

the Mechanical Contractor. E. Cutting, drilling, and chasing of the building surfaces as required for support, anchorage, and passage of electrical equipment shall be done by the Electrical Contractor. Where structural

members are involved, the General Contractor's approval shall be first obtained. F. The Electrical Contractor shall accept full responsibility in the form of payment to the General Contractor for costs incurred to repair, to the satisfaction of the Owner, any compromising of structural members, work of other trades, finishes, or other damage caused while on site and performing electrical work.

G. Provide and install bathroom exhaust fans vented to the outside. H. Provide and install a minimum of one switched light in each attic space and three switched

lights in the under floor crawl space; UNO.

I. Provide and install hard-wired smoke detectors as shown and required.



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

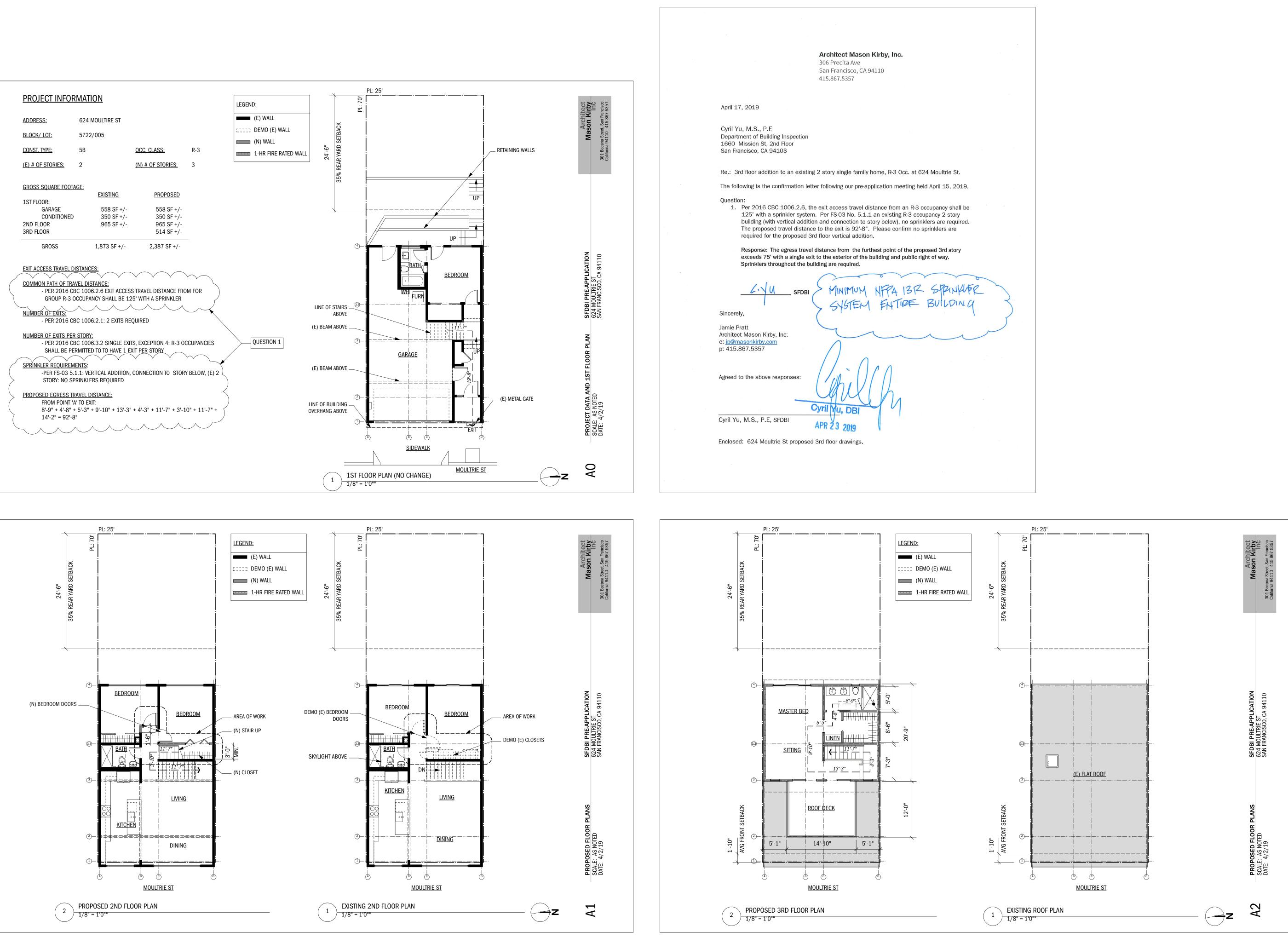
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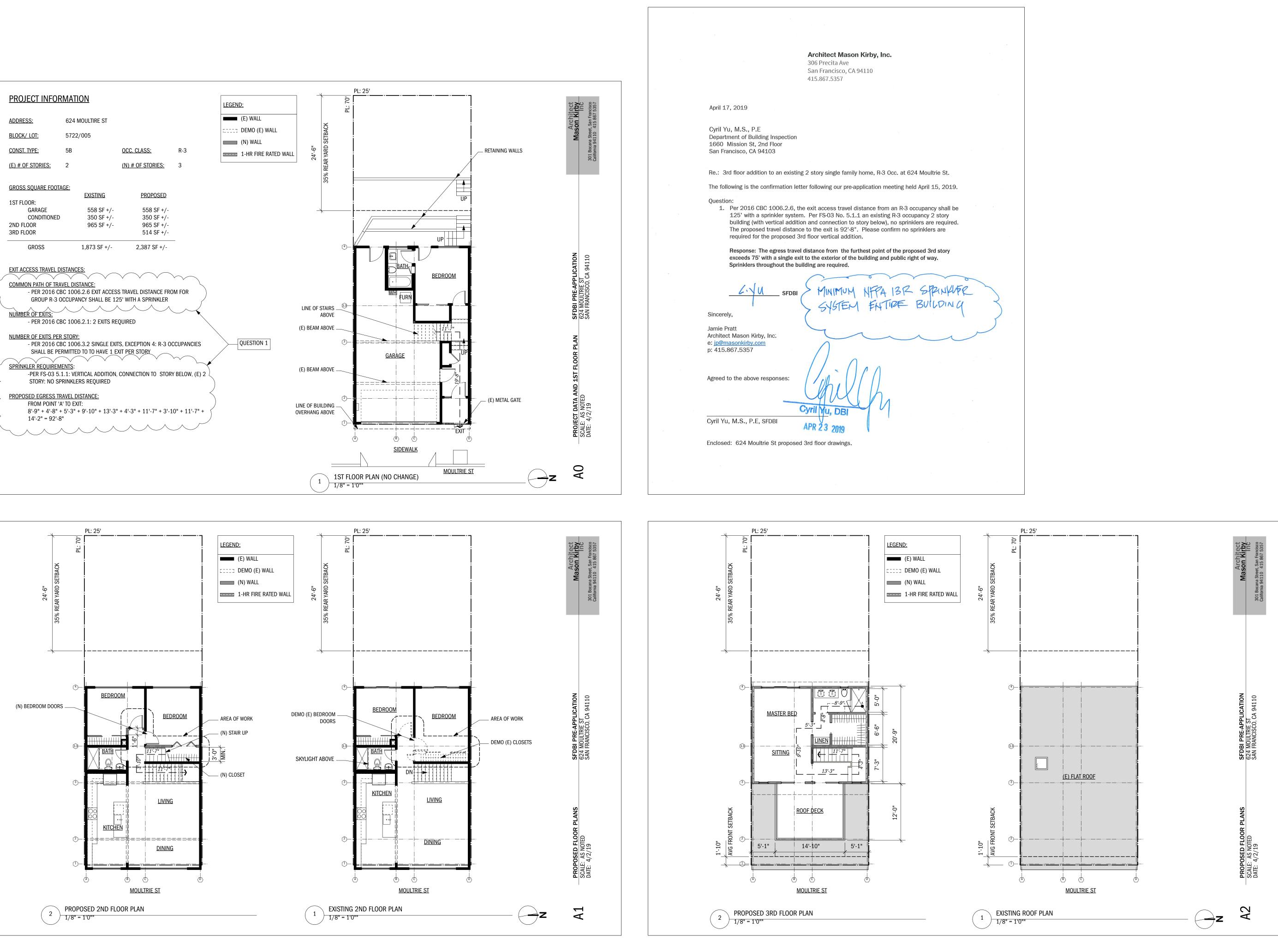
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SCALE:

GENERAL NOTES







624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION





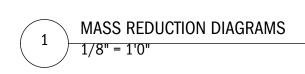
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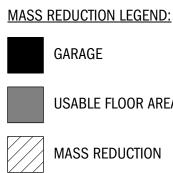
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SFDBI PRE-APP MEETING LETTER

A0.2







USABLE FLOOR AREA

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

MASS REDUCTION: 1ST FLOOR:

2ND FLOOR:

3RD FLOOR:

CLERESTORY:

TOTAL:

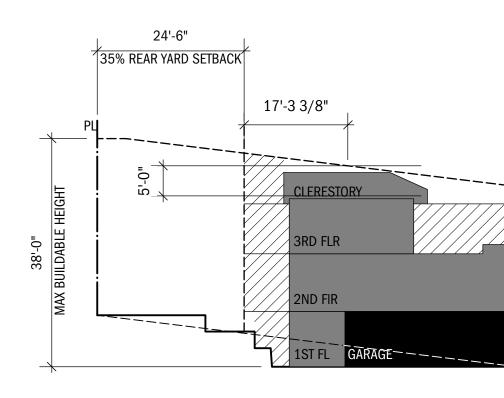
130 SF

187 SF

618 SF

266 SF

1201 SF





London N. Breed, Mayor Tom C. Hui, S.E., C.B.O., Director

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		
			CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES	NO X
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND		NO	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	NO X
GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.		X	SHORING	YES	NO X
			UNDERPINNING	YES	NO X
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH	YES	NO X	
			MATERIAL		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE			MATERIAL CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	YES	NO X	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON	YES YES	NO □ NO

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.



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

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



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

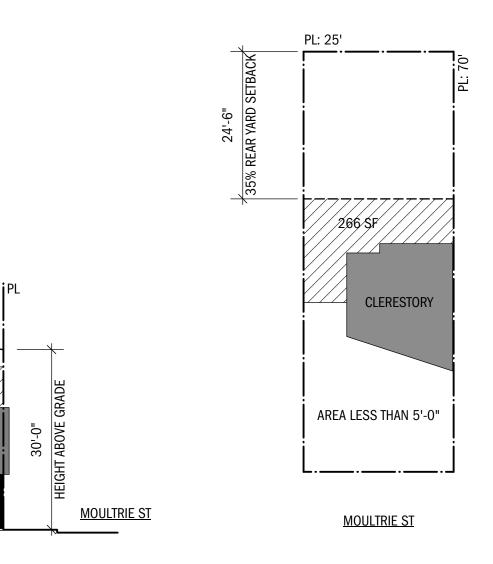
TIER I: Reports per Section E Required but Third Party Peer Review Not Required

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

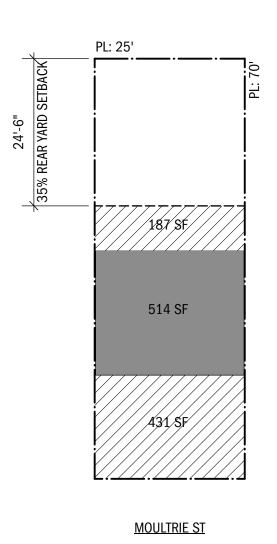
TIER III: Structural Advisory Committee (SAC) Review

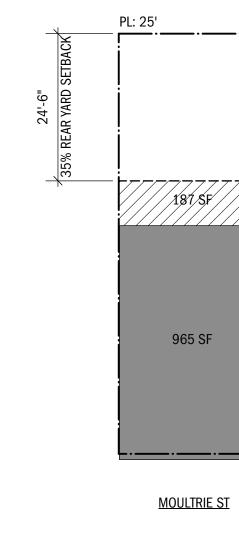
Tier assigned by:

Comment:



ROOF PLAN DIAGRAM





3RD FLOOR PLAN DIAGRAM

2ND FLOOR PLAN DIAGRAM

ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

If the box in Section 1 "Property Location" <u>AND</u> 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.

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.

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.

If the box in Section 1 "Property Location" <u>AND</u> 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.

Po B

Phone: (415) DBI Plan Review Engineer

Page 2



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL	ADDITION
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REVISION NOTES

А	9/4/19	ISSUE FOR PERMIT
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PROJ	JECT MANAGER	GG
DRA	WN BY	JP
REVI	EWED BY	GG



SCALE:

NO. DATE

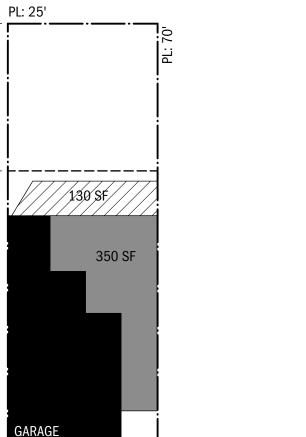
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MASS REDUCTION DIAGRAMS, SFDBI SLOPE PROTECTION CHECKLIST

1ST FLOOR PLAN DIAGRAM

MOULTRIE ST

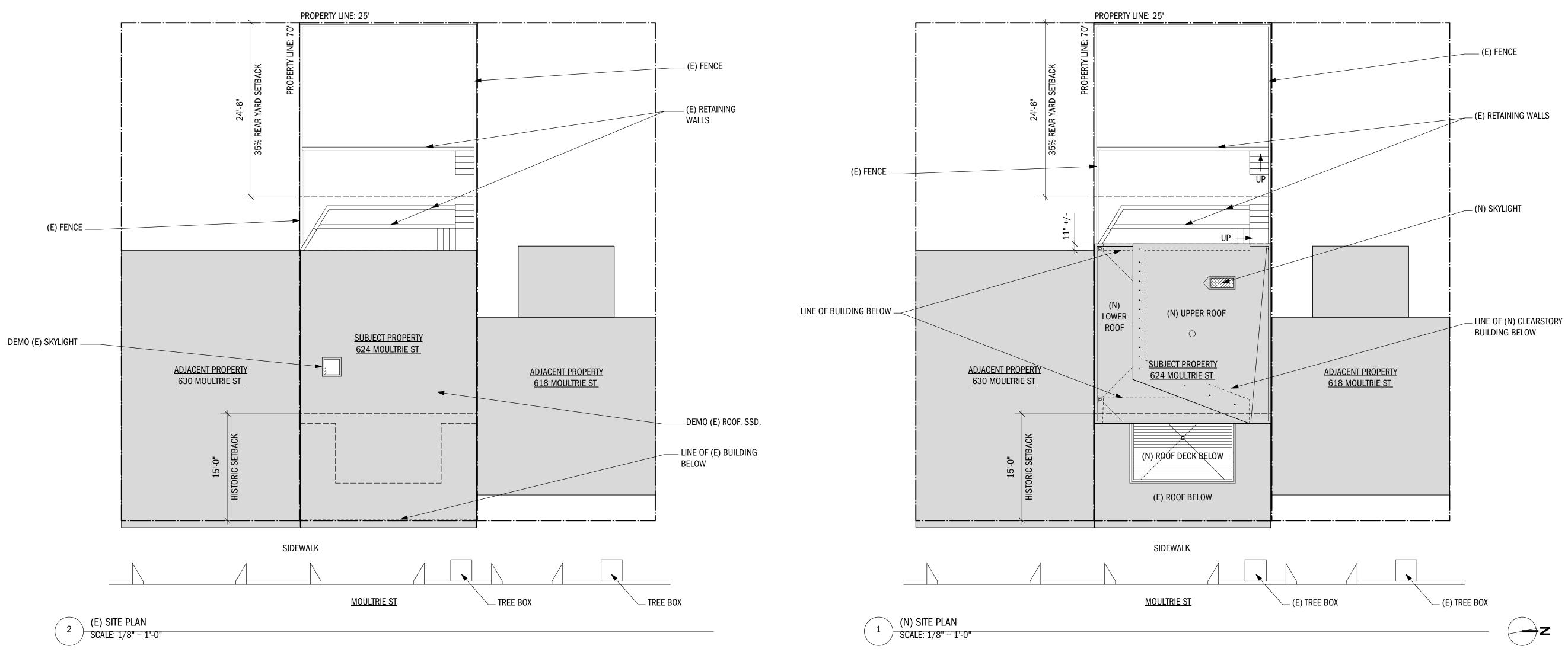
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624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION



