San Francisco Planning

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

EXECUTIVE SUMMARY
INCLUSIONARY AFFORDABLE HOUSING RESOLUTION

HEARING DATE: March 25, 2021

Record No.:	2021-001410CRV
Project Address:	42 Otis Street
Zoning:	Moderate-Scale Neighborhood Commercial Transit (NCT-3) Zoning District 50-X Height and Bulk District
Block/Lot:	3505/020
Project Sponsor:	Eduardo Sagues-Castillo 3456 Sacramento Street San Francisco, CA 94118
Property Owner:	Costanoan LLC San Francisco, CA 94118
Staff Contact:	Esmeralda Jardines – (628) 652-7531 esmeralda.jardines@sfgov.org

Recommendation: Approve

Project Description

The proposal is for a change to the inclusionary affordable housing compliance method from on-site to the Affordable Housing Fee, pursuant to Planning Code Section 415, for the Project involving demolition of the existing two-story industrial building and construction of a new five-story, 55-foot tall mixed-use building containing 24 Single-Room Occupancy (SRO) dwelling unit, and 3,458 square feet of commercial uses. There are three private second-floor decks that would provide 849 square feet of open space for second-floor residents, and a fifth-floor roof deck that would provide an additional 730 square feet of open space for all residents.

Required Commission Action

In order for the Project to proceed, the Commission must adopt a resolution related to the requested inclusionary compliance method, pursuant to Planning Code Section 415, and findings of consistency with the General Plan and Planning Code Section 101.1 to allow the inclusionary housing compliance method via the Affordable Housing Fee within the NCT-3 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
    - Support/Opposition: The Department has received one letter in opposition to the proposal because of the loss of on-site inclusionary units.
- **Planning Code Section 415.** Pursuant to Planning Code Section 415.5(g), a project sponsor must pay the Affordable Housing Fee unless it chooses to meet the requirements of the Program through an Alternative provided subsection(g)(1):
    - Alternative #1: On-Site Units. Project sponsors may elect to construct units affordable to qualifying households on-site of the principal project pursuant to the requirements of Section 415.6.
    - Alternative #2: Off-Site Units. Project sponsors may elect to construct units affordable to qualifying households at an alternative site within the City and County of San Francisco pursuant to the requirements of Section 415.7.
    - Alternative #3: Small Sites. Qualifying project sponsors may elect to fund buildings as set forth in Section 415.7-1.
    - Alternative #4: Combination. Project sponsors may elect any combination of payment of the Affordable Housing Fee as provided in Section 415.5, construction of on-site units as provided in Section 415.6, or construction of off-site units as provided in Section 415.7, provided that the project applicant constructs or pays the fee at the appropriate percentage or fee level required for that option. Development Projects that are providing on-site units under Section 415.6 and that qualify for and receive additional density under California Government Code Sections 65915 *et seq.* shall use Alternative #4 to pay the Affordable Housing Fee on any additional units or square footage authorized under Section 65915.

      On May 7, 2017 the project team elected to satisfy the inclusionary housing requirement with three (3) on-site units. On October 28, 2021 the project team submitted a revised inclusionary housing affidavit electing the Affordable Housing Fee method instead. Because the Project will satisfy the inclusionary requirement via the Affordable Housing Fee, no on-site units are required.
- **Inclusionary Affordable Housing Program Selected Alternative:** The Planning Commission or the Department may not require a project sponsor to select a specific Alternative. If a project sponsor elects to meet the Program requirements through one of the Alternatives described in subsection (g)(1), they must choose it 30 days prior to any project approvals from the Planning Commission or Department. The Alternative will be a condition of project approval and recorded against the property in an NSR. Any subsequent change by a project sponsor that results in the reduction in the number of on-site units shall require public notice for a hearing and approval from the Planning Commission.

  On October 28, 2020 the project team submitted a revised inclusionary housing affidavit electing the Affordable Housing Fee method. Thus, the project team has satisfied the 30-day requirement. The Project is before the Planning Commission because of the subsequent change that results in the reduction in the number of on-site units; thus, requiring a public notice for a hearing and approval from the Planning

Commission. In addition, because the first construction document for Building Permit Application no. 2017.0330.2802 was already issued on December 31, 2019, the project is subject to interest on the Affordable Housing Fee.

Pursuant to Section 415 et seq., the Planning Commission shall be limited to considering issues related to Section 415 et seq. in considering the request for modification. The Project was previously reviewed by the Planning Commission per record no. 2016-005406DRP. Per DRA-0069, the Planning Commission did not take DR on September 13, 2018 because there were no extraordinary or exceptional circumstances and found that the Project complied with the Planning, the General Plan, and found that it conformed with the Urban Design Guidelines. The Project was approved without any modifications and the inclusionary requirement was being satisfied on-site with three inclusionary units. The Project's design and massing has not changed; however, an approximately 650-square foot community room on the second floor was converted to allow four new retail professional service uses on the second floor. The current proposal is to now satisfy the inclusionary housing program with the affordable housing fee that will be assessed at 20% of the gross residential floor area.

- **Discretionary Review (DR).** Per DRA-0069, the Planning Commission did not take DR on September 13, 2018 because there were no extraordinary or exceptional circumstances and found that the Project complied with the Planning, the General Plan, and found that it conformed with the Urban Design Guidelines.
- **Notice of Special Restrictions (NSR).** Per NSR no. 2018K706189 conformed on December 14, 2018, three (3) on-site units (203, 302, 407) were proposed at 42 Otis Street. A subsequent draft NSR will supersede the aforementioned.
- **Project Updates:** Since the public hearing on September 13, 2018, the Project Sponsor has updated the Project as follows:
    - Retail Professional Uses: The Project Sponsor previously converted an approximately 650-square foot community room on the second floor to allow four new retail professional service uses on the second floor. This change was previously administratively approved by the Planning Department.
    - Usable Open Space: The Project previously converted an approximately 850-square foot common second floor deck to allow three new private decks; the area remains as usable open space. Further, the Project remains code-complying with common usable open space at the roof level that is available to all 24 SRO dwelling units. This change was previously administratively approved by the Planning Department.
    - Inclusionary Housing: The Project Sponsor has reduced the amount of on-site inclusionary units from 3 to 0 and instead, will pursue the Affordable Housing Fee to demonstrate compliance with Planning Code Section 415. The Affordable Housing Fee is being pursued with Building Permit Application no. 2020.1028.7601.

Environmental Review

The proposal to change the inclusionary housing compliance method is not a project under the California Environmental Quality Act ("CEQA").

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Market & Octavia Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of on-site inclusionary units, the Project will be paying the Affordable Housing Fee, which will help fund the production of affordable housing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Resolution – Resolution (Exhibit A)
Exhibit B – Plans and Renderings (for reference only)
Exhibit C – Inclusionary Affordable Housing Affidavit
Exhibit D - Public Correspondence

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PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: MARCH 25, 2021

Record No.:	2021-001410CRV
Project Address:	42 OTIS STREET
Zoning:	NCT-3 (Moderate Scale Neighborhood Commercial - Transit) Zoning District 50-X Height and Bulk District
Block/Lot:	3505/020
Project Sponsor:	Eduardo Sagues-Castillo March Capital Management 3456 Sacramento Street San Francisco, CA 94118
Property Owner:	Costanoan LLC
Staff Contact:	Esmeralda Jardines – (628) 652-7531 esmeralda.jardines@sfgov.org

RESOLUTION ADOPTING FINDINGS RELATED TO THE CHANGE IN THE METHOD OF COMPLIANCE FOR ADDRESSING THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS IN PLANNING CODE SECTION 415 FROM ON-SITE UNITS TO THE AFFORDABLE HOUSING FEE FOR THE PROJECT AT 42 OTIS STREET, LOCATED ON ASSESSOR'S BLOCK 3505, LOT 020, IN THE NCT-3 ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on October 28, 2020, Eduardo Sagues-Castillo (hereafter "Project Sponsor") submitted, among other materials, a project application ("PRJ") for the proposed project.

WHEREAS, the Department has concluded that the proposed project presented in the plan set attached hereto as Exhibit B conforms with applicable Planning Code provisions and applicable design guidelines.

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed project on March 25, 2021 and make findings required by the General Plan; and,

WHEREAS, on October 28, 2020, the Department determined that the proposal of changing the inclusionary housing compliance method is not a project under CEQA.

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

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

MOVED, that the Commission hereby finds that the Inclusionary Affordable Housing Compliance Method is necessary for the Project, and makes the following findings.

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**

2. **Project Description.** The proposal is for a change to the inclusionary affordable housing compliance method from on-site to the Affordable Housing Fee, pursuant to Planning Code Section 415, for the Project involving demolition of the existing two-story industrial building and construction of a new five-story, 55-foot tall mixed-use building containing 24 Single-Room Occupancy (SRO) dwelling unit, and 3,458 square feet of commercial uses. There are three private second-floor decks that would provide 849 square feet of open space for second-floor residents, and a fifth-floor roof deck that would provide an additional 730 square feet of open space for all residents.

3. **Site Description and Present Use.** The Project is located on the north side of Otis Street, on the block surrounded by Brady Street, Market Street, and 12th Street in the South of Market neighborhood in the Market & Octavia Neighborhood Plan Area. The Project is located on Lot 020 in Assessor's Block 3505 (with a lot area of approximately 4,100 square feet), which has approximately 50 feet of frontage along Otis Street. The Project site contains a two-story industrial building, currently used as a commercial space for a pest management business.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NCT-3 Zoning District in the Market & Octavia Area Plan. The immediate context is mixed in character with industrial, residential, and institutional uses. The immediate neighborhood includes one-to-two story industrial buildings to the east and west, 1650 and 1660 Mission Street, which is an office building to the south of the project site, and an undeveloped surface parking lot, to the north. Other zoning districts in the vicinity of the project site include: P (Public), C-3-G (Downtown General), and the RED (Residential Enclave) Zoning District.

5. Background. The Project was previously reviewed by the Planning Commission per record no. 2016-005406DRP. Per DRA-0069, the Planning Commission did not take DR on September 13, 2018 because there were no extraordinary or exceptional circumstances and found that the Project complied with the Planning, the General Plan, and found that it conformed with the Urban Design Guidelines. The Project was approved without any modifications and the inclusionary requirement was being satisfied on-site with three inclusionary units. The Project's design and massing has not changed; however, an approximately 650-square foot community room on the second floor was previously converted to allow four new retail professional service uses on the second floor. Further, the common second floor deck was previously converted to three private decks while remaining as usable open space; all 24 SRO dwelling units have access to the common roof deck. The current proposal is to now satisfy the inclusionary housing program with the Affordable Housing Fee that will be assessed at 20% of the gross residential floor area.

6. **Public Outreach and Comments.** The Department received one comment. The member of the public expressed concern over the project sponsor pursuing the Affordable Housing Fee instead of providing on-site inclusionary units.

7. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

   The Project Sponsor has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on October 28, 2020; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the Affordable Housing Fee is at a rate equivalent to an off-site requirement of 20%, subject to interest due because the first construction document has already been issued.

8. **Inclusionary Affordable Housing Program** Selected Alternative: The Planning Commission or the Department may not require a project sponsor to select a specific Alternative. If a project sponsor elects to meet the Program requirements through one of the Alternatives described in subsection (g)(1), they must choose it 30 days prior to any project approvals from the Planning Commission or Department. The Alternative will be a condition of project approval and recorded against the property in an NSR. Any subsequent change by a project sponsor that results in the reduction in the number of on-site units shall require public notice for a hearing and approval from the Planning Commission.

   Upon initial approval, the project sponsor previously selected to provide three on-site units. Per NSR no. 2018K706189 conformed on December 14, 2018, three (3) on-site units (203, 302, 407) were proposed at 42 Otis Street. A subsequent draft NSR will supersede the aforementioned. A subsequent NSR is needed to supersede the previous NSR because the project sponsor is now selecting the Affordable Housing Fee alternative. Because of the proposed change, the project was duly noticed, and the inclusionary housing compliance method is before the Planning Commission. In addition, because the first construction document for Building Permit Application no. 2017.0330.2802 was already issued on December 31, 2019, the project is subject to interest on the Affordable Housing Fee.

   If a project sponsor requests a modification to its conditions of approval for the sole purpose of complying with this Section, the Planning Commission shall be limited to considering issues related to Section 415 *et seq.* in considering the request for modification.

   The Planning Commission reviewed the 42 Otis Street Project on September 13, 2018 during a Discretionary Review hearing. The Planning Commission did not take DR, nor did it request modifications. The item before the Planning Commission is regarding the inclusionary housing compliance method. The Affordable Housing Fee is being pursued with Building Permit Application no. 2020.1028.7601.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.4
Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5
Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2
Ensure implementation of accepted design standards in project approvals.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4
Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

OBJECTIVE 12
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2
Consider the proximity of quality of life elements such as open space, child-care, and neighborhood services, when developing new housing units.

MARKET & OCTAVIA AREA PLAN

Land Use and Urban Form
Objectives and Policies

OBJECTIVE 1.2
ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 1.2.2
Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

Housing
Objectives and Policies

OBJECTIVE 2.2
ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

Policy 2.2.4
Encourage new housing above ground-floor commercial uses in new development and in expansion of existing commercial buildings.

Policy 2.2.7
Without rendering new projects infeasible, increase affordable housing or other requirements on market rate residential and commercial development projects to provide additional affordable housing.

OBJECTIVE 2.4
PROVIDE INCREASED HOUSING OPPORTUNITIES AFFORDABLE TO HOUSEHOLDS AT VARYING INCOME LEVELS.

Policy 2.4.3
Encourage new innovative programs to increase housing rental and ownership opportunities and housing affordability.

Policy 2.4.4
Housing stock is monitored for changes in character.

The Project is consistent with the Market & Octavia Plan and the Objectives and Policies of the General Plan, in that the project would provide 24 SRO dwelling units helping alleviate San Francisco's severe housing crisis. Additionally, the project is proposing to alter its inclusionary method of compliance from on-site to the Affordable Housing Fee; thus, it proposes to pay the Affordable Housing Fee of 20% of the residential gross floor area. The proposed residential gross floor area is 11,395 square feet. The Project provides a modern architectural design that is compatible with the mixed-use nature of the South of Market neighborhood. The Project adds housing to a transit rich neighborhood, supporting the City's Transit First Policy and housing goals. Overall, the Project provides new housing opportunities and an Affordable Housing Fee that will fund affordable housing.

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

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

    The project site does not possess any existing neighborhood-serving retail uses. The Project provides 24 new SRO dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses as well as one retail sales and service use at the ground floor and four retail professional services at the second floor fronting Otis Street.

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

    The project site does possess any existing housing. The Project would provide 24 new SRO dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

    The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by paying the Affordable Housing Fee at 20% of the residential gross floor area. Therefore, the Project will increase the stock of affordable housing units in the City.

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

    The Project Site is well served by transit service, including MUNI lines F, J, J BUS, KT, KT BUS, L, L BUS, M, N, N BUS, 6, 7, 7X, 14, 14R, 47, 49 and all BART destinations at the Van Ness BART Station. As such,

it will not impede transit service or overburden streets or neighborhood parking.

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

The Project does not include commercial office development. Although the Project would remove an industrial building, the Project does provide new housing, which is a top priority for the City.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings. The existing structure was evaluated as part of the Project and was found to not be a historic resource.

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

The Project does not case shadow on any parks or open space areas.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the findings for the requested inclusionary housing compliance method as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on March 25, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 25, 2021

42 OTIS STREET

SAN FRANCISCO, CA 94103

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

GENERAL NOTES CONTINUED

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

GENERAL NOTES CONTINUED

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV.	ABOVE	FA	FIRE ALARM	MAX.	MAXIMUM	SC	SOLID CORE
A.D.	AREA DRAIN	FD	FLOOR DRAIN	MED	MEDICINE CABINET	SHTG	SHEETING
ADJ	ADJACENT	FF	FINISH FLOOR	MECH	MECHANICAL	SHT	SHEET
ACT	ACOUSTIC CEILING TILE	FLR	FLOOR	MIN.	MINIMUM	SIM	SIMILAR
AFF	ABOVE FINISH FLOOR	F.O.S.	FACE OF STUD	MTL	METAL	SQ	SQUARE
ALUM	ALUMINUM	F.O.M.	FACE OF MASONRY	MV	MICROWAVE	S.S.D.	SEE STRUCTURAL DWGS
						STL	STEEL
BLKG	BLOCKING	GA	GAUGE	(N)	NEW	ST. STL	STAINLESS STEEL
BLDG	BUILDING	GALV	GALVANIZED	N.I.C.	NOT IN CONTRACT	STOR	STORAGE
BD	BOARD	GL	GLASS	NTS	NOT TO SCALE	STRL	STRUCTURAL
		GND	GROUND			STV	SHEET VINYL
C	CENTERLINE	GSM	GALVANIZED SHEET METAL	O.C.	ON CENTER		
CLR	CLEAR	GYP.	GYPSUM BOARD	O/	OVER	T&G	TONGUE AND GROOVE
CONC	CONCRETE	GYP.BD.	GYPSUM WALLBOARD	OD	OVERFLOW DRAIN	T.C.	TOP OF CURB
CONT	CONTINUOUS	GWB		O.H.	OPPOSITE HAND	TEL	TELEPHONE
CPT	CARPET		HOSE BIB			T.O.S.	TOP OF STEEL
CT	CERAMIC TILE	HB	HANDICAPPED	PLAM	PLASTIC LAMINATE	T.O.W.	TOP OF WALL
		HC	HOLLOW METAL	PLY.	PLYWOOD	TYP.	TYPICAL
DIA	DIAMETER	HM	HOUSE PANEL	PTD	PAINTED		
DIM.	DIMENSION	H.P.	HEIGHT			U.O.N.	UNLESS OTHERWISE NOTED
DIMS.	DIMENSIONS	HT		RAD	RADICAL		
DN	DOWN		INSULATION	REF	REFRIGERATOR	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	INS.	INSULATION	REQ.	REQUIRED	VERT.	VERTICAL
		INSUL.	INTERIOR	RB	RUBBER BASE	V.I.F.	VERIFY IN FIELD
(E), EX.	EXISTING	INT		R.D.	ROOF DRAIN		
EA.	EACH		JANITOR CLOSET	RM	ROOM	WD	WOOD
EJ	EXPANSION JOINT	JAN		RO	ROUGH OPENING	W/D	WASHER AND DRYER
ELEC	ELECTRIC		KITCHEN	RDWD	REDWOOD	W/	WITH
EL., ELEV.	ELEVATION	KIT				WC	WATER CLOSET
EMB.	EMBEDDED		LAVATORY			WH	WATER HEATER
EQ	EQUAL	LAV	LIGHT			WP	WATERPROOF
EXT	EXTERIOR	LT					

PERMITS

- SITE PERMIT
- ADDENDUM #1: STRUCTURAL BUILDING PERMIT
- ADDENDUM #2: ARCHITECTURAL PERMIT
- ADDENDUM #3: ELECTRICAL, MECHANICAL AND PLUMBING PERMIT (3)
- ADDENDUM #4: FIRE SPRINKLERS AS PER SFDBI FS-05, SFFD AB 2.04 FIRE ALARM AS PER SFFD AB-2.01, STANDPIPES
- ADDENDUM #5: ERRCS

APPLICABLE CODES (1)

BUILDING:	2016 CBC AND 2016 SFBC, UNLESS OTHERWISE NOTED
MECHANICAL:	2016 CMC WITH 2016 SFMC AMENDMENTS
PLUMBING:	2016 CPC WITH 2016 SFPC AMENDMENTS
ELECTRICAL:	2016 CEC WITH 2016 SFEC AMENDMENTS
FIRE:	2016 CFC WITH 2016 SFFC AMENDMENTS
ENERGY:	2016 CEC
GREEN:	2016 CGBC WITH 2016 SFGBC AMENDMENTS

SCOPE OF WORK

NEW 5-STORY MIXED-USE BUILDING WITH 3 STORIES OF RESIDENTIAL OCCUPANCY WITH 21 SRO UNITS OVER ONE STORY OF MIXED USE WITH 3 SRO UNITS AND 4 COMMERCIAL UNIT OVER FIRST FLOOR COMMERCIAL USE.

PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	42 OTIS STREET
BLOCK/LOT:	3505/020
TOTAL LOT AREA:	4,083 SQ.FT.
ZONING:	NCT-3
HEIGHT AND BULK:	50-X

PROPOSED BUILDING USE:
1ST FLOOR : 2,105 SQ.FT. COMMERCIAL PLUS COMMON AREA
2ND FLOOR : 1,402 SQ. FT. COMMERCIAL (4 UNITS) PLUS RESIDENTIAL (3 SRO UNITS) (2)
3RD FLOOR : RESIDENTIAL (7 SRO UNITS)
4TH FLOOR : RESIDENTIAL (7 SRO UNITS)
5TH FLOOR : RESIDENTIAL (7 SRO UNITS) (2)
ROOF : SOLAR PANELS ARRAY AREA APPROX. 500 GROSS SQ.FT. > 443 GROSS SQ.FT. (15% OF 2,954 GROSS SQ.FT. ROOF)

PROPOSED BUILDING AREA:

1ST FLOOR:	3,892 GROSS SQ.FT.
2ND FLOOR:	3,047 GROSS SQ.FT.
3RD FLOOR:	3,031 GROSS SQ.FT.
4TH FLOOR:	3,012 GROSS SQ.FT.
5TH FLOOR:	3,031 GROSS SQ.FT.
TOTAL:	16,013 GROSS SQ.FT.

PROPOSED PARKING: NONE

BICYCLE PARKING (SEC. 155.2: 1/UNIT)
REQUIRED: 24 CLASS 1 FOR RESIDENTIAL UNITS; 2 CLASS 2 FOR COMMERCIAL USE
PROVIDED: 24 CLASS 1 FOR RESIDENTIAL UNITS; 2 CLASS 2 FOR COMMERCIAL USE

OPEN SPACE REQUIRED:
TABLE 135B: 80 SQ.FT. PER UNIT
SEC. 135(d)2: SRO UNITS PROVIDE 1/3 OF REQUIREMENT: 1/3 X 80 SQ.FT. = 26.7 SQ.FT./UNIT
24 UNITS X 26.7 SQ.FT.: 641 SQ.FT. REQUIRED
ROOF DECK: 730 SQ.FT. PROVIDED

BELOW MARKET RATE UNITS: 24 UNITS X 12% = 2.88 > 3 UNITS
BMR UNITS: 302, 407 AND 506

SETBACKS:

FRONT:	REQUIRED:	NONE
SIDE:	REQUIRED:	NONE
REAR:	REQUIRED:	25% OF LOT: 50'-3.5" X 20'-4" = 1,024 SQ.FT.
	PROVIDED:	2ND FLOOR: 1,024 SQ.FT.

ROOF:
ROOF AREA: 2,954 SQ.FT. 20% X 2,954 SQ.FT. = 591SQ.FT.
TOTAL PENTHOUSE AREA: 412 SQ.FT. < 591 SQ.FT.

RESIDENTIAL UNIT SUMMARY

42 OTIS STREET

FLOOR	UNIT	TYPE	AV. SIZE	TOTAL (NET SF)
1ST	.	.	.	.
2ND	205 - 207	SRO	343 SF	1,029 SF
3RD	301 - 307	SRO	343 SF	2,401 SF
4TH	401 - 407	SRO	343 SF	2,401 SF
5TH	501 - 507	SRO	343 SF	2,401 SF
TOTAL	24 UNITS			8,232 SF (2)

FIRE DEPARTMENT NOTES:

1. PROJECT TO COMPLY WITH SFDBI FS-04 FOR FIRE SAFETY DURING CONSTRUCTION. (CFC CH 33 AND 35)
2. PROJECT WILL BE REQUIRED TO HAVE A FULL MANUAL FIRE ALARM SYSTEM AS PER SFBC 907.2.9. WHICH WILL BE SUBMITTED UNDER ADDENDUM 4. (3)

BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

510.2 HORIZONTAL BUILDING ALLOWANCE:
- 1ST FLOOR TYPE IA
- 3-HR RATED SEPARATION BETWEEN 1ST FLOOR AND SECOND FLOOR
- 1ST FLOOR SPRINKLERED AS PER 903.3.1.1

SEPARATE BUILDINGS:

BUILDING 1 - 1ST FLOOR:

TYPE OF CONSTRUCTION:	TYPE I-A
OCCUPANCY CLASSIFICATION:	M, S & R-2
TABLE 504.3 MAX. ALLOWABLE HEIGHT:	M & S - UNLIMITED R-2 - UNLIMITED
PROPOSED HEIGHT:	14'-6"
TABLE 504.4 MAX. ALLOWABLE NUMBER OF STORIES:	M & S- UNLIMITED R-2 - UNLIMITED
PROPOSED NUMBER OF STORIES:	1
TABLE 506.2 ALLOWABLE AREA:	M & S - UNLIMITED R-2 - UNLIMITED
PROPOSED AREA:	3,892 SQ.FT.
TABLE 508.4 OCCUPANCY SEPARATION:	1-HOUR BETWEEN M & R-2

BUILDING 2 - 2ND-5TH FLOOR:

TYPE OF CONSTRUCTION:	TYPE V-A
OCCUPANCY CLASSIFICATION:	R-2 & B PARTIAL 2ND FLOOR & ACCESSORY B AT COMMON ROOF DECK
TABLE 504.3 MAX. ALLOWABLE HEIGHT:	R-2 - 70' W/ SPRINKLER B - 70' W/ SPRINKLER AS PER SECTION 903.3.1.1
PROPOSED HEIGHT:	40'-6" ABOVE TYPE I-A 55'-0" OVERALL BLDG HEIGHT
TABLE 504.4 MAX. ALLOWABLE NUMBER OF STORIES:	R-2 - 4 STORIES WITHOUT AREA INCREASE B- 4 STORIES WITHOUT AREA INCREASE
PROPOSED NUMBER OF STORIES:	4
TABLE 506.2 ALLOWABLE AREA PER FLOOR:	R-2 - 36,000 SQ.FT. W/ SPRINKLER AS PER SECTION 903.3.1.1 B - 54,000 SQ.FT. W/ SPRINKLER AS PER SECTION 903.3.1.1
PROPOSED AREA:	2ND FLOOR 3,047 SQ.FT. 3RD FLOOR 3,031 SQ.FT. 4TH FLOOR 3,012 SQ.FT. 5TH FLOOR 3,031 SQ.FT.

COMBINED BUILDING

BUILDING AREA:

1ST FLOOR:	3,892 GROSS SQ.FT.
2ND FLOOR:	3,047 GROSS SQ.FT.
3RD FLOOR:	3,031 GROSS SQ.FT.
4TH FLOOR:	3,012 GROSS SQ.FT.
5TH FLOOR:	3,031 GROSS SQ.FT.
TOTAL:	16,013 GROSS SQ.FT.

HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS:	55'-0" TOP OF ROOF 70'-0" TOP OF ELEVATOR PENTHOUSE ROOF
OCCUPANCY CLASS:	M, B, R-2
CONSTRUCTION TYPE:	
1ST FLOOR:	I-A
2ND-5THFLOOR:	V-A
(N) NUMBER OF FLOORS:	5 STORIES (2013 CBC 504.2)
PROPOSED HEIGHT:	55'-0"
1ST/2ND:	3-HOUR (SECTION 510.2)
OCCUPANCY SEPARATION:	1-HOUR BETWEEN M&S, M&R-2 OCCUPANCIES, B&R-2 OCCUPANCIES 1-HOUR BETWEEN DWELLING UNITS.
VERTICAL SHAFTS:	2-HOUR
EXIT PASSAGEWAY:	2-HOUR
HORIZ. SEPARATION REQUIREMENTS:	• 2 MEANS OF EGRESS FROM GROUND FLOOR RETAIL • 2 MEANS OF EGRESS FROM GROUND FLOOR RESIDENTIAL • 2 MEANS OF EGRESS FROM 2ND-5TH FLOOR RESIDENTIAL UNITS • 1 MEANS OF EGRESS FROM REAR DECK • 2 MEANS OF EGRESS FROM COMMON ROOF DECK

(2)

TABLES 601 & 602 FIRE RESISTANCE RATING REQUIREMENTS

TYPE IA:	
PRIMARY STRUCTURAL FRAME:	3-HOURS
BEARING WALLS EXTERIOR:	3-HOURS
BEARING WALLS INTERIOR:	3-HOURS
NON-BEARING WALLS EXTERIOR:	
X < 5':	2-HOURS TYPE M, 1-HOUR TYPE R-2
5' ≤ X < 10':	2-HOURS TYPE M, 1-HOUR TYPE R-2
10' ≤ X< 30':	2-HOURS TYPE M, 1-HOUR TYPE R-2
X ≥ 30':	0-HOURS TYPE M, 0-HOUR TYPE R-2
NON-BEARING WALLS INTERIOR:	NON-RATED
TYPE VA:	
PRIMARY STRUCTURAL FRAME:	1-HOUR
BEARING WALLS EXTERIOR:	1-HOUR
BEARING WALLS INTERIOR:	1-HOUR
NON-BEARING WALLS EXTERIOR:	
X < 5':	1-HOUR TYPE R-2
5' ≤ X < 10':	1-HOUR TYPE R-2
10' ≤ X< 30':	1-HOUR TYPE R-2
X ≥ 30':	0-HOUR TYPE R-2
NON-BEARING WALLS INTERIOR:	NON-RATED
FLOOR CONSTRUCTION:	1-HOUR
ROOF CONSTRUCTION:	1-HOUR

(1)

SUPPLY 2-WAY COMMUNICATION AND 2-HOUR STAND-BY POWER FOR THE ELEVATOR AS REQ. BY CODE SEC. 1009.4
LOCATED IN ELECTRICAL ROOM AT FIRST FLOOR SEE: A-2.1 (3)

PROJECT TEAM

Building Owner:
Costanoan LLC
80 Rossi Avenue
San Francisco, CA 94118
Contact: Nikhil Gera
(917) 620-8829
nikhil_gera@yahoo.com

Structural Engineer:
Dolmen Consulting Engineers, Inc.
2595 Mission Street, #200
San Francisco, CA 94110
Contact: David Radke
415.409.9200 x103
david@dolmen-engineers.net

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125
jonathan@elevationarchitects.com

MEP:
MHC Engineers
150 8th Street
San Francisco, CA 94103
Contact: Robert LaBare
415.512.7141 x18
robertlabare@mhcengr.com

Greenpoint Rater:
FOSCO
763 8th Avenue, Suite #4
San Francisco, CA 94118
Contact: Fergus O'Sullivan
415.754.8064
fergus@fosco.biz

Acoustic Engineer:
Walsh, Norris & Associates, Inc.
22 Battery Street, Suite 808
San Francisco, CA 94111
Contact: David Walsh
415.391.2166
wnacous@pacbell.net

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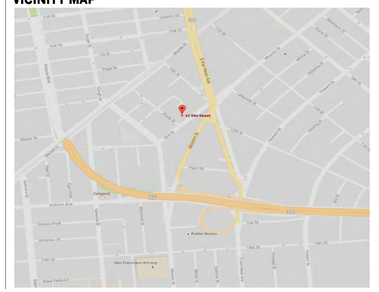
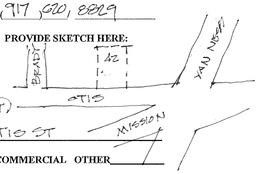
VICINITY MAP



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 09/18/17 REQUEST IS FOR: (X) FIRE FLOW ( ) SPRINKLER DESIGN
CONTACT PERSON: JONATHAN PEARLMAN ADDRESS: 1159 GREEN ST #4 SF, CA 94109
PHONE NO. (415) 537/1125 FAX NO. ( ) /
EMAIL : JONATHAN@ELEVATIONARCHITECTS.COM
OWNER'S NAME: COSTANOAN LLC PHONE # 917/620/8829
ADDRESS FOR WATER FLOW INFORMATION: 42 OTIS STREET
CROSS STREETS (*BOTH ARE REQUIRED*): BRADY (WEST), VAN NESS ST (EAST)
SPECIFY STREET FOR POINT OF CONNECTION: OTIS ST
OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK COMMERCIAL OTHER
HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER
CAR-STACKER: YES (NO)
NUMBER OF STORIES: 5 HEIGHT OF BLDG.: 155 FT.



EMAILED 10-6-17

- SUBMIT FORM WITH A $125.00 CHECK MADE PAYABLE TO 'S.F.F.D.' Check # 4539
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF $250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Field Flow Test required.
Payment by check only, made payable to SFFD for $ 250.00

**********Official use only**********
Flow data provided by: Deen Date Forwarded 10-20-17
Flow data: FIELD FLOW TEST X
RECORDS ANALYSIS
STATIC 86 PSI
RESIDUAL 84 PSI
FLOW 920 GPM
Gate Page 94
8" MAIN on OTIS

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 Rev. 09/01/2017

(4)
WALL TYPES
(3)
(N) UNRATED WALL
(N) 1-HR WALL
(N) 2-HR WALL
(N) 3-HR WALL

XX / A3.X — ELEVATION KEY
XX / A8.X — DETAIL KEY
XX / A3.X — SECTION KEY
XX — WALL TYPE KEY
XXX.XX — DOOR NUMBER KEY
XX — WINDOW TYPE KEY
X — REVISION CLOUD & KEY

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT JONATHAN PEARLMAN No C 26034 REN 06/30/21 STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

APP #2017-0330-2802-S2

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 1/49

Cover Sheet

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.0

MHC ENGINEERING CONSULTANTS, INC.
152 8th Street, San Francisco, CA 94103
Tel. (415)512-7141 / Fax. (415) 512 -7120

42 Otis
Permit # 2017/03/30/2802
Article 38 Compliance Letter
5/18/2020

To Whom it May Concern,

Please see below for the Article 38 Enhanced Ventilation design summary for the subject project. The building consists of 4 stories with residential studio apartment units of 350 square foot each over a ground floor consisting of corridors and bike storage. Per ASHRAE 62.2 requirements, the residential units require 30 CFM of continuous ventilation (see chart on M0.0). All areas are provided with outside air at a positive pressure supplied from a rooftop air handler which is provided with a MERV-13 filter (see M0.0 fan schedule notes and M1.6 roof plan). It is the opinion of this engineer that the mechanical ventilation system as designed meets all requirements of Article 38 and any accompanying guidance or Rules and Regulations in effect at this time. Please contact MHC Engineers with any questions or concerns. Thank you.

Meng Hsiu-Chen, P.E
License M19582
MHC Engineers

REGISTERED PROFESSIONAL ENGINEER — MENG-HSIU CHEN — M19582 — EXP. 9/30/2021 — MECHANICAL — STATE OF CALIFORNIA

1) Air change for residential units: 30 cfm outside air.
2) Air change for common areas:
   Floor 1: 100 cfm at Lobby, 225 CFM at Bike Storage Room.
   Floor 2-5: 50 cfm at Corridor.
3) Filter type for residential units (e.g. MERV 13) MERV-13 for all outside air supplied into the residential units.

4) Filter type for common areas When positive pressure is maintained in units and habitable spaces, enhanced filtration is not required for adjacent common areas such as hallways. Projects where positive pressure will be maintained only in units and habitable spaces must submit a list of the common areas, such as hallways, that are not served by the enhanced ventilation in 7(a) below. Positive pressure provided in residential unit as outside air supply fan provides air into each residence.
When positive pressure is not maintained in units and habitable spaces, then enhanced filtration is required for all adjacent common areas as well as for the units/habitable spaces. All areas of building are provided outside air through air handler on roof with MERV-13 filter.
5) Location of air intakes (e.g. Roof) OSA-1 located on Roof.
6) Positive Pressure in residential units and other habitable spaces? (Yes/No) Yes.
7) Positive Pressure in common areas such as corridors? (Yes/No) Yes.
   If Positive Pressure will be maintained only in units and habitable spaces:
   a. Areas not served by enhanced ventilation? (e.g. common areas such as corridors) NA
8) Floors of building with habitable spaces:_[SPECIFY]_____5 stories.
9) If applicable, location of Z-ducts, trickle vents, or similar unfiltered air system used for residential units _[SPECIFY]_____NA

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

London N. Breed, Mayor
Grant Colfax, MD, Director of Health
Stephanie K.J. Cushing, MSPH, CHMM, REHS
Environmental Health Director

May 26, 2020

To: Mechanical/Energy Plan Review
Department of Building Inspection

Cc: Sheeva Hamidieh, March Capital Management
Melanie Stein, March Capital Management
Robert LaBare, MHC Engineers Inc.

Re: Article 38 Enhanced Ventilation System Approval
42 Otis Street (Block 3505, Lot 020)

We have reviewed the Enhanced Ventilation Proposal for the 42 Otis Street project to assess compliance with the requirements of Article 38 of the San Francisco Health Code. The Enhanced Ventilation Proposal we reviewed is dated May 18, 2020 and is signed and stamped by mechanical engineer Meng Hsiu-Chen of MHC Engineers, Inc. The proposal letter is attached and describes a ventilation system with the following characteristics:

1) Air change for residential units:	30 cfm
2) Air change for common areas:	50-225 cfm
3) Filter type for residential units:	MERV 13
4) Filter type for common areas:	MERV 13
5) Location of air intakes:	Roof
6) Positive Pressure in residential units and other habitable spaces?	Yes
7) Positive Pressure in common areas such as corridors?	Yes
Areas not served by enhanced ventilation?	N/A
8) Floors of building with habitable spaces:	Floors 1-5
9) If applicable, location of Z-ducts, trickle vents, or similar unfiltered air system used for residential units:	N/A

We also understand that this system will be in compliance with all applicable standards, including the smoke control requirements of this building.

We recommend that the San Francisco Department of Building Inspection consider the ventilation system as described in this letter to be compliant with the requirements of Article 38.

Prior to issuing any mechanical approvals, please ensure that the proposal as described is reflected in the building plans submitted for your mechanical review.

Sincerely,

Patrick Fosdahl, MS, REHS
SFDPH Environmental Health Branch Assistant Director

ARTICLE 38 PROGRAM
1390 Market Street, Suite 210 San Francisco, CA 94102
Phone 415-252-3911, Fax 415-252-3894

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT — JONATHAN PEARLMAN — No C 26034 — REN 06/30/21 — STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 2/49

Article 38
Compliance Letter

project:	16.15
drawn by:	MKA
checked by:	JP
date:	03.23.17
scale:	

A-0.1 4

GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. **Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".**
2. **Provide project information in the Verification box at the right.**
3. **Attach LEED or GreenPoint Rated Scorecard on separate sheet.**
4. **Submittal must be a minimum of 24" x 36".**
5. **This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.**

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4	FOR REFERENCE GPR v7	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION ☐ LOW-RISE RESIDENTIAL R 1-3 Floors	NEW CONSTRUCTION ☑ HIGH-RISE RESIDENTIAL R 4+ Floors	NEW CONSTRUCTION ☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDTIONS R 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS ☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDTIONS B,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS ☐ 1ST TIME NON-RESIDENTIAL INTERIORS B,M 25,000 sq.ft. or greater	REFERENCES DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1			Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105			Enter any applicable point adjustments in box at right.		75					
	Points on Current Scorecard			99	Enter current expected score in box at right as appropriate. CHECK ONE: ☐ LEED ☑ GPR		99	n/r		n/r	n/r	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2	K2, K3, L2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2	A1.0
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEp2, WEc2	G2	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	4.303.1	4.303.1	LEED WEc2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable	A1.0
	NON-POTABLE WATER REUSE	Health Code art.12C	WEc2		New buildings ≥40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.	n/r	•	•	n/r	n/r	n/r	A1.0
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEp1, WEc1		New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	•	•	•	•	•	A1.0
	WATER METERING	CALGreen 5.303.1	WEc4		Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).	n/r	n/r	•	n/r	•	•	A1.0
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2	J5	Comply with all provisions of the CA Energy Code.	•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2	I3	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	n/r	n/r	n/r	A1.0 Type text here
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2		Non-residential buildings ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	n/r	n/r	n/r	A1.0
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1		For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	n/r	•	•	A1.0
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6	N3.5, N3.6	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	Planning Code 155.1-2	Planning Code155.1-2	•	Planning Code 155.1-2	•	•	A1.0
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7		Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	n/r	•	•	A1.0
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8		Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r	Type text here A1.0
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1	M4	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	A1.0
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRc5	A2.1	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	75% diversion	Type text here A1.0
HVAC	HVAC INSTALLER QUALS	CALGreen 702.1			Installers must be trained and certified in best practices.	•	•	n/r	•	n/r	n/r	A1.0
	HVAC DESIGN	CALGreen 4.507.2			HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	•	n/r	n/r	A1.0
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6		Use no halons or CFCs in HVAC.	n/r	n/r	•	n/r	•	•	A1.0
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6		Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	n/r	•	•	A1.0
	BIRD-SAFE BUILDINGS	Planning Code sec.139			Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	A1.0
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2		For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	A1.0
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	SSc4	A6	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	A1.0
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1		Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	A1.0
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9		Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	n/r	•	•	A1.0
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3		Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	A1.0
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1		Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	if applicable	•	•	Type text here A1.0
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3		During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	A1.0
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3			Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	if applicable	n/r	n/r	A1.0
	RODENT PROOFING	CALGreen 4.406.1			Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	•	n/r	n/r	A1.0
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1			Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	•	n/r	n/r	A1.0
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2			Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	•	n/r	n/r	A1.0
	MOISTURE CONTENT	CALGreen 4.505.3			Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	•	n/r	n/r	A1.0
	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).	•	•	n/r	•	n/r	n/r	A1.0

VERIFICATION

42 OTIS ST. — PROJECT NAME
3505/020 — BLOCK/LOT
42 OTIS ST. — ADDRESS
R-2 — PRIMARY OCCUPANCY
16,013 SQ. FT. — GROSS BUILDING AREA

Option 1:

Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT *(sign & date)*

Option 2: LEED GBCPR

Green Building Compliance Professional of Record will verify compliance.

NAME — FIRM
ARCHITECTURAL OR ENGINEERING LICENSE

☐ I am a LEED Accredited Professional
☐ I have completed one or more LEED projects

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

LICENSED PROFESSIONAL *(sign & date)* — **AFFIX STAMP BELOW:**

Option 3: GreenPoint Rated GBPCR

Green Building Compliance Professional of Record will verify compliance.

FERGUS O'SULLIVAN — NAME
FOSCO ENVIRONMENTAL — FIRM
ARCHITECTURAL OR ENGINEERING LICENSE

☑ I am a GreenPoint Rater ☐ I am not a GreenPoint Rater
☑ I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:

FERGUS O'SULLIVAN — GreenPoint Rater *(print name)*
415.240.5588 — *(contact phone #)*
8/17/2020 — *(sign & date)*

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

LICENSED PROFESSIONAL *(sign & date)* — **AFFIX STAMP BELOW:**

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT JONATHAN PEARLMAN No C 26034 REN 06/30/21 STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 3/49

GS2 Form
Green Bldg Submittal

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.2.0 4/3

GS3: San Francisco Green Building Submittal Form for Other Non-Residential Alterations, Additions & New Construction

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. **Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".**
2. **Provide project information in the Verification box at the right.**
3. **Submittal must be a minimum of 24" x 36".**
4. **This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.**

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION ☒ OTHER NON-RESIDENTIAL F,H,L,S,U *or* A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS ☐ OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000	REFERENCES DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
WATER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Large non-residential alteration & addition projects must upgrade all non-compliant fixtures per SF Building Code ch.13A.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF ≤.45 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	if applicable	N/A
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).	•	•	N/A
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•	•	REFER TO TITLE 24 CALCULATIONS
	BETTER ROOFS	SFGBC 5.201.1.2	New buildings with ≤10 floors and ≥2,000 sq.ft. must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	*n/r*	REFER TO TITLE 24 CALCULATIONS
	RENEWABLE ENERGY	SFGBC 5.201.1.3	New buildings of ≥11 floors must acquire renewable on-site energy, purchase green energy credits or achieve 10% reduction below 2016 CA Energy Code.	•	*n/r*	N/A
	COMMISSIONING (Cx)	CALGreen 5.410.2-5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	•	•	N/A
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	•	if >10 stalls added	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	DESIGNATED PARKING	CALGreen 5.106.5.2	Comply with Table 5.106.5.2 (approx. 8% of total spaces).	•	if >10 stalls added	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	WIRING FOR EV CHARGING	SFGBC 5.106.5.3	Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4, or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces (CalGreen 5.106.5.3). Installation of chargers is not required. All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	*n/r*	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A REFER TO TITLE 24 CALCULATIONS
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7	Prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	if project extends outside envelope	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3	Comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.	•	•	REFER TO GREEN BUILDING GENERAL NOTES ON A-0.1A

VERIFICATION

42 OTIS STREET
PROJECT NAME

3525/020
BLOCK/LOT

42 OTIS STREET
ADDRESS

R2, M, S
PRIMARY OCCUPANCY

16,013 SQ.FT.
GROSS BUILDING AREA

Green Building Compliance Professional of Record will verify compliance.

FERGUS O'SULLIVAN
NAME

FOSCO Environmental
FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

☐ I am a LEED Accredited Professional

☒ I am a GreenPoint Rater

☒ I am an ICC Certified CALGreen Inspector

To the best of my knowledge, it is my professional opinion the green building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and verify that approved construction documents and construction properly reflect the requirements of the San Francisco Green Building Code. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

8/17/2020

LICENSED PROFESSIONAL
(sign & date)

AFFIX STAMP BELOW:

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
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sheet count 4/49

GS3 Form
Green Bldg Submittal

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.2.1 4 3

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 7.0

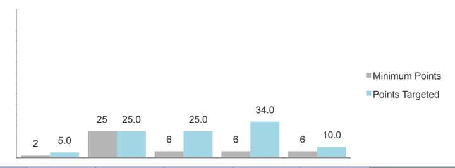
MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 99.0

Certification Level: Silver



New Home Multifamily Version 7.0

42 OTIS STREET SAN FRANCISCO

	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion **(Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
Yes	**A3. Recycled Content Base Material**	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
Yes	A6.4 Smart Stormwater Street Design	1	1					
TBD	**A7. Stormwater Control: Performance Path**						3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
TBD	**C2. Three Inches of Mulch in Planting Beds**						1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature**			1	1		1	
TBD	**C6. High-Efficiency Irrigation System**						2	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	
TBD	**C11. Landscape Meets Water Budget**						1	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1		
TBD	**C13. Reduced Light Pollution**		1					
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
TBD	**C17. Community Garden**		2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		

42 OTIS STREET SAN FRANCISCO

	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
Yes	**D4. Insulated Headers**	1		1				
	D5. FSC-Certified Wood							
≥90%	D5.1 Dimensional Lumber, Studs, and Timber	6				6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
16 inches	**D8. Overhangs and Gutters**	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1		
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
Yes	**E1. Environmentally Preferable Decking**	1				1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
TBD	**E3. Rain Screen Wall System**					2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R	
TBD	**E6. Vegetated Roof**		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1				1		
Yes	F1.2 Ceilings	1				1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	1			1			
Yes	F2.2 Ceilings	1			1			
	F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1	
Yes	G1.3 Increased Efficiency in Hot Water Distribution	2					2	
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve						2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf						2	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
Yes	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	1					1	
TBD	**G6. Submeter Water for Tenants**						2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1			
Yes	H1.2 Sealed Combustion Water Heater	2			2			
Yes	**H2. High Performing Zoned Hydronic Radiant Heating System**	2		1	1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				

42 OTIS STREET SAN FRANCISCO

	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1				
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				2			
TBD	H6.3 Outdoor Air is Filtered and Tempered				1			
	H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	**H8. High Efficiency HVAC Filter (MERV 13+)**				1			
TBD	**H9 Advanced Refrigerants**				1			
I. RENEWABLE ENERGY								
Yes	**I1. Pre-Plumbing for Solar Water Heating**	1		1				
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1				
0.0%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				
TBD	**I5. Energy Storage**			1				
TBD	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**			4				
TBD	**I7. Photovoltaic System for Multifamily Projects**			8				
J. BUILDING PERFORMANCE AND TESTING								
Yes	**J1. Third-Party Verification of Quality of Insulation Installation**	1			1			
No	**J2. Supply and Return Air Flow Testing**	0		1	1			
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1			
TBD	**J4. Combustion Appliance Safety Testing**				1			
	J5. Building Performance Exceeds Title 24 Part 6							
ption 1: Compliance Over Title	J5.1 Home Outperforms Title 24	0		30+				
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15+				
No	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	0		1				
Yes	**J7. Participation in Utility Program with Third-Party Plan Review**	1		1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**				2			
TBD	**J10. Blower Door Testing**				3			
Yes	**J11. Compartmentalization of Units**	2		1	1			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units	1			1			
TBD	K1.2 Entryways to Buildiings				1			
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
Yes	K4.5 Countertops	1				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
TBD	**K9. Durable Cabinets**					2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1		
L. FLOORING								
≥75%	**L1. Environmentally Preferable Flooring**	3				3		
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3			
TBD	**L3. Durable Flooring**					1		
TBD	**L4. Thermal Mass Flooring**			1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
	M2. Efficient Clothes Washing and Drying							
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2	

42 OTIS STREET SAN FRANCISCO

	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	M2.2 Energy Star Dryer	1		1				
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2				
TBD	**M7. Central Laundry**						1	
TBD	**M8. Gearless Elevator**			1				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TBD	N1.2 Designated Brownfield Site		1			1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1		
	N1.5 Home Size Efficiency	0				9		
343	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1					
TBD	N2.2. Within 1/2 mile of a Major Transit Stop		2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
14	Enter the number of Tier 1 services							
11	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					
TBD	N3.5 Bicycle Storage for Residents		1					
TBD	N3.6 Bicycle Storage for Non-Residents		1					
TBD	N3.7 Reduced Parking Capacity		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
	N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1		
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1		
	N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1		
TBD	N9.2 Community Location		1		1			
	N10. Affordability							
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
	N11. Mixed-Use Developments							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5	
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
Yes	O5.1. Home Energy Monitoring Systems	1		1				

42 OTIS STREET SAN FRANCISCO

	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	O5.2. Home Water System Monitors						1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1		
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2					
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1		
TBD	**O11. Tabacco Free Buildings**				2			
TBD	**O12. Integrated Pest Management Plan**					1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			
	P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
Yes	P3.3 Post-Construction Phase	3		2	1			
Yes	**P4. Building Enclosure Testing**	3		1	1	1		
INNOVATIONS								
TBD	**Enter Innovation 1 description here. Enter up to four points at right.**							
TBD	**Enter Innovation 2 description here. Enter up to four points at right.**							
TBD	**Enter Innovation 3 description here. Enter up to four points at right.**							
TBD	**Enter Innovation 4 description here. Enter up to four points at right.**							
	Summary		Community	Energy	IAQ/Health	Resources	Water	
	Total Available Points in Specific Categories	360	46	96	70	94	54	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Targeted	**99.0**	**5.0**	**25.0**	**25.0**	**34.0**	**10.0**	

ELEVATIONarchitects
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San Francisco, CA 94109

415.537.1125 :v
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LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 5/49

GreenPoint
Rated Scorecard

project:	16.15
drawn by:	MKA
checked by:	JP
date:	03.23.17
scale:	

A-0.2.2 (4) (3)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name:)
) on _____ with document no._____
Address:) This document has not been compared with the original
) SAN FRANCISCO ASSESSOR-RECORDER
City:)
)
State: California) Space Above this Line For Recorder's Use

CONFORMED COPY of document recorded 10/11/2018, 2018K681919

I (We) Costanoa LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: _____3505___; LOT: ___020_____,

COMMONLY KNOWN AS: ____42 OTIS STREET_____;

hereby give notice that there are special restrictions on the use of said property under the San Francisco Planning Code.

