

# **DISCRETIONARY REVIEW ABBREVIATED ANALYSIS**

**HEARING DATE: October 14, 2021** 

Record No.: 2021-000308DRP **642 Alvarado Street Project Address: Permit Application: 2021.0111.2473** 

**Zoning:** RM-2 [Residential-Mixed, Moderate Density]

40-X Height and Bulk District

Block/Lot: 2771/044 **Project Sponsor: Daniel Paris** 

> **Thousand Architects** 5172 Mission Street San Francisco, CA 94112

**Staff Contact:** David Winslow - (628) 652-7335

david.winslow@sfgov.org]

**Recommendation:** Do Not Take DR and Approve

## **Project Description**

The project proposes to construct 9 accessory dwelling units in the ground level parking area within the existing building envelope per ordinance number 162-16. The project would remove 19 of the existing 35 parking spaces.

## **Site Description and Present Use**

The site is a 75' wide x 242' deep lateral sloping through lot with an existing 4-story, 34-unit apartment building built in 1963 and is categorized as a 'B' - Age Eligible potential Historic Resource present.

## **Surrounding Properties and Neighborhood**

This property is on a through lot (fronting Alvarado and 22nd Street) that is flanked on both sides by 4-story, multi-unit apartment buildings fronting Alvarado Street, but is otherwise set in a block characterized by 2- to 4story one- to two-family houses and flats along 22<sup>nd</sup> Street.

## **Building Permit Notification**

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
NA	NA	NA	May 25, 2021	10.14. 2021	142 days

## **Hearing Notification**

Туре	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 25, 2021	September 25, 2021	20 days
Mailed Notice	20 days	September 25, 2021	September 25, 2021	20 days
Online Notice	20 days	September 25, 2021	September 25, 2021	20 days

## **Public Comment**

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	12	0
Neighborhood groups	0	0	0

### **Environmental Review**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15332 (Class Thirty -Two – Infill Development. New construction of seven or more units or additions greater than 10,000 sq. ft. in one building.

## **DR Requestor**

Marc Snyder 3942 22nd Street, across the street neighbor to the north and on behalf of 20 households in the immediate vicinity of the proposed project.

## **DR Requestor's Concerns and Proposed Alternatives**

The DR requestor is concerned that the proposed project's impacts on street parking and vehicular access would negatively impact public safety and health. The steep slope of the narrow streets already serves buildings of



higher density and adding more units while removing on-site parking will exacerbate the traffic congestion and parking.

### **Proposed alternatives:**

- 1. Provide compact parking (stackers) to retain 30-32 independent parking spaces.
- 2. Designate a space for parcel deliveries and taxi / car share drop off
- 3. Provide 1:1 bicycle parking.

See attached Discretionary Review Application, dated May 25, 2021.

## **Project Sponsor's Response to DR Application**

The DR requestor has not met the burden of proof by demonstrating any exceptional or extraordinary circumstances. The addition of 9 units to a 34-unit building in this circumstance is uniquely unintrusive to the surrounding neighborhood of. The project does not involve the severance of any tenants parking and will actually provide more on-street parking with the removal of a curb cut. The alternatives suggested are not feasible, nor desirable since the problem identified does not exist nor has the potential to materialize. The proposed project will benefit San Francisco's goal of increasing housing with minimal impact to the neighboring residents.

See attached Response to Discretionary Review, dated October 6, 2021

## **Department Review**

Although there is little doubt this existing property is somewhat an anomaly within the typical and predominant pattern of development of the surrounding blocks, the Planning Department nonetheless confirms support for this Code-complying project as it complies with the Department's applicable design guidelines and policy goals by adding 9 new dwelling units to the City's housing stock supplanting land currently used for car parking. The accessory dwelling units are seeking waivers from open space, exposure, and unit density through our local ADU program.

The Planning Code does not require parking and allows for the removal of off-street parking for a variety of uses. Tenants are required to be notified per DBI screening procedures for ADUs, which require an owner affidavit regarding housing services. The applicant represents that none of the parking space are currently used by tenants. A portion of the parking that is being removed is an existing non-complying condition with respect to the required rear yard.

It may be worth noting that the lower portion of this block of 22nd Street is steep and wide enough to accommodate perpendicular parking which provides more on street parking than the typical parallel configuration. The curb cut on 22nd street will no longer serve vehicular access and as such will be removed which will add street parking space.

The project's impacts on street parking and access are speculative and based on many assumptions that are unverifiable, nor under the land use control of the Planning Department. Street space parking is subject to control and enforcement of the SFMTA.



Therefore, staff deems there are no exceptional or extraordinary circumstances and recommends not taking DR and approving.

**Recommendation:** Do Not Take DR and Approve

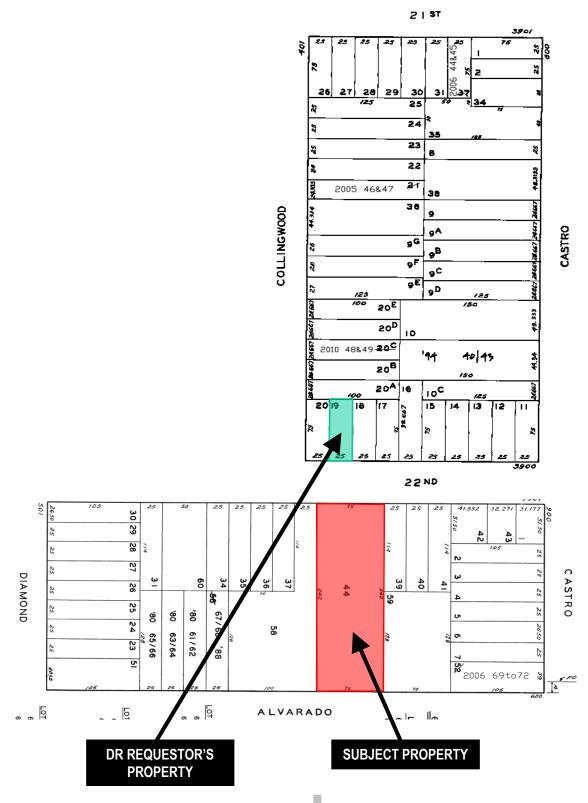
### **Attachments:**

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
ADU screening form
DR Application
Letters of opposition
Response to DR Application, dated October 6, 2021
Architectural plans



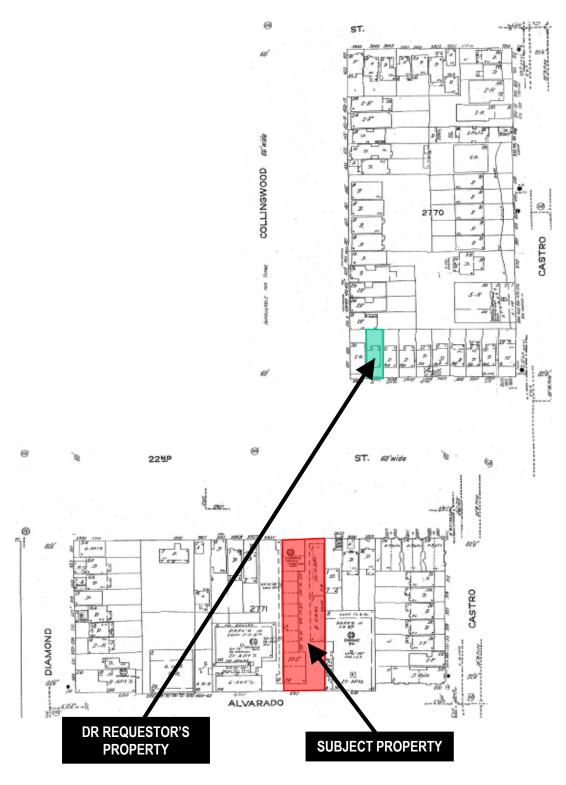
# **Exhibits**

# **Parcel Map**





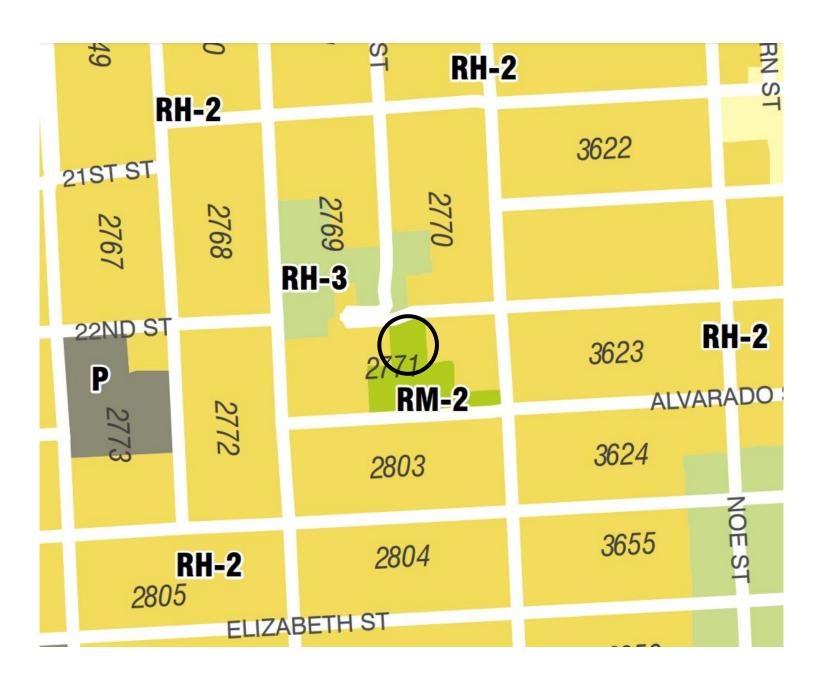
# Sanborn Map\*



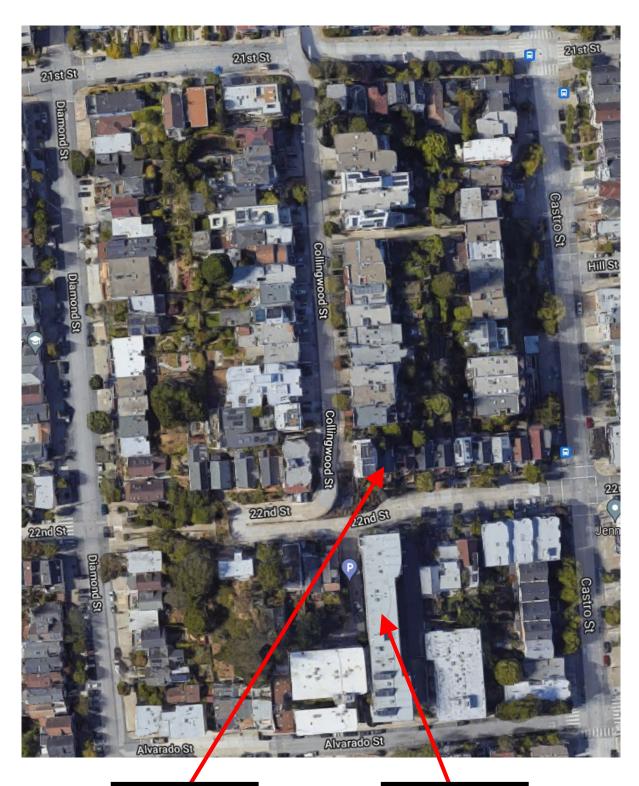
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# **Zoning Map**



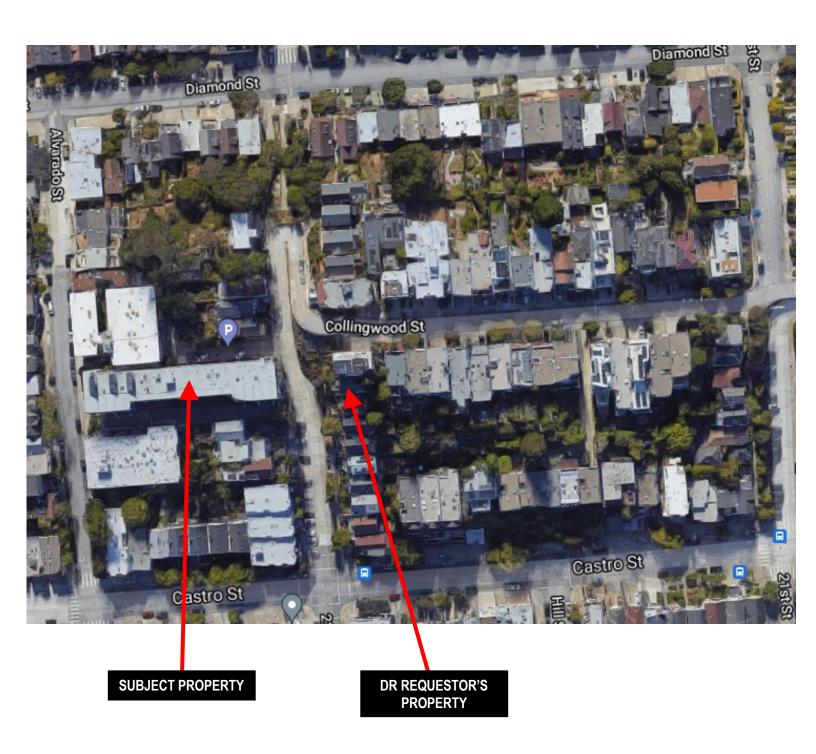




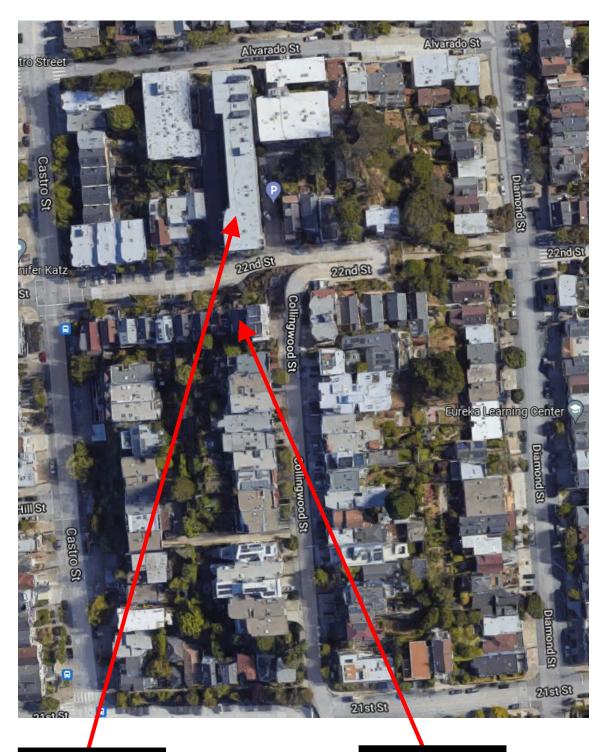
DR REQUESTOR'S PROPERTY

**SUBJECT PROPERTY** 









SUBJECT PROPERTY

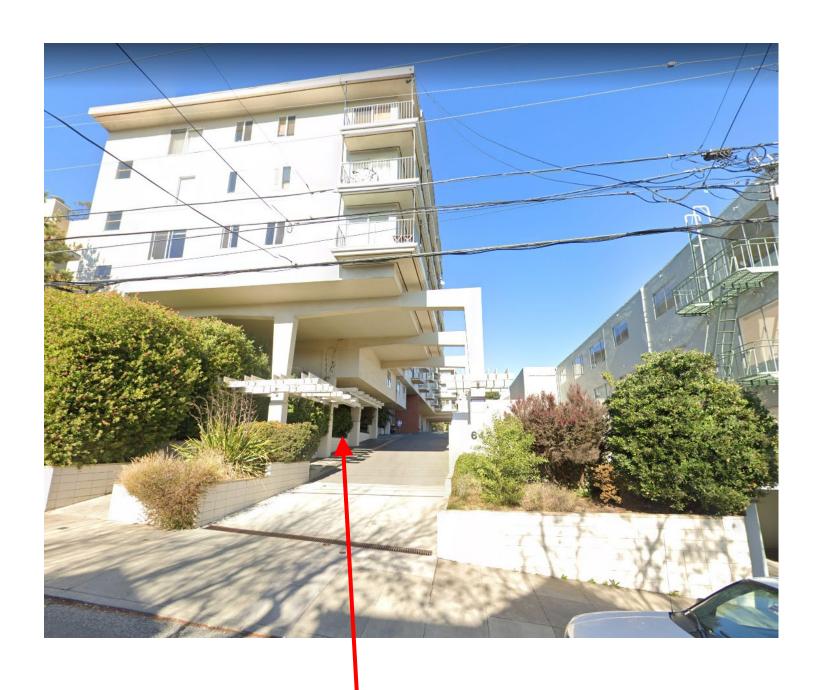
DR REQUESTOR'S PROPERTY







# **Site Photo**



SUBJECT PROPERTY



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

# **CEQA Exemption Determination**

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)	
642 ALVARADO ST			2771044	
Case	No.		Permit No.	
2021-	000308ENV		202101112473	
□Ad	ldition/	Demolition (requires HRE for	New	
l —	teration	Category B Building)	Construction	
Proje	ct description for	Planning Department approval.		
	-	g level area to add 9 accessory dwelling units (AD	,	
		on 22nd Street elevation to match siding above ar	nd new aluminum windows to match. The	
projec	ct would remove 19	of the 35 existing off-street parking spaces.		
CTED	A. EVEMBLION T	VDF		
	1: EXEMPTION T		vivonmental Ovality Act (CEOA)	
i ne p	project nas been d	etermined to be exempt under the California En	vironmental Quality Act (CEQA).	
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.			
	Class 3 - New Co	onstruction. Up to three new single-family resider	nces 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.			
		Development. New Construction of seven or mo	re units or additions greater than 10,000	
	-	s the conditions described below: s consistent with the applicable general plan desig	nation and all applicable general plan	
		as with applicable zoning designation and regulation		
	•	d development occurs within city limits on a projec		
	-	rounded by urban uses.		
	(c) The project site has no value as habitat for endangered rare or threatened species.			
	(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.			
	(e) The site can be adequately served by all required utilities and public services.			
$\mid \neg \mid$	Other			
	Common Sense	Exemption (CEQA Guidelines section 15061(b)	(3)). It can be seen with certainty that	
_		bility of a significant effect on the environment.	·	

# STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to the Environmental
	Hazardous Materials: Maher or Cortese  Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.  Note that a categorical exemption shall not be issued for a project located on the Cortese List
	<b>Transportation:</b> 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
	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, archeology review is required.
	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 the Environmental Information tab on https://sfplanninggis.org/PIM/) If box is checked, Environmental Planning must issue the exemption.
	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt.  Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to the Environmental Information tab on https://sfplanninggis.org/PIM/) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
	Seismic Hazard: Landslide or Liquefaction Hazard Zone:  Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)  If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
	ments and Planner Signature (optional): Don Lewis
PLE/	ASE SEE ATTACHED

## STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning* Administrator Bulletin No. 3: Dormer Windows. 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 П single story in height; does not have a footprint that is more than 50% larger than that of the original building: and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER Check all that apply to the project. 1. Reclassification of property status. (Attach HRER Part I) П Reclassify to Category C Reclassify to Category A a. Per HRER (No further historic review) b. Other (specify): 2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features. 4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.				
	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.				
	8. Work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required):				
	9. Work compatible with a historic district (Analysis required):				
	10. Work that would not materially impair a historic resource (Attach HRER Part II).				
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.				
	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.				
	nents (optional):				
	proposal conforms with SOIS (proportions, materials, and dimensions) to convert garage to residential use, and is compatible with existing residential character of building and surrounding neighborhood				
Prese	Preservation Planner Signature: Natalia Kwiatkowska				

### **STEP 6: EXEMPTION DETERMINATION**

#### TO BE COMPLETED BY PROJECT PLANNER

No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.				
Project Approval Action: Signature:				
Building Permit	Don Lewis			
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	07/15/2021			
Supporting documents are available for review on the San Francisco Propert https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Details" link under the project's environmental record number (ENV) and there once signed or stamped and dated, this document constitutes an exemption Administrative Code.	e Planning Applications link, clicking the "More n clicking on the "Related Documents" link.			
n accordance with Chapter 31 of the San Francisco Administrative Code, an				
of Supervisors can only be filed within 30 days of the project receiving the ap	proval action.			

### **Step 2: Environmental Screening Comments**

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on 6/11/2021 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Traffic: The department reviewed the proposed project and determined that additional transportation review is not required. The proposed development qualifies as a transit-oriented infill project. Therefore, in accordance with CEQA section 21099, vehicular parking shall not be considered to have the potential to result in significant environmental effects.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project sponsor would be required to implement best management practices to prevent construction site runoff discharges into the combined or separate sewer systems. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site is located within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on May 7, 2021 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Noe Valley neighborhood group list.

### 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

### **MODIFIED PROJECT DESCRIPTION**

Modi	fied Project Description:		
DE	TERMINATION IF PROJECT (	CONSTITUTES SUBSTANTIAL MODIFICATION	
Com	pared to the approved project, w	ould the modified project:	
	Result in expansion of the buil	ding envelope, as defined in the Planning Code;	
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;		
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?		
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?		
If at I	east one of the above boxes is	checked, further environmental review is required	
DET	ERMINATION OF NO SUBSTAI	NTIAL MODIFICATION	
	The proposed modification wo	uld not result in any of the above changes.	
If this box is checked, the proposed modifications are 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			
Plan	ner Name:	Date:	

City and County of San Francisco Department of Building Inspection



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

**Attachment B** 

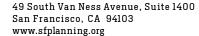
## **Addition of Dwelling Units per Ordinance**

Addition of Bitching Office per Ordinance
□ No. 162-16 or □ No. 95-17 or □ No. 162-17 (check one box only)
SCREENING FORM – No fee to file
Section 1 and 3 of the screening form shall be completed by the owner or agent to determine the eligibility for adding dwelling units per Ordinance No. 162-16 based on permits for Mandatory Seismic Retrofitting under SFEBC Chapter 4D, or voluntary seismic retrofitting per AB-094, or existing residential building complies with the requirements of Ordinance No. 162-16, No. 95-17 or No. 162-17. Section 2 shall only be completed by the owner.
Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103
BLOCK / LOT NUMBER:
ADDRESS:
CONTACT (OWNER OR AGENT) :
SECTION 1 – ADMINISTRATIVE INFORMATION  Contact Name  Contact Telephone  Contact Email
Contact Mailing Address  SECTION 2 - OWNER AFFIDAVIT - HOUSING SERVICES
(Completed by Owner only)
A. Owner(s) acknowledges that pursuant to Rent Ordinance 37.2(r) severance of garage facilities, parking facilities, driveways, storage space, laundry rooms, decks, patios, and gardens on the same lot, or kitchen facilities and lobbies within an SRO from an existing tenancy requires a "just cause". The issuance of a permit does not constitute a just cause. A signature below asserts that the Owner(s) is aware of these legal requirements and is proceeding with filing a permit to convert existing space within their building into an Accessory Dwelling Unit(s), or owner signature asserts that property is not subject to these controls in Rent Ordinance or project does not propose removal of housing services, therefore B & C as described below, not required as part of Screening Form process.
Printed Name of Owner Signature Date
<b>B.</b> AND Owner must notify affected tenants of the Owner(s) intention to convert aforementioned

- space(s) to Accessory Dwelling Unit(s):
  - i) Notice to be posted for 15-days in a common area of the building; and
  - ii) Notice to be mailed to all tenants and to property owner.

**C.** AND Submit copy of posted/mailed notice, postmarked letter to owner, photograph of posted notice, and copy of mailing list with this Screening Form.

	SECTION 3 – DETERMINATION OF ELIGIBILITY TO ADD DWELLING UN	NITS	
		<u>Yes</u>	<u>No</u>
1.	Has mandatory seismic retrofitting been filed under SFEBC Chapter 4D, Mandatory Earthquake Retrofit of Wood Frame Buildings?  If yes, Permit Application Number:		
_		<u>Yes</u>	<u>No</u>
2.	Has voluntary seismic strengthening been filed under Administrative Bulletin AB-094, Definition and Design Criteria for Voluntary Seismic Upgrade of Soft Story, Type-V (wood frame) Buildings?  If yes, Permit Application Number:		
3.	Does existing residential building comply with Ordinance No. 162-16, No. 95-17 or 162-17 for addition of dwelling units? (Subject to Planning review)	<u>Yes</u> □	<u>No</u> □
	SECTION 4 - QUESTIONNAIRE		
1.	Is the ADU in a single family home $\square$ or multi-unit building $\square$ ?		
2.	The current owner has owned the property for years.		
3.	The applicant is an □ individual or □ business.		
4.	Is the intent to rent the future ADU?		
	☐ Yes, anticipated rent \$		
	□ No		
5.	Does the applicant have or has the applicant had building permit applications for other reproperties in the city within the last 10 years?  ☐ Yes ☐ No	esiden	tial
6.	Does the applicant own in whole or in part other residential property in San Francisco as or as part of a partnership or corporation?  ☐ Yes ☐ No	an indi	vidual
Ov	vner / Agent:		
•	□ Owner □ Agent		
Sig	gnature Date		
	FOR DBI USE ONLY		
	Il has received the materials submitted and filed under "Addition of dwelling units per dinance No. 162-16, No. 95-17 or No. 162-17".		
	rther discussions on code issues and equivalencies on compliance will be via pre-applicate etings or Administrative Bulletin AB-005.	tion	
Da	te received by DBI		





# **DISCRETIONARY REVIEW PUBLIC (DRP)**

### APPLICATION PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email <u>pic@sfgov.org</u> where planners are able to assist you.

Please read the <u>Discretionary Review Informational Packet</u> carefully before the application form is completed.

### WHAT TO SUBMIT:

Fee Schedule).

☐ Two (2) complete applications signed.
☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
☐ Photographs or plans that illustrate your concerns.
$\hfill\Box$ Related covenants or deed restrictions (if any).
☐ A digital copy (CD or USB drive) of the above materials (optional).

☐ Payment via check, money order or debit/credit

for the total fee amount for this application. (See

### **HOW TO SUBMIT:**

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文:如果您希望獲得使用中文填寫這份申請表的幫助,請致電628.652.7550。請注意,規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



# **DISCRETIONARY REVIEW PUBLIC (DRP)**

## **APPLICATION**

Discretionary Review Re	questor's Inform	ation		
Name:				
		Email Address:		
Address:		Telephone:		
Please Select Billing Contact:	Applicant	Other (see below for details)		
Name:	Email:	Phone:		
Information on the Owne	er of the Propert	y Being Developed		
Name:				
Company/Organization:				
		Email Address:		
Address:		Telephone:		
Property Information an	d Related Applic	ations		
Project Address:				
Block/Lot(s):				
Building Permit Application No(s):				
ACTIONS PRIOR TO A DIS		/IEW REQUEST		T
	PRIOR ACTION		YES	NO
Have you discussed this project wi	ith the permit applicant	?		<u> </u>
Did you discuss the project with th	ne Planning Department	t permit review planner?		

Did you participate in outside mediation on this case? (including Community Boards)

If you	res Made to the Project as a Result of Mediation.  have discussed the project with the applicant, planning staff or gone through mediation, please summarize the  including any changes that were made to the proposed project.
DISC	RETIONARY REVIEW REQUEST
In the	space below and on seperate paper, if necessary, please present facts sufficient to answer each question.
1.	What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.
	The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.
	What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

# **DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT**

Under penalty of perjury the following declarations are made: a) The undersigned is the DR requestor or their authorized representation. may Signature Name (Printed) Relationship to Requestor Phone **Email** (i.e. Attorney, Architect, etc.)