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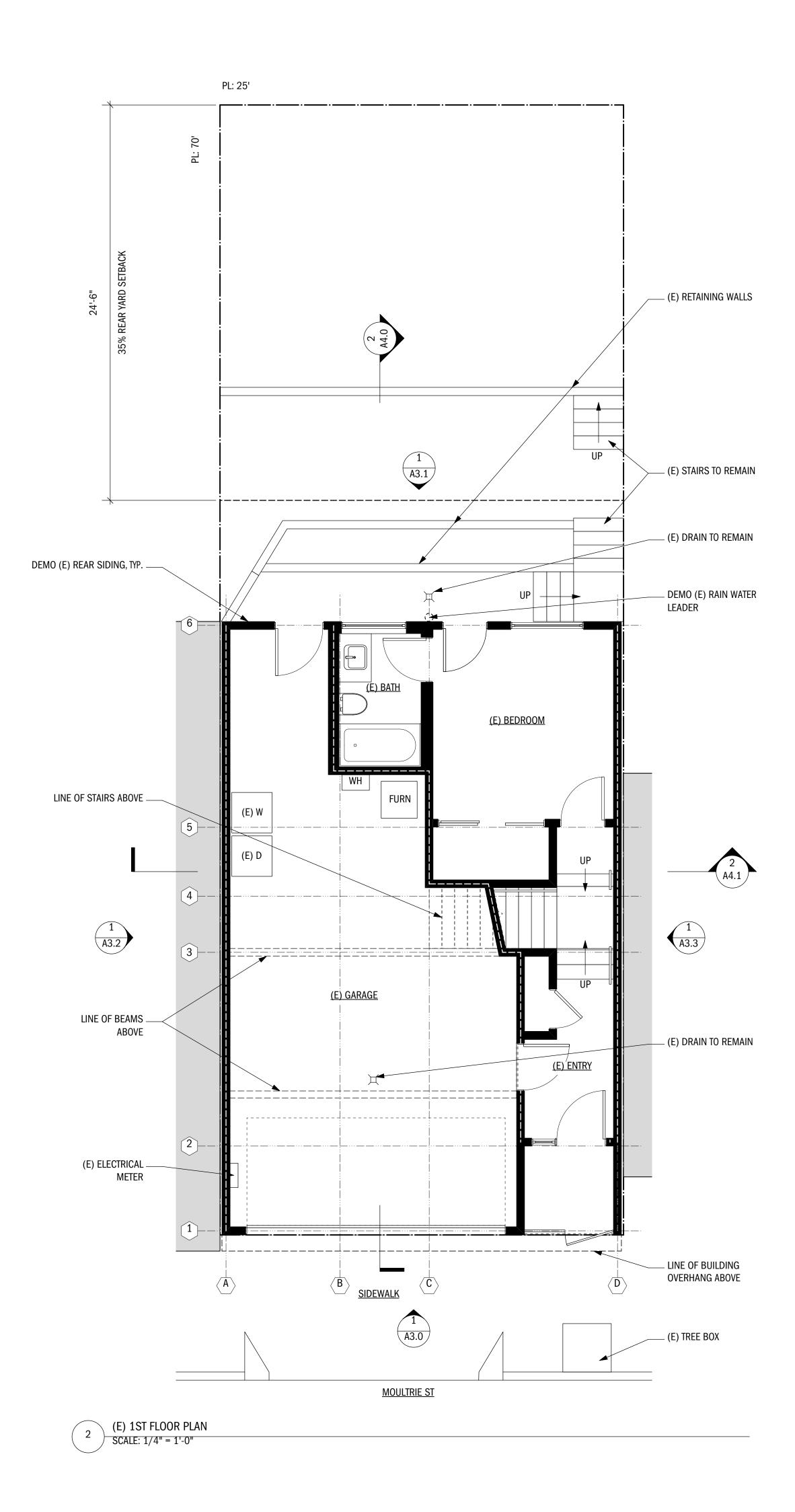


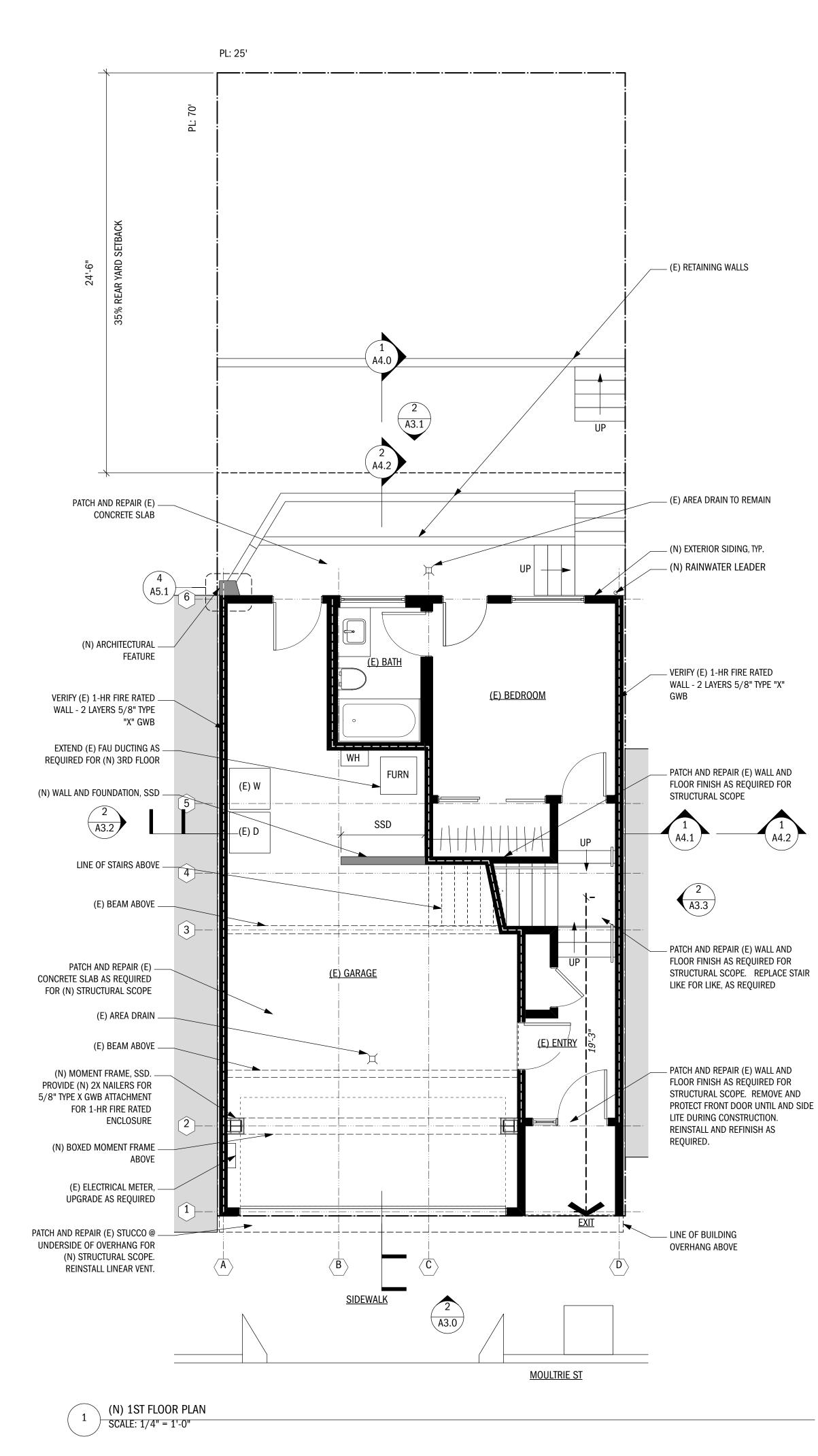


1/8" = 1'-0"

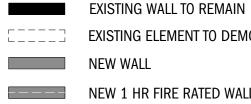
SITE PLANS







WALL LEGEND



NEW 1 HR FIRE RATED WALL

EXISTING ELEMENT TO DEMO

EXISTING WALL TO RECEIVE NEW FIRE SENSITIVE CONSTRUCTION.

GENERAL SHEET NOTES:

1. PROVIDE BATT INSULATION IN ALL OPEN CAVITIES, TYP. ALL DRYWALL TO MATCH (E) WALL FINISH

- 2. INTERIOR BASEBOARD AND TRIM TO MATCH (E)
- 3. ALL CLOSETS TO RECEIVE ROD AND SHELF, U.O.N.
- 4. PATCH AND REPAIR ALL FINISHES AS REQUIRED FOR NEW WORK.
- 5. PROVIDE 3/4" PLYWOOD EACH SIDE OF ALL POCKET DOORS

6. CONTRACTOR SHALL UPGRADE (E) ELECTRICAL PANEL AND SERVICE AS REQUIRED.

7. UPGRADE (E) WATER SERVICE AS REQUIRED BY CODE.

8. CONTRACTOR TO VERIFY WINDOW AND DOOR SIZES IN FIELD PRIOR TO ORDERING AND PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW.

9. ARCHITECT REVIEW ALL FRAMING AND ROUGH TRADES LAYOUT PRIOR TO GWB INSTALLATION.

10. EXISTING DUCTING TO REMAIN AS FEASIBLE. (N) DUCTING TO BE INSTALLED FOR 3RD FLOOR FROM (E) FAU.

11. ALL SURFACE-MOUNTED EXTERIOR UTILITIES TO BE RELOCATED WITHIN EXTERIOR WALL CAVITY @ REAR ELEVATION.

12. NEW EXTERIOR WOOD SIDING AT REAR. ALL DOORS AND WINDOWS TO RECEIVE WOOD EXTERIOR TRIM TO MATCH (E).

MECHANICAL NOTES:

1. GAS VENT TERMINATIONS SHALL MEET THE REQ. OF CMC 802.6 + SFMC 802.6.2

2. COMBUSTION AIR SHALL MEET ALL REQ. OF CMC CH. 7

3. 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.

4. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ SPACE HEATING PER CBC 1204.1

5. 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 DRYx ERS.

6. LUMINARIES: ALL LUMINAIRE IN BATHROOM SHALL BE HIGH EFFICIENCY (LED). BEDROOMS SHALL BE PROVIDED WITH DIMMERS (D).

CONTRACTOR NOTES:

1. CONTRACTOR TO VERIFY CONDITION OF (E) FOOTINGS AND FOUNDATIONS.

2. 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**



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

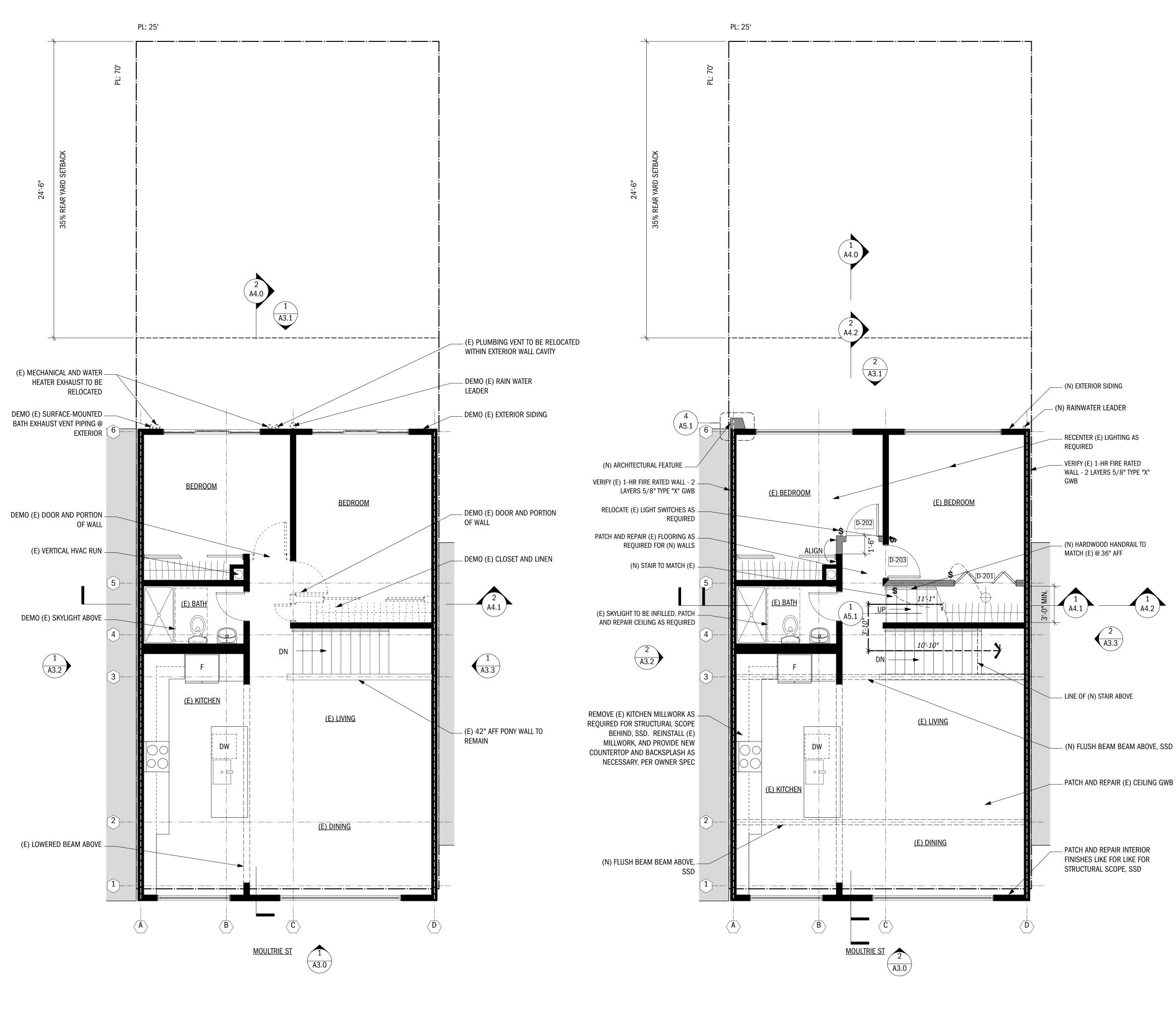
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SCALE:

1/4" = 1'-0"

1ST FLOOR PLANS

A2.0



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

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

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.



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

NO.	DATE	BY	REVISION NOTES

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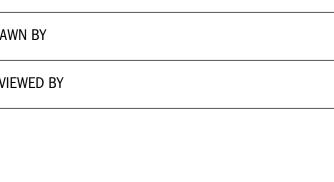
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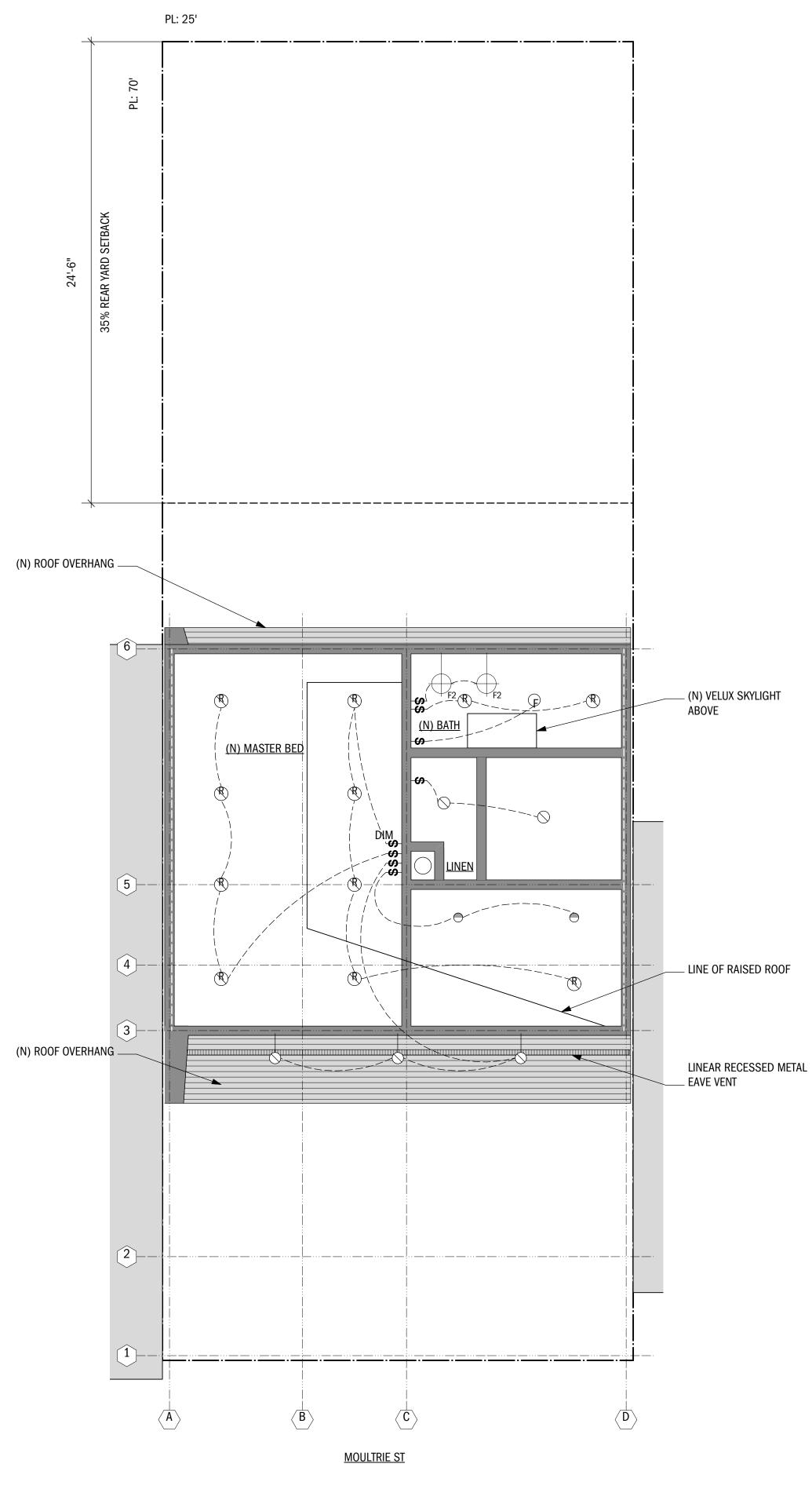
SCALE:

1/4" = 1'-0"