Pursuant to Planning Code Section 169 and the TDM Program Standards (as amended on February 17, 2017), the Development Project authorized by **Building Permit No. 201703302811 (See Case No. 2016-005406TDM)** shall be subject to the following:

(1) Prior to the issuance of a first certificate of occupancy, the property owner shall facilitate a site inspection by Planning Department staff to confirm that all approved physical improvement measures in the Development Project's TDM Plan have been implemented and/or installed. The property owner shall also provide documentation that all approved programmatic measures in the Development Project's TDM Plan will be implemented. The process and standards for determining compliance shall be specified in the Planning Commission's TDM Program Standards.

(2) Throughout the life of the Development Project, the property owner, and all successors, shall:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

a. Maintain a TDM coordinator, as defined in the TDM Program Standards, who shall coordinate with the City on the Development Project's compliance with its approved TDM Plan.
b. Allow City staff access to relevant portions of the property to conduct site visits, surveys, inspection of physical improvements, and/or other empirical data collection, and facilitate in-person, phone, and/or e-mail or web-based interviews with residents, tenants, employees, and/or visitors. City staff shall provide advance notice of any request for access and shall use all reasonable efforts to protect personal privacy during visits and in the use of any data collected during this process.
c. Submit periodic compliance reports to the Planning Department, as required by the TDM Program Standards.

(3) The following constitutes the TDM Plan for this Development Project:

TDM Measures, Land Use Category Residential	Points
ACTIVE-2: Bicycle Parking – Option B	2
LU-2: On-Site Affordable Housing – Option B	2
PKG-4: Parking Supply – Option K	11
Required Target Points	5
Points Achieved	15

(4) Details for each TDM measure included in the plan above are attached as Exhibit A of this notice.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: OCTOBER 10, 2018 **at San Francisco, California.**

(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN FRANCISCO)

On OCTOBER 10TH, 2018 before me, OUD SAPPRASERT O'BRIEN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared BORA OZTURK
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OUD SAPPRASERT O'BRIEN
COMM. #2223474
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Dec. 23, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of SAN FRANCISCO)

On OCTOBER 10TH, 2018 before me, OUD SAPPRASERT O'BRIEN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JONATHAN PEARLMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OUD SAPPRASERT O'BRIEN
COMM. #2223474
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Dec. 23, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
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Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A – TDM MEASURE DETAILS

TRANSPORTATION DEMAND MANAGEMENT MEASURES:
ACTIVE TRANSPORTATION

Bicycle Parking

ACTIVE-2

TDM MEASURE:

The property owner may choose ONE of the following options to provide Class 1 and/or Class 2 Bicycle Parking spaces as defined by the Planning Code:

OPTION A **POINTS: 1**

Residential: Class 1 and 2 bicycle parking spaces as required by the Planning Code.

Office: Class 1 and 2 bicycle parking spaces as required by the Planning Code.

Retail: Class 1 and 2 bicycle parking spaces as required by the Planning Code.

OPTION B **POINTS: 2**

Residential: One Class 1 Bicycle Parking space for each Dwelling Unit, and two Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 3,750 square feet of Occupied Floor Area, and one Class 2 Bicycle Parking space for every 750 square feet of Occupied Floor Area; or five percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

APPLICABILITY:
This measure is required for some projects under Planning Code Section 155.2, and is applicable to Development Projects in any land use category.

POINTS: 1-4 ○○○○

V. 02.17.2017

SAN FRANCISCO TRANSPORTATION DEMAND MANAGEMENT MEASURES

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TDM Requirements

project: 16.15
drawn by: MKA
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scale:

A-0.3

OPTION B: POINTS: 3

Residential: One and a half Class 1 Bicycle Parking spaces for each Dwelling Unit, and three Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,667 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 10 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

OPTION C: POINTS: 4

Residential: For each Dwelling Unit, one and half Class 1 Bicycle Parking spaces or one Class 1 Bicycle Parking space for each bedroom, whichever is greater, and four Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,250 square feet of Occupied Floor Area, and four Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 1,875 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 20 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

DEVELOPMENT REVIEW: The property owner shall submit plans that identify the amount, type (Class 1 or Class 2), and location of bicycle parking. City staff shall review the plans to ensure that the bicycle parking spaces provided meet the standards and minimums identified in the Planning Code, Zoning Administrator Bulletin No. 9, and/or those specified in this measure. City staff shall assign points based on the level of implementation. Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements may vary from Planning Code standards as to location and spacing, provided that the intent of the standards regarding convenience and security is preserved.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the bicycle parking meets the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The property owner shall provide photographs of the bicycle parking. City staff shall verify that the standards specified in the project approvals are met. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 155.1, 155.2, 155.3 and 430.

NOTES:
1 At least five percent of all Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements shall be designated to accommodate cargo bicycles. The number of Class 2 Bicycle Parking spaces in excess of Planning Code requirements may be reduced by up to 50 percent provided all Class 2 spaces provided are free to patrons of the project, located in one or more on-site facilities, easily accessible, monitored, protected from inclement weather, and designed and operated to reasonably allow patrons the ability to retrieve their bicycle.

TRANSPORTATION DEMAND MANAGEMENT MEASURES:
LAND USE

On-site Affordable Housing

LU-2

TDM MEASURE:

The Development Project shall include on-site Affordable Housing, as defined in Planning Code Section 415, as research indicates that Affordable Housing units generate fewer vehicle trips than market-rate housing units. This measure is in recognition of the amount of on-site affordable housing a Development Project may provide as permitted by City law, as opposed to a requirement.

	PERCENTAGE OF UNITS BY INCOME RANGE		
Option	*Low Income (Income > 55 ≤ 80%)*	*Low Income (Income ≤ 55%)*	*Points*
OPTION A	≥ 5 ≤ 10%	≥ 3 ≤ 7%	● 1
OPTION B	> 10 ≤ 20%	>7 ≤ 14%	●● 2
OPTION C	> 20 ≤ 25%	>14 ≤ 20%	●●● 3
OPTION D	--	>20 ≤ 25%	●●●● 4

APPLICABILITY: This measure is applicable to residential Development Projects (land use category C).

POINTS: 1-4 ○○○○

OPTION A: POINTS: 1

One point if providing greater than or equal to five percent and less than or equal to 10 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

One point if providing greater than or equal to three percent and less than or equal to seven percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

OPTION B: POINTS: 2

Two points if providing greater than 10 percent and less than or equal to 20 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

Two points if providing greater than 7 percent and less than or equal to 14 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

OPTION C: POINTS: 3

Three points if providing greater than 20 percent and less than or equal to 25 percent on-site Affordable Housing where total household income does not exceed 80 percent of Area Median Income; OR

Three points if providing greater than 14 percent and less than or equal to 20 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

OPTION D: POINTS: 4

Four points if providing greater than 20 percent and less than or equal to 25 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income.

DEVELOPMENT REVIEW: The property owner shall submit a project description that specifies the number of affordable units and income levels to which they are affordable. City staff will assign points based on the level of implementation.

PRE-OCCUPANCY MONITORING AND REPORTING: The property owner shall submit a copy of the Notice of Special Restrictions specifying the affordability restrictions for the project, including the number, location, and sizes for all affordable units. City staff shall confirm that affordable units are offered as described in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The Mayor's Office of Housing and Community Development (MOHCD) shall monitor and require occupancy certification for affordable ownership and rental units on an annual or bi-annual basis, as outlined in the Procedures Manual[1]. The MOHCD may also require the owner of an affordable rental unit, the owner's designated representative, or the tenant in an affordable unit to verify the income levels of the tenant on an annual or bi-annual basis, as outlined in the Procedures Manual.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Section 415.

NOTES:
1 City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual, effective May, 2013.

TRANSPORTATION DEMAND MANAGEMENT MEASURES:
PARKING MANAGEMENT

Parking Supply

PKG-4

TDM MEASURE:

The Development Project shall provide off-street private vehicular parking (Accessory Parking) in an amount no greater than the off-street parking rate for the neighborhood (neighborhood parking rate), based on the transportation analysis zone for the project site. For non-residential uses (land use categories A, B, and D), the neighborhood parking rate is shown in the non-residential neighborhood parking rate map and spreadsheet. For residential uses (land use category C), the neighborhood parking rate is shown in the residential neighborhood parking rate map and spreadsheet. The neighborhood parking rates may be updated over time to reflect refined estimates, but shall not be higher than the rates established at the time of TDM Ordinance adoption. The property owner shall be subject to the neighborhood parking rates established at the time of project approval.

OPTION A: POINTS: 1

One point for providing less than or equal to 100 percent and greater than 90 percent of the neighborhood parking rate; OR

OPTION B: POINTS: 2

Two points for providing less than or equal to 90 percent and greater than 80 percent of the neighborhood parking rate; OR

OPTION C: POINTS: 3

Three points for providing less than or equal to 80 percent and greater than 70 percent of the neighborhood parking rate; OR

APPLICABILITY: This measure is applicable to Development Projects in any land use category.

POINTS: 1-11 ○○○○○○○○○○○

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TDM Requirements

project: 16.15
drawn by: MKA
checked by: JP
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scale:

A-0.4

OPTION D

Four points for providing less than or equal to 70 percent and greater than 60 percent of the neighborhood parking rate; OR

POINTS: **4**

OPTION E

Five point for providing less than or equal to 60 percent and greater than 50 percent of the neighborhood parking rate; OR

POINTS: **5**

OPTION F

Six points for providing less than or equal to 50 percent and greater than 40 percent of the neighborhood parking rate; OR

POINTS: **6**

OPTION G

Seven points for providing less than or equal to 40 percent and greater than 30 percent of the neighborhood parking rate; OR

POINTS: **7**

OPTION H

Eight points for providing less than or equal to 30 percent and greater than 20 percent of the neighborhood parking rate; OR

POINTS: **8**

OPTION I

Nine points for providing less than or equal to 20 percent and greater than 10 percent of the neighborhood parking rate; OR

POINTS: **9**

OPTION J

Ten points for providing less than or equal to 10 percent of the neighborhood parking rate but at least one parking space; OR

POINTS: **10**

OPTION K

Eleven points for providing no parking.

POINTS: **11**

DEVELOPMENT REVIEW: The property owner shall submit plans showing the proposed number of parking spaces and the spatial layout of the parking, including means of ingress/egress. In the project description, the property owner shall describe any planned components that may increase the capacity of the parking facility (e.g., by providing valet parking or installing mechanical parking systems). City staff will compare the amount of proposed parking to the parking rate in that neighborhood to confirm the Development Project's point allocation under this measure. City staff will also review the parking facilities to confirm that use of the facility would not create hazards for persons using other modes of transportation.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the project meets the standards specified in the project approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The property owner shall submit photographs of the parking facilities. City Staff shall verify that the project continues to meet the standards specified in the Development Project's approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 150, 151, 151.1, and 161.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 020, Block 3505

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF OTIS STREET, DISTANT THEREON 251 FEET AND 0-1/2 INCH SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF TWELFTH STREET; RUNNING THENCE SOUTHWESTERLY AND ALONG SAID LINE OF OTIS STREET 50 FEET AND 3 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 81 FEET AND 2-3/8 INCHES; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET AND 3 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 81 FEET AND 2-3/8 INCHES TO THE POINT OF BEGINNING.

BEING PART OF MISSION BLOCK NO. 13.

Grant Deed
SCA00001Z9.doc / Updated: 05.24.16

Printed: 07.12.16 @ 10:35 PM
CA-CT-FWPN-02180.052385-FWPN-3551600447

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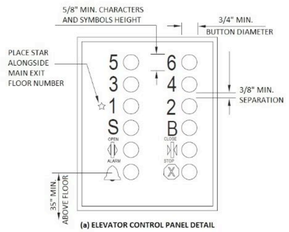
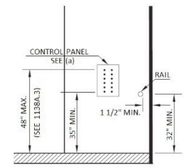
TDM Requirements

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.5

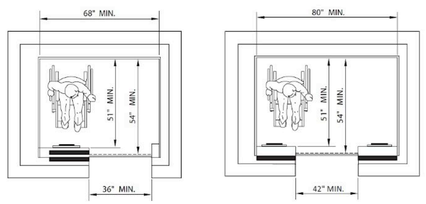


(a) ELEVATOR CONTROL PANEL DETAIL

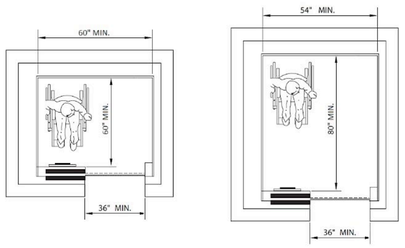


(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

FIGURE 11A-7B
ELEVATOR CONTROL PANEL

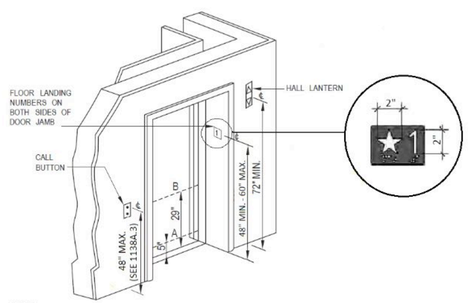


(a) SIDE OPENING DOOR (b) CENTER OPENING DOOR



(c) DOOR AT ANY LOCATION

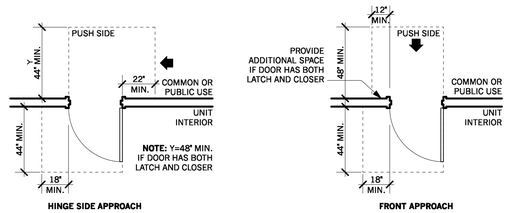
FIGURE 11A-7A
MINIMUM DIMENSIONS OF ELEVATOR CARS



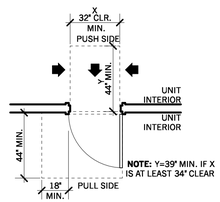
NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

FIGURE 11A-7C
HOISTWAY AND ELEVATOR ENTRANCES

9 SEC. 1124A: ELEVATOR
N.T.S.



6 MANEUVERING CLEARANCE AT SWINGING DOORS
AT PRIMARY DWELLING UNIT ENTRY DOOR



7 MANEUVERING CLEARANCE AT SWINGING DOORS
AT INTERIOR DOORS WITHIN INDIVIDUAL DWELLING UNIT

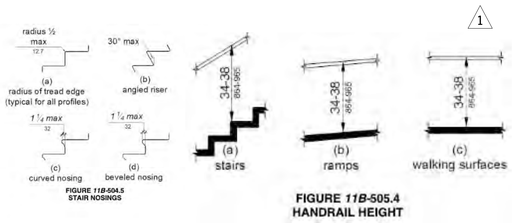


FIGURE *11B*-505.5
STAIR NOSINGS

FIGURE *11B*-505.4
HANDRAIL HEIGHT

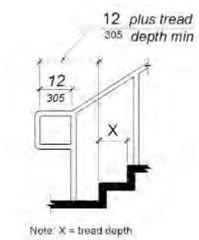


FIGURE *11B*-505.10.3
BOTTOM HANDRAIL EXTENSION AT STAIRS

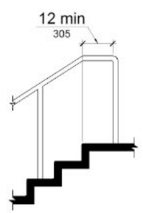


FIGURE *11B*-505.10.2
TOP HANDRAIL EXTENSION AT STAIRS

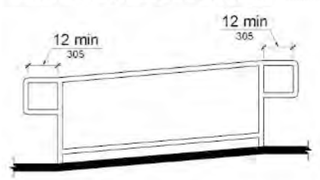


FIGURE *11B*-505.10.1
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

8 STAIR AND RAMP REQUIREMENTS
N.T.S.

FIGURE 11B-32—THRESHOLDS

(a) VERTICAL CHANGE IN LEVEL

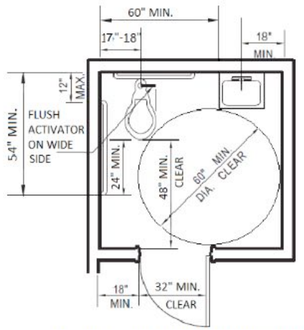
(b) BEVELED CHANGE IN LEVEL

FIGURE 11A-1F
CHANGE IN LEVEL

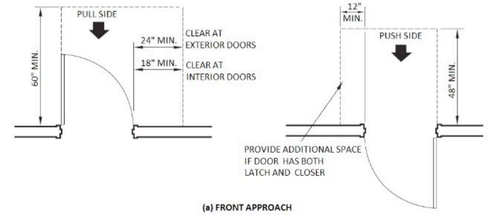
3 THRESHOLD STANDARDS
N.T.S.

FIGURE 11B-6—INTERNATIONAL ACCESSIBILITY SYMBOL

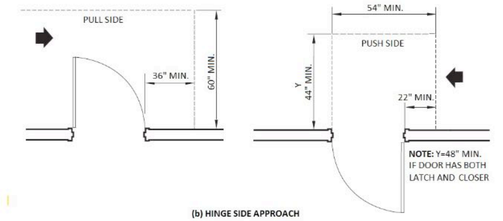
4 ACCESSIBILITY SYMBOL
N.T.S.



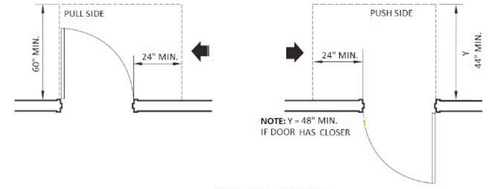
5 SINGLE ACCOMMODATION TOILET FACILITY
COMMON USE TOILET ROOM IN RESIDENTIAL PORTION OF BUILDING



(a) FRONT APPROACH



(b) HINGE SIDE APPROACH

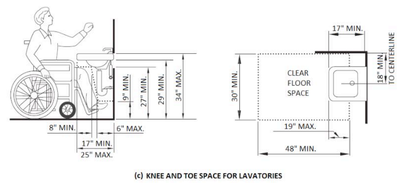


(c) LATCH SIDE APPROACH

FIGURE 11A-8A
MANEUVERING CLEARANCE AT SWINGING DOORS

3

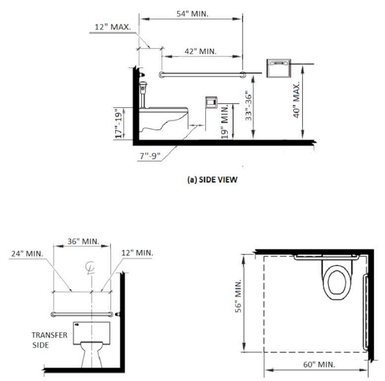
1 MANEUVERING CLEARANCE AT SWINGING DOORS
AT COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS



(c) KNEE AND TOE SPACE FOR LAVATORIES

FIGURE 11A-9D
KNEE AND TOE SPACE

2 KNEE AND TOE SPACE
N.T.S.



(a) SIDE VIEW

(b) FRONT VIEW (c) CLEAR FLOOR SPACE AT WATER CLOSETS

3

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Accessibility Details
3

project: 16.15
drawn by: MKA
checked by: JP
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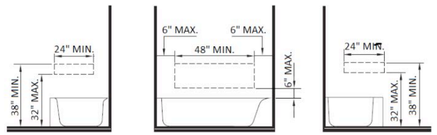
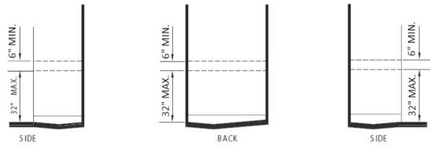
scale:

A-0.6

(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



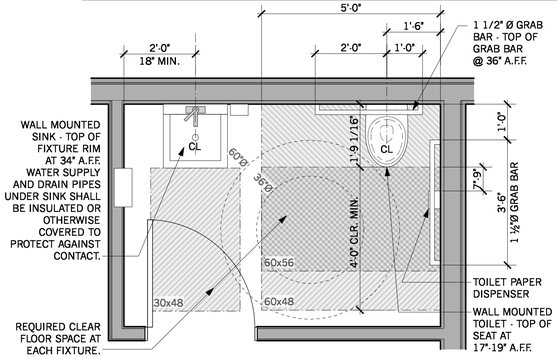
(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

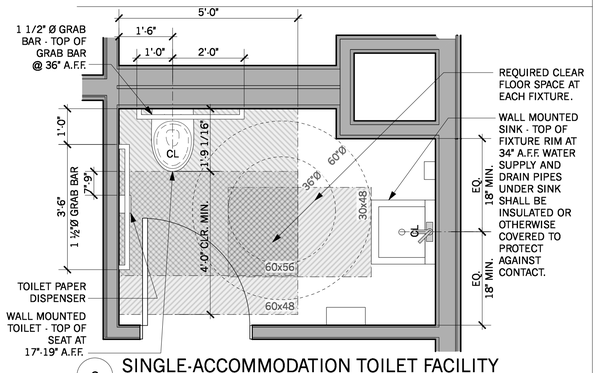
FIGURE 11A-9G
REINFORCEMENT FOR GRAB BARS

3

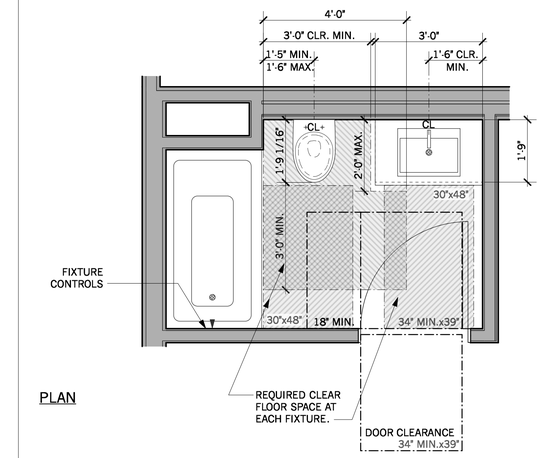
6 GRAB BAR REINFORCEMENT LOCATION
N.T.S.



7 SINGLE-ACCOMMODATION TOILET FACILITY
Scale: 1/2" = 1'-0"



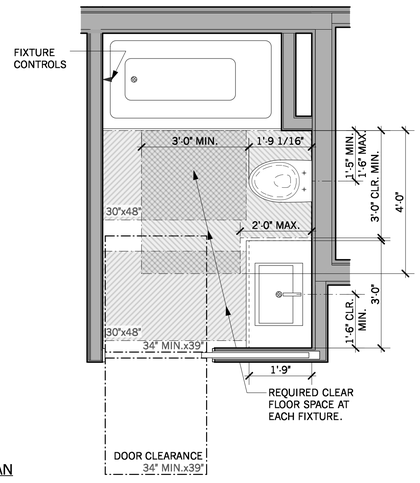
8 SINGLE-ACCOMMODATION TOILET FACILITY
Scale: 1/2" = 1'-0"



PLAN

NOTE: - SEE 6/A-0.7 FOR BLOCKING FOR FUTURE GRAB BAR INSTALLATION.
- KNEE AND TOE SPACE AT THE LAVATORY SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED.
2. ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS: OR
3. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.
- THE FINISHED FLOOR BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRAISIVE SURFACES UNDER LAVATORIES.

4 TYPICAL UNIT BATHROOM
Scale: 1/2" = 1'-0"



PLAN

NOTE: - SEE 6/A-0.7 FOR BLOCKING FOR FUTURE GRAB BAR INSTALLATION.
- KNEE AND TOE SPACE AT THE LAVATORY SHALL BE PROVIDED BY ONE OF THE FOLLOWING:
1. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED.
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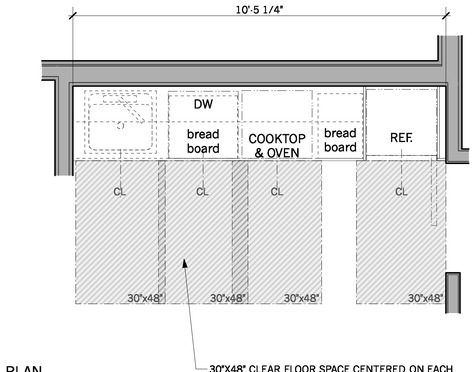
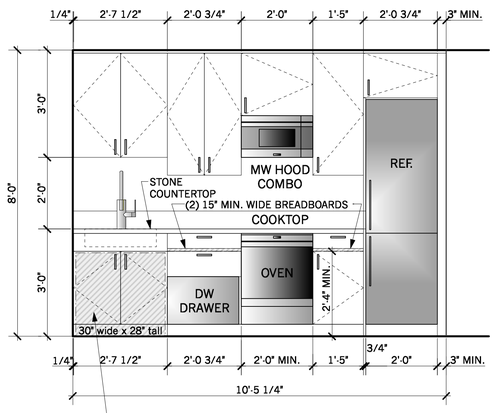
5 TYPICAL UNIT BATHROOM
Scale: 1/2" = 1'-0"



PLAN

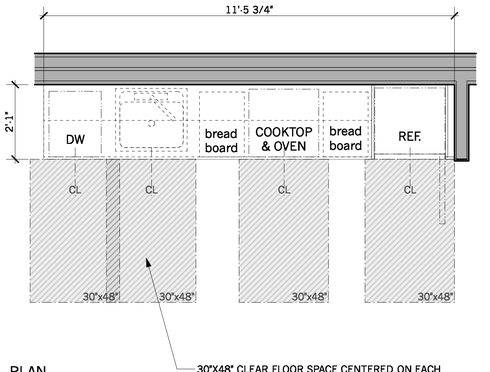
30"X48" CLEAR FLOOR SPACE CENTERED ON EACH APPLIANCE AND FIXTURE.



ELEVATION

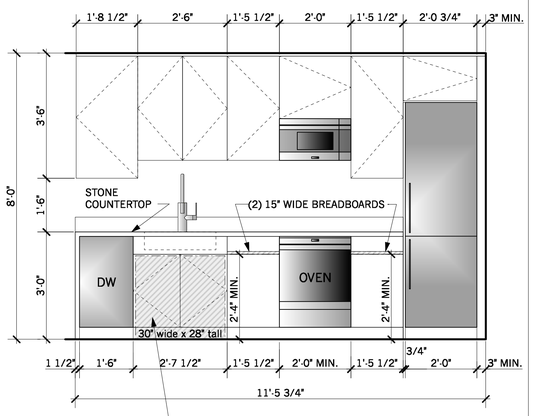
BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) DIRECTLY UNDER KITCHEN SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINK SHALL BE EXTENDED TO THE WALL. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRAISIVE SURFACES UNDER SINKS.

3 TYPICAL UNIT KITCHEN TYPE #2
Scale: 1/2" = 1'-0"



PLAN

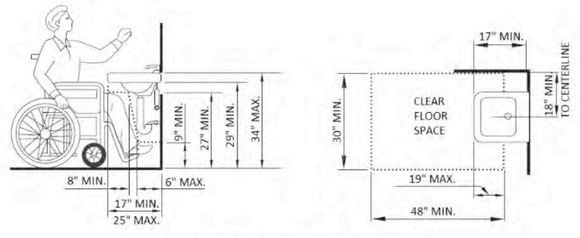
30"X48" CLEAR FLOOR SPACE CENTERED ON EACH APPLIANCE AND FIXTURE.



ELEVATION

BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) DIRECTLY UNDER KITCHEN SINK SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINK SHALL BE EXTENDED TO THE WALL. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRAISIVE SURFACES UNDER SINKS.

1 TYPICAL UNIT KITCHEN TYPE #1
Scale: 1/2" = 1'-0"



(c) KNEE AND TOE SPACE FOR LAVATORIES

FIGURE 11A-9D
KNEE AND TOE SPACE

2 KNEE AND TOE SPACE REQUIREMENTS AT LAVATORIES
N.T.S.

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STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 3
4	8.17.20	Plan Check Response 3

sheet count 10/49

Accessibility Details 3

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.7

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12 May 2019

Ms. Svetlana Fickes
March Capital Management, LLC
3456 Sacramento Street
San Francisco, CA 94118

Subject: Acoustical Evaluation
Compliance with Acoustical Code Requirements
42 Otis Street
San Francisco, CA

Dear Ms. Fickes:

Summarized below is the acoustical evaluation for the new multi-family residential project at 42 Otis Street in San Francisco. The purpose of this evaluation is to determine compliance with the acoustical requirements of both the City of San Francisco Building Code (Section 1207) and the California Building Code (Section 1207.4) for interior noise exposure levels due to exterior noise sources impacting the building as well as sound isolation between adjacent residential units. This evaluation is based on our review of the Site Permit Rev. 1 architectural drawings, dated 1 April 2019, prepared by Elevation Architects.

PROJECT INFORMATION: This is a five-story residential building containing 24 SRO (Single Room Occupancy) units on the 2nd through 5th Floors with commercial and common spaces at the 1st and 2nd Floors. The project site is located on the north side of Otis Street between Brady and 12th Streets. This area is a typical urban environment and the primary source of exterior noise impacting the site is vehicular traffic on the surrounding streets.

EXTERIOR SOUND ISOLATION

EXTERIOR NOISE DESIGN STANDARDS: The general acoustical design requirements of the City of San Francisco and the California Building Code specify that the interior noise exposure level in any habitable space of a multi-family residential project not exceed a Day-Night Average Sound Level (L_{dn}) of 45 dBA where the exterior noise exposure level is greater than (L_{dn}) of 60 dBA.

GENERAL INFORMATION ON ENVIRONMENTAL NOISE: The standard method used to quantify environmental noise involves evaluation of the sound with an adjustment to reflect the fact that human hearing is less sensitive to lower sound frequencies than to the mid and high frequencies. This measurement adjustment is called "A" weighting and the data are reported as A-weighted sound levels (dBA). The A-weighting scale causes the measurement instrumentation to respond to sound in a manner closely correlated with the subjective response of the average person. Community noise is always measured in A-weighted decibels (dBA).

Environmental noise also fluctuates in level over time. Therefore time-averaged sound levels are used to quantify noise levels and determine noise impacts. The most commonly used environmental noise exposure descriptor is the annual Day-Night Average Sound Level (L_{dn}). The cumulative noise exposure at a site, in terms of L_{dn}, represents the steady noise level that contains the same total sound energy as the fluctuating

community noise levels during an average 24-hour period and is adjusted to account for the higher sensitivity of people to noise during the evening and nighttime periods.

MEASURED NOISE ENVIRONMENT AT SITE: As indicated, the primary noise source impacting this site is vehicular traffic on the surrounding streets, with some additional contribution from activities in the surrounding community. To determine the existing noise exposure levels at the site, a noise survey was conducted continuously over a five-day period between Wednesday (10 April 2019) and Sunday (14 April 2019). The measurements were completed in front of the project site on Otis Street. The noise survey included both weekdays and weekend days. The daily noise exposure levels measured at the site, in terms of the Day-Night Average Sound Level (L_{dn}), are tabulated below and also indicated on the attached Summary Sheet. As shown, the noise exposure impact at this site was very consistent over the entire measurement period.

Measured Daily Noise Exposure Levels (L_{dn})
On Otis Street

Wednesday	10 Apr 2019	73.7 dBA
Thursday	11 Apr 2019	73.7 dBA
Friday	12 Apr 2019	73.3 dBA
Saturday	13 Apr 2019	72.4 dBA
Sunday	14 Apr 2019	71.0 dBA
	Average Level	**72.8 dBA**

The time-histories of the sound levels, including statistical and L_{max} levels. measured in 15-minute intervals, are plotted on the attached Figures 1 through 5. The sound data on these Figures are also reported in terms of the Statistical or Percentile Exceeded Sound Level (L_{xx}). These standard statistical sound level descriptors, such as L_{00}, L_{50}, L_{10}, are used to indicate sound levels that are exceeded 90, 50, 10 percent of the time, respectively. L_{90} is typically considered to represent of the background or ambient sound level at the site.

The standards require that potential future increases in noise levels due to increases in traffic volume be included in the noise exposure evaluation. The noise exposure increase typically used for this type of project is a 10% increase over a ten-year period. Based on this standard procedure the future noise exposure levels impacting the building have been projected and used to determine the required sound rating for the exterior building assemblies.

EXTERIOR NOISE MITIGATION: As indicated above, the codes require that the interior noise exposure level in any habitable space of the residential units not exceed 45 dBA from exterior noise sources. To achieve this interior level requires that the exterior building shell provide a minimum Noise Reduction (NR) based on the projected exterior noise levels. Note that Noise Reduction is not the same as the Sound Transmission Class (STC) rating. A review of the exterior wall assemblies and window units shown on the architectural drawings has been completed to determine compliance with the required minimum degree of exterior sound isolation. Based on the measured and projected exterior noise levels, the minimum STC ratings for the exterior building shell are:

Minimum Exterior Sound Isolating Requirements
Of Exterior Building Shell
for Habitable Spaces of Residential Units

Front Half of Building (Closest to Otis Street)	**STC 35**
Rear Half of Building	**STC 30**

These minimum sound ratings apply to the habitable spaces of the residential units at all floor levels.

REVIEW OF EXTERIOR BUILDING ASSEMBLIES: A review of the exterior building assemblies shown on the architectural drawings has been completed. These have been evaluated to determine compliance with the required minimum degree of exterior sound isolation. The three exterior wall assemblies used at the residential levels of this project are Walls Types F2, G2, and H2. The details of these exterior wall types are shown on Dwg. A-8.1. The basic construction of these wall types is similar and provides a sound rating that exceeds the minimum code requirement for exterior sound isolation and no modifications are required.

EXTERIOR WALLS

Basic Wall Assembly: The basic construction of the exterior wall types is similar and consists of: 2" x 6" wood studs with R-21 batt insulation in the stud cavity. On the interior is a layer of 5/8" thick Type 'X' gypsum board installed over resilient channels.

Exterior Finishes: The only difference between these exterior wall types is the exterior finish used. These are:

Wall Type F2: Used at the rear (north) half of building. On the exterior side, a layer of ½" thick CDX plywood sheathing is installed on the face of the studs, covered with 7/8" thick exterior cement plaster.

Wall Type G2: Used at the front (south) half of building. On the exterior side, a layer of 5/8" thick Type 'X' DensGlas Gold sheathing is installed on the face of the studs, covered with a mortar setting bed and a thin brick veneer.

Wall Type H2: Used at a portion of the west property line side of building. On the exterior side, a layer of ½" thick CDX plywood sheathing, covered with 5/8" thick Type 'X' DensGlas Gold sheathing and covered with exterior grade plywood sheathing.

The laboratory-measured sound rating of these exterior wall assemblies is STC ≥ 55. This rating significantly exceeds the minimum code requirement and no modifications are required.

Windows: Since the windows at the habitable spaces of the residential units can represent a significant percentage of the exterior wall they should also provide the minimum sound ratings indicated above, i.e., STC 35 at front half of the building and STC 30 at the rear half of the building. It is recommended that these minimum STC ratings also be included on the Window Schedule, Dwg. A10.1.

Ventilation for Residential Units: To achieve the allowable interior noise exposure level at the habitable spaces of the residential units will require that the windows be closed to maintain the required exterior-to-interior sound isolation. To allow the windows to be closed, the residential units should be provided with supplemental ventilation as designed by the project mechanical engineer.

INTERIOR SOUND ISOLATION

INTERIOR DESIGN STANDARDS: The acoustical code requires that multi-family residential projects be designed to provide a minimum laboratory-measured airborne Sound Transmission Class (STC) rating of 50 between adjacent residential units and between residential units and common spaces. The code also requires that the floor/ceiling assembly provide both a minimum airborne Sound Transmission Class (STC) rating and an Impact Insulation Class (IIC) rating of 50.

REVIEW OF INTERIOR BUILDING ASSEMBLIES: The interior wall and floor/ceiling assemblies shown on the architectural drawings have been reviewed to determine compliance with the minimum airborne and impact sound isolation required by Code.

WALL ASSEMBLIES

Demising Walls:

Wall Types P1 and P2: These demising walls are 1-hour rated walls and consist of wood studs with 2" thick mineral wool insulation in the stud cavity. Two layers of 5/8" thick Type 'X' gypsum board are installed on both sides of the studs. The gypsum board layers on one side are installed over a resilient channel system. The only difference between the P1 and P2 wall types is the stud size: 2" x 4" or 2" x 6". There is no significant difference in the sound rating between these stud sizes.

The laboratory-measured sound rating of the P1/P2 Demising Wall assembly is STC ≥ 55. This rating exceeds the sound isolating code requirement and no modifications are required.

Wall Types Q1 and Q2: These demising walls are 1-hour rated walls and consist of a double row of 2" x 4" wood studs separated by a 1" airspace. Two layers of 5/8" thick Type 'X' gypsum board are installed on the finish side of the both stud systems. R-11 batt insulation is installed between the studs on one side. The only difference between the Q1 and Q2 wall types is the stud size: 2" x 4" or 2" x 6". There is no significant difference in the sound rating between these stud sizes.

The laboratory-measured sound rating of the Q1/Q2 double stud Demising Wall assembly is STC ≥ 60. This rating exceeds the sound isolating code requirement and no modifications are required.

Wall Type R1: This demising wall is a 1-hour rated wall consisting of 2" x 4" wood studs staggered on a 2" x 6" plate. Two layers of 5/8" thick Type 'X' gypsum board are installed on the finish side of each stud row. R-11 batt insulation is installed in the stud cavity.

The laboratory-measured sound rating of the R1 Demising Wall assembly is STC ≥ 55. This rating exceeds the sound isolating code requirement and no modifications are required.

Corridor Wall: The corridor wall is Type P2. This is a 1-hour rated which is the same wall type described above as a demising wall.

The laboratory-measured sound rating of the P2 corridor wall assembly is STC ≥ 55. This rating exceeds the sound isolating code requirement and no modifications are required.

Stairwells and Elevator Shaft: The wall type used between residential units and stairways and elevator shaft is a 2-hour rated Wall Type J2. This is a wood stud wall with two layers of 5/8" thick Type 'X' gypsum board installed on both sides of the studs. The gypsum board layers on one side are installed over a resilient channel system. 2" thick mineral wool insulation in the stud cavity

The laboratory-measured sound rating of the Wall Type J2 stair and shaft wall assembly is STC ≥ 55. This rating exceeds the sound isolating code requirement and no modifications are required.

Walls within Residential Units: There are no acoustical code requirements for sound isolation of walls within the same residential unit.

ENTRY DOORS TO RESIDENTIAL UNITS: The codes require that entry doors to the residential units, together with their perimeter seals, provide a laboratory-measured rating of STC ≥ 26. The entry doors are included in the Door Schedule (Dwg. A-10.02) which indicates that the doors are 20-minute rated, 1-3/4" thick wood. These doors should be provided with smoke seals, etc., at the head, jamb, and door bottom.

FLOOR/CEILING ASSEMBLIES: The code also requires that the floor/ceiling assemblies between residential units provide both a minimum airborne Sound Transmission Class (STC) rating and an Impact Insulation Class (IIC) rating of 50 between adjacent residential units and between residential and common areas.

1st to 2nd Floor: The floor at the residential units at the 2nd Floor is a 12" (nom.) concrete slab. The First Floor level below contains commercial, and common spaces.

The laboratory-measured sound rating of a concrete slab of this thickness is STC ≥ 55. This rating exceeds the sound isolating code requirement and no modifications are required. Note that there is no acoustical code requirement for impact sound transmission down to non-residential spaces.

2nd to 4th Floor: The floor assembly used the residential units at the 2nd to 4th Floors is shown in Dtl. 7 / Dwg. A-8.2. It is a 1-hour rated assembly consisting of TJI joists. On top of the joists is a ¾" thick T&G plywood subfloor covered with a resilient underlayment mat, such as ¼" Acousti-Mat II HP, and covered with a 1" thick lightweight concrete topping slab, such as by Maxxon. The finish floor is shown as ½" thick engineered wood flooring installed over a resilient 1/8" closed cell foam underlayment pad. The ceiling at the space below consists of two layers of 5/8" thick Type 'X' gypsum board installed to the underside of the joists on a resilient channel system.

Laboratory-measured sound ratings for this floor/ceiling assembly are STC and IIC ≥ 55. These ratings exceed the minimum requirements for both airborne and impact sound isolation and no modifications are required.

Common Roof Deck: The roof/ceiling assembly of the common roof deck above the residential units at the 5th Floor is shown in Dtl. 6 / Dwg. A-8.2. The basic assembly is similar to the floor/ceiling assembly between the 2nd through 4th Floors consisting of TJI joists with ¾" thick T&G plywood subfloor on top. The ceiling at the space below consists of two layers of 5/8" thick Type 'X' gypsum board installed to the underside of the joists on a resilient channel system. On top of the plywood, is installed a layer of rigid insulation sloped to achieve the required roof slope. On top of the rigid insulation is ¼" thick Densdeck roof board. The walking surface at the roof deck consists of porcelain paving units supported on adjustable leveling pedestal risers such as Bison "Level It" or equal.

Laboratory-measured sound ratings for this roof deck /ceiling assembly are STC and IIC ≥ 55. These ratings exceed the minimum requirement for both airborne and impact sound isolation to the residential units and no modifications are required.

GENERAL ACOUSTICAL CONSIDERATIONS

SOUND LEAKS: In order to achieve the full sound isolating capabilities of the construction assemblies it is important to insure that sound leaks, including joints, penetrations, electrical outlets, recessed elements, etc., are minimized and caulked airtight with acoustical sealant. Typical sound flanking or leakage paths have been addressed well in the details and sheet notes on the architectural drawings. Typical sound leaks include:

Joints, Penetrations, and Gaps: Acoustical sealant should be provided at all joints and gaps. Putty pads are to be provided on the back of outlet boxes in wall assemblies of acoustically sensitive walls.

Perimeter Isolation of Floor between Residential Units: A resilient isolation joint should be provided around the perimeter of the lightweight topping slab at the floor assembly shown in Dtl. 7 / Dwg. A-8.2 for the residential units on the 2nd through 4th floors. This resiliently isolated perimeter break is provided to

insure that the resiliently isolated topping slab does not rigidly touch the walls and reduce the airborne and impact sound isolation rating. This is included in the topping slab manufacturer's installation details.

MECHANICAL EQUIPMENT ISOLATION: It is recommended that all mechanical and electrical equipment in the project be vibration isolated from the building, including heat pump units at the roof, fans, motors, pumps, hydraulic units, elevator equipment, garage door motor, transformers, etc. Although not required by the codes it is also recommended that all piping serving the residential units be resiliently isolated from the building structure at all support and penetration points at walls, floors, ceiling, etc., using a proprietary piping isolation system such as the "Acousto-Plumb" system by LSP Products, the "Holdrite" silencer system by Hubbard Enterprises, or approved equal.

CALIFORNIA GREEN BUILDING STANDARDS

Interior sound requirements are also included in the Non-Residential Mandatory Measures: Section 5.507 - Environment Comfort of the California Green Building Standards. Under Section 5.507.4.2 the requirements specify that interior sound level shall not exceed an hourly Equivalent Sound Level ($L_{eq(1\text{-}Hr)}$) of 50 dBA in occupied areas during any hour of operation. This requirement applies to the commercial space at the 1st Floor.

Hourly L_{eq} sound levels were measured on Otis Street in front of the site, over the five-day, continuous noise survey, during both the daytime and evening periods. To achieve the maximum allowable interior sound level of $L_{eq} \leq 50$ dBA in the commercial space requires that the windows at the commercial space along Otis Street provide a Noise Reduction of 31 dBA. As noted above, the Noise Reduction (NR) is not the same as the Sound Transmission Class (STC) rating. A standard, fixed, ¼" thick tempered glass in an aluminum framed storefront system has a sound rating of STC ≥ 35 and the Noise Reduction provided by the storefront glass exceeds the acoustical requirement for this project. No modifications or changes are required for the project.

SUMMARY: CONFIRMATION of ACOUSTICAL COMPLIANCE

The design of the residential project at 42 Otis Street has been completed very well with regard to both the exterior and interior sound isolation code requirements. Based on the measured sound data at the site and an evaluation of the architectural drawings, including details, sheet notes, etc., this letter confirms that the project at 42 Otis Street is in compliance with the acoustical requirements of the City of San Francisco Building Code, the California Building Code, and the CalGreen Building Standards for both exterior-to-interior noise reduction and interior sound isolation between residential units. No changes or modifications to the project are required to achieve acoustical code compliance.

◆ ◆ ◆

Please call if you have any questions regarding the acoustical evaluation for the project.

Very truly yours,
WALSH ◆ NORRIS & ASSOCIATES, INC.

