



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: November 19, 2020

Record No.: 2019-022661CUA
Project Address: 628 Shotwell Street
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 3611 / 036
Project Sponsor: Mark Thomas
440 Spear Street
San Francisco, CA 94105
Property Owner: 460 Natoma, LLC
4153 24TH St
San Francisco, CA 94114
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the change of use from Residential Care Facility to two Dwelling Units. Currently, the existing building contains a Residential Care Facility on the ground floor and a dwelling unit on the second floor. The Project includes restoration to fire damage, interior improvements, façade work, a new rear deck, and the addition of a one-bedroom dwelling unit on the ground floor. The existing top unit will contain four bedrooms. The existing building would retain the one off-street parking space and would add two Class 1 bicycle parking spaces. The building footprint and massing will not be altered.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 190908, to change the use of a Residential Care Facility to two dwelling units at 628 Shotwell Street.

Issues and Other Considerations

- **Public Comment & Outreach.**

- The Project Sponsor conducted a Pre-Application meeting on June 18, 2020 which one person attended. The attendee was a reporter who asked about regulatory compliance.
- **Support/Opposition:** To date the Department has received 2 messages in support and no messages in oppositions to the Project.
 - Support for the Project is centered on restoring a dilapidated building that has had issues with people trespassing on the property.
- **Outreach:** The Project Sponsor contacted United Save the Mission (USM) multiple times between August and November 2020 to check if the community had particular opinions on the change of use. USM did not respond.

- **History.** The existing building is a single-family home that was later converted into apartments. In 1984 the first floor was converted to a Residential Care Facility that remained until a fire in 2015. The building is now vacant.
- **Interim Zoning Control.** On October 11, 2019, the Board of Supervisors passed Board File No. 190907 enacting a resolution to require Conditional Use Authorization from the Planning Commission to change the use of a Residential Care Facility to another use. As part of this resolution, the Commission must adopt certain findings, as detailed in the draft motion.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the intent of the RH-3 Zoning District, the Mission Area Plan, the Objectives and Policies of the General Plan, and the findings of the Interim Zoning Controls adopted by the Board of Supervisors. The Project will restore a severely damaged, vacant building and will create a new market-rate dwelling unit. Tenants of the previous Residential Care Facility were relocated in 2015 after the fire and the facility closed five-years ago, which is greater than the three-year time limit for land uses to be formally discontinued and abandoned. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos
Exhibit G - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 AND BOARD OF SUPERVISORS FILE NO. 190908 TO ALLOW THE CHANGE IN USE OF A RESIDENTIAL CARE FACILITY USE TO A DWELLING UNIT WITHIN THE EXISTING THREE-STORY RESIDENTIAL BUILDING, LOCATED AT 628 SHOTWELL STREET, LOT 036 IN ASSESSOR'S BLOCK 3611, WITHIN THE RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) (RH-3) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 9, 2019, Mark Thomas of Thomas Hood Architects (hereinafter "Project Sponsor") filed a building permit application (Record No. 2019-022661PRJ) received by the Planning Department (hereinafter "Department") for improvements to the building at 628 Shotwell Street, Block 3611 Lot 036 (hereinafter "Project Site"). On September 27, 2020, the Project Sponsor filed Record No. 2019-022661CUA (hereinafter "Application") with the Department for a change of use from Residential Care Facility to a Residential Use.

On November 19, 2020 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-022661CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022661CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-022661CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The proposal is for the change of use from Residential Care Facility to a Dwelling Unit. Currently, the existing building contains a Residential Care Facility on the ground floor and a dwelling unit on the second floor. The Project includes restoration to fire damage, interior improvements, façade work, a new rear deck, and the addition of a one-bedroom dwelling unit on the ground floor. The existing top unit will contain four bedrooms. The existing building would retain the one off-street parking space and would add two Class 1 bicycle parking spaces. The building footprint and massing will not be altered.
- 3. Site Description and Present Use.** The Project is located on an approximately 3,721 square foot lot with approximately 30-feet of frontage along Shotwell Street. The Project Site contains one three-story that is currently vacant. Previously there was a Residential Care Facility on the ground floor and a residence on the second floor. A summary timeline that has been assembled from Department files and property records is below:
 - 1885: A single-family home is constructed
 - 1955: The building is divided into 6 apartments.
 - 1962: The building is divided into 7 apartments total.
 - 1984: The ground floor is converted to a Residential Care Facility.
 - 2015: A fire severely damages the building and the Lorne House Residential Care Facility vacates the property.
 - 2019: Interim Zoning Control 2019-017654PCA which requires a CUA to remove or abandon Residential Care Facility uses is passed by the Board of Supervisors.
 - 2019: The Project Sponsor applies to restore the building and re-establish a Residential use.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential and commercial uses. The immediate neighborhood includes two-to-four-story single and multifamily residential buildings, as well as mixed-use buildings with ground floor commercial uses. Jose Coronado Playground is located down the block to the south.
- 5. Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on June 18, 2020 which one person attended. The attendee was a reporter who asked about regulatory compliance. The Department has received two messages in support and no messages in oppositions to the Project. Support for the Project is centered on restoring a dilapidated building that has had issues with people trespassing on the property. The Project Sponsor also contacted United Save the Mission (USM) multiple between August and November 2020 to check if the community had particular opinions

on the change of use. USM did not respond.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential.** A Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, Senior Housing, Homeless Shelters, and for the purposes of Article 4 only any residential components of Institutional Uses. Single Room Occupancy, Intermediate Length Occupancy, and Student Housing designations are considered characteristics of certain Residential Uses.

The Project Sponsor is proposing to change retain the single-family residence on third floor, convert the second floor back from a Residential Care Facility use to a single-family home, and to construct a new one-bedroom apartment on the ground floor. The property owner intends to live in the re-merged unit on floors two and three with their family and keep the ground floor unit available to rent.

- B. **Bicycle Parking.** Per Section 155.2, one on-site bike parking space is required per dwelling unit.

The proposed project will include two bike parking spaces within the garage.

- C. **Rear Yard.** The RH-3 Zoning District requires a rear yard equal to 45% of lot depth.

The existing building is a legal non-conforming structure that extends approximately 15-feet into the required rear yard. The Project is restoring the existing building and is maintaining the same rear façade depth. Therefore, the Project can be approved as proposed without a Variance.

- D. **Open Space.** A minimum of 100 square feet of private outdoor space, or 133 square feet of common outdoor space, are required for residential units within the RH-3 Zoning District.

The existing front and rear yards are being retained and are accessible to both units, totaling approximately 1,600 square feet.

- E. **Dwelling Unit Exposure.** Section 140 of the Planning Code requires all dwelling units have at least one room that faces a street, yard, or open space that is at least 20-feet deep.

Both units face and have direct access to the rear yard which is approximately 40-feet deep. The top unit also has multiple rooms that face Shotwell Street which is approximately 60-feet deep.

- F. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project includes the creation of at least one new residential unit and is therefore subject to the Eastern Neighborhoods Infrastructure Impact Fee per Section 423.

- G. **Residential Child Care Fee.** The Project includes the creation of at least one new residential unit and is therefore subject to the Residential Child Care Impact Fee per Section 414A.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project

complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed new residences will be 828 and 3,419 square feet and will exist almost entirely within the existing footprint and massing of the building on site. Some alterations are proposed to the rear façade to accommodate outdoor space. The building is currently vacant and has severe fire damage, creating two new occupiable dwelling units fits with the adjacent block, which is largely residential. The Project will benefit the whole City as we face a housing shortage.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will be minimally altered as part of this Project. The historic front façade will be restored, extensive interior improvements are planned, and there will be some changes to the rear façade to accommodate reconfigured outdoor spaces. The Project does not include any exterior expansion.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require off-street parking for Residential uses. The existing building will retain the one off-street parking space.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project will alter the front setback to come into compliance with landscaping and permeability requirements, as well as to change the driveway slope to align with new ground floor elevation. There will be more greenery and improved drainage with the proposed work.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project will restore a damaged and vacant building and contribute two new occupiable dwelling units. The Project Site is located in the RH-3 Zoning District so the creation of the ground floor apartment is more suitable than if the building was converted to a single-family dwelling unit. Residential Uses are principally permitted within the RH-3 District.

8. Interim Zoning Controls Findings: Change of Use to a Residential Care Facility. Effective on October 11, 2019, the Board of Supervisors passed an interim zoning control to require Conditional Use Authorization for a change in use of a residential care facility. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. Any findings by the Department of Public Health, the Human Services Agency, the Department of Aging and Adult Services, or the San Francisco Long-Term Care Coordinating Council regarding the capacity of the existing Residential Care Facility Use, the population served, and the nature and quality of services provided.

The Project Site was previously home to the Lorne House, a Residential Care Facility that operated until a fire substantially damaged the building in 2015. There is not currently an operating Residential Care Facility on the property so the capacity of the use is zero patients. There are therefore no available findings by the agencies listed above.

- B. The impact of the change of use on the neighborhood and community.

The Project Site is on a primarily residential block with single-family homes and multifamily buildings, as well as, a bar and hair salon. The building is currently a vacant and dilapidated and neighbors have reported incidents of squatters staying on site. Uses are considered abandoned after three-years, however Residential Care Facilities are a principally permitted within the RH-3 Zoning District and therefore cannot be abandoned. The change of use from a vacant Residential Care Facility to occupied residential units will benefit its block and the larger neighborhood. Public safety and sidewalk life will both benefit from the additional housing units and family residents. Rehabilitating a blighted building with two residential dwelling units is beneficial to the neighborhood and community.

- C. Whether there are sufficient available beds at a licensed Residential Care Facility within a one-mile radius of the site.

The Lorne House Residential Care Facility closed in 2015 and all six residents were relocated to other facilities by their care provider, Golden Gate Regional. This change of use will not displace any residents. Currently, the California Department of Social Services licensing database lists four residential care facilities within a mile of the site: South Van Ness Manor (822 South Van Ness Avenue), San Francisco Adult Residential Facility (887 Potrero Avenue), RJ Starlight Home (2680 Bryant Street), and Rustan Adult Residential Care Home (460 Utah Street). There are also three additional facilities within the 94110 zip code: Lady of Perpetual Help, Merced Three, and Holly Park Family Home.

- D. Whether the Residential Care Facility Use to be converted will be relocated or replaced with another Residential Care Facility Use. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Residential Care Facility on site closed in 2015. All patients were relocated after the fire and no relocation services or replacement facilities are currently required. The intensity of on-site activity will diminish with the conversion to two dwelling units. There will be less people living on the site and no regular demand for medical and support services. No neighborhood serving uses will be foreclosed upon due to this Project.

- 9. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Policy 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the general plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 1

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

Policy 1.14

Reduce the earthquake and fire risks posed by older small wood-frame residential buildings.

Policy 1.16

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

OBJECTIVE 3

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 3.11

Ensure historic resources are protected in the aftermath of a disaster.

MISSION AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1.1

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

OBJECTIVE 2.2

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES.

Policy 2.2.2

Preserve viability of existing rental units.

Policy 2.2.4

Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.

OBJECTIVE 2.5

PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION.

Policy 2.5.1

Consider how the production of new housing can improve the conditions required for health of San Francisco residents.

Policy 2.5.2

Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.

Policy 2.5.3

Require new development to meet minimum levels of “green” construction.

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION’S DISTINCTIVE PLACE IN THE CITY’S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.9

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

OBJECTIVE 3.3

PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA

Policy 3.3.1

Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.

Policy 3.3.5

Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

Policy 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

Policy 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

OBJECTIVE 5.4

THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT

Policy 5.4.1

Increase the environmental sustainability of the Mission's system of public and private open spaces by improving the ecological functioning of all open space.

OBJECTIVE 8.2

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE MISSION PLAN AREA

Policy 8.2.1

Protect individually significant historic and cultural resources and historic districts in the Mission plan area from demolition or adverse alteration.

Policy 8.2.2

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Mission Area Plan objectives and policies for all projects involving historic or cultural resources.

The Project includes the conversion of a vacant Residential Care Facility use to a Residential use containing two dwelling units. The Project includes restoring the severely fire-damaged historic building on-site. One unit will be 3,419 square foot and have four bedrooms and can accommodate a family with children. The new ground floor unit will be 828 square feet and have one bedroom. The reactivation of a damaged and vacant building will benefit the immediate area, while establishing two dwelling units will contribute to the City's efforts to increase the housing stock.

The Project Site shifted between Residential and Residential Care Facility uses over multiple decades. The Lorne House most recently occupied the property until a fire severely damaged the building in 2015. All 6 residents were relocated to other Residential Care Facilities in the wake of this disaster and the Lorne House ceased operation. Since the fire the building has been vacant and has become a nuisance to some neighbors, 8 complaints have been filed with the Department of Building Inspection.

The Project will not cause any residents or patients to be displaced. It includes the restoration of a Category A historic resource, as well as building safety, energy efficiency, and green landscaping improvements. The proposal is to re-establish the original use of an existing building in the Mission District. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses. The Project is a residential rather than commercial use.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will create two new housing units. In addition, the historic façade of this fire damaged building will be restored and minimal changes are proposed to the overall building footprint and massing.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project would not have any adverse effect on the City's supply of affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located near multiple Muni bus lines (12 Folsom/Pacific, 14 Mission, 14R Mission Rapid, 33 Ashbury/18th Street, and 49 Van Ness/Mission.) The 24th Street Mission BART Station is also four-blocks away. The Project is retaining one parking space within the existing garage. Therefore, traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site contains a historic resource that contributes to the eligible National Register Shotwell Street Historic District. The Project proposes to restore extensive fire damage to the building and retain architectural details on the front and side facades. Most changes to the building are internal, as well as some modifications to the rear façade to accommodate open space. Therefore, the historic building will be preserved.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-005123CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 7, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 19, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 19, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a change in use from Residential Care Facility to a dwelling unit, located at 628 Shotwell Street, Lot 036 of Block 3611, pursuant to Planning Code Sections Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 190908, within the RH-3 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **July 10, 2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-005123CUA** and subject to conditions of approval reviewed and approved by the Commission on November 19, 2020 under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **XXXXXX** under Motion No. **XXXXXX**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,
www.sfplanning.org*

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

- 7. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

- 8. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

- 9. Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

Parking and Traffic

- 10. Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 12. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 13. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Monitoring - After Entitlement

- 14. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 15. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints

from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

16. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

17. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

628 SHOTWELL STREET LLC

628 SHOTWELL STREET | SAN FRANCISCO | CALIFORNIA 94110

INTERIOR ALTERATION

- BUILDING PERMIT SET -

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: 415.648.1200 F: 415.495.3336
WWW.HOODTHOMAS.COM



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET SAN FRANCISCO, CA 94110

BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

DRAWN BY:	TL
DATE:	07.10.20
SHEET TITLE:	

COVER SHEET

SHEET NUMBER:

A0.0

REV #: DATE:

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF SAN FRANCISCO, AND ANY OTHER GOVERNING CODES, RULES, REGULATION, ORDINANCES, LAWS, ORDER, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY ALL DIMENSIONS IN THE FIELD. CARE HAS BEEN TAKEN TO PREPARE THESE DOCUMENTS USING ALL AVAILABLE INFORMATION PROVIDED BY THE OWNER. DIMENSIONS MARKED (+/-) MAY BE ADJUSTED UP TO 2" AS REQUIRED BY FIELD CONDITIONS. ADJUSTMENTS OF MORE THAN 2" SHALL BE APPROVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS IF CONFLICTS EXIST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HIS WORK AND THAT OF ALL SUB-CONTRACTORS. VERIFY AND COORDINATE ALL ROUTING OF MECHANICAL, ELECTRICAL AND PLUMBING ITEMS, ROUGH-IN DIMENSIONS, AND REQUIRED CLEARANCES ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR. NOTIFY ARCHITECT OF PROBLEMATIC CONDITIONS.
- WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING BOTH THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHING INCLUDES FINISHED PAINTING OF AREA DISRUPTED.
- CONTRACTOR SHALL REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLAN BY DASHED LINES.
- CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS OR ANY OTHER NONSTRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
- SEE ELECTRICAL POWER & LIGHTING DRAWINGS FOR EXTENT OF (N) LIGHTING TO BE INSTALLED. CONTRACTOR TO REMOVE CEILING PLASTER AS REQUIRED FOR INSTALLATION OF PROPOSED LIGHTING.
- CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS AND MISC. EQUIPMENT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO GUARD THE OWNER, OTHER TENANTS AND THE GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
- CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT DWELLINGS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS, THE CONTRACTOR SHALL INFORM OWNER 72 HOURS IN ADVANCE OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDING.
- CONTRACTOR SHALL REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

GENERAL STRUCTURAL NOTES

- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & REQUIREMENTS.

GENERAL ENERGY CONSERVATION NOTES

- EXTERIOR WALL, ROOF & RAISED FLOOR CAVITIES EXPOSED DURING DEMOLITION ARE TO BE INSULATED PER TITLE 24 ENERGY CALCULATIONS AND OR MANDATORY MEASURES PROVIDED WITHIN THIS DRAWING SET. SEE GENERAL INSULATION NOTES BELOW FOR MINIMUM INSULATION REQUIREMENTS SHOULD TITLE 24 ENERGY CALCULATION NOT BE REQUIRED FOR THIS PROJECT.
- ALL LIGHTING TO COMPLY WITH CCR TITLE 24, LATEST EDITION. SEE GENERAL LIGHTING NOTES & ELECTRICAL & LIGHTING PLANS FOR ENERGY CONSERVATION FEATURES.

GENERAL INSULATION NOTES

- PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOORS AND ROOFS WHEN EXPOSED DURING REMODELING PER MINIMUM REQUIREMENTS LISTED BELOW, UNLESS OTHERWISE NOTED IN TITLE 24 OR SUPPLEMENTAL GREEN COMPLIANCE DOCUMENTATION.
R-15 AT 2X4 WALLS
R-19 AT 2X6 WALLS AND FLOORS
R-30 AT CEILING

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK IS DESIGN/BUILD BY CONTRACTOR. VERIFY LOCATIONS OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS W/ ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
- VERIFY ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES. CONSULT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS AS REQUIRED.
- INSTALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUB-CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
- MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT ALL HABITABLE ROOMS: PROVIDE DUPLEX RECEPTACLES TO COMPLY WITH CURRENT CEC AS AMENDED BY LOCAL BUILDING CODES AS FOLLOWS:
A. RECEPTACLES SHALL BE 6'-0" FROM DOOR OPENINGS
B. RECEPTACLES SHALL BE SPACED 12'-0" MAXIMUM ON CENTER ALONG WALLS IN HALLWAYS AND IN ROOMS.
C. ANY WALL 2'-0" OR GREATER IN LENGTH SHALL HAVE MINIMUM (1) ELECTRICAL OUTLET.
D. RECEPTACLES SHALL BE PLACED +12" ABOVE THE FINISH FLOOR UNLESS NOTED OTHERWISE.
- MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT NEW & REMODELED KITCHENS & BATHROOMS: PROVIDE DUPLEX RECEPTACLES IN COMPLIANCE WITH CURRENT CEC AND LOCAL BUILDING CODE AMENDMENTS AS FOLLOWS:
A. RECEPTACLES SHALL BE 4'-0" MINIMUM FROM SINK LOCATIONS.
B. RECEPTACLES SHALL BE SPACED 4'-0" MAX. ON CENTER ALONG KITCHEN & BATH COUNTERS.
C. PROVIDE GFCI AT RECEPTACLES WHERE REQUIRED BY CODE.
D. ALL KITCHEN COUNTERS WIDER THAN 12" TO HAVE RECEPTACLE OUTLETS PER 2016 CEC.
- PROVIDE 20 AMP BRANCH CIRCUITS TO SERVE BATHROOM RECEPTACLE OUTLETS PER CEC 210.11.
- PROVIDE 20 BRANCH CIRCUITS TO SERVE LAUNDRY ROOM RECEPTACLE OUTLETS PER CEC 210.11.
- KITCHENS SHALL BE PROVIDED WITH AT LEAST (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
- RANGES, DISHWASHERS, WASHER & DRYERS, HVAC EQUIPMENT & GARAGE DOOR OPENERS WHEN INSTALLED, TO BE PROVIDED WITH DEDICATED CIRCUIT AS REQUIRED BY CODE.
- BEDROOMS BRANCH CIRCUITS SHALL BE PROTECTED BY LISTED ARC FAULT CIRCUIT INTERRUPTER PER CEC 210.12.
- INSTALL HARDWIRED SMOKE DETECTORS AT EACH FLOOR OR RESIDENCE ON WALL OR CEILING GIVING ACCESS TO SLEEPING AREAS AND INSIDE ROOMS INTENDED FOR SLEEPING. VERIFY ACCEPTABILITY OF LOCATIONS WITH FIRE MARSHALL / BUILDING INSPECTOR BEFORE INSTALLATION. SMOKE DETECTORS SHALL BE HARDWIRED w/ BATTERY BACK-UP & AUDIBLE IN ALL SLEEPING ROOMS.
- CARBON MONOXIDE ALARMS TO BE INSTALLED IN DWELLING UNITS CONTAINING FUEL BURNING APPLIANCES. ALARM TO BE LOCATED HALLWAYS GIVING ACCESS TO BEDROOMS & ON ALL FLOORS OF DWELLING. COMBINATION CARBON MONOXIDE / SMOKE ALARMS ARE PERMITTED. IF COMBINATION UNIT IS USED, UNIT TO BE INSTALLED PER REQUIREMENTS OF SMOKE ALARMS.
- KITCHEN LIGHTING (REMODELED OR NEW) SHALL BE MIN. 50% HIGH EFFICACY & MUST BE SWITCHED SEPARATELY FROM NON-HIGH EFFICACY LIGHTING.
- BATHROOM, LAUNDRY ROOM, GARAGE & UTILITY ROOM (REMODELED & NEW) SHALL BE ALL HIGH EFFICACY UNLESS NON-HIGH EFFICACY CONTROLLED BY CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
- BEDROOM, HALLWAY, STAIR, DINING ROOM & CLOSET LIGHTING SHALL BE HIGH EFFICACY UNLESS NON-HIGH EFFICACY LIGHTING CONTROLLED BY DIMMER SWITCH OR CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
- LIGHT FIXTURES IN TUB, SHOWER OR ANY OTHER LOCATION SUBJECT TO WATER SPRAY SHALL BE LABELED "SUITABLE FOR WET LOCATION".

GENERAL ELECTRICAL NOTES

- OUTDOOR LIGHTING SHALL BE HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS & PHOTOCONTROL OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDINGS).
- RECESSED LIGHTING FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER" (IC) APPROVED AT INSULATED AREAS.
- CLOSET LAMPS SHALL BE ENCLOSED TYPE IF INCANDESCENT. FIXTURE CLEARANCES SHALL BE PER CEC 410.16 (C).

GENERAL PLUMBING NOTES

- ALL PLUMBING SYSTEMS ARE DESIGN / BUILD BY CONTRACTOR. LOCATE THE VARIOUS PLUMBING RUNS INCLUDING DWV AND VERIFY LOCATIONS OF PROPOSED RUNS WITH ACTUAL FIELD CONDITIONS. VERIFY LOCATIONS WITH ARCHITECT. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
- RELOCATE / RECONFIGURE ALL PLUMBING AS REQUIRED AND AS DIAGRAMMATICALLY SHOWN ON DRAWINGS TO ACHIEVE REMODELING OR NEW CONSTRUCTION. WHERE SPACES CONTAINING PLUMBING FIXTURES ARE EITHER NEW OR REMODELED THE FOLLOWING MINIMUM STANDARDS ARE TO BE MET.
- KITCHEN AND LAVATORY FAUCETS TO BE MAX. 1.5 G.P.M MEASURED AT 60 PSI.
- WATER CLOSETS HAVE MAX. 1.28 GPF WATER CONSUMPTION.
- SHOWER HEADS NOT TO EXCEED 2.0 GPM MEASURED AT 80 PSI.
- SHOWERS & TUBS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIX TYPE.
- SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
- DISHWASHER WASTE LINE TO BE PROVIDED WITH APPROVED AIR GAP SEPARATION DEVICE.
- HOSE BIBBS TO HAVE APPROVED BACK-FLOW PREVENTION DEVICE.
- PROVIDE SEISMIC BRACING FOR WATER HEATERS IN ACCORDANCE WITH CPC 507.2.
- ALL COLD WATER PIPES TO BE INSULATED.

GENERAL MECHANICAL NOTES

- ALL MECHANICAL WORK IS DESIGN / BUILD BY CONTRACTOR. VERIFY LOCATION OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS WITH ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS. VERIFY ALL ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY MECHANICAL SYSTEM WORK.
- PROVIDE MINIMUM 100 S.I. COMBUSTION AIR AT NEW & REMODELED FAU'S & SPACES CONTAINING THEM PER UMC.
- ALL NEW FAU'S TO BE RATED FOR THEIR SPECIFIC LOCATION.
- NEW & REMODELED BATHROOMS TO BE PROVIDED WITH EXHAUST AN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE PER CMC 504.5. PROVIDE BACK-DRAFT DAMPER.
- TYPE B GAS VENTS, WHEN INSTALLED AS PART OF THIS PROJECT TO BE PER CMC 802.6
- RANGEHOOD, BATH VENTILATION EXHAUST, DRYER EXHAUST & SIMILAR ENVIRONMENTAL DUCTS TO TERMINATE AT EXTERIOR OF BUILDING AT LEAST 3'-0" FROM PROPERTY LINE & 3'-0" FROM OPENINGS INTO BUILDINGS.
- INTERSTITIAL SPACES SHALL NOT BE USED TO SUPPLY OR RETURN FORCED AIR.

EXCAVATION SUMMARY

DESCRIPTION	PROPOSED
FIRST FLR (FOUNDATION)	169 CU. YD.
SIDE YARD (NORTH)	30 CU. YD.
SIDE YARD (SOUTH)	15 CU. YD.
FRONT YARD	20 CU. YD.
REAR YARD	76 CU. YD.
TOTAL	310 CU. YD.