A2.1

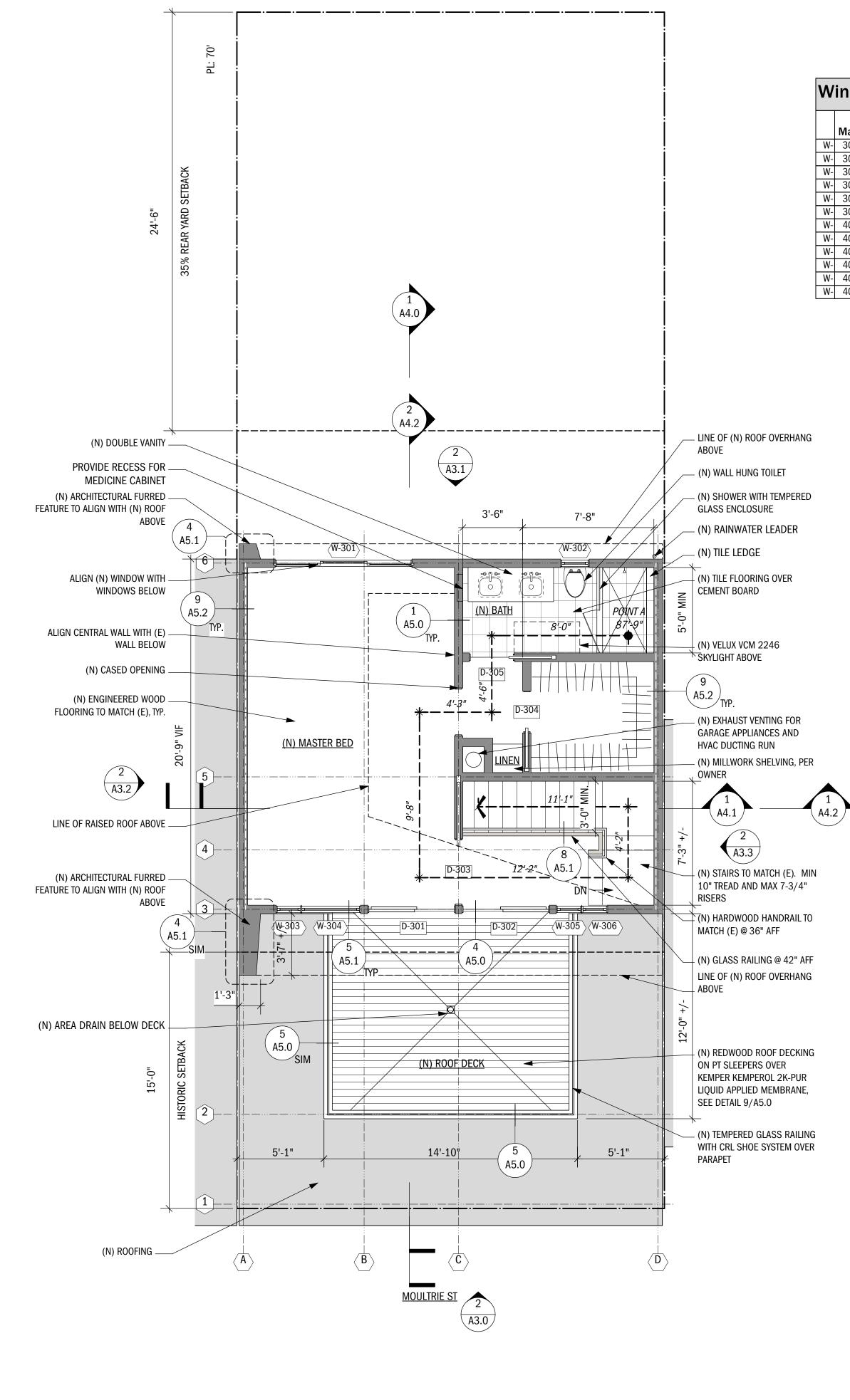
2ND FLOOR PLANS





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

2



PL: 25'

(N) 3RD FLOOR PLAN

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

1

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		
$- \bigcirc$	YES	EXTERIOR	W.P. SCONCE @ REAR EXTERIOR DOORS		
F	NO	BATHROOM	PANASONIC BATHROOM FAN ON TIMER W/ HUMIDISTAT ON SEPARATE SWITCH		
$-\oplus_{F2}$	YES	BATHROOM	VANITY SCONCE		
\bigcirc	YES	THROUGHOUT	CEILING MOUNT LIGHT		
R	YES	THROUGHOUT	4" LED RECESSED LIGHT		
\bigcirc	YES	LIVING	3" RECESSED WALL WASHER		
\bigcirc	YES	CLOSETS	LED SCONCE		
\rightarrow		THROUGHOUT	OUTLET, GROUND FAULT PROTECTED (GFI) WHERE REQ'D BY CODE		

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		nc
301 Bocana Stree California 94110		

624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

NO.	DATE	BY	REVISION NOTES

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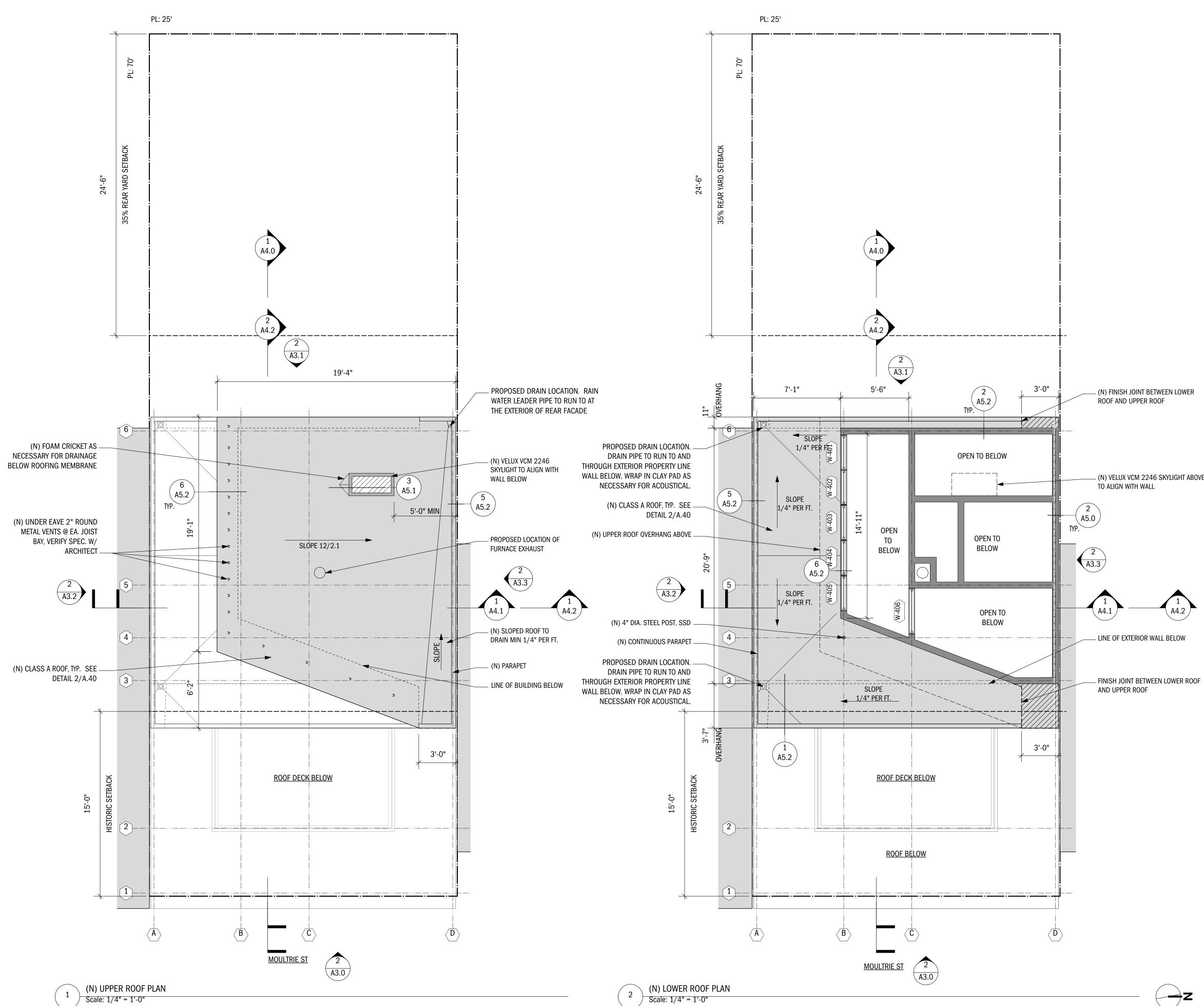


SCALE:

1/4" = 1'-0"

3RD FLOOR PLANS

A2.2



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.



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

	NO.	DATE BY	REVISION NOTES
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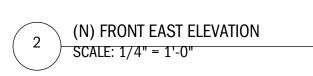


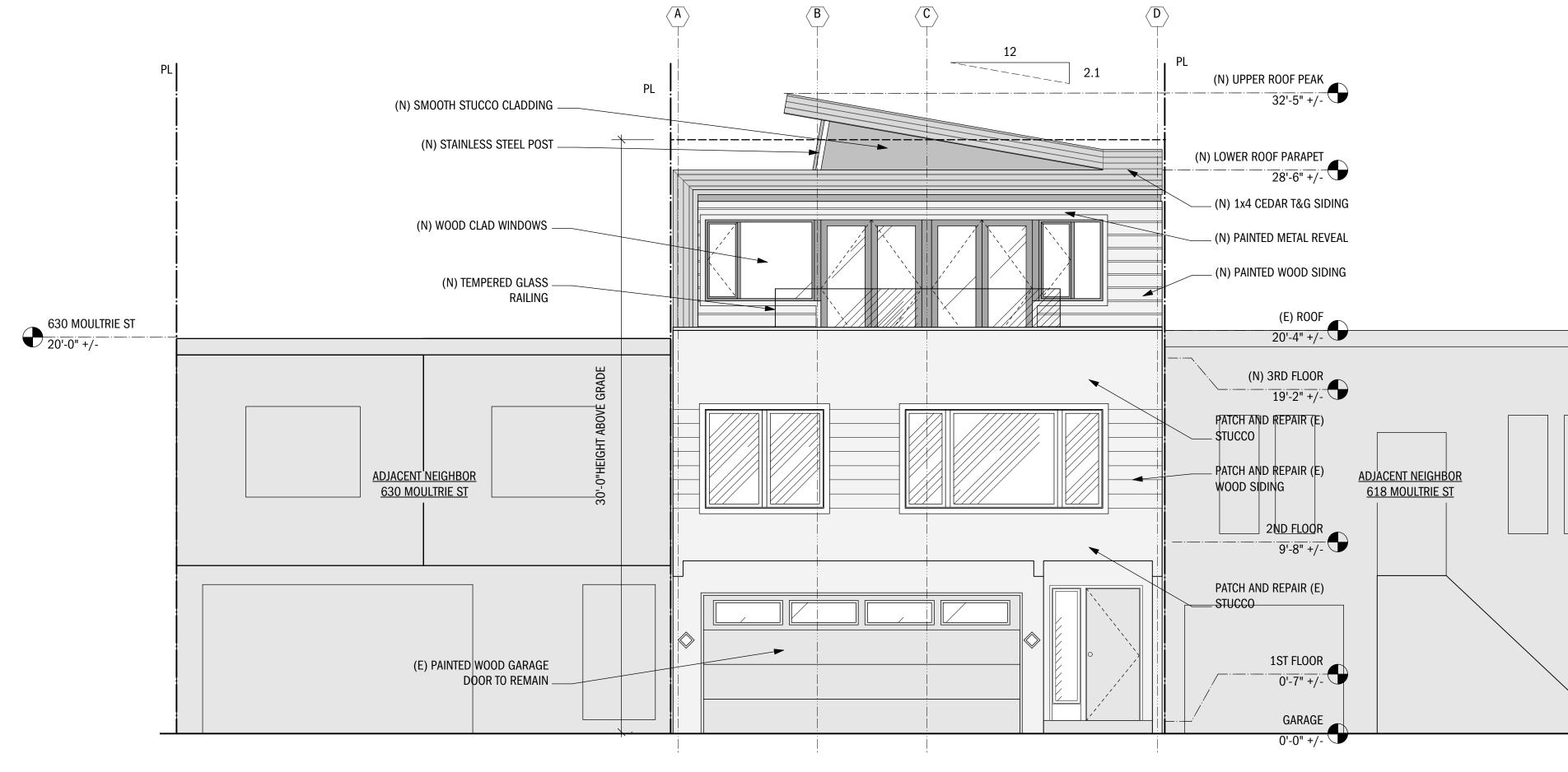
ROOF PLANS

A2.3



1/4" = 1'-0"

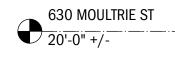




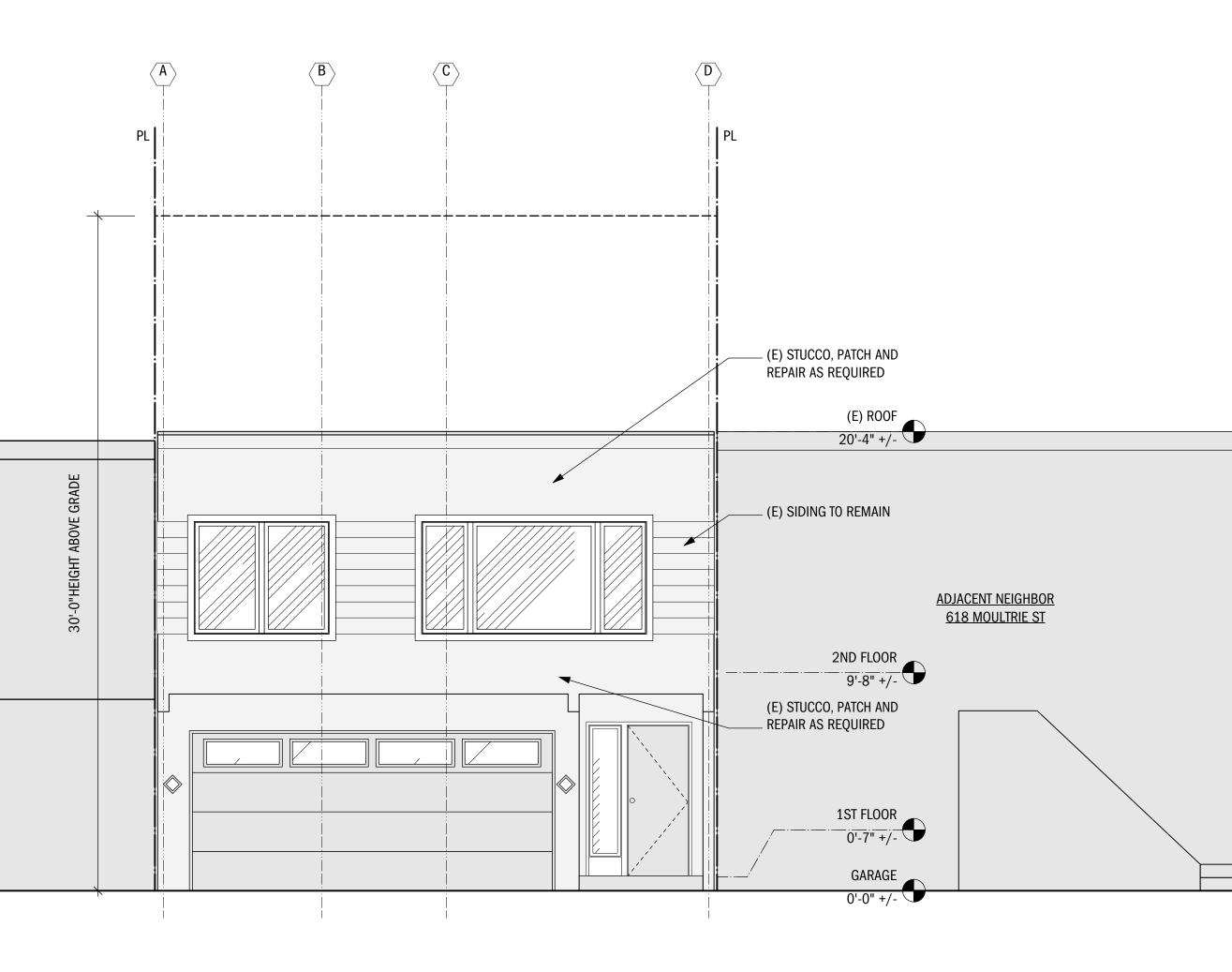


(E) FRONT EAST ELEVATION SCALE: 1/4" = 1'-0"

ADJACENT NEIGHBOR 630 MOULTRIE ST



PL





624 MOULTRIE STREET SAN FRANCISCO, CA 94110

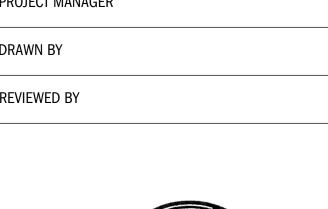
RESIDENTIAL ADDITION

618 MOULTRIE ST 20'-4" +/-

NO. DATE BY **REVISION NOTES**

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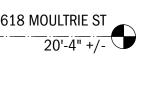




A3.0

SCALE:

1/4" = 1'-0"



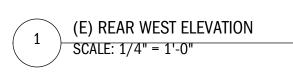
618 MOULTRIE ST 20'-4" +/-



301 Bocana Street, San Francisco California 94110 415 867 5357

PL		
	İ	
	Ì	
618 MOULTIRE ST		
€ 20-4 +/-		(E) PLUMBING VENT TO E RELOCATED WITHIN EXTERIOR
		WALL CAVITY
		(E) SCUPPER AND RAIN WATER LEADER TO BE REMOVED
		ADJACENT NEIGHBOR 618 MOULTRIE ST
		DEMO (E) WOOD SIDING. PLACE
	÷	MOUNTED UTLITIES WITHIN WALL CAVITY, TYP.
		LINE OF 1ST RETAINING WALL
_		

LINE OF STEPS AND LANDING -



ΡL

(N) 1x4 CEDAR T&G ____ (N) 3" PAINTED METAL REVEAL (N) WINDOWS TO — MATCH (E)