David P. Walsh, FASA
Principal

encl:

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agency stamps:

Condominiums
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#	date	issue
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1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
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sheet count 11/49

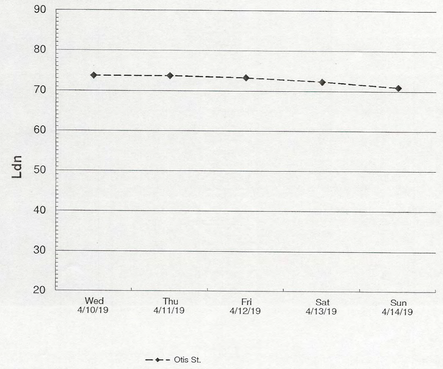
Acoustical Report

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.8

Ldn

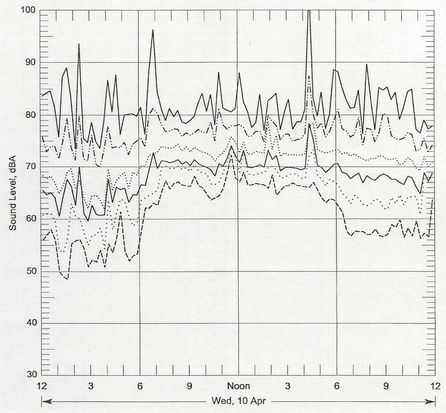
	Otis St.
4/10/19 Wed	73.7
4/11/19 Thu	73.7
4/12/19 Fri	73.3
4/13/19 Sat	72.4
4/14/19 Sun	71.0
Avg	72.8
St Dev	1.1



Summary of Measured Noise Exposure Levels
42 Otis Street, San Francisco, CA

WALSH ✦ NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

Exterior Noise Evaluation
42 Otis Street
San Francisco, CA

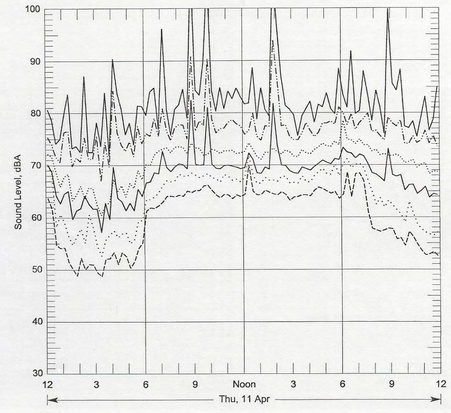


L_{max}	73.7 L_{dn}
L_1	74.0 CNEL
L_{10}	69.5 $L_{eq(24)}$
L_{eq}	71.2 L_{day}
L_{50}	67.9 L_{eve}
L_{90}	66.3 L_{night}
	72.3 Pk Hr L_{eq} at 11 AM
	74.9 Pk Hr L_{eq} at 4 PM

FIGURE 1 Measured Sound Levels
42 Otis Street
San Francisco, CA
Wednesday, 10 April 2019

WALSH ✦ NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

Exterior Noise Evaluation
42 Otis Street
San Francisco, CA

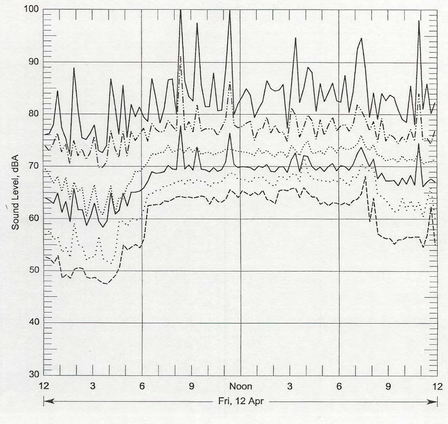


L_{max}	73.7 L_{dn}
L_1	74.1 CNEL
L_{10}	70.9 $L_{eq(24)}$
L_{eq}	73.0 L_{day}
L_{50}	69.6 L_{eve}
L_{90}	65.1 L_{night}
	77.1 Pk Hr L_{eq} at 8 AM
	76.4 Pk Hr L_{eq} at 1 PM

FIGURE 2 Measured Sound Levels
42 Otis Street
San Francisco, CA
Thursday, 11 April 2019

WALSH ✦ NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

Exterior Noise Evaluation
42 Otis Street
San Francisco, CA

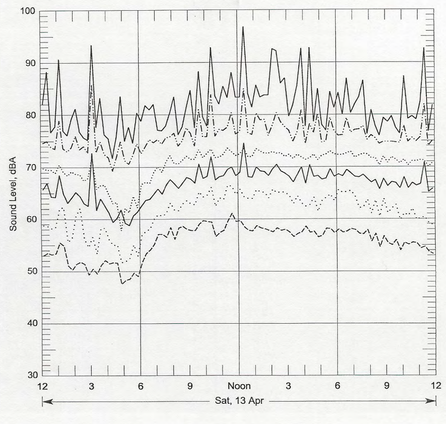


L_{max}	73.3 L_{dn}
L_1	73.8 CNEL
L_{10}	69.4 $L_{eq(24)}$
L_{eq}	70.8 L_{day}
L_{50}	70.0 L_{eve}
L_{90}	65.8 L_{night}
	73.5 Pk Hr L_{eq} at 8 AM
	72.2 Pk Hr L_{eq} at 7 PM

FIGURE 3 Measured Sound Levels
42 Otis Street
San Francisco, CA
Friday, 12 April 2019

WALSH ✦ NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

Exterior Noise Evaluation
42 Otis Street
San Francisco, CA

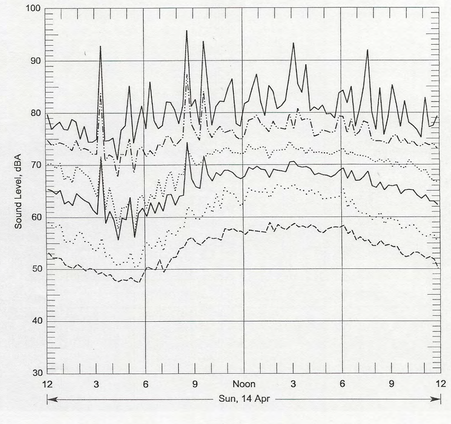


L_{max}	72.4 L_{dn}
L_1	72.8 CNEL
L_{10}	67.6 $L_{eq(24)}$
L_{eq}	68.8 L_{day}
L_{50}	67.3 L_{eve}
L_{90}	65.4 L_{night}
	69.4 Pk Hr L_{eq} at 10 AM
	70.9 Pk Hr L_{eq} at 12 PM

FIGURE 4 Measured Sound Levels
42 Otis Street
San Francisco, CA
Saturday, 13 April 2019

WALSH ✦ NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

Exterior Noise Evaluation
42 Otis Street
San Francisco, CA



L_{max}	71.0 L_{dn}
L_1	71.3 CNEL
L_{10}	66.9 $L_{eq(24)}$
L_{eq}	68.5 L_{day}
L_{50}	66.3 L_{eve}
L_{90}	63.5 L_{night}
	69.7 Pk Hr L_{eq} at 8 AM
	69.9 Pk Hr L_{eq} at 3 PM

FIGURE 5 Measured Sound Levels
42 Otis Street
San Francisco, CA
Sunday, 14 April 2019

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JONATHAN PEARLMAN
No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3505 / 020

#	date	issue
	10.01.19	Addendum #2
1	1.28.20	Plan Check Response 1
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 12/49

Acoustical Report

project:	16.15
drawn by:	MKA
checked by:	JP
date:	03.23.17
scale:	

A-0.9

WALSH◆NORRIS & ASSOCIATES, INC.
ARCHITECTURAL ACOUSTICS

22 BATTERY STREET
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(415) 391-2166

2 June 2020

Ms. Svetlana Fickes
March Capital Management, LLC
3456 Sacramento Street
San Francisco, CA 94118

Subject: Acoustical Evaluation
Compliance with Acoustical Code Requirements
Project Revision 2 Drawings
42 Otis Street
San Francisco, CA

Dear Ms. Fickes:

We have reviewed the final Project Revision 2 architectural drawings for the new multi-family residential project at 42 Otis Street in San Francisco, dated 16 March 2020, prepared by Elevation Architects. The purpose of this letter is to confirm compliance of the final architectural drawings with the acoustical design regulations of the City of San Francisco (SFBC Section 1207) and the California Building Code (Title 24 Section 1207.4).

ACOUSTICAL CODE REQUIREMENTS and COMPLIANCE

EXTERIOR NOISE: The general acoustical design requirements of the City of San Francisco and the California Building Code specify that the interior noise exposure level in any habitable space of a multi-family residential project not exceed a Day-Night Average Sound Level (L_{dn}) of 45 dBA where the exterior noise exposure level is greater than (L_{dn}) of 60 dBA. The previous acoustical code compliance evaluation and report was based on the Site Permit Revision 1 drawings, dated 1 April 2019. That evaluation included both the results of field measurements of the exterior noise levels impacting the building and the required degree of the sound isolation ratings of the exterior assemblies of the building, including walls and window types.

- The acoustical evaluation of the field measurements, report, and compliance information of the Site Permit Revision 1 drawings are shown on the current, final Revision 2 architectural drawings on Dwgs. A-0.8 and A-0.9. The minimum Sound Transmission Class (STC) ratings for the exterior shell of the building are STC 35 at the front half of the building, i.e., closest to Otis Street, and STC 30 at the rear half of the building.

- The final Project Revision 2 architectural drawings confirm the acoustical code compliance requirements for the windows on the exterior elevation drawings, Dwgs. A-3.1 through A-3.4, and also on the Window Schedule on Dwg. A-10.1. The minimum required Sound Transmission Class (STC) ratings for each window assembly are shown on the final Project Revision 2 architectural drawings

- The final Project Revision 2 architectural drawings indicate the wall types, details, and STC ratings of the exterior wall assemblies on Dwg. A-8.1, indicating that the sound ratings of the exterior walls exceed the minimum sound ratings.

- To allow the windows to be closed to maintain the required exterior-to-interior sound isolation, the residential units are provided with supplemental ventilation as designed by the project mechanical engineer.

INTERIOR SOUND ISOLATION: The acoustical codes require that wall assemblies in multi-family residential projects be designed to provide a minimum laboratory-measured airborne Sound Transmission Class (STC) rating of 50 between adjacent residential units and between residential units and common spaces. The codes also require that the floor/ceiling assemblies provide both a minimum airborne Sound Transmission Class (STC) rating and an Impact Insulation Class (IIC) rating of 50.

- To allow the windows to be closed to maintain the required exterior-to-interior sound isolation, the residential units are provided with supplemental ventilation as designed by the project mechanical engineer.

INTERIOR SOUND ISOLATION: The acoustical codes require that wall assemblies in multi-family residential projects be designed to provide a minimum laboratory-measured airborne Sound Transmission Class (STC) rating of 50 between adjacent residential units and between residential units and common spaces. The codes also require that the floor/ceiling assemblies provide both a minimum airborne Sound Transmission Class (STC) rating and an Impact Insulation Class (IIC) rating of 50.

- This acoustical code information regarding interior sound isolation of the wall, floor/ceiling, and roof deck assemblies has been reviewed for the current Revision 2 architectural drawings. The sound ratings of the individual assemblies are indicated on shown on Dwgs. A-8.1 and A-8.2. The sound ratings of the individual building assemblies exceed the minimum STC and IIC 50 ratings and are in compliance with the acoustical code requirements.

- The codes also require that the entry doors to the residential units, together with their perimeter seals, provide a laboratory-measured rating of STC ≥ 26. This acoustical information is shown on the Door Schedule, Dwg. A-10.2, including acoustical information on the sheet notes. The sound ratings of the entry doors are in compliance with the acoustical code requirements.

- In order to achieve the full sound isolating capabilities of the construction assemblies, sound leaks, including joints, penetrations, electrical outlets, recessed elements, etc., be minimized and caulked to be airtight with acoustical sealant. This information regarding control of sound leaks in the construction assemblies is addressed well in the assembly details and sheet notes of the current Revision 2 architectural drawings and achieves code compliance.

CONFIRMATION of ACOUSTICAL COMPLIANCE

The design of the residential project at 42 Otis Street has been completed very well with regard to both the exterior and interior sound isolation code requirements on the final Project Revision 2 architectural drawings.

Based on the current evaluation of the final Project Revision 2 architectural drawings, this letter confirms that the project at 42 Otis Street is in compliance with the acoustical requirements of both the City of San Francisco Building Code (SFBC Section 1207) and the California Building Code (Title 24 Section 1207.4) for both exterior-to-interior noise reduction and interior sound isolation between residential units. No changes or modifications to the project are required to achieve acoustical code compliance.

◆ ◆ ◆

Very truly yours,
WALSH ◆ NORRIS & ASSOCIATES, INC.

David P. Walsh, FASA
Principal

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LICENSED ARCHITECT
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agency stamps:

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sheet count 13/49

Acoustical Report

project: 16.15
drawn by: MKA
checked by: JP
date: 03.23.17
scale:

A-0.10 4 3

A. PROJECT GENERAL INFORMATION

1.	Project Location (city)	San Francisco	**8.**	Standards Version	Compliance2016
2.	CA Zip Code	94103	**9.**	Compliance Software (version)	EnergyPro 7.2
3.	Climate Zone	3	**10.**	Weather File	OAKLAND_724930_CZ2010.epw
4.	Total Conditioned Floor Area in Scope	11,753 ft²	**11.**	Building Orientation (deg)	(W) 270 deg
5.	Total Unconditioned Floor Area	1,900 ft²	**12.**	Permitted Scope of Work	NewEnvelopeAndMechanical
6.	Total # of Stories (Habitable Above Grade)	5	13	Building Type(s)	Mixed Occupancy
7.	Total # of dwelling units	24	14	Gas Type	NaturalGas

B. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ²-yr) **§ 140.1**

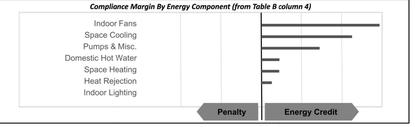
BUILDING COMPLIES

1. Energy Component	2. Standard Design (TDV)	3. Proposed Design (TDV)	4. Compliance Margin (TDV)	5. Percent Better than Standard
Space Heating	9.33	8.36	0.97	10.4%
Space Cooling	11.47	6.35	5.12	44.6%
Indoor Fans	14.33	7.65	6.68	46.6%
Heat Rejection	0.55	--	0.55	--
Pumps & Misc.	3.28	--	3.28	--
Domestic Hot Water	30.84	29.84	1.00	3.2%
Indoor Lighting	10.65	10.65	--	0.0%
COMPLIANCE TOTAL	**80.45**	**62.85**	**17.60**	**21.9%**
Receptacle	40.39	40.39	0.0	0.0%
Process	--	--	--	--
Other Ltg	24.17	24.17	0.0	0.0%
Process Motors	--	--	--	--
TOTAL	**145.01**	**127.41**	**17.6**	**12.1%**

C. PRIORITY PLAN CHECK/ INSPECTION ITEMS (in order of highest to lowest TDV energy savings)

1st	Indoor Fans: Check envelope and mechanical	
2nd	Space Cooling: Check envelope and mechanical	
3rd	Pumps & Misc.: Check mechanical	
4th	Domestic Hot Water: Check mechanical	
5th	Space Heating: Check envelope and mechanical	
6th	Heat Rejection: Check envelope and mechanical	
7th	Indoor Lighting: Check lighting	

Compliance Margin By Energy Component (from Table B column 4)



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 occupying.

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 required.

This project includes Domestic Hot Water in the analysis. Please verify that Domestic Hot Water is included in the design for the permitted scope of work.

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.

E. HERS VERIFICATION

This Section Does Not Apply

F. ADDITIONAL REMARKS

None Provided

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY

Identify which building components use the performance or prescriptive path for compliance. "NA"= not in project

For components that utilize the performance path, indicate the sheet number that includes mandatory notes on plans.

Building Component	Compliance Path	Compliance Forms *(required for submittal)*	Location of Mandatory Notes on Plans
Envelope	☒ Performance	NRCC-PRF-ENV-DETAILS (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-ENV-01 / 02 / 03 / 04 / 05 / 06-E	
	☐ NA		
Mechanical	☒ Performance	NRCC-PRF-MCH-DETAILS (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-MCH-01 / 02 / 03 / 04 / 05 / 06 / 07-E	
	☐ NA		
Domestic Hot Water	☒ Performance	NRCC-PRF-PLB-DETAILS (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-PLB-01-E	
	☐ NA		
Lighting (Indoor Conditioned)	☐ Performance	NRCC-PRF-LTI-DETAILS (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-LTI-01 / 02 / 03 / 04 / 05-E	
	☒ NA		
Covered Process: Commercial Kitchens	☐ Performance	S2 (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-PRC-01/ 03-E	
	☒ NA		
Covered Process: Computer Rooms	☐ Performance	S3 (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-PRC-01/ 04-E	
	☒ NA		
Covered Process: Laboratory Exhaust	☐ Performance	S4 (section of the NRCC-PRF-01-E)	
	☐ Prescriptive	NRCC-PRC-01/ 09-E	
	☒ NA		

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY

The following building components are only eligible for prescriptive compliance. Indicate which are relevant to the project.				*The following building components may have mandatory requirements per Part 6. Indicate which are relevant to the project.*			
Yes	**NA**	**Prescriptive Requirement**	**Compliance Forms**	**Yes**	**NA**	**Mandatory Requirement**	**Compliance Forms**
☒	☐	Lighting (Indoor Unconditioned) §140.6	NRCC-LTI-01 / 02 / 03 / 04 / 05-E	☐	☒	Commissioning: §120.8 Simple Systems	NRCC-CXR-01 / 02 / 03 / 05-E
				☐	☒	Complex Systems	NRCC-CXR-01 / 02 / 04 / 05-E
☐	☒	Lighting (Outdoor) §140.7	NRCC-LTO-01 / 02 / 03-E	☐	☒	Electrical: §130.5	NRCC-ELC-01-E
☐	☒	Lighting (Sign) §140.8	NRCC-LTS-01-E	☒	☐	Solar Ready: §110.10	NRCC-SRA-01 / 02-E
☐	☒	Solar Thermal Water Heating: §140.5	NRCC-STH-01-E	☐	☒	Covered Process: §120.6 Parking Garage	NRCC-PRC-01-E
				☐	☒	Commercial Refrigeration	NRCC-PRC-02-E
				☐	☒	Warehouse Refrigeration	NRCC-PRC-05-E
				☐	☒	Compressed Air	NRCC-PRC-06/07/08-E
				☐	☒	Process Boilers	NRCC-PRC-10-E
							NRCC-PRC-11-E

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) – Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify). See Tables G. and H. in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.

Building Component	Compliance Forms *(required for submittal)*	Confirmed Pass	Confirmed Fail
Envelope	☒ NRCI-ENV-01-E - For all buildings	☐	☐
	☒ NRCA-ENV-02-F- NFRC label verification for fenestration	☐	☐
Mechanical	☒ NRCI-MCH-01-E - For all buildings with Mechanical Systems	☐	☐
	☒ NRCA-MCH-02-A- Outdoor Air	☐	☐
	☒ NRCA-MCH-03-A – Constant Volume Single Zone HVAC	☐	☐
	☐ NRCA-MCH-04-H- Air Distribution Duct Leakage	☐	☐
	☒ NRCA-MCH-05-A- Air Economizer Controls	☐	☐
	☐ NRCA-MCH-06-A- Demand Control Ventilation	☐	☐
	☒ NRCA-MCH-07-A – Supply Fan Variable Flow Controls	☐	☐
	☐ NRCA-MCH-08-A- Valve Leakage Test	☐	☐
	☐ NRCA-MCH-09-A – Supply Water Temp Reset Controls	☐	☐
	☐ NRCA-MCH-10-A- Hydronic System Variable Flow Controls	☐	☐
	☒ NRCA-MCH-11-A – Auto Demand Shed Controls	☐	☐
	☐ NRCA-MCH-12-A- Packaged Direct Expansion Units	☐	☐
	☐ NRCA-MCH-13-A- Air Handling Units and Zone Terminal Units	☐	☐
	☐ NRCA-MCH-14-A- Distributed Energy Storage	☐	☐
	☐ NRCA-MCH-15-A – Thermal Energy Storage	☐	☐
	☒ NRCA-MCH-16-A- Supply Air Temp Reset Controls	☐	☐
	☐ NRCA-MCH-17-A – Condensate Water Temp Reset Controls	☐	☐
	☐ NRCA-MCH-18-A- Energy Management Controls Systems	☐	☐
	☐ NRCV-MCH-04-H- Duct Leakage Test	☐	☐

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Building Component	Compliance Forms *(required for submittal)*	Confirmed Pass	Confirmed Fail
Plumbing	☒ NRCI-PLB-01-E - For all buildings with Plumbing Systems	☐	☐
	☒ NRCI-PLB-02-E - required on central systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCI-PLB-03-E - Single dwelling unit systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCI-PLB-21-E - HERS verified central systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCI-PLB-22-E - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCV-PLB-21-H- HERS verified central systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.	☐	☐
	☐ NRCI-STH-01-E - Any solar water heating	☐	☐
Indoor Lighting	☐ NRCI-LTI-01-E - For all buildings	☐	☐
	☐ NRCI-LTI-02-E - Lighting control system, or for an Energy Management Control System (EMCS)	☐	☐
	☐ NRCI-LTI-03-E - Line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting	☐	☐
	☐ NRCI-LTI-04-E - Two interlocked systems serving an auditorium, a convention center, a conference room, or a theater	☐	☐
	☐ NRCI-LTI-05-E - Lighting Control Credit Power Adjustment Factor (PAF)	☐	☐
	☐ NRCI-LTI-06-E - Additional wattage installed in a video conferencing studio	☐	☐
	☐ NRCA-LTI-02-A - Occupancy sensors and automatic time switch controls.	☐	☐
	☒ NRCA-LTI-03-A - Automatic daylighting controls	☐	☐
	☐ NRCA-LTI-04-A - Demand responsive lighting controls	☐	☐
Outdoor Lighting	☐ NRCI-LTO-01-E – Outdoor Lighting	☐	☐
	☐ NRCI-LTO-02-E- EMCS Lighting Control System	☐	☐
	☐ NRCA-LTO-02-A - Outdoor Lighting Control	☐	☐
Sign Lighting	☐ NRCI-LTS-01-E – Sign Lighting	☐	☐
Electrical	☐ NRCI-ELC-01-E - Electrical Power Distribution	☐	☐
Photovoltaic	☐ NRCI-SPV-01-E Photovoltaic Systems	☐	☐

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) – Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify). See Tables G. and H. in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.

Building Component	Compliance Forms *(required for submittal)*	Confirmed Pass	Confirmed Fail
Covered Process	☐ NRCI-PRC-01-E Covered Processes	☐	☐
	☐ NRCA-PRC-01-F- Compressed Air Systems	☐	☐
	☐ NRCA-PRC-02-F- Kitchen Exhaust	☐	☐
	☐ NRCA-PRC-03-F- Garage Exhaust	☐	☐
	☐ NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor Controls	☐	☐
	☐ NRCA-PRC-05-F- Refrigerated Warehouse- Evaporative Condenser Controls	☐	☐
	☐ NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser Controls	☐	☐
	☐ NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compressor	☐	☐
	☐ NRCA-PRC-08-F- Electrical Resistance Underslab Heating System	☐	☐

I. ENVELOPE GENERAL INFORMATION (See NRCC-PRF-ENV-DETAILS for more information)

						Confirmed Pass	Confirmed Fail
1.	Total Conditioned Floor Area	11,753 ft²	**5.**	Number of Floors Above Grade	5		
2.	Total Unconditioned Floor Area	1,900 ft²	**6.**	Number of Floors Below Grade	0		
3.	Addition Conditioned Floor Area	0 ft²					
4.	Addition Unconditioned Floor Area	0 ft²					

7. Opaque Surfaces & Orientation	**8. Total Gross Surface Area**	**9. Total Fenestration Area**	**10. Window to Wall Ratio**	Pass	Fail
North Wall	1,272 ft²	696 ft²	54.7%	☐	☐
East Wall	1,169 ft²	78 ft²	06.6%	☐	☐
South Wall	1,696 ft²	928 ft²	54.7%	☐	☐
West Wall	2,656 ft²	184 ft²	06.9%	☐	☐
Total:	**6,793 ft²**	**1,886 ft²**	**27.8%**	☐	☐
Roof	3,390 ft²	0 ft²	00.0%	☐	☐

J. FENESTRATION ASSEMBLY SUMMARY **§ 110.6** **Confirmed**

1. Fenestration Assembly Name / Tag or I.D.	2. Fenestration Type / Product Type / Frame Type	3. Certification Method[1]	4. Assembly Method	5. Area ft²	6. Overall U-factor	7. Overall SHGC	8. Overall VT	9. Status[2]	Pass	Fail
Res. Prescr. Op.	VerticalFenestration OperableWindow N/A	NFRC Rated	Manufactured	1702	0.46	0.20	0.50	N	☐	☐
Res. Prescr. Inop.	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	163	0.36	0.25	0.50	N	☐	☐
Glass Door	VerticalFenestration GlazedDoor N/A	NFRC Rated	Manufactured	21	0.45	0.23	0.50	N	☐	☐
Storefront	VerticalFenestration CurtainWall N/A	NFRC Rated	Manufactured	206	0.41	0.26	0.80	N	☐	☐

[1] 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 of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA8 and are used in the analysis.

[2] Status: N - New, A – Altered, E – Existing

Taking compliance credit for fenestration shading devices? (If "Yes", see NRCC-PRF-ENV-DETAILS for more information)	No

K. OPAQUE SURFACE ASSEMBLY SUMMARY **§ 120.7/ § 140.3** **Confirmed**

1. Surface Name	2. Surface Type	3. Area (ft²)	4. Framing Type	5. Cavity R-Value	6. Continuous R-Value	7. U-Factor / F-Factor / C-Factor	8. Status[1]	Pass	Fail
Raised Concrete Floor (No7	ExteriorFloor	1360	NA	0	NA	U-Factor: 0.265	N	☐	☐
R-30 Wall9	ExteriorWall	6793	Wood	30	NA	U-Factor: 0.052	N	☐	☐
R-30 Floor No Crawlspace19	ExteriorFloor	300	Wood	25	NA	U-Factor: 0.038	N	☐	☐
R-38 Metal Framed Roof21	Roof	3482	Metal	38	NA	U-Factor: 0.065	N	☐	☐
R-0 Floor No Crawlspace47	InteriorFloor	9068	NA	0	NA	U-Factor: 0.183	N	☐	☐
Slab On Grade209	UndergroundFloor	2925	NA	0	NA	F-Factor: 0.730	N	☐	☐
R-30 Roof No Attic212	Roof	408	Wood	30	NA	U-Factor: 0.034	N	☐	☐
6 Concrete Wall220	ExteriorWall	585	NA	0	NA	U-Factor: 0.452	N	☐	☐

K. OPAQUE SURFACE ASSEMBLY SUMMARY **§ 120.7/ § 140.3** **Confirmed**

1. Surface Name	2. Surface Type	3. Area (ft²)	4. Framing Type	5. Cavity R-Value	6. Continuous R-Value	7. U-Factor / F-Factor / C-Factor	8. Status[1]	Pass	Fail
6 Concrete Wall w/R-19223	ExteriorWall	345	Wood	19	NA	U-Factor: 0.070	N	☐	☐

[1] Status: N - New, A – Altered, E – Existing

L. ROOFING PRODUCT SUMMARY **§ 140.3** **Confirmed**

1. Product Type	2. Product Density (lb/ft²)	3. Aged Solar Reflectance	4. Thermal Emittance	5. SRI	6. Cool Roof Credit	7. Roofing Product Description	Pass	Fail
R-38 Metal Framed Roof21	5.778	0.08	0.75	NA	No	NA	☐	☐
R-30 Roof No Attic212	5.813	0.08	0.75	NA	No	NA	☐	☐

M. HVAC SYSTEM SUMMARY (see NRCC-PRF-MCH-DETAILS for more information) **§ 110.1 / § 110.2**

Dry System Equipment [1] (Fan & Economizer info included below in Table N) **Confirmed**

1. Equip Name	2. Equip Type	3. System Type (Simple [2] or Complex [3])	4. Qty	5. Total Heating Output (kBtu/h)	6. Supp Heat Source (Y/N)	7. Supp Heat Output (kBtuh)	8. Total Cooling Output (kBtu/h)	9. Efficiency Cooling	9. Efficiency Heating	10. Acceptance Testing Required? (Y/N) [4]	11. Status[5]	Pass	Fail
OSA-1	PVAV (PackagedSPhase)	Complex	1	0	No	0	0	SEER-14.00 / EER-9.50	AFUE-78.0	Yes	N	☐	☐
2nd Floor Commercial Cffi3	Exhaust ()	Simple	4	0	No	0	0	NA	NA	No	N	☐	☐
2nd Floor Res34	Exhaust ()	Simple	4	0	No	0	0	NA	NA	No	N	☐	☐
3rd Floor Res60	Exhaust ()	Simple	7	0	No	0	0	NA	NA	No	N	☐	☐
4th Floor Res108	Exhaust ()	Simple	7	0	No	0	0	NA	NA	No	N	☐	☐
5th Floor Res151	Exhaust ()	Simple	7	0	No	0	0	NA	NA	No	N	☐	☐

REVISION DESCRIPTION	REVISION DATE	REV #	REV BY
ADDENDUM 3	03/25/2020	2	RML
PERMIT ADDENDUM	01/10/2020	1	
DD DRAFT	03/29/2019		

ENGINEER OF RECORD:

MHC ENGINEERS
150 8TH STREET
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42 OTIS STREET
SAN FRANCISCO, CALIFORNIA

TITLE 24 DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER
MING-HSIU CHEN
M19582
EXP. 9/30/21
MECHANICAL
STATE OF CALIFORNIA

DATE	02/01/2019
APPROVED	MHC
DRAWN	RML
JOB	MHC #M17-162

T24.0

M. HVAC SYSTEM SUMMARY (see NRCC-PRF-MCH-DETAILS for more information) — **§ 110.1 / § 110.2**

Dry System Equipment [1] (Fan & Economizer info included below in Table N) — Confirmed

1. Equip Name	2. Equip Type	3. System Type (Simple [2] or Complex [3])	4. Qty	5. Total Heating Output (kBtu/h)	6. Supp Heat Source (Y/N)	7. Supp Heat Output (kBtuh)	8. Total Cooling Output (kBtu/h)	9. Efficiency: Cooling	9. Efficiency: Heating	10. Acceptance Testing Required? (Y/N) [4]	11. Status [5]	Confirmed: Pass	Confirmed: Fail
FC-1 [2nd Flr Commercial)	SZHP (Split1Phase)	Simple	4	15	Yes	3	12	SEER-21.100 / EER-13.000	HSPF-10.200	Yes	N	☐	☐
FC-1 [2nd Flr Residential	SZHP (Split1Phase)	Simple	3	15	Yes	3	12	SEER-21.100 / EER-13.000	HSPF-10.200	Yes	N	☐	☐
FC-1 (3rd Flr Residential	SZHP (Split1Phase)	Simple	7	15	Yes	3	12	SEER-21.100 / EER-13.000	HSPF-10.200	Yes	N	☐	☐
FC-1 (4th Flr Residential	SZHP (Split1Phase)	Simple	7	15	Yes	3	12	SEER-21.100 / EER-13.000	HSPF-10.200	Yes	N	☐	☐
FC-1 (5th Flr Residential	SZHP (Split1Phase)	Simple	7	15	Yes	3	12	SEER-21.100 / EER-13.000	HSPF-10.200	Yes	N	☐	☐

[1] *Dry System Equipment includes furnaces, air handling units, heat pumps, etc.*
[2] *Simple Systems must complete NRCC-CXR-03-E commissioning design review form*
[3] *Complex Systems must complete NRCC-CXR-04-E commissioning design review form*
[4] *A summery of which acceptance tests are applicable is provided in NRCC-PRF-MCH-DETAILS*
[5] *Status: N - New, A – Altered, E – Existing*

Wet System Equipment [1]								*Pumps*					Confirmed	
12. Equip Name	13. Equip Type	14. Qty	15. Vol (gal)	16. Rated Capacity (kBtu/h)	17. Efficiency	18. Standby Loss	19. Tank Ext. R Value	20. Qty	21. GPM	22. HP	23. VSD (Y/N)	24. Status [2]	Pass	Fail
Rheem RTGH-95XLN1	Instantaneous	4	0.10	199	EF: 0.96	SBLF: NA	NA		NA		No	N	☐	☐
Rheem RTGH-95XLN1 2	Instantaneous	4	0.10	199	EF: 0.960	NA		NA	NA	0 (kW)	NA	N	☐	☐

[1] *Wet System Equipment includes boilers, chillers, cooling towers, water heaters, etc.*
[2] *Status: N - New, A – Altered, E – Existing*

Discrepancy between modeled and designed equipment sizing? (If "Yes", see Table F. "Additional Remarks" for an explanation)	No

N. ECONOMIZER & FAN SYSTEMS SUMMARY [1] — **§ 140.4** — Confirmed

1. Equip Name	2. Outside Air: CFM	3. Supply Fan: CFM	3. Supply Fan: HP	3. Supply Fan: BHP	3. Supply Fan: TSP (inch WC)	3. Supply Fan: Control	4. Return Fan: CFM	4. Return Fan: HP	4. Return Fan: BHP	4. Return Fan: TSP (inch WC)	4. Return Fan: Control	5. Economizer Type (if present)	Pass	Fail
OSA-1	1247	1825	0.480	0.480	0.83	VariableSpeedDrive	NA	NA	NA	NA	NA	DifferentialDryBulb	☐	☐
FC-1 [2nd Flr Commercial)	0	500	0.027	0.027	0.17	ConstantVolume	NA	NA	NA	NA	NA	NA	☐	☐
FC-1 [2nd Flr Residential	0	500	0.027	0.027	0.17	ConstantVolume	NA	NA	NA	NA	NA	NA	☐	☐
FC-1 (3rd Flr Residential	0	500	0.027	0.027	0.17	ConstantVolume	NA	NA	NA	NA	NA	NA	☐	☐
FC-1 (4th Flr Residential	0	500	0.027	0.027	0.17	ConstantVolume	NA	NA	NA	NA	NA	NA	☐	☐
FC-1 (5th Flr Residential	0	500	0.027	0.027	0.17	ConstantVolume	NA	NA	NA	NA	NA	NA	☐	☐

[1] *Mechanical ventilation calculations and exhaust fans are included in the NRCC-PRF-MCH-DETAILS section*

O. EQUIPMENT CONTROLS — **§ 120.2** — Confirmed

1. Equip Name	2. Equip Type	3. Controls	Pass	Fail
OSA-1	PVAV	No DCV Controls, DDC Controls Differential DryBulb Economizer Warmest Zone Supply Air Temp. Reset Optimum Start No Evaporative Cooler No Heat Recovery	☐	☐
2nd Floor Commercial Offi3	Exhaust	NA	☐	☐
2nd Floor Res34	Exhaust	NA	☐	☐
3rd Floor Res60	Exhaust	NA	☐	☐
4th Floor Res108	Exhaust	NA	☐	☐
5th Floor Res151	Exhaust	NA	☐	☐
Undefined Plant2 - SHW	Service Hot Water, Primary Only	Fixed Temperature Control, No DDC No Heat Recovery	☐	☐

P. SYSTEM DISTRIBUTION SUMMARY — **§ 120.4/ § 140.4(l)**

Dry System Distribution — Confirmed

1. Equip Name	2. Equip Type	3. Duct Leakage and Sealing Required per 140.4(l)	4. Duct Leakage will be verified per NA1 and NA2	5. Ducts: Insulation R-Value	5. Ducts: Location	6. Status [1]	Pass	Fail
OSA-1	PVAV	No	No	8.0	Other	N	☐	☐
FC-1 (2nd Flr Commercial)	SZHP	No	No	8.0	Other	N	☐	☐
FC-1 (2nd Flr Residential	SZHP	No	No	8.0	Other	N	☐	☐
FC-1 (3rd Flr Residential	SZHP	No	No	8.0	Other	N	☐	☐
FC-1 (4th Flr Residential	SZHP	No	No	8.0	Other	N	☐	☐
FC-1 (5th Flr Residential	SZHP	No	No	8.0	Other	N	☐	☐

[1] *Status: N - New, E – Existing*

Does the Project Include Zonal Systems? (If "Yes", see NRCC-PRF-MCH-DETAILS for system information)	Yes
Does the Project Include a Solar Hot Water System? (If "Yes", see NRCC-PRF-MCH-DETAILS for system information)	No

Multifamily or Hotel/ Motel Occupancy? (If "Yes", see NRCC-PRF-MCH-DETAILS for DHW system information)	Yes

Q. INDOOR CONDITIONED LIGHTING GENERAL INFO (see NRCC-PRF-LTI-DETAILS for more info)

This Section Does Not Apply

R. INDOOR CONDITIONED LIGHTING SCHEDULE (Adapted from NRCC-LTI-01-E)[1] — **§ 130.0**

This Section Does Not Apply

[1] *If lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.*

S1. COVERED PROCESS SUMMARY – ENCLOSED PARKING GARAGES — **§ 140.9**

This Section Does Not Apply

S2. COVERED PROCESS SUMMARY – COMMERCIAL KITCHENS — **§ 140.9**

This Section Does Not Apply

S3. COVERED PROCESS SUMMARY – COMPUTER ROOMS — **§ 140.9**

This Section Does Not Apply

S4. COVERED PROCESS SUMMARY – LABORATORY EXHAUSTS — **§ 140.9**

This Section Does Not Apply

T. UNMET LOAD HOURS

Thermal Zone Name	Cooling Unmet Load Hour Limit for Thermal Zone	Proposed Cooling Unmet Load Hours	Heating Unmet Load Hour Limit for Thermal Zone	Proposed Heating Unmet Load Hours
1-2nd Floor Commercial Offi	150	13.75	150	1907.75
2-2nd Floor Res	150	0	150	189.25
3-3rd Floor Res	150	0	150	161.5
4-4th Floor Res	150	0	150	163.5

U. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0.0	5.8	--	68.8	0.0	--
Space Cooling	2.6	0.5	2.1	--	--	--
Indoor Fans	6.8	4.2	2.6	--	--	--
Heat Rejection	0.1	--	--	--	--	--
Pumps & Misc.	1.4	--	--	--	--	--
Domestic Hot Water	0.3	0.5	-0.2	248.9	236.9	12.0
Indoor Lighting	5.0	5.0	0.0	--	--	--
COMPLIANCE TOTAL	**16.2**	**16.0**	**0.2**	**317.7**	**236.9**	**80.8**
Receptacle	20.9	20.9	0.0	6.1	6.1	0.0
Process	--	--	--	--	--	--
Other Ltg	13.8	13.8	0.0	--	--	--
Process Motors	--	--	--	--	--	--
TOTAL	**50.9**	**50.7**	**0.2**	**323.8**	**243.0**	**80.8**

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT — **§ 10-103**

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Signature:
Company: MHC Engineers, Inc.	
Address:	Signature Date: 8/27/2020
City/State/Zip:	CEA Identification (If applicable):
Phone:	

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1	I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the State of California as a civil engineer, mechanical engineer, electrical engineer, or I am a licensed architect.
2	I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.
3	I affirm that I am eligible under Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1.

Responsible Envelope Designer Name: Jonathon Pearlman	**Signature:**
Company: Elevation Architects	Date Signed:
Address: 1159 Green Street, Suite 4	Declaration Statement Type:
City/State/Zip: San Francisco CA 94109	
Phone: 415-537-1125	Title: License #: C26034
Responsible Lighting Designer Name:	**Signature: NOT IN SCOPE**
Company:	
Address:	Date Signed:
City/State/Zip:	Declaration Statement Type:
Phone:	Title: License #:
Responsible Mechanical Designer Name: Meng Hsiu Chen	**Signature:**
Company: MHC Engineers, Inc.	
Address: 150 8th Street	Date Signed: 8/27/2020
City/State/Zip: San Francisco CA 94103	Declaration Statement Type:
Phone: 415-512-7141	Title: License #: M19582

NRCC-PRF-ENV-DETAILS -SECTION START-

A. OPAQUE SURFACE ASSEMBLY DETAILS — Confirmed

1. Surface Name	2. Surface Type	3. Description of Assembly Layers	4. Notes	Pass	Fail
Raised Concrete Floor (No7	ExteriorFloor	Concrete - 140 lb/ft3 - 4 in. Carpet - 3/4 in.		☐	☐
R-30 Wall9	ExteriorWall	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 7.25in., R-30 Gypsum Board - 1/2 in.		☐	☐
R-30 Floor No Crawlspace19	ExteriorFloor	Wood framed floor, 16in. OC, 9.25in., R-25 Plywood - 1/2 in. Carpet - 3/4 in.		☐	☐
R-38 Metal Framed Roof21	Roof	Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Metal framed roof, 16in. OC, 11.25in., R-38 Gypsum Board - 1/2 in.		☐	☐
R-0 Floor No Crawlspace47	InteriorFloor	Air - Cavity - Wall Roof Ceiling - 4 in. or more Plywood - 1/2 in. Carpet - 3/4 in.		☐	☐
Slab On Grade209	UndergroundFloor	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0		☐	☐
R-30 Roof No Attic212	Roof	Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 11.25in., R-30 Gypsum Board - 1/2 in.		☐	☐
6 Concrete Wall220	ExteriorWall	Concrete - 140 lb/ft3 - 6 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more		☐	☐
6 Concrete Wall w/R-19223	ExteriorWall	Concrete - 140 lb/ft3 - 6 in. Wood framed wall, 16in. OC, 5.5in., R-19 Gypsum Board - 5/8 in.		☐	☐

B. OVERHANG DETAILS (Adapted from NRCC-ENV-02-E)

This Section Does Not Apply

C. OPAQUE DOOR SUMMARY

This Section Does Not Apply

NRCC-PRF-MCH-DETAILS -SECTION START-

A. MECHANICAL VENTILATION AND REHEAT *(Adapted from 2016-NRCC-MCH-03-E)* — Confirmed

CONDITIONED ZONE NAME	1. DESIGN AIR FLOWS: HEATING/COOLING SYSTEM ID	DESIGN PRIMARY AIR FLOW (CFM)	DESIGN PRIMARY MINIMUM AIR FLOW (CFM)	MINIMUM PRIMARY AIR FLOW FRACTION	MAXIMUM HEATING AIR FLOW (CFM)	MAXIMUM HEATING AIR FLOW FRACTION	DDC CONTROL (Y/N)	2. VENTILATION (§ 120.1): VENT SYSTEM ID	CONDITIONED AREA (ft2)	MIN. VENT PER AREA (CFM/ft2)	DESIGN NUM. OF PEOPLE	MIN. VENT PER PERSON (CFM/person)	REQ'D VENT AIR FLOW (CFM)	DESIGN VENT AIR FLOW (CFM)	TRANSFER AIRFLOW (CFM)	DCV (Y/N)	Operable Window Interlock § 140.4(n) (Y/N)	Pass	Fail
1-2nd Floor Commercial Offi	FC-1 (2nd Flr Commercial)	70	70	1.00	NA	NA	Y	OSA-1	1,400	0.15	7.00	30.00	210	210	NA	N	N	☐	☐
2-2nd Floor Res	FC-1 (2nd Flr Residential	35	35	1.00	NA	NA	Y	OSA-1	1,050	0.09	6.00	15.50	93	93	NA	N	N	☐	☐
3-3rd Floor Res	FC-1 (3rd Flr Residential	35	35	1.00	NA	NA	Y	OSA-1	2,450	0.09	14.00	15.50	217	217	NA	N	N	☐	☐
4-4th Floor Res	FC-1 (4th Flr Residential	35	35	1.00	NA	NA	Y	OSA-1	2,450	0.09	14.00	15.50	217	217	NA	N	N	☐	☐
5-5th Floor Res	FC-1 (5th Flr Residential	35	35	1.00	NA	NA	Y	OSA-1	2,450	0.09	14.00	15.50	217	217	NA	N	N	☐	☐

A. MECHANICAL VENTILATION AND REHEAT *(Adapted from 2016-NRCC-MCH-03-E)* — Confirmed

CONDITIONED ZONE NAME	1. DESIGN AIR FLOWS: HEATING/COOLING SYSTEM ID	DESIGN PRIMARY AIR FLOW (CFM)	DESIGN PRIMARY MINIMUM AIR FLOW (CFM)	MINIMUM PRIMARY AIR FLOW FRACTION	MAXIMUM HEATING AIR FLOW (CFM)	MAXIMUM HEATING AIR FLOW FRACTION	DDC CONTROL (Y/N)	2. VENTILATION (§ 120.1): VENT SYSTEM ID	CONDITIONED AREA (ft2)	MIN. VENT PER AREA (CFM/ft2)	DESIGN NUM. OF PEOPLE	MIN. VENT PER PERSON (CFM/person)	REQ'D VENT AIR FLOW (CFM)	DESIGN VENT AIR FLOW (CFM)	TRANSFER AIRFLOW (CFM)	DCV (Y/N)	Operable Window Interlock § 140.4(n) (Y/N)	Pass	Fail
6-Hallway 1	OSA-1	200	200	1.00	NA	NA	Y	OSA-1	1,025	0.15	5.12	30.00	154	154	NA	N	NA	☐	☐
8-Hallway 2	OSA-1	50	50	1.00	NA	NA	Y	OSA-1	232	0.15	1.16	30.00	35	35	NA	N	NA	☐	☐
9-Hallway 3	OSA-1	50	50	1.00	NA	NA	Y	OSA-1	232	0.15	1.16	30.00	35	35	NA	N	NA	☐	☐
10-Hallway 4	OSA-1	50	50	1.00	NA	NA	Y	OSA-1	232	0.15	1.16	30.00	35	35	NA	N	NA	☐	☐
11-Hallway 5	OSA-1	50	50	1.00	NA	NA	Y	OSA-1	232	0.15	1.16	30.00	35	35	NA	N	NA	☐	☐
								TOTAL	11,753		64.76		1,248	1,248	NA			☐	☐

B. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY — **§ 140.4** — Confirmed

1. System ID	2. System Type	3. Qty	4. Rated Capacity (kBtuh): Heating	4. Rated Capacity (kBtuh): Cooling	5. Economizer	6. Zone Name	7. Airflow (cfm): Design	7. Airflow (cfm): Min.	7. Airflow (cfm): Min. Ratio	8. Fan: BHP	8. Fan: Cycles	8. Fan: ECM Motor	Pass	Fail
FC-1 (2nd Flr Commercial)	SZHP	4	15.00	12.00	No	1-2nd Floor Commercial Offi	500	NA	NA	0.027	☒	☐	☐	☐
FC-1 (2nd Flr Residential	SZHP	3	15.00	12.00	No	2-2nd Floor Res	500	NA	NA	0.027	☒	☐	☐	☐
FC-1 (3rd Flr Residential	SZHP	7	15.00	12.00	No	3-3rd Floor Res	500	NA	NA	0.027	☒	☐	☐	☐
FC-1 (4th Flr Residential	SZHP	7	15.00	12.00	No	4-4th Floor Res	500	NA	NA	0.027	☒	☐	☐	☐

REGISTERED PROFESSIONAL ENGINEER — MENG-HSIU CHEN — M19582 — EXP. 9/30/21 — MECHANICAL — STATE OF CALIFORNIA

REVISION DESCRIPTION	REVISION DATE	REV #	REV BY
ADDENDUM 3	03/25/2020	3	RML
PERMIT ADDENDUM	01/10/2020	2	
DD DRAFT	03/29/2019	1	

ENGINEER OF RECORD:
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42 OTIS STREET
SAN FRANCISCO, CALIFORNIA

TITLE 24 DOCUMENTS

DATE 02/01/2019
APPROVED: MHC
DRAWN RML
JOB MHC #M17-162

T24.1

B. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY — § 140.4

1. System ID	2. System Type	3. Qty	4. Rated Capacity (kBtuh) Heating	4. Rated Capacity (kBtuh) Cooling	5. Economizer	6. Zone Name	7. Airflow (cfm) Design	7. Airflow (cfm) Min.	7. Airflow (cfm) Min. Ratio	8. Fan BHP	8. Fan Cycles	8. Fan ECM Motor	Confirmed Pass	Confirmed Fail
FC-1 (5th Flr Residential	SZHP	7	15.00	12.00	No	5-5th Floor Res	500	NA	NA	0.027	☒	☐	☐	☐
11-Hallway 5-Trm	VAVNoReheatBox	1	NA	NA	NA	11-Hallway 5	50	50	1.00	NA	NA	☐	☐	☐
10-Hallway 4-Trm	VAVNoReheatBox	1	NA	NA	NA	10-Hallway 4	50	50	1.00	NA	NA	☐	☐	☐
9-Hallway 3-Trm	VAVNoReheatBox	1	NA	NA	NA	9-Hallway 3	50	50	1.00	NA	NA	☐	☐	☐
8-Hallway 2-Trm	VAVNoReheatBox	1	NA	NA	NA	8-Hallway 2	50	50	1.00	NA	NA	☐	☐	☐
6-Hallway 1-Trm	VAVNoReheatBox	1	NA	NA	NA	6-Hallway 1	200	200	1.00	NA	NA	☐	☐	☐
5-5th Floor Res-Trm	VAVNoReheatBox	7	NA	NA	NA	5-5th Floor Res	35	35	1.00	NA	NA	☐	☐	☐
4-4th Floor Res-Trm	VAVNoReheatBox	7	NA	NA	NA	4-4th Floor Res	35	35	1.00	NA	NA	☐	☐	☐
3-3rd Floor Res-Trm	VAVNoReheatBox	7	NA	NA	NA	3-3rd Floor Res	35	35	1.00	NA	NA	☐	☐	☐
2-2nd Floor Res-Trm	VAVNoReheatBox	3	NA	NA	NA	2-2nd Floor Res	35	35	1.00	NA	NA	☐	☐	☐
1-2nd Floor Commercial Offi-Trm	VAVNoReheatBox	4	NA	NA	NA	1-2nd Floor Commercial Offi	70	70	1.00	NA	NA	☐	☐	☐

C. EXHAUST FAN SUMMARY — Confirmed

1. System ID	2. Zone Name	3. Qty	4. CFM	5. Motor BHP	6. Total Static Pressure (in H20)	Pass	Fail
2nd Floor Commercial Offi3	1-2nd Floor Commercial Offi	4	30	0.008	1.02	☐	☐
2nd Floor Res34	2-2nd Floor Res	4	30	0.008	1.02	☐	☐
3rd Floor Res60	3-3rd Floor Res	7	30	0.010	1.26	☐	☐
4th Floor Res108	4-4th Floor Res	7	30	0.010	1.26	☐	☐
5th Floor Res151	5-5th Floor Res	7	30	0.008	1.02	☐	☐

G. MECHANICAL HVAC ACCEPTANCE TESTS & FORMS *(Adapted from 2016-NRCC-MCH-01-E)* — § RA4

Declaration of Required Acceptance Certificates (NRCA) – Acceptance Certificates that may be submitted. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

Test Description	MCH-02A	MCH-03A	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	MCH-09A	MCH-10A	MCH-11A	MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MCH-17A	MCH-18A	Confirmed Pass	Confirmed Fail
Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Dist. Ducts	Economizer Controls	DCV	Supply Fan VAV	Valve leakage	Supply Water Temp. Reset	Hyd. Variable Flow Control	Auto Demand Shed Control	FDD for DX Units	Auto FDD for Air & Zone	Dist. Energy Storage DX AC	TES Systems	Supply Air Temp. Reset	Condenser Water Reset Controls	ECM5		
Undefined Plant2 - SHW	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
OSA-1	1	X	--	--	X	--	X	--	--	--	X	--	--	--	--	X	--	--	☐	☐
2nd Floor Commercial Offi3	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
2nd Floor Res34	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
3rd Floor Res60	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
4th Floor Res108	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
5th Floor Res151	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
FC-1 (2nd Flr Commercial)	4	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐

G. MECHANICAL HVAC ACCEPTANCE TESTS & FORMS *(Adapted from 2016-NRCC-MCH-01-E)* — § RA4

Declaration of Required Acceptance Certificates (NRCA) – Acceptance Certificates that may be submitted. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

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Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Dist. Ducts	Economizer Controls	DCV	Supply Fan VAV	Valve leakage	Supply Water Temp. Reset	Hyd. Variable Flow Control	Auto Demand Shed Control	FDD for DX Units	Auto FDD for Air & Zone	Dist. Energy Storage DX AC	TES Systems	Supply Air Temp. Reset	Condenser Water Reset Controls	ECM5		
FC-1 (2nd Flr Residential	3	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
FC-1 (3rd Flr Residential	7	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
FC-1 (4th Flr Residential	7	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
FC-1 (5th Flr Residential	7	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐

H. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

NRCC-PRF-LTI-DETAILS -SECTION START-

A. INDOOR CONDITIONED LIGHTING CONTROL CREDITS (Adapted from NRCC-LTI-02-E) — § 140.6

This Section Does Not Apply

B. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS (Adapted from NRCC-LTI-02-E) — § 130.1

This Section Does Not Apply

STATE OF CALIFORNIA
Solar Ready Areas
NRCC-SRA-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-SRA-E
Project Name: 42 Otis	Report Page: Page 2 of 5
Project Address: 42 Otis	Date Prepared: 08/27/2020

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

Selections made in Table J have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. ALLOCATED SOLAR ZONE

Table Instructions: Complete this table if the project is designating a solar zone to comply with §110.10(b)1B. For new construction consider total roof area; for additions consider newly added roof area.