For Department Use Only Application received by Planning Department:	
Ву:	Date:

## Design Review Application - 642 Alvarado St.

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

This appeal for Discretionary Review is being filed on behalf of 20 households in the immediate vicinity of the proposed project. Despite repeated requests, the project sponsor has refused to work with the neighborhood and has made no changes to the project. Most of us are long-term residents of the neighborhood with an average tenancy of over 20 years. The Noe Valley neighborhood primarily consists of single-family homes, with very few apartment buildings larger than 4-6 units.

However, City Block 2771, which includes the 600 block of Alvarado and the 3900 block of 22<sup>nd</sup> St. is atypical in two respects: (See Attached Block 2771 Map and photo image from Google maps, below)

Both streets have unique topographies that present existing traffic safety issues that challenge emergency vehicle and service vehicle access. The 600 block of Alvarado is approximately 29 feet wide, 6 to 7 feet narrower than the 500 block. The 3900 block of 22<sup>nd</sup> St. narrows to 19 1/2 feet as it turns around a sharp corner to Collingwood. Increased traffic on these blocks is will be more than inconvenient; it will increase dangerous street conditions.

The density of the 600 block of Alvarado Street is already higher than other residential blocks in the neighborhood. There are two other large apartment complexes on the block, both smaller than 642, one of which, like 642, shares access to both Alvarado and  $22^{nd}$  St.

Alvarado Street, between Castro and Diamond Streets, is a narrow street with a steep hill that limits visibility. It is not part of the Residential Parking Permit zone and suffers from parking congestion which poses frequent safety risks related to delivery trucks and service vehicles providing essential services to residents. Lack of parking encourages them to park illegally in the middle of the narrow street with great frequency. In an emergency, if one of these is parked, it could take some time to find the driver and have him/her move the vehicle to make way for an emergency vehicle.

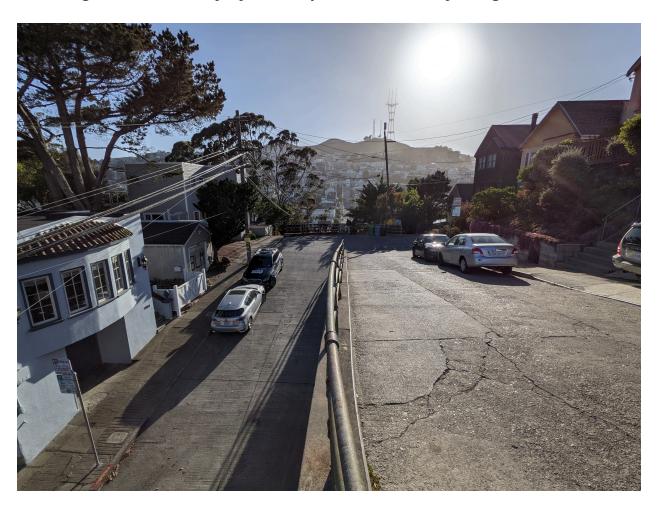
Service vehicles present a critical problem since these visits require more time than a delivery and the technician(s) often needs to carry heavy items into or out of a residential unit. Therefore, service vehicles are likely to remain for even longer periods blocking traffic than delivery trucks.

On Alvarado, if two service vehicles enter from opposite directions, one must back out onto either Castro or Diamond where there is heavy through traffic and no stop signs. Additionally, the MUNI 24 bus and the Silicon Valley buses travel on Castro Street, which is a major traffic thoroughfare.



Twenty-second Street between Castro and Collingwood curves sharply and splits the grade from 22<sup>nd</sup> as it turns on to Collingwood. Large trucks are not advised to drive up 22nd St. from Castro, but some do and then have to back down the street. The same is true for large vehicles approaching 22nd St. from Collingwood. Twenty-second Street has a steep upward slope to the west and the properties on the north side are on an escarpment above the street, limiting the ability to add garages.

Street parking is only permitted on the south side of the 3900 block of 22nd St., east of Collingwood. Thus, the properties rely on limited street parking.



22nd St., Looking West to Cul-de-Sac

The building under consideration is a 34-unit apartment complex built in 1963, originally on 6 typical 25' x 100' lots. It is a through lot from Alvarado through to 22<sup>nd</sup> Street. The parcel is zoned RM-2, but the remainder of the 22<sup>nd</sup> Street frontage is RH-2. The building is noncomplying with respect to density and nonconforming with respect to open space and rear yard at minimum. The 18,150-sf lot would allow a maximum of 30 units at a 1:600 density. It is only zoned RM-2 in recognition of its existence and if the parcels had remained as originally configured, the property would likely also be zoned RH-2. It is by far the largest building in the neighborhood, and if proposed today would not be approved due to its scale and nonconformity and violation of numerous General Plan and Residential Design Guideline policies. In short, the existing building is out of character with the neighborhood and the increased density and lack of parking will exacerbate the situation.

We are requesting a Discretionary Review because the addition of 9 Accessory Dwelling Units and removal of 19 of 35 parking places will have deleterious effects upon us and our neighbors in terms of parking, traffic, and resultant air pollution, and make 642 Alvarado Street even more out of character with the neighborhood. We recognize that there is a housing crisis, and we are not opposed to additional density, but the density must be accompanied with measures to reduce hazardous street conditions.

The Residential Design Guidelines ("RDG") state, "In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." This building violates almost every requirement of the RDG, including Neighborhood Character, Site Design, Front Setback, Rear Yard, Building Scale and Form, Architectural Features and Building Details.

We contend that the existing massive scale of 642 Alvarado St. is already incompatible with nearby buildings and disruptive to the neighborhood character. It should not be permitted to expand its capacity, nor further harm the neighborhood by worsening traffic and air pollution on two steep, narrow streets, one with a dangerous cul-de-sac.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

The main impact of this proposal will be an increase in the hazardous street conditions in the immediate neighborhood. This will be a result of the permanent reduction of parking spaces and increased traffic from more residents driving around the neighborhood seeking a parking space. The residents of the 3900 block of 22nd St. successfully petitioned for participation in the Residential Parking Permit (RPP) program, "S" Zone, about 3 years ago, when parking became intolerable. Non-

residents would routinely park on the block and take the MUNI 24 bus, or just leave their vehicle for 2 weeks until street cleaning. The 600 block of Alvarado St. is one of the few blocks in the area not included in the RPP, and rarely has available spaces at present.

With the increased density from 642 Alvarado, the number of delivery trucks, service vehicles and emergency vehicles needing to park will increase. The number of taxis, Lyft and Uber cars temporarily parking in the lane of traffic and thereby blocking traffic will increase. Also, the number of cars cruising the street looking for parking will increase. Vehicles currently take the sharp turn as 22nd St. becomes Collingwood St. rapidly, endangering other vehicles, pedestrians, and children at play.

There are numerous long-term residents who are now or will soon be seniors who prefer to age in place, and access to parking is a critical element for successful aging in place. Increased traffic and consequent air pollution also carry health risks, especially to this group of residents.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

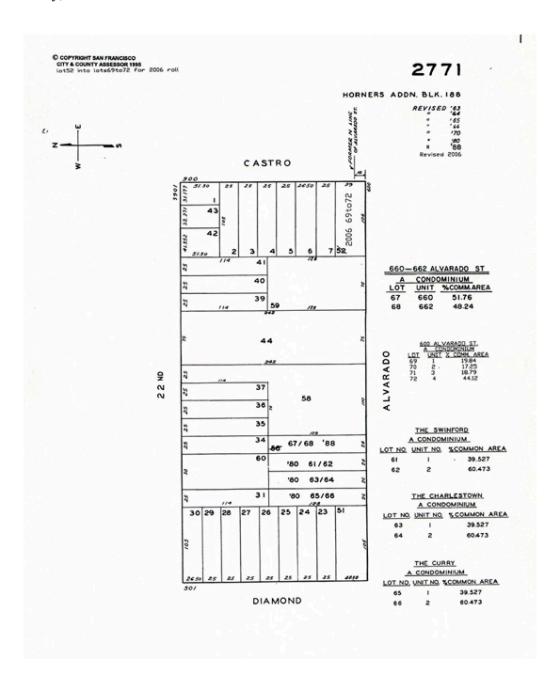
No changes have been made in the proposal despite the neighborhood requests. We have suggested to the architect that the owner investigate stacked parking as one way to remediate the situation. We would prefer to see a plan that included no more than 2 additional units, and loss of no more than 5 parking spaces. Given that there are 34 existing units with 35 parking spaces, two additional units would roughly maintain the 1:1 parking ratio. The current proposal would result in approximately 3 units per parking space.

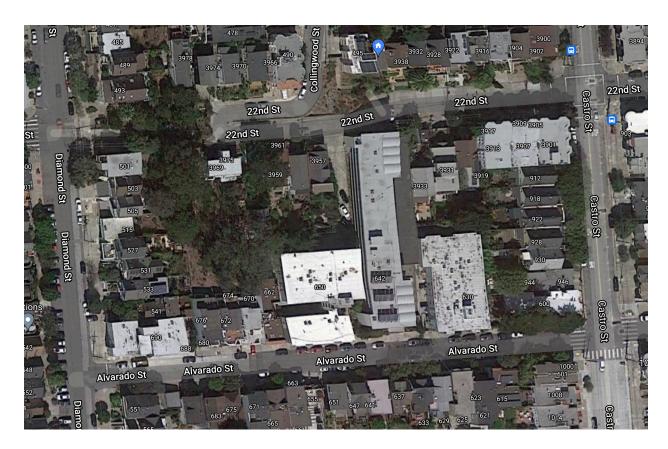
Absent that, the Planning Commission should address the parking/traffic issues by requiring compact parking (stackers) in the remaining 16 parking spaces, resulting in 30-32 independent parking spaces as calculated in conformity with PC Section 154(a)4. This would also encourage residents to use alternate means of transportation such as transit, bicycles, and walking, reserving vehicles for longer trips. Compact parking is typically required when Conditional Use authorization is required and could be used in this situation to address neighborhood concerns. It would likely be beneficial to the project sponsor in the form of increased rents. We would also like to see a number of parking spaces dedicated to shared rides, like ZipCars. Further, we

request a designated space for deliveries to 642 Alvarado, and drop off/pick up of taxi and car share services.

In addition, there are no existing or proposed bicycle parking spaces. The Commission should require 1:1 Class 1 bicycle parking spaces to encourage bicycle use and reduce the demand for auto use.

The neighbors are united in their opposition to the project **as currently proposed**. We would like to work with the project sponsor and the Department to create a project that addresses the City's housing needs but not at the expense of our environment, public safety, or health.





Neighbors endorsing this application for a Discretionary Review hearing:

Marc Snyder

Mariluisa Betta

Markus Gutschke

Christian Byza

Ken Fisher

Ethan Ballweber

Carmine Fiore

Janet Harrison

Vesma Grinfelds

Dzintars Grinfelds

Pierre Hurter
Biruta Magone
Erich Jaeger
Tracy Edwards
Kristof Baltin
Jeff Singer
Paul Elterlein
Maytab Shakarami
Pat Holleran
Victoria Denevan
William Desmole
Gaelle Desmole
Julie Erskine

Elizabeth Strutzel

From: <u>E</u>

To: Winslow, David (CPC)

 Subject:
 RE: Reference No. 2021-000308DRP

 Date:
 Thursday, July 22, 2021 2:30:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

Hi, David. Thank you for reviewing 2021-000308DRP regarding the proposed expansion of 642 Alvarado St. I cannot emphasize enough how much this proposal is in direct opposition to San Francisco's Safe Streets initiative and will only increase the chances of pedestrian and vehicular collisions in the surrounding blocks.

Living on the 3900 block of 22nd St. for the past seven years, I have seen too many drivers on Castro St. treat our 4-way stop as a yield, and it just keeps getting worse. I have even had to stop walking my dogs across the street after nearly losing both of them in one fell swoop when yet another oblivious driver failed to look in the crosswalk before accelerating into the intersection. Had I not yelled the instant he did so, they would both be dead.

Driving on 22nd St. is equally bad, for different reasons. Due to the steepness of the hill, cars must park at a 90-degree angle head first and back out into oncoming traffic. There is barely enough room for two cars to pass on the street as it is, so the slightest mistake leads to an instant collision. Such was the case with my wife, who has literally a perfect driving record but was nevertheless unable to avoid a careless individual who backed into her and caused severe damage to the entire passenger side of her car.

There are many more crazy traffic examples that I could give, but instead now imagine how adding nine or more new vehicles to the mix -- in addition to the 19 displaced ones -- will make the situation even worse. That is 28 more drivers looking for parking in a neighborhood that doesn't have room for more cars, 28 more drivers dodging delivery vehicles and rideshares on streets that can't accommodate them as they service nine additional households living at 642 Alvarado.

The neighborhood has been very active in trying to keep the traffic situation safe, adding signs and speed bumps to protect our children and seniors and removing foliage that edges onto the street. Allowing the existing proposal to proceed will negate all of that good work and put the health and well-being of our residents at more risk than it currently already is. I therefore respectfully request that you allow the community to engage with the project proposer to make adjustments to the plan that are more in line with the policies the the City of San Francisco claims to uphold.

Sincerely yours,

Erich Jaeger, Ph.D. 3959 22nd St. San Francisco, CA 94114 From: <u>Michael Dryden</u>

To: <u>Winslow, David (CPC)</u>; <u>Marc Snyder</u>

**Subject:** 642Alvarado DR

**Date:** Wednesday, June 09, 2021 11:31:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

#### Dear Mr. Winslow

As a resident at 642 Alvarado, I have serious concerns about the construction that is being considered. Parking is a major concern as the project would dump as many as 20 Automobiles on two streets (22nd and Alvarado) were no parking is available. Additionally, the construction project will violate the peace and quiet of upper 22nd St. for many months. Where aesthetics are concerned, the drastic change will impact all the residents in our complex. I hope you will allow sufficient time when the meeting occurs for all concerned to Xpress their dismay. Respectfully,

Michael Dryden

Resident 642 Apartment 211

Sent from my iP

From: SchuT

To: Lewis, Don (CPC)

 Subject:
 2021-000308ENV 642 Alvarado Street

 Date:
 Saturday, May 8, 2021 1:52:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Lewis,

I just got the Notice today and thanks for sending it.

Here are my comments and they primarily concern the air quality impacts during the demolition work necessary to construct these nine ADUs well as the constraints of the site:

This is a very steep street, and feels somewhat narrow whether approaching the site from Castro or Diamond. The traffic during construction could cause a lot of air pollution with idling trucks, dumpsters etc.

How many dumpsters for example will be necessary for the completion of the project. How many trips per day of vehicles? Both for the workers and vehicles necessary for the construction? Can this be predicted and for how long will it last?

Additional problems with air pollution could be caused by the massive amount of cement that may need to be excavated in order to be able to construct these ADUs? And then there is the cement needed to construct the nine ADUs? How much air pollution will emanate from all this cement work and what is the impact on the current residents of 642 Alvarado as well as the neighbors?

What are the cumulative impacts from any other projects on this street including 655 Alvarado which had a rather notorious set of hearings at the BIC and Planning Commission several years ago? I walked by there a couple of months ago and the site was still a hole in the hill, but if these projects happened to proceed simultaneously it could compound the air quality issues?

Can this overall issue with air quality be mitigated during the construction?

Thank you and take good care and be well and safe. Sincerely, Georgia Schuttish

Sent from my iPad

 From:
 Carol yenne

 To:
 Lewis, Don (CPC)

 Cc:
 Mandelman, Rafael (BOS)

Cc: Mandelman, Rafael (BOS)

 Subject:
 642 Alvarado Case 2021-000308ENV

 Date:
 Saturday, May 15, 2021 10:05:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

#### Mr. Lewis:

We live on the 600 block of Alvarado, have since 1975, and there has never been enough parking on this block for the amount of cars of the current residents. It is an extremely steep hill in two directions which limits disability access, use of bikes, scooters etc.

The apartment building at 642 Alvarado show plans to eliminate 19 off street parking spaces and increase housing by 9 spaces. This drops the ratio of parking for this large building from the current 1/1 to 1/3 units. This is not a workable idea on this block and will only add dozens of cars to the on street parking burden, that is already highly impacted.

It is not realistic to believe that only one third of the residents in that apartment building will ever have a car. Public transit has not improved for our block in the 45 years we have lived here. It is the same as it was in 1975. Assuming that everyone can walk down a steep hill, take a bike or scooter is not realistic. Cars maybe going electric or getting smaller but they are not going away.

It is realistic to believe that the cars currently parking at this address, in off street parking, will now be circling the block looking for on street parking that doesn't exist.

It is for this reason only that we do not support the project.

Carol & Bill Yenne

Sent from my iPad

From: Janet Harrison
To: Lewis, Don (CPC)
Subject: 642 Alvarado Street

**Date:** Wednesday, May 19, 2021 9:50:04 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

#### Dear Don Lewis,

I am writing to you about the proposed additional units below the existing apartment building at 642 Alvarado St.

I live across the street from the apartment complex on 22nd Street. I reviewed the architectural plans from Dan Paris and was at the pre-application meeting online. We were grateful for the opportunity to talk to him and see the plans.

The plan will eliminate 20 of the 36 parking spaces to build 9 additional apartments. This will result in 43 apartments and reduce the ratio of parking by 65%.

A few years ago we (neighbors on 22nd St.), succeeded in petitioning the city for a residential parking permit, so that we could be included in the "S" Zone. Prior to this, parking was very difficult. Tenants from 642 Alvarado St. among others, parked on this block for days, and sometimes weeks, thus eliminating spots for those of us that live on the block.

I understand that not every potential tenant will have a car, but there's a good chance many will, and possibly more than one vehicle per unit. Reducing parking spaces discriminates against the disabaled, families with young children, and musicians that need to carry instruments to work.

In addition to parking and traffic, I am concerned about the increased density. The apartment building is one of the biggest in this neighborhood, and is out of character with the block...mostly single family homes.

The Veritas website mentions that the company values community and sustainability. Cramming small units, (which most frequently provide temporary housing), into the existing parking spaces contradicts those values.

San Francisco neighborhoods are what make this city unique and liveable. Low density housing and few chain stores are characteristic of this neighborhood, and help make living here so special.

I am quite certain there is no lack of imaginative ideas that would enhance 642 Alvarado Street, 22nd Street and generate additional profit for Veritas.

Thank you for your kind consideration. Janet Harrison <a href="mailto:pepperadamsjh@gmail.com">pepperadamsjh@gmail.com</a> 415-563-7489 (home phone; landline)

From: Anne McGarvey
To: Lewis, Don (CPC)

Subject: Case # 2021-000308ENV 642 Alvarado Street

**Date:** Saturday, May 15, 2021 5:29:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Received notification letter regarding proposed project at 642 Alvarado Street.

Sorry to see this proposal of adding more dwelling units & removing parking spaces. One of the most important amenities to tenants is adequate parking. Where are these additional people living in these additional dwelling units going to park their vehicles?

Alvarado Street between Diamond & Castro Streets is a narrow hilly street. On a daily basis there are multiple trucks on our street including contractors, movers, communication (tv & internet) to name a few along with deliveries from Fed X, UPS & Amazon. Some of these trucks need to double park due to limited parking on our street which can make it challenging to get around them. One day recently I was behind an unattended truck parked in the middle of the street & had to back down the hill.

If there was to be an emergency; fire, police or ambulance personnel would not be able to reach the affected person or home.

The construction of this proposed project of adding 9 dwelling units will have an impact on congestion, air quality & noise. There will be irritable homeowners.

Landlords need to reduce conflict for themselves & their tenants among the homeowners on Alvarado Street & not cause friction among neighbors.

Sincerely, Anne McGarvey (homeowner) 678 Alvarado Street From: BRETT WILLIAMSON

To: <u>Lewis, Don (CPC)</u>; <u>Weissglass, David (CPC)</u>

Cc: Gonzalo Ferrer

 Subject:
 Case # 2021-000308ENV 642 Alvarado Street

 Date:
 Thursday, May 20, 2021 12:41:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Lewis:

My name is Brett Williamson. I and my partner, Gonzalo Ferrer, have resided for the past 25 years at 630 Alvarado Street Apt. #108, adjacent to 642 Alvarado Street. We have a couple of environmental concerns regarding the proposal to build 4 stories of 9 accessory dwelling units by converting existing parking space within the existing building envelope:

- 1. Our apartment is located on the ground floor directly on the other side of the existing wall that divides our patio from the existing parking space located at 642 Alvarado Street. At the present time, we enjoy ample sunlight during the day, but we are concerned that building a 4-storey structure will diminish the direct sunlight our unit receives to practically nothing. Our unit and patio will be dark, cold and windy with a building towering directly overhead, creating a boxed-in atmosphere.
- 2. Street parking on Alvarado Street is already at a premium and is very scarce. Our block on Alvarado Street between Castro and Diamond Streets, is the only block within a several-block radius that does not require Residential Parking permits. This in turn exacerbates demand for parking on the street as many people who are not residents in the neighborhood park on the block during the day, while riding the nearby 24 Divisadero Muni bus elsewhere for work. Eliminating the existing 19 off-street parking spaces, nor indeed accounting for the anticipated increased demand for additional parking spaces from 9 new dwelling units, and not replacing them with underground spaces, or at the very least building new spaces on the property, will greatly add to the already scarce street parking problem.

We look forward to constructively working with your department to help mitigate our concerns.

Sincerely,

Brett Williamson

mobile: 415-405-6317

From: Gonzalo Javier Ferrer

To: Lewis, Don (CPC); Weissglass, David (CPC)

Cc: Brett Williamson

**Subject:** Case # 2021-000308ENV 642 Alvarado Street **Date:** Thursday, May 20, 2021 2:01:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

#### Dear Mr. Lewis:

My name is Gonzalo Javier Ferrer. I am 66 years old. I and my partner, Brett V. Williamson, have resided for the past 25 years at 630 Alvarado Street Apt. #108, adjacent to 642 Alvarado Street. We have serious environmental concerns regarding the proposal to build 4 stories of 9 accessory dwelling units by converting existing parking space within the existing building envelope:

- 1. Our apartment is located on the ground floor directly on the other side of the existing wall that divides our patio from the existing parking space located at 642 Alvarado Street. At the present time, we enjoy ample sunlight during the day, but we are concerned that building a 4-storey structure will diminish the direct sunlight our unit receives to practically nothing. Our unit and patio will be dark, cold and windy with a building towering directly overhead, creating a boxed-in atmosphere.
- 2. Street parking on Alvarado Street is already at a premium and is very scarce. Our block on Alvarado Street between Castro and Diamond Streets, is the only block within a several-block radius that does not require Residential Parking permits. This in turn exacerbates demand for parking on the street as many people who are not residents in the neighborhood park on the block during the day, while riding the nearby 24 Divisadero Muni bus elsewhere for work. Eliminating the existing 19 off-street parking spaces, nor indeed accounting for the anticipated increased demand for additional parking spaces from 9 new dwelling units, and not replacing them with underground spaces, or at the very least building new spaces on the property, will greatly add to the already scarce street parking problem.
- 3. I would also like to add that the construction of said building so close to our patio will create high levels of all types of pollution in our patio that, depending on how long the construction takes to complete, will most likely force us to relocate while the construction lasts. Our patio is the only source of fresh air and light for our apartment. We do not have any other window or access to fresh air and light except for our patio's bedroom window and living room patio door. I am 66 years old, recovering from a

serious CHF (Congestive Heart Failure) and a Pulmonary Embolism. Certainly, the shortage of parking, lack of light and the pollution added during the construction of the building will deteriorate my quality of life and it will certainly force me to walk extra yards up and down the hill to park my car and perform extra work to carry groceries and supplies -- not an easy task for a person with heart and lung problems. It is difficult just as it is to carry groceries or walk back home. My income is limited to my social security benefits. I cannot afford to rent a parking space or move anywhere else within the City of San Francisco. I have resided in the City of San Francisco since 1986. I am an American Citizen. My life should be concentrating in recovering my health and not dealing with the construction site, new parking issues (during and after construction) and losing my light and fresh air.

I formally request to you to notify us of our rights and to keep us continuously informed electronically and in writing by your department of any development on "Case 2021-000308ENV 642 Alvarado Street." I want to personally attend to any hearing to be held on this issue. The construction of said building will cause a sharp decline in my quality of living.

We, Brett V. Williamson and I, look forward to constructively working with your department to help resolve our serious concerns.

Sincerely,

Gonzalo Javier Ferrer CADL C5744463 415-374-0037 
 From:
 Sunny Lerner

 To:
 Lewis, Don (CPC)

 Subject:
 Case # 2021-000308ENV

 Date:
 Sunday, May 16, 2021 6:05:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

#### Dear Mr. Lewis,

I'm writing regarding my concerns about the impact of the proposed construction project at 642 Alvarado Street. The addition of 9 new dwelling units and the removal of 19 parking spaces will make living on Alvarado Street even more difficult than it already is. Most of the single-family homes on the 600 block of Alvarado and neighboring blocks on Diamond Street do not have parking. The homes with parking are built for only one car. The apartment buildings on the street have some parking but not enough to meet the needs of all residents. In addition, there are Google and Apple bus stops on the corner of Castro St. and Alvarado St. so there are a number of commuters that park on Alvarado Street during the day in order to catch their buses. There is simply not enough street parking to meet the needs of residents and the result is a daily delicate and often hostile dance between neighbors as we jockey for parking. Hostile notes are left on car windows and threats are made regularly. Last week, I saw a physical fight break out over a parking space that started because a resident had tried to save a parking spot in front of their house so that a moving truck could deliver a large item.

In sum, the impact of this project will be felt by every neighbor on this and the surrounding blocks. Please don't make it even harder to live in the City than it already is.

Thank you, Residents of the 600 Block of Alvarado Street From: <u>Christian Byza</u>

To: Weissglass, David (CPC); Lewis, Don (CPC)

Subject: Proposed New Development 642 Alvarado St.

Date: Wednesday, May 12, 2021 11:46:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

#### Hi Don, hi David,

My wife and I have been property owners and residents on 22nd St. near 642 Alvarado since 4 years. The building, with its existing 34 units is already out of scale in the neighborhood of mostly single family homes with only a few apartments with much fewer units. The proposed additional 9 units will increase the density and impact of the apartment on the neighborhood.

Our chief concerns are parking and traffic. Most homes lack garages, and parking on the 3900 block of 22nd St. is limited to one side of the block. Because so many spaces were grabbed by people who did not live nearby but wanted access to the Castro Street 24 MUNI bus, we and our neighbors petitioned to join the "S" Zone Residential Parking Permit a few years ago. This was successful after two attempts, and vastly improved parking availability for neighbors.

The proposed removal of 19 parking spaces from 642 Alvarado St., over half of the current number of spaces, and adding 9 additional units, will have an enormous negative on impact neighborhood parking and traffic, people will drive more to search for parking, potentially adding 28 more cars to the streets. Since the access to the existing garage is also via 22nd street our 3900 block we would be hit the hardest with this proposal. Additional cars circulating the blocks for available space will have deleterious effects on air quality as well.

Is there some formal process to hand in a complaint about this proposal or is an email like this sufficient? We did reach out as neighbors to the owner a few months ago also but never heard back.

I know that there is desire to create new housing but that building has a lot of vacancy already and I am not sure if that is the right approach - especially given the drastic change proposed.