(N) WOOD SIDING

ADJACENT NEIGHBOR 618 MOULTRIE ST

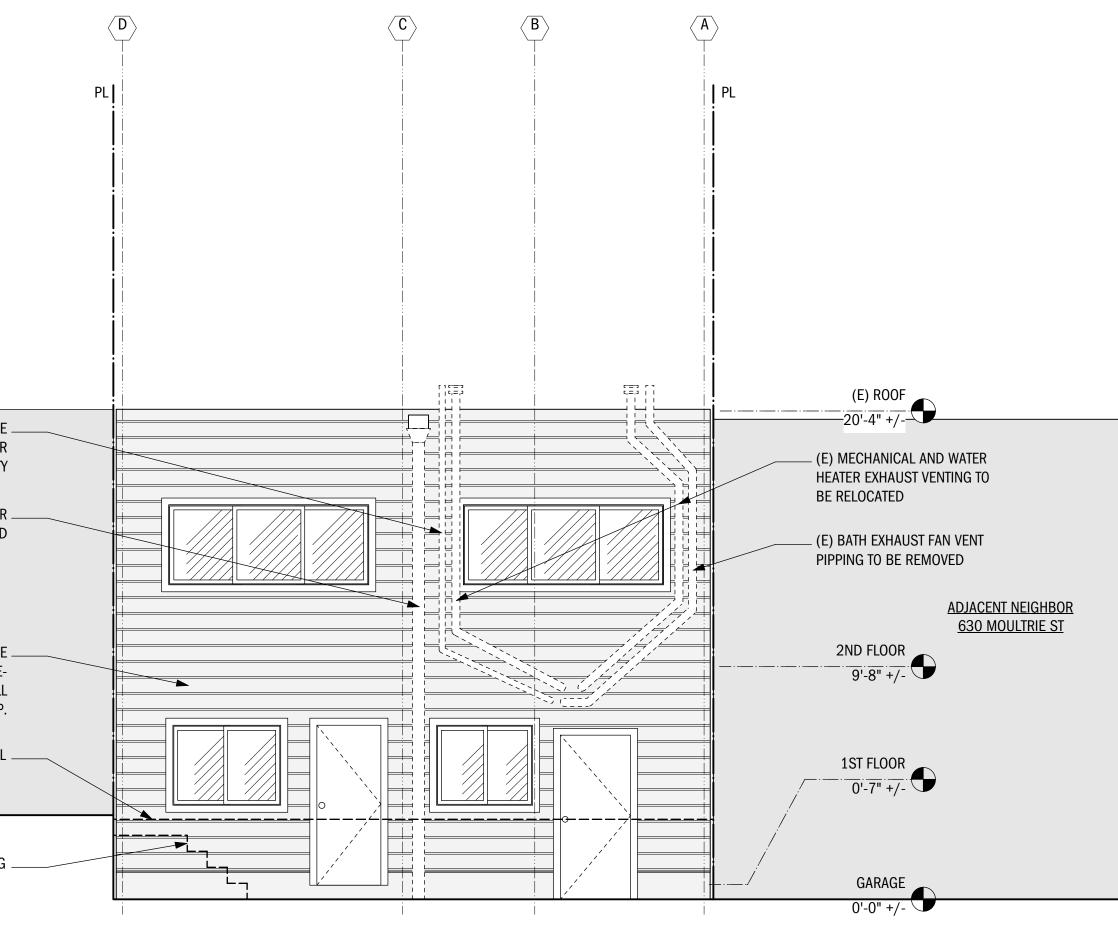
(N) RAINWATER LEADER

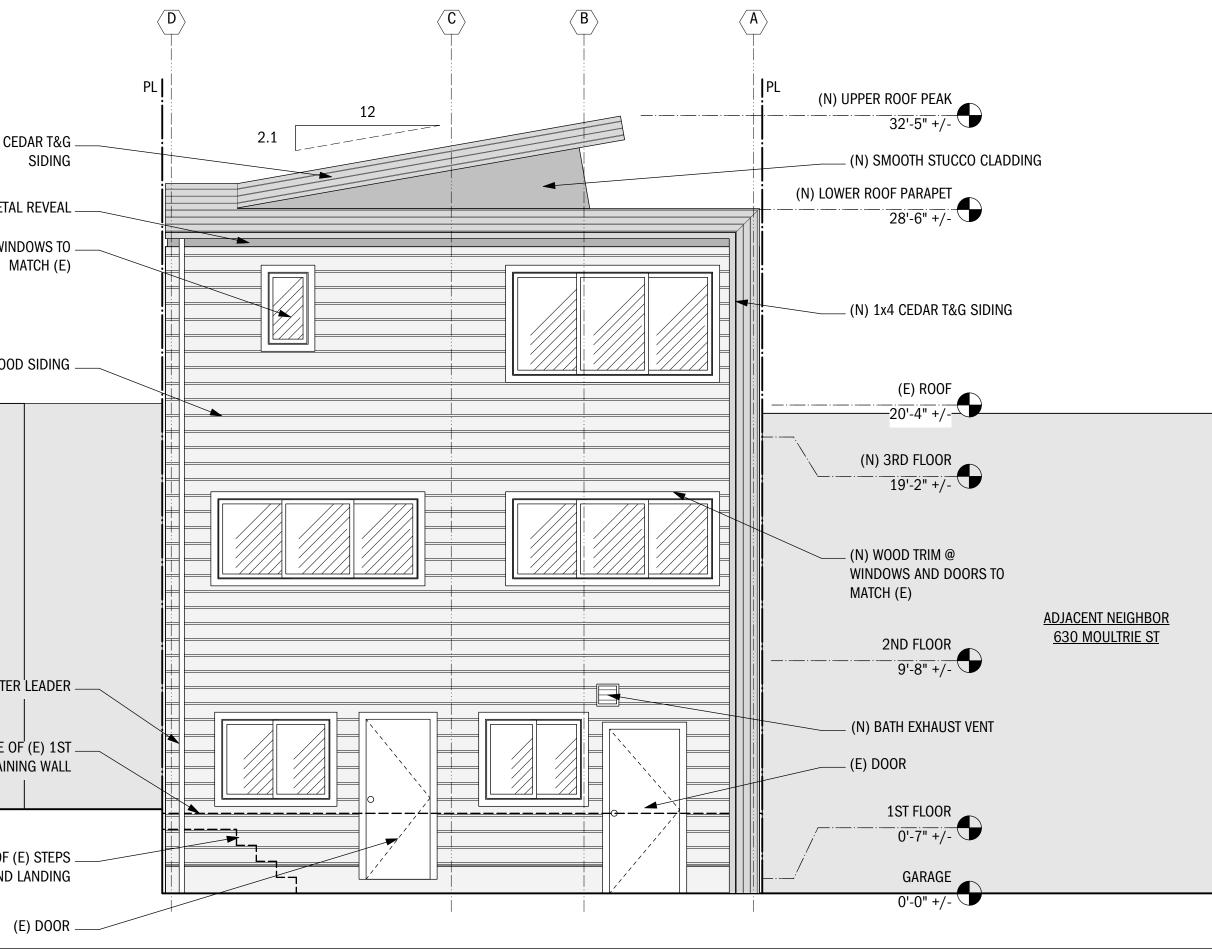
LINE OF^I (E) 1ST ____ RETAINING WALL

Line of (E) steps ____ And landing

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

618 MOULTIRE ST







624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

630 MOULTIRE ST 20'-0" +/-

NO. DATE BY **REVISION NOTES**

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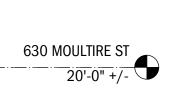


1/4" = 1'-0"

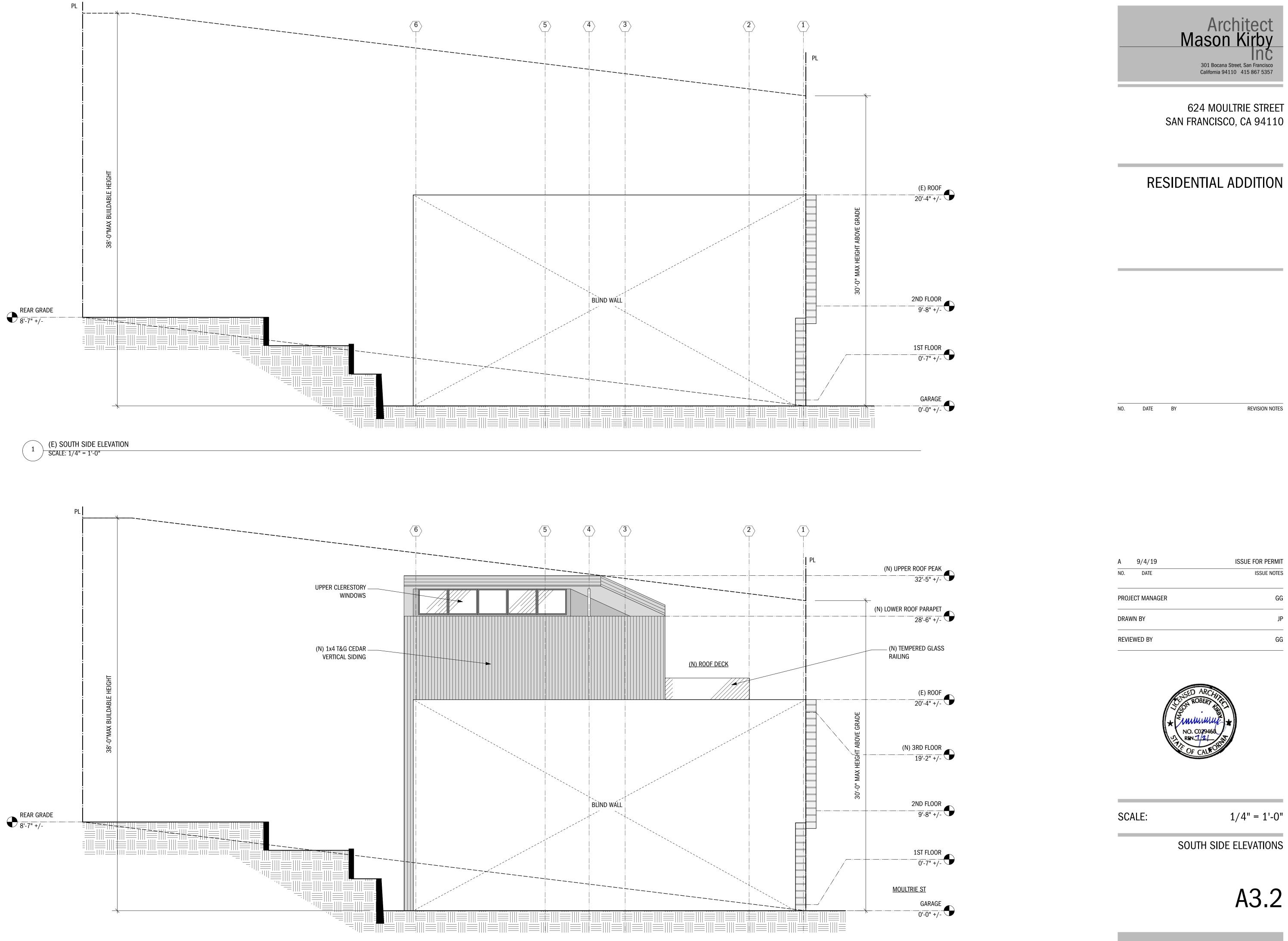
REAR WEST ELEVATIONS

A3.1

SCALE:



PL

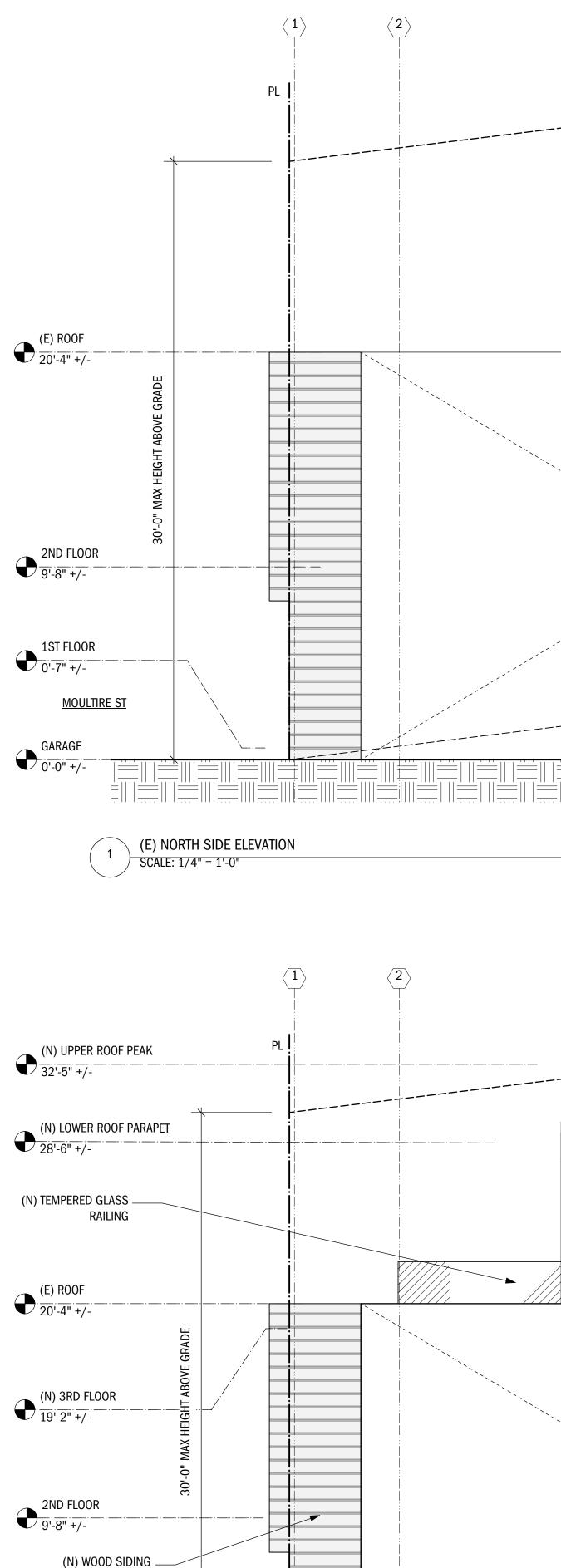


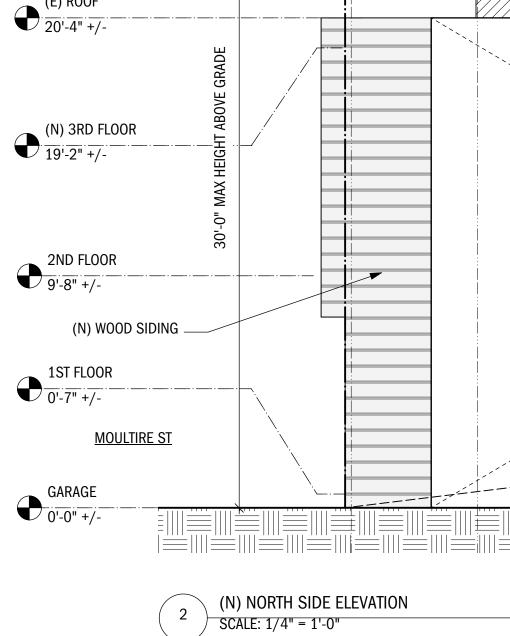
(N) SOUTH SIDE ELEVATION SCALE: 1/4" = 1'-0" 2