Required Minimum Solar Zone

01 Minimum Solar Zone Area Calculation Method	02 Total New or Added Roof Area (ft²)	03 Total New or Added Roof Area Covered with Skylights (ft²)	04 Minimum Solar Zone Based on Total or Added Roof Area (0.15 x (Roof-Sky(t)) (ft²)	05 Method/Tool(s) Used to Determine Annual Solar Access for Potential Zones[1]	06 Potential Solar Zone Areas: Roof Areas with ≥ 70% Solar Access: Low-Sloped Area (≤ 2:12 pitch) (ft²)	Steep-Sloped Area (> 2:12 pitch), Oriented 90° - 300° (ft²)	Total Potential Solar Zone Area (ft²)	07 Minimum Solar Zone Based on Potential Zone (0.5 x (Total Potential Zone)) (ft²)	08 Required Minimum Solar Zone Area (ft²)
Total New or Added Roof Area	2,954	0	443.1						443.1

Table Continued

C. TAILORED METHOD CONDITIONED LIGHTING POWER ALLOWANCE SUMMARY AND CHECKLIST (Adapted from NRCC-LTI-04-E) — § 140.6

This Section Does Not Apply

D. GENERAL LIGHTING POWER (Adapted from NRCC-LTI-04-E) — § 140.6-D

This Section Does Not Apply

E. GENERAL LIGHTING FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-LTI-04-E) — § 140.6(c) 3H

This Section Does Not Apply

F. ROOM CAVITY RATIO (Adapted from NRCC-LTI-04-E)

This Section Does Not Apply

G. ADDITIONAL "USE IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)

This Section Does Not Apply

H. INDOOR & OUTDOOR LIGHTING ACCEPTANCE TESTS & FORMS (Adapted from NRCC-LTI-01-E and NRCC-LTO-01-E) — § 130.4

This Section Does Not Apply

STATE OF CALIFORNIA
Solar Ready Areas
NRCC-SRA-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-SRA-E
Project Name: 42 Otis	Report Page: Page 3 of 5
Project Address: 42 Otis	Date Prepared: 08/27/2020

Designated Solar Zone Subareas

09 Subarea Name or Tag	10 Building Plan Reference	11 Roof or Overhang Slope (Low ≤ 2:12 pitch) (Steep > 2:12 pitch)	12 Is Steep-Sloped Roof or Overhang between 90 and 300 degrees?	13 Subarea Complies with Title 24, Part 9	14 Solar Zone Subarea Free of Obstructions per §110.10(b)3A	15 Subarea is Required Distance from Potential Obstructions per §110.10(b)3B	16 Is the Smallest Dimension 5 feet or greater?	17 Min. Area Required per Subarea (ft²)	18 Designated Area (ft²)	19 Subarea Complies?
ROOF	A0.1	Low-Sloped		Yes	Yes	Yes	Yes	80	500	COMPLIES
							Total Designated Solar Zone Area (ft²):		**500**	

Interconnection Pathways	
Location in construction documents showing the location for inverters and metering equipment and a pathway for the routing of conduit/ plumbing to the electrical service/ water heating system per §110.10(c).	

[1] *FOOTNOTE: This field is used to document how the percentage of annual solar access was determined per §110.10(b)1B. Solar access is the ratio of solar insolation including shade to the solar insolation without shade. Shading from obstructions located on the roof or any other part of the building shall not be included in the determination of annual solar access.*

G. PERMANENTLY INSTALLED SOLAR PHOTOVOLTAIC (PV) SYSTEM

This Section Does Not Apply

H. PERMANENTLY INSTALLED SOLAR HOT WATER SYSTEM

This Section Does Not Apply

I. SMART THERMOSTATS AND ALTERNATIVE EFFICIENCY MEASURE

This Section Does Not Apply

G. MECHANICAL HVAC ACCEPTANCE TESTS & FORMS *(Adapted from 2016-NRCC-MCH-01-E)* — § RA4

Declaration of Required Acceptance Certificates (NRCA) – Acceptance Certificates that may be submitted. (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

Test Description	MCH-02A	MCH-03A	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	MCH-09A	MCH-10A	MCH-11A	MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MCH-17A	MCH-18A	Confirmed Pass	Confirmed Fail
Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Dist. Ducts	Economizer Controls	DCV	Supply Fan VAV	Valve leakage	Supply Water Temp. Reset	Hyd. Variable Flow Control	Auto Demand Shed Control	FDD for DX Units	Auto FDD for Air & Zone	Dist. Energy Storage DX AC	TES Systems	Supply Air Temp. Reset	Condenser Water Reset Controls	ECM5		
Undefined Plant2 - SHW	1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
OSA-1	1	X	--	--	X	--	X	--	--	--	X	--	--	--	--	X	--	--	☐	☐
2nd Floor Commercial Offi3	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
2nd Floor Res34	4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
3rd Floor Res60	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
4th Floor Res108	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
5th Floor Res151	7	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐
FC-1 (2nd Flr Commercial)	4	X	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	☐	☐

STATE OF CALIFORNIA
Solar Ready Areas
NRCC-SRA-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-SRA-E
Project Name: 42 Otis Street	Report Page: Page 1 of 5
Project Address: 42 Otis Street	Date Prepared: 08/27/2020

This document is used to demonstrate compliance with mandatory requirements in §110.10 for newly constructed buildings which are either high-rise multifamily ten stories or fewer, hotel/motel ten stories or fewer or all other nonresidential buildings three stories or fewer. It is also used to demonstrate compliance for additions to these building types which add more than 2,000 ft² of roof area. Alterations or additions of less than 2,000 ft² of roof area are not required to comply with §110.10.

A. GENERAL INFORMATION

01	Project Location (city)	SAN FRANCISCO	04	Building Type	High-rise multifamily 10 stories or fewer
02	Climate Zone	3	05	Construction Type	New Construction
03	☐ Roof is designed for vehicle traffic, parking or for heliport				

B. PROJECT SCOPE

Table Instructions: Select the compliance path the project is using to comply per §110.10(b)1B.

My project consists of (check one):

01

☑ Provide Solar Ready Area no exceptions	The project has allocated a solar zone on the roof plan per requirements in §110.10(b), as documented in Table F.
☐ Exception to Solar Ready Area: Installed Solar Photovoltaic System	The project includes a permanently installed solar electric system having a nameplate DC power rating, measured under Standard Test Conditions, of no less than one watt per square foot of roof area, as documented in Table G.
☐ Exception to Solar Ready Area: Installed Solar Water Heating System	The project is a hotel/motel or high-rise multifamily occupancy and includes a permanently installed domestic solar water-heating system complying with §150.1(c)8Biii and Reference Residential Appendix RA4, as documented in Table H.
☐ Exception to Solar Ready Area: Smart Thermostat and Alternative Energy Efficiency Measure	The project is a high-rise multifamily occupancy where all thermostats in each dwelling unit comply with §110.12(a) AND at least one additional measure listed in Exception 4 to §110.10(b)1B is installed, as documented in Table I.

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance or see the applicable Table referenced below

Allocated Solar Zone: 01 Required Minimum Area (ft²)	≤	02 Designated Area (ft²)	OR	Installed PV System: 03 Required Minimum DC Power Rating (Watts)	≤	04 Designed DC Power Rating (Watts)	OR	Installed SWH System: 05 Required Minimum Solar Savings Fraction	≤	06 Designed/ Rated Solar Savings Fraction	OR	Smart Tstat and Alternative EE Measure: 07 IAS Compliant Thermostat Specified?	08 Alternative Energy Efficiency Measure	Compliance Results: 09
(See Table F)				(See Table G)				(See Table H)					(See Table I)	
443.1	≤	500	OR		≤		OR		≤		OR			COMPLIES
													Location in construction documents showing the location for inverters and metering equipment and a pathway for the routing of conduit/ plumbing to the electrical service/ water heating system per §110.10(c).	DOES NOT COMPLY

STATE OF CALIFORNIA
Solar Ready Areas
NRCC-SRA-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-SRA-E
Project Name: 42 Otis Street	Report Page: Page 4 of 5
Project Address: 42 Otis Street	Date Prepared: 08/27/2020

J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be 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/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCI-SPV-01-E - Must be submitted for all newly installed Photovoltaic Systems (PV) being used to comply with §110.10(b)1B for high-rise multifamily, Hotel/Motel buildings less than 10 stories and nonresidential buildings less than 4 stories.	☐	☐
○	◉	NRCI-STH-01-E - Must be submitted for all newly installed Solar Water Heating systems being used to comply with §110.10(b)1B for high-rise multifamily, Hotel/Motel buildings less than 10 stories and nonresidential buildings less than 4 stories.	☐	☐

K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to solar ready requirements.

REVISION DESCRIPTION	REVISION DATE	REV #	REV BY
ADDENDUM 3	03/25/2020		
PERMIT ADDENDUM	01/10/2020		
DD DRAFT	03/29/2019		RML

ENGINEER OF RECORD:
MHC ENGINEERS
150 8TH STREET
SAN FRANCISCO, CA 94103
PH. (415) 512-7141
FAX (415) 512-7120

42 OTIS STREET
SAN FRANCISCO, CALIFORNIA

TITLE 24 DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER — MENG-HSIU CHEN — M19582 — EXP. 9/30/21 — MECHANICAL — STATE OF CALIFORNIA

DATE	02/01/2019
APPROVED:	MHC
DRAWN	RML
JOB	MHC #M17-162

T24.2

STATE OF CALIFORNIA
Solar Ready Areas
NRCC-SRA-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
NRCC-SRA-E

CERTIFICATE OF COMPLIANCE			
Project Name: 42 Otis Street		Report Page:	Page 5 of 5
Project Address: 42 Otis Street		Date Prepared:	08/27/2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
I certify that this Certificate of Compliance documentation is accurate and complete			
Documentation Author Name:	MENG HSUI CHEN	Documentation Author Signature:	
Company:	MHC ENGINEERS, INC	Signature Date:	08/27/2020
Address:	150 8TH STREET	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	CALIFORNIA	Phone:	415-512-7141

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	Responsible Designer Signature:
Company :	Date Signed:
Address:	License:
City/State/Zip:	Phone:

City and County of San Francisco
Department of Building Inspection

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

NOTICE

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 field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" 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

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

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

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

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

Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website) **Rev 10/16/2019**

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

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

JOB ADDRESS 42 OTIS APPLICATION NO._____ADDENDUM NO.___

ENGINEER/ARCHITECT NAME MHC ENGINEERS, INC PHONE NO. (415) 512- 7141

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. Green Building Attachment E shall be completed as per SFGBC AB-093.

In accordance with the requirements of the 2016 California Energy Code and 2016 SFGBC AB-093, the following documentation is required for the **building** elements in this project:

1. Installation

Envelope
X NRCI-ENV-01-E Envelope **(IB35)**

Mechanical
☐ NRCI-MCH-01-E Mechanical **(IB36)**

Process
☐ NRCI-PRC-01-E Covered Processes **(IB37)**

2. Acceptance

Envelope
X NRCA-ENV-02-F Fenestration Acceptance **(AB1)**

Mechanical
☐ NRCA-MCH-02-A Outdoor Air **(AB2)**
☐ NRCA-MCH-03-A Constant Volume Single Zone HVAC **(AB3)**
☐ NRCA-MCH-04-H HERS Air Distribution Duct Leakage Testing **(AB4)**
☐ NRCA-MCH-05-A Air Economizer Controls **(AB5)**
☐ NRCA-MCH-06-A Demand Control Ventilation (DVC) **(AB6)**
☐ NRCA-MCH-07-A Supply Fan Variable Flow Controls (VFC) **(AB7)**
☐ NRCA-MCH-11-A Automatic Demand Shed Controls **(AB8)**
☐ NRCA-MCH-12-A Fault Detection & Diagnostics for DX Units **(AB9)**
☐ NRCA-MCH-13-A Automatic Fault Detection & Diagnostics for Air Handling & Zone Terminal Units **(AB10)**
☐ NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Test **(AB11)**
☐ NRCA-MCH-15-A Thermal Energy Storage (TES) Systems **(AB12)**
☐ NRCA-MCH-16-A Supply Air Temperature Reset Controls**(AB13)**
☐ NRCA-MCH-18-A Energy Management Control System **(AB14)**

Process
☐ NRCA-PRC-01-F Compressed Air Systems **(AB15)**
☐ NRCA-PRC-02-F Commercial Kitchen Exhaust **(AB16)**
☐ NRCA-PRC-03-F Parking Garage Exhaust **(AB17)**
☐ NRCA-PRC-04-F Refrigerated Warehouse – Evaporator Fan Controls **(AB18)**
☐ NRCA-PRC-05-F Refrigerated Warehouse – Evaporative Condenser Controls **(AB19)**
☐ NRCA-PRC-06-F Refrigerated Warehouse – Air-cooled Condenser Controls **(AB20)**
☐ NRCA-PRC-07-F Refrigerated Warehouse – Variable Speed Compressor **(AB21)**
☐ NRCA-PRC-08-F Refrigerated Warehouse – Electric Resistance Underslab Heating System **(AB22)**
☐ NRCA-PRC-12-F Elevator Lighting & Ventilation Controls **(AB23)**
☐ NRCA-PRC-13-F Escalators & Moving Walkways Speed Controls **(AB24)**

3. Verification

Mechanical
☐ NRCV-MCH-04e-H HERS Duct Leakage Measurement – New System **(VB30)**
☐ NRCV-MCH-04c-H HERS Duct Leakage Measurement – Low Leakage Air-Handling Units **(VB31)**
☐ NRCV-MCH-04d-H HERS Duct Leakage Measurement - – Altered (Existing) System **(VB32)**
☐ NRCV-MCH-04e-H HERS Duct Leakage Measurement - Sealing of All Accessible Leaks **(VB33)**

4. Green Building (For New Construction and Major Alterations)
☐ Green Building Attachment E **(GBC1)**

Required information:

Prepared by: MENG HSIU CHEN **Date:** 1/7/2019

Fax: _____ **Email:** _____

Review by: _____ Phone: (415) 558-_____

APPROVAL (Based on submitted reports)

_____
DATE DBI Building Inspector or Energy Inspection Services Staff

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

Revised 10/16/2019

REVISION DESCRIPTION	REVISION DATE	REV #	REV BY
ADDENDUM 3	03/25/2020		
PERMIT ADDENDUM	01/10/2020		
DD DRAFT	03/29/2019		RML

ENGINEER OF RECORD:

MHC ENGINEERS
150 8TH STREET
SAN FRANCISCO, CA 94103
PH. (415) 512-7141
FAX (415) 512-7120

42 OTIS STREET
SAN FRANCISCO, CALIFORNIA

TITLE 24 DOCUMENTS

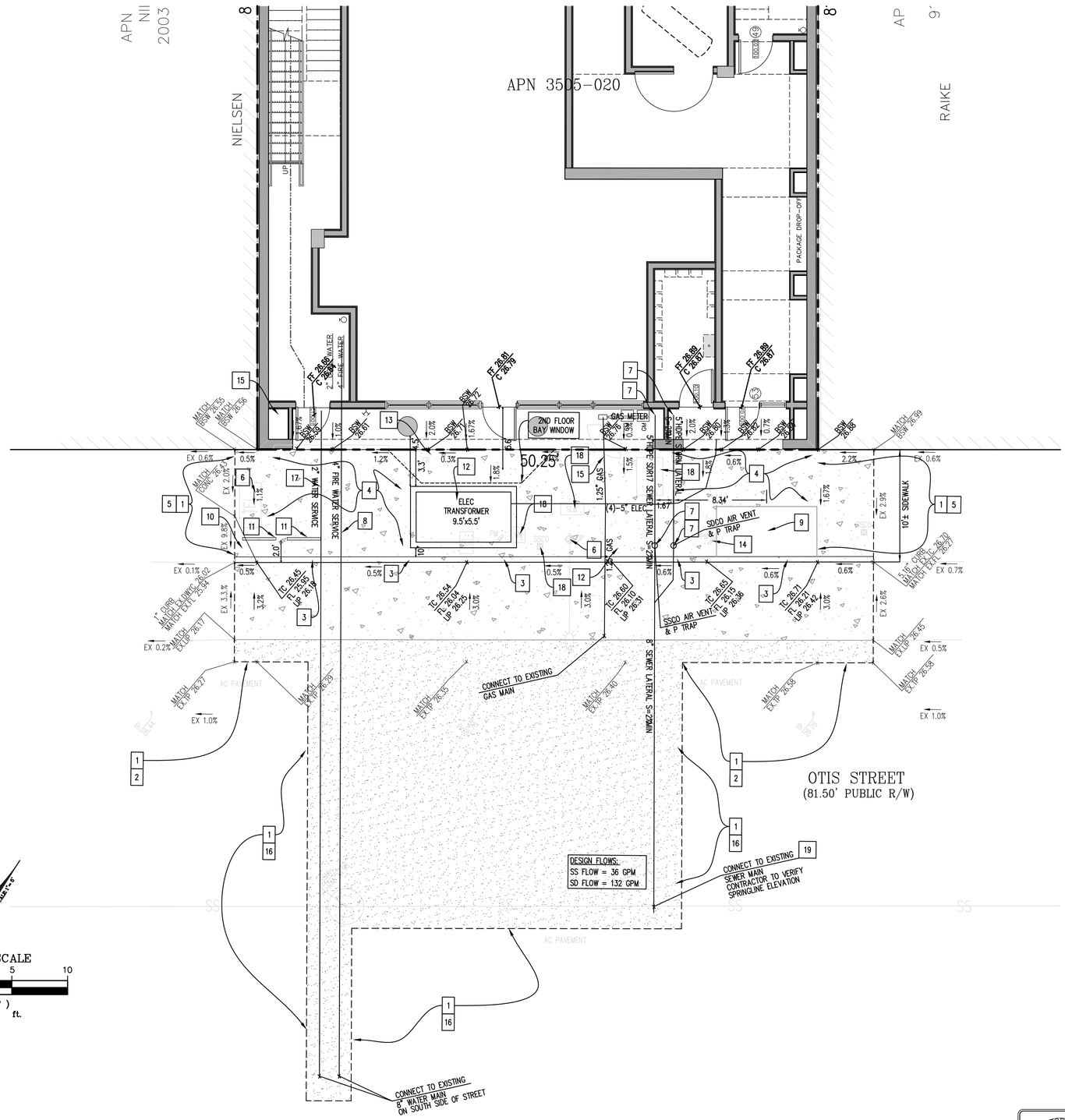
REGISTERED PROFESSIONAL ENGINEER
MENG HSIU CHEN
M19582
EXP. 9/30/21
MECHANICAL
STATE OF CALIFORNIA

DATE 02/01/2019
APPROVED: MHC
DRAWN RML
JOB MHC #M17-162

T24.3
4 3

CONSTRUCTION NOTES

1. LIMIT OF IMPROVEMENT. MATCH EXISTING GRADES, PROVIDE SMOOTH TRANSITION AND POSITIVE DRAINAGE.
2. SAW CUT AND REMOVE MINIMUM 2' WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND CONCRETE BASE. CONSTRUCT 2' WIDE, 8" THICK CONCRETE BASE AND 2" ASPHALT CONCRETE PAVEMENT PER DETAIL NO. 1 ON THIS SHEET.
3. SAW CUT AT EXISTING JOINT AND REMOVE EXISTING CURB. CONSTRUCT 6" CURB, PARKING STRIP AND JOINTS PER CITY STANDARD DETAIL FILE 87,170 (OLD FILE L-24,456 CH. 1) AND FILE 87,173 (OLD FILE L-31,374 CH. 1).
4. SAW CUT AND REMOVE EXISTING CONCRETE SIDEWALK. CONSTRUCT NEW CONCRETE SIDEWALK PER DETAIL NO. 1 ON THIS SHEET AND CITY STANDARD PLAN FILE L31,374 CH.1 AND 96,608. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SCORE LINE PATTERN. CONSTRUCT EXPANSION AND CONSTRUCTION JOINTS PER CITY STANDARD DETAIL FILE NO. 96,608.
5. SAWCUT AT NEAREST JOINT AND PROVIDE CONNECTION BETWEEN EXISTING AND NEW SIDEWALK PER DPW STANDARD DRAWING NO. 96,608 AND DPW ORDER 181,306.
6. EXISTING UTILITY/PARKING METER TO REMAIN. CONTRACTOR SHALL ADJUST TO MATCH NEW FINISH GRADE OF SIDEWALK.
7. CONTRACTOR TO INSTALL NEW STORM SEWER AND SANITARY SEWER LATERAL FROM BUILDING WITH CLEANOUT AND P-TRAP AND CONNECT TO EXISTING CITY MAIN SEWER PIPE PER CITY STANDARD PLAN FILE 87,196. CONTRACTOR SHALL APPLY FOR THE SIDE SEWER CONNECTION WITH DPW AND MAKE THE CONNECTION TO THE MAIN PRIOR TO BUILDING PLUMBING INSTALLATION. IF THERE IS A CONFLICT, CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER FOR AN ALTERNATE DESIGN, CONNECT BUILDING LATERALS TO THE SEWER CLEANOUTS, VERIFY PIPE SIZE AND FLOW LINE INFO ON THE PLUMBING/ARCHITECTURAL PLAN PRIOR TO INSTALLING SIDE SEWER PIPE. ANY LANDSCAPE OR SUBSURFACE DRAINAGE SHALL PASS THROUGH A SAND TRAP WITHIN THE PROPERTY PRIOR TO CONNECTION TO CITY MAIN. REMOVE EXISTING SEWER SERVICE THAT IS CONFLICT WITH PG&E TRANSFORMER.
8. CONTRACTOR SHALL APPLY FOR WATER CONNECTION TO BUILDINGS. OWNER SHALL PAY ALL RELATED FEES, OBTAIN THE BUILDING WATER DEMAND INFO FROM THE PLUMBING PLAN, AND COORDINATE WITH WATER DEPARTMENT FOR THEM TO DETERMINE THE METER AND LATERAL SIZE, AND INSTALL THEIR WATER METER. CONNECT TO THE BUILDING WATER SYSTEM PER PLUMBING PLANS AND REFER TO PLUMBING PLANS FOR FINAL PIPE SIZES AND LOCATION. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACK FLOW DEVICE PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY AND REFER TO THE ARCHITECTURAL OR PLUMBING DRAWINGS FOR FINAL BFP LOCATION. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKS AS NECESSARY PER SFWD DETAILS WHERE PIPES CHANGE DIRECTION. CONTRACTOR TO DO ALL EXCAVATION, BACKFILLING, PAVING AND RESTORATION, SFWD TO INSTALL PIPING FROM MAIN TO METER, INCLUDING METER.
9. PROPOSED TREE WELL, TREE TO BE 3 FEET FROM WATER UTILITIES/SERVICE LATERALS. OWNER/ARCHITECT/CONTRACTOR TO APPLY FOR A NEW TREE OR LANDSCAPING PERMIT FROM URBAN FORESTRY, 1680 MISSION STREET, SF CA 94103, 415-554-6700.
10. RECONSTRUCT DRIVEWAY FLARE TO RAISE SIDEWALK TO STANDARD SLOPE
11. CONSTRUCT CITY STANDARD CIRCULAR PROFILE SQUARE TUBING, SURFACE-MOUNTED, ZINC COATED/GALVANIZED BIKE RACK WITH ZINC PLATED CARBON STEEL FASTENERS PER SFMTA APPENDIX D BYCICLE RACK SPECIFICATIONS. THE RACKS MEET ALL THE MINIMUM CLEARANCES SPECIFIED ON PAGE 21 OF THE SFMTA BIKE PARKING GUIDELINES AND WILL MATCH THE CITY STANDARD BIKE RACKS. THEY WILL BE ATTACHED WITH SIDEWALK RACK MOUNTING HARDWARE EXPANSION BOLTS, MUSHROOM SPIKED AND FLANGES PER SECTION 9.2 OF THE GUIDELINE. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR EXACT LOCATIONS.
12. CONSTRUCT PG&E TRANSFORMER, SEE JOINT TRENCH/ELECTICAL PLANS. REMOVALS OF EXISTING PG&E INFRASTRUCTURE MAY BE REQUIRED
13. EXISTING GAS SERVICE TO BE ABANDONED.
14. PARKING METER MAY NEED TO BE RELOCATED, IN CONFLICT WITH PROPOSED TREE WELL/TRANSFORMER. CONTRACTOR TO CONTACT AND COORDINATE WITH SFMTA ON GETTING METER REMOVED PRIOR TO SIDEWALK WORK AND REINSTALLED AFTER SIDEWALK WORK IS COMPLETE.
15. LOCATION OF GAS PIPE FOR BUILDING GAS SUPPLY SHOWN FOR REFERENCE ONLY. SEE PLUMBING/ARCHITECTURAL BUILDING PLAN FOR GAS METER LOCATION, EXACT PIPE SIZE, BUILDING P.O.C. AND CONTINUATION.
16. SQUARE OFF EXISTING PAVEMENT WHERE DISTANCE BETWEEN EXISTING/PROPOSED TRENCHES CROSSING THE STREET IS LESS THAN 50 FEET. GRIND EXISTING PAVEMENT AND OVERLAY WITH MINIMUM 2" OF NEW AC PER DPW STANDARDS.
17. CONTRACTOR SHALL APPLY FOR FIRE WATER CONNECTION TO BUILDING. OWNER SHALL PAY ALL RELATED FEES AND COORDINATE WITH WATER DEPARTMENT. CONTRACTOR SHALL INSTALL THE BACK FLOW PREVENTOR PER WATER QUALITY CONTROL DIVISION REQUIREMENTS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACK FLOW DEVICE PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY AND REFER TO THE ARCHITECTURAL OR FIRE PROTECTION DRAWINGS FOR FINAL BFP LOCATION. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKS AS NECESSARY PER SFWD DETAILS WHERE PIPE CHANGES DIRECTION. TREES TO BE 3 FEET FROM WATER UTILITIES/SERVICE LATERALS. CONTRACTOR TO DO ALL EXCAVATION, BACKFILLING, PAVING AND RESTORATION, SFWD TO INSTALL PIPING FROM MAIN TO BACK OF CURB.
18. EXISTING UTILITY TO BE REMOVED, CONTRACTOR TO COORDINATE WORK WITH CITY/UTILITY AGENCIES PRIOR TO EXISTING SITE DEMOLITION.
19. PROPOSED CONNECTION TO EXISTING 3'X5' BRICK EGG-SHAPED SEWER MAIN ON OTIS STREET SHALL BE MADE PER TYPE 6 DETAIL OF SFPUC SEWER LATERAL STANDARD DETAILS (SHEET 11), SHOWN ON SHEET C-1. NEW LATERAL SHALL CONNECT TO THE MAIN BETWEEN 2 O'CLOCK AND 4 O'CLOCK OR 8 O'CLOCK AND 10 O'CLOCK POSITIONS. IN NO CASE SHALL THE CONNECTION BE WITHIN 18 INCHED OF THE INVERT.



GRAPHIC SCALE
5 0 2.5 5 10
(IN FEET)
1 inch = 5 ft.

IMPROVEMENT PLAN
SCALE = 1" = 5'

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
Email: aluk@lukassociates.com

Seal: REGISTERED PROFESSIONAL ENGINEER MANISH DALAL No. C.74106 CIVIL STATE OF CALIFORNIA

MIXED-USE BUILDING IMPROVEMENTPLAN
42 OTIS STREET
SAN FRANCISCO, CA 94103

REVISIONS

NO.	DATE	DESCRIPTION

Title: IMPROVEMENT PLAN

Date: AUGUST, 2019
Scale: AS SHOWN
Drawn By: D.A.D.
Checked By: J.L. / M.D.
Job No.: 17167A10
Drawing No.: MASTER-17167A10.dwg
Plot Date: 8/31/2020
Sheet No.: C-2
2 Of 2 Sheets

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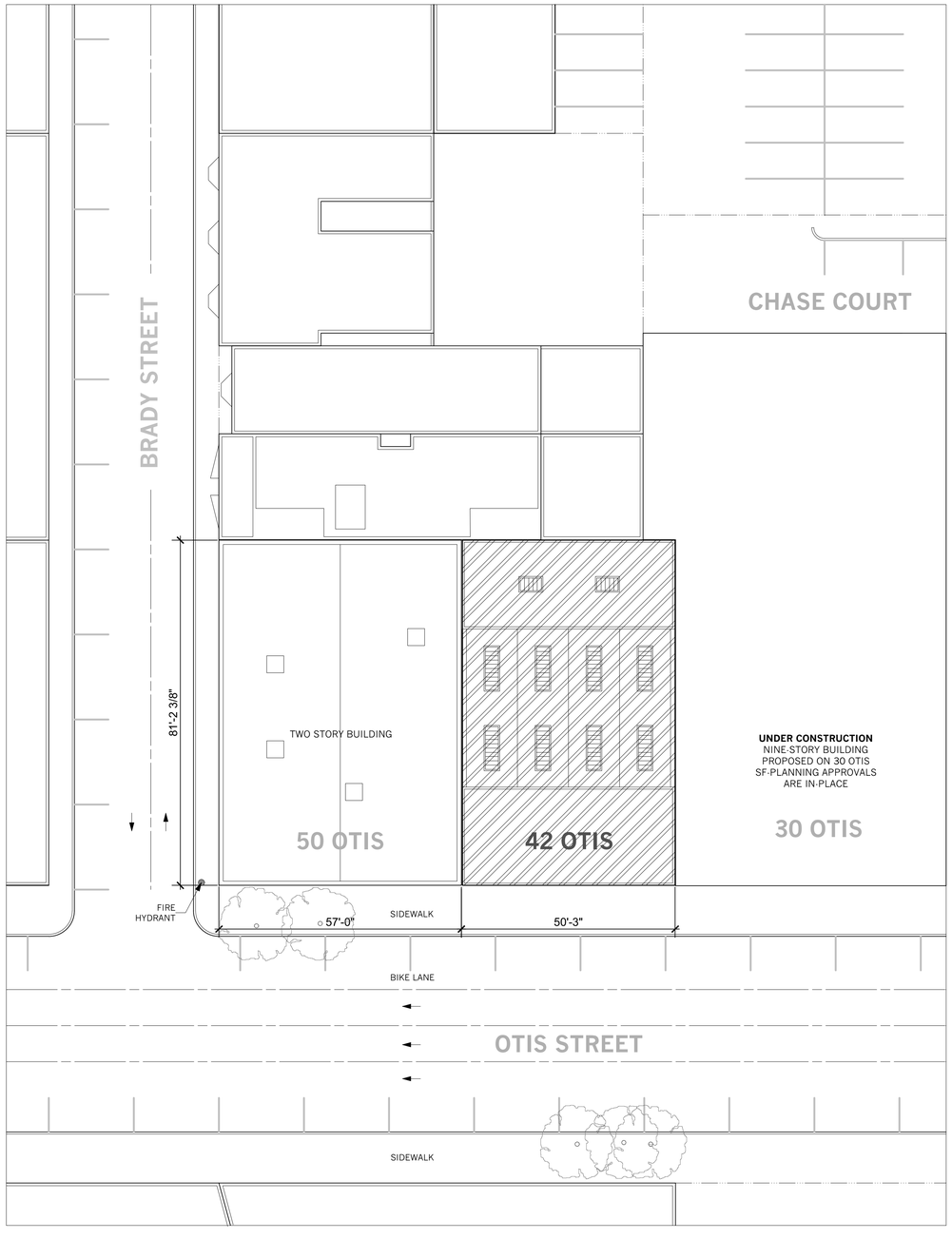
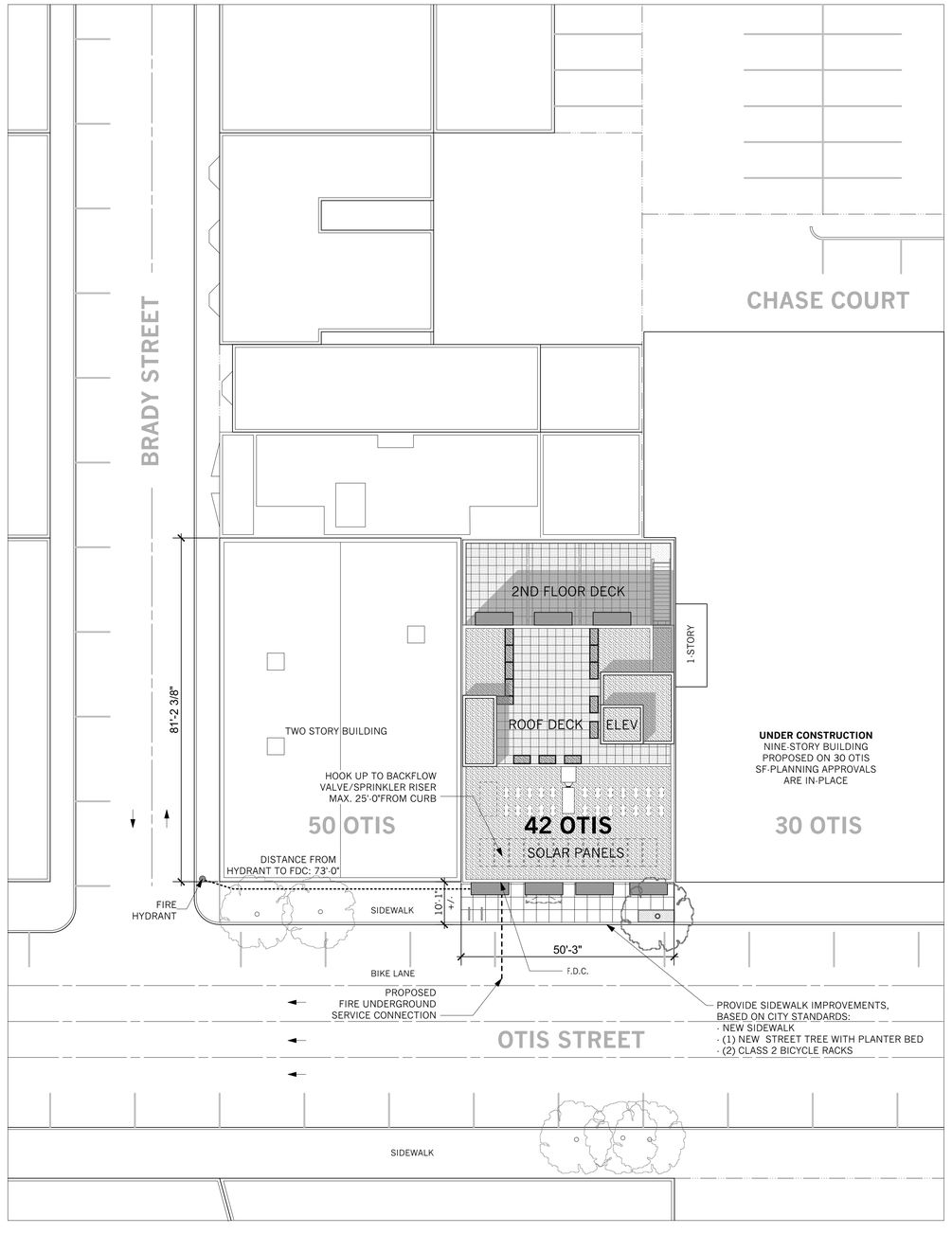
XREF: MASTOPO, BLDG, GF
SNAP SHOT: BY VIEWPORT



2 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 19/49

(E) Site Plan &
(N) Site Plan

project:	16.15
drawn by:	CT
checked by:	JP
date:	03.23.17
scale:	

A-1.1

GROSS FLOOR AREA:	EXITING:	EXITING:
RESIDENTIAL COMMON AREA = 1787 SQ.FT. COMMERCIAL SPACE = 2105 SQ.FT. TOTAL = **3892 SQ.FT.**	OCCUPANCY TYPE: S RESIDENTIAL LOAD FACTOR: 200 GSF/PERSON BICYCLE PARKING: 285 SF/200 SF = 2 PEOPLE OCCUPANCY TYPE: M OCCUPANT LOAD FACTOR: 60 GSF/PERSON COMMERCIAL SPACE: 2105 SF/60 SF = 36 PEOPLE 1 EXIT REQ. 2 EXITS PROVIDED	EXIT WIDTH REQUIRED: 0.2 IN. PER OCCUPANT: 0.2" x 25 = 5.0" STAIR-1 EXIT DOOR: 36 IN. PROVIDED > 5.0 IN. STAIR-2 EXIT DOOR: 36 IN. PROVIDED > 5.0 IN. EXIT WIDTH REQUIRED: 0.2 IN. PER OCCUPANT: 0.2" x 18 = 3.6 IN. ENTRY DOOR: 36 IN. PROVIDED > 3.6 IN. STAIR WIDTH REQUIRED: 0.3 IN. PER OCCUPANT: 0.3" x 25 = 7.5 IN. 36 IN. PROVIDED AS PER 2016 CBC SECTION 1011.2 EXCEPTION 1 BUILDING DIAGONAL: 95'-0" 1/3 DIAGONAL: 31'-8" EXIT ACCESS SEPARATION: 41'-6" > 31'-8"

COMMON PATH OF TRAVEL:
COMMERCIAL SPACE = 63'-10" < 75'-0"

MAXIMUM TRAVEL DISTANCE:
BICYCLE STORAGE = 95'-0"FT <100'

81'-2 3/8"

25% REAR YARD SETBACK
(MIN. REQ'D = 20'-3 5/8")

PROPERTY LINE

PROVIDE CLASS 2 BICYCLE RACK

2" DOM. WATER

4" FIRE WATER

FDC

HOOK UP TO BACKFLOW VALVE SPRINKLER RISER

FINISH FLOOR 100'-0"

2% MAX.

STAIR #1

16 TREADS @ 11" EA.

COMMON PATH OF TRAVEL DISTANCE: 63'-10"

EXIT SEPARATION 43'-6" > 27'-9"

COMMERCIAL SPACE
2,105 SQ. FT.

83'-3" DIAGONAL COMMERCIAL SPACE

95'-0" BUILDING DIAGONAL

PLUMBING FIXTURE COUNT CPC TABLE 422.1
OCCUPANCY M
LOAD FACTOR 200SF

MEN (1-100) 1 TOILET, (0 URINAL), 1 LAV.
WOMEN (1-100) 1 TOILET, 1 LAV.
DRINKING FOUNTAIN (1-250) 1 FOUNTAIN

FUTURE BATHROOMS LOCATION.
BUILT-OUT TO BE PART OF
FUTURE TENANT IMPROVEMENT

PG&E TRANSFORMER

PROVIDE (N) SIDEWALK, BASED ON CITY STANDARDS

ELECTRICAL & BATTERY ROOM
30 METERS

SUPPLY 2-HOUR STAND-BY POWER FOR THE ELEVATOR W/ BATTERY SYSTEM AS REQ. BY CODE SEC. 1009.4

ELEVATOR SHAFT
6'-11"x 8'-8" CLR.
VERIFY W/ MFR.

ELEVATOR
6'-11" CLR.
8'-8" CLR.

ELEV EQUIP

VESTIBULE

TRASH ROOM

95'-0" MAXIMUM TAVEL DISTANCE

BICYCLE PARKING
25 - CLASS 1 SPACES

LOBBY

FIRE DEP'T ACCESS TO REAR YARD

STAIR #2

15 TREADS @ 11"EA.

MAILBOXES

PACKAGE DROP-OFF

FIRE PANEL

DIRECTORY

STANDPIPE

PROVIDE (1) NEW STREET TREES W/ PLANTER BED, BASED ON CITY STANDARDS

CANOPY WITH SIGNAGE ABOVE, TYP.

PROPERTY LINE

3'-0" 6'-8 3/4" 2'-6" 6'-8 3/4" 2'-6" 8'-6 1/4" 2'-10" 6'-9 1/2" 9 TREADS @ 11' EA. 8'-3" 5'-0" 3'-6" 13'-9" 15 TREADS @ 11' EA. 5'-6"

SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
2. COVER ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE WITH SELF-ADHERED FLASHING PRIOR TO THE APPLICATION OT THE WATER-RESISTIVE BARRIER.
3. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

0 1' 2' 4' 8' 16'

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

ELEVATIONarchitects
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San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT JONATHAN PEARLMAN No C 26034 REN 06/30/21 STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

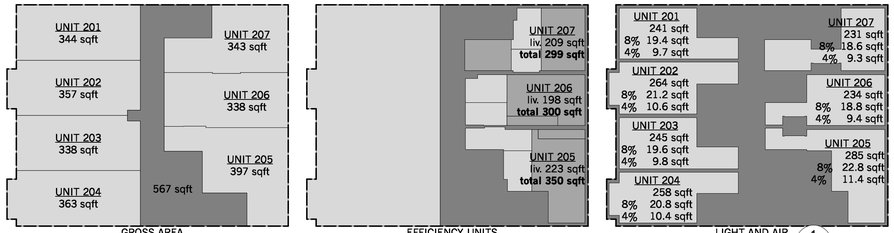
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 20/49

1st Floor Plan

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-2.1



GROSS FLOOR AREA:

COMMERCIAL UNITS:
UNIT 201 = 344 SQ.FT.
UNIT 202 = 357 SQ.FT.
UNIT 203 = 338 SQ.FT.
UNIT 204 = 363 SQ.FT.

EFFICIENCY UNITS:
UNIT 205 = 397 SQ.FT.
UNIT 206 = 338 SQ.FT.
UNIT 207 = 343 SQ.FT.

COMMON = 567 SQ.FT.
TOTAL = **3047 SQ.FT.**

EFFICIENCY UNIT LIV. FLOOR AREA:

UNIT 205 = 223 SQ.FT. > 150 SQ.FT.
UNIT 206 = 198 SQ.FT. > 150 SQ.FT.
UNIT 207 = 209 SQ.FT. > 150 SQ.FT.

EFFICIENCY UNIT TOTAL FLOOR AREA:

UNIT 205 = 350 SQ.FT. > 220 SQ.FT.
UNIT 206 = 300 SQ.FT. > 220 SQ.FT.
UNIT 207 = 299 SQ.FT. > 220 SQ.FT.

COMMON PATH OF TRAVEL:

UNIT 201	= 35'-0"FT	<100'
UNIT 202	= 35'-0"FT	<100'
UNIT 203	= 35'-0"FT	<100'
UNIT 204	= 35'-0"FT	<100'
UNIT 205	= 62'-3"FT	<125'
UNIT 206	= 52'-0"FT	<125'
UNIT 207	= 55'-6"FT	<125'

MAXIMUM TRAVEL DISTANCE:

UNIT 201	= 74'-6"FT	<300'
UNIT 202	= 68'-0"FT	<300'
UNIT 203	= 63'-0"FT	<300'
UNIT 204	= 69'-9"FT	<300'
UNIT 205	= 78'-4"FT	<250'
UNIT 206	= 72'-0"FT	<250'
UNIT 207	= 63'-0"FT	<250'

EXITING:

OCCUPANCY TYPE: R-2
RESIDENTIAL LOAD FACTOR: 200 GSF/PERSON
OCCUPANCY: 1645 SF/200 SF = 9 PEOPLE
OCCUPANCY TYPE: B
BUSINESS LOAD FACTOR: 100 GSF/PERSON
OCCUPANCY: 1403 SF/100 SF = 15 PEOPLE

BUILDING:
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

REAR YARD:
NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 2

EXITING:

EXIT WIDTH REQUIRED:
0.2 IN. PER OCCUPANT: 0.2" x 12 = 2.4"
STAIR-1 EXIT DOOR: 36 IN. PROVIDED
STAIR-2 EXIT DOOR: 36 IN. PROVIDED

STAIR WIDTH REQUIRED:
0.3 IN. PER OCCUPANT: 0.3" x 12 = 3.6 IN.
36 IN. PROVIDED AS PER 2016 CBC
SECTION 1011.2 EXCEPTION 1

BUILDING DIAGONAL: 76'-4"
1/3 DIAGONAL: 28'-6"
EXIT ACCESS SEPARATION: 38'-6" > 28'-6"

LIGHT AND AIR CALCULATIONS:

UNIT 201
FLOOR AREA = 241.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.40 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.70 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 202
FLOOR AREA = 264.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 21.20 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.60 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 203
FLOOR AREA = 245.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.60 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.80 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 204
FLOOR AREA = 258.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.80 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.40 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 205
FLOOR AREA = 285.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 22.80 SQ.FT.
PROVIDED WDW AREA = 54.00 SQ.FT.
REQ. MIN. VENT AREA 4% = 11.40 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 206
FLOOR AREA = 234.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.80 SQ.FT.
PROVIDED WDW AREA = 54.00 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.40 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 207
FLOOR AREA = 231.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.60 SQ.FT.
PROVIDED WDW AREA = 54.00 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.30 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

NOTE:
SEE MECHANICAL DRAWINGS FOR UNIT VENTILATION

SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
2. COVER ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE WITH SELF-ADHERED FLASHING PRIOR TO THE APPLICATION OT THE WATER-RESISTIVE BARRIER.
3. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.
5. ALL RESIDENTIAL UNITS TO HAVE 4 BURNER STOVES.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

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LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
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agency stamps:

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Block / Lot : 3503 / 020

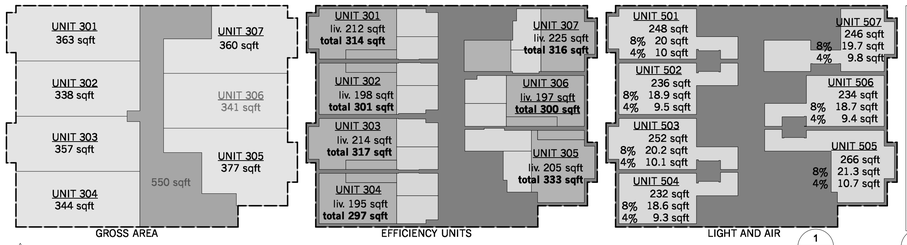
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 21/49

2nd Floor Plan

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-2.2



GROSS FLOOR AREA:

UNIT 301	=	363 SQ.FT.
UNIT 302	=	338 SQ.FT.
UNIT 303	=	357 SQ.FT.
UNIT 304	=	344 SQ.FT.
UNIT 305	=	377 SQ.FT.
UNIT 306	=	341 SQ.FT.
UNIT 307	=	360 SQ.FT.
COMMON	=	550 SQ.FT.
TOTAL	=	**3031 SQ.FT.**

EFFICIENCY UNIT LIV. FLOOR AREA:

UNIT 301	=	212 SQ.FT. > 150 SQ.FT.
UNIT 302	=	198 SQ.FT. > 150 SQ.FT.
UNIT 303	=	214 SQ.FT. > 150 SQ.FT.
UNIT 304	=	195 SQ.FT. > 150 SQ.FT.
UNIT 305	=	205 SQ.FT. > 150 SQ.FT.
UNIT 306	=	197 SQ.FT. > 150 SQ.FT.
UNIT 307	=	225 SQ.FT. > 150 SQ.FT.

EFFICIENCY UNIT TOTAL FLOOR AREA:

UNIT 301	=	314 SQ.FT. > 220 SQ.FT.
UNIT 302	=	301 SQ.FT. > 220 SQ.FT.
UNIT 303	=	317 SQ.FT. > 220 SQ.FT.
UNIT 304	=	297 SQ.FT. > 220 SQ.FT.
UNIT 305	=	333 SQ.FT. > 220 SQ.FT.
UNIT 306	=	300 SQ.FT. > 220 SQ.FT.
UNIT 307	=	316 SQ.FT. > 220 SQ.FT.

COMMON PATH OF TRAVEL:

UNIT 301	= 35'-9"FT	<125'
UNIT 302	= 34'-9"FT	<125'
UNIT 303	= 34'-9FT	<125'
UNIT 304	= 34'-9"FT	<125'
UNIT 305	= 39'-0"FT	<125'
UNIT 306	= 34'-6"FT	<125'
UNIT 307	= 37'-4"FT	<125'

MAXIMUM TRAVEL DISTANCE:

UNIT 301	= 74'-6"FT	<250'
UNIT 302	= 68'-0"FT	<250'
UNIT 303	= 63'-0"FT	<250'
UNIT 304	= 69'-9"FT	<250'
UNIT 305	= 65'-9"FT	<250'
UNIT 306	= 62'-0"FT	<250'
UNIT 307	= 74'-8"FT	<250'

EXITING:

OCCUPANCY TYPE: R-2
RESIDENTIAL LOAD FACTOR: 200 GSF/PERSON
OCCUPANCY: 3,031 SF/200 SF = 16 PEOPLE

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

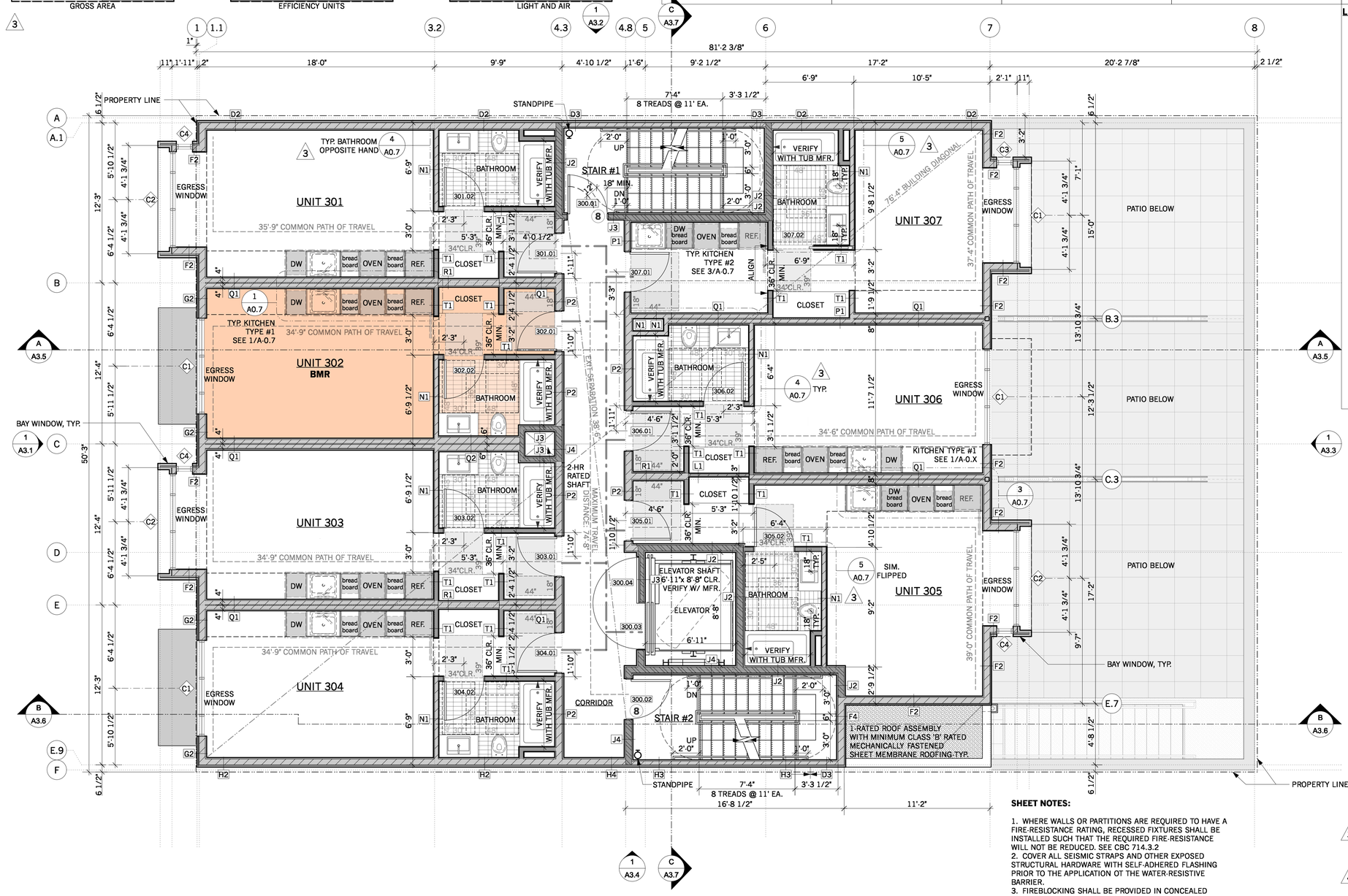
EXIT WIDTH REQUIRED PER EXIT:
0.2 IN. PER OCCUPANT: 0.2" x 8 = 2.4"

EXIT WIDTH PROVIDED PER EXIT:
STAIR-1 EXIT DOOR: 36 IN. > 2.4 IN.
STAIR-2 EXIT DOOR: 36 IN. > 2.4 IN.