VICINITY MAP

SYMBOL LEGEND

SECTION	GRID LINE
SECTION IDENTIFICATION	NUMBER OR LETTER
SHEET WHERE LOCATED	COLUMN LINE
DETAIL	DOOR SYMBOL
DETAIL IDENTIFICATION	DOOR SYMBOL
SHEET WHERE LOCATED	WINDOW SYMBOL
INTERIOR ELEVATIONS	SHEET NOTE
ELEVATION IDENTIFICATION	SHEET NOTE
SHEET WHERE LOCATED	REVISION
ELEVATION VIEW	

PROJECT DIRECTORY

OWNER	ARCHITECT
628 SHOTWELL LLC 4153 24TH STREET SAN FRANCISCO, CA, 94114 T. 415.648.1200 F. 415.648.1213	HOOD THOMAS ARCHITECTS MARK THOMAS 440 SPEAR STREET SAN FRANCISCO, CA 94105 T. 415.543.5005 F. 415.495.3336 E: MARK@HOODTHOMAS.COM
STRUCTURAL ENGINEER	
ENERTIA DESIGNS JEFFERSON CHEN 1167 MISSION STREET FLOOR 01 SAN FRANCISCO, CA 94103 T. 415.626.8300 F. 415.701.0212 E: JEFFERSON@ENERTIADISIGNS.NET	
SOILS ENGINEER	
PGSOILS INC. PAUL GRISHABER 901 ROSE COURT BURLINGAME, CA 94010 T. 650.347.3934 E: PGSOILS.INC@GMAIL.COM	

AREA CALCULATIONS (GROSS)

BUILDING	EXISTING	PROPOSED	ADDITION
FIRST FLR w/o GARAGE	600 SF	985 SF	385 SF
SECOND FLR	1,646 SF	1,646 SF	0 SF
THIRD FLR	1,616 SF	1,616 SF	0 SF
TOTAL	3,862 SF	4,247 SF	385 SF
GARAGE	925 SF	572 SF	-353 SF
MECH	0 SF	79 SF	79 SF

DWELLING UNIT	EXISTING	PROPOSED	ADDITION
UNIT 1 (FLOOR 01)	0 SF	828 SF	828 SF
UNIT 2 (FLOOR 01,02,03)	3,262 SF	3,419 SF	157 SF
TOTAL	3,262 SF	4,247 SF	985 SF

PROJECT DATA

PROJECT DESCRIPTION

REMODELING OF AN EXISTING FIRE DAMAGED 3-STORY WOOD FRAME WITH DISCONTINUED RESIDENTIAL CARE FACILITY (RCF) AT 2ND FLOOR AND A SINGLE FAMILY RESIDENCE AT THE 3RD FLOOR TO BECOME 2-RESIDENTIAL DWELLING UNITS:

- FLOOR 01:
 - MAINTAIN SPACE FOR A 1-CAR GARAGE.
 - PROVIDE 1-BEDROOM, 1 BATHROOM DWELLING UNIT WITH EXTERIOR PATIO AND DIRECT ACCESS TO REAR YARD
- FLOOR 02/03:
 - PROVIDE 4-BEDROOM, 3 1/2 BATHROOM DWELLING UNIT WITH EXTERIOR DECK AND ACCESS TO REAR YARD
- GENERAL INTERIOR REMODELING:
 - REMODEL EXISTING FIRE DAMAGED INTERIORS AT 3 FLOORS.
 - NEW FINISHES TO REPLACE EXISTING FINISHES THROUGHOUT.
 - PROVIDE SECOND DWELLING UNIT AT FLOOR 01.
- FOUNDATIONS & SEISMIC UPGRADE:
 - UNDERPIN EXISTING FOUNDATIONS WHERE REQUIRED AND PROVIDE NEW FOUNDATIONS AT EXTERIOR DECK AND EXISTING NON-COMPLIANT FOUNDATIONS.
 - SEISMIC UPGRADE TO COMPLY WITH CBC CH. 34 FOR EXISTING BUILDINGS.
 - EXCAVATE AT FIRST FLOOR TO INCREASE CEILING HEIGHT TO 9'-0"
- NEW REAR YARD DECK
 - NEW REAR YARD DECK LESS THAN 10-FEET ABOVE GRADE (NO FIREWALL REQUIRED FOR REAR YARD DECK, NO NEIGHBORHOOD NOTIFICATION REQUIRED BY ZA BULLETIN #4)

PLANNING DEPARTMENT DATA

- PROPERTY BLOCK: 3611 LOT: 036
- ZONING: RH-3 (HOUSE, THREE-FAMILY)
- MAXIMUM HEIGHT: 40'-0"
- DWELLING UNITS: EXISTING: 1 PROPOSED: 2

BUILDING DEPARTMENT DATA

CONSTRUCTION GROUP	EXISTING	PROPOSED
OCCUPANCY TYPE	VB	VB (NO CHANGE)
BUILDING HEIGHT	42'-3"	42'-3" (NO CHANGE)
BUILDING STORIES	3	3 (NO CHANGE)
DWELLING UNITS	1	2
SPRINKLER SYSTEM	NO	YES (13R)

GOVERNING CODES

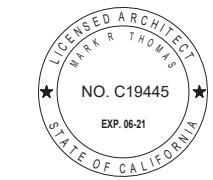
ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA MECHANICAL CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA PLUMBING CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA ELECTRICAL CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA ENERGY CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA FIRE CODE (W/ LOCAL AMENDMENTS)

DRAWING INDEX - ARCHITECTURAL DRAWINGS

A0.0	COVER SHEET
A0.1	EXISTING & PROPOSED SITE PLAN
A0.2	DEMOLITION CALCULATION PLANS
A0.3	DEMOLITION CALCULATION ELEVATIONS
A0.4	EXITING ANALYSIS
A0.5	ENLARGED FRONT YARD PLANS
A0.6	EXISTING & PROPOSED STREET ELEVATION
A1.1	EXISTING & PROPOSED FLOOR 01
A1.2	EXISTING & PROPOSED FLOOR 02
A1.3	EXISTING & PROPOSED FLOOR 03
A2.1	EXISTING & PROPOSED EAST ELEVATION
A2.2	EXISTING & PROPOSED WEST ELEVATION
A2.3	EXISTING & PROPOSED NORTH ELEVATION
A2.4	EXISTING & PROPOSED SOUTH ELEVATION
A3.1	BUILDING SECTION
A5.1	ARCHITECTURAL DETAILS
A5.2	DRAINAGE PLAN & DETAILS
A6.1	DOOR & WINDOW SCHEDULES
A6.2	GREEN BUILDING COMPLIANCE
A6.3	TITLE 24
A6.4	TITLE 24
E1.1	ELECTRICAL PLAN
E1.2	ELECTRICAL PLAN
E2.1	LIGHTING PLAN
E2.2	LIGHTING PLAN

STRUCTURAL DRAWINGS

S1.0	TITLE SHEET
S1.1A-S1.1B	TYPICAL WOOD DETAILS
S1.2A	TYPICAL CONCRETE DETAILS
S2	FIRST FLOOR / FOUNDATION PLAN
S3	SECOND FLOOR FRAMING, THIRD FLOOR FRAMING PLAN
S4	ROOF FRAMING
S5-S7	STRUCTURAL DETAILS
TOTAL SHEETS: 32	



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

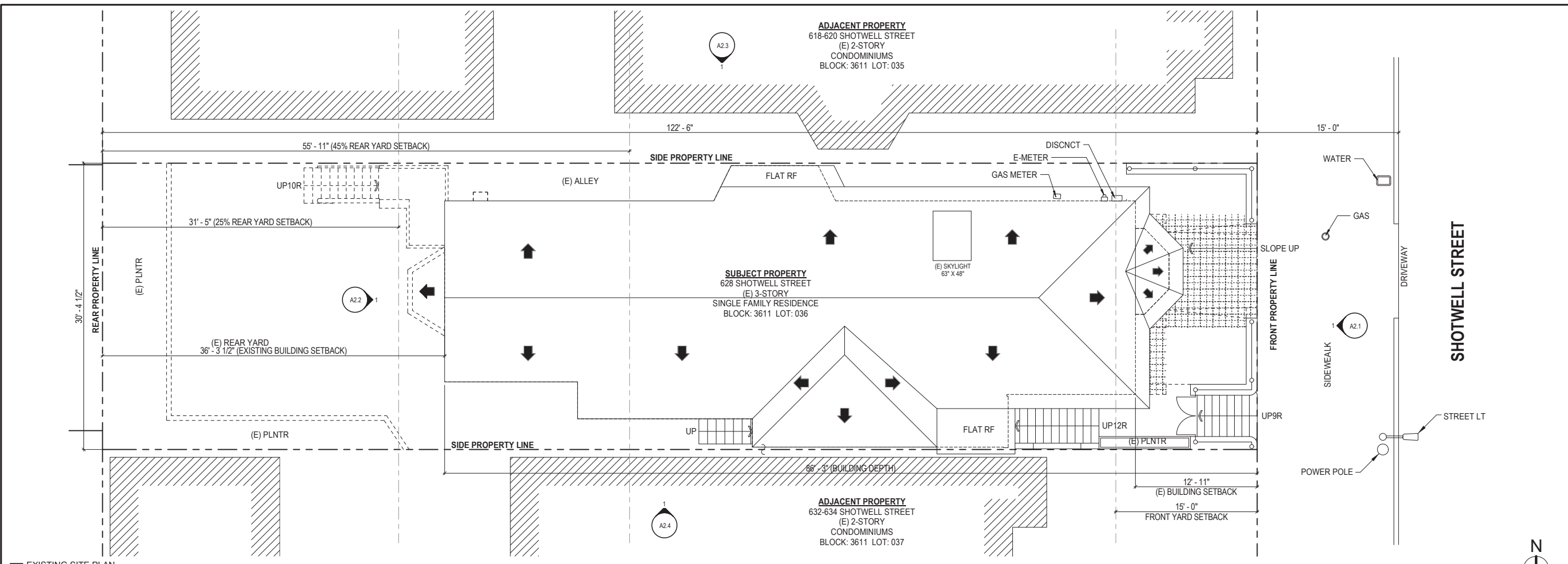
DRAWN BY: TL
 DATE: 07.10.20
 SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

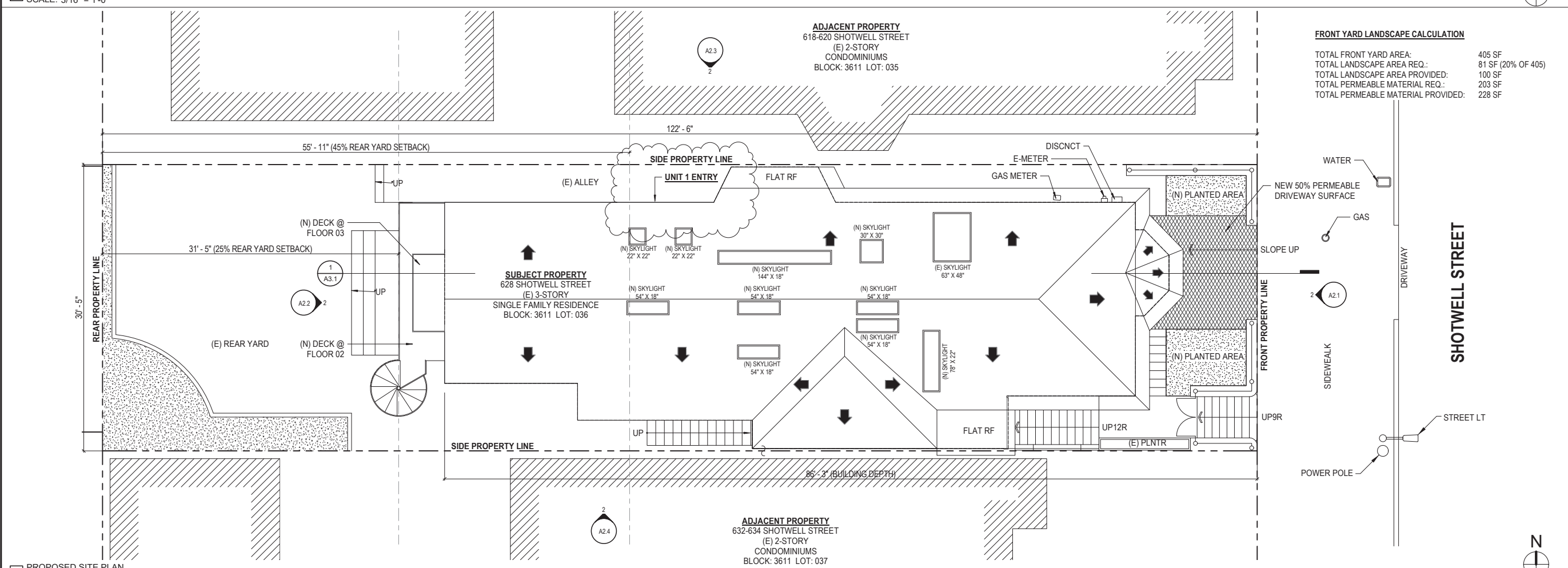
SHEET NUMBER:

A0.1

REV #: DATE:



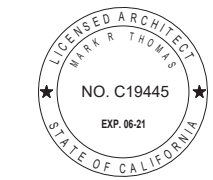
1 EXISTING SITE PLAN
 SCALE: 3/16" = 1'-0"



FRONT YARD LANDSCAPE CALCULATION

TOTAL FRONT YARD AREA:	405 SF
TOTAL LANDSCAPE AREA REQ.:	81 SF (20% OF 405)
TOTAL LANDSCAPE AREA PROVIDED:	100 SF
TOTAL PERMEABLE MATERIAL REQ.:	203 SF
TOTAL PERMEABLE MATERIAL PROVIDED:	228 SF

2 PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

DEMOLITION CALCULATION PLANS

SHEET NUMBER:

A0.2

REV #: **DATE:**

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)

ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	26' - 2" LF	0' - 0" LF	0 %	50 %	YES
WEST (REAR) FACADE	26' - 2" LF	19' - 3" LF	74 %		
TOTALS (EAST & WEST)	52' - 4" LF	19' - 3" LF	37 %		
TOTAL NORTH & SOUTH ELEMENTS REMOVED = 37 %					
SOUTH FACADE	73' - 4" LF	0' - 0" LF	0 %	65 %	YES
NORTH FACADE	73' - 4" LF	0' - 0" LF	0 %		
TOTALS (SOUTH & NORTH)	146' - 8" LF	0' - 0" LF	0 %		
TOTAL ALL SIDES	199' - 0" LF	38' - 6" LF	19 %		
TOTAL ALL SIDES ELEMENTS TO BE REMOVED = 19 %					

WALL DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)

VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15 %					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)

HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A			50 %	YES
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15 %					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1

VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	17 SF	2 %	25 %	YES
TOTALS	960 SF	17 SF	2 %		
TOTAL SURFACE OF EXTERNAL WALLS FACING STREET TO BE REMOVED = 2 %					

REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2

VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15 %					

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS SEC.1005(f)3

VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	25 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15 %					

REMOVAL OF MORE THAN 75% OF ALL INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SEC.1005(f)4

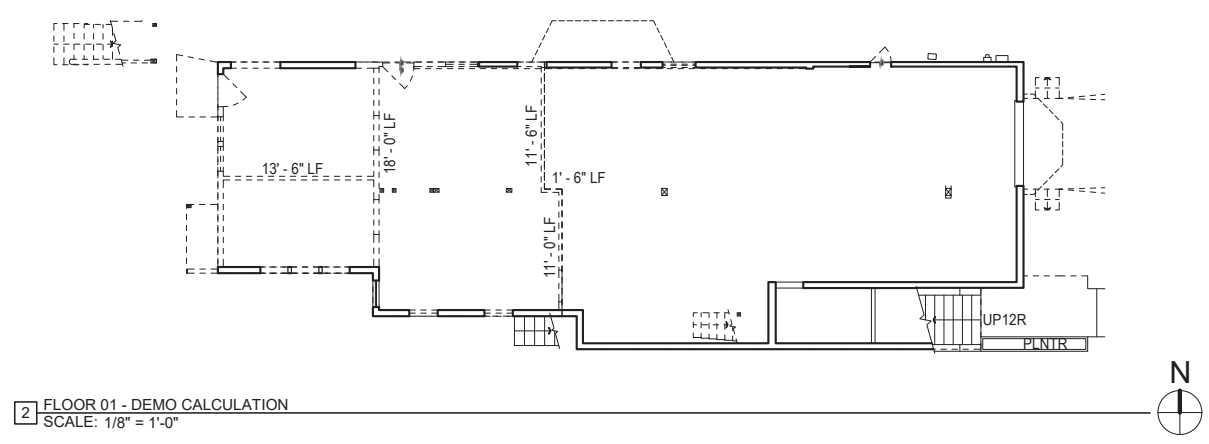
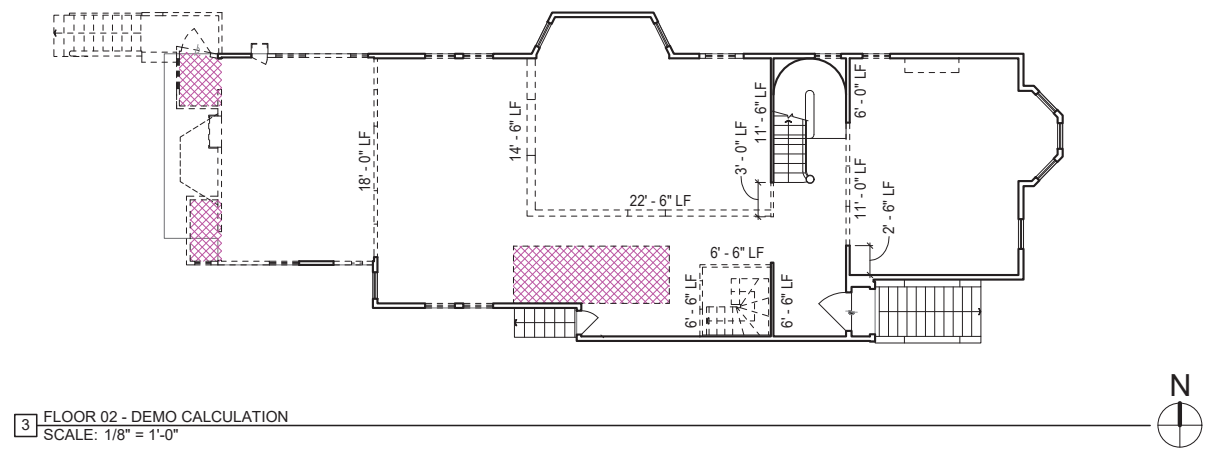
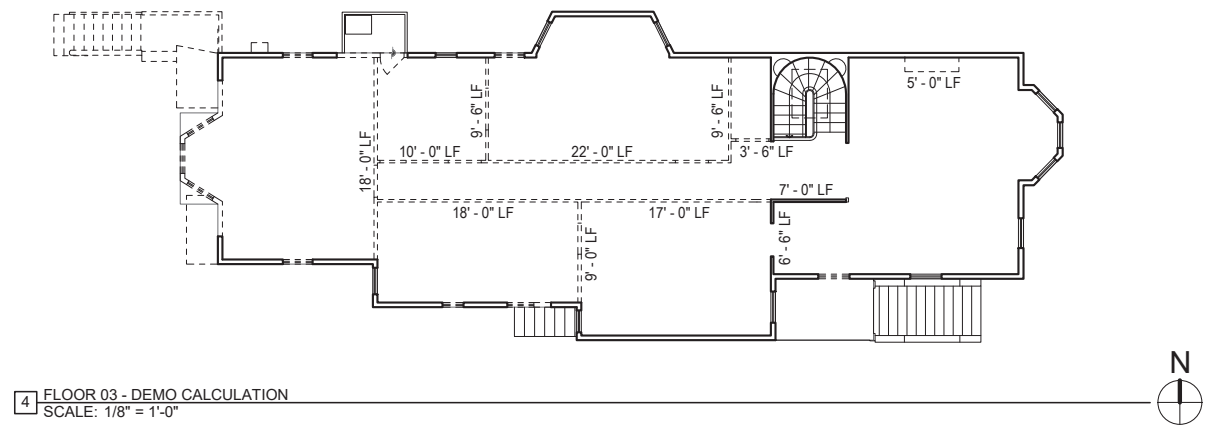
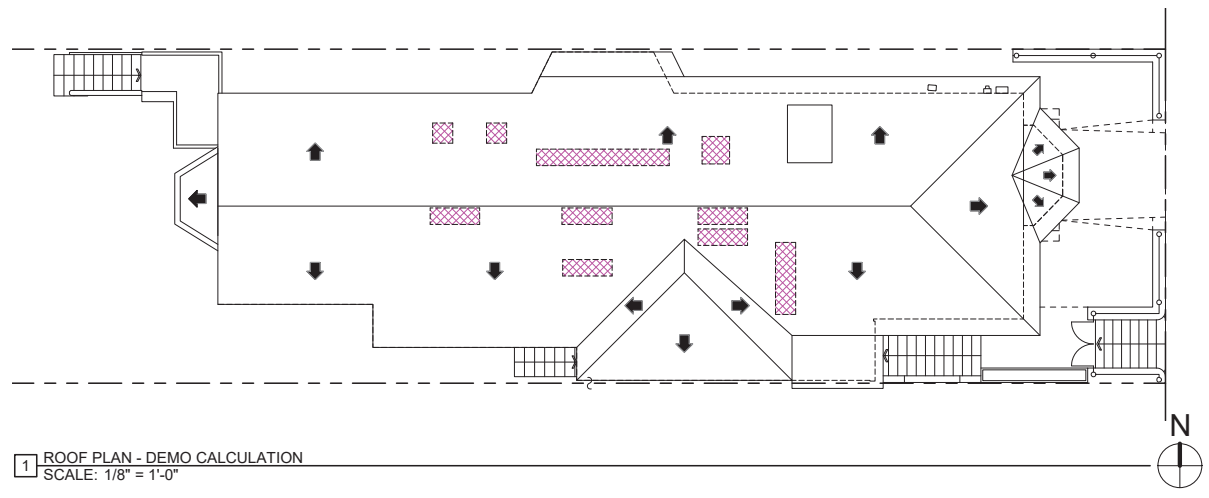
STRUCTURAL WALL	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	500 SF	500 SF	100 %	75 %	YES
FLOOR 02	1,302 SF	984 SF	76 %		
FLOOR 03	1,485 SF	1337 SF	90 %		
TOTALS	3,287 SF	2,821 SF	86 %		

FLOOR AREA	AREA (SF)	AREA REMOVED (SF)	% REMOVED
FLOOR 01 (ON GRADE)	N/A		
FLOOR 02	1,648 SF	108 SF	7 %
FLOOR 03	1,586 SF	0 SF	0 %
ROOF	1,875 SF	76 SF	4 %
TOTALS	5,109 SF	184 SF	4 %
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 45 %			

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 1005(f)1(2)(3)(4)

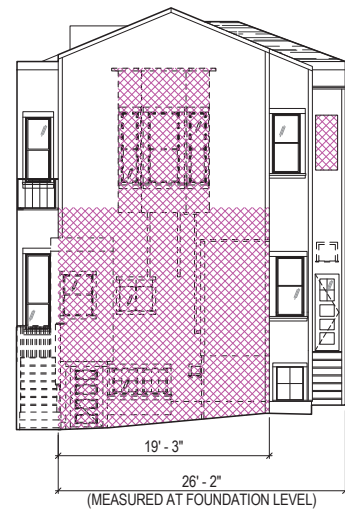
DEMOLITION NOTES

- ALL DEMOLITION WORK TO COMPLY WITH SFBC CH13B - CONSTRUCTION AND DEBRIS RECOVERY PROGRAM.
- DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE SF PLANNING DEPARTMENT.

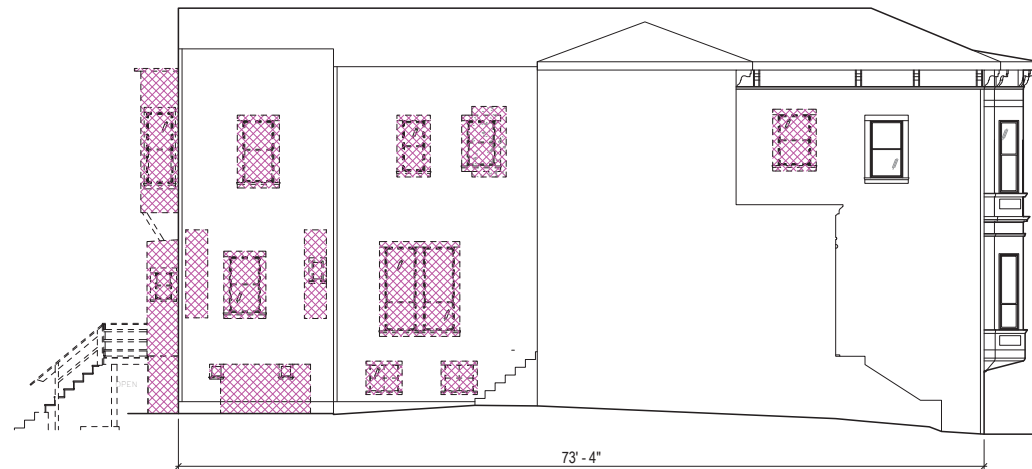




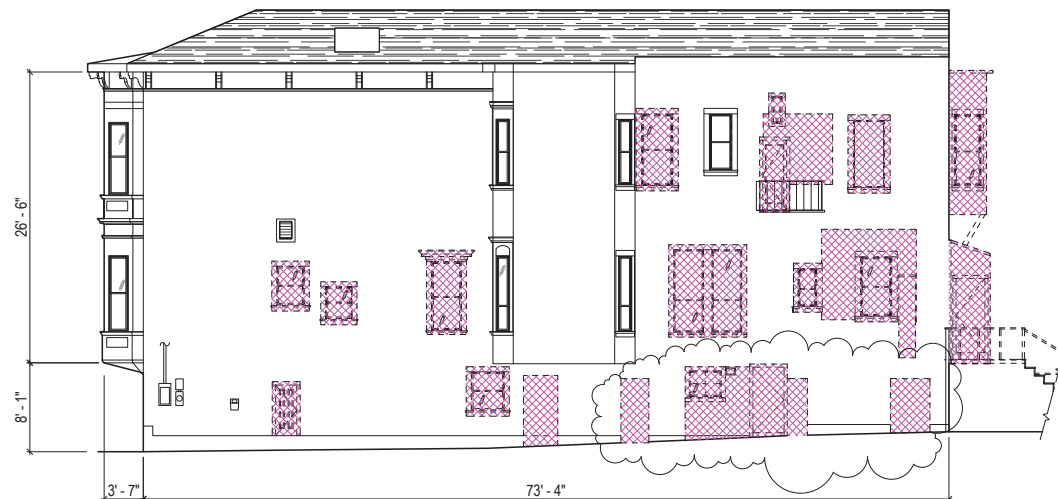
4 EXISTING EAST EXTERIOR ELEVATION (FRONT) - DEMO CALC
SCALE: 1/8" = 1'-0"



3 EXISTING WEST ELEVATION (REAR) - DEMO CALC
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION (SIDE) - DEMO CALC
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION (SIDE) - DEMO CALC
SCALE: 1/8" = 1'-0"

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)					
ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	26' - 2" LF	0' - 0" LF	0 %	50 %	YES
WEST (REAR) FACADE	26' - 2" LF	19' - 3" LF	74 %		
TOTALS (EAST & WEST)	52' - 4" LF	19' - 3" LF	37 %		
TOTAL NORTH & SOUTH ELEMENTS REMOVED = 37 %					
SOUTH FACADE	73' - 4" LF	0' - 0" LF	0 %	65 %	YES
NORTH FACADE	73' - 4" LF	0' - 0" LF	0 %		
TOTALS (SOUTH & NORTH)	146' - 8" LF	0' - 0" LF	0 %		
TOTAL ALL SIDES	199' - 0" LF	38' - 6" LF	19 %		
TOTAL ALL SIDES ELEMENTS TO BE REMOVED = 19 %					

WALL DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	386 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15%					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A			50 %	YES
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15%					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	17 SF	2 %	25 %	YES
TOTALS	960 SF	17 SF	2 %		
TOTAL SURFACE OF EXTERNAL WALLS FACING STREET TO BE REMOVED = 2 %					

REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	386 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15%					

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS SEC.1005(f)3					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	25 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	386 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15%					

REMOVAL OF MORE THAN 75% OF ALL INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SEC.1005(f)4					
STRUCTURAL WALL	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	500 SF	500 SF	100 %	75 %	YES
FLOOR 02	1,302 SF	984 SF	76 %		
FLOOR 03	1,485 SF	1337 SF	90 %		
TOTALS	3,287 SF	2,821 SF	86 %		

FLOOR AREA	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A			75 %	YES
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %		
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 45%					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 1005(f)(1)(2)(3)(4)

DEMOLITION NOTES

- ALL DEMOLITION WORK TO COMPLY WITH SFBC CH13B - CONSTRUCTION AND DEBRIS RECOVERY PROGRAM.
- DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE SF PLANNING DEPARTMENT.