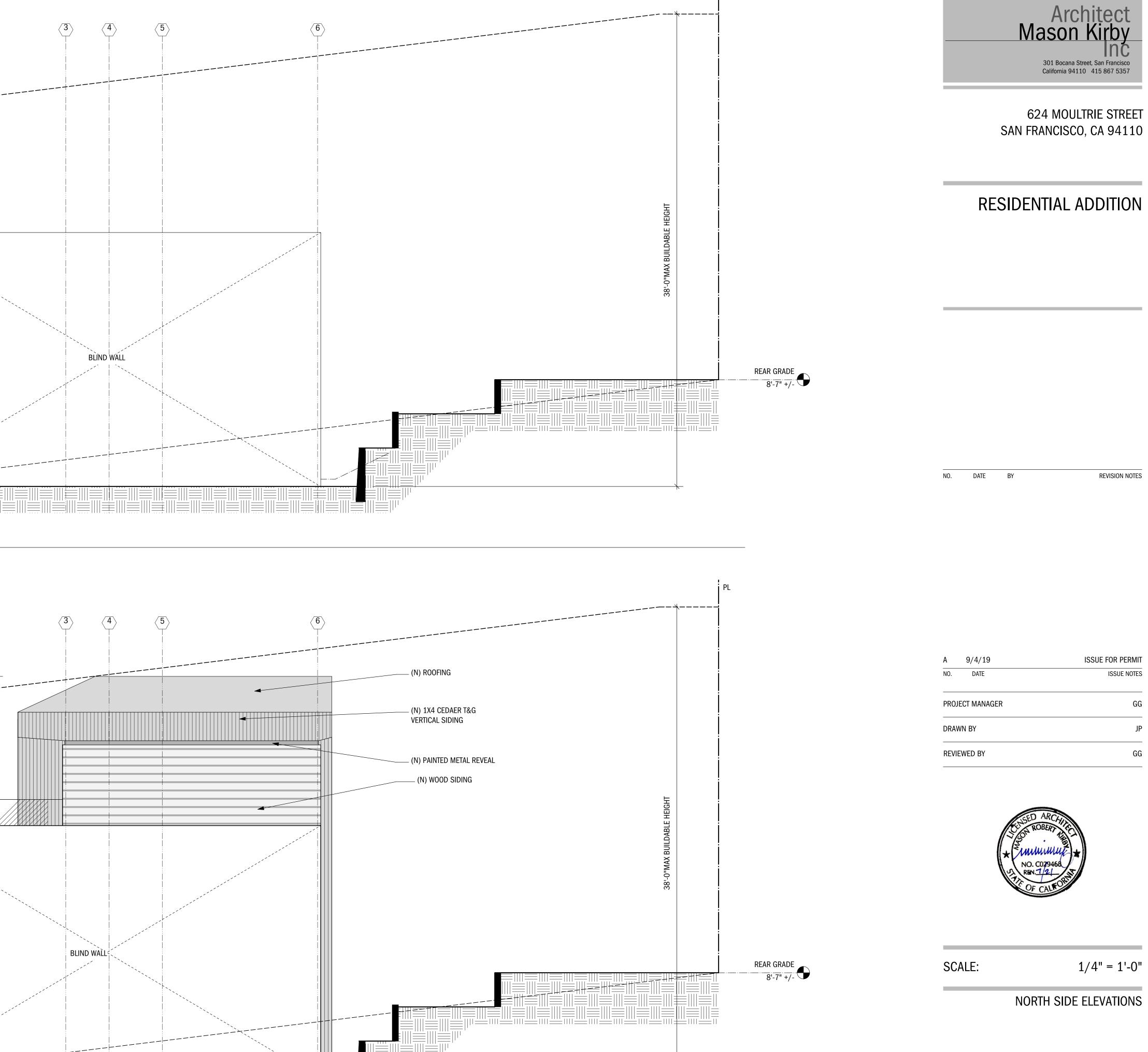


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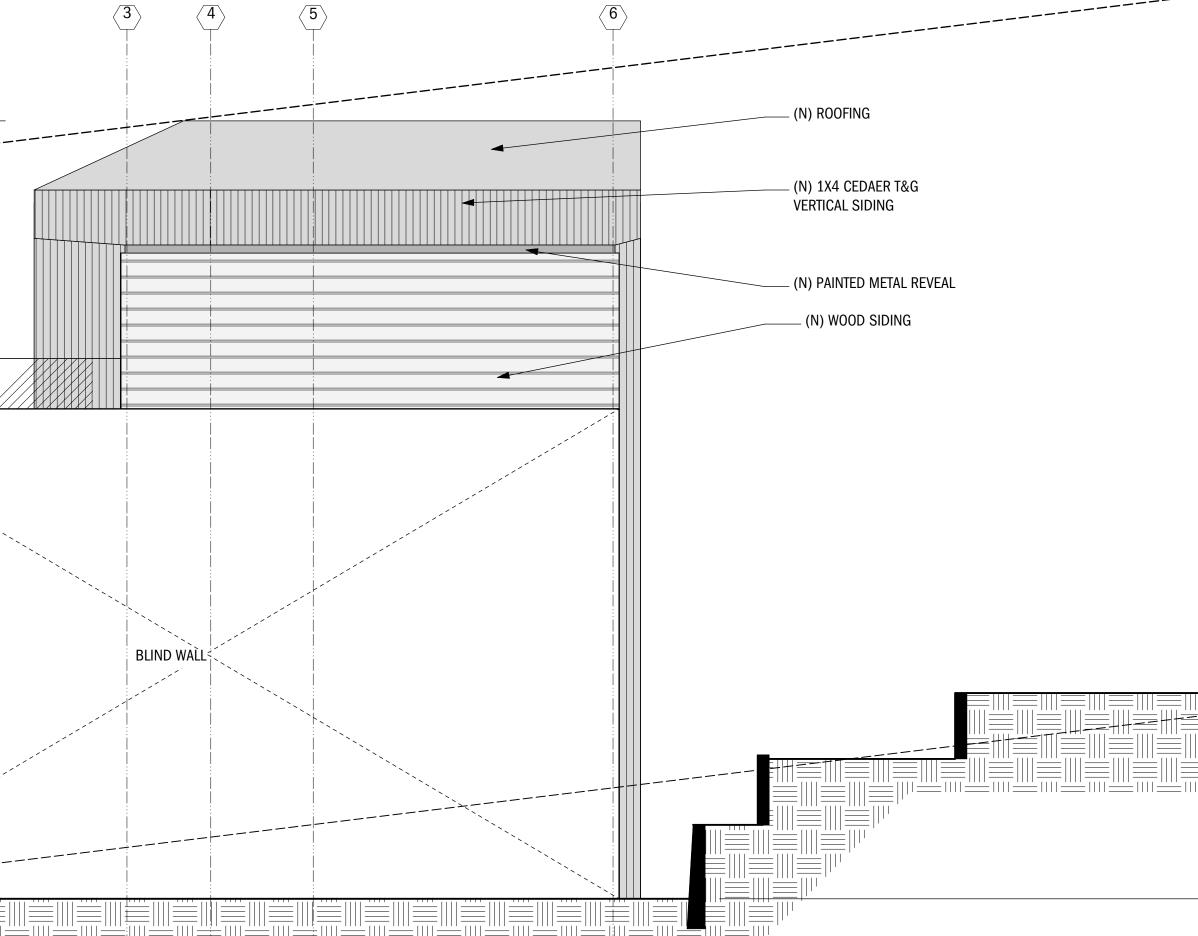
	<u>(N) UPPER ROOF PEAK</u> <u>32'-5" +/-</u>	NO. DATE	
、	\	PROJECT MANAGER	
	(N) LOWER ROOF PARAPET	DRAWN BY	
	(N) TEMPERED GLASS RAILING	REVIEWED BY	
	(E) ROOF 20'-4" +/-	SCHSEL V SON P	ARCHITEC
30'-0" MAX HEIGHT ABOVE GRADE	(N) 3RD FLOOR 19'-2" +/-	* NO. STATE OF	C029468
30'-0"	2ND FLOOR 9'-8" +/-	SCALE:	1/
	1ST FLOOR 0'-7" +/-	SOL	JTH SIDE EL
́ ≝Ⅲ`	GARAGE 0'-0" +/-		ŀ
	/		



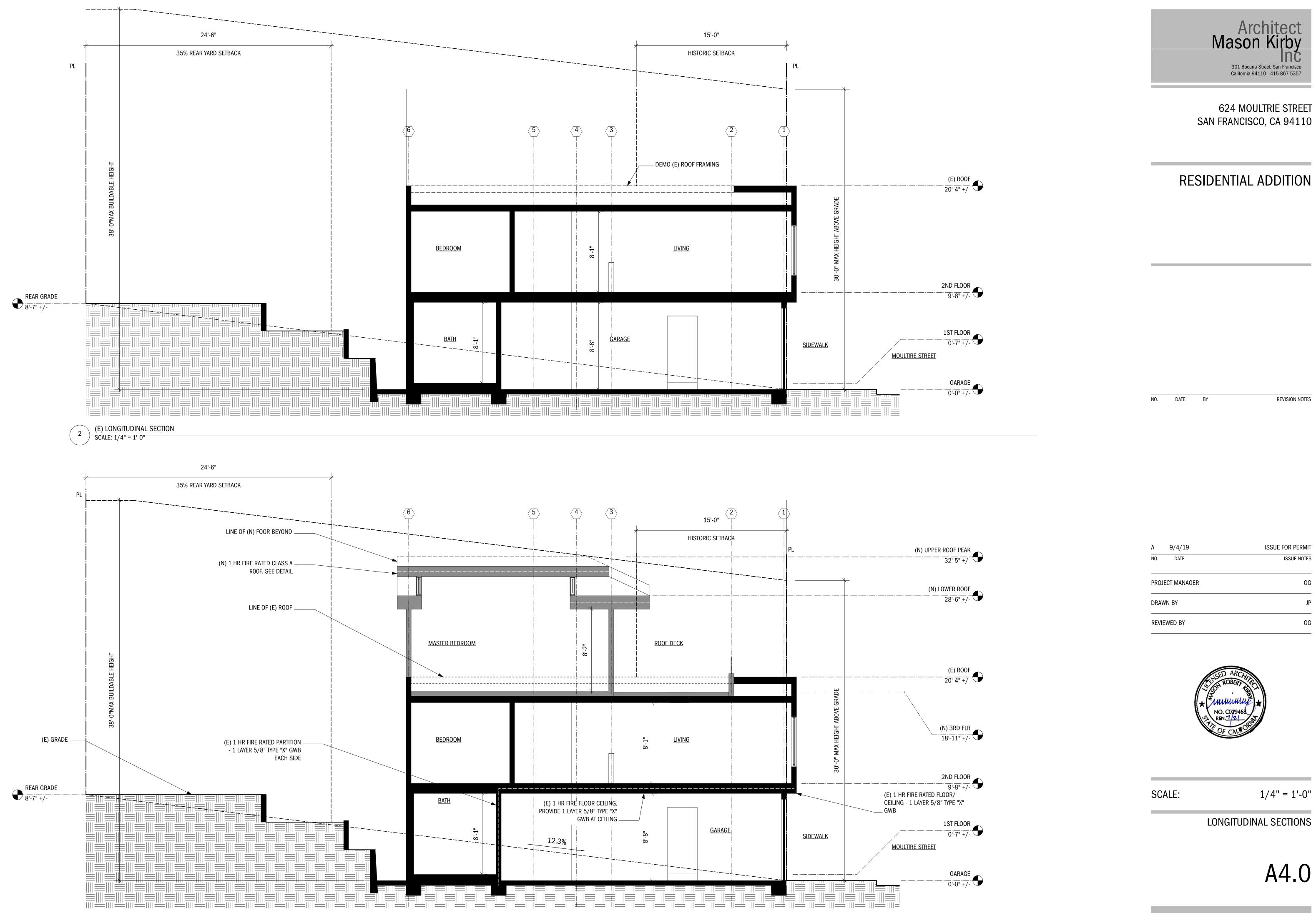




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A3.3



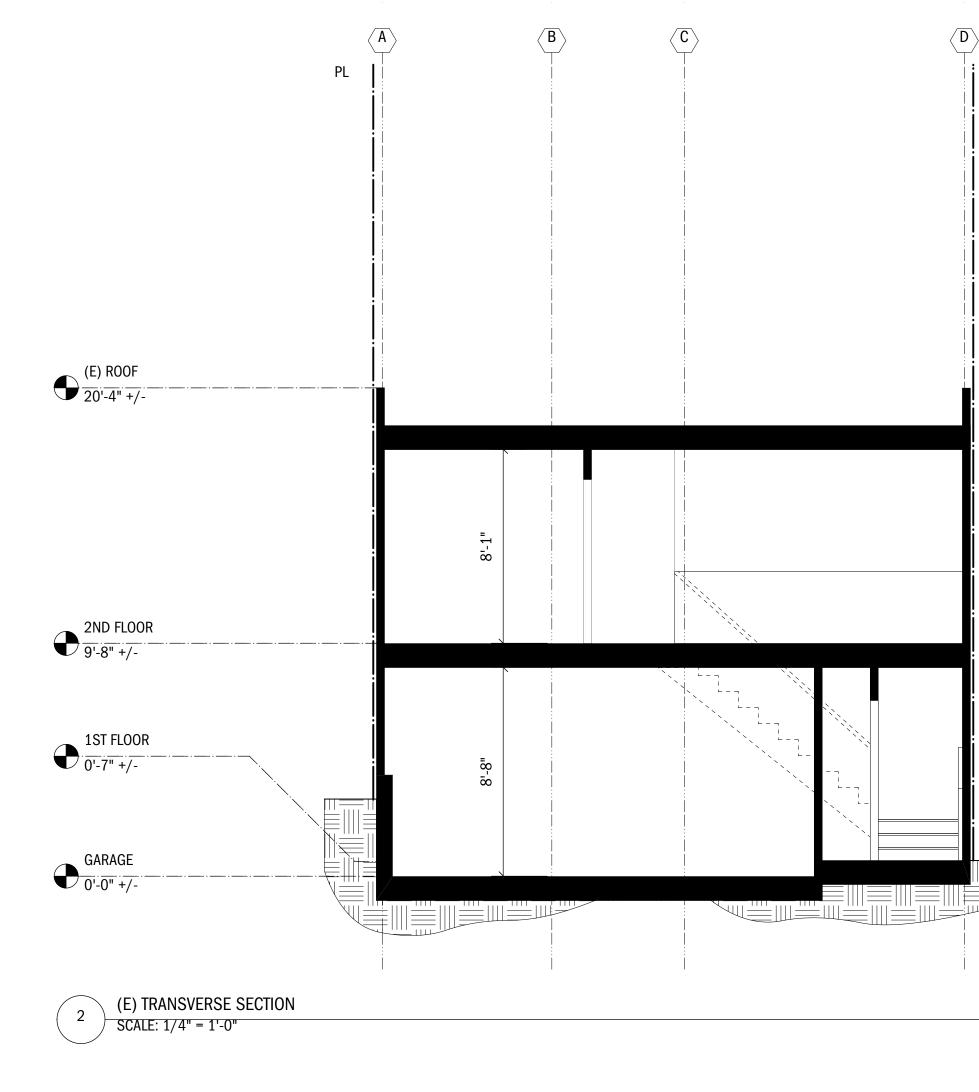




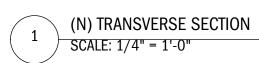
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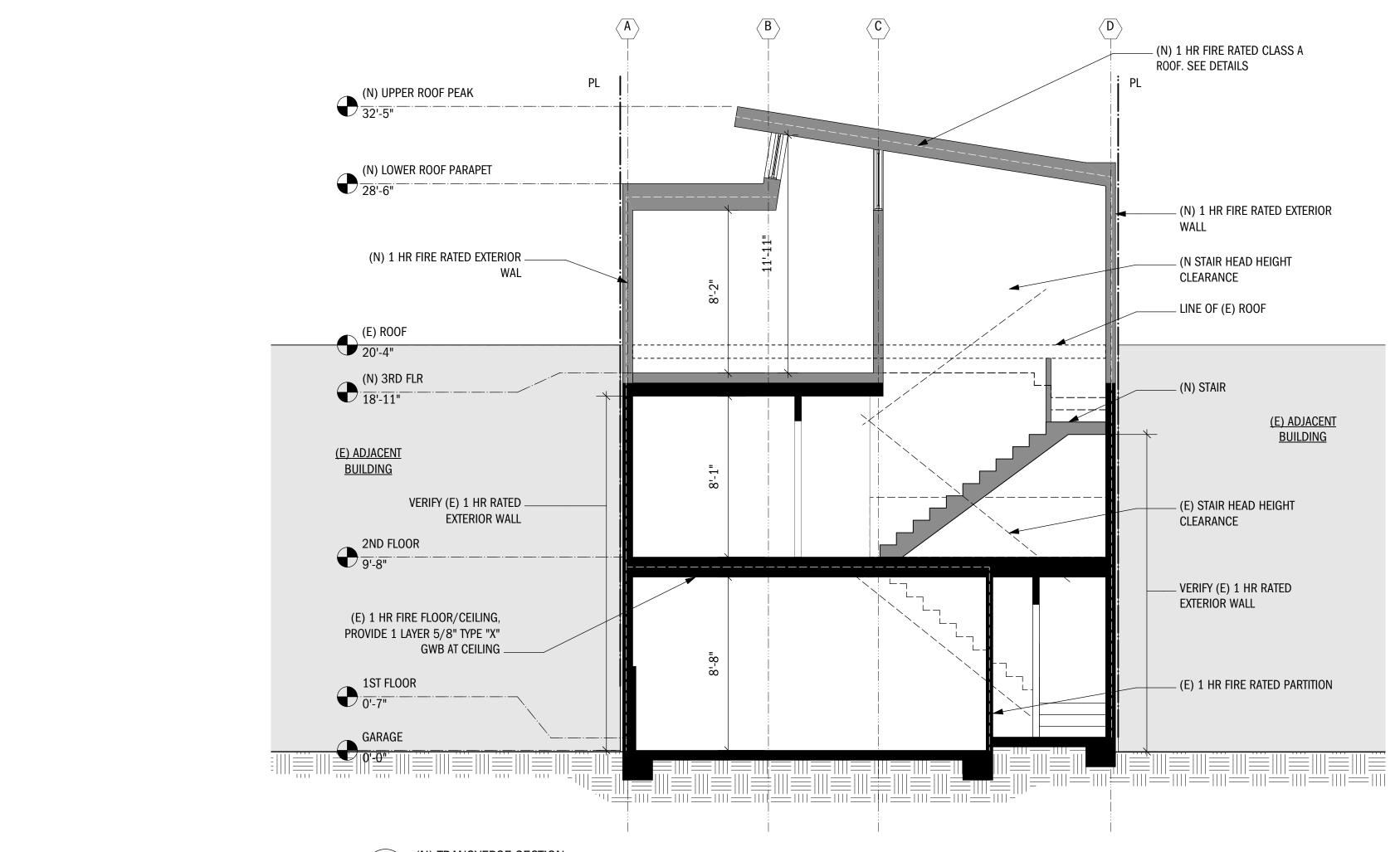
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1/4" = 1'-0"

TRANSVERSE SECTIONS

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REVIEWED BY	GG

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SCALE:

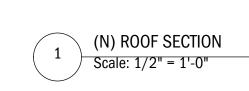
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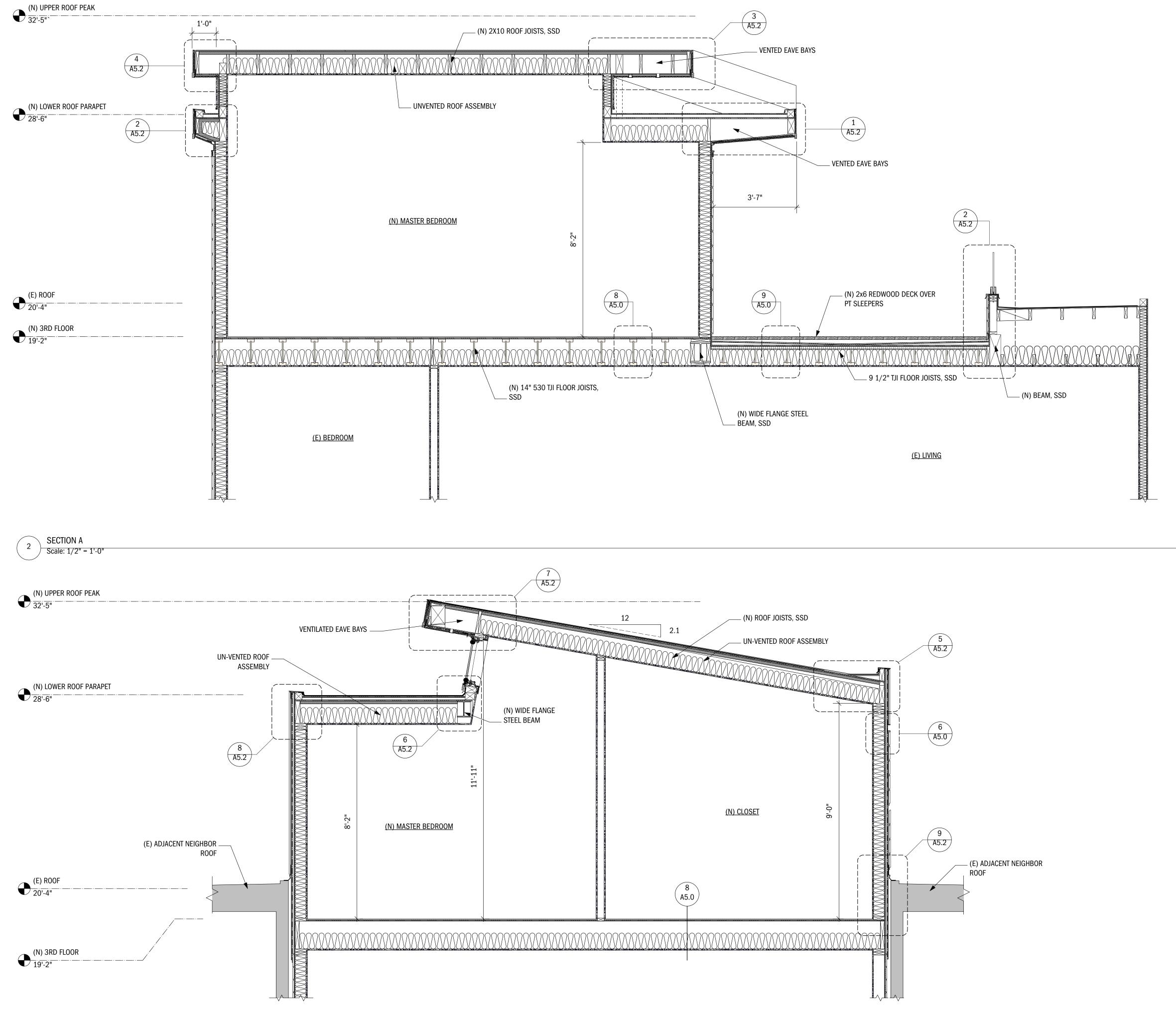
NO. DATE BY **REVISION NOTES**

RESIDENTIAL ADDITION

624 MOULTRIE STREET SAN FRANCISCO, CA 94110









624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION



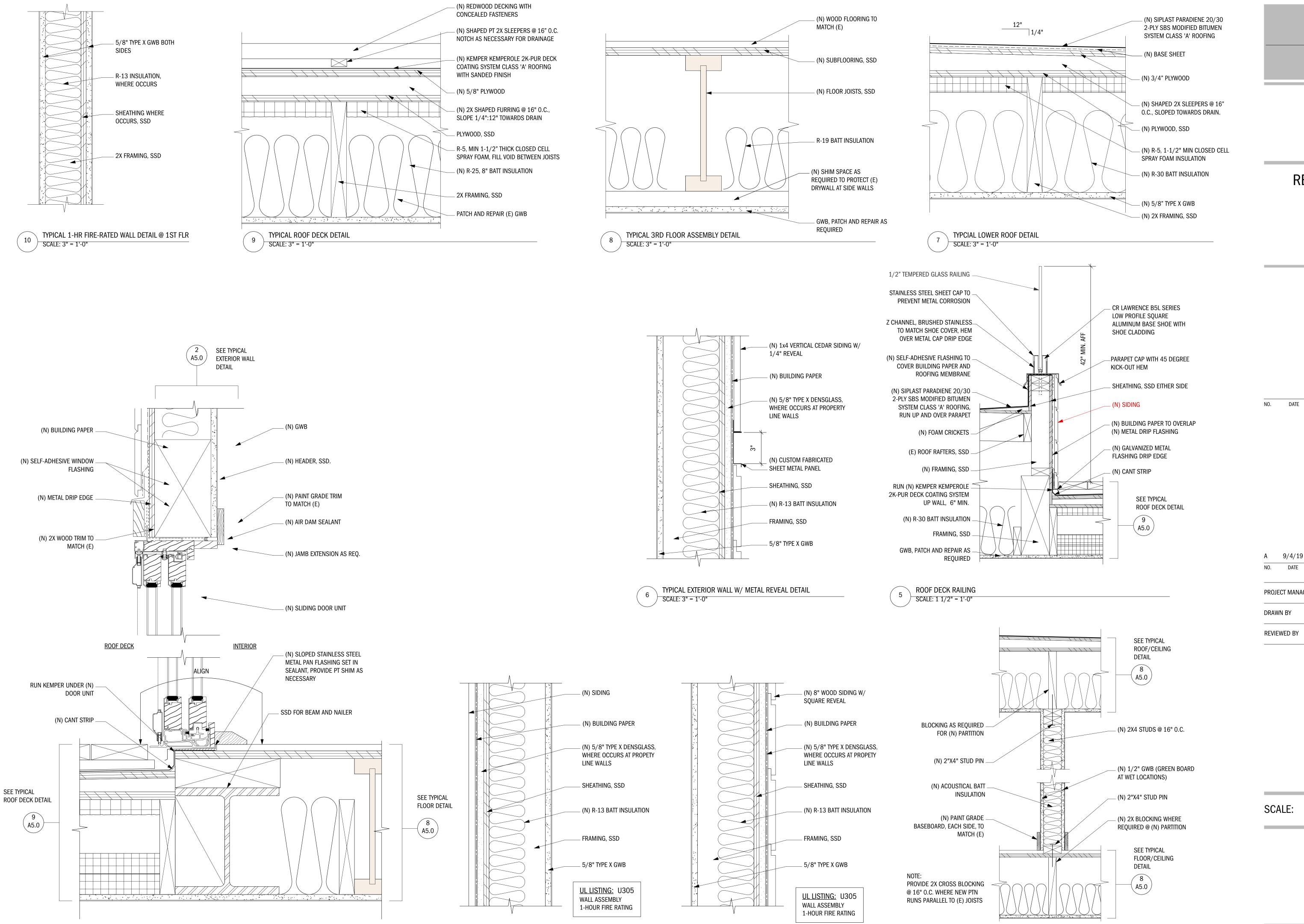
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SCALE:

1/2" = 1'-0"

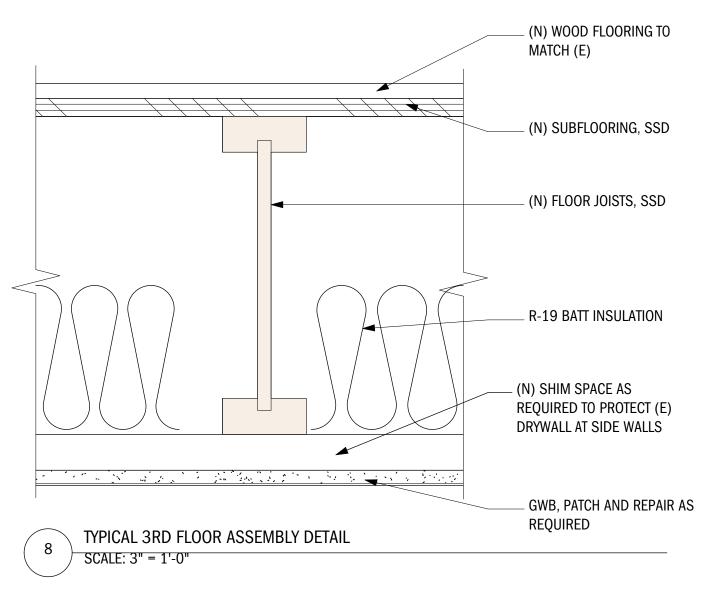
BUILDING SECTIONS

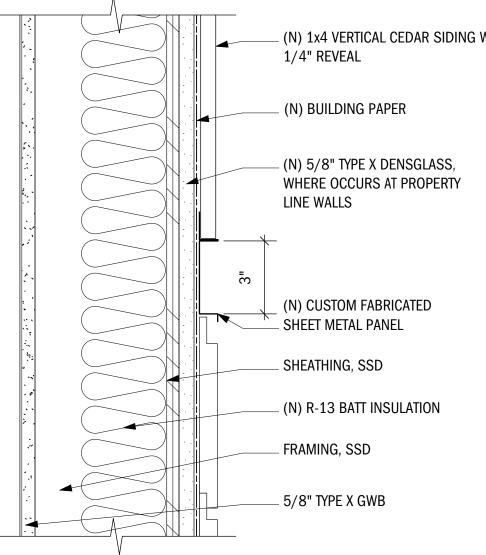


DECK DOOR DETAIL SCALE: 3" = 1'-0"

4

3





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

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





624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

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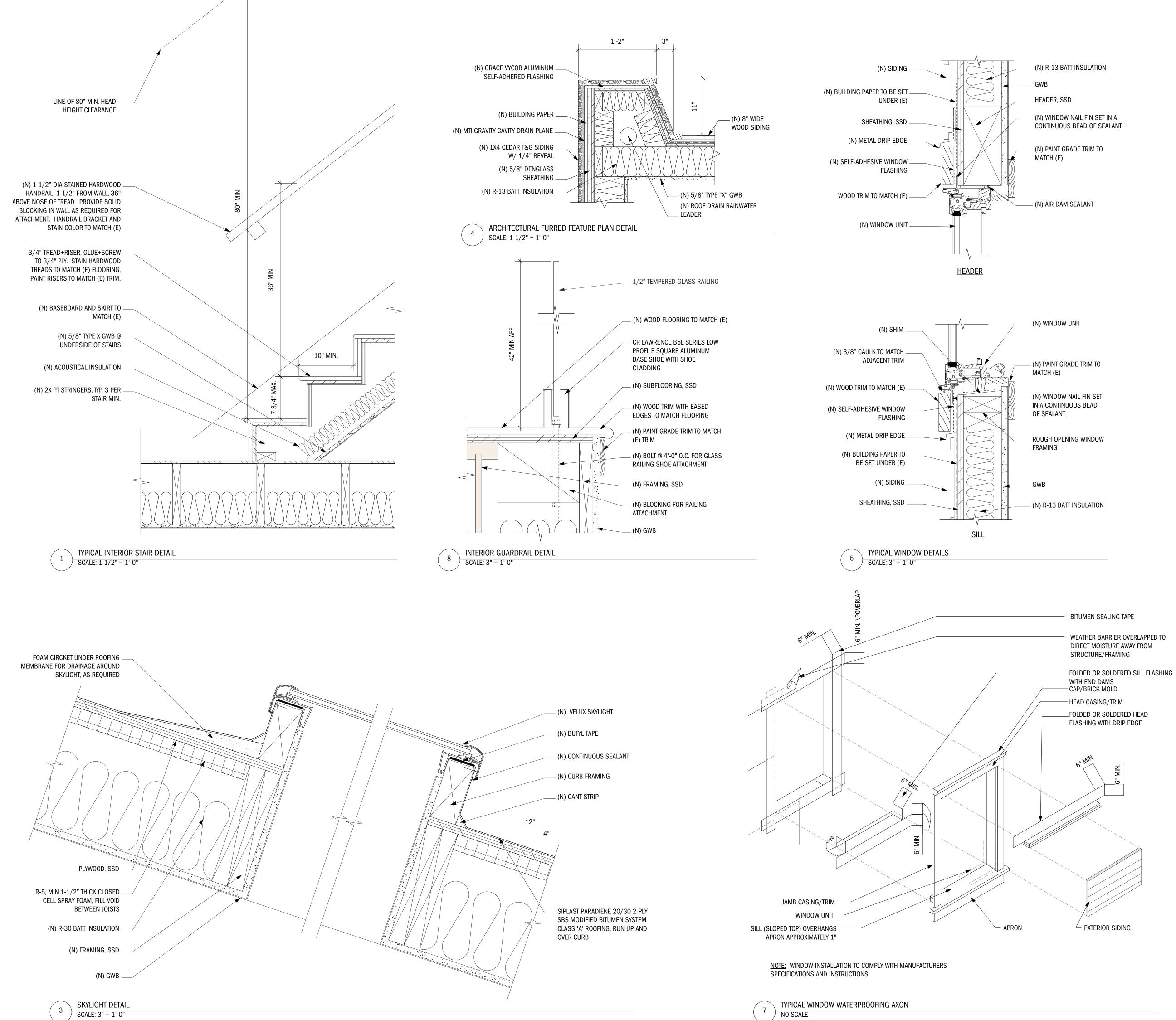


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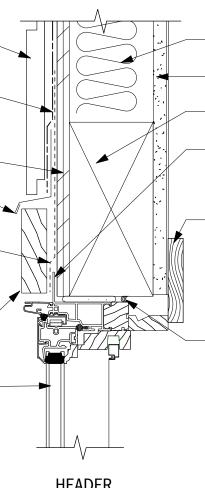
A5.0

AS NOTED

DETAILS



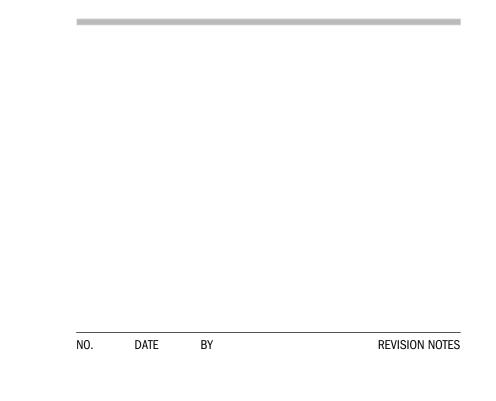
) NO SCALE





624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION



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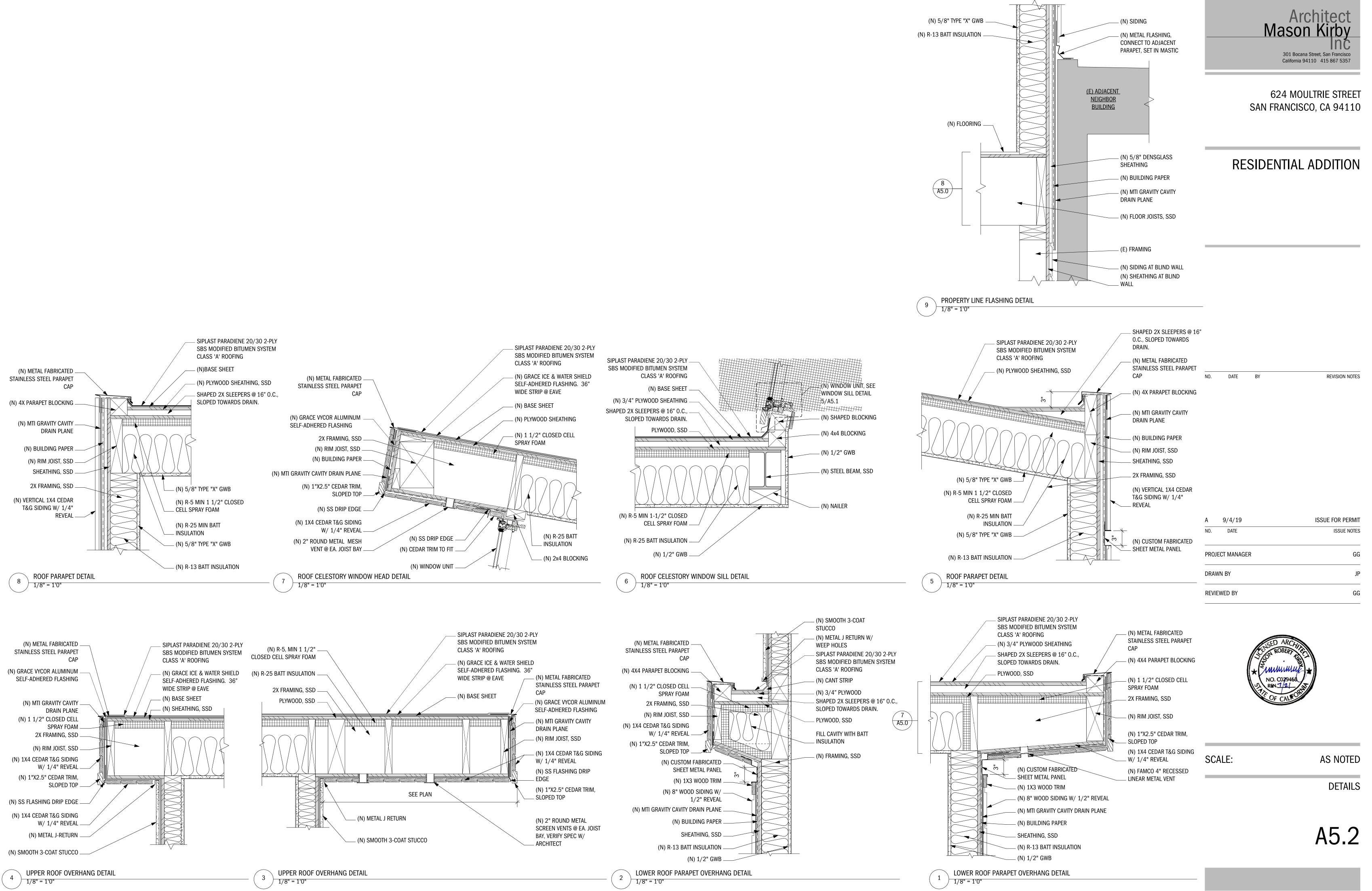