EXITING:

STAIR WIDTH REQUIRED:
0.3 IN. PER OCCUPANT: 0.3" x 8 = 2.4 IN.
36 IN. PROVIDED AS PER 2016 CBC
SECTION 1011.2 EXCEPTION 1

BUILDING DIAGONAL: 76'-4"
1/3 DIAGONAL: 28'-6"
EXIT ACCESS SEPARATION: 38'-6" > 28'-6"



SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
2. COVER ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE WITH SELF-ADHERED FLASHING PRIOR TO THE APPLICATION OT THE WATER-RESISTIVE BARRIER.
3. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.
5. ALL RESIDENTIAL UNITS TO HAVE 4 BURNER STOVES.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

LIGHT AND AIR CALCULATIONS

UNIT 301
FLOOR AREA = 248.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.85 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.93 SQ.FT.
PROVIDED VENT AREXA = MECH. VENT.

UNIT 302
FLOOR AREA = 236.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.88 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.44 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 303
FLOOR AREA = 252.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.16 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.08 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 304
FLOOR AREA = 232.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.40 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.20 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 305
FLOOR AREA = 266.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 21.28 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.64 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 306
FLOOR AREA = 234.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.72 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.36 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 307
FLOOR AREA = 246.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.68 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.84 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

NOTE:
SEE MECHANICAL DRAWINGS FOR UNIT VENTILATION

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REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
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Block / Lot : 3503 / 020

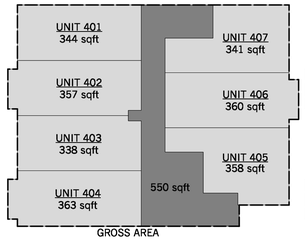
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 22/49

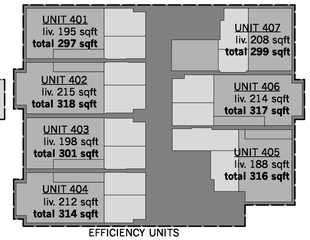
3rd Floor Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

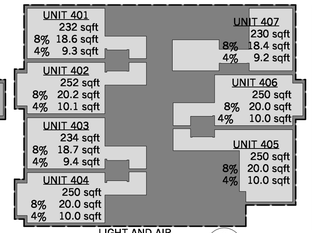
A-2.3



GROSS AREA



EFFICIENCY UNITS



LIGHT AND AIR

GROSS FLOOR AREA:

UNIT 401	=	344 SQ.FT.
UNIT 402	=	357 SQ.FT.
UNIT 403	=	338 SQ.FT.
UNIT 404	=	363 SQ.FT.
UNIT 405	=	358 SQ.FT.
UNIT 406	=	360 SQ.FT.
UNIT 407	=	341 SQ.FT.
COMMON	=	550 SQ.FT.
TOTAL	=	**3012 SQ.FT.**

EFFICIENCY UNIT LIV. FLOOR AREA:

UNIT 401	=	195 SQ.FT. > 150 SQ.FT.
UNIT 402	=	215 SQ.FT. > 150 SQ.FT.
UNIT 403	=	198 SQ.FT. > 150 SQ.FT.
UNIT 404	=	212 SQ.FT. > 150 SQ.FT.
UNIT 405	=	188 SQ.FT. > 150 SQ.FT.
UNIT 406	=	214 SQ.FT. > 150 SQ.FT.
UNIT 407	=	208 SQ.FT. > 150 SQ.FT.

EFFICIENCY UNIT TOTAL FLOOR AREA:

UNIT 401	=	297 SQ.FT. > 220 SQ.FT.
UNIT 402	=	318 SQ.FT. > 220 SQ.FT.
UNIT 403	=	301 SQ.FT. > 220 SQ.FT.
UNIT 404	=	314 SQ.FT. > 220 SQ.FT.
UNIT 405	=	316 SQ.FT. > 220 SQ.FT.
UNIT 406	=	317 SQ.FT. > 220 SQ.FT.
UNIT 407	=	299 SQ.FT. > 220 SQ.FT.

COMMON PATH OF TRAVEL:

UNIT 401	= 35'-9"FT	<125'
UNIT 402	= 34'-9"FT	<125'
UNIT 403	= 34'-9"FT	<125'
UNIT 404	= 34'-9"FT	<125'
UNIT 405	= 39'-0"FT	<125'
UNIT 406	= 34'-6"FT	<125'
UNIT 407	= 37'-4"FT	<125'

MAXIMUM TRAVEL DISTANCE:

UNIT 401	= 74'-6"FT	<250'
UNIT 402	= 68'-0"FT	<250'
UNIT 403	= 63'-0"FT	<250'
UNIT 404	= 69'-9"FT	<250'
UNIT 405	= 65'-9"FT	<250'
UNIT 406	= 62'-0"FT	<250'
UNIT 407	= 74'-8"FT	<250'

EXITING:

OCCUPANCY TYPE: R-2
RESIDENTIAL LOAD FACTOR: 200 GSF/PERSON
OCCUPANCY: 3,012 SF/200 SF = 16 PEOPLE

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

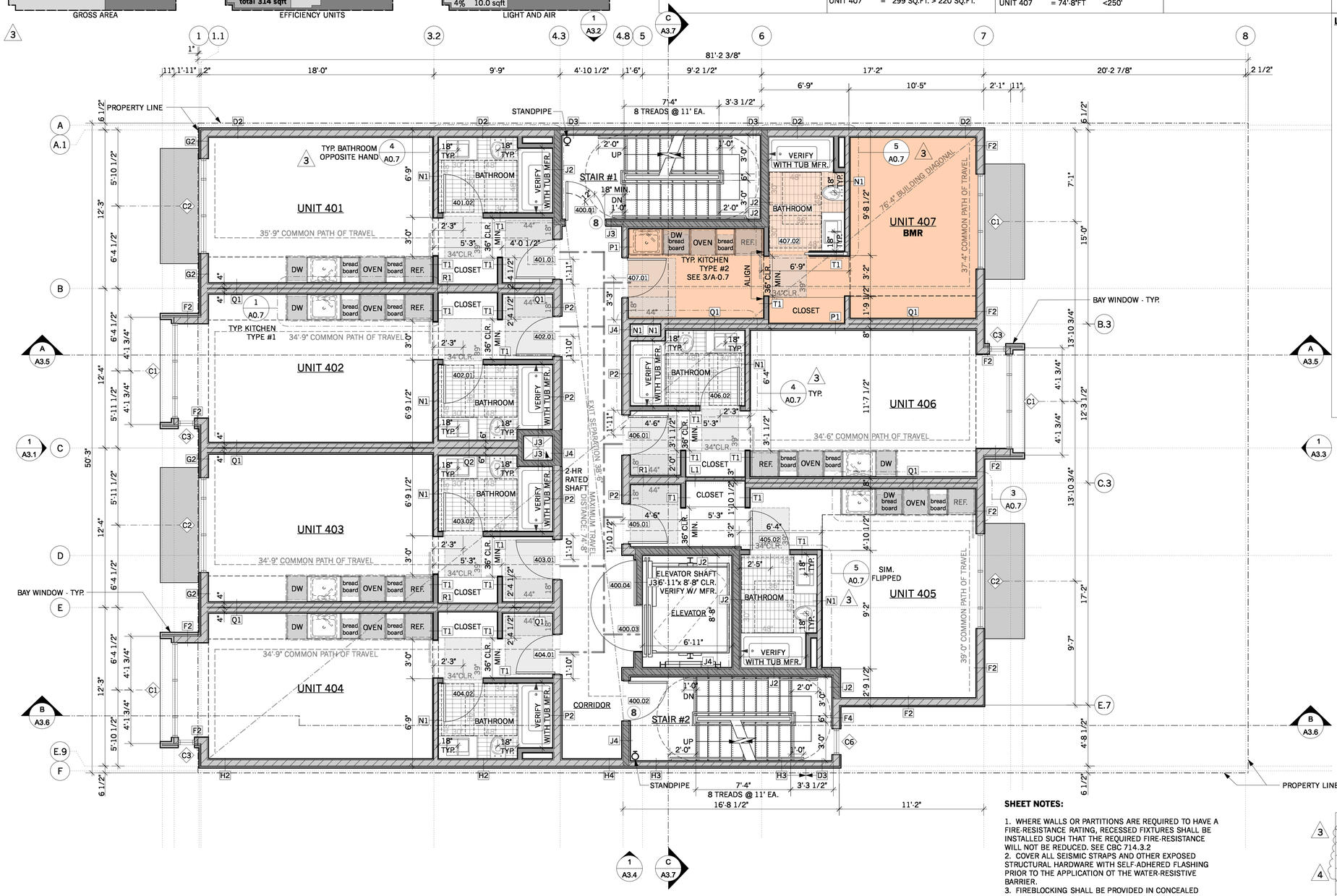
EXIT WIDTH REQUIRED PER EXIT:
0.2 IN. PER OCCUPANT: 0.2" x 8 = 2.4"

EXIT WIDTH PROVIDED PER EXIT:
STAIR-1 EXIT DOOR: 36 IN. > 2.4 IN.
STAIR-2 EXIT DOOR: 36 IN. > 2.4 IN.

EXITING:

STAIR WIDTH REQUIRED:
0.3 IN. PER OCCUPANT: 0.3" x 8 = 2.4 IN.
36 IN. PROVIDED AS PER 2016 CBC
SECTION 1011.2 EXCEPTION 1

BUILDING DIAGONAL: 76'-4"
1/3 DIAGONAL: 28'-6"
EXIT ACCESS SEPARATION: 38'-6" > 28'-6"



1 FOURTH FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
2. COVER ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE WITH SELF-ADHERED FLASHING PRIOR TO THE APPLICATION OT THE WATER-RESISTIVE BARRIER.
3. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
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   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.
5. ALL RESIDENTIAL UNITS TO HAVE 4 BURNER STOVES.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

0 1' 2' 4' 8' 16'

LIGHT AND AIR CALCULATIONS:

UNIT 401
FLOOR AREA = 232.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.40 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.20 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 402
FLOOR AREA = 252.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.16 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.08 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 403
FLOOR AREA = 234.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.72 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.36 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 404
FLOOR AREA = 250.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.00 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.00 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 405
FLOOR AREA = 250.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.00 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.00 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 406
FLOOR AREA = 250.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.00 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.00 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 407
FLOOR AREA = 230.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.40 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.20 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

NOTE:
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agency stamps:

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Block / Lot : 3503 / 020

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2	4.15.20	Project Revision 2
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4	8.17.20	Plan Check Response 3

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4th Floor Plan

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

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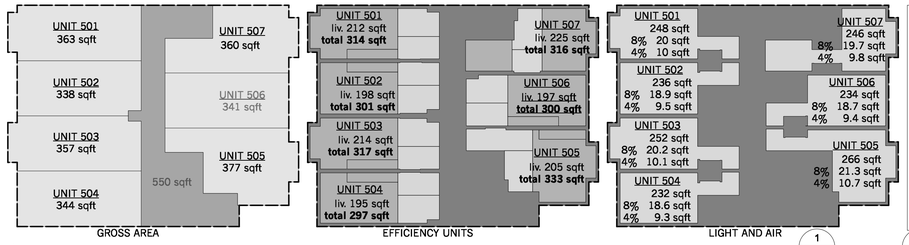

GROSS FLOOR AREA:

UNIT 501	=	363 SQ.FT.
UNIT 502	=	338 SQ.FT.
UNIT 503	=	357 SQ.FT.
UNIT 504	=	344 SQ.FT.
UNIT 505	=	377 SQ.FT.
UNIT 506	=	341 SQ.FT.
UNIT 507	=	360 SQ.FT.
COMMON	=	550 SQ.FT.
TOTAL	=	**3031 SQ.FT.**

EFFICIENCY UNIT LIV. FLOOR AREA:

UNIT 501	=	212 SQ.FT. > 150 SQ.FT.
UNIT 502	=	198 SQ.FT. > 150 SQ.FT.
UNIT 503	=	214 SQ.FT. > 150 SQ.FT.
UNIT 504	=	195 SQ.FT. > 150 SQ.FT.
UNIT 505	=	205 SQ.FT. > 150 SQ.FT.
UNIT 506	=	197 SQ.FT. > 150 SQ.FT.
UNIT 507	=	225 SQ.FT. > 150 SQ.FT.

EFFICIENCY UNIT TOTAL FLOOR AREA:

UNIT 501	=	314 SQ.FT. > 220 SQ.FT.
UNIT 502	=	301 SQ.FT. > 220 SQ.FT.
UNIT 503	=	317 SQ.FT. > 220 SQ.FT.
UNIT 504	=	297 SQ.FT. > 220 SQ.FT.
UNIT 505	=	333 SQ.FT. > 220 SQ.FT.
UNIT 506	=	300 SQ.FT. > 220 SQ.FT.
UNIT 507	=	316 SQ.FT. > 220 SQ.FT.

COMMON PATH OF TRAVEL:

UNIT 501	= 35'-9"FT	<125'
UNIT 502	= 34'-9"FT	<125'
UNIT 503	= 34'-9"FT	<125'
UNIT 504	= 34'-9"FT	<125'
UNIT 505	= 39'-0"FT	<125'
UNIT 506	= 34'-6"FT	<125'
UNIT 507	= 37'-4"FT	<125'

MAXIMUM TRAVEL DISTANCE:

UNIT 501	= 74'-6"FT	<250'
UNIT 502	= 68'-0"FT	<250'
UNIT 503	= 63'-0"FT	<250'
UNIT 504	= 69'-9"FT	<250'
UNIT 505	= 65'-9"FT	<250'
UNIT 506	= 62'-0"FT	<250'
UNIT 507	= 74'-8"FT	<250'

EXITING:

OCCUPANCY TYPE: R-2
RESIDENTIAL LOAD FACTOR: 200 GSF/PERSON
OCCUPANCY: 3,031 SF/200 SF = 16 PEOPLE

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

EXIT WIDTH REQUIRED PER EXIT:
0.2 IN. PER OCCUPANT: 0.2" x 8 = 2.4"

EXIT WIDTH PROVIDED PER EXIT:
STAIR-1 EXIT DOOR: 36 IN. > 2.4 IN.
STAIR-2 EXIT DOOR: 36 IN. > 2.4 IN.

EXITING:

STAIR WIDTH REQUIRED:
0.3 IN. PER OCCUPANT: 0.3" x 8 = 2.4 IN.
36 IN. PROVIDED AS PER 2016 CBC
SECTION 1011.2 EXCEPTION 1

BUILDING DIAGONAL: 76'-4"
1/3 DIAGONAL: 28'-6"
EXIT ACCESS SEPARATION: 38'-6" > 28'-6"

LIGHT AND AIR CALCULATIONS:

UNIT 501
FLOOR AREA = 248.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.85 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.93 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 502
FLOOR AREA = 236.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.88 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.44 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 503
FLOOR AREA = 252.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 20.20 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.10 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 504
FLOOR AREA = 232.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.40 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.20 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 505
FLOOR AREA = 266.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 21.28 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 10.64 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 506
FLOOR AREA = 234.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 18.72 SQ.FT.
PROVIDED WDW AREA = 31.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.36 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

UNIT 507
FLOOR AREA = 246.00 SQ.FT.
REQ. MIN. WDW AREA 8% = 19.68 SQ.FT.
PROVIDED WDW AREA = 28.95 SQ.FT.
REQ. MIN. VENT AREA 4% = 9.84 SQ.FT.
PROVIDED VENT AREA = MECH. VENT.

NOTE:
SEE MECHANICAL DRAWINGS FOR UNIT VENTILATION

SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
2. COVER ALL SEISMIC STRAPS AND OTHER EXPOSED STRUCTURAL HARDWARE WITH SELF-ADHERED FLASHING PRIOR TO THE APPLICATION OT THE WATER-RESISTIVE BARRIER.
3. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.
5. ALL RESIDENTIAL UNITS TO HAVE 4 BURNER STOVES.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

1 FIFTH FLOOR PLAN
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

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Block / Lot : 3503 / 020

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2	4.15.20	Project Revision 2
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4	8.17.20	Plan Check Response 3

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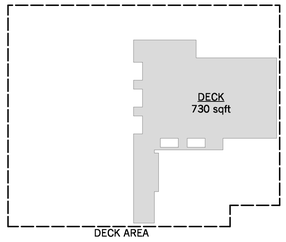
5th Floor Plan

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-2.5



GROSS FLOOR AREA:
ROOF DECK = 730 SQ.FT.

MAXIMUM TRAVEL DISTANCE:
ROOF DECK = 61'-6"FT <250'

EXITING:
OCCUPANCY TYPE: B
RESIDENTIAL LOAD FACTOR: 15 GSF/PERSON
OCCUPANCY: 730 SF/15 SF = 49 PEOPLE

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

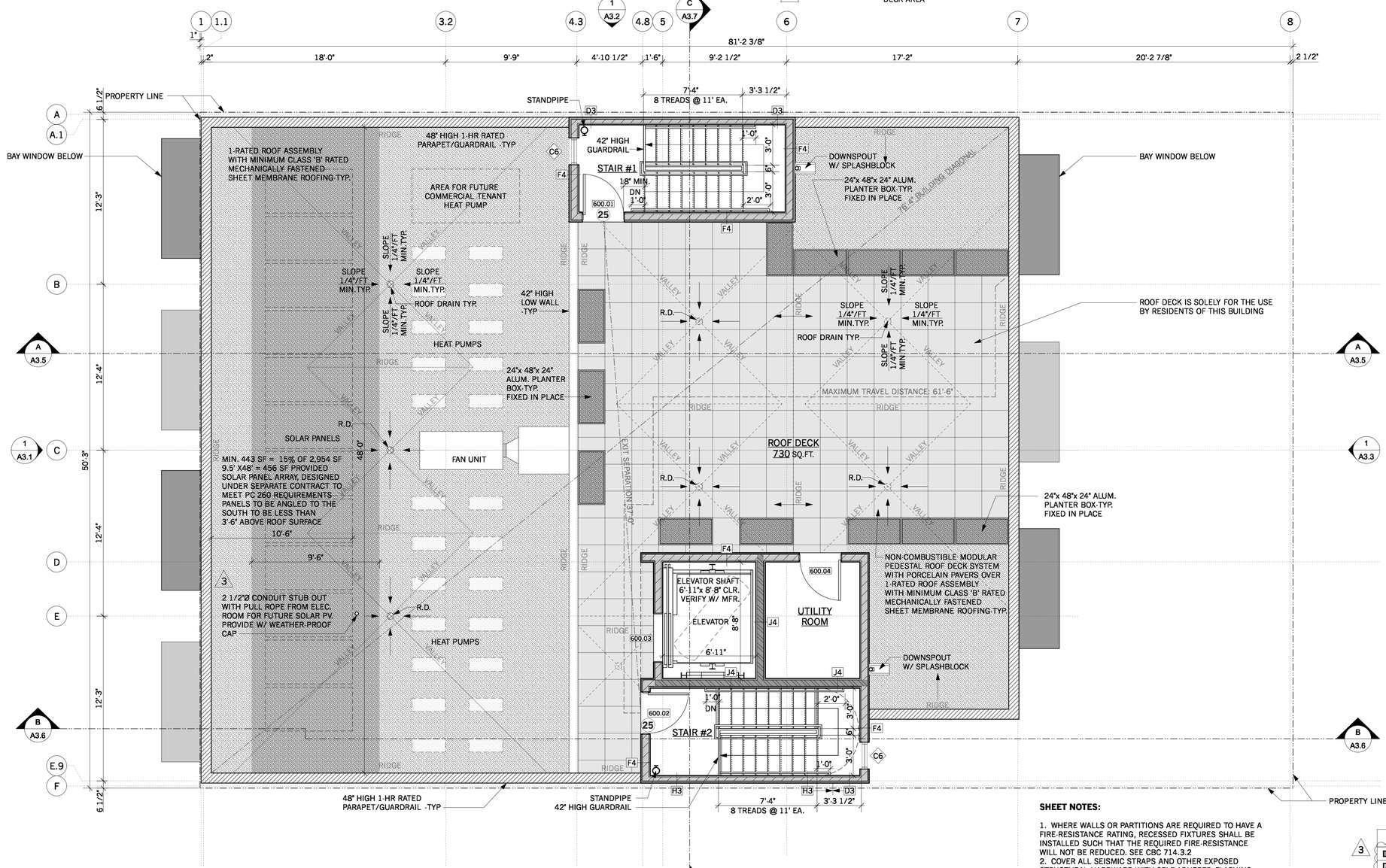
EXIT WIDTH REQUIRED PER EXIT:
0.2 IN. PER OCCUPANT: 0.2" x 49/2 = 4.9 IN.

EXIT WIDTH PROVIDED PER EXIT:
STAIR-1 EXIT DOOR: 36 IN. > 4.9 IN.
STAIR-2 EXIT DOOR: 36 IN. > 4.9 IN.

EXITING:

STAIR WIDTH REQUIRED:
0.3 IN. PER OCCUPANT: 0.3" x 25 = 7.5 IN.
36 IN. PROVIDED AS PER 2016 CBC
SECTION 1011.2 EXCEPTION 1

BUILDING DIAGONAL: 76'-4"
1/3 DIAGONAL: 28'-6"
EXIT ACCESS SEPARATION: 37'-0" > 28'-6"



NOTE:

TOTAL ROOF AREA:	2,954 SQ.FT. 20% X 2,954 SQ.FT. = 591 SQ.FT.
STAIR #1 PENTHOUSE:	135 SQ.FT.
STAIR #2 PENTHOUSE:	119 SQ.FT.
ELEVATOR PENTHOUSE:	152 SQ.FT.
TOTAL:	406 SQ.FT. < 591 SQ.FT.
SOLAR PANELS REQUIRED:	15% X 2,954 SQ.FT. = 443 SQ.FT.
PROVIDED SOLAR PANEL ARRAY AREA:	9.5' X 48'=456 SQ.FT. > 443 SQ.FT.
TOTAL CAPACITY OF SOLAR ARRAY TO BE:	443 SQ.FT. X 10W/SF = 4430 W

SHEET NOTES:

1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE WILL NOT BE REDUCED. SEE CBC 714.3.2
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   - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - HORIZONTALLY AT INTERVALLS NOT EXCEEDING 10 FEET.
4. EMERGENCY EGRESS WINDOW TO HAVE:
   NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
   NET CLEAR HEIGHT 24" MINIMUM.
   NET CLEAR WIDXTH 20" MINIMUM.
   SILL HEIGHT 44" MAXIMUM.

KEY

	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

0 1' 2' 4' 8' 16'

1 ROOF PLAN
Scale: 1/4" = 1'-0"

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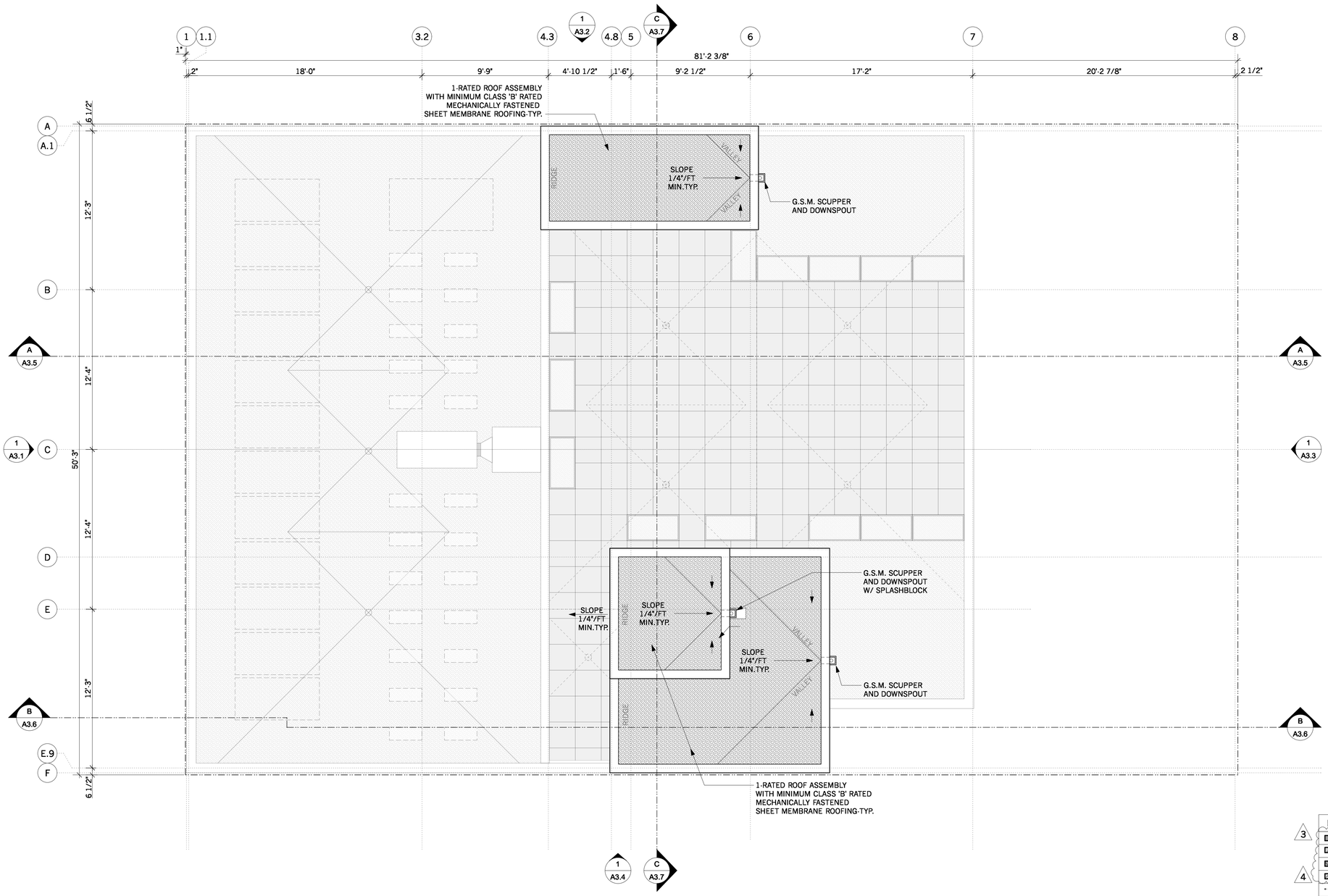
Roof Plan

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-2.6



1 PENTHOUSE ROOF PLAN
Scale: 1/4" = 1'-0"

KEY	
3	(N) UNRATED WALL
	(N) 1-HR WALL
	(N) 2-HR WALL
4	(N) 3-HR WALL
	COMMON PATH OF TRAVEL
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
12	OCCUPANT LOAD
	RATED SHAFT

0 1' 2' 4' 8' 16'

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REN 06/30/21
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#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 26/49

Penthouse Roof Plan

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	

A-2.7 2

NOTES:
1. EMERGENCY EGRESS WINDOW TO HAVE:
NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
NET CLEAR HEIGHT 24" MINIMUM.
NET CLEAR WIDTH 20" MINIMUM.
SILL HEIGHT 44" MAXIMUM.

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

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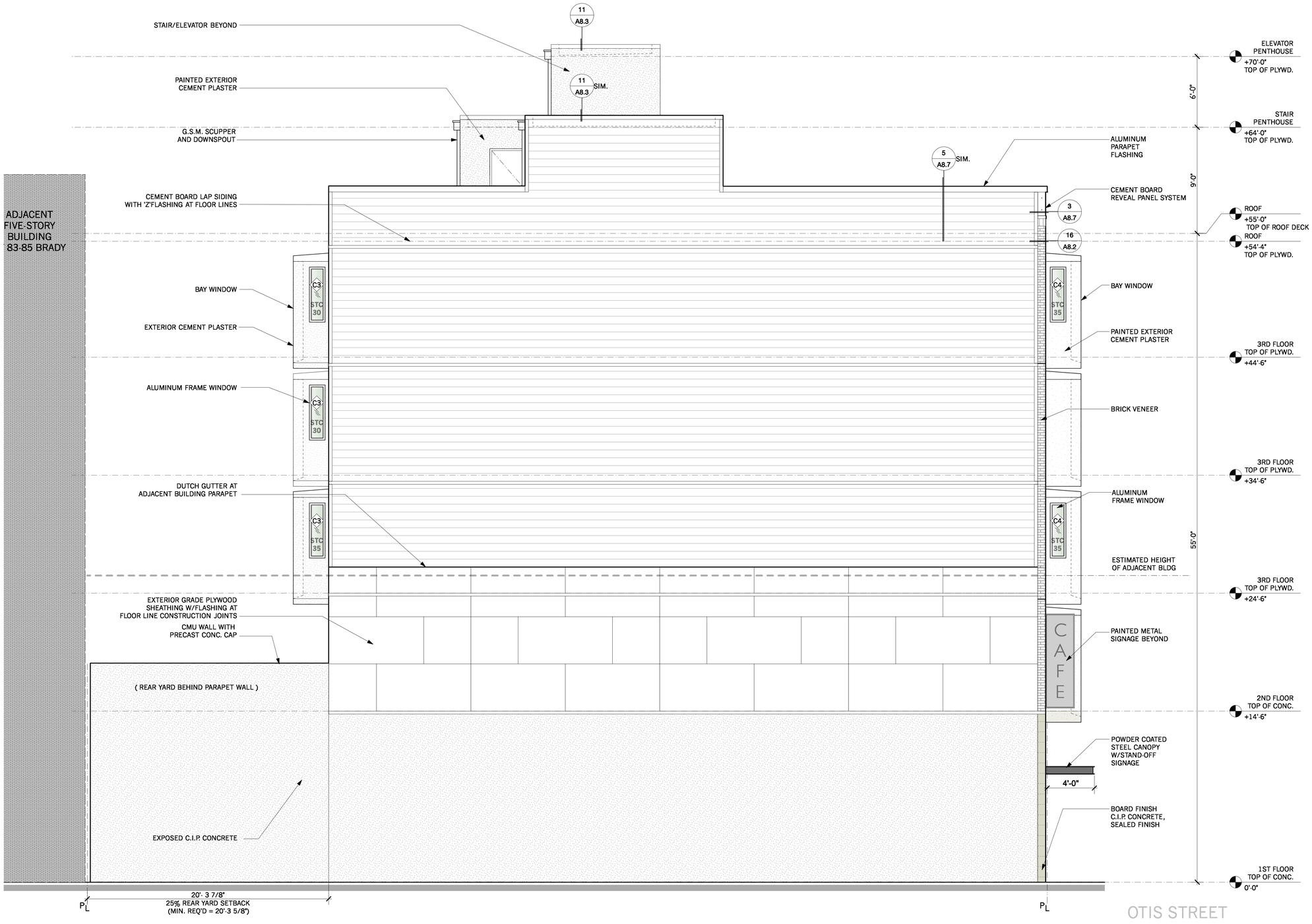
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 27/49

South Elevation

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	as noted

A-3.1



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

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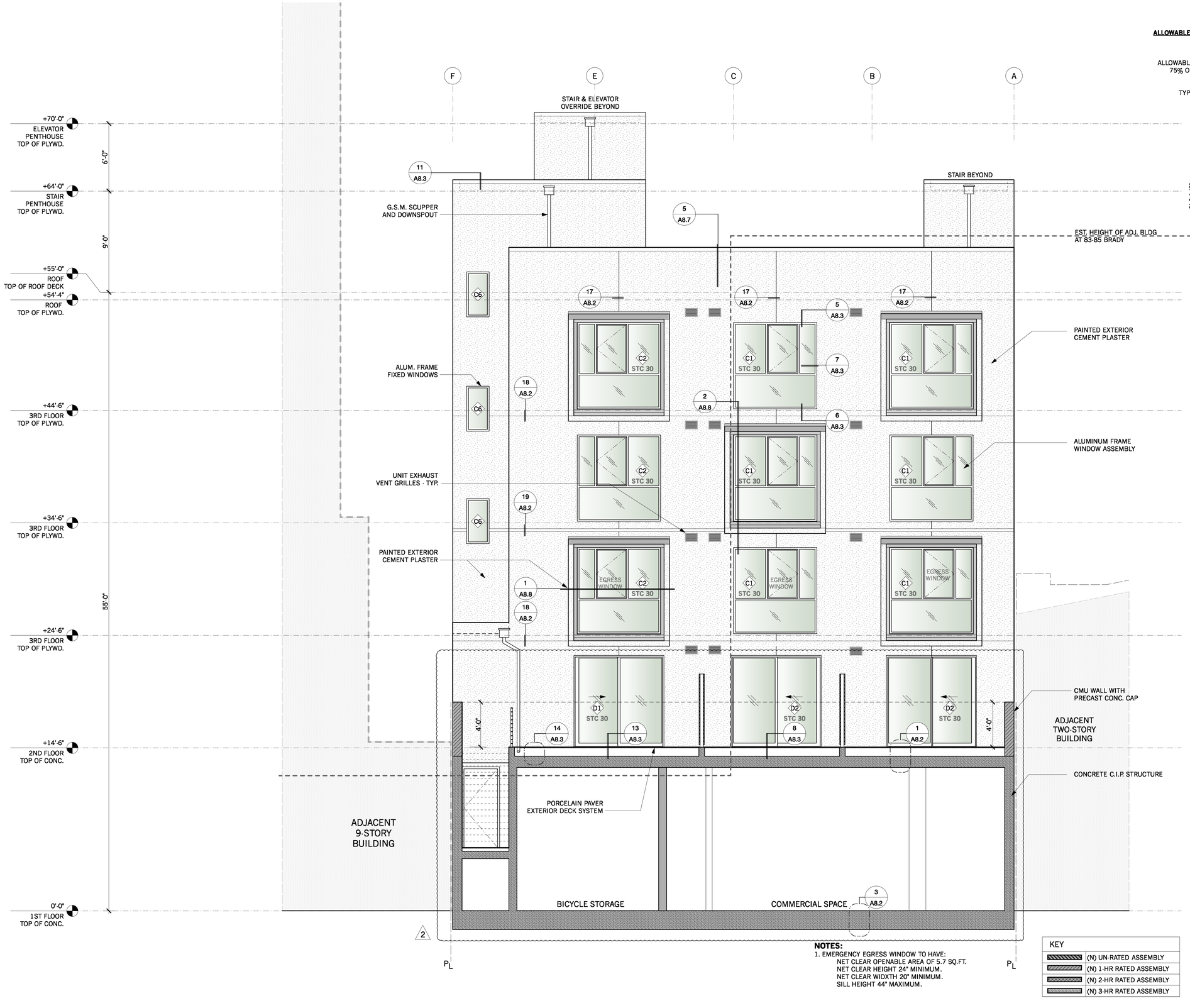
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 28/49

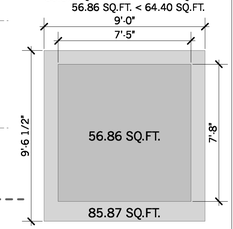
West Elevation

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	as noted

A-3.2



ALLOWABLE AREA OF UNPROTECTED OPENINGS AT REAR BAY WINDOWS:
AS PER TABLE 705.8
DISTANCE 15' TO LESS THAN 20'
ALLOWABLE AREA OF UNPROTECTED OPENINGS
75% OF WALL AREA IN SPRINKLERED BLDG.
TYPICAL WALL AREA AT BAY
85.87 SQ.FT.
TYPICAL AREA UNPROTECTED OPENINGS
56.86 SQ.FT.
85.87 SQ.FT. x .75 = 64.40 SQ.FT.
56.86 SQ.FT. < 64.40 SQ.FT.



NOTES:
1. EMERGENCY EGRESS WINDOW TO HAVE:
NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
NET CLEAR HEIGHT 24" MINIMUM.
NET CLEAR WIDXTH 20" MINIMUM.
SILL HEIGHT 44" MAXIMUM.

KEY
- (N) UN-RATED ASSEMBLY
- (N) 1-HR RATED ASSEMBLY
- (N) 2-HR RATED ASSEMBLY
- (N) 3-HR RATED ASSEMBLY

1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 16'

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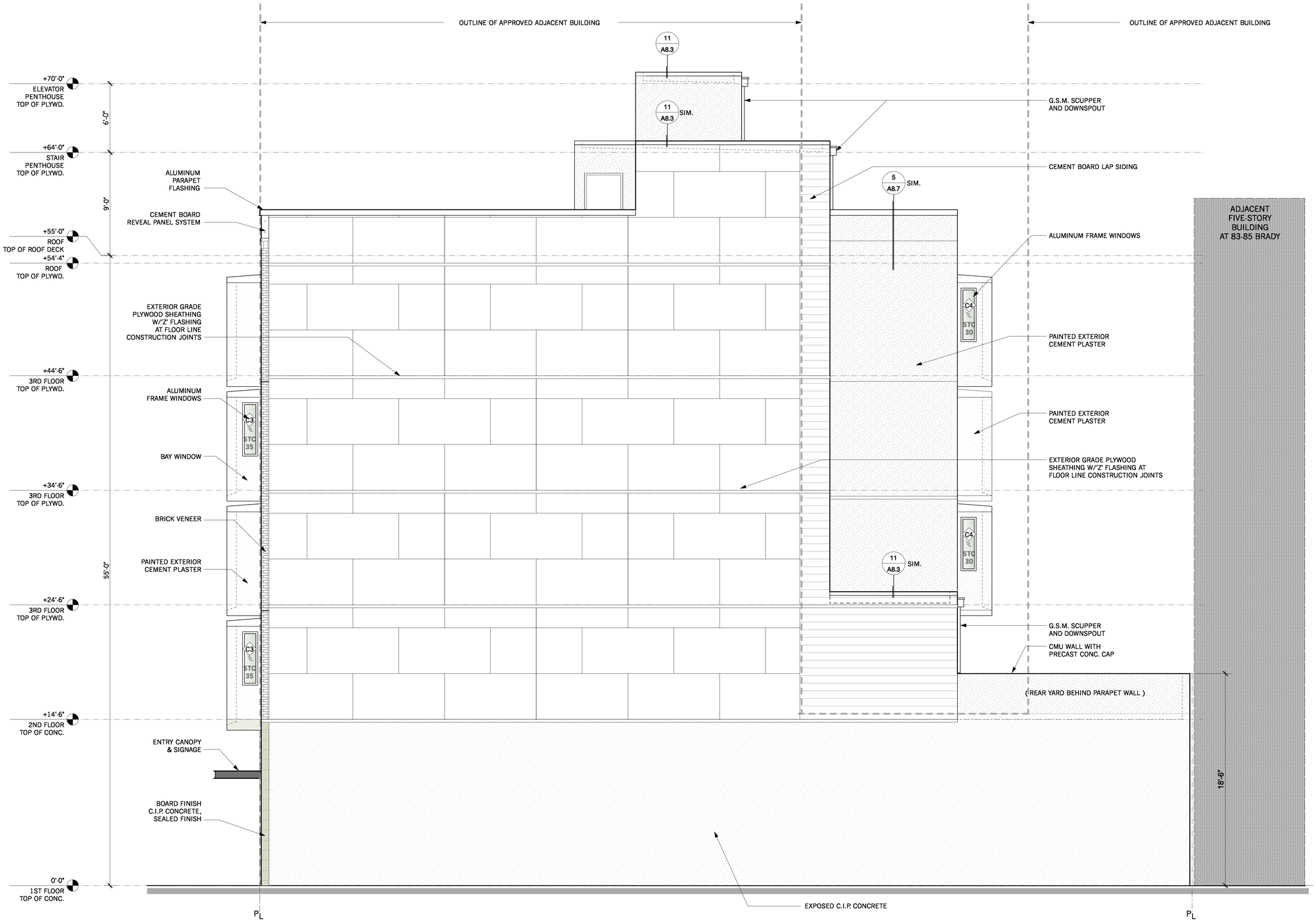
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 29/49

North Elevation

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	as noted

A-3.3



OTIS STREET

1 EAST ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8'

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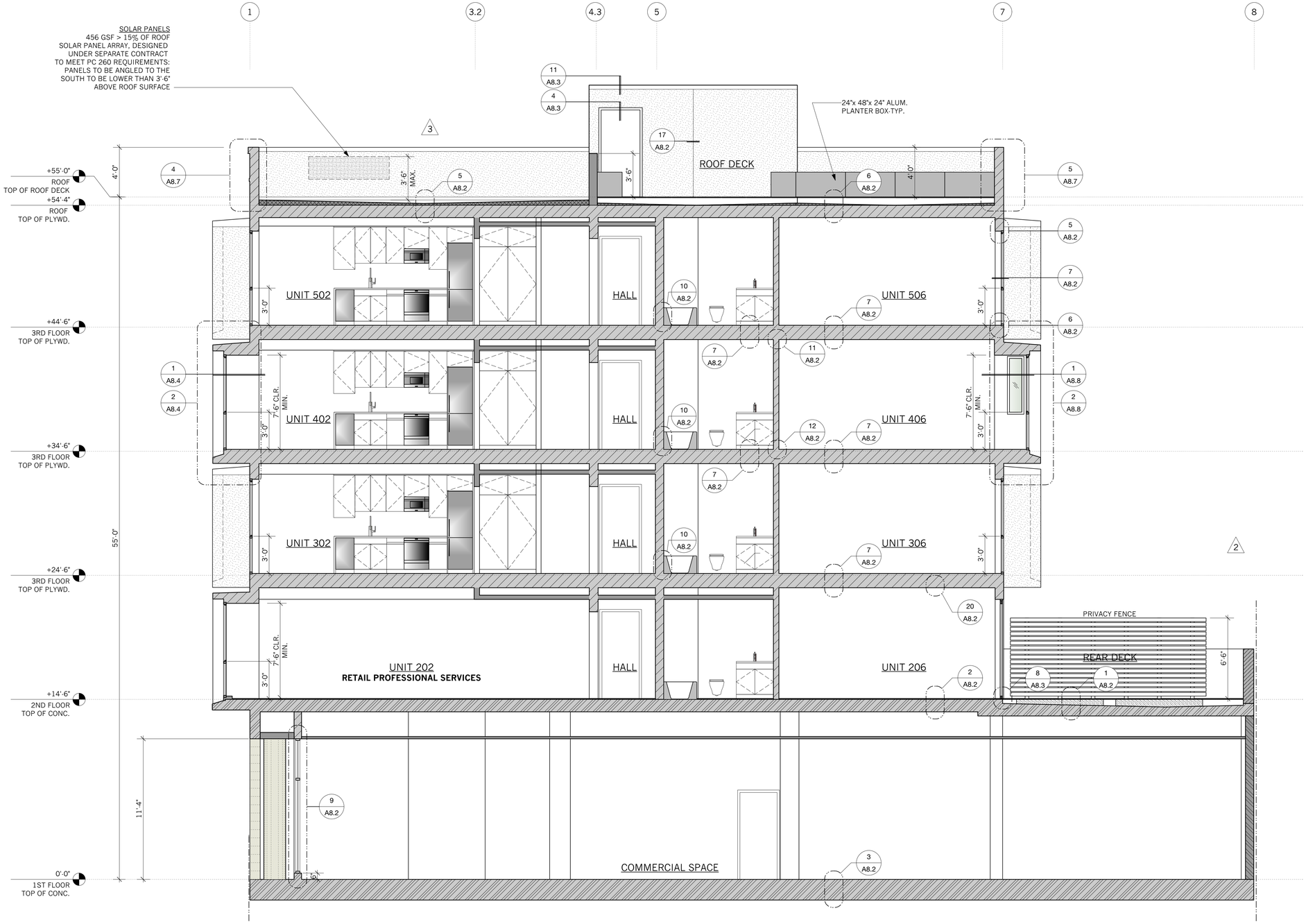
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 30/49

East Elevation

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	as noted

A-3.4



1 BUILDING SECTION A-A
Scale: 1/4" = 1'-0"

3 KEY

	(N) UN-RATED ASSEMBLY
	(N) 1-HR RATED ASSEMBLY
	(N) 2-HR RATED ASSEMBLY
	(N) 3-HR RATED ASSEMBLY

0 1' 2' 4' 8' 16'

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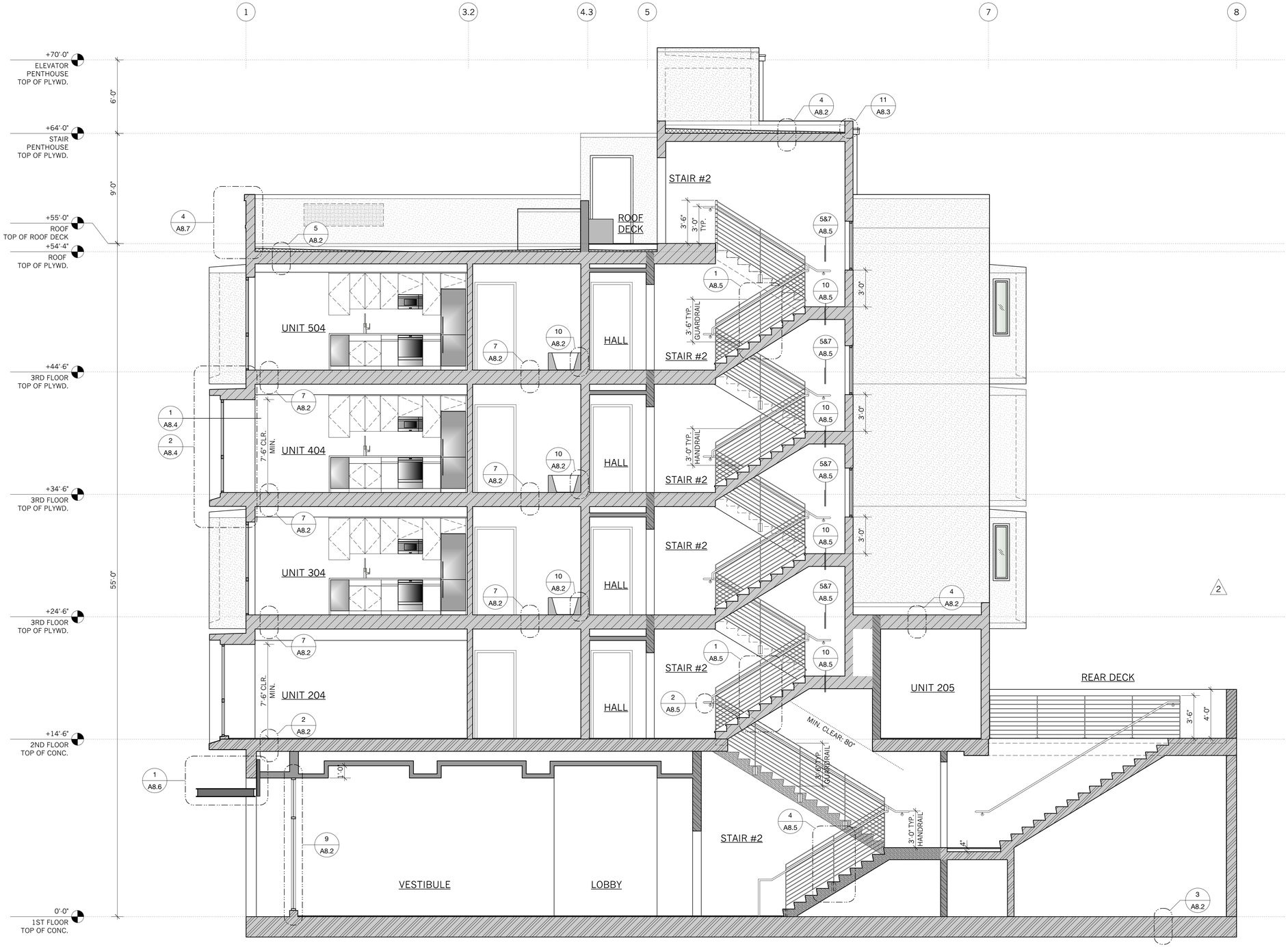
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 31/49

Section A-A

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	

A-3.5



1 BUILDING SECTION B-B
Scale: 1/4" = 1'-0"

KEY

	(N) UN-RATED ASSEMBLY
	(N) 1-HR RATED ASSEMBLY
	(N) 2-HR RATED ASSEMBLY
	(N) 3-HR RATED ASSEMBLY

0 1' 2' 4' 8' 16'