Best, Christian

--

Christian Byza

3967 22nd St. San Francisco, CA-94114 USA

<u>christian@byza.de</u> +1 415 218 1214

Dear Mr Lewis,

Thanks for adding me to the distribution list.  $I_2 \lor 3I_2 \lor I$  am pleased that the proposed project qualifies as an infill project, so that it could proceed swiftly - we need more housing in this city.

Regardless of the finer points of CEQA, people already have to park up on the sidewalk on street cleaning days on Diamond St adjacent to the 600 block of Alvarado; there is not enough parking here for existing vehicles T<sub>6</sub>½ I believe that there could be effective mitigations by converting parking on other parts of Diamond St from parallel parking to perpendicular parking - but that will cost money, which could perhaps be included as part of the proposed project.

"Local governments retain their ability to regulate a projecti" transportation, aesthetics, and parking impacts outside of the CEQA process."

https://opr.ca.gov/ceqa/updates/sb-743/transit-oriented.html

Could you ensure that this is considered in the environmental review?

Peter Cleary

#### On 14-May-21 9:13 AM, Lewis, Don (CPC) wrote:

Hello Peter,

12/3
Thank you for your email. We appreciate receiving your comments and concerns regarding the project. As you know, I am the environmental planner assigned to the project and will be your primary contact for the environmental review for this project.

David Weissglass is the primary contact for the planning code compliance and permit review. David can be reached at <a href="mailto:david.weissglass@sfgov.org">david.weissglass@sfgov.org</a>.

The proposed development qualifies as a transit-oriented infill project. Therefore, in accordance with CEQA section 21099, vehicular parking shall not be considered to have the potential to result in significant environmental effects. 12%

Your name has been added to the distribution list for this project for future notices and outreach.

Sincerely,

آزاری Don Lewis, Senior Plannerآزاری Environmental Planning Divisionآزاری

San Francisco Planningī¿¾

48 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103E/Y.

Direct: 636 5627:794 | 10 https://mainanut-protections.com/pi.lpdf

Direct:

icis

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are以<u>available by e-mail</u>, and the Planning and Historic Preservation Commissions are convening remotely. The public is以<u>encouraged to participate</u>. Find more information on our services以<u>here</u>证证证

From: Peter Cleary <clearyp@att.net>
Sent: Monday, May 10, 2021 10:20 PM

To: Lewis, Don (CPC) <u><don.lewis@sfgov.org></u>
Subject: 642 Alvarado St environmental analysis

This message is from outside the City email system. Do not open links or attachments from untrusted sources. 12/26

Dear Mr Lewis,

Could you tell me what types of environmental effects you will be studying for this project? [2]% I assume you will, at a minimum, be examining the effect of 19+ vehicles attempting to find street parking in an already congested area.

آذِ٪ Peter Cleary

Peter Chang

 From:
 Noel Vaughan

 To:
 Lewis, Don (CPC)

 Subject:
 case # 2021-000308ENV

**Date:** Tuesday, May 18, 2021 3:44:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources

#### Dear Don,

My concern is where are the owners of these parking spaces going to park their car. There is not enough street parking for the people that live here now.

Noel Vaughan 625 Alvarado St.



# **RESPONSE TO DISCRETIONARY REVIEW**

Pro	roperty Address:	Zip Code:
Bu	uilding Permit Application(s):	
Re	ecord Number:	Discretionary Review Coordinator:
Pr	roject Sponsor	
Na	ame:	Phone:
Em	mail:	
Re	equired Questions	
1.		r and other concerned parties, why do you feel your proposed project should he issues of concern to the DR requester, please meet the DR requester in addition .)
2.	requester and other concerned parties?	osed project are you willing to make in order to address the concerns of the DR If you have already changed the project to meet neighborhood concerns, please her they were made before or after filing your application with the City.
3.	would not have any adverse effect on the	osed project or pursue other alternatives, please state why you feel that your project is surrounding properties. Include an explaination of your needs for space or other from making the changes requested by the DR requester.

P	roj	ject	Fea	tur	es
---	-----	------	-----	-----	----

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

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

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

Signature:	Date:
	☐ Property Owner ☐ Authorized Agent

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

#### RESPONSE TO DISRETIONARY REVIEW APPLICATION: 642 ALVARADO STREET SAN FRANCISCO, CALIFORNIA 94114

#### I. Introduction

The following is in response to the Discretionary Review Application (the "DR") filed by Marc A. Snyder for the building permit application for 642 Alvarado Street in San Francisco, California. Section 311 of the Planning Code establishes procedures for discretionary review by the Planning Commission to determine the compatibility of a proposed project with the neighborhood and to identify any issues arising from the proposal. (See Planning Code §311(a).) The expansion project presently under review is not only compatible with the Noe Valley neighborhood, but also with the greater San Francisco community. The project will not interfere with the neighborhood in an exceptional or extraordinary way and will instead only serve to provide new housing in manner that is uniquely unintrusive. The project should therefore be approved of as detailed in its building permit application.

#### II. The Project

The project presently under the Planning Commission's review is the expansion of housing by the construction of nine new accessory dwelling units ("ADUs") at 642 Alvarado Street ("the 642 Alvarado Project"). Because 642 Alvarado presently consists of 34 units, this project will expand the total number of dwelling units in the property to 43.

As mentioned in the DR, 642 Alvarado is located in the Noe Valley neighborhood of San Francisco, which consists primarily of single-family homes. As further identified in the DR, 642 Alvarado is already a unique building as it relates to the surrounding buildings in the area because as a 35-unit apartment-complex, it provides much more housing than most other buildings in Noe

Valley. Because the building already differs in size from the surrounding single-family homes, there is only a negligible difference between the proposed change to the property, which would see its 35 units be increased to 43 total units. The 642 Alvarado Project, therefore, remains compatible with the neighborhood's present layout.

A. Concerns Regarding Increased Traffic Do Not Rise to the Level of Extraordinary or Exceptional, And Do No Justify the Cessation of Project Aimed at Increasing Housing

In support of their request for Discretionary Review, the requestor describes a concern regarding traffic safety issues. Specifically, requestor states "[t]he main impact of this proposal will be an increase in the hazardous street conditions in the immediate neighborhood. This will be a result of the permanent reduction of parking spaces and increased traffic from more residents driving around the neighborhood seeking a parking space." These issues raised by the requestor simply are not unique or extraordinary and instead are inherent to any plan that involves adding housing.

The requestor specifically mentions a concern over a reduction in parking availability both at the property and in the surrounding neighborhood. The plan, however, does not require the severance of any onsite parking for the residents, nor does it reduce the amount of street parking. To the contrary, the 624 Alvarado Project will actually result in *increased* street parking as the north curb cut will be replaced with a parking curb. Given that the project does not involve the severance of any tenants' parking rights and that is will actually provide additional street parking, demand for offsite parking will remain stable.

Finally, the requestor refers to narrow streets adjacent to 642 Alvarado in support of his request for discretionary review. However, while it is clear from these illustrations that the roads identified are narrow, there is no valid concern that the 642 Alvarado Project will result in

hazardous conditions which do not already exist. As explained above, the building itself already consists of 35 units. The addition of nine new units will not make a substantial impact to the traffic in the area.

B. The Requestor's Only Proposed Change of Substance (Creation of Stacked Parking) Has Been Considered and Cannot Physically Be Accommodated

Inquiry (3) of the Discretionary Review Request Form asks the requestor what alternatives or changes to the proposed project would respond to the exceptional and extraordinary circumstances identified in the request. In response, the requestor appears to only suggest various versions of stacked parking arrangements, including the allocation of certain spaces to zipcars or other ride sharing services. This proposal, however, is not actually one of substance because it addresses a problem that does not exist nor has the potential to materialize. Because the property will have enough parking supply to meet the parking demands – there is simply no need to increase the amount of parking at the property.

Even if parking was a matter of substance, with regard to the first item, car stackers are not fit for nor feasible (physically or financially) in this property, and with regard to the reserving spaces for ride-share service providers, as described further below, the project sponsor has prioritized allocating parking in a manner that protects the housing services of existing tenants, and simply cannot sever these services in order to re-allocate them.

#### C. The Project Involves No Substantial Removal of Housing Services

Newly proposed legislation clarifies what the project sponsor already considered an important and mandatory aspect of the project: that no existing housing services be severed. While this legislation has not yet formally passed and is therefore technically inapplicable to this project, the project sponsor is nonetheless pleased to confirm that this project will not result in the

substantial removal of a housing service as described by Administrative Code Section 37.2(r), which provides that "Garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the sale lot, or kitchen facilities or lobbies in single room occupancy (SRO) hotels, supplied in connection with the use or occupancy of a unit, may not be severed from the tenancy by the landlord without just cause as required by Section 37.9(a)."

While not mentioned in the requestor's request for Discretionary Review, the project sponsor understands that in projects of this nature there is generally a concern regarding tenant-allocated parking; here, every existing tenancy will retain the same number of parking spaces currently allotted to them and no tenant shall have parking severed from their tenancy. Furthermore, the current parking arrangement at the project site does not include any indoor parking—all existing spaces are outdoors and exposed to the elements, and the project will result in the same nature of parking. While some existing parking spaces are currently located in a manner where a structure provides some overhead coverage, the height clearance of this structure varies up to 11 feet, due to the incline of the ground, not currently providing any substantial protection or shelter. The project involves the majority of these parking spaces retaining the same placement with regarding to structures overheard, and any changes that may result from the project will not be "substantial."

#### D. The Project Does Not Violate Residential Design Guidelines.

Finally, in support of the request for Discretionary Review, the requestor claims that the building violates the Residential Design Guidelines—however, this complaint appears to be directed at the current status of the building as a multi-unit building as opposed to a single-family home rather than any change resulting from the proposed expansion itself. Requestor explains that given that 642 Alvarado is already larger in scale as compared to surrounding units that it is

incompatible with the nearby buildings, and that because of this, further expansion should not be permitted. In support of this position, requestor cites to that part of the Residential Design Guidelines which states: "[i]n order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings." However, this argument is flawed because the 642 Alvarado Project will not alter the visual interest of the neighborhood –it will not involve the expansion of the footprint of the property nor will the ADUs be visible from any street. Moreover, even if the ADUs were visible from the street, they would instead, improve the visual interest as the new residential construction will be more appealing to the eye as compared to the largely vacant ground level parking currently in place. For these reasons, it is clear that the proposed project will not have any substantial effect on the visual interest of the surrounding area.

More importantly, because Noe Valley still provides such a limited number housing options as compared to other San Francisco neighborhoods, the 642 Alvarado Project will serve to benefit the neighborhood by making it more inclusive and subsequently more diverse, as well as lead to an improved contribution to housing opportunities in the city more generally. On the other hand, if this expansion project is rejected, progress toward inclusivity will be curbed. Because of this, it is imperative that the expansion be approved in an effort to improve the accessibility of the Noe Valley neighborhood to people of all backgrounds, races, and economic standing.

#### III. The Importance of ADUs in San Francisco

ADUs have played a vital role in addressing the city's housing shortage and therefore, hold significant value in San Francisco. San Francisco has implemented various programs to facilitate the construction ADUs in an effort to encourage property owners to convert their properties into

structures fit for multi-family dwelling. Given that San Francisco is highly developed, the city has encouraged property owners to look for creative solutions to produce more housing by repurposing underutilized storage and parking areas within existing building. Many instances of ADU construction therefore involve the conversion of garages, storage areas, or backyard areas into structures fit for dwelling purposes for residents of all incomes. San Francisco continues to prioritize ADU construction as it a cheaper and faster way to provide more housing as compared to traditional construction; as a matter of policy, the city has concluded that increasing the supply of affordable housing outweighs the adverse side effects of building ADUs.

With an understanding of this context, one can appreciate how rare the 642 Alvarado Project is: while the 642 Alvarado Project will result in nine new housing units, it will do so without compromising any of the existing units, tenancies, or housing services, and without interfering the property's present function. Rather, as described in the building permit application, the 642 Alvarado Project will involve the conversion of unused parking areas into housing units. Taking unused and unproductive space and converting it into housing is an especially unique and valuable opportunity that should not be prohibited on the basis of concerns that do not arise to the level of "exceptional" or "extraordinary."

#### IV. Conclusion

The 642 Alvarado Project will not only provide lasting benefits to the Noe Valley neighborhood and city of San Francisco, but it will do so with minimal impact on the neighboring residents. The building permit application should be approved in its current form as the expansion is compatible with the present layout of the neighborhood and more importantly, is consistent with and furthers the ideals of San Francisco.



# 642 ALVARADO STREET

22 SHEETS

SAN FRANCISCO, CA

BUILDING IS 34 RESIDENTIAL UNITS.

WORK UNDER SEPARATE PERMITS:

MECHANICAL

ELECTRICAL

OWNER:

642 ALVARADO 17, LP

642 ALVARADO STREET

415.497.2300

**BUILDING:** 

MECHANICAL:

ELECTRICAL:

PLUMBING:

SAN FRANCISCO, CA 94114

THIS PERMIT PROPOSES NO CHANGE OF USE

ADDITIONAL DWELLING UNITS

SCOPE OF WORK

THE PURPOSE OF THIS PERMIT APPLICATION IS TO PROVIDE NINE (9) NEW ADU'S AT GROUND

FLOOR PARKING LEVEL AND WITHIN EXISTING ENVELOPE, PER ORDINANCE 162-16. EXISTING

FIRE SPRINKLERS - PROVIDE FIRE SPRINKLERS AT ENTIRE GROUND FLOOR PER NFPA 13

FIRE ALARMS - PROVIDE MANUAL FIRE ALARMS COMPLYING WITH 2016 NFPA 72 INCLUDING

PROJECT DIRECTORY

APPLICABLE CODES

District

2019 CBC & SF AMENDMENTS

2019 CMC & SFAMENDMENTS

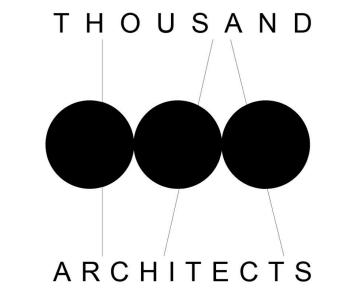
2019 CEC & SF AMENDMENTS

2019 CPC & SF AMENDMENTS

2019 CFC & SF AMENDMENTS

SMOKE DETECTION ON EACH FLOOR AT COMMON AREAS

INCLUDING UNDERGROUND SERVICE





5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

STRE

ADI SA

9

12.30.2
nts ombodia
epts embodie chitects and m

SHEET TITLE: **PROJECT** INFORMATION

PROJECT NO: DRAWN BY: SCALE:

2019 12.30.20 1 1/2" = 1'-0" DRAWING NO

**BUILDING INFO** 

**DWELLING UNITS** 

LOT AREA:

GROSS AREAS (S.F.):

LOBBY

UNIT A

UNIT B

**UNIT C** 

GROUND FLOOR

ETC. TO COMPLY WITH CITY SECURITY ORDINANCES. 20. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION. CONNECT ALL IMPROVEMENTS TO CITY UTILITIES.

19. ALL EXTERIOR DOORS, DOOR FRAMES, DOOR HARDWARE, JAMB AND HEADER CONSTRUCTION

21. PROVIDE BLOCKING/BACKING AT ALL WALL MTD. CONSTRUCTION INCLUDING CABINETS, GRAB BARS, BUILT-INS, CEILING FIXTURES.

22. SEE DETAILS FOR TYPICAL DEVICE AND DOOR HARDWARE MOUNTING LOCATIONS.

23. PUBLIC WORKS APPROVAL OF PLANS FOR UTILITY LINE EXTENSIONS, CONNECTIONS, METER LOCATIONS, DRIVES, SIDEWALKS, ETC, SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF THE PERMIT. 24. ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED OVER CONTINUOUS, LAPPED, BITUMNOUS

25. INFILTRATION CONTROL, CAULKING AND WEATHER STRIPPING A. DOORS, WINDOWS AND SKYLIGHTS BETWEEN CONDITIONED AND UNCONDITIONED SPACES

B. CAULKING, SEALANTS OR WEATHER STRIPPING SHALL BE INSTALLED TO LIMIT INFILTRATION IN THE BUILDING ENVELOPE BETWEEN CONDITIONED AND UNCONDITIONED SPACES AS FOLLOWS: 1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES 2. BETWEEN WALL SOLE PLATES AND FLOORS AND FLOORS AND BETWEEN EXTERIOR WALL PANELS. 3. PENETRATIONS IN WALLS, CEILINGS, AND FLOORS FOR PLUMBING AND GAS PIPING, ELECTRICAL WIRES, CABLES AND CONDUIT. 4. OPENINGS BETWEEN VENTED OR UNCONDITIONED ATTICS AND CONDITIONED SPACES

26. ALL PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE ENERGY CONSERVATION MANUAL FOR RESIDENTIAL BUILDINGS.

27. PLUMBING FIXTURES AND FAUCETS TO BE RATED AS FOLLOWS: TOILET FLUSH RATE: 1.6 GPM SHOWER HEAD VALVE: 2.5 GPM (PRESSURE BALANCED)

LAVATORY VALVES: 2.2 GPM (MAX)

MEMBRANE WATERPROOFING. INSTALL PER MANUFACTURER'S REQ'S.

**GENERAL NOTES** 

I. CONTRACTOR TO V.I.F. EXISTING CONDITIONS AT TIME OF BID AND NOTIFY ARCHITECT

2. CONTRACTOR TO LOCATE AND VERIFY LOCATIONS OF UTILITIES (INCLUDING BUT NOT

3. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH AND

DEBRIS RESULTING FROM THE WORK AND/OR OPERATION EVERY DAY AT CONTRACTOR'S

QUANTITIES AND TYPES AND RECYCLING LOCATIONS TO BE PRODUCED ON REQUEST OF

IS SHOWN OR NOT SHOWN ON THESE DRAWINGS. IN THE EVENT OF CONFLICT THE MORE

FROM DEMOLITION, DUST, WATER, ETC. WHERE CONSTRUCTION OCCURS. PATCH

CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF OR BY THE FOLLOWING:

ALBANY BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES

4. CONTRACTOR SHALL PROTECT EXISTING BUILDING FROM DAMAGE WHICH MAY OCCUR

5. ALL WORK SHALL CONFORM TO ALL PREVAILING CODE REQUIREMENTS REGARDLESS OF WHAT

STRINGENT REQUIREMENTS SHALL APPLY. REQUIREMENTS INCLUDE. BUT ARE NOT LIMITED TO, THE

6. THE CONTRACTORS AND/OR SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR

WITH THE EXISTING CONDITIONS, AND BY SIGNING A CONTRACT ACCEPTS THE CONDITIONS

7. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ACTUAL SITE

CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING

8. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE

9. DETAILS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE

10. THE CONTRACTOR SHALL VERIFY "ROUGH-IN" DIMENSIONS FOR DOORS, WINDOW OPENINGS

AND PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES AND APPLIANCES

FROM MANUFACTURER'S INFORMATION PRIOR TO STARTING LAYOUT IN AREAS WHERE SUCH

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN ARCHITECTURAL,

12. THE OWNER WILL PROVIDE THE GENERAL BUILDING PERMIT. ALL OTHER PERMITS SHALL BE THE

14. SECURITY OF THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY OPENINGS LEFT

15. SEE STRUCTURAL DRAWINGS FOR ASSOCIATED FRAMING AND EXCAVATION. CONTRACTOR TO

PROVIDE SHORING AS NECESSARY. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL FURNISH ALL

NECESSARY SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE

16. ALL WORK TO BE INSTALLED PLUMB, LEVEL AND STRAIGHT. ALL FACES OF ADJACENT WALL

17. THE CONTRACTOR SHALL PROVIDE FIRE STOPS OF 2" NOMINAL LUMBER, GYPSUM BOARD, MINERAL WOOL OR OTHER APPROVED MATERIALS SECURELY FASTENED IN PLACE AT THE

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT

B, AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.

PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

18. WALL AND CEILINGS SHALL BE A MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD UNLESS

C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND SIMILAR OPENINGS WHICH AFFORD

OTHERWISE NOTED. SHAFTS, GAS VENTS, ETC. SHALL BE CONSTRUCTED OF ONE HOUR FIRE RESISTIVE

CEILING AND FLOOR LEVELS, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

FINISHES SHALL ALIGN UNLESS OTHERWISE NOTED. CONNECTIONS AND FASTENERS SHALL BE CONCEALED UNLESS OTHERWISE NOTED. SURFACE FASTENERS SHALL BE APPROVED BY THE

FULLY RESPONSIBLE FOR THE SAME, INCLUDING ANY REQUIRED PERMITS.

IN FLOORS OR CEILINGS SHALL BE PROTECTED FOR THE SAFETY OF THOSE WORKING ON THE SITE

STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS NECESSARY.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SANITARY FACILITIES FOR THE

RESPONSIBILITY OF THE CONTRACTOR INCLUDING ENERGY COMPLIANCE AS REQUIRED.

CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO FIELD VERIFY DIMENSIONS AND

CONDITIONS, AND MAKE FIELD MEASUREMENTS NECESSARY FOR THEIR WORK.

LIMITED TO ELECTRICITY, GAS, WATER, SEWAR, AND TELEPHONE) PRIOR TO START OF

CONSTRUCTION. NOTIFY ARCHITECT OF UTILITY LOCATIONS PRIOR TO START OF

EXPENSE. ALL RUBBISH AND DEBRIS SHALL BE LEGALLY DISPOSED OF. THE CONTRACTOR SHALL CONFORM WITH APPLICABLE DEBRIS RECYCLING

OF ANY DISCREPANCIES WITH THESE DRAWINGS.

REMAINING AREAS AND PREPARE FOR FINISH.

CALIFORNIA ADMINISTRATIVE CODE

AMERICAN STANDARDS INSTITUTE

WITH THE WORK.

ITEMS OCCUR.

AND OTHERS.

FOLLOWING LOCATIONS:

CONSTRUCTION.

NATIONAL FIRE PROTECTION ASSOCIATION

UNDER WHICH HE/SHE WILL BE REQUIRED TO WORK.

OVER SCALES SHOWN ON PLANS, SECTIONS AND DETAILS.

CONSTRUCTION.

28. CONTRACTOR AND SUB-CONTRACTORS TO PROTECT ALL EXISTING CONSTRUCTION TO

SHOWN OR IMPLIED OR SHALL MATCH EXISTING CONDITIONS. 30. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW OR

29. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMILAR TO THOSE

31. THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY, AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE

DESIGN AND GENERAL INTENT OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP 32. ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL . . . " OR "THE CONTRACTOR

SHALL INSTALL . . . ," WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING," "EXTG.," OR "(E)" ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE ONTRACTOR.

34. CONTRACTOR TO PROVIDE ALL UTILITY SERVICE APPLICATIONS, CONNECTIONS AND

35. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES WITH QUICK-ACTING VALVES.

37. CONTRACTOR TO PROVIDE ALL NECESSARY HOOK-UPS, UTILITIES, ELECTRICAL, VENTING & DRAINAGE PER MFR. REQS' FOR NEW APPLIANCES AND FIXTURES.

39. ALL DIMENSIONS ARE TO FACE OF FRAMING - U.O.N

EXISTING ALLOWABLE PROPOSED CONSTRUCTION TYPE NO CHANGE OCCUPANCY GROUP NO CHANGE **BUILDING HEIGHT** NO CHANGE NO CHANGE FIRE SPRINKLERS PARTIAL \* SEISMIC UPGRADE SEPARATE PERMIT

\* GROUND FLOOR TO BE PARTIALLY SPRINKLERED AT AREA OF NEW UNITS AND EXIT PATHS PER

**AREAS** 

BLOCK/LOT: LOT AREA: ZONING: HEIGHT/BULK:

RM-2-RESIDENTIAL - MIXED 40-X - NO CHANGE

2771/044

18,150 S.F.

SETBACKS: REAR YARD: MIN 25% OF 15' WHICHEVER IS GREATER - NO CHANGE FRONT SETBACK: NO CHANGE **UNIT EXPOSURE:** INTERIOR FLOOR LEVEL

**AUTO PARKING** EXISTING PROPOSED

A004

A303

A304

WINDOW = 1/12 OF ROOM FLOOR AREA W/IN 7'-6" OF

SHEET INDEX

PRE-APPLICATION MEETING NOTES

PRE-APPLICATION MEETING NOTES

EXISTING/ DEMO FIRST FLOOR PLAN

PROPOSED PARTIAL FIRST FLOOR PLAN EXISTING AND PROPOSED ELEVATIONS

**EXISTING AND PROPOSED ELEVATIONS** 

EXISTING AND PROPOSED ELEVATIONS

BUILDING ELEVATIONS AND SECTIONS

**ZONING INFO** 

CONCRETE AND WOOD DETAILS

TYP. DETAILS AND SCHEDULES GREEN BUILDING FORM

EXISTING SITE PLANS AND EXISTING SITE PHOTOS

TITLE 24 REPORT & ENERGY INSPECTION FORMS

PROJECT INFORMATION

PROPOSED SITE PLAN

TITLE 24 REPORT

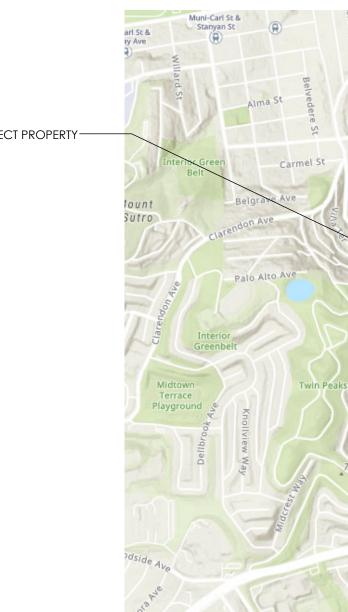
TITLE 24 REPORT

EXISTING FLOOR PLANS

STRUCTURAL NOTES FOUNDATION PLAN

FRAMING PLAN

WOOD DETAILS



SUBJECT PROPERTY-

VICINITY MAP 642 ALVARADO ST

512.7 UNIT F 512.7 610.2 **UNIT G** 610.2 UNIT H 607.7 607.7 UNIT I 690.7 690.7 33. CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY 6,930 -5,357 PARKING INSURANCE THROUGHOUT DURATION OF CONSTRUCTION. **MEZZANINE** RESIDENTIAL 746 746 COORDINATION. OWNER TO REIMBURSE UTILITY APPLICATION, CONNECTION & CONSTRUCTION 705 705 STORAGE SECOND FLOOR RESIDENTIAL 7,863 36. ALL GAS PIPING TO BE RIGID BLACK STEEL. THIRD FLOOR 7,863 RESIDENTIAL

7,863 FOURTH FLOOR 7,863 7,863 RESIDENTIAL ADU'S 5,303.5 5,303.5 6,930 -5,357 1,573 PARKING

UNIT D 736.0 736.0 658.8 658.8 1,573

18,150 S.F.