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: 415.443.3005 F: 415.443.3338
WWW.HOODTHOMAS.COM



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE: DATE:
PROJECT REVIEW 09.09.19
ISSUE FOR PERMIT 11.13.19
PLAN CHECK #1 03.13.20
REVISION 01 07.10.20

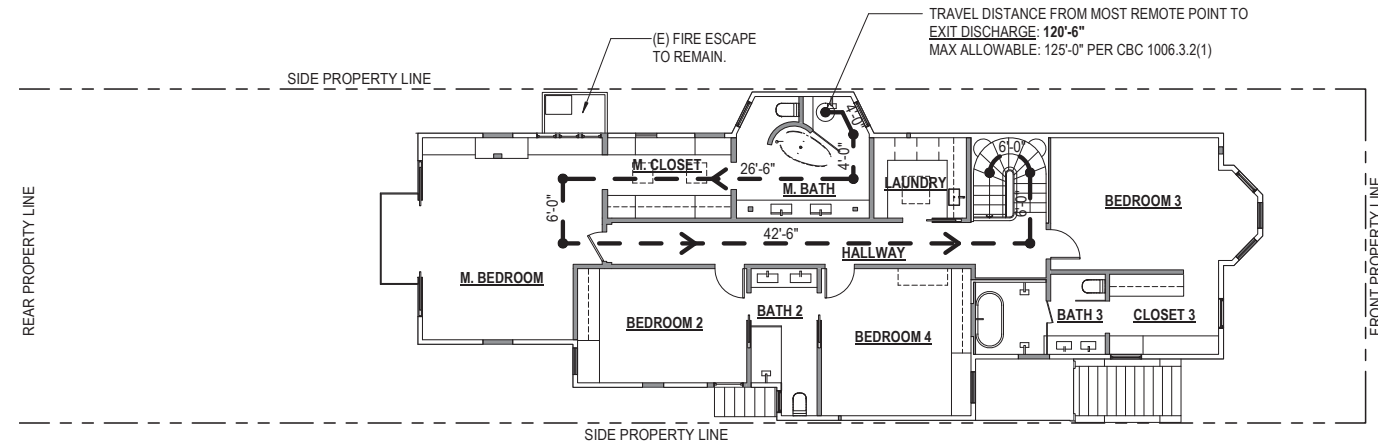
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

DEMOLITION CALCULATION ELEVATIONS

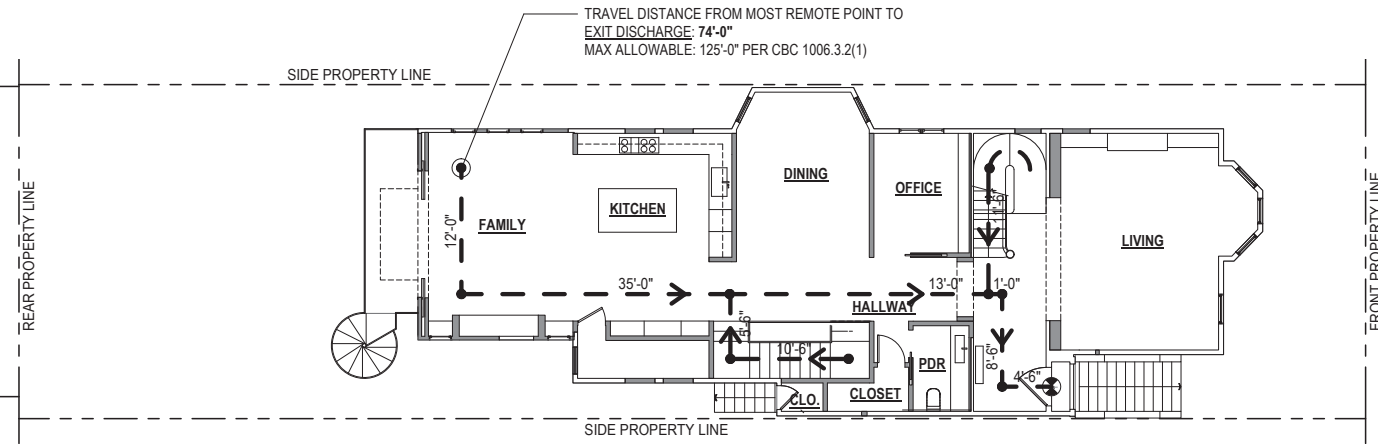
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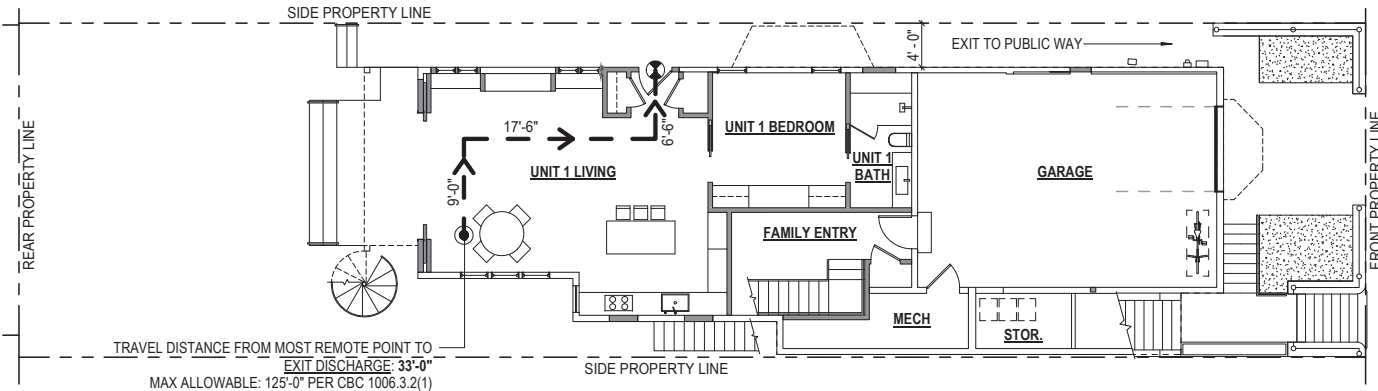
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3 FLOOR 03 - EXITING PLAN
SCALE: 1/8" = 1'-0"



2 FLOOR 02 - EXITING PLAN
SCALE: 1/8" = 1'-0"

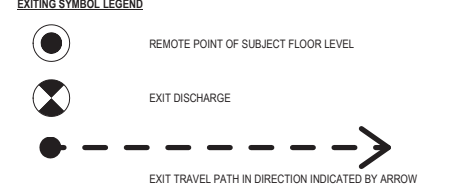


1 FLOOR 01 - EXITING PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY CALCULATION

ROOM #	ROOM NAME	SF	FACTOR	OCCs
1	GARAGE	533 SF	0 SF	
2	STOR.	45 SF	300 SF	0
3	MECH	66 SF	300 SF	0
4	UNIT 1 BATH	69 SF	0 SF	
5	UNIT 1 BEDROOM	149 SF	200 SF	1
6	FAMILY ENTRY	70 SF	200 SF	0
7	UNIT 1 LIVING	496 SF	200 SF	2
8	M. BEDROOM	283 SF	200 SF	1
9	FAMILY	245 SF	200 SF	1
10	KITCHEN	255 SF	200 SF	1
11	DINING	176 SF	200 SF	1
12	OFFICE	94 SF	200 SF	0
13	CLO.	10 SF	300 SF	0
14	CLOSET	24 SF	300 SF	0
15	PDR	40 SF	0 SF	
16	HALLWAY	251 SF	200 SF	1
17	LIVING	312 SF	200 SF	2
18	M. BATH	125 SF	0 SF	
19	M. CLOSET	83 SF	300 SF	0
20	BEDROOM 3	208 SF	200 SF	1
21	CLOSET 3	73 SF	300 SF	0
22	BATH 3	82 SF	0 SF	
23	HALLWAY	206 SF	200 SF	1
24	LAUNDRY	62 SF	300 SF	0
25	BEDROOM 4	182 SF	200 SF	1
26	BEDROOM 2	160 SF	200 SF	1
27	BATH 2	72 SF	0 SF	
28	LAUNDRY	8 SF	300 SF	0
29	UNIT 1 CLOSET	7 SF	300 SF	0
GRAND TOTAL		4384 SF		17

EXITING ANALYSIS



FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

(PER CBC TABLE 601)
FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE VA (see note d)
PRIMARY STRUCTURAL FRAME	1 HR PROTECTED
BEARING WALLS	
EXTERIOR (note f,g)	1 HR PROTECTED PER CBC 602
INTERIOR	NONRATED WHEN SPRINKLERED
NONBEARING PARTITIONS	
EXTERIOR	1 HR PROTECTED PER CBC 602
INTERIOR (note e)	NONRATED WHEN SPRINKLERED
FLOOR CONSTRUCTION	NONRATED WHEN SPRINKLERED
ROOF CONSTRUCTION	1 HR PROTECTED PER CBC

NOTES:

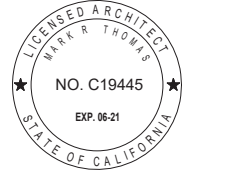
- a. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
- b. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- c. Not less than the fire-resistance rating as referenced in Section 704.10.

PER CBC TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (see notes a, e)

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	OCCUPANCY GROUP R
X<5'-0"	ALL	1 HR PROTECTED

LIGHT / AIR REQUIRED BY CBC SEC 1205.2 & 1203.5.1

AREA (SF)	UNIT 1		UNIT 2							
	LIVING	BEDROOM	LIVING	OFFICE	DINING	FAMILY ROOM	M. BEDROOM	BEDROOM 2	BEDROOM 3	BEDROOM 4
AREA 8%	496 SF	149 SF	312 SF	94 SF	192 SF	245 SF	283 SF	160 SF	208 SF	182 SF
LIGHT 8%	40 SF	12 SF	25 SF	8 SF	15 SF	20 SF	23 SF	13 SF	17 SF	15 SF
LIGHT PROV.	94 SF	32 SF	68 SF	SF	35 SF	80 SF	SF	29 SF	47 SF	17 SF
AIR 4%	20 SF	6 SF	12 SF	4 SF	8 SF	10 SF	12 SF	6 SF	8 SF	7 SF
AIR PROV.	47 SF	16 SF	34 SF	SF	18 SF	40 SF	SF	15 SF	24 SF	7 SF



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
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REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXITING ANALYSIS

SHEET NUMBER:

A0.4

REV #: DATE:



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110

BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
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PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

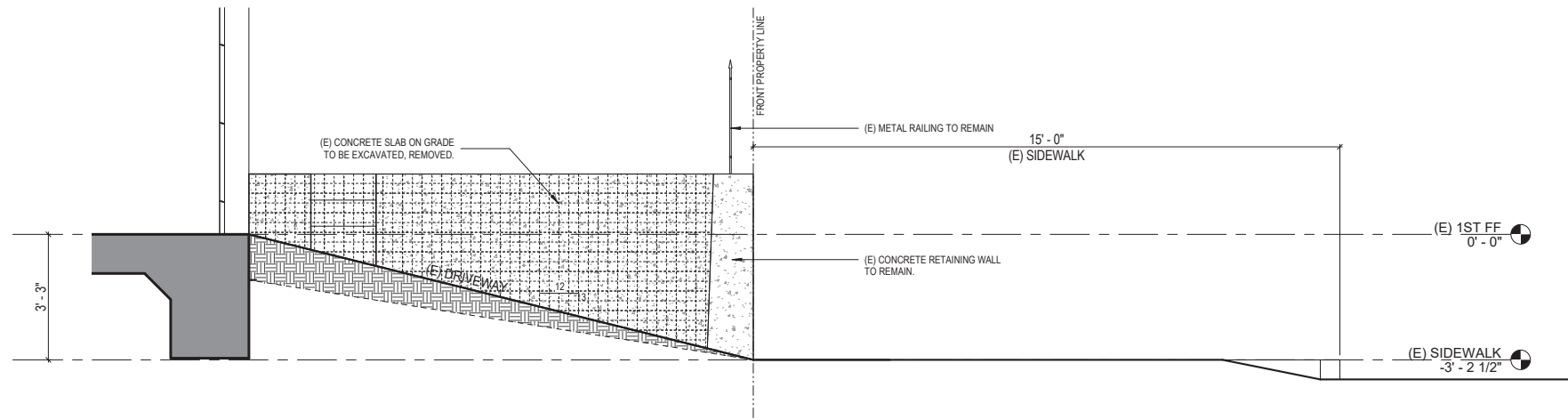
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DATE: 07.10.20
SHEET TITLE:

ENLARGED FRONT YARD PLANS

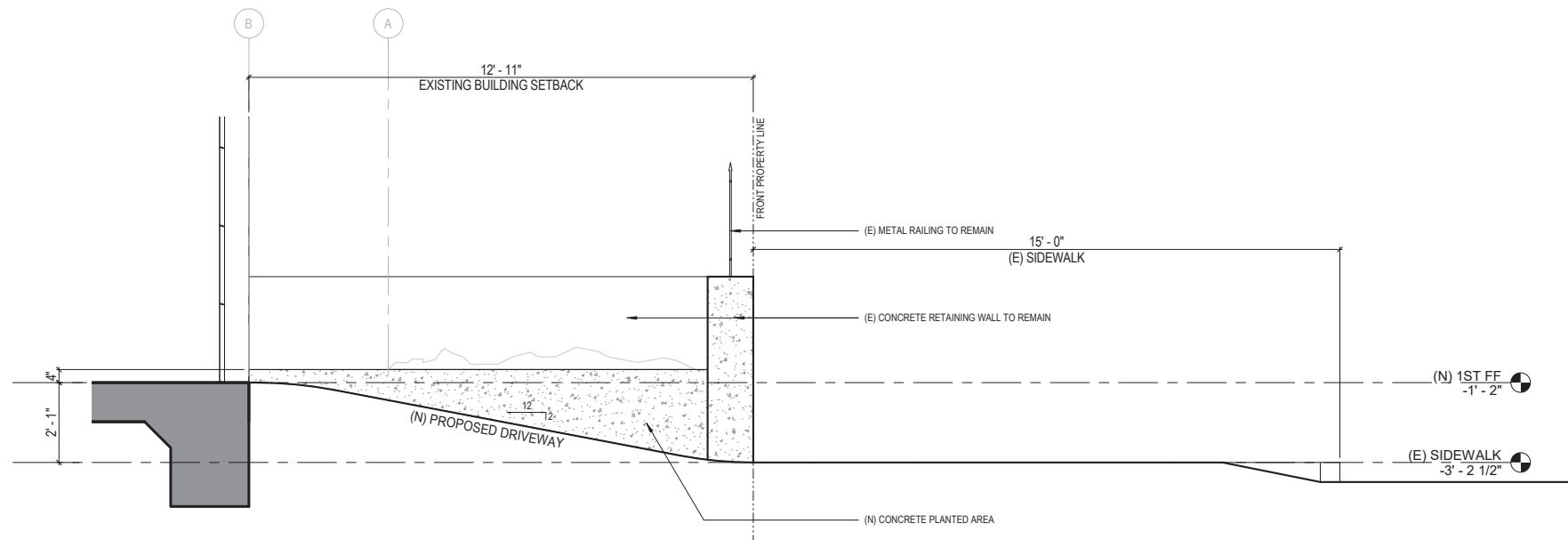
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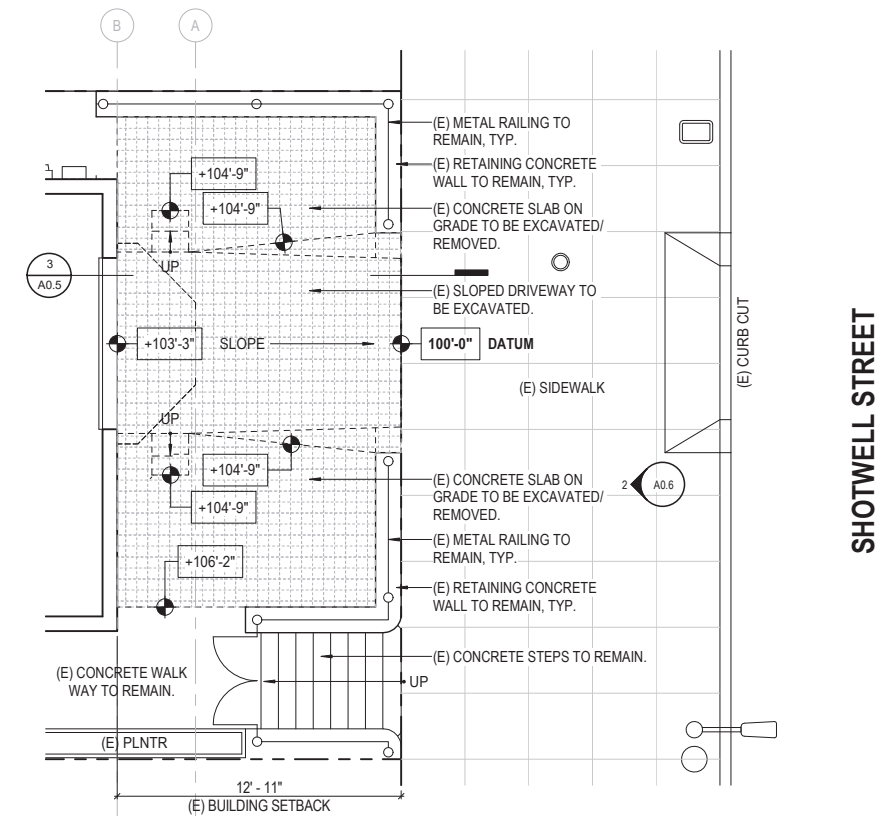
REV #: **DATE:**



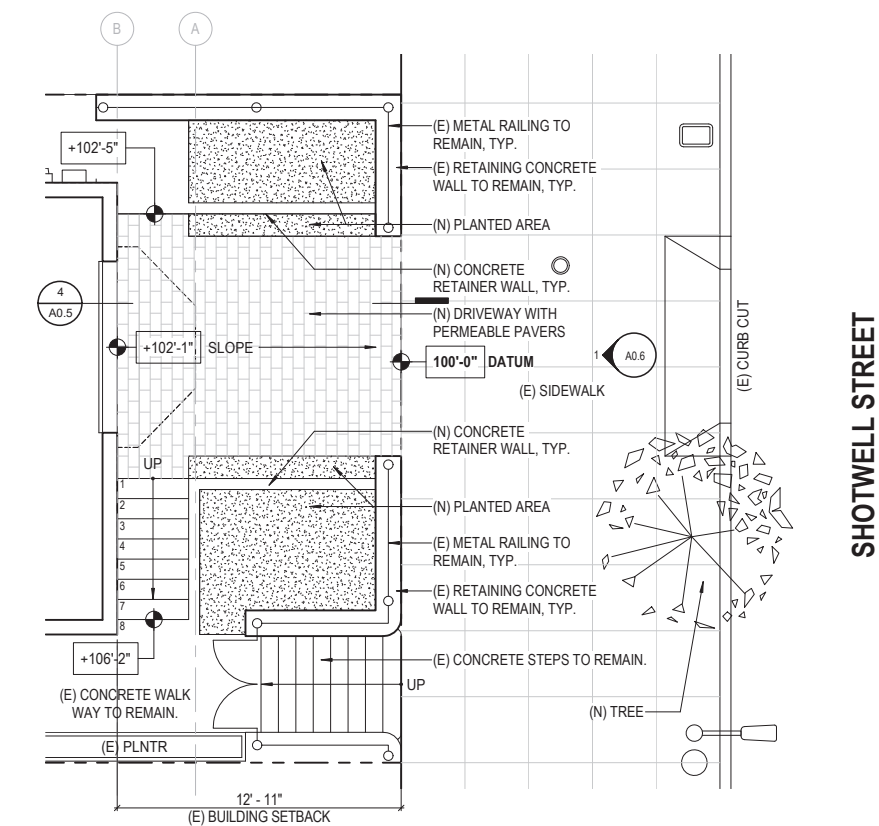
3 ENLARGED SECTION - EXISTING FRONT YARD
SCALE: 1/2" = 1'-0"



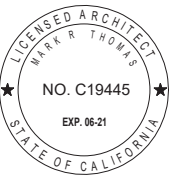
4 ENLARGED SECTION - PROPOSED FRONT YARD
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN - EXISTING FRONT YARD
SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN - PROPOSED FRONT YARD
SCALE: 1/4" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

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SAN FRANCISCO, CA
94110

BLOCK:3611 LOT:036

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DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED STREET ELEVATION

SHEET NUMBER:

A0.6

REV #: DATE:

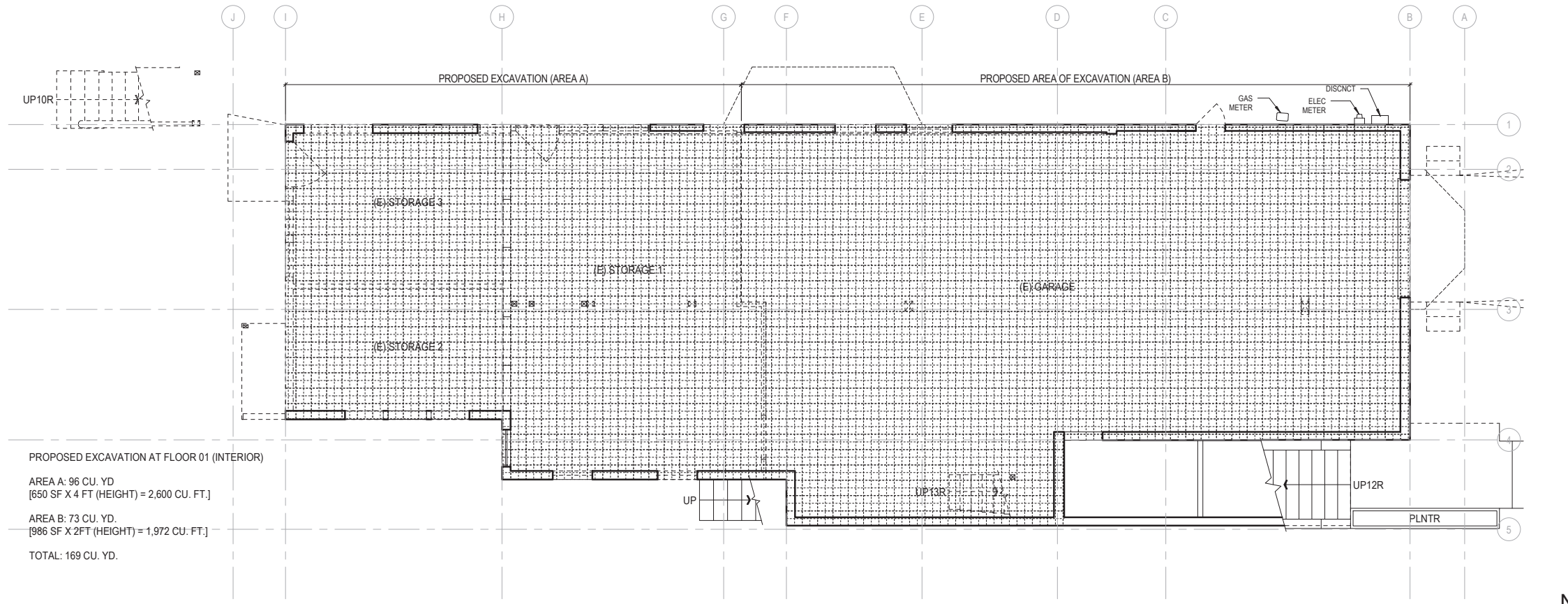


2 EXISTING PARTIAL STREET ELEVATION
SCALE: 1/4" = 1'-0"

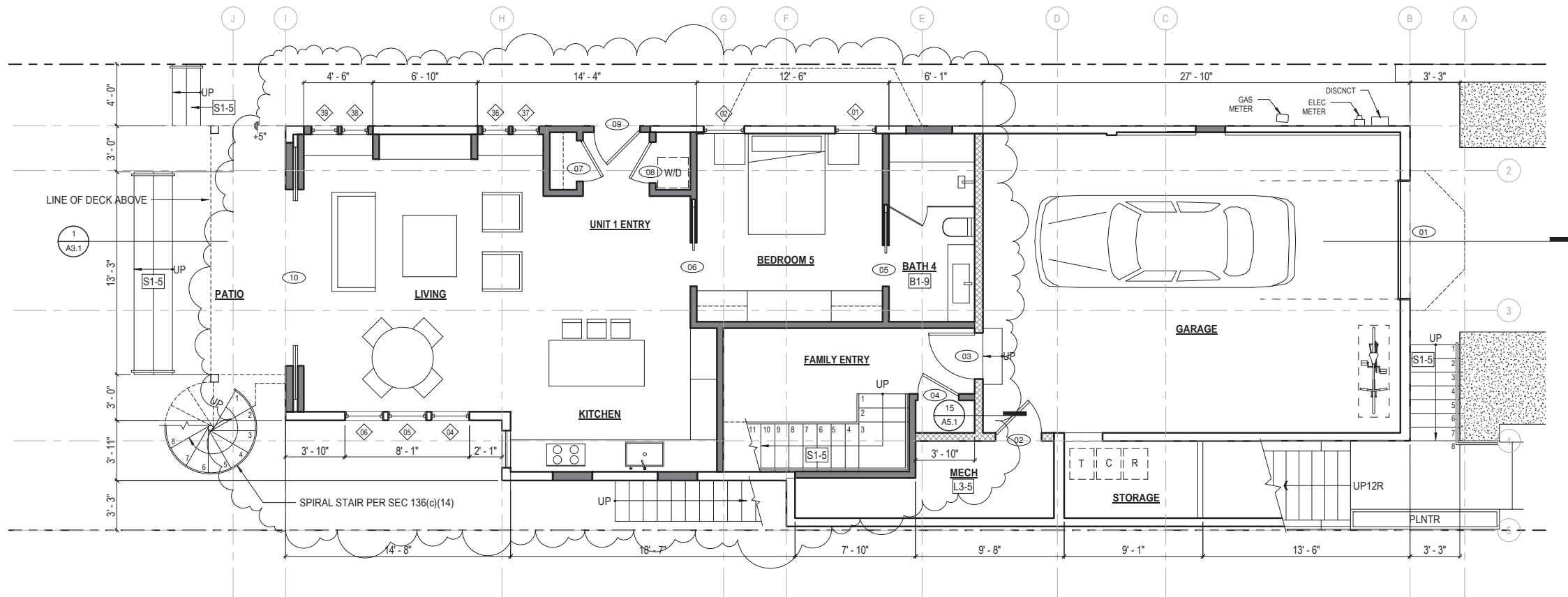


1 PROPOSED PARTIAL STREET ELEVATION
SCALE: 1/4" = 1'-0"



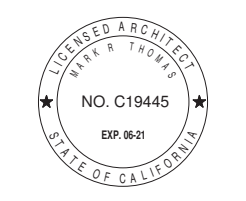


1 FLOOR 01 - EXISTING AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 01 - PROPOSED FLOOR PLAN UNIT 1: 828 SF
SCALE: 1/4" = 1'-0"
(DEDICATED OUTDOOR SPACE: 141 SF)
(SHARED OUTDOOR SPACE: 1026 SF)

- FLOOR PLAN KEYNOTES**
- DRAWING SET GENERAL NOTES**
- SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
 - SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
 - DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS, U.O.N.
- DOORS, WINDOW AND SKYLIGHT PROJECT NOTES**
- PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE. DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
 - DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
 - PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
 - (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
 - EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 20" CLEAR WIDTH, MIN. 20" CLEAR HEIGHT, SILL HEIGHT MAX. 44" AFF.
 - WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.
- KITCHEN PROJECT NOTES**
- KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
 - GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
 - GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
 - RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
 - UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 918.2.
 - (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
 - (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
 - (N) CABINETRY AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.
- BATHROOM PROJECT NOTES**
- (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
 - CLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5.
 - SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET, CBC 1213.2.3.
NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS, (WATER RESISTANT TO A HEIGHT AS INDICATED ABOVE).
 - SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 80 PSI.
 - SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
 - WATER CLOSET PER CBC 2509. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
 - BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
 - PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.
- STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES**
- (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
A. HEADROOM 6'-8" MIN.
B. RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
C. TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
 - HANDRAIL TO COMPLY W/ CBC SECTION 1014:
A. 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL.
HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
 - GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINISH RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
 - SPACES UNDER STAIRWAYS PER CBC 1011.7.4.
A. SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
 - GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
A. 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL, IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
B. GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
- LAUNDRY & MECHANICAL ROOM PROJECT NOTES**
- CLOTHES WASHER: PROVIDE FLUSH MOUNT 'GUY BOY' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
 - CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS EXCLUDING APPLIANCE PER CMC 504.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUT-OFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
 - WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2.
 - ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.
- LEGEND**
- EXISTING WALL
 - DEMOLISHED WALL
 - NEW WALL
 - NEW 1-HOUR RATED WALL



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

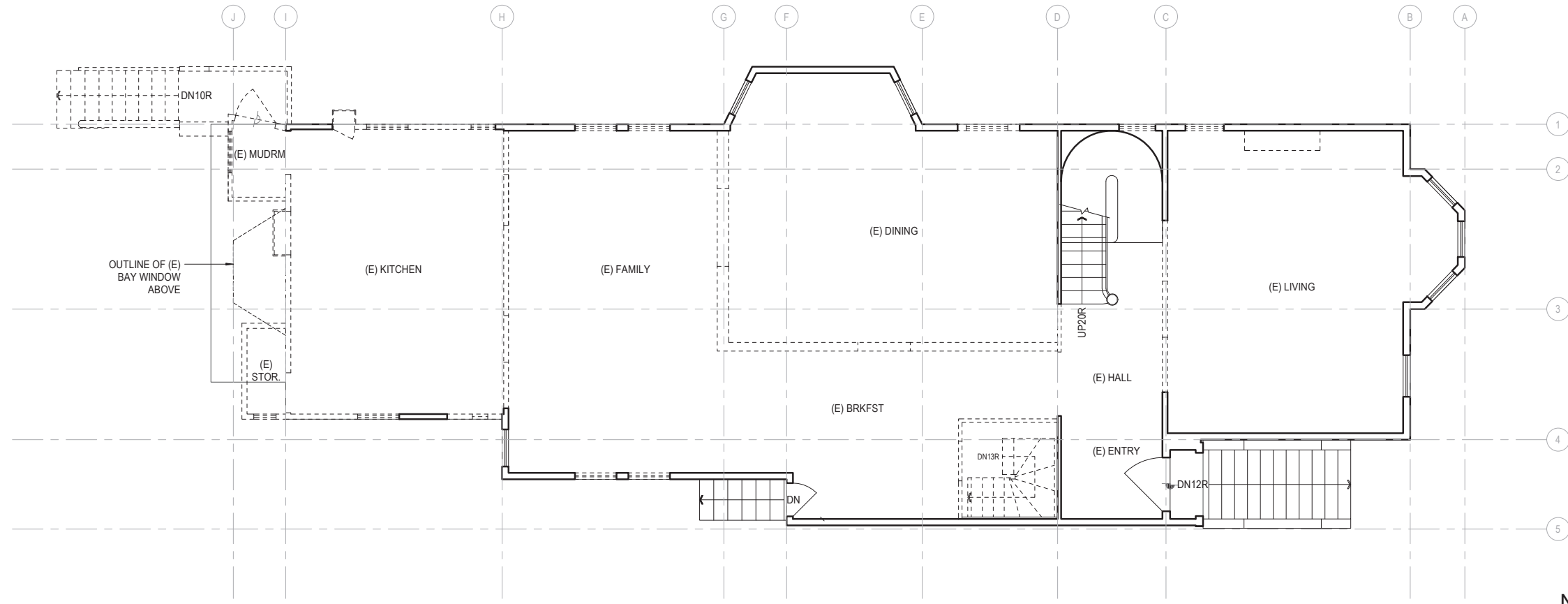
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED FLOOR 01