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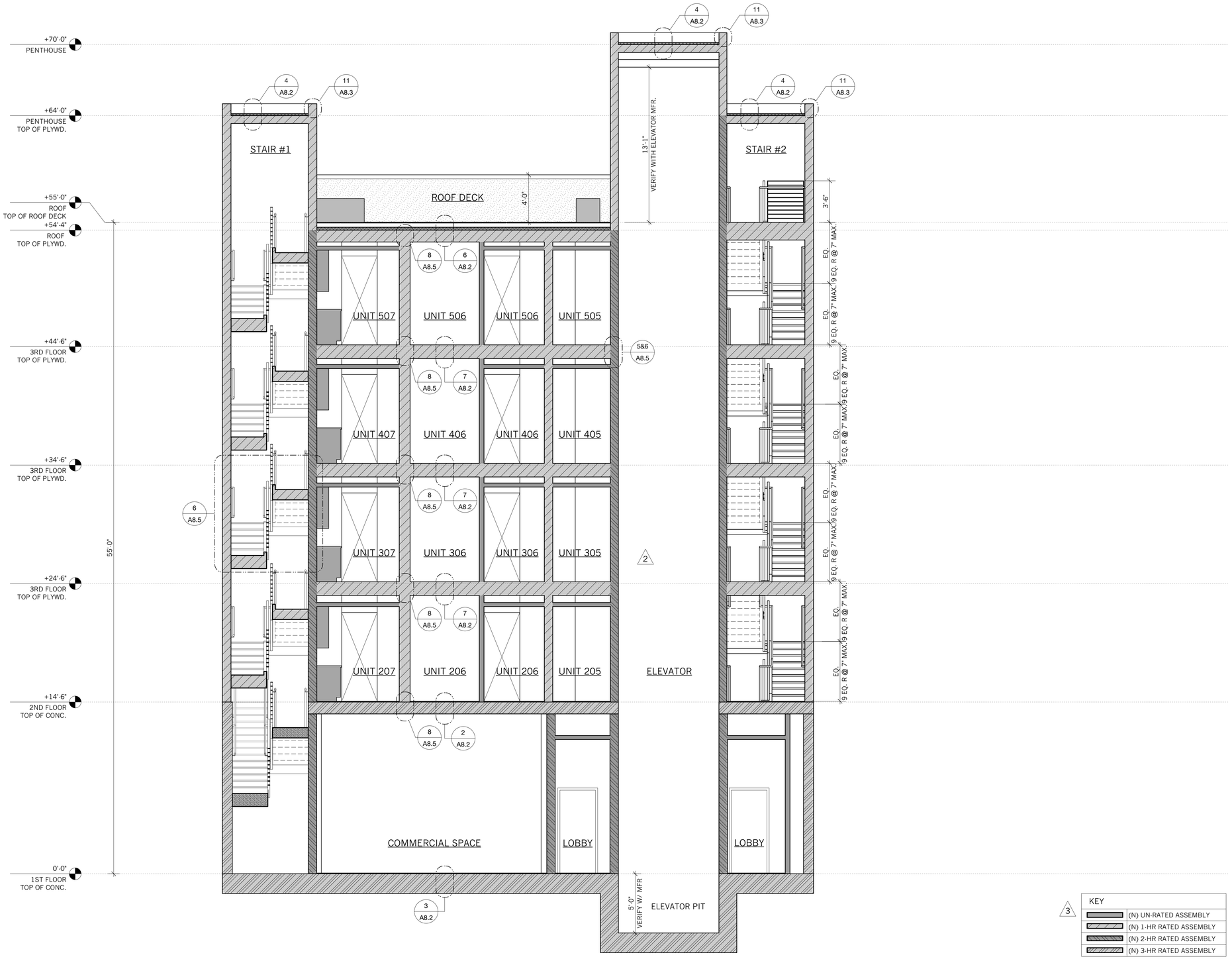
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 32/49

Section B-B

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	

A-3.6



1 BUILDING SECTION C-C
Scale: 1/4" = 1'-0"

3 KEY

	(N) UN-RATED ASSEMBLY
	(N) 1-HR RATED ASSEMBLY
	(N) 2-HR RATED ASSEMBLY
	(N) 3-HR RATED ASSEMBLY

0 1' 2' 4' 8' 16'

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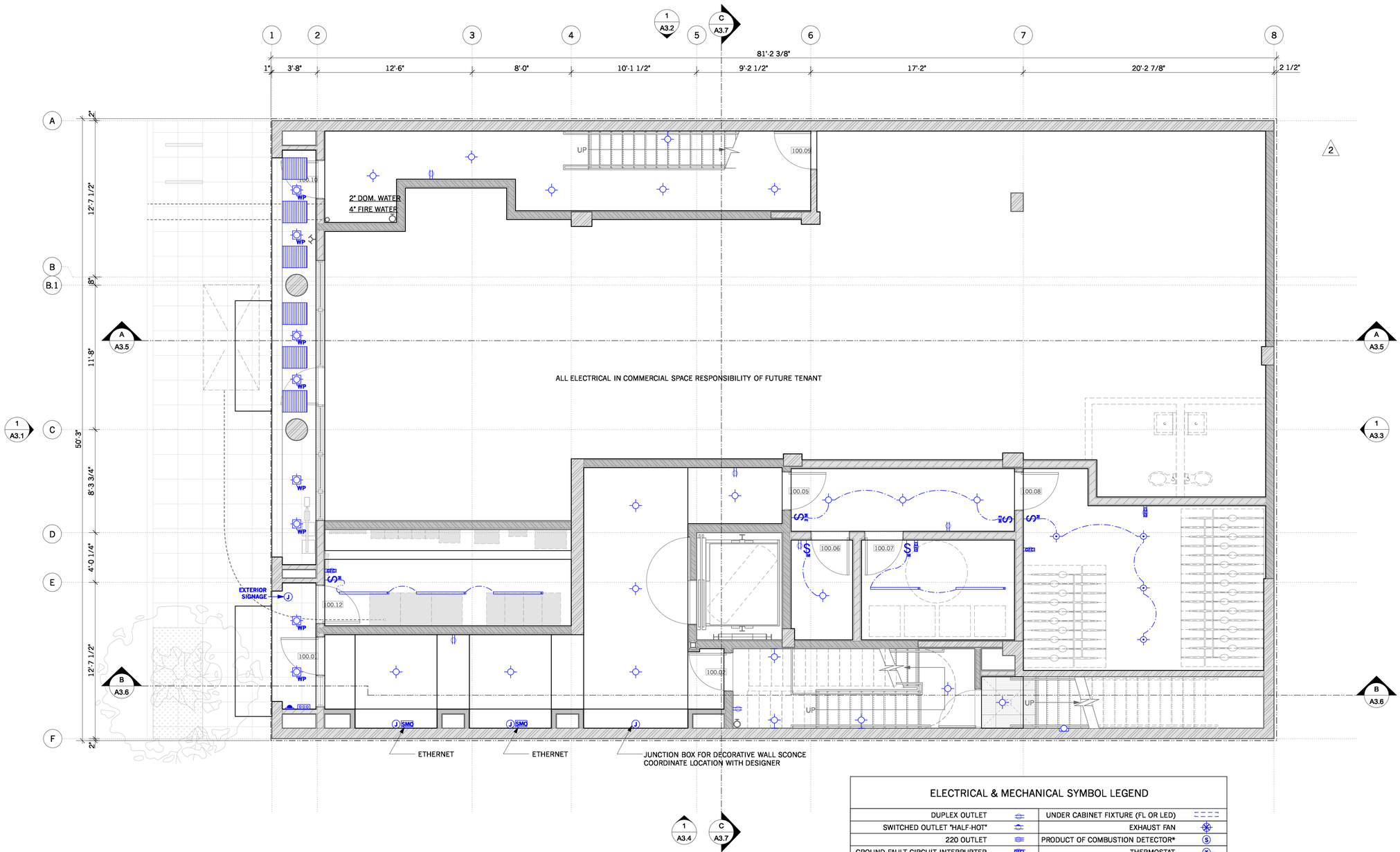
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 33/49

Section C-C

project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	

A-3.7



4 NOTE: ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

ELECTRICAL & MECHANICAL SYMBOL LEGEND

DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET *HALF-HOT*		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH	S_{2}	JUNCTION BOX	J
THREE WAY SWITCH	S_{3}	*PUCK* CABINET LIGHT	
FOUR WAY SWITCH	S_{4}	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	S_{D}	INTERCOM	
4 VACANCY SENSOR SWITCH	S_{VSE}	DOORBELL	
MOTION SENSOR	M	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	
LED STRIP FIXTURE		OVERHEAD LED *STRING* LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

KEY
SOFFIT

0 1' 2' 4' 8' 16'

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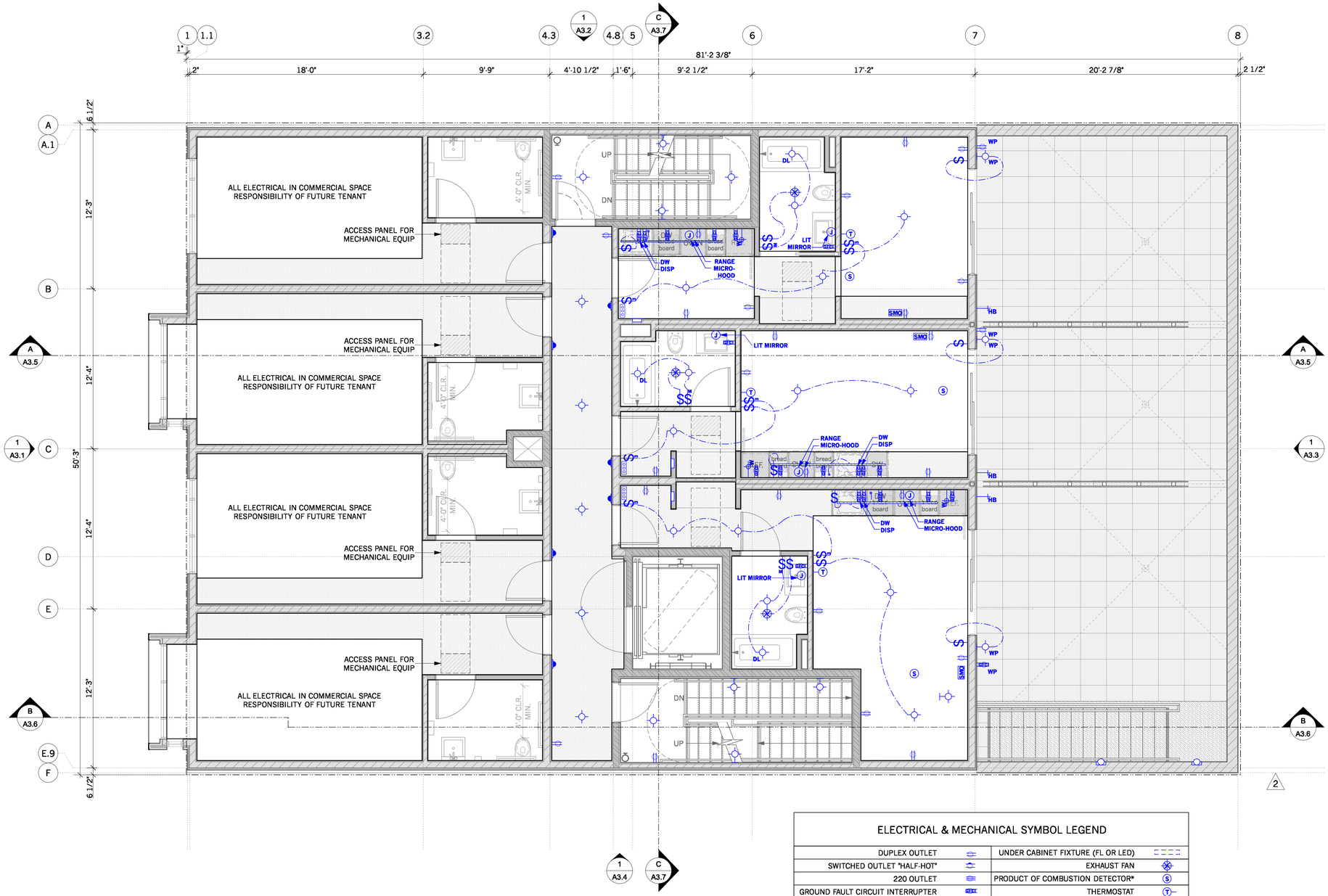
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 34/49

1st Floor
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.1



ELECTRICAL & MECHANICAL SYMBOL LEGEND			
DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET "HALF-HOT"		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH		JUNCTION BOX	J
THREE WAY SWITCH	3	"PUCK" CABINET LIGHT	
FOUR WAY SWITCH	4	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	D	INTERCOM	
4 VACANCY SENSOR SWITCH	V	DOORBELL	
MOTION SENSOR	M	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	
LED STRIP FIXTURE		OVERHEAD LED "STRING" LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

4 NOTE: ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

KEY: SOFFIT

0 1' 2' 4' 8' 16'

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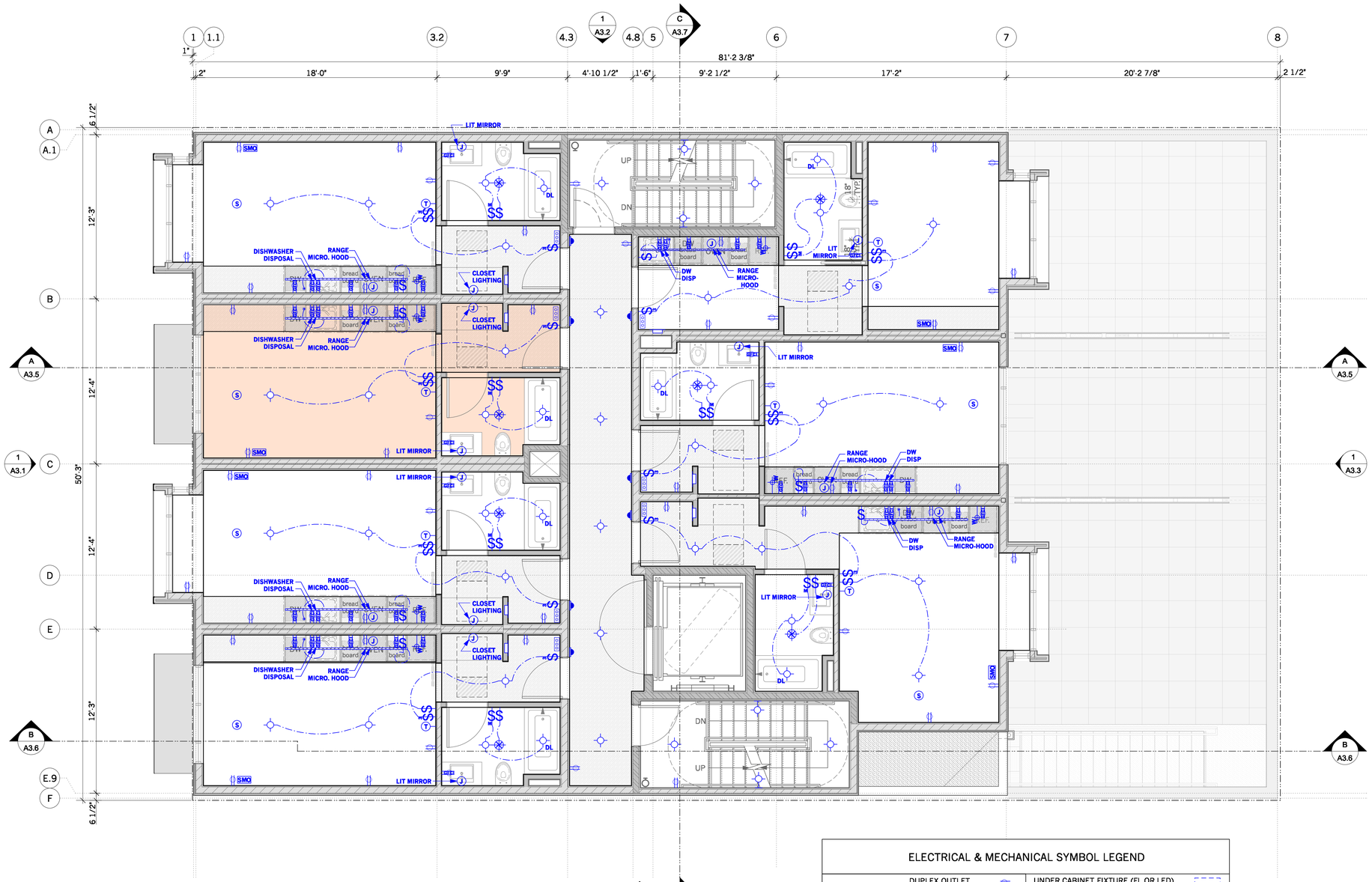
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 35/49

2nd Floor
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.2



ELECTRICAL & MECHANICAL SYMBOL LEGEND			
DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET "HALF-HOT"		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH		JUNCTION BOX	J
THREE WAY SWITCH	3	"PUCK" CABINET LIGHT	
FOUR WAY SWITCH	4	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	D	INTERCOM	
4 VACANCY SENSOR SWITCH	VS	DOORBELL	
MOTION SENSOR	OM	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	
LED STRIP FIXTURE		OVERHEAD LED "STRING" LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

4 NOTE:
ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

KEY	
	SOFFIT

0 1' 2' 4' 8' 16'

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No C 26034
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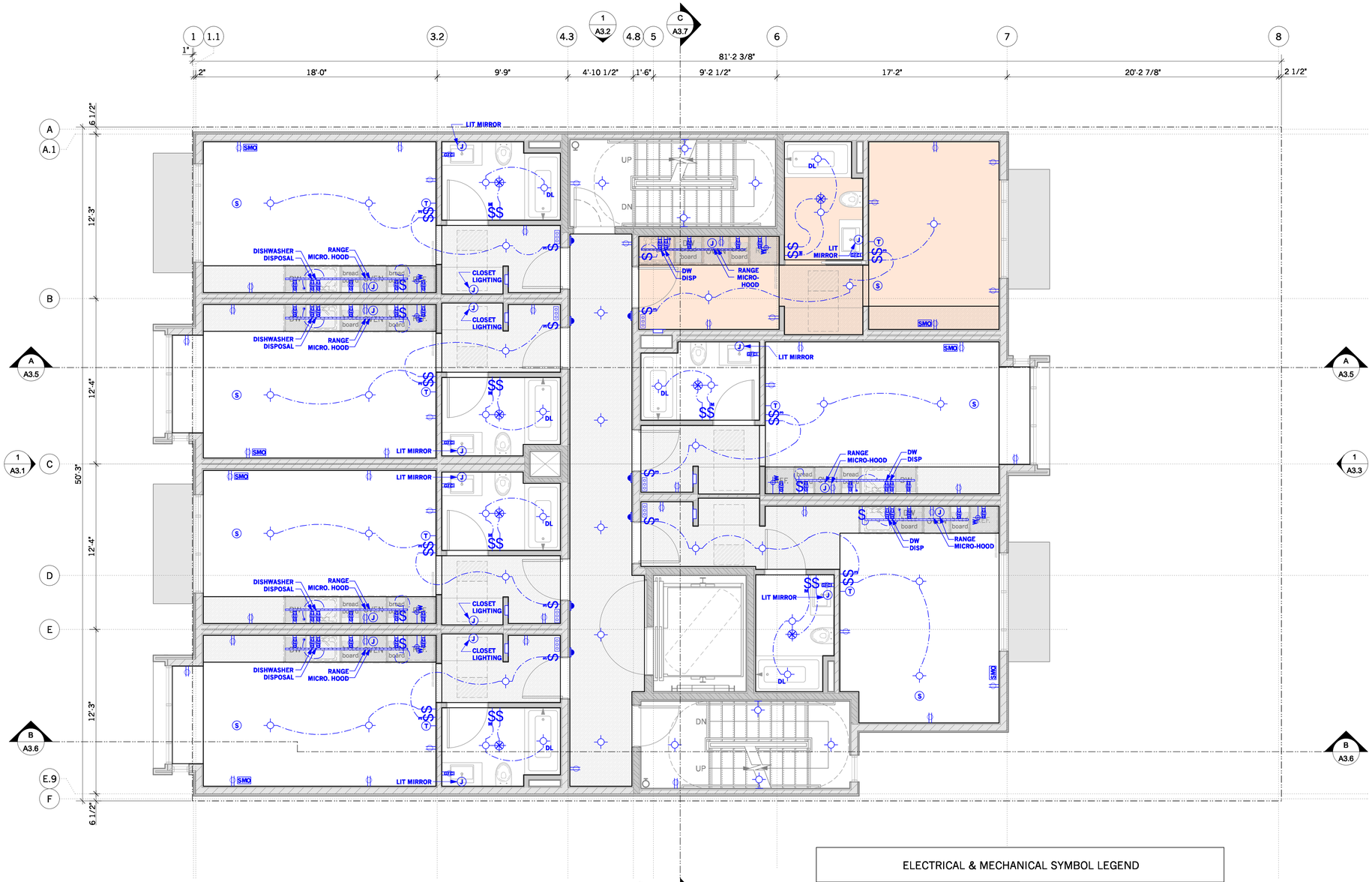
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 36/49

3rd Floor
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.3



ELECTRICAL & MECHANICAL SYMBOL LEGEND			
DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET "HALF-HOT"		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH	S	JUNCTION BOX	J
THREE WAY SWITCH	S3	"PUCK" CABINET LIGHT	
FOUR WAY SWITCH	S4	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	SD	INTERCOM	
4 VACANCY SENSOR SWITCH	SV	DOORBELL	
MOTION SENSOR	OM	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	
LED STRIP FIXTURE		OVERHEAD LED "STRING" LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

4 NOTE:
ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

KEY
SOFFIT

0 1' 2' 4' 8' 16'

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#	date	issue
2	4.15.20	Project Revision 2
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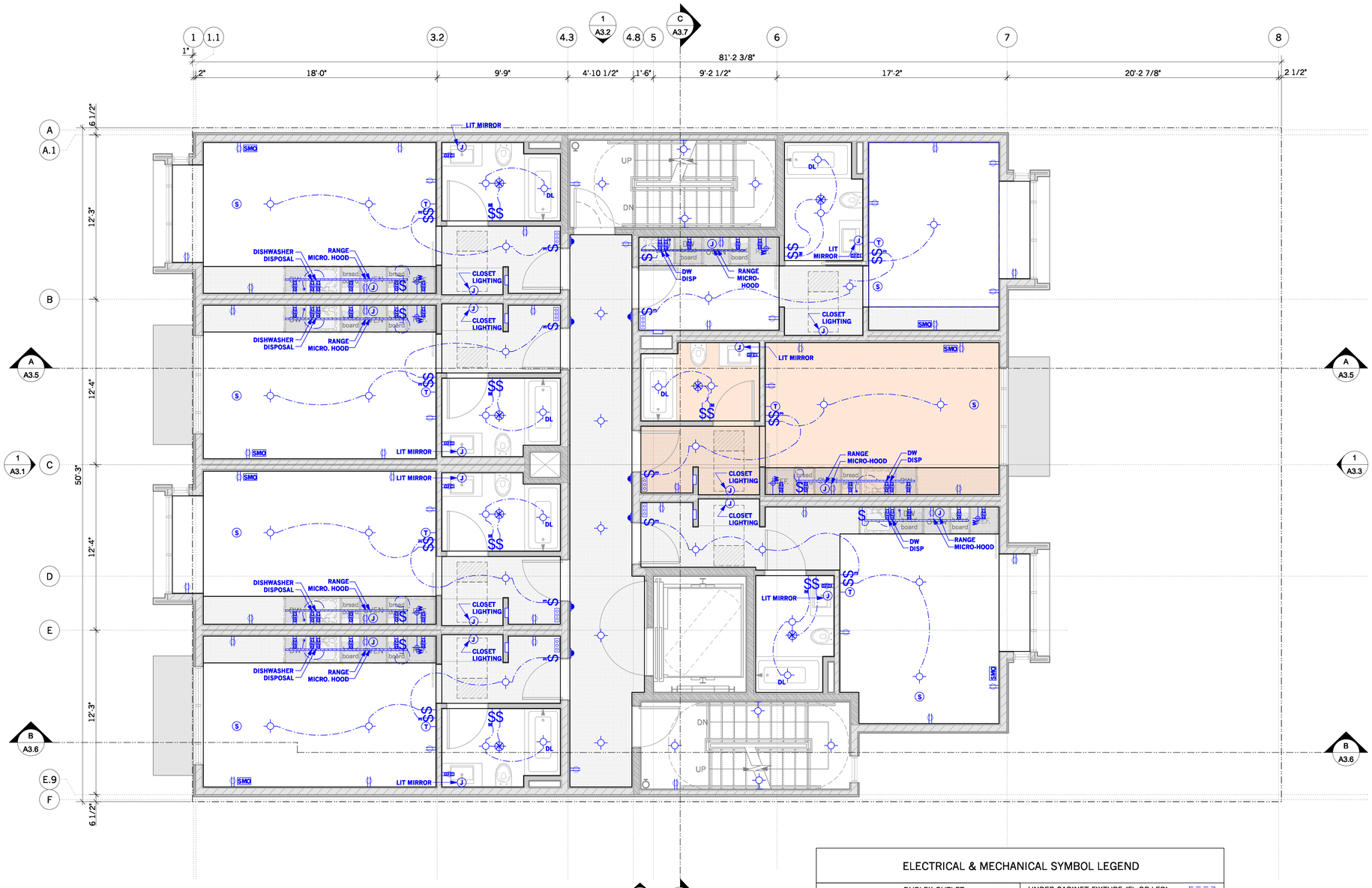
4	8.17.20	Plan Check Response 3

sheet count 37/49

4th Floor
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.4



4 NOTE:
ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

ELECTRICAL & MECHANICAL SYMBOL LEGEND

DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET "HALF-HOT"		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH		JUNCTION BOX	J
THREE WAY SWITCH	3	"PUCK" CABINET LIGHT	
FOUR WAY SWITCH	4	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	D	INTERCOM	
4 VACANCY SENSOR SWITCH	V	DOORBELL	
MOTION SENSOR	OM	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	
LED STRIP FIXTURE		OVERHEAD LED "STRING" LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

KEY
SOFFIT

0 1' 2' 4' 8' 16'

ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w

LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

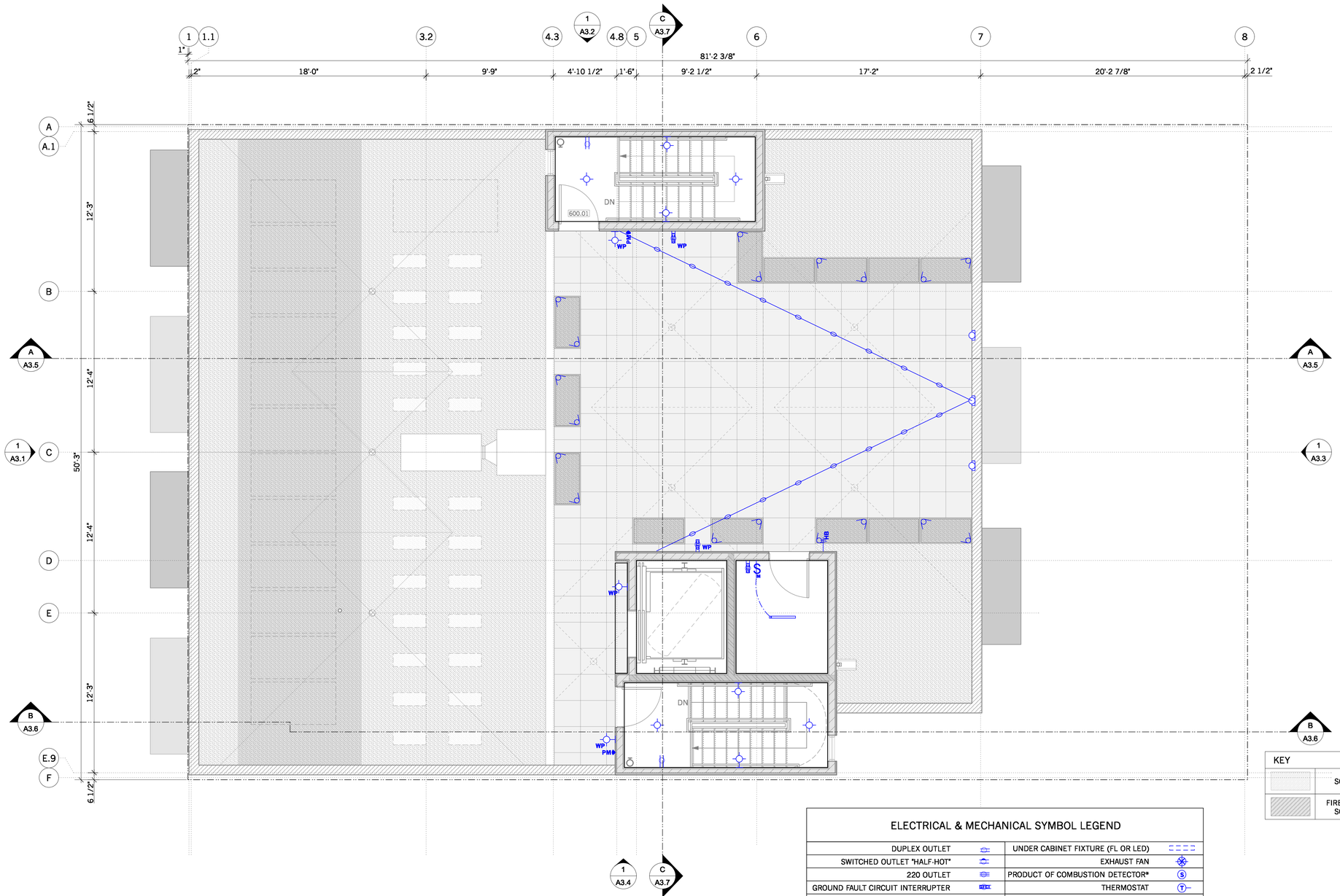
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 38/49

5th Floor
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.5



4 NOTE:
ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY.

ELECTRICAL & MECHANICAL SYMBOL LEGEND			
DUPLEX OUTLET		UNDER CABINET FIXTURE (FL OR LED)	
SWITCHED OUTLET "HALF-HOT"		EXHAUST FAN	
220 OUTLET		PRODUCT OF COMBUSTION DETECTOR*	S
GROUND FAULT CIRCUIT INTERRUPTER	GFCI	THERMOSTAT	T
TWO WAY SWITCH		JUNCTION BOX	J
THREE WAY SWITCH	3	"PUCK" CABINET LIGHT	
FOUR WAY SWITCH	4	RECESSED LED STEP/AISLE FIXTURE	
DIMMER SWITCH	D	INTERCOM	
4 VACANCY SENSOR SWITCH	VS	DOORBELL	
MOTION SENSOR	OM	WEATHERPROOF FIXTURE	WP
PHOTOCELL MOTION SENSOR	PM	DAMP LOCATION	DL
DOOR JAMB SWITCH		WATER LINE	W
STRUCTURED MEDIA OUTLET	SMO	GAS SUPPLY	G
FLUORESCENT LAMP	FL	HOSE BIBB	HB
LED LAMP	LED	TANKLESS GAS FIRED BOILER	TGB
FLUORESCENT FIXTURE		CEILING FAN	
LED WALL SCONCE		CEILING MTD SPEAKER	
LED SCONCE W/MOTION SENSOR		ELECTRICAL SUB-PANEL	
SPECIALTY RECESSED LED FIXTURE		TAMPER RESISTANT	TR
RECESSED LED FIXTURE		EMERGENCY LIGHTING	
ADJUSTABLE RECESSED LED FIXTURE		EXIT SIGN	EXIT
PENDANT LED FIXTURE		DIRECTIONAL EXIT SIGN	EXIT
CEILING MTD. LED FIXTURE		STROBE ALARM	STRB
LED STRIP FIXTURE		OVERHEAD LED "STRING" LIGHT	
MONOPOINT PENDANT LIGHT		LED LANDSCAPE LIGHT	

*SMOKE + CO_2

KEY	
	SOFFIT
	FIRE-RATED SOFFIT

KEY	
	SOFFIT

0 1' 2' 4' 8' 16'

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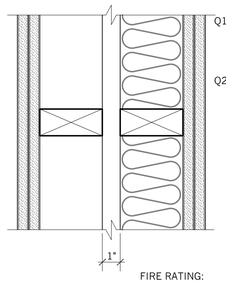
sheet count 39/49

Roof
Reflected Ceiling
& Electrical Plans

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-6.6



Q1 2"X4" WOOD STUDS @ 16" O.C. WITH (2) 5/8" TYPE 'X' GYP. BD. ON EACH SIDE WITH 3 1/2" GLASS FIBER INSULATION IN ONE CAVITY.

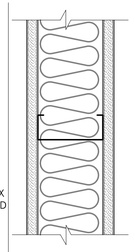
Q2 SAME AS Q1 EXCEPT WITH 2"X6" STUDS @ 16" O.C.

NOTES:
- JOINTS STAGGERED 16" O.C. EACH LAYER AND SIDE
- OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE FIRE RATED ACOUSTICAL PADS COMPLETLY SURROUNDING THE BOX AND WIRE HOLES AND 1/4" OF RATED ACOUSTIC SEALANT AROUND BOX TO DRYWALL.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR GA FILE NO.WP 5512 ONLY SINGLE LAYER OF 5/8" GYP. BD. REQUIRED. SECOND LAYER FOR IMPROVED SOUND RATING.

SOUND RATING: 55-59 STC, NGC 3056 WITH (2) 5/8" GYP. BD. TYPE 'X' ON EACH SIDE WITH 3 1/2" GLASS FIBER INSULATION IN ONE CAVITY.

17 **INTERIOR WALL TYPE Q - 1-HOUR RATED**
Scale: 3" = 1'-0"



M1 3-5/8" METAL STUDS @ 24" O.C. (S.S.D.) WITH 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. WITH 3" MINERAL FIBER INSULATION.

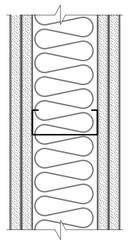
M2 SAME AS M1 EXCEPT WITH 6" METAL STUDS @ 24" O.C.

NOTES:
- JOINTS STAGGERED 24" O.C. EACH LAYER AND SIDE
- WHERE OCCURS; USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR
GA FILE NO. WP 1081

SOUND RATING: 45-49 STC
RAL TL99-103
TESTED WITH 3 1/2" BATT INSULATION

13 **INTERIOR WALL TYPE M - 1-HOUR RATED**
Scale: 3" = 1'-0"



I1 3-5/8" METAL STUDS @ 24" O.C. (S.S.D.) WITH (2) LAYER OF 5/8" GYP. BD. TYPE 'X' ON ONE SIDE AND (2) LAYERS OF 5/8" GYP. BD. TYPE 'X' ON THE OTHER SIDE WITH 3 1/2" GLASS FIBER INSULATION.

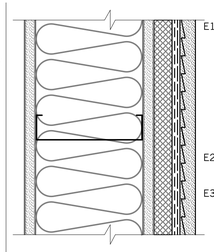
I2 SAME AS I1 EXCEPT WITH 6" METAL STUDS @ 24" O.C.

NOTES:
- JOINTS STAGGERED 24" O.C. EACH LAYER AND SIDE
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 2-HOUR
GA FILE NO. WP 1522

SOUND RATING: 55-59 STC
NRCC 818-NV

9 **INTERIOR WALL TYPE I - 2-HOUR RATED**
Scale: 3" = 1'-0"



E1 7/8" EXTERIOR CEMENT PLASTER OVER HOT DIPPED GALVANIZED METAL LATH OVER *Tyvek Stucco Wrap* OVER *Tyvek Commercial Wrap* OVER 1" THICK R-4 EXTRUDED POLYSTYRENE INSULATION (ATTACH USING CAP NAILS) OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING OVER 6" METAL STUDS @ 16" O.C. WITH R-21 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. ON THE INTERIOR SIDE.

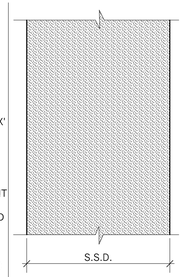
E2 SAME AS E1 EXCEPT WITH RESILIENT CHANNEL AT INTERIOR SIDE.

E3 SAME AS E1 EXCEPT WITHOUT RESILIENT CHANNEL, ADD 7/8" EXTERIOR CEMENT PLASTER OVER HOT DIPPED GALVANIZED METAL LATH OVER *Tyvek Stucco Wrap* OVER *Tyvek Commercial Wrap* OVER 1" THICK R-4 EXTRUDED POLYSTYRENE INSULATION (ATTACH USING CAP NAILS) OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING5/8" TYPE 'X' SHEATHING.

NOTES:
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR

5 **EXTERIOR WALL TYPE E - 1-HOUR RATED**
Scale: 3" = 1'-0"

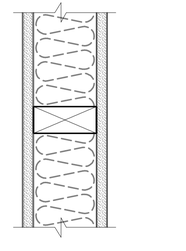


A1 6"-16" THICK CONCRETE WALL S.S.D. - FOR ACTUAL THICKNESS

A2 6"-16" THICK BOARD-FORMED CONCRETE WALL S.S.D. - FOR ACTUAL THICKNESS

FIRE RATING: 3-HOUR
2016 CBC TABLE 721.1(2) ITEM NO. 4-1.1 MIN. THICKNESS 6.2"

1 **EXTERIOR WALL TYPE A - 3-HOUR RATED**
Scale: 3" = 1'-0"



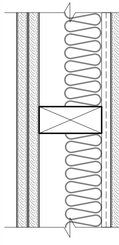
R1 2"X4" STAGGERED WOOD STUDS @ 8" O.C. ON 2"X6" WD. PLATES WITH (2) 5/8" GYP. BD. TYPE 'X' ON EACH SIDE WITH 3 1/2" SOUND ATTENUATION BATTS.

NOTES:
- JOINTS STAGGERED 16" O.C. EACH LAYER AND SIDE
- OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE FIRE RATED ACOUSTICAL PADS COMPLETLY SURROUNDING THE BOX AND WIRE HOLES AND 1/4" OF RATED ACOUSTIC SEALANT AROUND BOX TO DRYWALL.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR GA FILE NO.WP 5512 ONLY SINGLE LAYER OF 5/8" GYP. BD. REQUIRED. SECOND LAYER FOR IMPROVED SOUND RATING.

SOUND RATING: 50-54 STC, NGC 2377 WITH (2) 5/8" GYP. BD. TYPE 'X' ON EACH SIDE WITH 3 1/2" GLASS FIBER INSULATION IN ONE CAVITY.

18 **INTERIOR WALL TYPE R - 1-HOUR RATED**
Scale: 3" = 1'-0"



N1 2"X4" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE

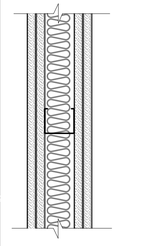
N2 2"X6" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE

NOTES:
- JOINTS STAGGERED 16" ON OPPOSITE SIDES.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.
- USE SOUND ATTENUATION BATTS AROUND BATHROOMS.

FIRE RATING: 1-HOUR, UL - U305

SOUND RATING: 30-34 STC, OR 64-8

14 **INTERIOR WALL TYPE N - 1-HOUR RATED**
Scale: 3" = 1'-0"



J1 2"X4" WOOD STUDS @ 16" O.C., WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE, RESILIENT CHANNEL ON ONE SIDE (UNIT INTERIOR) AND NOMINAL 2 IN. THICK MINERAL WOOL INSULATION.

J2 SAME AS J1 EXCEPT WITH 2"X6" STUDS @ 16" O.C.

J3 SAME AS J1 EXCEPT WITHOUT RESILIENT CHANNEL.

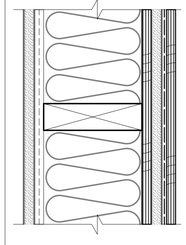
J4 SAME AS J2 EXCEPT WITHOUT RESILIENT CHANNEL.

NOTES:
- JOINTS STAGGERED 16" O.C. EACH LAYER AND SIDE
- OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE FIRE RATED ACOUSTICAL PADS COMPLETLY SURROUNDING THE BOX AND WIRE HOLES AND 1/4" OF RATED ACOUSTIC SEALANT AROUND BOX TO DRYWALL.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 2-HOUR, UL - U334

SOUND RATING: 58 STC, USG-810219 WITH RESILIENT CHANNEL

10 INTERIOR WALL TYPE J - 2-HOUR RATED
Scale: 3" = 1'-0"



F1 7/8" EXTERIOR CEMENT PLASTER OVER HOT DIPPED GALVANIZED METAL LATH OVER 1/4" THICK ENTANGLED -FILAMENT DRAINAGE MATRIX WITH FILTER FABRIC FACER OVER *Tyvek Stucco Wrap* OVER *Tyvek Commercial Wrap* (LAP 6" MINIMUM HORIZONTALLY AND VERTICALLY) OVER 1/2" CDX PLYWOOD SHEATHING OVER 2"X4" STUDS @ 16" O.C. WITH R-15 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS ON THE INTERIOR SIDE.

F2 SAME AS F1 EXCEPT WITH 2"X6" STUDS @ 16" O.C. WITH R-21 BATT INSULATION

F3 SAME AS F1 EXCEPT WITHOUT RESILIENT CHANNEL.

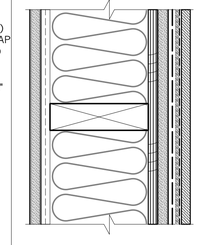
F4 SAME AS F2 EXCEPT WITHOUT RESILIENT CHANNEL.

NOTE:
USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR
GA FILE NO. WP 3343

SOUND RATING: 50 STC WITH RC CHANNEL

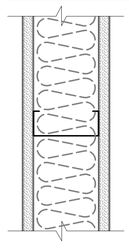
6 EXTERIOR WALL TYPE F - 1-HOUR RATED
3" = 1'-0"



B1 8" THICK CONCRETE WALL - S.S.D.

FIRE RATING: 2-HOUR
2016 CBC TABLE 721.1(2) ITEM NO. 4-1.1 MIN. THICKNESS 5.0"

2 **EXTERIOR WALL TYPE B - 2-HOUR RATED**
Scale: 3" = 1'-0"



S1 3-5/8" METAL STUDS @ 24" O.C. (S.S.D.) WITH 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. WITH 3" MINERAL FIBER INSULATION.

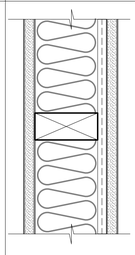
S2 SAME AS M1 EXCEPT WITH 6" METAL STUDS @ 24" O.C.

NOTES:
- JOINTS STAGGERED 24" O.C. EACH LAYER AND SIDE
- WHERE OCCURS; USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.
- USE SOUND ATTENUATION BATTS AROUND BATHROOMS.

FIRE RATING: NON-RATED

SOUND RATING: 45-49 STC
RAL TL99-103
TESTED WITH 3 1/2" BATT INSULATION

19 **INTERIOR WALL TYPE S - NON-RATED**
Scale: 3" = 1'-0"



O1 2"X4" WOOD STUDS @ 16" O.C., WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE, RESILIENT CHANNEL ON ONE SIDE (UNIT INTERIOR) AND WITH 3 1/2" GLASS FIBER INSULATION.

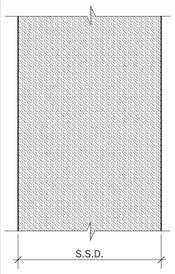
O2 SAME AS O1 EXCEPT WITH 2"X6" STUDS @ 16" O.C.

NOTES:
- JOINTS STAGGERED 16" O.C. EACH LAYER AND SIDE
- OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE FIRE RATED ACOUSTICAL PADS COMPLETLY SURROUNDING THE BOX AND WIRE HOLES AND 1/4" OF RATED ACOUSTIC SEALANT AROUND BOX TO DRYWALL.
- WHERE OCCURS; USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR, UL - U309

SOUND RATING: 50-54 STC, RAL TL77-138

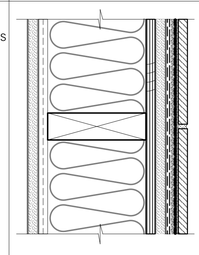
15 INTERIOR WALL TYPE O - 1-HOUR RATED
Scale: 3" = 1'-0"



K1 7"-16" THICK CONCRETE WALL S.S.D. - FOR ACTUAL THICKNESS

FIRE RATING: 3-HOUR
2016 CBC TABLE 721.1(2) ITEM NO. 4-1.1 MIN. THICKNESS 6.2"

11 **INTERIOR WALL TYPE K - 3-HOUR RATED**
Scale: 3" = 1'-0"



G1 1/2" THICK BRICK VENEER ADHERED TO *BRICKIT* METAL PANELS AS PER MFR. INSTRUCTIONS. METAL PANELS FASTENED TO WALL AS PER MFR. INSTRUCTIONS. OVER 3/16" THICK DRAINAGE MAT WITH FILTER FABRIC FACER -*BRICKIT MCS SYSTEM* OVER *Tyvek Stucco Wrap* OVER *Tyvek Commercial Wrap* (LAP 6" MINIMUM HORIZONTALLY AND VERTICALLY) OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING OVER 1/2" CDX PLYWOOD SHEATHING OVER 2"X4" WOOD STUDS @ 16" O.C. WITH R-15 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS ON THE INTERIOR SIDE.

G2 SAME AS G1 EXCEPT WITH 2"X6" STUDS @ 16" O.C. WITH R-21 BATT INSULATION

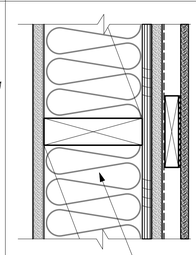
G3 SAME AS G1 EXCEPT WITHOUT RESILIENT CHANNEL.

G4 SAME AS G2 EXCEPT WITHOUT RESILIENT CHANNEL.

NOTE:
USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR, 1-HOUR, UL - U309

7 EXTERIOR WALL TYPE G - 1-HOUR RATED
3" = 1'-0"



C1 7/16" CEMENT BOARD PANEL WITH EXPOSED FASTERNERS OVER CONTINUOUS INSECT SCREEN OVER EPDM RUBBER STRIPS OVER 1X4 FURRING STRIPS OVER BUILDING WRAP OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING OVER 1/2" CDX PLYWOOD SHEATHING OVER 2"X6" WOOD STUDS @ 16" O.C.-S.S.D. R-21 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. ON THE INTERIOR SIDE. INTERIOR FINISH TO BE LEVEL 4 SMOOTH WALL.

USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

HORIZONTAL BLOCKING @ 24" O.C. WHERE REQUIRED TO SUPPORT VERTICAL FURRING STRIPS

FIRE RATING: 1-HOUR, Fire Design Listing JH-FCS 60-03

3 EXTERIOR WALL TYPE C - 1-HOUR RATED
3" = 1'-0"

T1 2"X4" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE

T2 2"X6" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE

NOTES:
- JOINTS STAGGERED 16" ON OPPOSITE SIDES.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.
- USE SOUND ATTENUATION BATTS AROUND BATHROOMS.

FIRE RATING: NON-RATED

SOUND RATING: 30-34 STC, OR 64-8

20 **INTERIOR WALL TYPE T - NON-RATED**
Scale: 3" = 1'-0"

P1 2"X4" WOOD STUDS @ 16" O.C., WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE, RESILIENT CHANNEL ON ONE SIDE AND NOMINAL 2 IN. THICK MINERAL WOOL INSULATION.

P2 SAME AS P1 EXCEPT WITH 2"X6" STUDS @ 16" O.C.

NOTES:
- JOINTS STAGGERED 16" O.C. EACH LAYER AND SIDE
- OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE FIRE RATED ACOUSTICAL PADS COMPLETLY SURROUNDING THE BOX AND WIRE HOLES AND 1/4" OF RATED ACOUSTIC SEALANT AROUND BOX TO DRYWALL.
- USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR, UL - U309
ONLY SINGLE LAYER OF 5/8" GYP. BD. REQUIRED. SECOND LAYER FOR IMPROVED SOUND RATING.

SOUND RATING: 58 STC, USG-810219 WITH RESILIENT CHANNEL WITH (2) 5/8" GYP. BD. TYPE 'X' ON EACH SIDE WITH 2" THICK MINERAL WOOL INSULATION.

16 INTERIOR WALL TYPE P - 1-HOUR RATED
Scale: 3" = 1'-0"

L1 1-5/8" METAL STUDS @ 24" O.C. (S.S.D.) WITH (2) LAYERS 1/2" TYPE 'X' GYP. BD. ON BOTH SIDES. WITH 1 1/2" MINERAL FIBER INSULATION.

NOTES:
- JOINTS STAGGERED 24" O.C. EACH LAYER AND SIDE
- WHERE OCCURS; USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 2-HOUR
GA FILE NO. WP 1530

SOUND RATING: 50-54 STC
ACI 1131a, 7-14-64
TESTED WITH 1 1/2" BATT INSULATION

12 **INTERIOR WALL TYPE L - 1-HOUR RATED**
Scale: 3" = 1'-0"

H1 EXTERIOR GRADE CEDAR PLYWOOD SHEATHING (IF HIDDEN BY ADJ. BLDG) OVER *Tyvek CommercialWrap* BLDG WRAP (LAP 6" MINIMUM HORIZONTALLY AND VERTICALLY) OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING OVER 1/2" CDX PLYWOOD SHEATHING OVER 2"X4" WOOD STUDS @ 16" O.C. WITH R-15 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS ON THE INTERIOR SIDE INTERIOR.

H2 SAME AS H1 EXCEPT WITH 2"X6" STUDS @ 16" O.C. WITH R-21 BATT INSULATION

H3 SAME AS H1 EXCEPT WITHOUT RESILIENT CHANNEL.

H4 SAME AS H2 EXCEPT WITHOUT RESILIENT CHANNEL.