7,863

531.4 535.2

396

420.8

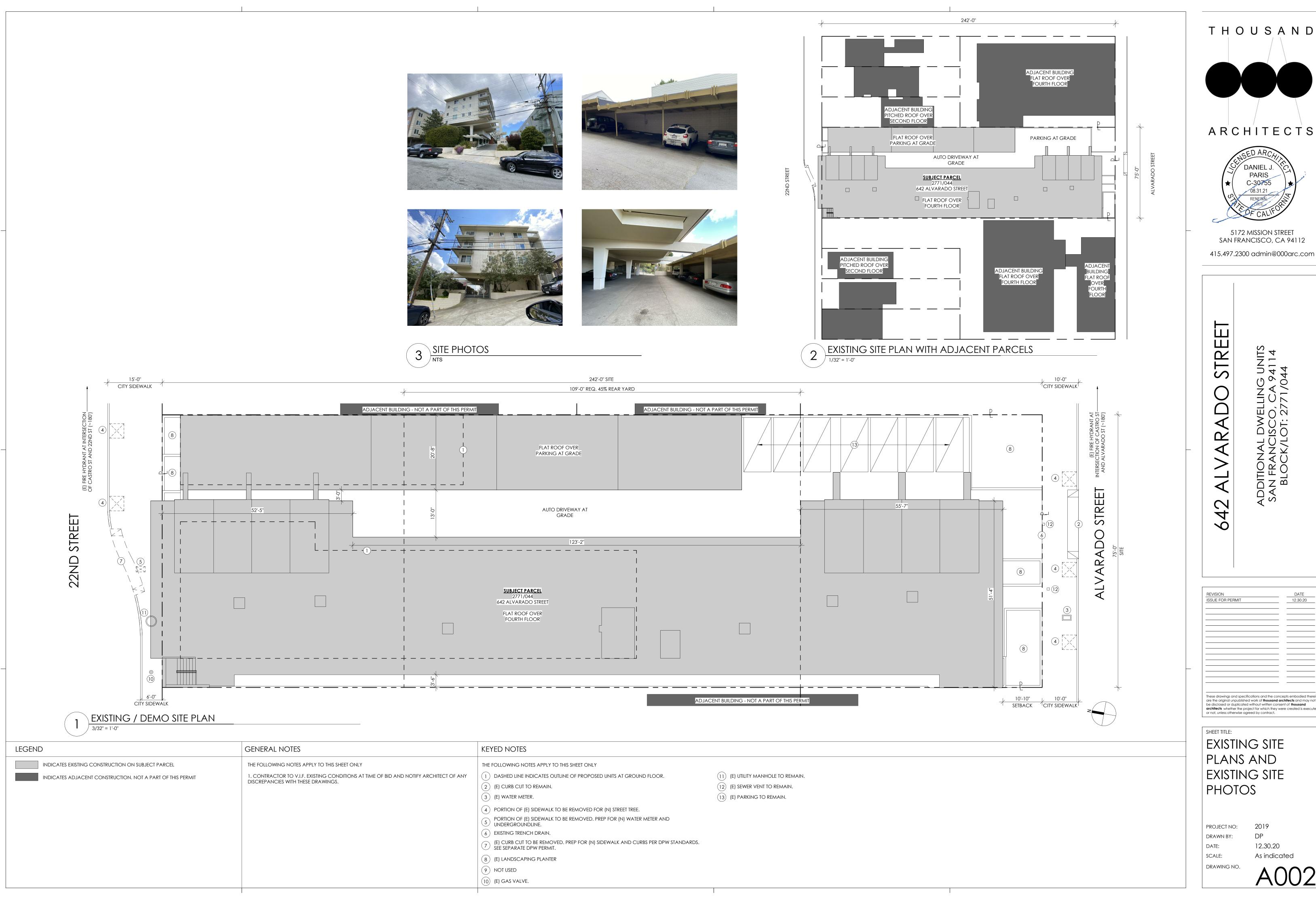
420.8

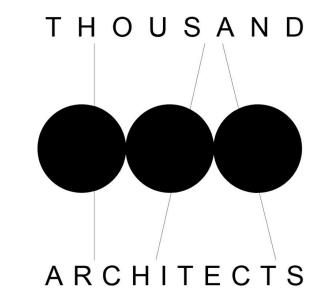
531.4

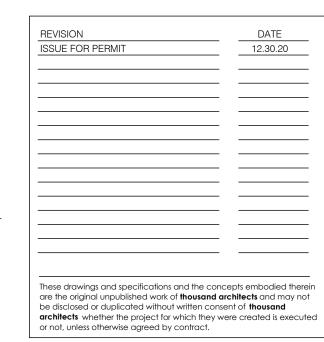
535.2

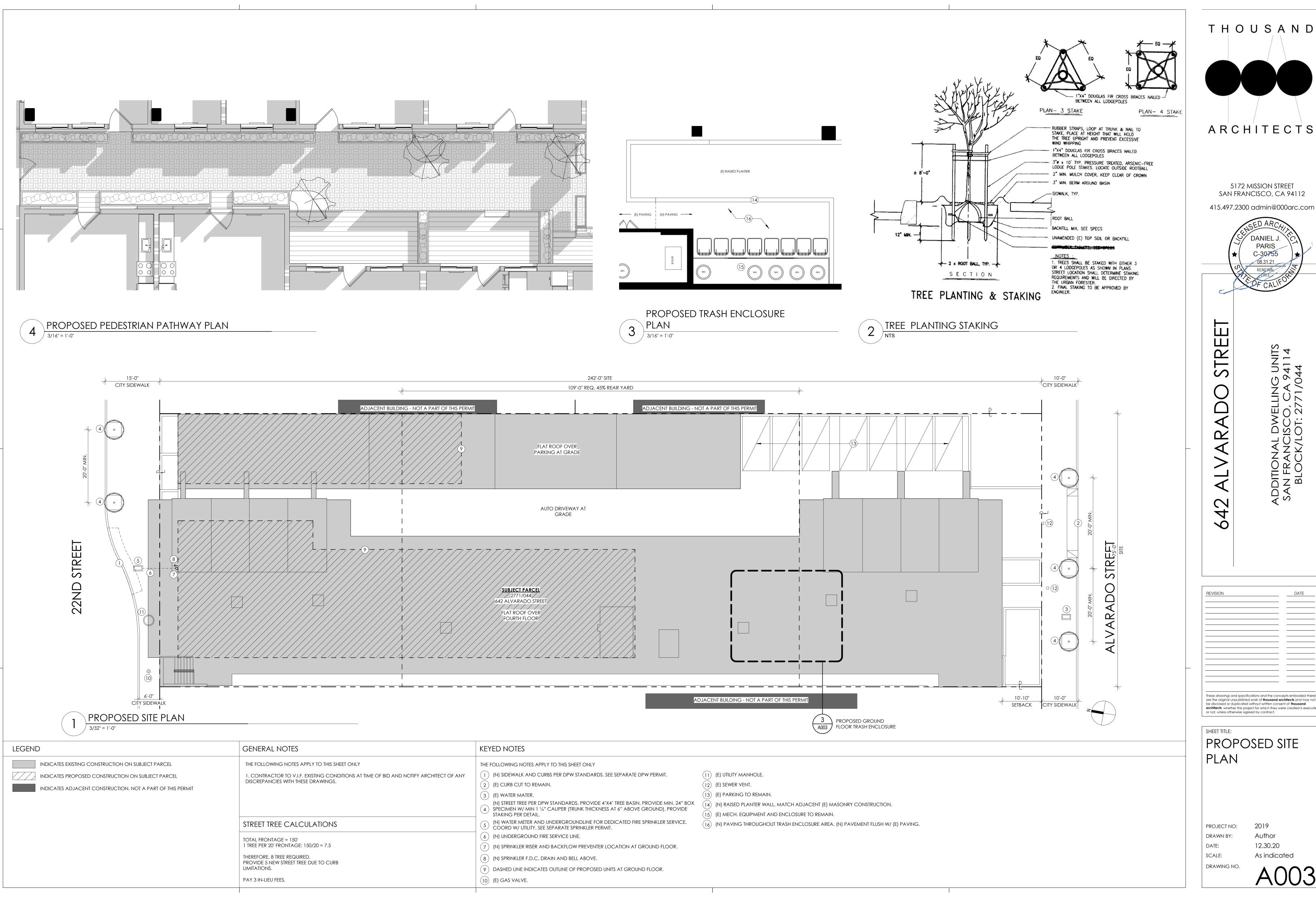
705 STORAGE 24,335 RESIDENTIAL

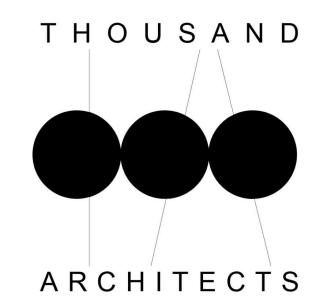
705 24,335







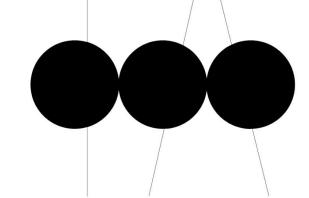




These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed

			Page 3 of 9		Page 5
	+ **				
		U. CIDE CONTINUEDO			
		II. FIRE SPRINKLERS  Referencing Information Sheet FS-05:		Question 5;	
		Proposed primary egress paths and bedroom egress paths do not converge.  No change of occupancy.  Proposed units are focated on the ground floor.  Egress path of travel is exterior from each proposed ADU entry door		Can existing court be considered to provide equivalent light and air for West facing spaces?	·
	September 2, 2020 Thousand Architects	Cyress path of travel is exterior from each proposed ADU entry door  Question 2:		Response: Existing court does not meet minimum width required for either Court or Yard and connot be used for required natural light, Explore alternative natural light from shared spaces inside unit, Mechanical ventilation may be provided to these spaces,	
	168 Tiffany Avenue San Francisco, CA 94110	Per FS-05, are sprinklers required solely at the new units?		A STATE OF THE STA	*
	,	Response: Yes, sprinklers are required at new units and path of travel only.		The glos	
San Francisco Departments of Planning and Building Inspection		Devole of fall.	*	Stephen AWOK, SF DBI	
David Weissglass – Planning Department Stephen Kwok – Building Department Gerald Gauer – Fire Department		Stephen Kwok, SF DBI		Question 6: In conjunction with the ADU project, we will be proposing building common lobby improvements. Should these	
Re: 642 Alvarado – Pre-Application meeting responses		Gerald Gauer, SFFD		improvements be included with the ADU permit or a separate permit?	v
David, Stephen and Gerald,		Question 9;		Response: Due to the size of the project (greater than 4 units) is it possible to combine the additional scope with the ADU permit.	
Thank you for the Pre-Application meeting on August 31, 2020 for this project.  See attached for written responses to our discussion.		Would the new sprinklers be required to be designed to meet NFPA 13 or 13R?  Response: Sprinklers must be designed to meet requirements of NFPA 13	*	Stephen Kwok, SF DBI GOOLRATTON	5
Please call or email with any questions.				Planning Discussion	150 180
		Stephen Kwok, SF DBI		V. Unit Exposure	*
Dan Paris		Gerard Gauer, SFFD		Proposed unit configuration provides a central courtyard which meets or exceeds minimum 9' x 25' (225 s.f.) open space for Unit exposure. Units C, D, E, F, G, H & I will provide glazed area with frontage on this courtyard equaling at least 1/12 of the area of the respective room. Units A and B will provide frontage onto 22 <sup>nd</sup> Street equaling at	
Dan Paris Thousand Architects 415.497.2300		Geran Gauer, Seru		least 1/12 of the area of the respective room.	
					•
					(2)
				9.7	
			,		·ī
			** * *		
					×
	1	about;blank	9/8/2020		×
	1	about;blank	9/8/2020	about:blank	ዕ/ደ/ንብ
	Page 2 of 9		9/8/2020 3 Page 4 of 9	about:blank	
	Page 2 of 9		Page 4 of 9	about:blank	
	Page 2 of 9		3	about:blank	
BUILDING INFORMATION	Page 2 of 9		Page 4 of 9	about:blank	
Address: 642 Alvarado Street, 94114  Block/Lot: 2771/044	Page 2 of 9		Page 4 of 9	Question 7:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f.	Page 2 of 9	III. Exit Distance and Path  Exits from unit: Per CBC Table 1006.2.1, proposed units each have one primary exit doorway	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant?  Response:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Units: 34 Proposed new units: 9 - at ground floor	Page 2 of 9	III. Exit Distance and Path  Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?	
Address: 642 Alvarado Street, 94114  Block/Lot: 2771/044  Year Bullt: 1963  Historic Status: B - unknown  Zoning: RM-2  Parcel Area: 18,150 s.f.  Existing Building Area: 23,790 s.f.  Existing Units: 34	Page 2 of 9	III. Exit Distance and Path  Exits from unit: Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of excess to the public way per story.	Page 4 of 9	Question 7:  is proposed Unit Exposure compliant?  Response: Units A-G meet regulrements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure. David Weissplass to confirm with Planning whether this is allowed.	
Address: 642 Alvarado Street, 94114  Block/Lot: 2771/044  Year Bullt: 1963  Historic Status: B - unknown  Zoning: RM-2  Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f.  Existing Units: 34  Proposed new units: 9 - at ground floor  Stories/Basements: 4 stories/0 Basements  Use: R-2  Fire Sprinklers: None Existing  Construction Type: V-8 (unprotected)	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level  Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22 <sup>nd</sup> Street One to the South at Alvarado Street.	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure. David Weissglass to confirm with Planning whether this is allowed.  David Weissglass  David Weissglass, SF Planning  VI. Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the	
Address: 642 Alvarado Street, 94114  Block/Lot: 2771/044  Year Bullt: 1963  Historic Status: B - unknown Zoning: RM-2  Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Units: 34  Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements  Use: R-2  Fire Sprinklers: None Existing Construction Type: V-8 (unprotected)	Page 2 of 9	III. Exit Distance and Path  Exits from unit: Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22 <sup>nd</sup> Street	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant? Response:Units A-G meet requirements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure, David Weissglass to confirm with Planning whether this is allowed.  David Waissglass David Weissglass, SF Planning	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Units: 34 Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-8 (unprotected)  Building Description Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level  Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22 <sup>nd</sup> Street One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way.	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure, David Weissglass to confirm with Planning whether this is allowed.  David Weissglass  David Weissglass, SF Planning  VI Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCO, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Units: 34 Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-8 (unprotected)  Building Description  Existing building is wood construction, four storie's residential over ground floor parking on a thru-block parcel.	Page 2 of 9	Exits from unit: Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" Street One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way. East unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure, Units H and I partially use vehicle parking access space for Unit Exposure, David Weisselass to confirm with Planning whether this is allowed.  David Weisselass  David Weisselass  David Weisselass  David Weisselass  David Weisselass  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 34 Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Project Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:	Page 2 of 9	Exits from unit: Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way. East unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure, David Weissglass to confirm with Planning whether this is allowed.  David Weissglass  David Weissglass, SF Planning  VI Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCO, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 34,790 s.f. Existing Building Area: 34 Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Project Description The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" One to the South at Alvarado Street One to the South at Alvarado Street. Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South, West unit bedrooms provide compliant egress windows or doors onto exterior exit path with access to two exits. Question 4:	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant?  Response:Units A-G meet regulrements for unit exposure, Units H and I partially use vehicle parking access space for Unit Exposure, David Weissglass to confirm with Planning whether this is allowed.  David Weissglass_ David Weissglass, SF Planning  VI. Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCO, NCT, OTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.  Response:Yes, no dwelling unit mix is required for the proposed 9 units in this zoning.  David Weissglass	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 34 Proposed new units: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Project Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level  Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" Street One to the footh at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way.  East unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure, Units H and I partially use vehicle parking access space for Unit Exposure, David Weissalass to confirm with Planning whether this is allowed.  David Weissaglass  David Weissglass, SF Planning  VI. Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix Is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.  Response: Yes, no dwelling unit mix is required for the proposed 9 units in this zoning.  David Weissglass  David Weissglass, SF Planning  VII. Notification  Question 9:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing building Status: 9 - at ground floor Stories/Basements: 4 stories/0 Basements Use: R-2 Fire Sprinklers: None Existing Construction Type: V-8 (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Project Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level  Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" Street One to the footh at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way.  East unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant? Response:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 4 storless of Basements Use: 9- at ground floor Storless/Basements: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four storles residential over ground floor parking on a thru-block parcel.  Profest Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991	Page 2 of 9	Esits from unit:  Per CEC Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Esits from Level Per CEC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22 <sup>nd</sup> street One to the South at Alwardo Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way. Est unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:  Is exit scheme compliant and acceptable?  Response:Yes_proposed exiting scheme is code compliant and acceptable. West unit bedrooms may exit strough existing stair and gate directly to 22 <sup>nd</sup> Street	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant? Response:Units A-G meet requirements for unit exposure, Units H and I partially use vehicle parting access space for Unit Exposure, David Welssalass to confirm with Planning whether this is allowed.  David Weissglass  David Weissglass, SF Planning  VI. Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCO, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.  Response: Yes, no dwelling unit mix is required for the proposed 9 units in this toning.  David Weissglass, SF Planning  VII. Notification  Question 9:  Would there be any requirement for tenant or neighborhood notification of the subject project?	
Address:  642 Alvaredo Street, 94114  8lock/Lot:  2771/044  Year Bullt:  1953  Historic Status:  8 - unknown Zoning:  RM-2  Parcel Area:  18,150 s.f.  Existing Building Area:  23,790 s.f.  Existing Building Area:  4 stories/0 Basements  Use:  R2  Fire Spiniblers:  None Existing Construction Type:  V-8 (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Project Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access	Page 2 of 9	Exits from unit: Per CBC Table 2006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or accuss to a single exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22''d Street One to the South at Alvardao Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compiliant egress windows or doors onto exterior exit path with access to two exits.  Question 4:  Is exit scheme compilant and acceptable?  Response:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response: Units A-G meet requirements for unit exposure. Units H and I partially use vehicle parking access space for Unit Exposure. David Welsselass to confirm with Planning whether this is allowed.  **David Weisselass.**  David Weisselass, 5F Planning  VI. Dwelling Unit Mix  Per SFPC Section 207, Dwelling Unit Mix is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mix is required.  Response: Yes, no dwelling unit mix is required for the proposed 9 units in this zoning.  **David Weisselass.**  David Weisselass, SF Planning  VII. Notification  Question 9:  Would there be any requirement for tenent or neighborhood notification of the subject project?  Response: Pre-Application Meeting with tenents and adjacent neighbors is required when proposing infill contruction under a deak or a cantilevered from widthin the rear yard per SPPC Sec 207(cifd)(ci21). Due to the nature of this thru-block site. proposed ADU's are within the rear yard per SPPC Sec 207(cifd)(ci21). Due to the nature of this thru-block site. proposed ADU's are within the rear yard, Pre-Application meeting is required.  When proposing 7 or more units a Class 32 Exemption may be required. This depends whether there are also any	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 24,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 26,790 s.f. Existing Building Area: 8-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building Is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Profest Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A: 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 2:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Esits from unit:  Per GEC Table 1008-2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, enax 125° common path of travel distance)  Esits from Level Per GEC 1008-3.3 spaces complying with 1008-2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a dingle exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" Street One to the South at Alyarado Street.  Per 1008-2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0". At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows on doors onto exterior exit path and then to the public way.  Est unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:  Is exit achemo compliant and acceptable?  Response:  Yes, proposed exiting scharge is code compliant and acceptable. West unit bedrooms may exit through existing stair and extending the proposed common to the public way.  Stephen Kvigs, SFDD  IV. Light and Air  Proposed West unit bedrooms [Units A.C.E.F.H. & I) open onto rear court for required light and air, Required court dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastons for a 4 story building are 5's 14' (70 s.f. area). Proposed court width is 3'-6" wide and greater than dimeastory.	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant? Response:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Bullt: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 24,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 25,790 s.f. Existing Building Area: 26,790 s.f. Existing Building Area: 8-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building Is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Profest Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A: 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 2:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per CBC Table 1006.2.1, proposed units each have one primary exit doorway (IR 20 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Level Per CBC 1006.3.2: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or access to a single swit.  Proposed units each have two means of egress to the public way per story: One to the north at 22" Street One to the north at 22" Street One to the south at Athrarod Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, Vay, East unit bedrooms provide compliant egress windows onto common exterior exit path with access to two exits.  Question 4:  Is exit scheme compliant and acceptable?  Response:  Ves, proposed exiting achieve is code compliant and acceptable. West unit bedrooms may exit through existing taki and gate directly to 22" Street  No. Light and Air	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response:Units. 6. Greet requirements for unit exposure. Units H and Lordrially use white parking access space for Joint Exposure, David Welssalass to conform with Planning whether this is allowed.  David Wessglass. David Welssglass.  David Wessglass, SF Planning  VI. Dwelling Unit Mike  Per SFFC Section 207, Dwelling Unit Mike is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mike is required.  Response:Yes, no dwelling unit mike is required for the proposed 9 units in this tening.  David Wessglass  David Wessglass  David Wessglass.	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B- unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 24,790 s.f. Existing Building Area: 8-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Prolect Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A, 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7: Is proposed Unit Exposure compliant? Response:	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B- unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 24,790 s.f. Existing Building Area: 8-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Prolect Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A, 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response:Units. 6. Greet requirements for unit exposure. Units H and Lordrially use white parking access space for Joint Exposure, David Welssalass to conform with Planning whether this is allowed.  David Wessglass. David Welssglass.  David Wessglass, SF Planning  VI. Dwelling Unit Mike  Per SFFC Section 207, Dwelling Unit Mike is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mike is required.  Response:Yes, no dwelling unit mike is required for the proposed 9 units in this tening.  David Wessglass  David Wessglass  David Wessglass.	
Address: 642 Alvarado Street, 94114 Block/Lot: 2771/044 Year Built: 1963 Historic Status: B- unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Existing Building Area: 23,790 s.f. Existing Building Area: 24,790 s.f. Existing Building Area: 8-2 Fire Sprinklers: None Existing Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Prolect Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A, 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response:Units. 6. Greet requirements for unit exposure. Units H and Lordrially use white parking access space for Joint Exposure, David Welssalass to conform with Planning whether this is allowed.  David Wessglass. David Welssglass.  David Wessglass, SF Planning  VI. Dwelling Unit Mike  Per SFFC Section 207, Dwelling Unit Mike is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mike is required.  Response:Yes, no dwelling unit mike is required for the proposed 9 units in this tening.  David Wessglass  David Wessglass  David Wessglass.	
Address: 642 Alvarado Street, 94114 Block/tot: 2771/044 Year Built: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Edisting Building Area: 23,790 s.f. Edisting Building Area: 18,150 s.f. Edisting Building Area: 19,100 sessements Use: R-2 Fire Sprinklers: None Edisting Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Prolect Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Question 7:  Is proposed Unit Exposure compliant?  Response:Units. 6. Greet requirements for unit exposure. Units H and Lordrially use white parking access space for Joint Exposure, David Welssalass to conform with Planning whether this is allowed.  David Wessglass. David Welssglass.  David Wessglass, SF Planning  VI. Dwelling Unit Mike  Per SFFC Section 207, Dwelling Unit Mike is only required for projects proposing greater than 10 units or within the RTO, RCD, NCT, DTR or Eastern Neighborhoods.  Question 8:  Please confirm, per Section 207, no Dwelling Unit Mike is required.  Response:Yes, no dwelling unit mike is required for the proposed 9 units in this tening.  David Wessglass  David Wessglass  David Wessglass.	
Address: 642 Alvarado Street, 94114 Block/tot: 2771/044 Year Built: 1963 Historic Status: B - unknown Zoning: RM-2 Parcel Area: 18,150 s.f. Edisting Building Area: 23,790 s.f. Edisting Building Area: 18,150 s.f. Edisting Building Area: 19,100 sessements Use: R-2 Fire Sprinklers: None Edisting Construction Type: V-B (unprotected)  Building Description  Existing building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Prolect Description  The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A?	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Response:	
Address: 642 Alvarado Street, 36114 Block/Lot: 277/J044 Ver brült: 1953 Historic Status: B. valhanova Historic Status: B. valhanova Parcal Areas: 38.350 s.f. Estistic fulits: 34 Proposed new units: 34 Proposed new units: 9- at ground floor Starlet/Bissements: 4 stories/0 Bissements Use: R-2 Proposed new units: 9- at ground floor Starlet/Bissements: V-5 Building Destribution Construction Type: V-5 (unprotected)  Building Destribution Estisting building is wood construction, four stories residential over ground floor parking on a thru-block parcel.  Profest Destribution The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A. 2 Building Accessibility Existing Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 2:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A7  Responser:	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Response:	
Address: 692 Alvarado Street, 96114 Block/Lot: 277/044 Ves fault: 1963 Historie Status: B. valanovan Parcal Aras: 18.159 sf. Estiste Building Arce: 28,700 sf. Estiste Building Arce: 23,700 sf. Estiste Building Arce: 34 Proposed new units: 9- at ground floor Starler/Busements: 4 stories/0 Basements Use: R.2 Proposed new units: 9- at ground floor Goastroction Type: V-9 (unprotesteed)  Building Baseziation Estisting building by bood construction, four stories residential over ground floor parking on a thru-block parcel.  Profest Baseziation The purpose of this Pre-Application Request is to discuss a proposal to adid 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A.2 Building Accessibility Estisting Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 1: Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A7  Response:	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Response:	
Address: 692 Alvarado Street, 94114 Block/Lot: 2771/044 Ves fullt: 1953 Interés Status: B. unknown Deversiface: 18.150 sf. Estisting Biolifing Arces: 23,700 sf. Estisting Biolifing Arces: 23,700 sf. Estisting Biolifing Arces: 23,700 sf. Estisting Biolifing Arces: 34 Proposed new units: 9- at ground floor Storiet/Basements: 410 statusing Construction Type: 4-9 Empirication Construction Type: 4-9 Empirication Estisting biolifing its wood construction, four stories renidential over ground floor parking on a thru-block parcel. Profest Description The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES Following are questions for application of building codes as they apply to proposed project:  I. ADA  Per CBC Section 1102A. 2 Building Accessibility Estisting Buildings:  The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 2:  Would these 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A7  Response:	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Response:	
Address: 642 Aburado Street, 94114 Block/Lot: 2772/044 Yes P Bult: 1963 Mistoric Sature: B - unknown Pared Ares: 18.130 s.f. Existing funding Area: 22,790 s.f. Existing funding Area: 29,790 s.f. Existing funding Area: 34 tories/0 Essements Use: R2 Proposed new units: 9- st ground floor Storter/Absements: W-6 Estatleg Construction Types: V-8 (unprotected)  Building Desstration Existing hubbling is wood construction, four stories residential over ground floor parking on a thru-block parcel. Protest Desscribility The purpose of this Pre-Application Request is to discuss a proposal to add 9 ADU's at ground floor parking areas.  PRE-APPLICATION MEETING RESPONSES  Following are questions for application of building codes as they apply to proposed project:  1. ADA  Per CBC Section 1102A. 2 Building Accessibility Existing Buildings: The building standards contained in this chapter do not apply to the alteration, repair, rehabilitation or malintenance of multifamily dwellings constructed for first occupancy prior to March 13, 1991  Question 2: Would those 9 additional units (and the building as a whole) be considered exempt from disabled access requirements under Chapter 11A7  Response: Proposed project is evernet from ADA requirements for proposed new units.	Page 2 of 9	Exits from unit:  Per C&C Table 1006.2.1, proposed units each have one primary exit doorway (R-2 occupancy, max 20 occupants per unit, max 125' common path of travel distance)  Exits from Loval  Per C&C 1006.3.3: spaces complying with 1006.2.1 with exits that discharge directly to the exterior are permitted to have one exit or a species to a length exit.  Proposed units each have two means of egress to the public way per story: One to the north at 22'' street  One to the South at Alvarado Street.  Per 1006.2.1, maximum common path of egress travel is 125' Proposed common path of egress travel is 0'. At each entry, each unit has access to two exit paths: North and South.  West unit bedrooms provide compliant egress windows or doors onto exterior exit path and then to the public way, East unit bedrooms provide compliant egress windows onto common exterior exit path and then to the public way.  Causation 4:  Is exit scheme compliant and acceptable?  Response:	Page 4 of 9	Response:	Page 6

THOUSAND



ARCHITECTS



5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

2 ALVARADO STREET

REVISION

ISSUE FOR PERMIT

12.30.20

These drawings and specifications and the concepts embodied therein are the original unpublished work of thousand architects and may not be disclosed or duplicated without written consent of thousand architects whether the project for which they were created is executed or not, unless otherwise agreed by contract.