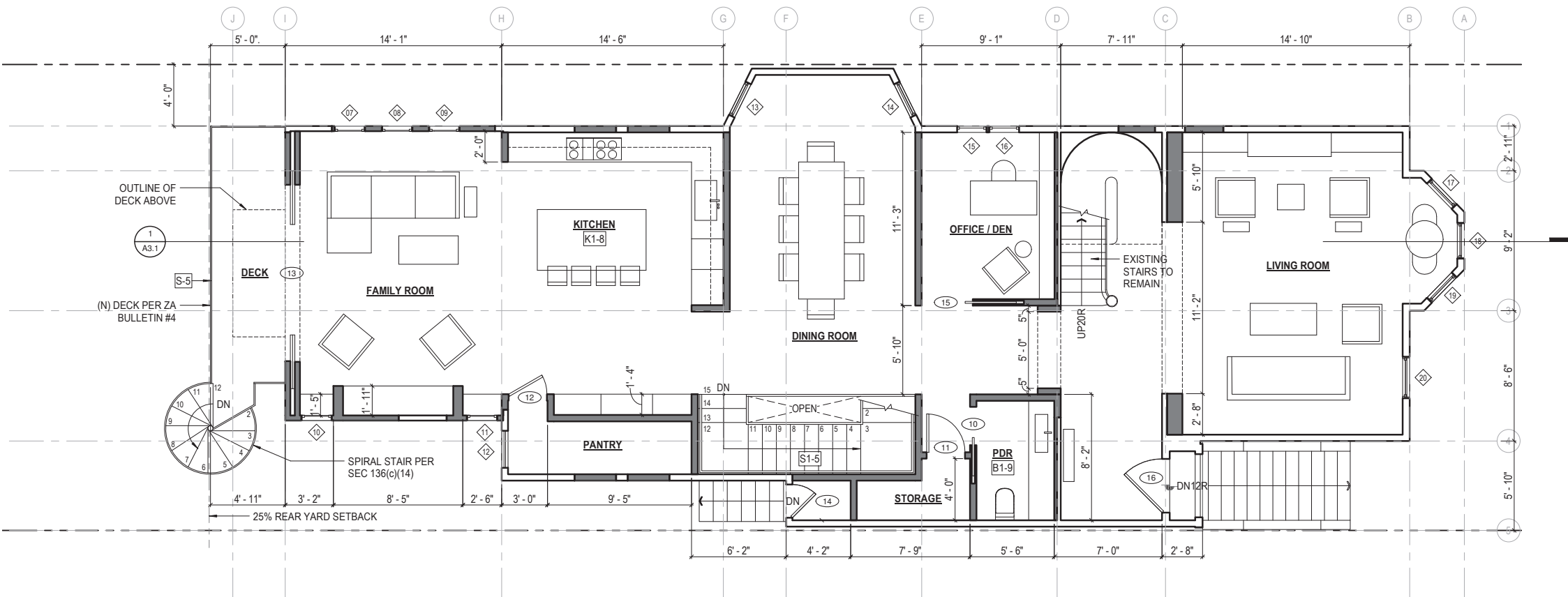
SHEET NUMBER:

A1.1

REV #: DATE:

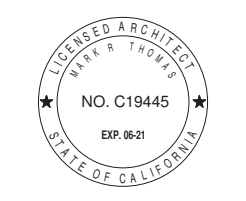


1 FLOOR 02 - EXISTING AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 02 - PROPOSED FLOOR PLAN UNIT 2: 3,419 SF
SCALE: 1/4" = 1'-0"
(DEDICATED OUTDOOR SPACE: 82 SF)
(SHARED OUTDOOR SPACE: 1026 SF)

- FLOOR PLAN KEYNOTES**
- DRAWING SET GENERAL NOTES**
- 1.1 SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
 - 1.2 SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
 - 1.3 DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS. U.O.N.
- DOORS, WINDOW AND SKYLIGHT PROJECT NOTES**
- D1. PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE.
 - D2. DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
 - D3. DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
 - D4. PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
 - W1. (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
 - W2. EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 24" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
 - W3. WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.
- KITCHEN PROJECT NOTES**
- K1-8. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
 - K2. GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
 - K3. GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
 - K4. RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
 - K5. UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 918.2.
 - K6. (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
 - K7. (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
 - K8. (N) CABINETS AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.
- BATHROOM PROJECT NOTES**
- B1-9. (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
 - B2. (N) CLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5.
 - B3. SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET. CBC 1210.2.2.
 - A. NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS. (WATER RESISTANT TO A HEIGHT AS INDICATED ABOVE).
 - B4. SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 80 PSI.
 - B5. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
 - B7. WATER CLOSET PER CBC 2909. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
 - B8. BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
 - B9. PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.
- STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES**
- S1-5. (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
 - A. HEADROOM 6'-8" MIN.
 - B. RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
 - C. TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
 - S2. HANDRAIL TO COMPLY W/ CBC SECTION 1014:
 - A. 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL.
 - B. HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
 - S3. GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
 - S4. SPACES UNDER STAIRWAYS PER CBC 1011.7.4.
 - A. SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
 - B. GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
 - A. 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS.
 - B. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
 - C. GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
- LAUNDRY & MECHANICAL ROOM PROJECT NOTES**
- L1-5. CLOTHES WASHER: PROVIDE FLUSH MOUNT "GUY BOX" FOR HOT & COLD WATER & DRAIN CONNECTIONS.
 - L2. CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS ENCLOSING APPLIANCE PER CMC 504.4.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUTOFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
 - L3. PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
 - L4. WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2
 - L5. ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.
- LEGEND**
- EXISTING WALL
 - - - - - DEMOLISHED WALL
 - NEW WALL
 - ▨ NEW 1-HOUR RATED WALL



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

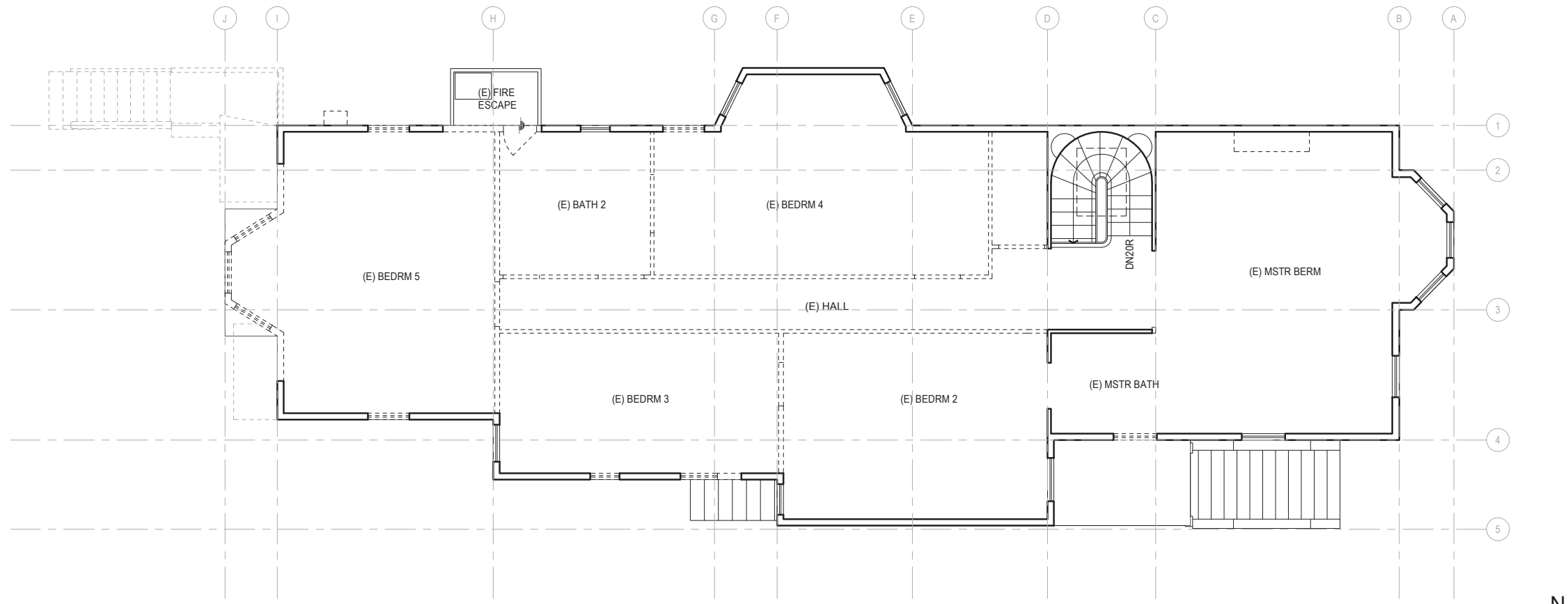
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DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED FLOOR 02

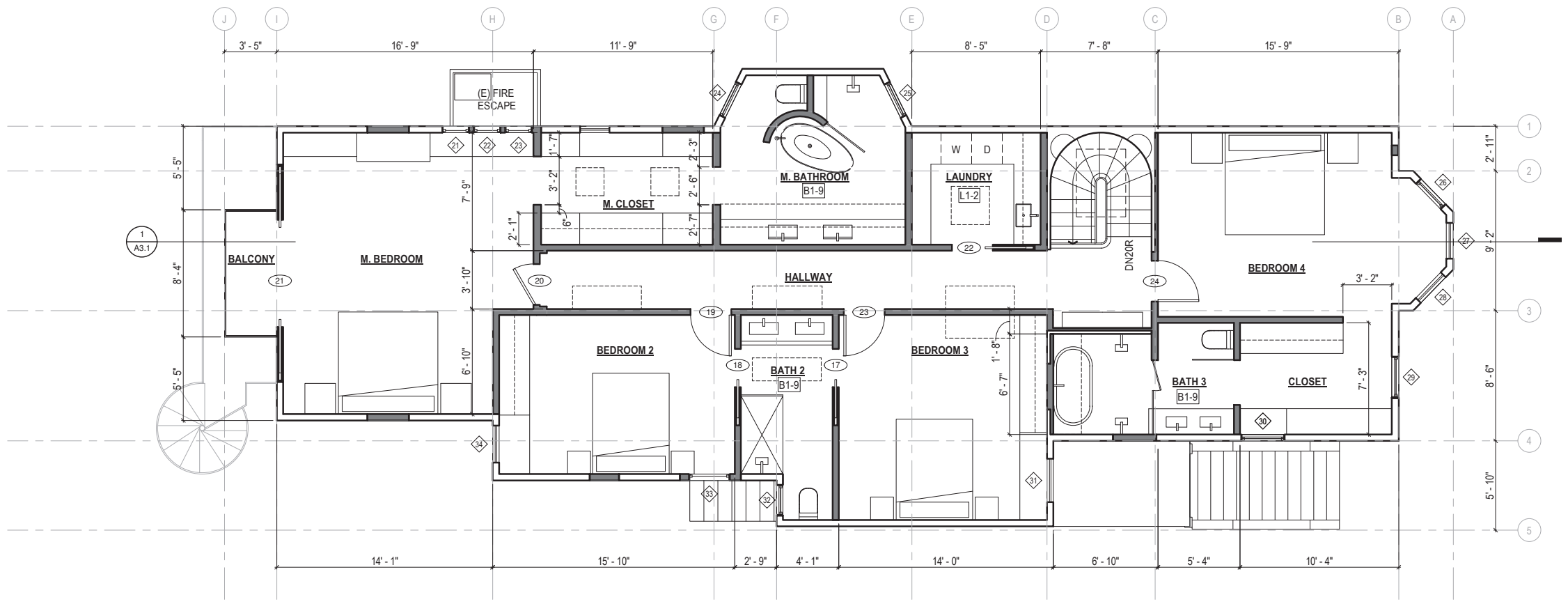
SHEET NUMBER:

A1.2

REV #: **DATE:**



1 FLOOR 03 - EXISTING AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 03 - PROPOSED FLOOR PLAN UNIT 2: 3,419 SF
SCALE: 1/4" = 1'-0" (DEDICATED OUTDOOR SPACE: 28 SF)



FLOOR PLAN KEYNOTES

DRAWING SET GENERAL NOTES

- 1.1 SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
- 1.2 SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
- 1.3 DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS, U.O.N.

DOORS, WINDOW AND SKYLIGHT PROJECT NOTES

- D1. PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE.
- D2. DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.1.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
- D3. DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
- D4. PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
- W1. (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
- W2. EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5' 7" CLEAR OPENING, MIN. 24" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
- W3. WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.

KITCHEN PROJECT NOTES

- K1-8. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
- K2. GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
- K3. GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
- K4. RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
- K5. UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 918.2.
- K6. (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
- K7. (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
- K8. (N) CABINETS AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.

BATHROOM PROJECT NOTES

- B1-9. (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
- B1. CLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5.
- B3. SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET, CBC 1210.2.3.
 - A. NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS. (WATER-RESISTANT TO A HEIGHT AS INDICATED ABOVE).
- B4. SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 80 PSI.
- B5. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
- B7. WATER CLOSET PER CBC 2509. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
- B8. BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
- B9. PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.

STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES

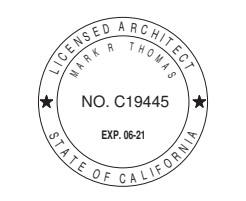
- S1-5. (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
 - A. HEADROOM 8'-8" MIN.
 - B. RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
 - C. TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
- S2. HANDRAIL TO COMPLY W/ CBC SECTION 1014:
 - A. 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL.
 - B. HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
- S3. GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
- S4. SPACES UNDER STAIRWAYS PER CBC 1011.7.4.
 - A. SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
- S5. GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
 - A. 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS.
 - B. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
 - C. GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.

LAUNDRY & MECHANICAL ROOM PROJECT NOTES

- L1-5. L1. CLOTHES WASHER: PROVIDE FLUSH MOUNT 'GUY BOX' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
- L2. CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS ENCLOSING APPLIANCE PER CMC 504.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUT-OFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
- L3. PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
- L4. WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2.
- L5. ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.

LEGEND

- EXISTING WALL
- - - DEMOLISHED WALL
- NEW WALL
- ▨ NEW 1-HOUR RATED WALL



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED FLOOR 03

SHEET NUMBER:

A1.3

REV #: **DATE:**



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

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PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

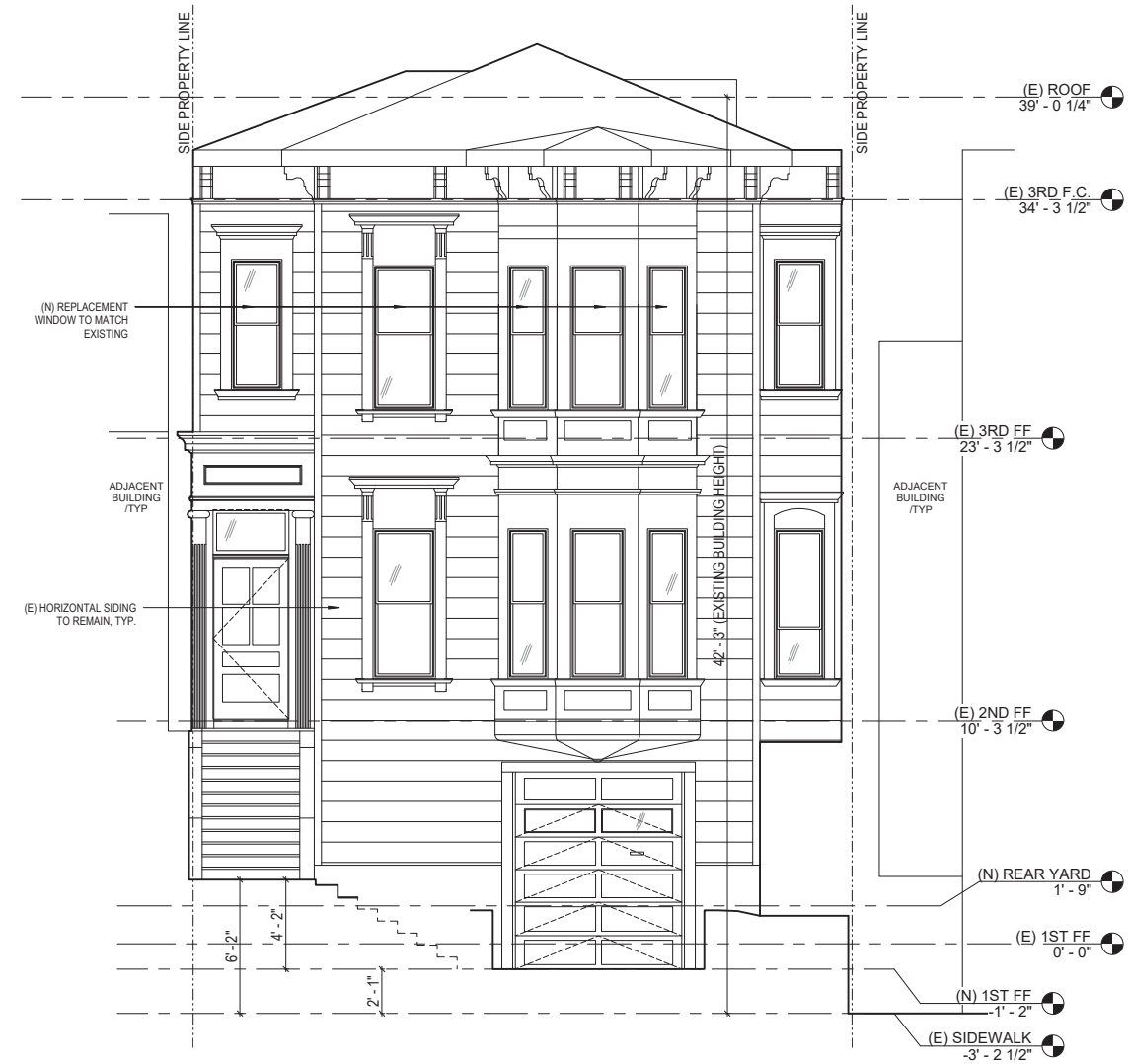
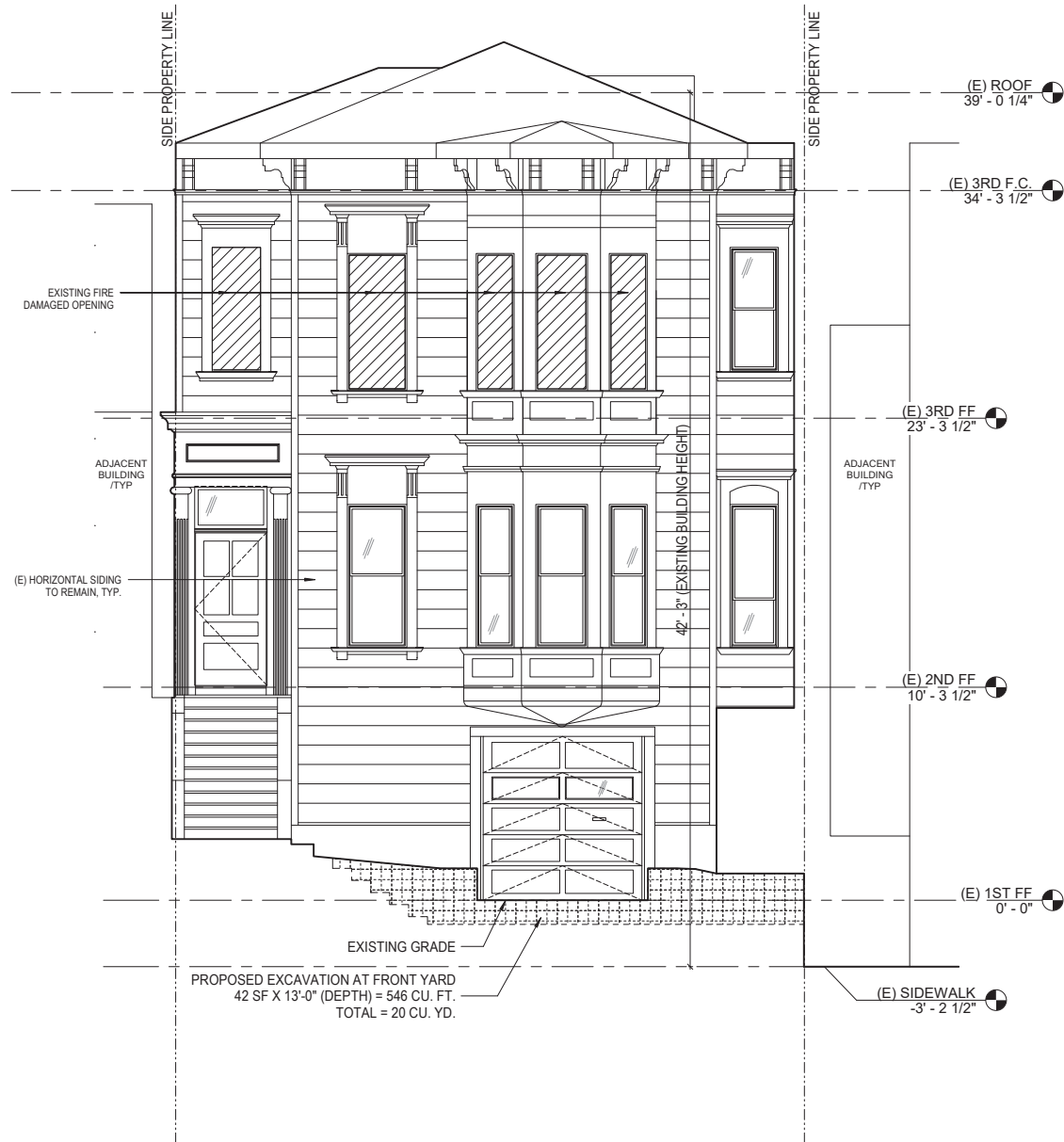
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATION

SHEET NUMBER:

A2.1

REV #: DATE:



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



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





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INTERIOR ALTERATION

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 94110
 BLOCK:3611 LOT:036

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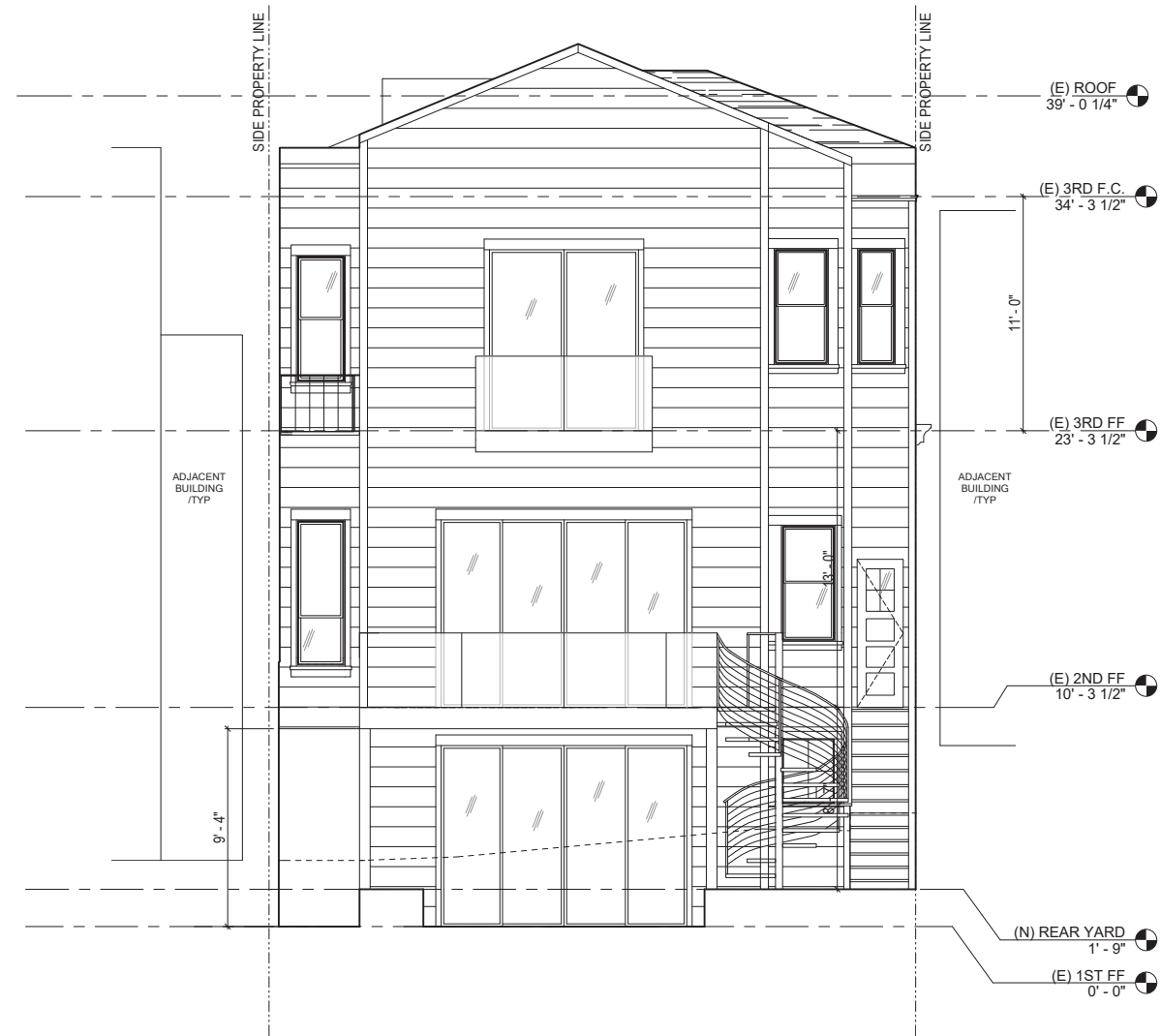
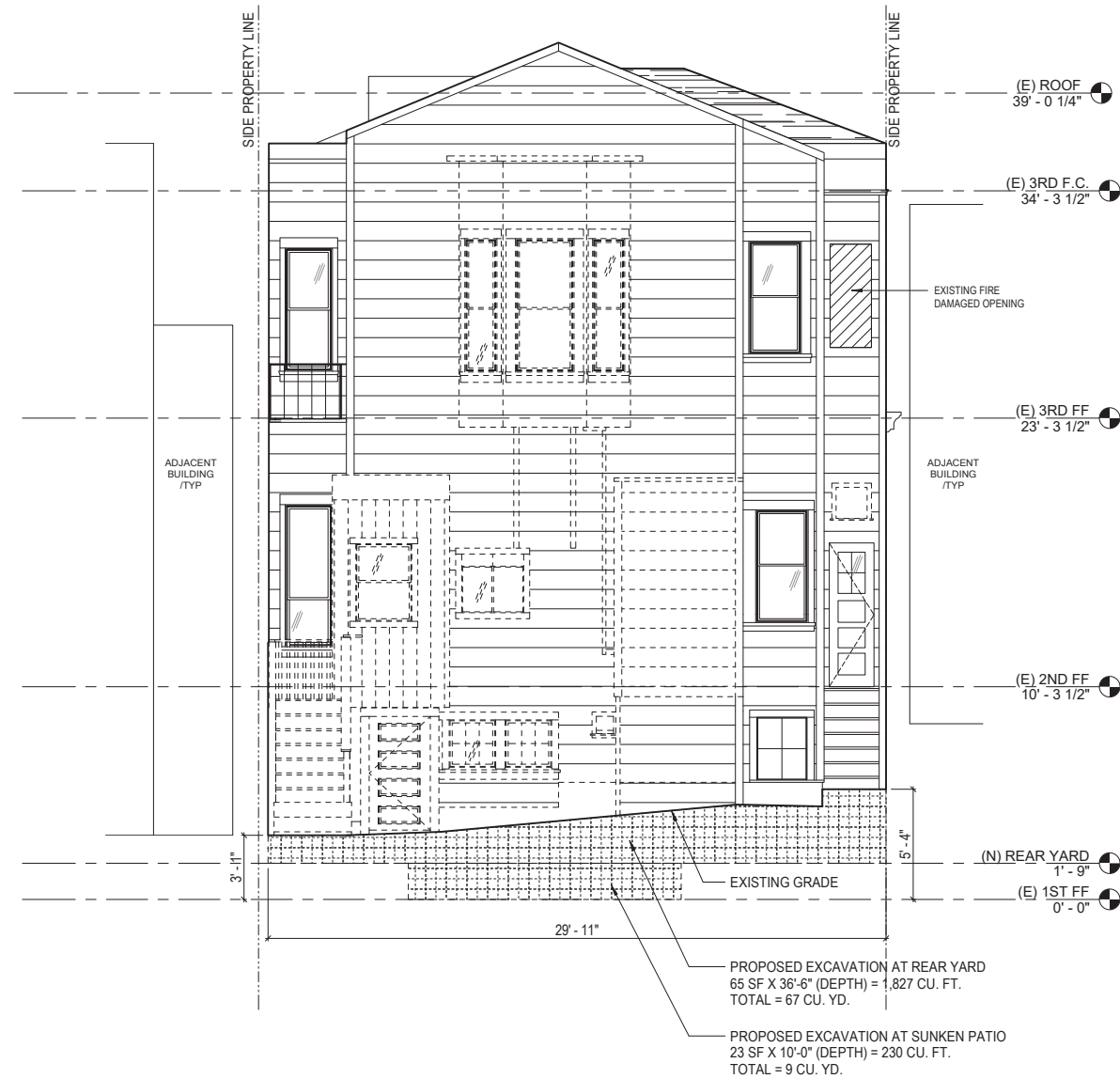
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATION

SHEET NUMBER:

A2.2

REV #: **DATE:**



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



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





628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

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REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATION

SHEET NUMBER:

A2.3

REV #: **DATE:**



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



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



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

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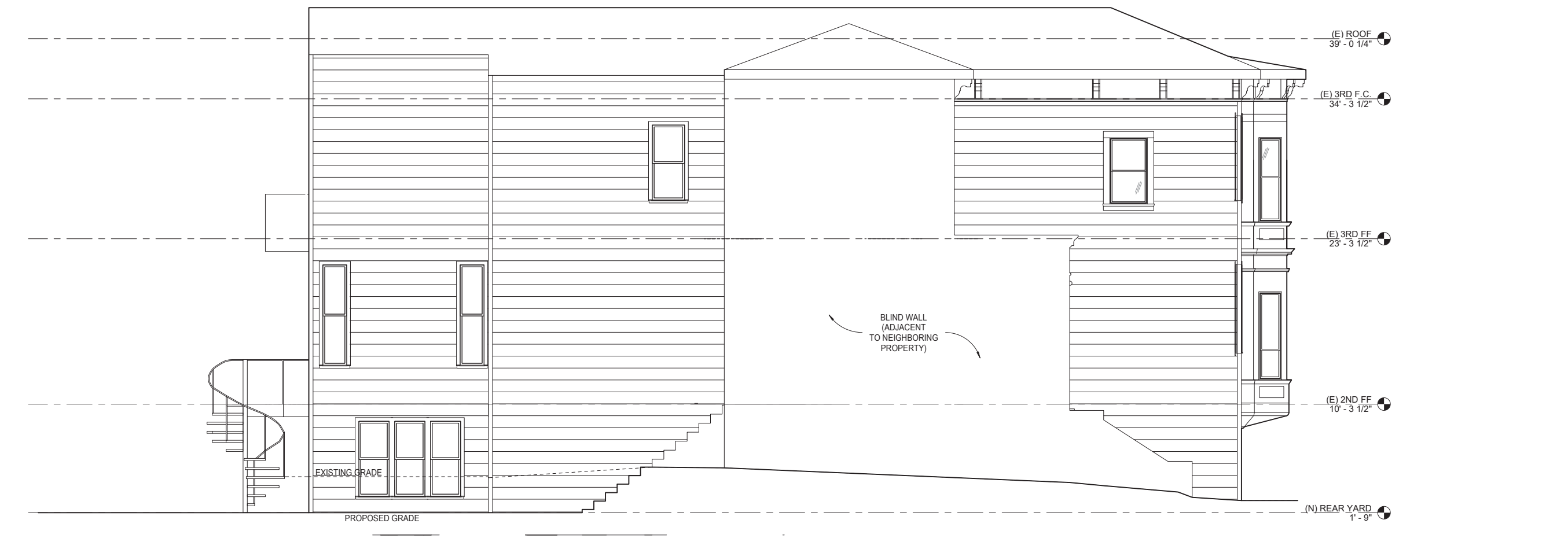
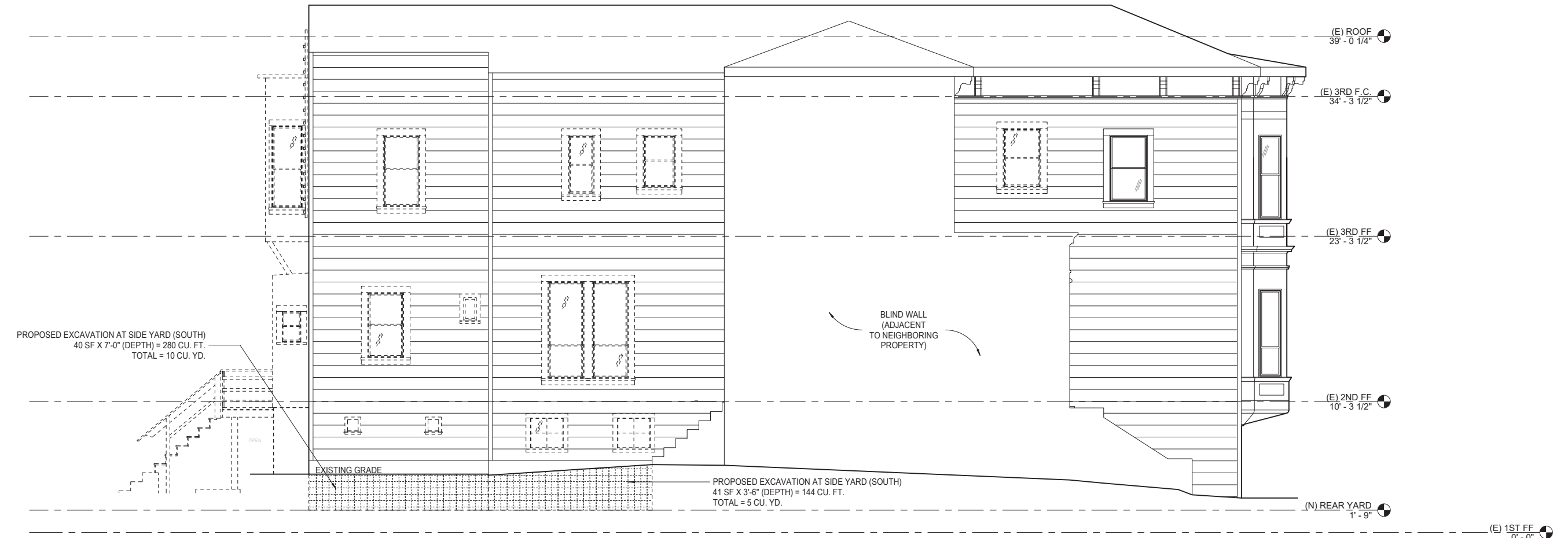
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATION

SHEET NUMBER:

A2.4

REV #: **DATE:**





628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

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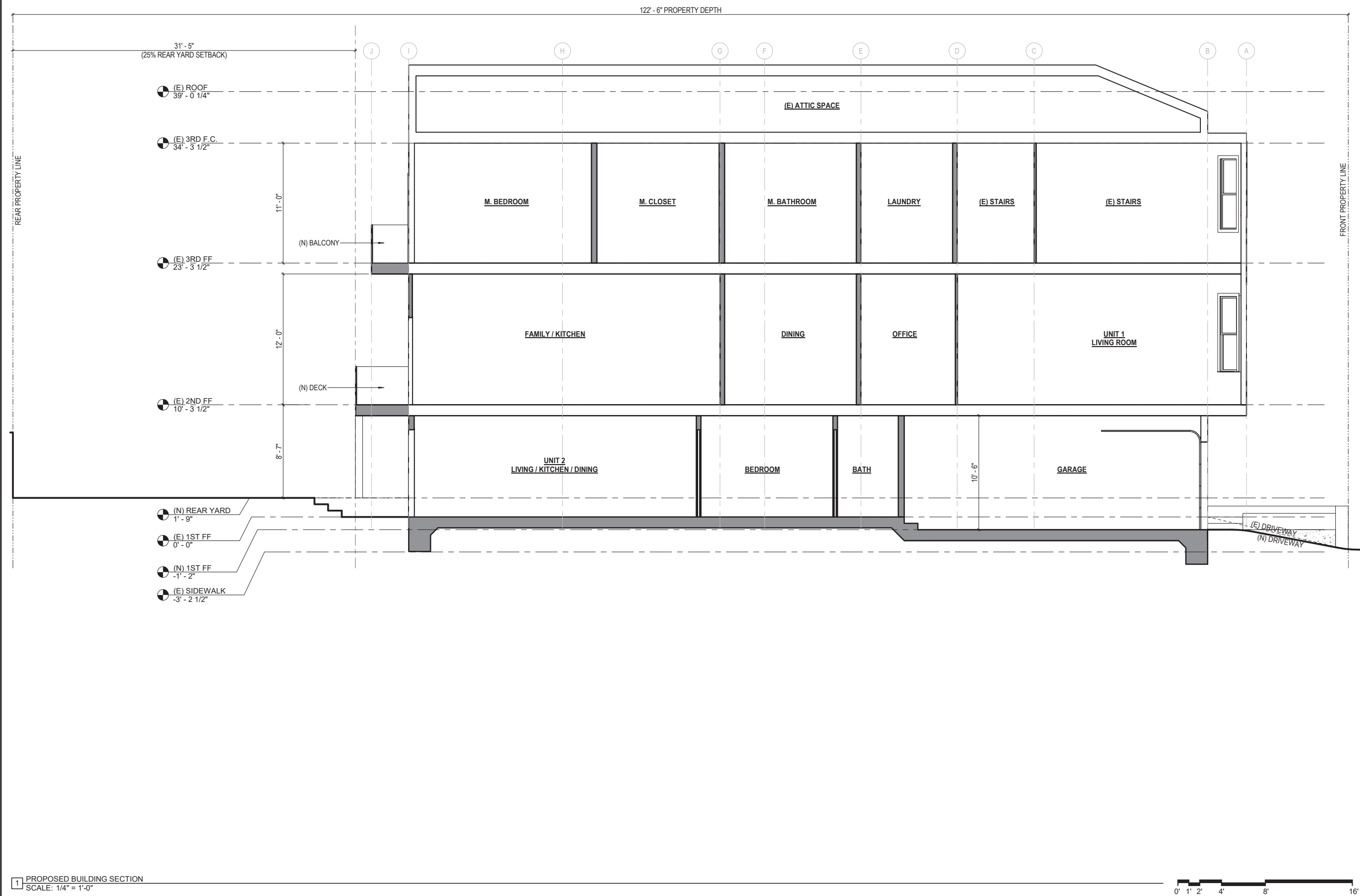
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

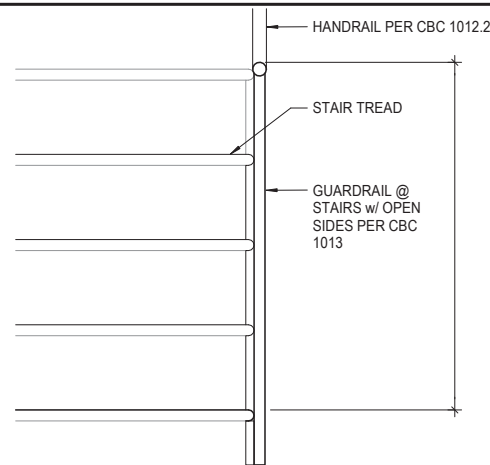
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REV #: **DATE:**

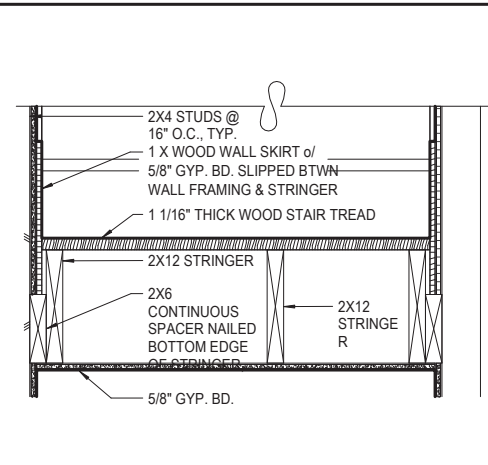


1 PROPOSED BUILDING SECTION
 SCALE: 1/4" = 1'-0"

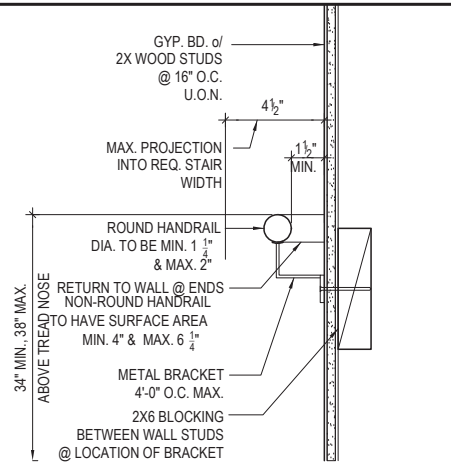




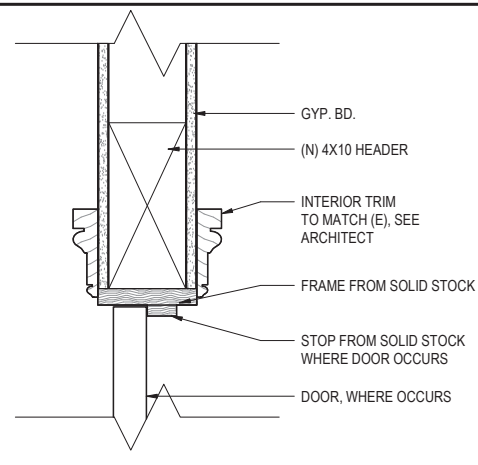
18 STAIR - HANDRAIL/GUARDRAIL ELEVATION
SCALE: 1 1/2" = 1'-0"



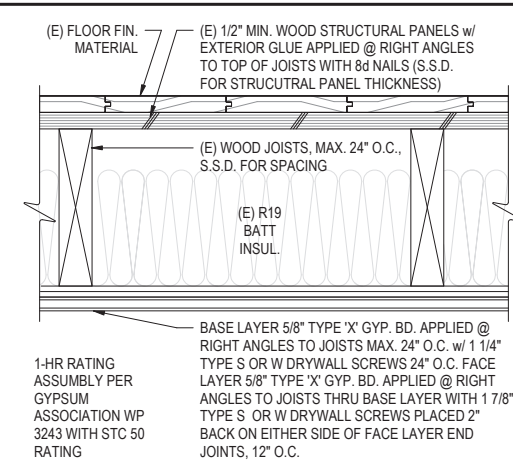
14 STAIR - RISER FRAMING
SCALE: 1 1/2" = 1'-0"



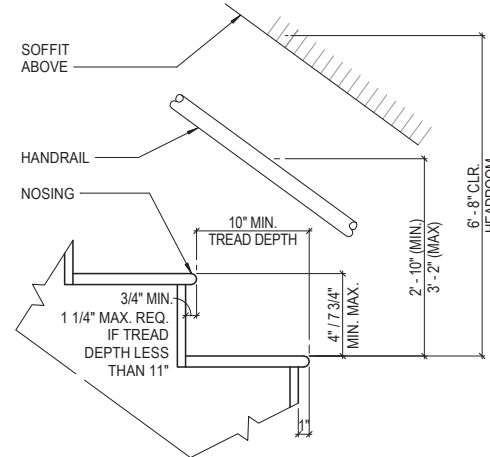
10 HANDRAIL - CLEARANCES DETAIL, TYP.
SCALE: 3" = 1'-0"



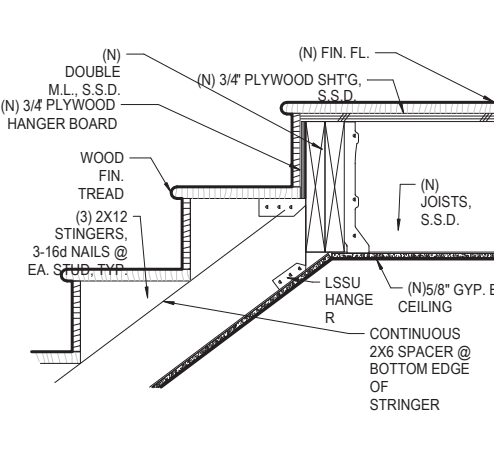
8 DOOR - HEAD DETAIL (TYP.)
SCALE: 3" = 1'-0"



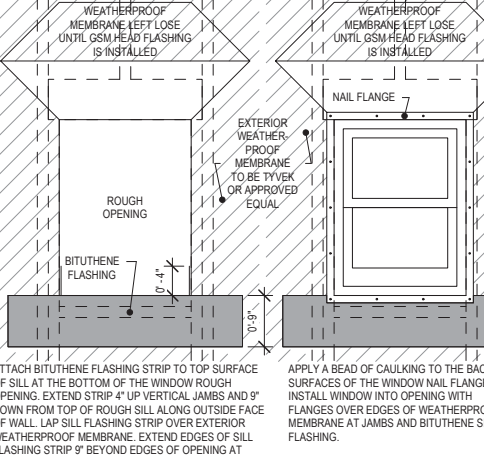
4 FLOOR ASSEMBLY - 1 HR HORIZONTAL SEPARATION
SCALE: 3" = 1'-0"



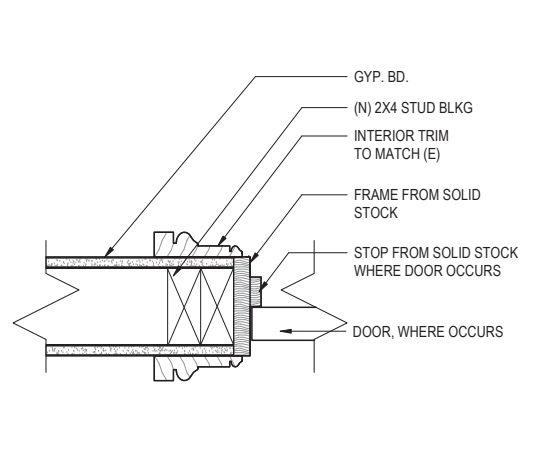
17 STAIR - CLEARANCES DETAIL
SCALE: 1 1/2" = 1'-0"



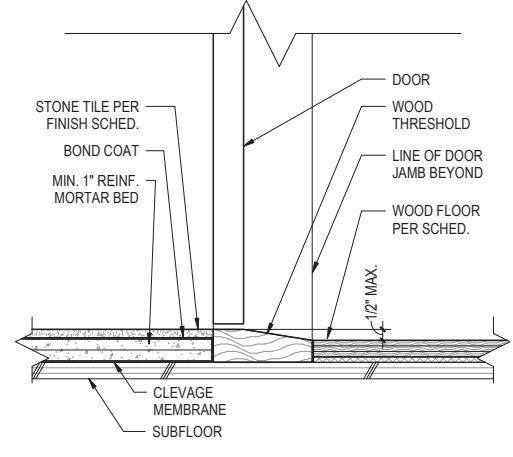
13 STAIR - TOP LANDING FRAMING
SCALE: 1 1/2" = 1'-0"



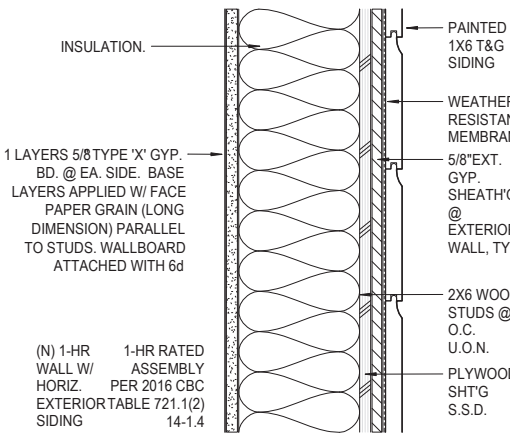
9 WINDOW - WATERPROOFING (TYP.)
SCALE: N.T.S.



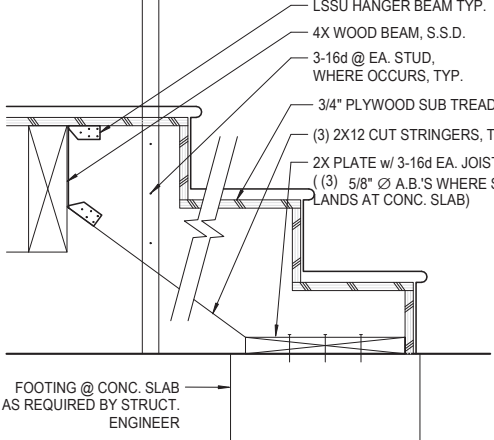
7 DOOR - JAMB DETAIL (TYP.)
SCALE: 3" = 1'-0"



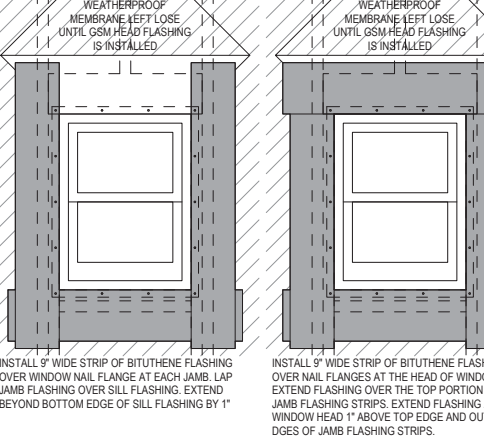
3 FLOORING - THRESHOLD @ BATHROOM DOOR
SCALE: 3" = 1'-0"



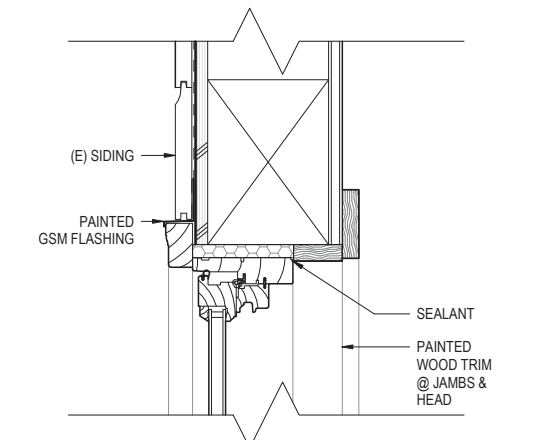
16 EXTERIOR WALL - SIDING
SCALE: 3" = 1'-0"



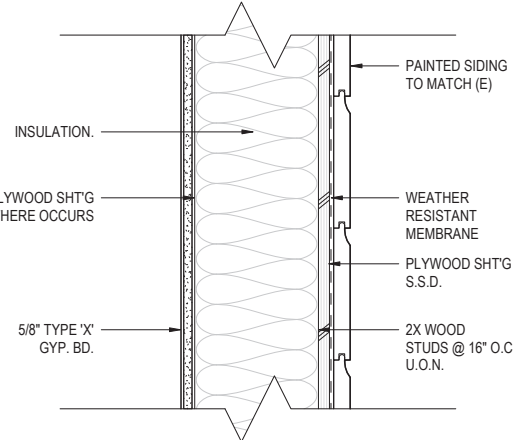
12 STAIR - BOTTOM LANDING FRAMING
SCALE: 1 1/2" = 1'-0"



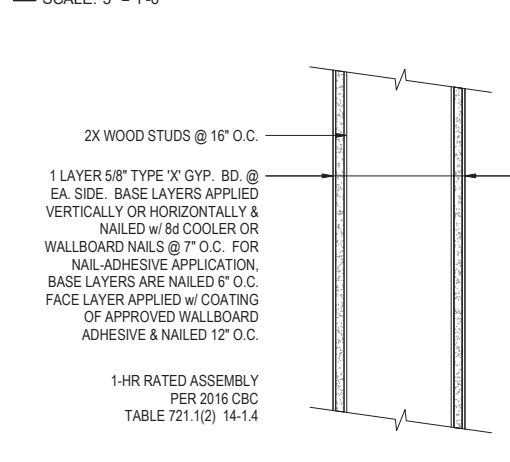
9 WINDOW - WATERPROOFING (TYP.)
SCALE: N.T.S.



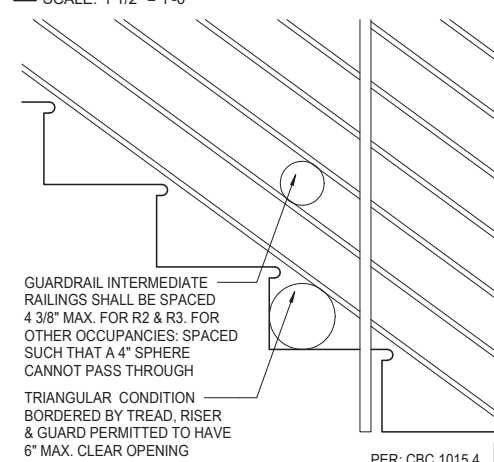
6 WINDOW - HEAD DETAIL (TYP.)
SCALE: 3" = 1'-0"



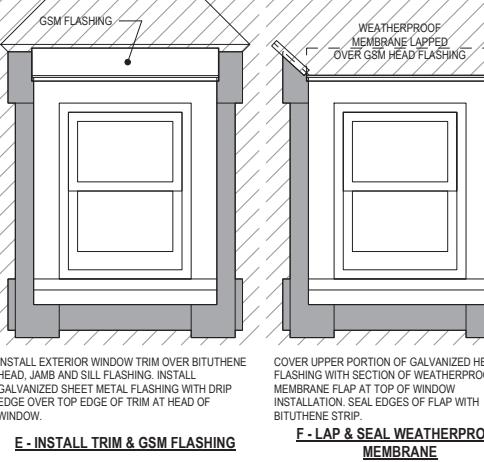
2 WALL - EXTERIOR w/ SIDING
SCALE: 3" = 1'-0"



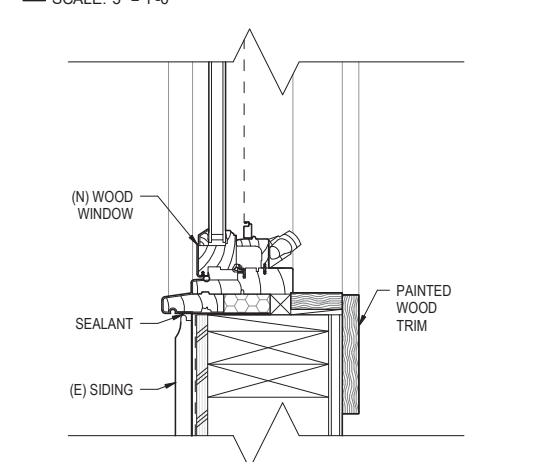
15 WALL - 1-HOUR FIRE RATED PARTITION
SCALE: 3" = 1'-0"



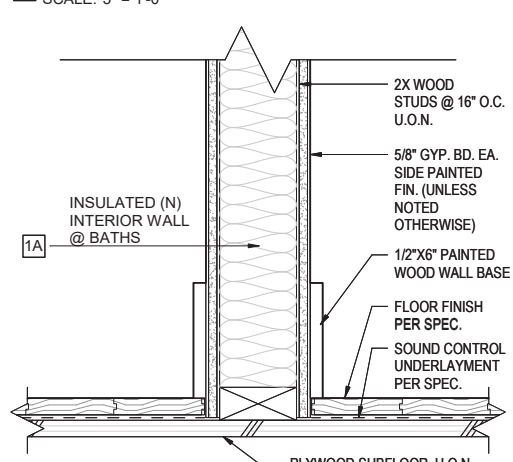
11 RAILING - SPACING DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



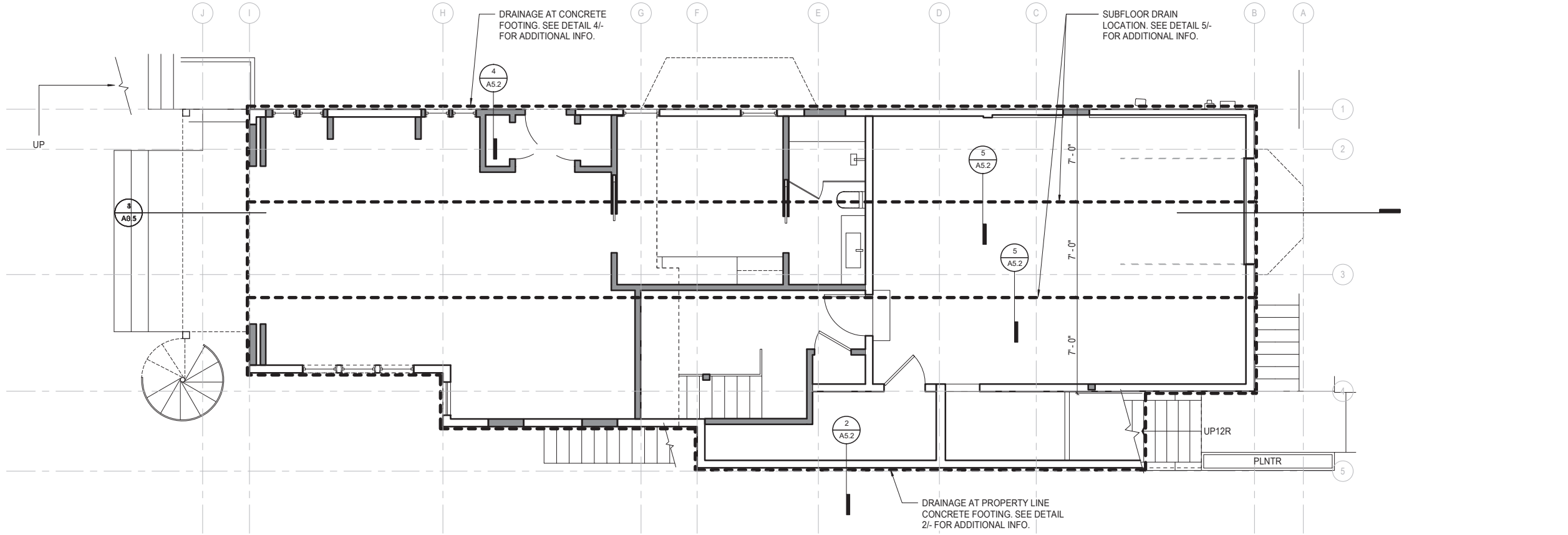
9 WINDOW - WATERPROOFING (TYP.)
SCALE: N.T.S.