NOTE: USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR, UL - U309

8 EXTERIOR WALL TYPE H - 1-HOUR RATED
Scale: 3" = 1'-0"

D1 9 1/4" WIDE W/8" EXPOSURE CEMENT BOARD LAP SIDING OVER 1/4" THICK ENTANGLED-FILAMENT DRAINAGE MATRIX WITH FILTER FABRIC FACER OVER *Tyvek CommercialWrap* BUILDING WRAP (LAP 6" MINIMUM HORIZONTALLY AND VERTICALLY) OVER 5/8" TYPE 'X' *DensGlass Gold* SHEATHING OVER 1/2" CDX PLYWOOD SHEATHING OVER (E) OR (N) 2"X4" WOOD STUDS @ 16" O.C. WITH R-15 BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. O/ RESILIENT CHANNELS ON THE INTERIOR SIDE. INTERIOR FINISH TO BE LEVEL 4 SMOOTH WALL.

D2 SAME AS D1 EXCEPT 2"X6" WOOD STUDS @ 16" O.C. WITH R-21 BATT INSULATION

D3 SAME AS D1 EXCEPT WITHOUT RESILIENT CHANNELS

NOTE: USE CEMENT FIBER TILE BACKER BOARD INSTEAD OF GYP. BD. AT ALL WET LOCATIONS.

FIRE RATING: 1-HOUR, ASTM E119

4 **EXTERIOR WALL TYPE D - 1-HOUR RATED**
Scale: 3" = 1'-0"

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No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

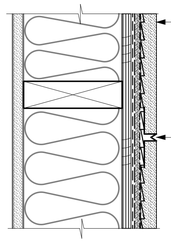
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 40/49

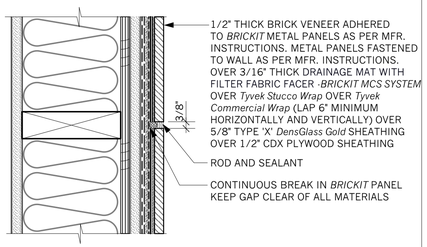
Wall Assemblies

project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

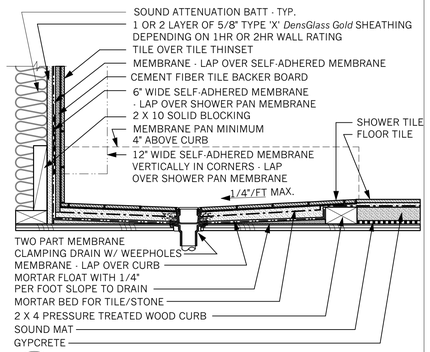
A-8.1



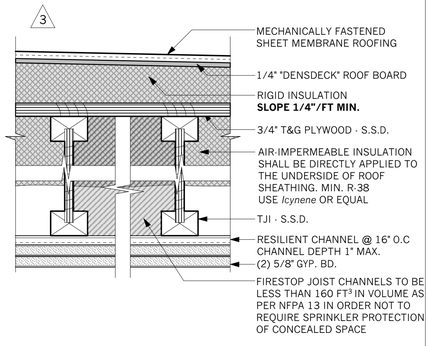
17 VERTICAL STUCCO CONTROL JOINT
Scale: 3" = 1'-0"



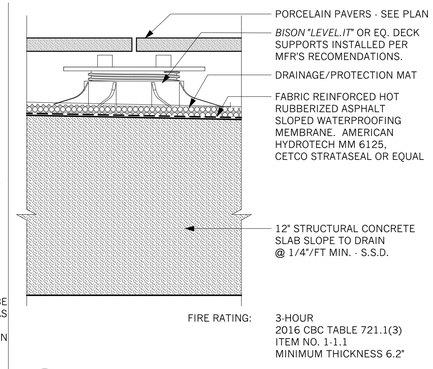
13 VERTICAL BRICK VENEER CONTROL JOINT
Scale: 3" = 1'-0"



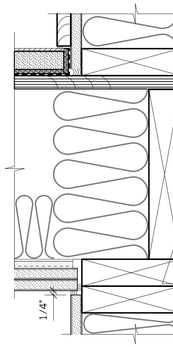
9 **SHOWER PAN w/o CURB**
Scale: 1 1/2" = 1'-0"



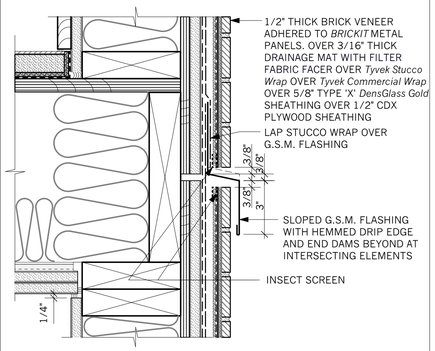
5 ROOF ASSEMBLY - 1-HOUR RATED
3" = 1'-0"



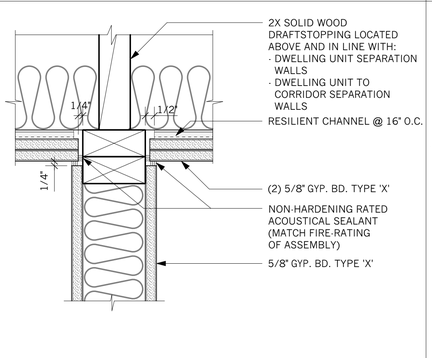
1 COURTYARD FLOOR/CEILING ASSEMBLY
Scale: 3" = 1'-0"



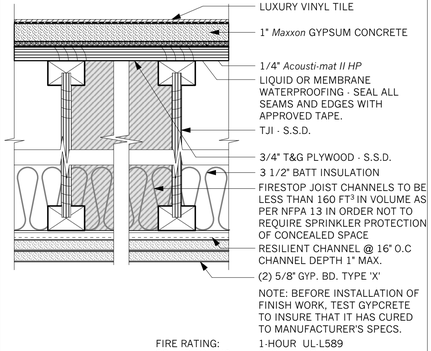
18 HORIZONTAL STUCCO CONTROL JOINT
Scale: 3" = 1'-0"



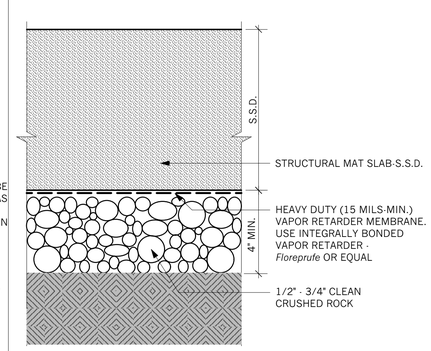
14 HORIZONTAL BRICK VENEER JOINT
Scale: 3" = 1'-0"



10 BATHTUB WALL
Scale: 3" = 1'-0"



6 ROOF DECK ASSEMBLY
3" = 1'-0"



2 FLOOR CEILING ASSEMBLY - INTERIOR
Scale: 3" = 1'-0"

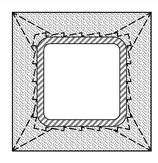
19 HORIZONTAL STUCCO EXPANSION JOINT
Scale: 3" = 1'-0"

15 HORIZONTAL BRICK VENEER EXPANSION JOINT
Scale: 3" = 1'-0"

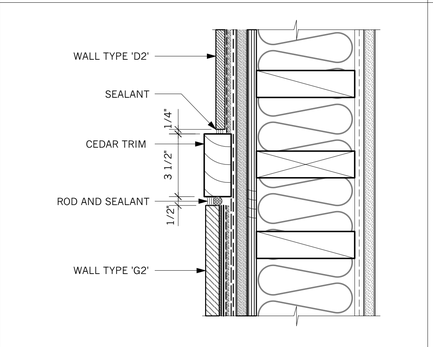
11 TYP. WALL/CEILING INTERSECTION
Scale: 3" = 1'-0"

7 **FLOOR CEILING ASSEMBLY - 1-HOUR RATED**
Scale: 3" = 1'-0"

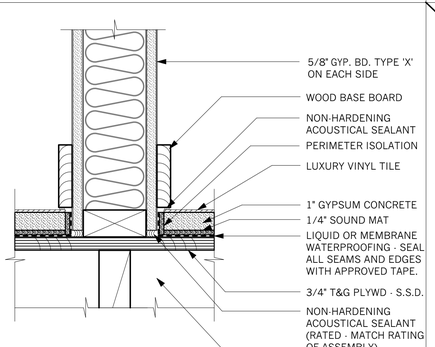
3 FIRST FLOOR SLAB
3" = 1'-0"



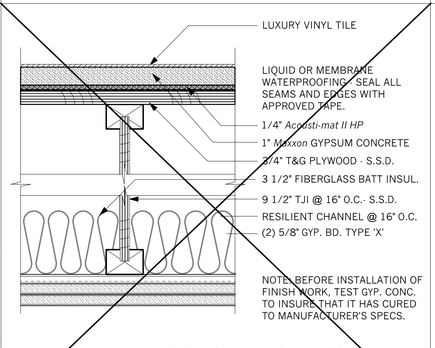
20 FIRE PROTECTION OF STRUCTURAL MEMBERS
Scale: 3" = 1'-0"



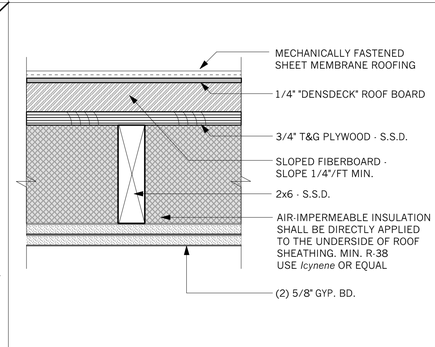
16 PLAN SECTION: BRICK/SIDING TRANSITION
3" = 1'-0"



12 TYP. WALL/FLOOR INTERSECTION
Scale: 3" = 1'-0"



8 FLOOR/CEILING ASSEMBLY - 1-HOUR RATED
3" = 1'-0"



4 PENTHOUSE ROOF ASSEMBLY - 1-HOUR RATED
3" = 1'-0"

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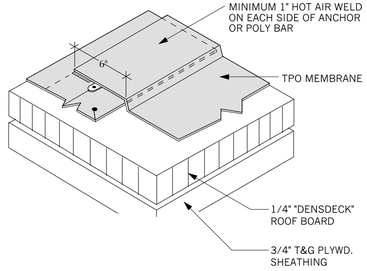
sheet count 41/49

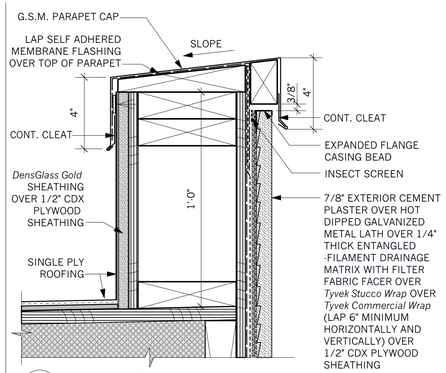
Floor/Ceiling Assemblies

project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

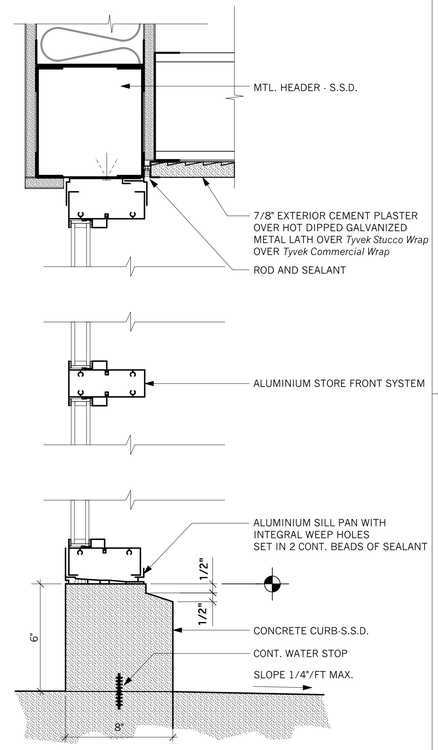
A-8.2



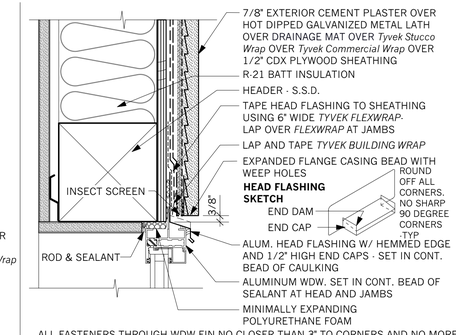
17 MECHANICALLY ATTACHED SEAM W/ SINGLE WELD



11 SECTION: PARAPET @ PENTHOUSE
Scale: 3" = 1'-0"

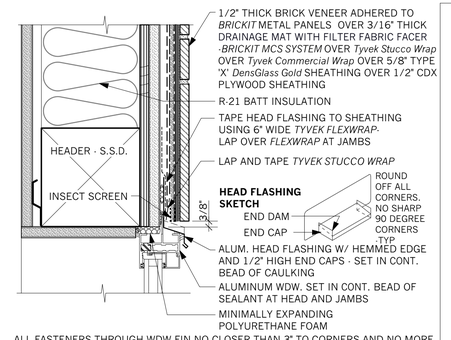


9 HEAD AND SILL AT ALUMINUM STOREFRONT
Scale: 3" = 1'-0"



ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW. **INSTALL WDW AS PER MFR INSTRUCTIONS**

5 WINDOW HEAD AT STUCCO
Scale: 3" = 1'-0"



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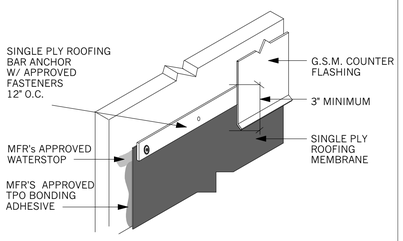
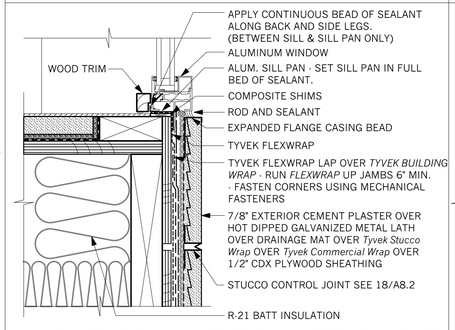
1 WINDOW HEAD AT BRICK VENEER
Scale: 3" = 1'-0"



18 VERTICAL ATTACHMENT
not to scale



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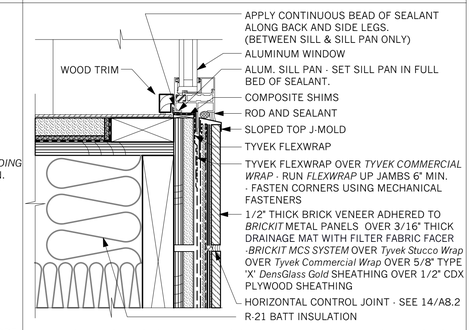
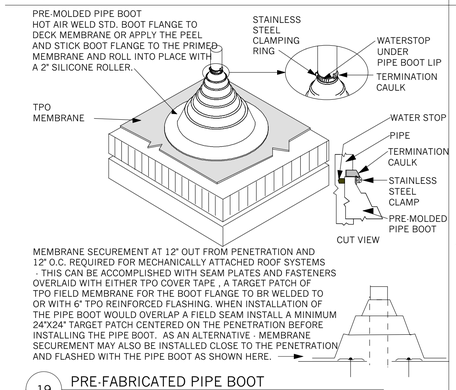
6 WINDOW SILL AT STUCCO
Scale: 3" = 1'-0"

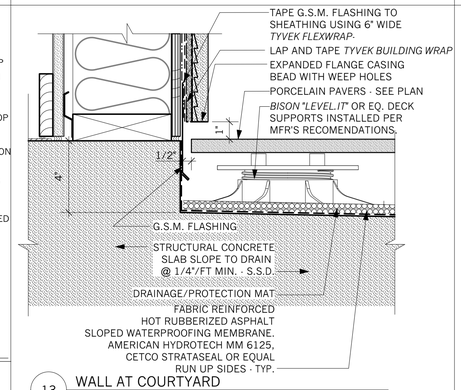


ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW. **INSTALL WDW AS PER MFR INSTRUCTIONS**

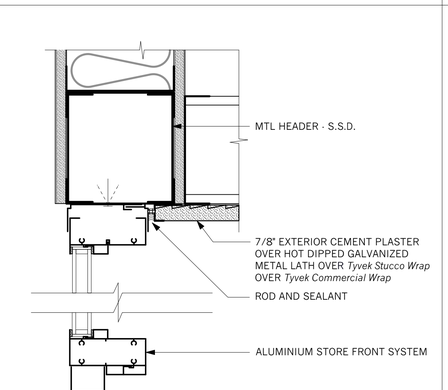
2 WINDOW SILL AT BRICK VENEER
Scale: 3" = 1'-0"



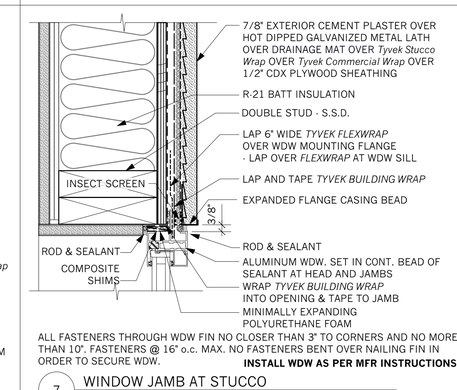
19 PRE-FABRICATED PIPE BOOT
not to scale



13 WALL AT COURTYARD
Scale: 3" = 1'-0"

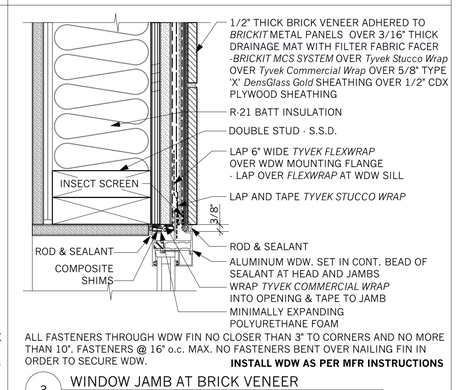


10 THRESHOLD & HEAD @ ALUMINUM STOREFRONT
Scale: 3" = 1'-0"



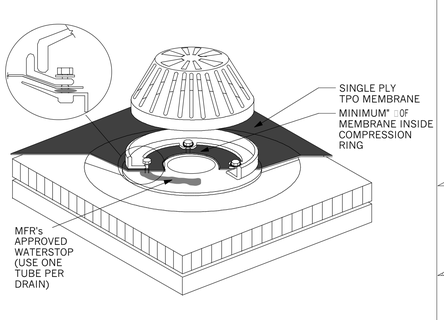
ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW. **INSTALL WDW AS PER MFR INSTRUCTIONS**

7 WINDOW JAMB AT STUCCO
Scale: 3" = 1'-0"

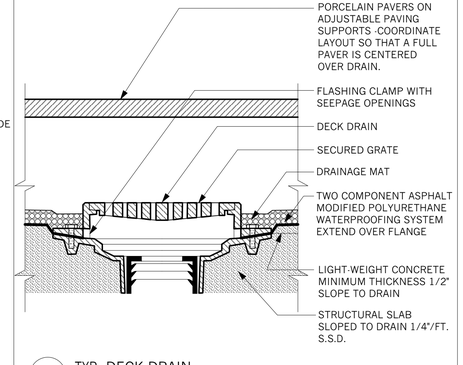


ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW. **INSTALL WDW AS PER MFR INSTRUCTIONS**

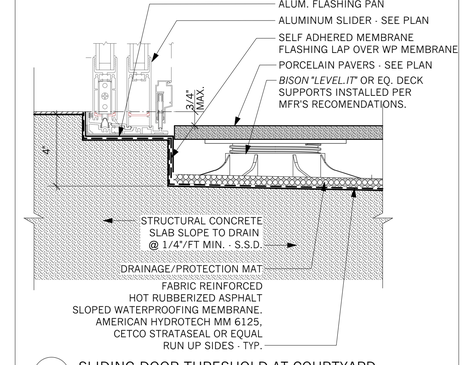
3 WINDOW JAMB AT BRICK VENEER
Scale: 3" = 1'-0"



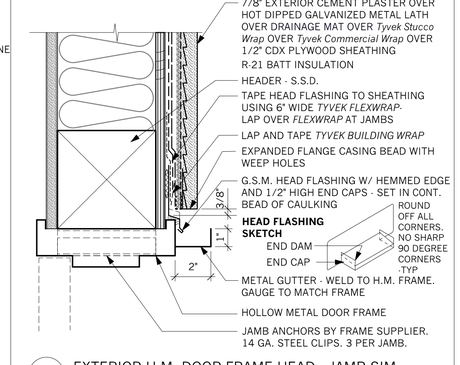
20 ROOF DRAINS
not to scale



14 TYP. DECK DRAIN
Scale: 3" = 1'-0"



8 SLIDING DOOR THRESHOLD AT COURTYARD
Scale: 3" = 1'-0"



4 EXTERIOR H.M. DOOR FRAME HEAD - JAMB SIM.
Scale: 3" = 1'-0"

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No C 26034
REN 06/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
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Block / Lot : 3503 / 020

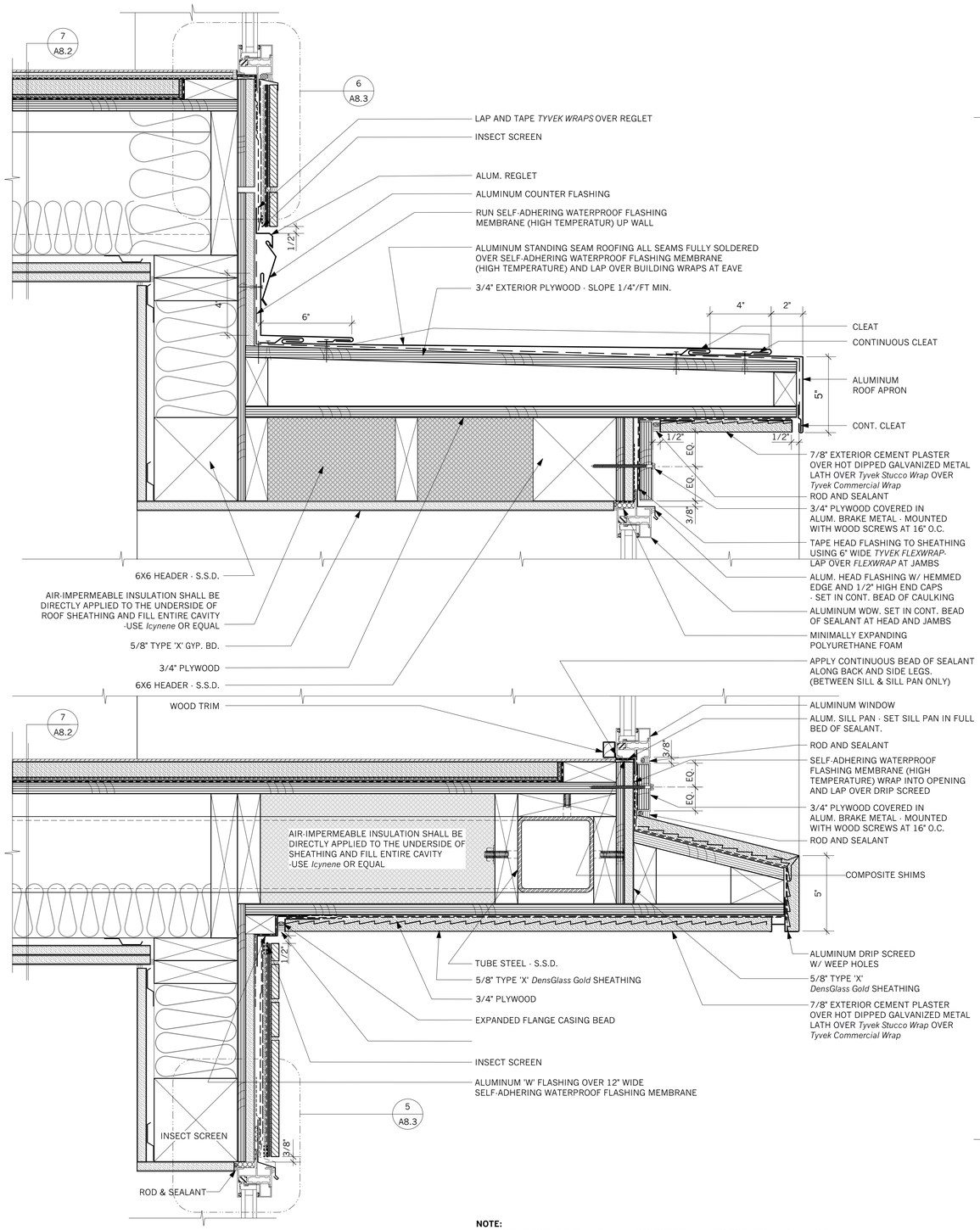
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 42/49

Details

project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

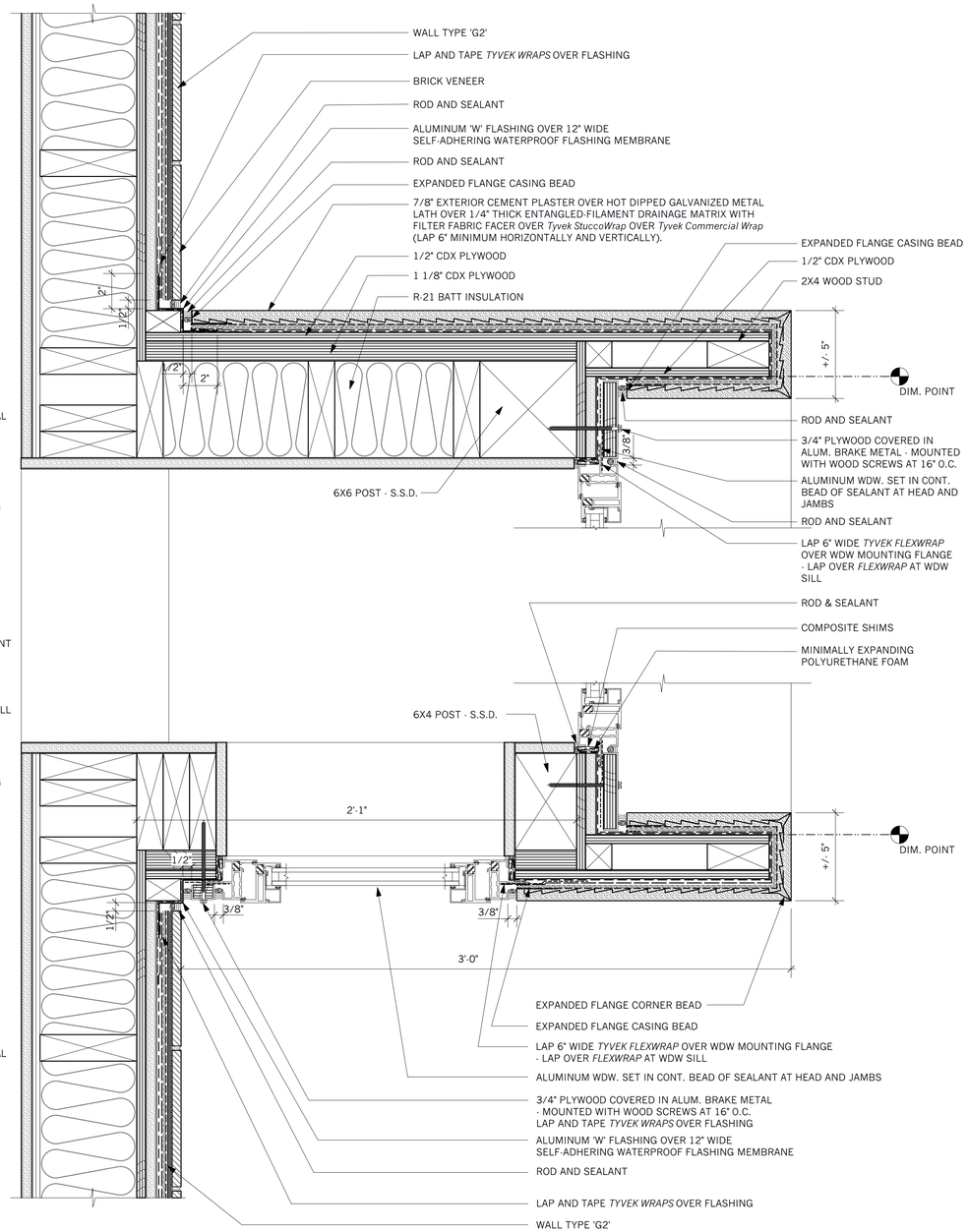
A-8.3



NOTE:
ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW.

INSTALL WDW AS PER MFR INSTRUCTIONS

2 SECTION: BAY WINDOW HEAD AND SILL
Scale: 3" = 1'-0"



FOR REMAINDER OF NOTES SEE OPPOSITE HAND

NOTE:
ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW.

INSTALL WDW AS PER MFR INSTRUCTIONS

1 PLAN SECTION: BAY WINDOW JAMBS
Scale: 3" = 1'-0"

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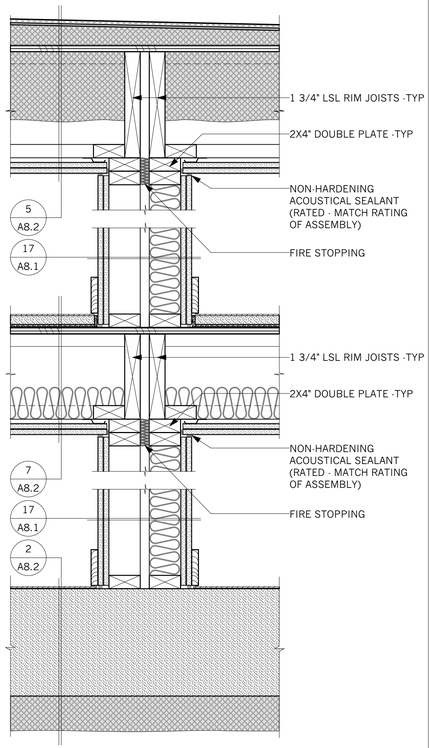
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 43/49

Bay Window Details · South Elevation

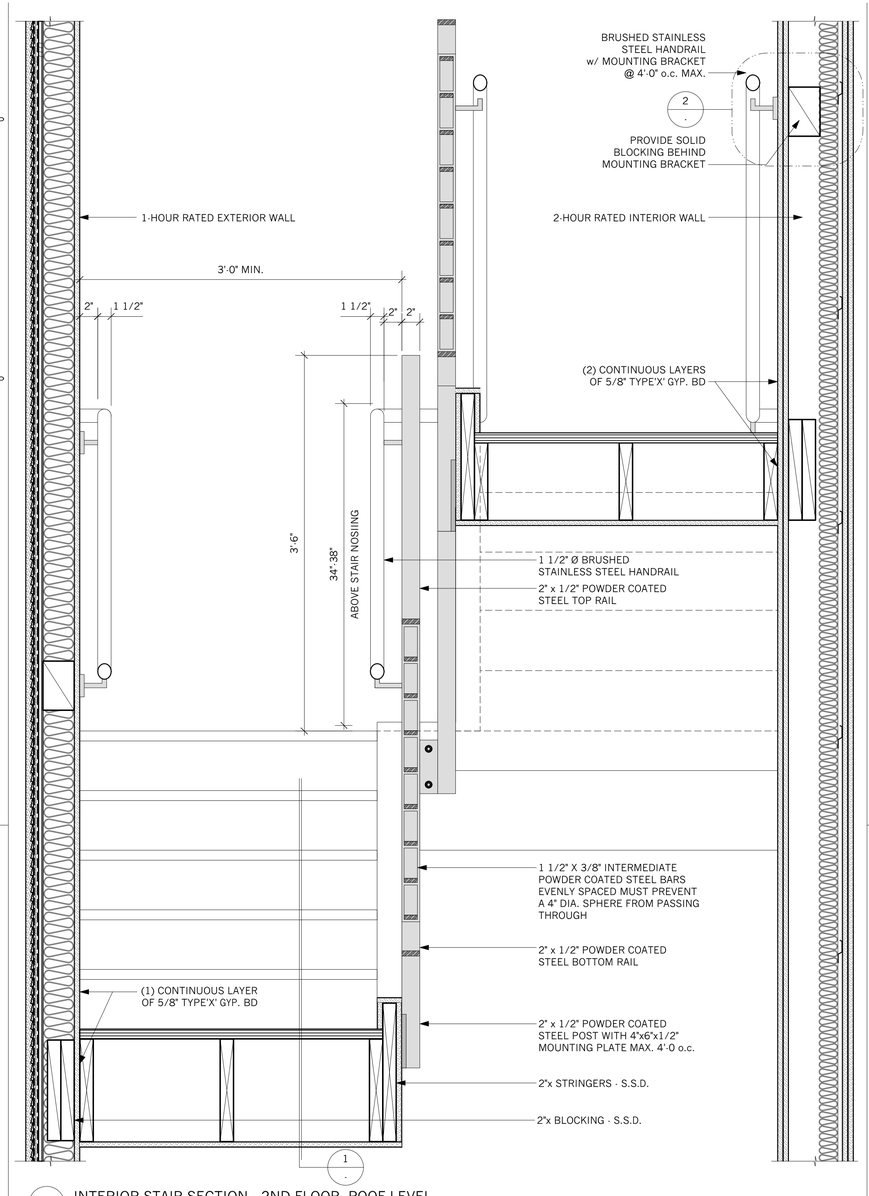
project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

A-8.4

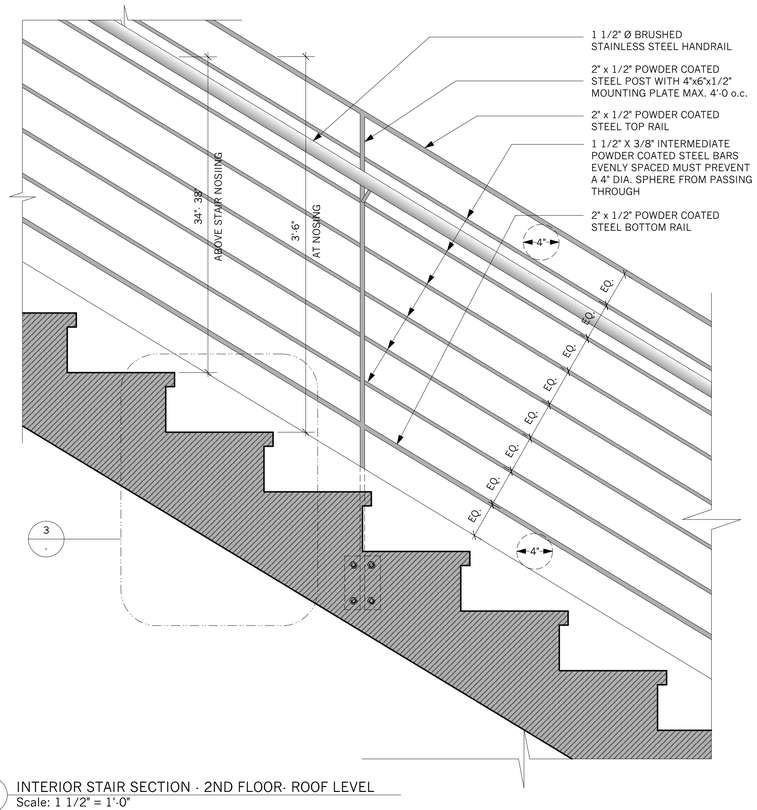


8 SECTION: TYPICAL PARTY WALL
Scale: 1 1/2" = 1'-0"

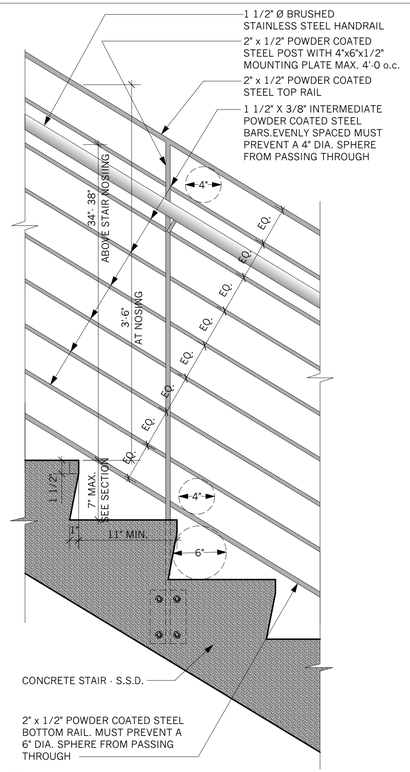
3



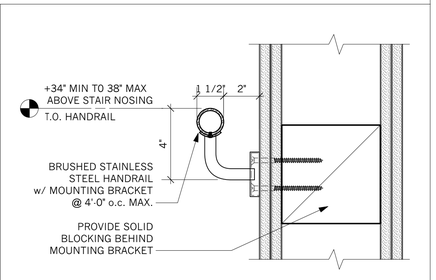
6 INTERIOR STAIR SECTION - 2ND FLOOR- ROOF LEVEL
Scale: 1 1/2" = 1'-0"



1 INTERIOR STAIR SECTION - 2ND FLOOR- ROOF LEVEL
Scale: 1 1/2" = 1'-0"

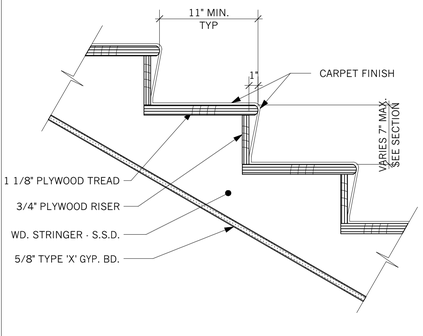


4 INTERIOR STAIR SECTION - 1ST FLOOR
Scale: 1 1/2" = 1'-0"

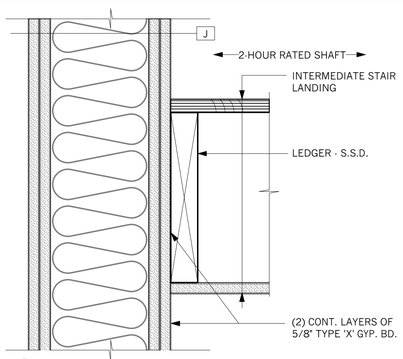


NOTE: ALL HANDRAIL ENDS SHALL RETURN TO WALL OR NEWELL POSTS. RAILS TO RESIST 200# POINT LOAD IN ANY DIRECTION.

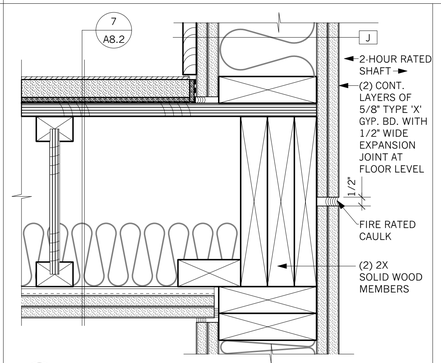
2 TYPICAL HANDRAIL AT STAIR
Scale: 3" = 1'-0"



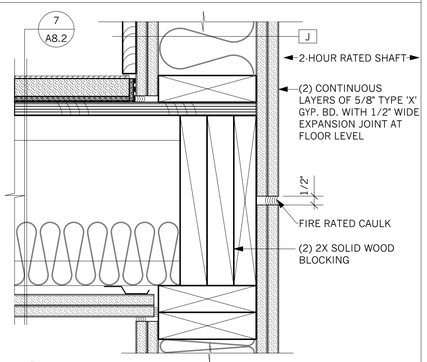
3 INTERIOR STAIR SECTION - 2ND FLOOR - ROOF LEVEL
Scale: 1 1/2" = 1'-0"



10 SHAFT WALL/INTERMEDIATE STAIR LANDING
3" = 1'-0"



7 2-HOUR SHAFT WALL/FLOOR INTERSECTION
3" = 1'-0"



5 2-HOUR SHAFT WALL/FLOOR INTERSECTION
3" = 1'-0"

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agency stamps:

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2	4.15.20	Project Revision 2
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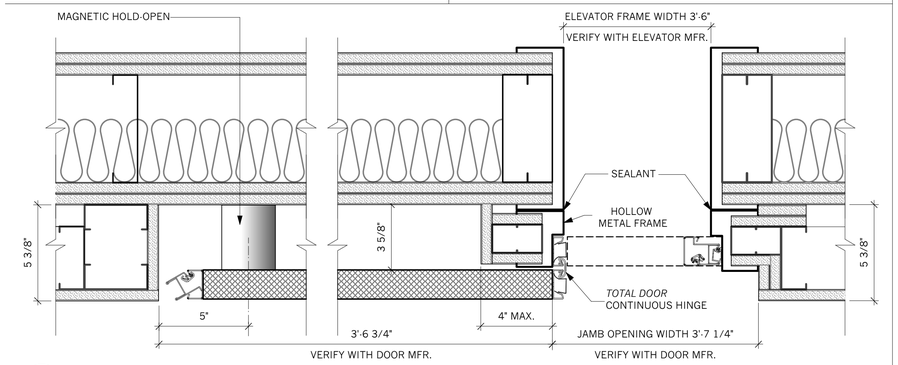
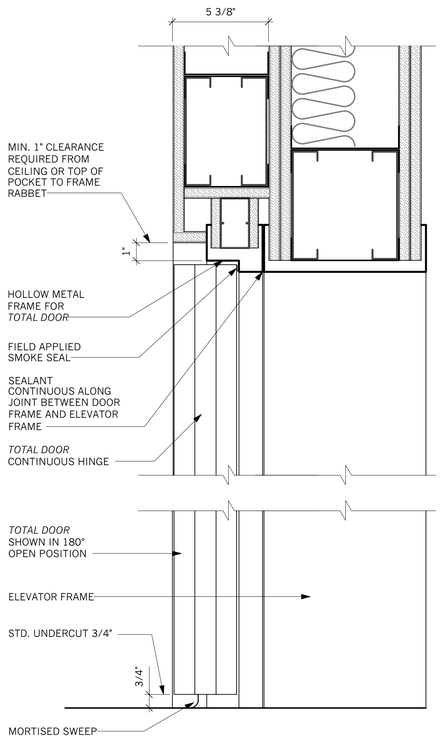
Stair Details

project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

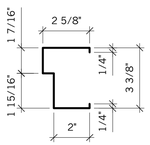
A-8.5



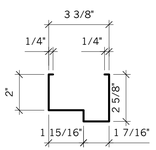
6 PLAN SECTION: JAMBS AT SMOKE DOOR AT ELEVATOR
Scale: 3" = 1'-0"



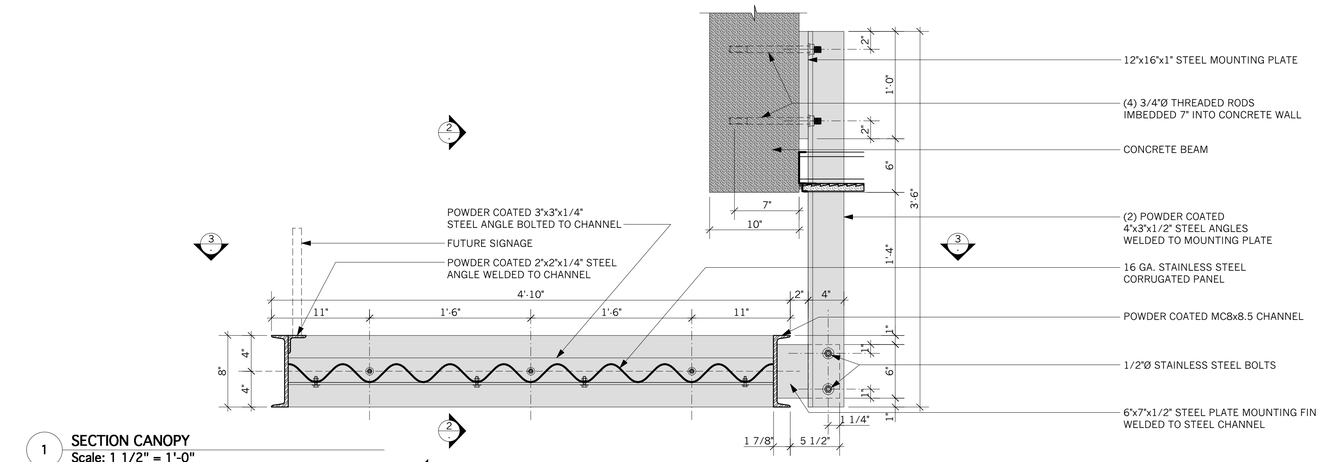
7 SECTION: HEAD AT SMOKE DOOR AT ELEVATOR
Scale: 3" = 1'-0"



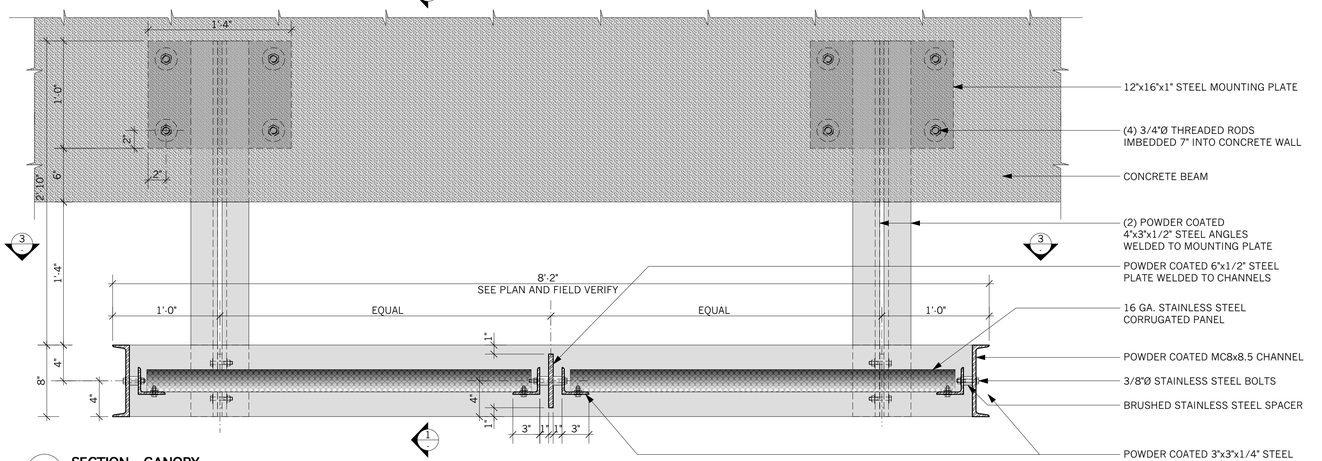
3 JAMB DETAIL
Scale: 3" = 1'-0"



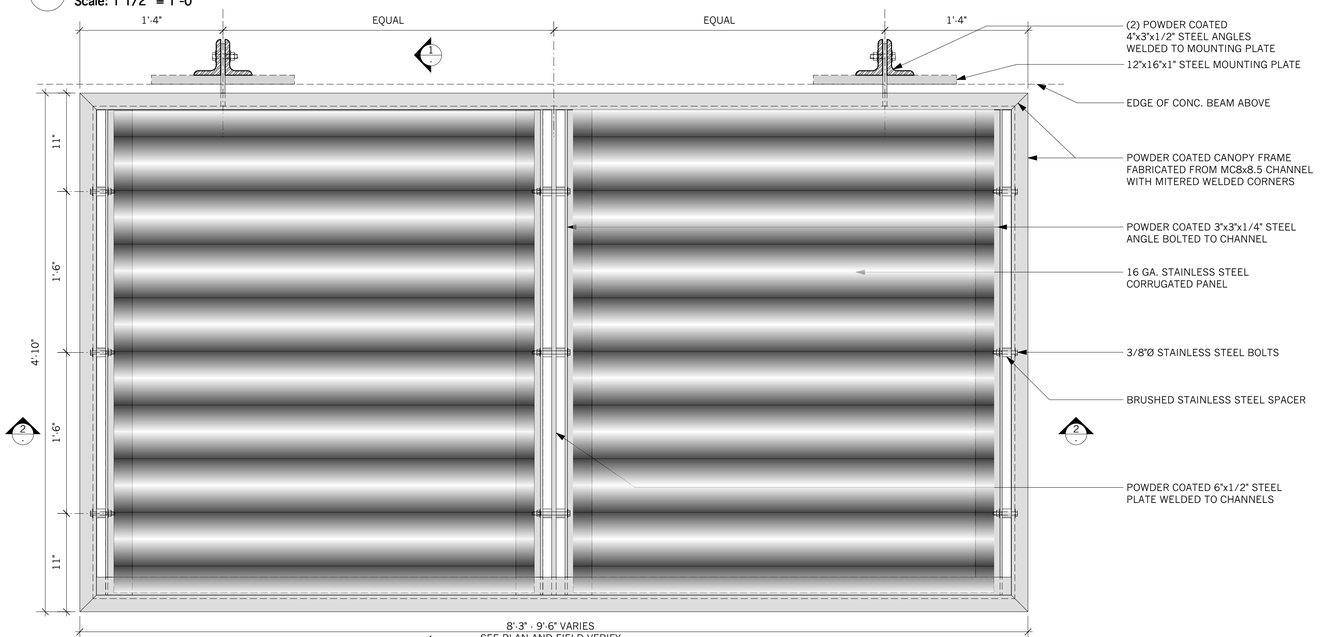
4 HEAD DETAIL
Scale: 3" = 1'-0"