PRE-APPLICATION
MEETING NOTES

PROJECT NO: DRAWN BY:

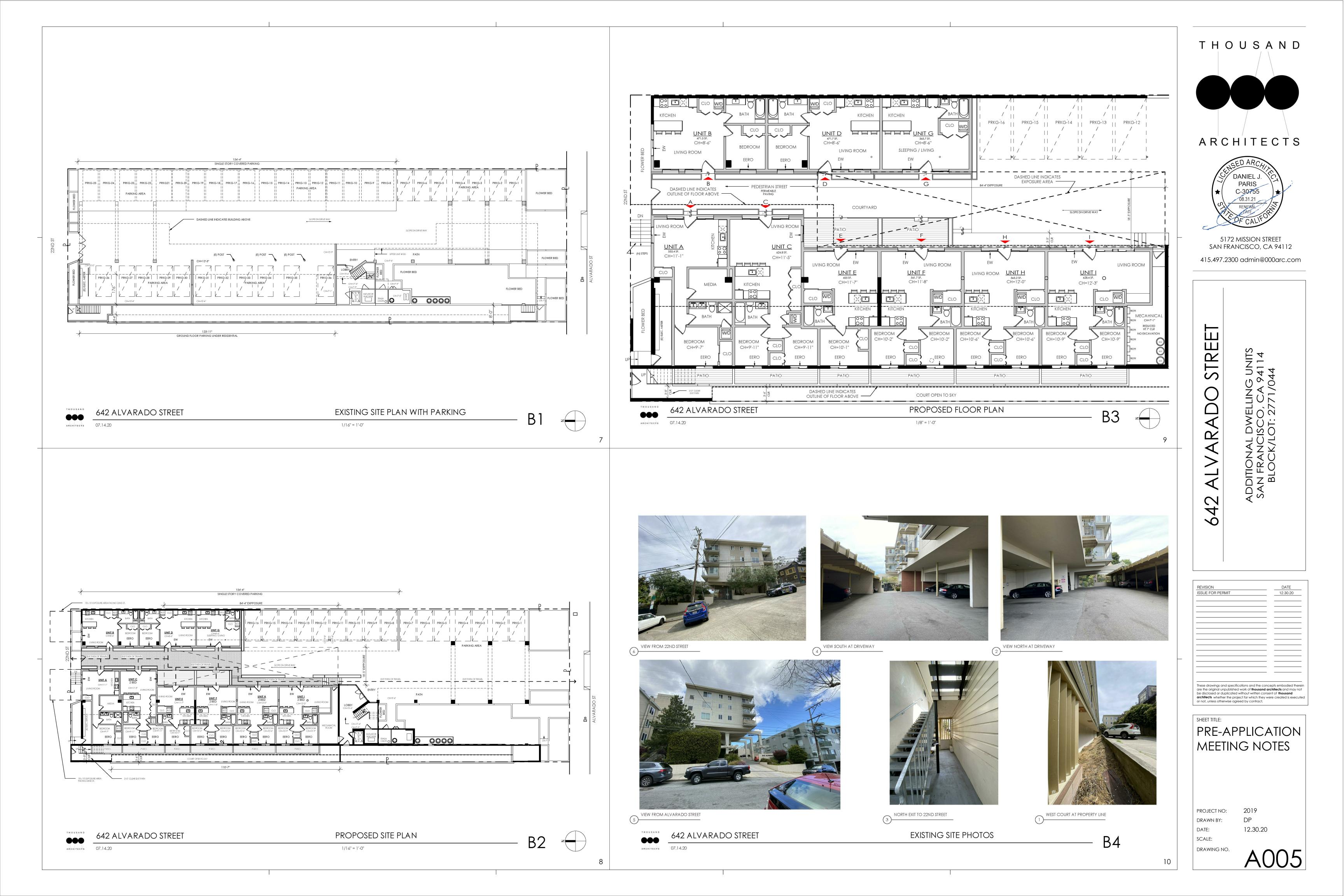
2019 DP 12.30.20

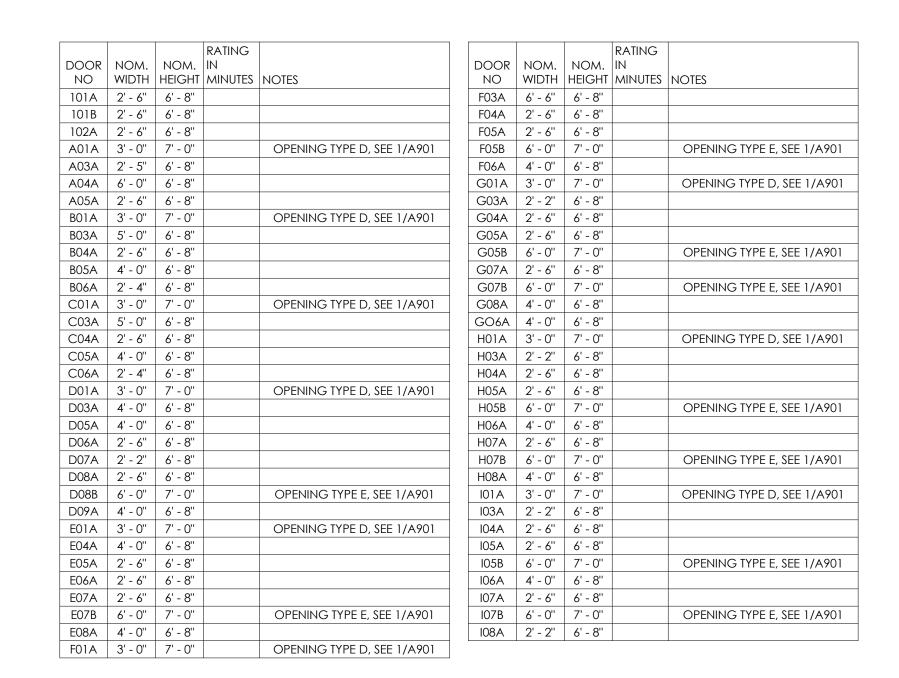
SCALE:

DRAWING NO.

A

C





DOOR SCHEDULE

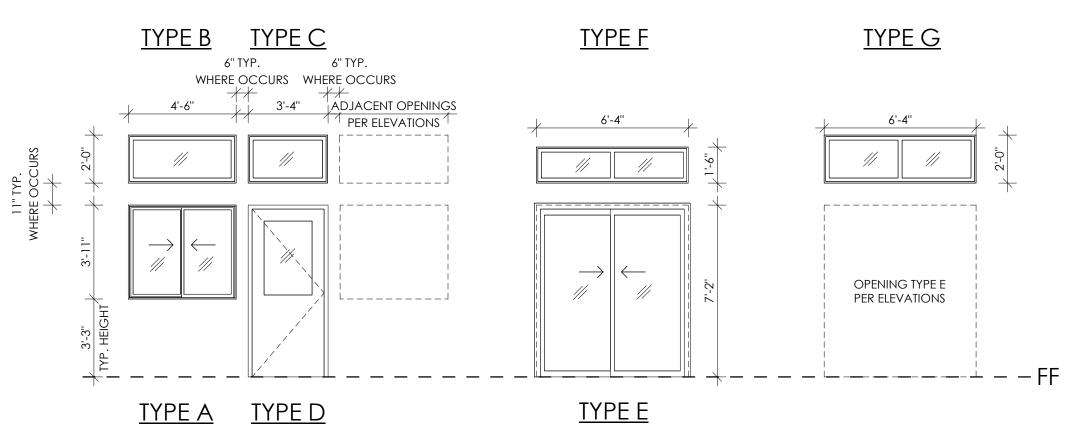
EXT	EXTERIOR OPENING SCHEDULE									
⟨x⟩	OPENING DIMENSION H X W	QUANTITY	FRAME	GLASS	SILL HEIGHT	REMARKS	NOTES			
Α	47" X 54"	7	ALUM	INSUL/TEMP	26"	SLIDING				
В	24" X 54"	1	ALUM	INSUL/TEMP	97"	FIXED				
С	24" X 40"	1	ALUM	INSUL/TEMP	97"	FIXED				
D	SEE ELEV.	7	ALUM	INSUL/TEMP	SEE ELEV.	SWING DOOR	SEE DOOR SCHEDULE			
Е	84" X 72"	9	ALUM	INSUL/TEMP	-	SLIDING DOOR	SEE DOOR SCHEDULE			

1. DETAILS DRAWN AS VIEWED FROM EXTERIOR. 2. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. 3. ALL GLAZING TO BE TEMPERED, UNLESS NOTED OTHERWISE. 4. BEDROOM EGRESS WINDOW: CLEAR 20" WIDE MIN., CLEAR 24" HEIGHT MIN., 5.7 S.F. NET CLEAR OPENING, WINDOW SILL WITHIN 44" OF FLOOR. 5. SEE ELEVATIONS FOR ADDITIONAL ALIGNMENT AND LOCATION INFORMATION.

6. PROVIDE SCREENS AT ALL OPERABLE WINDOWS. 7. PROVIDE WINDOW LOCKING MECHANISM AT ALL OPERABLE

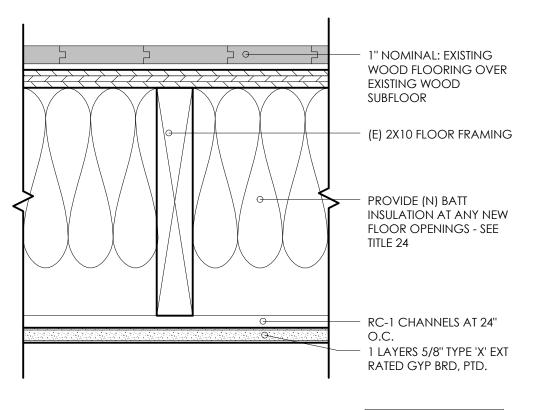
8. REFER TO PLANS FOR DOOR SWING DIRECTION

EXTERIOR OPENING GENERAL NOTES:



EXTERIOR OPENING SCHEDULE AND TYPES

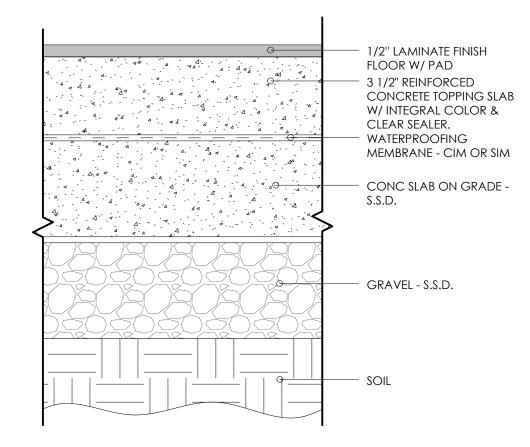
NOTE: WINDOW ARRANGEMENT VARIES, SEE ELEVATIONS



UL DESIGN: L512 FIRE RATING: 1 HOUR

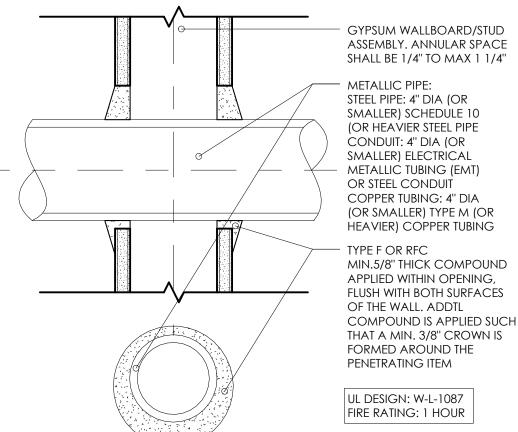
B SCALE 3" = 1'-0"

1HR - 2ND FLOOR



S.O.G. W/ TOPPING SLAB

PIPE PEN. AT 1 HOUR WALL



GYPSUM WALLBOARD/STUD

FORMING MATERIAL: MIN.

INSULATION (MIN 3.5PCF)

FIRMLY PACKED INTO THE

UP TO 3" BY 10" PREFAB 24GA SHEET METAL AIR

DUCT. MIN 7/16" TO MAX

1-5/8" ANNULAR SPACE BET DUCT AND PERIPHERY OF OPENING IS REQ'D.

MIN.1/2" THICK COMPOUND

FLUSH WITH BOTH SURFACES

APPLIED WITHIN OPENING,

UL DESIGN: W-L-7001

FIRE RATING: 1 HOUR

OPENING AS A PERMANENT

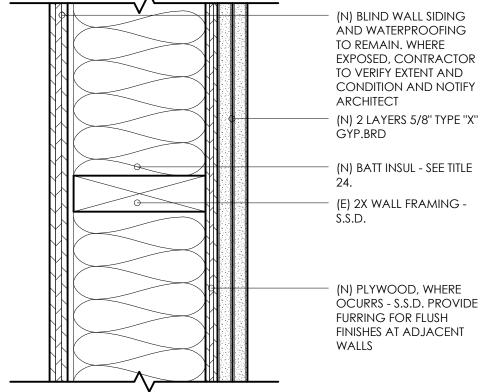
2-1/2" THICK MINERAL WOOL

**ASSEMBLY** 

FORM

OF WALL

UL DESIGN: U305 FIRE RATING: 1 HOUR **ACOUSTICS 1HR-TYP INT WALL** SCALE 3" = 1'-0" (N) BLIND WALL SIDING AND WATERPROOFING TO REMAIN. WHERE EXPOSED, CONTRACTOR TO VERIFY EXTENT AND CONDITION AND NOTIFY ARCHITECT



NO INSULATION WHERE EXTERIOR BOTH SIDES

1HR BLIND WALL - (E) FRMG-INT

1 LAYERS 5/8" TYPE "X" GYP.BRD EA SIDE PTD. WATER RESISTANT AT WET LOCS. 2 LAYERS 5/8" TYPE "X" GYP.BRD EA SIDE PTD. WATER RESISTANT AT WET BATT INSULATION WHERE OCCURS - SEE TITLE 24. STAGGERED 2X4 WALL FRAMING ON 2X6 - S.S.D. (N) PLYWOOD, WHERE OCURRS - S.S.D. PROVIDE FURRING FOR FLUSH FINISHES AT ADJACENT UL DESIGN: GA-GP-3910

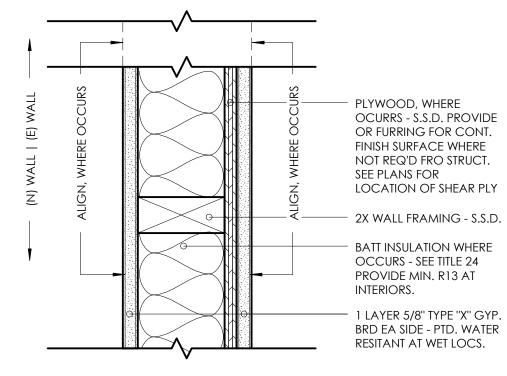
FIRE RATING: 2 HOUR STC: 51 NO INSULATION WHERE EXTERIOR BOTH SIDES

1HR - PARTY WALL SCALE 3" = 1'-0"

> 1 LAYER 5/8" TYPE "X" GYP.BRD, PTD. (N) BATT INSULATION - SEE TITLE 24 (N) OE (E) 2X WALL framing - S.S.D. PLYWOOD, WHERE OCURRS - S.S.D. CONT. WATERPROOFING MEMBRANE. INSTALL PER MFRS. REQS. LAP UNDER AND FEATHER INTO (E) WHERE OCURRS MIN 12" STUCCO OR WD SIDING TO MATCH EXISTING

PROVIDE EXTERIOR GYP BRD (DENSHIELD OR SIM) WHERE FIRED RATED

NR-STUCCO SIDING-GYP BRD



WHERE LIVING SPACE IS ADJACENT TO GARAGE AREA, PROVIDE ADDITIONAL RC CHANNELS ONE SIDE OVER FRAMING WITH 1 LAYER 5/8" TYPE 'X' GYP BRD EACH SIDE FOR

THOUSAND

ARCHITECTS

DANIEL J.

PARIS

C-30755

08.31.21

5172 MISSION STREET

SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

ING UNITS CA 94114 71/044

ONAL DWELLIN RANCISCO, CA OCK/LOT: 2771,

ADDITIOI SAN FRA BLOC

Ш

42

9

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

SHEET TITLE: TYP. DETAILS AND **SCHEDULES** 

PROJECT NO: DRAWN BY: DATE: SCALE:

2019 DP 12.30.20 As indicated DRAWING NO.

DUC PEN. AT 1 HOUR WALL SCALE 3" = 1'-0"

#### GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects orm version: March 11, 2020 (For permit applications January 2020 - December 2022 **INSTRUCTIONS:** OTHER RESIDENTIAL VERIFICATION Fill out the project information in the Verification box at the right. **ALTERATIONS +** Indicate below who is responsible for ensuring green Submittal must be a minimum of 11" x 17". **ADDITIONS** building requirements are met. Projects that increase This form is for permit applications submitted January 2020 through December 2022. total conditioned floor area by ≥1,000 sq. ft. are required adds any amount of conditione SOURCE OF to have a Green Building Compliance Professional of area, volume, or size REQUIREMENT TITLE DESCRIPTION OF REQUIREMENT Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by **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 <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are CALGreen 4.406.1 RODENT PROOFING Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method. required. FINAL COMPLIANCE VERIFICATION form FIREPLACES & will be required prior to Certificate of Completion CALGreen 4.503.1 Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances. WOODSTOVES 642 ALVARADO STREET - ADDITIONAL DWELLING UNIT CAPILLARY BREAK, 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 CALGreen 4.505.2 **SLAB ON GRADE** PROJECT NAME 2771/044 MOISTURE CONTENT CALGreen 4.505.3 Wall + floor <19% moisture content before enclosure. **BLOCK/LOT 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). 642 ALVARADO STREET, SAN FRANCISCO, CA 94114 **ADDRESS** R-2, MULTI-FAMILY CALGreen 4.504.2.1-5, 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, LOW-EMITTING MATERIALS PRIMARY OCCUPANCY SFGBC 4.103.3.2 resilient flooring (80% of area), and composite wood products. 25,040 S.F. **GROSS BUILDING AREA** Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets CALGreen 4.303.1. INDOOR WATER USE SF Housing Code (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per REDUCTION INCREASE IN CONDITIONED FLOOR AREA SF Housing Code sec.12A10. sec.12A10 I have been retained by the project sponsor to verify that WATER-EFFICIENT Administrative Code f 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 approved construction documents and construction fulfill IRRIGATION restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. ch.63 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 **ENERGY EFFICIENCY** CA Energy Code Comply with all provisions of the CA Energy Code. Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, i I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer Planning Code **BICYCLE PARKING** Provide short- and long-term bike parking to meet requirements of SF Planning Code sec. 155.1-2. if applicable responsible for assuring the compliance of the project with sec.155.1-2 the San Francisco Green Building Code. SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088 RECYCLING BY OCCUPANTS Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. LICENSED PROFESSIONAL (sign & date) May be signed by applicant when <1,000 sq. ft. is added. Environment Code ch. 14 **CONSTRUCTION &** SFGBC 4.103.2.3 Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. **AFFIX STAMP BELOW: DEMOLITION (C&D)** CalGreen 4.408.2. See www.dbi.org for details. DISCARDS MANAGEMENT 4.408.5 HVAC INSTALLER QUALS | CALGreen 4.702.1 | Installers must be trained in best practices. **HVAC DESIGN** HVAC shall be designed to ACCA Manual J, D, and S. CALGreen 4.507.2 Planning Code Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity. BIRD-SAFE BUILDINGS sec.139 TOBACCO SMOKE CONTROL Health Code art.19F Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas. 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 STORMWATER Public Works Code if project extends Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance. CONTROL PLAN art.4.2 sec.147 SFPUC Stormwater Management Requirements. outside envelope CONSTRUCTION SITE Public Works Code if project extends Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. RUNOFF art.4.2 sec.146 outside envelope DANIEL PARIS T415 497 2300 GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #) AIR FILTRATION CALGreen 4.504.1 | Seal permanent HVAC ducts/equipment stored onsite before installation. (CONSTRUCTION) THOUSAND ARCHITECTS Water Efficiency of Existing Non-Compliant Fixtures Indoor Water Efficiency I am a LEED Accredited Professional Each fixture must not exceed CALGreen 4.303 maximum flow rates: All fixtures that are not compliant with the San Francisco Commercial Water Conservation NOTES: **FIXTURE TYPE** MAXIMUM FIXTURE FLOW RATE Ordinance that serve or are located within the project area must be replaced with fixtures I am a GreenPoint Rater Showerheads<sup>2</sup> 1.8 gpm @ 80 psi 1. For dual flush toilets, effective flush volume or fittings meeting the maximum flow rates and standards referenced above. For more is defined as the composite, average flush information, see the Commercial Water Conservation Program Brochure, available at SFDBI. Lavatory Faucets: residential 1.2 gpm @ 60 psi I am an ICC Certified CAL Green Inspector volume of two reduced flushes and one full flush. The referenced standard is ASME 1.8 gpm @ 60 psi default Kitchen Faucets A112.19.14 and USEPA WaterSense Tank-NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush

Inspection pursuant to San Francisco Building Code Chapter 13A.

3. Any showerhead manufactured to have a flow capacity of more than 2.5 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

2. Any urinal manufactured to use more than 1 gallon/flush

4. Any interior faucet that emits more than 2.2 gpm

Wash Fountains

Metering Faucets

Tank-type water closets

Flushometer valve water closets

1.8 gpm / 20 [rim space (inches) @ 60 psi]

Wall mount: 0.125 gallons / flush

Floor mount: 0.5 gallons / flush

1.28 gallons / flush1 and EPA WaterSense Certified

.20 gallons per cycle

1.28 gallons / flush1

Type High Efficiency Toilet Specification -

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

1.28 gal (4.8L)

(CALGreen 5.303.2.1)

# STREET 42 01.06.21 or not, unless otherwise agreed by contract GREEN BUILDING COMPLIANCE PROFESSIONAL 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

(sign & date)

requirements are met.

design and/or inspection, this section may be completed by another party who will verify applicable green building

THOUSAND ARCHITECTS



5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

DITIONAL DWELLING UNITS IN FRANCISCO, CA 94114 BLOCK/LOT: 2771/044 ADI SA

These drawings and specifications and the concepts embodied there are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is execute

SHEET TITLE: GREEN BUILDING **FORM** 

PROJECT NO: DRAWN BY: DATE:

SCALE:

2019 12.30.20

#### **BUILDING ENERGY ANALYSIS REPORT**

#### PROJECT:

642 Alvarado St High Rise ADU 642 Alvarado St San Francisco, CA 94114

#### Project Designer:

**Thousand Architects** 5172 Mission St San Francisco, CA 94112 415-497-2300

#### Report Prepared by:

Hayley Monahan EnergySoft 1025 5th Street, Suite A Novato, CA 94945 415-301-0163

EMERGY SOFT

#### **Job Number:**

20223

Date:

12/30/2020

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards. This program developed by EnergySoft Software – www.energysoft.com.

#### **TABLE OF CONTENTS**

Cover Page Table of Contents Form PRF-01-E Certificate of Compliance

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 1 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

A. GENERAL INFORMATION								
1.	Project Location (city)	San Francisco	8.	Standards Version	Compliance2019			
2.	CA Zip Code	94114	9.	Compliance Software (version)	EnergyPro 8.2			
3.	Climate Zone	3	10.	Weather File	OAKLAND_724930_CZ2010.epw			
4.	Total Conditioned Floor Area in Scope	3,816 ft2 (3,816 ft2 Building Total)	11.	Building Orientation (deg)	(N) 350 deg			
5.	Total Unconditioned Floor Area	0 ft²	12.	Permitted Scope of Work	NewEnvelopeAndMechanical			
6.	Total # of Stories (Habitable Above Grade)	4	13	Building Type(s)	High-Rise Residential			
7.	Total # of dwelling units	6	14	Gas Type	NaturalGas			

. PROJECT SUMMARY
able Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within
ermit application.

Building Components Complying via Performance						<b>Building Components Complying Prescriptively</b>		
	Ø	Performance			Performance	The following building components are ONLY eligible for prescriptive		
Envelope (see Table G)		Not Included	Covered Process: Commercial Kitchens	×	Not Included	compliance and should be documented on the NRCC form listed if with the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).		
Mechanical (see Table H)	×	Performance	Covered Process: Computer Rooms		Performance	Indoor Lighting (Unconditioned)§140.6	NRCC-LTI-E	
Wechanical (see Table 11)		Not Included		×	Not Included	Outdoor Lighting §140.7	NRCC-LTO-E	
Domestic Hot Water (see Table I)	X	Performance	Covered Process: Laboratory Exhaust		Performance	Sign Lighting §140.8	NRCC -LTS-E	
bomestic not water (see Table I)		Not Included	covered Process. Laboratory Exhibits		Not Included	Mandatory Measures		
Lighting ( Indoor Conditioned, see Table K)		Performance				Electrical power systems, commissioning, so escalator requirements are mandatory and slisted if applicable (i.e. compliance will not b NRCC-PRF-E.)	hould on the NRCC form	
	Ø	Not Included				Electrical Power Distribution S110.11	NRCC-ELC-E is required	

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 2 of 14
Project Address: 642 Alvarado St San Francisco 94114		Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name: High Rise Units ADU Central System.cibd19x			

#### C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ²-yr)

☐ Performance

Solar Thermal Water Heating (see

COMPLIES						
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) <sup>1</sup>			
Space Heating	6.69	4.94	1.75			
Space Cooling	7.48	5.75	1.73			
Indoor Fans	3.59	2.41	1.18			
Heat Rejection			-			
Pumps & Misc.		3.04	-3.04			
Domestic Hot Water	35.11	36.69	-1.58			
Indoor Lighting			-			
ENERGY STANDARDS COMPLIANCE TOTAL	52.87	52.83	0.04 (0.1%)			
1 Notes: The number in narenthesis following the Compliance Margin	in column 1 represents the Persent P	atter than Standard				

# brack 1 Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.

☐ This project is pursuing CalGreen Tier 1	☐ This project is pursuing CalGreen Tier 2				
Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) <sup>1</sup>		
Receptacle	51.24	51.24			
Process					
Other Ltg	49.95	49.95			
Process Motors					
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	154.06	154.02	0.0 (0.0%)		
<sup>1</sup> Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.					

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 3 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

# C3. ENERGY USE SUMMARY

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS<sup>1</sup>

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating				12.2	9.1	3.1
Space Cooling	0.5	0.4	0.1			
Indoor Fans	0.4	0.2	0.2			
Heat Rejection						
Pumps & Misc.		0.4				
Domestic Hot Water	0.0	0.5		73.6	70.9	2.7
Indoor Lighting						
Compliance Total	0.9	1.5	-0.6	85.8	80.0	5.8
Receptacle	6.3	6.3	0.0	2.8	2.8	0.0
Process						
Other Ltg	6.3	6.3	0.0			
Process Motors						
TOTAL	13.5	14.1	-0.6	88.6	82.8	5.8

C4.	UNMET	LOAD	HOUR

This Section Does Not Apply

# D. EXCEPTIONAL CONDITIONS

This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptively) before

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is

The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 4 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

#### E. HERS VERIFICATION

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below.