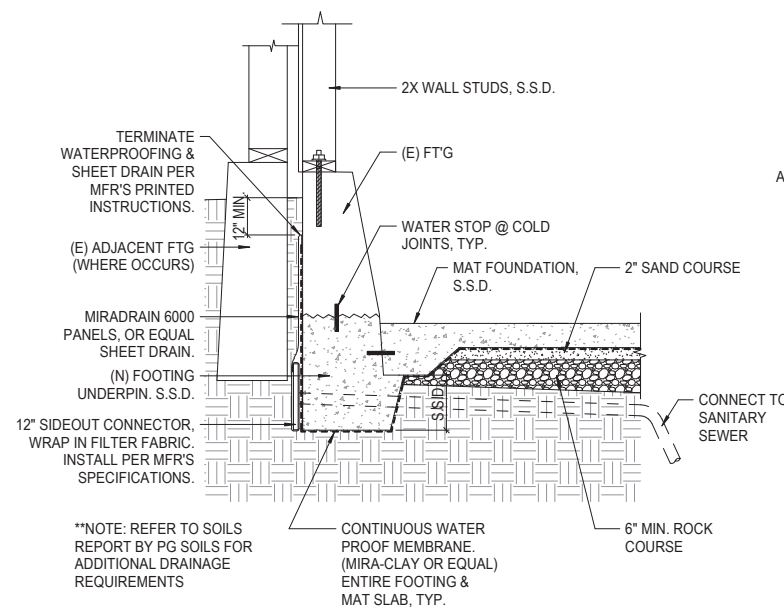
5 WINDOW - SILL DETAIL (TYP.)
SCALE: 3" = 1'-0"



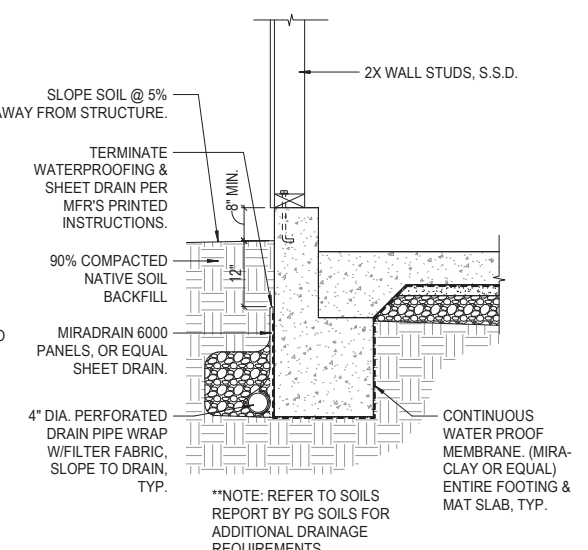
1 WALL - TYPICAL (N) INTERIOR PARTITION
SCALE: 3" = 1'-0"



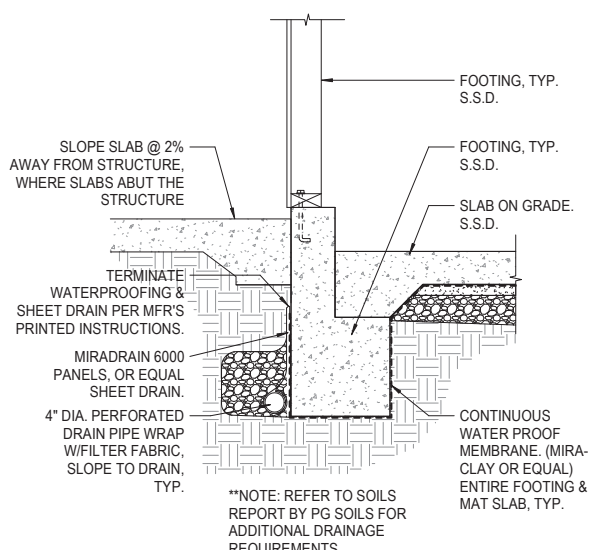
1 FLOOR 01 - DRAINAGE PLAN
SCALE: 1/4" = 1'-0"



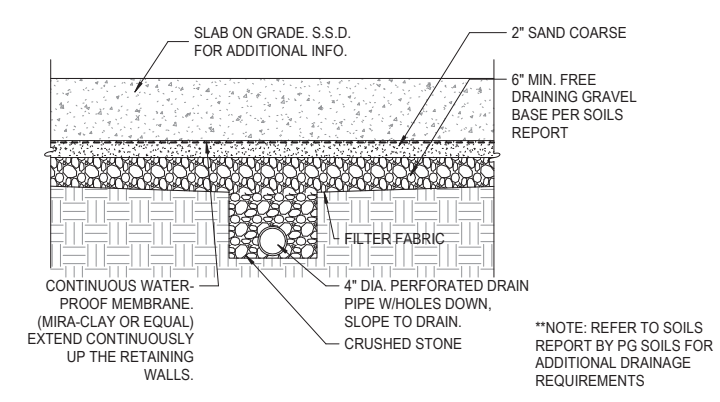
2 WATERPROOFING - UNDERPIN FOUNDATION
SCALE: 3/4" = 1'-0"



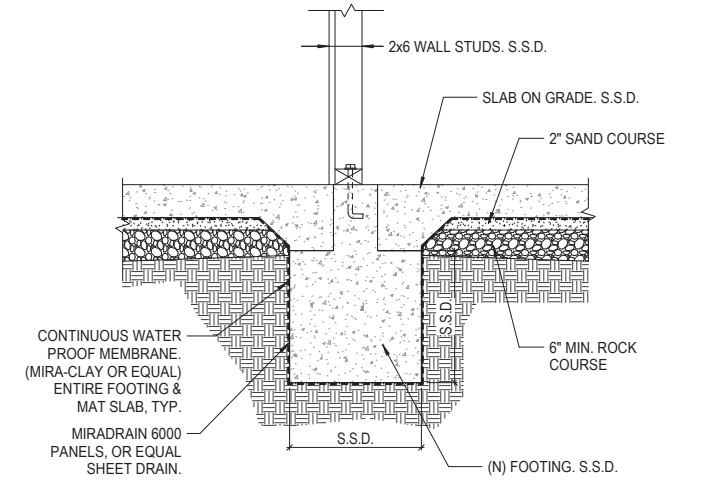
3 WATERPROOFING - FOUNDATION @ LANDSCAPED AREA
SCALE: 3/4" = 1'-0"



4 WATERPROOFING - FOUNDATION @ SLAB
SCALE: 3/4" = 1'-0"



5 WATERPROOF - CONCRETE SLAB W/SUBFLOOR DRAIN
SCALE: 1" = 1'-0"



6 WATERPROOFING - TYPICAL FOOTING
SCALE: 3/4" = 1'-0"



628 SHOTWELL STREET LLC
INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

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REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

DRAINAGE PLAN & DETAILS

SHEET NUMBER:

A5.2

REV #: DATE:

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	HEAD HT	MATERIAL	FINISH	TEMPER	NOTES
01	1	2'-8"	6'-0"	8'-0"	WOOD CLAD	BY MFR >		
02	1	2'-8"	6'-0"	8'-0"	WOOD CLAD	BY MFR >		
04	1	2'-6"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
05	1	2'-6"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
06	1	2'-6"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
07	1	2'-0"	8'-0"	11'-0"	WOOD CLAD	BY MFR >		
08	1	2'-0"	8'-0"	11'-0"	WOOD CLAD	BY MFR >		
09	1	2'-0"	8'-0"	11'-0"	WOOD CLAD	BY MFR >		
10	1	2'-0"	8'-0"	11'-0"	WOOD CLAD	BY MFR >		
11	1	2'-0"	8'-0"	11'-0"	WOOD CLAD	BY MFR >		
12	1	2'-6"	5'-0"	11'-0"	WOOD CLAD	BY MFR >		
13	1	2'-6"	7'-0"	11'-0"	WOOD CLAD	BY MFR >		
14	1	2'-6"	7'-0"	11'-0"	WOOD CLAD	BY MFR >		
15	1	2'-0"	6'-6"	10'-0"	WOOD CLAD	BY MFR >		
16	1	2'-0"	6'-6"	10'-0"	WOOD CLAD	BY MFR >		
17	1	2'-4"	7'-0"	10'-0"	WOOD CLAD	BY MFR >		
18	1	2'-4"	7'-0"	11'-0"	WOOD	PAINT >		EXISTING, SINGLE GLAZED
19	1	2'-4"	7'-0"	11'-0"	WOOD	PAINT >		EXISTING, SINGLE GLAZED
20	1	2'-8"	7'-0"	11'-0"	WOOD	PAINT >		EXISTING, SINGLE GLAZED
21	1	1'-9"	6'-0"	9'-0"	WOOD	PAINT >		EXISTING, SINGLE GLAZED
22	1	1'-9"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
23	1	1'-9"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
24	1	2'-6"	6'-0"	10'-0"	WOOD CLAD	BY MFR >		
25	1	2'-6"	6'-0"	10'-0"	WOOD CLAD	BY MFR >		
26	1	2'-4"	6'-8"	9'-8"	WOOD CLAD	BY MFR >		
27	1	2'-4"	6'-8"	11'-0"	WOOD	PAINT >		SINGLE GLAZED, TO MATCH EXISTING
28	1	2'-4"	6'-8"	11'-0"	WOOD	PAINT >		SINGLE GLAZED, TO MATCH EXISTING
29	1	2'-8"	6'-8"	9'-8"	WOOD	PAINT >		SINGLE GLAZED, TO MATCH EXISTING
30	1	2'-10"	5'-0"	7'-8 3/4"	WOOD	PAINT >		SINGLE GLAZED, TO MATCH EXISTING
31	1	2'-10"	6'-8"	11'-0"	WOOD CLAD	BY MFR >		
32	1	2'-0"	8'-0"	10'-0"	WOOD	PAINT >		SINGLE GLAZED, TO MATCH EXISTING
33	1	2'-8"	6'-0"	9'-0"	WOOD CLAD	BY MFR >		
34	1	2'-5"	6'-0"	11'-0"	WOOD CLAD	BY MFR >		

WINDOW GENERAL NOTES

- NEW WINDOW OPENINGS TO BE ENERGY EFFICIENT.
- WINDOW DIMENSIONS INDICATED ABOVE ARE APPROXIMATE FRAME DIMENSIONS. GENERAL CONTRACTOR TO FIELD VERIFY TRUE WINDOW SIZE REQUIREMENTS PRIOR TO ORDERING WINDOWS.
- ALL WINDOWS ARE TO BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE.
- WINDOW SYMBOLS SHOW VIEW FROM EXTERIOR.



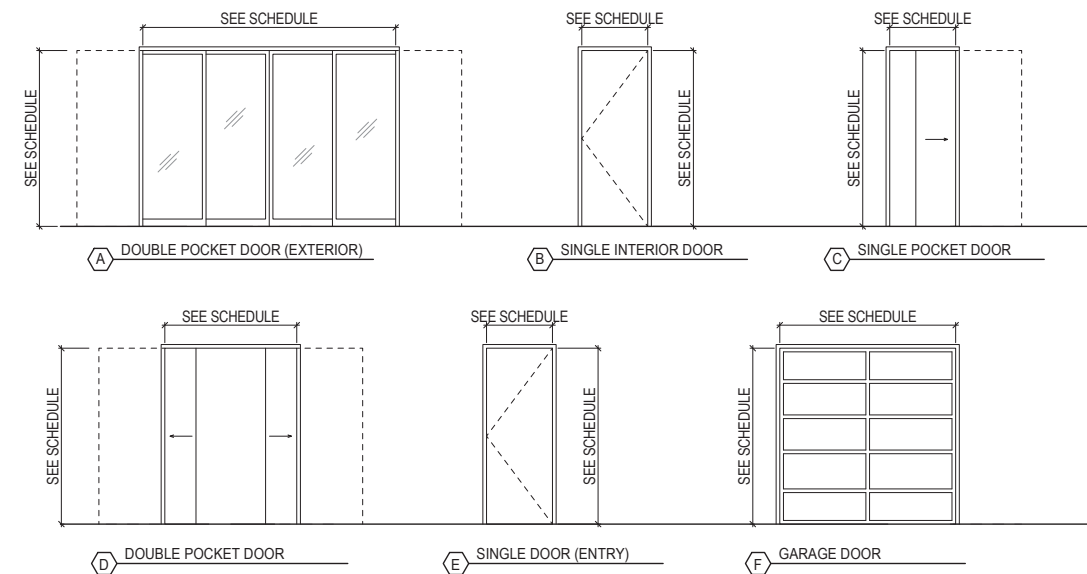
1 DOUBLE-HUNG

DOOR SCHEDULE

MARK	LOCATION	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	RATING	NOTES
01	GARAGE	F	7'-8"	8'-0"	WOOD	PAINT		
02	GARAGE	B	3'-0"	8'-0"	WOOD	PAINT	20 MIN.	
03	FAMILY ENTRY	B	3'-0"	8'-0"	WOOD	PAINT		
04	FAMILY ENTRY	B	2'-8"	8'-0"	WOOD	PAINT		
05	UNIT 1 BEDROOM	C	2'-8"	8'-0"	WOOD	PAINT		
06	UNIT 1 BEDROOM	D	6'-0"	8'-0"	WOOD	PAINT		
07	UNIT 1 LIVING	B	2'-8"	8'-0"	ALUM/GL	CLR		
08	UNIT 1 LIVING	B	2'-8"	8'-0"	WOOD	PAINT		
09	UNIT 1 LIVING	B	3'-0"	8'-0"	WOOD	PAINT		
10	PDR	C	2'-6"	8'-0"	WOOD	PAINT		
10	UNIT 1 LIVING	A	11'-6"	8'-0"	WOOD	PAINT		
11	HALLWAY	B	2'-6"	8'-0"	WOOD	PAINT		
12	KITCHEN	B	2'-6"	8'-0"	ALUM/GL	CLR		
13	FAMILY	A	11'-6"	8'-0"	WOOD	PAINT		
14	CLO.	E	2'-2"	8'-0"	WOOD	PAINT		
15	HALLWAY	C	3'-4"	8'-0"	WOOD	PAINT		
16	HALLWAY	E	3'-6"	8'-0"	WOOD	PAINT		
17	BATH 2	C	2'-6"	8'-0"	WOOD	PAINT		
18	BATH 2	C	2'-6"	8'-0"	WOOD	PAINT		
19	BEDROOM 2	B	2'-8"	8'-0"	WOOD	PAINT		
20	HALLWAY	B	7'-0"	8'-0"	ALUM/GL	CLR		
21	M. BEDROOM	A	3'-6"	8'-0"	WOOD	PAINT		
22	LAUNDRY	C	2'-8"	8'-0"				

DOOR GENERAL NOTES

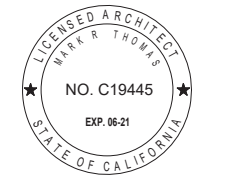
- DIMENSIONS INDICATED ARE OF APPROXIMATE LEAF SIZE OR IN SOME INSTANCES, FINISHED OPENING SIZE.
- STANDARD DOOR THICKNESS TO BE 1-3/4" UNLESS NOTED OTHERWISE.
- ALL FIRE-RATED DOORS SHALL HAVE SMOKE-TIGHT GASKETS AND SELF-CLOSING DEVICES.



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HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: 415 643-0005 F: 415 643-3326
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**628 SHOTWELL
STREET LLC**

**INTERIOR
ALTERATION**

628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

**DOOR &
WINDOW
SCHEDULES**

SHEET NUMBER:

A6.1

REV #: DATE:

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

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

HTA!

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440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
 P: 415 434-3005 F: 415 434-3328
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INSTRUCTIONS:

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

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

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

628 SHOTWELL STREET LLC
 PROJECT NAME
 3611 / 036
 BLOCK/LOT
 628 SHOTWELL STREET, SAN FRANCISCO, CA 94110
 ADDRESS

R3
 PRIMARY OCCUPANCY
 4,787 SF
 GROSS BUILDING AREA

293 SF
 INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)
 May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

MARK THOMAS (415) 543-5005
 GREEN BUILDING COMPLIANCE PROFESSIONAL
 (name & contact phone #)
 HOOD THOMAS ARCHITECTS
 FIRM

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

GREEN BUILDING COMPLIANCE PROFESSIONAL
 (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY	Indoor Water Efficiency		NOTES:
	FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE	
	Showerheads ²	2 gpm @ 80 psi	<p>Each fixture must not exceed CALGreen 4.303 maximum flow rates:</p> <p>1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)</p> <p>2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)</p>
	Lavatory Faucets: residential	1.2 gpm @ 60 psi	
	Kitchen Faucets	1.8 gpm @ 60 psi default	
	Wash Fountains	1.8 gpm / 20 (rim space (inches) @ 60 psi)	
	Metering Faucets	.20 gallons per cycle	
	Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified	
	Flushometer valve water closets	1.28 gallons / flush ¹	
	Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush	

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA
 94110
 BLOCK:3611 LOT:036

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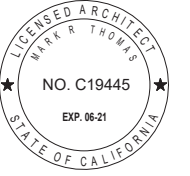
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

GREEN BUILDING COMPLIANCE

SHEET NUMBER:

A6.2

REV #: **DATE:**



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

COMPLIANCE RESULTS table with columns for Building Complies with Computer Performance, Building incorporates features that require field testing and/or verification by a certified HERS Rater.

ENERGY USE SUMMARY table with columns for Energy Use (kTDH/yr), Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Photovoltaic Offset, Compliance Energy Total.

REQUIRED SPECIAL FEATURES: The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

HERS FEATURE SUMMARY: The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis.

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

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

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window & Door Area, Tilt, Wall Exception, Status, Verified Existing Condition.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

OPAQUE SURFACES - Cathedral Ceilings table with columns for Name, Zone, Type, Orientation, Area, Skylight Area, Roof Rise, Roof Reflectance, Roof Emissivity, Cool Roof, Status, Verified Existing Condition.

ATTIC table with columns for Name, Construction, Type, Roof Rise, Roof Reflectance, Radiant Barrier, Cool Roof, Status, Verified Existing Condition.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

FENESTRATION / GLAZING table with columns for Name, Surface, Width, Height, Multiplier, Area, U-factor, SHGC, Exterior Shading, Status, Verified Existing Condition.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

OPAQUE DOORS table with columns for Name, Side of Building, Area, U-factor, Status, Verified Existing Condition.

OPAQUE SURFACE CONSTRUCTIONS table with columns for Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Winter Design U-factor, Assembly Layers.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

SLAB FLOORS table with columns for Name, Zone, Area, Perimeter, Edge Insul. R-value, Carpeted Fraction, Heated Status, Verified Existing Condition.

BUILDING ENVELOPE - HERS VERIFICATION table with columns for Quality Insulation Installation (GI), Quality Installation of Spray Foam Insulation, Building Envelope Air Leakage.

WATER HEATING SYSTEMS table with columns for Name, System Type, Distribution Type, Water Heater, Number of Heaters, Solar Fraction, Status, Verified Existing Condition.

WATER HEATERS table with columns for Name, Heater Element Type, Tank Type, Number of Units, Tank Volume, Uniform Energy Factor, Input Rating, Tank Standby Loss, First Hour Recovery, NEEA Heat Pump Brand Model, Tank Location or Ambient Condition.

SPACE CONDITIONING SYSTEMS table with columns for SC Sys Name, System Type, Heating Unit Name, Cooling Unit Name, Fan Name, Distribution Name, Status, Verified Existing Condition.

HVAC - HEATING UNIT TYPES table with columns for Name, System Type, Number of Units, Efficiency.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

HVAC - COOLING UNIT TYPES table with columns for Name, System Type, Number of Units, Efficiency, SEER, Zonally Controlled, Compressor Type, HERS Verification.

HVAC - DISTRIBUTION SYSTEMS table with columns for Name, Type, Duct Leakage, Insulation R-value, Supply Duct Location, Return Duct Location, Bypass Duct, Status, Verified Existing Condition, HERS Verification.

HVAC DISTRIBUTION - HERS VERIFICATION table with columns for Name, Duct Leakage Verification, Insulation Target, Verified Duct Location, Verified Duct Design, Buried Ducts, Deeply Buried Ducts, Low leakage Air Handler.

HVAC - FAN SYSTEMS & HERS VERIFICATION table with columns for Name, System Type, Fan Power, HERS Verification.

IAQ (Indoor Air Quality) FANS table with columns for Dwelling Unit, Fan Name, IAQ CFM, IAQ Wdts/CFM, IAQ Fan Type, IAQ Recovery Effectiveness, HERS Verification.

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CHEERS Report Generated at: 2019-11-11 08:22:19

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT: I, the undersigned, certify that the information provided in this Certificate of Compliance is accurate and complete.

Documentation Author Name: Hayley Monahan
Signature Date: 11/11/2019
Company: EnergySoft
Address: 1025 5th Street, Novato, CA 94947
Phone: 415-897-6400

RESPONSIBLE PERSON'S DECLARATION STATEMENT: I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Hayley Monahan
Signature Date: 11/11/2019
Company: EnergySoft
Address: 1025 5th Street, Novato, CA 94947
Phone: 415-897-6400

Registration Number: 419-P010124008A-000-000-0000000-0000 Registration Date/Time: 11/11/2019 08:29
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628 SHOTWELL STREET LLC INTERIOR ALTERATION

628 SHOTWELL STREET SAN FRANCISCO, CA 94110 BLOCK:3611 LOT:036

ISSUE: PROJECT REVIEW 09.09.19
DATE: 11.13.19
ISSUE FOR PERMIT
PLAN CHECK #1 03.13.20
REVISION 01 07.10.20

DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

TITLE 24

SHEET NUMBER:

A6.3

REV #: DATE:



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 space must have a hole for the placement of a static pressure probe (HSP), or a permanently installed static pressure probe (PSP) in the supply plenum...

- § 150.0(m)13: Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSP)...
§ 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 air 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.


2016 Low-Rise Residential Mandatory Measures Summary

- § 150.0(k)2J: 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.
§ 150.0(k)2K: Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 150.0(k)2L: Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.

- Solar Ready Buildings: Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the 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).
§ 110.10(a)1: Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the 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).
§ 110.10(a)2: Low-rise Multi-Family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).


2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (Original 08/2016)

- Building Envelope Measures: § 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 1011.1 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.

- Fireplaces, Decorative 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 light-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.

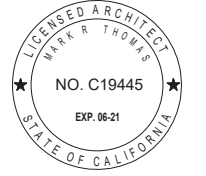

2016 Low-Rise Residential Mandatory Measures Summary

- § 150.0(h)3A: Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B: Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(i)1: Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-10 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

- § 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.
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 ANSISMACNA-006-2008 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.
§ 150.0(m)1: 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, pressure drop, and labeling requirements of § 150.0(m)12.

HTA! HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P 415.643.2005 F 415.649.3328
WWW.HOODTHOMAS.COM



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET SAN FRANCISCO, CA 94110 BLOCK:3611 LOT:036

Table with columns ISSUE and DATE. Includes PROJECT REVIEW (09.09.19), ISSUE FOR PERMIT (11.13.19), PLAN CHECK #1 (03.13.20), and REVISION 01 (07.10.20).

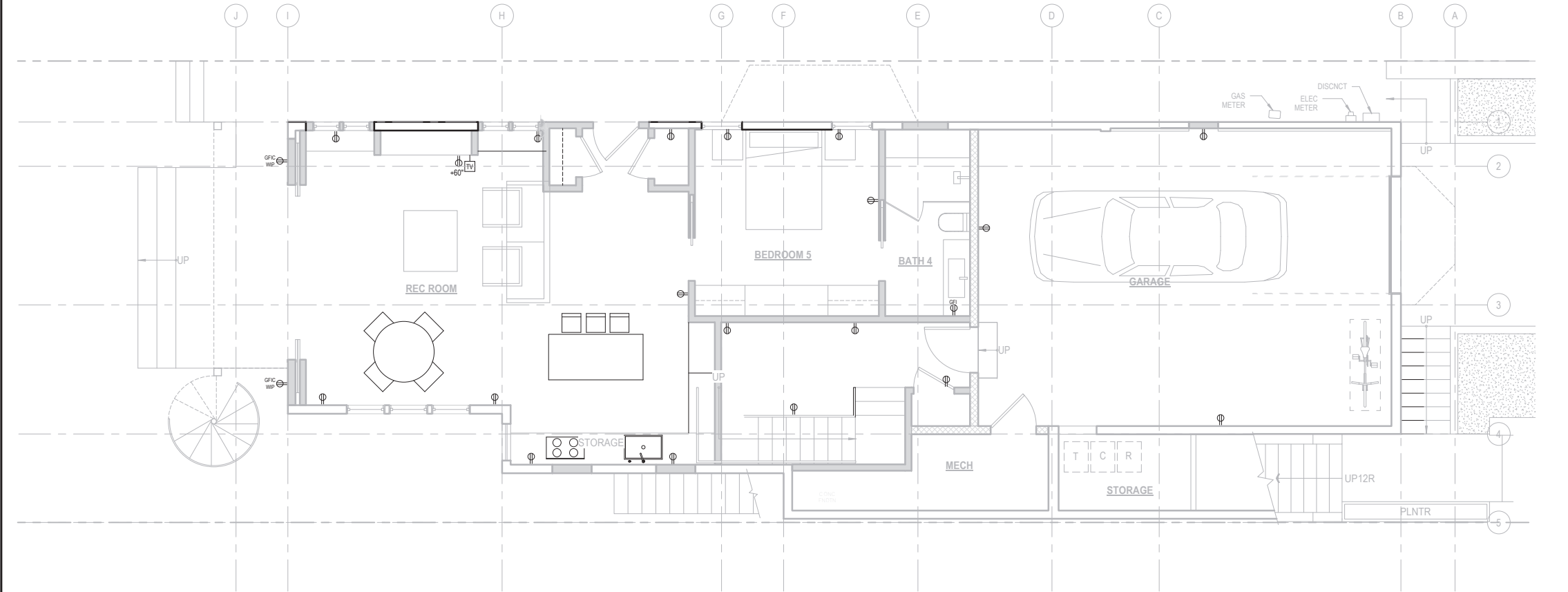
DRAWN BY: TL DATE: 07.10.20 SHEET TITLE:

TITLE 24

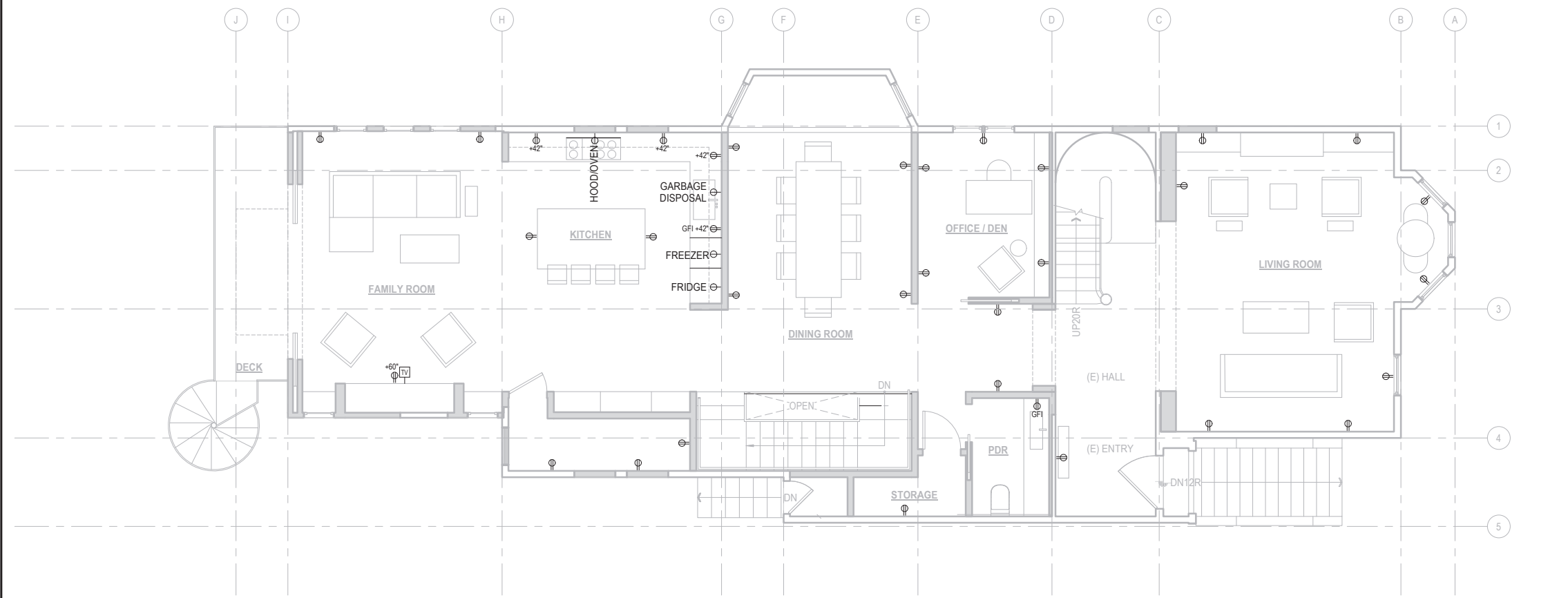
SHEET NUMBER:

A6.4

REV #: DATE:



1 FLOOR 01 - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 02 - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

LIGHTING KEYNOTES

- SEE ELECTRICAL & MECHANICAL GENERAL NOTES ON COVER SHEET A0.0 FOR CODE COMPLIANCE STANDARDS ASSOCIATED WITH THE PROJECT SCOPE.
- GENERAL CONTRACTOR SHALL COORDINATE ALL FRAMING CONDITIONS TO ACCOMMODATE ELECTRICAL FIXTURES INDICATED IN THE DRAWINGS. CUTTING, NOTCHING AND HEADING OFF OF STRUCTURAL MEMBERS SHALL REQUIRE APPROVAL DIRECTION FROM ENGINEER.
- PER CEC 210.52(c)(1) CONVENIENCE RECEPTACLES ARE TO BE SPACED AT ALL KITCHEN COUNTER SPACES THAT ARE 12 INCHES OR WIDER, AND SPACED SO THAT THERE IS NOT MORE THAN 24 INCHES MEASURED ALONG THE WALL FROM ANY POINT TO A RECEPTACLE.
- PER CEC 210.52(a) AND 408.9 (B) (LABEL ALL EXTERIOR RECEPTACLES AS BOTH WATERPROOF AND GFCI PROTECTED. LIGHT FIXTURES IN TUB, SHOWER, OR ANY OTHER DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS". ALL RECEPTACLES PER CEC 406.12 DWELLING UNIT RECEPTACLES (15 & 20 AMP) ARE REQUIRED TO BE LISTED AS TAMPER RESISTANT.
- PER CEC 510.52 (a) CONVENIENCE RECEPTACLES ARE TO BE SPACED SO THAT THERE IS NOT MORE THAN 6 FEET MEASURED ALONG THE WALLS FROM ANY POINT TO A RECEPTACLE, AND INCLUDES ANY WALL 2 FEET OR MORE IN WIDTH.
- ABOVE AND BELOW GROUND METAL WATER PIPES, ABOVE GROUND METAL GAS PIPING, AND STRUCTURAL STEEL ARE TO BE BONDED TO THE SERVICE GROUND PER CEC 250.104.