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



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



3 PLAN VIEW - CANOPY
Scale: 1 1/2" = 1'-0"

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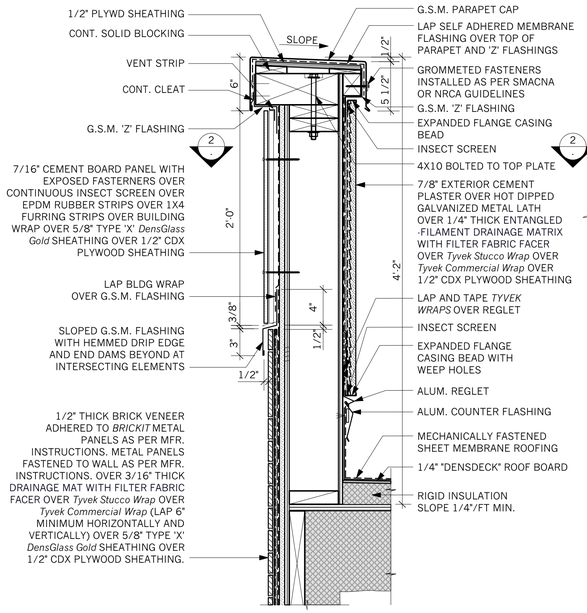
sheet count 45/49

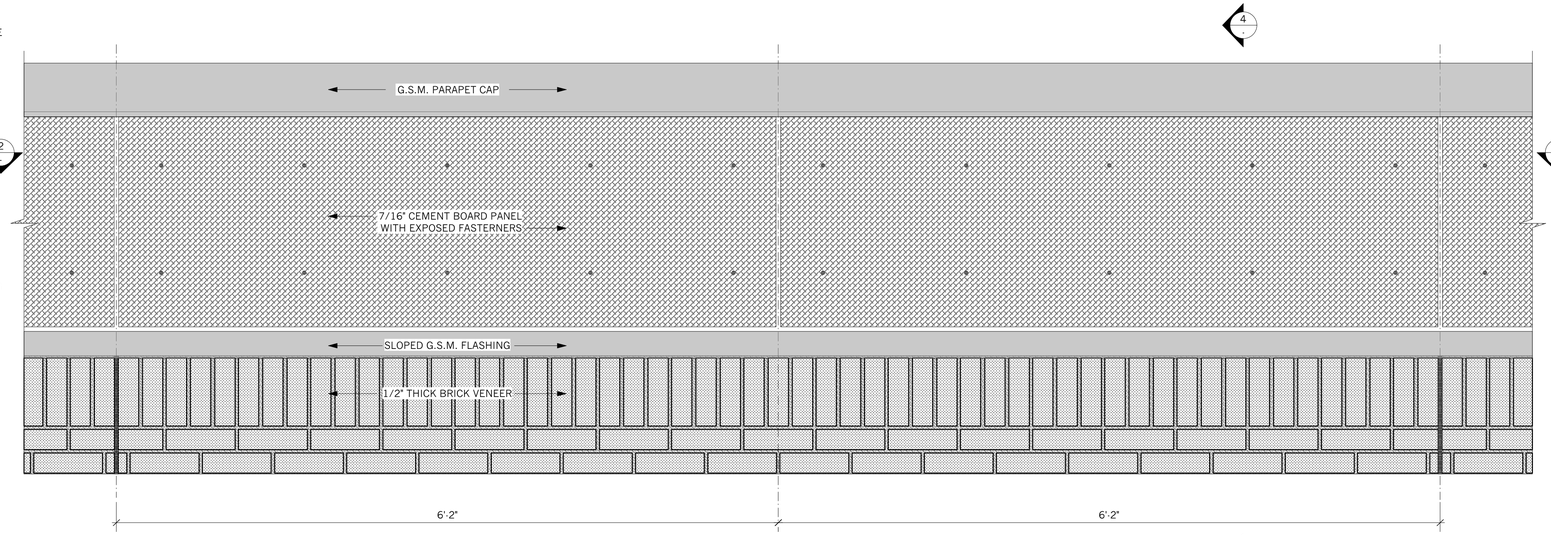
Details

project:	16.15
drawn by:	mka
checked by:	jp
date:	08.13.20
scale:	

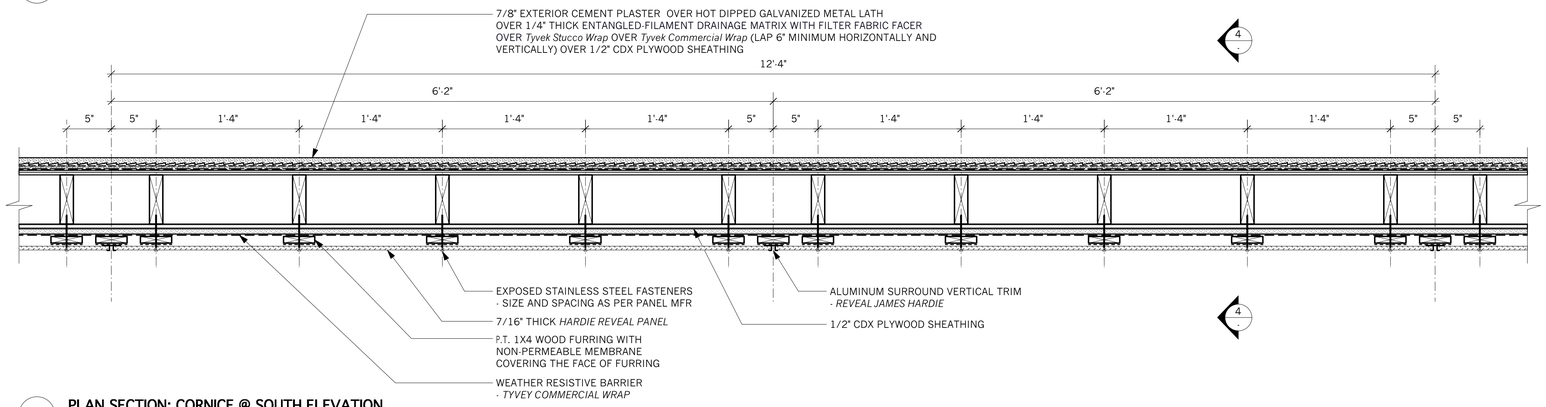
A-8.6



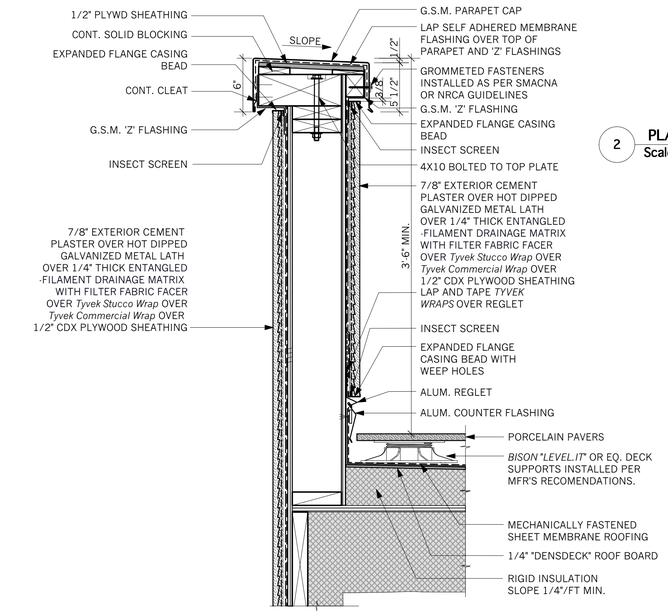
4 SECTION: SOUTHERN CORNICE
Scale: 1 1/2" = 1'-0"



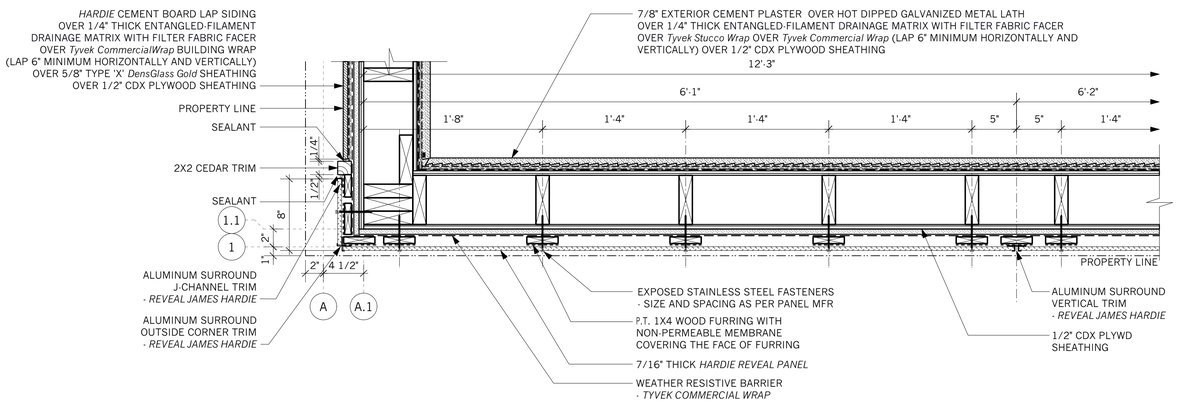
1 ELEVATION: CORNICE @ SOUTH ELEVATION
Scale: 1 1/2" = 1'-0"



2 PLAN SECTION: CORNICE @ SOUTH ELEVATION
Scale: 1 1/2" = 1'-0"



5 SECTION: NORTHERN CORNICE
Scale: 1 1/2" = 1'-0"



3 PLAN SECTION: CORNER AT CORNICE @ SOUTH ELEVATION
Scale: 1 1/2" = 1'-0"

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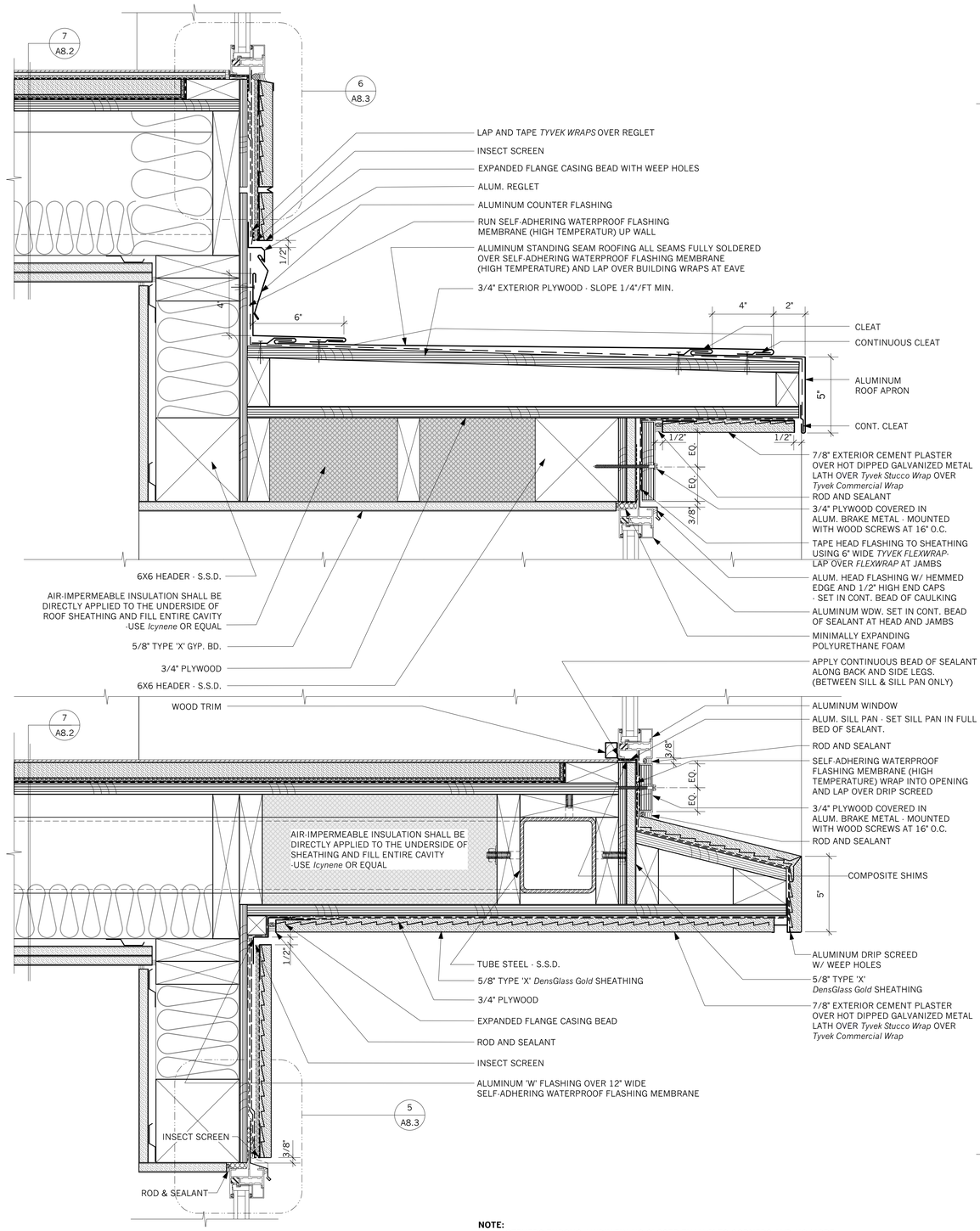
Cornice Details

project:	16.15
drawn by:	mka
checked by:	jp
date:	08.13.20
scale:	

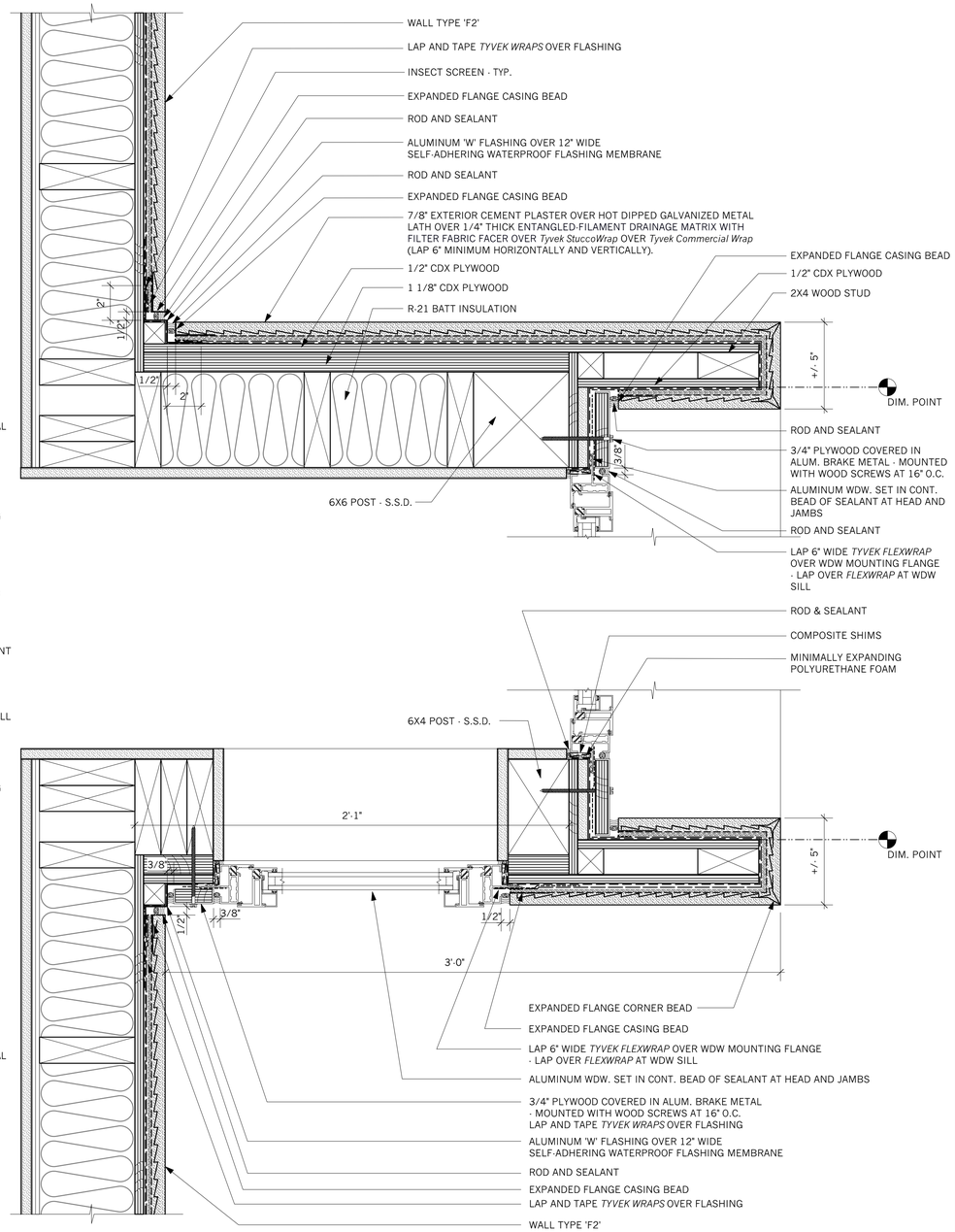
A-8.7



NOTE:
ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW.

INSTALL WDW AS PER MFR INSTRUCTIONS

2 SECTION: BAY WINDOW HEAD AND SILL
Scale: 3" = 1'-0"



FOR REMAINDER OF NOTES SEE OPPOSITE HAND

NOTE:
ALL FASTENERS THROUGH WDW FIN NO CLOSER THAN 3" TO CORNERS AND NO MORE THAN 10". FASTENERS @ 16" o.c. MAX. NO FASTENERS BENT OVER NAILING FIN IN ORDER TO SECURE WDW.

INSTALL WDW AS PER MFR INSTRUCTIONS

1 PLAN SECTION: BAY WINDOW JAMBS
Scale: 3" = 1'-0"

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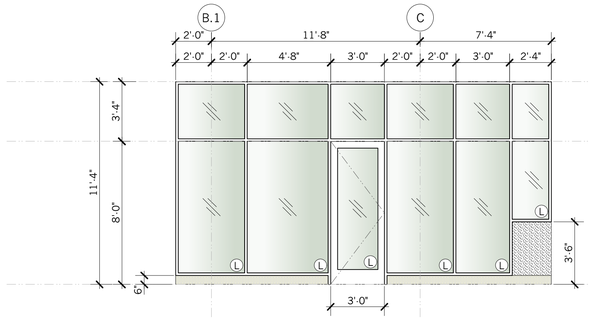
sheet count 47/49

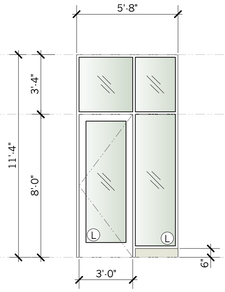
Bay Window Details · North Elevation

project: 16.15
drawn by: mka
checked by: jp
date: 08.13.20
scale:

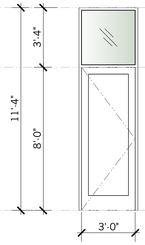
A-8.8



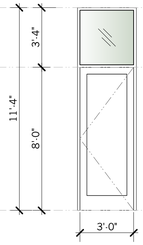
S1 STOREFRONT



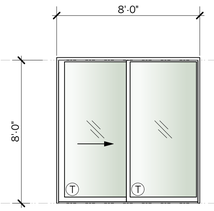
S2 STOREFRONT



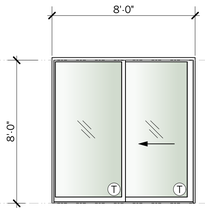
S3 STOREFRONT



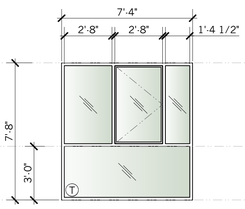
S4 STOREFRONT



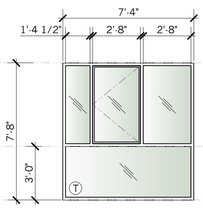
D1 SLIDER
STC 30 @ REAR YARD SIDE



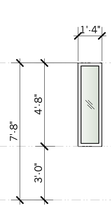
D2 SLIDER
STC 30 @ REAR YARD SIDE



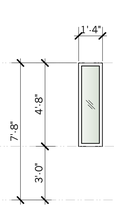
C1 INSWING CASEMENT/FIXED
STC 35 @ OTIS STREET SIDE
STC 30 @ REAR YARD SIDE



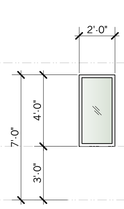
C2 INSWING CASEMENT/FIXED
STC 35 @ OTIS STREET SIDE
STC 30 @ REAR YARD SIDE



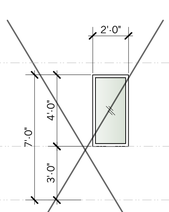
C3 FIXED
STC 35 @ OTIS STREET SIDE
STC 30 @ REAR YARD SIDE



C4 FIXED
STC 35 @ OTIS STREET SIDE
STC 30 @ REAR YARD SIDE



C6 FIXED



C7 FIXED

SHEET NOTES:

1. ALL WINDOWS AND DOORS TO BE FLEETWOOD LOW-E, DOUBLE GLAZED, THERMAL BREAK ALUMINUM FRAME WINDOWS AND DOORS, U.O.N.
2. MINIMUM PERFORMANCE REQUIREMENTS:

WINDOWS:	U-FACTOR	**SEE MEP DRWGS**
	SHGC	**SEE MEP DRWGS**
SLIDING OR SWING FRENCH DOORS:	U-FACTOR	**SEE MEP DRWGS**
	SHGC	**SEE MEP DRWGS**

3. MINIMUM REQUIRED SOUND RATING (STC) NOTED BELOW INDIVIDUAL WINDOW AND DOOR REPRESENTATIONS AND ON EXTERIOR ELEVATIONS.
4. **CONTRACTOR TO VERIFY ALL UNIT SIZES, R.O.'S & HEAD/SILL HEIGHTS IN FIELD & NOTIFY ARCHITECT OF DISCREPANCIES;** REVIEW ALL WINDOW SIZES & SPECIFICATIONS W/ ARCHITECT PRIOR TO PURCHASE OF WINDOWS. ARCHITECT TO REVIEW WINDOW ORDER.
5. PROVIDE SAFETY GLAZING PER CBC 2406.3

(T) = TEMPERED GLASS
(L) = LAMINATED GLASS
(O) = OBSCURE GLASS

SECTION 1003A – GENERAL REQUIREMENTS FOR SECURITY

1003A.1 CLEARANCES. THE CLEARANCE BETWEEN THE DOOR AND THE FRAME AND BETWEEN MEETING EDGES OF DOORS SWINGING IN PAIRS SHALL NOT EXCEED 1/8 INCH (3.2 MM). THE CLEARANCE BETWEEN THE DOOR AND THE FLOOR WITH EITHER FLUSH OR RAISED SILL SHALL BE NOT MORE THAN 3/4 INCH (19.1 MM).

1003A.2 DOOR ASSEMBLIES. EXCLUDING MAIN ENTRY DOORS, ALL EXTERIOR SWINGING DOORS, AND SWINGING INTERIOR AND EXTERIOR ENTRY DOORS, INCLUDING ASSEMBLIES AND RELATED HARDWARE, WHICH ARE DIRECTLY ACCESSIBLE FROM THE GROUND LEVEL OR BY STAIRS OR BY RAMP, OR FROM ROOF AREAS, OR PARKING LOT, OR GARAGE AREAS, SHALL MEET THE REQUIREMENTS OF GRADE 20 OF ANSI/ASTM F476, STANDARD TEST METHODS FOR SECURITY OF SWINGING DOOR ASSEMBLIES.

ALL SUCH DOORS SHALL BE SELF-CLOSING CONTINUOUSLY LOCKED, AND OPENABLE FROM THE INTERIOR WITH NO SPECIAL EFFORT OR KNOWLEDGE OR KEY. WHERE ELECTRICALLY OPERATED LOCKS ARE USED, THEY MUST BE SELF-LATCHING AND LOCKING AND SHALL HAVE MANUAL RELEASE CAPABILITY FROM THE INTERIOR REQUIRING NO SPECIAL EFFORT OR KNOWLEDGE OR KEY.

1003A.2.1 MAIN ENTRANCE. ALL MAIN ENTRY DOORS, INCLUDING ELECTRICALLY OPERATED MAIN ENTRY DOORS, SHALL BE PROVIDED WITH A PRIMARY LOCKING DEVICE. "MAIN ENTRY DOORS" SHALL BE DEFINED AS EXTERIOR DOORS LEADING DIRECTLY INTO THE LOBBY, REGISTRATION AREAS OR EMPLOYEE ENTRANCES.

1003A.2.2 VIEWER. EACH DOOR SHALL BE PROVIDED WITH A MINIMUM 135-DEGREE VIEWER WHICH DOES NOT HAVE SIGHTING CAPABILITY WHEN VIEWED FROM THE OUTSIDE. MOUNTING HEIGHT SHALL NOT EXCEED 58 INCHES (1473 MM).

1003A.3 FIRE-RATED DOOR ASSEMBLIES. FIRE-RATED DOOR ASSEMBLIES SHALL MEET THE REQUIREMENTS OF GRADE 20, ANSI/ASTM F476.

1003A.4 GLAZING. ALL GLAZING WITHIN 40 INCHES (1016 MM) OF ANY LOCKING MECHANISM OF EXTERIOR AND INTERIOR DWELLING UNIT DOORS SHALL BE OF SAFETY GLASS OR BURGLAR-RESISTANT GLAZING. THIS REQUIREMENT SHALL NOT EXEMPT THE SWINGING DOOR ASSEMBLY STANDARDS OF GRADE 20 OF ANSI/ ASTM F476.

1003A.5 METAL GATES. METAL GATES SHALL CONFORM TO THE FOLLOWING:

1. LATCH BOLT PROTECTED BY A SECURITY PLATE.
2. HINGES, BOLTS, SCREWS SHALL BE NONREMOVABLE.
3. AREAS WITHIN 40 INCHES (1016 MM) OF LATCH MECHANISM PROTECTED BY MESH SCREEN OR APPROVED EQUAL.
4. INTERIOR RELEASE MECHANISM PROTECTED WITH COVER.
5. FOR ELECTRICALLY OPERATED LOCKS, SEE SECTION 1003A.2.

1003A.6 SLIDING GLASS DOORS. SLIDING GLASS DOOR ASSEMBLIES SHALL BE SO DESIGNED THAT THE DOOR CANNOT BE LIFTED FROM THE TRACK WHEN THE DOOR IS IN A LOCKED POSITION.

IN ADDITION TO THE PRIMARY LOCKING DEVICE, ALL SLIDING GLASS DOORS SHALL HAVE AN AUXILIARY LOCKING DEVICE PERMANENTLY MOUNTED AND NOT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING BUT EASILY ACCESSIBLE FROM THE INTERIOR.

1003A.7 SLIDING GLASS WINDOWS. SLIDING GLASS WINDOW ASSEMBLIES SHALL BE SO DESIGNED THAT THE MOVING PANEL CANNOT BE LIFTED FROM THE TRACK WHILE IN A CLOSED POSITION.

1003A.8 PARKING AREAS. PARKING SPACE NUMBERING SHALL NOT CORRESPOND TO THE GUEST ROOM OR DWELLING UNIT NUMBER.

EXTERIOR PARKING AREAS AND ACCESS THERETO SHALL BE PROVIDED WITH A MINIMUM OF 1/2 FOOT-CANDLE (5.38 LX) OF LIGHT ON THE PARKING SURFACE WHEN THE AREA IS UNOCCUPIED. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDALISM-RESISTANT

SECTION 1005A – SPECIAL APARTMENT HOUSE AND CONDOMINIUM SECURITY REQUIREMENTS

1005A.1 VOICE COMMUNICATIONS. A TWO-WAY VOICE COMMUNICATION SYSTEM SHALL BE PROVIDED BETWEEN THE COMMON ENTRY DOOR AND ALL INTERIOR DWELLING UNITS. ALL SYSTEMS SHALL PROVIDE DIRECT COMMUNICATION.

1005A.2 LIGHTING. LIGHTING SHALL BE A MINIMUM OF 1/2 FOOT-CANDLE (5.38 LX) OF LIGHT ON THE GROUND SURFACE FROM THE STREET TO THE ENTRY DOOR. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER- AND VANDALISM-RESISTANT COVERS.

1005A.3 MASTER KEYING. EXTERIOR AND MAIN ENTRANCE DOOR LOCKS SHALL NOT BE ON ANY MASTER KEY SYSTEM.

1005A.4 ENTRY DOORS. ENTRY DOORS AND DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING:

1005A.4.1 LOCKS SHALL BE COMBINATION 1/2-INCH (12.7 MM) THROW DEADLATCH WITH A MINIMUM 1-INCH (25.4 MM) THROW DEADBOLT, AND SO CONSTRUCTED THAT BOTH THE DEADLATCH AND DEADBOLT RETRACT SIMULTANEOUSLY BY KNOB OR LEVER. THE DEADBOLT SHALL HAVE THE ABILITY TO BE THROWN FROM THE EXTERIOR.

1005A.5 EXIT DOORS. ALL EXIT DOORS FROM CORRIDORS TO EXIT STAIRWAYS AND FROM INTERIOR STAIRWELLS AND INTERIOR FIRE ESCAPES SHALL MEET THE REQUIREMENTS OF GRADE 20 OF ANSI/ ASTM F476 AND BE CONTINUOUSLY LOCKED FROM THE OUTSIDE.

LOCKING DEVICES SHALL BE SELF-LATCHING OR SELF-LOCKING AND SHALL BE OPENABLE FROM THE INTERIOR WITH NO SPECIAL EFFORT OR KNOWLEDGE OR KEY. [SEE SECTION 1008.1.9.]

1005A.6 GLAZED OPENINGS. GLAZED OPENINGS ACCESSIBLE FROM THE GROUND LEVEL, BY STAIRS, RAMPS, PARKING LOTS OR GARAGE AREAS, SHALL BE WITH APPROVED SAFETY GLASS OR BURGLAR-RESISTANT GLAZING AS DEFINED IN SECTION 1002A. PROTECTIVE IRON GRILL WORK MAY ONLY BE INSTALLED WHERE IT DOES NOT INTERFERE WITH THE REQUIRED MEANS OF EGRESS.

1005A.7 ROOF OPENINGS. ALL SKYLIGHTS LEADING DIRECTLY TO INTERIOR CORRIDORS, STAIRWELLS, DWELLING UNITS AND UTILITY ROOMS SHALL BE PROVIDED WITH BURGLARY-RESISTANT GLAZING AS DEFINED IN SECTION 1002A.

1005A.8 GARAGE DOORS. ALL DOORS OF THE SECTIONAL OVERHEAD, ONE-PIECE OVERHEAD, SWING OR SLIDING TYPES USED ON THE EXTERIOR OF A BUILDING SHALL CONFORM TO THE FOLLOWING STANDARDS:

1005A.8.1 PANELS OF WOOD DOORS SHALL BE AT LEAST 5/16-INCH (7.94 MM) THICK, EXCEPT SECTIONAL OVERHEAD DOORS MAY HAVE PANELS 1/4-INCH (6.35 MM) THICK.

1005A.8.2 ALUMINUM DOORS SHALL BE CONSTRUCTED OF AT LEAST 0.025-INCH (0.635 MM) THICK SHEET ALUMINUM, RIVETED, WELDED OR BOLTED TO FRAMING MEMBERS AT LEAST 12 INCHES (305 MM) ON CENTER.

1005A.8.3 STEEL DOORS SHALL BE CONSTRUCTED OF AT LEAST 0.023-INCH (0.584 MM) THICK GALVANIZED STEEL, RIVETED, WELDED OR BOLTED TO FRAMING MEMBERS AT LEAST 12 INCHES (305 MM) ON CENTER.

1005A.8.4 FIBERGLASS SECTIONAL DOORS SHALL BE CONSTRUCTED OF FORMED FIBERGLASS PANELS OF DENSITY OF AT LEAST 5 1/2 OZ. PER SQUARE FOOT (1678 G/M2), PRESSURE SEALED TO ALUMINUM FRAMING MEMBERS.

1005A.8.5 OVERHEAD DOORS SHALL BE MADE LOCKABLE BY EITHER:

FOR DOORS 16 FEET (4877 MM) WIDE OR LESS, A SLIDE BOLT – MINIMUM DIAMETER 3/8-INCH (9.5 MM) MINIMUM PROJECTION 1-1/2 INCHES (38 MM) – LOCKING INTO THE DOOR JAMB, CAPABLE OF UTILIZING A PADLOCK WITH A MINIMUM 9/32-INCH (7.14 MM) SHACKLE. FOR DOORS OVER 16 FEET (4877 MM) WIDE, EXCEPT SECTIONAL DOORS, TWO SLIDE BOLT LOCKS SHALL BE REQUIRED. SLIDE BOLT ASSEMBLIES SHALL BE ATTACHED TO THE DOOR WITH BOLTS WHICH ARE NONREMOVABLE FROM THE EXTERIOR.

ELECTRICAL OPERATOR WITH AUTOMATIC LOCKING CAPABILITY, EITHER INHERENTLY IN THE MECHANISM OR AS AN ADDED FEATURE.

BY AT LEAST ONE SINGLE-BAR LOCK MOUNTED IN THE END STILE, WITH LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF 1 INCH (25.4 MM), AND WITH MINIMUM FIVE-PIN TUMBLE OPERATION. FOR DOORS OVER 16 FEET (4877 MM) WIDE, EXCEPT SECTIONAL DOORS, TWO SINGLE-BAR LOCKS SHALL BE REQUIRED.

CENTER LOCKING-HANDLE DEVICES WILL REQUIRE ACTUATING STRAPS TO BE ENCLOSED BY RIGID CONDUITS SECURELY FASTENED TO THE DOOR.

1005A.8.6 SWINGING GARAGE DOORS SHALL BE LOCKABLE BY A CYLINDER DEADBOLT.

1005A.8.7 DOORS OPERATED BY ELECTRICAL MEANS SHALL BE PROVIDED WITH MANUAL RELEASE CAPABILITY FROM THE INTERIOR, REQUIRING NO SPECIAL EFFORT OR KNOWLEDGE OR KEY.

1005A.8.8 MANUALLY OPERATED CHAIN-DRIVEN GARAGE DOORS SHALL REQUIRE APPROVAL OF THE AUTHORITY HAVING JURISDICTION.

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LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
6/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

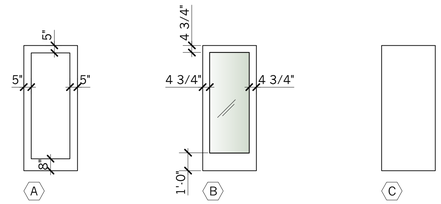
#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

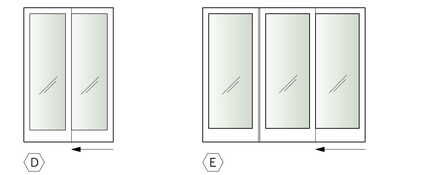
sheet count 48/49

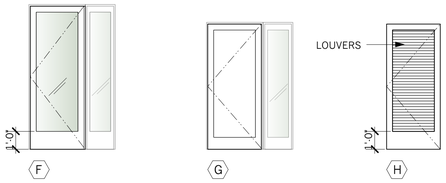
Window Schedule
Security Requirements

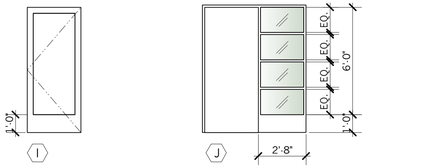
project:	16.15
drawn by:	mka
checked by:	jp
date:	01.21.19
scale:	

A-10.1









1 / - DOOR TYPES
Scale: 1/4" = 1'-0"

GENERAL NOTES:

- ALL DOORS TO BE UNDERCUT FOR FLOOR FINISH
- ALL DOORS TO BE PRIMED OR SEALED ALL EDGES PRIOR TO HANGING
- ALL DOOR GLASS TO BE CLEAR TEMPERED, U.O.N.
- REFER TO ELEVATION FOR PANEL & MULLION DESIGN
- HARDWARE TO BE: BALDWIN, OMNIA, EMTEK OR SIM.
- ALL EXTERIOR DOORS TO HAVE FULL PERIMETER WEATHERSTRIPPING AND INTERLOCKING THRESHOLDS
- ALL EXTERIOR DOORS TO HAVE FULL PERIMETER WEATHERSTRIPPING AND INTERLOCKING THRESHOLDS
- ALL RATED INTERIOR DOORS TO HAVE FULL PERIMETER SMOKE SEAL
- FOR GENERAL AND SPECIAL SECURITY REQUIREMENTS SEE A-10.1

DOOR SCHEDULE

Door					Type	Door		Frame	Rating	Rating	Hardware	
ID	Location	Width	Height	Thk		Material	Glazing	Material	Door	Frame	Set	Remarks
FIRST FLOOR												
100-01	ENTRY - RESIDENTIAL	3'0"	8'0"	1 3/4"	TYPE B: FRENCH - SWING	ALUM.	DBL. GLZD. LAM.	ALUM.	-	-	ENTRY	ADA THRESHOLD, CLOSER,SIDELIGHT
100-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	H.M.	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
100-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	90 MIN.	90 MIN.	-	-
100-04	ELEVATOR SMOKE DOOR	3'6"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	MAGNETIC HOLD OPEN, SMOKE SEAL
100-05	VESTIBULE	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	H.M.	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
100-06	ELEVATOR EQUIPMENT	3'0"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	45 MIN.	45 MIN.	PASSAGE	CLOSER
100-07	TRASH ROOM	3'0"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	45 MIN.	45 MIN.	PASSAGE	CLOSER
100-08	BICYCLE PARKING	3'0"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	ENTRY	CLOSER
100-09	COMMERCIAL/STAIR #1	3'0"	7'0"	1 3/4"	TYPE A: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	CLOSER
100-10	STAIR #1	3'0"	8'0"	1 3/4"	TYPE A: FLUSH PANEL - SWING	H.M.	-	H.M.	90 MIN.	90 MIN.	PASSAGE	ADA THRESHOLD, CLOSER
100-11	ENTRY COMMERCIAL	3'0"	8'0"	1 3/4"	TYPE B: FRENCH - SWING	ALUM.	DBL. GLZD. LAM.	ALUM.	-	-	ENTRY	ADA THRESHOLD, CLOSER, STOREFRONT
100-12	ELECTRICAL ROOM	3'0"	8'0"	1 3/4"	TYPE A: FLUSH PANEL - SWING	ALUM.	-	ALUM.	-	-	ENTRY	CLOSER
100-13	STAIR #2/PATIO	3'0"	7'0"	1 3/4"	TYPE C: SINGLE PANEL - SWING	H.M.	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
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SECOND FLOOR												
200-01	STAIR #1	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
200-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
200-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	90 MIN.	90 MIN.	-	-
200-04	ELEVATOR SMOKE DOOR	3'6"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	MAGNETIC HOLD OPEN, SMOKE SEAL
201-01	UNIT #201 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	45 MIN.	45 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
201-02	UNIT #201 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
202-01	UNIT #202 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	45 MIN.	45 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
202-02	UNIT #202 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
203-01	UNIT #203 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	45 MIN.	45 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
203-02	UNIT #203 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
204-01	UNIT #204 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	45 MIN.	45 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
204-02	UNIT #204 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
205-01	UNIT #205 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
205-02	UNIT #205 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
205-03	UNIT #205 - PATIO	8'0"	8'0"	1 3/4"	TYPE D: FRENCH - SLIDING	ALUM.	DBL. GLZD. TEMP.	ALUM.	-	-	PRIVACY	ADA THRESHOLD
206-01	UNIT #206 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
206-02	UNIT #206 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
206-03	UNIT #206 - PATIO	8'0"	8'0"	1 3/4"	TYPE D: FRENCH - SLIDING	ALUM.	DBL. GLZD. TEMP.	ALUM.	-	-	PRIVACY	ADA THRESHOLD
207-01	UNIT #207 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
207-02	UNIT #207 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - POCKET	MDF	-	WOOD	-	-	PRIVACY	-
206-03	UNIT #207 - PATIO	8'0"	8'0"	1 3/4"	TYPE D: FRENCH - SLIDING	ALUM.	DBL. GLZD. TEMP.	ALUM.	-	-	PRIVACY	ADA THRESHOLD
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THIRD FLOOR												
300-01	STAIR #1	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
300-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
300-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	90 MIN.	90 MIN.	-	-
300-04	ELEVATOR SMOKE DOOR	3'6"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	MAGNETIC HOLD OPEN, SMOKE SEAL
301-01	UNIT #301 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
301-02	UNIT #301 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
302-01	UNIT #302 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
302-02	UNIT #302 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVAVY	-
303-01	UNIT #303 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
303-02	UNIT #303 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
304-01	UNIT #304 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
304-02	UNIT #304 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
305-01	UNIT #305 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
305-02	UNIT #305 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
306-01	UNIT #306 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
306-02	UNIT #306 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
307-01	UNIT #307 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
307-01	UNIT #307 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - POCKET	MDF	-	WOOD	-	-	PRIVACY	-
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FOURTH FLOOR												
400-01	STAIR #1	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
400-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
400-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	90 MIN.	90 MIN.	-	-
400-04	ELEVATOR SMOKE DOOR	3'6"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	MAGNETIC HOLD OPEN, SMOKE SEAL
401-01	UNIT #401 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
401-02	UNIT #401 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
402-01	UNIT #402 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
402-02	UNIT #402 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVAVY	-
403-01	UNIT #403 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
403-02	UNIT #403 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
404-01	UNIT #404 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
404-02	UNIT #404 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
405-01	UNIT #405 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
405-02	UNIT #405 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
406-01	UNIT #406 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
406-02	UNIT #406 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
407-01	UNIT #407 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
407-01	UNIT #407 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - POCKET	MDF	-	WOOD	-	-	PRIVACY	-
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FIFTH FLOOR												
500-01	STAIR #1	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
500-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	90 MIN.	90 MIN.	PASSAGE	CLOSER
500-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	90 MIN.	90 MIN.	-	-
500-04	ELEVATOR SMOKE DOOR	3'6"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	MAGNETIC HOLD OPEN, SMOKE SEAL
501-01	UNIT #501 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
501-02	UNIT #501 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
502-01	UNIT #502 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
502-02	UNIT #502 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVAVY	-
503-01	UNIT #503 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
503-02	UNIT #503 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
504-01	UNIT #504 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
504-02	UNIT #504 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
505-01	UNIT #505 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
505-02	UNIT #505 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
506-01	UNIT #506 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
506-02	UNIT #506 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - SWING	MDF	-	WOOD	-	-	PRIVACY	-
507-01	UNIT #507 - ENTRY	3'0"	7'0"	1 3/4"	TYPE A: SINGLE PANEL - SWING	MDF	-	H.M.	20 MIN.	20 MIN.	ENTRY	DEAD BOLT, CLOSER, VIEWER, 26 STC MIN.
507-01	UNIT #507 - BATH	3'0"	7'0"	1 3/8"	TYPE A: SINGLE PANEL - POCKET	MDF	-	WOOD	-	-	PRIVACY	-
.	.	.	.	.	.	.	.	.	.	.	.	.
.	.	.	.	.	.	.	.	.	.	.	.	.
ROOF												
600-01	STAIR #1	3'0"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	CLOSER
600-02	STAIR #2	3'0"	7'0"	1 3/4"	TYPE C: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	PASSAGE	CLOSER
600-03	ELEVATOR	3'6"	7'0"	-	-	-	-	-	-	-	-	-
600-04	ELEVATOR EQUIPMENT	3'0"	7'0"	1 3/4"	TYPE H: FLUSH PANEL - SWING	H.M.	-	H.M.	-	-	ENTRY	FULLY LOUVERED, CLOSER
.	.	.	.	.	.	.	.	.	.	.	.	.

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LICENSED ARCHITECT
JONATHAN PEARLMAN
No C 26034
REN 06/30/21
6/30/21
STATE OF CALIFORNIA

agency stamps:

Condominiums
42 Otis Street
San Francisco, CA 94103
Block / Lot : 3503 / 020

#	date	issue
2	4.15.20	Project Revision 2
3	4.27.20	Plan Check Response 2
4	8.17.20	Plan Check Response 3

sheet count 49/49

Door Schedule

project: 16.15
drawn by: mka
checked by: jp
date: 01.21.19
scale:

A-10.2

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

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

Date: October 24, 2018

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units ore more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

Complete EEA Accepted: →	*Before 1/1/13*	*Before 1/1/14*	*Before 1/1/15*	*Before 1/12/16*
On-site				
10-24 unit projects	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%
Fee or Off-site				
10-24 unit projects	20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *	20.0%	30.0%	30.0%	30.0%

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to he requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA Accepted: →	*Before 1/1/13*	*Before 1/1/14*	*Before 1/1/15*	*Before 1/12/16*
On-site UMU				
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects	14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU				
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT				
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K	30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K	35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K	40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

Complete EEA/PRJ Accepted BEFORE: →	*1/1/18*	*1/1/19*	*1/1/20*	*1/1/21*	*1/1/22*	*1/1/23*	*1/1/24*	*1/1/25*	*1/1/26*	*1/1/27*	*1/1/28*
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordabliity levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projecs with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted BEFORE: →	***1/1/18***	***1/1/19***	***1/1/20***	***1/1/21***	***1/1/22***	***1/1/23***	***1/1/24***	***1/1/25***	***1/1/26***	***1/1/27***	***1/1/28***
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted BEFORE: →	***1/1/18***	***1/1/19***	***1/1/20***	***1/1/21***	***1/1/22***	***1/1/23***	***1/1/24***	***1/1/25***	***1/1/26***	***1/1/27***	***1/1/28***
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted BEFORE: →	***1/1/18***	***1/1/19***	***1/1/20***	***1/1/21***	***1/1/22***	***1/1/23***	***1/1/24***	***1/1/25***	***1/1/26***	***1/1/27***	***1/1/28***
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted BEFORE: →	***1/1/18***	***1/1/19***	***1/1/20***	***1/1/21***	***1/1/22***	***1/1/23***	***1/1/24***	***1/1/25***	***1/1/26***	***1/1/27***	***1/1/28***
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419

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

08/11/2020
Date

I, Yola Ozturk,
do hereby declare as follows:

A The subject property is located at (address and block/lot):

42 Otis street, San Francisco, CA 94103
Address

Block 3505/ Lot 020
Block / Lot

The subject property is located within the following Zoning District:

NCT-3
Zoning District

50-X Height and Bulk District
Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?
Yes X No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

2016-005406PRJ
Planning Case Number

201703302802
Building Permit Number

This project requires the following approval:

☐ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)

☐ Zoning Administrator approval (e.g. Variance)

☒ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Esmeralda Jardines
Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

01/19/2017
Date

The project contains 24 total dwelling units and/or group housing rooms.

This project is exempt from the *Inclusionary Affordable Housing Program* because:
☐ This project is 100% affordable.
☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?
☐ Yes _____ X No
(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?
☐ Yes _____ X No
(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?
☐ Yes X No

C Please indicate the tenure of the project.

☒ **Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.

☐ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental untis for the life of the project. The applicable fee fate is the rental fee rate.

D This project will comply with the Inclusionary Affordable Housing Program by:

X Payment of the Affordable Housing Fee ~~prior to the first construction document issuance~~ (Planning Code Section 415.5) **What we are requesting**

☐ On-site Affordable Housing Alternative (Planning Code Sections 415.6)

☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)

☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)

What is currently planned

☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)

☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

in lieu fee based on 20% of GFA

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

11,395 GSF

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

(1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;

(2) Record a new Notice of Special Restrictions; and

(3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notifiy the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
24	24				

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

N/A ☐ **On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.4): ____ % of the unit total.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

N/A ☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3): ____ % of the unit total.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

UNIT MIX TABLES: CONTINUED

N/A ☐ **Combination** of payment of a **fee, on-site affordable units**, or **off-site affordable units** with the following distribution:

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site ☐ % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site ☐ % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee ☐ % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residentail gross floor area (if applicable) _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS: 3	SRO / Group Housing: 3	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☐ On-site Affordable Housing Alternative
- ☒ Payment of the Affordable Housing Fee ~~prior to the first construction document issuance~~ **based on 20% of residential GSF**
- ☐ Off-site Affordable Housing Alternative (Section 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

March Capital Management

Company Name

Yola Ozturk

Name (Print) of Contact Person

3456 Sacramento Street

Address

San Francisco , CA 94118

City, State, Zip

415-516-7138

Phone / Fax

Yola@marchcapitalfund.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature: DocuSigned by: Yola Ozturk A5920F942CC5445...

Name (Print), Title: Yola Ozturk Manager

Executed on this day in:

Location: San Francisco

Date: 10/15/2020

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (*If Different*)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

From: Parinas, Suzette (CPC)
Sent: Monday, March 08, 2021 9:22 AM
To: Jardines, Esmeralda (CPC)
Subject: FW: Notice of Public Hearing - 42 Otis Street - 2021-001410CRV

Suzette Parinas
Southern Team/Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7438 | sfplanning.org
San Francisco Property Information Map

From: Marvis Phillips <marvisphillips@gmail.com>
Sent: Saturday, March 6, 2021 6:09 PM
To: Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>
Subject: Re: Notice of Public Hearing - 42 Otis Street - 2021-001410CRV

While I do not blame Planning, I am starting to get tired of developers telling the residents of a community that yes, they will have units in their project t for those lower income residents in their neighborhoods, then later petition Planning to get out of that agreement, and pay a fee instead, that someday years later will be used to build that lower income housing, making sure the homeless stay homeless.

Other than that, thank you for the update, I have shared with my Board and Community Partners. I am not mad at you or Planning, just developers. Marvis-D6CP

On Fri, Mar 5, 2021 at 6:45 AM Parinas, Suzette (CPC) <suzette.parinas@sfgov.org> wrote:

> Good Morning:
>
> Please see the attached notice for an item scheduled to be heard by the Planning Commission. If you have any questions about this item, please contact the planner listed on the attached notice.

Thank you,

Suzette Parinas

Southern Team/Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7438 | sfplanning.org

San Francisco Property Information Map

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Marvis J. Phillips
Board Chair
District 6 Community Planners