Highrise residential ventilation airflow

 Highrise residential kitchen hood rated by HVI • Highrise residential dwelling unit envelope air leakage

#### F. ADDITIONAL REMARKS

This Section Does Not Apply

L.	. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

1	1 2		4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing <sup>1</sup>	158 ft <sup>2</sup>	18 ft <sup>2</sup>	11.1%
East-Facing <sup>2</sup>	1,276 ft²	510 ft <sup>2</sup>	40.0%
South-Facing <sup>3</sup>	84 ft²	18 ft²	20.8%
West-Facing <sup>4</sup>	1,430 ft <sup>2</sup>	428 ft <sup>2</sup>	29.9%
Total	2,948 ft <sup>2</sup>	973 ft <sup>2</sup>	33.0%
Roof	0 ft <sup>2</sup>	0 ft <sup>2</sup>	00.0%
Notos			

NRCC-CXR-E is required

NRCC-SRA-E is required

nmissioning S120.8 Solar Ready S110.10

<sup>1</sup> North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW). <sup>2</sup> East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE). <sup>3</sup> South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE). <sup>4</sup> West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

#### G2. CRRC ROOFING PRODUCT SUMMARY

This Section Does Not Apply

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 5 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

G3. OPAQUE SURFACE ASSEMBLY SUMMARY								
1	2	3	4	5	6	7	8	9
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	U-Factor / F-Factor / C-Factor	Status <sup>1</sup>	Description of Assembly Layers
R-21 Wall8	ExteriorWall	2948	Wood	21	1	U-Factor: 0.062	N	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 5.5in., R-21 Expanded Polystyrene - EPS - 1/4 in. R1.0 Gypsum Board - 5/8 in.
Slab On Grade19	UndergroundFloor	3816	NA	0	NA	F-Factor: 0.730	N	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0

#### <sup>1</sup> Status: N - New, A - Altered, E - Existing

G4. OPAQUE DOOR SUMMARY This Section Does Not Apply

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method <sup>1</sup>	Assembly Method	Area ft <sup>2</sup>	Overall U-factor	Overall SHGC	Overall VT	Status <sup>2</sup>
Double Metal Clear	VerticalFenestration FixedWindow N/A	NFRC Rated	SiteBuilt	469	0.30	0.23	0.50	N
Glass Door	VerticalFenestration GlazedDoor N/A	NFRC Rated	SiteBuilt	504	0.35	0.23	0.50	N

<sup>1</sup> Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease <sup>2</sup> Status: N - New, A – Altered, E – Existing

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 6 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

# G6. OVERHANG DETAILS

1	2	3	4	5	6
Fenestration Tag/ID	Orientation	Depth(ft.)	Height from Bottom of Sill to Overhang(ft)	Right Extent(ft)	Left Extent(ft)
Window16	West	4.0	1.1	4.0	4.0
Glass Door17	West	4.0	7.1	4.0	4.0

# G7. FIN DETAILS

This Section Does Not Apply

# H. HVAC SYSTEM SUMMARY

H1. DRY SYSTEM EQU	. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)								
	Dry System Equipment <sup>1</sup> (Fan & Economizer info included below in Table N)								
1	2	3	4	5	6	7	8	9	10
				Heat	ing		Cooli	ng	St
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Source (Y/N)	Supp Heat Output (kBtuh)	Efficiency	Total Cooling Output (kBtu/h)	Efficiency	atus <sup>5</sup>

# <sup>1</sup> Status: N - New, A – Altered, E – Existing

H2. FAN SYSTEMS SUMMARY This Section Does Not Apply

# H3. EXHAUST FAN SUMMARY

This Section Does Not Apply

Report Generated at: 2020-12-30 10:50:23 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-10092020-6384

> Report Version: NRCC-PRF-01-E-10092020-6384 CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance

Report Generated at: 2020-12-30 10:50:23

THOUSAND ARCHITECTS



5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

STREET

SHEET TITLE:

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed

TITLE 24 REPORT

or not, unless otherwise agreed by contract.

2019 PROJECT NO: DRAWN BY: Author 12.30.20 DATE:

SCALE:

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 7 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

H4. Wet System Equipment (boilers, chillers, cooling towers, etc.)

, , ,	· · · · · · · · · · · · · · · · · · ·		· ·								
1	2	3	4	5	6	7	8	9	10	11	12
Name or Item Tag	Equipment Type	Qty	Vol (gal)	Rated Capacity	Efficiency	Standby Loss		Pur	nps		Stat
Ivallie of Itelli Tag	Equipment Type	Qiy	VOI (gai)	(kBtu/h)	Linciency	Standby 2033	Qty	GPM	HP	VSD (Y/N)	tus <sup>1</sup>
A O Smith Water Products2-0	HotWater	NA	NA	200	AFUE: 0.95	NA	1	10.0	0.300	No	N
<sup>1</sup> Status: N - New, A – Altered, E – Existing											

H5. SYSTEM SPECIAL FEATUR	RES						
1	2	3	4	5	6		
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls		
Boiler/DHW1 - HotWater NA NA NA NA NA Fixed Temperature Control, DDC							
Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.							

**H6. MECHANICAL VENTILATION** 

1	2	3	4	5	6	7	8	9
Mechanical Ventilation DCV							DCV or Occupant	
Zone Name	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	Sensor Controls, or Both
1-Units DEFGH and I	NA	0	12.00	6	204	204.48	3816	NA

Multifamily or Hotel/Motel Occupancy? (if "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)

Does the Project include Zonal Systems?

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 8 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12
System ID Zone Name System Type		System Type	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			
System ib	Zone Name	System Type	Heating	Cooling	Design	Min.	Min. Ratio	ВНР	Watts	Cycles	ECM Motor
2-Units DEFGH and I-EXH	1-Units DEFGH and I	VentilationOnly ExhaustOnly	NA	NA	34	NA	NA	NA	3		

H8. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

#### I. DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY

	1. DHW EQUIPMENT SUMMARY										
	1	2	3	4	5	6	7	8	9	10	11
	DHW Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input (kBtu/h)	Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	Heat Pump Type	Tank Location or Ambient Condition
ſ	A O Smith Water	Gas	Commercial	1	1.00	210	Thrml. Eff.:	/	NA	NA	Unconditioned

12. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS

IZ. WIOLIT-FAI	VIILI CENTRAL I	JUNA 2121 EIAI I	JE IAILS										
1.	2.	3.	4.	5.	6.	7	<b>'.</b>		8	3.			
							Recirculating Pump		Piping Length				
System Name	Configuration	Туре	Qty in System	Central Dist. Type	Unit Dist. Type	Efficiency	ВНР	Plenum	Outside	Buried	Add ½" Insulation (HERS)		
MF0-A O Smith Water Products2	"DHW System"	Central	1	Demand Control	NA	0.60	0.50						

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 9 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

# 13. SOLAR HOT WATER HEATING SUMMARY

This Section Does Not Apply

#### J. COVERED PROCESS SUMMARY This Section Does Not Apply

K. INDOOR LIGHTING SUMMARY This Section Does Not Apply

ject Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 10 of 14
ject Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
ut File Name:	High Rise Units ADU Central System.cibd19x		

#### L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019\_compliance\_documents/Nonresidential\_Documents/NRCI/

Building Component	YES	NO Form/Title		(10)	eld ector
				Pass	Fail
Envelope	$\boxtimes$		NRCI-ENV-01-E - Must be submitted for all buildings		
Mechanical	×		NRCI-MCH-01-E - Must be submitted for all buildings		
	×		NRCI-PLB-01-E - Must be submitted for all buildings		
	⊠		NRCI-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance		
Plumbing		×	NRCI-PLB-03-E - Must be submitted for high-rise residential and hotel/motel single dwelling unit hot water system distribution systems to be recognized for compliance		
		$\boxtimes$	NRCI-PLB-21-E - Must be HERS verified for central systems in high-rise residential hotel/ motel application		
		×	NRCI-PLB-22-E - Must be HERS verified for single dwelling unit systems in high-rise residential, hotel/motel application		
		$\boxtimes$	NRCI-STH-01-E - Must be submitted for solar hot water heating systems		
		×	NRCI-LTI-01-E - Must be submitted for all buildings		
		×	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS) to be recognized for compliance		
Indoor Lighting		$\boxtimes$	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance		
		×	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance		
		×	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance		
Covered Process		×	NRCI-PRC-01-E - Must be submitted for all Covered Processes		

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 11 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

#### M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019\_compliance\_documents/Nonresidential\_Documents/NRCA/

Building Component		NO	Form/Title	Fie Inspe	
	<del> </del>				Fail
Envelope		Ш	NRCA-ENV-02-F - NRFC label verification for fenestration		<u>                                     </u>
			NRCA-ENV-03-F - Daylighting Design PAFs		
		×	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls		
Indoor Lighting		⊠	NRCA-LTI-03-A - Automatic Daylight Controls		
muoor Lighting		×	NRCA-LTI-04-A - Demand Responsive Lighting Controls		
		×	NRCA-LTI-05-A - Institutional Tuning Power Adjustment Factor (PAF)		
		×	NRCA-PRC-02-F - Kitchen Exhaust		
		×	NRCA-PRC-03-F - Garage Exhaust		
Covered Process		×	NRCA-PRC-12-F – Elevator Lighting and Ventilation Controls		
Covered Flotess		×	NRCA-PRC-13-F –Escalator and Moving Walkways Speed Control		
		×	NRCA-PRC-14-F – Lab Exhaust Ventilation System		
		×	NRCA-PRC-15-F - Fume Hood Automatic Sash Closures System		

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 12 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

# M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019\_compliance\_documents/Nonresidential\_Documents/NRCA/

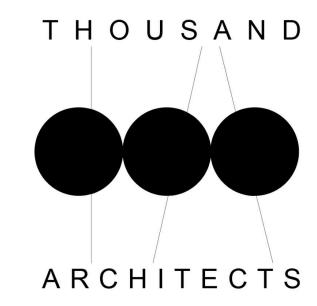
Building Component	YES	NO	Form/Title	Insp	pector	
				Pass	Fail	
	×		NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap			
	×		NRCA-MCH-03-A Constant Volume Single Zone HVAC			
		X	NRCA-MCH-04(a)-H Air Distribution Duct Leakage - HERS Verification required			
			NRCA-MCH-04(b)-A Air Distribution Duct Leakage - ATT only			
		X	NRCA-MCH-05-A Air Economizer Controls			
		×	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints			
		×	NRCA-MCH-07-A Supply Fan Variable Flow Controls			
		×	NRCA-MCH-08-A Valve Leakage Test			
Mechanical		X	NRCA-MCH-09-A Supply Water Temperature Reset Controls			
		X	NRCA-MCH-10-A Hydronic System Variable Flow Controls			
		X	NRCA-MCH-11-A Automatic Demand Shed Controls			
		X	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units			
		X	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance			
		X	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance			
		×	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance			
		X	NRCA-MCH-16-A Supply Air Temperature Reset Controls			
		X	NRCA-MCH-17-A Condenser Water Temperature Reset Controls			
		×	NRCA-MCH-18 Energy Management Control Systems			
		×	NRCA-MCH-19 Occupancy Sensor Controls			

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance

Report Version: NRCC-PRF-01-E-10092020-6384

Report Generated at: 2020-12-30 10:50:23

Field





5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

STREET

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

SHEET TITLE: TITLE 24 REPORT

PROJECT NO: 2019 Author DRAWN BY: DATE: 12.30.20

SCALE:

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 13 of 14
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Time:	10:49, Wed, Dec 30, 2020
Input File Name:	High Rise Units ADU Central System.cibd19x		

#### N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019\_compliance\_documents/Nonresidential\_Documents/NRCV/

Building Component		NO	Form/Title		eld ector
				Pass	Fail
		X	NRCV-MCH-04-H Duct Leakage Test		
Mechanical	X		NRCV-MCH-24-H Enclosure Air Leakage		
Mechanical	X		NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation		
	X		NRCV-MCH-32-H Local Mechanical Exhaust		
Plumbing		×	NRCV-PLB-21-H - HERS verified central systems in high-rise residential, hotel/motel application		
Fiditioning		×	NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application		

Project Name:	642 Alvarado St High Rise ADU	NRCC-PRF-01-E	Page 14 of 14				
Project Address:	642 Alvarado St San Francisco 94114	Calculation Date/Tim	: 10:49, Wed, Dec 30, 2020				
Input File Name:	High Rise Units ADU Central System.cibd19x						
921	I AUTHOR'S DECLARATION STATEMENT icate of Compliance documentation is accurate and complete.	- Van Oenri	Monshar -				
Documentation Auth	hor Name: Hayley Monahan	Signature:	Signature:				
Company: EnergySof	ft	0.9.13.13.13.					
Address: 1025 5th St	treet, Suite A	Signature Date: 2020-12-30					
City/State/Zip: Nova	to CA 94945	CEA/ HERS Certification Identi	ication (if applicable):				
Phone: 415-301-016	53						
RESPONSIBLE PER	SON'S DECLARATION STATEMENT						
The information pro     I am eligible under I	under penalty of perjury, under the laws of the State of California:  ovided on this Certificate of Compliance is true and correct.  Division 3 of the Business and Professions Code to accept responsib  s and performance specifications, materials, components, and many			-			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be ma and that a completed signed copy of this Certificate of Compliance i	ding permit application. de available with the building permit(s) issued for th	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Consumers of the consumers of the completed to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be ma	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of 0 Ins submitted to the enforcement agency for approval with this build Completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in The Designer Name: Daniel Paris	ding permit application. de available with the building permit(s) issued for th	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Completed to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  Architects	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop Company: Thousand	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be made and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  Architects  On St	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop Company: Thousand Address: 5172 Missio	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:	building, and made available to the enforcemen	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop Company: Thousand Address: 5172 Missio City/State/Zip: San F	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  I Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the stream of the stre	building, and made available to the enforcement builder provides to the building owner at occupa	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop Company: Thousand Address: 5172 Missio City/State/Zip: San F Phone: 415-497-230	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  I Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21	building, and made available to the enforcement builder provides to the building owner at occupa	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa Responsible Envelop Company: Thousand Address: 5172 Missio City/State/Zip: San F Phone: 415-497-230 Responsible Lighting	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  I Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the stream of the stre	building, and made available to the enforcement builder provides to the building owner at occupa	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a cinspections. I understa Responsible Envelop Company: Thousand Address: 5172 Missic City/State/Zip: San F Phone: 415-497-230 Responsible Lighting Company:	Part 6 of the California Code of Regulations. I features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  I Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE	building, and made available to the enforcement builder provides to the building owner at occupa	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa  Responsible Envelop  Company: Thousand  Address: 5172 Missic  City/State/Zip: San F  Phone: 415-497-230  Responsible Lighting  Company:  Address:	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  If Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE	building, and made available to the enforcement builder provides to the building owner at occupa	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa  Responsible Envelop  Company: Thousand  Address: 5172 Missic  City/State/Zip: San F  Phone: 415-497-230  Responsible Lighting  Company:  Address:  City/State/Zip:  Phone:	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance in the Designer Name: Daniel Paris  If Architects  On St  Francisco CA 94112	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE  Date Signed:  Title:	building, and made available to the enforcement builder provides to the building owner at occupations where the building owner at occupations with the building owner at occup	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa  Responsible Envelop  Company: Thousand  Address: 5172 Missic  City/State/Zip: San F  Phone: 415-497-230  Responsible Lighting  Company:  Address:  City/State/Zip:  Phone:	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance is the Designer Name: Daniel Paris  Architects  On St  Francisco CA 94112  Output  The Designer Name:  Designer Name:  Designer Name:  Designer Name:	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE  Date Signed:	building, and made available to the enforcement builder provides to the building owner at occupations where the building owner at occupations with the building owner at occup	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa  Responsible Envelop  Company: Thousand  Address: 5172 Missic  City/State/Zip: San F  Phone: 415-497-230  Responsible Lighting  Company:  Address:  City/State/Zip:  Phone:  Responsible Mechan	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be maintained that a completed signed copy of this Certificate of Compliance is the Designer Name: Daniel Paris  If Architects  On St  Francisco CA 94112  Output  Georgia Designer Name: Daniel Paris  Architects  In Designer Name: Daniel Paris  If Architects	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE  Date Signed:  Title:	License #:  License #:	t agency for all applicable			
of Title 24, Part 1 and 4. The building design plans and specification 5. I will ensure that a c inspections. I understa  Responsible Envelop Company: Thousand Address: 5172 Missic City/State/Zip: San F Phone: 415-497-230 Responsible Lighting Company: Address: City/State/Zip: Phone: Responsible Mechan Company: Thousand	Part 6 of the California Code of Regulations. If features or system design features identified on this Certificate of Cons submitted to the enforcement agency for approval with this build completed signed copy of this Certificate of Compliance shall be may and that a completed signed copy of this Certificate of Compliance is the Designer Name: Daniel Paris  Architects  On St  Francisco CA 94112  Output  By Designer Name:  Architects  On St  Architects  On St	ding permit application. Ide available with the building permit(s) issued for the sequired to be included with the documentation the Signature:  Date Signed: 01.06.21  Title: Architect  Signature: NOT IN SCOPE  Date Signed:  Title:  Signature:	License #:  License #:	t agency for all applicable			

City and County of San Francisco **Department of Building Inspection** 



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

# **NOTICE**

Attachment NRB

# TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

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

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

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

# **Energy Inspection Services Contact Information**

Telephone: (415) 558-6132 (415) 558-6474 Fax:

dbi.energyinspections@sfgov.org Email: In person: 3<sup>rd</sup> floor at 1660 Mission St.

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

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <a href="https://www.energy.ca.gov/programs-and-">https://www.energy.ca.gov/programs-and-</a> topics/programs/building-energy-efficiency-standards/2019-building-energyefficiency

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

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

Rev 1/23/2020

Attachment NRP

Revised 1/23/2020

# TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (PLUMBING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 642 Alvarado Street APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_ ENGINEER/ARCHITECT NAME Daniel Paris PHONE NO. 415-497-2300 Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the **plumbing** work in this project: 1. Installation 3. Verification X NRCI-PLB-01-E Plumbing (IP10) □ NRCV-PLB-21-H High Rise Residential/Hotel/Motel Central Hot X NRCI-PLB-02-E High Rise Residential/Hotel/Motel Central Hot Water System Distribution (VP1) □ NRCV-PLB-22-H High Rise Residential/Hotel/Motel Single Water System Distribution (IP11) Dwelling Unit Hot Water System Distribution (VP4) □ NRCI-PLB-03-E High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution (IP12) □ NRCI-PLB-21-H HERS High Rise Residential/Hotel/Motel Central hot Water System Distribution (IP13) □ NRCI-PLB-22-H HERS High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution (IP14) □ NRCI-STH-01-E Solar Water Heating System (IP15) 2. Acceptance ☐ NRCA-MCH-08-A Valve Leakage Test (AP1) □ NRCA-MCH-09-A Supply Water Temperature Reset Controls ☐ NRCA-MCH-10-A Hydronic System Variable Flow Controls (AP3) □ NRCA-MCH-17-A Condenser Water Temperature Reset Controls Required information: ngineer/Architect of Record Signature APPROVAL (Based on submitted reports) DBI Plumbing Inspector or Energy Inspection Services Staff QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, <a href="mailto:dbi.energyinspections@sfgov.org">dbi.energyinspections@sfgov.org</a>; or FAX (415) 558-6474

Attachment NRB

PHONE NO. 415-497-2300

# TITLE-24 NON-RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

ENGINEER/ARCHITECT NAME Daniel Paris

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET ADDENDUM NO. JOB ADDRESS 642 Alvarado Street APPLICATION NO.

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed

reification testing must be completed by a certified HERS randoministrative Bulletin 093 (AB-093).	
accordance with the requirements of the 2019 Californi	2 Energy Code 2019 SEGRC and AR 003 the following
ocumentation is required for the <b>building</b> elements in this pro	••
1. Installation	
Envelope	Process
X NRCI-ENV-01-E Envelope (IB35)	☐ NRCA-PRC-01-F Compressed Air Systems (AB15)
	☐ NRCA-PRC-02-F Commercial Kitchen Exhaust (AB16)
Mechanical	☐ NRCA-PRC-03-F Parking Garage Exhaust (AB17)
X NRCI-MCH-01-E Mechanical (IB36)	□ NRCA-PRC-04-F Refrigerated Warehouse – Evaporator Fan Controls (AB18)
Process	□ NRCA-PRC-05-F Refrigerated Warehouse – Evaporative Condenser
□ NRCI-PRC-01-E Covered Processes (IB37)	Controls (AB19)
2. Acceptance	□ NRCA-PRC-06-F Refrigerated Warehouse – Air-cooled Condenser Controls (AB20)
	□ NRCA-PRC-07-F Refrigerated Warehouse – Variable Speed
Envelope	Compressor (AB21)
X NRCA-ENV-02-F Fenestration Acceptance (AB1)	□ NRCA-PRC-08-F Refrigerated Warehouse – Electric Resistance
□ NRCA-ENV-03-F Daylighting Design PAF Acceptance (AB25)	Underslab Heating System (AB22)
Mechanical	☐ NRCA-PRC-12-F Elevator Lighting & Ventilation Controls (AB23)
[X NRCA-MCH-02-A Outdoor Air (AB2)	☐ NRCA-PRC-13-F Escalators & Moving Walkways Speed Controls
X NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3)	(AB24)
□ NRCA-MCH-04-H HERS Air Distribution Duct Leakage Testing (AB4)	□ NRCA-PRC-14-F Lab Exhaust Ventilation System (AB27)
□ NRCA-MCH-05-A Air Economizer Controls (AB5)	□ NRCA-PRC-15-F Fume Hood Automatic Sash Closure System
□ NRCA-MCH-06-A Demand Control Ventilation (DVC) (AB6)	(AB28)
□ NRCA-MCH-07-A Supply Fan Variable Flow Controls (VFC) (AB7)	□ NRCA-PRC-16-F Adiabatic Condensers and Condenser Fan Motor
□ NRCA-MCH-11-A Automatic Demand Shed Controls (AB8)	Variable Speed Control (AB29)
□ NRCA-MCH-12-A Fault Detection & Diagnostics for DX Units (AB9)	3. Verification
□ NRCA-MCH-13-A Automatic Fault Detection & Diagnostics for Air	
Handling & Zone Terminal Units (AB10)	Mechanical
□ NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Test (AB11)	□ NRCV-MCH-04-H HERS Duct Leakage Diagnostic Test (VB55)
□ NRCA-MCH-15-A Thermal Energy Storage (TES) Systems (AB12)	4. Green Building (For New Construction and Major Alterations)
□ NRCA-MCH-16-A Supply Air Temperature Reset Controls(AB13)	☐ Green Building Attachment E (GBC1)
□ NRCA-MCH-18-A Energy Management Control System (AB14)	MAIDOVANOU OA HAISTO S. J
□ NRCA-MCH-19-A Occupied Standby Acceptance (AB26)	MNRCV-MCH-24-H HERS Enclosure Air Leakage Worksheet (VB61) NRCV-MCH-27-H HERS IAQ (VB62)
Required information:	
roquired information.	
Prepared by: Daniel Paris	Date: 12/30/20
Engiheer/Architect of Record Sign	nature
Fax: Email: da	an@000arc.com
Review by:	Phone: (415) 558-
DBI Engineer or Plan Checker	
APPROVAL (Based on submitted reports)	

Revised 1/23/2020

Attachment NRE

Revised 1/23/2020

#### TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (ELECTRICAL/LIGHTING)

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

Energy Inspection Services (415) 558-6132; or, <a href="mailto:dbi.energyinspections@sfgov.org">dbi.energyinspections@sfgov.org</a>; or FAX (415) 558-6474

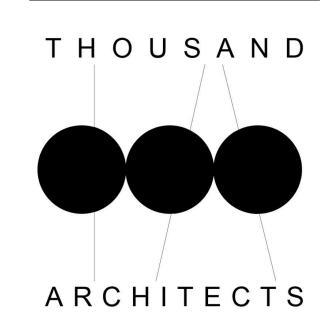
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

DBI Building Inspector or Energy Inspection Services Staff

JOB ADDRESS	642 Alvara	do Street	APPLICATION NO.		ADDENDUM NO.
ENGINEER/ARCI	HITECT NAME	Daniel Paris		PHONE NO.	4154972300

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

1. Installation	2. Acceptance
Indoor Lighting  X NRCI-LTI-01-E Indoor Lighting (IE6)  □ NRCI-LTI-02-E Energy Management Control System (EMCS) or Lighting Control System (IE7)  □ NRCI-LTI-03-E Track Lighting Integral Current Limiter or Supplementary Overcurrent Protection Panel (IE8)  □ NRCI-LTI-04-E Two Interlocked Lighting Systems (IE9)  □ NRCI-LTI-05-E Power Adjustment Factors (IE10)  □ NRCI-LTI-06-E Additional Videoconference Studio Lighting (IE11)	Indoor Lighting  □ NRCA-LTI-02-A Lighting Controls (AE1) □ NRCA-LTI-03-A Automatic Daylighting Controls (AE2) □ NRCA-LTI-04-A Demand Responsive Lighting Controls (AE3) □ NRCA-LTI-05-A Institutional Tuning PAF (AE5)  Outdoor Lighting □ NRCA-LTO-02-A Outdoor Motion Sensor and Lighting Shut-Of Controls (AE4)
Outdoor Lighting  □ NRCI-LTO-01-E Outdoor Lighting (IE12)  □ NRCI-LTO-02-E Energy Management Control System (EMCS) or Lighting Control System (IE13)	
<i>Sign Lighting</i> □ NRCI-LTS-01-E Sign Lighting <b>(IE14)</b>	
Electrical □ NRCI-ELC-01-E Electrical Power Distribution (IE15)	
Solar □ NRCI-SPV-01-E Solar Photovoltaic System (IE16)	, i a company of the
Required information:	
Prepared by:  Engineer/Architect of Record Sig	Date:nature
Fax: Email:	
Review by:	Phone: (415) 558-
APPROVAL (Based on submitted reports)	
DATE DBI Electrical Inspec	tor or Energy Inspection Services Staff