NOTES:

- MOUNT ALL LIGHT/CONTROL SWITCHES/DIMMERS AT 42" A.F.F. TO 4 OF THE CONTROL, U.O.N.
- VFY. LAYOUT WITH LOCAL CODES/NEC AND JOB SITE CONDITIONS
- VFY. LOCATION OF ALL APPLIANCE RECEPTACLES w/ MANUFACTURERS' PRINTED INSTRUCTIONS.
- VFY. LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION
- LIGHTING & ELECTRICAL DRAWINGS ARE DIAGRAMMATIC

ELECTRICAL SYMBOLS & LEGENDS

SEE GENERAL NOTES ON SHEET A0.0 FOR MORE INFORMATION

- ⊗ LUTRON ON-OFF SWITCH "DECORA" WITH SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED.
- ⊗ LUTRON LOW-VOLTAGE DIMMER CONTROL "DIVA" DVLV WITH WATTAGE CAPACITY AS REQUIRED BY SWITCH GROUP LOAD. PROVIDE SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED.
- ⊗ SENSOR SWITCH
- ⊗ TIMER SWITCH
- ⊗ EXHAUST FAN, MIN 5 AIR CHANGES/HR
- ⊗ EXHAUST FAN LIGHT, HI-EFFICACY, MIN 5 AIR CHANGES/HR
- ⊗ FOURPLEX OUTLET
- ⊗ DUPLEX OUTLET
- ⊗ DEDICATED OUTLET FOR ADJACENT APPLIANCE
- ⊗ GFI GROUND FAULT INTERRUPTER OUTLET
- ⊗ AFCI ARC FAULT INTERRUPTER OUTLET
- ⊗ SEE INT ELEV FOR ELEC FIXTURE / ITEM POSITION
- ⊗ ELEC FIXTURE / ITEM TO BE REMOVED
- ⊗ FLUSH FLOOR BOX
- ⊗ SMOKE DETECTOR: HARD WIRED, BATTERY BACK-UP, INTER CONNECTED
- ⊗ SMOKE / CARBON MONOXIDE DETECTOR: HARD WIRED, BATTERY BACK-UP, INTER CONNECTED
- ⊗ SPEAKER
- ⊗ T-STAT THERMOSTAT
- ⊗ DOOR BELL BUTTON
- ⊗ GARAGE DOOR OPEN SWITCH
- ⊗ ELECTRICAL CIRCUIT
- ⊗ AIR VENT
- ⊗ RECESSED LIGHT
- ⊗ SURFACE-MOUNTED LIGHT
- ⊗ PENDANT LIGHT
- ⊗ WALL-MOUNTED LIGHT
- ⊗ LED LINEAR FIXTURE
- ⊗ TV CABLE



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628 SHOTWELL STREET LLC

INTERIOR ALTERATION

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SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036

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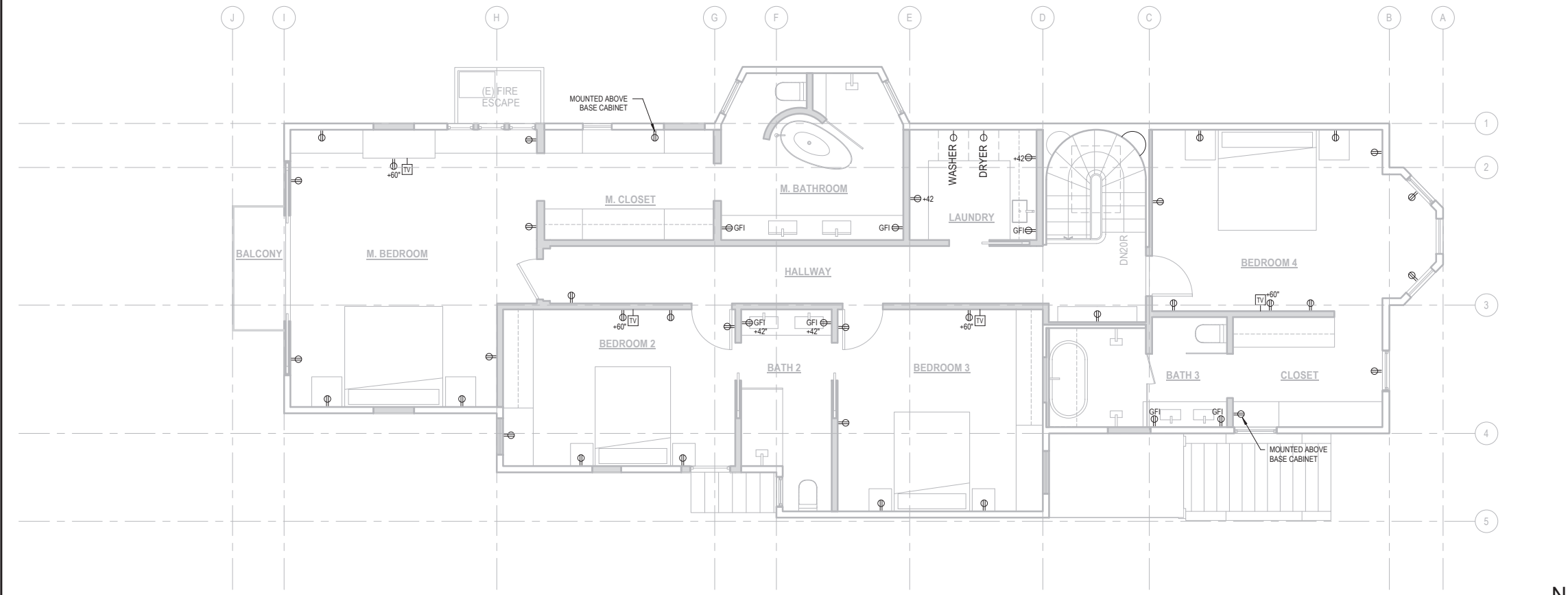
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E1.1

REV #: **DATE:**

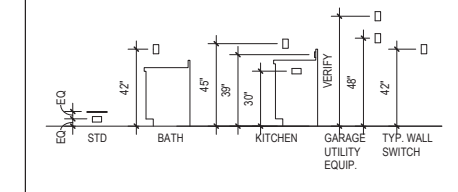


1 FLOOR 03 - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



LIGHTING KEYNOTES

- SEE ELECTRICAL & MECHANICAL GENERAL NOTES ON COVER SHEET A0.0 FOR CODE COMPLIANCE STANDARDS ASSOCIATED WITH THE PROJECT SCOPE.
- GENERAL CONTRACTOR SHALL COORDINATE ALL FRAMING CONDITIONS TO ACCOMMODATE ELECTRICAL FIXTURES INDICATED IN THE DRAWINGS. CUTTING, NOTCHING AND HEADING OFF OF STRUCTURAL MEMBERS SHALL REQUIRE APPROVAL / DIRECTION FROM ENGINEER.
- PER CEC 210.52(c)(1) CONVENIENCE RECEPTACLES ARE TO BE SPACED AT ALL KITCHEN COUNTER SPACES THAT ARE 12 INCHES OR WIDER, AND SPACED SO THAT THERE IS NOT MORE THAN 24 INCHES MEASURED ALONG THE WALL FROM ANY POINT TO A RECEPTACLE.
- PER CEC 210.52(d) AND 408.9 (B) (1) LABEL ALL EXTERIOR RECEPTACLES AS BOTH WATERPROOF AND GFCI PROTECTED. LIGHT FIXTURES IN TUB, SHOWER, OR ANY OTHER DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS". ALL RECEPTACLES PER CEC 406.12 DWELLING UNIT RECEPTACLES (15 & 20 AMP) ARE REQUIRED TO BE LISTED AS TAMPER RESISTANT.
- PER CEC 510.52 (a) CONVENIENCE RECEPTACLES ARE TO BE SPACED SO THAT THERE IS NOT MORE THAN 6 FEET MEASURED ALONG THE WALLS FROM ANY POINT TO A RECEPTACLE, AND INCLUDES ANY WALL 2 FEET OR MORE IN WIDTH.
- ABOVE AND BELOW GROUND METAL WATER PIPES, ABOVE GROUND METAL GAS PIPING, AND STRUCTURAL STEEL ARE TO BE BONDED TO THE SERVICE GROUND PER CEC 250.104.



- NOTES:**
- MOUNT ALL LIGHT/CONTROL SWITCHES/DIMMERS AT 42" A.F.F. TO 4' OF THE CONTROL, U.O.N.
 - V.F.Y. LAYOUT WITH LOCAL CODES/NEC AND JOB SITE CONDITIONS
 - V.F.Y. LOCATION OF ALL APPLIANCE RECEPTACLES w/ MANUFACTURER'S PRINTED INSTRUCTIONS.
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ELECTRICAL SYMBOLS & LEGENDS

SEE GENERAL NOTES ON SHEET A0.0 FOR MORE INFORMATION

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- ⊗ DEDICATED OUTLET FOR ADJACENT APPLIANCE
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- ⊗ ARC FAULT INTERRUPTER OUTLET
- ⊗ SEE INT ELEV FOR ELEC FIXTURE / ITEM POSITION
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- ⊗ SPEAKER
- ⊗ T.STAT THERMOSTAT
- ⊗ DOOR BELL BUTTON
- ⊗ GARAGE DOOR OPEN SWITCH
- ⊗ ELECTRICAL CIRCUIT
- ⊗ AIR VENT
- ⊗ RECESSED LIGHT
- ⊗ SURFACE-MOUNTED LIGHT
- ⊗ PENDANT LIGHT
- ⊗ WALL-MOUNTED LIGHT
- ⊗ LED LINEAR FIXTURE
- ⊗ TV/CABLE



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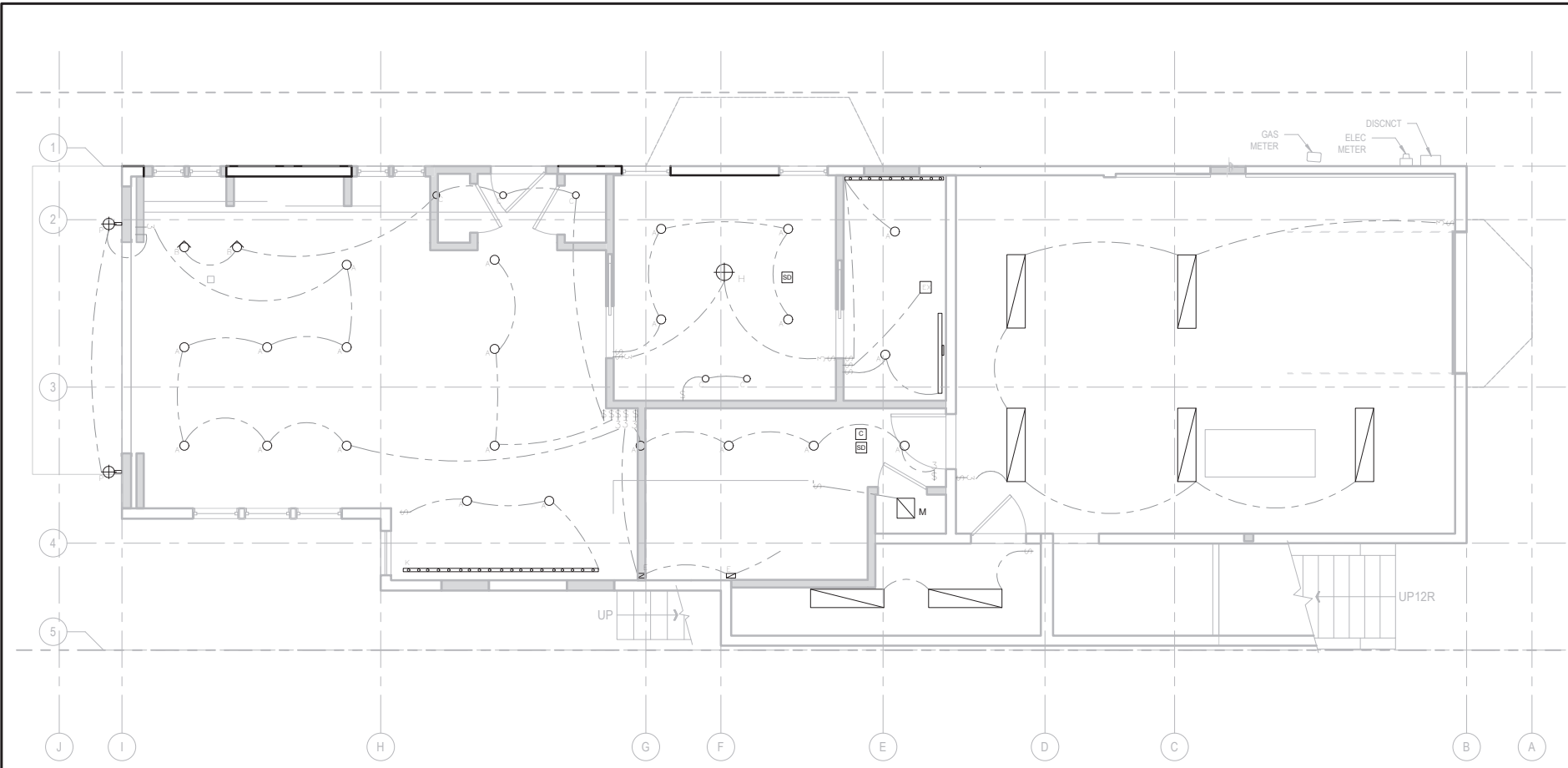
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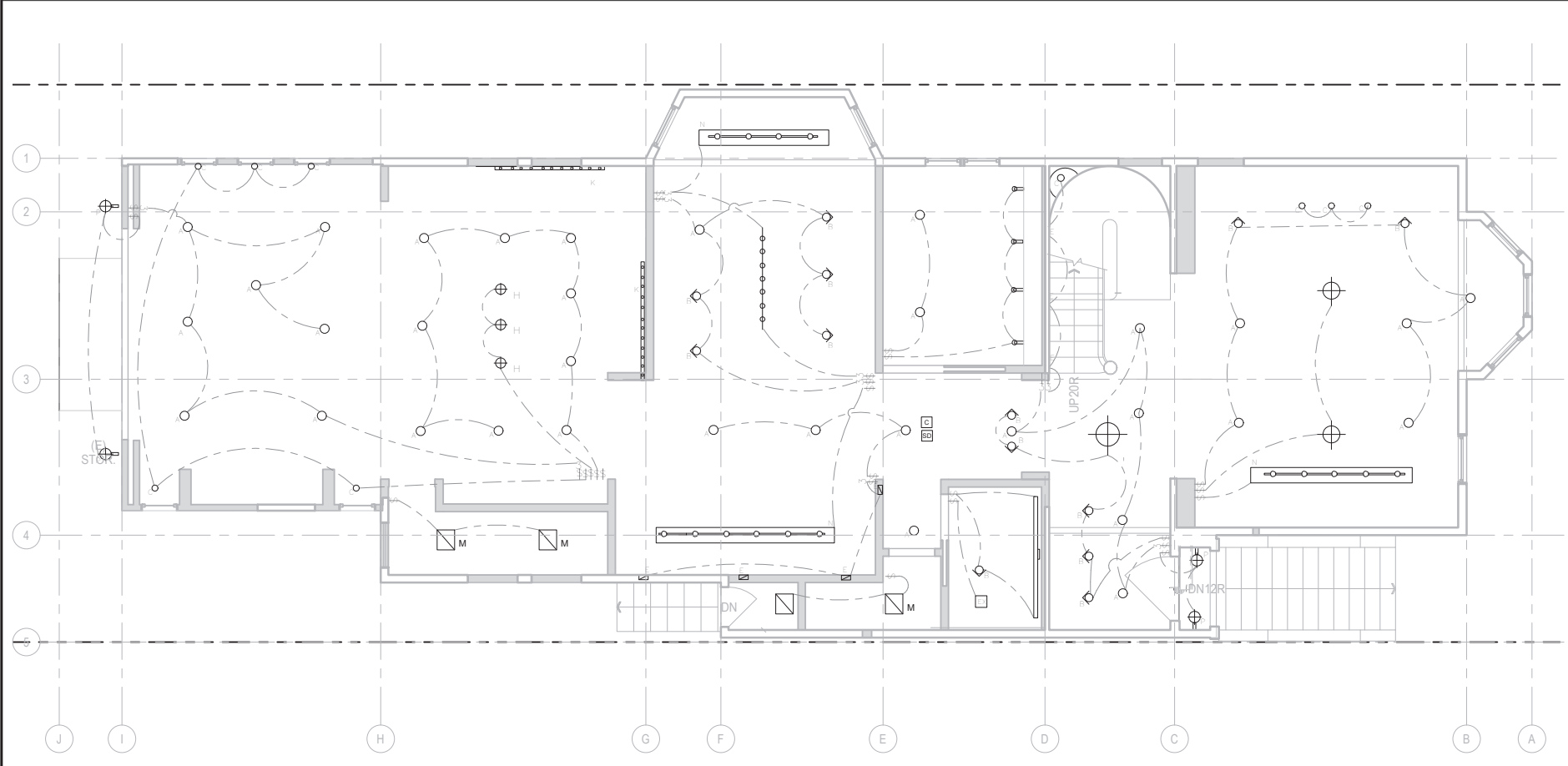
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E1.2

REV #: **DATE:**



1 FLOOR 01 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 02 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING SYMBOL LEGEND

- DENOTES DIMMING CONTROL PANEL NUMBER
- LUTRON ON-OFF SWITCH "DECORA" WITH SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED.
- LUTRON LOW-VOLTAGE DIMMER CONTROL "DIVA" DV LV WITH WATTAGE CAPACITY AS REQUIRED BY SWITCH GROUP LOAD. PROVIDE SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED.
- 3 WAY LOW VOLTAGE DIMMER, LUTRON, "DIVA" WATTAGE CAPACITY AS REQ'D BY SWITCH GROUP LOAD PROVIDE SCREWLESS WALLPLATE COLOR TO BE SELECTED.
- LUTRON "DIVA" DV LINE VOLTAGE DIMMER CONTROL WITH WATTAGE CAPACITY AS REQUIRED BY SWITCH GROUP LOAD. PROVIDE SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED
- 3 WAY LOW VOLTAGE DIMMER, LUTRON, "DIVA" DV w/ WATTAGE CAPACITY AS REQ'D BY SWITCH GROUP LOAD PROVIDE SCREWLESS WALLPLATE COLOR TO BE SELECTED.
- LUTRON LINE/LOW VOLTAGE OCCUPANCY SENSOR SWITCH (MUST MEET CURRENT CCR T-24 STANDARDS). PROVIDE SCREWLESS DESIGNER WALL PLATE. COLOR TO BE SELECTED.
- SPEAKER
- CEILING MOUNTED SUPPLY DIFFUSER FOR WHOLE HOUSE AIR CIRCULATION SYSTEM
- ELECTRICAL CIRCUIT
- SWITCHING GROUP
- 30 MINUTE TIMER SWITCH
- EXHAUST FAN, MIN 5 AIR CHANGES/HR
- SMOKE DETECTOR, 110V, INTERCONNECTED W/ BATTERY BACK UP
- CARBON MONOXIDE / SMOKE DETECTOR, 110V, INTERCONNECTED W/ BATTERY BACK UP
- CONTROL FOR SPEAKERS
- DECK HEATER ABOVE LINE VOLTAGE OUTDOOR HEATER

SHEET NOTES

1. LIGHT IN BATHS, STORAGE AND UTILITY ROOMS TO BE SWITCHED WITH OCCUPANCY SENSORS.
2. LIGHT IN ALL AREAS, OTHER THAN ABOVE TO HAVE DIMMERS.
3. RECESSED FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER, IC" APPROVED AT INSULATED AREAS.
4. ALL CLOTHES CLOSET LAMPS SHALL BE ENCLOSED IF INCANDESCENT TYPE. LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC 410-8
5. LIGHT FIXTURES IN TUB, SHOWER, OR ANY OTHER DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
6. INTERIOR NON-HIGH EFFICACY LIGHT FIXTURES TO BE CONTROLLED BY DIMMER SWITCHES, TYP.

DIVISION 16 - ELECTRICAL

- 16.1 PROVIDE APPROVED SMOKE DETECTORS LOCATED IN CORRIDORS AND HALLWAYS GIVING ACCESS TO BEDROOMS AND IN EACH BEDROOM. ALL FLOORS INCLUDING BASEMENTS MUST HAVE SMOKE DETECTORS PER UBC 310.9.
- 16.2 PRIMARY LIGHTING IN BATHROOM SHALL BE CONNECTED TO A DIMMER SWITCH WITH AN OCCUPANT SENSOR DETECTOR PER CCR TITLE 24.
- 16.3 PROVIDE (N) DOORBELL IN (N) LOCATION TO (2) CHIMES AS INDICATED ON PLAN.
- 16.4 BATHROOM FLOOR RADIANT HEAT SHALL BE ELECTRIC RESISTANCE TYPE ELECTRIC COILS EMBEDDED IN TILE SETTING BED. PROVIDE THERMOSTATIC CONTROLS IN AN ACCESSIBLE LOCATION.
- 16.5 (N) INTERCOMPHONE TO FRONT DESK. PROVIDE ALL POWER/LOW VOLTAGE AS REQUIRED TO COORDINATE WITH (E) SYSTEM.
- 16.6 NEW LIGHTING FIXTURES IN ELEVATOR VESTIBULE TO BE INTERCONNECTED TO BLDG (HOUSE ELEC. SYSTEM). DISCONNECT AND RE-CONNECT AS REQUIRED AND GIVE NOTICE TO UNIT BELOW AND UNIT ABOVE PRIOR TO CONVENING WORK.

LIGHTING SCHEDULE

OA	RECESSED LED ADJUSTABLE DOWNLIGHT FIXTURE. 4" TRIM/HOUSING
OB	RECESSED LED WALL WASH FIXTURE - 4" TRIM/HOUSING
OC	RECESSED LENSED LED FIXTURE. 2" TRIM/HOUSING -WET LOCATIONS
OD	RECESSED LENSED LED FIXTURE. 1" TRIM/HOUSING -WET LOCATIONS
E	RECESSED WALL MOUNTED LED FIXTURE.
F	WALL MOUNTED LED SCONCE FIXTURE
G	WALL MOUNTED LED VANITY FIXTURE
H	CEILING MOUNTED LED PENDANT FIXTURE
J	LED STRIP FIXTURE IN RECESSED COVE
K	LED STRIP FIXTURE - UNDER CABINET
L	CEILING MOUNTED STRIP FLUORESCENT FIXTURE
M	CEILING MOUNTED LED FIXTURE
N	TRACK AND TRACK FIXTURES
P	LED WALL MOUNTED LIGHTS
R	LED RECESSED LIGHTS - WET LOCATION
S	LED RECESSED STEP LIGHTS - WET LOCATION
L1	LOW VOLTAGE LANDSCAPE LIGHTS
L2	LOW VOLTAGE LANDSCAPE LIGHTS
L3	LOW VOLTAGE LANDSCAPE LIGHTS



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628 SHOTWELL STREET LLC

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SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

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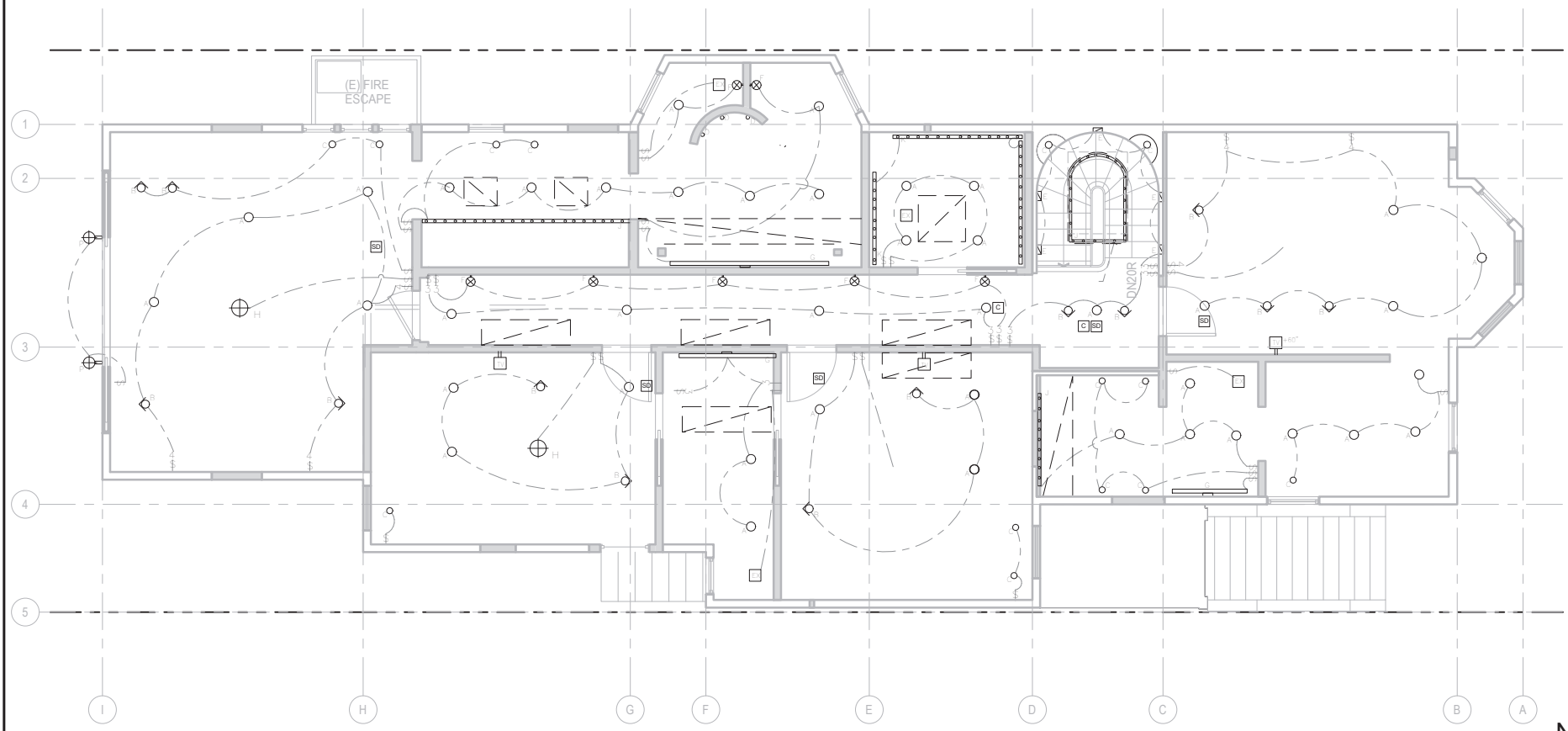
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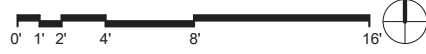
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1 FLOOR 03 - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



LIGHTING SYMBOL LEGEND

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▭E	RECESSED WALL MOUNTED LED FIXTURE.
⊕F	WALL MOUNTED LED SCONCE FIXTURE
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▭M	CEILING MOUNTED LED FIXTURE
▭N	TRACK AND TRACK FIXTURES
⊕P	LED WALL MOUNTED LIGHTS
○R	LED RECESSED LIGHTS - WET LOCATION
▭S	LED RECESSED STEP LIGHTS - WET LOCATION
⊕L1	LOW VOLTAGE LANDSCAPE LIGHTS
⊕L2	LOW VOLTAGE LANDSCAPE LIGHTS
⊕L3	LOW VOLTAGE LANDSCAPE LIGHTS



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REV #: DATE:



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
628 SHOTWELL ST		3611036
Case No.		Permit No.
2019-022661PRJ		201911197709
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Interior alteration to remodel existing fire damaged single family home. Proposed scope includes new foundation and excavation to increase ceiling height and seismic upgrade. Addition of a new rear deck.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Monica Giacomucci</p>	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/28/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 628 SHOTWELL STREET
RECORD NO.: 2019-022661CUA