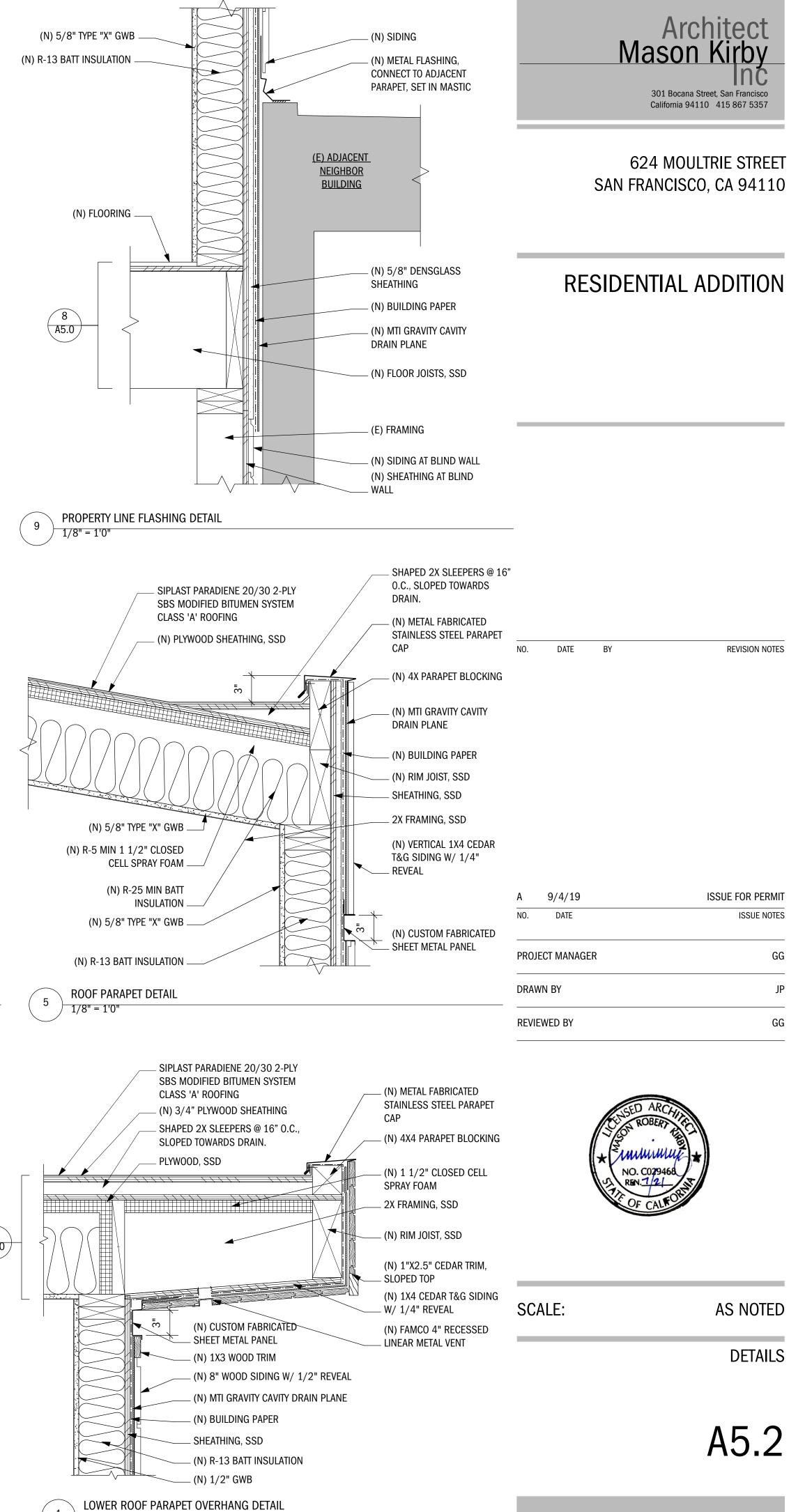
SCALE:

AS NOTED

DETAILS

A5.1







2016 Low-Rise Residential Mandatory Measures Summary

<u>NOTE:</u> 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)

(Revised 04/2017)	
Building Envelop	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation . Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. [*]
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. ⁺
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decor	ative Gas Appliances, and Gas Log Measures:
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioni	ng, Water Heating, and Plumbing System Measures:
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary.
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appli- ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

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ENERGY COMMISSION	2016 Low
§ 150.0(h)3A:	Clearances. Installed air of dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Installe manufacturer's instruction
§ 150.0(j)1:	Storage Tank Insulation. R-12 external insulation or
	Water piping and cooling
§ 150.0(j)2A:	be insulated according to a nominal diameter of 3/4 in piping from the heating so kitchen fixtures.
§ 150.0(j)2B:	Water piping and cooling and non-crushable casing
§ 150.0(j)2C:	Water piping and cooling piping for steam and hydro
§ 150.0(j)3:	Insulation Protection. Insulation
§ 150.0(j)3A:	Insulation Protection. Ins aluminum, sheet metal, pa
3 · · · · · · · · ·	cause degradation of the r
§ 150.0(j)3B:	Insulation Protection. Ins Class I or Class II vapor re
§ 150.0(n)1:	Gas or Propane Systems 120V electrical receptacle termination and the space
§ 150.0(n)2:	water heater, and allows n Recirculating Loops. Re
§ 150.0(n)3:	Solar Water-heating Sys
Ducts and Fans N	Corporation (SRCC) or by
	Ducts. Insulation installed
§ 110.8(d)3:	contractor installs the insu
§ 150.0(m)1:	CMC Compliance. All air- §§ 601.0, 602.0, 603.0, 60 of supply-air and return-air a minimum installed level (RA3.1.4.3.8). Connection mastic, tape, or other duct meets the requirements of tape must be used. Buildir sheet metal, duct board or ducts. Ducts installed in ca
§ 150.0(m)2:	Factory-Fabricated Duct connections, and closures tapes unless such tape is
§ 150.0(m)3:	Field-Fabricated Duct Sy mastics, sealants, and oth
§ 150.0(m)7:	Backdraft Dampers. All fa automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Damp manually operated dampe
§ 150.0(m)9:	Protection of Insulation. wind. Insulation exposed to plastic cover. Cellular foan solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex I
§ 150.0(m)11:	Duct System Sealing and occupiable space, the duc accordance with § 150.0(n
§ 150.0(m)12:	Air Filtration. Mechanical conditioning component, e pressure drop, and labelin

ALL OF CALLON

§ 110.10(b)4:

§ 110.10(c):

§ 110.10(d):

	2016 Low-Rise Residential Mandatory Measures Summary Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable
§ 150.0(m)13:	space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return
5 100.0(m)10.	grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems. ⁺
§150.0(o):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Sy	stems and Equipment Measures:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measur	es:
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	JA8 High Efficacy Light Sources. To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8."
§ 150.0(k)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

	2016 Low-Rise Residential Mandatory Measures Summary Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any
§ 150.0(h)3A:	dryer vent. Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by
§ 150.0(h)3B: § 150.0(j)1:	manufacturer's instructions. Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have
3 150.0()1.	R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank. Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must
§ 150.0(j)2A:	be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.
§ 150.0(j)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can acuse degradation of the material.
§ 150.0(j)3B:	cause degradation of the material. Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the
§ 150.0(n)2:	water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr. Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification
Ducts and Fans M	Corporation (SRCC) or by a listing agency that is approved by the Executive Director. leasures:
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tance uples such tancing is used in combination with mastic and draw bands.
§ 150.0(m)3:	tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or
§ 150.0(m)8:	automatic dampers. Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from
§ 150.0(m)10:	solar radiation. Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in
§ 150.0(m)12:	accordance with § 150.0(m)11and Reference Residential Appendix RA3. Air Filtration . Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency,
§ 150.0(k)2J:	2016 Low-Rise Residential Mandatory Measures Summary Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor. Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with
§ 150.0(k)2K: § 150.0(k)2L:	Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways." Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or
§ 150.0(k)3B:	EMCS). Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least
Solar Ready Build	50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the
§ 110.10(a)1: § 110.10(a)2:	application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e). Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang
	of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§ 110.10(b)2:	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."

Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

Interconnection Pathways. The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit § 110.10(e)2: breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric". CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 624 Moultrie Addition Calculation Description: Title 24 Analysis

GENERAL INFORMATION														
01	-	624 Moultrie Addit												
	alculation Description													
03	Project Location		et		-1								624 [MOULTRIE STR
04	-	San Francisco		05			ards Version Co					C		
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10	Building Type			11		Front Orientation (d		0						
12	Project Scope	Addition and/or Alf	Iteration	13		Number of Dw	velling Units 1							
14 Total	l Cond. Floor Area (ft ²)	1829		15		Numb	ber of Zones 3							
16	Slab Area (ft ²)	350		17		Numbe	er of Stories 3							
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Space He		5	58.91		59.21		-0.30		-0.5%					
Space Co	oling	1	11.31		10.30		1.01		8.9%					
IAQ Venti	lation		0.00		0.00		0.00		0.0%					
Water He	ating	1	13.55		13.55		0.00		0.0%					
Photovoltai	c Offset				0.00		0.00							
Compliance Er	nergy Total	8	83.77		83.06		0.71		0.8%					
REQUIRED SPECIAL FEATU		•		•		•		•		\exists				
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Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149

Registration Date/Time:

Calculation Date/Time: 12:50, Wed, Aug 28, 2019 Input File Name: 16932.ribd16x

CF1R-PRF-01 Page 1 of 7



E STREET 94110

HERS Provider: Report Generated at: 2019-08-28 12:50:33 ² mumuu NO. C0294

SCALE:

TITLE 24

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0PAQUE SURFACES	02	r	03		04	05	06	07	08	09	10	11
01						00					10	Verified
Name	Zone		Construc	tion	Azimuth	Orientation	Gross Area (ft ²)	Window & Do Area (ft ²)	or Tilt (deg)	Wall Exception	Status	Existing Condition
North Wall	Existing 1st f		R-0 Wa		0	Left	120	0	90	n/a	Existing	No
East Wall	Existing 1st f		R-0 Wa		90	Back	163	8	90	n/a	Existing	No
South Wall West Wall	Existing 1st f		R-0 Wa		180 270	Right Front	120 163	0 28	90 90	n/a n/a	Existing Existing	No No
North Wall 4	Existing 1st f		R-0 Wa				64	0		n/a	Existing	No
North Wall 2	Existing 2nd F		R-0 Wa		0	Left	320	0	90	n/a	Existing	No
East Wall 2	Existing 2nd F		R-0 Wa		90	Back	192	80	90	n/a	Existing	No
South Wall 2 West Wall 2	Existing 2nd F Existing 2nd F		R-0 Wa		180 270	Right Front	320 192	0 56	90 90	n/a n/a	Existing Existing	No No
East Wall 4	Existing 2nd Floor>		R-0 Wa				64	0		n/a	Existing	No
Roof 2	Addition Existing 2nd F	loor	R-0 Roof				541		_	n/a	Existing	No
Floor	Existing 2nd F		R-0 Floor No C				615			n/a	Existing	No
North Wall 3	3rd Floor Add	ition	R-13 W	/all	0	Left	176	0	90	n/a	New	n/a
East Wall 3	3rd Floor Add		R-13 W		90	Back	192	107	90	n/a	New	n/a
South Wall 3 West Wall 3	3rd Floor Add 3rd Floor Add		R-13 W R-13 W		180 270	Right Front	176 192	36 41	90 90	n/a n/a	New New	n/a n/a
			R-13 W	all	270	TION	192	41	90	11/a	INCW	11/a
OPAQUE SURFACES – 0 01	Cathedral Ceilings 02		03	04	05	06	07	08	09	10	11	12
•••										1 1		Verified
Name	Zone		Туре	Orientat	ion (ft ²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Existing Condifion
Roof	3rd Floor Addition	on R-30) Roof Cathedra	I Left	514	0	0	0.1	0.85	No	New	n/a
ATTIC												
01		02		03	04	05	06	07	08	09		10
Name	Co	nstruction		Туре	Roof Rise	Roof Reflectanc	e Emittance	Radiant Barrier	Cool Roof	Status		ied Existing condition
Attic Existing 2nd F	loor Attic Roof	Existing 2nd	l Floor Ve	entilated	0	0.1	0.85	No	No	Existing		No
CA Building Energy Efficie CERTIFICATE OF COI Project Name: 624 Mo	MPLIANCE - RESIDE		ompliance	Report Vers	ANCE METH Calcul	ation Date/T		ed, Aug 28, 201		rovider:	CF	
CA Building Energy Efficie CERTIFICATE OF COI Project Name: 624 Mo Calculation Descriptio	MPLIANCE - RESIDE pultrie Addition on: Title 24 Analysis		ompliance	Report Vers	NOCE METH	OD		ed, Aug 28, 201	Report G		CF	12:50:33 :1R-PRF-01
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	,												
ENESTRATION / GLAZING		02	03	04	05	06	07	08	1	09	10	11	SL
												Verified	
Name	Surface (Orior	ntation-Azimuth)	Width (f	t) Height (ft)	Multiplier	Area (ft ²)	II-factor	SHGC		terior Shading	Status	Existing Condition	
East Window		I (Back-90)			1	8.0	1.19	0.83	<u> </u>	ct Screen (default)	Existing	No	
West Windows		(Front-270)			1	28.0	1.19	0.83		ct Screen (default)	Existing	No	
East Windows		2 (Back-90)			1	80.0	1.19	0.83		ct Screen (default)	Existing	No	BU
West Windows 2		2 (Front-270)			1	56.0	1.19	0.83		ct Screen (default)	Existing	No	
East Windows		3 (Back-90)			1	107.0	0.32	0.00		ct Screen (default)	New	n/a	
South Windows		3 (Right-180)			1	36.0	0.32	0.29	<u> </u>	ct Screen (default)	New	n/a	
West Windows 3		3 (Front-270)			1	41.0	0.32	0.29		ct Screen (default)	New	n/a	WA
		5 (110111-270)			I	41.0	0.02	0.23	11300		New	11/4	
PAQUE SURFACE CONSTRU	JCTIONS	Γ					r			ſ			
01	02	03		04			05	06			07		
Construction Name	Surface Type	Construction Ty	(ne	Fram	ina		Cavity alue	Winter D U-fact		Δεε	embly Layer	e	
construction Mame			,he	Tan	iiig		alue	0-1401	.01	 Inside Finish: Gy 		3	
										Cavity / Frame: i	no insul. / 2x4		WA
R-0 Wall	Exterior Walls	Wood Framed W	/all	2x4 @ 16	in. O.C.	no	one	0.36	1	Exterior Finish: 3)	
										 Inside Finish: Gy Cavity / Frame: I 		1	
R-0 Wall1	Interior Walls	Wood Framed W	/all	2x4 @ 16	in. O.C.	no	one	0.27	7	 Cavity / Frame: I Other Side Finisi 			
										Cavity / Frame:	no insul. / 2x4	1 Top Chrd	
Attic RoofExisting and Floor	Attic Roofs	Wood Framed Ce		4 Top Chord of I in. O			one	0.64	4	 Roof Deck: Woo Roofing: Light Research 	d Siding/shea	athing/decking	
Attic RoofExisting 2nd Floor			iiiiiy	in. U	.0.	n	one	0.64	+			sinnigie)	SP/
										 Floor Surface: C Floor Deck: Woo 	d Siding/she		
R-0 Floor No Crawlspace	Exterior Floors	Wood Framed Fl	oor	2x12 @ 16	3 in. O.C.	no	one	0.24	0	Cavity / Frame:	no insul. / 2x1	12	
R-0 Roof Attic	Ceilings (below	Wood Framed Ce	iling	2x4 @ 24	in O.C		ne	0.48	1	 Inside Finish: Gy Cavity / Frame: I 			
יא-ט אנווכ	attic)		iiiiiy	2x4 @ 24	iii. U.U.	n	one	0.48	ı	- Cavity / Frame: I	io insul. / 2X4	r	
										Inside Finish: Gy			
R-13 Wall	Exterior Walls	Wood Framed W	/011	2x4 @ 16	in O.C		13	0.05	2	 Cavity / Frame: I Exterior Finish: 3)	
R-13 Wall			Vall	2,14 @ 10	III. U.C.		13	0.05	5	, Incida Einiah: Cu	noum Poord		
										 Inside Finish: Gy Cavity / Frame: I 	R-30 / 2x10		
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ce	iling	2x10 @ 16			30	0.03	7	 Roof Deck: Woo Roofing: Light Research 	d Siding/shea	athing/decking	
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Registration Date/Time: ergy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: Report Generated at: 2019-08-28 12:50:33 **City and County of San Francisco** Department of Building Inspection



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 <u>field</u> 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:	(115) 558-6171	

2.

3.

Fax:	(415) 558-6474
Email:	dbi.energyinspections@sfgoy.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)

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

X CF2R-LTG-01-E Lighting – Single Family Dwellings (IE1) CF2R-LTG-02-E Lighting – Multi-Family Dwellings (IE2)

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

Required information:

Prepared by:	ARCHITECT MASON KIRBY, INC Engineer/Architect of Reco	Date:8/21/19	
Fax:	Email:	JP@MASONKIRBY.COM	1
Review by:	DBI Engineer or Plan Checker	Phone: (415) 558-	

APPROVAL (Based on submitted reports)

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

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Attachment RB

PHONE NO. (415) 867.5357

ADDENDUM NO.