5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

ONAL DWELLING UNITS RANCISCO, CA 94114 OCK/LOT: 2771/044

STREET

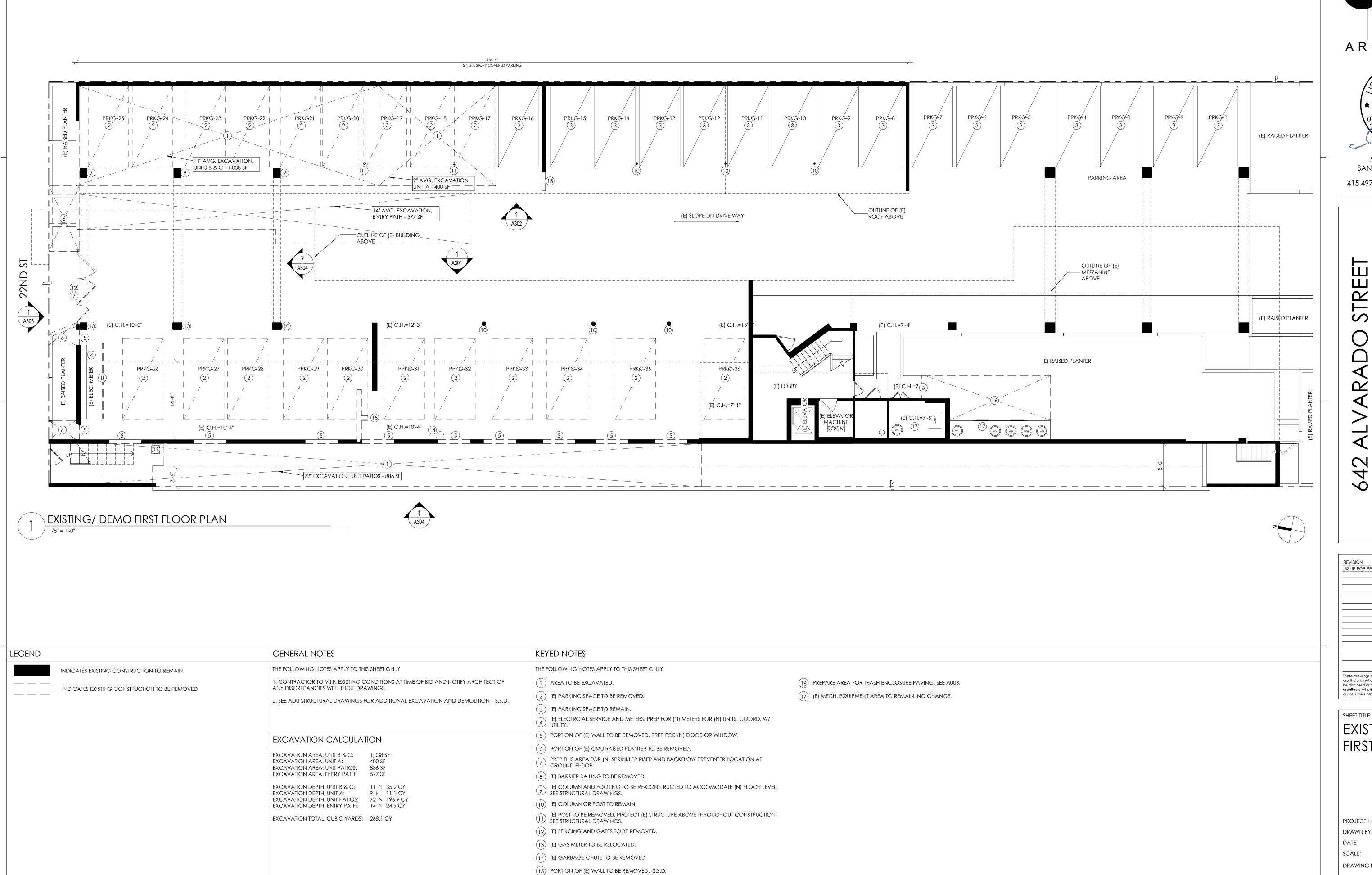
4

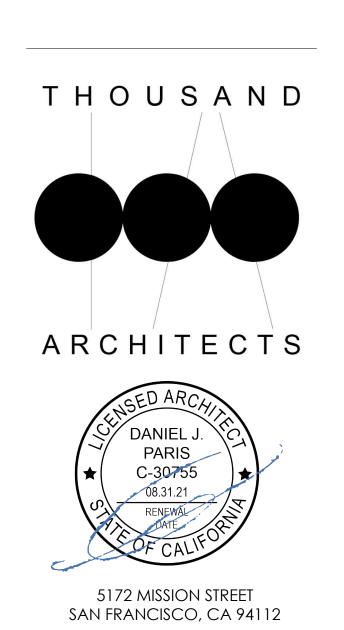
9

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

SHEET TITLE: TITLE 24 REPORT & **ENERGY** INSPECTION **FORMS** 

PROJECT NO:	2019
DRAWN BY:	DP
DATE:	12.30.20
SCALE:	





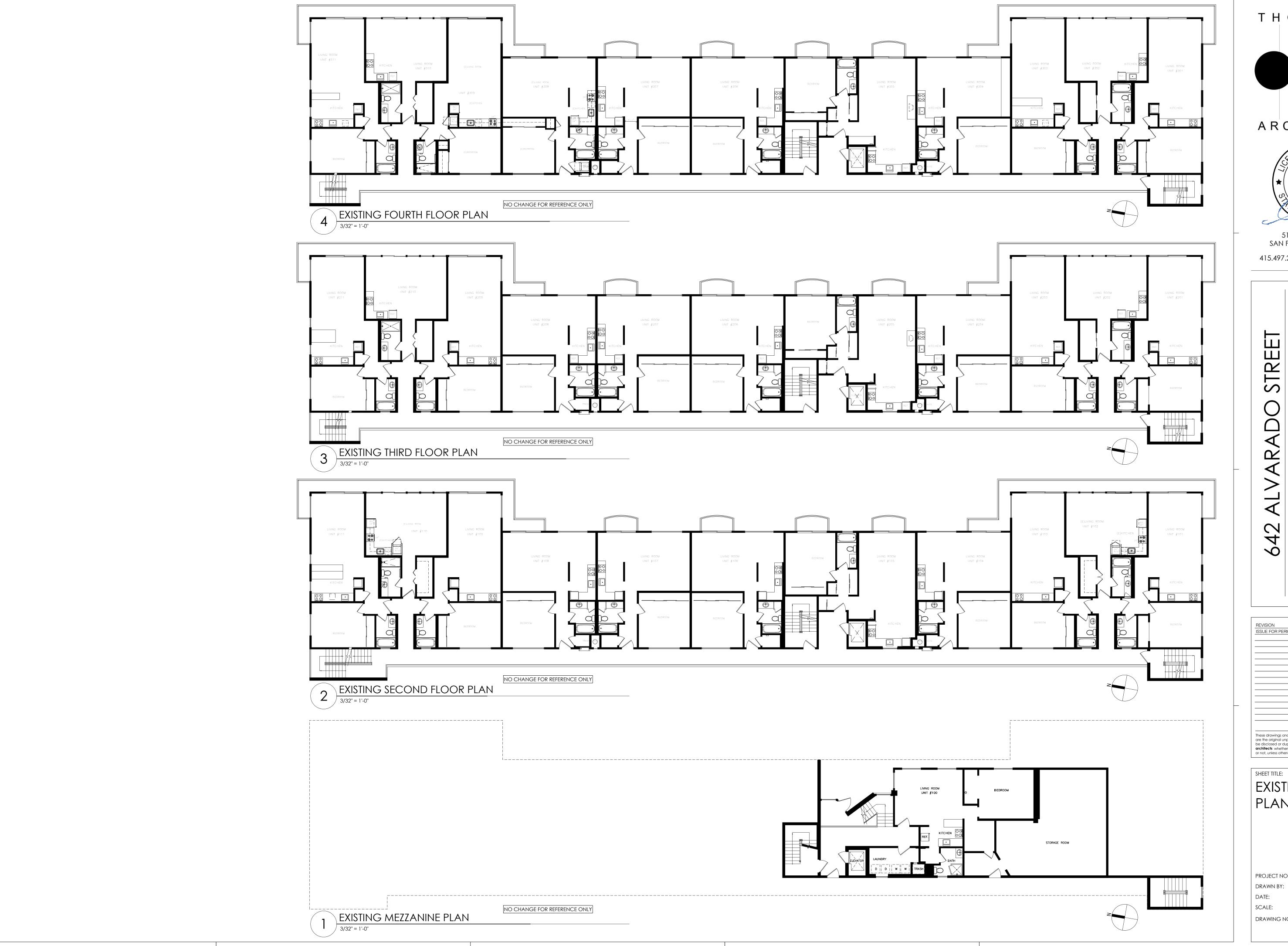
415.497.2300 admin@000arc.com

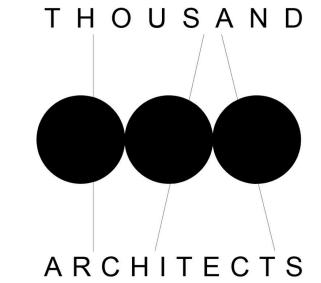
REVISION	DATE
ISSUE FOR PERMIT	12.30.20
	<u> </u>
These drawings and specifications and are the original unpublished work of <b>th</b> be disclosed or duplicated without writ	<b>ousand architects</b> and m
architects whether the project for which or not, unless otherwise agreed by con	ch they were created is e

EXISTING/ DEMO FIRST FLOOR PLAN

PROJECT NO: DRAWN BY: DATE:

2019 12.30.20 As indicated

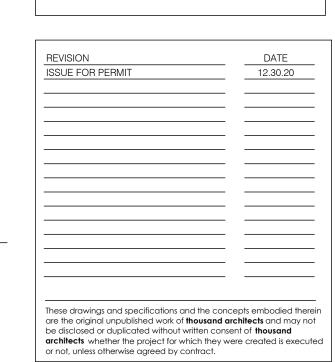






5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

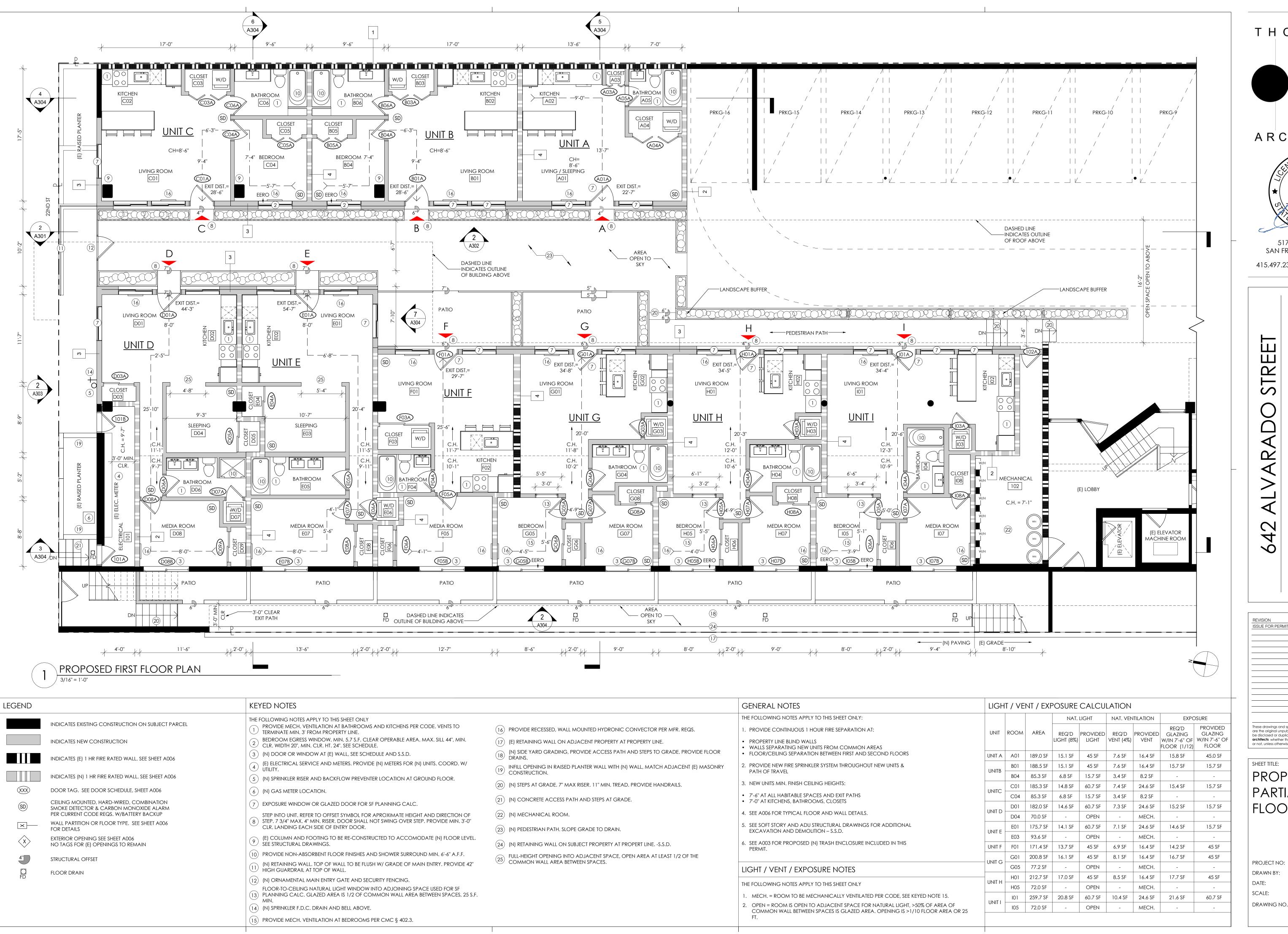


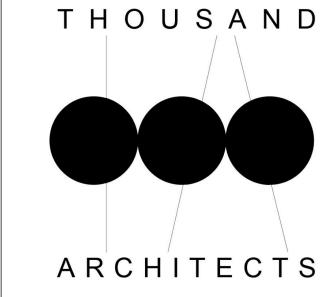
EXISTING FLOOR PLANS

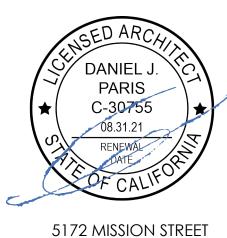
PROJECT NO:

2019 12.30.20

3/32" = 1'-0"







SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

ADI SA

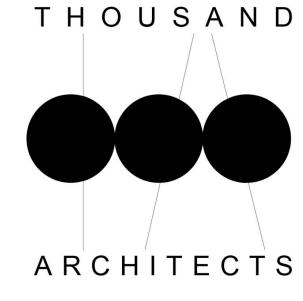
ISSUE FOR PERMI These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand** architects whether the project for which they were created is executed or not, unless otherwise agreed by contract.

PROPOSED PARTIAL FIRST FLOOR PLAN

PROJECT NO:

2019 DP 12.30.20 As indicated







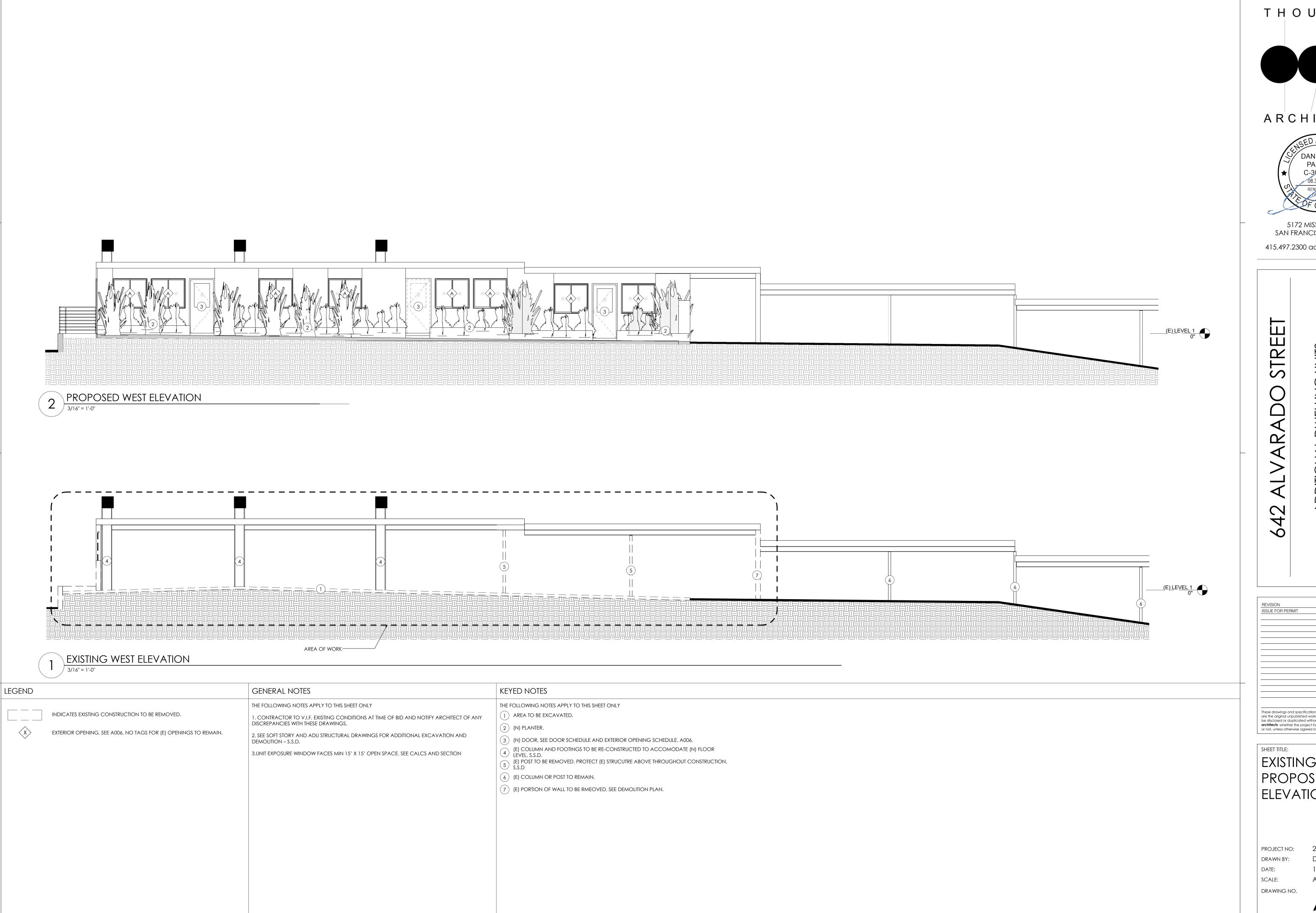
415.497.2300 admin@000arc.com

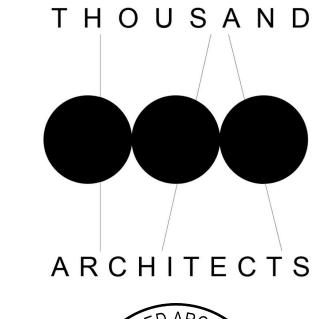
These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

EXISTING AND PROPOSED ELEVATIONS

PROJECT NO: DRAWN BY: SCALE:

2019 12.30.20 As indicated







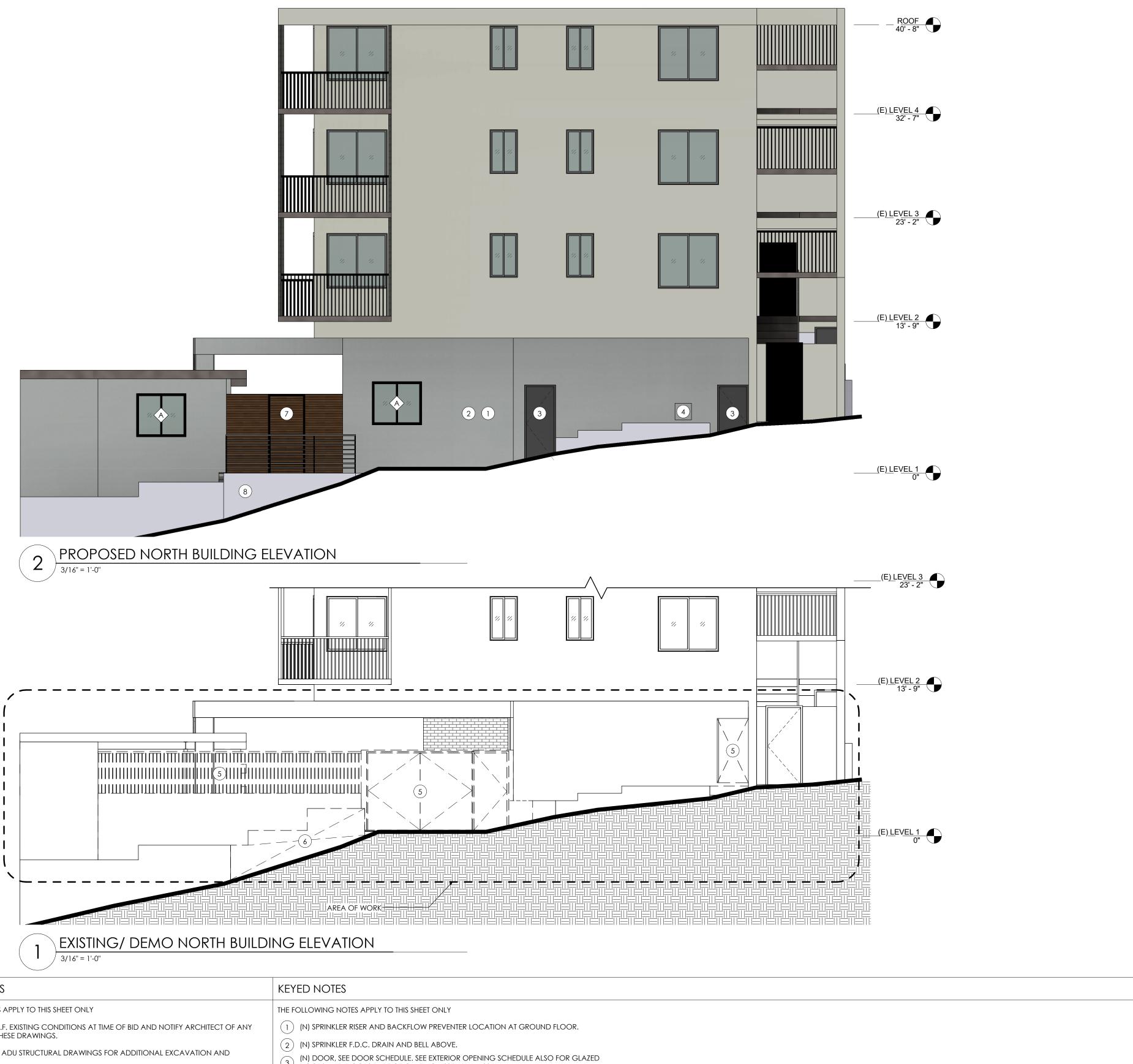
5172 MISSION STREET SAN FRANCISCO, CA 94112

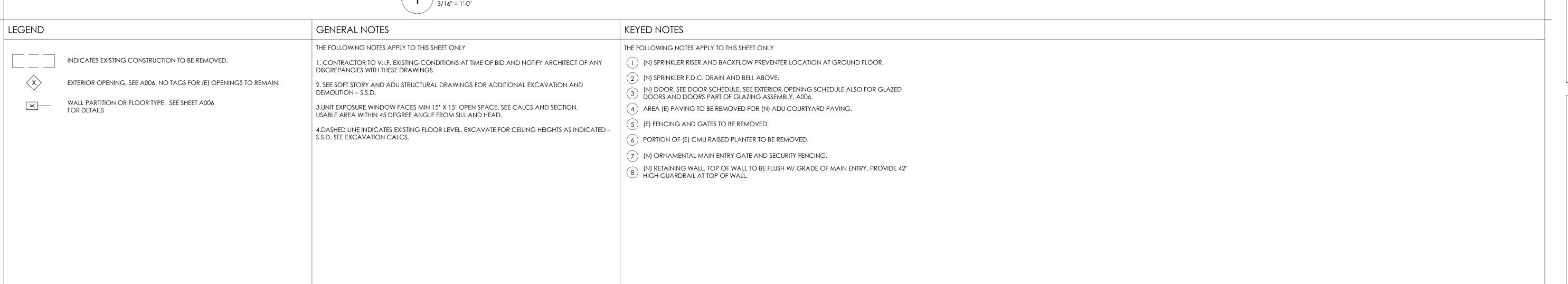
415.497.2300 admin@000arc.com

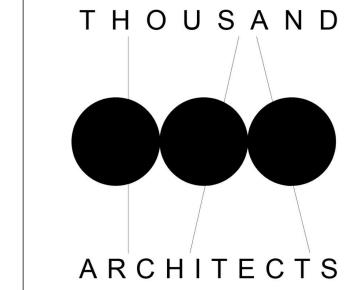
These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

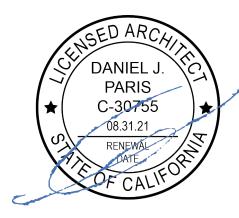
EXISTING AND PROPOSED ELEVATIONS

> 2019 12.30.20 As indicated









5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

STREET

ADDITIONAL DWELLING UNITS SAN FRANCISCO, CA 94114 BLOCK/LOT: 2771/044

REVISION

ISSUE FOR PERMIT

12.30.20

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

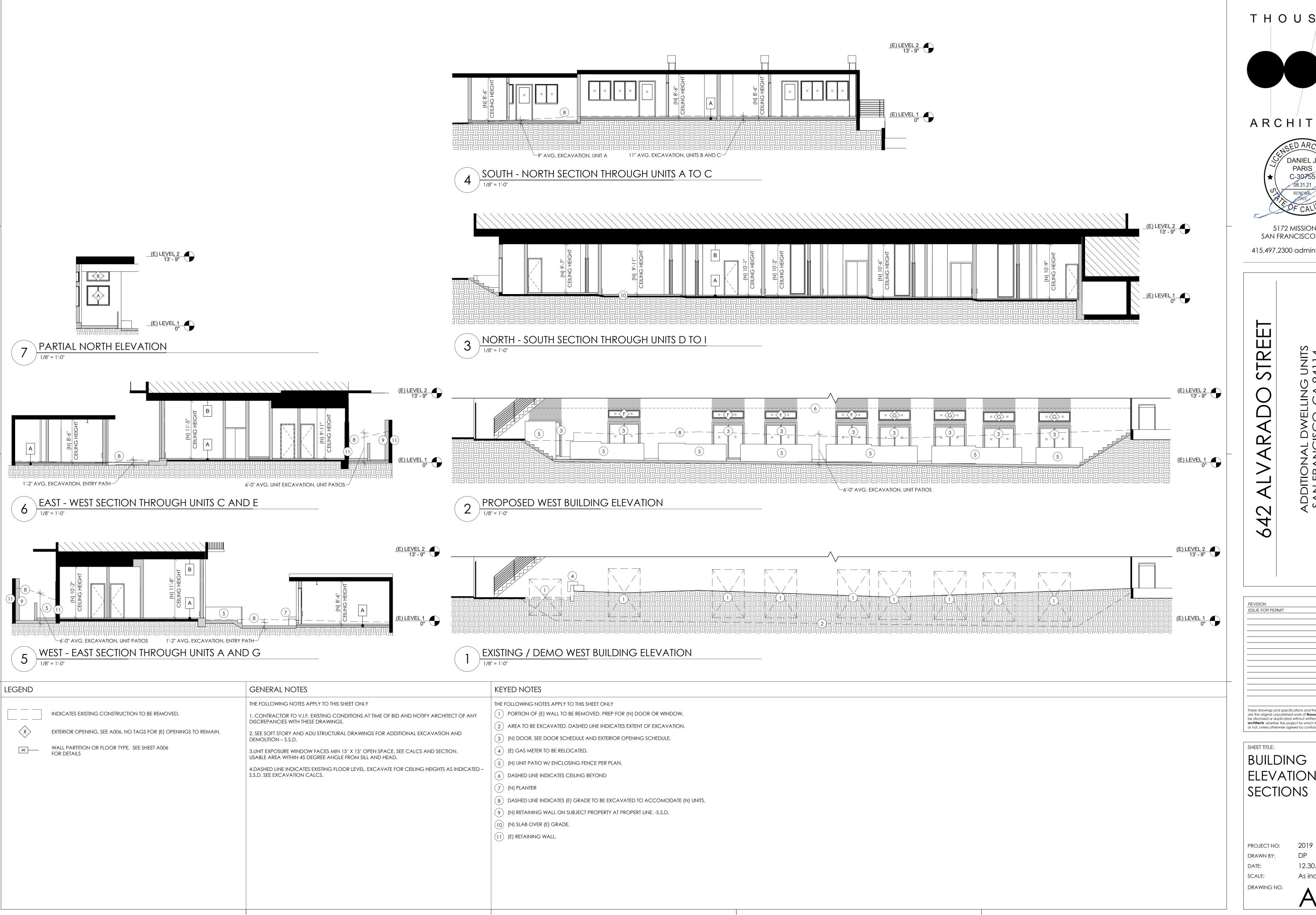
642

EXISTING AND PROPOSED ELEVATIONS

PROJECT NO:
DRAWN BY:
DATE:
SCALE:

2019 DP 12.30.20 As indicated

A303



THOUSAND ARCHITECTS



5172 MISSION STREET SAN FRANCISCO, CA 94112

415.497.2300 admin@000arc.com

ADDITIONAL DWELLING UNITS SAN FRANCISCO, CA 94114 BLOCK/LOT: 2771/044

These drawings and specifications and the concepts embodied therein are the original unpublished work of **thousand architects** and may not be disclosed or duplicated without written consent of **thousand architects** whether the project for which they were created is executed or not, unless otherwise agreed by contract.