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

Reception:
415.558.6378

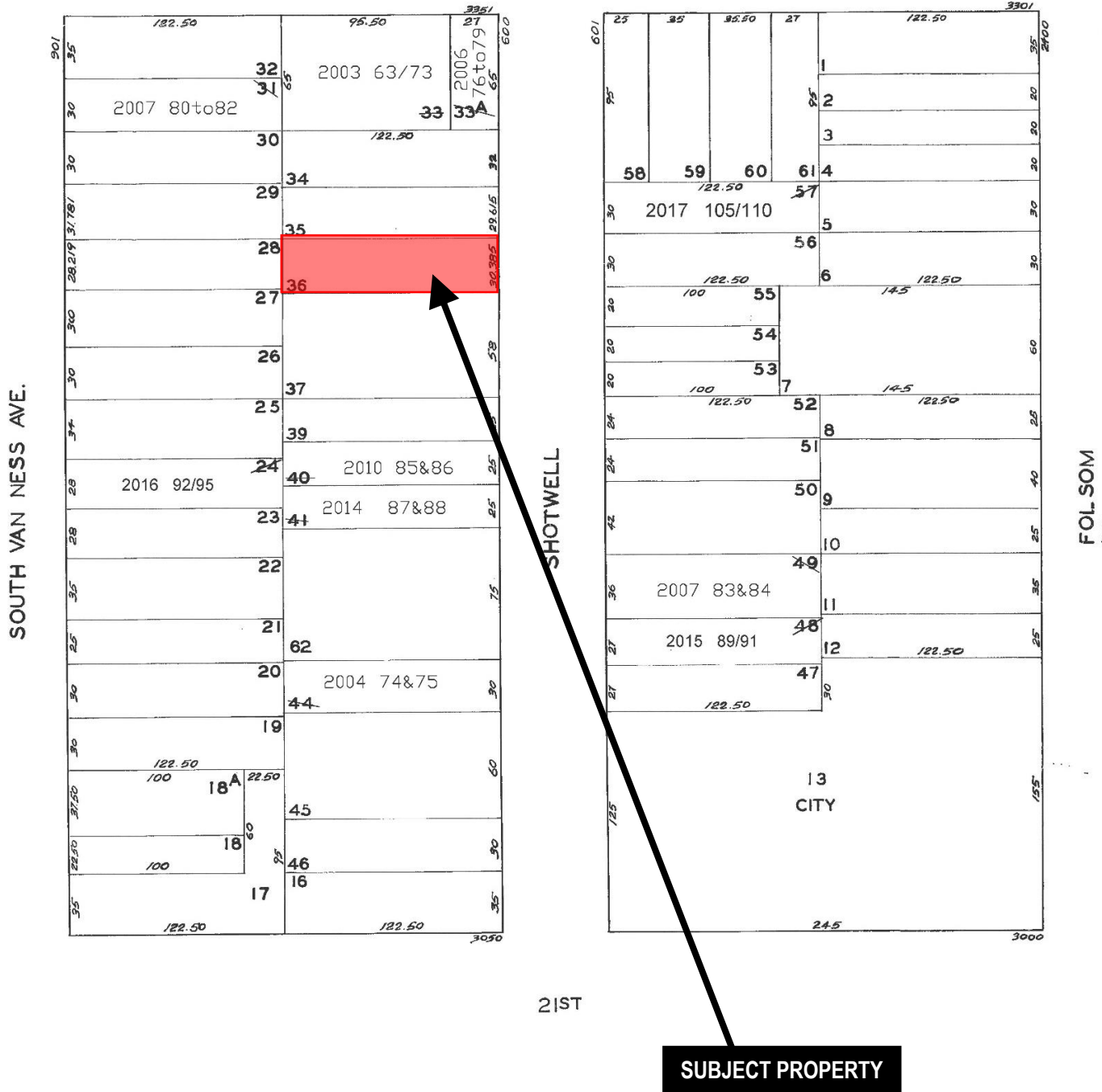
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	925	609	-316
Residential GSF	3,862	4,155	293
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,501	1,501	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	0	0	0
TOTAL GSF	20,400	20,400	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	1	1	2
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	0
Number of Stories	3	0	0
Parking Spaces	1	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map

20TH



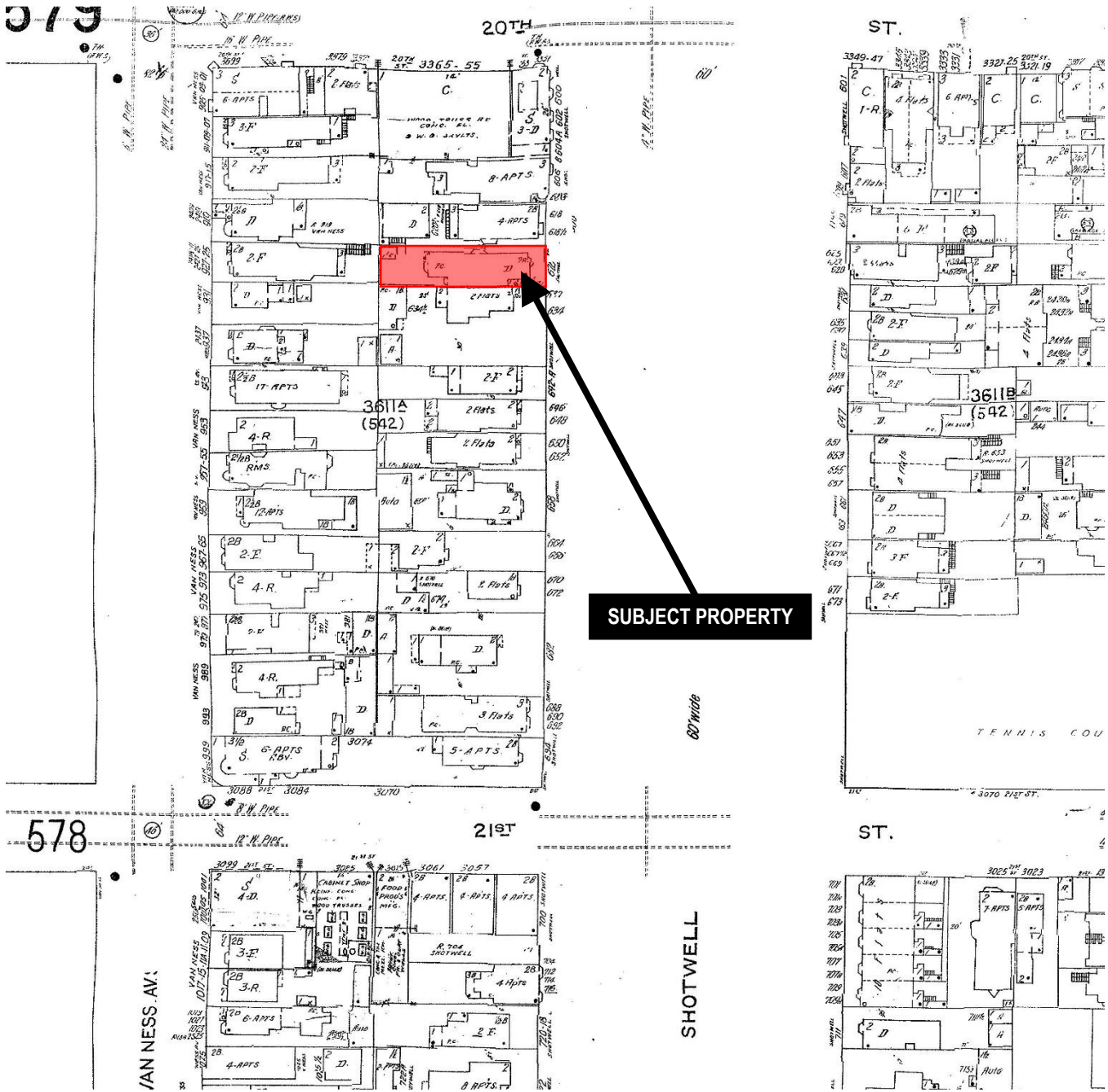
21ST

SUBJECT PROPERTY



Planning Commission Hearing
 Case Number 2019-022661CUA
 Residential Care Facility CUA
 628 Shotwell Street

Sanborn Map*

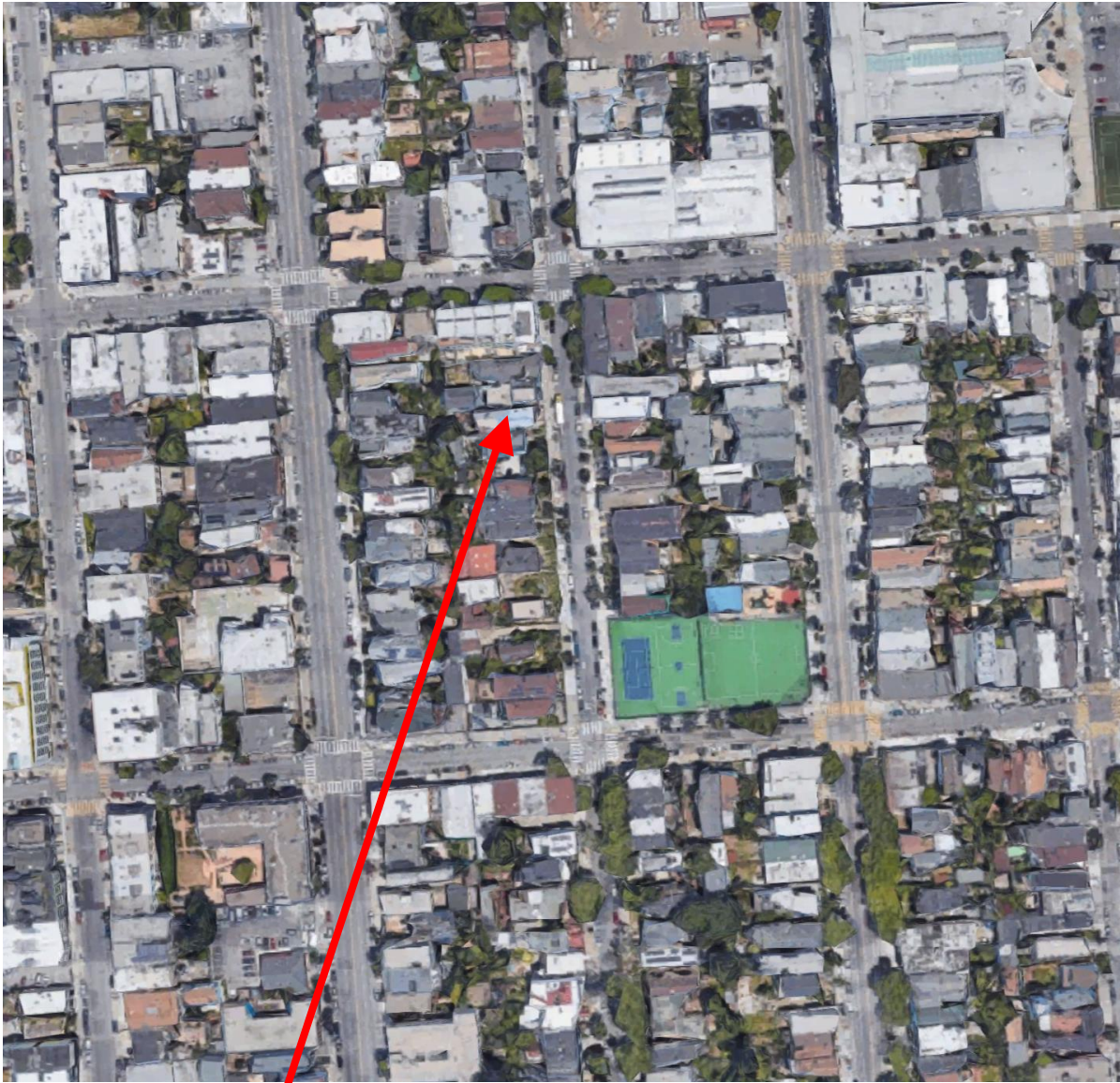


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
 Case Number 2019-022661CUA
 Residential Care Facility CUA
 628 Shotwell Street

Aerial Photo – View 1

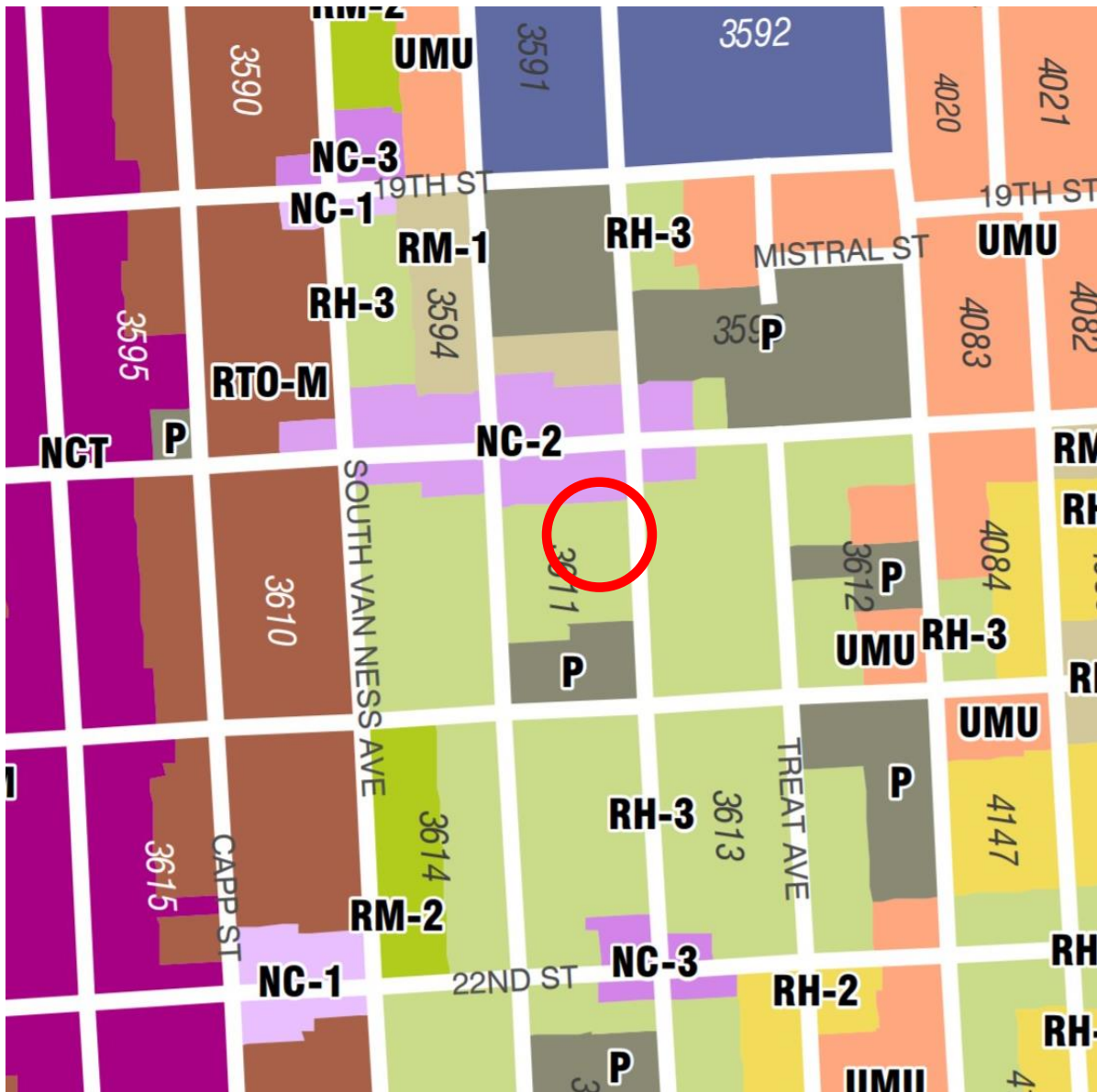


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

Zoning Map



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

Site Photo



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

PROJECT DESCRIPTION
FOR:
628 SHOTWELL STREET

BY:

HOOD THOMAS ARCHITECTS

440 SPEAR STREET

SAN FRANCISCO, CA 94114

(415) 543-5005 X 2

mark@hoodthomas.com

19 November 2020

PROJECT DESCRIPTION FOR:

THE REMODELING AND CHANGE OF USE AT 628 SHOTWELL STREET:

- 1. History:** 628 Shotwell Street was constructed in 1885 as a 2-story over basement single family residence. According to the Spring Valley Water Company water tap application, water service was established in 1885 and the application listed 628 Shotwell as a one-family residence with no boarders or lodgers. (See Exhibit 1). The first Sanborn map illustrating the 600 block of Shotwell Street was published in 1889; it shows the subject building as a 2-story single family dwelling. Succeeding Sanborn maps document the building as a single-family residence through the 1950s. (See Exhibit 2). Throughout the later 1950s and 1960s, some building permits listed the subject property as “apartments” and the property was subject to abatement issues during that time period. (It’s not clear if this is because the building was being operated as a rooming house or because it had been converted to apartments without permits). In 1984, building permit #8310798 indicates the number of dwelling units as “1-family with 4 guest rooms. The 3R report indicates the single- family home was partially converted to a residential care facility on the “main” (first) floor only. (See Exhibit 3). The “upper” (second) floor continued to be used as a single-family home, occupied by the family who operated the residential care facility. In 2015, a fire destroyed the interior of the building, along with some of the roof and some of the exterior elements of the building and the residential care facility was abandoned with all residents being relocated to other facilities, and the property has been vacant since that time. The family who operated the Lorne House dissolved its corporate entity (Lorne House, Inc.) in 2017 and sold the property in 2019. The new owners filed a permit application in 2019 to convert single-family residence with residential care to a 2-family residence, by remodeling the existing interior of the building to become 2-units with a one-car garage (BPA # 2019-1119-7709).

The proposed remodeling at 628 Shotwell Street is as follows:

- 2. Purpose:** The purpose for remodeling the building is to provide 2-dwelling units in an existing residential neighborhood.
- 3. Scope:** Convert the existing unoccupied, fire damaged building (with the last permitted use being a (now abandoned) residential care facility with a single family residence above it) to become a 2-family residence with private and shared exterior open space:

TABLE OF PROPOSED UNIT SIZES AND OPEN SPACE

	Unit Square Footage	Dedicated Outdoor Space	Shared Outdoor Space
UNIT 1: 1 BED, 1 1/2 BATH	828 SF	141 SF	1,026 SF
UNIT 2: 4 BED, 3 1/2 BATH	3,419 SF	110 SF	1,026 SF

Although interior remodeling and seismic upgrading will be substantial, all existing character defining features at the front façade will remain without alterations

4. **Entitlements:** The proposed work complies with current building and planning codes. No variances are required for the project.
 - a. Conditional Use: A conditional use authorization is requested under the Interim Controls adopted by the board of supervisors in October of 2019 as well as findings per Planning Code Section 303, Conditional Use Findings.

EXHIBITS

EXHIBIT 1:

SPRING VALLEY WATER COMPANY, WATER TAP APPLICATION, 1885

SPRING VALLEY WATER COMPANY TAP APPLICATION

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Works. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement:

1. In all cases of non-payment of the water rent within three days after the presentation of the bill, the supply will be cut off, and the water shall not again be let on, either for the present or any subsequent account, except upon the payment of the amount due, together with the sum of two dollars; provided, that in case of special supplies, or for the fractional parts of the month, where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon the conditions before mentioned.
2. No person or family supplied with Spring Valley water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families.
3. Consumers shall prevent all unnecessary waste of water, and shall make no concealment of the purposes for which it is used.
4. No alteration shall be made in any water-pipe or fixture without first giving notice of the intended alteration at the office of the Company.
5. In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations, and pay the rates, will cut off the connection.
6. Whenever any of these regulations shall be violated, the supply of water will be discontinued, and not resumed until all charges and expenses are satisfied.
7. All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so.
8. Street sprinkling with hose and standing fire-pipes will not be allowed under any circumstances.
9. The inspector or other property authorized officer of the Company shall be admitted at all reasonable hours to all parts of any premises supplied with water, to see that these regulations are observed.

No. _____ Date of Supply, Aug 10 1885

APPLICATION and AGREEMENT.

I hereby agree to take Water from the Spring Valley Water Works, at the rate of \$ _____ per month, payable monthly, in advance, in U. S. Gold Coin. For

San Francisco
~~1010~~ 628 Shohr... St

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated the said Spring Valley Water Works may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified.

Service Connection, 10

GENERAL RATE	76	Size Building	12310	Sq. Feet	2	Stories
"		"		"	"	"
"		"		"	"	"
"		"		"	"	"
"		"		"	"	"
SPECIAL RATES:						
3 <u>Fire</u>						
<u>5/30</u>						
Lodgers	24					
Boarders	30					
1 Baths	66					
3 Water Closets						
Urinals						
Cows						
Horses						
Horse Trough						
Sq. Yds. Irrigation	10					
TOTAL	214					

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application.

San Francisco, Aug 7 1885 Per S. Shohr

EXHIBIT 2:

HISTORIC SANBORN MAPS

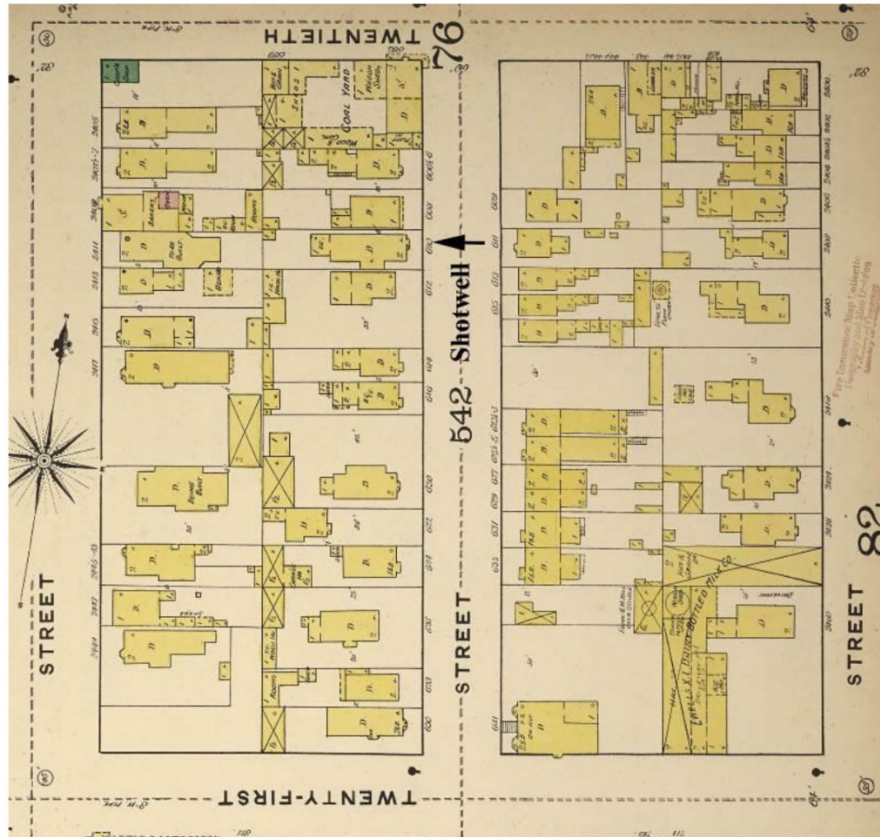


Figure 2: 1889 Sanborn Map with 628 Shotwell Street indicated with an arrow.

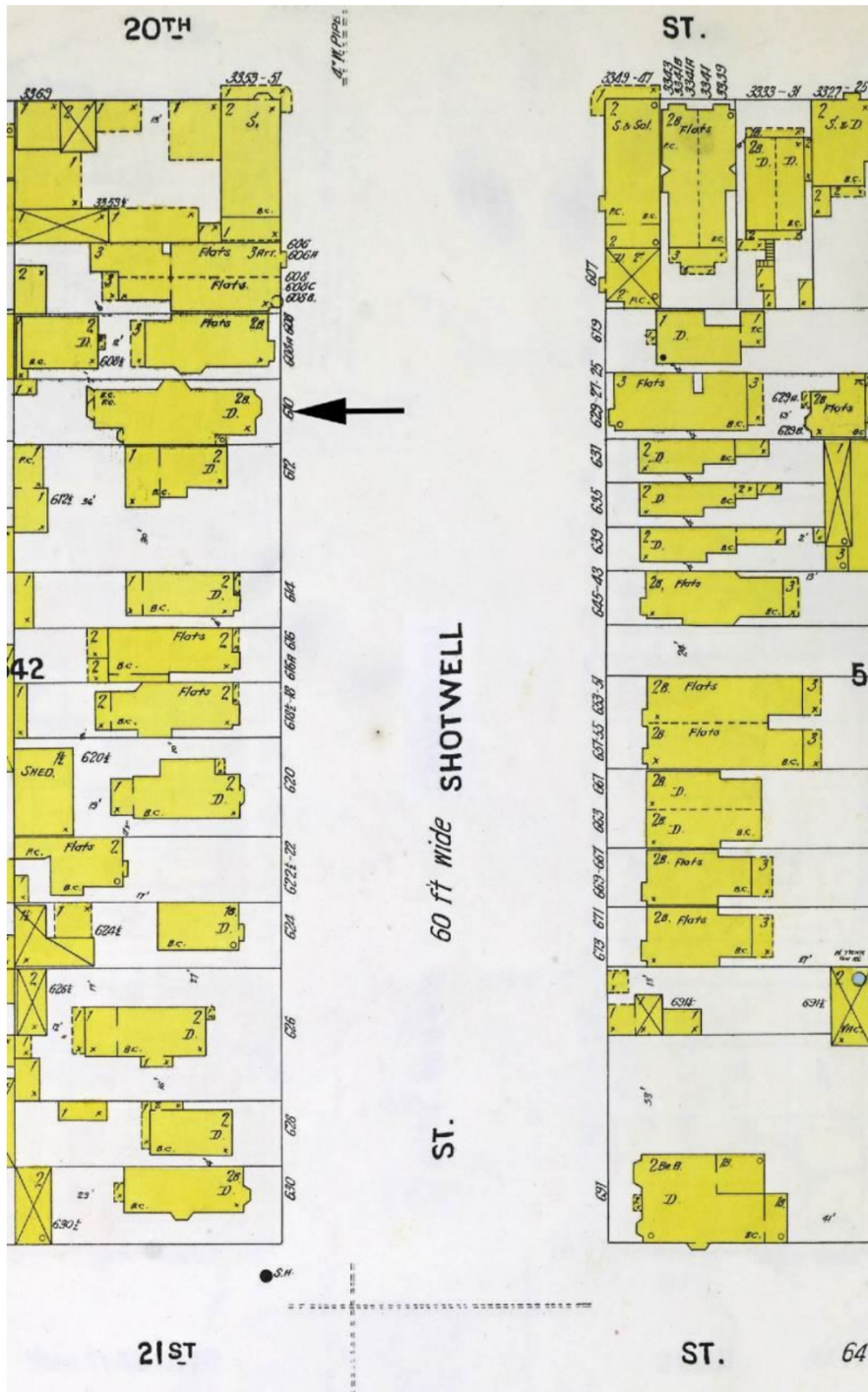


Figure 3: 1900 Sanborn Map with 628 Shotwell Street indicated with an arrow.

EXHIBIT 3:

City and County of San Francisco
Department of Building Inspection



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

Report of Residential Building Record (3R) (Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 628 SHOTWELL ST

Block 3611

Lot 036

Other Addresses

- 1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING & FOUR GUEST ROOMS
 - B. Is this building classified as a residential condominium? Yes No
 - C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: RH-3
- 3. Building Code Occupancy Classification: R3
- 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
- 5. Building Construction Date (Completed Date): UNKNOWN
- 6. Original Occupancy or Use: UNKNOWN
- 7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
152535	152535	Jul 23, 1926	INSTALL CLOSETS WINDOWS & NEW FRONT STEPS	N
289885	259097	Oct 23, 1963	REPAIR FIRE DAMAGE	C
312698	302135	Jan 17, 1967	COMPLY WITH DEPARTMENT OF PUBLIC HEALTH NOTICE (3-11-65)	X
338696	307465	Mar 31, 1967	COMPLY WITH BOARD OF PERMIT APPEALS DECISION 4630. DELETE STIPULATION #71 FROM APPLICATION 312698	X
383473	345887	Jul 06, 1970	COMPLY WITH DEVISION OF APARTMENT AND HOTEL REQUIREMENTS 5/15/70. RENEWAL OF APPLICATION #338696.	X
8310798	513558	Mar 30, 1984	INTALL SHEETROCK IN BASEMENT STORAGE ROOM. NEW STAIR ENCLOSER DOOR. CONVERT DWELLING TO RESIDENTIAL CARE USE ON FIRST FLOOR ONLY. COMPLIANCE WITH ABATEMENT FILE #14143 - CFC 1FD & 4GR	C
9207416	697156	May 06, 1992	KITCHEN REMODELING -NEW CABINETS, LINOLEUM FLOOR, ETC.	X
9305407	718709	Apr 05, 1993	REMODEL KITCHEN: NEW CABINETSS/LINOLEOM FLOOR/CERAMIC TILE. RENEWAL OF APPLICATION #9207416	X
9406366	745274	Apr 22, 1994	RENEWAL APPLICATION #9305407	C
200506276164	1059437	Jun 27, 2005	INSTALL 20 REPLACEMENT WINDOWS. 8 VISABLE FROM STREET TO BE WOOD IN KIND.	C
200510064889	1068761	Oct 05, 2005	INSTALL 18 REPLACEMENT WINDOWS. 4 WOOD VISIBLE FROM STREET.	I

RECEIVED & ACKNOWLEDGED

SIGN & DATE

SIGN & DATE

Records Management Division

1660 Mission Street - San Francisco CA 94103

Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

PAGES 1 THRU 3

Address of Building 628 SHOTWELL ST

Block 3611

Lot 036

Other Addresses

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ✓
B. If yes, has the required upgrade work been completed? Yes No

Date of Issuance: 20 DEC 2018

Date of Expiration: 20 DEC 2019

By: JINGJING LU

Report No: 201812129214

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)