JOB ADDRESS 624 MOULTRIE STREET APPLICATION NO. ENGINEER/ARCHITECT NAME ARCHITECT MASON KIRBY, INC

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

. Installation	2. Verification
Addition and Alternation CF2R-ADD-02-E Non HERS – Prescriptive Additions Simple (IB53) CF2R-ALT-05-E Non HERS – Prescriptive Alterations Simple (IB54) Envelope CF2R ENV-01-E Non HERS – Fenestration Installation (IB1) CF2R ENV-03-E Non HERS – Insulation Installation (IB3) CF2R ENV-04-E Non HERS – Roofing-Radiant Barrier (IB4) CF2R ENV-20-H HERS – Building Envelope Air Leakage Test (IB56) Mechanical CF2R-MCH-01-E Non HERS – Space Conditioning Systems (IB57) CF2R-MCH-02-E Non HERS – Whole house fan (IB13) CF2R-MCH-02-E Non HERS – Duct Leakage (IB58) CF2R-MCH-21-H HERS – Duct Location (IB18) CF2R-MCH-22-H HERS – Space Conditioning System Fan Efficacy (IB59)	 Existing Conditions CF3R EXC-20-H HERS – HERS Verification of Existing Conditions for Residential Alterations (VB47) Envelope CF3R ENV-20-H HERS – Building Envelope Air Leakage Test (VB48 CF3R-ENV-21-H HERS – Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - Batt, Loose Fill, and SPF (VB6) CF3R-ENV-22-H HERS – Quality Insulation Installation (QII) - Air Infiltration Sealing - Ceiling/Roof Deck (VB34) CF3R-ENV-23-H HERS – Quality Insulation Installation (QII) - Insulation Stage (VB7) CF3R-ENV-24-H HERS – Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - SIP and ICF (VB35) Mechanical CF3R-MCH-20-H HERS – Duct Leakage Test (VB49) CF3R-MCH-21-H HERS – Duct Location (VB12)
 CF2R-MCH-23-H HERS – Space Conditioning System Airflow Rate (IB60) CF2R-MCH-24-H HERS – Building Envelope Air Leakage Worksheet (IB61) CF2R-MCH-25-H HERS – Refrigerant Charge Verification (IB62) CF2R-MCH-25F.E Non HERS – Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26) CF2R-MCH-26-H HERS – Verified EER or SEER (IB27) CF2R-MCH-27-H HERS – IAQ (IB63) CF2R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (IB31) CF2R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (IB32) CF2R-MCH-30-E Non HERS – Ventilation Cooling Compliance Credit (IB55) 	 CF3R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (VB50) CF3R-MCH-23-H HERS - Space Conditioning System Airflow Rate (VB51) CF3R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (VB52) CF3R-MCH-25-H HERS - Refrigerant Charge Verification (VB53) CF3R-MCH-26-H HERS - Verified EER or SEER (VB21) CF3R-MCH-27-H HERS - IAQ (VB54) CF3R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (VB25) CF3R-MCH-29-H HERS - Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit (VB27)
Prepared by: ARCHITECT MASON KIRBY, INC	Date:8/21/19
Engineer/Architect of Record	Signature
IP(@MASONKIRBY.COM
ax:Email:	
Review by:	Phone: (415) 558-
PPROVAL (Based on submitted reports)	

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

City and County of San Francisco Department of Building Inspection



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

Rev 2/28/2017

NOTICE

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

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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.

Research 1		-	-	a 120 1712
Energy	Inspection	Services	Contact	Informatior
LINGSY	mopoonon	001 11000	Jonaor	mormation

- Telephone: (415) 558-6132 (415) 558-6474 Fax:
- 2. Email: dbi.energyinspections@sfgov.org 3.
 - 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 – <u>www.sfgov.org/dbi</u> (website)

Rev 2/28/2017

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

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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
Telephone:	(415) 558-61
Fax:	(415) 558-64
Email:	dbi.energyin
In person:	3 rd Floor at 1

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.

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

APPLICATION NO.

JOB ADDRESS 624 MOULTRIE STREET

ENGINEER/ARCHITECT NAME ARCHITECT MASON KIRBY, INC

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.

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 (IP9) CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP8) □ 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)

equired	information:	

repared by:	ARCHITECT MASON KIRBY, INC
5 55 2	Engineer/Architect
ax:	En
eview by:	DBI Engineer or Plan Che
	,,,, ,,,,,,,,,,,,,,,,,,,,,,,,

APPROVAL (Based on submitted reports)

DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:



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

NOTICE

on Services Contact Information 132 474

nspections@sfgov.org 1660 Mission St.

ADDENDUM NO.

Rev 2/28/2017

___PHONE NO. (____415__) 867.5357

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the

Date: 8/21/19 chitect of Record Signature

___Email: JP@MASONKIRBY.COM

n Checker

_Phone: (415) 558-

Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Rev 2/28/2017



624 MOULTRIE STREET SAN FRANCISCO, CA 94110

RESIDENTIAL ADDITION

DATE NO. BY

REVISION NOTES

Α	9/4/19	ISSUE FOR PERMIT
NO.	DATE	ISSUE NOTES
PRO.	JECT MANAGER	GG
DRA	WN BY	JP
REVI	EWED BY	GG



SCALE:

SF ENERGY SPECIAL INSPECTION

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

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.

2. Submittal must be a minimum of 11" x 17".

3. This form is for permit applications submitted January 2017 through December 2019. The prior version av be submitted until January 1, 2018

	may be submitted until January 1, 2018. SOURCE OF						
	TITLE	REQUIREMENT		DESCRIPTION OI	FREQUIREMENT		
	GRADING & PAVING	CALGreen 4.106.3	Show how surfa	ace drainage (grading, swales, drains, retention are	eas) will keep surface water from entering the building.		
	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.				
RESIDEI	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 b professional.				
-	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19	% moisture content before enclosure.			
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENER	GY STAR compliant, ducted to building exterior, ar	d its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate		
MATERIALS	LOW-EMITTING MATERIALS		•	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 resilient flooring (80% of area), and composite wood products.			
TER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10		fountains (1.8gpm); metering faucets (0.2gpc); for	of wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); od waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-c		
.WA	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63			nts or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscance 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- a	and long-term bike parking to meet requirements o	f SF Planning Code sec.155.1-2.		
J Z	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.				
WASTE	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.				
υ	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.				
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be o	HVAC shall be designed to ACCA Manual J, D, and S.			
R R	BIRD-SAFE BUILDINGS	Planning Code	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.				
GHBOR		Sec. 139					
NEIG	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	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	•	ing ≥5,000 sq.ft. in combined or separate sewer an /ater Management Requirements.	reas, or replacing \geq 2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater (
POLL	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a const	ruction site Stormwater Pollution Prevention Plan	and implement SFPUC Best Management Practices.		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent	t HVAC ducts/equipment stored onsite before insta	allation.		
		Vater Efficiency			Water Efficiency of Existing Non-Compliant Fixtures		
[] .: ≻	FIXTURE TYPE	d CALGreen 4.303 maximum flo MAXIMUM FIXTURE FLOW RA		NOTES:	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		
LINFORMATION: TER EFFICIENCY	Showerheads ²	2 gpm @ 80 psi		 For dual flush toilets, effective flush volume is defined as the composite, average flush 	or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.		
RM2	Lavatory Faucets: residential Kitchen Faucets	1.2 gpm @ 60 psi 1.8 gpm @ 60 psi default		volume of two reduced flushes and one full flush. The referenced standard is ASME	org.		
L S S S S S S S S S S S S S S S S S S S	Wash Fountains	1.8 gpm / 20 [rim space (inches) @	60 psil	A112.19.14 and USEPA WaterSense Tank-	NON-COMPLIANT PLUMBING FIXTURES INCLUDE:		
		.20 gallons per cycle	မမ မချ	Type High Efficiency Toilet Specification – 1.28 gal (4.8L)	 Any toilet manufactured to use more than 1.6 gallons/flush Any urinal manufactured to use more than 1 gallon/flush 		
FOR YOUR INDOOR WA	Tank-type water closets		aterSense Certified	2. The combined flow rate of all showerheads in one shower stall shall not exceed the	 Any urinal manufactured to use more than 1 gallon/flush Any showerhead manufactured to have a flow capacity of more than 2.5 gpm 		
×S	Flushometer valve water closets	1.28 gallons / flush ¹ and EPA Wa	aleroense Gerlinea	maximum flow rate for one showerhead, or	4. Any interior faucet that emits more than 2.2 gpm		
	Urinals	1.28 gallons / flush ¹		the shower shall be designed to allow only one showerhead to be in operation at a time	Exceptions to this requirement are limited to situations where replacement of fixture(s) would		
[≞] ≚	Unitals	Wall mount: 0.125 gallons / flush		(CALGreen 5.303.2.1)	detract from the historic integrity of the building, as determined by the Department of Building		
		Floor mount: 0.5 gallons / flush			Inspection pursuant to San Francisco Building Code Chapter 13A.		

ed by licensed

ate component).

nions and adhesive

; kitchen faucets -compliant fixtures

cape Ordinance

r Control Plan mee

	OTHER RESIDENTIAL	
		VERIFICATION
	ALTERATIONS + ADDITIONS	Indicate below who is responsible for ensuring green
	adds any amount of conditioned area, volume, or size	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
	if applicable	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
d by licensed		624 MOULTIRE STREET
		PROJECT NAME 5722/005
te component).		BLOCK/LOT
	-	624 MOULTRIE STREET
ons and adhesives,	- I	ADDRESS R-3 SINGLE FAMILY HOME
and adnoordo,	-	PRIMARY OCCUPANCY
		2,387 SF +/-
; kitchen faucets		GROSS BUILDING AREA 514 SQ FT +/-
compliant fixtures per	•	INCREASE IN CONDITIONED FLOOR AREA
ape Ordinance	•	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
	if applicable	I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.
	•	LICENSED PROFESSIONAL (sign & date)
	•	May be signed by applicant when <1,000 sq. ft. is added. AFFIX STAMP BELOW:
	•	
	•	
	•	
	•	
Control Plan meeting	if project extends outside envelope	Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.
	if project extends outside envelope	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.

STRUCTURAL NOTES

- . 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	18 PSF
FLOOR AT INTERIOR	15 PSF
R00F DECK	30 PSF

- D. LATERAL LOADS:

SEIGMIC: STATIC FORCE PROCEDURE $V = 0.1 + S_{DS} / (R/I) + 9 + W$ SFRS: PLYWOOD SHEARWALLS R=6.5 I=1.0 S₈ = 1.557 S₁ = 0.715 DESIGN CATEGORY D SITE CLASS D S_{ds} = 1.038 S_{d1} = 0.715 C₈=0.16 9 = 1.3 V = 0.145 + W (ASD)

WIND: RISK CATEGORY II BASIC WIND SPEED 110 MPH EXPOSURE CATEGORY B (URBAN) P\$30 = 14.3 (ZONE C) λ = 1.0 K_{ZT} = 1

ZONE C: $p_{s} = 0.6 + \lambda + K_{ZT} + p_{530} = 8.6 \text{ PSF} (ASD)$

III. EXISTING CONDITIONS

- 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 1806.2 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 SHOUN 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:

SLAB-ON-GRADE	2,500 psi	4" SLUMP	3/8
FOUNDATIONS	3,000 psi	4" SLUMP	3/4
	2999 por		"4

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

SURFACE	POURED	AGAINST	GROUND	3"
				-

3.	FORMED SURFACES BELOW GRADE	2"
		~ "

- C. SURFACES EXPOSED TO WEATHER 2"
- D. BEAM BARS (INCLUDING STIRRUPS) 1/2
- E. ALL OTHERS I"

B. WOOD (WWPA GRADING RULES AGENCY)

1. FRAMING LUMBER-DOUGLAS FIR LARCH

- A. JOISTS, HEADERS, PLATES: No. 1
- B. STUDS, BLOCKING: No. 2
- C. SILLS, 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 THE CO. OR APPROVED FOULL SIMPSON DESIGNATIONS USED.
- 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. 2304.10.1, UNLESS OTHERWISE NOTED.
- 4. ALL SPECIFIED PLYWOOD SHEATHING TO BE APA RATED STRUCTURAL I, U.O.N. 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 PRESSURE TREATED AND MARKED WITH THE AWP 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 2304.95.
- 1. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG-ØI. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
- C. STEEL
- I. STRUCTURAL STEEL:

WIDE FLANGE SHAPES OTHER STEEL SHAPES AND PLATES	ASTM A992 ASTM A36
STEEL TUBES	ASTM A 50, G
STEEL PIPES	ASTM A53, TY

- 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 PUNCHED 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-DI-I LATEST EDITION WELDING CODE. ARC WELDING ELECTRODES SHALL BE ETØ SERIES.

City and County of San Francisco Edwin M. Lee, Mayor Department of Building Inspection 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 %" AGGREGATE Structural observation shall be provided as required per Section 1704.5. The building permit 3/4" AGGREGATE will not be finalized without compliance with the structural observation requirements. **Special Inspection Services Contact Information** Telephone: (415) 558-6132 (415) 558-6474 2. Fax: Email: dbi.specialinspections@sfgov.org 3. 3rd floor at 1660 Mission Street In person: 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 D. EPOXY 1. DRILL AND EPOXY REFERS TO SIMPSONS SET-XP EPOXY (ICC-ES ESR-2508) OR EQUAL. TYPE OF METHOD AND EPOXY TO BE PRESENTLY CITY APPROVED. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. HOLES SHALL BE BORED BY ROTARY-ACTION-ONLY DRILLS (NON-IMPACT) 2. PROVIDE MALLEABLE IRON WASHERS UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD (EXCEPT WHERE HOLD DOWNS OCCUR). ABBREVIATIONS E. ENGINEERED LUMBER (CBC CHAPTER 23) BEAM 1. CODES AND FABRICATION: MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORTS. BLKG BLOCKING CLR CLEAR 2. PROPERTIES CONC CONCRETE GRADE B A) PARALLEL STRAND LUMBER (PSL), Fb = 2900 PSI CONT CONTINUOUS YPEEORS E = 2x10°6 DIAG DIAGONAL Fv = 290 psi EXISTING EACH B) LAMINATED VENEER LUMBER (LVL), Fb = 2600 PSI EDGE NAIL $E = 1.9 \times 10^{\circ} 6$ EXT EXTERIOR Fv = 285 psi FTG FOOTING 3. BLOCKING, WEB STIFFENERS AND BRIDGING: AS REQUIRED BY THE HGR HANGER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS, THE CBC, HOR HORIZONTAL ICC APPROVALS, THE CALCULATIONS AND THE DRAWINGS. JST JOIST MAX MAXIMUM 4. JOIST CHANGES: OBTAIN WRITTEN CONSENT FROM THE ENGINEER TO LVL MICROLLAM CHANGE THE JOIST TYPE, DEPTH OR SPACING. NEW 5. ICC NUMBERS: OPNG OPENING RESIDENTIAL TJI JOISTS ICC ES ESR-1153 MICROLLAM, PARALLAM, AND TIMBERSTRAND ICC ES ESR-1381

			REVISIONS BY
SPECIAL IN	SPECTION AND STRUCTURA		
	ENT SHALL BE KEPT WITH THE APPROV		
JOB ADDRESS 624 MOULTRIE STREE	ET APPLICATION NO	ADDENDUM NO	
OWNER NAME WINNIE AOIEONG & M		ADDENDOM NO	
	the direct responsibility of the OWNER, or		
as the owner's representative. Speci inspector shall be furnished to DBI D required. Structural observation shal	al inspector shall be one of those as prese istrict Inspector prior to start of the work fo I be performed as provided by Section 17 esigner/builder projects, complex and high	cribed in Sec.1704. Name of special or which the Special Inspection is 04.6. A preconstruction conference is	94103
In accordance with Chapter 17 (SFI	BC), Special Inspection and/or testing is	required for the following work:	CA
 Concrete (Placement & sampling Bolts installed in concrete 	6. High-strength bolting 7. Structural masonry	18. Bolts Installed in existing concrete masonry: ☐ Concrete ☐ Masonry	eering
 3. Special moment- Resisting concrete frame 4. Reinforcing steel and prestressing tendons 	8. ☐ Reinforced gypsum concrete 9. ☐ Insulating concrete fill 10. ☐ Sprayed on fireproofing	☐ Pull/torque tests 19. ⊠ Shear walls and floor systems used as shear diaphragms	Stre Stre ancis -5150 -5151 -5151 lengin
5. Structural welding: A. Periodic visual inspection	11. ☐ Piling, drilled piers and caissons 12. ☐ Shotcrete	20. ⊠ Holdowns 21. Special cases:	72 Otis Street San Francisco, CA P: 415-551-5150 F: 415-551-5151 W: doubledengineering.com
☐ Single pass fillet welds 5/16" or smaller ☐ Steel deck ☐ Welded studs	 ☐ Special grading, excavation ☐ And filling (Geo. Engineered) 14. ☐ Smoke-control system 	☐ Shoring ☐ Underpinning: ☐ Not affecting adjacent property ☐ Affecting adjacent property: PA	72 (San P: 415 P: 415 F: 415 W: do
☐Cold formed studs and joists ☐Stair and railing systems	15. Demolition 16. Exterior Facing	Cthers 22. Crane safety (Apply to the operation of	
Reinforcing steel B. Continuous visual inspection and NDT	17. Retrofit of unreinforced masonry buildings:	Tower cranes on highrise building) (Section 1705.21)	C ^o _z
(Section 1704) All other welding (NDT exception: Fillet wel Reinforcing steel; and [] NDT required	Pre-installation inspection for embedded bolts	23. ☐ Others: "As recommended by professional of record"	
Moment-resisting frames Others	Pull/torque tests per SFBC Sec.1607C & 1615	C	
24. Structural observation per Sec. 1704.6 for f		Steel framing	
Other: 25. Certification is required for: Glu-lam comp	ponents		
26. Firestops in high-rise building Prepared by: DON DAVID	Phone: (415.551.5150	ENGINEER *
Engineer/Architect of Record			
Required information: FAX: () 415.551.5151	Email:TONY@DOUBLE	EDENGINEERING.COM	
Review by:	Phone: (4	15) 558-	No. S 3 No. S 3 No. S 3 No. S 3 OF C
DBI Engineer or Pla			THE * BEOLEVER
APPROVAL (Based on submitted repo	**************************************		
	DBI Engineer or Plan Checker / Special Ins		
	ION AND STRUCTURAL OBSERVATION SHOU 32; or, <u>dbi.specialinspections@sfgov.org</u> ; or FAX		
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PERPENDICULAR PARALLAM			
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SHEATHING SIMILAR			││ 六
SQUARE			
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TUBE STEEL			
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VERIFY IN FIELD			Scale: AS NOTED
WITH WOOD			Drawn By: AA
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