ELEVATIONS AND

12.30.20 As indicated

#### STRUCTURAL NOTES

#### GENERAL

- These notes apply to all drawings and govern unless otherwise noted or specified. All work shall conform to the 2016 California Building Code, as modified by state and local jurisdiction.
- Verify all existing conditions and proposed dimensions at the job site. Compare structural drawings with architectural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved. Do not scale drawings.
- Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions.
- Unless otherwise shown or noted, follow Manufacturer's recommendations for all structural products used on
- The Contractor and Special Inspector shall contact the Structural Engineer regarding any questions of interpretation of these specifications and drawings.
- Any openings, holes, cuts or discontinuities not shown on the structural drawings and extending into or through structural elements require the prior approval of the Structural Engineer, and may require special structural detailing. Existing concrete slab reinforcing outside of areas specifically called for demolition may not be cut without prior approval of the Structural Engineer.

#### 2. DESIGN CRITERIA

```
DEAD LOADS
     ROOF = 20 psf, FLOOR = 20 psc
LIVE LOADS
      ROOF = 20psf, FLOOR (TYPICAL) = 40psf
```

#### 3. EPOXY DOWELS

1. Where epoxy dowels (reinforcing bars or all—threaded rods) are called for in the Structural Drawings, the epoxy grout used shall conform to ASTM C881, Type IV, except that tensile strength shall be greater than 5,000 psi. Submit Manufacturer's literature to Engineer for review and approval. Pre-measured epoxies in disposable two part cartridges dispensed through proprietary mixing nozzles are accéptable. Polyester resins shall not be substituted for epoxy. Acceptable epoxy manufacturer Hilti-HY150 ICC-ES RPT No. ER-5193.

#### 4. CONCRETE

- 1. Concrete cement shall conform to 2017 ASTM C-150, and shall be Type I. Type II cement may be used in areas not in contact with earth. Cement shall contain not less than 15%, nor more than 60%, fly ash by weight. Aggregate shall be free of alkali-reactivity. Acid soluble chloride content shall not exceed 0.2 percent of cement weight. Chloride—free admixtures and plasticizers for workability may be used if approved by the testing laboratory and Structural Engineer. Because excess water reduces concrete strength, adding water at the site is discouraged and shall not exceed one gallon per cubic yard.
- Reinforce all concrete. Concrete construction tolerances shall comply with ACI 117. Install all inserts, bolts, anchors, and reinforcing bars and securely tie prior to placing concrete.
- Concrete shall attain the following minimum ultimate compressive strength at 28 days (unless otherwise noted on the drawings).

Location Strength Aggregate 3500 psi hardrock, 3/4" min, 1-1/2" max Foundations & Walls 3000 psi hardrock, 3/4" min, 1-1/2" max

- 4. Concrete shall be placed in a continuous operation between predetermined construction joints.
- Concrete shall be continuously cured for 7 days after placement in any approved manner. Footings are excepted from this requirement.
- 6. Patching of concrete: All insert holes, and other imperfections on the surfaces of the concrete shall be filled with grout, brushed, and sacked to a uniform finish. All holes through to the outside of the building must be made watertight.

# 5. REINFORCING STEEL

Slabs-on-grade

- 1. All reinforcing steel bars shall conform with the Standard Specifications for Deformed Billet-steel for Concrete Reinforcement, ASTM designation A615 low alloy Grade 60, unless otherwise noted.
- 2. Anchor Bolts: Shall conform to ASTM F1554 Gr. 36.
- 3. Lap splice all bars as shown in the Typical Lap Splices detail, unless otherwise shown on the drawings.
- 4. Unless otherwise noted, maintain coverage to face of reinforcing bars as follows:

# Minimum

113111	
Location	Clear Cover
Cast against earth:	3 in
Exposed to earth or weather: Slabs, Walls Beam ties Beam primary reinf.	2 in (1-1/2" for #5 & smaller 1-1/2 in 1-1/2 in
Not exposed to earth or weather: Slabs, Walls Beams	3/4" 1-1/2"

5. Unless otherwise noted, the uppermost and lowermost horizontal reinforcement for concrete foundation stemwalls shall be placed within one half of the specified spacing at the top and bottom of the wall and of construction joints.

# 6. FRAMING LUMBER

- 1. All framing lumber shall be Kiln dried Douglas Fir graded per WCLIB Grading Rules No. 16. All new framing shall have 19% maximum moisture content at time of installation.
- 2. All posts and beams shall be #1, U.O.N.
- 3. All roof joists shall be #1, U.O.N.
- 4. All floor joists shall be #1, U.O.N.
- 5. All studs shall be stud grade, except that posts built up of studs shall be #1.
- 6. All plates and miscellaneous lumber shall be Standard grade or better.

#### 7. ROUGH CARPENTRY

- Unless otherwise shown on the drawings, nailing shall conform to the 2016 CBC, Table 2304.9.1. Unless otherwise noted on these drawings, all nails shall be common nails (as opposed to box, sinker or cooler nails). 16 penny vinyl coated sinkers may be substituted for 16 penny box or common nails for rough framing. Sinkers shall not be used with metal connectors.
- Sills on concrete shall be pressure treated Douglas Fir. Sills shall be fastened to the concrete with a minimum of two fasteners per piece and a fastener within 9 inches from each end of piece.
- Fasten all sill plates at non-structural walls to non-prestressed concrete slabs with .177" diameter powder driven fasteners at 16" on center, with 1-1/4" minimum concrete embedment, unless otherwise noted on the drawings.
- All anchor bolts shall be ASTM F1554. All anchor bolts shall have plate washers, minimum 3" square by 1/4" thick. Anchor bolts must be securely wired in place and aligned in a true straight line prior to the concrete placement. Anchor bolts may not be "wet set'
- Lag Screws: Pre-drill lead holes with 1/2 to 2/3 of shank diameter for threaded portion of lag screw, and full diameter for the unthreaded shank portion. Lag screws shall be torqued, and never hammered, into position. Lubricate threads with soap or other wood-compatible lubricant.
- All machine bolts shall be ASTM A307, installed through holes 1/16" larger than diameter of bolt. Retighten all bolts prior to closing in walls.
- 7. Place joists with crown up. Add one additional joist under all parallel partitions.
- Block all joists at supports and under all partitions with minimum 2x solid blocking. Block and bridge roof joists at 10 feet and floor joists at 8 feet where ceiling assembly is not attached directly to bottom of joists.
- Wood fasteners shall be Simpson Strong Tie Connectors or USP Lumber Connectors with equivalent reference numbers, unless otherwise noted on the drawings.
- 10. All wood and wood products in contact with concrete or masonry shall be pressure—treated. Species and grade for pressure—treated products shall match that specified for untreated similar lumber or wood products (i.e., pressure—treated Hem—Fir may not be substituted for pressure—treated Douglas—Fir), unless otherwise noted on the drawings.
- 11. Use hot—dipped galvanized or stainless steel nails, bolts, anchor bolts, and hardware where exposed to weather, or where in contact with pressure-preservative-treated wood(including all mudsills) or fire-retardant-treated wood, as required by UBC Section 2304.3. Do not use ACZA treated wood. Galvanization for contact with treated wood shall meet G185 specifications.
- 12. Re—tighten all bolts before closing in framing.
- 13. Provide solid blocking under new walls perpendicular to direction of joists, and provide double joists underneath of new walls running parallel to direction of joists.

#### FOUNDATION DESIGN CRITERIA

- 1. Foundation design is based on soils capacity per California Building Code, Table 1806.2.
- 2. Foundation type: conventional spread footing, grade beam and retaining wall with

Design value spread footing Allowable bearing pressure 1500 psf DL + LL 1500 psf 2000 psf DL + LL + Wind / Seismic

# Lateral resistance

Passive pressure = 250 psf Coefficient of friction = 0.30

- 3. All footings shall bear on firm undisturbed soil. Bottom of footings shown on the drawings are minimum and shall be lowered as required, at the direction of soil engineer, to remove soft and loose materials.
- 4. The contractor shall be solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
- 5. Backfill at walls shall not be placed until a minimum 7 days after the completion of the walls. Backfill shall not be placed until after completed inspection of damp-proofing.

# STRUCTURAL STEEL

1. Fabrication and erection of structural steel shall be in accordance with the American Institute of Steel Construction, Steel Construction Manual.

# Materials:

ASTM A992 W shapes All other shapes and plates: ASTM A572 grade 50 U.N.O Structural steel tubes: ASTM A500 grade B (fy=46 ksi) Structural steel pipes: ASTM A53 grade B (fy=35ksi)

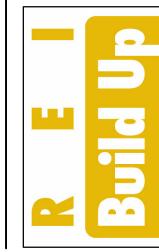
3. Bolts: unless otherwise noted on drawings

ASTM A325-N High strength bolts:

ASTM A307 Machine bolts:

- 4. Bolt holes in steel shall be  $\frac{1}{16}$  inch larger diameter then nominal size of bolt used, unless otherwise noted.
- 5. For bolted connections, provide 1  $\frac{1}{2}$  inch edge and end distance, unless otherwise noted.
- 6. All welds shall be prequalified in conformance with the "Structural Welding Code Steel" (AWS D1.1) of the American Welding Society. Minimum tensile strength of weld metal shall be 70 ksi typical unless otherwise noted. Welding electrode shall be as recommended by their manufacturer for the position and other conditions of actual use.
- 7. For fireproofing and fire proofing requirements see architectural drawings and specifications.
- 8. The structural steel fabricator shall furnish shop drawings of all steel for the Architect and Engineer of the project review before fabrication.

esign  $\tilde{\Box}$ QBuild Ш 



DITION A 94114 / 001

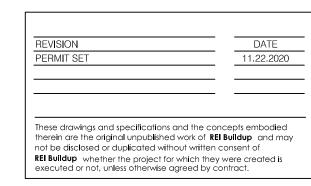
RESIC SAN BLC

# S $\checkmark$ 1

S

4

9

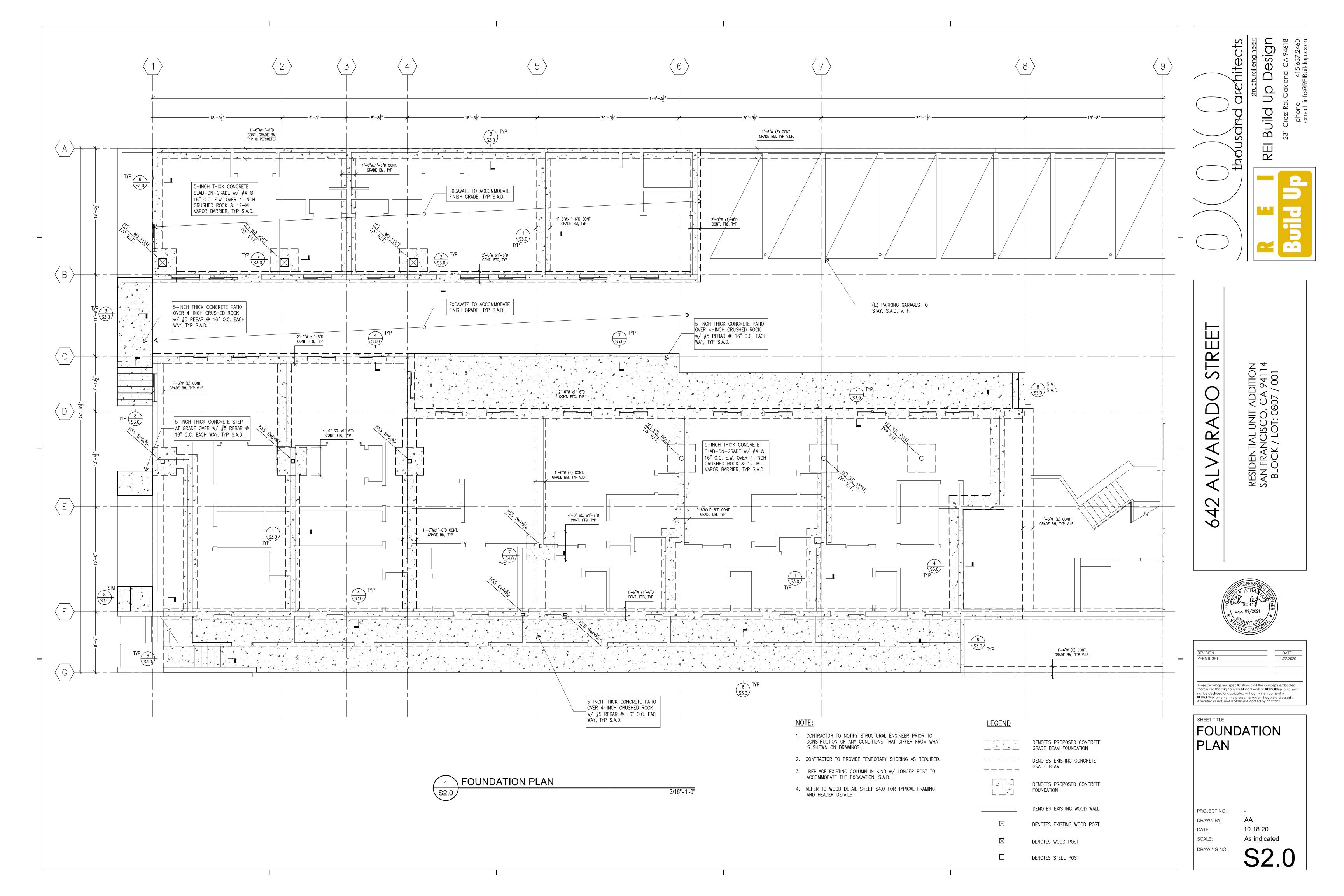


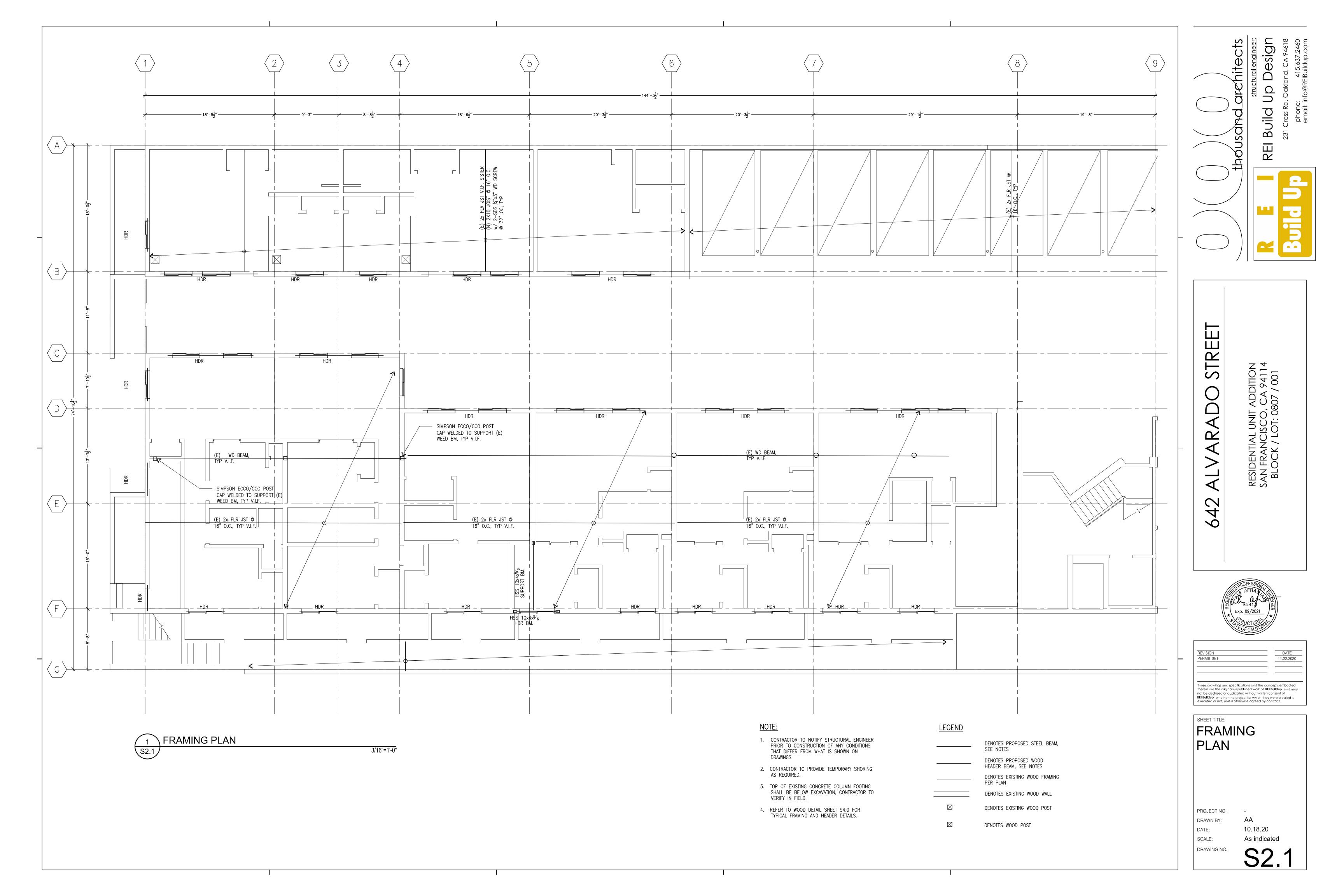


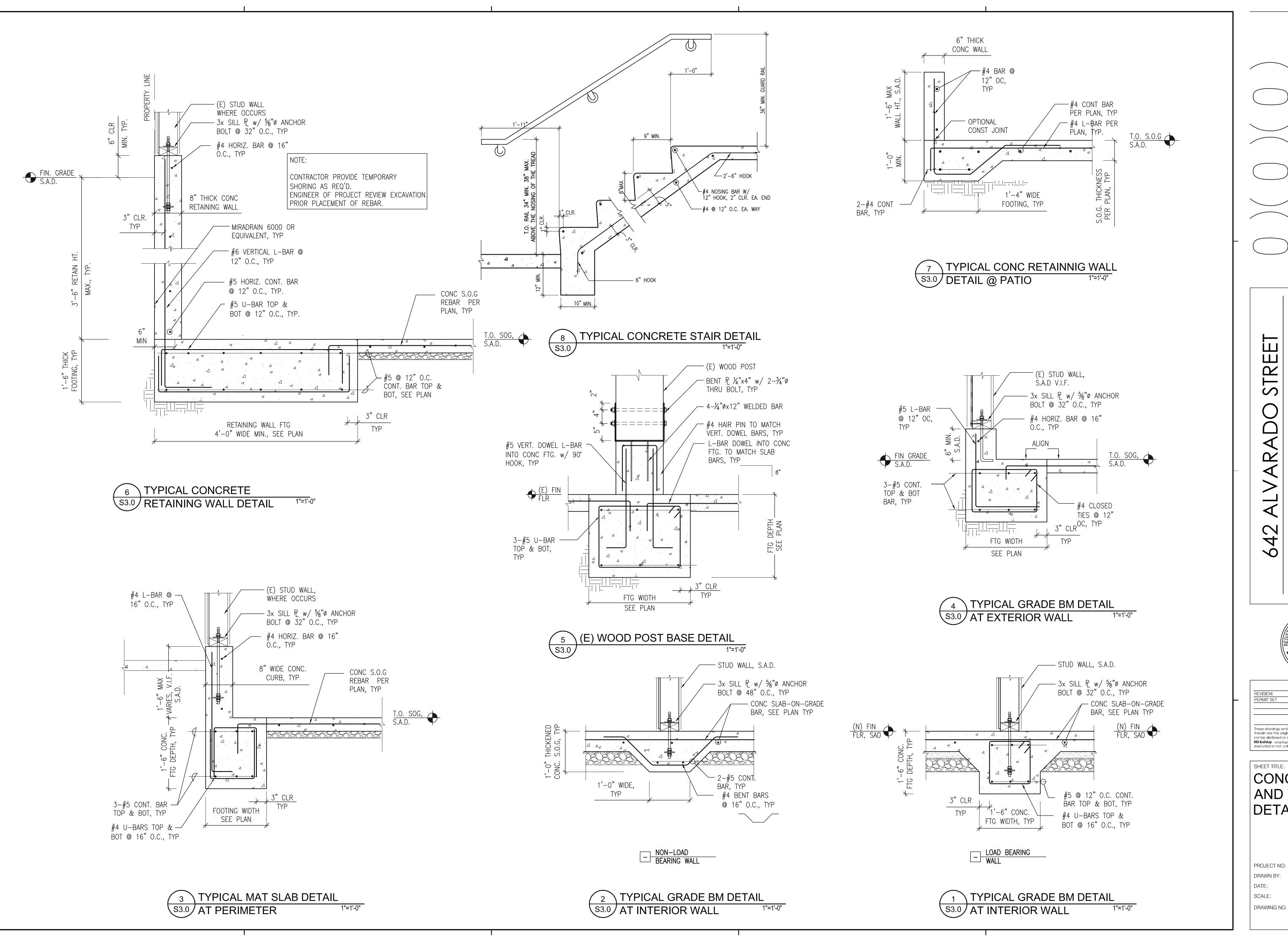
PROJECT NO: DRAWN BY: DATE: SCALE:

DRAWING NO.

AA 10.18.20 As indicated



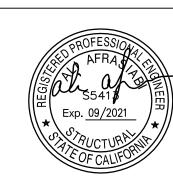


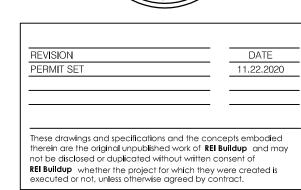


Design Build Up RE

L Build

RESIDENTIAL UNIT ADDITION SAN FRANCISCO, CA 94114 BLOCK / LOT: 0807 / 001

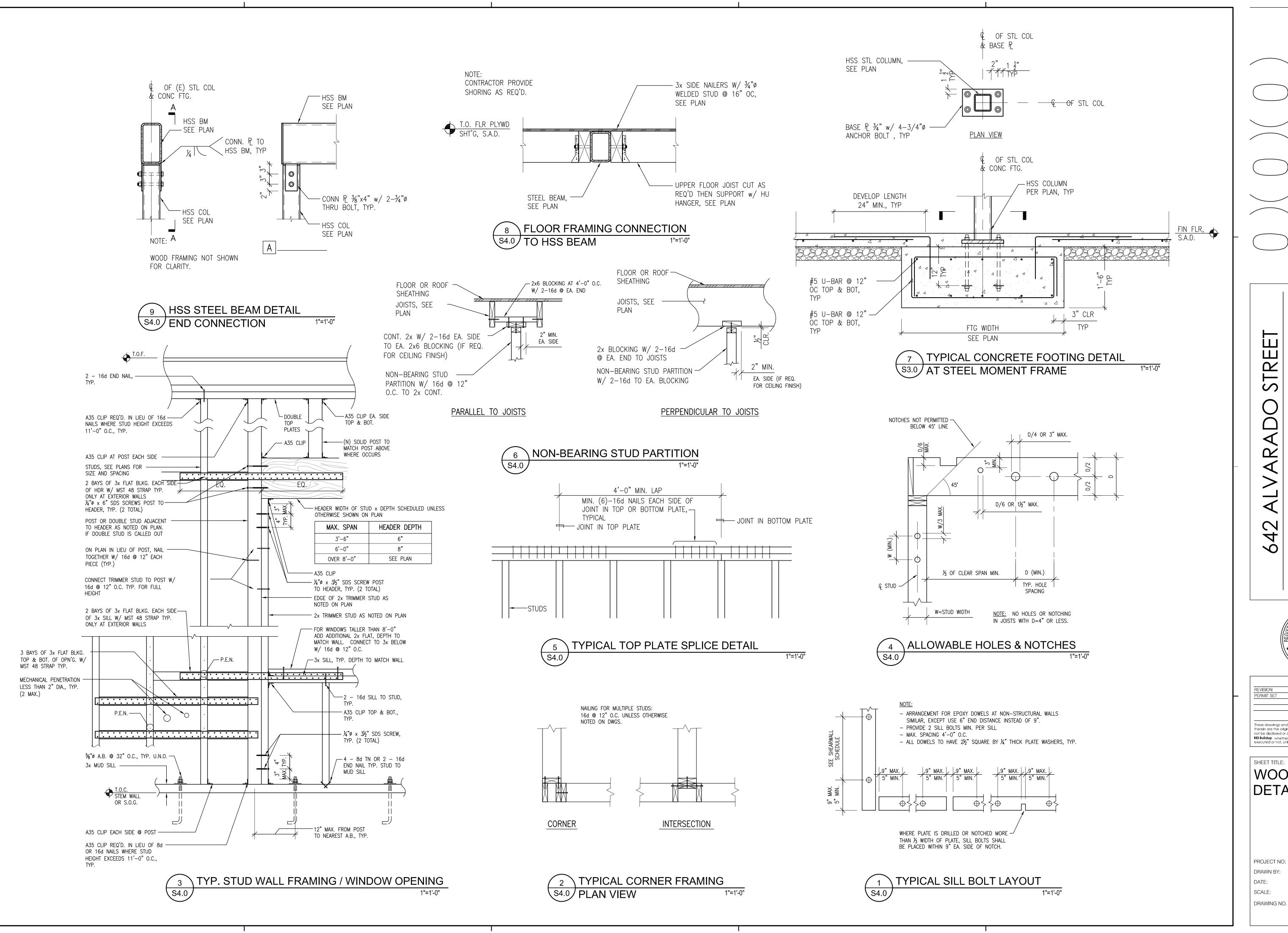




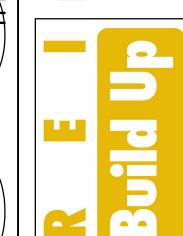


PROJECT NO: DRAWN BY:

AA 09.06.19 As indicated

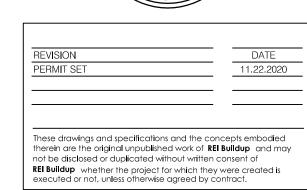


Design d Build RE



IDENTIAL UNIT ADDITION V FRANCISCO, CA 94114 -OCK / LOT: 0807 / 001 RESID SAN I BLC







AA 09.06.19 As indicated